From:	Kate Aufhauser
To:	Bereket, Immanuel (CII); Hussain, Lila (CII)
Cc:	"Clarke Miller"; "ldicarlo@manicaarchitecture.com"; "David Manica"; "David Carlock"; "Sekhri, Neil"; Reilly, Catherine (CII); Arce, Pedro (CII)
Subject:	RE: Major Phase Height/Bulk Chart
Date:	Tuesday, October 28, 2014 10:46:47 AM
Attachments:	image001.png image003.png

Manny and Lila –
As Catherine and Pedro are both out, can you provide some guidance on the below?
Thanks,
Kate

Kate Aufhauser Project Analyst
Golden State Warriors
Direct 510.986.5419
Cell 202.230.2642
1011 Broadway | Oakland, CA | 94607
WARRIORS

From: Kate Aufhauser
Sent: Tuesday, October 28, 2014 10:43 AM
To: 'pedro.arce@sfgov.org'
Cc: 'Clarke Miller'; 'ldicarlo@manicaarchitecture.com'; 'David Manica'; 'David Carlock'; 'Sekhri, Neil'; Reilly, Catherine (OCII)
Subject: RE: Major Phase Height/Bulk Chart

Hello Pedro,

Checking in on the status of this chart. I assume you are waiting for some finalized square footages from us? Please confirm the below is all you need; we will work to get it to you ASAP so we can prep our Major Phase documents ahead of the 11/6 design review with OCII and Planning.

Thank you,
Kate

Blocks 29-32:
- Base: AAA GSF
- Tower: 2 towers; maximum floor plate from 90' to 160' is 20,000 sf (assume BBB floors = CCC GSF)
- Arena: 1 arena; max height 135'; XXX GSF
- Total GSF: YYY

Kate Aufhauser Project Analyst
Golden State Warriors
Direct 510.986.5419
Cell 202.230.2642
1011 Broadway | Oakland, CA | 94607
WARRIORS

From: Kate Aufhauser
Sent: Wednesday, September 24, 2014 10:10 PM
To: 'Reilly, Catherine (CII)'
Cc: 'Clarke Miller'; ldicarlo@manicaarchitecture.com; David Manica; 'David Carlock'; 'Sekhri, Neil'
Subject: RE: Major Phase Height/Bulk Chart

Not a problem, as long as you're content to do a prelim. review of the document (ahead of our 10/3 submission date as discussed) without that particular chart.

Feel free to call me to discuss tomorrow as needed. I'll be out of the office Friday and back Monday.

Thanks,
Kate

Kate Aufhauser Project Analyst
Golden State Warriors
Direct 510.986.5419
Cell 202.230.2642
1011 Broadway | Oakland, CA | 94607
WARRIORS

From: Reilly, Catherine (CII) [mailto:catherine.reilly@sfgov.org]
Sent: Wednesday, September 24, 2014 9:41 PM
To: Kate Aufhauser
Cc: 'Clarke Miller'; ldicarlo@manicaarchitecture.com; David Manica; 'David Carlock'; 'Sekhri, Neil'
Subject: Re: Major Phase Height/Bulk Chart

Perfect - may not be until early next week we finish up (my fault, not Pedro's).

From: Kate Aufhauser <KAufhauser@warriors.com>
Sent: Wednesday, September 24, 2014 9:31 PM
To: Reilly, Catherine (CII)
Cc: 'Clarke Miller'; ldicarlo@manicaarchitecture.com; David Manica; 'David Carlock'; 'Sekhri, Neil'
Subject: RE: Major Phase Height/Bulk Chart

Sounds good. We are holding a placeholder in our MP draft for now.

Thanks,
Kate

Kate Aufhauser Project Analyst
Golden State Warriors
Direct 510.986.5419
Cell 202.230.2642
1011 Broadway | Oakland, CA | 94607
WARRIORS

From: Reilly, Catherine (CII) [mailto:catherine.reilly@sfgov.org]
Sent: Wednesday, September 24, 2014 9:05 PM
To: Kate Aufhauser
Cc: 'Clarke Miller'; ldicarlo@manicaarchitecture.com; David Manica; 'David Carlock'; 'Sekhri, Neil'
Subject: Re: Major Phase Height/Bulk Chart

Thanks, Pedro is doing his review, so helpful.

From: Kate Aufhauser <KAufhauser@warriors.com>
Sent: Tuesday, September 23, 2014 11:14 AM
To: Reilly, Catherine (CII)
Cc: 'Clarke Miller'; ldicarlo@manicaarchitecture.com; David Manica; 'David Carlock'; 'Sekhri, Neil'
Subject: Major Phase Height/Bulk Chart

Hi Catherine,
Thanks for hopping on the phone this morning. Follow-ups as requested below.

Data for Height/Bulk Chart for Height Zone 5: Confirming that Pedro will compile the chart in OCII's preferred format (which we are assuming looks like the examples copied here), using the info on commercial/industrial build-out below. We will then incorporate the chart into our draft for your review.
**All "GSF" shown is adjusted per the D4D

- Block 26a:
  - Base: 312,656 GSF**
  - Tower: 0 towers
  - Total GSF: 312,656 GSF
- Block 26 Bld 2&3:
  - Base: 197,302
  - Tower: 0 towers
  - Total GSF: 197,302
- Blocks 26-27: (remaining salesforce)
  - Base: 322,980 GSF
  - Tower: 1 tower; maximum floor plate from 90' to 160' is 20,000 sf (assume 5 floors = 100,000 GSF)
  - Total GSF: 422,980
- Block 28:
  - Base: 308,189 GSF
  - Tower: 0 towers
  - Total GSF: 308,189 GSF
- Blocks 33-34 (*needs to be verified with Pedro)

    - Base: 400,000 GSF
    - Tower: 1 tower; maximum floor plate from 90’ to 160’ is 20,000 sf (assume 5 floors = 100,000 GSF)
    - Total GSF: 500,000
- **Block X4: not provided in 9/2 OCII entitlement tracker**
    - **Base:**
    - **Tower: 0 towers**
    - **Total GSF:**
- Blocks 29-32: (*per 9/3 Major Phase submission, subject to further revision)
    - Base: 285,416 GSF
    - Tower: 2 towers; maximum floor plate from 90’ to 160’ is 20,000 sf (assume 5 floors = 200,000 GSF)
    - Arena: 1 arena; max height 135’; 514,546 GSF
    - Total GSF: 999,962

Streetscape: Confirming we’ll note that the streetscape plans as shown are from the Public Improvements Plan provided by MBDG (we’ll check the date and note that too)

Feel free to reach out as needed to discuss further.
Thanks,
Kate

Height Zone 2	Block	Site SF	Base		Midrise		Tower		# of Towers
			%	Area	%	Area	%	Area	
Total Allowed	All Sites	418,180		313,636		41,818		62,726	7
	Block 1	118,745		84,168		13,906		20,659	2
Development Sites	Block 12 East	84,866		52,866		10,000		22,000	2
	Block 13 West*	70,940	75%	34,708	10%	589	15%	11,077	1
SFRA Sites	Block 12 West	73,537		73,537		0		0	0
	Block 13 East*	64,900		21,266		1,510		0	0
Total Allocated	All Sites	412,98		266,545		26,005		53,736	5
Remaining				47,090		15,413		8,990	2

Height Zone 2 Area Allocations

Please note that allocation totals for Block 12 and 13 are derived from previous Major Phase applications.

Height Zone 7	Block Segment	(90') Base Height % Allowed for Height Zone 7	(90') Base Height sq. ft. allowed for Height Zone 7	(160') Tower Height % Allowed for Height Zone 7	(160') Tower Height sq. ft. allowed for Height Zone 7	# of Towers
Total Allowed	All Sites		468,747		82,720	4
Block 41-43	1		33,853		0	
	2		49,400		0	
	3		47,648		0	1
	4	85%	9,831	15%	19,708	
	5		27,948		0	
	6		28,800		0	
	7		30,790		0	
Block 40	1		98,679		40,000	2
Total Allocated	All Sites		326,949		59,708	3

Chart 2: Allocation Table for Height Zone 7 (development totals shown in this chart are derived from previous Major Phase applications and purchase sale agreements between Catellus and third party developers)

Kate Aufhauser Project Analyst
Golden State Warriors
Direct 510.986.5419
Cell 202.230.2642
1011 Broadway | Oakland, CA | 94607
WARRIORS