From:	Paul Mitchell
To:	Kate Aufhauser (kaufhauser@warriors.com); Clarke Miller
Cc:	Joyce; Kern, Chris (CPC); Bollinger, Brett (CPC)
Subject:	Discrepancy
Date:	Friday, November 14, 2014 11:34:38 AM
Attachments:	image001.png 2014.11.12_Blocks_29-32_WaterDemand_REVISION.pdf
Importance:	High

Kate/Clarke:

We wanted to bring to your attention an apparent discrepancy between how the GSW project land use areas (and demands) are presented/calculated in the Initial Study (see Initial Study Table 1, below) vs. how they are presented/calculated in your BKF Water Demand Memorandum (attached). As shown in Table 1, below, it is our understanding that the total square footage of the Event Center includes the event center uses + the Golden State Warriors office space = 750,000 GSF + 25,000 GSF = 775,000 GSF. By distinguishing the GSW office use from the rest of the event center uses in the Initial Study, we were able to estimate the different demands for each use. So for instance, in the Initial Study Solid Waste section, the solid waste demand of the event center (excluding GSW office space) is based on 750 ksf, and the 25 ksf of GSW office use is aggregated with the other 580 ksf of non-GSW office use in estimating total office use solid waste demand.

However, the BKF Water Demand Memorandum appears to assume the total water demand for the Event Center is based on 750 ksf, and doesn't appear to ever account for the water demand associated with the additional proposed 25 ksf of GSW office use. Please confirm that the way the square footages are accurate as presented in the Initial Study, and if there is an discrepancy in how BKF is estimating total project water demand. Obviously, time is of the essence, so your timely response is appreciated. Thanks.

-Paul

TABLE 1
SUMMARY OF PROPOSED PROJECT FACILITIES AT PROJECT SITE

Project Component	Characteristic
Event Center Basketball Seating Capacity	18,064 seats
Size	Total GSF
Event Center[a]	750,000
Golden State Warriors Office Space	25,000
Office Space	580,000
Retail Space[b]	125,000
Parking and Loading	475,000
Total Building Area	**1,955,000 GSF**[c]
Height[d]/Levels	
Event Center	135 feet
Office and Retail Buildings	160 feet (11 stories) total [90-foot (6-story) podiums with 70-foot (5-story) towers above]; retail uses within street level and plaza-level floors
Retail-only Buildings	41 feet in market hall building northeast corner of site; 38 feet in gatehouse building along Third Street

Parking/Loading Spaces	Blocks 29-32: 950 parking stalls below-grade or at-grade (concealed by Third Street Plaza) 13 truck docks below-grade Existing off-site at 450 South Street Parking Garage: 132 parking stalls
Vehicular Access	Access point for autos and all large trucks on 16th Street at Illinois Street Access point for autos and small trucks on South Street at Bridgeview Way
Open Space	3.2 acres

NOTES:

GSF = gross square feet.

a The event center would include a variety of supporting uses, including Golden State Warriors practice facility and management offices, event hall, limited retail, and other uses. For purposes of estimating areas, the Golden State Warriors management office space square footage is presented separately from square footage of the other event center uses.

b Proposed retail uses are approximately 51,500 GSF

sit-
down
restaurant,
11,000
quick-
service
restaurant,
and
62,500
GSF
soft
goods
retail
including
food
retail.

c

The
CEQA
analyses
are
based
on
gross
square
footage.
However,
the
Mission
Bay
South
Redevelopment
Plan
permits
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Gross
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Plan
for
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would
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gross
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presented
in
this
environmental
document.

d

Building heights as measured relative to San Francisco City Datum SFD. Excludes unoccupied top floor level with mechanical equipment.

SOURCE: Manica Architecture, 2014

From: Kate Aufhauser [mailto:KAufhauser@warriors.com]
Sent: Wednesday, November 12, 2014 4:32 PM
To: Joyce; Paul Mitchell; Chris Kern (chris.kern@sfgov.org)
Cc: Clarke Miller; Mary Murphy (mgmurphy@gibsondunn.com); Reilly, Catherine (OCII); 'Van de Water, Adam (MYR)'; Brian Boxer; Viktoriya Wise (viktoriya.wise@sfgov.org); Bollinger, Brett (CPC)
Subject: Updated Water Demand Memo

See attached, as discussed today.

Thanks,
Kate

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