MISSION BAY SOUTH REDEVELOPMENT PLAN AMENDMENTS

GENERAL PLAN FINDINGS

FOR GOLDEN STATE WARRIORS HOTEL MIXED-USE PROJECT

Planning Commission June 18, 2020





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 Project Area

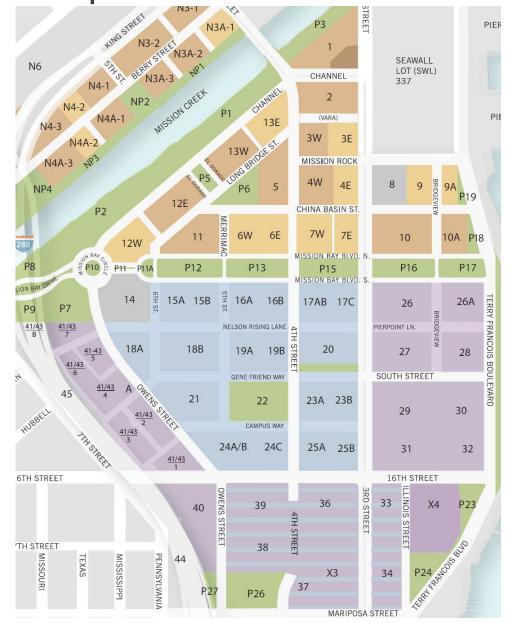
LEGEND:



Public Facility Parks

Residential / Market Rate Residential / Affordable Hotel

Commercial



 Mission Bay South Project Area

LEGEND:



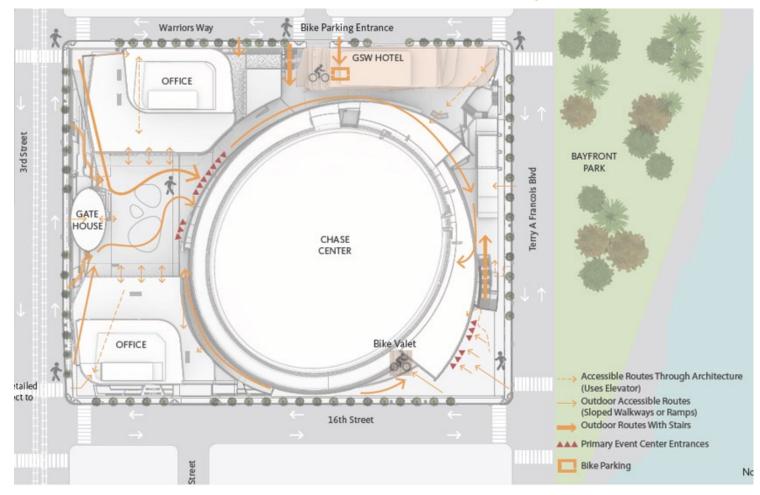
- Public Facility Parks
- Residential / Market Rate Residential / Affordable Hotel

Commercial

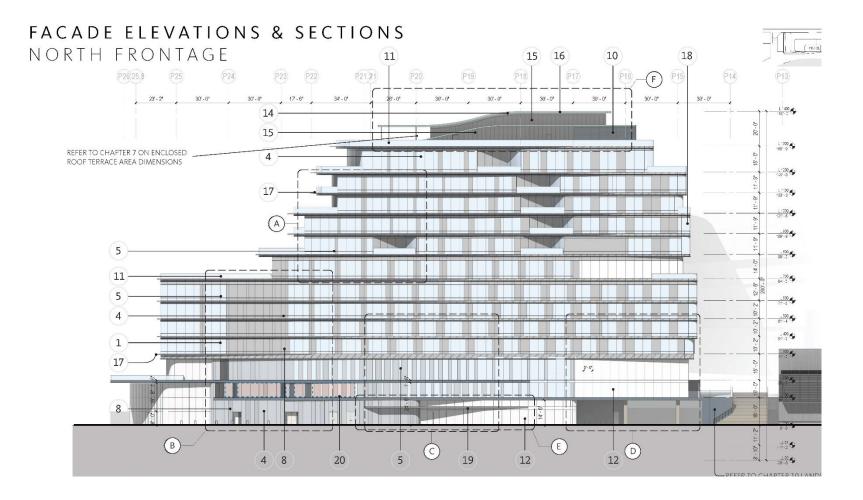
2020 Proposed Changes



Golden State Warriors Hotel Mixed-Use Project



Golden State Warriors Hotel Mixed-Use Project



- 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

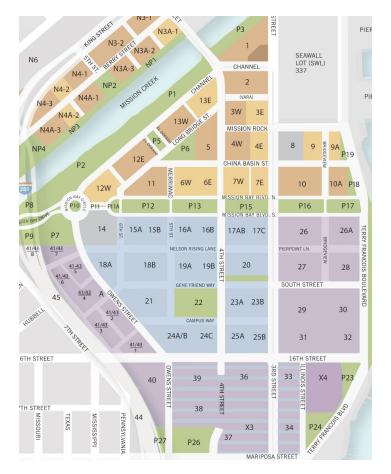
Redevelopment Plan Amendments

- 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;



Design-for-Development Amendments

- Increases Project site height from 90 feet to 160 feet
- Increases max plan length from 200 to 240 feet
- Adjusts minimum tower separation distance
- Increases the percentage of total roof area for a recreation structure
- Increases maximum canopy and projection dimensions



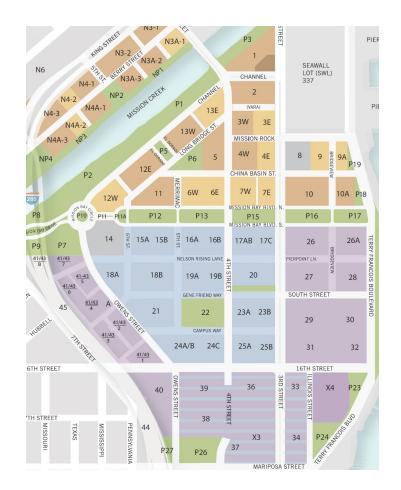
Required Actions

- Commission of Community Investment and Infrastructure (May 19, 2020 Meeting)
 - Approval of Plan Amendments
 - Approval of Design-for-Development Amendments
 - Approval of Amendments to Major Phase Approval / Schematic Design
 - Approval of Amendments to Ownership Participation
 Agreement
- Planning Commission
 - General Plan Findings
- Board of Supervisors
 - Approval of Plan Amendments

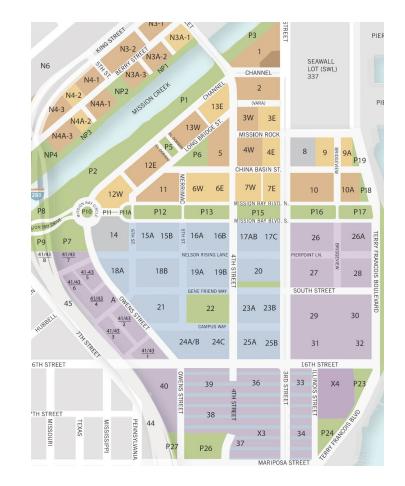


Required Actions

- General Plan Findings
 - Housing Element
 - Commerce and Industry Element
 - Environmental Protection Element
 - Air Quality Element



- Staff Recommendation
 - Adopt General Plan Finding



THANK YOU



Plan Francisco

Mat Snyder Senior Planner San Francisco Planni

mathew.snyder@sfgc www.sfplanning.org