



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission 1500 Mission Street (a.k.a Goodwill Site) Informational Hearing

HEARING DATE: OCTOBER 27, 2016

Date: October 17, 2016
Case No.: 2014-000362PRJ
Subject: 1500 Mission Street (a.k.a. Goodwill Site)
Project Address: 1500 – 1580 Mission Street
Staff Contact: Tina Chang – (415) 575-9197
Tina.Chang@sfgov.org
Reviewed by: Daniel A. Sider – (415) 558-6697
dan.sider@sfgov.org

1650 Mission St
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

SITE DESCRIPTION

The 2.5 acre project site is located along the north side of Mission Street spanning from 11th Street to South Van Ness Avenue. Currently, two buildings used by Goodwill Industries occupy the site: (1) a two-story, 29,000 square-foot building at the corner of South Van Ness Avenue constructed in 1997 that contains a retail store at the ground level and offices above, and (2) an approximately 57,000 square-foot warehouse building at the corner of 11th Street which was until recently used for processing donated items. The warehouse building is generally single-story and has a basement parking garage containing approximately 90 spaces, 25 surface parking spaces, and six surface loading spaces. The warehouse building, which features an approximately 85-foot-tall clock tower atop the Mission Street façade, was constructed in 1925 for the White Motor Company and renovated in 1941 for use as a Coca-Cola bottling plant, a use that continued until the 1980s. The Project Sponsor purchased the project site in 2014 and promptly entered into contract with the City to develop and sell a portion of the site to the City.

PROJECT OVERVIEW

In general terms, the project would construct two buildings above a shared foundation and parking structure. One building would be located on the southern portion of the site to be retained by the Project Sponsor and would address the intersection of South Van Ness Avenue, while the other would be located on the northern portion of the site to be owned by the City, directly adjacent to the City office building at One South Van Ness Avenue and would have frontages on 11th Street and South Van Ness Avenue. Key features of each building are as follows:

1. **City Office Building.** The office building includes an approximately 500,000 square foot, 16-story, 264-foot-tower primarily along 11th Street with mid-rise podium elements extending west and south from the tower. This building would consolidate office space for multiple City departments, including the Department of Building Inspection, SF Public Works, and the Planning Department. Features of the office building include:
 - A consolidated, one-stop permit center;

- Enhanced pedestrian connectivity via a mid-block public space and alley network extending from Mission Street to South Van Ness Avenue;
 - Ground floor exhibition and gallery space;
 - Ground floor conference facilities and community event space; and
 - Publically accessible open space at 2nd floor permit center.
2. **Residential Building.** The residential building would include an approximately 700,000 square-foot, 39-story, 396-foot-tall tower with mid-rise podium elements extending along Mission Street and South Van Ness Avenue. Features of the residential building include:
- 560 Dwelling Units
 - 112 Below Market Rate Units (approximately 20%, rather than the required 13.5%)
 - Approximately 60,000 square-feet of ground floor retail
 - Approximately 26,000 square-feet of private and common open space
 - Approximately 300 bicycle parking spaces
 - Up to 280 Vehicular Parking Spaces

REQUIRED APPROVALS

In addition to a Downtown Project Authorization, the project will require General Plan, Planning Code Text, and Zoning Map Amendments to facilitate the creation of a new “South Van Ness and Mission Street Special Use District” (SUD), which would most relevantly:

- (1) Allow for height and bulk beyond that which is currently permitted but that responds to existing neighborhood character as well as other site challenges, such as wind;
 - (2) Allow for parking in excess of that which is currently permitted for the office use owing to the unique needs of the City’s fleet; and
 - (3) Allow office uses above the fourth floor as a contingency should the City not occupy the office building.
- The project is also the subject of an Environmental Impact Report (EIR), for which a Notice of Preparation (NOP) was issued in May 2015.

PROJECT CONSIDERATIONS

Issues that the Commission will begin consider as part of the hearing on October 27 and at future hearings include:

- Wind. The project has been designed and sculpted in a manner that responds to challenging existing wind conditions. Features, including a 15-foot setback along South Van Ness Avenue, canopies along South Van Ness Avenue and Mission Street, street trees and wind screens along South Van Ness, and a variegated and cascading architecture of the residential tower have been incorporated into the Project to ensure that hazardous wind conditions are avoided. As a result of the project’s design, no hazardous wind conditions would be created, nor would wind conditions materially change.
- Shadow. The proposed project would result in new shadows on the northern portion of Patricia’s Green during early mornings (before 8:30am) in the winter and fall.
- “The Hub” Process. The project is located within the Hub Plan Area currently being studied by the Planning Department and scheduled for completion in November 2018. While the project precedes the completed plan and formal zoning changes associated with The Hub, the project

has been crafted so as to be consistent with the proposed heights and bulks, urban design approaches and land use goals envisioned for the Plan Area.

- San Francisco's Real Estate Strategy. The project would deliver office space essential for the City's needs. The proposed City office building is fiscally prudent and has a positive net present value over the next thirty years. In addition to lower operating expenses compared to current assets or other alternatives (including the purchase of existing office space or other newly constructed office space), the project will also be more efficient and environmentally sustainable. Additional benefits are anticipated through enhanced inter-agency collaboration through colocation, a one-stop permit center, a connection to existing City offices at 1 South Van Ness, and employee and customer efficiencies given proximity to other government offices in the Civic Center area.

ADDITIONAL HEARINGS

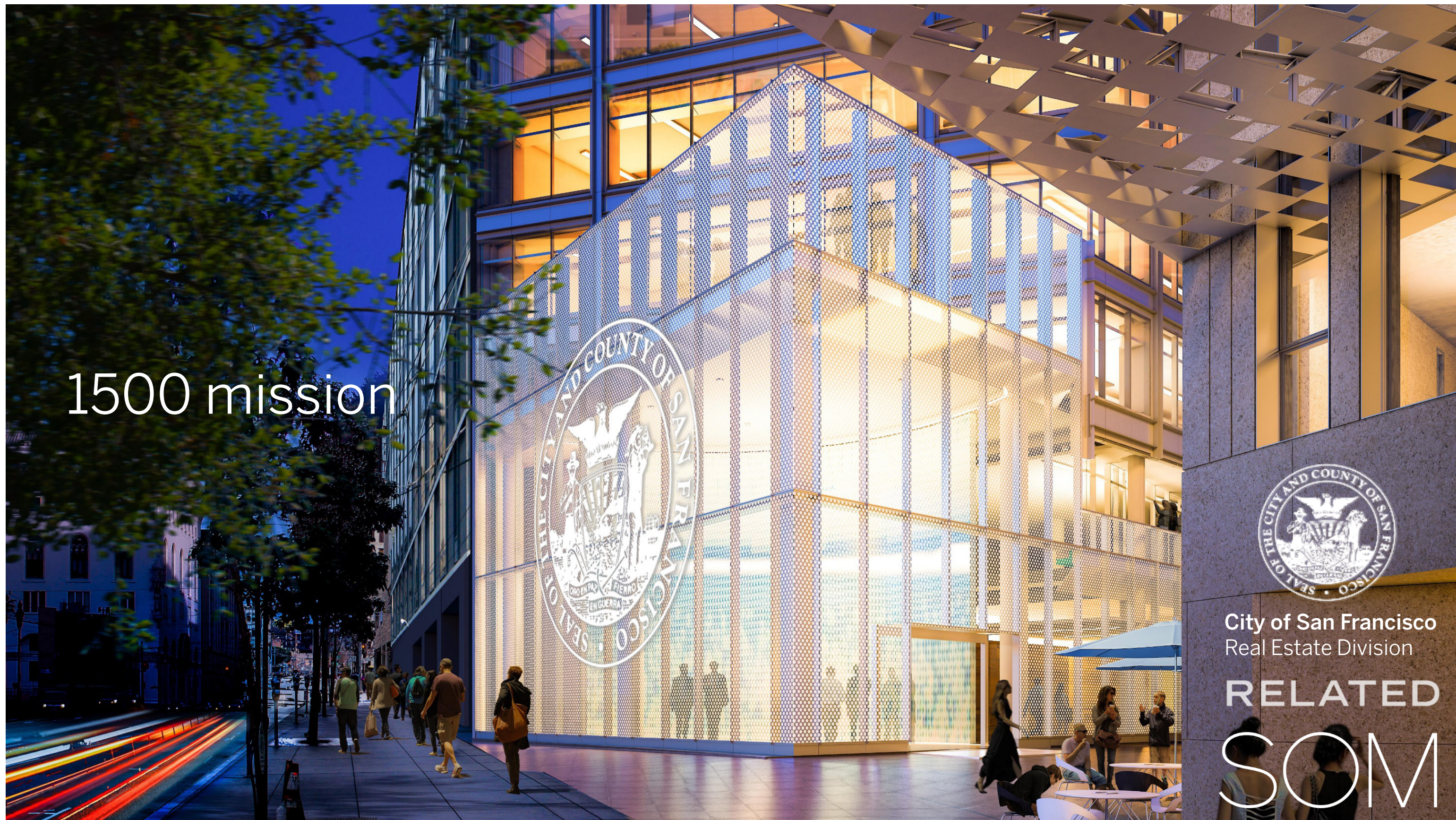
The project is anticipated to be before the Commission again on December 1, 2016 for a public hearing on the Draft EIR and for initiation of a General Plan Amendment, and then again in March 2017 for certification of the EIR, adoption of General Plan and Planning Code Amendments, and approval of the Downtown Project Authorization. The legislative elements of the project would then advance to the Land Use Committee of the Board of Supervisors and lastly to the full Board of Supervisors.

RECOMMENDATION: None. Informational Only.

Attachments:

Informational packet prepared by Sponsor dated October 19, 2016

1500 mission



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Contents

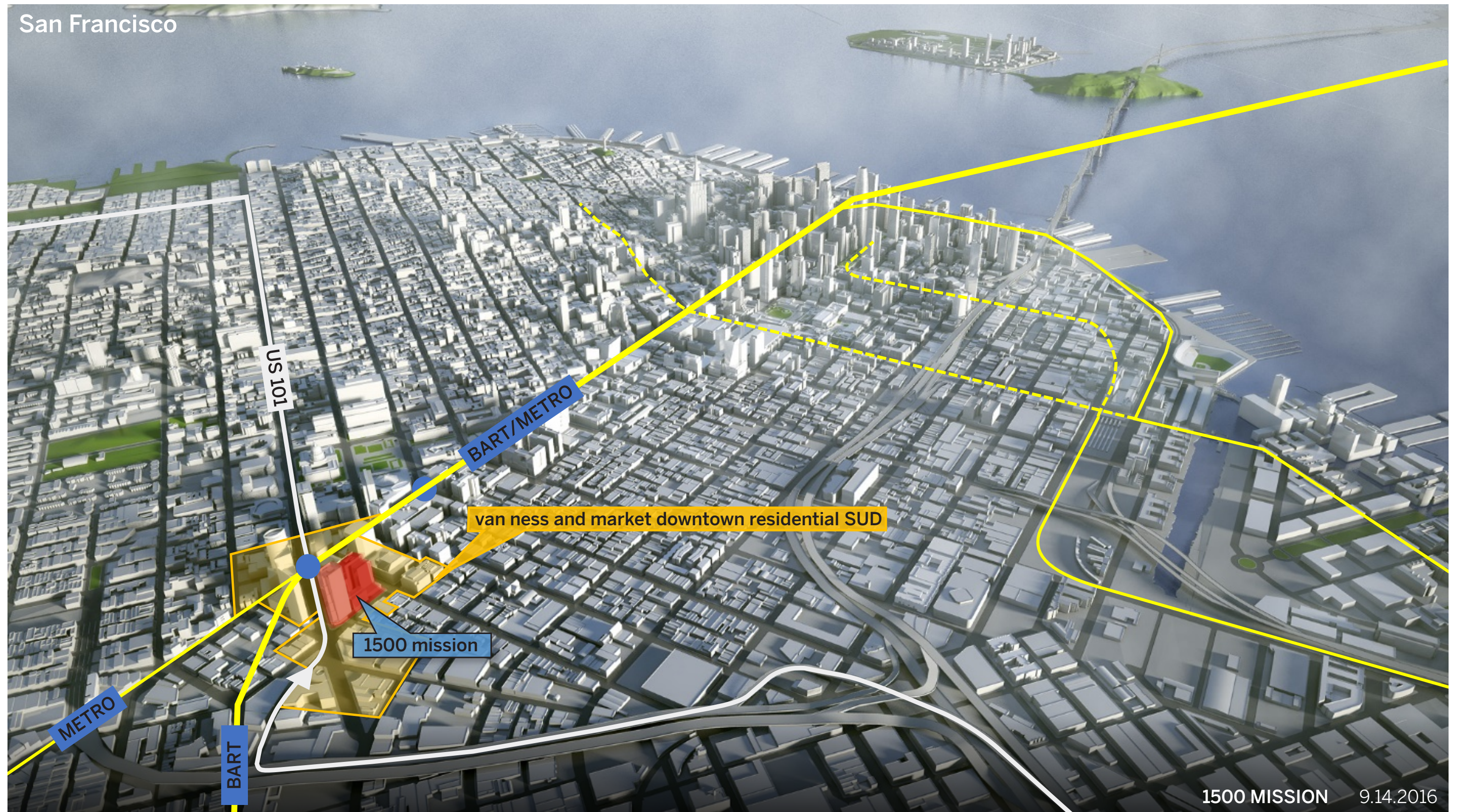
Context

Project Summary

Site Design and Building Mass

Historic Resource Preservation
and the Public Realm

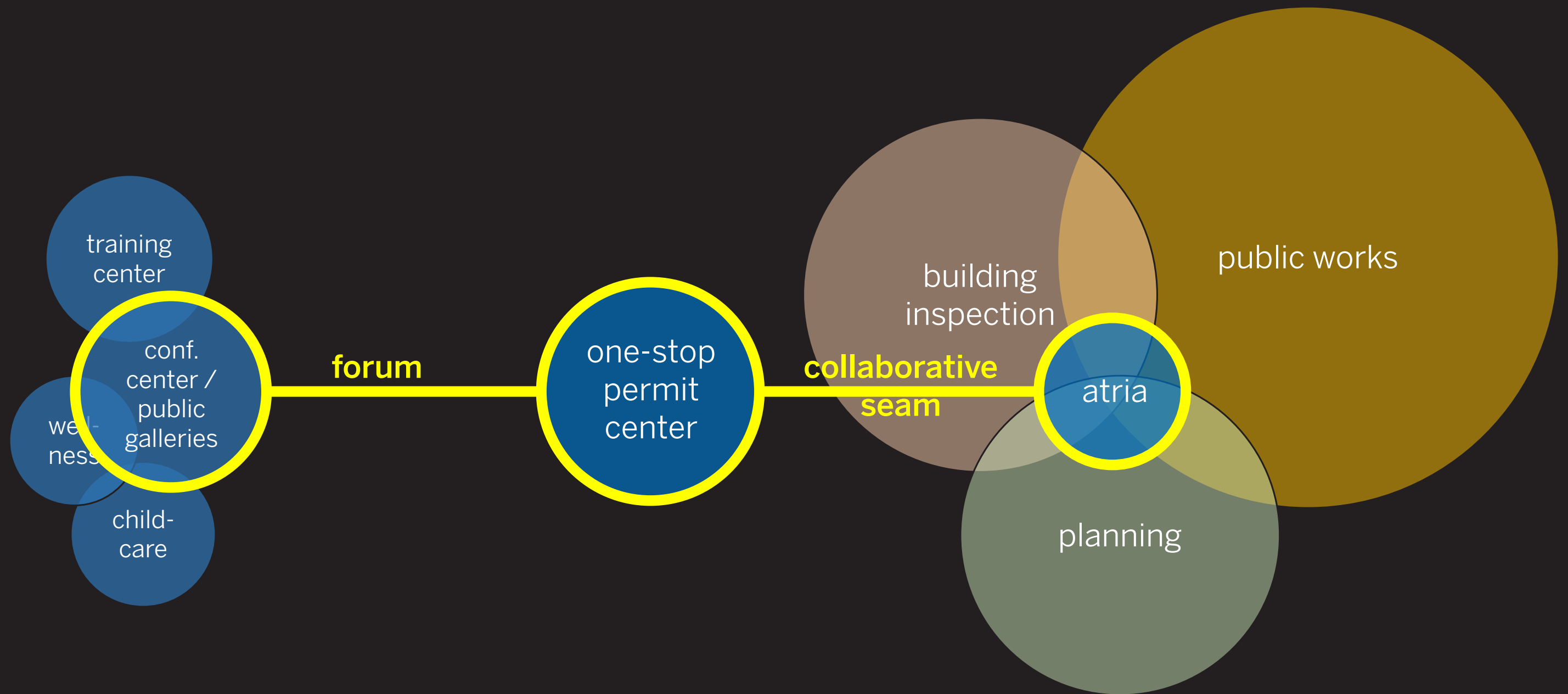
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October 19, 2016





project summary

RESIDENTIAL

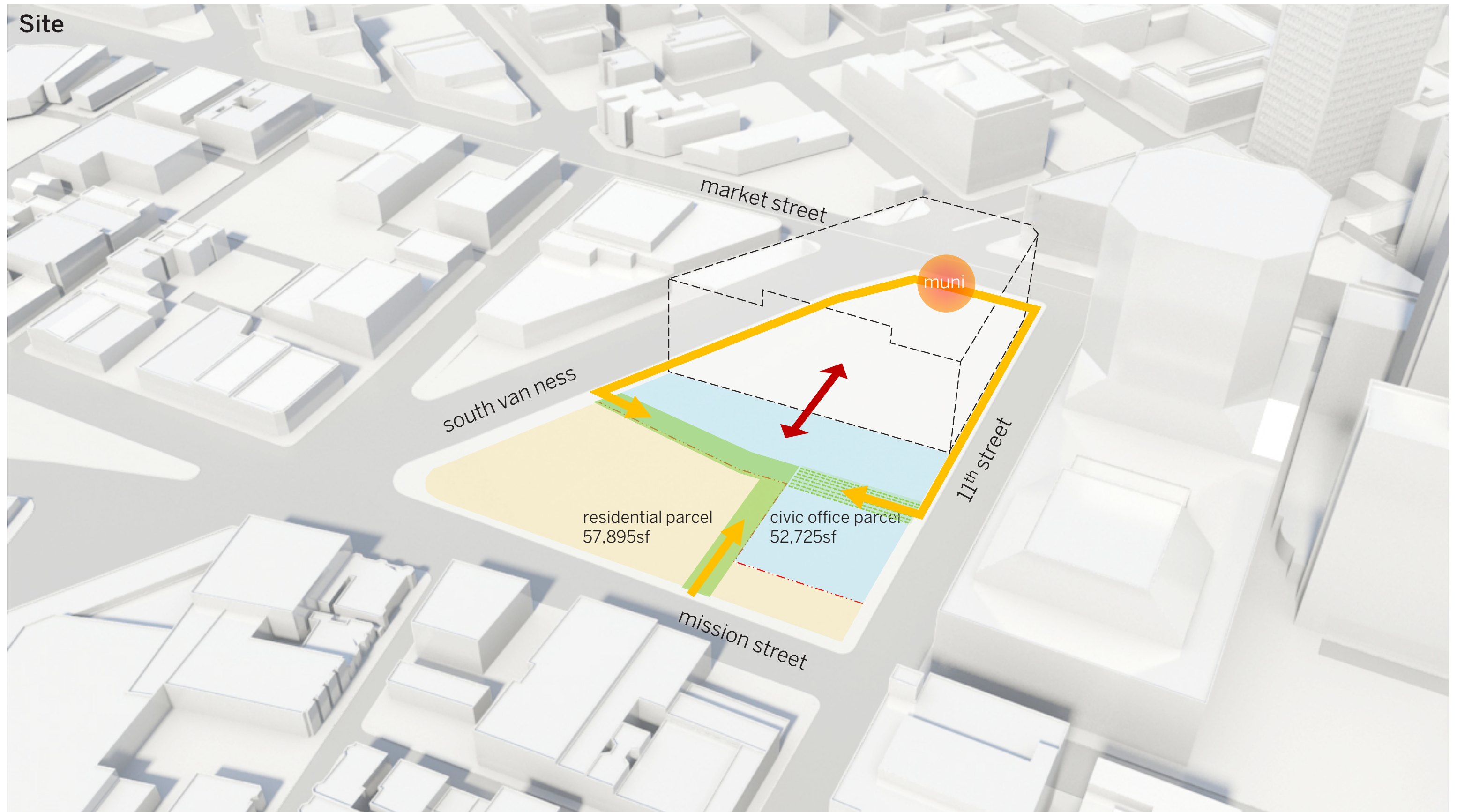
- **39 story tower** (396' Tall)
- **626,000 GSF** Above Grade
- **550 Total Units** (110 affordable units- 20%)
60% Studios/1BR
40% 2BR/3BR
- **Amenities: 17,425 SF** Total on multiple levels
- **Terraces/Open Space: 24,490 SF** Total on multiple levels
- **Retail: 38,000 SF** on Ground and Second Floors
- **Parking: 287 Valet Spaces** on B1 and B2

CIVIC OFFICE BUILDING

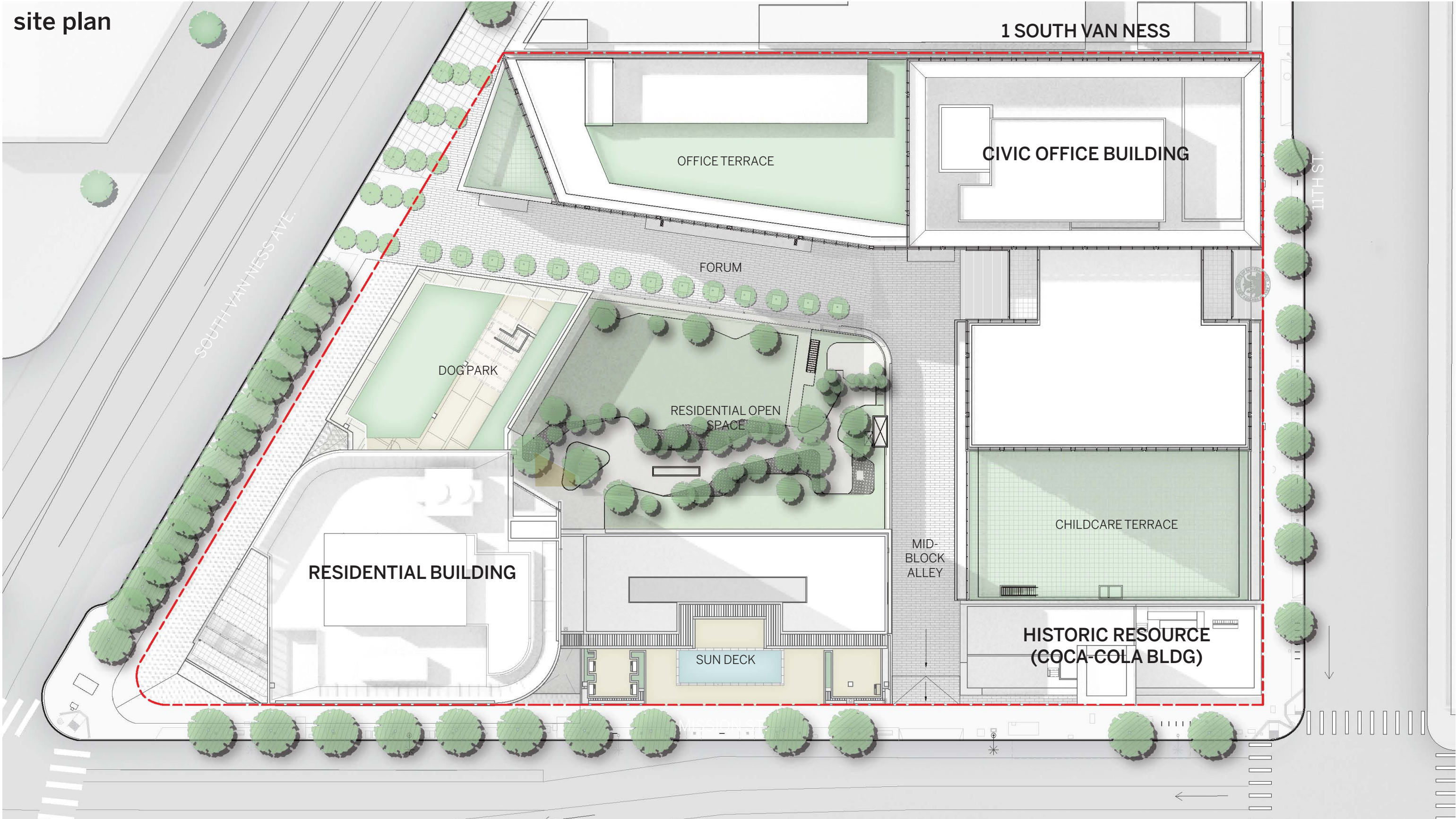
- **16 story tower** (225' Tall)
- **460,000 GSF** Above Grade
- **Tenants: Three Major City Departments and Permit Center**
- **Parking: 120 Valet Spaces** on B1 and B2

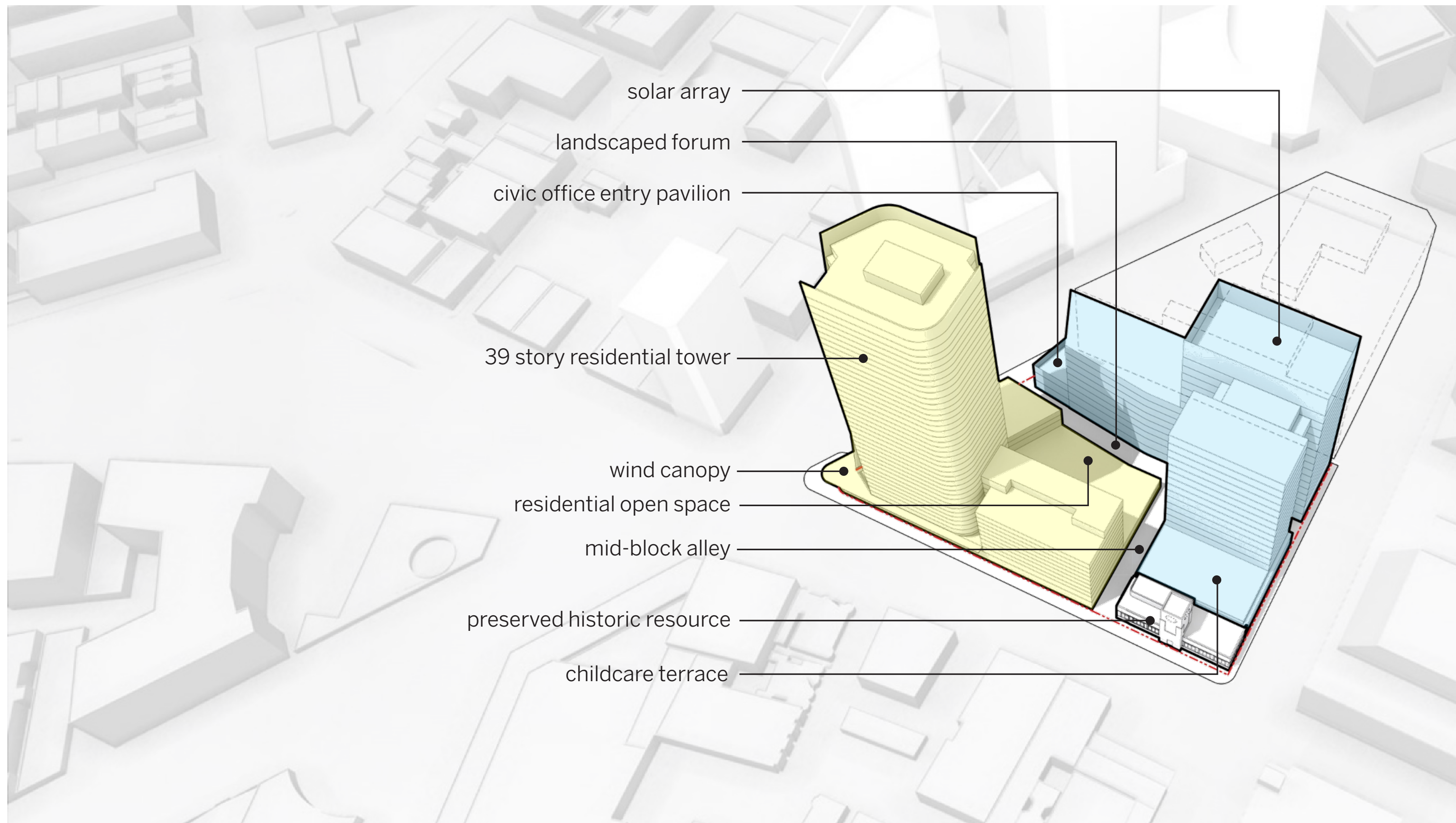


Site



site plan



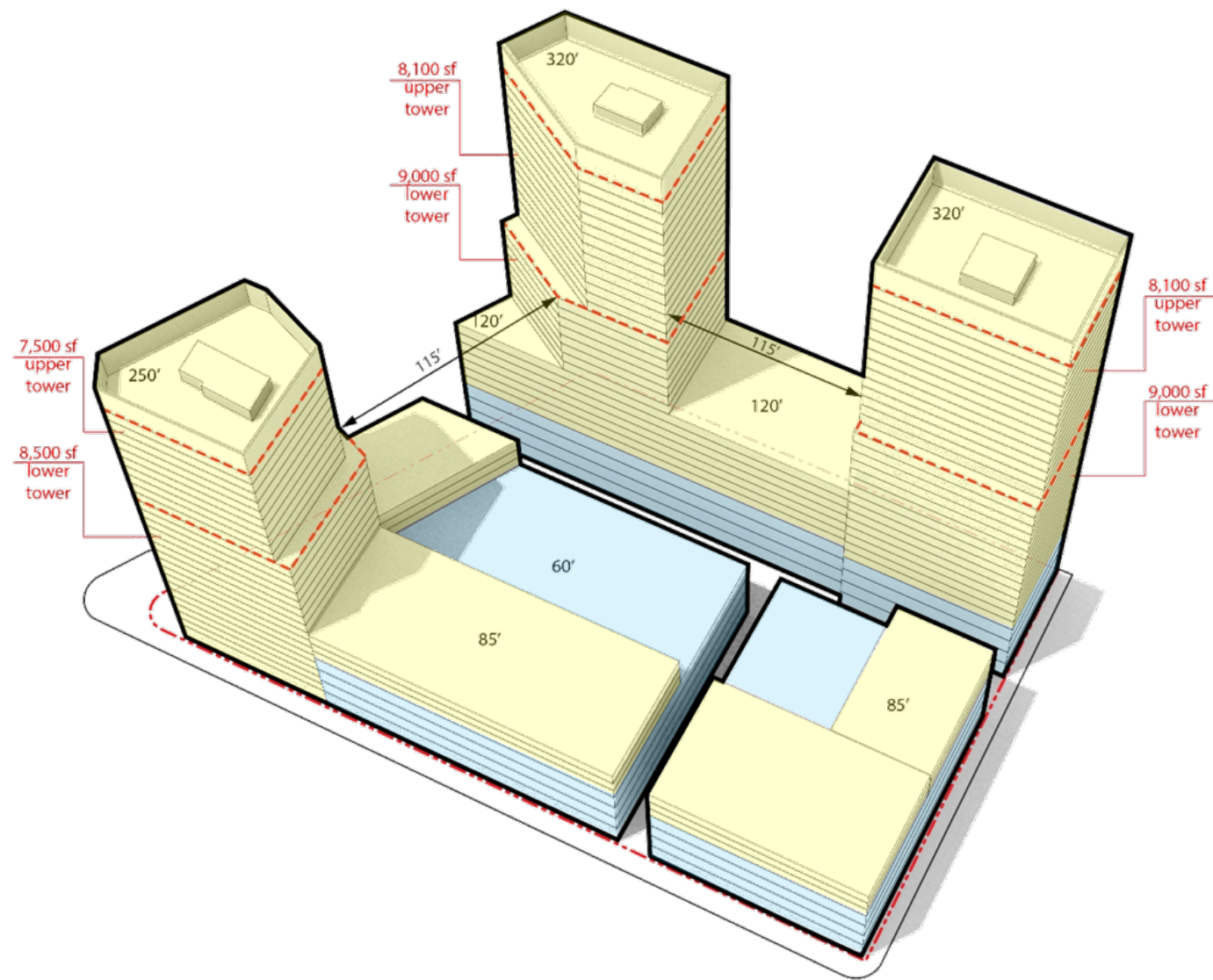




Increase government transparency and efficiency:

Site Design and Building Mass

the design reflects the City's aspirations for the relationship of the **public** and the government, embodied in principles of **transparency**, expression of **use**, **simplicity**, and **performance**.

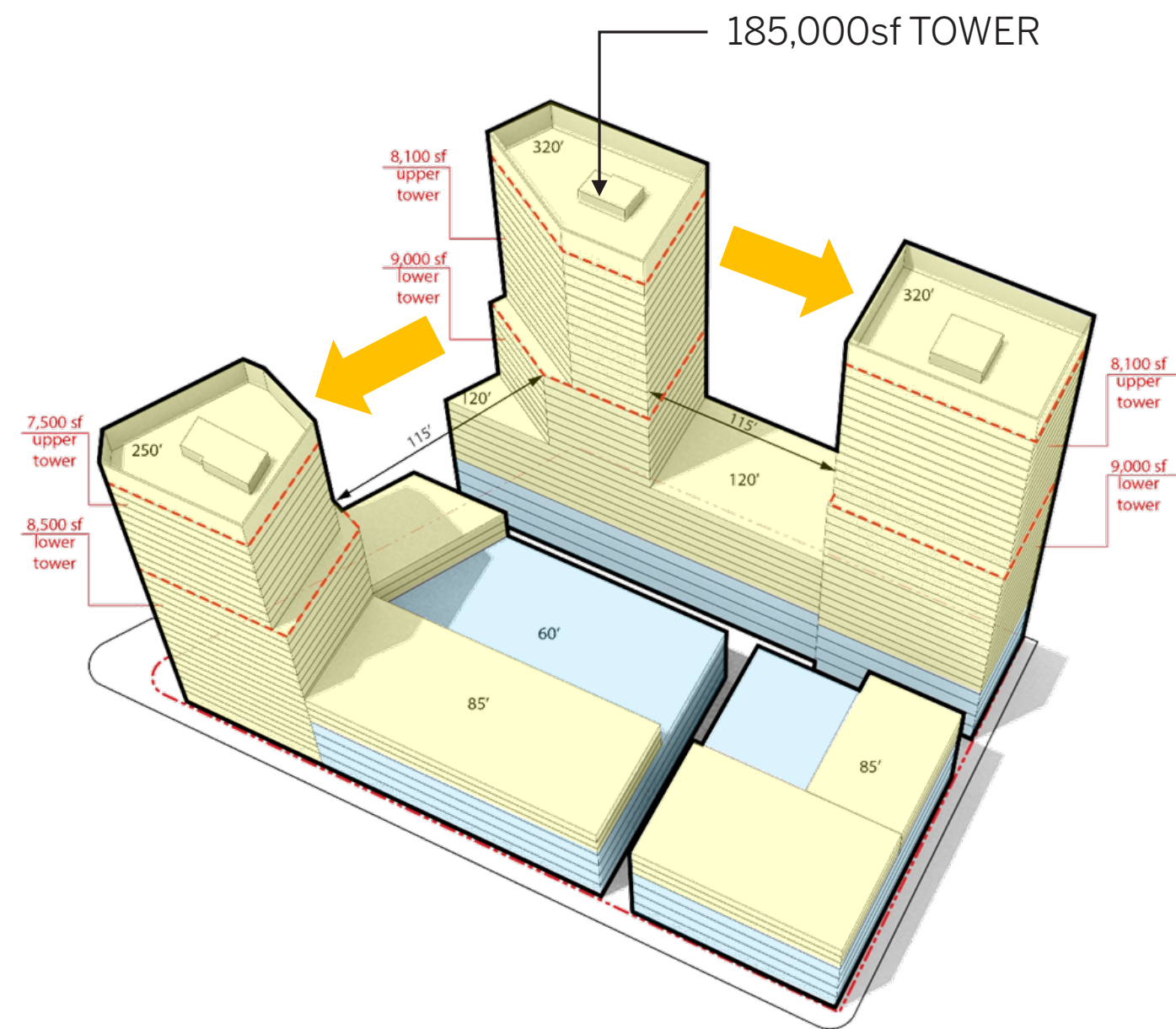


zoning compliant massing

Office GSF:	330,345 sf
Residential GSF:	884,455 sf
Total GSF:	1,214,800 sf

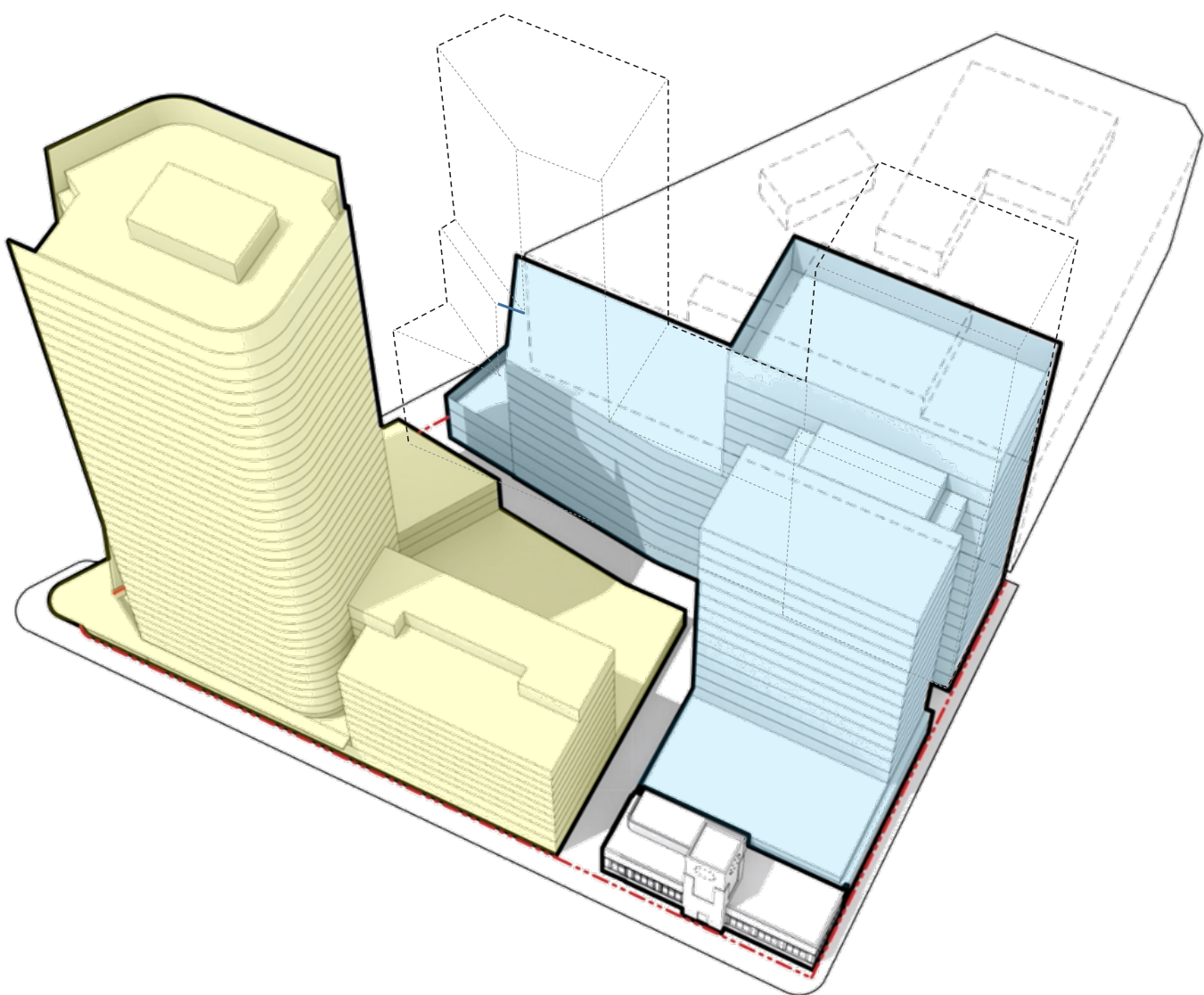
- Towers are **too closely spaced** and too similar in height.
- Podium massing along Van Ness would not comply with section 148 **wind** limits.
- Most of the density of the site is pushed against the interior lot line, **limiting future development** of 1 South Van Ness.
- Tower separation forces towers to edges of site, limiting podium expression of **street wall**.
- Office floor layouts are **not practical**, with three separate small spaces.
- Heavily **shaded mid-block alleys** have too much building mass on their south sides.
- Stacking three residential floor configurations in 8 stories is **not practical** and does not allow residential identity to develop in the neighborhood.
- One South Van Ness exceeds 120' as measured from the site, technically making two of the towers shown noncompliant.
- No preservation accounted for.

proposed massing compared to van ness and market downtown residential SUD



zoning compliant massing

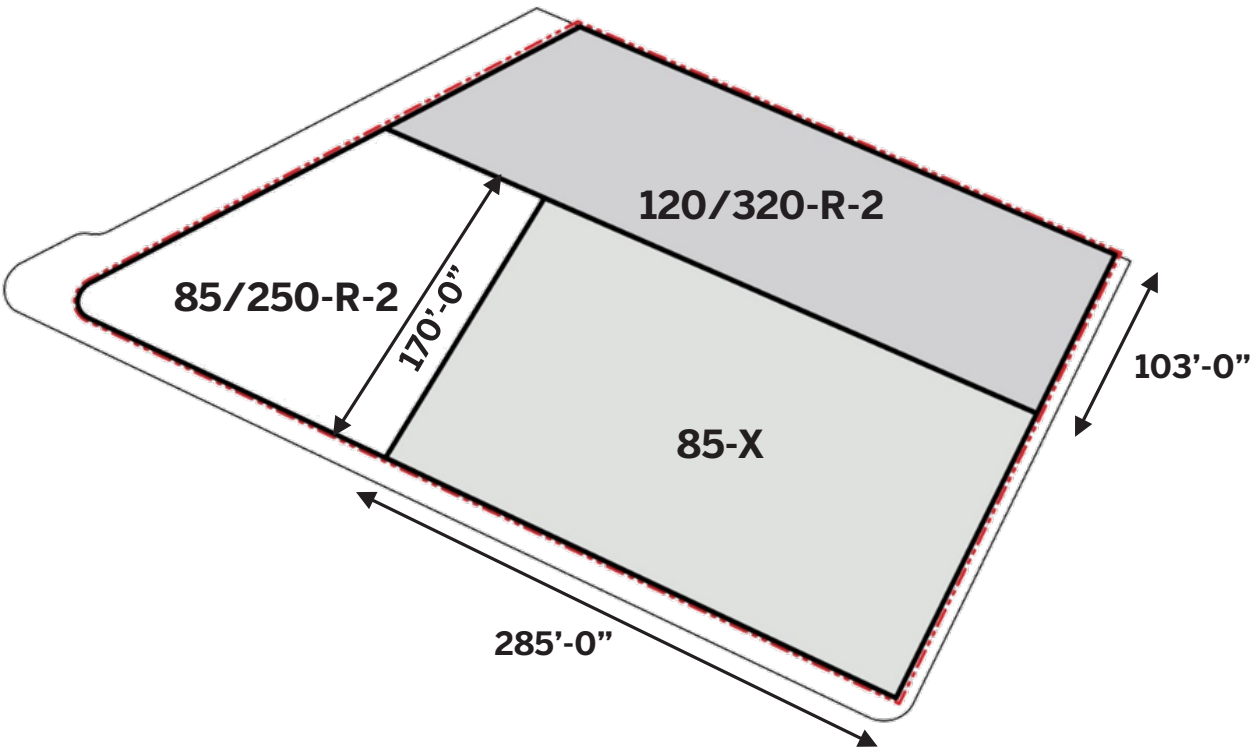
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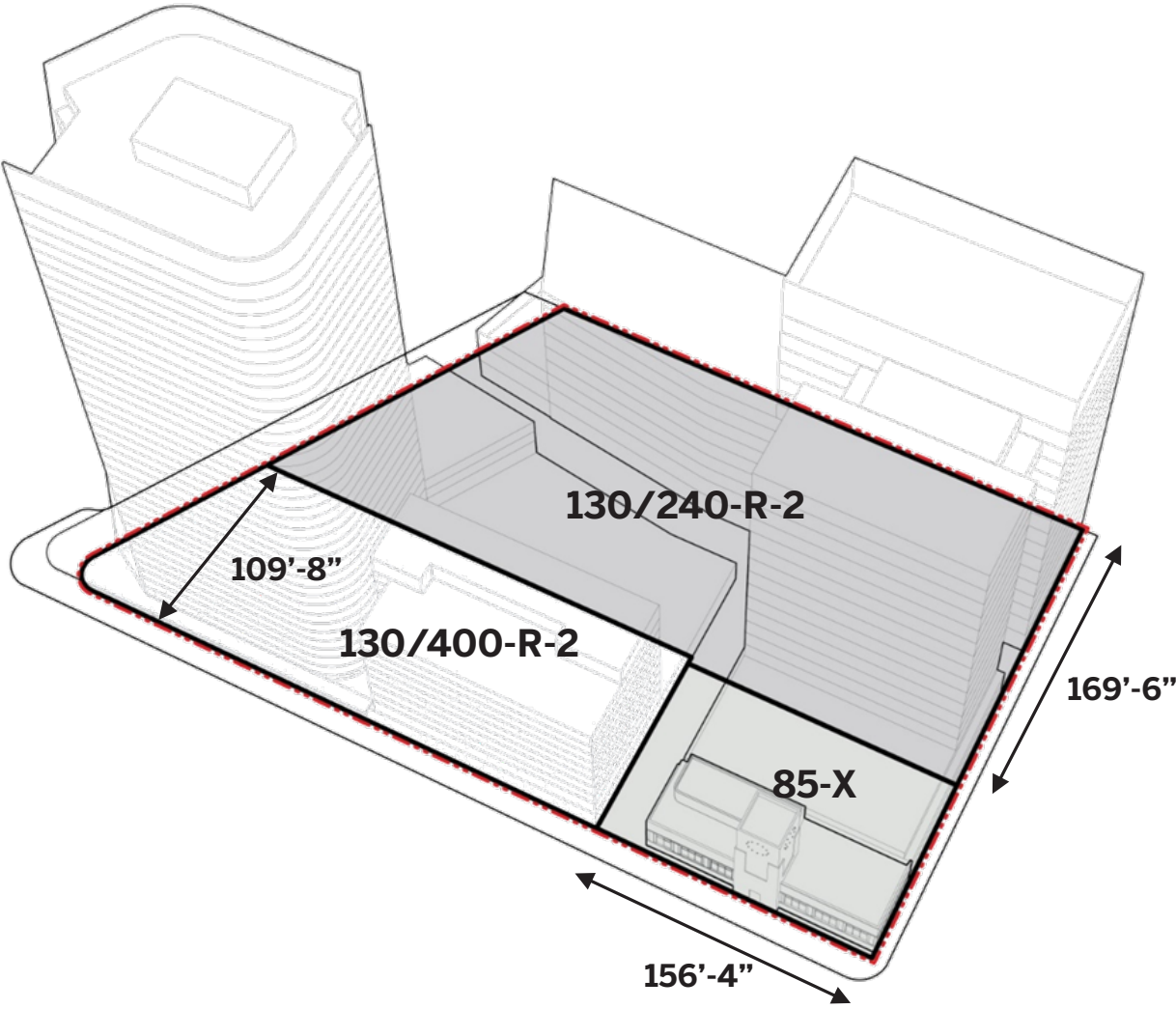
proposed massing

Office GSF:	454,195sf
Residential GSF:	659,830sf
Total GSF:	1,114,025sf

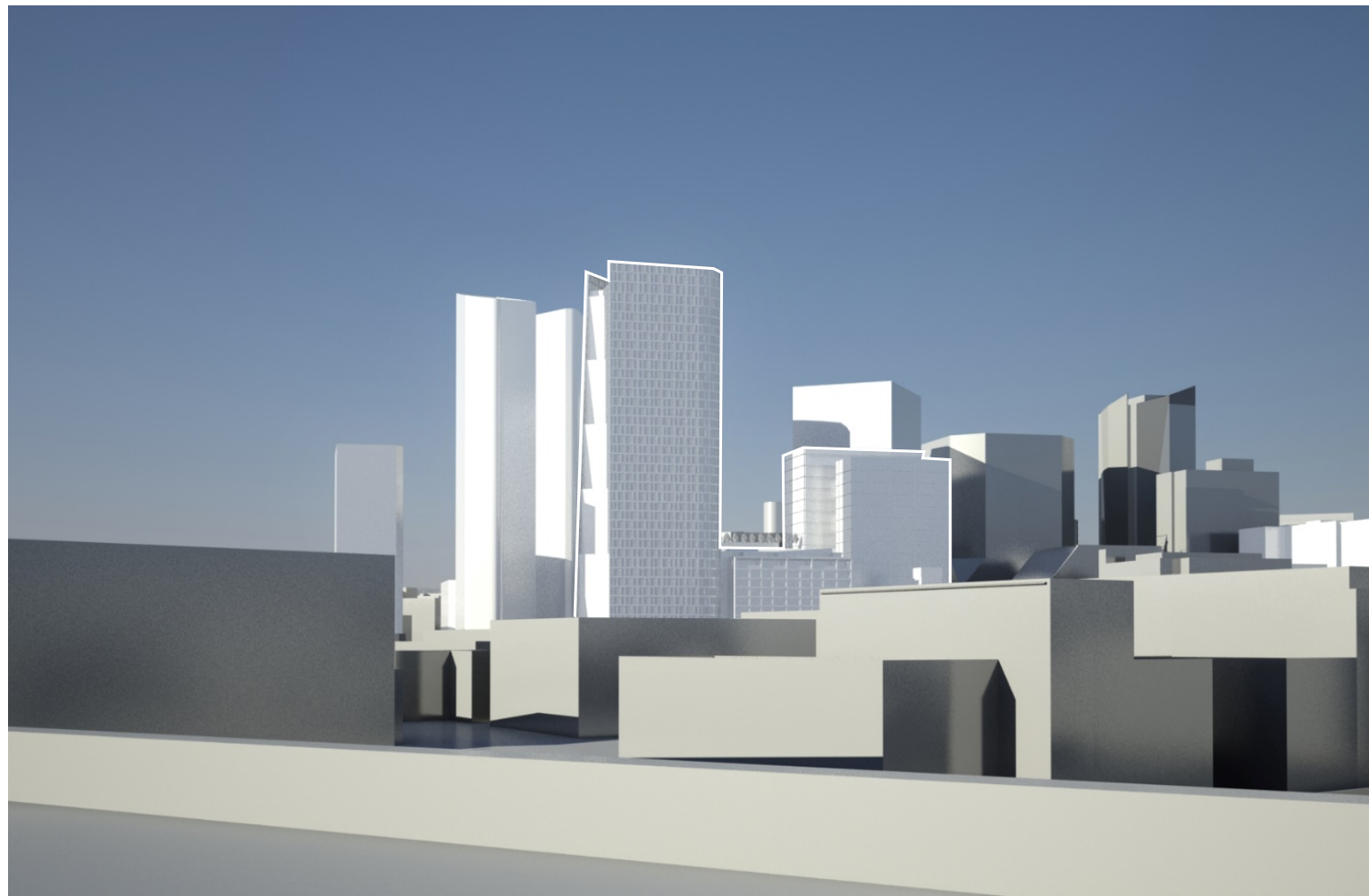
height and bulk



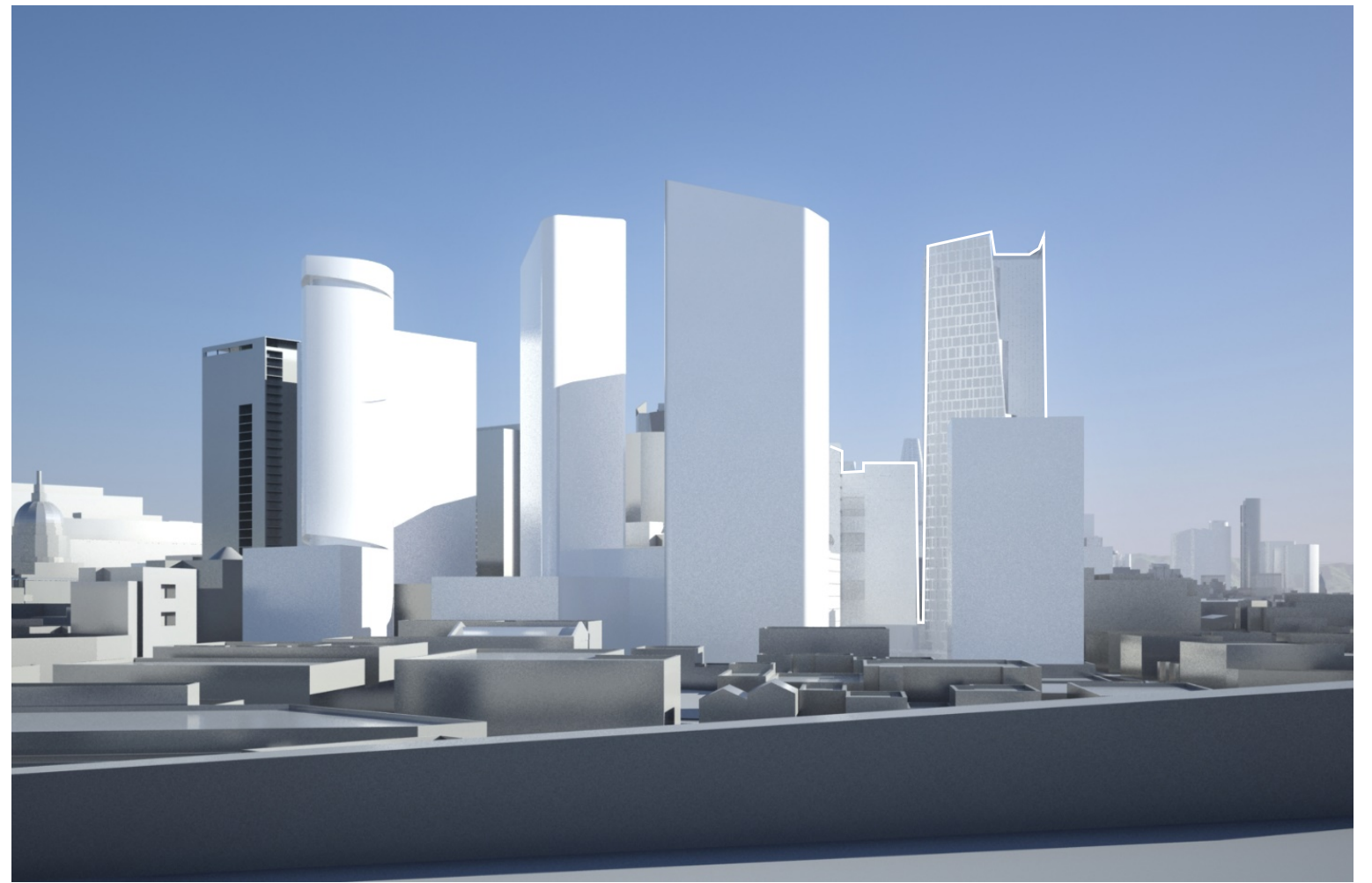
van ness and market downtown residential SUD



proposed SUD

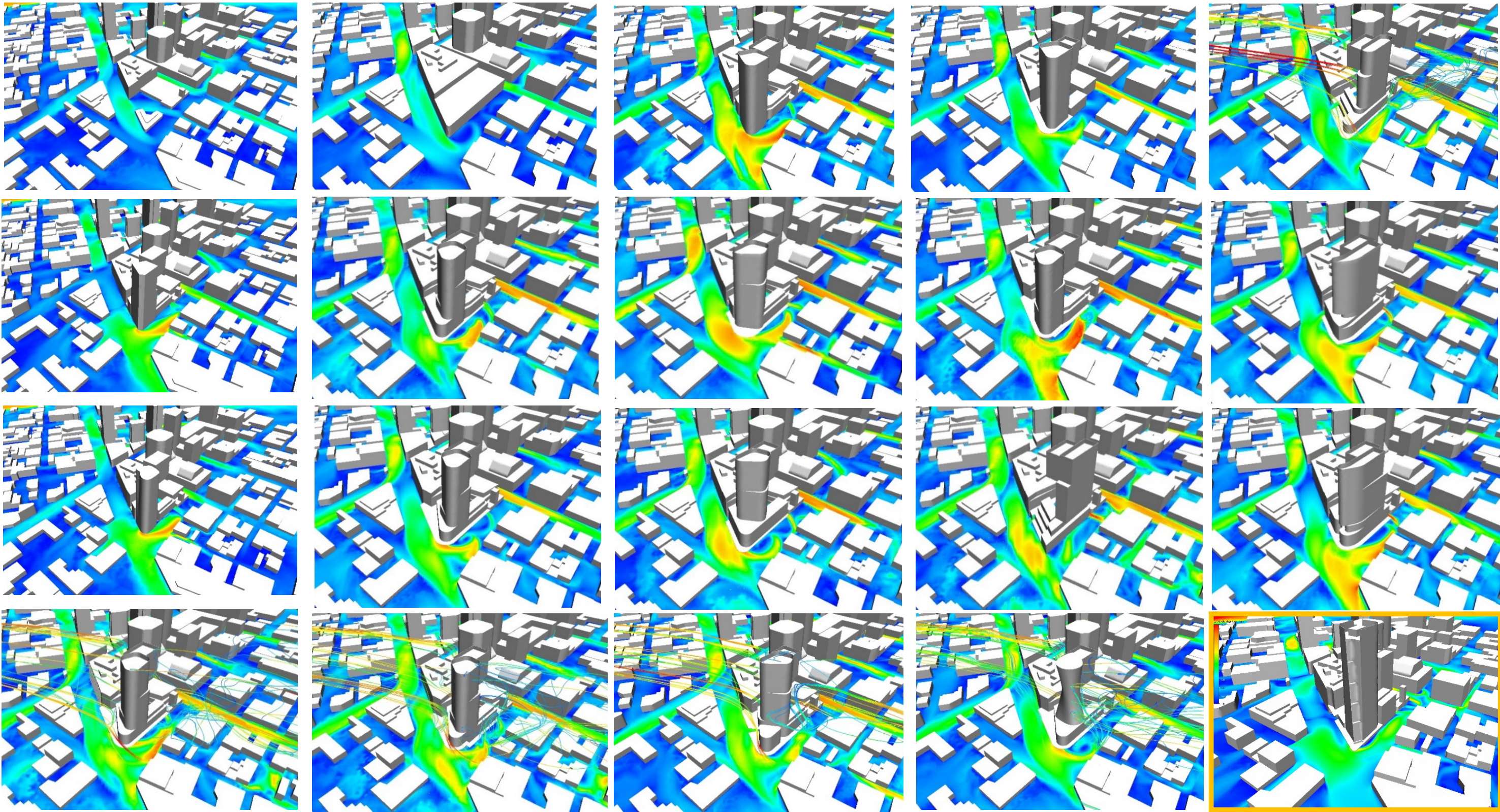


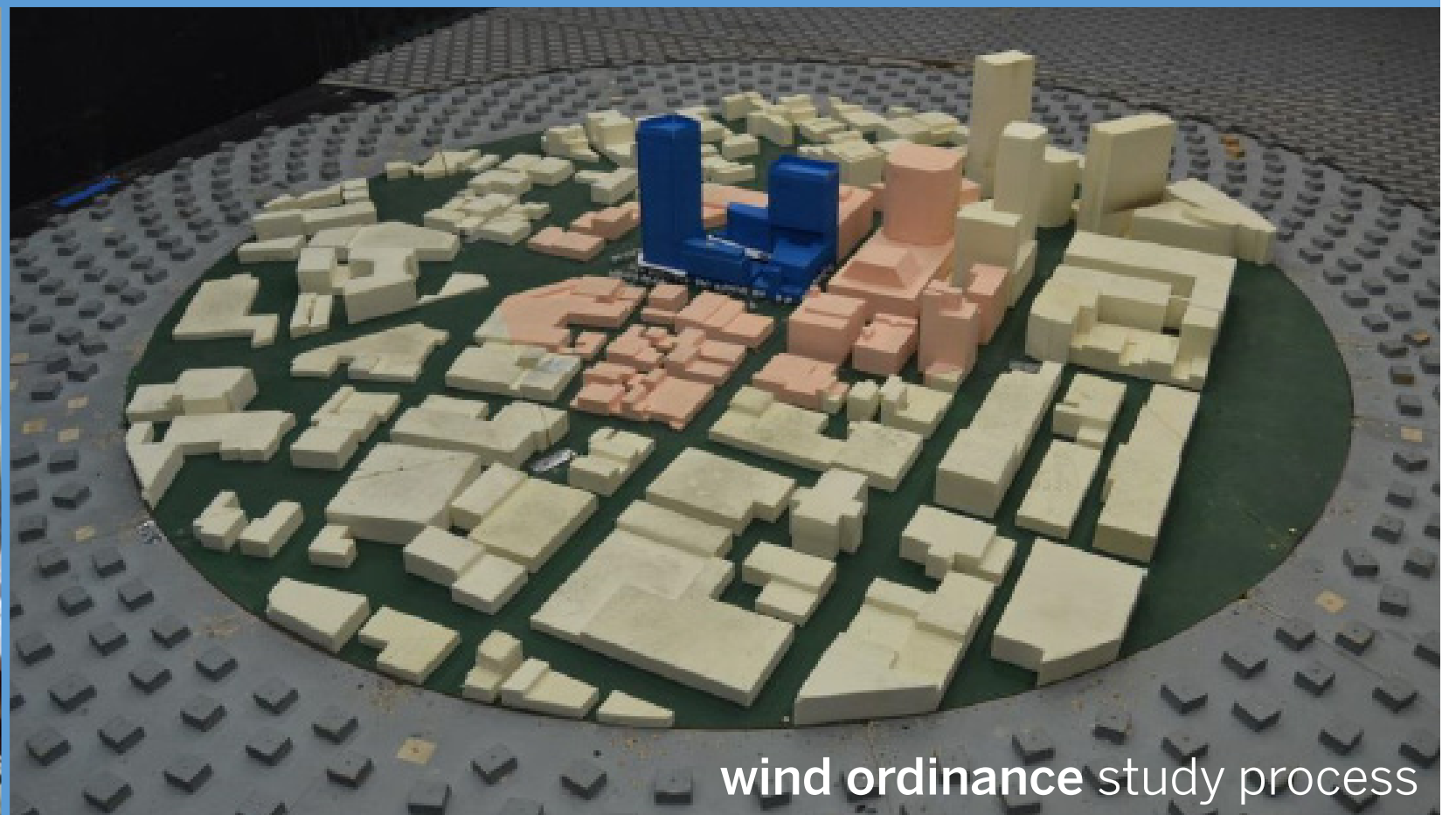
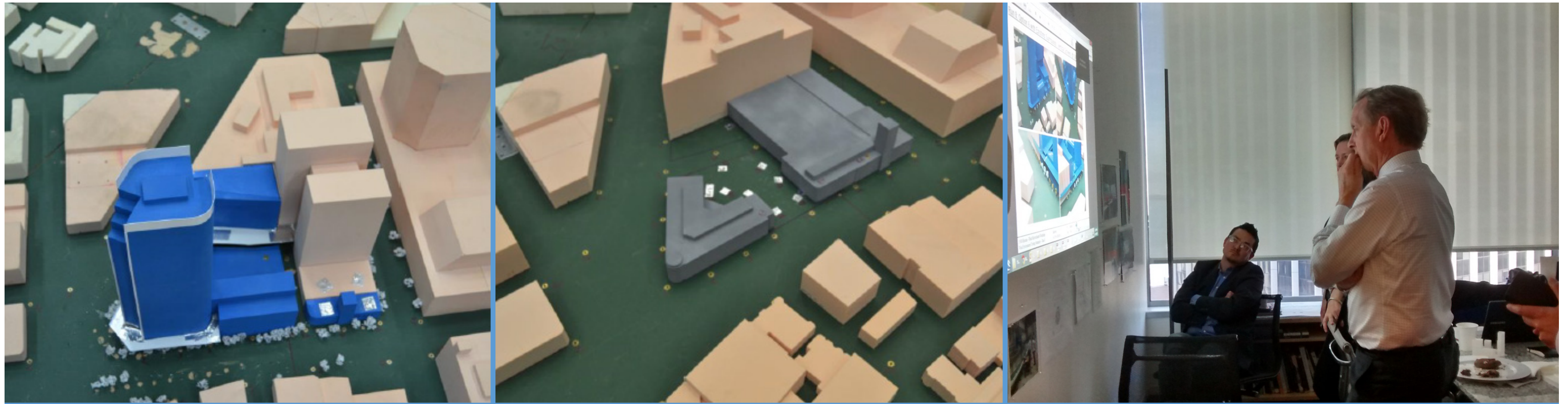
view from 101



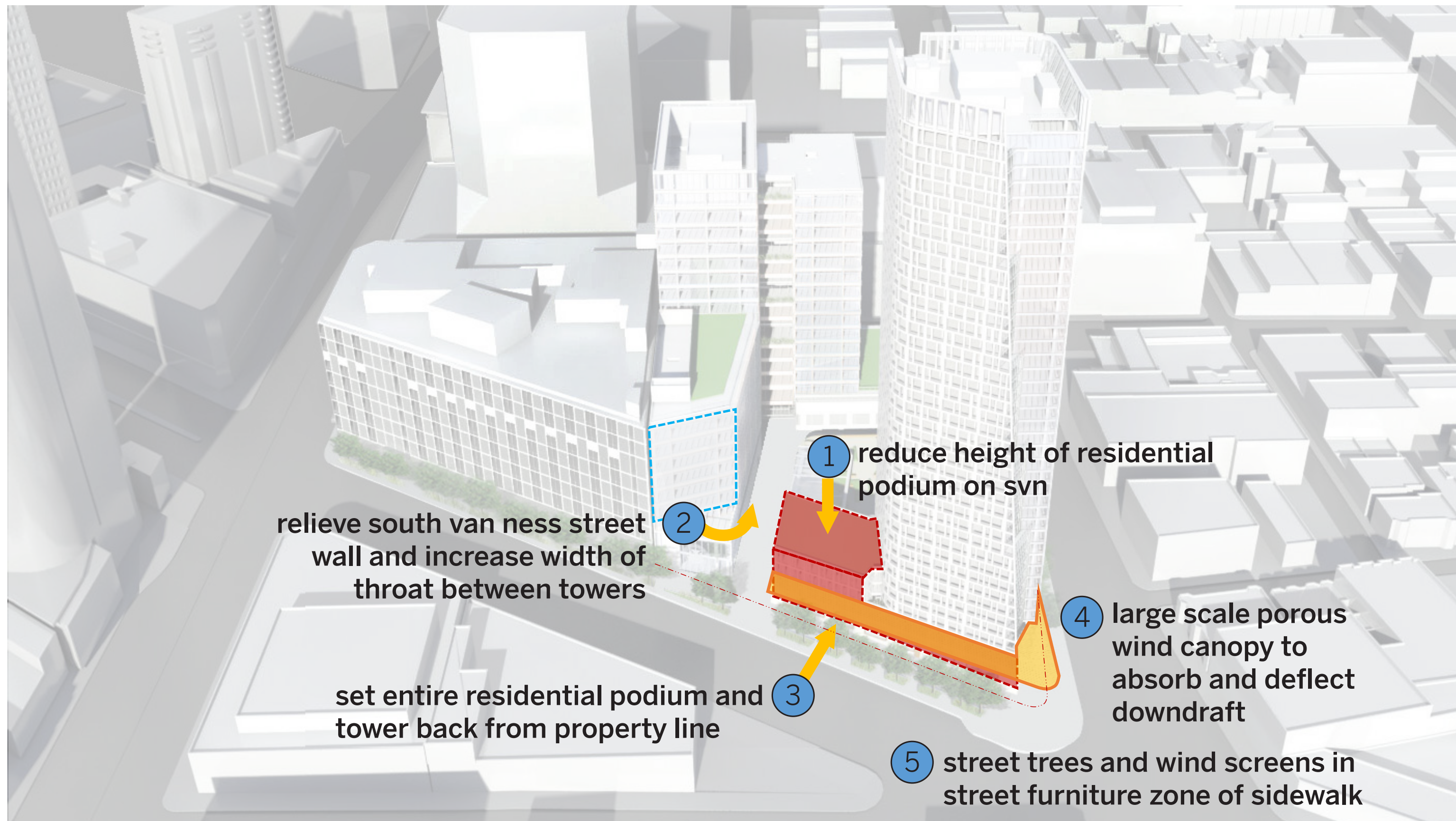
view from 101 south of market

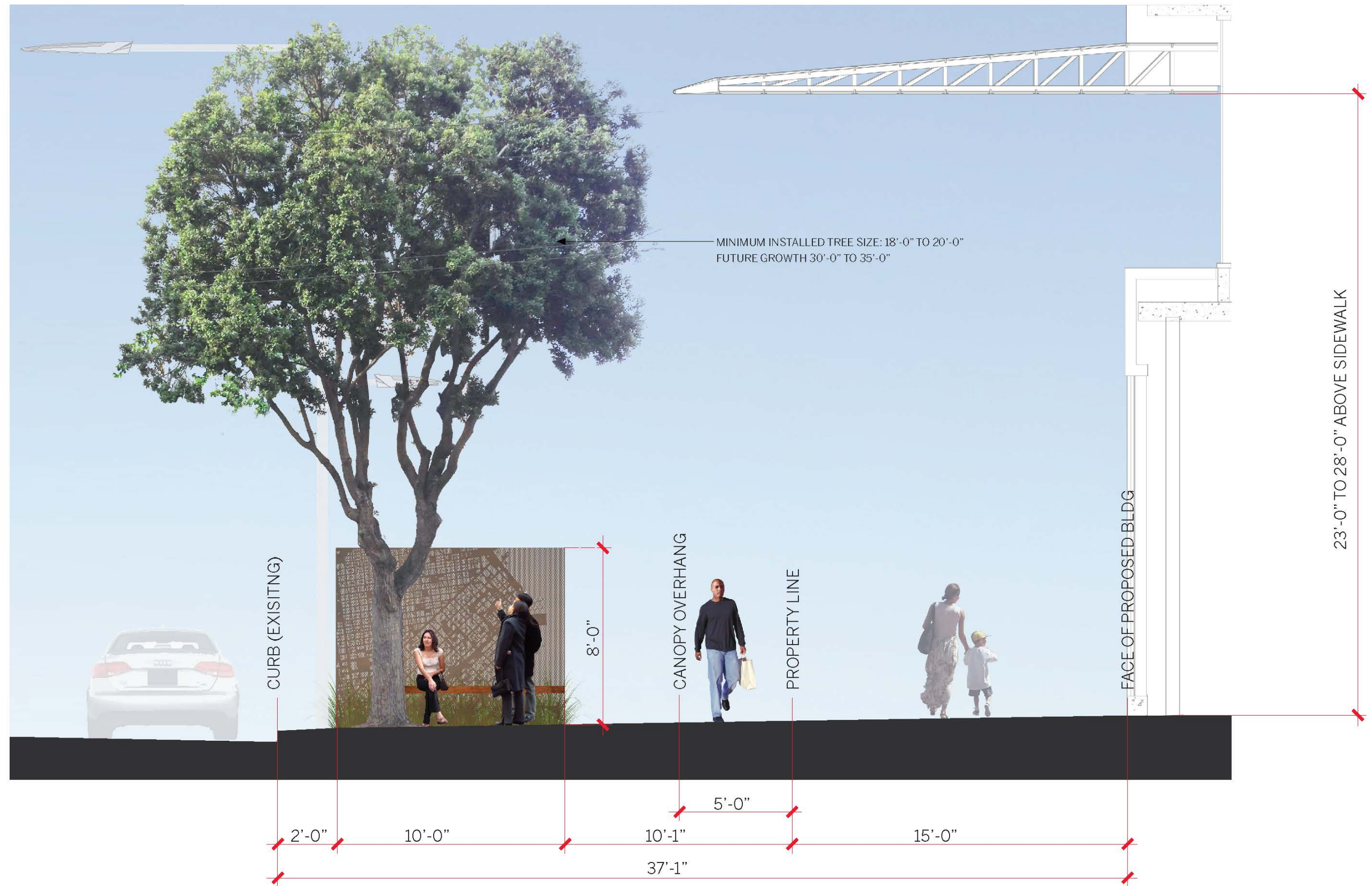
initial **wind** studies



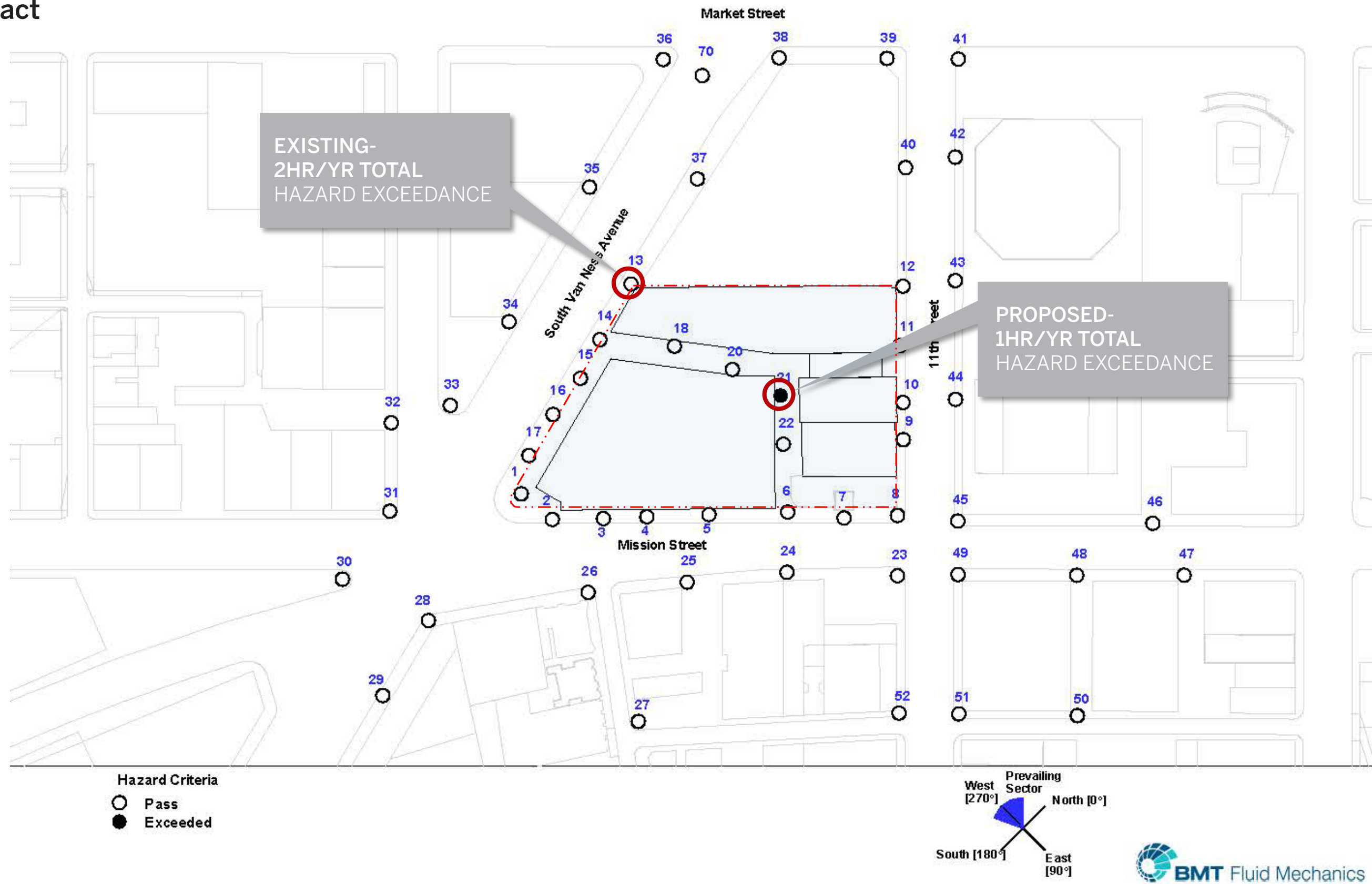


wind ordinance study process





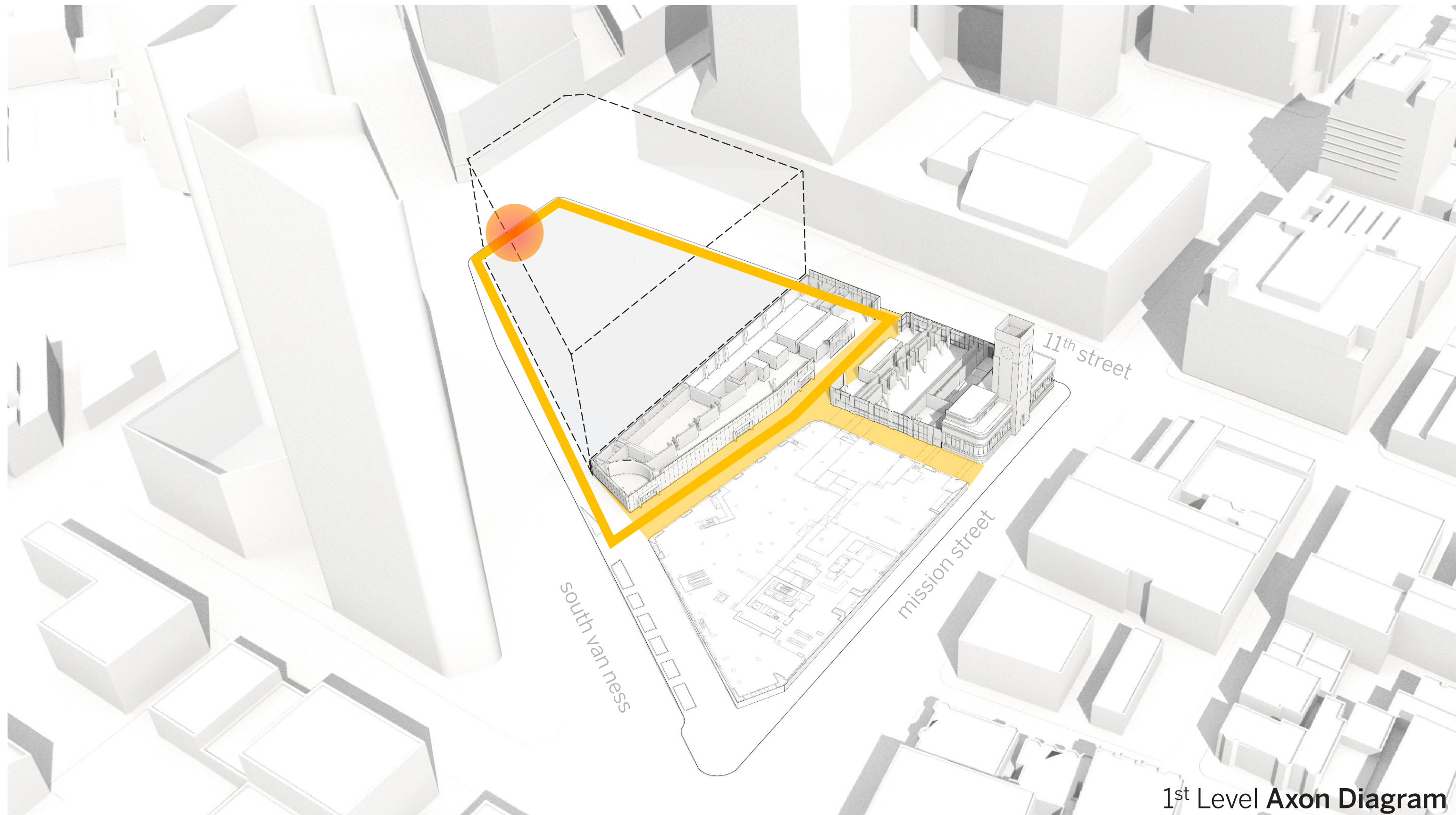
Wind Impact



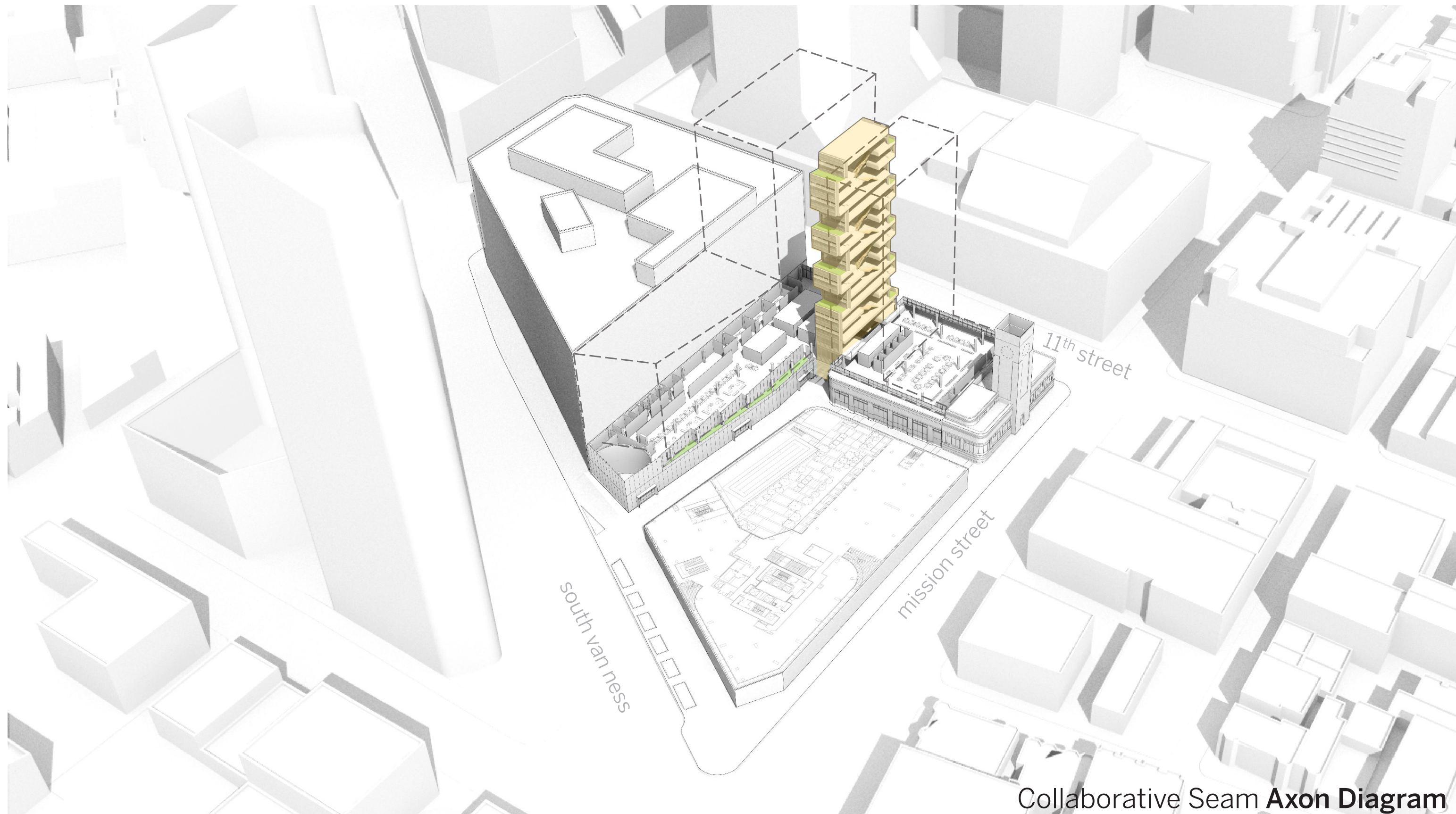
Shadow Impact

February 8th at 8:00am (53 minutes after sunrise)

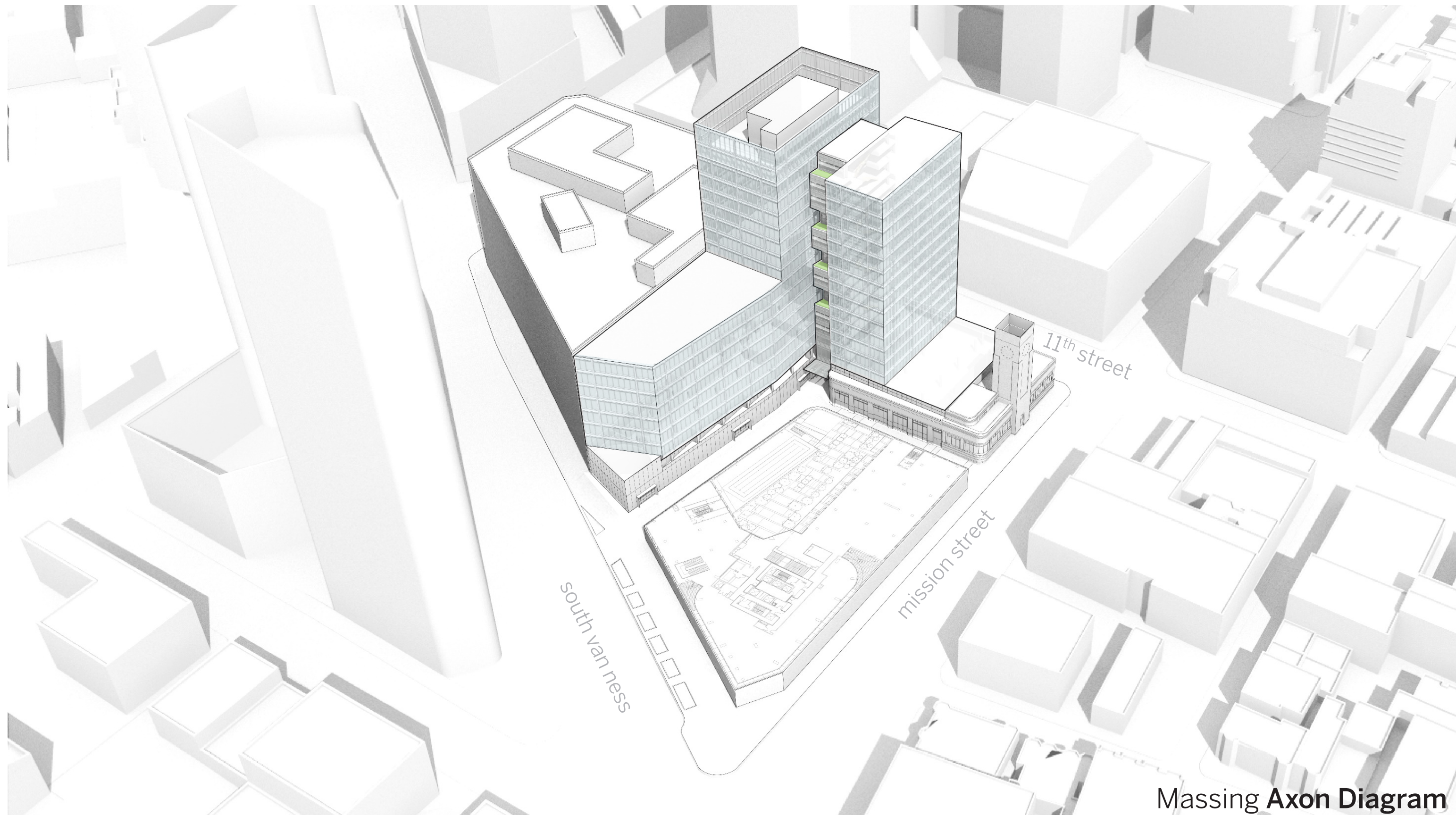




1st Level Axon Diagram



Collaborative Seam **Axon Diagram**



Massing **Axon Diagram**



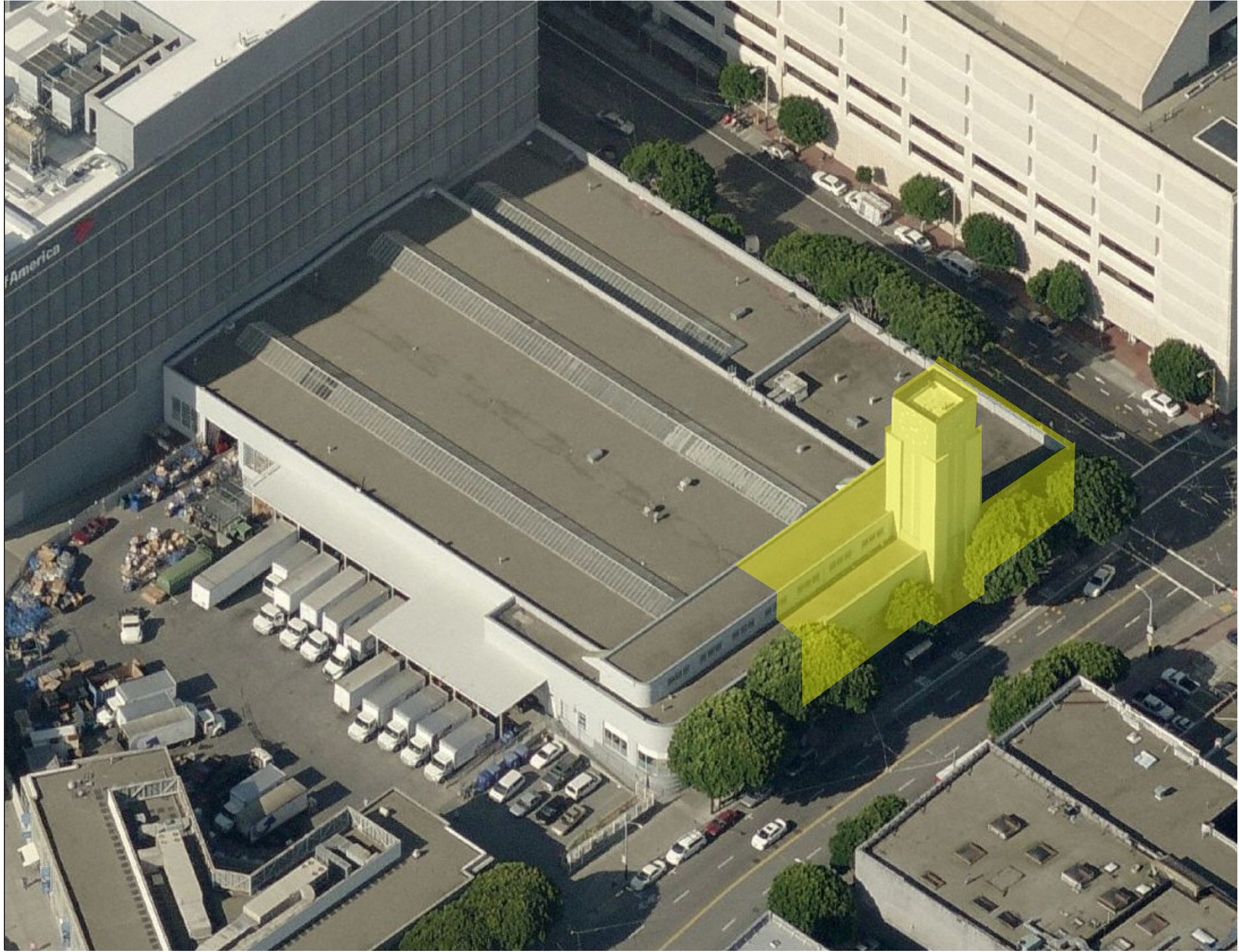
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An aerial photograph of a city grid, showing a dense pattern of streets and buildings. The image is dark and monochromatic, with a heavy overlay that makes the details of the buildings less distinct, focusing more on the geometric pattern of the urban layout.

Retain neighborhood character and foster public connectivity:

Historic resource preservation and the Public Realm

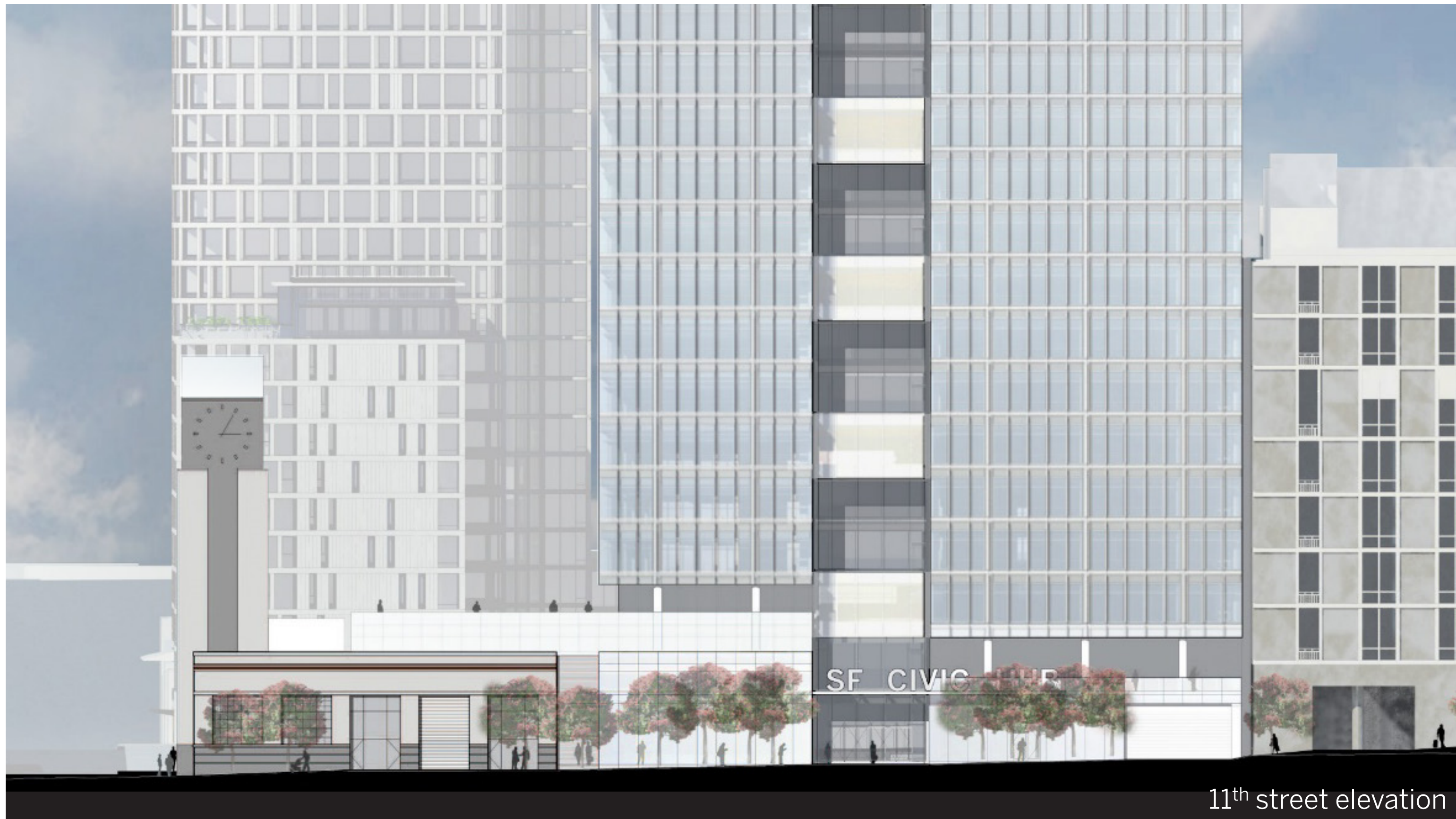
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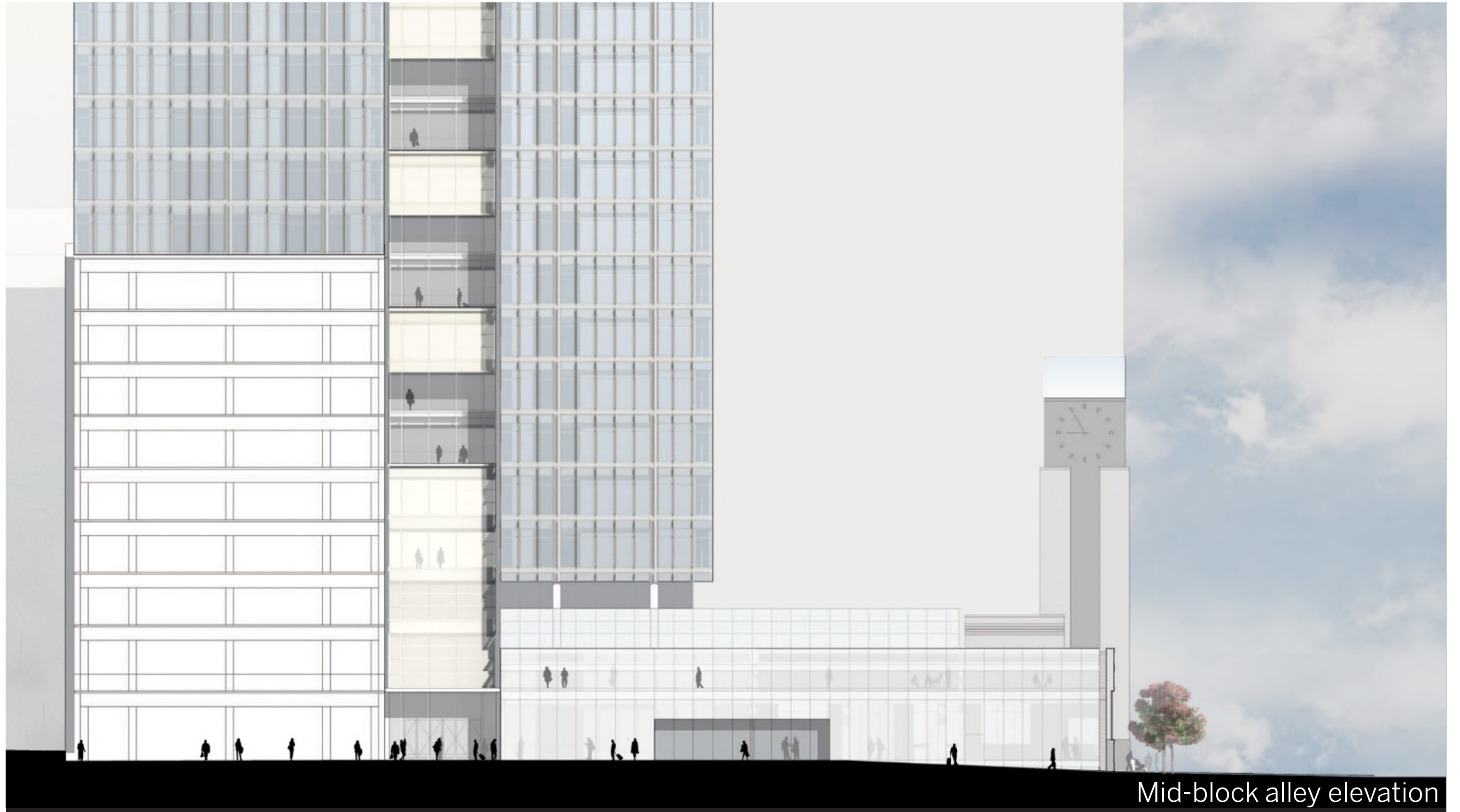




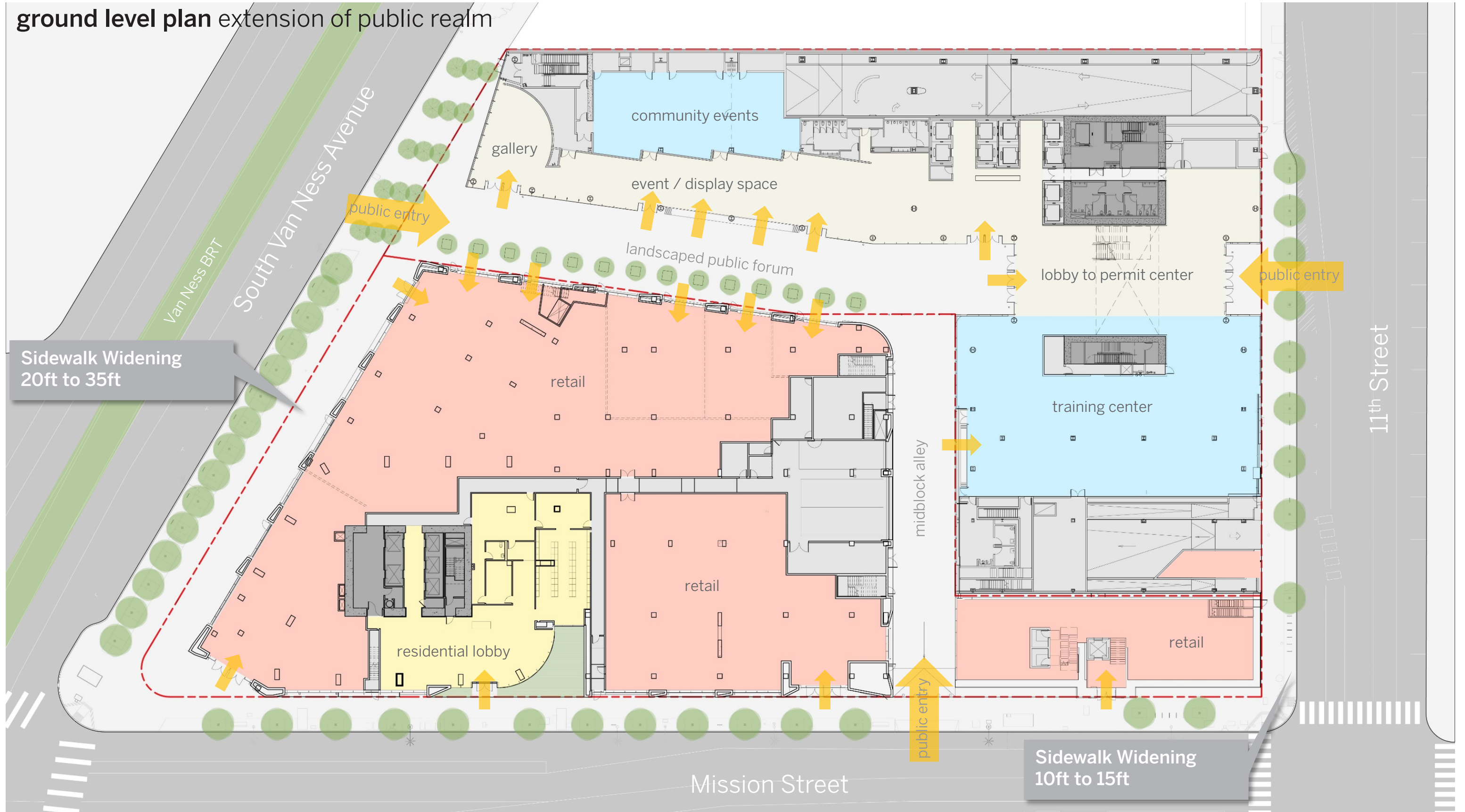
Mission street elevation



11th street elevation



ground level plan extension of public realm





2nd Level Floor Plan





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DBI high performance workplace

permit center loggia

conference center and forum





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