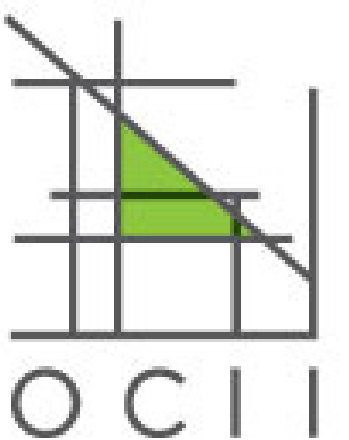


COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

GOLDEN STATE WARRIORS EVENT CENTER AND MIXED USE DEVELOPMENT AT BLOCKS 29-32, MISSION BAY SOUTH

TUESDAY, NOVEMBER 3, 2015



AGENDA



1. OCII Commission Actions
2. Project Site & Description
3. SEIR Certification & CEQA Findings
4. Project Refinements since DSEIR
5. Basic Concept/Schematic Designs
6. Design for Development Amendments
7. Secondary Use Determination
8. Contracting Goals
9. Public Outreach
10. Next Steps

OCII COMMISSION ACTIONS

- **Certifying Final Subsequent Environmental Impact Report (SEIR) (Reso No. 69-2015)**
- **Adopting CEQA Findings (Reso No. 70-2015)**
 - Findings
 - Mitigation Monitoring and Reporting Program
- **Amending the Design for Development (Reso No. 71-2015)**
- **Conditionally Approving Major Phase, Basic Concept/Schematic Design (Reso No. 72-2015)**

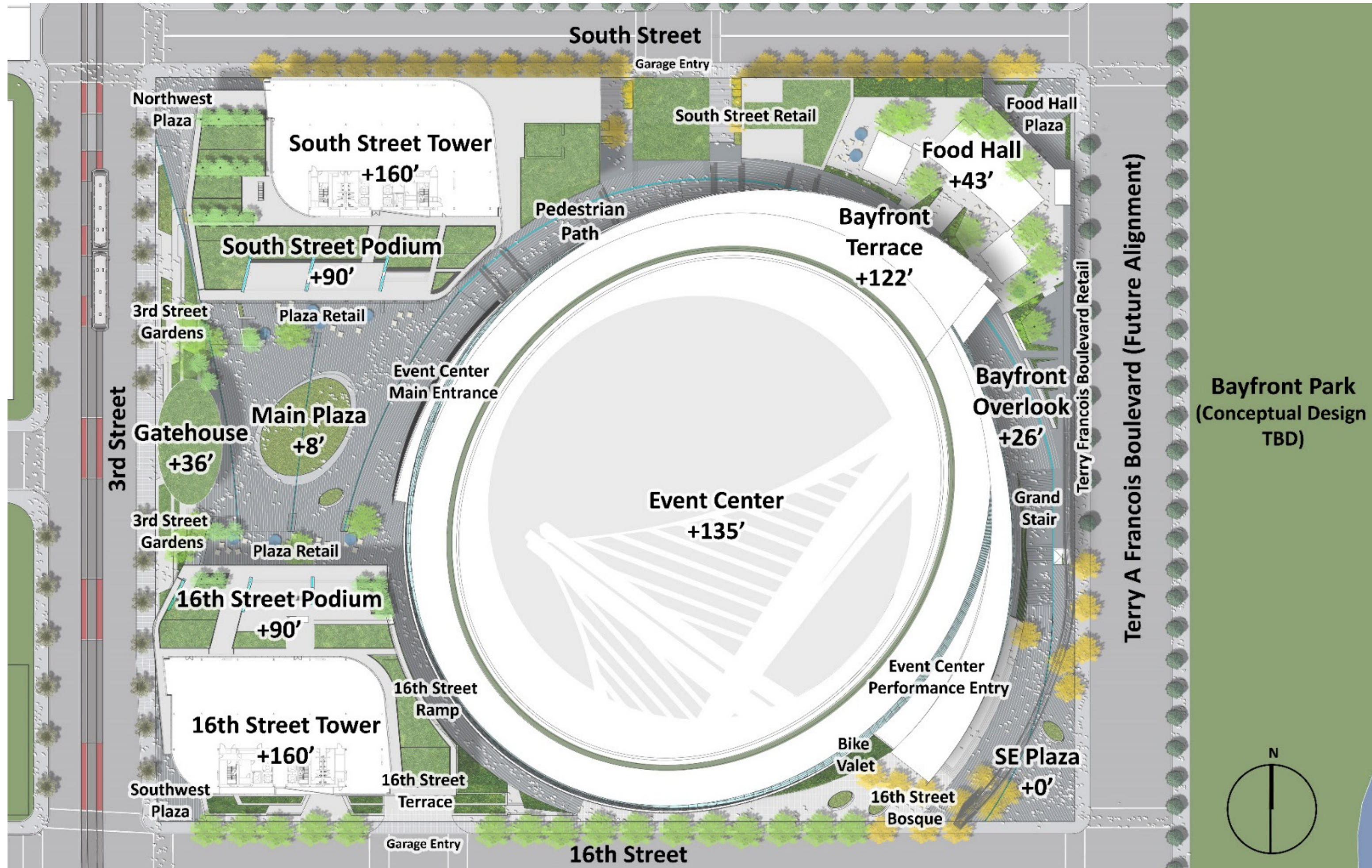
PROJECT SITE

- Blocks 29-32: 11 acres of vacant property located within Mission Bay South
- The Golden State Warriors purchased Blocks 29-32 from salesforce.com



PROJECT DESCRIPTION

- 18,064 seat multi-purpose Event Center
- Approx. 513,000 leasable sf of office & 50,000 leasable square feet of retail
- 950 parking stalls and 13 loading docks under podium + 132 sites at 450 South St
- 3.2 acres of open space on-site



CERTIFYING SEIR – ENVIRONMENTAL REVIEW PROCESS OVERVIEW

- Initial Study/Notice of Preparation issued on November 19, 2014
- Public Scoping Meeting held on December 9, 2014
- Draft SEIR was published on June 5, 2015
- Public Comment period extended through July 27, 2015
- OCII Commission held a hearing to accept oral public comments on June 30, 2015
- Responses to Comments (RTC) published October 23, 2015
 - Includes comments received after Public Comment period ended, through mid-October

CERTIFYING SEIR – RESPONSES TO COMMENTS

- **Responses to Comments contains:**
 - List of all persons, organizations, and public agencies commenting on DSEIR
 - Copies of all comments received
 - Written responses to those comments
 - Description of Project refinements
 - Description of a Project variant
 - Revisions to clarify/correct information in DSEIR

CERTIFYING SEIR – COMMISSION ACTIONS

- **Consider adequacy and accuracy of the Final SEIR**
- **Certify FSEIR presented and considered by Commission**
- **Certify FSEIR completed in compliance with CEQA and reflects Commission's independent judgment and analysis**
- **Adoption of CEQA Findings and Mitigation Monitoring and Reporting Program (MMRP)**

CERTIFYING SEIR – ADOPTION OF CEQA FINDINGS & MMRP

- **CEQA Findings:**
 - Project description
 - Environmental impacts
 - Evaluation of Project alternatives and considerations that support approval of the Project and rejection of alternatives
 - Statement of overriding considerations providing specific reasons in support of Commission actions and rejection of alternatives not included in Project
- **MMRP:**
 - Identifies parties responsible and timing for implementing, monitoring, and reporting on required mitigation measures
 - OCII will either directly monitor measures or will enter into agreements with City departments to act as OCII's designee

PROJECT REFINEMENTS

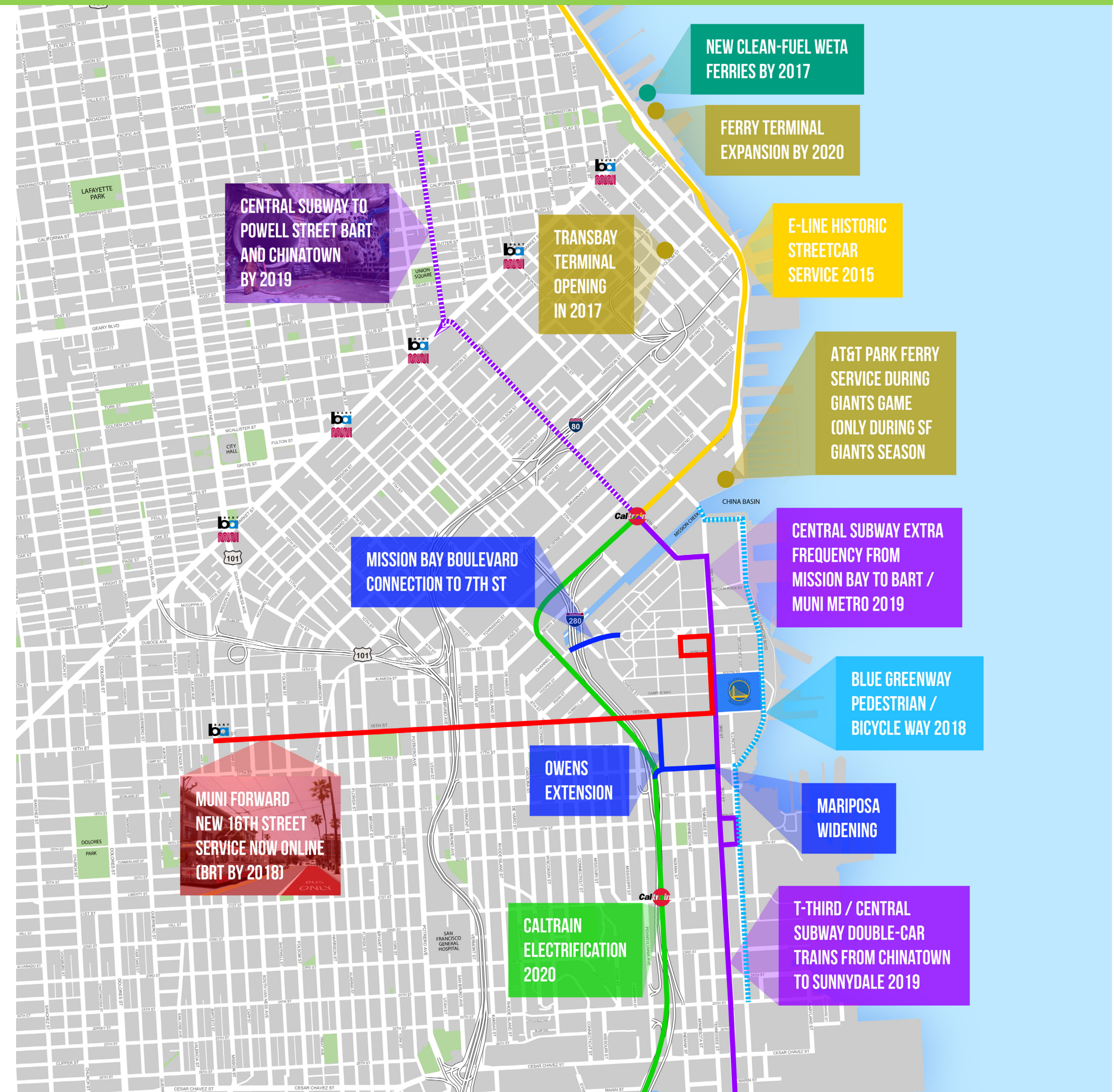
- On-site generators change of location
- Project redesign to reduce wind hazards
- Construction crane plan refinement
- Construction refinements: soil treatment & de-watering pump generators
- Transportation refinements

PROJECT REFINEMENTS – TRANSPORTATION

- Since DSEIR publication numerous discussions with City, Project Sponsor, UCSF, and neighbors
- Led to following transportation related refinements:
 - a) Transportation Improvements
 - b) Local/Hospital Access Plan
 - c) Southern Parking Lots
 - d) New City Fund Setting Aside Funding

TRANSPORTATION IMPROVEMENTS 2015-2020

- Major transportation investments 2015-2020
 - Local Street and Bicycle improvements
 - 2017 – Transbay Terminal
 - 2018 – Blue Greenway
 - 2018 –22 Fillmore Transit Priority Project (16th Street)
 - 2019 – Central Subway
 - 2020 – Caltrain Electrification
 - 2020 – Ferry Terminal Expansion

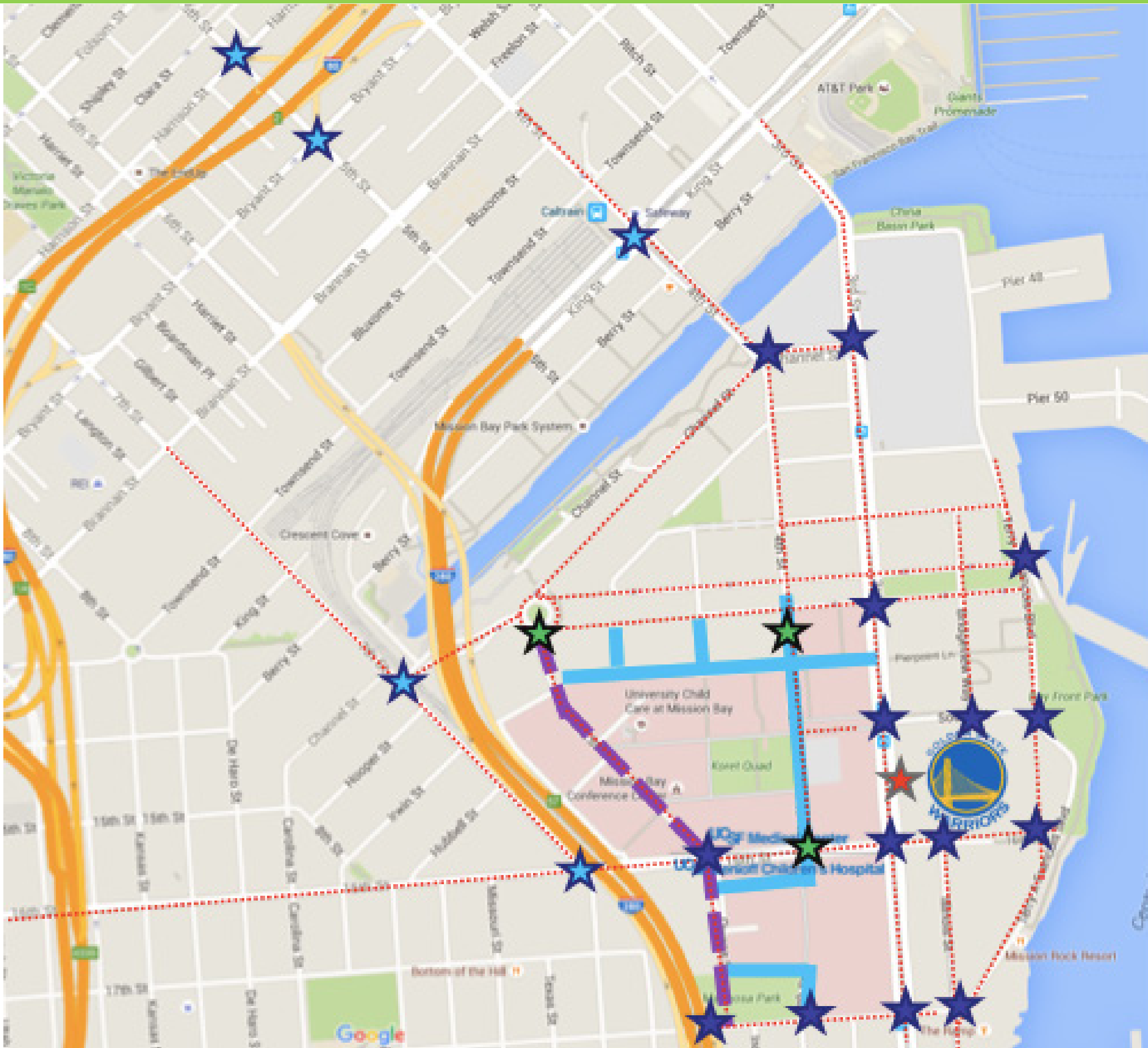


MUNI SPECIAL EVENT TRANSIT SERVICE PLAN (TSP)

- T-Third decreased headways and longer trains
- Special Event Shuttles
 - 16th Street, Transbay Terminal and Ferry Building, Van Ness BRT, Augmenting T-Third
- Transit Connections
 - Mission Bay TMA Shuttle
 - BART, Caltrain, Water Emergency Transportation Authority, Golden Gate, AC Transit, SamTrans
- New Variant
 - T-Third Center Boarding Platform



TRAFFIC MANAGEMENT & PCO LOCATIONS



Local/ Hospital Access Plan

- DSEIR Analyzed
Arena Path of
Travel
- Local/UCSF
Circulation
- Owens Street
Local Access
(Arena Traffic w/o
Pre-Paid Local
Parking
Assignments
Discouraged)
- On-site Mgmt Ctr
- PCO (DSEIR location)
- PCO (New location)
- PCO (L/HAP)



PROPOSED SOUTHERN PARKING

- 19th and Illinois
 - Port owned and operated
 - Will replace existing 225 space site at 20th and Illinois and existing curbside parking along Illinois
- Western Pacific
 - Port owned and operated
 - Existing parking/staging
 - Dual events only



ONE-TIME CAPITAL SOURCES AND USES

| | Sources (Millions) | Uses (Millions) |
|---|-----------------------|--------------------|
| One-Time Capital Improvements | | |
| <i>Purchase 4 LRVs, Install Crossover Tracks, Expand the T-Third Platform, Augment Power, Install Signals/CMS/CCTVs and Upgrade TMC Network</i> | | (\$55.3) |
| One-Time Project-Generated Sources | | |
| <i>TIDF, Property Transfer Tax, Construction- related Taxes*</i> | \$25.4 | |
| Remaining Payment to Finance | \$29.9 | |



PROJECTED ANNUAL TAX REVENUES (FY 14 \$)

Annual General Revenue

| | |
|---------------------------|----------------------|
| Property Tax | \$ 912,000 |
| Special Fund Property Tax | \$ 868,000 |
| Sales Tax | \$ 521,000 |
| In Lieu Parking Tax (MTA) | \$ 482,000 |
| Hotel/Motel Tax | \$ 1,667,000 |
| Stadium Admissions Tax | \$ 4,336,000 |
| Utility Users Tax | \$ 254,000 |
| Gross Receipts Tax | \$ 2,473,000 |
| <i>Subtotal</i> | <i>\$ 11,513,000</i> |

Annual Other Dedicated

| | |
|---------------------------|---------------------|
| Parking Tax (MTA 80%) | \$ 1,929,000 |
| Special Fund Property Tax | \$ 148,000 |
| Public Safety Sales Tax | \$ 260,000 |
| SFCTA | \$ 260,000 |
| <i>Subtotal</i> | <i>\$ 2,597,000</i> |

| | |
|---------------------|----------------------|
| Annual TOTAL | \$ 14,110,000 |
|---------------------|----------------------|

PROJECTED ANNUAL CITY USES (FY 14 \$)

| City Uses | Total (Millions) |
|----------------------------------|-----------------------------|
| Dedicated & Restricted* | \$2.9 |
| City Operating Costs | \$6.1 |
| Payment for Capital Improvements | \$2.7 |
| Dual Event Fund | \$0.9 |
| <u>Remaining Balance</u> | <u>\$1.5</u> |
| Annual TOTAL | \$14.1 |



MISSION BAY TRANSPORTATION IMPROVEMENT FUND

- **BoS ordinance creating a Controller's Reserve Account**
 - introduced by Mayor Lee with 10 co-sponsors on 10/6/15
- **Funds appropriated annually by BoS to SFMTA to dedicate project-generated revenues to cover City transportation capital and operating costs**
- **\$1 M Dual Event Reserve for dual events and a cushion for unforeseen circumstances**
- **Built-in public review and accountability**
- **Creates a 5-member MBTIF Advisory Committee**
 - advise the BoS, the MTA, Public Works ("PW"), the Police Department ("SFPD"), and other decision-makers on the use of monies in the Fund
- **Actions after EIR certification**
 - **MTA: Resolution adopting CEQA Findings and agreeing to apply funds to Project**
 - **BoS: Budget & Finance Committee on Monday 11/9**

MAJOR PHASE/BASIC CONCEPT/SCHEMATIC DESIGNS CONDITIONAL APPROVAL

- Draft Major Phase for Blocks 29-32 presented to Commission on January 6, 2015
- Draft Basic Concept/Schematic Design presented to Commission on May 19, 2015
- Project Sponsor presentation on design

MAJOR PHASE/BASIC CONCEPT/SCHEMATIC DESIGNS CONDITIONAL APPROVAL

DESIGN PRESENTATION

CONDITIONS OF APPROVAL

- **MMRP & Improvement Measures compliance**
- **Contingent on Event Center approval as Secondary Use**
- **Staff level approvals on administrative variances on streetscape and infrastructure plans**
- **Notice of Special Restrictions on retail and restaurant spaces**
- **Additional design detail information**
- **Submission of a Project Signage Plan**
- **Design refinements on retail on Terry A. Francois Blvd**
- **Mock-ups of materials/colors**
- **Payment of required development impact fees**

DESIGN FOR DEVELOPMENT (D FOR D)- AMENDMENTS

- D for D regulates design in Mission Bay South
- Project is consistent with basic land use controls of the Redevelopment Plan
- Amendments recommended to accommodate characteristics of Event Center and related elements
- Types of Amendments:
 - Definitions
 - Height
 - Towers
 - Bulk
 - Streetwall/Setbacks
 - View Corridors
 - Parking

SECONDARY USE DETERMINATION

- Mission Bay South Redevelopment Plan lays out principal and secondary land uses
 - Redevelopment Plan delegates authority for Secondary Use approvals to Executive Director
 - Past secondary uses include those made for UCSF Hospital and the Kaiser building
- Event Center includes variety of uses, including principal and secondary uses
- Staff prepared an analysis of the secondary uses

SECONDARY USE DETERMINATION – CONT.

- **Principal Uses of Event Center:**
 - Office uses: Accessory office space for GSW and meeting rooms
 - Retail Sales/Services: retail, restaurants
 - Arts Activities & Arts Spaces: performing arts events, conventions of artistic/cultural nature, other arts-related uses
 - Other uses: outdoor activity (Bayfront Terrace)
- **Secondary Uses of Event Center:**
 - Assembly & Entertainment: nighttime entertainment, recreation building
 - Other Uses: public structure, use of non-industrial character

CONTRACTING AND WORKFORCE GOALS

- Under Mission Bay South OPA, Project must comply with OCII's SBE program
- Project Sponsor outreach and multi-stage solicitation effort
- Approximately 95% of disciplines needed for the Project have been identified
- Meets OCII goal of 50% SBE participation credit
- Actual SBE participation totals \$8.2 million, of which 90% committed to San Francisco SBEs
- Construction phase includes:
 - 50% SBE subcontracting goal
 - 50% local construction workforce hiring goal
 - Payment of prevailing wages
- Permanent hiring in accordance with City's First Source Hiring Program

SUMMARY OF PUBLIC OUTREACH

- **Key Stakeholder Outreach including:**
 - Mission Bay, Rincon, Potrero, Dogpatch and Eastern Neighborhood groups; UCSF Mission Bay; SF Giants; Biotech Roundtable; SF Bicycle Coalition; WalkSF; Mission Bay Ballpark Transportation Coordination Committee
 - UCSF Endorsement 10/6/15
 - Life Sciences Community Endorsement 10/20/15
- **10 meetings with Mission Bay Citizens Advisory Committee**
 - Unanimous recommendation of Project approval 10/8/15

PUBLIC REVIEW PROCESS

- **Environmental Review**

- 11/19/14 – Initial Study / Notice of Preparation Published
- 6/5/15 – Draft Subsequent EIR Published
- 6/30/15 – Draft Subsequent EIR Public Hearing
- 7/27/15 – Public Comment Period Closed (52 days)
- 10/23/15 – Responses to Comments Published

- **Project/Design Review**

- 4/29/14 – OCII: Executive Director's report on GSW proposed purchase of Blocks 29-32
- 12/18/14 – Planning Commission: Major Phase Workshop
- 1/6/15 – OCII: Major Phase Workshop
- 5/19/15 – OCII: Schematic Design Workshop
- 5/28/15 – Planning Commission: Schematic Design Workshop
- 10/8/15 – CAC recommendation to approve Project
- 11/3/15 – OCII: SEIR Certification Hearing & Project Approvals

NEXT STEPS

- **Commission**
 - Public comment
 - Consideration of SEIR Certification and Adoption of CEQA Findings & MMRP
 - Consideration of other actions and hear from Executive Director on secondary use determination
- **Other Public Bodies**
 - 11/3/15 – SFMTA Board: Resolution and CEQA Findings
 - 11/5/15 – Planning Commission: Office Design Review
 - 11/9/15 – B&F Committee
 - 11/10/15 – PUC, Port & Entertainment Commission