

## OLYMPIC VILLAGE

The goals of the SF 2012 Village Theme Team, from its inception nearly three years ago, have been:

- To create a Village that promotes the best conditions in which Olympic and Paralympic athletes can prepare for their competitions and interact with the other athletes;
- To design healthful, safe, highly functional and technologically advanced accommodations for the athletes;
- To meet or exceed the standards set in the *IOC Village Guidelines*;
- To consider the daily flows and movement patterns of the residents to ensure the placement of facilities are ideally suited to supporting the requirements of the Village residents;
- To develop the Village in the most environmentally sustainable manner as a high-density urban infill project with consideration to the highest quality-of-life standards;
- To create a legacy of much-needed housing that will set a new standard for the San Francisco Bay Area, the country and the world;
- To meet or exceed the highest standards of the U.S. Green Building Council's LEED platinum program for environmental design.

In the continuing pursuit of these goals, the SF 2012 Village Team has visited and studied the Olympic Villages in Sydney and Salt Lake City, conducted extensive discussions with the village designers, contractors, and operations staff, and, most importantly, interviewed many current and former summer and winter Olympic athletes in order to determine those qualities that made the village experience most successful in the eyes of the athlete. Equally, the team focused on the requirements of the NOCs that provide the support network for the athletes. As a result of this process, the Village Team has continued to improve the design of the SF 2012 Olympic Village Plan.

### Illustrative Olympic Village Plan



## *Olympic Village Revisions*

### *Site Plan Revisions*

Working with experienced, highly regarded Olympic Village operations and facilities experts, the Village Planning Group, along with EDAW (a San Francisco firm and a member of the architectural design team in Sydney), and numerous Olympians, SF 2012 has revised the Site Plan for the Olympic Village, as indicated in the Sight Plan diagram.

The highlights of these modifications include:

- Relocating Main Dining Facility adjacent to the Transport Mall, based on input from athletes (See the Site Plan). The location of the Main Dining Facility is planned to fit the daily routine of the residents of the Village;
- Locating the Village Plaza adjacent to the Main Dining Facility so that facilities that service the needs of the NOC administration, such as the Chef Meeting Hall, Sports Information Center and NOC Service Center are in close proximity;
- Relocating the Materials Transfer Area closer to the Main Dining Facility to improve efficiency and to minimize service vehicle traffic within the Village (see the Site Plan);
- Designating the Paralympic Village so that it contains all of the essential Village facilities, so that the transition from Olympic to Paralympic Village is simplified, and most importantly so that the building types within the Paralympic Village meet the Paralympic requirements for accessibility (see the Paralympic Village Site Plan);
- Aligning the Village Plaza and Welcoming Ceremonies Amphitheater with the formal entry to the International Zone in order to create a grand ceremonial entry and to create a more active and usable Amphitheater experience for the athletes and to place the Amphitheater farther away from the residential zone (See the Site Plan and also the Village Entry diagram);
- Providing additional NOC parking in the transport storage areas at both ends of the International Zone (See the Site Plan);
- Expanding main entry facilities and guest/media shuttle areas, adjacent to the international zone entry and the NOC parking to create larger, more defined greeting areas and interactive areas between the public/media/families/guests and the athletes (See the Site Plan);
- Expanding on our concept of California Plazas (one acre each in the North and South residential areas) to include more casual dining and recreation facilities such as Cyber Cafes and Game Zones, thus providing greater opportunities for relaxation, socializing and entertainment within the Residential Zone (see the California Plaza Diagram);
- Adding numerous smaller outdoor plazas within each building cluster or footprint to establish additional social settings and beverage/snack opportunities close to each building (See the Site Plan and the Village Residential Diagram);

- Expanding training facilities and areas to include additional gymnasiums (3), a larger running oval and associated grass fields, a 50m pool, and several smaller, individual exercise rooms with workout equipment within each of the building clusters and directly adjacent to the smaller plaza areas (See the Site Plan);
- Locating parking for NOC vehicles, both allocated and Rate Card, in several areas around the perimeter of the Residential Zone, as close to the accommodations as possible to provide the highest level of service to the NOCs (see the Site Plan);
- Adding the Shoreline Amphitheater as an entertainment venue for the Village. This 15,000 seat outdoor venue is renowned for its atmosphere and acoustics. It will serve as a site for concerts, comedy performances, dramatic performances and other entertainment opportunities for the athletes and officials at the Village. A separate and dedicated shuttle service from the Village to Shoreline is included in the Transportation budget;
- Adding a dedicated, 24-hour, 7-day shuttle service directly from the Village to San Francisco, so that athletes and officials can readily enjoy the opportunities provided in the City for sight-seeing, cultural programs and entertainment;
- Adding a dedicated 24-hour, 7-day shuttle service directly from the Village to the VTA/Caltrain multimodal station in Mountain View, so that athletes can access public transportation to reach any San Francisco Bay Area destination.

With the incorporation of these changes, the Master Plan for the SF 2012 Olympic Village is designed to meet the requirements of all residents, guests and operators.



Visitors to the Olympic Village in San Francisco in 2012 will arrive to a visually dramatic, functionally organized Grand Entrance, where As accredited staff from the NOCs will be accommodated in the high-rise apartments just outside the International Zone.



SF 2012 has created two large California Plazas in the Residential Zone where athletes from around the world can gather and meet one another for coffee, juice, snacks and recreation, in a festive indoor-outdoor environment but away from the intrusions of the International Zone.



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The Residential Zone will offer technologically state-of-the-art accommodations, designed to meet the highest environmental standards for sustainable development. The athlete rooms will be spacious, and each NOC will have offices and storage in the lower floor of the building, custom-designed to their specifications (future parking areas).

### *Olympic Village Property Status*

#### *Moffett Field: United States Army Property*

The Olympic Village occupies a 75-acre site, at the former Moffett Field Naval Air Station, currently owned and operated by the United States Army. The USOC Site Visit Committee, following its 2001 evaluation, expressed concerns that acquiring this site might ultimately require an act of Congress. In December 2001, the Office of the Assistant Secretary of the Army began the process of privatizing the property through the granting of a 50-year land lease to a private company. The company would then own and control all of the existing and future housing on the site. This transfer of management and ownership of the housing site is made possible as a result of an Act of Congress known as the “Residential Communities Initiative.”

This process should be finalized in 2003. Its implications will not be fully known until the transfer to a private sector concessionaire is complete. However, the mechanism is now in place, as a result of the Residential Communities Initiative, to allow for a private/public partnership on this site. Following the award of the property to a private party in 2003, we will begin discussions about a joint-use venture with the new management team.

As a result of the Residential Communities Initiative and because of other recent developments at NASA, SF 2012 believes more strongly than ever that the Olympic Village can be located within the confines of the former Moffett Field Naval Air station property.

The former Moffett Field Naval Air station consisted of approximately 1,500 acres. At the time of the base closure in the 1990’s, the U.S. Army acquired the 75-acre site as well as an adjacent 35-acre site. NASA acquired the remaining 1,400 acres. Since the beginning of the bid process, SF 2012 and NASA have met several times, resulting, among other things, in the agreement to utilize the former blimp hangers for the International Broadcast Center (IBC). SF 2012 and NASA have also discussed the potential use of two sites for the Olympic Village on NASA property, as an alternative to the U.S. Army property.

NASA is pursuing approvals to establish a 4,000,000 square foot biotech office research park on approximately 300 acres of its property. This research park is a joint venture with the University of California at Santa Cruz and San Jose State University. In conjunction with the new research facilities, the joint venture plans to construct hundreds of dormitory rooms and apartments that would be available for students and for employees of the research park. SF 2012 has also met with representatives of the universities to discuss this potential development.

In addition to the research facility property, NASA owns and controls a remaining 500 acres on the east side of the airfields. NASA has no current plans for this property and would work with SF 2012 on a potential village site once the research park project is approved. This property also offers the same convenience to transportation and the major venue at Stanford Stadium and may ultimately be the most interesting and dramatic of these options.

*Alternative Olympic Village Site Analysis (or “Belt and Suspender” Approach)*

SF 2012 continues to pursue alternative paths in the event that none of the Moffett sites are realized. An explanation of the development environment in the San Francisco Bay Area will help to clarify this situation and our position.

As the center of the technology revolution and a highly desirable place to live and work, the San Francisco Bay Area continues to outpace its supply of housing. Further, as the supply of available land for future housing diminishes, the need and demand intensifies for infill residential village projects, such as the model we have created for the Olympic Village, making such projects more feasible. This situation creates a very fluid and active real estate environment where developers, builders and investors must move quickly to control land.

Over the past six years, ten examples of infill urban residential villages have been built in the regional area defined from San Jose to San Francisco. All of these projects sit on land, just like the Moffett sites, that had a prior use that became obsolete. The one constant in all of these projects is that the land was purchased by a powerful and well-financed entity that had substantial political support going into to the endeavor. The SF 2012 Olympic bid has that same type of political support and power. We continue to have active consultations with landowners, developers and civic officials to stay abreast of every development in this area.

However, no land can be purchased or even put under contract to purchase until such time as purchase or joint venture contracts can be signed and executed. Upon the signature of a Host City Contract, SF 2012 can become a very prominent and powerful participant in the land acquisition process and proceed with developing a residential village. If SF 2012 were able to purchase properties today for the future Olympic Village, at least five sites along the Highway 101 corridor between Stanford Stadium and San Francisco would be considered. All of these sites are located adjacent to transportation nodes and within the 50-kilometer circle of the major venues. Some of these sites, in fact, improve the overall distance ratios to all but the three outlying venues in our revised venue plan.

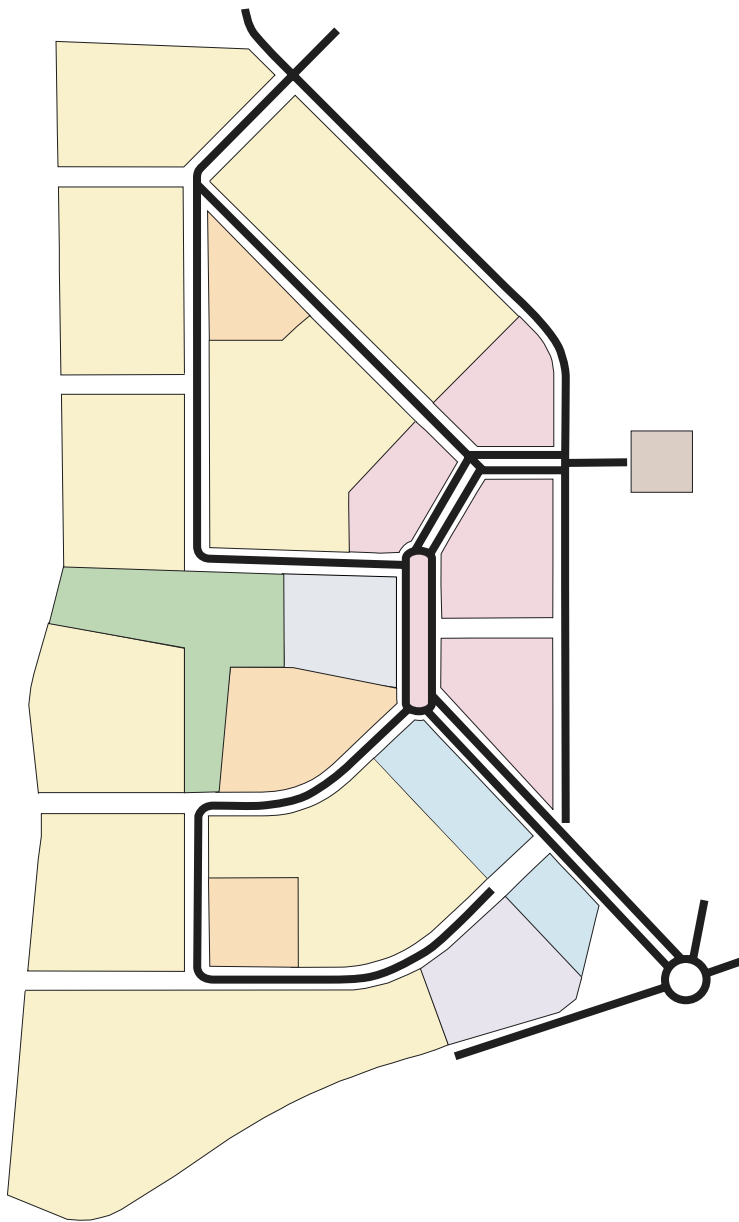
With this awareness of the real estate marketplace in the San Francisco Bay Area, SF 2012's Olympic Village team can commit that if, for any reason, the Moffett site were to be unavailable, we will find an equally acceptable or superior site along the Highway 101 corridor. The Master Site Plan would be maintained and adapted to the future site in a manner that complies with all of the IOC Olympic Village Guidelines and the principles and objectives expressed.

*Ancillary or "Sub" Villages*

While the Olympic Village can accommodate all the athletes and teams for the 2012 Olympic Games, SF 2012 anticipates the need for satellite Villages in order to deliver the highest level of service and convenience to all the athletes. SF 2012 has budgeted for several satellite villages, including:

- A Sub-Village at the University of California at Davis or at Sacramento State University, located in close proximity to the Lake Natoma venue for Rowing and Canoe/Kayak competitions;
- A Sub-Village at California State University Monterey Bay for the Equestrian competition (less than 5 kilometers from the venue);
- A Sub-Village at Napa Valley Marriott for the Cycling Mountain Bike competition at Domaine Chandon; and
- Satellite Villages for the remote Football competition in the Los Angeles and San Diego areas.

### Village Master Plan



Residential Zone

Dining Areas

Village Plaza  
(leisure centre, polyclinic, NOC and sports information)

Training Area/Ceremony

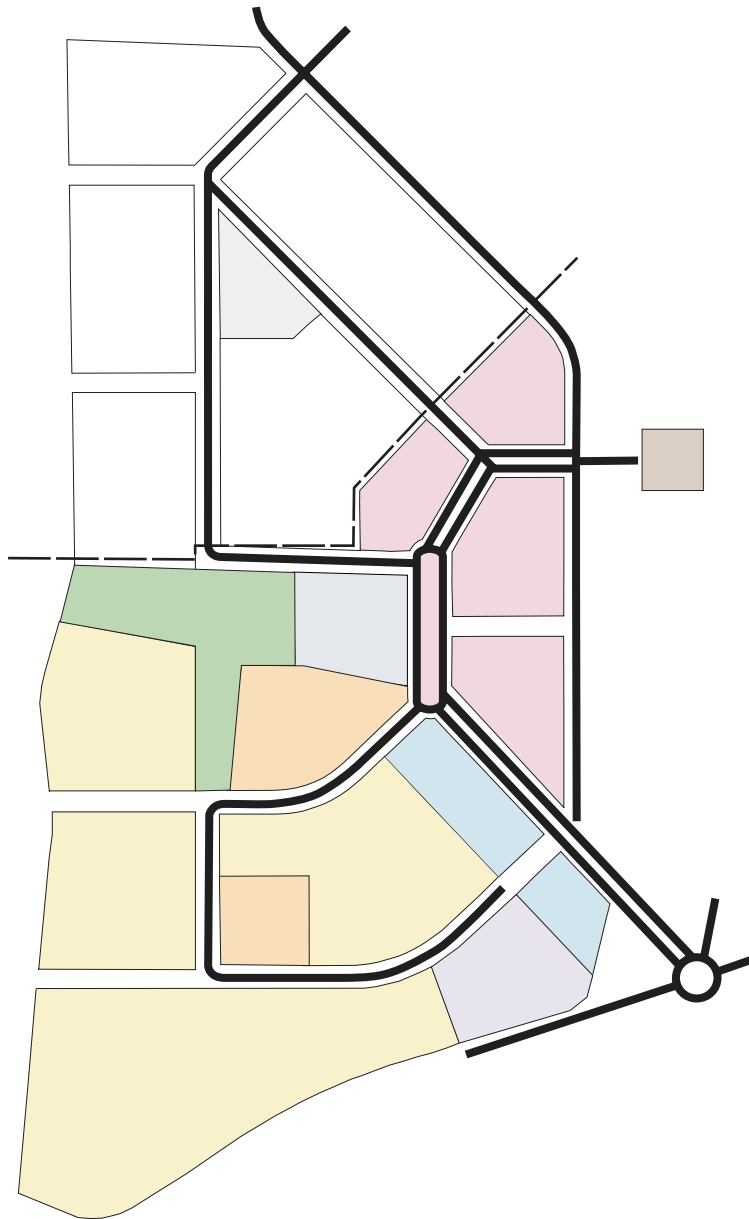
Transportation Mall

International Zone  
VIP and Ceremonial Entry, Logistics Center, Press Facilities, Restaurants and Shopping, IOC Museum, NOC Parking, Staff Residence

Material Transfer Area

Athlete Family Reunion Center

### Paralympic Master Plan



Residential Zone

Dining Areas

Village Plaza  
(leisure centre, polyclinic, NOC and sports information)

Training Area/Ceremony

Transportation Mall

International Zone  
VIP and Ceremonial Entry, Logistics Center, Press Facilities, Restaurants and Shopping, IOC Museum, NOC Parking, Staff Residence

Material Transfer Area

Athlete Family Reunion Center

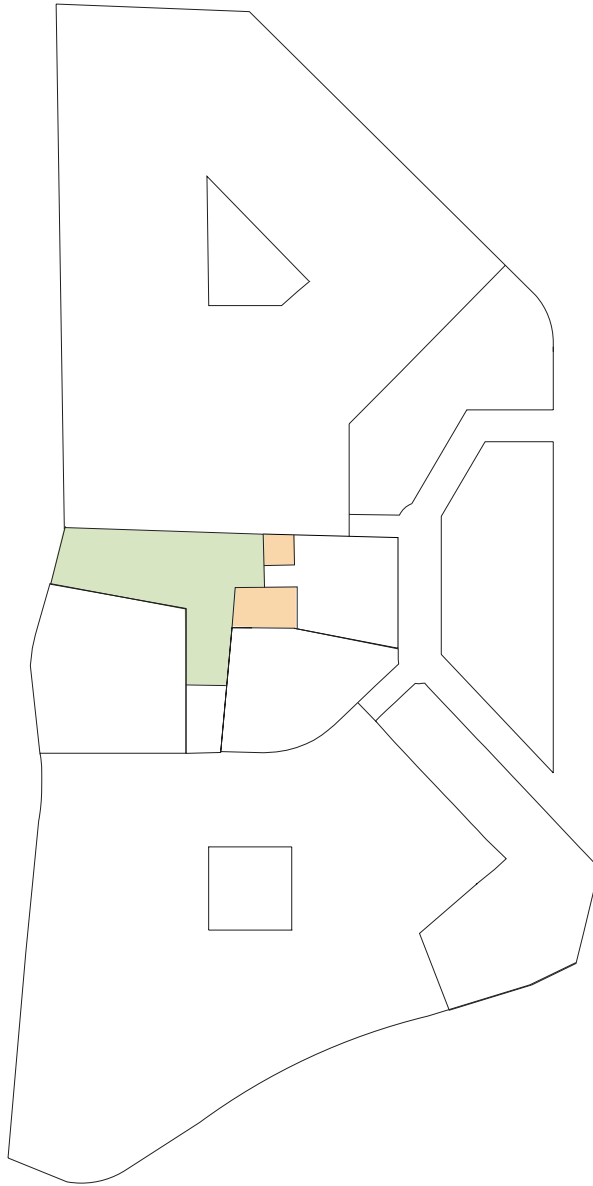
### Training Sites

#### Outdoor Training

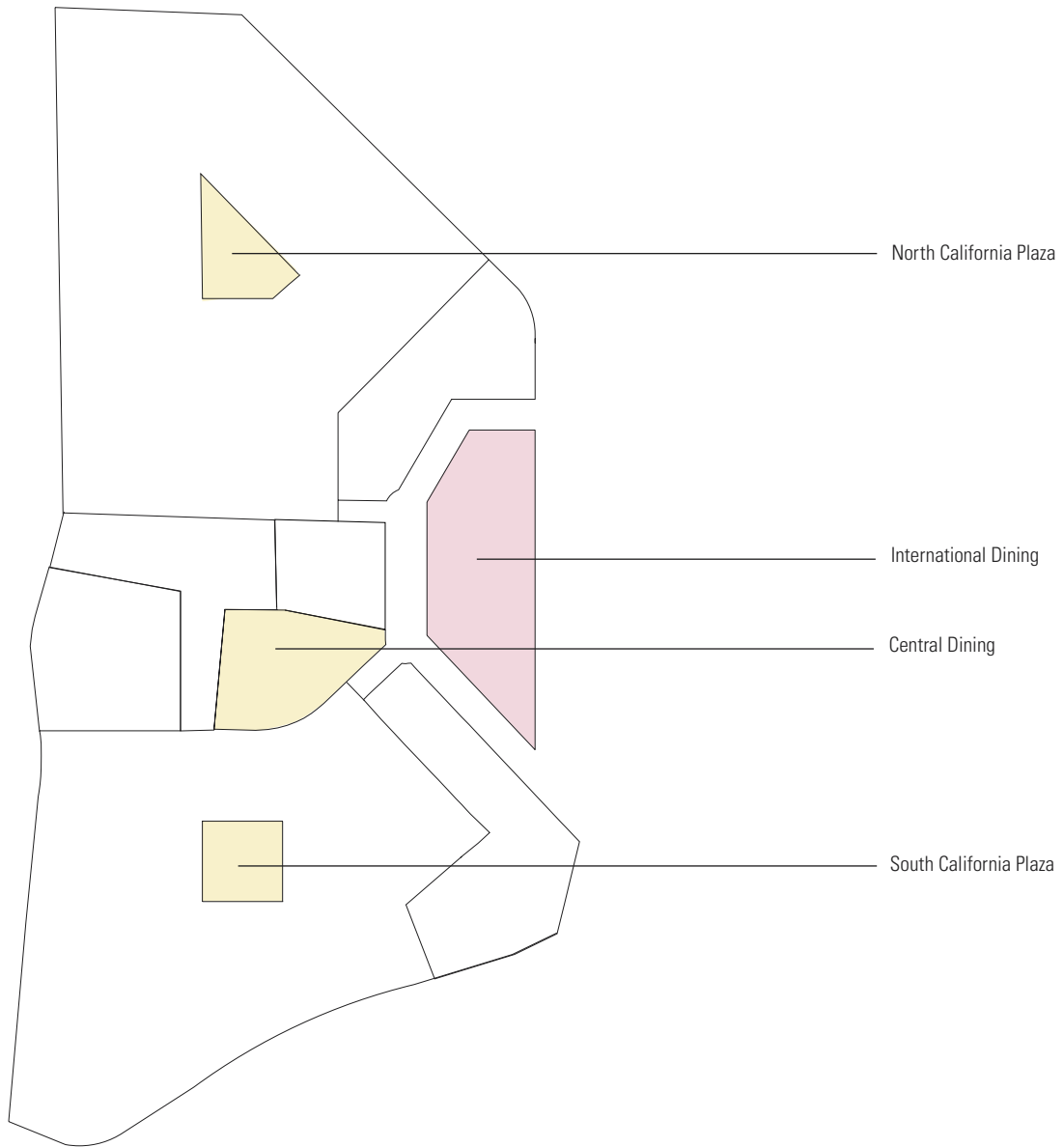
track  
pool

#### Indoor Training

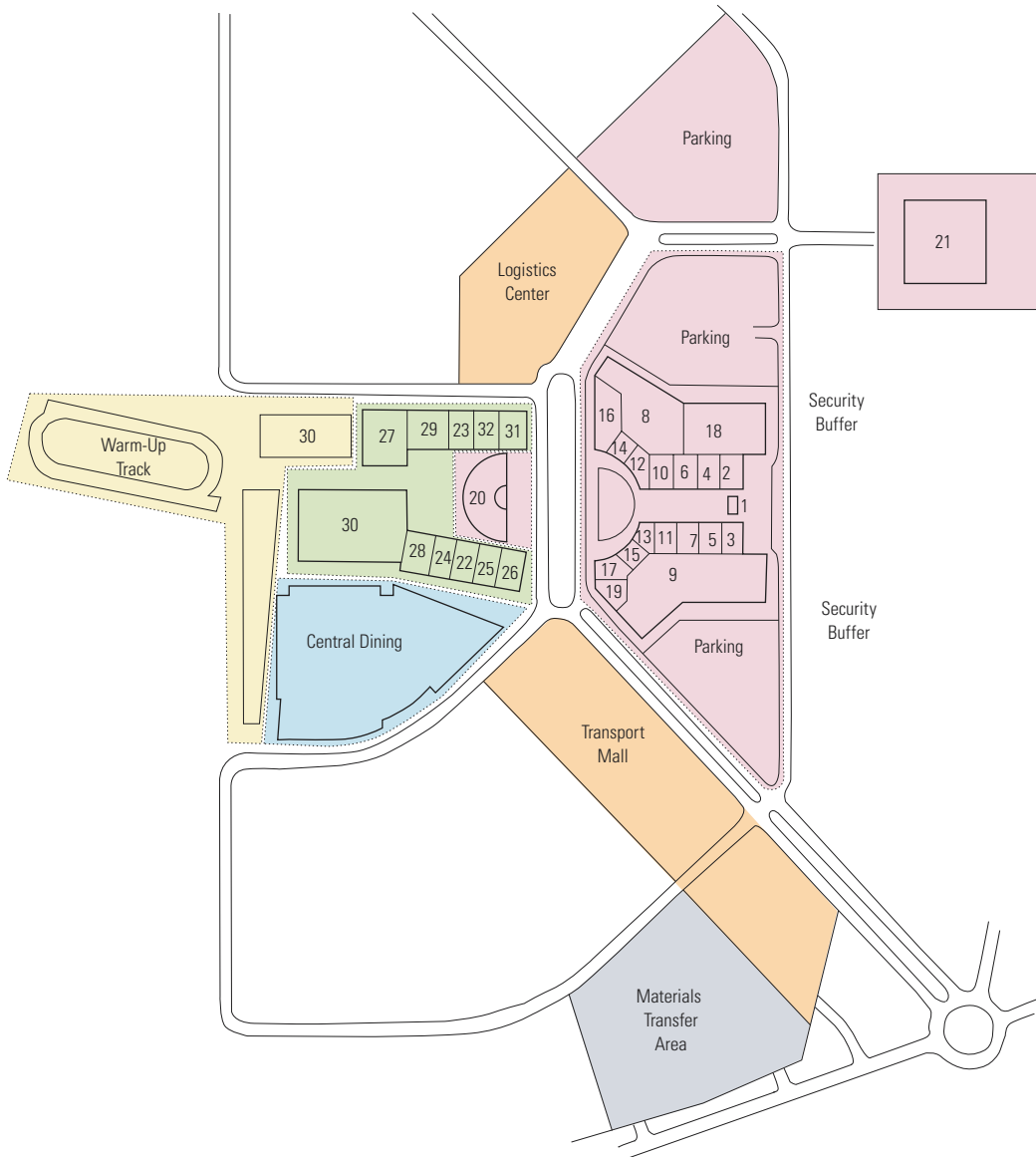
pool  
weights  
training rooms



### Olympic Village Dining Areas



### Village Plaza



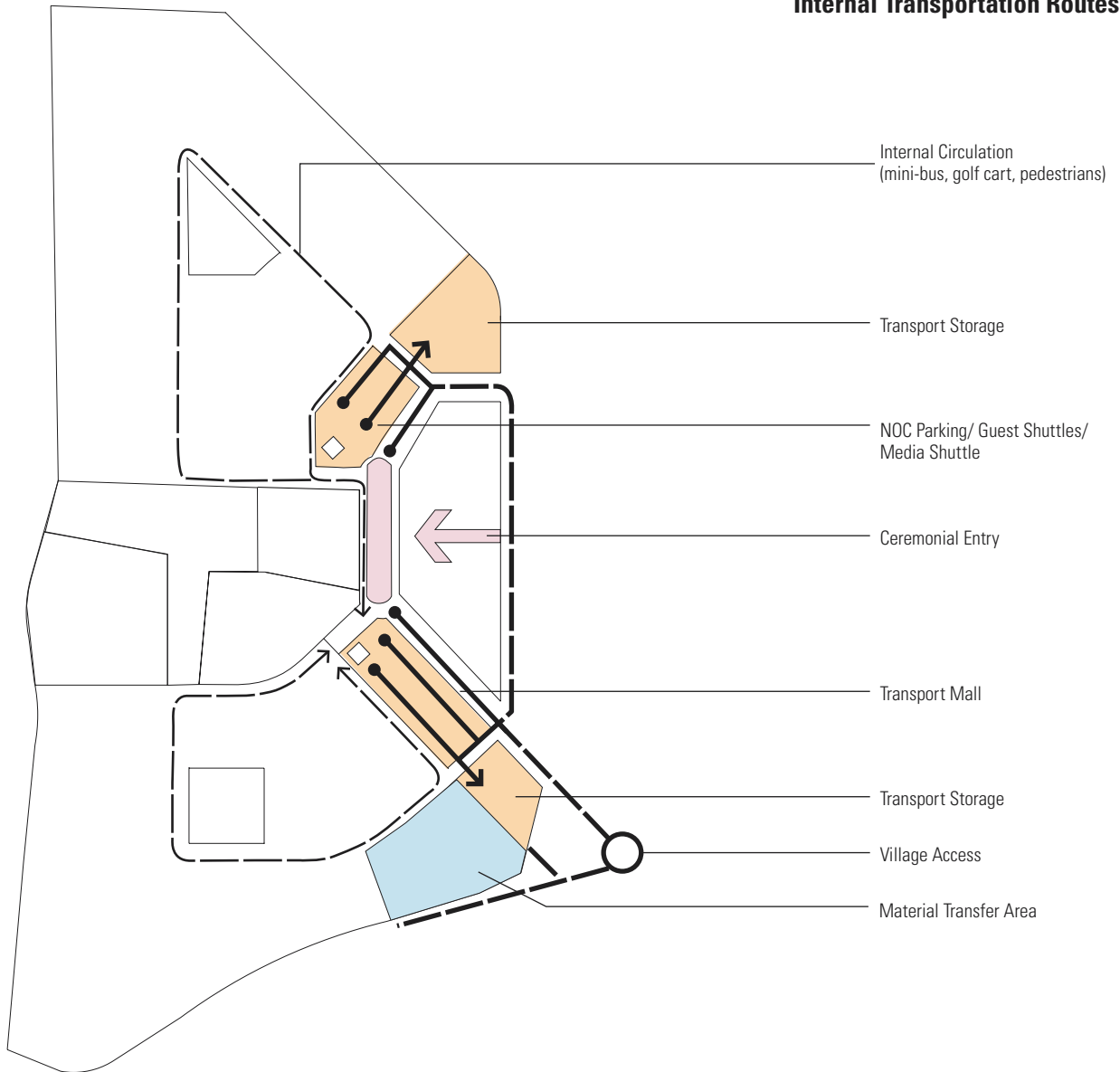
#### International Plaza

- 1 Protocol Office
- 2 Accreditation
- 3 Information
- 4 Ticketing
- 5 Post Office
- 6 Packaging & Courier Service
- 7 Merchandise
- 8 Internet Center
- 9 Games Hall
- 10 Florist
- 11 Photo Shop
- 12 Bank
- 13 General Store
- 14 Travel Agent
- 15 Hair Dresser
- 16 Lounge – Rendezvous
- 17 Telecommunication Center
- 18 Bookable Rooms
- 19 First Aid
- 20 Amphitheater
- 21 Family Reunion Center

#### Village Plaza

- 22 Sports Information Center
- 23 Religious Center
- 24 Chefs Hall
- 25 NOC Service Center
- 26 Airport Departure Facility
- 27 Dance Hall
- 28 Polyclinic
- 29 Sports Massage Center
- 30 Gymnasium
- 31 Information
- 32 Library, Music, Video Center

### Internal Transportation Routes





	Track	9,500m <sup>2</sup>	9,500m <sup>2</sup>
	Gymnasium	1500m <sup>2</sup>	1500m <sup>2</sup>
	Sports Massage	400m <sup>2</sup>	400m <sup>2</sup>
Village Amenities			
International Plaza			
	Protocol Office – Main Entry	201m <sup>2</sup>	Same
	Guest Pass Center – Main Entry	275m <sup>2</sup>	Same
	Media Center & Press Workrooms – Main Entry	470m <sup>2</sup>	250m <sup>2</sup>
	Accreditation (New badges/re-issued badges center)	45m <sup>2</sup>	Same
	Information	35m <sup>2</sup>	Same
	Post Office	100m <sup>2</sup>	Same
	Packaging & Courier Service	45m <sup>2</sup>	Same
	Merchandise	230m <sup>2</sup>	Same
	Internet Center	450m <sup>2</sup>	Same
	Games Hall	1,400m <sup>2</sup>	Same
	Florist	36m <sup>2</sup>	Same
	Photo Shop	100m <sup>2</sup>	Same
	Bank	275m <sup>2</sup>	Same
	General Store	375m <sup>2</sup>	Same
	Travel Agent	100m <sup>2</sup>	Same
	Hair Dresser	225m <sup>2</sup>	Same
	Lounge – Rendezvous	100m <sup>2</sup>	Same
	Telecommunications Center	125m <sup>2</sup>	Same
	Bookable Rooms (for Press Interviews)	12m <sup>2</sup> each of 3	Same
	First Aid	60m <sup>2</sup>	Same
	Amphitheater	3,000m <sup>2</sup>	Same
Village Plaza			
	Library, Music, Video Center	375m <sup>2</sup>	Same
	Sports Information Center	750m <sup>2</sup>	Same
	Religious Center	420m <sup>2</sup>	Same
	Chefs Hall	520m <sup>2</sup>	Same
	NOC Service Center	750m <sup>2</sup>	Same
	Airport Departure Facility	350m <sup>2</sup>	Same
	Dance Hall	700m <sup>2</sup>	Same
	Polyclinic	2,900m <sup>2</sup>	Same
	Information	35m <sup>2</sup>	Same
	Cinema	1,000 m <sup>2</sup>	Same
Other Comments (attached text)			

<sup>1</sup>—Note: excludes regional football venues and ancillary villages in Sacramento and Monterey (described in the text which precedes this chart).

<sup>2</sup>—Note: The following key text from the “Introduction” to the *IOC Olympic Village Guidelines* explains the inclusion of the information regarding venues within 55 kilometers or one hour drive time:

“The Olympic Village must be close to the main Olympic stadium or a nucleus of competition venues, in order to keep the athletes’ traveling time to a minimum.

There is only one Olympic Village. However, in accordance with the By-law to Rule 42 of the Olympic Charter, the IOC Executive Board may require that the OCOG provide, under the same conditions as described for the Olympic Village, ancillary Olympic Villages close to the competition venues which are more than 50 km or one hour drive from the main village (traveling times must be calculated with normal traffic conditions prevailing, including rush hours, and normal speed for buses and coaches).”