



PROJECT REVIEW REPORT CARD

Project Address: 1 Warriors Way
Project Sponsor: Warriors LLC
Date of SFHAC Review: 6/24/2020

Grading Scale

- ★ = The project meets the high standard set by local jurisdiction and/or SFHAC
- ★★ = The project exceeds SFHAC standards
- ★★★ = The project far exceeds SFHAC's standards and exhibits creativity in its proposed solutions

Criteria for SFHAC Endorsement

1. The Project must have been presented to the SFHAC Project Review Committee
2. The Project must score a minimum of ★ on any given guideline

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| Summary | SFHAC officially supports the proposed project at 1 Warriors Way. We are particularly excited to see funding for an affordable housing development within the Mission Bay South Redevelopment Plan Area. | ★★ |
| Land Use | This project features an innovative use of a property not originally zoned for housing. The proposal repurposes the land to accommodate the greater need for hospitality and housing. | ★★ |
| Density | The project team is utilizing a conditional use to maximize the site's density. This includes going above and beyond what is allowed to ensure housing is included. | ★★ |
| Affordability | While the condos onsite are high-end, the project will pay the City's Inclusionary Affordable Housing fee, except that it will be based on 30% of the residential floor area, rather than 20% of the residential floor area. These fees will fund affordable housing development within the Mission Bay South Redevelopment Plan Area. | ★★ |
| Parking & Alternative Transportation | The project is not proposing any new vehicle parking, and will take advantage of the existing parking onsite. They will be adding 15 new Class I bicycle parking spaces. The project site is a transit hub with walking distance to several bus lines (22,48,55,78X,79X, and 91), Metro Rail (K,T and Shuttle), Caltrain, and a future Bart Station. | ★ |
| Preservation | | N/A |
| Urban Design | The project features a stepback design to respect the over 3 acres of public open space remaining on the site. There will be activation on the ground floor from retail, as well as the separate condo and hotel lobbies. The project team expressed potential concerns around a wind study between the stadium and the proposed project. | ★★ |
| Environmental Features | The residential and hospitality project will achieve LEED Gold for Hospitality V4.0. The project also features biophilic design consulting with 1 Hotels as the owner / operator. Additionally, the proposal includes a reclaimed water system. | ★★ |
| Community Benefits | The project will contribute \$12 Million in one-time fees and \$350,000 in annual fees toward public priorities. The project includes goals to work with CityBuild apprenticeships, and they are actively working to exceed OCII minimum goals. They are also committed to a union workforce, both on construction and end-use jobs. | ★★ |

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| Community Input | The team worked with OCII staff and SF Planning to get design to fit in to view from Bridgeview Way, separation of project and arena, roofline, and eastern facade. There are community concerns about preserving publically accessible open space, retail, and preventing shadows. The project team is engaging in ongoing conversations with neighborhood groups and business associations. | ★ |
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