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3 **EVENT CENTER AND MIXED-USE DEVELOPMENT**
4 **AT MISSION BAY BLOCK 29-32**
5 **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT**
6 **PUBLIC SCOPING MEETING**
7
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9 **Mission Creek Senior Community Center**
10 **225 Berry Street, Second Floor Cafeteria**
11 **San Francisco, California**
12

13 **Tuesday, December 9, 2014**
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20 **REPORTED BY: DEBORAH FUQUA, CSR #12948**
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A P P E A R A N C E S

Lead Agency:

Office of Community Investment and Infrastructure,
CATHERINE REILLY

Golden State Warriors,
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San Francisco Planning Department

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I N D E X

PUBLIC COMMENT

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HOLLY FRIEDMAN.....	34

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1 Tuesday, December 9, 2014 6:37 o'clock p.m.

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3 P R O C E E D I N G S

4 BRETT BOLLINGER: Welcome everyone. If you don't
5 mind, we'd like to get started. So if you would take a
6 seat, we will begin the public scoping meeting.

7 Good evening, and welcome to tonight's public
8 scoping meeting for the Golden State Warriors Event
9 Center Mixed-Use Development at Mission Bay, Blocks 29
10 through 32.

11 My name is Brett Bollinger. I will be doing
12 the presentation today. First off, though, Catherine
13 wanted to say a couple of words before we get started.

14 CATHERINE REILLY: Hi everyone. Welcome tonight.
15 I'm Catherine Reilly from the Office of Community
16 Investment and Infrastructure. For those of you who
17 come to the Citizens Advisory Committee meetings,
18 you'll know who I am.

19 Also, I just wanted to introduce some of the
20 folks who are here tonight. We have, in my office,
21 Manny. We also have representatives from Environmental
22 Planning; OEWD, I don't know everyone wants to raise
23 your hand; and then also Golden State Warriors, if you
24 could just raise your hand on who's here from that
25 team.

1 So we're all here to support the project.

2 Brett will get into what this meeting is and the
3 difference between this meeting and some of the other
4 meetings we have.

5 This is a very legally specific meeting under
6 CEQA. We'll be having another meeting on Thursday. So
7 tonight's meeting really is to hear from you versus to
8 have discussion about the project.

9 Thursday, though we'll be coming back with
10 refinements to the major phase, which is the masking
11 study that was presented in December. And that will be
12 a good opportunity to have a bit more of a discussion
13 about the design of the project and all of that. So I
14 really encourage people to come out Thursday, if you're
15 able to. We'll be posting the presentation on board.

16 Next week, on Thursday, we will be going to
17 Planning Commission to start a public review process,
18 with the Commissioners. And then January 6th, we'll be
19 going to the OCII Commission.

20 So tonight, basically, I'm going to turn it
21 over to Brett from Environmental Planning. In this
22 case, this is going to geek out into the CEQA stuff.
23 My office, OCII, is the lead agency. So we are the
24 legal lead agency under CEQA for this document.
25 However, we are working closely with EP, Environmental

1 Planning, because they have the expertise in planning
2 these. So they are the people doing the work on the
3 day-to-day line.

4 But this is a little different for those of
5 you who have been involved in the CEQA process in the
6 City, since actually OCII is the lead agency and EP is
7 helping, basically, as kind of our hired consultants
8 since they're experts -- just for those of you who
9 really get too geeky on it.

10 With that, I'll turn it over to Brett. Thank
11 you again for all taking your time to come out here. I
12 know it takes a lot for the community to come out and
13 spend time on something as exciting as CEQA.

14 BRETT BOLLINGER: All right. Welcome. My name is
15 Brett Bollinger. I work with the San Francisco
16 Planning Department, Environmental Planning Division.
17 And I'm responsible for coordinating the Department's
18 or OCII's preparation of the Subsequent Environmental
19 Impact Report or SEIR for this project with OCII as the
20 lead agency.

21 I will be working with Catherine Reilly of
22 OCII, my coworkers at Environmental Planning, Viktoriya
23 Wise and Chris Kern, as well as Joyce Hsiao, Paul
24 Mitchell and others with ESA+Orion Environmental, the
25 CEQA consultants for the project. I'd also like to

1 introduce Clarke Miller with the Golden State Warriors
2 representing the project sponsor.

3 If you'd like to speak during the public
4 comment portion of this meeting, please complete a
5 speaker card which we will be collecting from you. So
6 if you haven't filled one out, please go -- Joyce has
7 one over there.

8 Later, during the public comment portion of
9 the meeting, we'll call your name when it's time for
10 you to come up and speak.

11 Now I'd like to take a minute to discuss the
12 purpose of tonight's meeting.

13 The EIR process, as required by the California
14 Environmental Quality Act or CEQA, is a very public
15 process. And this is the first step in the process.
16 The main reason for this scoping meeting is to solicit
17 your comments or suggestions concerning the scope and
18 content of the SEIR. This is your opportunity to
19 assist the Planning Department and OCII by sharing any
20 information you may have that will be useful in the
21 preparation of the SEIR. Your comments could help to
22 identify significant environmental issues; determine
23 the depth of analysis appropriate for each issue; or
24 identify reasonable project alternatives.

25 We are not here to discuss or debate your

1 views about the proposed project but rather to receive
2 your input on the content of the Environmental Impact
3 Report that we are going to prepare.

4 Now I'd like to hand things over to Clarke
5 Miller, who will speak about the project to you.

6 CLARKE MILLER: Thank you.

7 Hi, everyone. I'm Clarke Miller with Strada
8 Investment Group. We're the entitlements manager on
9 behalf of the Warriors. It's nice to see a lot of
10 familiar faces and also some new ones here tonight.

11 So I'm going to give you an overview of the
12 project, talk about the design of the project
13 operations, and lastly construction.

14 The overview. The project is based in Mission
15 Bay. It is bound on the west by Third Street, on the
16 north by South Street, on the east by Terry Francois
17 Boulevard, and on the south by 16th Street. It is a
18 12-acre site today, but there will be an acre on the
19 east side of the site that will be dedicated to the
20 City and will enable the Terry Francois Boulevard to be
21 realigned straight down as opposed to today, where it
22 actually loops closer to the bay.

23 The Warriors and Salesforce.com entered into a
24 purchase agreement in April of this year for the entire
25 Blocks 29 to 32. The program, as we've designed it,

1 has a multi-purpose event center with 18,064 seats.
2 Within the Event Center, there's 25,000 gross square
3 feet of office space dedicated to the Warriors staff
4 and personnel. Also, within the Event Center, there is
5 a practice facility and team campus. And outside of
6 the Event Center, there is approximately 580,000 gross
7 square feet of office and lab space in two buildings.
8 There's also approximately 125,000 gross square feet of
9 retail that's on the lower floors of those office
10 buildings as well as in some stand-alone buildings on
11 the site and along the perimeter of the arena.

12 There are approximately 950 on-site parking
13 spaces that are in three levels of parking on the site.
14 One level is concealed but at grade, and two levels are
15 below grade on the western portion of the site.

16 There are also 13 loading docks that are all
17 below grade. And there's approximately 3.2 acres of
18 open space on the site.

19 More on the design. This is a design sketch
20 from Craig Dykers of Snohetta that is our design
21 consultant on the project. You can tell that the
22 intent is to be very porous and welcoming with the
23 design and to invite people onto the site. We think
24 this will be a destination within the city and within
25 Mission Bay, and we want to reflect that in the overall

1 site plan.

2 It also has a number of curved linear
3 elements -- the arena, obviously, and also portions of
4 the office building -- that's intended to juxtapose
5 with some of the more rectilinear shapes that we see in
6 Mission Bay but also still fit into the broader context
7 of Mission Bay and enhance the fabric of the
8 architecture that's here today.

9 That design has metamorphosed into this site
10 plan. And I'll walk around the site, starting in the
11 northwest corner, where we have one of the office and
12 lab buildings. There is a 90-foot podium section in
13 the northwest corner with a tower that has a
14 max-four-plate size of 20,000 square feet that extends
15 from 90 feet up to 160 feet.

16 The lower floors of the office and lab
17 buildings do have retail that will flank the open plaza
18 that's in between the office buildings.

19 Going clockwise, there's a pedestrian path
20 that leaves the plaza on the Third Street side and
21 connects from the plus -- this plaza is marked at
22 plus ten; that is at its highest point. It actually,
23 for sloping and drainage reasons, slopes down to
24 plus eight feet. People are able to leave this plaza
25 area if they choose and walk around the pedestrian path

1 to a secondary entrance to the arena that's in the
2 southeast corner.

3 The primary arena entrance is on the northwest
4 corner of this site, and we anticipate most people that
5 are traveling by Muni and public transit will access
6 the site by the northwest corner, walking around the
7 office building into the plaza area and entering in the
8 northwest corner of the Event Center.

9 Folks will take the pedestrian path and be
10 able to access retail on either sides of it and walk
11 towards the bay, where we have more retail flanking
12 Terry Francois Boulevard and then, like I mentioned,
13 enter the arena also at 26 feet of elevation in the
14 southeast corner, which is the exact elevation of the
15 main concourse within the Event Center.

16 The food hall that's located in the northeast
17 corner of the site has a bit of a Ferry Building-type
18 feel to it. A number of food vendors, beverage vendors
19 that would be inside there offering wares like you
20 would see in the Ferry Building. Further design still
21 occurring on that space.

22 We also have a bayfront terrace that's an
23 elevated element of the design that will have some
24 private and some public components to it that are still
25 being fleshed out.

1 And as we continue around to the southeast
2 corner, in addition to the plus 26 entry into the
3 arena, there is also an entry at grade level, at zero,
4 for folks that are entering either into the Event
5 Center floor seating area or there is another use for
6 the site, the Event Center.

7 In addition to the 18,000 capacity for
8 basketball games and large concerts, there is a
9 reduced-size arena theater venue that can accommodate
10 between 3- and 4,000 patrons. And that's for a
11 cut-down version of the arena to see events that are
12 smaller in size, more intimate theater, musical acts
13 that would enjoy being inside of an Event Center but
14 yet don't require a seating capacity of 18,000.
15 They would be able to enter the arena site through this
16 arena entry specific to the theater at grade.

17 Continuing around to the southwest corner --
18 I'm going to come back to parking in a couple slides,
19 but we do have a parking entry down in the southwest
20 corner. We also have the 16th Street office and lab
21 tower which has a 90-foot podium component. And on top
22 of that, a tower that's 20,000-square-foot floor plate
23 that rises to 160 feet. As well on that tower, we will
24 have retail flanking the plaza in the lower levels.

25 Lastly is the gate house, which is a smaller

1 element that provides vertical circulation for people
2 that are parking in the below-grade parking structure
3 to enable them to come up to the podium area. And
4 there will also be some retail that gate house.

5 The size of the plaza on the west side, west
6 side is roughly similar in size to Rockefeller Plaza.
7 And we envision it hosting events around the year, ice
8 skating rink, Christmas tree lightings, pumpkin
9 patches, community events. We think it can be a great
10 amenity for hosting program around the entire year.

11 Next slide, please.

12 So the highlight of the design is we intend
13 for this to be a world class design that creates a
14 strong sense of place and provides a new cultural
15 destination not just for Mission Bay but for broader
16 San Francisco. The maximum height is at 135 feet at
17 the apex of the Event Center, for the Event Center
18 specifically. And the highest point on the commercial
19 buildings, 160 feet at the top of the tower elements,
20 90 feet at the top of the podium, which is 11 and 6
21 stories respectively.

22 We are seeking LEED Gold Campus Certification,
23 and we will have a bird-safe design per the Planning
24 Department standards for bird-safe design.

25 Vehicular access and parking. We have two

1 primary access points for vehicles onto the site. The
2 first is in the north center part of the site. Mid
3 block, directly across from Bridge View Way, there is
4 an entry for autos and small truck loading that will
5 have access to a parking cartridg that largely flanks
6 the north side of the site that will primarily serve
7 our retail patrons but will have access for arena
8 patrons as well.

9 On the south side of the site is the second
10 entry, the primary one, that has four lanes which
11 enables access for two lanes of auto and two lanes of
12 truck access. The truck access enables trucks to go
13 down to the lowest level of the parking structure and
14 circulate internal to the parking area to the northwest
15 corner of the arena to where we have several of the
16 loading docks. And the vehicles are able to load the
17 Event Center without any exposure to the neighborhood
18 since it's concealed in the bowels of the parking area.

19 We have multiple points of bicycle access on
20 this site. We will have a bicycle valet that will hold
21 up to 300 bicycles. We are currently looking at
22 locations for this on Terry Francois on our site, 16th
23 Street, or possibly Bayfront Park, but we know that
24 there is future design consideration for that that we
25 are going to participate in.

1 In addition to the 300 bicycle stalls in the
2 valet, there would be a bicycle corral that could be
3 temporarily set up for large events and accommodate an
4 additional 100 bicycles.

5 We also will have bike storage rooms in the
6 office buildings of approximately 100, split between
7 two office buildings and an additional seven for the
8 retail buildings.

9 One more on that. There will also be
10 approximately -- if you go back one, Paul, thanks.

11 There are also a number of bicycle racks
12 around the perimeter of the site. We look to comply
13 with the streetscape plan from Mission Bay. And that
14 would accommodate an additional 75 bicycles in those
15 racks circulated around the site.

16 Pedestrian access. As mentioned previously,
17 we think that, for those people arriving through public
18 transit, they'll come through the northwest side of the
19 site, entering at grade, rising over a ramp up to the
20 plus 10 plaza and entering at the northwest corner of
21 the site. For people that are leaving the office
22 building, they have access from their office building
23 straight onto the plaza.

24 There will also be points of access on South
25 Street and from -- through the food hall up into the

1 pedestrian path that rises above it. I mentioned
2 earlier the pedestrian path that circles around to the
3 southeast corner of the site. And there are also
4 entryways in the southeast corner up to the plus 26 and
5 into the entry at that level.

6 Lastly from the southwest corner, there will
7 be a similar ramp and entry area that goes -- flanks
8 along Third Street and up onto the podium into the main
9 plaza. And for folks that are taking the vertical
10 circulation from the parking structure, they're able to
11 rise straight up on Third Street into the gate house
12 and access the plaza accordingly.

13 I forgot one item. On a previous slide around
14 parking, in addition to the 950 parking stalls that are
15 on the site, the Warriors, as part of the agreement
16 with Salesforce.com, will have 132 parking stalls
17 assigned to it in the 450 South Street parking garage,
18 which is directly across the street. It's a garage
19 owned by Alexandria and leased to a number of office
20 tenants in the area. And we will have 132 parking
21 stalls in that site. That's in addition to the 950.

22 Operations of the project. For CEQA purposes,
23 we have taken very conservative estimates of what we
24 believe to be the annual event count and attendance
25 levels.

1 We projected 221 annual events at the site.
2 You'll see the most numerous one are family shows with
3 55 annually predicted at an average attendance of 5,000
4 people.

5 Warriors regular season games will be 41
6 regular season games with an average attendance of
7 17,000. You'll note that is less than 18,064 that is
8 the seating capacity because there is an industry
9 standard no-show rate that we're accounting for.

10 In addition to the regular season games, if
11 you counted across this, you would count that there are
12 205 events shown. But we have accounted for 16
13 play-off games. The Warriors are 18 and 2, fingers are
14 crossed they make it. But the assumption here is that
15 they are playing all the playoff series to the full
16 extent possible, meaning seven-game series. And they
17 are hosting the maximum number of home games in each of
18 those series. So it's the most conserve estimate we
19 can make for the Warriors' play-off season.

20 We have other rentals at 31 per year. That's
21 conventions, conferences that would be held on site
22 with an average attendance of 9,000. We have
23 large-format concerts in the arena predicted at 30 per
24 year with an average attendance of 12,500. These other
25 sporting events -- the tennis tournaments, lacross,

1 other basketball, 30 events per year, average
2 attendance of 7,000.

3 We have concerts that are in the theater
4 configuration I mentioned earlier, approximately 15
5 events per year for an average attendance of 3,000.
6 And pre-season games for the Warriors, two to three per
7 season, average attendance of about 11,000.

8 In sum, these 221 events have an average
9 attendance of approximately 9,300.

10 These event details are used within the CEQA
11 analysis to make sure that the proper days of the week,
12 months of the year and day parts are considered when
13 analyzing those 221 events.

14 You can see that the average attendance that I
15 just mentioned and the maximum attendances are shown,
16 the season of the year, the time of day, whether --
17 which is critically important when we're studying
18 whether these events overlap with the evening peak rush
19 hour from 4:00 to 6:00 p.m. Warriors games, it's
20 important to note, do start at 7:30 p.m., so it's after
21 that evening rush on the streets and in the public
22 transit. And we also look at the distribution of the
23 events over the course of the year.

24 Projected employment on the site. The
25 Warriors are projecting to have 255 employees work in

1 the office space. That's more than they have today,
2 but they're accounting for a different organizational
3 structure, once they're owning their facility, since
4 they're leased tenants today at Oracle Arena. And the
5 arena employees themselves on a no-event day, 105
6 primarily engineers and managers of the site; for a
7 convention event would have 675; and for a game night,
8 1,000. And that's using best in class standards of
9 other major event centers from around the country.

10 The predictions for office full-time employees
11 and retail of 2100 for the office/lab, and 370 for
12 retail are taken from City standard guidelines based on
13 the square footage of space we're offering.

14 Construction. We are using drilled auger cast
15 piles. And this is something we're excited to share
16 because it's not a requirement, but it's something
17 that -- it reduces noise and vibration in the
18 surrounding area. So we've been talking closely with
19 the biotech community, UCSF and the neighbors. And we
20 believe that, even though there's additional cost and
21 time associated with it, that this is a benefit to the
22 project. So that's going to be the baseline
23 consideration for CEQA purposes.

24 We're also going to be doing some
25 pre-construction testing to make sure that our

1 structural analyses and geotech analyses are correct by
2 doing some indicator test piles during the project as
3 well as archeological testing for the site.

4 Approximate durations of the construction is 26 months.

5 Catherine touched on this. The upcoming
6 public meetings, this Thursday with Mission Bay CAC. I
7 believe it will be about our fifth or sixth time back,
8 so we appreciate everybody's patience as we continue to
9 evolve the design. We're excited to show you the next
10 evolution.

11 Thursday of next week we will be presenting to
12 the Planning Commission. And in early January, on the
13 6th, we will be in front of the OCI commission for an
14 informational presentation about our project.

15 Thank you.

16 BRETT BOLLINGER: Okay. I'm just going to go over
17 kind of just the basic CEQA information and the overall
18 CEQA process that this project will be going to and
19 then we'll get into the speaking, speakers.

20 The basic purpose of CEQA is to provide for an
21 informed decision making about the environmental
22 consequences of a project or government action. The
23 first step of an SEIR process is the issuance of the
24 notice of preparation with initial study and the
25 scoping meeting on today, the 19th -- or the 9th to

1 solicit comments in determining the scope of the SEIR
2 for the agencies and the public.

3 It included a brief description of the
4 proposed project and CEQA environmental topics analyzed
5 in the initial study, plus indicated on how to comment
6 the scope of the SEIR. The notice indicated that
7 written comments maybe submitted until Friday, December
8 19th.

9 Over the next several months, the Planning
10 Department will prepare the Draft SEIR, which will be
11 distributed for public review for a period of 45 days.
12 The comments on the Draft SEIR will be accepted in
13 writing and at OCII Commission hearing, which will be
14 held about a month after publication of the Draft SEIR.

15 Following the close of the Draft SEIR comment
16 period, the Planning Department will prepare a Response
17 to Comments document. This document will contain
18 written responses to all substantial comments received
19 during the Draft SEIR review period. It will also
20 identify any changes to the Draft EIR as necessary to
21 fully respond to comments received. The Response to
22 Comments document will be distributed to those who
23 commented on the Draft SEIR, various agencies and other
24 interested parties.

25 About two weeks after the publication of the

1 Response to Comments document, the OCII Commission will
2 hold a hearing where they will be asked to certify the
3 Final EIR, which will consist of the Draft SEIR
4 together with the Response to Comments.

5 Certification of the SEIR would not mean the
6 project is approved or disapproved. Rather, it would
7 only satisfy the CEQA environmental review requirements
8 for the proposed project.

9 Project approval or disapproval is a separate
10 consideration from the adequacy of the SEIR. The SEIR
11 will discuss all CEQA environmental topics that were
12 not analyzed in the initial study that was published
13 with the NOP.

14 The SEIR will identify feasible measures to
15 avoid or substantially reduce the project's significant
16 environmental impacts. These are called mitigation
17 measures.

18 The SEIR will also consider whether there are
19 alternatives that would avoid or substantially lessen
20 any of the significant environmental impacts of the
21 project.

22 Speakers tonight will be limited to three
23 minutes, which will be loosely enforced. I recognize
24 that many of you have significantly more information to
25 share, more than the two [sic] minutes that we will

1 allow. So please consider your verbal comments as a
2 summary of your principal points of view. And if you
3 wish, you may supplement those statements with written
4 comments. Please submit written comments by 5:00 p.m.
5 December 19th to the address listed on the agenda or
6 the NOP.

7 We have a court reporter here who will prepare
8 a transcript of your comments. When you come to the
9 microphone, please state your name and address. If you
10 are representing an organization, please indicate the
11 group or your official capacity with that group.

12 You may be asked to spell your name for the
13 benefit of our court reporter.

14 I'd like to emphasize again that the purpose
15 of this project is to gather information to help inform
16 our analysis of the project's environmental impacts and
17 not to judge the levels of work propositioned to the
18 project. As such, I'm going to ask you to refrain from
19 commenting on the merits of the project but instead to
20 direct your remarks to the scope and focus of the SEIR.

21 And finally, the SEIR will not weight the
22 impact analysis based on the number of comments
23 received on a particular topic. We have limited
24 speaker comments. So if you haven't submitted one,
25 then we'll ask you to come up, after the three speakers

1 that filled out a card, to come up and make your
2 comments.

3 So now it's time to hear from our first
4 speaker.

5 CATHERINE REILLY: Brett? Just a sec.

6 Is there anyone here who's planning on
7 attending the Dog Patch annual party? I had -- we
8 apologize. It's hard to find a night where there's not
9 a conflict. So I had offered that, for those who are
10 planning and need to leave early, we would let them go
11 first.

12 So for those who are going to -- those with
13 Dog Patch, have you put in your comments cards? If
14 you'd like to speak and you'd like to leave early to
15 get to the holiday party, would you just raise your
16 hand?

17 (No response)

18 CATHERINE REILLY: Okay. So we'll just go with
19 the cards that you have.

20 BRETT BOLLINGER: First speaker is Mark Elliot

21 MARK ELIOT: Mark Eliot. I live at 239 Brannan
22 Street. Last name is spelled E-L-I-O-T.

23 Three comments. First one deals with City
24 ordinances. I notice in the initial study, there's a
25 statement about the South plan and South design

1 development, constituting regulatory land use --

2 (Reporter interruption)

3 THE REPORTER: I'm sorry. I couldn't hear what
4 you said. "Constituting"?

5 MARK ELIOT: Oh, that they supercede the Planning
6 Code for this project.

7 That kind of concerned me when I heard about
8 that, because the Code, between 1998 and now, 16 years,
9 it's an awful lot of stuff that's gone on in the city
10 environmentally.

11 So I'm wondering whether the SEIR can't
12 identify those ordinances that will be superceded and
13 state, you know, what the consequences are if we're not
14 complying with those.

15 Second comment deals with transportation. I
16 think that's actually one of the biggest concerns for
17 the project.

18 And the initial study talks about a detailed
19 analysis for transportation impacts associated with the
20 project. So you're going to do this analysis, but the
21 analysis is going to depend on assumptions for mode
22 share. And all I can find out about mode share so far
23 was a previous presentation, I think that was maybe in
24 November, about the different splits.

25 And I know in that presentation, they compared

1 the Warriors to the Giants ballpark and the arena in
2 Sacramento and some other places. But I wasn't clear
3 that those were really good comparisons. So I think
4 it's important to make it clear what the assumptions
5 are and, most importantly, provide evidence for those
6 assumptions before you get into the actual analysis.

7 I'd like to know why, you know, 55 percent
8 automobile and 2 percent bike is reasonable. There
9 should be some justification for that.

10 Thirdly, and related to that earlier comment,
11 San Francisco's got a couple of big transportation mode
12 share goals, namely, less than 50 percent of trips by
13 car through the MTA. And the Board of Supervisors has
14 a resolution that says 20 percent bike mode share by
15 2020.

16 So I'd like to know how this project, through
17 the EIR, will reconcile these goals with the mode share
18 that apparently they're going to be analyzing.

19 Thank you.

20 BRETT BOLLINGER: Next up is Michael Drummond.

21 MICHAEL DRUMMOND: Hi, Michael Drummond. I live
22 over at Madrone, 420 Mission Bay. I've lived there for
23 about four years now and been a Warriors season ticket
24 holder for three years, so I'm personally a big fan of
25 them moving to the city, would be excited to walk to

1 games. Kind of want to get on board and see the steps
2 that they're taking to do this professionally and the
3 right way.

4 And so far, every time I've met with them,
5 they have gone above and beyond to kind of see what the
6 people in the community are looking for in terms of the
7 environmental needs of the community and what the CAC
8 is asking. Again, specifically, something I just
9 learned is the auger -- auger drill piles. Just my
10 biggest complaint in the past four years is how loud
11 the construction has been.

12 And it's -- I work from home, so that's -- for
13 me, it's important. And I just think that's a big step
14 for the Warriors, that they're kind of listening to
15 what the people have to say. And personally it means a
16 lot that they would spend extra money just to, you
17 know, make people happy in the community, so.

18 BRETT BOLLINGER: Thank you. Next up is Alex
19 Mitra.

20 ALEX MITRA: Hi. My name is Alex Mitra. I am the
21 manager of public policy at the SF Chamber of Commerce.
22 As their representative tonight, I would like to
23 express our support for the Warriors project.

24 Based on my observations of the project in
25 Mission Bay, I believe the Warriors are carefully

1 studying the potential impacts of the project. So the
2 inclusion of the 1,000 -- sorry, 125,000 gross square
3 feet of retail space is of great interest to us, great
4 interest to the Chamber. And the Warriors are taking
5 great care to study the impacts of said retail, whether
6 it be retail or restaurant, to ensure that we get an
7 adequate mix.

8 And with this arena, the Warriors are creating
9 a center for the neighborhood. They are bringing city
10 and regional activity to the Mission Bay just like the
11 Barclays Center in Brooklyn. And rather than
12 overpowering a neighborhood, the Warriors Arena project
13 would add to Mission Bay's sense of the neighborhood.

14 And thus, we would ask that the CEQA process
15 progress as quickly as possible so that we can open a
16 world class arena in Mission Bay. Thank you.

17 BRETT BOLLINGER: Next is Corinne Woods.

18 CORINNE WOODS: I have two questions on the
19 initial study -- oh, Corinne Woods. I live on Channel
20 Street, or actually on Mission Creek.

21 The section on recreation says that there
22 would not be any substantial increase in the use of
23 existing Parks and Rec's facilities and would not lead
24 to physical deterioration of existing recreational
25 resources.

1 Our plans for Bayfront Park never contemplated
2 having 20,000 additional people coming into the
3 neighborhood to use these parks. I think that this is
4 something we have to seriously look at as we go through
5 the review of recreational resources and also as we do
6 our advanced planning for Bayfront Park.

7 The other issue I have doesn't seem to be a
8 CEQA issue, but I don't know where it goes. And that
9 is that there's no impact in terms of solid waste
10 handling of this arena. Again, it's been our
11 experience in the neighborhood that there's a
12 significant increase in solid waste as a result of the
13 Giants. And somehow, that burden of cleaning it up
14 ends up on Mission Bay and not the City's general fund
15 because it's Mission Bay.

16 And I think that somehow the analysis should
17 reflect the increased burden on this community of
18 increased solid waste. Thank you.

19 BRETT BOLLINGER: Kevin Carroll.

20 KEVIN CARROLL: Good evening. My name is Kevin
21 Carroll. I'm the executive director of the Hotel
22 Council of San Francisco. We're a trade association
23 that represents about 85 hotels in San Francisco and
24 24,000 workers that work in our industry.

25 So I'm here to thank the Warriors for the work

1 that they've been doing on this and moving this forward
2 and definitely would support the EIR process. The
3 number of events and the appropriate number of
4 events -- I think the one thing to remember is, as you
5 look the size of the events that are going to be done
6 in this arena, some will bring in more people to San
7 Francisco.

8 Some will actually affect our employees, the
9 hotel employees. The majority of our employees live
10 and work in San Francisco, which is different than some
11 of the other industries. And actually the
12 additional -- having more events within the programs
13 and having the economic impacts related to that, I
14 think the studies that you've done to look at the size
15 of events and types of events that would be in there I
16 think would be important for us to consider.

17 So on behalf of the Hotel Council and our
18 board of directors, we do support the EIR process and
19 hope that it moves through quickly on this project that
20 obviously will help out in a lot of ways.

21 So thank you.

22 BRETT BOLLINGER: That was the last speaker card
23 is there any -- oh, there we go.

24 RALPH ANAVY: I'm Ralph Anavy. And I live at 420
25 Mission Bay Boulevard. I was not able to attend the

1 last meeting on transportation, so I want to address a
2 couple of points related to transportation.

3 One of them, the plan that I saw does not
4 address the needs of the people living in the area to
5 get in and out. It addresses people coming into the
6 area, but doesn't address the fact that people living
7 in the area are going to be trapped, as we are today
8 when the Giants have a ball game.

9 So the EIR has to address a rational plan for
10 people to be able -- who live the area to be able to
11 get in and out. That's the first point.

12 The second point is about the parking, the 55
13 percent load on parking. I want to remind you that,
14 when the Giants came here, they said it was going to be
15 a commuter-only park, with no parking. Of course, we
16 all know what happened.

17 So I would urge you to set a much lower goal
18 because we know we're going to go above that goal. So
19 25 percent maybe is a good goal to go with because
20 you're going to go over it no matter what you do -- and
21 to really address issues of ferry and other kind of
22 ways of getting people in and out rather than 55
23 percent load of cars.

24 Thank you.

25 BRETT BOLLINGER: Any other? Got one more.

1 J.R. EPPLER: Good evening. My name is
2 J.R. Eppler. I live at 453 Utah, and I am the
3 president of the Potrero District Neighborhood
4 Association.

5 These comments come from things that I noticed
6 in the notice of participation [sic], and they also go
7 to what the prior speaker mentioned.

8 In looking at the cumulative impacts of this
9 project, it seems like there's been a look at the
10 Eastern Neighborhood plan, the Pier 70 plan, and
11 numerous other small plans. That doesn't quite get to
12 the impact that this arena is going to have to the
13 neighborhood.

14 For example, in the Notice of Preparation, the
15 Western Summit Community Plan, which is directly
16 adjacent to Mission Bay, was not discussed.

17 The Central Corridor project, which is
18 currently in draft form, which will include massive
19 up-zoning on Fourth Street, which runs directly into
20 Mission Bay, was not discussed.

21 This arena is going to be on Third Street.
22 The Hunters Point Redevelopment plan and the load for
23 the T-Third was not discussed.

24 These are all things that have to be
25 incorporated in order to make sure that this plan works

1 not just for the people who will be coming into and out
2 of the arena but the people that surround the arena.

3 The other point that I'd like to make is we
4 have to be very careful when looking at the impacts to
5 make sure that we use the most accurate data we have.
6 For example, I'm looking at the population and housing
7 impact and looking at the impact of construction jobs.
8 Data that probably dates from the end of 2013 was used.
9 We know all know that the amount of construction has
10 gone up greatly over the course of the last year.

11 In order to accurately measure the impacts
12 that are going to be taking place, we need to make sure
13 that we're not using outdated data.

14 Thank you very much.

15 BRETT BOLLINGER: Any additional speakers?

16 DENNIS MacKENZIE: Good evening. I'm Dennis
17 MacKenzie. I live on Precita in the Bernal Heights,
18 Mission District. I'll send some comments through
19 e-mail on the school proposal that I've been proposing
20 to the Warriors and the City.

21 In this NOP, it says that -- Summary of Public
22 Services Impacts in Mission Bay, there's a small
23 section called Public Schools. I teach public high
24 school here, in San Francisco and write education
25 proposals for many years. And as a part of my proposal

1 for the Warriors to include a high school classroom
2 inside the arena, I'm asking this -- I don't know where
3 else -- who else could do some kind of study as to the
4 positive impacts it could have for our entire school
5 system and kids and using nonprofit agencies, using
6 this arena as a positive influence and impacts,
7 positive impact on the entire city.

8 So I don't know what section that would fall
9 except for the public school section. Thank you.

10 BRETT BOLLINGER: Any additional speakers? Going
11 once? Twice? Ma'am?

12 HOLLY FRIEDMAN: Holly Friedman [phonetic]. I'm a
13 resident of Potrero Hill and represent Grow Potrero
14 Responsibly. And I also wanted to speak about the
15 cumulative impacts that the development, not only in
16 its construction but in its future state, will have on
17 the neighborhood.

18 I just would like to urge the Environmental
19 Planning office to consider all of the residential and
20 commercial projects that are currently in its pipeline
21 and are planned to be in construction during this time.

22 I feel that a site of this size is enormous
23 and, when looked at with all of the other large
24 construction sites -- we have Daggett Place that's over
25 400 units and the proposed residential housing at the

1 Corovan site as well as 1601 Mariposa. You're talking
2 about adding over 1,000 residential units, and all of
3 this construction is going to be timed at the same
4 time.

5 So as a resident who passes through that area,
6 I'm really concerned about the hazardous waste that's
7 going to be in the environment and released when all
8 these constructions happen at the same time and the
9 impact of all the traffic will have with all of these
10 projects happening within a three-, four-block radius
11 of each other.

12 So not -- so during the construction. And
13 then post construction, when -- if all of these
14 proposals go through as they're indicated in all their
15 plans, the impact of all the additional people that
16 will have on transit, particularly during the baseball
17 season and basketball season. I think there's a big
18 overlap there. And currently the congestion in the
19 neighborhood without the stadium is at its peak and
20 over-used.

21 We lack infrastructure to support our current
22 status in terms of transit and just adding additional
23 workers who will be coming to and from the neighborhood
24 to get to their jobs to construction and to work at the
25 Warriors stadium will be a big influx. And we don't

1 have the infrastructure to support it today.

2 So when you are looking at all of the
3 environmental reviews and the studies, I really feel
4 that it's a detriment and does not do justice to the
5 surrounding neighborhoods to ignore all of the planned
6 projects that your office is currently working on.

7 Thank you.

8 BRETT BOLLINGER: Any more speakers? Last chance?

9 (No response)

10 BRETT BOLLINGER: Okay. Just going to go over a
11 very quick couple points, and then we'll end the
12 meeting.

13 Your comments tonight and ones we receive in
14 writing will be carefully reviewed and reflected in the
15 Draft SEIR. Written responses, however, will not be
16 prepared until we issue the Response to Comments on the
17 Draft SEIR. You have several opportunities for
18 additional input, including providing written comments
19 on scoping, comments on the Draft SEIR, and comments at
20 the OCII Commission hearing on the Draft SEIR.

21 If you have any questions or comments
22 concerning the environmental review process of the
23 project, you can contact me, Brett Bollinger, at the
24 Planning Department at 575-9024 or check the
25 Environmental Planning pages on our website.

1 Information about the project can also be
2 found on the OCII and Mayor's Office of Economic and
3 Work Force Development websites.

4 That wraps things up. Thank you for coming,
5 have a good night.

6 (Whereupon, the proceedings concluded
7 at 7:23 o'clock p.m.)

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1 STATE OF CALIFORNIA)
) ss.
2 COUNTY OF MARIN)

3 I, DEBORAH FUQUA, a Certified Shorthand
4 Reporter of the State of California, do hereby certify
5 that the foregoing proceedings were reported by me, a
6 disinterested person, and thereafter transcribed under
7 my direction into typewriting and is a true and correct
8 transcription of said proceedings.

9 I further certify that I am not of counsel or
10 attorney for either or any of the parties in the
11 foregoing proceeding and caption named, nor in any way
12 interested in the outcome of the cause named in said
13 caption.

14 Dated the 23rd day of December, 2014.

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17 DEBORAH FUQUA

18 CSR NO. 12948

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