

MISSION BAY SOUTH REDEVELOPMENT PLAN AMENDMENTS

GENERAL PLAN FINDINGS

FOR GOLDEN STATE WARRIORS HOTEL MIXED-USE PROJECT

Planning Commission
June 18, 2020



San Francisco
Planning

Mission Bay South Redevelopment Plan **Amendments**

- **Action Before the Planning Commission**

Adopt General Plan Consistency Findings for Amendments to the Mission Bay South Redevelopment Plan

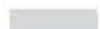





- **Today's Presentation**

1. Mission Bay South Redevelopment Plan and Project Area
2. Proposed Golden State Warriors Hotel Project
3. Community Benefits
4. Required Redevelopment Plan Amendments
5. Required Actions: General Plan Findings

Mission Bay South Redevelopment Plan **Amendments**

- Mission Bay South Project Area

LEGEND:

-  Public Facility
-  Parks
-  Residential / Market Rate
-  Residential / Affordable
-  Hotel
-  Commercial



Mission Bay South Redevelopment Plan **Amendments**

■ Mission Bay South Project Area

LEGEND:

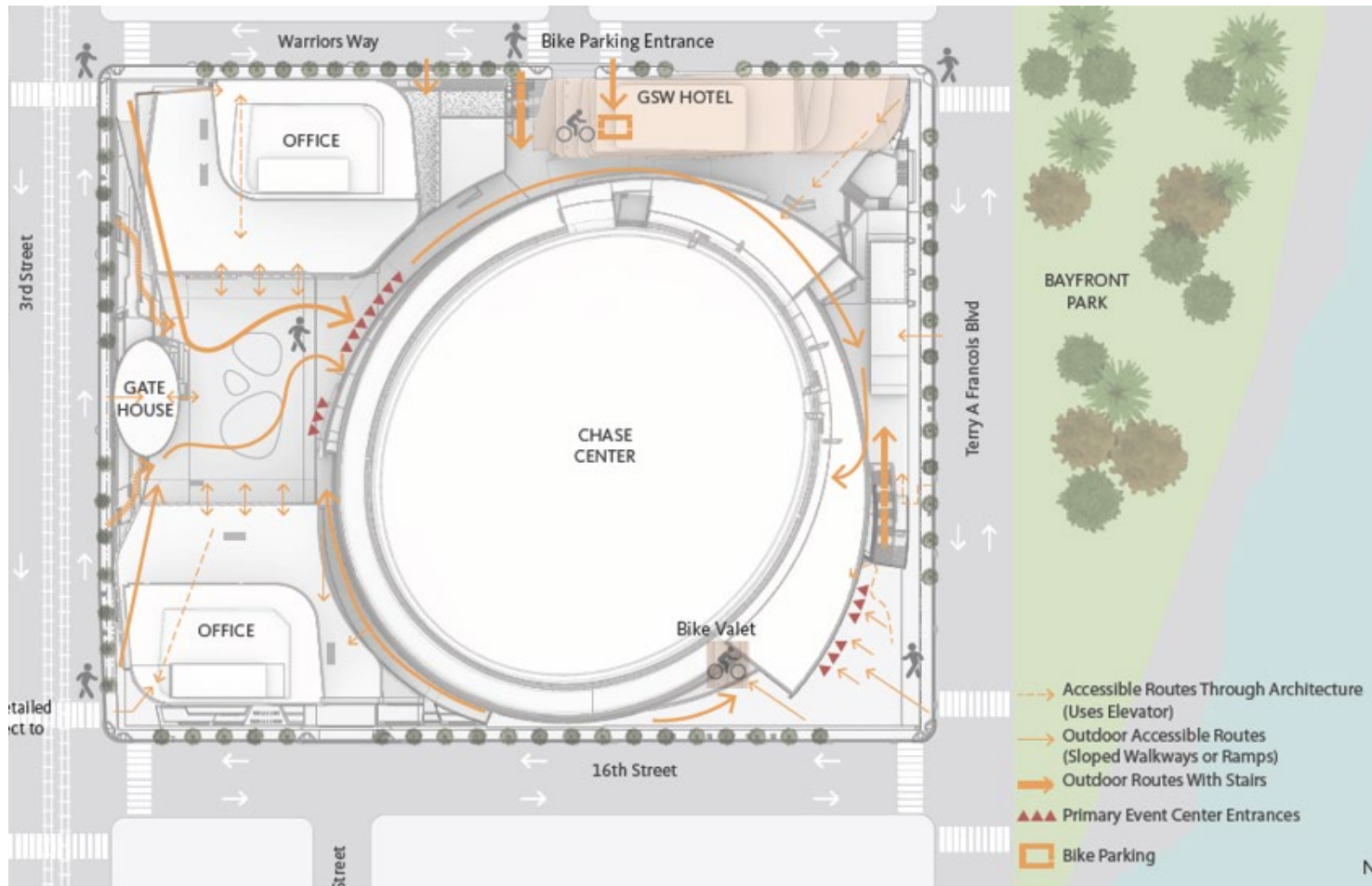
-  Public Facility
-  Parks
-  Residential / Market Rate
-  Residential / Affordable
-  Hotel
-  Commercial
-  2020 Proposed Changes



Blocks 29-30
GSW Hotel /
Residential
Project

Mission Bay South Redevelopment Plan **Amendments**

■ Golden State Warriors Hotel Mixed-Use Project



Mission Bay South Redevelopment Plan **Amendments**

■ Golden State Warriors Hotel Mixed-Use Project

– Community Benefits

- Project Sponsor subject to provision of Mission Bay South Ownership Participation Agreement (OPA) to help create infrastructure and community benefits
- Additional Community Benefits:
 - Contribution to Affordable Housing
 - \$210.47 / sf for 30% of floor area;
 - \$ 22.57 / sf of hotel use;
 - Additional Park Maintenance
 - \$175,000 / year

Mission Bay South Redevelopment Plan **Amendments**

■ Redevelopment Plan Amendments

– On Blocks 29-32

- Allows for hotel and residential uses;
- Allocated 65,000 sf of retail

– In Mission Bay South

- Increases the number of hotels and hotel rooms
- Increases the amount of leasable square footage;



Mission Bay South Redevelopment Plan **Amendments**

■ Required Actions

– General Plan Findings

- Housing Element
- Commerce and Industry Element
- Environmental Protection Element
- Air Quality Element



Mission Bay South Redevelopment Plan **Amendments**

- Staff Recommendation
 - Adopt General Plan Finding





THANK YOU



Mat Snyder
Senior Planner
San Francisco Planning

**San Francisco
Planning**

mathew.snyder@sfgo
www.sfplanning.org