

Public Scoping Meeting



Office of Community Investment & Infrastructure (OCII)

SCOPING MEETING

Golden State Warriors
Event Center and Mixed-Use Development at
Mission Bay Blocks 29-32
Subsequent Environmental Impact Report

December 9, 2014

Tonight's CEQA Scoping Meeting



Please:

- Sign in at the table near the entrance
- Pick up copies of meeting materials
- Fill out a speaker card if you would like to provide a comment tonight
- Hold all comments until the end of the presentation

Meeting Agenda



- Presentation
 - ◆ *Overview of Proposed Project*
 - ◆ *Overview of Environmental Review Process*
- Public Comments
- Closing Remarks



Mission Bay Blocks 29-32
GSW Event Center and Mixed-Use Development
SEIR Scoping Meeting

December 9, 2014

- Overview
- Design
- Operations
- Construction



- Overview

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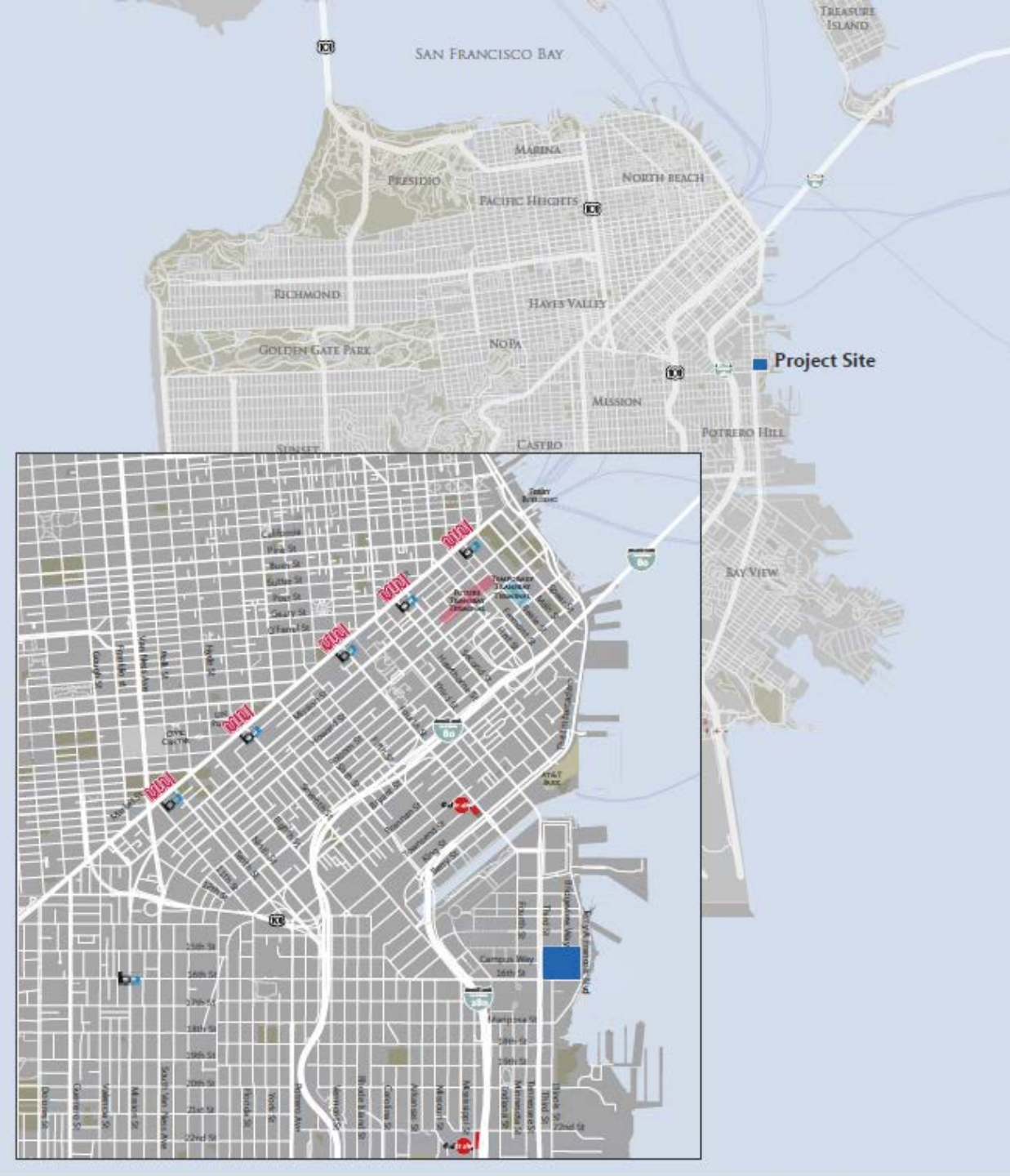




Project Location

Mission Bay

Blocks 29-32



Overview

- GSW and Salesforce.com entered into a purchase agreement in April 2014 for Blocks 29-32
 - Approximate Program Elements:
 - 18,000 seat multi-purpose arena
 - 25,000 gsf GSW office space (inside arena)
 - GSW team practice facility (inside arena)
 - 580,000 gsf of Office/Lab
 - 125,000 gsf of Retail
 - 950 on-site parking spaces at-grade (concealed) or below-grade
 - 13 truck loading docks below-grade
 - 3.2 acres of open space
- (gsf = gross square feet)



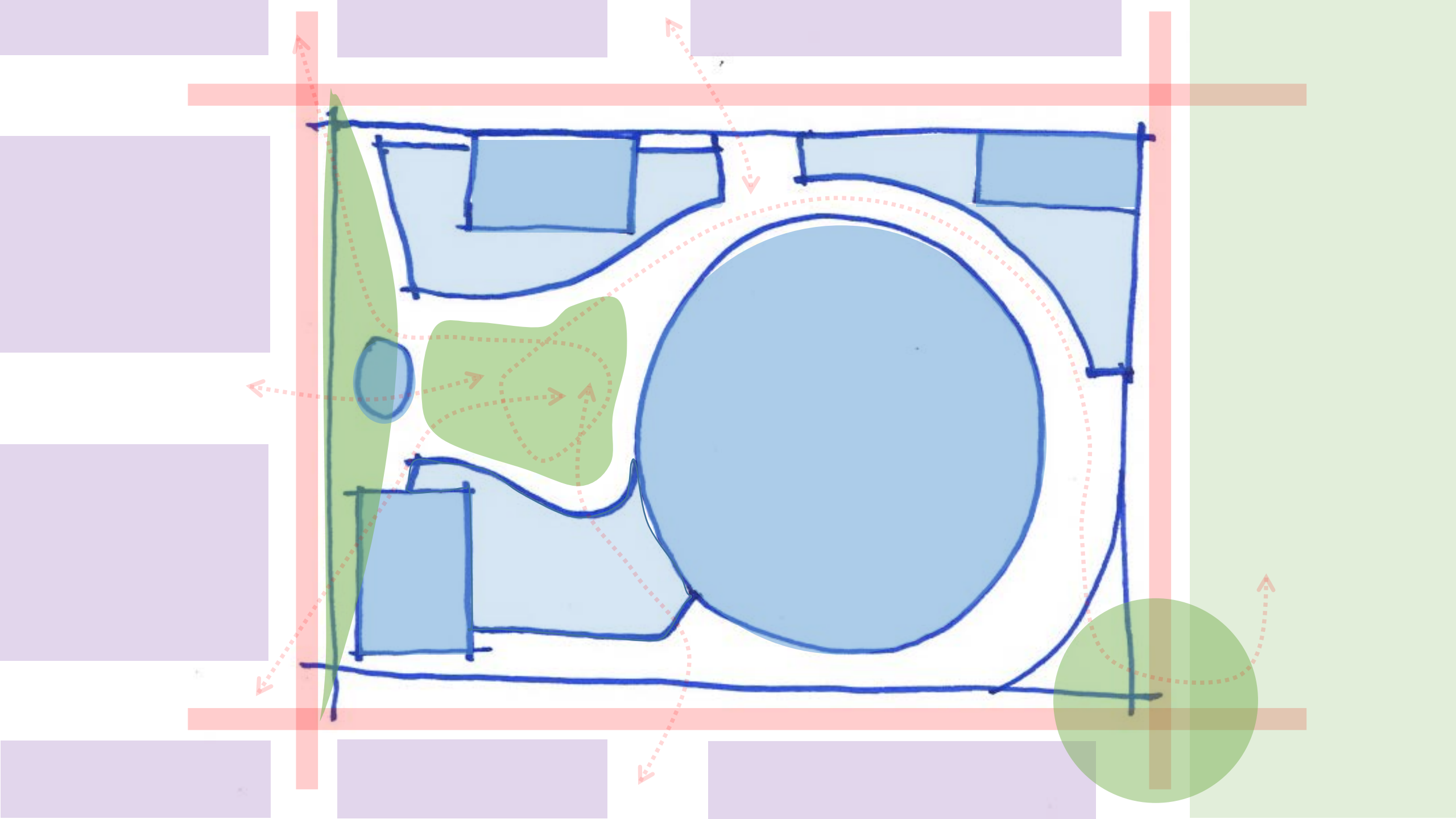
- Overview

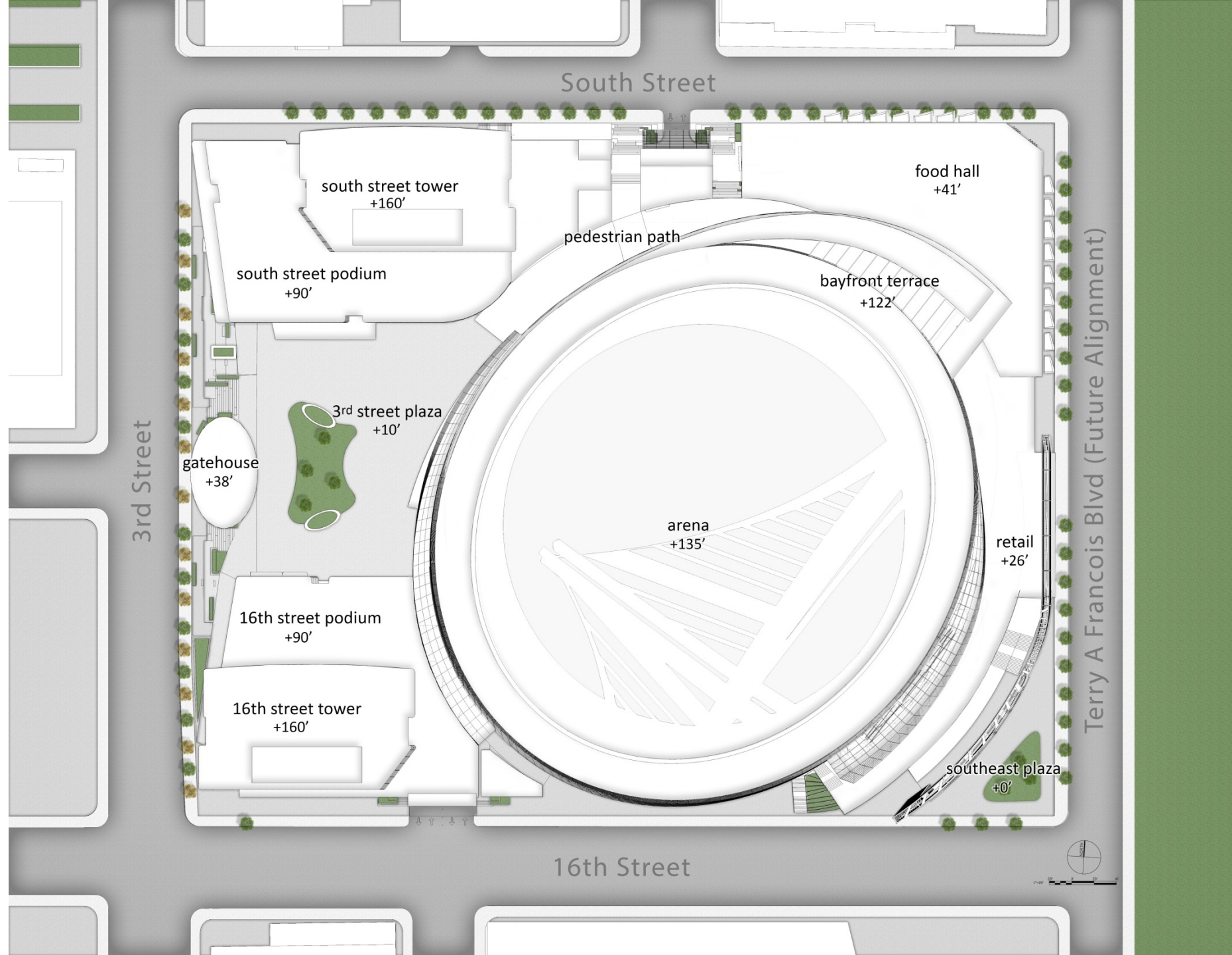
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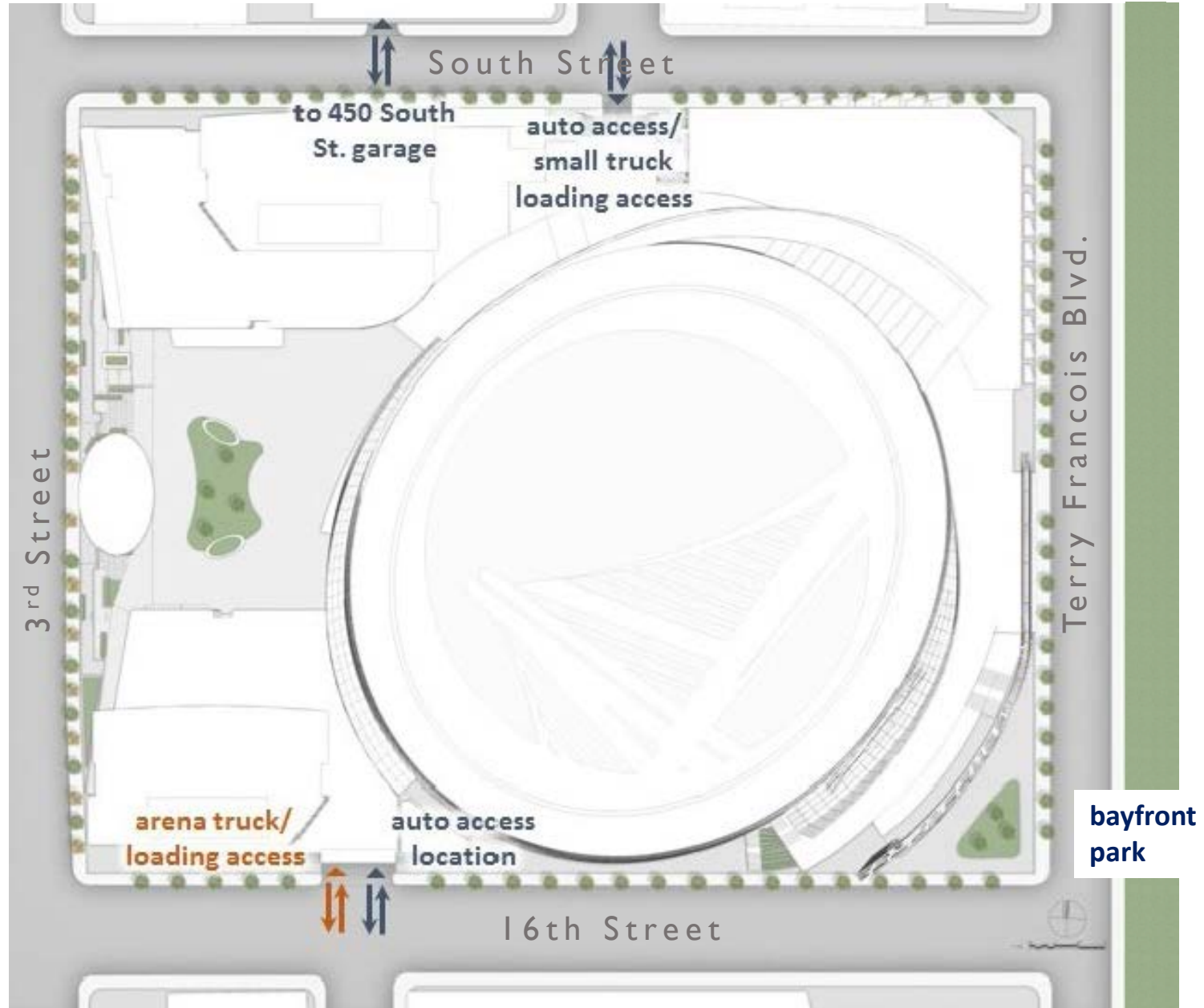


Design Highlights

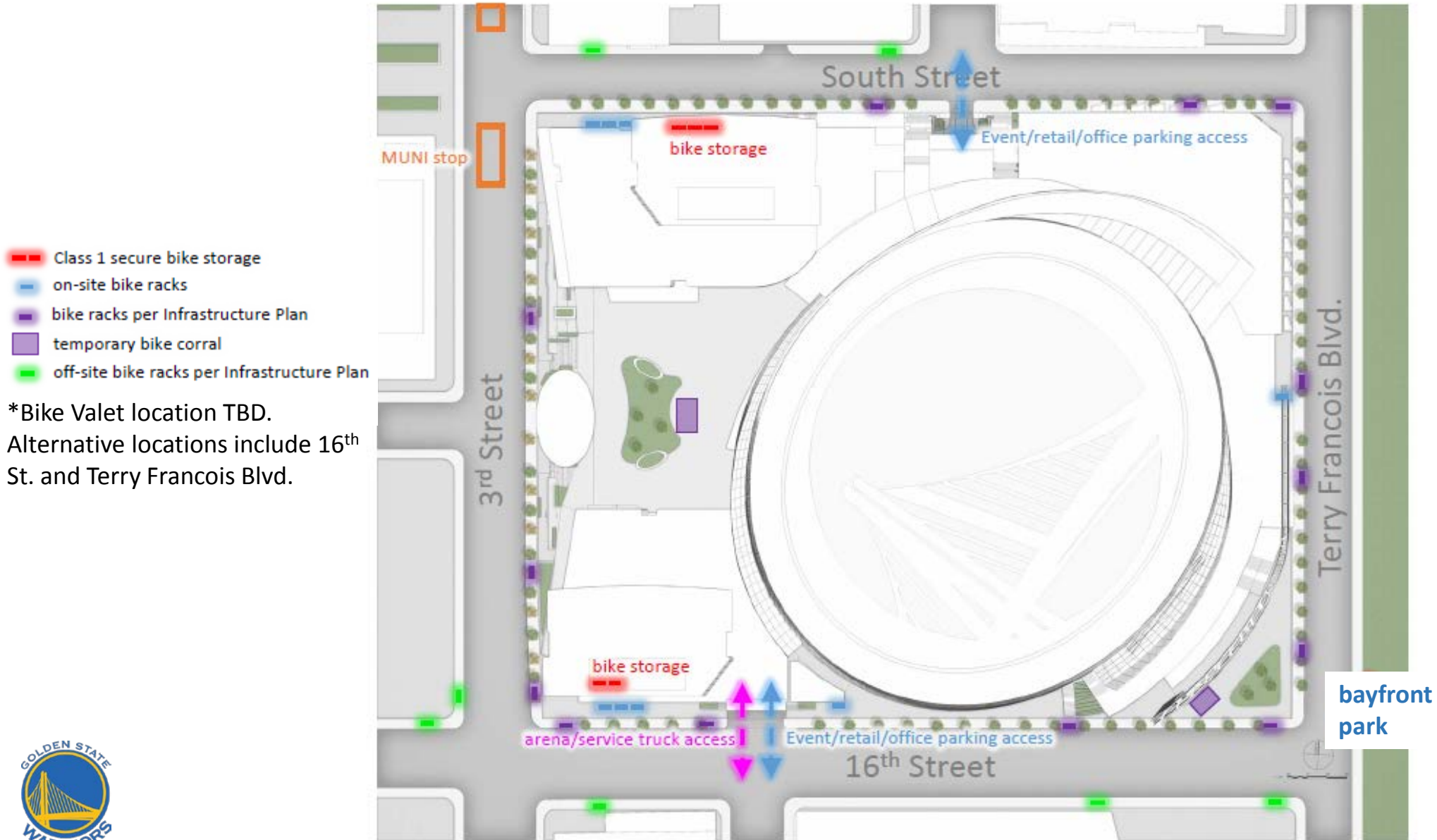
- World-class design will create a strong sense of place and a new cultural destination for Mission Bay and San Francisco
- Maximum heights:
 - Arena: 135'
 - Mixed-use (commercial) buildings: 160' / 90' (11/6 stories)
- LEED Gold campus certification goal
- Bird-safe design



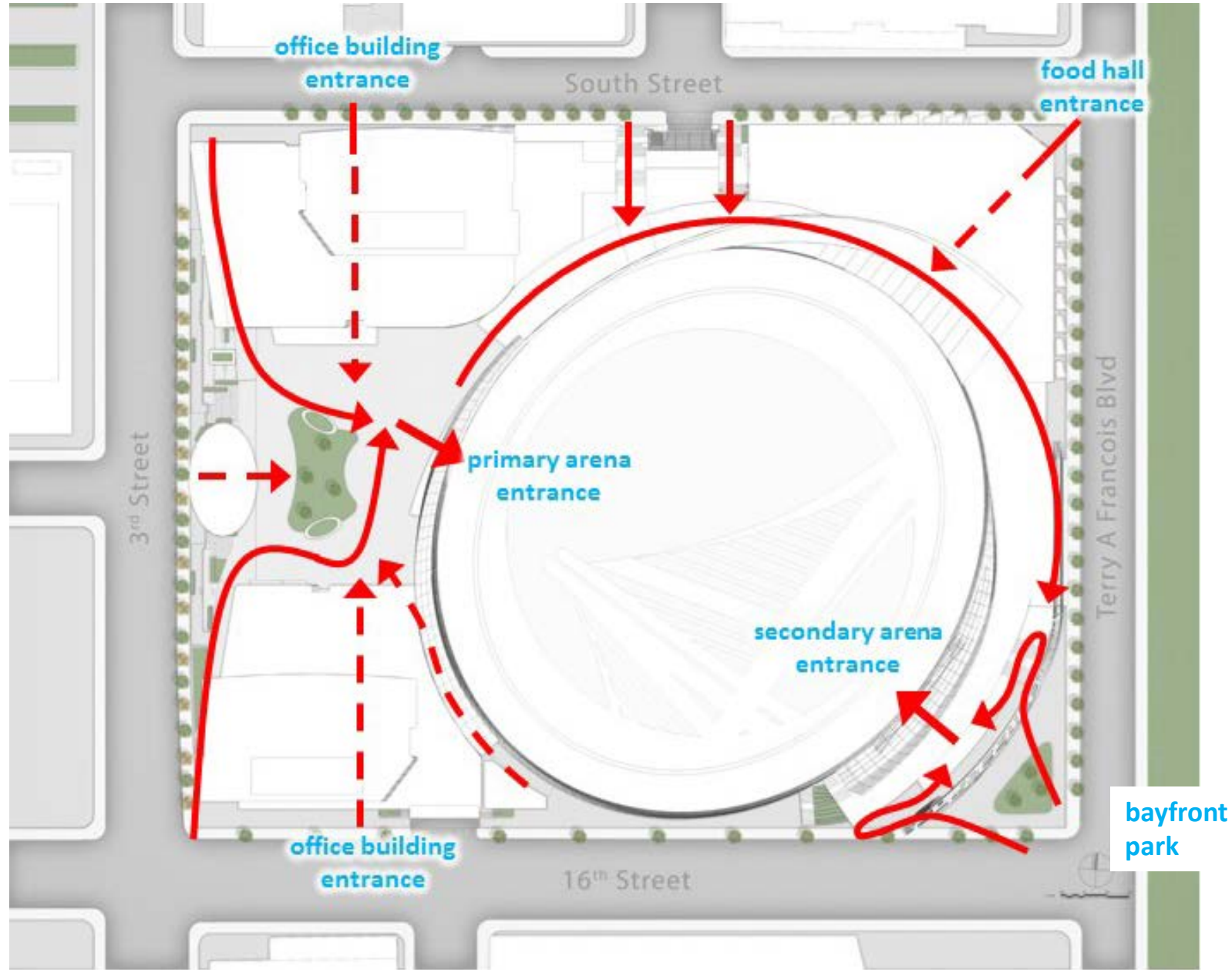
Vehicular Access & Parking



Bicycle Access & Parking



Pedestrian Access & Circulation



- Overview

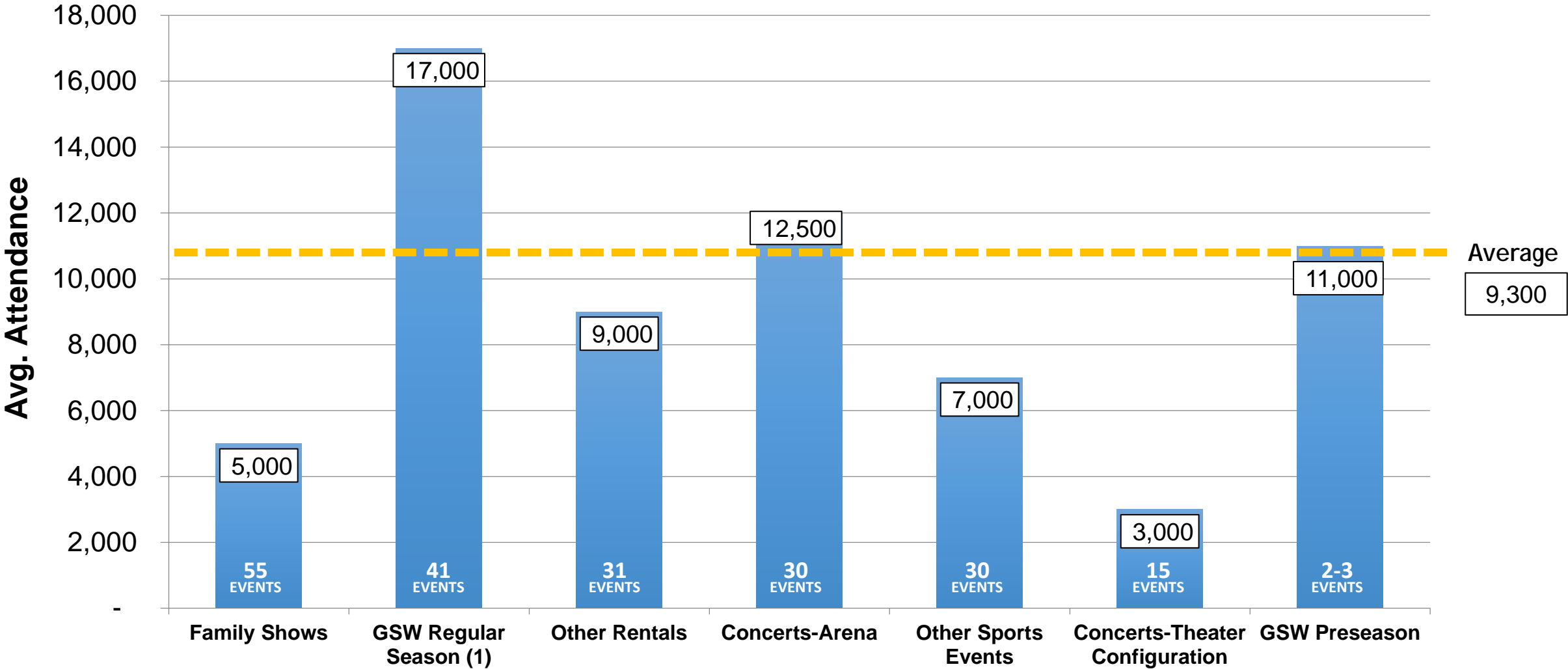
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Projected Event Count and Attendance



(1) Attendance levels are lower than sell out capacity due to industry-standard No Show rate. GSW playoff games will range from zero to a maximum of 16 based on GSW performance.

Projected Event Details

Event Type	Attendance		Season	Time	Distribution
	Average	Maximum			
GSW Preseason Home Game	11,000	18,064	2 weeks in mid-October	Variable	Monday-Thursday: 2-6 home games/month Friday: 1-3 /month Saturday: 1-3 /month Sunday: 0-1 /month
GSW Regular Home Game	17,000	18,064	Late October to mid-April	7:30 p.m. to ~9:40 p.m.	
GSW Post-season Home Game	18,000	18,064	Mid-April to mid-June	Variable	
Concerts Full Arena	12,500	14,000	Fall, Winter and early Spring	7:30 p.m. to 10:30 p.m.	Primarily Friday and Saturday evenings
Concerts Arena Theater	3,000	4,000			
Family Shows	5,000	8,200	Distributed throughout the year	Morning: 10:30 a.m. to 12:00 p.m. Afternoon: 3:00 p.m. to 4:30 p.m. Evening: 7:30 p.m. to 9:00 p.m.	Typically 10 shows over 5 days (Wednesday to Sunday)
Other Sporting Events	7,000	18,064	Distributed throughout the year; times variable		
Conventions/ Corporate Events	9,000	18,500	Distributed throughout the year; times variable		

Projected Employment

- GSW full-time (front office) employees: 255
- Arena employees:
 - No event: 105
 - Convention event: 675
 - GSW game night: 1,000
- Office full-time employees: approximately 2,100
- Retail full-time employees: approximately 370



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Construction

- Project will use drilled auger cast piles
 - Reduced noise and vibration
- Pre-construction testing:
 - Indicator test piles
 - Archeological testing
- Approximate duration: 26 months



Upcoming Public Meetings

- Thursday, 12/11/2014
 - Mission Bay Citizens Advisory Committee Meeting
- Thursday, 12/18/2014
 - Informational presentation to Planning Commission
- Tuesday, 01/06/2015
 - Informational presentation to OCII Commission





Thank You

California Environmental Quality Act



Projects require environmental review under the California Environmental Quality Act (CEQA) before they can be considered for approval by the OCII Commission.

For the GSW project in Mission Bay, OCII is the Lead Agency; CEQA analysis is conducted by OCII in coordination with the Planning Department's Environmental Planning Division.

CEQA Objectives



- Disclose environmental impacts of proposed projects
- Identify ways to avoid or reduce environmental impacts
- Inform public agency decision-making process
- Encourage public participation
- Enhance interagency coordination

What will the Initial Study and SEIR do?



- Provide a detailed description of the project and the existing environment
- Identify environmental impacts
- Identify ways to avoid or reduce significant environmental impacts through mitigation
- Evaluate a reasonable range of alternatives to the proposed project that would reduce impacts

Environmental Review Schedule



- Scoping Period Ends – December 19, 2014
- Public Review of Draft SEIR – Spring 2015
- Release of Final SEIR – Winter 2015
- Certification of Final SEIR – Winter 2015

Public Comment



- Voice your comments on the proposed scope of environmental review
- Help identify the following to be analyzed in depth:
 - ◆ *Range of alternatives*
 - ◆ *Environmental effects*
 - ◆ *Methods of assessment*
 - ◆ *Mitigation measures*

Comment Session Ground Rules



Please:

- Submit speaker cards to speak
- Wait until your name is called
- State your name and speak clearly
- Limit comments to 2 minutes
- Provide more extensive comments in writing

Where to Send Comments



- Scoping comments accepted through:
December 19, 2014, 5:00 p.m.
- Send by email to: **warriors@sfgov.org**
- Send by fax to: **(415) 558-6409**
- Send by U.S. mail to:
Tiffany Bohee, OCII Executive Director
c/o: Brett Bollinger, San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479
- CEQA Information is available online at:
www.sfocii.org and www.sfplanning.org
- Project Information is available online at:
www.sfocii.org