



# San Francisco Interfaith Council

*Celebrating our diverse faiths & spiritual traditions*

*Bringing people together to build understanding*

*Serving our community*

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**Michael G. Pappas, M.Div.**  
Executive Director

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*First Friendship Institutional Baptist Church*

Dr. Sally Wei  
*Buddhist Tzu Chi Foundation*

Fr. Kenneth Westray  
*St. Vincent de Paul Catholic Church*

Rev. Dr. Christopher Zacharias  
*First AME Zion Church*

December 14, 2016

Mr. Rodney Fong, Commission President  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Fong,

Greetings and blessings during this season of new light and life.

Over two years ago, the San Francisco Interfaith Council helped to form and continues to convene the SF Interfaith Essential Housing Task Force. Realizing that religious institutions are sitting on some of the most valuable and, in many cases, underutilized properties in San Francisco, our Task Force, comprised of prominent faith leaders in our City, mobilized to address our growing housing affordability challenges.

We are writing today to respectfully request that the Planning Commission and Board of Supervisors give thoughtful consideration to the development application being made by the Fifth Church of Christ, Scientist, located at 450 O'Farrell Street.

The proposed development will create much needed new rental housing, including below market rate housing in San Francisco, while at the same time not displacing those who live in the neighborhood. In addition, the goal of this project is to finance the creation of a new church and an endowment for future church maintenance that will enable the Fifth Church of Christ, Scientist to remain at its current location, where it has maintained a place of worship for nearly a century. Distinct from other commercial lead development projects, the uniqueness of this effort comes with financial limitations.

From an architectural standpoint, the development will provide a new functional church facility that will allow the church to offer Sunday school services to families and children, and a publicly accessible reading room. Historical building elements will be retained, offering a sense of history and origin to define the new church and residential building. The church façade will be maintained, unchanged. Moreover, the artisan stained glass windows, matching stained glass ceiling oculus, bronze entry doors and pipe organ will all be refurbished and re-homed in the new building. By virtue of its design and projected availability to new residents, the new structure promises to offer a new sense of community and safety to a challenged location.

Together, the San Francisco Interfaith Council and its Interfaith Essential Housing Task Force support our sisters and brothers at the Fifth Church of Christ, Scientist in their efforts to develop this unique and historic property. It is our hope that, after reviewing the application, you, too, will agree that this development will be a jewel for the Tenderloin District. We would ask that you give thoughtful consideration to and approval of this timely application.

Sincerely,

Michael G. Pappas, M.Div.  
Executive Director

6/28/18

M. Bondreaux

June 28, 2018

Planning Commission  
San Francisco Planning Department  
1650 Mission St., Suite 400  
San Francisco, CA 94103

RE: Support for 450 O'Farrell Street proposed project

Dear President Hillis and Commissioners,

As a Member of the San Francisco Interfaith Council and a Parishioner of The Episcopal Church of St. Mary the Virgin, I am very pleased to bring my support to the 5<sup>th</sup> Church of Christ, Scientist Project. I have followed this project since David Murry brought project information to the Interfaith Council and sought support from our members, some five years ago.

So here we are after a very long haul. But we made it!

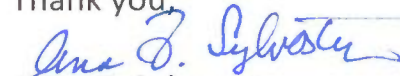
Bravo 5<sup>th</sup> Church of Christ, Scientist---You didn't give up when your neighborhood became problematic. You didn't just sell off your church property and move out. No, you found a creative solution. I am so proud of you. What a wonderful example you have set for us all. I support this project because it is a WIN/WIN for all of San Francisco.

I urge the Planning Commission to adopt the findings under the California Environmental Quality Act (CEQA), including rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations, and to adopt the Mitigation Monitoring & Reporting Program (MMRP).

I leave you with a reading from Psalm 133:

"Oh how good and pleasant it is, when brethren live together in unity!"

Thank you,



Anna Z. Sylvester

Daughter of the King

The Episcopal Church of St. Mary the Virgin



6/28/18  
M. Boudreaux

Date: 6/26/2018

To: President Rich Hillis  
San Francisco Planning Commission  
1650 Missions St., Suite 400  
San Francisco CA, 94103

Dear President Hillis:

I support the proposed mixed-use development located at 450 O'Farrell Street in San Francisco. This project will provide much-needed housing, a new Church of Christian Science, and neighborhood-serving retail space in a new building that will improve the neighborhood and increase public safety.

I further support the project because it will:

- Enhance the character of the neighborhood and promote active uses at street level, encouraging more pedestrian interaction and safer streets
- Provide badly needed housing, including market rate housing and on-site affordable housing
- Help an important neighborhood stakeholder - Fifth Church of Christ, Scientist - to remain in the neighborhood where they have been worshipping for nearly 100 years
- Place the residential lobby along Shannon Alley, activating that portion of the project and freeing up the O'Farrell Street frontage to maximize the retail footprint in the project
- Be located in close proximity to MUNI and BART, and within walking distance of the future Central Subway, making it transit friendly and minimizing the impact on neighborhood traffic
- Provide minimal auto parking and maximum bicycle parking within the project, discouraging people from using or owning cars

Given all the positive aspects of the project, I respectfully request that you and your fellow Commissioners approve this project without delay.

Respectfully,



Berk Korustan  
790 Sanchez St  
Apt 3  
San Francisco CA 94114

CC: Marcelle Boudreaux, SF Planning Department

48 Turk Street  
San Francisco, CA. 94102  
Phone: (415) 775-7110  
Fax: (415) 775-7170  
www.ccsro.org



June 27, 2018

Rich Hillis, Planning Commission President  
1650 Missions St., Suite 400  
San Francisco CA, 94103

Dear President Hillis:

My name is Lindsay Mulcahy and I am affiliated with the Central City SRO Collaborative, a program of Tenderloin Housing Clinic. Our organization's mission is to build community morale and enhance the quality of life for low-income residents currently occupying Single-Room Occupancy hotels in the Tenderloin. Our organization specifically represents residents located in the Pierre Hotel at 540 Jones Street and in the Winton Hotel at 445 O'Farrell Street.

The project sponsors presented their proposed project to our Land Use Committee, meeting with us multiple times over the last year. Together we have crafted a community benefits package including installation of ADA accessible entrances, WiFi, and renovations of public spaces, will provide long term benefits to our tenants and alleviate some of the impacts of new construction.

The project will provide a mixed-use, mixed-income project – with a new 5th Church of Christ, Scientist, 176 units of market rate and below market rate housing, as well as important neighborhood-serving retail space. We are especially enthusiastic about the project's commitment to reserve three market rate units for the Moving On Initiative, a voucher program which allows self-sufficient tenants currently living in supportive housing to move into non-service enriched housing. In addition, the project will improve public safety on the O'Farrell block and upgrade the streetscape of Shannon Street alley and Jones Street.

The design of the project incorporates the columned façade of the current structure presently located on the site, and will implement a salvage and reuse plan that will retain important historical elements of the old structure without serving as a barrier to new construction.

I further support the project because it will be transit friendly and located in close proximity to MUNI, BART, and the future Central Subway. Vehicular parking has been minimized and ample bike parking has been provided, which will reduce residents need to own a car.

On behalf of our Land Use Committee and all of the residents in the Pierre and Winton Hotels, we eagerly ask the Commission to approve this project as recommended by staff.

Respectfully,

Lindsay Mulcahy

Community Organizer, Central City SRO Collaborative

Cc: Marcelle Boudreaux, Current Planning, SF Planning Department

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**From:** Harrison Gough  
**To:** Boudreaux, Marcelle (CPC)  
**Subject:** 450 O'Farrell Street  
**Date:** Tuesday, June 26, 2018 6:58:24 PM

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Dear President Hillis:

I support the proposed mixed-use development located at 450 O'Farrell Street in San Francisco. This project will provide much-needed housing, a new Church of Christian Science, and neighborhood-serving retail space in a new building that will improve the neighborhood and increase public safety.

I further support the project because it will:

Enhance the character of the neighborhood and promote active uses at street level, encouraging more pedestrian interaction and safer streets

Provide badly needed housing, including market rate housing and on-site affordable housing

Help an important neighborhood stakeholder – Fifth Church of Christ, Scientist – to remain in the neighborhood where they have been worshipping for nearly 100 years

Place the residential lobby along Shannon Alley, activating that portion of the project and freeing up the O'Farrell Street frontage to maximize the retail footprint in the project

Be located in close proximity to MUNI and BART, and within walking distance of the future Central Subway, making it transit friendly and minimizing the impact on neighborhood traffic

Provide minimal auto parking and maximum bicycle parking within the project, discouraging people from using or owning cars

Given all the positive aspects of the project, I respectfully request that you and your fellow Commissioners approve this project without delay.

Sincerely,

Harrison Gough  
801 Jones St Apt 201  
San Francisco, CA  
94109



Date: June 26, 2018

To: President Rich Hillis  
San Francisco Planning Commission  
1650 Missions St., Suite 400  
San Francisco CA, 94103

Dear President Hillis:

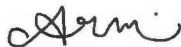
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I further support the project because it will:

- Enhance the character of the neighborhood and promote active uses at street level, encouraging more pedestrian interaction and safer streets
- Provide market rate housing and on-site affordable housing – essentially needed for the area
- Help an important neighborhood stakeholder – Fifth Church of Christ, Scientist – to remain in the neighborhood where they have been worshipping for nearly 100 years
- Place the residential lobby along Shannon Alley, activating that portion of the project and freeing up the O'Farrell Street frontage to maximize the retail footprint in the project
- Be located in close proximity to MUNI and BART, and within walking distance of the future Central Subway, making it transit friendly and minimizing the impact on neighborhood traffic
- Provide minimal auto parking and maximum bicycle parking within the project, discouraging people from using or owning cars

Given all the positive aspects of the project, I respectfully request that you and your fellow Commissioners approve this project without delay, supporting the development of a safe, affordable and stable neighborhood for working families.

Sincerely,



Amanda Marinac

3825 Scott Street Apt. 303  
San Francisco, CA. 94123

Date:

To: President Rich Hillis  
San Francisco Planning Commission  
1650 Missions St., Suite 400  
San Francisco CA, 94103

Dear President Hillis:

I support the proposed mixed-use development located at 450 O'Farrell Street in San Francisco. This project will provide much-needed housing, a new Church of Christian Science, and neighborhood-serving retail space in a new building that will improve the neighborhood and increase public safety.

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Given all the positive aspects of the project, I respectfully request that you and your fellow Commissioners approve this project without delay.

Respectfully,

Jeffrey Scott Breudecheck



CC: Marcelle Boudreaux, SF Planning Department

**From:** Marvis Phillips  
**To:** [Boudreaux, Marcelle \(CPC\)](#)  
**Cc:** [te@thompsondorman.com](mailto:te@thompsondorman.com)  
**Subject:** Case No. 2013.1535ENV/CUA-450 O'Farrell/474 O'Farrell Streets  
**Date:** Thursday, June 21, 2018 1:43:06 AM

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Dear Marcelle,

The Board of District 6 Community Planners voted to support the Board of Directors decision last year to "NOT" support the "Fifth Church of Christ Scientist" proposed project for 450 O'Farrell Street, at the ABD6 meeting postcards were handed out by the project sponsors for those at the meeting to submit with questions, all the community resources dents submitted cards and nobody received any answers, the project sponsors were contacted again no response, every time we tried to contact we were ignored.

The "Church" did not try to work with the members of our board to find solutions to our concerns, we received no feed back about saving one of the last affordable family restaurants in the Tenderloin (532 Jones), and we were frozen out of communication with sponsors, both boards feel like this project is way to large and will displace dozens of small business who cater to the low-income community that lives in the residential hotels around this project in favor of high end business catering to their high end housing residents, freezing dozens out of the only homes some may have ever known.

This project is by-far way out of proportion for this community and will build that wall (like the Warsaw Getto wall of WWII-that the Nazis built in the forties to keep those poor undesirables caged). This will be the wall of the North.

Again the District 6 Community Planners cannot support this project as it is written now, (and since October 2017, when ABD6 ceased operations) are new group District 6 Community Planners, is the Tenderloin's/District 6 replacement.

Sincerely,

Marvis J. Phillips  
Board Chair  
District 6 Community Planners

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Marvis J. Phillips  
Board Chair  
District 6 Community Planners



June 15, 2018

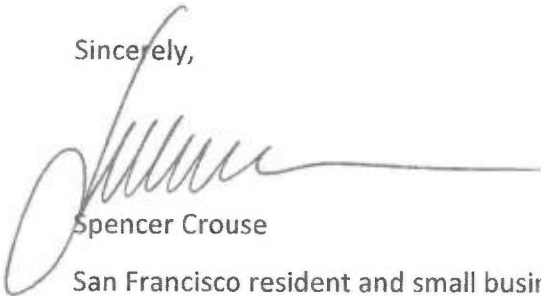
Rich Hillis, Commission President  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear President Hillis,

I am writing to express my support for the proposed 450 O'Farrell project being presented by Thompson Dorfman and the Fifth Church of Christ Scientist. This project will provide much needed housing stock, including affordable housing. More than that this project reflects a balance of design, new housing construction, and more importantly, a solution that will allow the church to continue its long history in the City of San Francisco. Churches, like non-profits, are also residents of San Francisco and an important part of our cultural diversity. Many churches have already been forced to leave their original locations in San Francisco and relocate to areas outside of San Francisco.

Much effort has been invested in balancing design considerations to minimally impact traffic, the predominant neighborhood design, and single occupancy, senior and other residences in the area.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Spencer Crouse', with a long horizontal flourish extending to the right.

Spencer Crouse  
San Francisco resident and small business owner  
2176 Palou Avenue, San Francisco, CA 94124

**From:** Secretary, Commissions (CPC)  
**To:** Boudreau, Marcelle (CPC)  
**Cc:** Feliciano, Josephine (CPC)  
**Subject:** FW: 450 O'Farrell St Project  
**Date:** Wednesday, June 27, 2018 3:22:27 PM

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Jonas P. Ionin,  
Director of Commission Affairs

Planning Department|City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309|Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** James Buckley [mailto:jbuckley@uoregon.edu]  
**Sent:** Wednesday, June 27, 2018 3:04 PM  
**To:** Richards, Dennis (CPC); Moore, Kathrin (CPC); Koppel, Joel (CPC); Johnson, Millicent (CPC); [planning@rodneymong.com](mailto:planning@rodneymong.com); Melgar, Myrna (CPC); [richhillissf@gmail.com](mailto:richhillissf@gmail.com)  
**Cc:** Secretary, Commissions (CPC); Rahaim, John (CPC)  
**Subject:** 450 O'Farrell St Project

Commissioners,

I am writing to encourage you to take more time to consider the exciting project at 450 O'Farrell. For over two decades I built affordable housing with non-profit groups in San Francisco, some of which involved the adaptive reuse of historic buildings, and I am now on the faculty of the School of Architecture and Environment at the University of Oregon in Portland, where I run the historic preservation program. I remain a summertime resident of San Francisco and I was one the initial members of the Historic Preservation Commission from 2009-2011.

One of the challenges of my current role is to get preservationists to understand the incredible need to build more housing of all kinds and vice versa - getting housing folks to understand the value of our existing environment in making good places for people to live. As terrific as the proposed O'Farrell project is in providing much-needed housing, my experience suggests that it would be even better if it properly re-used the existing church as some kind of public space. Several years ago I worked with the SF Redevelopment Agency to build assisted living units in Japantown that incorporated the old synagogue on Bush Street as a community room and dining area for the residents. (Photo 1) The result of the combined old and new elements at the Kokoro project is much stronger than if the whole complex was built new. I also developed another Christian Science Church, on Haight Street near Masonic, into low-income senior housing - it was a little more expensive to convert the historic building to residential units but it is an amazing place to live and a great neighbor for the community. (Photo 2)

My experience suggests that saving only the facade of the 450 O'Farrell building is not good practice - in the long run, it is better to incorporate the bulk of the building into the new use than to have an applied veneer. Another local example I was involved in is the Folsom/Dore Apartments on SOMA - it was our intention to save the entire front portion of the existing industrial building to preserve the look of the Folsom St. industrial corridor but in the end we could only save the front facade skin and it doesn't look right at all. (Photo 3)

I believe the 450 O'Farrell project will serve the community much more in the long run if it makes better use of the wonderful existing church, and, from my long experience in development, I know that with good design it will not break the budget to do so - in fact, if done well, it could add financial value to the project as well as provide a public service by preserving one of our amazing historic buildings. It is my understanding that through rezoning to match the adjacent areas, the project could generate transferable development rights that could raise money for renovation, and there are also tax credits available for rehabilitation of the historic building.

Finally, I have seen in Portland that is a VERY bad precedent to demolish a contributing structure in a historic district - this practice has led to a significant change in the character of many neighborhoods without adding much new housing.

It is indeed possible to be a YIMBY supporter of building new housing AND a believer in preserving our unique historic environment. It does take a little extra thought, and I believe that if you spend a little more time on this important project, you can find ways to both produce additional housing units for city residents and maintain the city's heritage for generations to come.

James Buckley, Ph.D.

Venerable Chair in Historic Preservation  
University of Oregon

School of Architecture and Environment  
70 NW Couch Street  
Portland, OR 97209  
<http://hp.uoregon.edu>









**From:** Secretary, Commissions (CPC)  
**To:** Boudreaux, Marcelle (CPC)  
**Cc:** Feliciano, Josephine (CPC)  
**Subject:** FW: 450-474 O'Farrell Street (Fifth Church of Christ Scientist)  
**Date:** Wednesday, June 27, 2018 3:24:38 PM

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department|City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309|Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Richard Rothman [mailto:[rrothma@pacbell.net](mailto:rrothma@pacbell.net)]  
**Sent:** Wednesday, June 27, 2018 2:15 PM  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)  
**Cc:** Mike Buhler  
**Subject:** 450-474 O'Farrell Street (Fifth Church of Christ Scientist)

Dear Planning Commissioners,

I will not be able to attend this hearing on Thursday so I am emailing you in asking that the Commission postpone this decision until economics study is presented to the Commission. This project if approved would demolish a historically significant building which is in a historical preservation district. I am also against so-called facadism. Its not enough just to save the outside of the building the whole building needs to be save.

I think the developers in the planning staff need to come up with an alternative that saves the building and provides housing.

Thank you for consideration of these issues.

Richard Rothman San Franciscan resident



June 25th 2018

Dear President Hillis and the Commissioners,

Kindly consider this letter of support. The Fifth Church of Christ, Science in the Tenderloin has been instrumental to my spiritual and personal development. As an African-American raised in San Francisco, I have seen the community benefit from the services offered by the Fifth Church. It serves as a stabilizing force and its presence has been beneficial to businesses and community organizations in the immediate area. Over the decades I have also observed positive impacts from the skills and the resources that its members bring to our community.

The Sunday school services have helped me form positive relationships with community members in the Tenderloin, church members and wider community, which in turn assisted me in constructing meaningful understandings of self and wider world.

It is essential for the presence of the church be continued and its current development goals realized. These goals increase locally oriented growth for the Tenderloin and the extremely diverse populations that live there.

Community connections in our state, city and beyond often align with community services, spiritual growth and community connectedness. In this fluid cultural, political and economic climate, our city is undergoing change that has disrupted the livelihood outcomes and displaced the lives of so many native San Franciscans. The Fifth Church of Christ, Science is a crucial institution that drives inclusion and the type local community engagement that reflects San Francisco's history of diversity. Its contributions act as a force to counteracts current social and economic upheaval that's affecting the lives of so many residents in the Tenderloin.

Sincerely,

Stephan Quincy Reese  
415.574.1088

Date: June 26, 2018

To: President Rich Hillis  
San Francisco Planning Commission  
1650 Missions St., Suite 400  
San Francisco CA, 94103

Dear President Hillis:

I support the proposed mixed-use development located at 450 O'Farrell Street in San Francisco. This project will provide much-needed housing, a new Church of Christian Science, and neighborhood-serving retail space in a new building that will improve the neighborhood and increase public safety.

I further support the project because it will:

- Enhance the character of the neighborhood and promote active uses at street level, encouraging more pedestrian interaction and safer streets
- Provide badly needed housing, including market rate housing and on-site affordable housing
- Help an important neighborhood stakeholder – Fifth Church of Christ, Scientist – to remain in the neighborhood where they have been worshipping for nearly 100 years
- Place the residential lobby along Shannon Alley, activating that portion of the project and freeing up the O'Farrell Street frontage to maximize the retail footprint in the project
- Be located in close proximity to MUNI and BART, and within walking distance of the future Central Subway, making it transit friendly and minimizing the impact on neighborhood traffic
- Provide minimal auto parking and maximum bicycle parking within the project, discouraging people from using or owning cars

Given all the positive aspects of the project, I respectfully request that you and your fellow Commissioners approve this project without delay.

Respectfully,

Dylan Smallcomb  
1190 Mission St., Apt #2118  
San Francisco, CA 94103

*Dylan Smallcomb*

CC: Marcelle Boudreaux, SF Planning Department

Date: June 26, 2018

To: President Rich Hillis  
San Francisco Planning Commission  
1650 Missions St., Suite 400  
San Francisco CA, 94103

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Given all the positive aspects of the project, I respectfully request that you and your fellow Commissioners approve this project without delay.

Respectfully,

Rae Lloyd-Lever

1190 Mission St., Apt #2118

San Francisco, CA 94103

*Rae Lloyd-Lever*

CC: Marcelle Boudreaux, SF Planning Department

Date: June 26, 2018

To: President Rich Hillis  
San Francisco Planning Commission  
1650 Missions St., Suite 400  
San Francisco CA, 94103

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Given all the positive aspects of the project, I respectfully request that you and your fellow Commissioners approve this project without delay.

Respectfully,

Conor Sweetland

3478 Scott Street

San Francisco, CA 94123

A handwritten signature in dark ink, appearing to read "Conor Sweetland", written in a cursive style.

CC: Marcelle Boudreaux, SF Planning Department



**From:** Mary Ann Cahill  
**To:** PIC, PLN (CPC); Boudreaux, Marcelle (CPC)  
**Subject:** Letter to Planning Commission Regarding 450 O' Farrell Street Project  
**Date:** Sunday, June 24, 2018 1:45:17 PM

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Dear President Hillis and Commissioners:

I am a member of Ninth Church of Christ Scientist, San Francisco (175 Junipero Serra Boulevard), and a resident at Arden Wood.

I am writing in support of approval for the project for 450 O'Farrell Street (Fifth Church of Christ Scientist, San Francisco).

Our religion advocates that we should be good citizens and good neighbors. Fifth Church has been fulfilling that demand for almost 100 years. And this new project would continue to do that.

The new building would be in keeping with the neighborhood; in fact, it would enhance it with its beautiful design.

It would help the families in the neighborhood. It would provide some more affordable housing. I understand there are about 3,000 children in the area. The Church has a wonderful Sunday School program as well as a child care area for children too young to attend Sunday School. Everyone is welcome.

The new design will offer a Reading Room, which is a quiet, clean, safe place for rest and study, with resources for reading, purchasing, borrowing or working on-line, augmented by helpful librarians and workers. Everyone is welcome.

Healing harmony is central to our religion. It doesn't stop with our members but extends to, and blesses, the neighborhood and the world, which we pray for daily.

I understand that the members of the church have been working harmoniously with the planning commission. We expect that to continue and, as I have said, harmony is a hallmark of true Christian Science.

With this expectancy in mind, we confidently declare with Mary Baker Eddy, our Founder and the Discoverer of Christian Science, that ...whatever blesses one, blesses all (SCIENCE AND HEALTH WITH KEY TO THE SCRIPTURES, pg. 206)

Thank you very much for your consideration of this letter and the project at 450 O'Farrell Street.

Sincerely,

Mary Ann Cahill

445 Wawona Street, #305  
S.F. CA. 94116  
(415) 342-4963

Laurel Howard Mason  
5452 Dalrymple Crescent N.W.  
Calgary, Alberta, Canada  
T3A 1R3

June 25, 2018

Planning Commission  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: Letter in support of the proposed project at 450 O'Farrell Street**

Dear President Hills and Commissioners:

My family and I have had occasion to visit Fifth Church of Christ, Scientist in San Francisco many times during the past several years. We have always received a warm welcome from the friendly members of this church, and have appreciated their vitality and the hospitality they extend to visitors and their community.

It is important to note that the numerous steep stairs leading up from the foyer to the church auditorium are an imposing challenge to senior visitors. My father, for instance, found it quite taxing to make his way up the two sets of stairs, needing to pause a few times on the way up.

A few years ago, when our son was eight years old, he attended the Sunday School. He loved his teacher, and had an inspiring time talking with her, however his comment was that the Sunday School, located in the basement, was "scary" and that the stairs going down were "so steep". This is certainly not the impression that the members of this church would like their young attendees to take away.

These examples, gathered from our personal experience, emphasize the necessity for a new church, and an accessible Reading Room for quiet study, in order to accommodate the needs of both the younger and more elderly visitors and members.

We have a great fondness for Fifth Church, and appreciate the sincere and dedicated planning that has resulted in a design intended to enrich the experience of the members, guests and adherents of the church, to revitalize the area, and to accommodate the needs of the larger community.

Due to the timeline involved, and the unpredictable nature of mail delivery from Canada to the U.S., this letter is being sent via email. A paper copy of this letter will follow via regular mail,

Sincerely,

Laurel Howard Mason

To: Planning Commission

Date: June 28, 2018

Re: Fifth Church of Christ, Scientist, O'Farrell St.

Good afternoon, Commissioners.

My name is Stephanie Peek. As a longtime resident of San Francisco, I see the Tenderloin as one of the clearest examples of the increasing gap between the rich and the poor that is causing so much pain in our city, which is why I ask you to support this project presented by Fifth Church and its architects. More than ever, the residents in this neighborhood -- both poor and rich -- need a place of spiritual refuge and healing, a place to find peace of mind such as the church provides with its Reading



Room and services open to all. In my opinion, the church has arrived at a sensible solution to its financial challenges, making it possible to remain in the neighborhood while also providing affordable housing, which we all understand our city needs so badly.

Thank you for your consideration,

Stephanie Peek

Planning Commission  
San Francisco Planning Department  
1650 Mission St., Suite 400  
San Francisco, CA 94103

RE: Support for 450 O'Farrell Street proposed project

Dear President Hillis and Commissioners,

As a long term resident and business owner in San Francisco I urge you to approve the 450 O'Farrell Street project. Please help the revitalize this blighted neighborhood. This area of the Tenderloin desperately needs more structurally safe, code compliant residential housing.

Sincerely,

Carl N. Vanos  
1604A Grove Street  
San Francisco, CA 94117



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** June 13, 2018

**TO:** Marcelle Boudreaux, Principal Planner, Current Planning Division;  
Chelsea Fordham, Principal Planner, Environmental Planning Division

**FROM:** Jacob Bintliff, Senior Planner, Special Projects and Policy

**RE:** 450 O'Farrell Street Development Pro Forma Peer Review and Evaluation  
[Planning Case 2013.1535ENV]

1650 Mission St.  
Suite 400  
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Information:  
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The Project Sponsor, 450 O'Farrell Partners, LLC, retained Economic Planning Systems (EPS) to provide a financial feasibility analysis of the development proposal (the "Proposed Project") and two lower density alternatives (the "Partial Preservation" and "Full Preservation" alternatives) included in the Draft Environmental Impact Report for the subject project. As documented in the EPS memorandum "450 O'Farrell Street Development Feasibility Review and Evaluation" (EPS Memo) dated November 13, 2017, EPS concluded that 1) "the Full Preservation and Partial Preservation project alternatives generate insufficient returns to the Developer" and 2) "The additional square footage reflected in the Proposed Project alternative improves development feasibility."

In order to evaluate the validity of these conclusions, the Planning Department directed the Project Sponsor to provide a peer review of the EPS memo to be performed by a firm included on the Controller's Office list of pre-qualified economic consultants. EPS selected Willdan Financial Services (Willdan) to perform this peer review and Willdan provided a draft Scope of Services for Planning Department review on February 19, 2018. The Department determined that the Scope of Services was appropriate and directed the Project Sponsor and Willdan to proceed with the review. On April 19, 2018 Willdan provided a memorandum "450 O'Farrell Street Development Pro Forma Peer Review and Evaluation," (Peer Review Memo) which found the "EPS analysis and conclusions to be reasonable and consistent with standard professional practice."

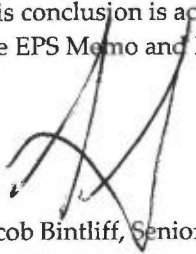
The Planning Department has reviewed the EPS Memo and Peer Review Memo, and finds that the methodology and approach are appropriate and consistent with professional standards, that all key development assumptions and sources for these assumptions are well-documented and reasonable, and concurs in the conclusion that the findings of the EPS Memo are reasonable and supportable. This concurrence is supported by the following findings by the Planning Department, upon review of the EPS Memo and Peer Review Memo provided:

Methodology and Approach: EPS and Willdan are qualified real estate advisory consulting firms that have been retained by the various City agencies in the past to conduct financial feasibility analysis similar to that provided in this case. EPS conducted a static pro forma feasibility analysis to determine financial feasibility. This methodology is an industry standard for financial feasibility analysis and the Planning Department as well as other City agencies and other jurisdictions routinely commission and accept feasibility findings developed using this method. The EPS Memo clearly documents all key assumptions, applies these assumptions consistently and reasonably to each development scenario without undue variation, and provides the pro formas used in the analysis for review. The Peer Review Memo provided by

Willdan included a review of the assumptions and methodology used in the EPS Memo, and replicated the pro formas used to perform financial feasibility analysis in order to evaluate the conclusion of the EPS Memo. The Peer Review Memo provides a detailed summary of the key assumptions and a copy of the static pro formas used in the peer review analysis. The Planning Department finds the methodology and approach used in the Peer Review Memo analysis to be adequate and sufficient to support the feasibility conclusions of the EPS Memo.

Development Assumptions: The financial feasibility analysis rests on three categories of assumptions, which are applied to each project alternative under analysis. These assumptions include development costs (land acquisition cost, hard construction costs, soft costs including legal and architectural fees, City permit and impact fees, sales costs and taxes), construction financing costs (interest rate, loan to cost ratio, drawdown factor, construction loan fee, construction period and loan term), and revenues (rental or sale revenue for residential and commercial components). The EPS Memo and Peer Review Memo both clearly document the values assumed for each of these inputs for all scenarios. EPS reviewed the key assumptions provided by the Project Sponsor for reasonableness, and exercised professional judgement to arrive at reasonable assumptions that were used to conduct the feasibility analysis. Willdan in turn performed the same level of review and adjustment to key assumptions in the Peer Review Memo. The Planning Department compared these assumptions to cost and revenue values observed in recent consultant reports and market study findings, and finds that all development cost, financing cost, and revenue assumptions are consistent with the range of values observed in San Francisco for similar projects under current market conditions.

Financial Feasibility Findings: Under the methodology used in the EPS Memo and Peer Review Memo, financial feasibility is defined as a project that yields a sufficient financial return after comparing development and financing costs to projected revenues. Financial return is expressed as yield on cost, which expresses the ratio of a project's net operating income (NOI) to total development cost. Yield on cost is a standard feasibility metric for rental projects. EPS identified a target yield (i.e. the return below which a developer will not be likely to proceed with the project) of between 5.5 and 6.5 percent. Willdan identified a range of return of 4.25 to 5.25 percent for the type of project under review. Nonetheless, the Peer Review Memo states that "even under this alternative feasibility range, EPS feasibility conclusions hold." Specifically, the Peer Review Memo concurred with the conclusions of the EPS memo that neither the Full Preservation nor Partial Preservation alternatives generated sufficient returns, and that the Proposed Project yielded a higher return. The Planning Department confirms that this conclusion is accurate and supportable based on the assumptions and methodology of both the EPS Memo and Peer Review Memo.



Jacob Bintliff, Senior Planner

Special Projects and Policy, San Francisco Planning Department

[jacob.bintliff@sfgov.org](mailto:jacob.bintliff@sfgov.org)

(415) 575-9170



## MEMORANDUM

To: Tyler Evje, Thompson | Dorfman Partners, LLC  
From: James Musbach, Ashleigh Kanat, and Michael Nimon  
Subject: 450 O'Farrell Street Development Feasibility Review and Evaluation; EPS #161164  
Date: June 26, 2018

*The Economics of Land Use*



At the request of 450 O'Farrell Partners, LLC, the Project Sponsor of 450 O'Farrell Street in San Francisco (the Project), EPS prepared development pro formas for the proposed project and two alternatives considered in the planning documents as part of the application process. This analysis uses static pro forma financial models reflective of vertical development costs and revenue estimates specific to each of the alternatives allowing a comparison of developer returns. The development programs considered in this analysis are described below and are summarized in **Table 1** with design schemes included in the **Appendix**.

- A "Full Preservation" alternative resulting in 151,200 square feet of gross building area, including 97 residential rental units, 800 square feet of restaurant/retail space, and 10,666 square feet of new church space.
- A "Partial Preservation" alternative resulting in 201,200 square feet of gross building area, including 162 residential rental units, 4,600 square feet of restaurant/retail space, and 10,207 square feet of new church space.
- The "Proposed Project" consists of 237,810 square feet of gross building area and includes 176 rental residential units and 6,200 square feet of restaurant/retail. This alternative includes 13,595 square feet of new church space.

Economic & Planning Systems, Inc.  
One Kaiser Plaza, Suite 1410  
Oakland, CA 94612  
510 841 9190 tel  
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Oakland  
Sacramento  
Denver  
Los Angeles

[www.epsys.com](http://www.epsys.com)

EPS prepared a development pro forma model for the Proposed Project. The Project Sponsor provided EPS with baseline data, such as rents, construction costs, and operating cost assumptions, which EPS reviewed and revised as appropriate. The financial analysis provides an independent assessment of the financial returns for each of the alternatives. The review relies upon industry standards, EPS's experience with similar projects, and market conditions and trends in San Francisco and the Bay Area.

EPS has reviewed the key market assumptions for reasonableness, but has not conducted a detailed market analysis. Actual financial outcomes may differ from the pro forma and EPS findings to the extent that future economic cycles, market, and development trends differ from current conditions. The analysis is in 2017 dollars.

## Summary of Findings

Financial results are shown in **Table 2** with the findings described below. Detailed pro formas for each alternative are shown in **Tables 3** through **5**.

- 1. The Full Preservation and Partial Preservation Project alternatives generate insufficient returns to the Developer.** These alternatives generate a yield of 2.9 percent and 3.9 percent, respectively. These returns are below the feasibility threshold range of 5.5 percent to 6.5 percent for projects of comparable development risk and complexity. This return range is based on capitalization rate data adjusted for development risk and location as well as EPS experience with comparable projects.<sup>1</sup>
- 2. The additional of square footage reflected in the Proposed Project alternative improves development feasibility.** The resulting yield of 4.5 percent still falls slightly below the typical feasibility range. While the additional space increases total building development costs, the associated revenues offset the cost increase and improve the relative performance of the Proposed Project. The Developer has indicated willingness to accept a 4.5 percent return.

## Project Description

The Project is bounded by O'Farrell Street, Geary Boulevard, Taylor Street, and Jones Street in San Francisco's Downtown/Civic Center neighborhood. The site currently houses a three-story 26,904-square foot church, the Fifth Church of Christ Scientist. Other uses include a 4,415-square foot retail space, a 1,012-square foot restaurant, and a residential building at 532 Jones Street. The buildings comprising the Project are designated as contributing resources to the Uptown Tenderloin Historic District, which is listed on the National Register of Historic Places (NRHP).

The proposed Project envisions partial demolition of the existing Fifth Church of Christ Scientist building, and the full demolition of the vacant retail building along O'Farrell Street and the restaurant building along Jones Street. The Project provides a total of 237,810 gross square feet including 187,640 square feet of residential uses, 6,200 square feet of restaurant/retail space, 13,595 square feet for the church, and 8,398 square feet of open space. The new building would be 13-stories (130 feet) with 176 dwelling units, restaurant/retail space, and a replacement church incorporated into the ground level. Twenty-eight units would be Below Market Rate (BMR) with five of these replacing rent controlled units.<sup>2</sup> The parking garage will provide 41 below grade spaces with additional bicycle parking.

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<sup>1</sup> IRR Monitor Viewpoint mid-2017 data for the San Francisco market.

<sup>2</sup> All alternatives assume 5 replacement units and 13.5 percent BMR units provided onsite, which is the Project's current affordability requirement reflective of the recent changes to San Francisco's inclusionary housing program.

## **Review of Key Assumptions and Methodology**

### **Revenues**

This analysis assumes average market rate rents of about \$4,400 per unit per month across each of the alternatives. This estimate is based on a market report prepared for the proposed Project by the Concord Group in November 2016. Overall, the market-rate rents fall within a comparable rent range relative to other rental projects in San Francisco based on a review of recent rents reported by Trulia.com. This analysis does not vary the market rate rent assumptions by alternative; however, alternatives with lower density will likely achieve lower rents due to the lack of view premiums, which would further compress yields in these alternatives. Average per-unit monthly rents for affordable units are estimated to range from \$660 to \$1,478 per unit across the alternatives, depending on each alternative's unit size distribution. The BMR units are targeted to be affordable to households earning up to 55 percent of the area median income (AMI). Residential revenue also assumes 7 percent of rental income in other revenue consisting of storage fees, RUBs income, and other revenue.

For the commercial space, this analysis assumes rents of \$60 per square foot per year for retail on a triple-net basis (NNN). These rents are within the range of comparable retail projects in the market area. This analysis also assumes parking revenue of \$325 per space per month. Lastly, this analysis assumes reuse of the existing church space, identified as 'assembly' land use in the Environmental Impact Report for the Project. Based on review of similar facility sales in San Francisco, this analysis assumes a value of about \$240 per square foot across all scenarios.<sup>3</sup>

### **Vacancy and Operating Expenses**

For the residential component, this analysis reflects a vacancy (or other loss) rate of 5.0 percent. This is a typical level of stabilized vacancy in strong residential markets, such as San Francisco. For the commercial components, a 5.0 percent vacancy/loss factor is applied to the retail space.

The analysis assumes that annual operating expenses will be \$5,000 per unit. These expenses reflect a blend of market rate and affordable units and typically include property management, administration, maintenance, utilities, insurance, and taxes. For affordable units, management and administration expenses also include services required for monitoring, compliance and other costs associated with fulfilling the affordability requirements. EPS assumes additional property tax expenses based on the development value of the Project net of the share attributable to the church assuming a property tax rate of 1.23 percent. A residential capital reserve of 2.0 percent of gross revenue is also assumed.

For the retail components, operating expenses are assumed to be approximately \$18 per square foot and 90 percent of these expenses are assumed to be recoverable from the tenant, consistent with a triple-net lease structure.

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<sup>3</sup> Based on sales comparables reported by Costar for properties with lodging/meeting halls or religious facility uses sold between 2014 and 2017. The resulting 12 transactions have sale prices ranging from \$83 to \$419 per square foot. This value equates to the net rental rate of \$14.40 per square foot assuming a capitalization rate of 6%.



## Development Costs

The cost for new construction generally has been increasing over the past several years due to improvements in the economy, resurgence of new development activity, and the associated growth in demand for construction services and materials. The analysis assumes direct construction cost ranges between approximately \$400 and \$500 per square foot, depending on the alternative and reflective of the economies of scale associated with the larger building. The estimates are based on the February 2017 bid provided by the Project Sponsor, as shown in **Table 7**.

Development costs also include site acquisition, indirect costs, project contingency, and financing. These costs do not vary significantly between the alternatives evaluated in this analysis. Site acquisition is assumed at \$8.7 million for all alternatives. Indirect costs include architecture and engineering, legal and other professional services, development impact fees, other permits and fees, marketing, leasing, and retail leasing commissions, general and administrative, developer fees, and taxes during development.

Development impact fees are estimated for each alternative based on the City's 2017 fee schedule, as shown in **Table 8**. They consist of the transit sustainability, bike parking in lieu, school impact, child care, utilities connection, and street trees in lieu fees. A soft cost contingency of 5.0 percent of other indirect costs is also assumed. Lastly, this analysis estimates a financing cost based on a 65 percent loan to cost ratio with a 5 percent annual interest rate, 60 percent average outstanding balance, and a 2-year construction duration. Total indirect costs comprise approximately 27 to 28 percent of the direct costs across all alternatives and fall within a typical range.

## Financial Returns

Expected returns on development investment vary based on a range of factors such as risk, capital and real estate market conditions, building uses, and other trends. All evaluated alternatives generate yields ranging between 2.9 and 4.5 percent. These yields are based on annual net operating income as a share of total cost. The Proposed Project generates the highest return whereas the Full Preservation alternative generates the lowest return.

Projects of comparable development risk and complexity typically require a return threshold ranging between 5.5 percent and 6.5 percent depending on location, complexity, construction type, and other risk factors. This range is based on the capitalization rate data reported for a blend of urban multifamily and commercial uses in San Francisco as well as EPS's experience with comparable projects.

Despite the yield for the proposed project falling below the typical return threshold, the Developer expressed willingness to proceed with the Project. This financial risk and reduced return may be taken for a number of reasons including strong market fundamentals and tenant prospects, anticipation of future improvements in market conditions, expected rates of return lower than assumed in this analysis, access to low-cost funding, or long-term investment strategy, among others.



**Table 1**  
**Summary of Development Alternatives**  
**450 O'Farrell Street Feasibility; EPS #161164**

Item	Full Preservation Alternative	Partial Preservation Alternative	Proposed Project
Gross Building Square Feet (1)	151,200	201,200	237,810
Residential			
Net Square Feet	87,595	127,110	143,380
Units	97	162	176
Market Rate	80	136	148
BMR (2)	17	26	28
Residential Unit Count			
Studio	14	21	22
1 BR	51	87	95
2 BR	30	50	55
3 BR	2	4	4
Restaurant/Retail			
Gross Square Feet	800	4,638	6,200
Net Square Feet      90%	720	4,174	5,580
Church/Assembly Space			
Gross Square Feet (preserved)	17,800	10,207	0
Gross Square Feet (new)	10,666	12,960	13,595
Below-Grade Parking Spaces	28	39	41
Courtyard Open Space	2,674	2,950	8,110

(1) Includes residential lobby and leasing office.

(2) Each alternative preserves 5 "restricted" studio units with the remainder based on a 13.5% BMR ratio requirement. [BMRs = (total units - 5) \* 13.5% + 5 (restricted BMRs)]

**Table 2**  
**Summary of Feasibility Results**  
**450 O'Farrell Street Feasibility; EPS #161164**

Item	Full Preservation Alternative	Partial Preservation Alternative	Proposed Project
Net Operating Income (NOI)	\$3,108,000	\$5,632,000	\$6,228,000
Total Development Cost	\$108,157,000	\$143,210,000	\$137,463,000
Yield (1)	2.9%	3.9%	4.5%
Funding Gap (2)	(\$51,648,000)	(\$40,810,000)	(\$24,227,000)

(1) A measure of return defined as NOI divided by total development cost.

(2) A subsidy needed to bridge the Project's cost and the resulting finished value.

**Table 3**  
**Full Preservation Pro Forma**  
**450 O'Farrell Street Feasibility; EPS #161164**

Item	Assumption	Total (Rounded)
<b>DEVELOPMENT PROGRAM</b>		
Gross Building Square Feet		151,200
Residential		
Gross Square Feet		87,595
Units		97
Market Rate		80
BMR		17
Retail/Restaurant		
Gross Square Feet		800
Net Square Feet (1)		720
Church Square Feet		10,666
Parking Spaces		28
<b>OPERATING REVENUE</b>		
Market Rate Residential Lease Revenue (2)	\$4,400 per month	\$4,224,000
Below Market Rate Residential Lease Revenue (3)	\$1,080 per month	\$220,000
Other Income (4)	7.0%	\$311,000
(less) Operating Expenses (5)	\$5,000 per unit/year	(\$485,000)
(less) Capital Reserve	2.0%	(\$89,000)
(less) Vacancy/Credit Loss	5.0%	(\$222,000)
Residential NOI		\$3,959,000
Residential Parking Revenue (6)	\$325 per space/month	\$109,000
(less) Operating Expenses	20%	(\$22,000)
Parking NOI		\$87,000
<b>Subtotal, Residential and Parking NOI (before property taxes)</b>		<b>\$4,046,000</b>
<b>Subtotal, Residential and Parking NOI (after property taxes) (7)</b>		<b>\$2,817,000</b>
Retail Lease Revenue (NNN) (8)	\$60.00 /sq. ft./year	\$43,000
(less) Vacancy/Credit Loss	5.0%	(\$2,000)
(plus) Recovered Expenses (9)	\$16.20 /sq. ft./year	\$12,000
(less) Operating Expenses (10)	\$8.00 /sq. ft./year	(\$6,000)
(less) Property Taxes (10)	\$10.00 /sq. ft./year	(\$7,000)
<b>Subtotal, Retail NOI (after property taxes)</b>		<b>\$40,000</b>
<b>Assembly Space NOI (11)</b>		<b>\$251,000</b>
<b>Total NOI (after property taxes)</b>		<b>\$3,108,000</b>
<b>REVERSION VALUE (12)</b>		
Residential and Parking	4.0% cap rate	\$69,026,000
Retail	6.0% cap rate	\$649,000
Assembly Space (11)	6.0% cap rate	\$4,187,000
<b>Total Revenues</b>		<b>\$73,862,000</b>
<b>DEVELOPMENT COSTS</b>		
<b>Site Acquisition (13)</b>		<b>\$8,670,000</b>
<b>Direct Construction Costs</b>		
Building Construction Cost (13)	\$492 per gross sq.ft.	\$74,338,000
Tenant Improvements (Retail)	\$75 per net retail sq.ft.	\$54,000
Hard Cost Contingency	5.0% of building and TI cost	\$3,720,000
Subtotal, Direct Construction Costs		\$78,112,000
<b>Indirect Costs</b>		
Architectural & Engineering	4.0% of direct construction cost	\$3,124,000
Legal and Other Professional Services	3.0% of direct construction cost	\$2,343,000
Development Impact Fees	see Table 8	\$1,180,000
Other Permits and Fees	3.0% of direct construction cost	\$2,343,000
Marketing, Leasing, and Retail Commissions	1.0% of direct construction cost	\$781,000
G&A	2.0% of direct construction cost	\$1,562,000
Developer Fees	6.0% of direct construction cost	\$4,687,000
Taxes During Development	1.0% of direct construction cost	\$781,000
Soft Cost Contingency	5.0% of other soft cost	\$840,000
Financing (14)		\$3,734,000
Subtotal, Indirect Costs		\$21,375,000
Indirect Costs as % of Direct Costs		27%
<b>Total Development Costs</b>		<b>\$108,157,000</b>
<b>Yield (15)</b>		<b>2.9%</b>

(1) A 90% efficiency factor is applied to the gross square footage.

(2) Applies to net square footage; based on recommendations prepared by The Concord Group and Trulia, as of November 2016.

(3) Applies to net square footage; based on data posted by the San Francisco Mayor's Office of Housing and Community Development for 55% of AMI.

(4) Includes storage fees, RUBs income, and other revenue.

(5) Reflects typical apartment operating expenses in the Bay Area net of property taxes, based on EPS's experience with similar projects.

(6) Monthly revenue per space provided by Project Sponsor. Assumes 100% occupancy.

(7) As a tax-exempt institution, the church will not pay property taxes. The property tax calculation discounts the taxable basis accordingly.

(8) Retail NNN lease assumption based on CoStar data.

(9) Assumes retail tenants reimburse approximately 90% of Operating Expenses and Property Taxes.

(10) Operating Expenses and Property Taxes combined represent 30% of revenues.

(11) Applies to the existing church space and assumes a net rent of \$14.40 per square foot or a value of \$240 per square foot based on comparable sales in San Francisco.

(12) Assumes a 2% cost of sale.

(13) Provided by the Project Sponsor.

(14) Assumes 65% LTC ratio with a 5% annual interest rate, 60% average balance outstanding and 2 year construction period.

(15) A measure of unleveraged return calculated as total NOI divided by total development costs.

**Table 4**  
**Partial Preservation Pro Forma**  
**450 O'Farrell Street Feasibility; EPS #161164**

Item	Assumption	Total (Rounded)
<b>DEVELOPMENT PROGRAM</b>		
Gross Building Square Feet		201,200
Residential		
Gross Square Feet		127,110
Units		162
Market Rate		136
BMR		26
Retail/Restaurant		
Gross Square Feet		4,638
Net Square Feet (1)		4,174
Church Square Feet		12,960
Parking Spaces		39
<b>OPERATING REVENUE</b>		
Market Rate Residential Lease Revenue (2)	\$4,410 per month	\$7,197,000
Below Market Rate Residential Lease Revenue (3)	\$1,140 per month	\$356,000
Other Income (4)	7.0%	\$529,000
(less) Operating Expenses (5)	\$5,000 per unit/year	(\$810,000)
(less) Capital Reserve	2.0%	(\$151,000)
(less) Vacancy/Credit Loss	5.0%	(\$378,000)
Residential NOI		\$6,743,000
Residential Parking Revenue (6)	\$325 per space/month	\$152,000
(less) Operating Expenses	20%	(\$30,000)
Parking NOI		\$122,000
<b>Subtotal, Residential and Parking NOI (before property taxes)</b>		<b>\$6,865,000</b>
<b>Subtotal, Residential and Parking NOI (after property taxes) (7)</b>		<b>\$5,258,000</b>
Retail Lease Revenue (NNN) (8)	\$60.00 /sq. ft./year	\$250,000
(less) Vacancy/Credit Loss	5.0%	(\$13,000)
(plus) Recovered Expenses (9)	\$16.20 /sq. ft./year	\$68,000
(less) Operating Expenses (10)	\$8.00 /sq. ft./year	(\$33,000)
(less) Property Taxes (10)	\$10.00 /sq. ft./year	(\$42,000)
<b>Subtotal, Retail NOI (after property taxes)</b>		<b>\$230,000</b>
<b>Assembly Space NOI (11)</b>		<b>\$144,000</b>
<b>Total NOI (after property taxes)</b>		<b>\$5,632,000</b>
<b>REVERSION VALUE (12)</b>		
Residential and Parking	4.0% cap rate	\$128,826,000
Retail	6.0% cap rate	\$3,763,000
Assembly Space (11)	6.0% cap rate	\$2,401,000
<b>Total Revenues</b>		<b>\$134,990,000</b>
<b>DEVELOPMENT COSTS</b>		
<b>Site Acquisition (13)</b>		<b>\$8,670,000</b>
<b>Direct Construction Costs</b>		
Building Construction Cost (13)	\$498 per gross sq.ft.	\$100,176,000
Tenant Improvements (Retail)	\$75 per net retail sq.ft.	\$313,000
Hard Cost Contingency	5.0% of building and TI cost	\$5,024,000
<b>Subtotal, Direct Construction Costs</b>		<b>\$105,513,000</b>
<b>Indirect Costs</b>		
Architectural & Engineering	4.0% of direct construction cost	\$4,221,000
Legal and Other Professional Services	3.0% of direct construction cost	\$3,165,000
Development Impact Fees	see Table 8	\$1,733,000
Other Permits and Fees	3.0% of direct construction cost	\$3,165,000
Marketing, Leasing, and Retail Commissions	1.0% of direct construction cost	\$1,055,000
G&A	2.0% of direct construction cost	\$2,110,000
Developer Fees	6.0% of direct construction cost	\$6,331,000
Taxes During Development	1.0% of direct construction cost	\$1,055,000
Soft Cost Contingency	5.0% of other soft cost	\$1,142,000
Financing (14)		\$5,050,000
<b>Subtotal, Indirect Costs</b>		<b>\$29,027,000</b>
<b>Indirect Costs as % of Direct Costs</b>		<b>28%</b>
<b>Total Development Costs</b>		<b>\$143,210,000</b>
<b>Yield (15)</b>		<b>3.9%</b>

- (1) A 90% efficiency factor is applied to the gross square footage.
- (2) Applies to net square footage; based on recommendations prepared by The Concord Group and Trulia, as of November 2016.
- (3) Applies to net square footage; based on data posted by the San Francisco Mayor's Office of Housing and Community Development for 55% of AMI.
- (4) Includes storage fees, RUBs income, and other revenue.
- (5) Reflects typical apartment operating expenses in the Bay Area net of property taxes, based on EPS's experience with similar projects.
- (6) Monthly revenue per space provided by Project Sponsor. Assumes 100% occupancy.
- (7) As a tax-exempt institution, the church will not pay property taxes. The property tax calculation discounts the taxable basis accordingly.
- (8) Retail NNN lease assumption based on CoStar data.
- (9) Assumes retail tenants reimburse approximately 90% of Operating Expenses and Property Taxes.
- (10) Operating Expenses and Property Taxes combined represent 30% of revenues.
- (11) Applies to the existing church space and assumes a net rent of \$14.40 per square foot or a value of \$240 per square foot based on comparable sales in San Francisco.
- (12) Assumes a 2% cost of sale.
- (13) Provided by the Project Sponsor.
- (14) Assumes 65% LTC ratio with a 5% annual interest rate, 60% average balance outstanding and 2 year construction period.
- (15) A measure of unleveraged return calculated as total NOI divided by total development costs.

Table 5  
Proposed Project Pro Forma  
450 O'Farrell Street Feasibility; EPS #161164

Item	Assumption	Total (Rounded)
<b>DEVELOPMENT PROGRAM</b>		
Gross Building Square Feet		237,810
<b>Residential</b>		
Gross Square Feet		143,380
Units		176
Market Rate		148
BMR		28
<b>Retail/Restaurant</b>		
Gross Square Feet		6,200
Net Square Feet (1)		5,580
Church Square Feet		13,595
Parking Spaces		41
<b>OPERATING REVENUE</b>		
Market Rate Residential Lease Revenue (2)	\$4,410 per month	\$7,828,000
Below Market Rate Residential Lease Revenue (3)	\$1,150 per month	\$384,000
Other Income (4)	7.0%	\$575,000
(less) Operating Expenses (5)	\$5,000 per unit/year	(\$880,000)
(less) Capital Reserve	2.0%	(\$164,000)
(less) Vacancy/Credit Loss	5.0%	(\$411,000)
Residential NOI		\$7,332,000
Residential Parking Revenue (6)	\$325 per space/month	\$160,000
(less) Operating Expenses	20%	(\$32,000)
Parking NOI		\$128,000
<b>Subtotal, Residential and Parking NOI (before property taxes)</b>		<b>\$7,460,000</b>
<b>Subtotal, Residential and Parking NOI (after property taxes) (7)</b>		<b>\$5,921,000</b>
Retail Lease Revenue (NNN) (8)	\$60.00 /sq. ft./year	\$335,000
(less) Vacancy/Credit Loss	5.0%	(\$17,000)
(less) Operating Expenses (9)	\$8.00 /sq. ft./year	(\$45,000)
(less) Property Taxes (9)	\$10.00 /sq. ft./year	(\$56,000)
(plus) Recovered Expenses (10)	\$16.20 /sq. ft./year	\$90,000
<b>Subtotal, Retail NOI (after property taxes)</b>		<b>\$307,000</b>
<b>Total NOI (after property taxes)</b>		<b>\$6,228,000</b>
<b>REVERSION VALUE (11)</b>		
Residential and Parking	4.0% cap rate	\$145,058,000
Retail	6.0% cap rate	\$3,554,000
<b>Total Revenues</b>		<b>\$148,612,000</b>
<b>DEVELOPMENT COSTS</b>		
<b>Site Acquisition (12)</b>		<b>\$8,670,000</b>
<b>Direct Construction Costs</b>		
Building Construction Cost (12)	\$402 per gross sq.ft.	\$95,504,000
Tenant Improvements (Retail)	\$75 per net retail sq.ft.	\$419,000
Hard Cost Contingency	5.0% of building and TI cost	\$4,796,000
<b>Subtotal, Direct Construction Costs</b>		<b>\$100,719,000</b>
<b>Indirect Costs</b>		
Architectural & Engineering	4.0% of direct construction cost	\$4,029,000
Legal and Other Professional Services	3.0% of direct construction cost	\$3,022,000
Development Impact Fees	see Table 8	\$1,989,000
Other Permits and Fees	3.0% of direct construction cost	\$3,022,000
Marketing, Leasing, and Retail Commissions	1.0% of direct construction cost	\$1,007,000
G&A	2.0% of direct construction cost	\$2,014,000
Developer Fees	6.0% of direct construction cost	\$6,043,000
Taxes During Development	1.0% of direct construction cost	\$1,007,000
Soft Cost Contingency	5.0% of other soft cost	\$1,107,000
Financing (13)		\$4,834,000
<b>Subtotal, Indirect Costs</b>		<b>\$28,074,000</b>
<b>Indirect Costs as % of Direct Costs</b>		<b>28%</b>
<b>Total Development Costs</b>		<b>\$137,463,000</b>
<b>Yield (14)</b>		<b>4.5%</b>

- (1) A 90% efficiency factor is applied to the gross square footage.  
(2) Applies to net square footage; based on recommendations prepared by The Concord Group and Trulia, as of November 2016.  
(3) Applies to net square footage; based on data posted by the San Francisco Mayor's Office of Housing and Community Development for 55% of AMI.  
(4) Includes storage fees, RUBs income, and other revenue.  
(5) Reflects typical apartment operating expenses in the Bay Area net of property taxes, based on EPS's experience with similar projects.  
(6) Monthly revenue per space provided by Project Sponsor. Assumes 100% occupancy.  
(7) As a tax-exempt institution, the church will not pay property taxes. The property tax calculation discounts the taxable basis accordingly.  
(8) Retail NNN lease assumption based on CoStar data.  
(9) Operating Expenses and Property Taxes combined represent 30% of revenues.  
(10) Assumes retail tenants reimburse approximately 90% of Operating Expenses and Property Taxes.  
(11) Assumes a 2% cost of sale.  
(12) Provided by the Project Sponsor.  
(13) Assumes 65% LTC ratio with a 5% annual interest rate, 60% average balance outstanding and 2 year construction period.  
(14) A measure of unleveraged return calculated as total NOI divided by total development costs.



**Table 6**  
**Summary of Unit Distribution and Rents by Alternative**  
**450 O'Farrell Street Feasibility; EPS #161164**

Type of Unit	Monthly Rent (1)	Full Preservation Alternative		Partial Preservation Alternative		Proposed Project	
		Units	Share of Total	Units	Share of Total	Units	Share of Total
Market Rate							
Studio	\$2,808	8	8.2%	14	8.6%	15	8.4%
1 BR	\$3,888	44	45.4%	75	46.3%	82	46.7%
2 BR	\$5,616	27	27.8%	44	27.2%	48	27.0%
3 BR	\$7,128	<u>1</u>	<u>1.0%</u>	<u>3</u>	<u>1.9%</u>	<u>3</u>	<u>2.0%</u>
Subtotal, Market Rate		80	82.5%	136	84.0%	148	84.0%
Below Market Rate							
Studio	\$1,063	1	1.0%	2	1.2%	2	1.1%
Studio (Restricted)	\$660	5	5.2%	5	3.1%	5	2.8%
1 BR	\$1,214	7	7.2%	12	7.4%	13	7.3%
2 BR	\$1,353	3	3.1%	6	3.7%	7	4.2%
3 BR	\$1,478	<u>1</u>	<u>1.0%</u>	<u>1</u>	<u>0.6%</u>	<u>1</u>	<u>0.3%</u>
Subtotal, Below Market Rate		17	17.5%	26	16.0%	28	15.8%
Total Residential Units							
Studio		9	9.3%	16	9.9%	17	9.7%
Studio (Restricted)		5	5.2%	5	3.1%	5	2.8%
1 BR		51	52.6%	87	53.7%	95	54.0%
2 BR		30	30.9%	50	30.9%	55	31.3%
3 BR		<u>2</u>	<u>2.1%</u>	<u>4</u>	<u>2.5%</u>	<u>4</u>	<u>2.3%</u>
Total		97	100.0%	162	100.0%	176	100.0%

(1) Market rate rents are based on median rent data for San Francisco as aggregated and reported by the Concord Group and Trulia.com, as of November 2016. Below market rate rents are based on data posted by the San Francisco Mayor's Office of Housing and Community Development,

Sources: Thompson | Dorfman; Trulia.com; San Francisco Mayor's Office of Housing and Community Development, 2016 Maximum Monthly Rent by Unit Type; and Economic & Planning Systems, Inc.

**Table 7**  
**Summary of Construction Costs by Alternative**  
**450 O'Farrell Street Feasibility; EPS #161164**

Item		Full Preservation Alternative		Partial Preservation Alternative		Proposed Project (1)
Direct Costs						
Restoration and Renovation		\$6,548,842		\$4,497,149		\$1,967,530
Residential		\$43,494,226		\$63,156,114		\$67,276,094
Other Uses (2)		\$6,829,529		\$11,153,537		\$7,348,559
Site Work		<u>\$3,186,426</u>		<u>\$3,248,526</u>		<u>\$2,720,076</u>
Subtotal		\$60,059,023		\$82,055,326		\$79,312,259
Contractor Contingency	4.5%	\$2,693,047	3.9%	\$3,190,721	3.3%	\$2,619,684
Construction Management Fee	4.8%	\$2,859,154	4.7%	\$3,852,922	4.6%	\$3,673,228
Other (3)	14.5%	<u>\$8,726,791</u>	13.5%	<u>\$11,077,014</u>	12.5%	<u>\$9,898,766</u>
Subtotal		\$14,278,992		\$18,120,657		\$16,191,678
<b>Total Construction Cost</b>		<b>\$74,338,015</b>		<b>\$100,175,983</b>		<b>\$95,503,937</b>
Construction Cost per Unit		\$766,371		\$618,370		\$542,636
Construction Cost per Sq.Ft.		\$492		\$498		\$402

(1) Construction cost estimates provided by the Project applicant based on a construction bid dated 02.14.17.

(2) Includes church, retail, and garage uses.

(3) Includes general requirements, general conditions, job equipment, GRT, insurance, and subguard.

**Table 8**  
**Development Impact Fees by Alternative\***  
**450 O'Farrell Street Feasibility; EPS #161164**

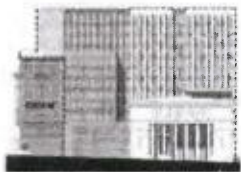


Item	Full Preservation Alternative	Partial Preservation Alternative	Proposed Project
Transportation Sustainability Fee (Resi)	\$461,663	\$705,450	\$808,647
Transportation Sustainability Fee (Retail)	\$15,152	\$87,844	\$116,576
Bike Parking In-lieu Fee	\$2,246	\$3,750	\$4,074
School Impact Fee (Retail)	\$310	\$1,800	\$2,388
Childcare Impact Fee - Resi	\$211,617	\$307,607	\$373,605
Childcare Impact Fee - Retail	\$11,075	\$11,075	\$11,075
Water Capacity Charge	\$35,213	\$35,213	\$35,213
Wastewater Capacity Charge	\$119,811	\$119,811	\$119,811
Contractor Connection Fee	\$120	\$120	\$120
Meter Rental Deposit	\$8,580	\$8,580	\$8,580
Street Trees In-Lieu Fee	<u>\$9,530</u>	<u>\$9,530</u>	<u>\$9,530</u>
<b>Total Fees</b>	<b>\$1,180,147</b>	<b>\$1,733,122</b>	<b>\$1,989,451</b>

\*Note: fee estimates are based on the 2017 San Francisco Citywide Development Impact Fee Register published by the San Francisco Planning Department.

## APPENDIX A



Table S.3: Comparison of Significant Impacts of the Proposed Project to Impacts of the Alternatives – for DEIR

	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
		[assumes no change to the site]		

Legend: NI = No Impact; LS = Less than Significant; S = Significant; SU = Significant and unavoidable; SUM = Significant and unavoidable impact with mitigation; NA = Not Applicable

Description	The 450 O'Farrell Street church building would be retained as a public space, with a play area, café, and other community uses.	No changes would be made to the existing structures at 450–474 O'Farrell Street and 532 Jones Street.	This alternative would include the rehabilitation of the church and the development of 97 residential units.	This alternative would retain and rehabilitate the front of the existing buildings located at 474 and 450 O' Farrell Street.
Height <sup>a</sup>	A single 13-story (130 foot tall, with an additional 20 feet for the elevator penthouse).	Three existing buildings with heights of 50, 30 and 30 feet.	Height of new construction at the streetwall property line 130 feet high.	Height of new construction setback (15', 20', 35') from streetwall property 130 feet high.
Number of Stories	13	3/1/1	13	13
Number of Residential Units	176	5	97	162



GSF by Use				
Residential	143,380 nsf		87,595 nsf	127,110 nsf
Retail/Restaurant	6,155 gsf	5,427 gsf	800 gsf	4,638 gsf
Leasing Office/Lobby/Amenity	2,490 gsf		4,600 gsf	4,618 gsf
Church (new)	10,570 gsf	N/A	10,666 gsf	1,726 gsf (existing) <sup>d</sup> 8,481 gsf (new)
Existing church		25,800 gsf	21,800 gsf (assembly/event)	12,960 gsf (assembly/event)
Below Grade Parking, Building Storage, Bicycle Storage, Mechanical, and Circulation Space	21,520 gsf	None	28 parking spaces in belowground parking <sup>e</sup>	39 parking spaces in belowground parking <sup>e</sup>
<b>Total GSF</b>	<b>235,605 gsf</b>	<b>31,227 gsf</b>	<b>151,236 gsf</b>	<b>201,231 gsf</b>
Common Open Space	8,110 gsf		2,674 gsf	2,950 gsf
Parking and Loading		4		
Residential Spaces <sup>b</sup>	40(2)	N/A	28(1)	39(1)
Car-share Spaces <sup>c</sup>	1	N/A	0	0
Service Vehicle Loading Spaces	0	N/A	0	0
<b>Total Parking and Loading</b>	<b>41</b>	<b>4</b>	<b>28</b>	<b>39</b>
	Yes	None	Some	Some

Summary  
Table S.3 (continued)

	Proposed Project	No Project Alternative [assumes no change to the site]	Full Preservation Alternative	Partial Preservation Alternative

Legend: NI = No Impact; LS = Less than Significant; S = Significant; SU = Significant and unavoidable; SUM = Significant and unavoidable impact with mitigation; NA = Not Applicable

<b>Historic Architectural Resources</b>				
<b>Impact CR-1:</b> The proposed demolition of the existing Fifth Church of Christ, Scientist building at 450 O'Farrell Street would have a substantial adverse effect on an individual historic architectural resource.	S	NA	NA	S
<b>Impact CR-2:</b> The proposed demolition of the existing buildings on the project site and the new construction, as included under the proposed project, would not have a substantial adverse effect on a historic district.	LS	NA	LS	LS
<b>Impact CR-3:</b> Construction activities for the proposed project could result in physical damage to adjacent historic resources.	LS	NI	LS	LS
<b>Notes:</b> a The height of the proposed project is 130 feet as measured from 450 O'Farrell Street per Planning Code Sections 260(a)(1)(B) and 260(a)(1)(D). b For each 25 off-street parking spaces provided, one space must be designed and designated for persons with disabilities per San Francisco Planning Code Section 155(i). The number of ADA-accessible spaces is shown in parentheses. c One space is required per San Francisco Planning Code Section 166. d Rehabilitated portion of existing building at 474-480 O'Farrell. e Does not include gross square footage of underground parking.				

Source: Johanna Street Architect and Kwan Henmi Architects, 2017.

## Memorandum

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To: Tyler Evje, Thompson, Dorfman Partners, LLC  
From: James Edison and Ernesto Vilchis, Willdan Financial Services  
Date: April 19, 2018  
Re: 450 O'Farrell Street Development Pro Forma Peer Review and Evaluation

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At the request of 450 O'Farrell Partners, LLC, the Project Sponsor of 450 O'Farrell Street in San Francisco (the Proposed Project), Willdan conducted a peer review of Economic Planning Systems' (EPS) Feasibility Review and Evaluation of the Proposed Project and two alternatives considered in the planning documents as part of the application process. EPS findings are presented in a memorandum dated November 13, 2017 (the EPS Memorandum) and summarized in Attachment A of this memorandum.

### Approach

Willdan's peer review consisted of two primary tasks:

*Assumptions Review:* Willdan reviewed the assumptions in the EPS Memorandum and compared them to other sources, including proformas of comparable projects recently reviewed by Willdan, to assess whether EPS' assumptions are supportable. In certain cases, Willdan contacted EPS to determine the source of assumptions and considered whether the source is consistent with standard professional practice. Willdan has not conducted an independent market study, but rather has relied on comparables and our own sources to determine reasonableness. Attachment B, presents a detailed review of EPS's assumptions.

*Methodology Review:* Willdan reviewed EPS' model and calculations to confirm that they are consistent with standard professional practice.

Willdan also replicated EPS' pro formas and estimated new yields for the Proposed Project and each of the alternatives assuming slightly different values for the assumptions for which Willdan's opinion differ from EPS.

### Summary of Findings

- 1) *Retail rents* - Willdan does not have sufficient evidence to support retail rents of \$60 per square foot (triple net) assumed in the EPS Memorandum. As explained in Attachment B, retail rents in the lower portion of the \$50 -55 per square foot range are more likely. However, the difference is not sufficient to impact EPS' conclusions.

- 2) *Residential Operating Expenses* - Currently EPS assumes operating expenses of \$5,000 per unit. According to the National Apartment Association, Operating Expenses, net of property taxes, for mid- & high-rise in San Francisco region are approximately \$7,350 per unit. The \$5,000 assumption is more in line with low rise, garden-type apartments in the San Francisco region, which have estimated operating expenses of approximately \$5,500 (net of property taxes). However, the difference is not sufficient to impact EPS' conclusions.
- 3) *Direct Construction Costs* – Willdan reviewed the costs estimates by Webcor and found a few minor discrepancies, which were corrected by Webcor. The adjusted construction costs per square foot are as follows:

Scenario	Cost per GSF
Full Preservation	\$464
Partial Preservation	\$480
Proposed Project	\$402

Willdan reviewed construction costs for four mid-rise projects in San Francisco and the East Bay. The range for those projects was \$350 to \$450 per Gross square foot, inclusive of underground parking. The cost per GSF for the proposed project fall within this range. The costs for the Full Preservation and Partial Preservation projects are above these ranges. The is primarily due to the preservation costs, but also due to having smaller units (costs such as foundations and garage are distributed over a smaller base). Given these considerations, Willdan finds the revised construction costs reasonable.

Willdan estimated the impact of the revised costs estimates. The difference in costs not sufficient to impact EPS' conclusions.

- 4) *Methodology* - Willdan reviewed the model and all calculations and confirms that, in general, they are consistent with standard professional practice. The only calculation that Willdan was unable to confirm was the estimate of Net Operating Income from the assembly space in the Partial Preservation scenario. EPS estimates NOI from assembly space at \$144,000. Willdan estimates it at \$187,000. The difference is not sufficient to impact EPS' conclusions.
- 5) *Yield/Cap Rate* – Willdan estimated the yield (NOI/TDC) under a revised set of assumptions for items 1-4 above. The findings are presented in Tables 1-3. The revised estimated yields are as follows:

<i>Scenario</i>	<i>EPS Estimate</i>	<i>Willdan Estimate</i>
<i>Full Preservation</i>	2.9%	3.0%
<i>Partial Preservation</i>	3.9%	3.9%
<i>Proposed Project</i>	4.5%	4.2%

The differences are not sufficient to impact EPS' conclusions.

- 6) *Yield/Cap Rate Threshold* - According to EPS, "Projects of comparable development risk and complexity typically require a return threshold ranging between 5.5 percent and 6.5 percent depending on location, complexity, construction type, and other risk factors."

According to Cushman and Wakefield, during the first half of 2017, cap rates for multifamily projects in San Francisco ranged between 3.5 and 4.75 percent. According to IRR's Mid-2017 Multifamily Report, average cap rates in San Francisco were 4.0 and 4.5 percent for Class A and Class B buildings, respectively. In Willdan's opinion, 4.25 to 5.25 percent is an appropriate range of return for this type of project given the emerging nature of the neighborhood, the retail component, and the potential preservation of the Church structure.

However, even under this alternative feasibility range, EPS feasibility conclusions hold.

### **Conclusion**

Willdan reviewed the assumptions in the EPS Memorandum. We identified 4 instances where assumptions could be revised, including the construction cost estimates (See bullets 1-4 above). Willdan estimated yields for the Proposed Project and the two alternatives under the suggested revised assumptions (See bullet number 5 above). The revised yield estimates are compared against potential required rates of return threshold, that are lower than the range suggested by EPS (See bullet number 6 above for the return rates suggested by Willdan).

Based on this analysis, Willdan finds EPS analysis and conclusions reasonable and consistent with standard professional practice.



**TABLE 1 - FULL PRESERVATION PRO FORMA**

**DEVELOPMENT PROGRAM**

Gross Building Square Feet	151,200	Retail/Restaurant	
Residential		Gross Square Feet	800
Gross Square Feet	87,595	Net Square Feet (1)	720
Units	97	Church Square Feet (new)	10,666
Market Rate	80	Church Square Feet (existing)	17,800
BMR	17	Parking Spaces	28

OPERATING REVENUE	Assumption	Willdan Test	EPS Memorandum	Difference
Market Rate Residential Lease Revenue	\$4,400 per month	\$4,224,000	\$4,224,000	\$0
BMR Residential Lease Revenue	\$1,080 per month	\$220,000	\$220,000	\$0
Other Income	7.00%	\$311,000	\$311,000	\$0
(less) Operating Expenses	\$7,000 per unit/year	(\$679,000)	(\$485,000)	(\$194,000)
(less) Capital Reserve	2.00%	(\$89,000)	(\$89,000)	\$0
(less) Vacancy/Credit Loss	5.00%	(\$222,000)	(\$222,000)	\$0
Residential NOI		\$3,765,000	\$3,959,000	(\$194,000)
Residential Parking Revenue	\$325 per space/month	\$109,000	\$109,000	\$0
(less) Operating Expenses	20%	(\$22,000)	(\$22,000)	\$0
Parking NOI		\$87,000	\$87,000	\$0
Subtotal, Residential and Parking NOI (before property taxes)		\$3,852,000	\$4,046,000	(\$194,000)
Subtotal, Residential and Parking NOI (after property taxes)		\$2,822,011	\$2,817,000	\$5,011
Retail Lease Revenue (NNN)	\$50.00 /sq. ft./year	\$36,000	\$43,000	(\$7,000)
(less) Vacancy/Credit Loss	5.00%	(\$2,000)	(\$2,000)	\$0
(plus) Recovered Expenses	\$16.20 /sq. ft./year	\$12,000	\$12,000	\$0
(less) Operating	\$8.00 /sq. ft./year	(\$6,000)	(\$6,000)	\$0
(less) Property	\$10.00 /sq. ft./year	(\$7,000)	(\$7,000)	\$0
Subtotal, Retail NOI (after property taxes)		\$33,000	\$40,000	(\$7,000)
Assembly Space NOI		\$256,000	\$251,000	\$5,000
Total NOI (after property taxes)		\$3,111,011	\$3,108,000	\$3,011
<b>DEVELOPMENT COSTS</b>				
Site Acquisition		\$8,670,000	\$8,670,000	\$0
Direct Construction Costs				
Building Construction Costs	\$464 per GSF	\$70,232,000	\$74,338,000	(\$4,106,000)
Tenant Improvements (Retail)	\$75 per NSF (retail)	\$54,000	\$54,000	\$0
Hard Cost Contingency	5.00% of building and TI co	\$3,514,000	\$3,720,000	(\$206,000)
Subtotal, Direct Construction Costs		\$73,800,000	\$78,112,000	(\$4,312,000)
Indirect Costs				
Architectural & Engineering	4.00% of direct costs	\$2,952,000	\$3,124,000	(\$172,000)
Legal and Other Professional Services	3.00% of direct costs	\$2,214,000	\$2,343,000	(\$129,000)
Development Impact Fees		\$1,180,000	\$1,180,000	\$0
Other Permits and Fees	3.00% of direct costs	\$2,214,000	\$2,343,000	(\$129,000)
Marketing, Leasing, Retail Commissions	1.00% of direct costs	\$738,000	\$781,000	(\$43,000)
G&A	2.00% of direct costs	\$1,476,000	\$1,562,000	(\$86,000)
Developer Fees	6.00% of direct costs	\$4,428,000	\$4,687,000	(\$259,000)
Taxes During Development	1.00% of direct costs	\$738,000	\$781,000	(\$43,000)
Soft Cost Contingency	5.00% of indirect costs	\$797,000	\$840,000	(\$43,000)
Financing		\$3,531,000	\$3,734,000	(\$203,000)
Subtotal, Indirect Costs		\$20,268,000	\$21,375,000	(\$1,107,000)
Indirect Costs as % of Direct Costs		27%	27%	\$0
Total Development Costs		\$102,738,000	\$108,157,000	(\$5,419,000)
Yield		3.0%	2.9%	\$0
Revised assumptions. See Attachment B for details				

**TABLE 2 - PARTIAL PRESERVATION PRO FORMA**

**DEVELOPMENT PROGRAM**

Gross Building Square Feet	201,200	Retail/Restaurant	
Residential		Gross Square Feet	4,638
Gross Square Feet	127,110	Net Square Feet (1)	4,174
Units	162	Church Square Feet (new)	10,207
Market Rate	136	Church Square Feet (existing)	12,960
BMR	26	Parking Spaces	39

	Assumption	Willdan Test	IPS Memorandum	Difference
<b>OPERATING REVENUE</b>				
Market Rate Residential Lease Revenue	\$4,410 per month	\$7,197,000	\$7,197,000	\$0
BMR Residential Lease Revenue	\$1,140 per month	\$356,000	\$356,000	\$0
Other Income	7.00%	\$529,000	\$529,000	\$0
(less) Operating Expenses	\$7,000 /unit/year	(\$1,134,000)	(\$810,000)	(\$324,000)
(less) Capital Reserve	2.00%	(\$151,000)	(\$151,000)	\$0
(less) Vacancy/Credit Loss	5.00%	(\$378,000)	(\$378,000)	\$0
Residential NOI		\$6,419,000	\$6,743,000	(\$324,000)
Residential Parking Revenue	\$325 /space/month	\$152,000	\$152,000	\$0
(less) Operating Expenses	20%	(\$30,000)	(\$30,000)	\$0
Parking NOI		\$122,000	\$122,000	\$0
Subtotal, Residential and Parking NOI (before property taxes)		\$6,541,000	\$6,865,000	(\$324,000)
Subtotal, Residential and Parking NOI (after property taxes)		\$5,066,298	\$5,234,000	(\$167,702)
Retail Lease Revenue (NNN)	\$50.00 /sq. ft./year	\$209,000	\$250,000	(\$41,000)
(less) Vacancy/Credit Loss	5.00%	(\$10,000)	(\$13,000)	\$3,000
(plus) Recovered Expenses	\$16.20 /sq. ft./year	\$68,000	\$68,000	\$0
(less) Operating	\$8.00 /sq. ft./year	(\$33,000)	(\$33,000)	\$0
(less) Property	\$10.00 /sq. ft./year	(\$42,000)	(\$42,000)	\$0
Subtotal, Retail NOI (after property taxes)		\$192,000	\$230,000	(\$38,000)
Assembly Space NOI		\$187,000	\$144,000	\$43,000
Total NOI (after property taxes)		\$5,445,298	\$5,608,000	(\$162,702)
<b>DEVELOPMENT COSTS</b>				
Site Acquisition		\$8,670,000	\$8,670,000	\$0
Direct Construction Costs				
Building Construction Costs	\$480 per GSF	\$96,531,177	\$100,176,000	(\$3,644,823)
Tenant Improvements (Retail)	\$75 per NSF (retail)	\$313,000	\$313,000	\$0
Hard Cost Contingency	5.00% of building and TI co	\$4,842,000	\$5,024,000	(\$182,000)
Subtotal, Direct Construction Costs		\$101,686,177	\$105,513,000	(\$3,826,823)
Indirect Costs				
Architectural & Engineering	4.00% of direct costs	\$4,067,000	\$4,221,000	(\$154,000)
Legal and Other Professional Services	3.00% of direct costs	\$3,051,000	\$3,165,000	(\$114,000)
Development Impact Fees		\$1,733,000	\$1,733,000	\$0
Other Permits and Fees	3.00% of direct costs	\$3,051,000	\$3,165,000	(\$114,000)
Marketing, Leasing, Retail Commissions	1.00% of direct costs	\$1,017,000	\$1,055,000	(\$38,000)
G&A	2.00% of direct costs	\$2,034,000	\$2,110,000	(\$76,000)
Developer Fees	6.00% of direct costs	\$6,101,000	\$6,331,000	(\$230,000)
Taxes During Development	1.00% of direct costs	\$1,017,000	\$1,055,000	(\$38,000)
Soft Cost Contingency	5.00% of indirect costs	\$1,104,000	\$1,142,000	(\$38,000)
Financing		\$4,870,000	\$5,050,000	(\$180,000)
Subtotal, Indirect Costs		\$28,045,000	\$29,027,000	(\$982,000)
Indirect Costs as % of Direct Costs		28%	28%	
Total Development Costs		\$138,401,177	\$143,210,000	(\$4,808,823)
Yield		3.9%	3.9%	
Revised assumptions. See Attachment B for details				

**TABLE 3 - PROPOSED PROJECT PRO FORMA**

**DEVELOPMENT PROGRAM**

Gross Building Square Feet	237,810	Retail/Restaurant	
Residential		Gross Square Feet	6,200
Gross Square Feet	143,380	Net Square Feet (1)	5,580
Units	176	Church Square Feet (new)	13,595
Market Rate	148	Church Square Feet (existing)	0
BMR	28	Parking Spaces	41

**OPERATING REVENUE**

			Willdan Test	PS Memorandum	Difference
Market Rate Residential Lease Revenue	\$4,410 per month		\$7,832,000	\$7,828,000	\$4,000
BMR Residential Lease Revenue	\$1,150 per month		\$386,000	\$382,000	\$4,000
Other Income	7.00%		\$575,000	\$575,000	\$0
(less) Operating Expenses	\$7,000 per unit/year		(\$1,232,000)	(\$880,000)	(\$352,000)
(less) Capital Reserve	2.00%		(\$164,000)	(\$164,000)	\$0
(less) Vacancy/Credit Loss	5.00%		(\$411,000)	(\$411,000)	\$0
Residential NOI			\$6,986,000	\$7,330,000	(\$344,000)
Residential Parking Revenue	\$325 per space/month		\$160,000	\$160,000	\$0
(less) Operating Expenses	20%		(\$32,000)	(\$32,000)	\$0
Parking NOI			\$128,000	\$128,000	\$0
Subtotal, Residential and Parking NOI (before property taxes)			\$7,114,000	\$7,458,000	(\$344,000)
Subtotal, Residential and Parking NOI (after property taxes)			\$5,577,000	\$5,921,000	(\$344,000)
Retail Lease Revenue (NNN)	\$50.00 /sq. ft./year		\$279,000	\$335,000	(\$56,000)
(less) Vacancy/Credit Loss	5.00%		(\$14,000)	(\$17,000)	\$3,000
(plus) Recovered Expenses	\$16.20 /sq. ft./year		\$90,000	\$90,000	\$0
(less) Operating	\$8.00 /sq. ft./year		(\$45,000)	(\$45,000)	\$0
(less) Property	\$10.00 /sq. ft./year		(\$56,000)	(\$56,000)	\$0
Subtotal, Retail NOI (after property taxes)			\$254,000	\$307,000	(\$53,000)
Assembly Space NOI					
Total NOI (after property taxes)			\$5,831,000	\$6,228,000	(\$397,000)

**DEVELOPMENT COSTS**

Site Acquisition			\$8,670,000	\$8,670,000	\$0
Direct Construction Costs					
Building Construction Costs	\$402 per GSF		\$95,504,000	\$95,504,000	\$0
Tenant Improvements (Retail)	\$75 per NSF (retail)		\$419,000	\$419,000	\$0
Hard Cost Contingency	5.00% of building and TI co		\$4,796,000	\$4,796,000	\$0
Subtotal, Direct Construcion Costs			\$100,719,000	\$100,719,000	\$0
Indirect Costs					
Architectural & Engineering	4.00% of direct costs		\$4,029,000	\$4,029,000	\$0
Legal and Other Professional Services	3.00% of direct costs		\$3,022,000	\$3,022,000	\$0
Development Impact Fees			\$1,989,000	\$1,989,000	\$0
Other Permits and Fees	3.00% of direct costs		\$3,022,000	\$3,022,000	\$0
Marketing, Leasing, Retail Commissions	1.00% of direct costs		\$1,007,000	\$1,007,000	\$0
G&A	2.00% of direct costs		\$2,014,000	\$2,014,000	\$0
Developer Fees	6.00% of direct costs		\$6,043,000	\$6,043,000	\$0
Taxes During Development	1.00% of direct costs		\$1,007,000	\$1,007,000	\$0
Soft Cost Contingency	5.00% of indirect costs		\$1,107,000	\$1,107,000	\$0
Financing			\$4,834,000	\$4,834,000	\$0
Subtotal, Indirect Costs			\$28,074,000	\$28,074,000	\$0
Indirect Costs as % of Direct Costs			28%	28%	
Total Development Costs			\$137,463,000	\$137,463,000	\$0
Yield			4.2%	4.5%	

Revised assumptions. See Attachment B for details

## Attachment A – Project Description and EPS findings summary

### Project Description

The Proposed Project and the two alternatives are described in page 1 of the EPS report as follows:

- A “Full Preservation” alternative resulting in 151,200 square feet of gross building area, including 97 residential rental units, 800 square feet of restaurant/retail space, and 10,666 square feet of new church space.
- A “Partial Preservation” alternative resulting in 201,200 square feet of gross building area, including 162 residential rental units, 4,600 square feet of restaurant/retail space, and 10,207 square feet of new church space.
- The “Proposed Project” consists of 237,810 square feet of gross building area and includes 176 rental residential units and 6,200 square feet of restaurant/retail. This alternative includes 13,595 square feet of new church space.

Further details about the project are presented in Appendix 1 of the EPS Memorandum.

### EPS Findings

Page 2 of the EPS memorandum presents findings of the analysis as follows:

1. ***The Full Preservation and Partial Preservation Project alternatives generate insufficient returns to the Developer.*** These alternatives generate a yield of 2.9 percent and 3.9 percent, respectively. These returns are below the feasibility threshold range of 5.5 percent to 6.5 percent for projects of comparable development risk and complexity. This return range is based on capitalization rate data adjusted for development risk and location as well as EPS experience with comparable projects.
2. ***The additional of square footage reflected in the Proposed Project alternative improves development feasibility.*** The resulting yield of 4.5 percent still falls slightly below the typical feasibility range. While the additional space increases total building development costs, the associated revenues offset the cost increase and improve the relative performance of the Proposed Project. The Developer has indicated willingness to accept a 4.5 percent return.

Table 2 of the EPS Memorandum presents a Summary of Feasibility Results.



## Attachment B – Review of Key Assumptions

### REVENUES

#### Market rate rents

##### *Proforma/EPS Assumption*

<u>Rents Per Unit</u>		<u>Weighted Avg. Rents</u>	
Studio	\$2,808	Full Preserv.	\$4,400
1 BR	\$3,888	Partial Preserv.	\$4,410
2 BR	\$5,616	Proposed Proje	\$4,410
3 BR	\$7,128		

"This estimate is based on a market report prepared for the Proposed Project by the Concord Group in November 2016. Overall, the market-rate rents fall within a comparable rent range relative to other rental projects in San Francisco based on a review of recent rents reported by Trulia.com"

##### *Willdan Opinion: Reasonable*

Market rents assumed by EPS are within range of current effective rents by unit size at six recently build apartment buildings in the SOMA, Mid-Mid-Market submarkets.<sup>1</sup>

Willdan did not conduct an in-depth market study but compared EPS assumption against effective rents at 1,456 apartment units tracked by Axiometrics.

#### Below Market Rate (BMR) Rents

##### *Proforma/EPS Assumption*

The BMR units are targeted to be affordable to households earning up to 55 percent of the area median income (AMI).

<i>Unit Size</i>	<i>Monthly Rent</i>
Studio	\$1,063
Studio (Restricted)	\$660
1 Bedroom	\$1,214
2 Bedroom	\$1,353
3 Bedroom	\$1,478

The "Studio (Restricted) units represent replacement units with fixed rents at the level shown.

##### *Willdan Opinion: Reasonable*

Affordable rents are consistent with the 2017 rents published by the San Francisco Mayor's Office of Housing and Community Development. Rents are exclusive of utility expenses.

<sup>1</sup> The buildings include the Argenta, AVA, Etta, NEMA, The Wilson, and Olume.

### Other Rental Revenue

#### *Proforma/EPS Assumption*

7% of rental income

Consisting of storage fees, Ratio Utility Billing System (RUBs) income, and other revenue.

#### *Willdan Opinion: Reasonable*

According to the National Apartment Association, "Other Revenue" for mid- & high-rise in the San Francisco region is 6% of gross potential rent. This includes utility recovery (water, sewer, trash, and common area utility).

### Parking revenues

#### *Proforma/EPS Assumption*

\$325 per space per month  
100% occupancy

#### *Willdan Opinion: Reasonable*

Parking rates are slightly higher than similar apartment buildings such as NEMA (\$275) and AVA (\$250), but in line with rental rates charged by other parking garages near in the vicinity.

Facility	Monthly Rent
550 O'Farrell St.	\$300
135 Hyde St.	\$300
950 O'Farrell	\$285
175 Turk St.	\$415

100% occupancy of parking by tenants is unlikely even under the low parking ratios. However, the limited supplied of parking in the area, coupled with the emergence of parking-sharing apps, such as Parking Cupid, and Monkey Parking, may make it possible to achieve near full occupancy of parking spaces.

### Retail Rent

#### *Proforma/EPS Assumption*

\$60.00 psf (NNN)

"EPS assumes additional property tax expenses based on the development value of the Project net of the share attributable to the church assuming a property tax rate of 1.23 percent."

#### *Willdan Opinion: High, but no significant effect on EPS findings.*

Current average asking rents in the Lower-Polk/Mid-Market submarkets range between \$32 and \$62 per square foot with a weighted average of \$42 per square foot.

Retail asking rents in other San Francisco neighborhoods range between \$42 and \$69 per square foot, with a weighted average of \$53. This

includes strong retail corridors, such as Cow Hollow, North Beach, Mission, and Upper Haight.

Willdan recognizes that the offerings in the Lower-Polk/Mid-Market are for small floor plate, perhaps outdated spaces. Also, most of the comparables are for sublet leases, which tend to be lower than new direct leases. In our opinion a 25 to 30 percent premium over average asking rents in the neighborhood (or \$50 to 55 per square foot) may be appropriate for the new retail space at the project.

As reference, Touchtone Commercial Partners is currently marketing two retail spaces (approx. 8,500 sf. ft.) at 1075 Market Street at an asking rental rate of \$42-\$45 per square foot. Also, approximately 10,000 sq. ft. of ground floor retail at 1025 market are available at an asking rate of \$38-\$42 psf.

#### Assembly Space Value/Rent

##### *Proforma/EPS Assumption*

\$240 psf value / \$14.40 annual rate capitalized at 6%

"Based on sales comparables reported by Costar for properties with lodging/meeting halls or religious facility uses sold between 2014 and 2017. The resulting 12 transactions have sale prices ranging from \$83 to \$419."

##### *Willdan Opinion: Reasonable*

Willdan reviewed the set of comparables used by EPS in their estimates and compared them against our own set of comparables. Willdan concludes that EPS methodology for arriving at the rent is reasonable.

#### VACANCY AND OPERATING EXPENSES

##### Residential Vacancy

##### *Proforma/EPS Assumption*

5%

"This is a typical level of stabilized vacancy in strong residential markets, such as San Francisco."

##### *Willdan Opinion: Reasonable*

The 5% estimate is consistent with 2012-16 estimates from the U.S. Census shown below.

Area	Vacancy Rate
San Francisco (Citywide)	2.5%
Tenderloin, Hayes Valley*	5.2%
SOMA, Lower Potrero, Inner Mission, Mid-Market**	5.7%

\*Zip code 94102 \*\*Zip code 93103

## Residential Operating Expenses

### *Proforma/EPS Assumption*

\$5,000 per unit.

"These expenses reflect a blend of market rate and affordable units and typically include property management, administration, maintenance, utilities, insurance, and taxes."

Footnotes of Tables 3-5 state: "Reflects typical apartment operating expenses in the Bay Area net of property taxes, based on EPS's experience with similar projects."

*Willdan Opinion: Low, but no significant effect on EPS findings.*

According to the National Apartment Association, Operating Expenses, net of property taxes, for mid- & high-rise in San Francisco region is approximately \$7,350 per unit.

The \$5,000 assumption is more in line with low rise, garden-type apartments in the San Francisco region, which have estimated operating expenses of approximately \$5,500 (net of property taxes).

## Residential Capital Reserve

### *Proforma/EPS Assumption*

2.0 percent of gross revenue  
(or \$920 to \$930 per unit)  
(18.5% of operating expenses)

*Willdan Opinion: Reasonable*

Nationwide the average minimum per unit replacement reserve that banks will use when underwriting a loan is \$250 to \$300 depending on the age of the building.

Another commonly used metric is 10% of operating budget.<sup>2</sup>

While the current assumption is relatively high, it is not unreasonable given that the development budget does not include a capitalized replacement reserve. Furthermore, Willdan tested a reduction to 1 percent of gross revenues and there was no effect on the conclusions by EPS.

## Property Tax Expenses

### *Proforma/EPS Assumption*

1.23%

"EPS assumes additional property tax expenses based on the development value of the Project net of the share attributable to the church assuming a property tax rate of 1.23 percent."

*Willdan Opinion: Reasonable*

The City's rate is 1.1723%. EPS's assumption is reasonable given that the property is within the Tenderloin Community Benefit District and subject to additional fees.

<sup>2</sup> This metric is more commonly used for condominiums due the FHA lending requirements.

## Retail Operating Expenses

### *Proforma/EPS Assumption*

\$18 per square foot (including \$10 psf in property taxes)

"90 percent of these expenses are assumed to be recoverable from the tenant, consistent with a triple-net lease structure."

### *Willdan Opinion: Reasonable*

A detailed breakdown of operating expenses is not provided, but "Operating Expenses and property taxes represent 30% of revenues." This is consistent with Willdan's review of similar projects.

## Retail Vacancy Rate

### *Proforma/EPS Assumption*

5%

### *Willdan Opinion: Reasonable*

#### San Francisco Retail Vacancy Rate

Time Period	Vacancy
Q1 2017	2.4%
Q2 2017	3.2%
Q3 2017	3.4%
Q4 2017	3.2%

Source: Cushman & Wakefield

Despite increases in 2017, according to Cushman & Wakefield, the vacancy rate in San Francisco is still one of the lowest among all major cities in the nation.

However, broker reports for San Francisco tend to focus on strong retail corridors, such as Union Square. The Mayor's Office of Workforce and Economic Development estimated the commercial storefront vacancy rate of the Central Market/Tenderloin at 6.6% in FY15-16.



## DEVELOPMENT COSTS

### Direct Construction Costs

#### *Proforma/EPS Assumption*

Scenario	Cost per GSF
Full Preservation	\$492
Partial Preservation	\$498
Proposed Project	\$402

Construction cost vary “depending on the alternative and reflective of the economies of scale associated with the larger building. The estimates are based on the February 2017 bid provided by the Project Sponsor.”

#### *Willdan Opinion: Reasonable despite error*

Willdan reviewed detailed construction cost estimates by Webcor and discovered a few discrepancies in the calculations. Webcor revised the cost estimates as follows:

Scenario	Cost per GSF
Full Preservation	\$464
Partial Preservation	\$480
Proposed Project	\$402

In the 4<sup>th</sup> Quarter of 2017, Rider Levett Bucknall (RLB) estimated construction costs for multi-family buildings in the San Francisco Bay Area between \$320 and \$430 per gross square foot. The upper end of the range corresponds to Type I buildings in central cities. Furthermore, Willdan reviewed construction costs for four mid-rise projects in San Francisco and the East Bay. The range for those projects was \$350 to \$450 per Gross square foot, inclusive of underground parking.

The cost per GSF for the proposed project fall within this range.

The costs for the Full Preservation and Partial Preservation projects are above these ranges. The reason for that is primarily due to the preservation costs, but also due to having smaller units (costs such as foundations and garage are distributed over a smaller base). Given these considerations, Willdan finds the revised construction costs reasonable.

### Site Acquisition

#### *Proforma/EPS Assumption*

\$8,670,000 (approximately \$435psf of land)

According to the developer site acquisition costs are based on current contracts and include “the consideration for the value of all land transferred, plus any assignment fees, transfer taxes, broker fees, or other closing costs necessary to complete the

#### *Willdan Opinion: Reasonable*

A comprehensive appraisal of the property is outside the scope of this assignment. Nonetheless a cursory review of recent multi-family transactions shows that the \$465 per square foot of land is within a reasonable range.

transactions. Note that not all land closings have yet occurred.”

- 850 Gough St: An 18,000 sf vacant site sold for \$5.4 million (\$300psf) on June 2017.<sup>3</sup>
- 2435-2445 16<sup>th</sup> Street: A 10,000 sf. lot fully entitled for 53 units is currently on the market for \$9m (\$900psf of land).<sup>4</sup>
- 1098 Valencia St: A historic structure in a 10,113sf lot sold for \$11.898 million (\$1,177psf of land) on November 2017.<sup>5</sup>

The prices above do not include assignment fees, transfer taxes, broker fees, or other closing costs necessary to complete the transactions.

## Indirect Costs

### *Proforma/EPS Assumption*

<b>Soft Cost Category</b>	<b>% of direct costs</b>
Architectural & Engineering	4%
Legal and Other Prof. Serv.	3%
Other Permits and Fees	3%
Marketing, Leasing and Retail	1%
G&A	2%
Developer Fees	6%
Taxes During Development	1%

In addition to the soft costs listed above, EPS profomas include Development Impact Fees, Soft Contingency, and Financing Costs. A review of these soft costs category is listed below.

Total indirect costs, including Development Impact Fees, Soft Cost Contingency, and Financing Costs ranges from 27 to 28% of direct costs.

### *Willdan Opinion: Reasonable*

The assumptions for the individual soft costs categories are consistent with similar projects recently reviewed by Willdan. While there is some variation across individual categories (for example, A&E may be slightly below numbers observed in other projects, Other Permits and Fees are slightly higher than observed in other projects), the aggregate indirect costs as a percentage of direct costs is consistent with standard professional practices. Typically, soft costs are 30% of direct costs construction, although they can range between 25% to 35% depending on the specifics of the project.

<sup>3</sup> <http://news.theregistrysf.com/maracor-development-teams-westbrook-condo-development-san-francisco/>

<sup>4</sup> <https://sf.curbed.com/2018/3/14/17121202/16th-street-mission-sale-housing-colors>

<sup>5</sup> <https://sf.curbed.com/2017/11/29/16715286/mission-district-hibernia-bank-sold-sf>

## Development Impact Fees

### Proforma/EPS Assumption

<b>Scenario</b>	<b>Fee per unit</b>
Full Preservation	\$1,180,147
Partial Preservation	\$1,733,122
Proposed Project	\$1,989,451

### Willdan Opinion: Reasonable.

Willdan reviewed the Impact Fees presented in Table 8 of the EPS Memorandum. These costs are consistent with the rates presented in the 2017 San Francisco Citywide Development Impact Fee Register.

Willdan identified an omission in Table 8 of the EPS report. The table does not include a school impact fee (residential). In 2017, the fee was \$3.48 per net square foot of new residential space; \$304,000, \$442,000, and \$500,000 for the Full Preservation, Partial Preservation, and Proposed Project, respectively. However, while Table 8 does not include a line item for this impact fee, the amounts are included in the total fee amounts. This omission does not affect EPS conclusions.

## Project Contingency

### Proforma/EPS Assumption

Hard Cost: 5% of building and Tis  
Soft Cost: 5% of other soft costs

### Willdan Opinion: Reasonable

Standard contingency assumption.

Hard cost contingency may be relatively conservative for the full and partial preservation given the rehabilitation component of these scenarios.

## Financing Costs

### Proforma/EPS Assumption

65% LTC Ratio  
5% Annual Interest Rate  
60% Average outstanding balance  
2-year construction period

### Willdan Opinion: Reasonable

LTC ratios of 55 to 60% are more common, but borrowers with strong financials may be able to get higher ratios of up to 70%.

Many banks charge 300 to 400 points over Libor depending on borrower. One-month LIBOR is currently at 1.72%

## FINANCIAL RETURNS

### Estimated Yield/Cap Rate

#### Proforma/EPS Assumption

Alternative	Yield (NOI/Costs)
Full Preservation	2.9%
Partial Preservation	3.9%
Proposed Project	4.5%

"These yields are based on annual net operating income as a share of total cost

#### Willdan Opinion: Reasonable

Alternative	Yield (NOI/Costs)
Full Preservation	2.9%
Partial Preservation	3.9%
Proposed Project	4.5%

Willdan estimated yields based on revised assumptions for the following variables: retail rents, residential operating expenses, residential capital reserve, development impact fees. Willdan also adjusted the calculation for the NOI associated with the assembly/religious use in the partial preservation scenario.

These changes do not impact the yields significantly.

### Yield/Cap Rate Thresholds

#### Proforma/EPS Assumption

"Projects of comparable development risk and complexity typically require a return threshold ranging between 5.5 percent and 6.5 percent depending on location, complexity, construction type, and other risk factors. This range is based on the capitalization rate data reported for a blend of urban multifamily and commercial uses in San Francisco as well as EPS's experience with comparable projects."

EPS notes that "Despite the yield for the proposed project falling below the typical return threshold, the Developer expressed willingness to proceed with the Project. This financial risk and reduced return may be taken for a number of reasons including strong market fundamentals and tenant prospects, anticipation of future improvements in market conditions, expected rates of return lower than assumed in this analysis, access to low-cost funding, or long-term investment strategy, among others."

Willdan Opinion: High but does not affect EPS' conclusions.

The following cap rates are from Cushman & Wakefield Mid 2017 Cap Rate Survey

#### San Francisco Multifamily Cap Rates

Building Type	Low	Mid	High
Class A	3.5	4.13	4.75
Class B	4.0	4.5	5.0
Class C	4.25	4.75	5.25

The following cap rates are from IRR's 2017 Multifamily Mid-Year Report (San Francisco, Urban Class buildings)

Building Type	
Class A	4.0
Class B	4.5

Furthermore, Paragon Real Estate Group reports average cap rates for 5+ unit Buildings in 2017 ranging

from 3.3% in Pacific heights to 5.0% in the Inner Mission.

In our opinion, a range +/- 50 basis points of the high cap rate for Class A buildings in the Cushman & Wakefield estimates (i.e., 4.25 to 5.25) is an appropriate range of return for this type of project given the emerging nature of the neighborhood, the retail component, and the potential preservation of the Church structure.

As noted above, the returns for the Full Preservation and the Alternative Preservation scenarios falls below these revised thresholds. Therefore, EPS' conclusions are not affected.



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**Finding:**

8. **Large Project Authorization Exceptions.** Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts. The following exceptions are being sought by 188 Hooper Street:

**C. Where not specified elsewhere in Planning Code Section 329(d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located.**

*In addition to the modification of the requirements for rear yard and off-street loading, the Project is seeking modifications of the requirements for street frontage (Planning Code Section 145.1) and mid-block alleys (Planning Code Section 270.2).*

*Under Planning Code Section 145.1(c)(3), non-residential uses at the ground floor for the first 25 feet must be devoted to active uses. Currently, the Project includes the required Class 1 bicycle parking spaces within the first 25-ft along Hooper Street; thus, the Project does not comply with active uses. However, most of the frontages are lined with active uses including: a food hall, student housing lobby, and administrative space for CCA. The exception will allow CCA to maximize the space and pacing the bicycle parking near the mid-block alley that also connects to the main CCA campus to the south. Despite the bicycle parking not being considered an active use, the orientation and location of said parking makes sense as it connects the two block faces to provide continuity from one part of the urban campus to another. The Commission supports this exception, due to the overall quality of design and the streetscape improvements along street frontages including: Hooper, 8<sup>th</sup> Street, Carolina, and Channel Street.*

*Under Planning Code Section 145.1(c)(4), the ground floor ceiling height for non-residential uses is required to be a minimum of 17-ft in the UMU Zoning District. Currently, the Project includes both residential and retail sales and service uses on ground floor with 14'-6" ceiling heights; thus, neither of comply with the required 17-ft ground floor ceiling height. The exception will allow CCA to maximize the number of student housing units whilst staying within the height limit and preserving the adjacent graduate center building. Despite the lower floor ground level, the Project includes an architectural expression along the street frontage, which is beneficial to the public realm and adjacent sidewalks and which reinforces the concept of a tall ground floor. The Commission supports this exception, due to the overall quality of design and the streetscape improvements along street frontages including: Hooper, 8<sup>th</sup> Street, Carolina, and Channel Street.*

*Under Planning Code Section 270.2, the Project requires one mid-block alley extending the full lot depth of the site and perpendicular to the two street intersections. 188 Hooper Street provides the required mid-block alley and provides a voluntary additional mid-block through-lot alley, perpendicular to both Hooper and Channel Street. The Project is seeking an exception because the required mid-block alley does not comply with the design and performance standards specified in Planning Code Section 270.2(e)(6),(9), (13), and (14), which state:*

- *(6) have at least 60 percent of the area of the alley or pathway open to the sky. Obstructions permitted within setbacks pursuant to Section 136 may be located within the portion of the*

*alley or pathway that is required to be open to the sky. All portions of the alley or pathway not open to the sky shall have a minimum clearance height from grade of 15 feet at all points;*

- *(9) be ungated and publicly accessible 24 hours per day, as defined in Section 270.2;*
- *(13) be fronted by active ground floor uses, as defined in Section 145.1, to the extent feasible, and that*
- *(14) new buildings abutting mid-block alleys provided pursuant to Section 270.2 shall feature upper story setbacks according to the provisions of Section 261.1.*

*Since the Project provides student housing for mostly undergraduate students, CCA needs to regulate the flow of people through its campus in order to ensure the safety of its student residents. The 188 Hooper Street Project is already seeking an exception from the active use and ground floor ceiling height requirements. In addition, the midblock alley is less than the required 15 feet per Planning Code 270.2(e)(6) for the portions of the alley not open to the sky. However, approximately 95% of the required mid-block alley will be open to the sky. Further, the alley does not possess the upper story setbacks required by the Planning Code. Given the overall design and composition of the Project, and considering that the mid-block alleys proposed satisfy most though not all of the design and performance standards, the Commission is in support of this exception, due to the Project's high quality of design, amount of open space/open areas, and the connectivity the mid-block alleys as well as the construction of the paper street, Channel, will provide for the CCA campus as well as the surrounding neighborhood.*

#### **Condition of Approval:**

**Publicly-Accessible Mid-Block Alley.** Pursuant to Planning Code Section 270.2, the Project will provide no less than one required publicly-accessible mid-block alley per the design and performance standards below:

- Generally be located as close to the middle portion of the subject block face as possible, perpendicular to the subject frontage and connect to existing adjacent streets and alleys;
- Provide pedestrian access;
- Provide no, limited, or full vehicular access, as specific conditions warrant;
- Have a minimum width of 20 feet, exclusive of those obstructions allowed within setbacks pursuant to Section 136. In RED, RED-MX, WMUG, WMUO, and SALI Districts, the minimum width shall be 30 feet;
- Have a minimum clear walking width of 10 feet free of any obstructions in the case of a pedestrian-only right-of-way, and dual sidewalks each of not less than six feet in width with not less than four feet minimum clear walking width in the case of an alley with vehicular access;
- Provide such ingress and egress as will make the area easily accessible to the general public;
- Be protected from uncomfortable wind, as called for elsewhere in this Code;
- Be provided with appropriate paving, furniture, and other amenities that encourage pedestrian use, and be landscaped to greatest extent feasible;
- Be provided with ample pedestrian lighting to ensure pedestrian comfort and safety;

- Be free of any changes in grade or steps not required by the underlying natural topography and average grade; and

Outside of the aforementioned requirements as modified by the Commission, the mid-block alley shall follow the other requirements and standards identified in Planning Code Section 270.2(f), (g), (h) and (i).

Received at CPC Hearing 6/22/18  
E. Jardim

**Jardines, Esmeralda (CPC)**

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**From:** Paul Wermer <pw-sc\_paul@sonic.net>  
**Sent:** Wednesday, June 27, 2018 7:27 AM  
**To:** Secretary, Commissions (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); RODNEY FONG; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)  
**Cc:** Jardines, Esmeralda (CPC)  
**Subject:** Support: Item 13a. 2018-007182CUA: 188 HOOPER, 1140 7TH STREET, AND 1111 8TH STREET

Dear Planning Commissioners:

Please approve the California College of the Arts application 2018-007182CUA.

It is encouraging to see academic institutions investing in San Francisco, and especially so when they recognize the importance of providing student housing, services and educational facilities in a compact area.

As with most desirable urban environments today, San Francisco's housing, especially low cost housing, is in short supply - yet that is what students need. By developing student housing in the manner proposed here, CCA will reduce demand on San Francisco's housing stock, while ensuring their ability to shield students from excessive housing cost increases.

Please approve this project.

Sincerely yours,  
Paul Wermer

--

Paul Wermer  
2309 California Street  
San Francisco, CA 94115

+1 415 929 1680  
[paul@pw-sc.com](mailto:paul@pw-sc.com)



June 25, 2018

Rich Hillis, President  
San Francisco Planning Commission  
1650 Mission Street, 4th Floor  
San Francisco, California 94103

**Re: California College of the Arts  
188 Hooper Street, 1140 7th Street, 1111 8th Street  
Case No. 2016-001557**

Dear Commissioners:

I am writing on behalf of PlaceMade – SFMade’s affordable industrial space subsidiary- to urge the Planning Commission to approve CCA’s proposal to construct a 520-bed student housing building at 188 Hooper Street and a new academic building at 1140 7th Street.

As we eagerly await the completion of our new PlaceMade Manufacturing Foundry at 150 Hooper Street, we are thrilled to see CCA move forward with its plans to unify both its Bay Area campuses at the site of the existing Showplace Square campus. As a well-respected arts and design school, CCA is an ideal neighbor for the new PlaceMade building, a 54,000 square foot affordable production space for manufacturers to work in a collaborative community environment. CCA and our parent organization, SFMade, have a longstanding program partnership, including presenting shared educational offerings as well as CCA hosting SFMade’s annual Holiday Fair. We are excited about the opportunities for further collaboration that our new physical proximity will present.

CCA’s project will utilize the large vacant lot at 1140 7th, improving safety and elevating the pedestrian environment on three large frontages. Additionally, the new developments will add street improvements, including abundant bike parking, street trees, landscaping, and new bulbouts and crosswalks.

Most exciting is that the expanded campus will bring new students, faculty, and student residents to the area, enlivening the neighborhood and creating new patrons for neighborhood-serving business to grow and/or establish themselves here. The project will create a cohesive urban campus, and particularly in conjunction with the adjacent PlaceMade building, will solidify the neighborhood as destination for arts, design, and craft manufacturing.

Sincerely,

Kate Sofis, CEO  
SFMade/PlaceMade



**Finding:**

8. **Large Project Authorization Exceptions.** Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts. The following exceptions are being sought by 188 Hooper Street:

C. Where not specified elsewhere in Planning Code Section 329(d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located.

*In addition to the modification of the requirements for rear yard and off-street loading, the Project is seeking modifications of the requirements for street frontage (Planning Code Section 145.1) and mid-block alleys (Planning Code Section 270.2).*

*Under Planning Code Section 145.1(c)(3), non-residential uses at the ground floor for the first 25 feet must be devoted to active uses. Currently, the Project includes the required Class 1 bicycle parking spaces within the first 25-ft along Hooper Street; thus, the Project does not comply with active uses. However, most of the frontages are lined with active uses including: a food hall, student housing lobby, and administrative space for CCA. The exception will allow CCA to maximize the space and pacing the bicycle parking near the mid-block alley that also connects to the main CCA campus to the south. Despite the bicycle parking not being considered an active use, the orientation and location of said parking makes sense as it connects the two block faces to provide continuity from one part of the urban campus to another. The Commission supports this exception, due to the overall quality of design and the streetscape improvements along street frontages including: Hooper, 8<sup>th</sup> Street, Carolina, and Channel Street.*

*Under Planning Code Section 145.1(c)(4), the ground floor ceiling height for non-residential uses is required to be a minimum of 17-ft in the UMI Zoning District. Currently, the Project includes both residential and retail sales and service uses on ground floor with 14'-6" ceiling heights; thus, neither of comply with the required 17-ft ground floor ceiling height. The exception will allow CCA to maximize the number of student housing units whilst staying within the height limit and preserving the adjacent graduate center building. Despite the lower floor ground level, the Project includes an architectural expression along the street frontage, which is beneficial to the public realm and adjacent sidewalks and which reinforces the concept of a tall ground floor. The Commission supports this exception, due to the overall quality of design and the streetscape improvements along street frontages including: Hooper, 8<sup>th</sup> Street, Carolina, and Channel Street.*

*Under Planning Code Section 270.2, the Project requires one mid-block alley extending the full lot depth of the site and perpendicular to the two street intersections. 188 Hooper Street provides the required mid-block alley and provides a voluntary additional mid-block through-lot alley, perpendicular to both Hooper and Channel Street. The Project is seeking an exception because the required mid-block alley does not comply with the design and performance standards specified in Planning Code Section 270.2(e)(6),(9), (13), and (14), which state:*

- (6) have at least 60 percent of the area of the alley or pathway open to the sky. Obstructions permitted within setbacks pursuant to Section 136 may be located within the portion of the

*alley or pathway that is required to be open to the sky. All portions of the alley or pathway not open to the sky shall have a minimum clearance height from grade of 15 feet at all points;*

- *(9) be ungated and publicly accessible 24 hours per day, as defined in Section 270.2;*
- *(13) be fronted by active ground floor uses, as defined in Section 145.1, to the extent feasible, and that*
- *(14) new buildings abutting mid-block alleys provided pursuant to Section 270.2 shall feature upper story setbacks according to the provisions of Section 261.1.*

*Since the Project provides student housing for mostly undergraduate students, CCA needs to regulate the flow of people through its campus in order to ensure the safety of its student residents. The 188 Hooper Street Project is already seeking an exception from the active use and ground floor ceiling height requirements. In addition, the midblock alley is less than the required 15 feet per Planning Code 270.2(e)(6) for the portions of the alley not open to the sky. However, approximately 95% of the required mid-block alley will be open to the sky. Further, the alley does not possess the upper story setbacks required by the Planning Code. Given the overall design and composition of the Project, and considering that the mid-block alleys proposed satisfy most though not all of the design and performance standards, the Commission is in support of this exception, due to the Project's high quality of design, amount of open space/open areas, and the connectivity the mid-block alleys as well as the construction of the paper street, Channel, will provide for the CCA campus as well as the surrounding neighborhood.*

#### **Condition of Approval:**

**Publicly-Accessible Mid-Block Alley.** Pursuant to Planning Code Section 270.2, the Project will provide no less than one required publicly-accessible mid-block alley per the design and performance standards below:

- Generally be located as close to the middle portion of the subject block face as possible, perpendicular to the subject frontage and connect to existing adjacent streets and alleys;
- Provide pedestrian access;
- Provide no, limited, or full vehicular access, as specific conditions warrant;
- Have a minimum width of 20 feet, exclusive of those obstructions allowed within setbacks pursuant to Section 136. In RED, RED-MX, WMUG, WMUO, and SALI Districts, the minimum width shall be 30 feet;
- Have a minimum clear walking width of 10 feet free of any obstructions in the case of a pedestrian-only right-of-way, and dual sidewalks each of not less than six feet in width with not less than four feet minimum clear walking width in the case of an alley with vehicular access;
- Provide such ingress and egress as will make the area easily accessible to the general public;
- Be protected from uncomfortable wind, as called for elsewhere in this Code;
- Be provided with appropriate paving, furniture, and other amenities that encourage pedestrian use, and be landscaped to greatest extent feasible;
- Be provided with ample pedestrian lighting to ensure pedestrian comfort and safety;

- Be free of any changes in grade or steps not required by the underlying natural topography and average grade; and

Outside of the aforementioned requirements as modified by the Commission, the mid-block alley shall follow the other requirements and standards identified in Planning Code Section 270.2(f), (g), (h) and (i).

Dito, Matthew (CPC)

**From:** james hendry <jasphendry@yahoo.com>  
**Sent:** Wednesday, June 27, 2018 8:14 PM  
**To:** Dito, Matthew (CPC)  
**Subject:** Fwd: Failure Notice

Sent from my iPhone

Begin forwarded message:

**From:** MAILER-DAEMON@yahoo.com  
**Date:** June 27, 2018 at 4:17:03 PM PDT  
**To:** jasphendry@yahoo.com  
**Subject:** Failure Notice

Sorry, we were unable to deliver your message to the following address.

<mathew.dito@sfgov.org>:  
550: 5.4.1 [mathew.dito@sfgov.org]: Recipient address rejected: Access denied  
[DM2GCC01FT005.eop-gcc01.prod.protection.outlook.com]

--- Below this line is a copy of the message.

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=yahoo.com; s=s2048;  
t=1530141422; bh=1E3GXHO99c8J9dNOHxFHzSpUYrtet0WofTu+WCMGjgU=;  
h=Date:From:Reply-To:To:Subject:References:From:Subject;  
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MVfw

iYEGBpiMaMg--

Received: from sonic.gate.mail.ne1.yahoo.com by sonic309.consmr.mail.bf2.yahoo.com with  
HTTP; Wed, 27 Jun 2018 23:17:02 +0000

Date: Wed, 27 Jun 2018 23:17:01 +0000 (UTC)

From: james hendry <jasphendry@yahoo.com>

Reply-To: james hendry <jasphendry@yahoo.com>

To: <mathew.dito@sfgov.org>

Message-ID: <162964110.3458761.1530141421284@mail.yahoo.com>

Subject: 278 monticello bld # 2014.09.09.5905

MIME-Version: 1.0

Content-Type: text/plain; charset=UTF-8

Content-Transfer-Encoding: 7bit

References: <162964110.3458761.1530141421284.ref@mail.yahoo.com>

X-Mailer: WebService/1.1.12006 YahooMailBasic Mozilla/5.0 (Windows NT 6.1; WOW64;  
Trident/7.0; rv:11.0) like Gecko/20100101 Firefox/12.0

Content-Length: 906

: is the downstairs considered ADU(s), as such is (are) considered low income or rent controlled unit(s)...as to the previous(students)renters were they given relocation funds when they were forced, evicted, or told to leave....further rent control issues: :since this building is being increased in size and is old stock(before 1979, does the whole structure become under rent control....as to the subject of master tenant arrangement~~should they share the total lease payment information according to rent control guidelines/for transparency?....is the owner allowed to rent out individual rooms without being in residence? as was done in the past...who is to monitor or enforce limits on number of occupants as prior to the property being vacant, apparently there were anywhere from \_\_ 12 to 14 \_\_\_\_!!!! bedrooms. sincerely, james p Hendry 279 Monticello st san Francisco ca 94132-2633



## Dito, Matthew (CPC)

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**From:** prdcr@aol.com  
**Sent:** Wednesday, June 27, 2018 4:13 PM  
**To:** Dito, Matthew (CPC); Cohen, Malia (BOS); Safai, Ahsha (BOS); hknights@sfchronicle.com; Breed, London (BOS); Fewer, Sandra (BOS); Kim, Jane (BOS); Peskin, Aaron (BOS); Ronen, Hillary; Sheehy, Jeff (BOS); Stefani, Catherine (BOS); Tang, Katy (BOS); Yee, Norman (BOS); PIC, PLN (CPC)  
**Subject:** Building Permit Hearing June 28

Dear Mr. Matt Dito and Members of the San Francisco Planning Commission:

It is hard to believe what is happening to a friend of our church, Reggie Caldwell.

The single family home next to Reggie's home was remodeled to accommodate 15 (fifteen!) tenants, and this in a R-1 neighborhood. In addition, as the property was excavated for this huge building, our friend's foundation was cracked and the eaves of his house were damaged.

And, get this, the landlord did the demolition and building despite numerous complaints to the Planning Department from Mr. Caldwell and the people of his neighborhood, and, even more egregiously, without ever having a building permit. Building inspectors came by, but no action was ever taken.

Now the property owner, in an effort to gain sympathy for his project, has reduced the size of the now completed building to 10 units and 6 bathrooms and is applying for a building permit for the completed job ex post facto, hoping that it will be granted by the Planning Commission on Thursday, June 28, at City Hall.

All this doesn't sound fair or just. We urge you to deny this permit application.

Property Address: 278 Monticello St.  
Property Owner: Yang (Andy) De Chen  
120 Gordon Way  
Pacifica, CA 94044

Most sincerely, The Rev. Evered Cohen  
The Rev. David Rohrer

The Lutheran Church of Our Savior  
1011 Garfield Street  
San Francisco, CA 94132

## Dito, Matthew (CPC)

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**From:** Secretary, Commissions (CPC)  
**Sent:** Wednesday, June 27, 2018 3:25 PM  
**To:** Dito, Matthew (CPC)  
**Cc:** Feliciano, Josephine (CPC)  
**Subject:** FW: 278 Monticello - Merced Heights

Jonas P. Ionin,  
Director of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Debra Greenblat [<mailto:debwah@att.net>]  
**Sent:** Wednesday, June 27, 2018 2:11 PM  
**To:** Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Milicent (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Meyer, Catherine (BOS)  
**Cc:** [adamdamico@yahoo.com](mailto:adamdamico@yahoo.com); Safai, Ahsha (BOS)  
**Subject:** 278 Monticello - Merced Heights

I have been a homeowner in the Merced Heights neighborhood since 1994. I have watched our neighborhood change over time – some for the good, but not with the rental situations and construction. Overall, there are many great qualities about this area of San Francisco and I am so glad that we have Supervisor Safai representing us.

I am troubled by the construction that is being allowed. A small home was demolished on Ralston and a new home construction erected in its place (framing photo attached). I know there were complaints, but since it met with “approval”, there was nothing that could be done.

Tomorrow there will be a hearing regarding **278 Monticello**. Numerous complaints have been made about this property not only from the standpoint of illegal renovations, but from a nuisance point of view. Now, this project proposes to “legalize” numerous illegal alterations, and, proposes 10 bedrooms and 6 full baths. Please read that again ... 10 bedrooms and 6 full baths”. I couldn’t use Hardie siding on my recent home renovation because it “didn’t fit the style of the house”. But, was approved to use it on the back of my house because “no one can see it from the street”. I had to pay much more than budgeted to purchase cedar. I was irritated and disappointed with Planning/DBI because they wanted my 1907 home to conform to the look of the homes next to mine, probably built 40 years later! What does that mean “conform”? How does the home on Ralston mentioned above “conform” to the neighborhood? How will the big remodel on Monticello “conform” to the neighborhood? The landscape of our neighborhood is changing with these monstrous homes. It isn’t fair for us to have to live next to dormitory homes, not to mention the increased parking problems. I don’t have a problem with renting a room to a student, but these excessive remodels that become single room rentals with many people inhabiting is not what our neighborhood should be for families.

Today I found information on a home two doors away from me at 455 Vernon. Again, it will be a major remodel to an already large home, and adding 3 bedrooms, 3 baths, family room, etc. The property owner has been absent from the picture since he purchased the property, renting it out to numerous people over time.

## Dito, Matthew (CPC)

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**From:** Secretary, Commissions (CPC)  
**Sent:** Thursday, June 28, 2018 10:22 AM  
**To:** Richards, Dennis (CPC); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Rich Hillis  
**Cc:** Dito, Matthew (CPC); Feliciano, Josephine (CPC)  
**Subject:** FW: 278 Monticello

Jonas P. Ionin,  
Director of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Shannon B [<mailto:shannonbenner1@gmail.com>]  
**Sent:** Thursday, June 28, 2018 10:05 AM  
**To:** Shannon B  
**Subject:** Re: 278 Monticello

To Whom it May Concern,

I am one of the neighbors who was impacted by the illegal residential usage of the building at 278 Monticello.

Because we live near SFSU we do get our share of college students who rent rooms or houses in the neighborhood. But when 278 Monticello was rented out, it seemed the equivalent of someone planting an unregulated dormitory (or frat house) in the middle of a single family residential neighborhood. This one rental changed our quality of living in the neighborhood drastically.

Suddenly the noise disturbances went way up, parking availability was gone, driveways blocked, and trash (often empty or half empty bottles of alcohol) was strewn all over. It seemed like every weekend there was a party that spilled out into the streets. Sometimes the students would go out onto a balcony (with no railing or barrier), get drunk, and yell out profanities at people passing by.

One night in February 2016 we neighbors were awake at 1 am as the police spent 45 minutes breaking up a party with upwards of 200 kids that was being held at 278 Monticello. Another night the next door neighbors to the right of the property had people ringing their doorbell in the middle of the night, looking for the party. When our neighbors didn't answer, the young people hung out in front for a few minutes, then got in a car. Before leaving, one young man got out of the car and proceeded to urinate into the bushes. We could see this from our house.

When Andy De Chen Yang originally asked for 6 bedrooms, he told neighbors that he was building it for his multi-generational family. He spoke with neighbors during the construction process, chatting about how fun it would be having the kids play with each other and go to the same schools. We were shocked when instead he built 14 bedrooms and 8 bathrooms and rented each room out to students. Through the persistence of the

neighbors and help from the Planning Department, the city finally shut it down and said he had to go back to the original plan.

And now he is requesting 10 bedrooms and 8 bathrooms. Instead of doing what the city told him, he is keeping some of the rooms and asking permission. The typical ask for forgiveness instead of permission rule of thumb. He has been disingenuous from the start; both with the neighbors and with the city. At one point I was speaking with someone from the planning dept, and discovered that the city was under the impression that the landlord actually lived on the property. He did not, and never has. One day after a particularly loud party, I asked for his phone number so that I could contact him if there was another problem. When I tried to contact him, the number went to voicemail and he never returned the call. Why would the city believe that he will stick to what he is proposing?

Even if I believed that he would stick to this plan (which I don't), 10 bedrooms and 6 baths is totally out of line for the character of the neighborhood. Even if it were for family (which it isn't), that's not in keeping with the integrity of the neighborhood character.

I respectfully ask that you say no to his proposal, and require that he go back to what he was originally permitted to do.

Thank you,

Shannon Benner-Boxer

--

*Go Giants!*



## Dito, Matthew (CPC)

---

**From:** Secretary, Commissions (CPC)  
**Sent:** Thursday, June 28, 2018 9:57 AM  
**To:** Dito, Matthew (CPC)  
**Cc:** Feliciano, Josephine (CPC)  
**Subject:** FW: 143 Beverly Street's Letter in Opposition to Agenda Item F.18 - 278 Monticello Street Property  
**Attachments:** 143 Beverly street.pdf

Jonas P. Ionin,  
Director of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Beverly Popek [<mailto:bhpopek@gmail.com>]  
**Sent:** Wednesday, June 27, 2018 8:55 PM  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Melgar, Myrna (CPC); [planning@rodneymong.com](mailto:planning@rodneymong.com); Johnson, Milicent (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)  
**Cc:** Safai, Ahsha (BOS); Meyer, Catherine (BOS); Sandoval, Suhagey (BOS)  
**Subject:** 143 Beverly Street's Letter in Opposition to Agenda Item F.18 - 278 Monticello Street Property

Dear Planning Commissioners,

Attached is a letter from my neighbors at 143 Beverly Street in opposition to Agenda Item F.18 - 278 Monticello Property. They are unable to attend the hearing tomorrow and provide comments.

Regards,

Beverly Popek  
139 Beverly Street

--

Beverly Popek  
(415) 939-8019



## Dito, Matthew (CPC)

---

**From:** Secretary, Commissions (CPC)  
**Sent:** Thursday, June 28, 2018 9:53 AM  
**To:** Dito, Matthew (CPC)  
**Cc:** Feliciano, Josephine (CPC)  
**Subject:** FW: Discretionary Review of Building Permit Application No. 2014.09.09.5905  
**Attachments:** Letter regarding 278 Monticello Street.docx; Blank 2.pdf

Jonas P. Ionin,  
Director of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** C'Anne [<mailto:sagelola@gmail.com>]  
**Sent:** Thursday, June 28, 2018 9:32 AM  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Milicent (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Safai, Ahsha (BOS); Meyer, Catherine (BOS)  
**Subject:** Discretionary Review of Building Permit Application No. 2014.09.09.5905

Please see the attached statements in regards to the above mentioned permit application. This is in regards to the property located at 278 Monticello Street, San Francisco, California 94132.

Please feel free to contact me should you have any questions regarding our statement.

Thank you for your time.

C'Anne and Steve Wolf  
246 Monticello Street  
San Francisco, CA 94132

I pay my taxes, take care of my property, and am disappointed again and again with the way permits are handled in San Francisco. You also don't make it easy to address concerns with a filing fee of \$600 for Discretionary Review.

Please consider the concerns of those living in Merced Heights.

Thank you.



Debra Greenblatt

## Dito, Matthew (CPC)

---

**From:** Secretary, Commissions (CPC)  
**Sent:** Wednesday, June 27, 2018 2:11 PM  
**To:** Dito, Matthew (CPC)  
**Cc:** Feliciano, Josephine (CPC)  
**Subject:** FW: 289 Monticello Street

Jonas P. Ionin,  
Director of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Katie Talbott [<mailto:katie@mcneilcapital.com>]  
**Sent:** Wednesday, June 27, 2018 1:28 PM  
**To:** Safai, Ahsha (BOS)  
**Cc:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Melgar, Myrna (CPC); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Milicent (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Meyer, Catherine (BOS); Katie McCaffrey; Dan Talbott ([danjtalbott@gmail.com](mailto:danjtalbott@gmail.com)); [adamdamico@yahoo.com](mailto:adamdamico@yahoo.com); Sandoval, Suhagey (BOS)  
**Subject:** RE: 289 Monticello Street

Thank you for your reply

---

**From:** Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>  
**Sent:** Wednesday, June 27, 2018 1:19 PM  
**To:** Katie Talbott <[katie@mcneilcapital.com](mailto:katie@mcneilcapital.com)>  
**Cc:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Secretary, Commissions (CPC) <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Meyer, Catherine (BOS) <[cathy.mulkeymeyer@sfgov.org](mailto:cathy.mulkeymeyer@sfgov.org)>; Katie McCaffrey <[katiemccaffrey@hotmail.com](mailto:katiemccaffrey@hotmail.com)>; Dan Talbott ([danjtalbott@gmail.com](mailto:danjtalbott@gmail.com)) <[danjtalbott@gmail.com](mailto:danjtalbott@gmail.com)>; [adamdamico@yahoo.com](mailto:adamdamico@yahoo.com); Sandoval, Suhagey (BOS) <[suhagey.sandoval@sfgov.org](mailto:suhagey.sandoval@sfgov.org)>  
**Subject:** Re: 289 Monticello Street

Thank you Katie,

We agree 100% that the rules were broken and are pushing for discretionary review to be accepted and only a maximum of 6 bedrooms to be allowed.

Thank you,

Ahsha

Ahsha Safai, M.C.P.  
District 11 Supervisor

San Francisco Board of Supervisors  
(415) 756-8103

On Jun 27, 2018, at 12:56 PM, Katie Talbott <[katie@mcneilcapital.com](mailto:katie@mcneilcapital.com)> wrote:

To All Concerned,

We live directly next door to this "house" at 278 Monticello Street and completely oppose this renovation. It was detrimental to our neighborhood before it was closed down and will be even more so if it is allowed again.

We lived through nightly late-night loud crazy parties that flowed to the street, garbage everywhere, abandoned furniture on our property, empty liquor bottles on the streets and illegal parking everywhere. We cannot imagine going through this all again.

We have small children and do not need them to be affected by the overflow, dangerous antics of the people who will eventually rent this unofficial Dorm for SF State and City College. Our neighborhood is a peaceful one with people looking out for each other. Please respect our safety and our opposition to this construction.

Thank you,

Katie and Dan Talbott  
290 Monticello Street  
SF, CA 4132  
415-307-2226

Katie Talbott  
Office of Carole McNeil  
McNeil Capital  
100 Pine Street, 27<sup>th</sup> Fl.  
San Francisco, CA 94111  
415-229-9060 Office  
415-229-9061 Fax  
[Katie@mcneilcapital.com](mailto:Katie@mcneilcapital.com)

## Dito, Matthew (CPC)

---

**From:** Secretary, Commissions (CPC)  
**Sent:** Wednesday, June 27, 2018 12:00 PM  
**To:** Dito, Matthew (CPC)  
**Cc:** Feliciano, Josephine (CPC)  
**Subject:** FW: Letter regarding tomorrow's Agenda Item F.18 - 278 Monticello Street Property  
**Attachments:** opposition to 278 Monticello modifications.pdf

Jonas P. Ionin,  
Director of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Beverly Popek [<mailto:bhpopek@gmail.com>]  
**Sent:** Wednesday, June 27, 2018 11:14 AM  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Milicent (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)  
**Cc:** Safai, Ahsha (BOS); Meyer, Catherine (BOS)  
**Subject:** Letter regarding tomorrow's Agenda Item F.18 - 278 Monticello Street Property

Dear Planning Commissioners,

I am unable to make public comment on this matter and attached is a letter regarding Agenda Item F.18 - 278 Monticello Property.

Regards,  
Beverly

--

Beverly Popek  
(415) 939-8019



Received at CPC Hearing 6/28/18  
R. Abad



CITY PLANNING COMMISSION | 28 JUNE 2018  
GENERAL PLAN AMENDMENT INITIATION HEARING







## TODAY'S TOPICS

1. Introductions
2. Requested Action: General Plan Amendment Initiation
3. Plan Background & Outcomes
4. Process & Public Engagement
5. Implementation Recommendations
6. Next Steps
7. Questions and Discussion



# Project Team



Robin Abad Ocubillo  
Seung-Yen Hong  
Gary Chen  
Adrienne Hyder  
Neil Hrushowy  
AnMarie Rodgers  
John Rahaim



Kelli Rudnick  
Fiona Cundy



Stacy Bradley  
Steve Cismowski  
Brian Stokle  
Melinda Stockmann



Nick Carr  
Erin Miller  
Kathryn Studwell  
Carli Paine



David Beaupre



Dan Parham  
Tee Parham  
Tom Kolbeck



David Fletcher  
Cory Hallam  
Lauren Ewald  
Victor Lu  
Fangzhou Miao

Eleanor Pries  
Chris Watkins  
Blythe Worstell  
Michelle Zucker



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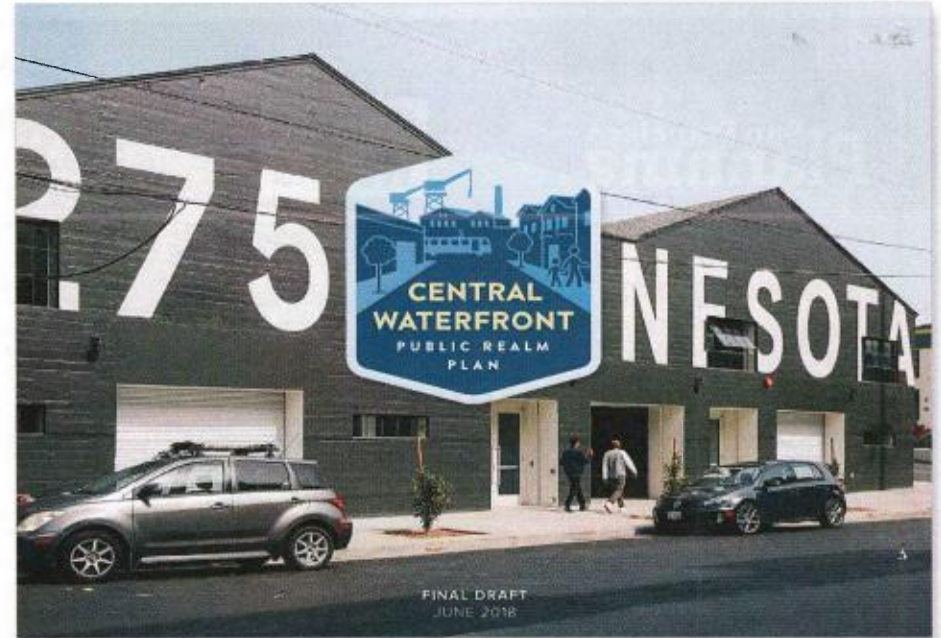


# Requested Action: Initiation

- + **Initiation of General Plan**

**Amendments** to adopt, by reference, the *Central Waterfront – Dogpatch Public Realm Plan*

- + **No Planning Code Amendment**



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# What is the Public Realm?

*The Public Realm is the setting for civic life, comprised of the network of streets, parks, open spaces, and the buildings that frame them*



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# What is a Public Realm Plan?

- + A plan that lays out a community-supported vision for a neighborhood's streets, sidewalks, and public places.
- + An implementation tool that guides and prioritizes investments in complete streets, parks and open spaces



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## San Francisco Planning



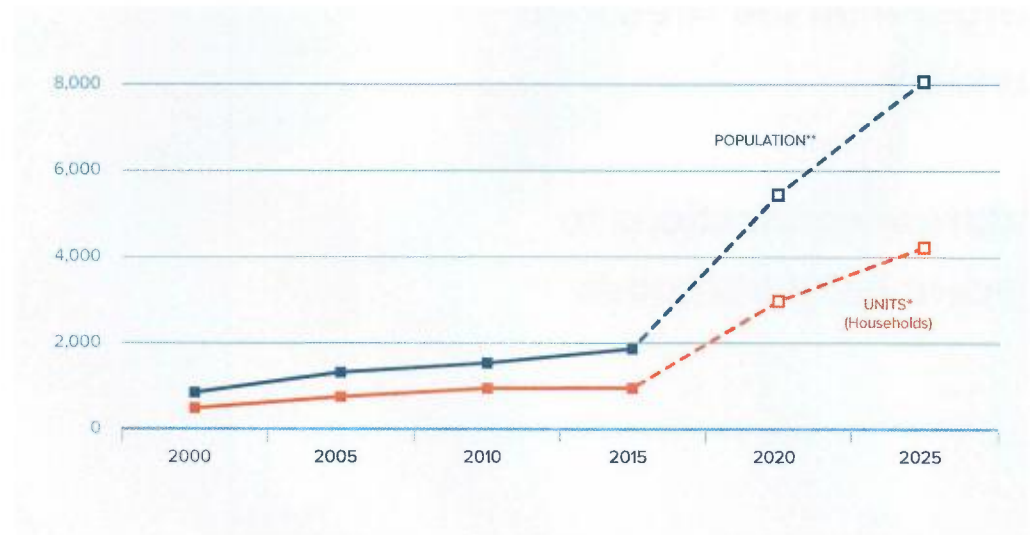
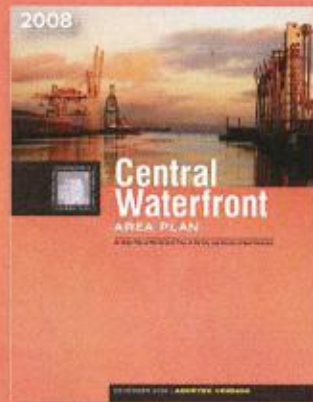
# Why a Public Realm Plan?

## CENTRAL WATERFRONT AREA PLAN

SF Planning, December 2008

The Central Waterfront Area Plan, part of the Eastern Neighborhoods Program, establishes objectives and policies for the public realm.

The Public Realm Plan operationalizes these objectives into a well-informed framework for implementing Area Plan objectives and policies by identifying and scoping context-appropriate improvements



Central Waterfront Area Plan established conditions for continues to growth in the neighborhood. Between 2015 and 2025, the number of housing units in Dogpatch could quadruple in the most aggressive scenario.



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# Public Realm Plan Area

+ Larger than the Area Plan boundary

+ Address connections to adjacent neighborhoods



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# Public Realm Plan Outcomes



**HOLISTIC VISION**



**REFLECT PRIORITIES**



**AGENCY COORDINATION**



**INTEGRATED DESIGN**



**PLAN FOR PEDESTRIANS**



**IMPLEMENTATION STRATEGY**


















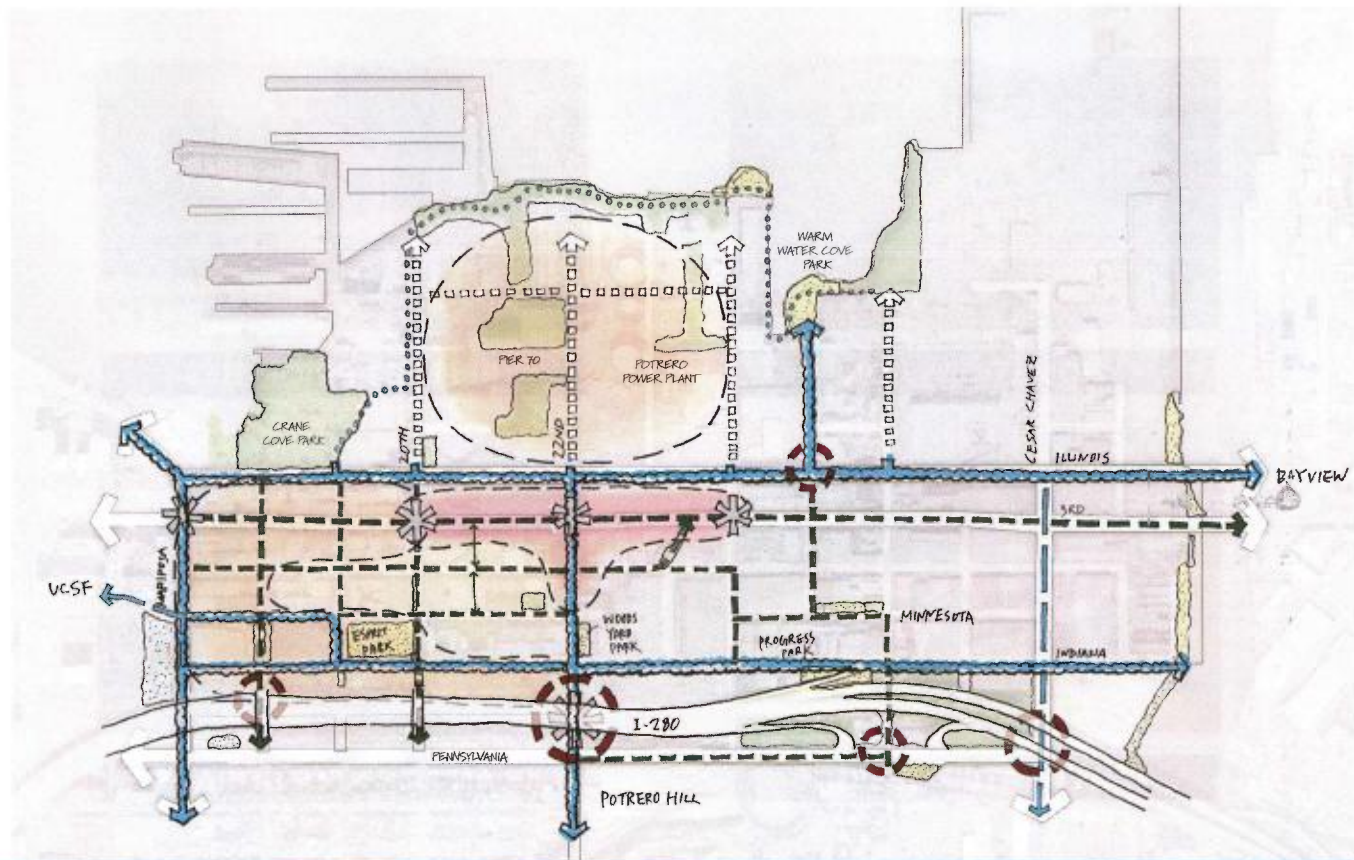
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# Public Realm Plan Vision

-  Plan Area
-  Existing Open Space
-  Planned or Proposed Open Space
-  Potential Growth Area
-  Mixed Use
-  Commercial
-  Historic Residential
-  Enhanced Pedestrian and Bike Connections
-  Bicycle Connection Network
-  Potential BayTrail/Blue Greenway Connections
-  Enhanced Pedestrian Connections
-  Potential Mid-Block Connections (General Location)
-  Enhanced Access to the Waterfront
-  Transit Focal Points
-  Gateway



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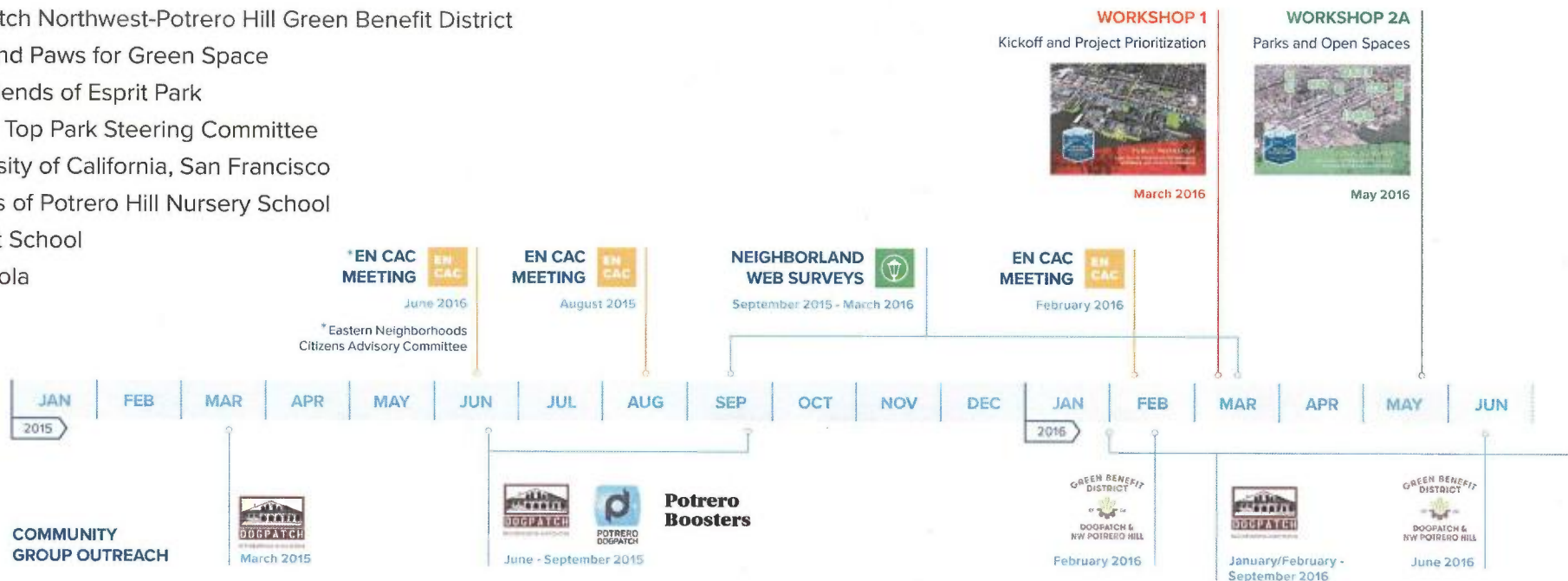




# Process & Community Engagement

## Key neighborhood groups and institutions:

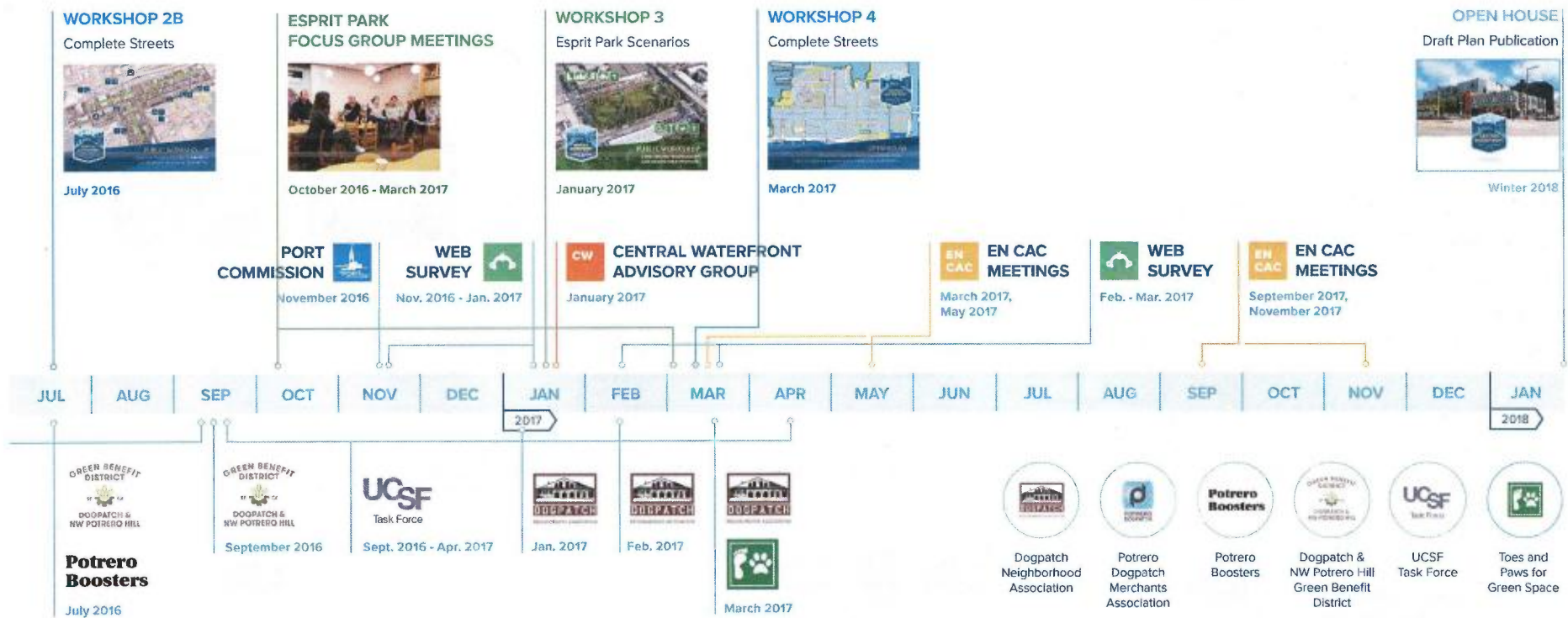
- Dogpatch Neighborhood Association
- Potrero Boosters
- Dogpatch Northwest-Potrero Hill Green Benefit District
- Toes and Paws for Green Space
- The Friends of Esprit Park
- Tunnel Top Park Steering Committee
- University of California, San Francisco
- Friends of Potrero Hill Nursery School
- The Alt School
- La Scuola



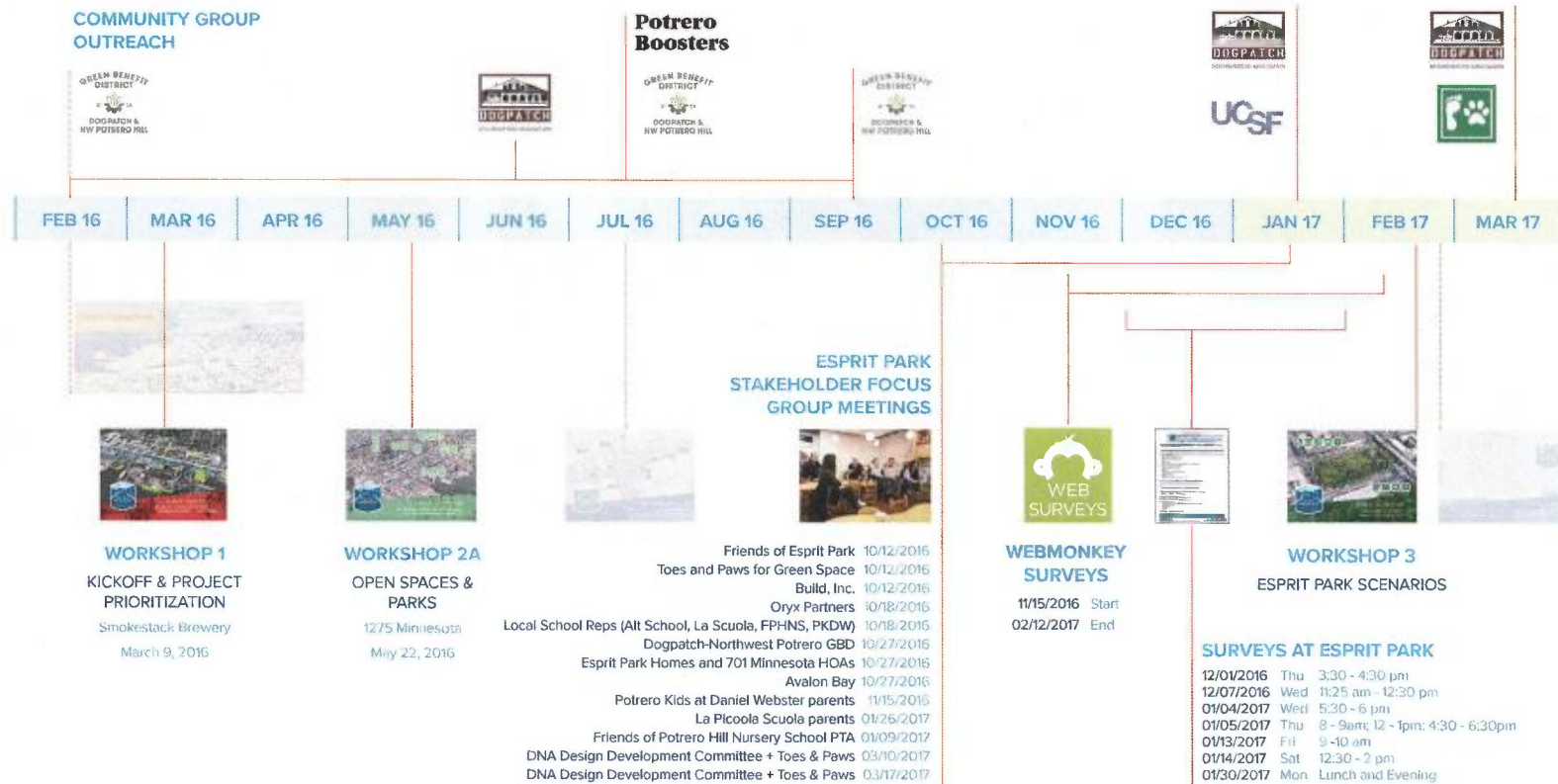
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# Process & Community Engagement (Cont.)



# Process & Community Engagement (Cont.)



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# Implementation Guidelines

A NETWORK OF COMPLETE  
STREETS



A DIVERSITY OF HIGH-  
QUALITY OPEN SPACES



A LANDSCAPE EXPRESSIVE OF  
UNIQUE HISTORY AND  
CHARACTER



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# Implementation Guidelines

## A NETWORK OF COMPLETE STREETS

- A. Prioritize pedestrian safety and comfort along key walking routes
- B. Encourage Multi-Modal Transportation
- C. Maximize Greening Opportunities

## A DIVERSITY OF HIGH-QUALITY OPEN SPACES

- A. Distribute open spaces equitably throughout the plan area
- B. Balance needs of local residents with those of other visitors
- C. Maximize ecological and habitat functions of open spaces

## A LANDSCAPE EXPRESSIVE OF UNIQUE HISTORY AND CHARACTER

- A. Encourage the use of materials and forms that refer to industrial and maritime heritage
- B. Develop street designs that are appropriate for areas of differing land uses
- C. Continue developing a variety of open space types including plazas, street parks, pocket parks, and repurposing of under-freeway parcels
- D. Partner with local organizations on stewardship, maintenance, and activation programming in the Public Realm
- E. Support the adaptive reuse of historic buildings associated with past institutional uses for community-serving purposes



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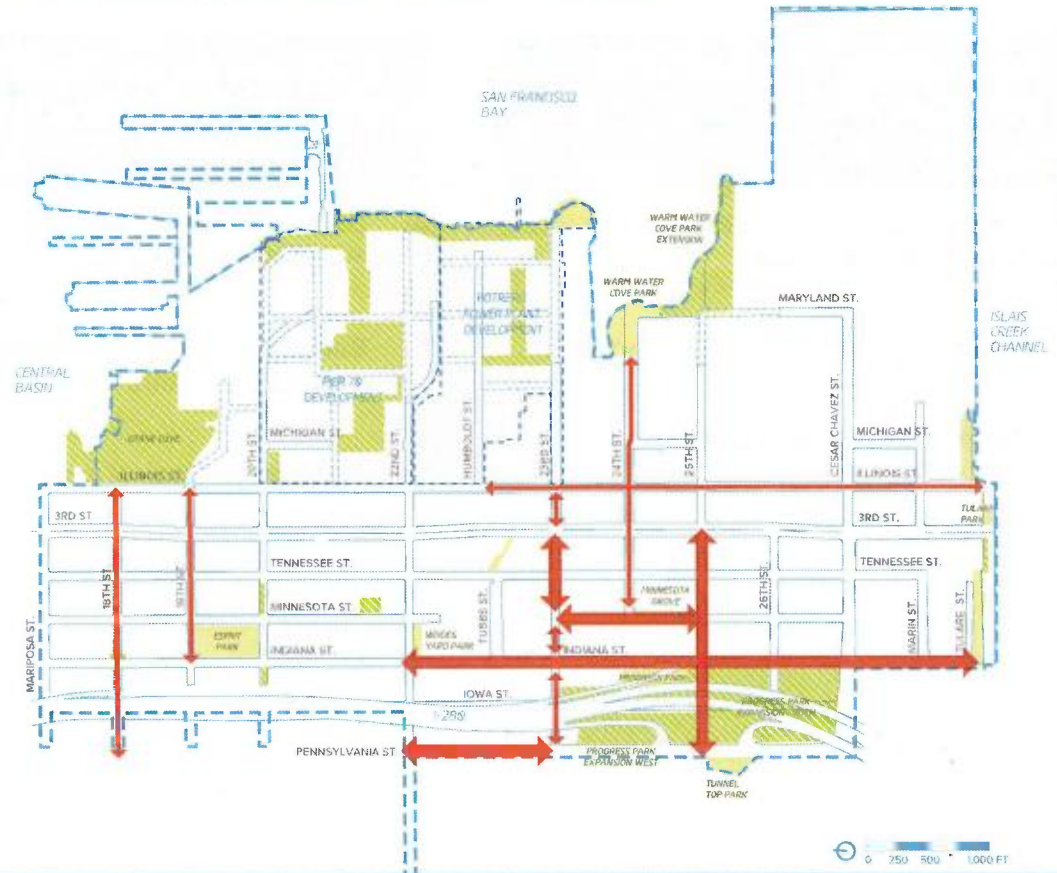
# Plan Recommendations: Complete Streets

- + Implementation priorities for complete streets developed with Public Works

- + Takes into account planned or ongoing complete streets projects - public and private

Priority projects

Second-level priority projects



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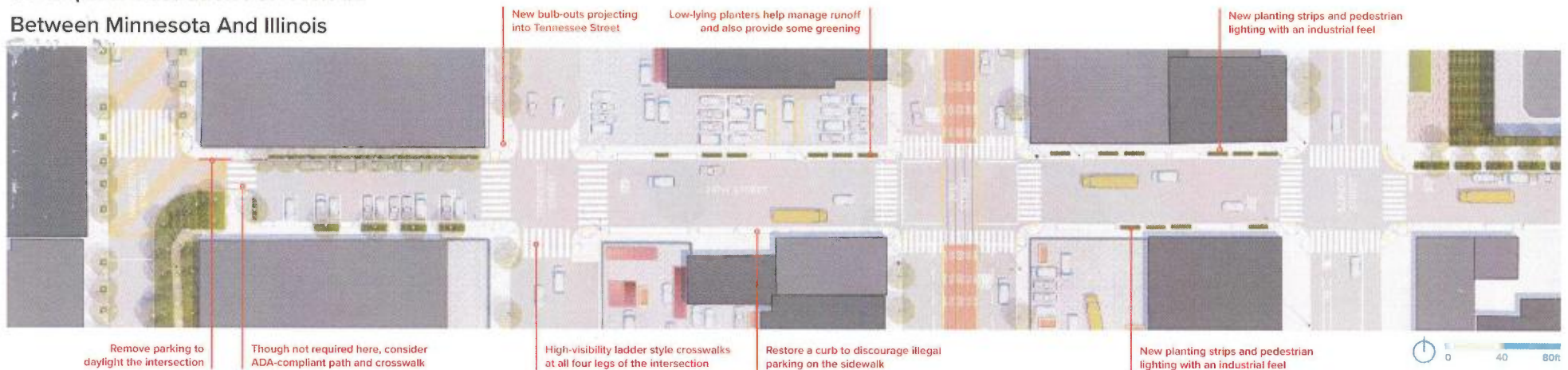




# Plan Recommendations: Complete Streets

Improvements recommendations for Industrial, Mixed Use, and Residential street types

Conceptual Illustration For 24Th St.  
Between Minnesota And Illinois



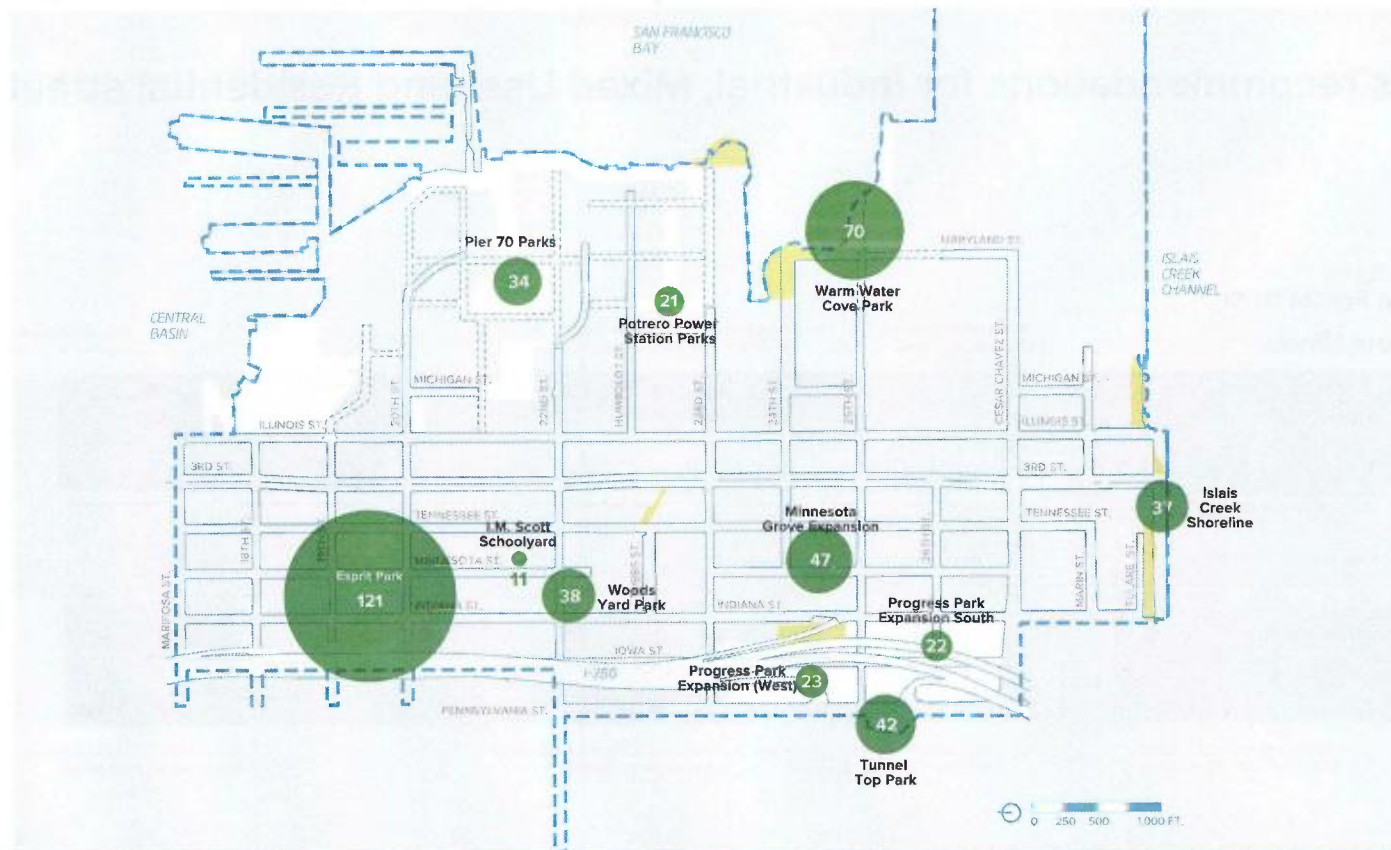
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# Plan Recommendations: Open Space



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# Plan Recommendations: Open Space



## Esprit Park

Cost Estimate: \$77 M

Funding Status: \$5.0M from UCSF 'Cushioning' funds and \$2.7M in Eastern Neighborhood Development Impact Fees

Jurisdiction: Recreation and Parks



## Warm Water Cove Park

Cost Estimate: \$10.0 M

Funding Status: no funding identified at this time

Jurisdiction: Port of San Francisco



## Tunnel Top Park

Cost Estimate: \$3.0 M

Funding Status: no funding identified at this time

Jurisdiction: Caltrain



## Minnesota Grove and Extension

Cost Estimate: \$17 M

Funding Status: Partially funded

Jurisdiction: Public Works



## Woods Yard Mini-Park

Cost Estimate: \$2.0 M

Funding Status: no funding identified at this time

Jurisdiction: SFMTA



## Under-Viaduct Open Spaces

Cost Estimate: Exact Scope and Cost Estimate TBD

Funding Status: no funding identified at this time

Jurisdiction: Public Works for some sites; Caltrans for other sites



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# Plan Recommendations: Open Space

## Esprit Park Renovation Project (led by Rec and Park)



### SCHEMATIC DESIGN FOR ESPRIT PARK KEY

- 1 Park Entry
- 2 North Meadow
- 3 South Meadow
- 4 Potential Benches & Picnic Tables - Wood/Metal
- 5 Children's / Universal Play Area - Natural Play Elements
- 6 Potential Location Of Par Course / Active Exercise Equipment
- 7 Drumlin Landscape Mounds
- 8 Extents of Existing Meadow
- 9 ADA Hardscape Pathway
- 10 City Standard Sidewalk
- 11 Boulders
- 12 Potential Location of Site Furnishings/Seating Elements
- 13 Permeable Pathway
- 14 Existing Forested Grove
- 15 Existing Tree
- 16 Replacement Tree
- 17 20th Street Overpass Shown as Dashed
- 18 Understory Planting Area
- 19 Planting Area
- 20 Potential Location of 3 Tier Drinking Fountain



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# General Plan Amendment: Next Steps

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**June 28**      **City Planning Commission: Initiation Hearing**

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**August 23\***      City Planning Commission: Adoption Hearing

---

**September 4\***      Board of Supervisors: Introduction

---

**October 1\***      Board of Supervisors: Land Use & Transportation Committee Hearing

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**October 9\***      Board of Supervisors: First Reading

---

**October 16\***      Board of Supervisors: Second Reading

---

*Adoption*

---

\* To be scheduled

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[www.sf-planning.org/CentralWaterfrontPRP](http://www.sf-planning.org/CentralWaterfrontPRP)

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PUBLIC  
WORKS



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## additional reference slides



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## Central Waterfront Area Plan

### Add a Section 9 to the Central Waterfront Area Plan titled “Public Realm Implementation”:

#### *PUBLIC REALM IMPLEMENTATION.*

*The Planning Department, in partnership with San Francisco Public Works, the San Francisco Municipal Transportation Agency, the Port of San Francisco, and the Recreation and Parks Department, led a robust public process from September 2015 to November 2017 engaging numerous community stakeholders to develop the Central Waterfront – Dogpatch Public Realm Plan. The Public Realm Plan developed specific recommendations for implementing Built Form, Transportation, Streets, and Open Space Objectives and Policies of the Central Waterfront Area Plan. The 2018 Central Waterfront – Dogpatch Public Realm Plan serves as the guiding framework for the investment of complete streets, parks and open spaces within the Central Waterfront – Dogpatch Public Realm Plan Area. This Public Realm Plan, which may be amended from time to time at the discretion of the Planning Commission, is incorporated herein by reference.*

*Objective 9.1 DESIGN AND IMPLEMENT COMPLETE STREETS AND OPEN SPACE IMPROVEMENTS CONSISTENT WITH THE CENTRAL WATERFRONT – DOGPATCH PUBLIC REALM PLAN.*

*Policy 9.1.1 Encourage new development in the Central Waterfront – Dogpatch Public Realm plan area to implement complete streets improvements recommended in the 2018 Central Waterfront – Dogpatch Public Realm Plan, pending necessary review and approvals of the pertinent City agencies.*

*Policy 9.1.2 The City shall seek to implement the 2018 Central Waterfront – Dogpatch Public Realm Plan to the maximum extent feasible, both through its oversight and permitting of privately sponsored street improvements, as well as City-sponsored improvements.*



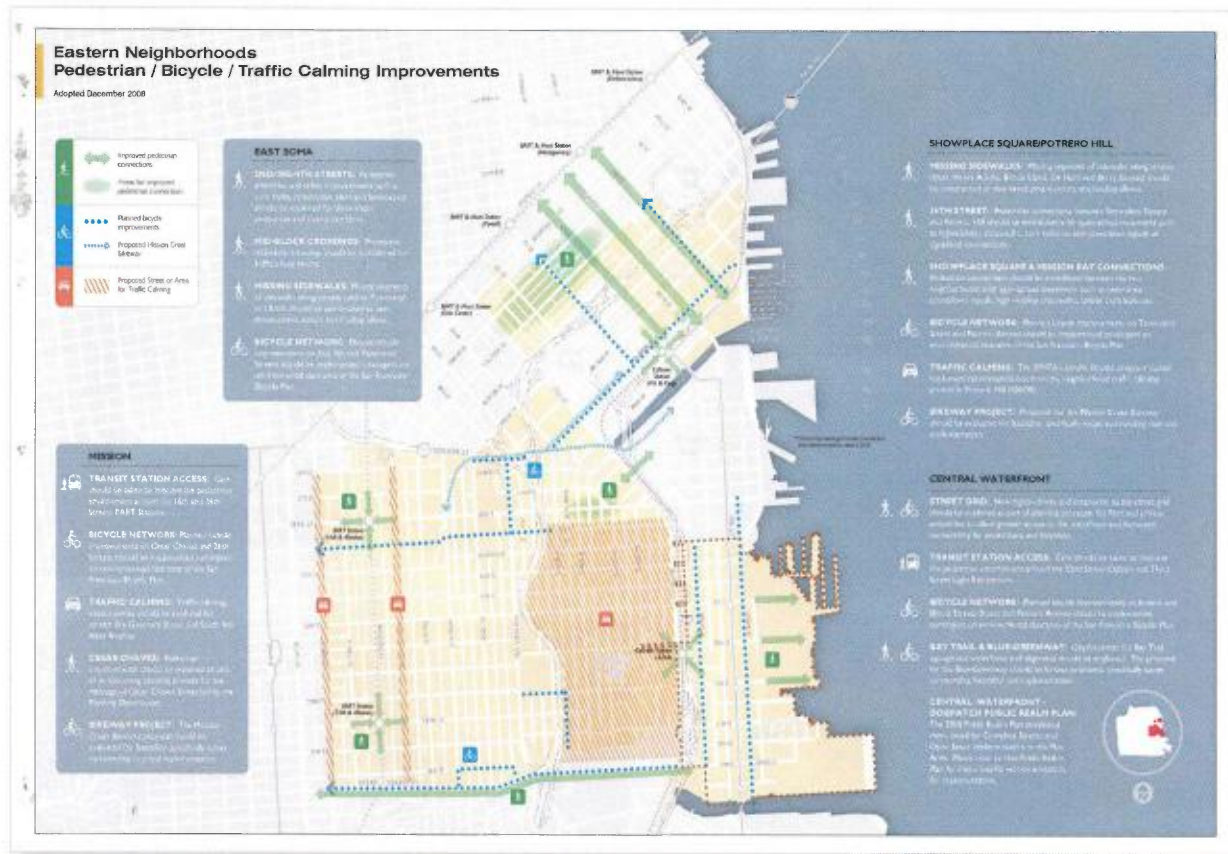
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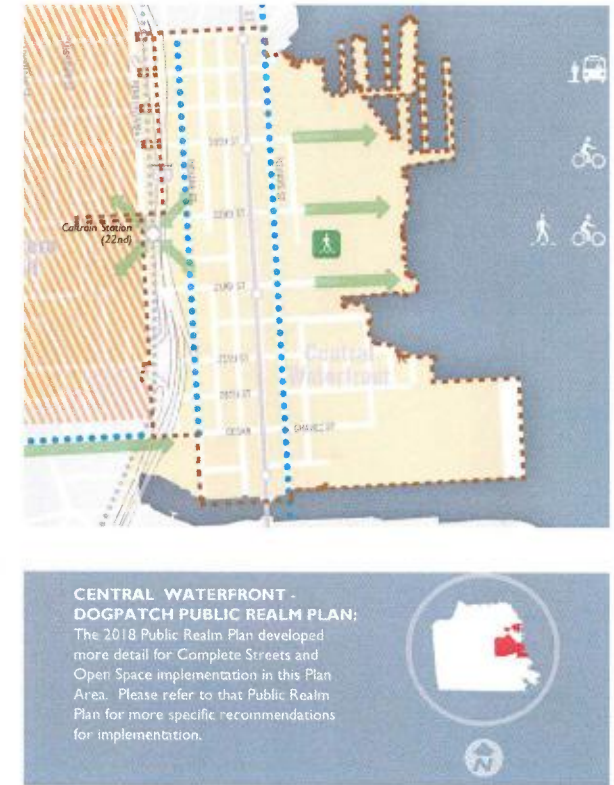


# Central Waterfront Area Plan

## MAP 4. Pedestrian / Bicycle /Traffic Calming Improvements



### amendments



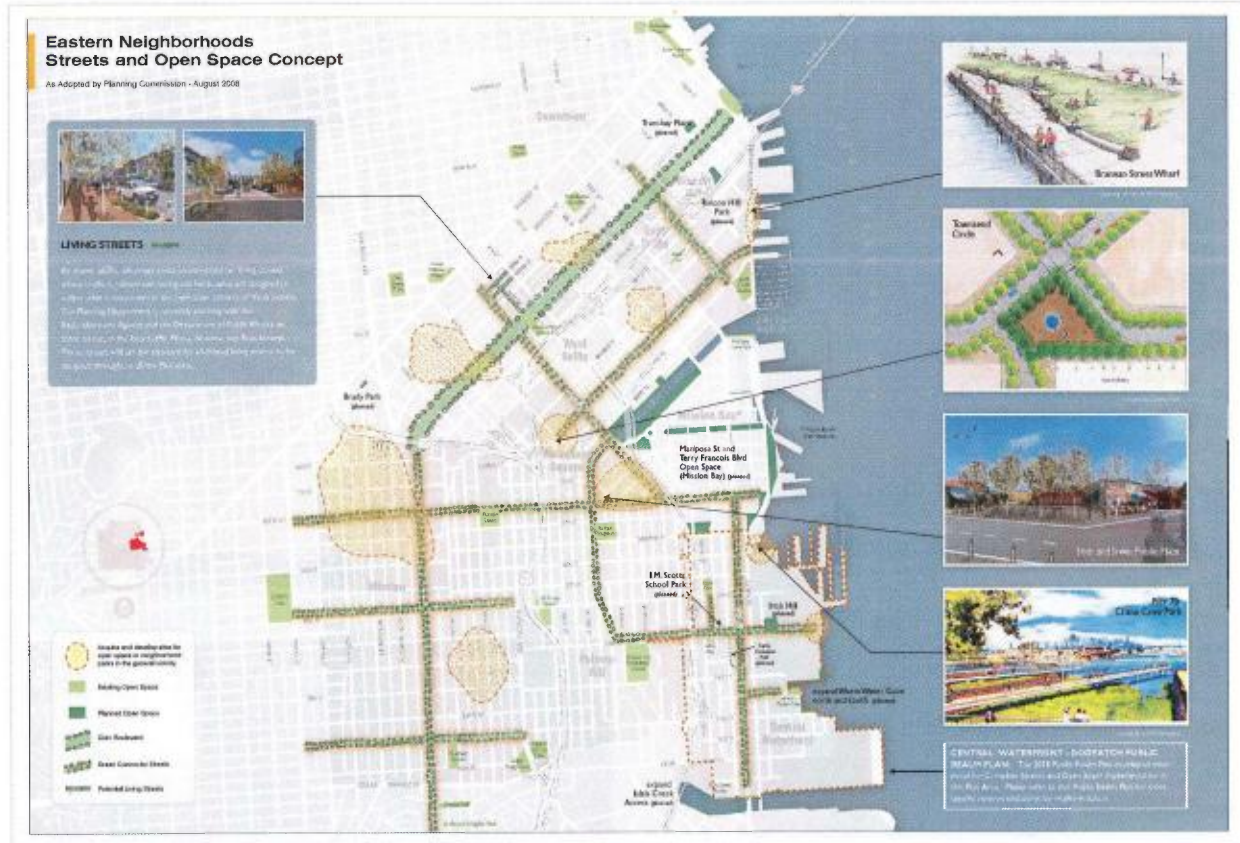
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# Central Waterfront Area Plan

## MAP 5. Streets and Open Space Concept



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## Recreation & Open Space Element

### MAP 1. Existing Open Space

- add the public realm plan boundary
- add footnote:

*The map is to be used for reference purposes only. For parcel specific details, please refer to adopted area plans. The 2018 Central Waterfront – Dogpatch Public Realm Plan conducted an updated inventory of parks and open spaces within a quarter mile of the Central Waterfront Plan Area.*



#### Existing Open Space

**SFPA Land in San Francisco City Limits: 3,433 acres**

**State-Owned Land: 265 acres**  
Candlestick, Mount Sutro

**Federal-Owned Land:**  
Ocean Beach, Fort Mason, Park Mason, Lands End, Soto Heights, China Beach: 642 acres  
Reservoir: 1000 acres

**Other: 500 acres**  
Campuses, pilot program schoolyards, SFPA lands, SFPA parks, SF Port parks, linear open spaces such as boulevards and parkways, and privately owned, publicly accessible open spaces in the Downtown.

MAP 01



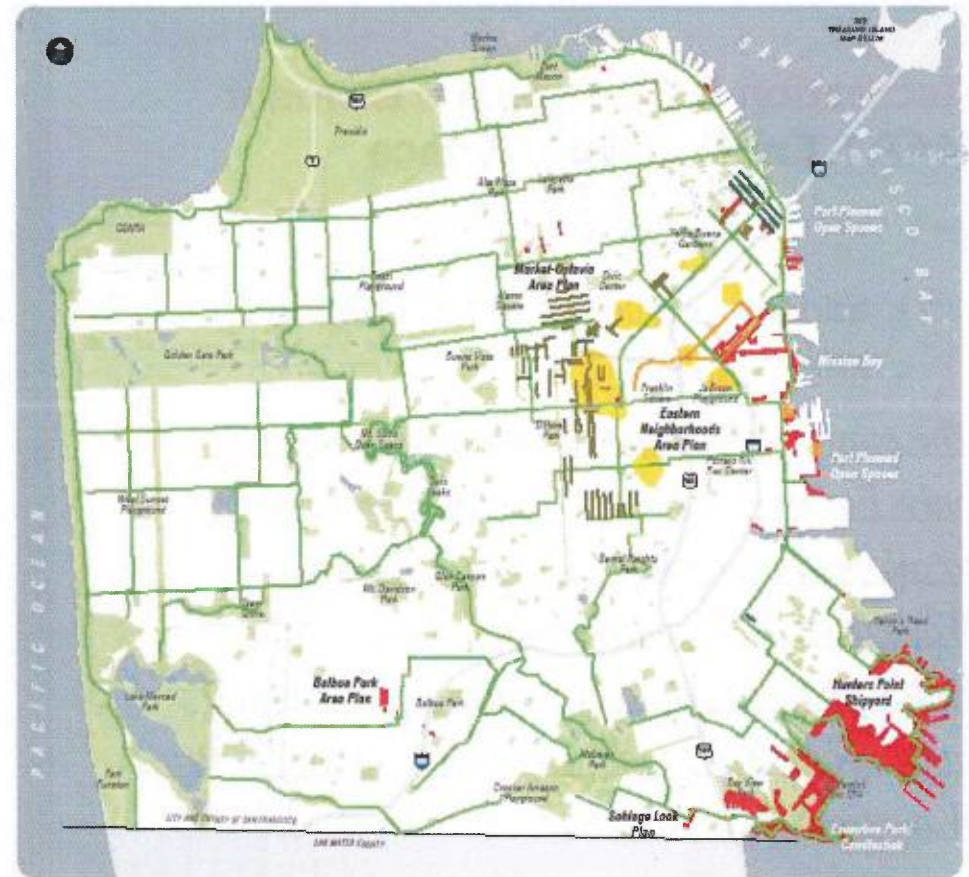
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## Recreation & Open Space Element

### MAP 3. Existing and Proposed Open Space

- add the public realm plan boundary
- add footnote:

The map is to be used for reference purposes only. For parcel specific details, please refer to adopted area plans. The 2018 Central Waterfront – Dogpatch Public Realm Plan conducted an updated inventory of parks and open spaces within a quarter mile of the Central Waterfront Plan Area.



Existing and Proposed Open Space

- |                               |  |
|-------------------------------|--|
| — Potential Living Alleys     | ■ Proposed Open Space  |
| — Potential Living Streets    | ■ Existing Open Space  |
| — Proposed Green Connections  | ■ Acquire and develop sites for open space (Eastern Neighborhoods Area Plan) |
| — City Street Multi-Use Paths |  |



MAP 03



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## Urban Design Element

### MAP 2: Plan for Street Landscaping and Lighting

- add the public realm plan boundary
- add footnote:

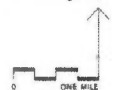
#### CENTRAL WATERFRONT-DOGPATCH

PUBLIC REALM PLAN: The 2018 Public Realm Plan developed concept designs for Complete Streets and Open Spaces in this Public Realm Plan Area. Please refer to that Public Realm Plan for more specific recommendations for implementation.



PLAN FOR STREET LANDSCAPING AND LIGHTING

Map 2



#### MAP APPROVED BY THE BOARD OF SUPERVISORS

The notation below in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.

- Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans."
- Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan."
- Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan."



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## Transportation Element:

### Map 11: Citywide Pedestrian Network

- add the public realm plan boundary
- add footnote:

CENTRAL WATERFRONT-DOGPATCH  
PUBLIC REALM PLAN: The 2018 Public Realm  
Plan developed concept designs for Complete  
Streets and Open Spaces in this Public Realm  
Plan Area. Please refer to that Public Realm  
Plan for more specific recommendations for  
implementation.

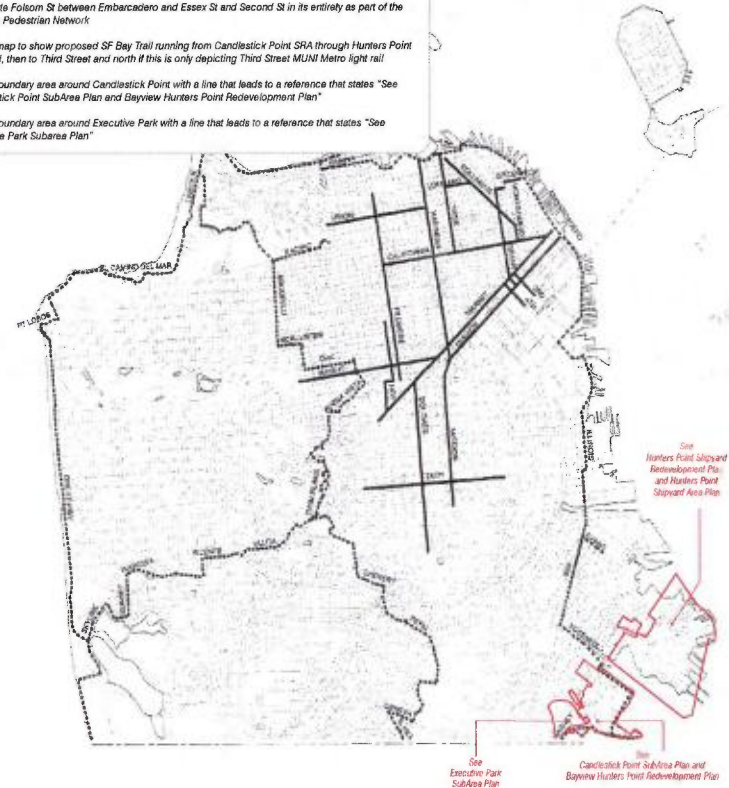


CITY PLANNING COMMISSION  
 INITIATION HEARING | 28 JUNE 2018

#### MAP APPROVED BY THE BOARD OF SUPERVISORS

The reduction below in title represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after the map was originally adopted. The change will be added to the map during the next map update.

- Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"
- Designate Folsom St between Embarcadero and Essex St and Second St in its entirety as part of the Citywide Pedestrian Network
- Revise map to show proposed SF Bay Trail running from Candlestick Point SRA through Hunters Point Shipyard, then to Third Street and north if this is only depicting Third Street MUNI Metro light rail
- Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"
- Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park Subarea Plan"



#### CITYWIDE PEDESTRIAN NETWORK

————— Citywide Pedestrian Network Street  
 - - - - - Bay, Ridge and Coast Trail

Map 11

## Transportation Element:

### Map 12: Neighborhood Pedestrian Streets

- add the public realm plan boundary
- add footnote:

#### CENTRAL WATERFRONT-DOGPATCH

PUBLIC REALM PLAN: The 2018 Public Realm Plan developed concept designs for Complete Streets and Open Spaces in this Public Realm Plan Area. Please refer to that Public Realm Plan for more specific recommendations for implementation.



CITY PLANNING COMMISSION  
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#### MAP APPROVED BY THE BOARD OF SUPERVISORS

The notation below in *italics* represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.

- Amend the area for Mission Bay to reflect the street grid and pedestrian network of the Mission Bay North and Mission Bay South Redevelopment Plans and Design for Development documents. Add the boundary of the Mission Bay area with a line to text that states "See Mission Bay North and Mission Bay South Redevelopment Plans"
- Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"
- Designate Folsom Street Between Embarcadero and Essex Street as a "Neighborhood Commercial Street"
- Designate Beale, Main, and Spear Streets as "Neighborhood Network Connection Streets" between Market and Folsom
- Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point Subarea Plan and Bayview Hunters Point Redevelopment Plan"
- Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park Subarea Plan"



#### NEIGHBORHOOD PEDESTRIAN STREETS

Map 12

- Neighborhood Commercial Street
- Neighborhood Network Connection Street



## Transportation Element: Map 13: Recommended Near-Term & Long-Term Improvements

- add the public realm plan boundary
- add footnote:

CENTRAL WATERFRONT - DOGPATCH  
PUBLIC REALM PLAN: The 2018 Public Realm  
Plan developed concept designs for Complete  
Streets and Open Spaces in this Public Realm  
Plan Area. Please refer to that Public Realm  
Plan for more specific recommendations for  
implementation.



CITY PLANNING COMMISSION  
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Transportation Element | San Francisco General Plan



**Recommended Near-Term and Long-Term  
Improvements to the Bicycle Route Network**

- Near-Term Bicycle Improvement Projects
- Long-Term Bicycle Improvement Projects
- Minor Improvements to Bicycle Route Network
- Existing Bicycle Route Network
- Long-Term Transbay Transit Center Connection

MAP 13



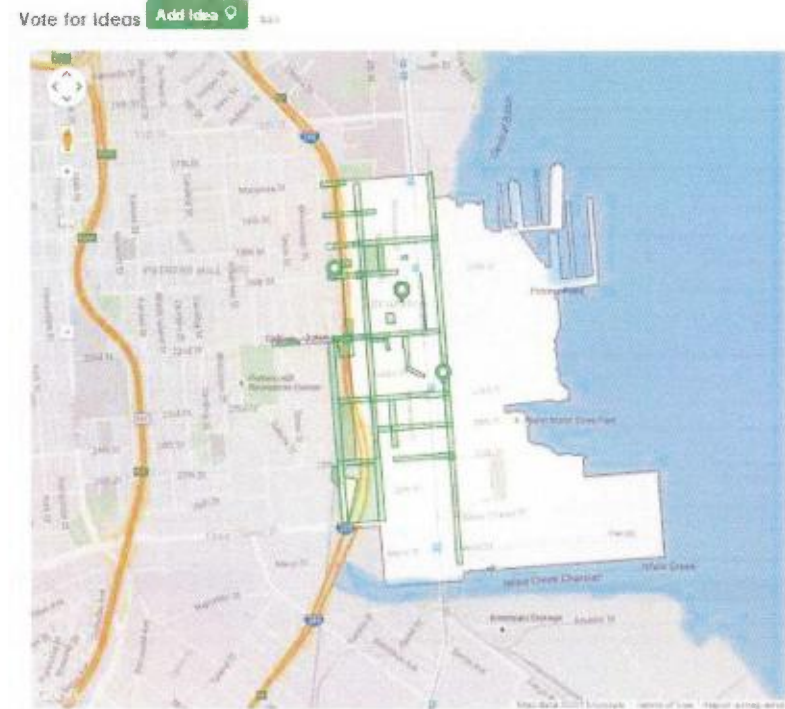
Data Source:  
San Francisco Municipal Transportation Agency (SfMTA)



# Community Outreach & Engagement: Digital Tools



<https://neighborland.com/dogpatchpublicspace>



CITY PLANNING COMMISSION  
INITIATION HEARING | 28 JUNE 2018



# Community Outreach & Engagement: Digital Tools

**CENTRAL WATERFRONT DOGPATCH PUBLIC REALM PLAN ESPIRIT PARK SURVEY**  
The San Francisco Planning Department and Recreation and Park Department would like to know how you are using Spirit Park and what improvements you would like to see in the park.

Please answer the following 7 questions either in writing or on video, and send your completed survey to: [spiritpark@sfplanning.org](mailto:spiritpark@sfplanning.org) or by mail to: Spirit Park Survey, 1000 Market Street, 10th Floor, San Francisco, CA 94102. We highly encourage you to respond to Questions 1 to 3 in video (please include a 30-second video clip of yourself). If you wish, you can answer all of the survey questions in writing via online survey at <http://bit.ly/central-waterfront-dogpatch-public-real-plan>.

1. Please briefly describe how, when time of the day, how often, and why you use Spirit Park. (If you don't use Spirit Park, why don't you use it?) (Check all that apply: agony, joy, stress, relaxation, exercise, socializing, other)

2. What are three things you think most important to introduce or expand in Spirit Park? (Check ✓ your top priorities)

- ☐ Additional benches and tables
- ☐ Grassy areas for picnicking and sitting
- ☐ Designated off-leash dog play area
- ☐ Plaza area
- ☐ Children's play area (e.g. non-destroy playground with natural playcape)
- ☐ Urban trails for strolling and jogging
- ☐ Maintenance of trees / plantings
- ☐ Lighting
- ☐ Better signage and legibility at entry points
- ☐ Drinking fountains
- ☐ Dog waste facilities
- ☐ Other, please specify: \_\_\_\_\_

3. What are three things you like about Spirit Park that should be retained?

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

4. Where are you coming from when you visit Spirit Park? (Check ✓ all that apply)

☐ Home ☐ Work ☐ Other \_\_\_\_\_

5. What is your home ZIP code? \_\_\_\_\_

6. What is your work ZIP code? \_\_\_\_\_

7. Is my home there are:

\_\_\_\_ People (indicate the number of people living in your home, including yourself)

\_\_\_\_ People 15 and under

\_\_\_\_ People 65+

\_\_\_\_ Dogs

Thank you for your input and feedback!!!

San Francisco Planning Department 2018. Design: Project Planning. Tel: (415) 355-0100  
1000 Market Street, 10th Floor, San Francisco, CA 94102. Email: [spiritpark@sfplanning.org](mailto:spiritpark@sfplanning.org)

For more information visit: <http://sfplanning.org/central-waterfront-dogpatch-public-real-plan>

**CENTRAL WATERFRONT DOGPATCH PUBLIC REALM PLAN PROJECT FUNDING - COMMUNITY PRIORITIZATION SHEET**  
[sfplanning.org/central-waterfront-dogpatch-public-real-plan](http://sfplanning.org/central-waterfront-dogpatch-public-real-plan)

Your Name: \_\_\_\_\_ Neighborhood of Residence: \_\_\_\_\_

Organizational affiliation(s), if any: \_\_\_\_\_

WHERE SHOULD THE CITY PRIORITIZE PUBLIC FUNDING IN DOGPATCH?

1. What are the TOP TWO NORTH-SOUTH STREETS that should be prioritized for implementation?

<input type="checkbox"/> Pennsylvania Street (22nd - Cesar Chavez)	<input type="checkbox"/> Tennessee Street north (Mariposa - Angel Alley)
<input type="checkbox"/> Indiana Street (Mariposa - Isles Creek)	<input type="checkbox"/> Tennessee Street south (Angel Alley - Isles Creek)
<input type="checkbox"/> Minnesota Street north (Mariposa - Woods Yard)	<input type="checkbox"/> Illinois Street (Mariposa - Isles Creek)
<input type="checkbox"/> Minnesota Street south (22nd - Cesar Chavez)	<input type="checkbox"/> Other: _____

2. What are the TOP TWO EAST-WEST STREETS that should be prioritized for implementation?

<input type="checkbox"/> Mariposa Street (Pennsylvania - Illinois)	<input type="checkbox"/> 26th Street (Pennsylvania - future Maryland Street)
<input type="checkbox"/> 16th Street (Pennsylvania - Cesar Chavez)	<input type="checkbox"/> 26th Street (22nd - 3rd Street)
<input type="checkbox"/> 16th Street (Indiana - Illinois)	<input type="checkbox"/> Cesar Chavez Street (Mariposa - Maryland)
<input type="checkbox"/> 20th Street (Indiana - Cesar Chavez)	<input type="checkbox"/> Maria Street (Indiana - Tennessee (2nd - Mariposa))
<input type="checkbox"/> 23rd Street (Pennsylvania - Potrero Power Plant)	<input type="checkbox"/> Tulare (Indiana - Tennessee, Isles Creek street)
<input type="checkbox"/> 24th Street (Minnesota - Warm Water Cove)	<input type="checkbox"/> Other: _____

3. What are the TOP TWO OPEN SPACES that most urgently need implementation / re-investment?

<input type="checkbox"/> Esprit Park (SF Rec & Park)	<input type="checkbox"/> Progress Park - expansion (CALTRANS)
<input type="checkbox"/> Woods Yard Mini Park / Plaza (SF MTA)	<input type="checkbox"/> Minnesota Grove (SF Public Works)
<input type="checkbox"/> Pier 70 Parks & Open Spaces (CHWD + PORT + SF)	<input type="checkbox"/> Warm Water Cove - Expansion (PORT of SF)
<input type="checkbox"/> Potrero Power Plant Site future park(s) (SF Planning)	<input type="checkbox"/> Isles Creek north shore (22nd - 3rd Street)
<input type="checkbox"/> Tunnel Top Park (CALTRANS + SF Planning)	<input type="checkbox"/> Tulare Park (3rd Street - Pier 80)
<input type="checkbox"/> Progress Park - existing site (CALTRANS)	<input type="checkbox"/> Other: _____

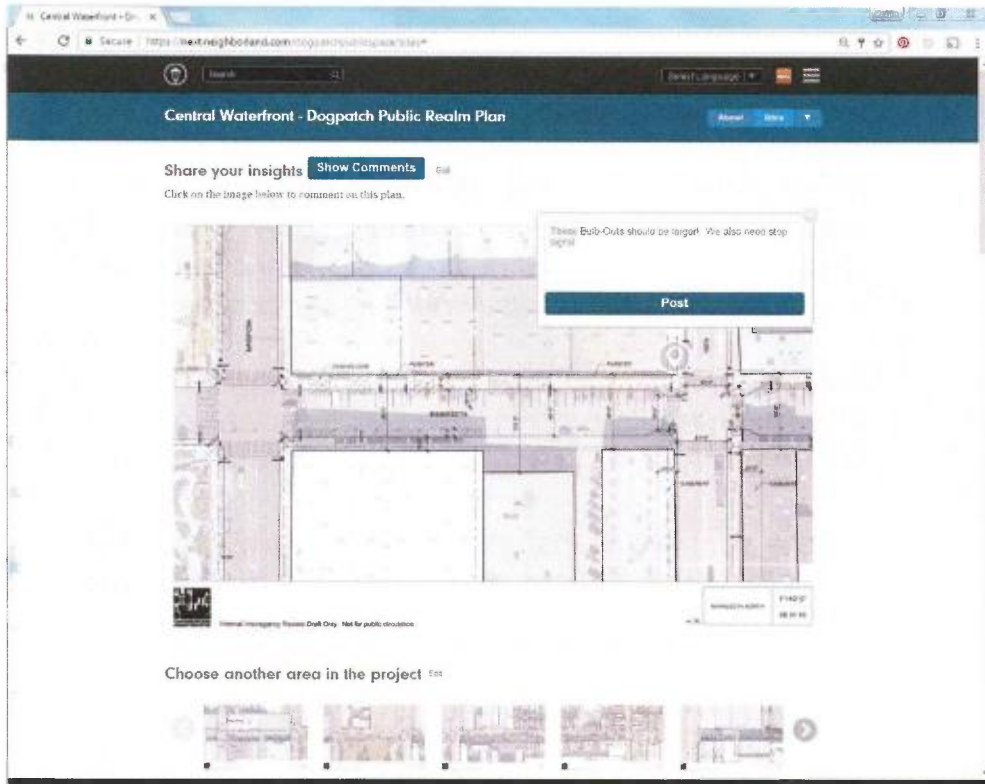
Additional Comments: \_\_\_\_\_

San Francisco Planning Department 2018. Design: Project Planning. Tel: (415) 355-0100  
1000 Market Street, 10th Floor, San Francisco, CA 94102. Email: [spiritpark@sfplanning.org](mailto:spiritpark@sfplanning.org)



SurveyMonkey

# Community Outreach & Engagement: Digital Tools



Neighborland

<https://neighborland.com/dogpatchpublicspace>

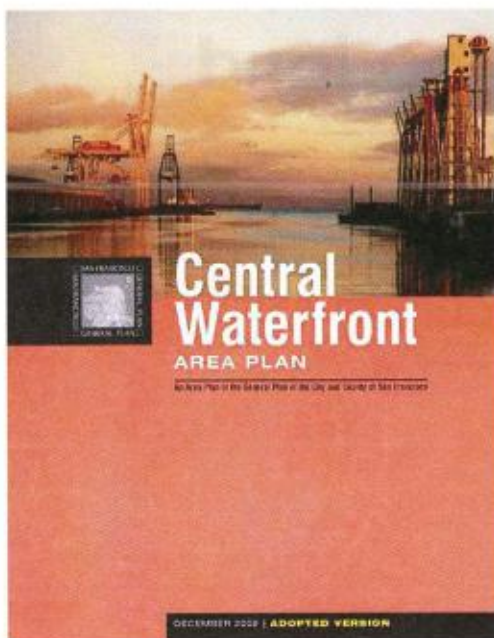


CITY PLANNING COMMISSION  
INITIATION HEARING | 28 JUNE 2018





# Area Plan Objectives & Policies



## POLICY 5.3.3

*Design intersections of major streets to reflect their prominence as public spaces.*

## POLICY 5.3.4

*Enhance the pedestrian environment by requiring new development to plant street trees along abutting sidewalks. When this is not feasible, plant trees on development sites or elsewhere in the plan area.*

## POLICY 5.3.5

*Significant above grade infrastructure, such as freeways, should be retrofitted with architectural lighting to foster pedestrian connections beneath.*

## POLICY 5.3.6

*Where possible, transform unused freeway and rail rights-of-way into landscaped features that provide a pleasant and comforting route for pedestrians.*



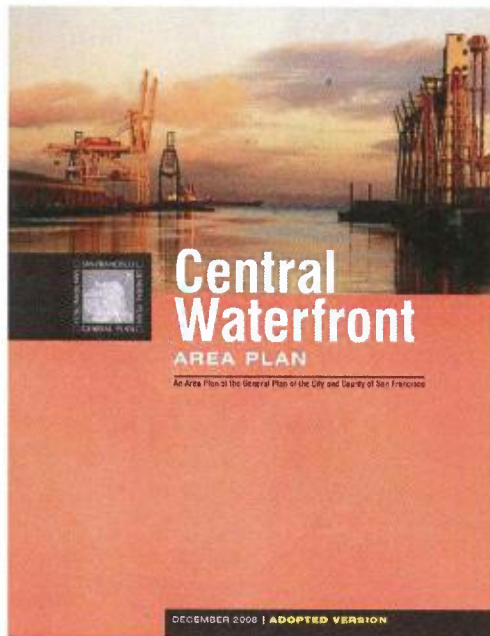
CITY PLANNING COMMISSION  
INITIATION HEARING | 28 JUNE 2018



San Francisco  
**Planning**



# Area Plan Objectives & Policies



## POLICY 5.3.7

*Develop a continuous loop of public open space along Islais Creek*

## POLICY 5.3.8

*Pursue acquisition of the Tubbs Cordage Factory alignment to public access. Should it be infeasible to purchase the necessary property, future development should include...*

## POLICY 5.3.5

*Explore possibilities to identify and expand waterfront recreational trails and opportunities including the Bay Trail and Blue-Greenway.*

## OBJECTIVE 5.4

*The open space system should both beautify the neighborhood and strengthen the environment.*



CITY PLANNING COMMISSION  
INITIATION HEARING | 28 JUNE 2018



San Francisco  
**Planning**





# Related Planning Efforts



Green Connections  
City of San Francisco, March 2014



Dogpatch - Northwest Potrero GBD  
Management Plan and Green Vision Plan  
November 2013



Bicycle Strategy  
SFMTA  
April 2013



Cesar Chavez East  
Community Design Plan  
SF Planning, February 2012



Blue Greenway Planning and  
Design Guidelines  
Port of SF, July 2012



22nd Street Greening Master Plan  
Green Trust SF, May 2011



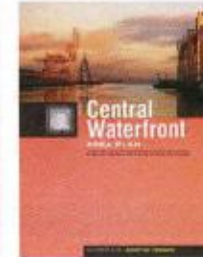
San Francisco Better Streets  
City of San Francisco, June 2010



Pier 70 Preferred Master Plan  
Port of SF, April 2010



SF Bicycle Plan  
SFMTA  
June 2009



Central Waterfront  
Area Plan  
SF Planning, Dec 2008



Eastern Neighborhoods  
SF Planning, August 2008



CITY PLANNING COMMISSION  
INITIATION HEARING | 28 JUNE 2018







Received at CPC Hearing 6/28/18  
P. Hezoe

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Commissioners,

The original goal of our local density bonus program was to create something that was more appealing than the State Density Program, so developers would choose a local program San Francisco believed would suit our needs better.

But our local density bonus program isn't working. Developers aren't using it. We have change the regulations to get the outcomes we want. We have to ensure that we're writing policies based in the real world. Permitting infeasible housing is the same as blocking housing - nothing gets built. We need these programs to allow for feasible housing.

This policy has been worked on a LOT. Here we are deciding at this very commission that this housing is both "necessary and desirable to the neighborhood." It makes sense to eliminate Conditional Use hearings where we would just decide that all over again. We can decide right here and now that this housing is necessary and desirable in every neighborhood in San Francisco.

Additionally, Planning has suggested ministerial approval of the Tier 1 projects - ones that do not increase heights but allow for more units of housing. That makes a huge amount of sense. We're not talking about going over the local height limits, we're talking about getting closer to form-based zoning and that's great progress.

What doesn't make sense is taking more than 4 months to process these permits AFTER environmental review. The Planning Commission must be helping us get stricter timelines. When projects sit on desks waiting months to even be assigned to a planner, how can we expect housing to be built at the speed we need? 120 days is plenty to review these matters.

Finally, the Technical Advisory Committee needs to be studying what the rates should be going forward and needs to be a less political body. The entire point of Technical Advisory Committees is to convene a body of experts, works, to do the math for us. What we decide to do with that math is for political bodies to determine. But when we allow Technical Committees to play politics, we deny ourselves the opportunity to understand the implications of the policies we are considering.

In short: pass legislation that actually works and make sure you're getting accurate non-biased information to inform those decisions.

Sincerely,

Laura Clark  
Executive Director, YIMBY Action

1260 Mission Street - San Francisco, CA 94103 | [hello@yimbyaction.org](mailto:hello@yimbyaction.org) | 415.489.0197

YIMBY Action empowers community stakeholders to advocate for affordable and market rate housing, with the goal of bringing down the cost of housing in San Francisco and the Bay Area.

P. Hezoe

**COUNCIL OF COMMUNITY  
HOUSING ORGANIZATIONS***The voice of San Francisco's  
affordable housing movement*

June 26, 2018

San Francisco Planning Commission

**RE: HomeSF 2.0 legislation**

Dear Commissioners:

Last year at this time, both the HomeSF / Local Density Bonus program and the Inclusionary Housing policy were adopted by the Board of Supervisors in parallel processes. The final HomeSF legislation had been amended to reflect key elements of the concerns that CCHO and many other stakeholders had raised when the AHDB was originally proposed, including tenant protections, slightly improved business protections, and congruence with the Inclusionary policy.

At the same time, Assemblymember Phil Ting attempted to true-up the city's new inclusionary policy so that the state density bonus would not negatively "compete" with the local inclusionary standard. However, the bill did not pass in the Senate, creating a situation where developers who avail themselves of the State Density Bonus to get a 35% increase in development capacity actually receive a REDUCTION in inclusionary percentage. Thus it is a frustrating situation that our policymakers are now compelled to propose amendments to change some key elements of the local program to make it more attractive for market rate developers to do HomeSF developments. The impact of the last two years of empowering the state density bonus, however useful for suburban jurisdictions and other cities which have no or low local inclusionary standards, have had a negative impact on San Francisco's affordable housing policy.

We would like to comment on two concerns regarding the HomeSF 2.0 proposal.

One. The proposal does not track the City's annually indexed Inclusionary policy.

The citywide inclusionary rate that was agreed upon and unanimously approved by the Board is continually increasing in increments (eg, .5% annually) to capture incremental land value increases. As the Office of the Controller report pointed out, the value of unentitled land over five years increased by 350%. This indexed inclusionary amount, which was deemed financially feasible for baseline projects without the need for a density bonus, will catch up to the density bonus requirements, within six months (for Tier 1 projects), and in six years (for Tier 2 projects). The baseline inclusionary without any HomeSF density bonus in 2019 will be 20% for rental projects and 22% for condo projects – ie, HomeSF Tier 1 gets no additional benefit in exchange for removing density limits for rentals, and actually reduces the total affordability for condos. If HomeSF 2.0 is renewed after 2020, then by 2027, rental projects

---

325 Clementina Street, San Francisco, CA 94103 | ccho@sfc-409.org | 415.882.0901

The Council of Community Housing Organizations (CCHO) is a coalition of 24 community-based housing developers, service providers and tenant advocates. We fight for funding and policies that shape urban development and empower low-income and working-class communities. The work of our member organizations has resulted in nearly 30,000 units of affordable housing, as well as thousands of construction and permanent jobs for city residents.

with 25 or more units with no density bonus will be at 24% affordability, and condo projects without density bonus will be at 26%. HomeSF's Tier 2, granting one additional floor, would actually lower the affordability requirement for the projects.

Two. The proposal lacks a requirement to actually build the HomeSF entitled project.

There is no "use it or lose it" provision in the program, unlike, for example, the recently passed SB35 state bill. Essentially the expedited HomeSF approval can be resold on the land speculation market without constructing the housing units within a specific period of time.

We offer two possible changes to the proposal for the Planning Commission to consider. These two amendments do not change the proposal's income targeting or streamlining changes, only the relation between citywide inclusionary policies and the density bonus, and provide an assurance that HomeSF bonuses result in real units "on-the-ground" and avoid fueling land speculation.

- 1. For developments of 25 units and above, link the affordability requirement to the inclusionary amount applicable at the time of EE application, as follows:**
  - a. Tier 1 - 3% above inclusionary**
  - b. Tier 2 – 6% above inclusionary**
  - c. Tier 3 – 10% above inclusionary**

This policy would address the discrepancy between the inclusionary indexing and HomeSF. It would also address the discrepancy between rentals and condo projects, based on the feasibility analysis performed for inclusionary, so that rental projects are incentivized equally with condominiums. For the larger projects of 25 units or more, rather than setting a hard percentage of affordable units in exchange for the conference of density bonus and streamlining, setting a percentage above inclusionary would help to track these differences.



The following table demonstrates the differences for a 2018 base case.

<u>2018 Inclusionary</u> Bldgs 25 units +, No density bonus	<u>HomeSF 2.0 proposed</u> All size buildings	<u>CCHO proposal</u> Bldgs 25 units + only
Rental - 19%	Tier 1	Tier 1
Owner - 21%	Rental – 20%	Rental – 22%
	Owner – 20%	Owner – 24%
	Tier 2	Tier 2
	Rental – 25%	Rental – 25%
	Owner – 25%	Owner – 27%
	Tier 3	Tier 3
	Rental – 30%	Rental – 29%
	Owner – 30%	Owner – 31%

Alternatively, the annual increase specified in Sec. 415 could be applied to HomeSF as proposed, incorporating the Planning staff recommendation for Tier 1 projects of 25 units or more on Page 5 of the staff report. While this is a simpler solution, it does not deal with the financial feasibility considerations for rental and condominium projects, creating within HomeSF a financial incentive to build condo projects instead of rentals, rather than leaving it to the developer and market conditions.

- 2. Include a “use-it-or-lose-it” provision, so that projects that receive the HomeSF density bonus must file for their building permit within two years (with a six-month extension due to demonstrated circumstances beyond the sponsor’s control) or lose their density bonus entitlement.**

We believe these two changes would create a policy that is more in line with the conversations and agreements reached during the inclusionary update last year, and create a more rational policy for the city.

Sincerely,

Fernando Martí and Peter Cohen  
Co-directors, Council of Community Housing Organizations

# HOME-SF 2.0

SAN FRANCISCO PLANNING COMMISSION  
JUNE 28, 2018

## OVERVIEW OF HOME-SF

- Local density bonus program
- Applies generally in NCD and other districts with density controls
  - NOT applicable in RH-1 and RH-2
- Allows 2 extra stories of height and density de-control
- Requires 30% on-site affordability
- Passed unanimously at the Board of Supervisors last summer



## OVERVIEW OF HOME-SF

4 HOME-SF projects on file to date

Project Address	Base Zoning	HOME-SF
3495 Judah Street	NC-1 Zoning <b>6</b> units <b>0</b> affordable	HOME-SF Proposal: <b>20</b> units <b>6</b> affordable – 30%
2601 Van Ness Avenue	RC-3 Zoning <b>27</b> units <b>0</b> affordable – Proposed fee	HOME-SF Proposal: <b>60</b> units <b>18</b> affordable – 30%
921 O'Farrell Street	RC-4 Zoning <b>24</b> units <b>3</b> affordable req'd – 13%	HOME-SF Proposal: <b>51</b> units <b>16</b> affordable – 30%
3330 Geary Boulevard	NC-3 Zoning <b>21</b> units <b>3</b> affordable req'd – 13%	HOME-SF Proposal: <b>41</b> units <b>12</b> affordable – 30%

## OVERVIEW OF HOME-SF

Project Address	Base Zoning	HOME-SF
2 Russia Avenue	NCD Zoning Base Zoning: 8 units (0 affordable)	HOME-SF Potential: 26 units (8 affordable – 30%)



As proposed

- 58 feet
- 8 units
- 0 affordable units (0%)

# OVERVIEW OF HOME-SF

Project Address	Base Zoning	HOME-SF
2670 Geary Boulevard aka Lucky Penny	NC-3 Zoning Base Zoning: 21 units (3 affordable)	HOME-SF Potential: 121 units (36 affordable – 30%)



As entitled:

- 80 feet
- 95 units
- 22 affordable units (23%)



## OVERVIEW OF HOME-SF 2.0

- Make HOME-SF more broadly applicable so more projects use it
- Allow greater flexibility by introducing tiers
- Offer greater certainty in approval process
- Offer 100% AHBP projects administrative approval

## OVERVIEW OF HOME-SF 2.0

How it is	How it would be
HOME-SF projects must seek a Conditional Use pursuant to Section 303.	HOME-SF projects would seek entitlement through the process provided for in Section 328, similar to a Large Project Authorization (Sec. 329). Section 328 requires approval by the Planning Commission at a public hearing and allows the Commission to grant certain modifications.
The Planning Commission's decision under Section 303 is appealable to the <b>Board of Supervisors</b> .	The Planning Commission's decision under Section 328 would be appealable to the <b>Board of Appeals</b> .
HOME-SF projects receive priority processing, and are subject to approval timelines outlined in the Mayor's Executive Directive	Section 328 would require HOME-SF projects be approved, approved with conditions, or disapproved by the Planning Commission within 120 days of receipt of a complete HOME-SF application.

## OVERVIEW OF HOME-SF 2.0

How it is	How it would be
<p>HOME-SF projects must provide <b>30%</b> on-site affordable units:</p> <p>Projects meeting this threshold and all other requirements of HOME-SF offered density de-control and <b>TWO</b> extra stories of height</p>	<p>HOME-SF projects would be able to choose from the following options:</p> <p><b>Tier 1 – 20%</b> affordable Density de-control but <b>NO</b> extra height</p> <p><b>Tier 2 – 25%</b> affordable Density de-control and <b>ONE</b> extra story of height</p> <p><b>Tier 3 – 30%</b> affordable Density de-control and <b>TWO</b> extra stories of height</p>



## OVERVIEW OF HOME-SF 2.0

How it is	How it would be
<p>HOME-SF projects must provide <b>30%</b> on-site affordable units at the following AMI levels:</p> <p>12% of units at 55% or 80% of AMI 9% of units at 80% or 105% of AMI 9% of units at 110% or 130% of AMI</p>	<p>HOME-SF's tiers would require the following affordability levels:</p> <p><b>Tier 1 – 20% affordable</b> 10% of units at 55% or 80% of AMI 5% of units at 80% or 105% of AMI 5% of units at 110% or 130% of AMI</p> <p><b>Tier 2 – 25% affordable</b> 10% of units at 55% or 80% of AMI 8% of units at 80% or 105% of AMI 7% of units at 110% or 130% of AMI</p> <p><b>Tier 3 – 30% affordable</b> 10% of units at 55% or 80% of AMI 10% of units at 80% or 105% of AMI 10% of units at 110% or 130% of AMI</p>

## OVERVIEW OF HOME-SF 2.0

How it is	How it would be
100% Affordable Housing Bonus Projects seek entitlement under Section 328, and require Planning Commission approval.	100% Affordable Housing Bonus Projects would receive administrative approval pursuant to Section 315.1 (similar to other 100% affordable projects) and would <b><u>not</u></b> require a Planning Commission hearing.

## HOME-SF 2.0 – PLANNING DEPARTMENT RECOMMENDATIONS

1. Amend Section 206.3(d)(4) to allow HOME-SF projects to receive any of the zoning modifications listed, rather than only allowing three.
  - a) Rear Yard
  - b) Dwelling Unit Exposure
  - c) Off-street Loading
  - d) Automobile Parking
  - e) Open Space 1
  - f) Open Space 2
  - g) Inner Courts as Open Space



## HOME-SF 2.0 – PLANNING DEPARTMENT RECOMMENDATIONS

2. Amend Section 206.3(f)(2)(A) to modify the proposed Tier 1 as follows:
  - a. If a Tier 1 HOME-SF project consists of 24 units or fewer, require **20% on-site** affordable HOME-SF units at the proposed affordability levels
  - b. If a Tier 1 HOME-SF project consists of 25 units or more, require **23% on-site** affordable HOME-SF units at the following affordability levels:
    - 10% at 55% AMI (rental) or 80% AMI (owner)*
    - 8% at 80% AMI (rental) or 105% AMI (owner)*
    - 5% at 110% AMI (rental) or 130% AMI (owner)*

## HOME-SF 2.0 — PLANNING DEPARTMENT RECOMMENDATIONS

3. Amend Section 206.3(f)(2) language to set the prescribed AMI levels as maximums, allowing HOME-SF project sponsors to provide HOME-SF units at deeper affordability levels.

## HOME-SF 2.0 — PLANNING DEPARTMENT RECOMMENDATIONS

4. Remove the proposed requirement in Section 328 that the Planning Commission make a decision on a HOME-SF project within 120 days of receipt of a complete application.



## HOME-SF 2.0 – PLANNING DEPARTMENT RECOMMENDATIONS

5. Add Section 328.1 to allow administrative approval of Tier 1 HOME-SF projects, which would not exceed the existing height limit.

# THANK YOU

**Paolo Ikezoe**

**Paolo.Ikezoe@sfgov.org**

**415-575-9137**

**San Francisco  
Planning**



# SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing

Pub. Com.

6/28/18

June 11<sup>th</sup>, 2018

[REDACTED]  
[REDACTED]  
[REDACTED]

Site Address:  
Assessor's Block/Lot  
Zoning District:

[REDACTED] Street  
[REDACTED]  
NCD

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Dear Property Owners,

The property identified above has submitted an application to seek a retail cannabis permit with the San Francisco Office of Cannabis. The planning department has been informed of your intent to open a marijuana business at the above address.

Voters in California and San Francisco voted to legalize Adult Use of Marijuana Act (Proposition 64) in 2016. But marijuana remains a Schedule I drug with the federal government. It has come to our attention that San Francisco property owners with cannabis activities on their premise(s) have been faced with loan denials on some or all of their commercial and residential properties. In an effort to better inform and protect the property owners of this city, the planning department would like to notify titleholders, who's property has a pending cannabis permit, of the following potential risks:

- Federal asset forfeiture.
- Federal prosecution. The justice department recently rescinded the Cole Memo, paving the way for federal prosecutors to pursue marijuana related activities.
- Foreclosures on properties associated with cannabis activities.
- Denial of residential and commercial mortgages, car loans, personal loans, etc. (Please consult with your financial institutions for their guidelines).
- Possible cancellation of homeowner's insurance in connection with federally illegal activities.

If you require further details on federal policies against cannabis, please consult with an attorney.

Sincerely,

San Francisco Planning Department



# CCA

## California College of the Arts

### Planning Commission

June 28, 2018

Received at CPC Hearing 6/28/18  
E. Jordine



STUDIO / GANG / ARCHITECTS  
STANLEY SAITOWITZ / NATOMA ARCHITECTS



# CALIFORNIA COLLEGE OF THE ARTS

PLAYING A KEY ROLE  
IN MAKING SAN FRANCISCO  
A CENTER FOR INNOVATION



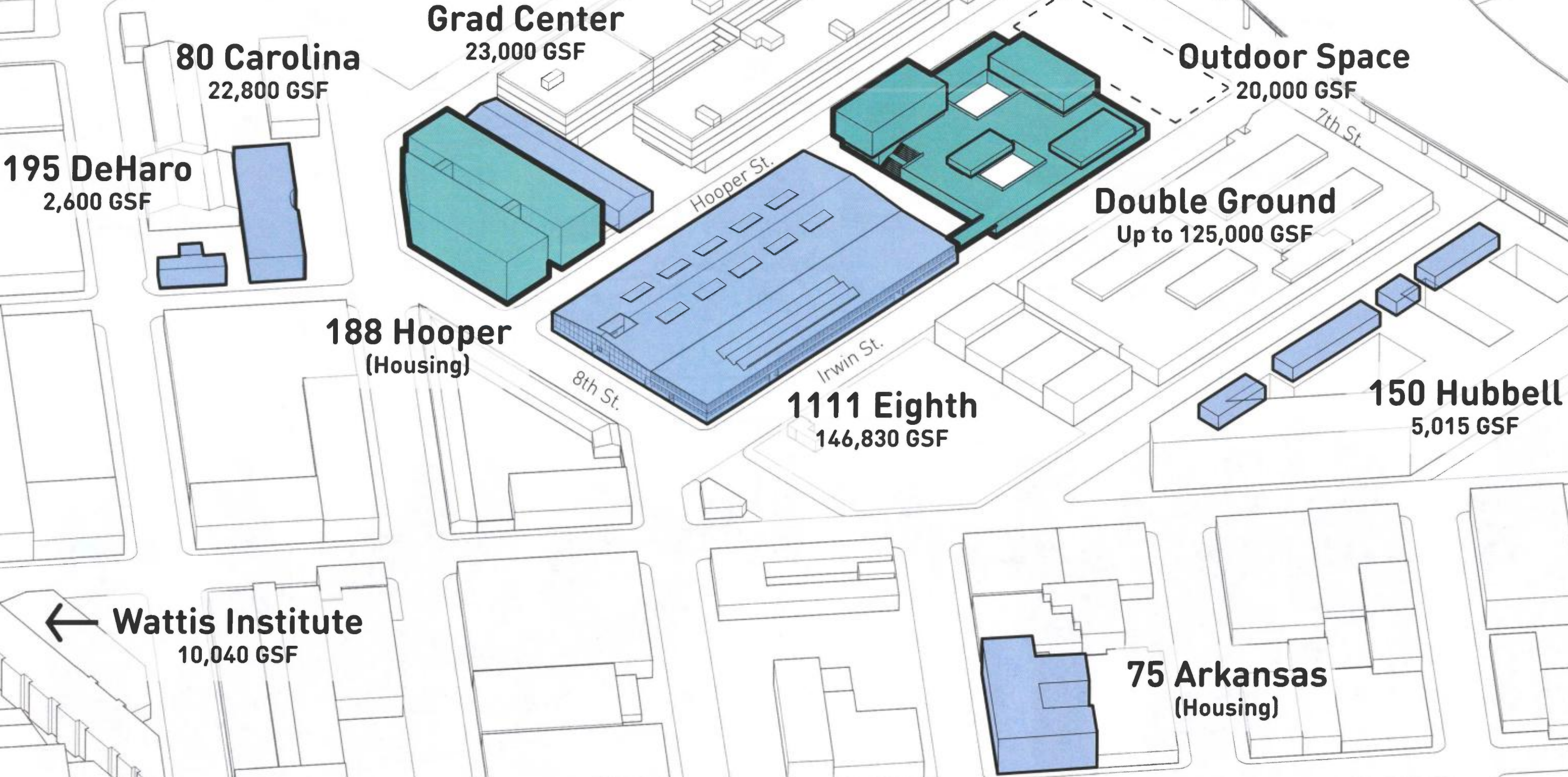


# Central Interior Space of Existing Campus





# Proposed CCA Campus



# Project Goals

## Creatively Hackable



Invent the art and design campus of the future to spark student imagination, experimentation, and discovery.

## Sustainably Agile



Create a living laboratory of ecological, cultural, social, and economic relationships that foster art and design education that matters, optimize environmental health at multiple scales, and enable ongoing adaptability to step-change possibilities.

## Connective Campus



Build on CCA's heritage and commitment to social equity and the vibrant San Francisco entrepreneurial culture. Weave together people, ideas, and practices into the Bay Area's leading source for creative talent.



# Neighborhood Context 2018





# CCA Unified Campus



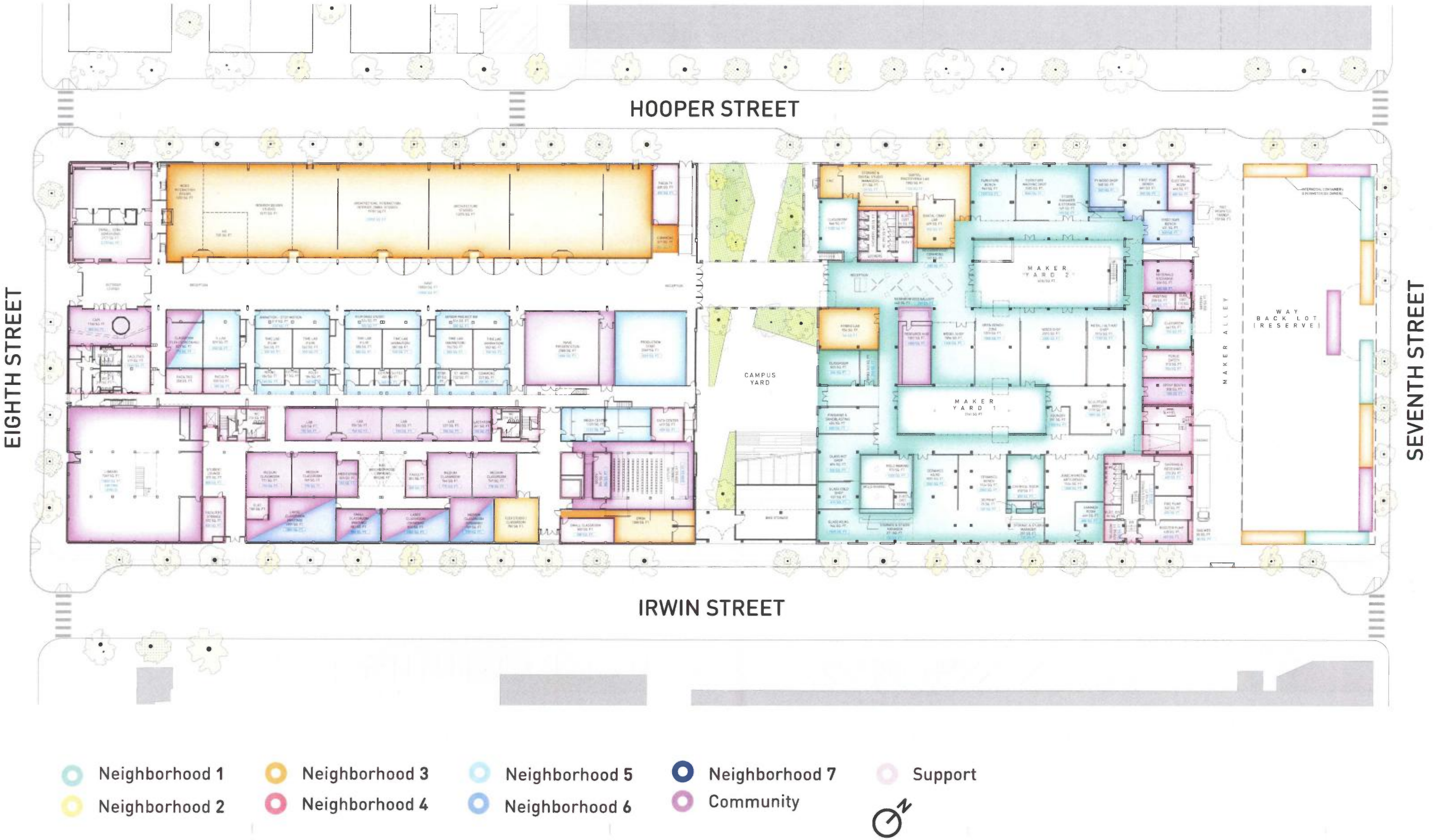


# Double Ground





# Plan: Level 1



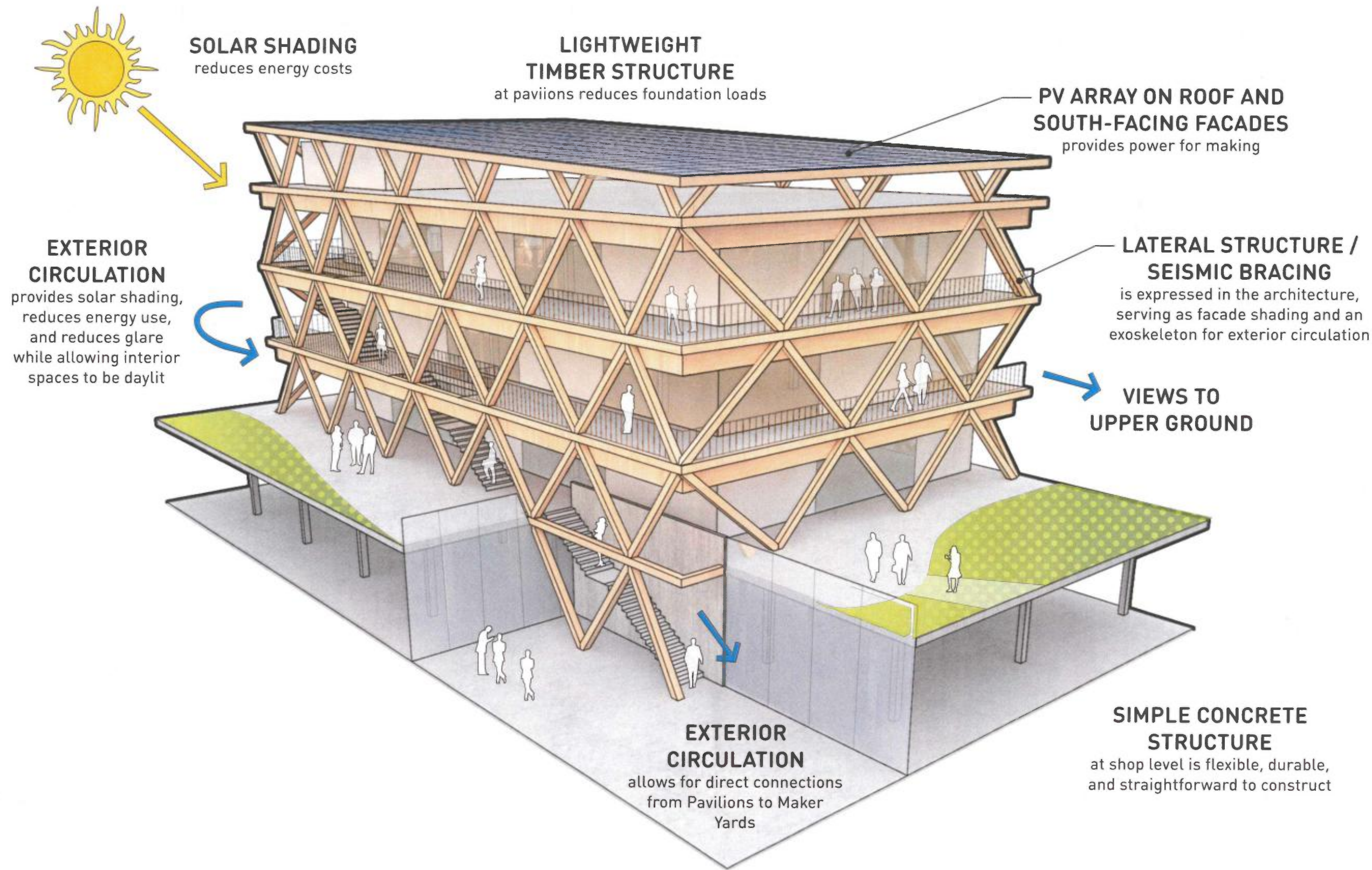


# Plan: Levels 2-4





# Structure & Facade

















STANLEY SAITOWITZ  
NATOMA ARCHITECTS INC.



188 HOOPER ST  
STUDENT HOUSING







CALIFORNIA COLLEGE OF THE ARTS  
MONTGOMERY CAMPUS









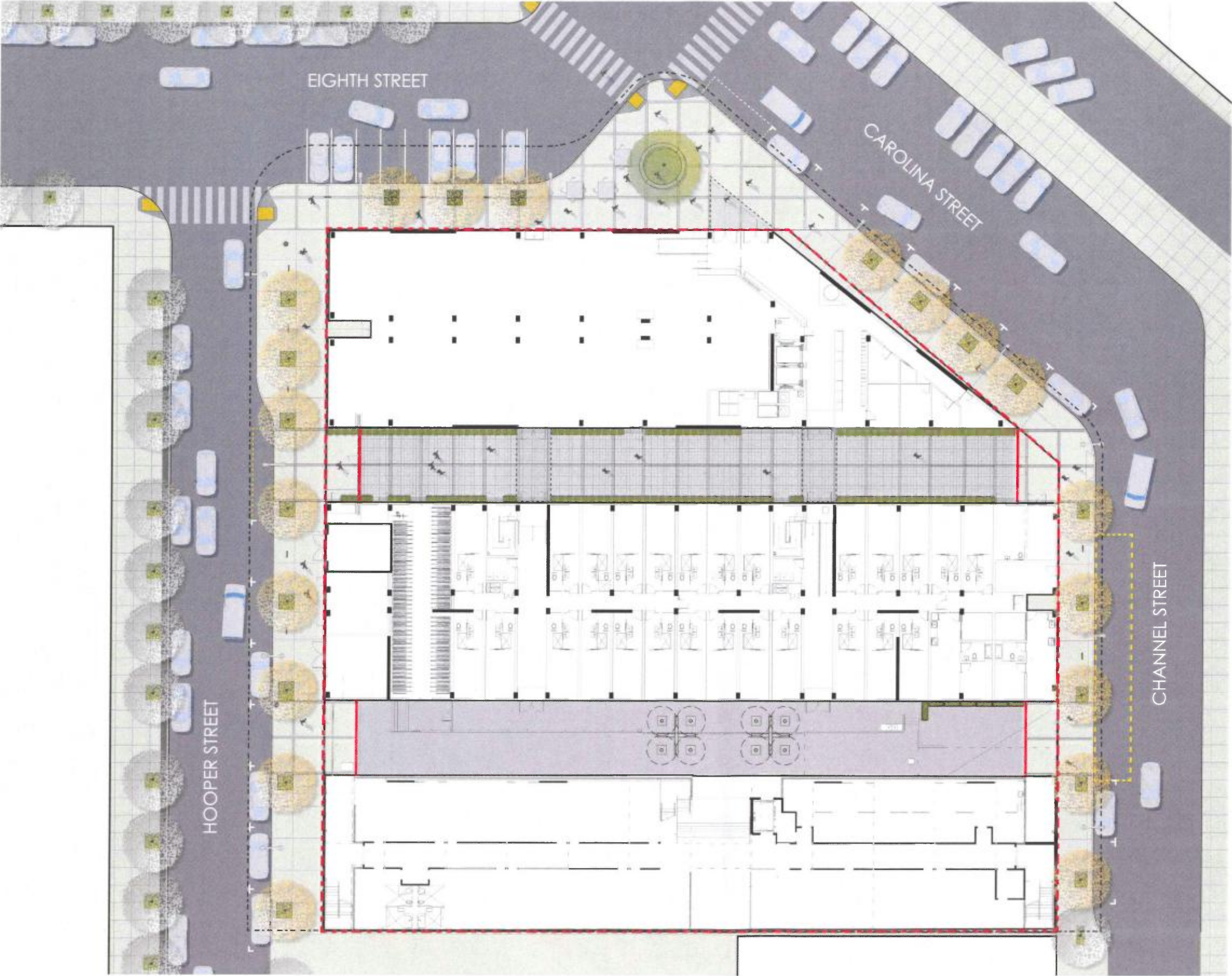








SITE PLAN

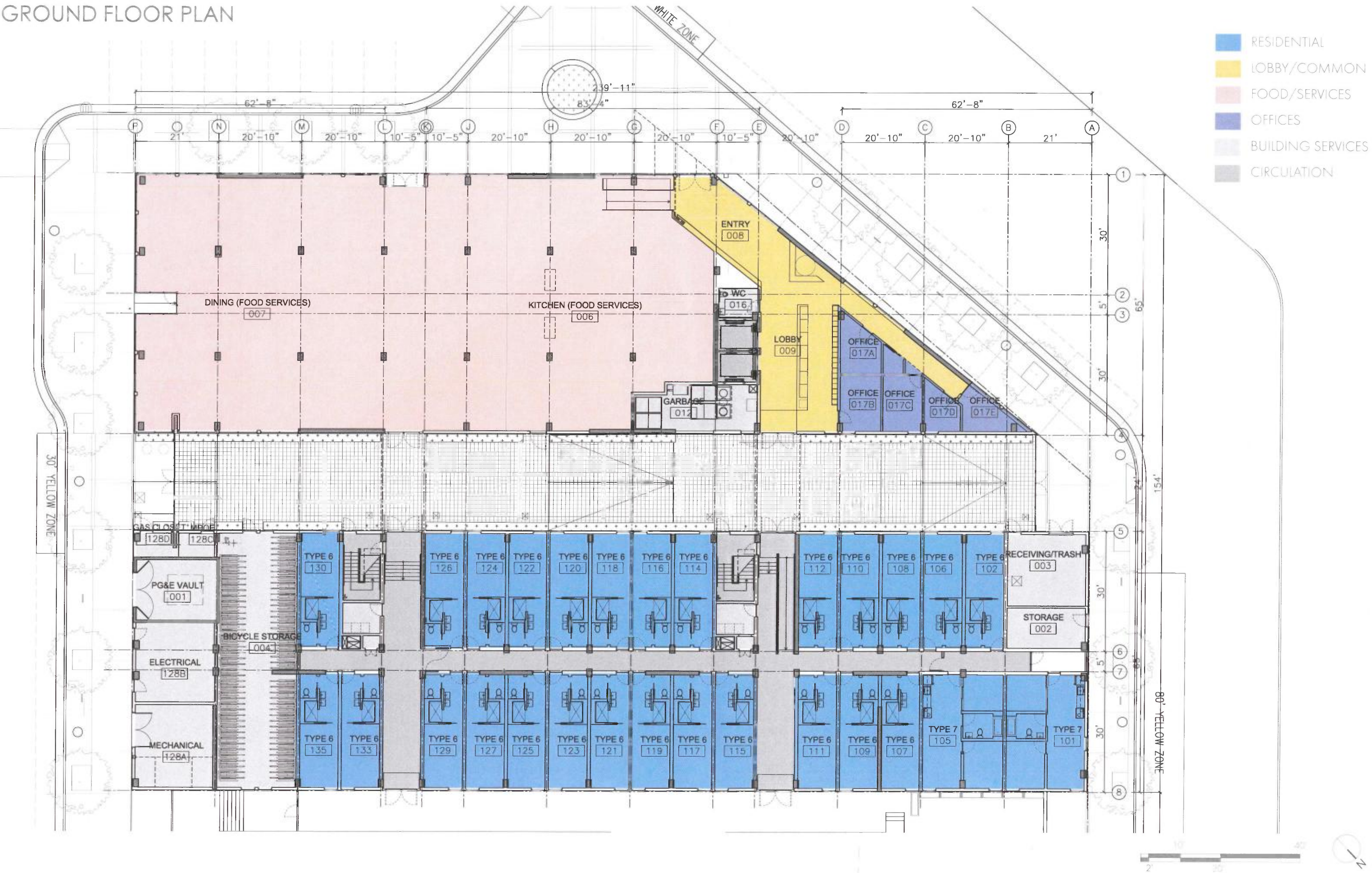








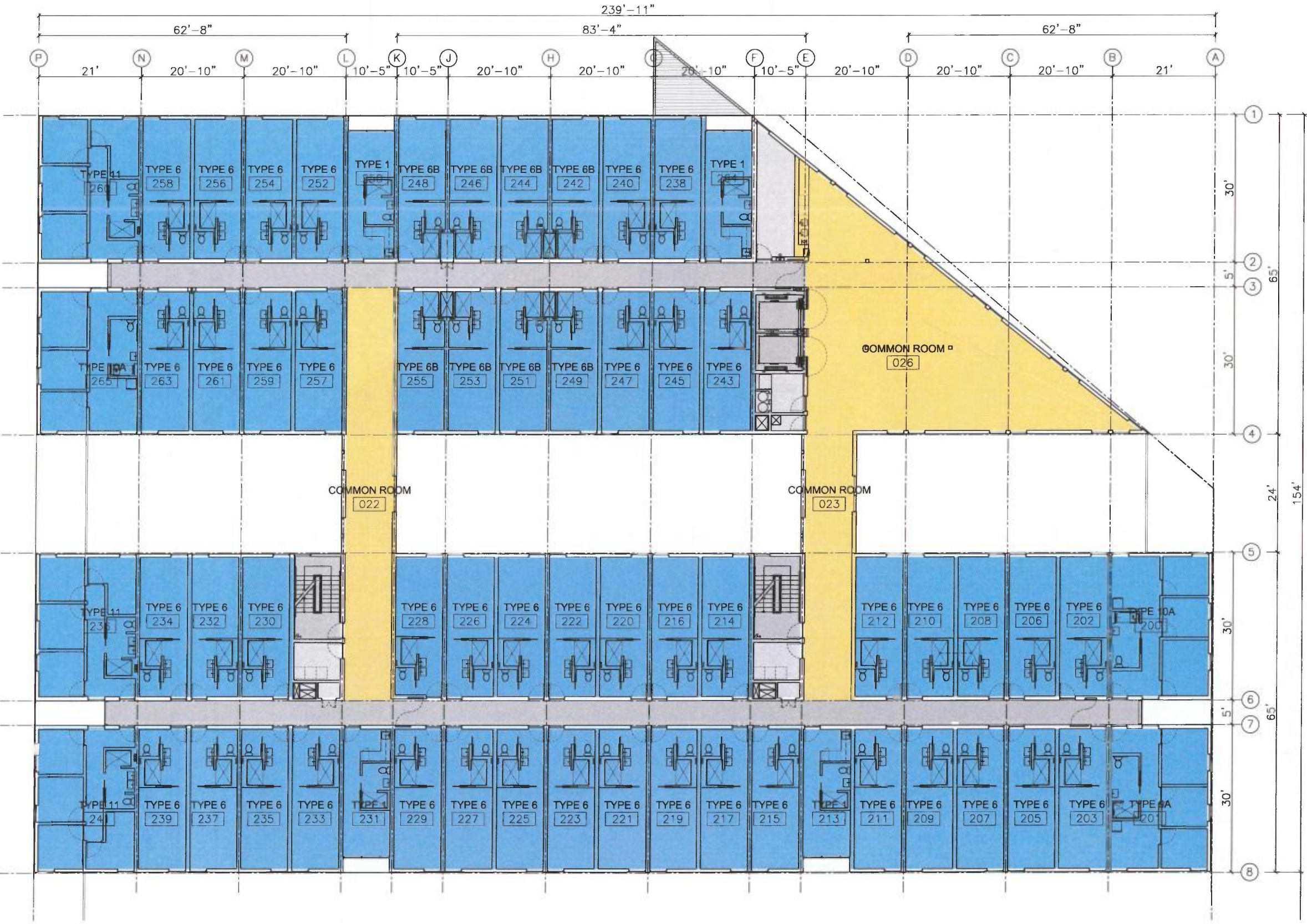
GROUND FLOOR PLAN





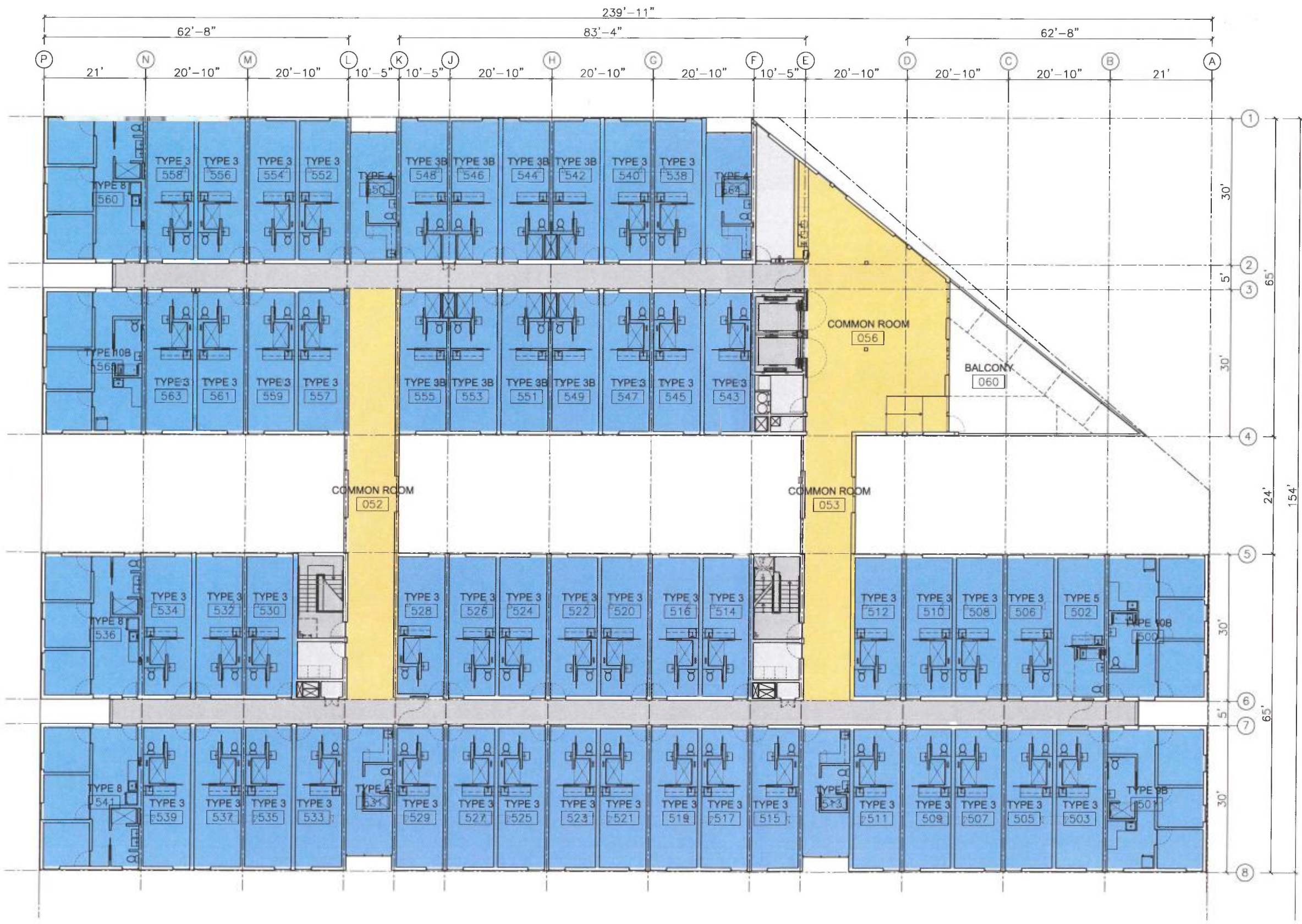
SECOND FLOOR PLAN

- RESIDENTIAL
- LOBBY/COMMON
- FOOD/SERVICES
- OFFICES
- BUILDING SERVICES
- CIRCULATION





FIFTH FLOOR PLAN

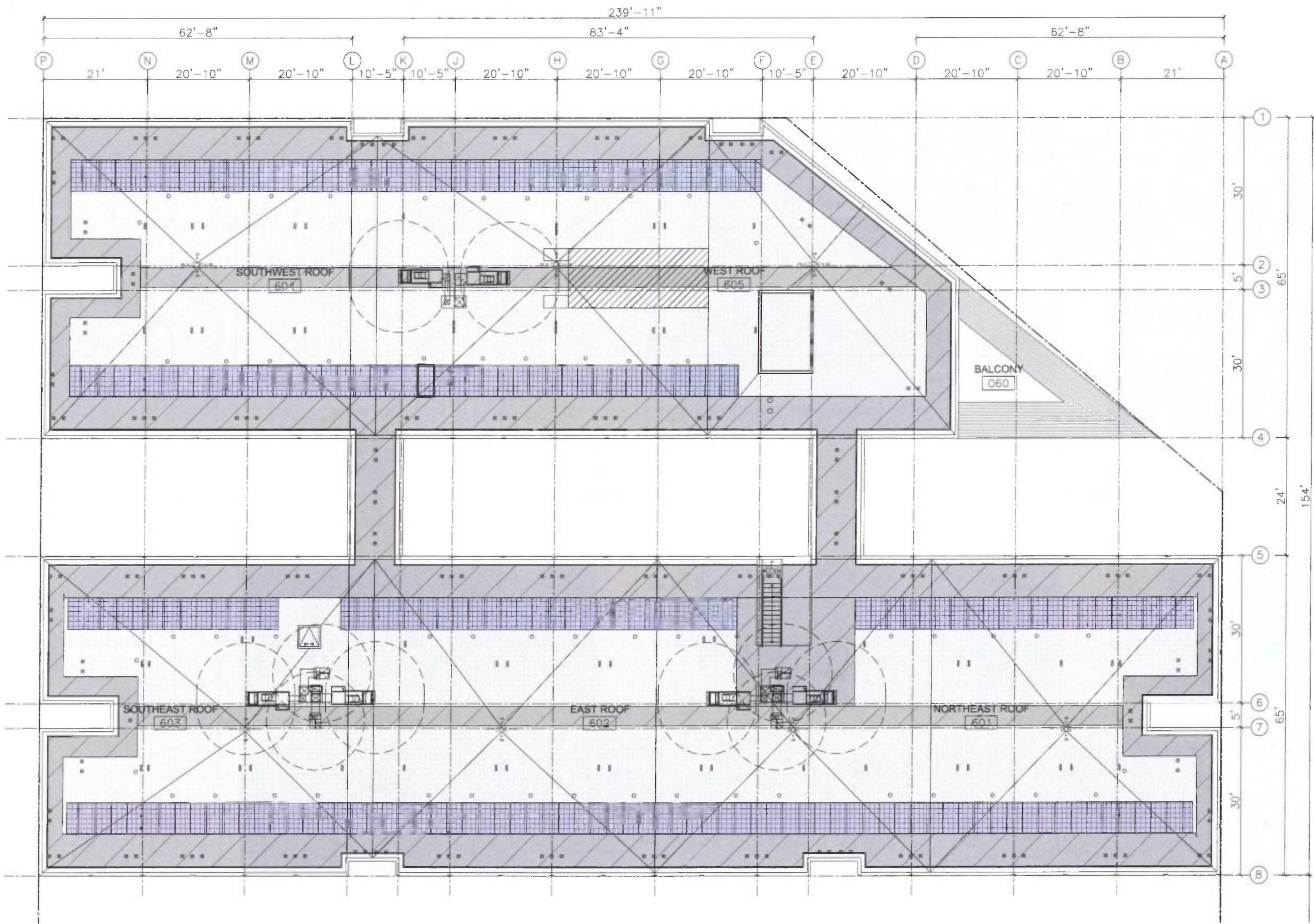


- RESIDENTIAL
- LOBBY/COMMON
- FOOD/SERVICES
- OFFICES
- BUILDING SERVICES
- CIRCULATION



ROOF PLAN

- SOLAR HOT WATER
- PV PANEL
- WALKING PAD





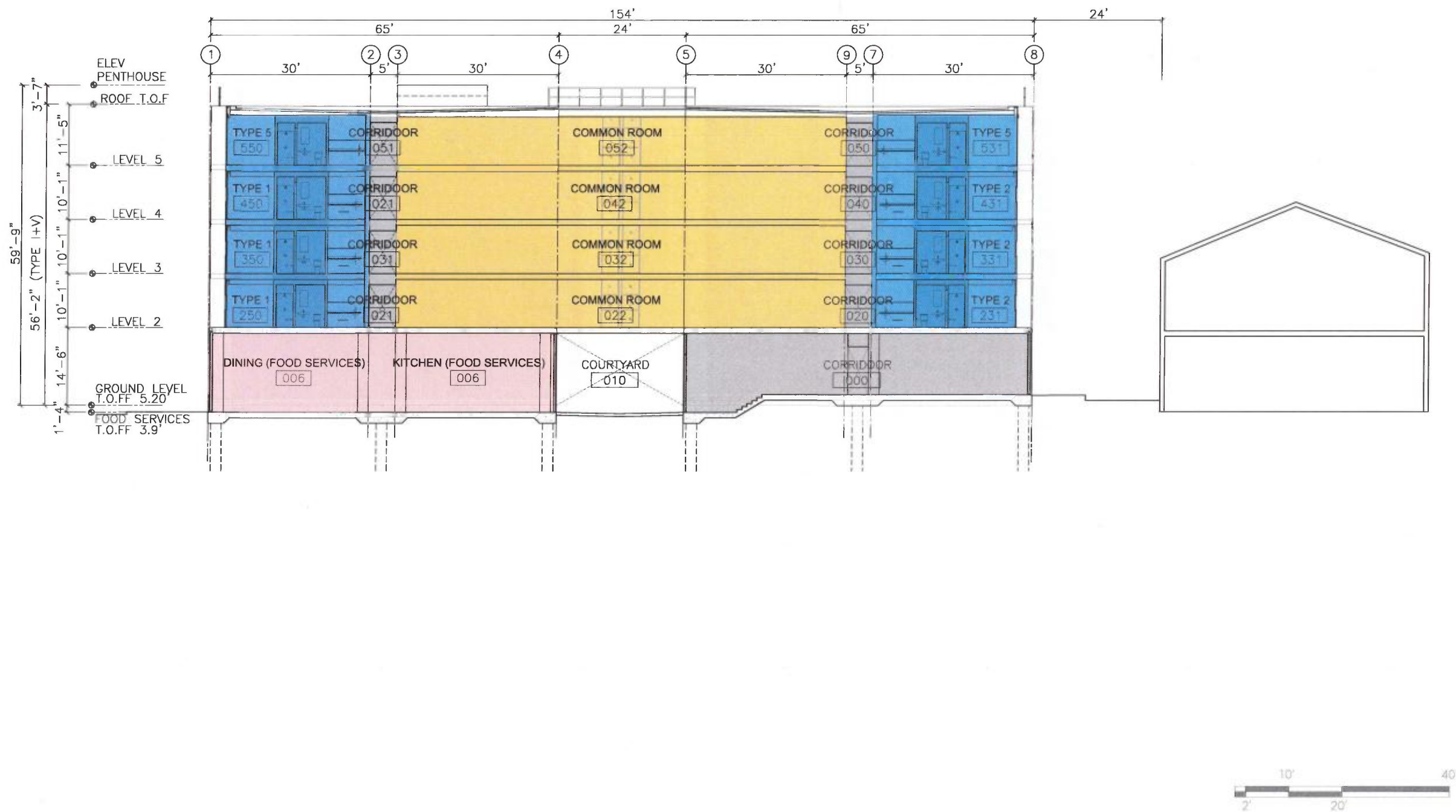
CROSS SECTION

- RESIDENTIAL
- LOBBY/COMMON
- FOOD/SERVICES
- OFFICES
- BUILDING SERVICES
- CIRCULATION



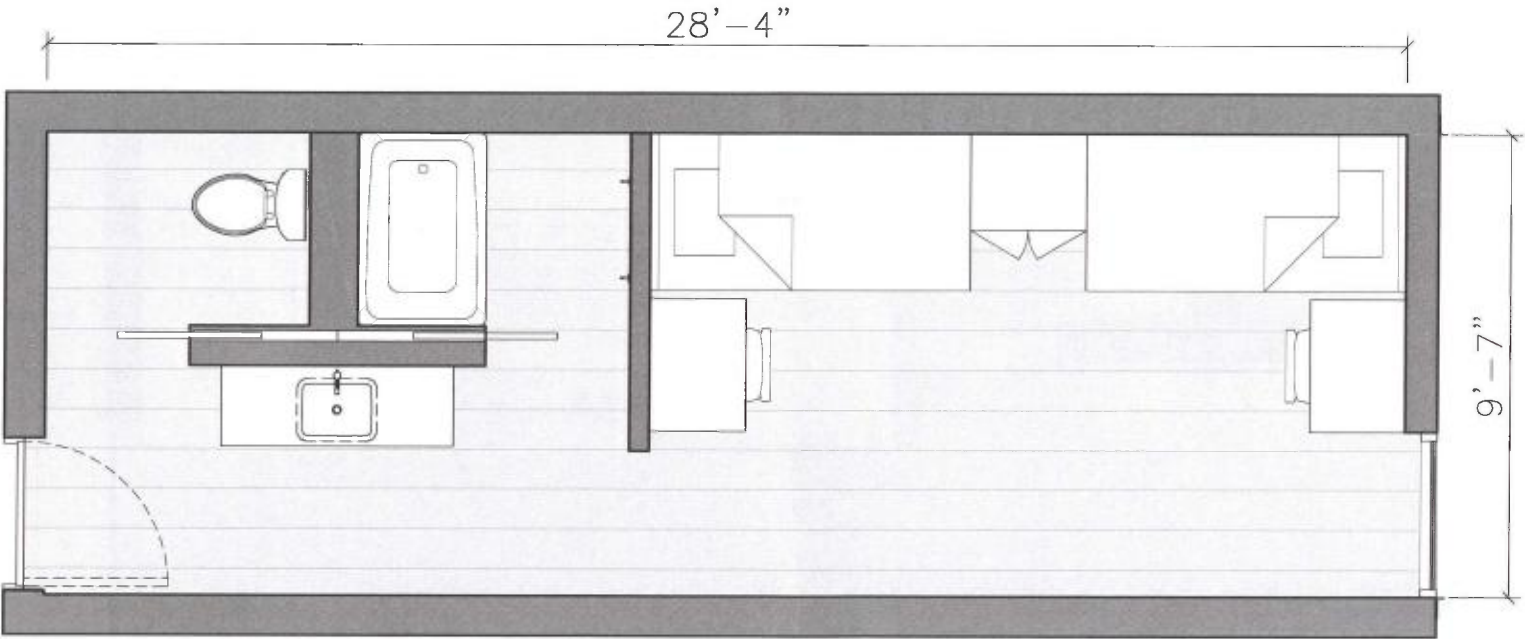
CROSS SECTION

- RESIDENTIAL
- LOBBY/COMMON
- FOOD/SERVICES
- OFFICES
- BUILDING SERVICES
- CIRCULATION

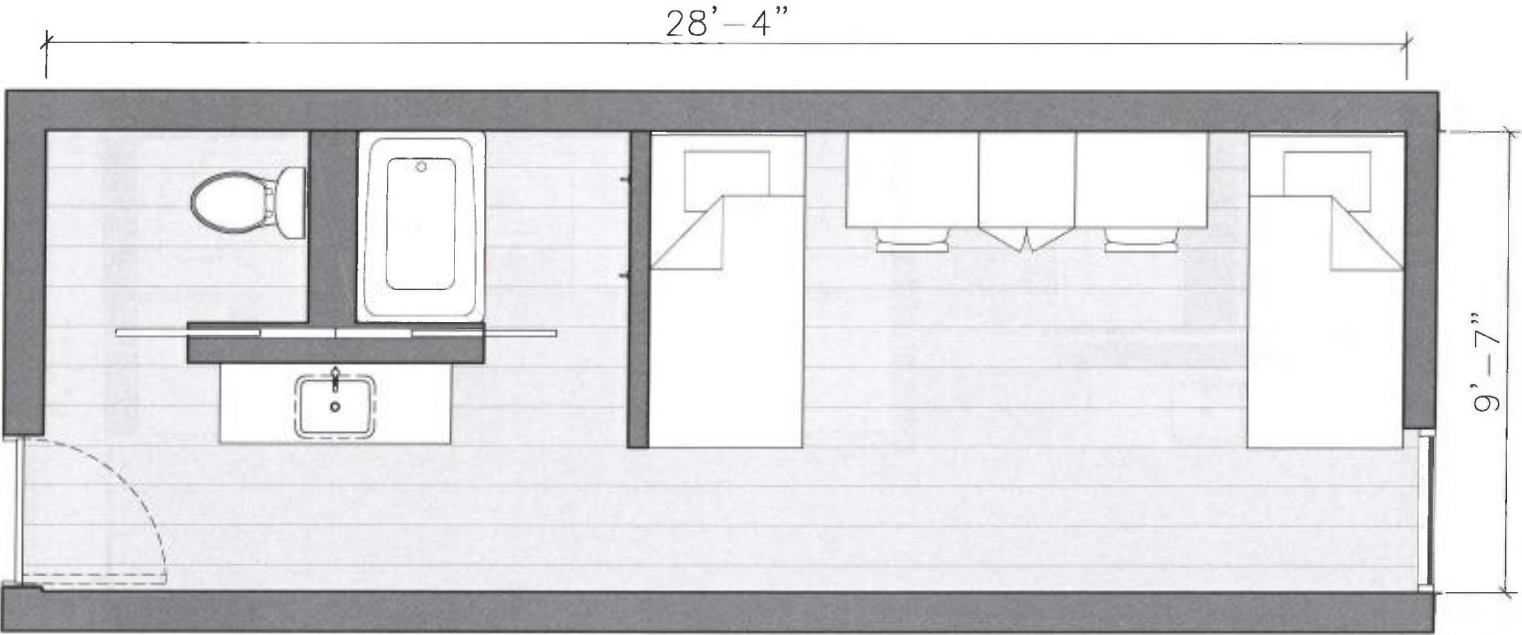




UNIT PLAN - TYPE 6 DOUBLE



UNIT PLAN - TYPE 6 DOUBLE

















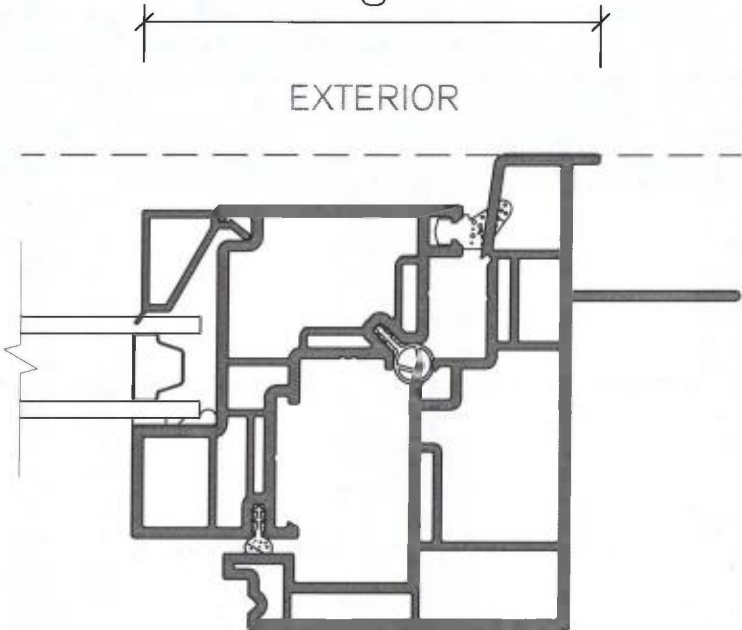
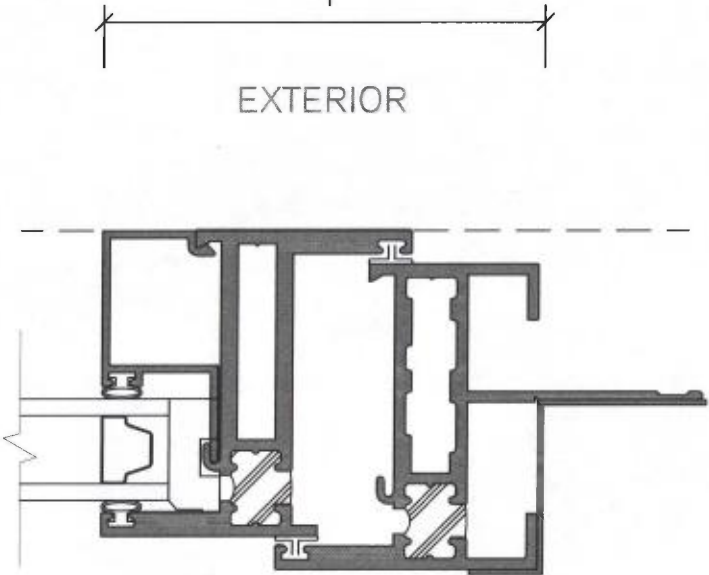










	VINYL	ALUMINUM
<b>ELEVATION</b> Second generation vinyl windows look almost identical to anodized aluminum.		
<b>WINDOW SIGHTLINE</b> Vinyl: 3 3/8" Aluminum: 3 1/4"	<div> <math>3\frac{3}{8}"</math>   </div>	<div> <math>3\frac{1}{4}"</math>   </div>
<b>PERFORMANCE</b> Vinyl is significantly more energy efficient.	U VALUE 0.26	U VALUE 0.46
<b>MAINTENANCE</b>	NO MAINTENANCE	PITTING / CORROSION
<b>COST</b>	SAVES \$1M	+25% COST



















*M. Bondreux*

# 450 O'Farrell Street, San Francisco Mixed-Use Church Development Progress Outreach Report

Prepared for: 450 O'Farrell Partners, LLC and  
Fifth Church of Christ, Scientist

June 2018



Prepared by:



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June 27, 2018

Rich Hillis, Planning Commission President  
1650 Missions St., Suite 400  
San Francisco CA, 94103

Dear President Hillis:

My name is Lindsay Mulcahy and I am affiliated with the Central City SRO Collaborative, a program of Tenderloin Housing Clinic. Our organization's mission is to build community morale and enhance the quality of life for low-income residents currently occupying Single-Room Occupancy hotels in the Tenderloin. Our organization specifically represents residents located in the Pierre Hotel at 540 Jones Street and in the Winton Hotel at 445 O'Farrell Street.

The project sponsors presented their proposed project to our Land Use Committee, meeting with us multiple times over the last year. Together we have crafted a community benefits package including installation of ADA accessible entrances, WiFi, and renovations of public spaces, will provide long term benefits to our tenants and alleviate some of the impacts of new construction.

The project will provide a mixed-use, mixed-income project – with a new 5th Church of Christ, Scientist, 176 units of market rate and below market rate housing, as well as important neighborhood-serving retail space. We are especially enthusiastic about the project's commitment to reserve three market rate units for the Moving On Initiative, a voucher program which allows self-sufficient tenants currently living in supportive housing to move into non-service enriched housing. In addition, the project will improve public safety on the O'Farrell block and upgrade the streetscape of Shannon Street alley and Jones Street.

The design of the project incorporates the columned façade of the current structure presently located on the site, and will implement a salvage and reuse plan that will retain important historical elements of the old structure without serving as a barrier to new construction.

I further support the project because it will be transit friendly and located in close proximity to MUNI, BART, and the future Central Subway. Vehicular parking has been minimized and ample bike parking has been provided, which will reduce residents need to own a car.

On behalf of our Land Use Committee and all of the residents in the Pierre and Winton Hotels, we eagerly ask the Commission to approve this project as recommended by staff.

Respectfully,

Lindsay Mulcahy

Community Organizer, Central City SRO Collaborative

Cc: Marcelle Boudreaux, Current Planning, SF Planning Department

---



# 450 O'Farrell Street, San Francisco Mixed-Use Church Development Progress Outreach Report

Prepared for: 450 O'Farrell Partners, LLC and  
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June 2018



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## FIGURES

Figure 1	Mailing Radius Map
Figure 2	Outreach Boundary/Letter of Support Maps

## APPENDICES

Appendix A	Contact/Mailing Lists
Appendix B	Fact Sheet
Appendix C	Community Meeting Letters
Appendix D	Contact Log
Appendix E	Comment Cards
Appendix F	Public Meeting Presentation
Appendix G	Planning Commission Presentation
Appendix H	Community Benefits Summary
Appendix I	Letters of Support
Appendix J	2014/2015 Outreach Log



## **1.0 INTRODUCTION**

The report summarizes outreach conducted by The Fifth Church of Christ Scientist, 450 O'Farrell Partners, LLC, local San Francisco architect Kwan Henmi and Craig Communications (the project team) in support of the 450 O'Farrell Street proposed mixed-use church development project. Outreach for this project began in early 2016 and continues; the project team will update this report on a quarterly basis, at a minimum.

## **2.0 COMMUNICATION MATERIALS**

A variety of communication materials have been prepared and regularly updated - in support of outreach activities for the project. The purpose of the outreach has been to provide project information, provide a contact person for community members, and to gather feedback. Materials include:

- Key stakeholder and 300-foot radius mailing list (Appendix A)
- Project fact sheet (Appendix B)
- Community meeting notification letters (Appendix C) – prepared in support of meetings and mailed to interested stakeholders and community members within a 300-foot radius of the project site
- Frequently asked questions – updated as needed based on community input
- Presentations – prepared prior to community meetings
- Meeting collateral (e.g., agendas, sign-in sheets, etc.) – prepared and used during community meetings to document participation

### **Contact Lists**

A list of key contacts and mailing addresses was prepared in support of various outreach deliverables. The key contact list includes important individuals from the City and County of San Francisco, representatives of local social, housing, faith-based, and business organizations, adjacent property owners and tenants, attendees of project community meeting, and other individuals that have requested to receive information on the project. The project mailing list includes property owners and tenants (both business and residential) within a 300-foot radius of the site. The contact lists are used to for all project mailings and are updated prior to each mailing. At a minimum, we review lists quarterly to ensure they are current. Contact lists are located in Appendix A.

## **3.0 CITY/COUNTY**

This project team is committed to working with the County and City of San Francisco to receive input and keep them up-to-date on community interactions and potential issues. Representatives of the departments

presented below have been contacted via phone calls, emails, formal and informal in-person meetings to receive project briefings and we remain in regular contact with them.

- San Francisco Board of Supervisor, Jane Kim's Office
- San Francisco Mayor's Office of Housing
- San Francisco Historic Preservation Committee
- San Francisco Planning Department
- San Francisco Tenderloin Police Station
- San Francisco Entertainment Commission

#### 4.0 LOCAL BUSINESSES

The project team has conducted door-to-door outreach to local businesses to provide information on the proposed project. Beginning in 2016, regular outreach was conducted within the area bounded by Geary and Eddy streets and Hyde and Taylor Street (see Figure 1). Prior to each community meeting, outreach team members canvassed local businesses and residential buildings, going door to door (appx a 5-block radius) distributing information about the project or upcoming meetings. Project team members provided a copy of the project fact sheet, invited individuals to community meetings or to call the project team with questions at a convenient time, and added interested individuals to the key contact mailing list. These individuals and businesses continue to receive information on future meetings/project updates via U.S. mail, phone/email and door-to-door outreach, as appropriate. Additionally, the San Francisco Entertainment Commission requested specific outreach to places of entertainment within a 300-foot radius of the 450 O'Farrell project site.

Overall, local businesses have expressed varying levels of interest in the project and have had a variety of questions and concerns. When appropriate, staff have followed-up with business owners/employees as needed. The project contact log, included as Appendix E, provides more detail on individual interactions with these businesses.





### Local Business Outreach

- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| • Addy's Hair Salon                   | • Blu Cleaners                      |
| • Angkor Laundromat                   | • Cam Tho Vietnamese Sandwiches     |
| • Amigos Market                       | • Casbah Market                     |
| • Battambang Market                   | • Chutney                           |
| • Bel Clif Market                     | • City Super Market                 |
| • Bien Hoa Café                       | • Cole Hardware                     |
| • Continental Mail Services           | • Pesba's                           |
| • Dollar & Cents                      | • Pharoh's Mediterranean Sandwiches |
| • Downtown Grocery                    | • Red Chili Restaurant              |
| • Econo Market                        | • Salama Halal Meat Butcher Shop    |
| • El Rincon Yucateco                  | • Scullery                          |
| • El Tesoro Taqueria & Grill          | • Serv-Well Market Liquors          |
| • Empire Market                       | • Shalimar                          |
| • Geary Wine & Spirits                | • Starlight Market                  |
| • Hilton Hotel                        | • Star Market                       |
| • Irish Castle Shop                   | • Taste of Nepal and India          |
| • Jaspers & Kitchen                   | • Taqueria El Sol                   |
| • Jeff Murai's Market Garage          | • The Cova Hotel                    |
| • King Ling                           | • The Original Perfect Hamburger    |
| • Larkin Street Merchants Association | • The Thing Quarterly               |
| • Milan Pizza                         | • The TL Café and Laundromat        |
| • Napa Valley Winery Exchange         | • Tin Huu Nguyen Pediatrics         |
| • O'Farrell Liquors                   | • Un Cafecito                       |
| • Olympic Café                        | • US Smoke Shop                     |
| • On Time Café                        | • Walgreens                         |
| • Osha Thai Noodle Café               | • Wendy Q Nail Spa                  |
| • Pakwan Authentic Cuisine            | • X-Press Market                    |
| • Panoply                             | • Young Ellis Market                |
| • Paradise Coffee & Donut             |                                     |

### Place of Entertainment

The project team conducted outreach to the following places of entertainment located within a 300-foot radius of the 450 O'Farrell project as directed by the San Francisco Entertainment Commission.

Swig - 561 Geary St, San Francisco

- The project team has exchanged multiple emails/calls/in-person meetings with Brian Sheehy, Swig owner, and had an in-person meeting on February 2, 2018. Brian Sheehy is very supportive of the project.

Hotel Adagio - 550 Geary St, San Francisco

- The project team met with Adelaide Pope, Front Desk Manager, on March 12, 2018 and provided a briefing of the project. Project information was also left to provide to the management/ownership who have indicated support for the project.

Marrakech Moroccan Restaurant - 419 O'Farrell St, San Francisco

- The project team has visited this establishment in person, provided project information to the owner and offered a project briefing.

Hotel Monaco & Grand Café - 501 Geary St, San Francisco

- The project team has visited this establishment in person, provided project information to the management and offered a project briefing.

Hilton San Francisco - 333 O'Farrell St, San Francisco

- Project team briefed Jason Tresh, Hotel Manager, on January 24, 2018. He is very supportive of the project stating it will improve neighborhood conditions.

Clift Hotel - 495 Geary St, San Francisco

- The project team has visited this establishment in person, provided project information to the management and offered a project briefing.

The project team has visited the above listed places of entertainment a minimum of three times: once to provide project information, and two additional times to provide invitations to attend community meetings on the project. An additional in-person visit was conducted to extend an invitation for the third community meeting scheduled for April 26, 2018. Further details of all conversations and meetings can be found in Appendix E.

## **5.0 RESIDENTS/PROPERTY OWNERS/HOTELS**

The project team has been in communication with neighboring property owners and interested residents for over two years. Outreach has focused primarily within the area bounded by Geary and Eddy Streets and Hyde and Taylor Street (see Figure 1). The list below includes the property owners and residents who have been contacted. We provided each individual/residential organization a copy of the project fact sheet and invited them to attend the three separate community meetings. We also mailed letter form invitations or dropped off invitations in person. Interested community members were encouraged to submit phone calls with questions if they had them, and a dedicated phone number was set up for these types of inquiries. Pre-stamped comment cards were also provided. These individuals and organizations will continue to receive information on future meetings/project updates via U.S. mail, phone, email, and door-to-door outreach, as appropriate. Individuals that expressed interest in meeting with the project team were accommodated and



met with and had their questions answered. We will continue to schedule meetings with adjacent property owners and businesses to solicit input and gain project support.

Overall, residents and property owners have appreciated the information on the project. The project contact log, included as Appendix D, provides more detail on individual interactions with these individuals and organizations' staff.

#### **Resident/Property Owner/Hotel Outreach**

- Immediate area property owners and smaller property owners including Pierre Hotel - 540 Jones Street, Pacific Bay Inn - 520 Jones Street, and Balilla Apartments - 535-565 Geary Street
- Hamilton Homeowners Association
- San Francisco Downtown Senior Center and O'Farrell Towers
- Shalimar – Met with accountant, Abhey Singh, with Grant & Smith LLP, in December 2017; met with Abhey Singh and Shalimar owner, Mohammed Hammad on April 20, 2018, and are in negotiations with them regarding relocating the restaurant space.

#### **Pierre Hotel, 540 Jones Street– 4/27/18**

Project team updated Pierre Hotel residents on March 27. Hotel residents provided the following information:

- Concerned that new construction would impact building reception for tv and requested cable/Wi-Fi for the entire building.
- Impacts from construction: noise, dust, vibrations.
- Support relocation of Shalimar and noted the restaurant has a very bad pest problem.
- When Shalimar is demolished, a plan to deal with rodents will be needed.
- Would like local jobs.
- View impacts (building design has since been lowered).



Pictured above is David Murray with the Fifth Church of Christ, Scientist, speaking with Pierre Hotel residents on March 27, 2018.

#### **Tilden Hotel, 345 Taylor Street– 5/4/18, 5/10/18**

Spoke with Jason Webb, General Manager at the Tilden Hotel on May 4<sup>th</sup>. He requested project information so that he could share it with management. Provided him with the project fact sheet and the hotel letter of support template.

He mentioned that SFMTA will be working on a project on Taylor between Market and Post Street. There are currently four car lanes which will be reduced to two and widening sidewalks. The Tilden is concerned about

this work due to construction traffic and wants to make sure the 450 project is coordinating, as needed, with SFMTA. He liked the idea of new development and is not opposed to it. On May 10<sup>th</sup>, received a letter of support.

## Hotels

Project meetings and information have been provided to the following hotels.

### Local Hotel Outreach

The Marker San Francisco	501 Geary St.
Layne Hotel	545 Jones St.
Alise Hotel	580 Geary St.
Hotel Bijou	111 Mason St.
SF International Hostel	138 Mason St.
Hotel Nikko	222 Mason St.
King George Hotel	334 Mason St.
Orange Village Hostel	411 O'Farrell St.
Super 8 San Francisco	415 O'Farrell St.
Vantaggio Suites	505 O'Farrell St.
Sweden House Hotel	570 O'Farrell St.
Tilden Hotel	345 Taylor St.
Serrano Hotel Union Square	405 Taylor St.
Warwick Hotel	501 Geary St.
The Marker San Francisco	545 Jones St.
Layne Hotel	501 Geary St.
Alise Hotel	580 Geary St.
Hotel Bijou	111 Mason St.
SF International Hostel	138 Mason St.
Hotel Nikko	222 Mason St.
King George Hotel	334 Mason St.
Orange Village Hostel	411 O'Farrell St.
Super 8 San Francisco	415 O'Farrell St.
Vantaggio Suites	505 O'Farrell
Sweden House Hotel	570 O'Farrell St.
Tilden Hotel	345 Taylor St.
Serrano Hotel Union Square	405 Taylor St.

In addition, the project team has routinely canvassed the immediate area within a four-block radius of the site to provide interested residents and businesses with project information and have personally invited them to each community meeting.



## 6.0 COMMUNITY ORGANIZATIONS

The project team has been in communication with community organizations who are located adjacent to the proposed project and who provide supportive services to the neighborhood. The list below includes the organizations we have been in contact with to date. We provided staff with a copy of the project fact sheet and invited them to attend the next community meeting. These individuals and organizations will continue to receive information on future meetings and project updates via U.S. mail, phone, email and door-to-door outreach, as appropriate. As outreach continues, additions will be made to the list.

### Local Organizations Outreach

- |   |   |
|---|---|
| • African American Chamber of Commerce        | • Hospitality House                             |
| • Alliance for a Better D6                    | • Hotel Council                                 |
| • Bay Area Women's Children Center            | • Kelly Cullen Community Center                 |
| • Boeddeker Park                              | • Larkin Street Merchants Association           |
| • Central City SRO Collaborative              | • Market Street for the Masses Coalition (MSMC) |
| • Code Tenderloin                             | • Mission Hiring Hall                           |
| • Compass Family Services                     | • Raphael House                                 |
| • Community Housing Partnership               | • SF Bicycle Coalition                          |
| • Delivering Innovation in Supportive Housing | • SF Housing Action Coalition                   |
| • EF International Language Center            | • SFMTA   |
| • Episcopal Community Services                | • SF YIMBY                                      |
| • Faithful Fools Street Ministry              | • SF Veterans Art Guild Project                 |
| • Southeast Asian Community Center            | • Tenderloin Health Services                    |
| • SPUR  | • Tenderloin Housing Clinic                     |
| • Tenderloin Children's Playground            | • TNDC  |
| • Tenderloin Community Benefit District       | • The Gubbio Project                            |
| • Tenderloin Community School                 | • Vietnamese Youth Development Center           |
| • Tenderloin Economic Development Project     | • Youth with A Mission                          |

Overall, organizations have appreciated the information on the project and asked questions regarding affordable housing, project benefits and public safety that the project team has addressed to their satisfaction. More details about specific meetings with key organizations are provided below. The project contact log, included as Appendix D, provides more detail on individual interactions with the remaining organizations not listed below.

**SF Veterans Art Guild Project – 9/19/16; 2/3/17; 7/24/17; 1/28/18**

The project team has met with founder, Amos Gregory, several times to provide project introduction, gather feedback, and learn more about his art project in Shannon's Alley. Since then, the team has remained in communication as needed via emails, phone calls and in-person meetings. The project team has also participated in Veteran's Art Guild project events including providing funding for supplies and donating time to participate in mural painting events. Further details of these individual interactions can be found in Appendix D. Mr. Gregory has submitted a proposal for a mural installation on the Christian Science Church wall which the Church Board is considering.

**Alliance for a Better D6 – 10/11/16 and 4/11/17**

The project team has provided two project briefings at the monthly meeting of the Alliance for a Better D-6. The presentations have been well-received by the community and they appreciate the outreach but stressed that they were interested in increased below-market-rate housing and other community benefits. Marvis Phillips requested that the project team provide him with the EIR and geotechnical report which was emailed by Craig Communications. Additional individual's interactions with this organization can be found in Appendix D.

**Interfaith Council Prayer Breakfast – 2/9, 10/13, and 11/8/16; 1/12, 1/18, and 11/23/17**

The project team has attended several monthly breakfasts to provide project information and gain project support for Fifth Church's continued operation in the Tenderloin. Two support letters were received from SFIC-member churches while an additional seven letters were received from SFIC individuals. During this time, we also spoke with SFIC Executive Director Michael Pappas and asked whether it would be possible to provide a formal project overview at the next IFC prayer breakfast. He shared that the request would be discussed with the Board and suggested we prepare a detailed letter of support for the project on behalf of the Council. This was prepared and emailed to Mr. Pappas as requested. Additional breakfasts were attended and have been noted in Appendix D.

**Tenderloin Community Benefit District – 10/17/16, 2/20/2018**

The project team provided a project briefing to the Board and the project was well-received especially if funding could be provided to increase area safety. Steven Gibson, Interim Director, provided information about their Safe Passage program which provides small monthly (\$200-400) stipends to "corner captains" whose main responsibility is to escort children to and from school safely. Project information has been sent on a regular basis and invitations to community meetings have been provided.

**Hamilton HOA – 10/25/16**

The project team provided a project overview to the homeowner's association and received a letter of support.



### **Interfaith Council Essential Housing Task Force Meeting - 11/12/16**

The project team provided information on the project. The meeting focused largely on IFC's efforts to support churches in the redevelopment of their properties and they indicated support for the project.

### **Market Street for the Masses Coalition (MSMC) - 12/7/16, 2/2/17**

The project team met with MSMC board members multiple times and presented to the steering committee. MSMC went over their requirements for supporting new developments including the process for the development and adoption of a Good Neighborhood Agreement. Topics discussed included: affordable housing, development without displacement, street lighting/green scaping, safety, community engagement, future employment opportunities and possibilities for community benefits. Board members also noted that the Shalimar Restaurant provides a valuable service to the community and four units of housing which they consider permanent housing. The MSMC suggested additional individuals to meet and possibly partner with for community benefits and indicated their desire to remain engaged with the project and process. Questions that were asked are provided below along with comments that were made. Answers were provided at the time of the meeting.

#### **Questions**

- Question #1 – Have you met with resident groups?
- Question #2 – Are there any SROs that surround your development?
- Comment #1 – We suggest that you contact Pratibha Tekkey with CCSRO and Lorenzo Listana with People's Congress.
- Question #3 – Is the Shalimar restaurant/building part of the development? What is above the Shalimar, is it an apartment building and rent-controlled? How many rent-controlled units are there currently?
- Comment #2 – The Pacific Bay Inn is run by Episcopal Community Services, a group you should reach out to.
- Question #4 – What does below market rate housing mean?
- Question #5 – Can you do anything about street lighting/streetscaping?
- Question #6 – Is there room for green scaping along unit balconies?
- Comment #3 – The lack of greenery is a big issue in this neighborhood. Suggested including a garden on top of the roof.
- Question #7 – How many church members live within the surrounding area of the church?
- Question #8 – What type of environmental analysis are you conducting?
- Question #9 – How many permanent employees do you anticipate having as part of the project?

- Question #10 – Is property management going to be contracting?
- Question #11 – What are you thinking regarding commercial space?
- Question #12 – Are you purchasing the Shalimar building?
- Question #13 – What is the unit mix of the building?
- Comment #4 – We are interested in the total number of units being built and are asking developers to be exceptional during these times. A 55% AMI requirement is a mismatch in this neighborhood. Most clients that we work with have anywhere from 25-30% AMI.
- Comment #5 – Episcopal Community Services may be a good organization to partner with in the area given that residents from this neighborhood utilize their services.
- Comment #6 – We are interested in seeing movement in each of the expectations we've laid out in supporting new developments and would like for developers to consider developing without displacing folks in the area.
- Question #14 – How many permanent residents are there in the Shalimar building?
- Questions #15 – Where will people who are directly impacted by the project be housed during construction?

#### **Tenderloin Housing Clinic – 2/13/17**

The project team met with Executive Director Randy Shaw to provide a project introduction. Mr. Shaw expressed support of the project and increasing all types of housing in San Francisco. Additional individual interactions can be found in Appendix D.

#### **The Gubbio Project/Code Tenderloin – 2/14, 12/7/17; 3/27, 4/3, 5/30, 6/11/18**

The project team has met with Del Seymour several times to discuss the project with the initial meeting in 2017. Del Seymour is well-known in the Tenderloin, strongly supports the project and has signed a letter of support as well as offered to help with outreach. Additional meetings have taken place since then and have been noted in Appendix D.

#### **Larkin Street Merchants Association - 3/6/17**

The project team provided an introduction to the project and Association and members discussed support of the project during their April 2017 meeting. After discussing, the Board decided not to take a position on the project as it does not fall within their boundaries, and they do not believe it will have a significant effect on the merchants, patrons, residents and staff.



### **Faithful Fools Street Ministry – 3/15/17**

The project team has met with Sam Dennison, Chair of MSMC and Community Advocate/Director of Street Level Learning for Foolish Fools Ministry. Ms. Dennison expressed interest in working with the development team, in coordination with MSMC, to address the following: affordable housing in the Tenderloin without displacing tenants, educating new residents about the history and culture of the Tenderloin. She stated that MSMC is trying to develop an acquisition fund, possibly set up as a B-Corporation, to purchase and preserve current low-income housing stock. She referenced the example "Community Land Trust" as a successful co-op model. Additionally, she expressed interest in developing a formula to determine developer contribution amounts to the acquisition fund based on project size, square footage, etc. She would like to see developers contribute \$100,000 to \$200,000 to the fund. The project team informed her this would not be possible for the church project given current fiscal constraints and she stated that in-kind contributions (consulting services, introductions to potential funders) would also be considered. Additional informal check-ins have taken place and noted in Appendix D.

### **De Marillac Academy – 4/11/17**

The project team met with Michael Anderer, MSMC steering committee member and Vice President of Mission Advancement for De Marillac Academy. Mr. Anderer provided information on MSMC's recent experiences on other development project such as the group housing project at Leavenworth and Turk by Forge Land Company, Shorenstein, Group I, and Tidewater. He noted that the 450 project will be of great interest to MSMC with a focus on permanently affordable housing. He emphasized that the other items listed in MSMC's Good Neighbor Agreement are important, permanently affordable housing is the one issue that all the member organizations strongly support. He stated that the minimum below-market rate housing would likely not be accepted by MSMC and that the numbers would have to increase, levels of AMI would need to be lowered, or some combination thereof. Additional individual interactions can be found in Appendix D.

### **Chinatown Community Development Corporation – December 2017**

The project team met with David Ho, senior community organizer overseeing CCDC's housing counseling and code enforcement program to discuss project and gather information as to how to best engage the Chinese population in the Tenderloin.

### **SF Veterans Art Guild Project – 1/18/18**

The project team provided an update to Amos Gregory. Mr. Gregory stated he would like to request permission from the Fifth Church of Christ, Scientist to paint on the churches walls. He would like to do a community poetry project that would include painting key words on the churches wall, about ¼ of the way up. It is non-controversial, and he would conduct outreach to community members and businesses in an effort to get them to write poems or share poems they like. This request will be discussed with the church.

### **Tenderloin Housing Clinic (THC) – 1/18/18**

The project team met with Randy Shaw, Executive Director and Pratibha Tekkey, Director of Community Organizing for the Central City SRO Collaborative (CCSROC), an organization that functions under the umbrella of the THC. CCSROC works to improve access to tenant's rights information and improve city and state building and health code laws for those living in single-room occupancy (SRO) buildings.

At the meeting, the following items were discussed: project status and schedule; planning commission hearing and environmental impact report; and opposition and affordable housing solutions. Mr. Shaw stated he is supportive of the project and that it should not be too controversial. Ms. Tekkey will assist the project team in coordinating briefings to key SRO buildings near the project. Additional interactions can be found in Appendix D.

### **Market Street for the Masses Coalition (MSMC) - 1/24/18**

The project team met with Sam Dennison/ Community Advocate and Director for Street Level Learning of Faithful Fools Street Ministry and Co-Chair of MSMC, and Alexandra Goldman, Senior Community Organizing & Planning Manager for the Tenderloin Neighborhood Development Corporation and Co-Chair of MSMC. MSMC stated they are willing to work collaboratively with developers with a focus on increasing affordable housing on-site and will consider off-site affordable housing if a compelling case can be made. For this project, they stated that contributing to a fund for off-site housing, coupled with an agreement to donate a reasonable number of services in-kind, would be considered. Further, they stated that once affordable housing issues are agreed upon, if possible, it would be simple to execute the remainder of their Good Neighbor Agreement.

### **Code Tenderloin – 1/24/18, 3/6/18 and 6/4/18**

The project team participated in the job preparedness training and met several of Code Tenderloin's clients. After that, a brief discussion was held in which Del Seymour indicated his support of the project and commitment to increasing area housing stock and safety. Code Tenderloin has provided a letter of support.

### **Episcopal Community Services – 1/30/18**

The project team met with Kristin Ullom, Support Services Manager for ECS and representative of the Crosby, and Kathy Treggiari, ECS Director of Programs. A project update was provided, and Kristin stated she would rather see more affordable housing incorporated into the project instead of putting monies towards retaining the façade. Additionally, she stated that she could get community support for this, if it wasn't too late, and elected officials will listen/respond to TL community members and historic preservation individuals will likely back down in the face of community opposition. Following the meeting, Tracy emailed a summary and project fact sheet to be shared with the Crosby residents, clients and Board members and Kristin will ask if the Board is willing to formally support the project.



#### **Central City SRO Collaborative – 2/13/18**

The project team met with Pratibha Tekkey and Lindsay Mulcahy as a follow-up meeting to the one held with Randy Shaw on January 18<sup>th</sup>. The team discussed outreach specific to the Tenderloin including presenting information to the CCSROC Land Use Committee (a group of residents from various SROs that provide input on land use issues), and Pierre and Winton Hotel residents. They stated they are interested in affordable housing and prefer on-site affordable housing.

#### **San Francisco Senior Center – 2/15/18**

The SF Senior Center is run by the Northern California Presbyterian Homes and Services and David Berg the Executive Director. The Center is not affiliated with senior housing located next door at 477 O'Farrell which is run by TNDC. The project team met with Executive Director Sue Horst and Program Coordinator Crystal Booth. They are very supportive of the project and have worked with Church members on safety and other neighborhood issues. Sue has asked David Berg, Executive Director, to sign a letter of support, and will explore having the Senior Center sign a letter of support.

#### **Central City SRO Collaborative – 2/20/18**

The project team met with the CC SRO land use committee per Pratibha Tekkey and Lindsay Mulcahy's request. The meeting went well, and the committee will be compiling a list of any outstanding questions they may have. From there, we will answer the questions and schedule a follow up meeting to discuss.

#### **Tenderloin Community Benefit District Board – 2/20/18**

The project team met with the Board members to provide an update and solicit feedback. Board members appreciated the update and had no questions.

#### **San Francisco Housing Action Coalition (SFHAC) – 4/18/18**

Project team provided a briefing to the San Francisco Housing Action Coalition. The coalition was interested in community outreach and benefits resulting from community input. San Francisco HAC has sent a letter of support for the project.



#### **Tenderloin Housing Clinic (THC), Land Use Committee- 4/27/18 and 6/12/18**

The project team met with the THC Land Use Committee, which consists of eight residents representing various SROs in the area with a focus on land use, on April 27, 2018 and again on June 12, 2018. They like the new project design and strongly support the developer investing in the neighborhood/community. They have requested the following community benefits:

- Locally serving retail including bodega, market, bakery. Would like language that promotes wholesome uses and prohibits uses such as liquor store, cigarette sales, massage parlor, paraphernalia, etc.
- Wi-fi and/or cable for Winton and Pierre Hotel
- Macaulay Park upgrades:  
Infrastructure: bathroom, storage unit, fence, sitting area about 300K  
or Art Program: murals in various locations and mosaic path about 300K
- Move-On program: 16 units set aside for Move-On program allowing low-income individuals to move-in with vouchers that offer market-rate rent.
- Capital Improvements: Capital improvements to Winton and Pierre Hotel.
- Community Space: Christian Science Church to offer space for community use.



The project team met with the THC Land Use Committee on June 12, 2018, where LUC members provided more information on their community benefit requests including costs, timing, and prioritization. 450 O'Farrell Partners, LLC remains in negotiations with the THC Land Use Committee members.

#### **Pit Stop - 5/1/18**

Tyler Evje met with Eric Rodenbeck, who is spearheading the effort to place the Pit Stop (portable toilet) installation along the south side of O'Farrell Street. Eric is the CEO and founder of Stamen Design. The project team toured a Pit Stop facility located at 16th and Mission on May 1, 2018. The project team has assisted Eric with outreach in the Tenderloin neighborhood.

#### **Vietnamese Youth Development Center – 5/2/18**

Project team met with Brandy Chi, Outreach Marketing Specialist with the Vietnamese Youth Development Center located at 166 Eddy Street. Brandy stated that any development should be inclusive and honor the diverse population in the Tenderloin. She also requested the following: 1) community space for events that would host 100 to 200 people such as celebrations (Lunar New Year etc.), job trainings and 2) opportunities for jobs during and after construction.



Outreach meeting with Brandy Chi, Vietnamese Youth Development Center



### **Delivering Innovation in Supportive Housing (DISH) – 6/12/18**

Project Team members called and emailed Jason Pellegrini, Director of Facilities and Georgette Lovett, Pacific Bay Inn, numerous times to set up a briefing. Additionally, the project team mailed community meeting notices to all residents of the Pacific Bay Inn and provided public meeting invitations/fact sheets in advance of each community meeting. Jason Pellegrini, Director of Facilities, replied to the project team's email, and expressed excitement about the project, stating they wanted to be kept in the "loop and figure out ways to potentially partner with your organization to make the construction phase as easy as possible for our tenants." The project team met with Lauren Hall, Director, and Jason Pellegrini, on June 12, 2018. At this meeting they expressed support of the project and requested that the project team determine what mitigation measures would be employed during construction and that the project team brief residents of the Pacific Bay Inn after receiving approvals from the San Francisco Planning Commission. Concern was expressed about having a plan in place to deal with vermin during demolition and possibly taking light sources away from the construction. A site tour of the Pacific Bay Inn was set up for June 21, 2018, and site plans were sent in response to a request on June 13, 2018, from Jason Pellegrini.

## **7.0 CHURCHES**

The project team has conducted outreach to churches located within the proposed project area and throughout District Six. Additionally, we have established a key relationship with the San Francisco Interfaith Council which is strongly supportive of the project. Provided below is a list of organizations/churches we have met with and provided project information; we will continue to provide them with information as the project progresses.

### **Local Church Outreach**

- |   |  |
|---|--|
| • Buddhist Church of San Francisco            | • Interfaith Council                   |
| • Cathedral of Saint Mary                     | • Lutheran Social Services             |
| • Chinese Congressional Church                | • Providence Baptist Church            |
| • Church of Christ of LDS                     | • St. Anthony's Foundation             |
| • City Church SF                              | • SF Bay Area Rescue Mission           |
| • Congregation Emmanu-El                      | • SF Evangelical Free Church           |
| • Diocese of California, The Episcopal Church | • St. Boniface Church                  |
| • Faith Christian Center                      | • St. John of God                      |
| • First A.M.E. Zion Church                    | • St. John's Presbyterian              |
| • First Chinese Southern Baptist Church       | • St. Mark's Lutheran Church           |
| • First Unitarian Universalist                | • St. Mary the Virgin Episcopal Church |
| • Glad Tidings Church                         | • St. Patrick's Church                 |
| • Glide Memorial                              | • St. Vincent de Paul of SF            |
| • Hamilton Square Baptist Church              | • Urban Mission/True Hope Church       |

## 8.0 COMMUNITY MEETINGS

As required by the City of San Francisco, notification letters of the two community meetings held to date were mailed to all property owners and tenants within a 300-foot radius, 15 days prior to the selected meeting date. Additionally, notification letters were mailed to all individuals on the key contact mailing list maintained for the site and other key neighborhood contacts (see Figure 1 for radius list, Appendix A for mailing lists, and Appendix C for copies of notification letters). A summary of the two community meetings is provided below. The project team continues to follow-up with interested community members via U.S. Mail and phone/email updates, where appropriate. They will continue to receive notifications of any future public meetings.

### Community Meeting #1 – November 10, 2016

This was the first community meeting held at the Cova Hotel, a few blocks away from the proposed project site. Five community members attended.

David Murray and Ela Strong, Fifth Church of Christ, Scientist project sponsors introduced the project and the developer representative, Tyler Evje and Kwan Henmi project Architect Dan Moberly, provided specifics of the project. The project was well received, and a list of questions is provided below. Questions were addressed at the meeting.

### Questions and Comments

- Question #1 (Liz) - Does anyone on the development team/church live in the area?
- Comment (Liz) - My kitchen window looks directly onto the back of the church. The proposed building would impact my view, anyone that lives in the Balilla building, SROs, people who live across the street, and the O'Farrell towers will be caused a lot of distress.
- Question #2 (Liz) - Have you looked at the impact on sewers/water mains/electricity?
- Comment (Liz) - There are many older buildings all over the neighborhood including the Adagio Hotel, former Hotel California, and hotels down the street. When work is conducted on sewers, water mains and streets it impacts everybody in the neighborhood. Their power, water and electricity gets turned off. This happened every single week for at least three days.
- Question #3 (Liz) - Have you talked to any landlords of the buildings or anybody in the neighborhood as to how this project will impact them and their renters?
- Comment (Liz) - If it's going to take a long time to construct this project, we don't want a 13-story building going into our neighborhood. It is way too tall, not seismically safe and will impact people's view.
- Question #4 (Liz) - For those that will be impacted during construction, are you going to place a tent over the work? Are you going to implode it or just tear it down?



- Comment (Liz) - If you don't tent it and there's any lead-based paint or asbestos it's going to get in the air and affect people.
- Question #5 (Liz) - If people in the neighborhood get impacted from lead-based paint/asbestos, are you going to offer them restitution or rental spaces at the price that they are paying currently?
- Comment (Liz) - Instead of a 13-story building, how about turning the church into 1/3 of its size and include a community building at the same height of the existing building with a commercial kitchen where locals can learn healthy cooking, a small café where people can be trained in viable work ethics and skills, a learning center where free classes are held, community garden and playground where children are not exposed to preaching's of the church.
- Comment (Amos) - I was stunned when I saw the design and there was no type of component for a community center. I also don't feel that it requires millions of dollars and units to provide safety in the neighborhood. It's an agreement between all community members and property owners. I would like to propose that the church provide proper lighting and sidewalk is compliant. This would prevent many problems from occurring in the alley. The city has a program called the Pit Stop and Lava Mae if we petition as a community together they will provide restrooms and showers throughout the day. If we worked together we could start addressing issues now.
- Question #6 (Joanie) - How is it going to impact the parking lot space, views, noise levels, lighting, dust?
- Questions #7 (Joanie) - Will the parking lot remain there?
- Question #8 (Amos) - What impact will the project have on wildlife such as the red tail hawks and paragon falcons in the area?
- Comment (Amos) - I didn't see anything built into the design regarding a community center. You are going to displace Vets alley and all the stuff we do in the community and people we work with. I don't understand why we weren't initially contacted.
- Question #9 (Joanie) - When will the project begin?
- Question #10 (Amos) - What is Supervisor Jane's feedback on the project?
- Comment (Amos) - She just passed a law requiring 25% affordable housing, but I understand this project has been grandfathered into that.
- Question #11 (Amos) - Have you approached Supervisor Kim regarding affordable housing?
- Question #12 (Paul) - Will the underground parking entrance be in the alley or on O'Farrell Street?
- Question #13 (Joanie) - How much space will there be between the proposed development and the Balilla Apartments?

## Community Meeting #2 – March 22, 2017

The second community meeting for 450 O'Farrell went well and was attended by a handful of seniors, Balilla Apartment residents (565 Geary Street), Serrano Hotel representatives and Supervisor Jane Kim's legislative aide. We received good feedback, collected five letters of support and three comment cards which can be found in Appendix E.

Concerns expressed by Balilla residents revolved around construction noise, blockage of views and natural light, noise associated with trash collection and general air quality impacts. Additionally, there was a gentleman carrying a clipboard who clearly opposed the project.

Additional input was gathered after the meeting in one-on-one conversations. Supervisor Jane Kim's legislative aide suggested a construction mitigation fund to provide signs and sandwich boards to merchants whose businesses may be impacted during construction. She also stated to the concerned area residents that the Supervisor's office will not get involved unless there is a communication breakdown between the project team and area residents, and clearly the lines of communication are in place at this time. Residents of the Balilla apartments said they would contact the team to possibly arrange a meeting with their building tenants.

Lastly, a representative from the Serrano Hotel asked that a line of communication be kept open during construction and expressed that they are supportive but want to know they can come to us if issues, primarily impacts related to construction, arise. They noted that they have airline pilots that stay with them regularly and getting the required sleep to go back to work is important.

The following is a list of questions and comments we received. Questions were addressed in real-time by the team in the order received.

### Questions and Comments

- Comment: View point from Shannon alley would be over 80 ft.  
Response: We are not sure if they take the height limit off Shannon Alley, so this is something we can look into.
- Question: Do you have a conditional use permit?  
Response: This project does require a conditional use permit however we are not seeking a height exception within the conditional use permit which allows to build certain parts of the project beyond certain dimensions. There's very technical dimensions in the planning code about what you're allowed to build and we're proposing very common exceptions.
- Comment: When they replaced the Bellevue Hotel 15-20 years ago, they were demolishing on Sunday and it was very noisy. We went to the planning commission to get them to stop. They also put in a ventilating system that was above the city's noise allowance so nine tenants sued them to stop it and received money. I don't think this project is going to be a good deal for those of us that live here. It's already too crowded and noisy as it is.
- Question: In relation to vents, how can you ensure they won't be noisy?  
Response: We have not yet developed enough designs to know exactly where vents will be or how noisy they will get, but we plan on following all the relevant city codes to ensure that we are not exceeding noise levels in any way.
- Question: How can we trust you to follow the hours of construction?



Response: The city has strict working hour rules that are generally from 7am – 7pm, Monday through Friday. There are some exceptions on weekends for foundation pours. You can only pour concrete once for a foundation. I don't know what other developers are doing so I can't comment on whether some of them are breaking the rules or not, but we have a commitment of our own.

- Comment: I represent Serrano Hotel on Taylor, we have people sleeping so we are concerned about noise levels. We like the project and could be supportive of it as long as noise levels don't affect our hotel guests.  
Response: Usually one of the noisiest things that happens on a construction site is pile driving, however we will not be having any pile driving.
- Question: What's going to happen to other residential hotels in the area such as Pacific Bay Inn, I also heard about the Shalimar?  
Response: The Pacific Bay Inn will stay as that is not part of our property. Shalimar is a part of the project, so it would be demolished, and part of the project would be built there.
- Question: Are any tenants going to be displaced from the Shalimar?  
Response: We don't currently own the Shalimar building, so we are still learning about what's going on in the building. We understand the sensitivity to any residents that could be on site.
- Question: Are there windows in the back of the old church façade building?  
Response: Yes, there will be a courtyard. We will bring rendering of the back to the next meeting.
- Comment: We live in the back of the Balilla which faces the back of your building. We are going to lose all our light, be 20 ft. from your building, two years of construction, anybody living in Balilla is going to be profoundly affected. There's no way I could support a project like this. Additionally, the church talks about how important it is for them to remain in the neighborhood but if you want a Christian Science reading room you can just walk to Polk Street. It seems like the church is a failed project as it is for the community.
- Question: Where is the trash going to be collected?  
Response: The trash management plan has not been developed yet but dumpsters will be serviced multiple times a week.
- Question: The air quality is already poor in the area and it was my understanding that we couldn't build a whole lot. Did you somehow get around that?  
Response: We have not heard of a restriction of that type before, but we can look into that.
- Question: How did you determine there would be 16 BMR units and will it be subject to change, it seems lower than the 25% requirement?  
Response: The 25% requirement was passed last year. There are provisions in the law that allow projects that have already been in the works for many years to be below that but above where they started to find a middle compromise.
- Question: Do you anticipate blocking any lanes on O'Farrell Street?  
Response: It's possible, but we will try to minimize the extent to which we block sidewalks or streets. We are going to try to utilize just-in-time delivery for construction sourcing where materials don't arrive until the day they are needed so we don't have to store anything on sidewalks or streets.
- Question: What is the unit mix?  
Response: The unit mix is diverse and will include studios, one, two and possibly three bedrooms.
- Question: How many parking spots are designated for the building?  
Response: We have 41 spaces, but we are continuing to determine the exact number of spaces.

- Question: What is the planned square footage for retail space and what type of tenant are you looking for?  
Response: 6,200 square feet total between two – three different spaces. We'd like to do something neighborhood serving with the retail spaces.
- Question: Would you consider volunteering a later start hour for construction time?  
Response: We will look into that, however the hours quoted before are standard and set by the City.

### **Community Meeting #3 – April 26, 2018**

The project team presented a third community meeting held at the SF Downtown Senior Center. Fourteen members of the public attended including SF Fire Department, Union Square Hilton, local land owners and residents. The attendees were largely in support of the project.

The following is a list of questions asked that were addressed in real-time by the team.

#### **Questions**

- What were the make-up of units and monthly rental rates?
- Where will CS Church relocate to during construction?
- What type of security before/after project?
- How has working in the area and with the City of SF been, do you support the Pit Stop concept (mobile toilet/dog waste disposal/needle disposal)?

## **9.0 OUTREACH SUMMARY**

The project team has performed a wide variety of outreach activities and will continue to work with the community to solicit and respond to input. We will continue to provide project updates as the project progresses and inform community members of the Planning Commission hearing tentatively scheduled for June 28, 2018. We will also provide communications throughout construction, so neighbors are aware of upcoming activities and implement appropriate mitigation measures. 450 O'Farrell Partners, LLC anticipates construction will begin in 2019.

## **10.0 FURTHER OUTREACH**

Presented below is a list of area property owners and tenants, community and faith-based organizations, and other interested stakeholders that the project team has committed to providing ongoing outreach to as the project progresses.



Apartment Buildings	
Unnamed Apartments	585 Geary St.
Unnamed Apartments	415 Jones St.
Unnamed Apartments	424 Jones St.
Abbey	450 Jones St.
Hereford Court	555 Jones St.
Unnamed Apartments	513 O'Farrell St.
The Beverley Apartments	515 O'Farrell St.
Unnamed Apartments	525 O'Farrell St.
Atherstone Apartments	545 O'Farrell St.
The Hamilton Building	631 O'Farrell St.
SROs	
Riviera Hotel	420 Jones St.
Aldrich	439 Jones St.
Pacific Bay Inn	520 Jones St.
Pierre Hotel	540 Jones St.
Nazareth Hotel	556 Jones St.
GEDC Family Housing	125 Mason St.
Mason St. Studios	149 Mason St.
Gateway Inn	438 O'Farrell St.
Winton Hotel	445 O'Farrell St.
O'Farrell Towers	477 O'Farrell St.
The Crosby Hotel	516 O'Farrell St.
Sonny Hotel	579 O'Farrell St.

### Hotels/Tourism

- Jasper Restaurant
- Union Square Improvement Business District
- San Francisco Tourism Bureau

### Community Organizations

- Roger and Maite Huand, City Impact Founders and Directors
- Michael Nulty, Alliance for a Better D6
- Hastings College
- Sam Dennison, MSMC Chair and member organizations

### Local Churches

The project team has established a key relationship with the San Francisco Interfaith Council which is strongly supportive of the project along with other local churches, we will continue to provide them with updates and work with the individuals those listed below.

- Theon L. Johnson - Glide Reverends

- Michael Pappas, Interfaith Council Executive Director
- Individual Interfaith Council Church members

### **MSMC Good Neighbor Agreement**

As part of our outreach efforts, the project team will continue to work with MSMC to prepare and agree upon a Good Neighbor Agreement which will address MSMC's six requirements: 1) Engagement with MSMC 2) Engagement with the neighbors affected by the proposed project 3) Neighborhood employment goals 4) Inclusionary Housing 5) Commercial space meets community needs 6) Good Neighbor Agreement. We understand the role that MSMC, and their member organizations hold in the Tenderloin and the importance of their work. It is our intention to finalize a good neighbor agreement with MSMC in the near term.



## 11.0 PROJECT SUPPORT LETTERS

To date, seventy-eight (78) verifiable letters of support, with physical addresses and/or other contact information, have been received. See list below for details.

450 O'Farrell - Letter of Support List			
Contact Name, Info	Organization	Title or Function	Purpose/Inquiry and Outcome/Resolution
<b>Business Support</b>			
Ismail Aitali; 295 Eddy St. 415-757-0926	Casbah Market	Manager	Signed LOS
Owner, 511 Jones St. 925-570-9553	Chutney	See LOS	Signed LOS
669 Geary St. 415-474-2126	City Super Market	See LOS	Signed LOS
Wally Herzallah; 345 Eddy St.	Dollar & Cents	Manager	Signed LOS
Hector Chan; 491 O'Farrell St.; 415-872-9231	El Rincon Yucateco	Manager	Signed LOS
Bora Peang; 399 Eddy St.	Empire Market	TBD	Spoke with Bora; Signed LOS
Waleed Mashal; 498 O'Farrell St.; 415-932-6987	Express Market	Manager	Signed LOS
Orla O'Malley Daly; 415.474.7432; irishcastle@sbcglobal.net; 537 Geary St.	Irish Castle Shop	Owner	Signed LOS; Only concern is another Irish business in developed storefronts.
Kristen Leonardini; 415 Taylor St.	Napa Valley Winery Exchange	Staff	Signed LOS
Deepak Ri Sharma; 405 O'Farrell St.	O'Farrell Liquor Store		Signed LOS
Owner, 604 Geary St. 415-474-0359	Salama Halal Meat Butcher Shop	See LOS	Signed LOS
Owner 689 Geary St	Star Market	See LOS	Signed LOS
Ahmed Malbarak; 402 Ellis St.	Starlight Market	Owner	Signed LOS
Paul Robertson; 517 O'Farrell St. 415-529-1415	The TL Café and Laundromat	Owner	Signed LOS
Alejandra Perez; 335 Jones St; 415-674-1769	Un Cafecito	Owner	Signed LOS
Gyeonghua Yun; 398 Ellis St.	Young Ellis Market	Owner	Signed LOS
<b>Church Support</b>			

Ronald Kobata; 1881 Pine St.	Buddhist Church of SF	Resident Minister	Signed LOS
Arturo Albano; 1111 Gough St.	Cathedral of Saint Mary	Father	Signed LOS
Rita R. Semel; 2 Lake St.	Congregation Emanuel-el		Signed LOS
Rev. Dr. Christopher L. Zacharias; 2159 Golden Gate Ave	First A.M.E. Zion Church	Pastor	Signed LOS
Gladys Salra; 67 Manzanita Ave; gladysalta@gmail.com	First Church Boston		Signed LOS
Kerry E. Parker; 1187 Franklin St.	First Unitarian Universalist Church & Center	Center Facilities Director	Signed LOS
Barry Brown; 308A 3 <sup>rd</sup> Street, Sausalito, CA 94965; <a href="mailto:BARRYDEBROWN@comcast.net">BARRYDEBROWN@comcast.net</a> ; 415-516-418	First Church of Christ Scientist		Signed LOS
Michael G. Pappas; 130 Fisher Loop; (415) 474-1321; mgpappas@sfinterfaithcouncil.org	Interfaith Council	Executive Director	Signed LOS
Nancy L. Nielsen; 191 Golden Gate Ave.	Lutheran Social Services	Deputy Director	Signed LOS
G.L Hodge; 1601 McKinnon Ave.	Providence Baptist Church		Signed LOS
Franklin Fong; 133 Golden Gate Ave.	St. Boniface Church		Signed LOS
Cathe Cornellio; 1290 5th Ave.	St. John of God		Signed LOS
John S. Anders; 25 Lake St.	St. John's Presbyterian		Signed LOS
Jane Borg; 1111 O'Farrell St.	St. Mark's Lutheran Church	Staff	Signed LOS
Anna Z. Sylvester; 2325 Union St.	St. Mary the Virgin Episcopal Church		Signed LOS
Martha Arbouex; 2320 Green St.	St. Vincent de Paul of SF		Signed LOS
Carolyn Hazel Scott; 950 Gilman Ave.	Urban Missions/True Hope Church		Signed LOS
<b>Organizations</b>			
Robert T. Phillips; rtp1844@gmail.com	Nonprofit Learning Institute	Director	Signed LOS
Del Seymour	The Gubbio Project	Director	Signed LOS
Del Seymour	Coder Tenderloin	Founder	Signed LOS



Victoria Westbrook; 144 Taylor St. Victoriawestbrook1@gmail.com 510-717-1733	Code Tenderloin	Director	Signed LOS
David Gruber; 540 O'Farrell St. dgruber@ggprop.com; 415-661-7222	Gruber & Gruber	Managing Member	Signed LOS
Richard Chapman; 445 O'Farrell St; Jo188@live.com; 415-573-2942	RBC Chapman	CEO	Signed LOS
Jack Gruber; 1233 4 <sup>th</sup> Ave; jgruber@ggprop.com	Gruber & Gruber	Property and Investment Manager	Signed LOS
Nico Nagel; 95 Brady Street, (415) 541-9001; nico@sfhac.org	San Francisco Housing Action Coalition	Development Associate	Project Review Report Card
<b>Individual Support</b>			
Kathy Holly; 255 Red Rock Way; (415) 269-8699		Resident	Signed LOS
William Campbell; 2675 Pacific Ave.; (415) 922-5312		Resident	Signed LOS
Emma T. White; 151 Beaumont Ave.; emwhite45@yahoo.com		Resident	Signed LOS
Margaret Pears; 30 Quickstep Ln #3		Resident	Signed LOS
Monica Chinchilla; 324 Connecticut St.; monichinchilla@gmail.com		Resident	Signed LOS
David Andridle; 840 California St. #34; (832) 350-0530; davidandridle1982@gmail.com		Resident	Signed LOS
Linda Krauskopf; 312 Richland Ave.		Resident	Signed LOS
Robert T. Phillips; 1730 O'Farrell St.; rtp1844@gmail.com	SFIC	Representative	Signed LOS
Daniel Kohanski; 230 Grattan St. #35F		Resident	Signed LOS
John Dellar; 1923 Pierce St.		Resident	Signed LOS
Harold J. Gonzales; 737 Post St. #435; (415) 500-1437; harold_gonzales@hotmail.com		Resident	Signed LOS
Adris Breslauer; 2111 Hyde St.; abreslau@pacbell.com		Resident	Signed LOS
Bradley Wiedmaier; Bradley_Wiedmaier@yahoo.com		Resident	Signed LOS

Deborah James; (415) 685-6875; djntspirit@hotmail.com		Resident	Signed LOS
Ernest G. Lira; 935 Geary St., #305; (415) 760-2940		Resident	Signed LOS
Kwai Ying Seeto; 477 O'Farrell St., #1201		Resident	Signed LOS
Joseph Brown; 445 O'Farrell St.		Resident	Signed LOS
Xiu Lian Zhu; 477 O'Farrell St., #991		Resident	Signed LOS
Lina Kwan; 477 O'Farrell St., #208		Resident	Signed LOS
Dwight Washaborgh; 445 Wawona St. #333; dwight46@gmail.com		Resident	Signed LOS
Luke Stewart; 754 Post St. #504; (415) 218-0755 lukewho@gmail.com		Resident	Signed LOS
Tom Cacciotti; 631 O'Farrell St. #1704; tcatch58@gmail.com		Resident	Signed LOS
Ellen Macdonald; escmacdonald@gmail.com		Resident	Signed LOS
Steven M. Sass		Resident	Signed LOS
Rachel McClintick; 2568 Nordell Ave, Castro Valley, CA 94546; <a href="mailto:rachelannamcclintick@gmail.com">rachelannamcclintick@gmail.com</a>		Christian Science Nurse	Signed LOS
Mark A. McClintick; 2568 Nordell Ave, Castro Valley, CA 94546; <a href="mailto:Mark.a.mcclintick@gmail.com">Mark.a.mcclintick@gmail.com</a>		Christian Science Nurse	Signed LOS
Mary Ann Cahill; 445 Wawona Street, #305, S.F. CA. 94116; (415) 342-4963; maryann- maryann@att.net		Arden Wood Resident/Church Member	Signed LOS
Marilyn Riniker; P.O. Box 832, marincamp@aol.com		Resident	Signed LOS
Laurel Howard Mason; 5452 Dalrymple Crescent, N.W. Calgary, Alberta, Canada T3A 1R3		Former Church Member	Signed LOS
Stephan Quincy Reese 415.574.1088		Resident	Signed LOS
Berk Korustan; 790 Sanchez St. Apt 3, San Francisco, CA 94114		Resident	Signed LOS
Connor Sweetland; 3478 Scott Street, San Francisco, CA 94123		Resident	Signed LOS



Rae Lloyd-Lever; 1190 Mission St., Apt #2118, San Francisco, CA 94103		Resident	Signed LOS
Amanda Marinac; 3825 Scott Street Apt. 303, San Francisco CA 94123		Resident	Signed LOS
Jeffrey Scott Breudecheck		Resident	Signed LOS
Carl N. Vanos; 1604A Grove Street San Francisco, CA 94117		Resident	Signed LOS
<b>Hotel Support</b>			
Michael Pace; 495 Geary St.	Clift Hotel	Area General Manager	Signed LOS
Chuck Custer	Crosby Hotel	Owner	Signed LOS

## 12.0 PRIOR OUTREACH

In 2014/2015, a separate outreach effort was conducted to promote project understanding and support. Signatures gathered in support of the project are provided in Appendix I.

## FIGURES

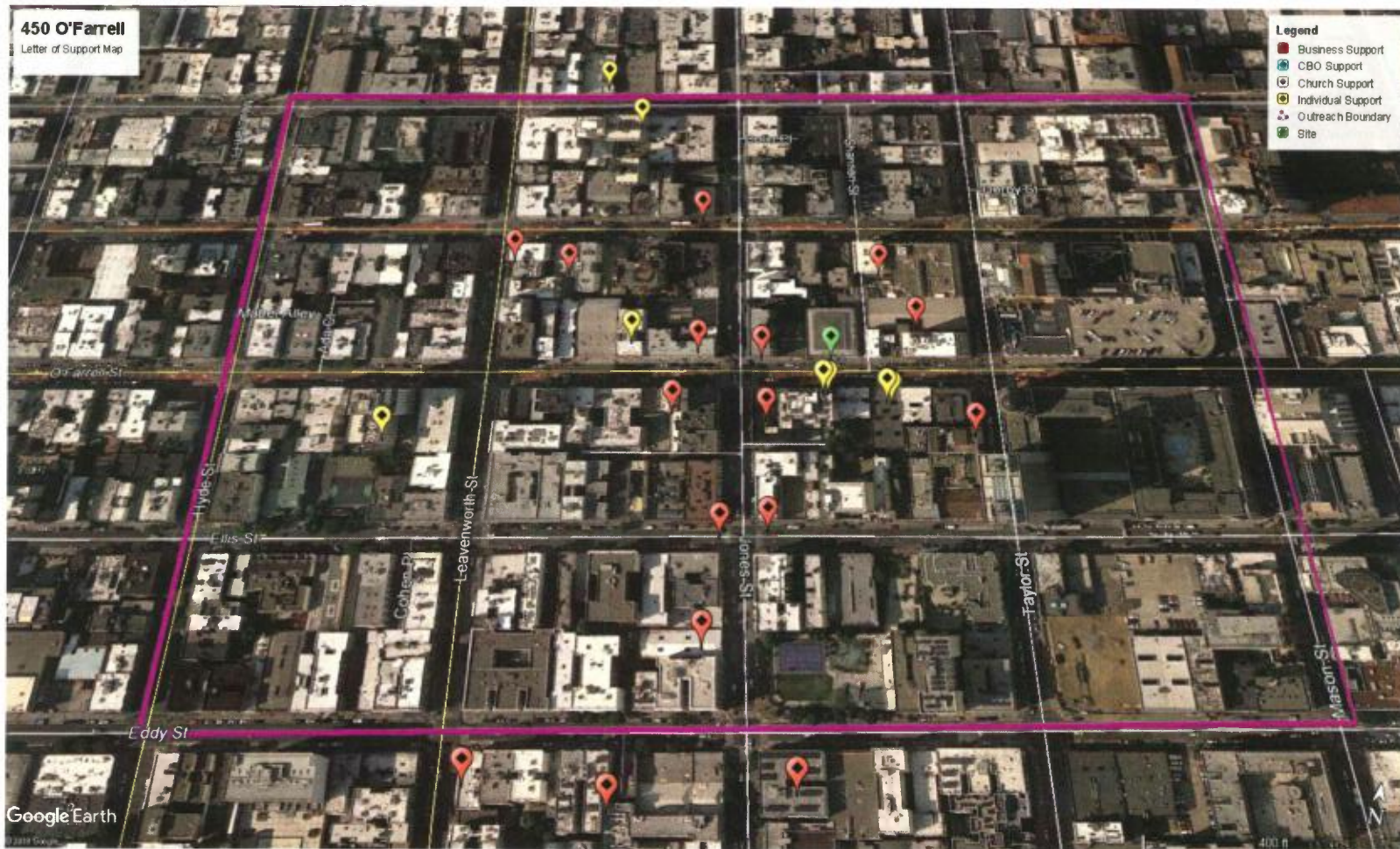


Figure 1 – Mailing Radius Map



Figure 2 - Outreach Boundary/Letter of Support Maps

Map 1 – Support within outreach boundary





Map 2 – Overall project support



## APPENDICES



## Appendix A – Contact/Mailing Lists

Thompson   Dorfman - 450 O'Farrell - KEY PROJECT STAKEHOLDERS									
COMPANY/OFFICE	LAST NAME	FIRST NAME	TITLE	ADDRESS	CITY	STATE	ZIP	PHONE	EMAIL
<b>FIFTH CHURCH OF CHRIST, SCIENTIST</b>									
Fifth Church of Christ, Scientist	Murray	David						510-332-6281	david.murray08@gmail.com
Fifth Church of Christ, Scientist	Strong	Ela						510-579-4179	ela@elastrong.com
Fifth Church of Christ, Scientist	Tuttle	Patricia						415-469-0343	lodestar2424@gmail.com
Church Liaison	Richard	Hannum							richard.hannum@gmail.com
<b>CITY &amp; COUNTY OF SAN FRANCISCO</b>									
San Francisco City & County	Farrell	Mark	Acting Mayor	1 Dr. Carlton B. Goodlett Place, Room 200	San Francisco	CA	94102	415-554-6601	Mark.Farrell@sfgov.org
San Francisco City & County	Kelly	Naomi M.	City Administrator	1 Dr. Carlton B. Goodlett Place, Room 362	San Francisco	CA	94102	415-554-4851	cityadministrator@sfgov.org
San Francisco City & County	Kim	Jane	BOS, District 6	1 Dr. Carlton B. Goodlett Place, Room 244	San Francisco	CA	94102	415-554-7970	jane.kim@sfgov.org
San Francisco City & County	Lopez	Barbara	BOS, District 6	1 Dr. Carlton B. Goodlett Place, Room 244	San Francisco	CA	94102		Barbara.Lopez@sfgov.org

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San Francisco City & County	Hillis	Rich	Planning Dept. Commission President	1650 Mission St., Suite 400	San Francisco	CA	94103	415-202-0436	richhillissf@yahoo.com
San Francisco City & County	Richards	Dennis	Planning Dept. Commission VP	1650 Mission St., Suite 400	San Francisco	CA	94103		dennis.richards@sfgov.org
San Francisco City & County	Fong	Rodney	Planning Dept. Commissioner	1650 Mission St., Suite 400	San Francisco	CA	94103	415-202-0436	planning@rodneymfong.com
San Francisco City & County	Johnson	Christine D.	Planning Dept. Commissioner	1650 Mission St., Suite 400	San Francisco	CA	94103		christine.d.johnson@sfgov.org
San Francisco City & County	Koppel	Joel	Planning Dept. Commissioner	1650 Mission St., Suite 400	San Francisco	CA	94103		joel.koppel@sfgov.org
San Francisco City & County	Melgar	Myrna	Planning Dept. Commissioner	1650 Mission St., Suite 400	San Francisco	CA	94103		myrna.melgar@sfgov.org
San Francisco City & County	Moore	Katherine	Planning Dept. Commissioner	1650 Mission St., Suite 400	San Francisco	CA	94103		kathrin.moore@sfgov.org
San Francisco City & County	Rahaim	John	Planning Dept. Director of Planning	1650 Mission St., Suite 400	San Francisco	CA	94103	415-558-6411	
San Francisco City & County	Sanchez	Scott	Planning Dept. Zoning Administrator	1650 Mission St., Suite 400	San Francisco	CA	94103	415-558-6809	
San Francisco City & County	Ionin	Jonas P.	Planning Dept. Commission Secretary	1650 Mission St., Suite 400	San Francisco	CA	94103	415-558-6415	Commissions.Secretary@sfgov.org
San Francisco City & County	Cohen	Amy	Neighborhood Program Development Director		San Francisco	CA		415-554-6649	amy.b.cohen@sfgov.org
San Francisco City & County Fire Department	Baxter	Jonathan	Public Information Officer	698 Second St.	San Francisco	CA	94107	(415) 660-0545	jonathan.baxter@sfgov.org
SFMTA	Bellino	Tom	Associate Planner, Sustainable Streets					415-701-2459	Tom.Bellino@sfmta.com
SFMTA	Hunter	Mari						415-701-5667	Mari.Hunter@sfmta.com
Tenderloin Fire Station	Cordero	Kenneth	Fire Captain					415-558-3203	kenneth.cordero@sfgov.org
Tenderloin Police Station	Fabbri	Carl	Police Captain	301 Eddy St.	San Francisco	CA	94102	415-345-7300	SFPDTenderloinStation@sfgov.org
<b>NON-GOVERNMENTAL ORGANIZATIONS</b>									
African American Chamber of Commerce	Jordan	Frederick E.	President and Board Chairman	1006 Webster St.	San Francisco	CA	94115	415-749-6400	
Alliance for Better D6/Tenderloin Futures Collaborative	Nulty	Michael		301 Eddy St.	San Francisco	CA	94102	415-820-1560	sf_district6@yahoo.com
Alliance for Better D6/Tenderloin Futures Collaborative	Phillips	Marvis J.		230 Eddy St. #1206	San Francisco	CA	94102	415-674-1435	
Anastasi Law Firm	Anastasi, Esq.	Pascal		565 Geary St.	San Francisco	CA	94102	831-475-0771	pascal@anastasiesq.com
BARF	Trauss	Sonja		1540 Market St.	San Francisco	CA	94102		sonja.trauss@gmail.com
Bay Area Women's/Children Center	Wilson	Midge	Executive Director	318 Leavenworth St.	San Francisco	CA	94102	415-474-2400	wilsonmma@aol.com
Bike Coalition	Wiedenmeier	Brian	Executive Director	1720 Market St.	San Francisco	CA	94102	415-431-2453	brian@sfbike.org
Central City SRO Collaborative	Tekkey	Pratibha	Director of Community Organizing	48 Turk St.	San Francisco	CA	94102	415-775-7110 ext. 103	pratibha@thclinic.org
Church Development Consulting	Singh Mehta	Raeven	Church consultant/Evangelist/Interested Stakeholder					415-416-8762	bluemoongirl888@gmail.com
Code Tenderloin	Seymour	Del	Founder	144 Taylor St.	San Francisco	CA	94102	415-574-1641	tlwalkingtours@gmail.com
Community Housing Partnership				20 Jones St.	San Francisco	CA	94102	415-852-5300	info@chp-sf.org
Compass Children's Center				144 Leavenworth St.	San Francisco	CA	94102	415-776-4010	
Cova Hotel; Larkin Street Merchants Association	Sin	Simon	Cova Hotel	655 Ellis St.	San Francisco	CA	94109	415-771-3000	simon@covahotel.com
Delivering Innovation in Supportive Housing (DISH)	Pellegrini	Jason	Director of Facilities	123 10th St. 2nd Floor	San Francisco	CA		415-776-3474 ext. 123	JasonPellegrini@dishsf.org
Episcopal Community Services/The Crosby Hotel	Stokes	Beth	Executive Director	165 8th St.	San Francisco	CA	94103	415-487-3300	bstokes@ecs-sf.org
Episcopal Community Services/The Crosby Hotel	Pocock	Liz	Director of Housing Development and Asset Management	165 8th St.	San Francisco	CA	94103	415-487-3300	lpocock@ecs-sf.org
Episcopal Community Services/The Crosby Hotel	Lehman	Sarah	Director of Development	165 8th St.	San Francisco	CA	94103	415-487-3300 x1241	slehman@ecs-sf.org
Episcopal Community Services/The Crosby Hotel	Kamps-Hughes	Nathan	Program Manager of Housing Opportunities Program	165 8th St.	San Francisco	CA	94103	415-487-3300 x2021	
Extranomical Tours	Prickett	Brad	Tour Operations Manager	928 Harrison St.	San Francisco	CA	94107	415-357-1055	brad@extranomical.com
Grant & Smith, LLP	Singh	Abhey	Accountant	333 Hegenberger Rd., Ste. 325	Oakland	CA	94621	510-566-1517	abhey78@gmail.com
Hanson Bridgett LLC	Gladstone	Brett	Partner	425 Market St.	San Francisco	CA	94105	415-995-5065	bgladstone@hansonbridgett.com
Hospitality House	Henry	Troy	Director of Programs	290 Turk St.	San Francisco	CA	94102	415-749-2132	thenry@hospitalityhouse.org
Hotel Council	Carroll	Kevin	Executive Director	323 Geary St. #405	San Francisco	CA	94102	415-391-5197	kcarroll@hotelcouncilsf.org
Housing Action Coalition	David	Todd	Executive Director	95 Brady St.	San Francisco	CA	94103	415-541-9001	todd@sfnac.org
Housing Action Coalition	Poole	Rob	Development and Communications Manager	95 Brady St.	San Francisco	CA	94103	415-373-8879	rob@sfnac.org
Kelly Cullen Community Center	Suskind	Jane	Project Administrator	220 Golden Gate Ave.	San Francisco	CA	94102	415-776-2151	
Larkin Street Business & Property Owner Association	Riordan	Mike	Board member	245 Market St.	San Francisco	CA	94105	415-973-6201	m3rd@pge.com, contact@sflsa.org
Raphael House	Payton	Ralph	Executive Director	1065 Sutter St.	San Francisco	CA	94109	415-474-4621	rpayton@raphaelhouse.org
RBC Galleries	Chapman	Richard	Artist					415-573-2942	iq188@live.com
Senior Center	Booth	Crystal	Program Coordinator	477 O'Farrell St.	San Francisco	CA	94102	415-923-4490	cbooth@ncphs.org
Senior Center	Horst	Sue	Director	890 Beach St.	San Francisco	CA	94109	415-775-2562	shorst@ncphs.org



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SF Interfaith Council	Pappas	Michael	Executive Director					415-474-1321	mgpappas@sinterfaithcouncil.org
SF Interfaith Council	Hodge	G.L.	Board member/Vice Chair	P.O. Box 880742	San Francisco	CA	94188	415-572-6596	ghodge6982@aol.com
SF Veterans Art Guild	Gregory Lee	Amos						415-937-3965	veteransalley@gmail.com
SF YIMBY	Clark	Laura			San Francisco	CA		415-489-0197	laura@growsanfrancisco.org
Southeast Asian Community Center	Nguyen	Phillip	Executive Director	875 O'Farrell St.	San Francisco	CA	94109	415-885-2743	seaccphillip@yahoo.com
SPUR	Kies	Alyssa	Executive Assistant and Board Liaison	654 Mission St.	San Francisco	CA	94105	415-644-4286	akies@spur.org
Stamen Design	Eric	Rodenbeck	CEO & Creative Director	2017 Mission St., Ste. 300	San Francisco	CA	94110	415-558-1610	erode@stamen.com
Tenderloin Community Benefit District	Gibson	Steve	Interim Director		San Francisco	CA	94102	562-243-3389	steve@urbanplaceconsulting.com
Tenderloin Community School	Shattner	Anastasia	Principal	627 Turk St.	San Francisco	CA	94102	415-749-3567	shattnera@sfusd.edu
Tenderloin Economic Development Project	Bean	Helen	Senior Advisor	25 Taylor St.	San Francisco	CA	94102	415-273-9274	TEDP@NOMNIC.ORG
Tenderloin Health Services	Hudson	Michelle	VP of Development	330 Ellis St. 6th Fl	San Francisco	CA	94102	415-674-6140	
Tenderloin Housing Clinic	Shaw	Randy	Executive Director	126 Hyde St.	San Francisco	CA	94102	415-885-3286	randy@thdclinic.org
Tenderloin Neighborhood Development Corporation	Falk	Don		201 Eddy St.	San Francisco	CA	94102	415-776-2151	
Tenderloin Recreation Center	O'Connor	Tom	Park Section Supervisor	570 Ellis St.	San Francisco	CA	94109	415-834-9943	tom.o'connor@sfgov.org
The Gubbio Project	Slatterly	Laura	Executive Director	133 Golden Gate	San Francisco	CA	94102	415-861-5848	
Union Square Business Improvement District	Imbault	Claude	Director of Strategic Initiatives	323 Geary Street, Suite 203	San Francisco	CA	94102	415-781-7880	claud@unionsquarebid.com
Vietnamese Youth Development Center	Young	Judy	Executive Director	166 Eddy St.	San Francisco	CA	94102	415-794-2065	judyyoung@vydc.org
<b>MSMC Steering Committee</b>									
De Marillac Academy	Anderer	Michael	Vice President for Mission Advancement	175 Golden Gate Ave.	San Francisco	CA	94102	415-552-5220 ext. 301	michael_anderer@demarillac.org
Faithful Fools Street Ministry	Dennison	Sam	Community Advocate and Director of the Institute for Street Level Learning	234 Hyde St.	San Francisco	CA	94102	612-810-3592	sam.dennison.01@gmail.com
Hospitality House	Wilson	Joe	Executive Director	290 Turk St.	San Francisco	CA	94102	415-749-2100	jwilson@hospitalityhouse.org
Hospitality House	Click	Windy	Community Building Program Manager	290 Turk St.	San Francisco	CA	94102	415-749-2100	wclick@hospitalityhouse.org
Larkin Street Youth Services	Frost	Karen	Chief Financial Officer	134 Golden Gate Ave.	San Francisco	CA	94102	415-673-0911 ext. 312	kfrost@larkinstreetyouth.org
Tenderloin Neighborhood Development Corporation	Goldman	Alexandra	Senior Community Organizing & Planning Manager	201 Eddy St.	San Francisco	CA	94102	415-358-3920	agoldman@tndc.org
<b>Property Owners</b>									
Balilla Apartments	Galliani	Bob	Adjacent Property Owner	565 Geary St.	San Francisco	CA	94102		enzolini@earthlink.net
Balilla Apartments	Anastasi, Esq.	Pascal	Lawyer						pascal@anastasiesq.com
Gateway Inn	Patel	Rocky	Adjacent Property Owner	438 O'Farrell St.	San Francisco	CA	94102	415-509-8069	rockypatel@comcast.net
Pacific Bay Inn	Sparks	Adam	Adjacent Property Owner	520 Jones St.	San Francisco	CA	94102		asparks@pacificbayinvestments.com
Pierre Hotel	Patel	Varsha	Property Owner	540 Jones St.	San Francisco	CA	94102		varsha.patel@att.net
Winton Hotel	Ehmer	Richard	Adjacent Property Owner	445 O'Farrell St.	San Francisco	CA	94102		rehmer@ehmergroup.com
<b>RESIDENTIAL/HOTELS</b>									
Aldrich				439 Jones St.	San Francisco	CA	94102	415-885-6604	
Alise Hotel	Muzunze	Fungai	General Manager	580 Geary St.	San Francisco	CA	94102	415-441-2700	tasffd@thealise.com
Balilla Apartments	McGuire	Liz	Resident	565 Geary St.	San Francisco	CA	94102		liztom@att.net
Benjamin Arms Apartments				424 Ellis St.	San Francisco	CA	94102	415-776-2922	
Clift Hotel	Calvert	Patricia	Director of Rooms	495 Geary St.	San Francisco	CA	94102	415-929-2335	patricia.calvert@sbe.com
Crosby Hotel	Custer	Chuck	Owner						
Crosby Hotel	Ullom	Kristin	Support Services Manager	516 O'Farrell St.	San Francisco	CA	94102	415-487-3300, x 2511	
Citizens' Advisory Committee of the San Francisco County Transportation Authority	Weidmaier	Bradley	Resident						Bradley_wiedmaier@yahoo.com
Hamilton HOA	Neal	James						765-412-9351	JamesAustinNeal@outlook.com
								646-235-6017 c	
Hilton Union Square	Tresh	Jason	Hotel Manager	333 O'Farrell St.	San Francisco	CA	94102	415-202-7037 d	Jason.Tresh@hilton.com
Hilton Union Square/Parc 55	Licata	Jo	Community Projects Manager	333 O'Farrell St.	San Francisco	CA	94102	415-509-7553	jo.licata@hilton.com
Hotel Adagio	Pope	Adelaide	Front Office Manager	550 Geary St.	San Francisco	CA	94102	415-354-2617	apope@hoteladagiosf.com

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Layne Hotel				545 Jones St.	San Francisco	CA	94102	855-811-2342	
Nazareth Hotel				556 Jones St.	San Francisco	CA	94102	415-771-2006	
Riviera Hotel				420 Jones St.	San Francisco	CA	94102	415-776-5764	
Serrano Hotel Union Square	Malmquist	Ben	General Manager	405 Taylor St.	San Francisco	CA	94102	415-351-7602	
Sonny				579 O'Farrell St.	San Francisco	CA	94102	415-441-9636	
Sweden House Hotel				570 O'Farrell St.	San Francisco	CA	94102	415-345-9331	
The Marker	Duverge	Benjamin	General Manager	501 Geary St.	San Francisco	CA	94102	415-316-3022	bduverge@jdvhoteis.com
Vantaggio Suites				835 Turk St.	San Francisco	CA	94102	415-922-0111	
Warwick Hotel	Betz	Kris	General Manager	490 Geary St.	San Francisco	CA	94102	415-345-2319	kbetz@warwickhotels.com
<b>CHURCHES</b>									
Board of Trustee of the Glide Foundation	Williams	Reverend Cecil	Co-founder and Minister of Liberation	330 Ellis St.	San Francisco	CA	94102	415-674-6000	info@glide.org
Cathedral of Saint Mary	Arturo	Albano	Father	1111 Gough St.	San Francisco	CA	94109	415-567-2020	
Chinese Congressional Church	Sebastian	Ong	Senior Pastor	21 Walter U. Lum Place	San Francisco	CA	94108	415-986-2578	sebastianong@hotmail.com
Church Of Jesus Christ Of LDS				1900 Pacific Ave	San Francisco	CA	94109	415-474-6290	
City Church of San Francisco	Rev. Fred	Harrell	Reverend Pastor	1388 Sutter St Suite 412	San Francisco	CA	94109	415-346-6994	pastors_admin@citychurchsf.org
Diocese of California, The Episcopal Church	Marc	Andrus	Bishop of California	1055 Taylor Street	San Francisco	CA	94108	415.673.5015	info@diocal.org
Faith Christian Center	Pastor Don	Moncha	Senior Pastor	1438 Pine St	San Francisco	CA	94109	415-829-2646	
First Chinese Southern Baptist Church				1255 Hyde St	San Francisco	CA	94109	415-775-4288	info@fcsbc.org
Friends of Creation Spirituality	Dennis	Edwards	Executive Assistant to Matthew Fox	455 Hyde St.	San Francisco	CA	94109	510-835-0655	33dennis@sbcglobal.net
Glad Tidings Church	Tim and Katie	Gavigan	Associate Pastors	1280 Webster St	San Francisco	CA	94115	415-346-1111	tim@gtsf.org
Glide Memorial	Rita	Shimmin							
Glide Memorial	Williams	Jay	Reverend, Lead Pastor	330 Ellis St	San Francisco	CA	94102	415-674-6091	
Glide Memorial	Theon L.	Johnson	Reverend; Associate Pastor	330 Ellis St	San Francisco	CA	94102	415-674-6092	tjohnson@glide.org
Glide Memorial	Ben	Lintschinger	Advocacy Manager					415-674-6080	blintschinger@glide.org
Golden Gate Fijian Anti-LGBT Assemblies				535 Eddy St	San Francisco	CA	94109	415-776-7520	
Journey Church				1290 Sutter St	San Francisco	CA	94109	415-504-7260	
San Francisco Bay Area Rescue Mission				136 Turk St.	San Francisco	CA	94102	415-441-1628	
San Francisco Evangelical Free Church				756 Union Street	San Francisco	CA	94133	415-391-0699	sfefc.eng@gmail.com
San Francisco Rescue Mission	Christian	Huang	Executive Director	230 Jones St	San Francisco	CA	94102	415-292-1770	
SF Gospel Mission				221 6th St	San Francisco	CA	94103	415-495-7366	
St. Anthony's	Lewis	Tracy	Director of Operations	150 Golden Gate Ave.	San Francisco	CA	94102	415-241-2600	info@stanthonysf.org
St. Mark's Lutheran Church	Elizabeth	Ekdale	Reverend	1111 O'Farrell St	San Francisco	CA	94109	415-928-7770	
St. Patrick's Church	Roberto	Andrey	Reverend	Office: 1031 Franklin Street	San Francisco	CA	94103	415-421-3730	andrey.roberto@sarch.org
Youth With a Mission (YWAM SF)				756 Mission St	San Francisco	CA	94102	415-885-6543	info@ywamsanfrancisco.org
<b>BUSINESSES</b>									
Napa Valley Winery Exchange	Leonardini	Kristen	Owner	415 Taylor St.	San Francisco	CA	94102		kristen@nvwe.com
Shalimar Restaurant	Azhar Ikram	Mohammad	CEO						hammadje@aol.com
Shalimar Restaurant		Abhey	Representative	100 Clay St Suite 1015	Oakland	CA	94612	510-566-1517	abhey@grantandsmithcpa.com
Shalimar Restaurant	Singh	Ravinder	Representative	100 Clay St Suite 1015	Oakland	CA	94612	510-290-9896	ravi@grantandsmithcpa.com
Spine Relief Center	Denny	Dr. Lonna R.	Owner	569 Geary St., Suite 202	San Francisco	CA	94102	415-775-9100	lonnadenny@sbcglobal.net
<b>INTERESTED COMMUNITY MEMBERS</b>									
Resident	Lira	Ernest	Resident	935 Geary St #305	San Francisco	CA		415-760-2940	
Resident	Brown	Joseph	Resident	445 O'Farrell St	San Francisco	CA		415-499-2433	



## Neighborhood group mailing list

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Angelica	Cabande	Organizational Director	South of Market Community Action Network (SOMCAN)	1110 Howard Street	San Francisco	CA	94103		0 acabande@somcan.org	South of Market
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125	San Francisco	CA	94103	415-431-4210	poders.org	Excelsior, Mission, South of Market
Carolyn	Diamond	Executive Director	Market Street Association	870 Market Street, Suite 456	San Francisco	CA	94102	415-362-2500	msadv@pacbell.net	South of Market
Corinne	Woods		Mission Creek Harbor Association	300 Channel Street, Box 10	San Francisco	CA	94158	415-902-7635	corinnewoods@cs.com	Potrero Hill, South of Market
Alexandra	Goldman	Community Planner	Tenderloin Neighborhood Development Corporation - CO Department	215 Taylor Street	San Francisco	CA	94102	415-358-3920	agoldman@tndc.org	Downtown/Civic Center, South of Market
Eric	Lopez	President	SoMaBend Neighborhood Association	P.O. Box 410805	San Francisco	CA	94141	415-669-0916	somabend.na@gmail.com	Downtown/Civic Center, Mission, South of Market
Ethan	Hough	Secretary	One Ecker Owners Association	16 Jessie Street Unit 301	San Francisco	CA	94105	415-847-3169	ethanhough@gmail.com	Financial District, South of Market
Gerald	Wolf	President	Hallam Street Homeowners Association	1 Brush Place	San Francisco	CA	94103	415-626-6650	wolfgk@earthlink.net	South of Market
Ian	Lewis		HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102			Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
Jane	Kim	Supervisor, District 6	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Ro	San Francisco	CA	94102-46	415-554-7970	jane.kim@sfgov.org; April.veneracion@sfgov.org; Sunny.Angulo@sfgov.org; Ivy.Lee@sfgov.org	Downtown/Civic Center, North Beach, South of Market, Treasure Island/YBI
Janet	Carpinelli	Board President	Dogpatch Neighborhood Association	934 Minnesola Street	San Francisco	CA	94107	415-282-5516	jc@carpinelli.com	Potrero Hill, South of Market
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenderson@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition Mission, South of Market
Jaime	Whitaker	Administrator	SOMA Leadership Council	201 Harrison Street Apt. 229	San Francisco	CA	94105	415-935-5810	somajournal@yahoo.com	
Katy	Liddell	President	South Beach/Rincon/ Mission Bay Neighborhood Association	403 Main Street #813	San Francisco	CA	94105	415-412-2207	cliddell@me.com	South of Market
Kaye	Giffin	Director	LMNOP Neighbors	1047 Minna Street	San Francisco	CA	94103	415-724-1953	lmnop@yak.net	South of Market
Keith	Goldstein		Potrero-Dogpatch Merchants Association	800 Kansas Street	San Francisco	CA	94107		keith@everestsf.com	Mission, Potrero Hill, South of Market
Laura	Magnani		American Friends Service Committee	65 Ninth Street	San Francisco	CA	94103	415-565-0201	sloffice@afsc.org	South of Market
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6	230 Eddy Street #1206	San Francisco	CA	94102-65	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
Patsy	Tito	Executive Director	Samoan Development Centre	2055 Sunnydale Avenue #100	San Francisco	CA	94134-2611			Bayview, South of Market
Reed	Bement	President	Rincon Hill Residents Association	75 Folsom Street #1800	San Francisco	CA	94105	415-882-7871	rbement@sbcglobal.net	South of Market
Rodney	Minott	Chair	Potrero Hill Neighbors/Save the Hill	1206 Mariposa Street	San Francisco	CA	94107	415-553-5969	rodminott@hotmail.com	Potrero Hill, South of Market
Sonja	Kos	Community Advocate	TODCO Impact Group	230 Fourth Street	San Francisco	CA	94103	415-426-6819	sonja@todco.org	South of Market
Ted	Olsson	Chair	TJPA CAC	30 Sharon Street	San Francisco	CA	94114-1709	415-407-0094	olssonted@yahoo.com	Financial District, South of Market
Tiffany	Bohee	Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Flo	San Francisco	CA	94103		tiffany.bohee@sfgov.org; mike.grisso@sfgov.org; courtney.pash@sfgov.org	Bayview, Downtown /Civic Center, South of Market, Visitacion Valley
J.R.	Eppler	President	Potrero Boosters Neighborhood Association	1459 - 18th Street, Suite 133	San Francisco	CA	94107	650-704-7775	president@potreroboosters.org	Mission, Potrero Hill, South of Market
York	Loo		York Realty	243A Shipley Street	San Francisco	CA	94107-1010	415-751-8602	yorkloo@gmail.com	South of Market
Dyan	Ruiz	Co-Founder	People Power Media	366 10th Ave	San Francisco	CA	94118	415-657-6010	dyan.ruiz@hotmail.com	Inner Richmond, Mission, Outer Richmond, South of Market
Cathy	Maupin	Executive Director	Yerba Buena Community Benefit District	5 Third St., Suite 914	San Francisco	CA	94103		cmaupin@ybcdb.org	South of Market

Appendix B – Fact Sheet

## Fifth Church of Christ, Scientist

### PROPOSED NEW CHURCH FACILITY AND MIXED-USE DEVELOPMENT 450 O'Farrell Street

For almost 100 years, Fifth Church of Christ, Scientist has been an active presence in the Tenderloin. To continue our activities in the neighborhood, we are working with local developer Thompson I Dorfman to design and rebuild our church facility. The project, which also includes new housing, is designed to meet the needs of the community.



*Above is a rendering of the new church and reading room*

#### HOW IS THE SITE CURRENTLY USED?

We own the 450 O'Farrell Street property and offer Christian Science Sunday morning services and Wednesday evening testimony meetings. The current structure, built in another age, does not fit with our concept of church today. We urgently require a new church facility that expresses our faith and enables us to fulfill our healing mission of bringing hope, comfort, compassion, and peace to the individual and the community.

#### WHAT IS BEING PROPOSED FOR THE SITE?

We are proposing a new mixed-use building that will include our new church facility, with a new sanctuary, Sunday School, and Christian Science Reading Room. The 13-story mixed-use building on the site will include new housing, retail, and underground parking.

#### WILL THE CHURCH OWN OR MANAGE THE HOUSING, LOCALLY-SERVING RETAIL, OR PARKING?

No. In exchange for excess land, which will be used for the new housing, retail, and parking, the developer will provide a new turnkey church and Christian Science Reading Room.



### WHO IS THE DEVELOPER?

Thompson | Dorfman Partners LLC – a well-respected local developer with over 30 years of experience creating high-quality in-fill housing developments throughout the Bay Area – is the developer for the project.

### HOW WOULD THE COMMUNITY BENEFIT FROM THE PROJECT?

We are committed to working with the community to create a development that fits with the neighborhood and becomes a place for all to enjoy. Benefits of the project include:

- Continuation of Christian Science Sunday services and Wednesday testimony meetings in the neighborhood
- 176 units of new high-quality transit-friendly housing, addressing a local need and promoting a greater sense of community
- 28 of the units are below-market-rate housing, addressing on-site affordability goals
- Integration of the artisan stained-glass windows and overhead oculus, bronze doors, and pipe organ, in the new church facility
- Preservation of the existing church façade and portico as a neighborhood public space
- Locally-serving retail for the needs of the immediate neighborhood
- New sidewalks, trees, and plants to add vitality and greenery to the area
- New Christian Science Reading Room open to the public for prayer and study during the week, located at street level, inviting greater community interface and participation.
- Reinvigoration of the area

The project has been carefully designed according to law and legal precedent. The project gives the opportunity for the church to continue its healing mission in the Tenderloin, actively addressing spiritual needs in the community.

### WHAT ARE THE NEXT STEPS?

For the past two-and-a-half years, our congregation, in cooperation with Thompson | Dorfman, has met with a variety of community members and local organizations to gather input and gain support. The project is expected to be approved by the San Francisco Planning Commission in summer 2018, with construction beginning in mid-2019. We will continue to keep the community informed before and during construction.

### WHERE CAN I FIND MORE INFORMATION?

If you would like more information on the project, please visit our website at [www.FifthChurchofChristScientistsSF.com](http://www.FifthChurchofChristScientistsSF.com). To schedule an in-person meeting or briefing for your organization, please contact Tracy Craig at (510) 334-4866 or [tracy@craig-communications.com](mailto:tracy@craig-communications.com).

## Appendix C – Community Meeting Letters

### Community Meeting #1 Notification

**THOMPSON | DORFMAN**  
URBAN RESIDENTIAL DEVELOPMENT



October 24, 2016

Dear Neighbor:

You are invited to a public meeting to discuss a development project currently proposed at 450 O'Farrell Street. As the project sponsor, we would like to update you about the project's current status and provide an opportunity for you to ask questions and express any concerns.

The project will consist of the following components:

- 176 residential units (within zoning)
- Below market rate (BMR) units provided on-site
- Retail and commercial spaces
- New Fifth Church of Christ, Scientist facilities, including a public reading room
- 13 stories high (within zoning)
- 130' tall building (within height limit)
- Underground parking and transit friendly options
- New sidewalks, lighting and trees to invigorate and improve safety in the area
- Restored historic church façade

The public meeting will be held at the Cova Hotel, see details below:

- Location: Cova Hotel's Epic Banquet Room [Eighth Floor], 655 Ellis Street, San Francisco
- Date: Thursday, November 10, 2016
- Time: 5:30 to 7:00 p.m.
- Light refreshments will be provided

Additional information about the project can be found at the Fifth Church of Christ, Scientist's webpage:  
<http://www.fifthchurchofchristsscientistsf.com/mission/>.

We look forward to seeing you.

Kind regards,

Thompson | Dorfman Urban Residential Development  
Fifth Church of Christ, Scientist



Community Meeting #2 Notification

**THOMPSON | DORFMAN**  
URBAN RESIDENTIAL DEVELOPMENT



February 28, 2017

Dear Neighbor:

You are invited to a public meeting to discuss a development project being proposed at 450 O'Farrell Street in San Francisco. As the project sponsor, we would like to update you on the project's current status and provide an opportunity for you to ask questions.

As a reminder, the project will consist of the following components:

- 176 residential units (within zoning)
- 13 stories (within zoning), 130 feet high (within height limit)
- Below market rate (BMR) units provided on-site
- Retail and commercial spaces
- New Fifth Church of Christ, Scientist facilities, including a public reading room
- Underground car/bicycle parking and transit friendly options
- New sidewalks, lighting and trees to invigorate and improve safety in the area
- Restored historic church façade

Please see below for detailed meeting information:

- Location: Senior Center - Dining Room, 481 O'Farrell Street, San Francisco
- Date: Wednesday, March 22, 2017
- Time: 6:00 – 7:00 p.m.
- Light refreshments will be provided

Additional information about the project can be found at the Fifth Church of Christ, Scientist's webpage:  
<http://www.fifthchurchofchristscientistsf.com/mission/>.

We look forward to seeing you.

Kind regards,

Thompson | Dorfman Urban Residential Development  
Fifth Church of Christ, Scientist

Community Meeting #3 Notification

**THOMPSON | DORFMAN**  
URBAN RESIDENTIAL DEVELOPMENT



April 9, 2018

Dear Neighbor:

You are invited to a third public meeting to discuss a development project being proposed at 450 O'Farrell Street in San Francisco. As the project sponsors, we would like to update you on the project's status and provide an opportunity to ask questions.

As a reminder, the project will consist of the following components:

- 176 residential units (within zoning)
- 13 stories (within zoning), 130 feet high (within height limit)
- Below market rate (BMR) units provided on-site
- Retail and commercial spaces
- New Fifth Church of Christ, Scientist facilities, including a Christian Science reading room
- Underground car/bicycle parking and transit friendly options
- New sidewalks, lighting and trees to invigorate and improve safety in the area
- Restored historic church façade

Please see below for detailed meeting information:

- Location: Senior Center - Dining Room, 481 O'Farrell Street, San Francisco
- Date: Thursday, April 26, 2018
- Time: 6:00 – 7:00 p.m.
- Light refreshments will be provided

Additional information about the project can be found at the Fifth Church of Christ, Scientist's webpage:  
<http://www.fifthchurchofchristscientistsf.com/mission/#>

We look forward to seeing you.

Kind regards,

Thompson | Dorfman Urban Residential Development  
Fifth Church of Christ, Scientist



## Appendix D – Contact Log

450 O'Farrell - External Communications Log 2016-2018						
Date	Organization	Contact Name, title	Title or Function	Team Contact Person	Outbound/Inbound	Purpose/Inquiry and Outcome/Resolution
10/5/16	Adely's Hair Salon	Marsha (no last name given), 531 Geary St., #15-#40, 4751	Employee	Evelyn Soto	In-person	Left fact sheet/contact info, will share information with owner.
2/20/17	Aldrich Hotel	Nick	Employee	Evelyn Soto/Mari Craig	In-person	Provided fact sheet to Nick, who will pass information onto owner.
10/2/17	Alpe Hotel	Nathan	Employee	Evelyn Soto/Mari Craig	In-person	Provided fact sheet to employee Nathan, who will share with management.
10/26/16	Alliance for Better D6	Marvin Phillips, 888-674-1935	N/A	Nicole Hankton	Inbound	Called the office and said he hasn't received the environmental/geotechnical report for 450 O'Farrell. He'd like someone to drop it off at the front desk at 230 Eddy St in an envelope with his name on it.
12/21/17	Alliance for Better D6	Michael Nulty, cf_district6@yahoo.com; 415-820-1560	Executive Director	Tracy Craig	Inbound	Michael emailed to ask when the project is going to the planning commission and if the consultant is meeting on April 23 instead.
4/12/17	Alliance for Better D6	Michael Nulty, cf_district6@yahoo.com; 415-820-1560	Executive Director	Tracy Craig	Inbound	Michael emailed Tracy a list of questions for the Tenant Associations Coalition of San Francisco regarding the 450 O'Farrell presentation.
4/12/17	Alliance for Better D6	Michael Nulty, cf_district6@yahoo.com; 415-820-1560	Executive Director	Tracy Craig	Outbound	Michael emailed Tracy to let her know that he appreciated her assistance in the meeting. The Alliance for a Better District 6 commended her for the extra help she provided making their meeting a success, and it is community partners like her that build trust.
12/13/16	Alliance Fair Harbor D6	Michael Nulty, cf_district6@yahoo.com; 415-820-1560	Executive Director	Isabella Rocio/Tracy Craig	In-person	Briefing of Alliance for Better D-6 at their monthly meeting. The presentation was well received by the community and they appreciated the outreach. Marvin Phillips requested that we provide him with full and geotechnical report.
4/20/17	Alliance Fair Harbor D6	Michael Nulty, cf_district6@yahoo.com; 415-820-1560	Executive Director	Tracy Craig/Tyler Eyle	In-person	Tracy and Tyler met with the Alliance for a Better D6 to provide a second presentation and answer questions from the coalition.
9/30/16	Alliance for Better D6	Michael Nulty, cf_district6@yahoo.com; 415-820-1560	Executive Director	Ontario Smith	Outbound	Left voicemail requesting a call back.
10/6/16	Alliance for Better D6	Michael Nulty, cf_district6@yahoo.com; 415-820-1560	Executive Director	Tracy Craig	Outbound	Filed call regarding project.
10/26/16	Alliance for Better D6	Marvin Phillips, 415-674-1935	N/A	Tracy Craig	Outbound	Tracy emailed Marvin to let him know that the EIR is not public and we will provide to him when public. We have asked client about geotech report and will let him know outcome.
1/22/17	Alliance for Better D6	Michael Nulty, cf_district6@yahoo.com; 415-820-1560	Executive Director	Tracy Craig	Outbound	Tracy emailed to offer a follow up meeting to provide project update in March.
12/16/17	Alliance for Better D6	Michael Nulty, cf_district6@yahoo.com; 415-820-1560	Executive Director	Tracy Craig	Outbound	Tracy informed Michael that we do not have a scheduled date with the planning commission but anticipate it will occur this summer. She also confirmed the project presentation for April 11 at 6:00pm.
4/12/17	Alliance for Better D6	Michael Nulty, cf_district6@yahoo.com; 415-820-1560	Executive Director	Tracy Craig	Outbound	Tracy emailed to thank Michael for allowing her to present and provided follow-up items.
1/6/18	Alliance for Better D6	Michael Nulty, cf_district6@yahoo.com; 415-820-1560	Executive Director	Evelyn Soto	Outbound	Emailed regarding scheduling a meeting update on project.
12/6/16	Amigos Market	SOC Bldg St.	Cashier	Evelyn Soto	In-person	Left fact sheet, owner not available.
12/5/16	Amigos Market	353 Eddy St., 415-232-2322	Cashier	Evelyn Soto	In-person	Left fact sheet, owner unavailable.
1/13/18	Ballia Apartments	Bob Galliani, enzolin@earthlink.net	Adjacent Property Owner	Tyler Eyle	Outbound	Bob sent Tyler his availability and informed him that Bill is no longer with his company. Tyler will coordinate better to meet and get back to him.
1/24/18	Ballia Apartments	Bob Galliani, enzolin@earthlink.net; Pascal Anastas	Adjacent Property Owner, Lawyer	Tyler Eyle	In-person	Met with Bob Galliani managing member of the property and his lawyer, Pascal Anastas. Provided a general update and talked about construction issues. He did not state any explicit opposition. Tyler will be establishing an open line of communications to discuss construction.
9/19/16	Ballia Apartments	Bill Romano	Adjacent Property Owner	Tyler Eyle	Outbound	Tyler introduced himself and informed Bill that his colleague Stephanie Hill had previously talked to him about this project. He requested an in-person meeting for next week to provide project update and answer any questions he might have. Waiting to hear back.
10/13/16	Ballia Apartments	Pascal Anastas, 831-475-0771, pascal@anastaslesq.com	Adjacent Property Owner	Tyler Eyle	Outbound	Informed them it was good to learn about their presence in the city and their families' history with their property and in the surrounding neighborhood. We have noted their concerns and will think about them as we proceed with the City and the larger community.
11/11/16	Ballia Apartments	Liz McGuire	Resident	Tracy Craig	Outbound	Called and left a voicemail requesting a call back.
11/24/16	Ballia Apartments	Liz McGuire	Resident	Tracy Craig	Outbound	Called and left a voicemail requesting a call back.
11/17/16	Ballia Apartments	Liz McGuire	Resident	Tracy Craig	Outbound	Emailed/texted regarding a site walk. Liz returned Tracy's call and spoke with her for an hour.
1/20/17	Ballia Apartments	Liz McGuire	Resident	Tracy Craig	Outbound	Tracy left a voicemail for Liz inviting her to the public meeting on 3/22 and also informed her she wouldn't be able to attend but she should contact her if she has any questions.
1/11/18	Ballia Apartments	Bill Romano, williamromano@gmail.com; Bob Galliani, enzolin@earthlink.net; Pascal Anastas, 831-475-0771, pascal@anastaslesq.com	Adjacent Property Owner	Tyler Eyle	Outbound	Tyler emailed regarding scheduling a meeting to provide a project update.
1/22/18	Ballia Apartments	Bob Galliani, enzolin@earthlink.net	Adjacent Property Owner	Tyler Eyle	Outbound	Tyler emailed to let him know that the team can meet on 3/24 at 3pm, meeting confirmed.
10/5/16	Batzenburg Market	Para (no last name given), 349 Eddy St.	Cashier	Evelyn Soto	In-person	Left fact sheet, owner unavailable.
9/28/16	Bay Area Women's Children's Center	Midge Wilson, 415-474-2400, wilsonmma@aol.com	Executive Director	Evelyn Soto	Inbound	Midge informed Evelyn that she has passed on project fact sheet/LOS to 100 groups in the Tenderloin. Unfortunately they cannot endorse the project at this time but she will continue to spread the word.
9/23/16	Bay Area Women's Children's Center	Midge Wilson, 415-474-2400, wilsonmma@aol.com	Executive Director	Evelyn Soto	Outbound	Spoke to Sally who is not typically in the office but recommended emailing a project fact sheet to Midge Wilson. Emailed fact sheet.
1/6/16	Bel Ciel Market	Tamara, 516 Geary St.	Clerk	Nicole Hankton	In-person	Left fact sheet and LOS, owner of store unavailable.
10/3/17	Benjamin Arms Apartments	Marcus	Employee	Evelyn Soto/Mari Craig	In-person	Provided fact sheet to Marcus, who will share with owner and supervisor.
10/6/16	Ben Hou Café	463 Eddy St., 415-771-5393	Barista	Nicole Hankton	In-person	Left fact sheet and LOS for owner.
10/6/16	Btu Cleaners	Koko (no last name given), 840 Leavenworth St.	Employee	Evelyn Soto	In-person	Left fact sheet, owner not available.
9/25/16	Board of Trustees of the Glide Foundation	Williams (no last name)	Co-founder and Minister of Liberation	Nicole Hankton	Outbound	Left message with Pastors Assistant Carley Howard, and sent project information via email.
11/3/16	Board of Trustees of the Glide Foundation	Curley Howard	Co-founder and Minister of Liberation	Nicole Hankton	Outbound	Emailed Curley to follow up on email from 9/25 & emailed invitation to community meeting.
10/4/16	Boedden Park	Mike Young	N/A	Evelyn Soto	In-person	Left message with front desk requesting a call to discuss use project and use of space for a community meeting.
10/6/16	Cam Tho Vietnamese Sandwiches	#11 Eddy St., 415-374-1144	Unknown	Nicole Hankton	In-person	Left fact sheet, owner unavailable.
10/5/16	Casbah Market	235 Eddy St., 415-757-0826	Manager	Evelyn Soto	In-person	Signed letter of support.
9/29/16	Cathedral of Saint Mary	Marino	Parish	Nicole Hankton	In-person	Letter of support from Father Marino Williams on 9/29.
10/4/16	Cathedral of Saint Mary	Marino Albano	Parish	Evelyn Soto/Nicole Hankton	In-person	Signed letter of support.
4/12/18	CCSRO Land Use Committee	Unday Muthaly, undav@thelink.org, (415) 775-7110	Community Organizer	Tyler Eyle/Tracy Craig	In-person	Met with CCSRO land use committee and went through their requests, sent them Mitigation Measure and Reporting Program Agreement.
11/6/17	Central City SRO	Rob Scharf, rob@thelink.org, (510) 629-6803	Community Organizer	Evelyn Soto	Inbound	Rob informed Evelyn that the next tenant meeting is on 1/25 at 11am. Roughly 30 residents from various SROs attend these meetings along with CCSRO and THC. He shared that developers typically present at these meetings therefore he will be checking to see whether they have room for our team and will contact Evelyn after his vacation, week of 1/16.

450 O'Farrell Street, San Francisco  
Outreach Report

1/18/17	Central City SRO	Rio Scharf: rio@thclinc.org (510) 629-0603	Community Organizer	Evelyn Soto	Inbound	Rio emailed to follow up on conversation from 1/5/17. We will be discussing possible meeting dates.
1/22/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103	Director of Community Organizing	Tracy	Inbound	Pratibha emailed to provide her availability.
1/23/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103	Director of Community Organizing	Tracy	Inbound	Pratibha emailed to let Tracy know that herself and colleague Lindsay can meet the week of February 5th.
3/28/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tyler Eyje	Inbound	Lindsay thanked the team for presenting to the Pierre Hotel residents and asked if the team can meet again with the land use committee on April 24. Also informed Tracy that the Winton Hotel residents are interested in learning about the project at the end of April.
4/12/18	Central City SRO	Lindsay Mulcahy: 415-775-7110;lindsay@thclinc.org	Community Organizer	Tyler Eyje/Tracy Craig	Inbound	Lindsay emailed Tracy and Tyler about availability for an April 25 presentation for the residents of the Winton Hotel.
3/16/18	Central City SRO	Lindsay Mulcahy: 415-775-7110;lindsay@thclinc.org	Community Organizer	Tyler Eyje	Inbound	Tyler and Lindsay had a catch-up call about CCSROC and TDP.
2/28/18	Central City SRO	Lindsay Mulcahy: 415-775-7110;lindsay@thclinc.org	Community Organizer	Tyler Eyje/Tracy Craig	Inbound	Lindsay emailed that the Pierre Hotel project briefing will take place in the lobby of the Pierre Hotel.
2/12/18	Central City SRO	Lindsay Mulcahy: 415-775-7110;lindsay@thclinc.org	Community Organizer	Tyler Eyje/Tracy Craig	Inbound	Lindsay emailed thanking Tracy, Tyler and David for sharing project plans with her. She will be collecting questions and sharing them via email.
2/15/18	Central City SRO	Lindsay Mulcahy: 415-775-7110;lindsay@thclinc.org	Community Organizer	Tyler Eyje/Tracy Craig	Inbound	Lindsay emailed that the meeting will include 8 people and that they would like a Power Point presentation and handouts and asked who would be attending from the team.
4/27/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tracy Craig/Tyler Eyje	Inbound	Lindsay responded to Tracy that she will have the capital improvement estimates for everything except ADA accessibility to her and Tyler by Monday. By the end of the week she will come language around community serving businesses, potential uses for the church space, and possible numbers for Macaulay Park.
5/2/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tyler Eyje	Inbound	Lindsay sent Tracy and Tyler that she was still email waiting for the wif estimate and that she had other funding has come in for the carpets, so that's off the list. She attached the estimate for the Pierre front desk remodel. Lindsay noted that she was hoping for wif and park numbers by the end of the week, am talking with our support services about money for community building activities, and have made progress with ADA compliant entrances at both buildings.
5/4/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tyler Eyje/Tracy Craig	Inbound	Lindsay emailed Tyler and Tracy the estimate for the wif and included language on neighborhood-serving businesses and the good neighbor agreement. She will share more re: specific uses of the church space, but broadly speaking it would be local nonprofits organizations (potentially filtered through or in partnership with the Tenderloin Community Development Corporation) for social and activities that promote community engagement.
5/15/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tyler Eyje/Tracy Craig	Inbound	Lindsay emailed Tracy and Tyler with an update on Macaulay Park and the costs for a Pierre computer and also asked to set up a time to invite them back to a Land Use Committee meeting.
5/22/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tyler Eyje/Tracy Craig	Inbound	Lindsay followed up with an email about a time to meet.
5/29/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tyler Eyje/Tracy Craig	Inbound	Lindsay emailed Tracy and Tyler some dates: 12th or the 18th of June at 11am
6/5/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tyler Eyje/Tracy Craig	Inbound	Lindsay emailed Tracy and Tyler the updated proposal and said that the contractor will have an estimate about the Winton doors.
6/18/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tyler Eyje/Tracy Craig	Inbound	Lindsay responded to Tyler's email and added updated proposal with more specific language and asked to get clarification about the height of the 323 Jones parcel. On the project plans from earlier this year it looked to be seven stories, but I know more recently you told us it would be three or four stories. Has a final decision been made?
6/12/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tyler Eyje/Tracy Craig	Inbound	Lindsay emailed with the latest proposal and estimates for the lobby renovations and noted that when they get the mitigation agreement she can make adjustments to the document. She asked for language for retail owners about community outreach and hiring practices that would be great. The committee is firm that two units for MOI is not enough. She also said she would connect Tyler, to David Warren at Brilliant Corners who has been working with Trinity, Veritas, and other property owners to reserve units for tenants in the MOI program.
6/11/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tyler Eyje/Tracy Craig	Inbound	Lindsay emailed that she received the estimate for the Winton entrance and charlitt and forwarded the information.
1/18/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103	Director of Community Organizing	Tracy/Tyler	In-person	Project team members Bruce, Tyler, Suzanne, and Ontario met with Randy Shaw and Pratibha Teskey/Central City SRO Collaborative to discuss the project. Randy stated he is supportive of the project and that it should not be too controversial and was curious on Jane Kim's interest in the project. Randy questioned why MSMC was involved given that their focus is on Market Street and this project is not near it.
2/13/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tracy Craig/Tyler Eyje	In-person	Tracy will work with Pratibha to set up a briefing for the Pierre and Winton Hotel and the team will also brief Randy one more time, and ask for supporters to come to hearing, prior to IC hearing.
6/11/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Shukunell	Outbound	Met to discuss outreach specific to the Tenderloin and coordinate a project briefing at the Winton Hotel.
6/12/18	Central City SRO	Lindsay Mulcahy: lindsay@thclinc.org (415) 775-7110	Community Organizer	Tyler Eyje/Tracy Craig	Outbound	Tyler responded via email to Lindsay that the building height will be three stories and attached a packet of images to illustrate the issue.
1/5/17	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103	Director of Community Organizing	Evelyn Soto	Outbound	Tyler emailed Lindsay the Mitigation Measure and Reporting Program Agreement.
1/18/17	Central City SRO	Rio Scharf: rio@thclinc.org (510) 629-0603	Community Organizer	Evelyn Soto	Outbound	Spoke to Pratibha. She informed Evelyn that she is aware of the project and is interested in having the developer present to them. She transferred Evelyn to community organizer Rio Scharf at CCSROC, to set up a meeting date. Evelyn left a voicemail.
1/19/17	Central City SRO	Rio Scharf: rio@thclinc.org (510) 629-0603	Community Organizer	Evelyn Soto	Outbound	Evelyn spoke to Rio about scheduling a meeting and let him know she would be checking in with the project team to determine possible dates. Will confirm with him by cob. 1/19.
1/19/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103	Director of Community Organizing	Tracy	Outbound	Evelyn called/emailed Rio to let him know that Ontario Smith will be contacting Randy Shaw to schedule initial meeting. Following the initial meeting, Evelyn will reach out to Rio to discuss the possibility of presenting at a CCSROC tenant meeting.
1/23/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103	Director of Community Organizing	Tracy	Outbound	Tracy emailed regarding scheduling a meeting to discuss Winton/Pierre Hotel, and provided her availability.
1/23/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103	Director of Community Organizing	Tracy	Outbound	Email to suggest new meeting dates.
1/23/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103	Director of Community Organizing	Tracy	Outbound	Tracy emailed to let Pratibha know the team cannot meet on Feb 5th and suggested meeting on 2/13 or 2/15.
1/25/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103	Director of Community Organizing	Tracy	Outbound	Tracy confirmed meeting with Pratibha and Lindsay Mulcahy, Community Organizer for CCSROC, works closely with Pratibha. Meeting is scheduled for 2/13.
2/13/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Community Organizer	Evelyn Soto	Outbound	Email to schedule meeting with land use committee; confirmed meeting for 2/20.
3/26/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tracy Craig	Outbound	Tracy emailed to remind them that they will be presenting at the Pierre Hotel tomorrow.
3/28/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tracy Craig	Outbound	Tracy emailed to let them know that the project team can meet with the Pierre Hotel residents again prior to going to the Planning Commission (estimated early summer 2018) and are available anytime to answer questions or meet individually. She also let them know that they can meet with the Land Use Committee on April 24th and can present to the Winton Hotel clients/tenants and asked Lindsay to send a couple dates/times that work.
3/25/18	Central City SRO	Lindsay Mulcahy: 415-775-7110;lindsay@thclinc.org	Community Organizer	Tyler Eyje/Tracy Craig	Outbound	Lindsay accepted a meeting with THC/Thompson Dorfman to discuss 450 OF project.
6/9/18	Central City SRO	Lindsay Mulcahy: 415-775-7110;lindsay@thclinc.org	Community Organizer	Tyler Eyje/Tracy Craig	Outbound	Lindsay emailed Tracy that she would review the presentation and noted that the MOI was not in operation when the projects were being negotiated.
4/27/18	Central City SRO	Lindsay Mulcahy: 415-775-7110;lindsay@thclinc.org	Community Organizer	Tyler Eyje/Tracy Craig	Outbound	Lindsay emailed that she will have capital improvement estimates for everything except ADA accessibility to TC and TE by Monday.
4/19/18	Central City SRO	Lindsay Mulcahy: 415-775-7110;lindsay@thclinc.org	Community Organizer	Tyler Eyje/Tracy Craig	Outbound	Phone call with Lindsay and TC to provide project updates.
4/18/18	Central City SRO	Lindsay Mulcahy: 415-775-7110;lindsay@thclinc.org	Community Organizer	Tyler Eyje/Tracy Craig	Outbound	Meeting request was sent and accepted for an update phone call between Lindsay and Tracy.
4/27/18	Central City SRO	Pratibha Teskey: pratibha@thclinc.org (415) 775-7110 ext. 103; Lindsay Mulcahy	Director of Community Organizing; Community Organizer	Tracy Craig/Tyler Eyje	Outbound	Tracy emailed Lindsay and Pratibha thanking them and the Land Use Committee for their time. She sent a copy of the presentation and asked for the following information: • Information on costs for capital improvements: installation of wif, and upgrades to Macaulay Park • A list of possible community uses/meetings for the church to consider with regard to using a portion of the church as a community meeting space.



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4/27/18	Central City SRO	Pratibha Tekley, pratibha@thclinc.org; (415) 775-7110 ext. 103, Lindsay Mulcahy	Director of Community Organizing, Community Organizer	Tyler Eyre	Outbound	Tyler sent Lindsay and Pratibha the signed mitigation measure agreement
5/2/18	Central City SRO	Pratibha Tekley, pratibha@thclinc.org; (415) 775-7110 ext. 103, Lindsay Mulcahy	Director of Community Organizing, Community Organizer	Tyler Eyre	Outbound	Tyler thanked Lindsay for the update via email
5/15/18	Central City SRO	Pratibha Tekley, pratibha@thclinc.org; (415) 775-7110 ext. 103, Lindsay Mulcahy	Director of Community Organizing, Community Organizer	Tracy Craig	Outbound	Tracy responded to Lindsay and expressed that she would get in touch shortly after chatting with Tyler
5/25/18	Central City SRO	Pratibha Tekley, pratibha@thclinc.org; (415) 775-7110 ext. 103, Lindsay Mulcahy	Director of Community Organizing, Community Organizer	Tyler Eyre/Tracy Craig	Outbound	Tracy responded to Lindsay asking if she had any dates in early to mid-June
5/25/18	Central City SRO	Pratibha Tekley, pratibha@thclinc.org; (415) 775-7110 ext. 103, Lindsay Mulcahy	Director of Community Organizing, Community Organizer	Tyler Eyre/Tracy Craig	Outbound	Tracy responded to Lindsay asking if she had any dates in early to mid-June
6/3/18	Central City SRO	Pratibha Tekley, pratibha@thclinc.org; (415) 775-7110 ext. 103, Lindsay Mulcahy	Director of Community Organizing, Community Organizer	Tyler Eyre	Outbound	Tyler responded via email that he has not heard back from the Church but asked to book the 12th for a meeting at 11am
6/4/18	Central City SRO	Pratibha Tekley, pratibha@thclinc.org; (415) 775-7110 ext. 103, Lindsay Mulcahy	Director of Community Organizing, Community Organizer	Tyler Eyre	Outbound	Tyler emailed asking if that day and time works for everyone and if they should send a calendar invite
6/6/18	Central City SRO	Pratibha Tekley, pratibha@thclinc.org; (415) 775-7110 ext. 103, Lindsay Mulcahy	Director of Community Organizing, Community Organizer	Tyler Eyre/Tracy Craig	Outbound	Tyler emailed Lindsay some questions about the proposal asking for backup costs for wifi and contractor estimates and asked for information about what the land use committee sees as priorities.
9/29/18	Chinese Congressional Church	Sebastian	Senior Pastor	Nicole Hankton	Outbound	Left message for pastor.
11/3/18	Chinese Congressional Church	Sebastian sebastianong@hotmail.com	Senior Pastor	Nicole Hankton	Outbound	Spoke with Pastor Ong on 10/27 to follow from 9/29, emailed fact sheet and LOS on 11/1.
12/18/18	Chinese Congressional Church	Receptionist 415-986-2578	Receptionist	Nicole Hankton	Outbound	Left message to follow up on receiving LOS. Pastor back from vacation on 1/4.
1/5/17	Chinese Congressional Church	Email form	N/A	Nicole Hankton	Outbound	Emailled information about project using online email form provided on website
10/28/16	Church Development Consultant	Raveen Stengrehe, 415-416-8762	Consultant	Susana Razo	Inbound	Susana received a phone call from Raveen requesting to meet with Susana and David Murray, they met at the Interfaith Council prayer breakfast. She is interested in learning about the process the church has been through to redevelop its property. Susana said she would need to call back after checking with David for his availability.
10/31/16	Church Development Consultant	Raveen Stengrehe, 415-416-8762	Consultant	Susana Razo	Outbound	Susana called to confirm a meeting on 11/2 at 1:30 PM at the TL Cafe. David Murray and Tracy will meet with her.
11/2/16	Church Development Consultant	Raveen G. Singh Mehta, 415-416-8762	Consultant	Susana Razo	Outbound	Called at 9:06 AM to confirm meeting today at 2:30 PM. No answer. Emailed and she responded she needs to reschedule because she is under the weather.
10/17/16	Church Development Consulting	Raveen Stengrehe	Consultant	Susana Razo	Outbound	Per David Murray's request, followed up on her request for a meeting and asked for her availability and what information she was seeking.
12/28/16	Church Of Jesus Christ Of LDS	N/A, 415-771-3655	N/A	Nicole Hankton	Outbound	No voicemail, no return call
9/29/16	Church Of Jesus Christ Of LDS	N/A	N/A	Nicole Hankton	Outbound	No voicemail available or email listed
10/5/16	Mohammad Bajaj Chutney	551 Jones St 925-570-8553	Owner	Nicole Hankton	In-person	Signed letter of support.
1/9/17	Citizens' Advisory Committee of the San Francisco County Transportation Authority	Bradley Wiedmaier, bradley_wiedmaier@yahoo.com	Resident	Susana Razo	Outbound	Susana emailed to schedule meeting to discuss the project.
1/23/17	Citizens' Advisory Committee of the San Francisco County Transportation Authority	Bradley Wiedmaier, bradley_wiedmaier@yahoo.com	Resident	Susana Razo	Outbound	Susana emailed a second time to request a project meeting; he is a local historian; received a bounce-back email so contacted Rita and David as church to confirm his contact information. He has spoken with them and supports the project. Emailed him at the correct address: bradley_wiedmaier@yahoo.com
9/29/16	City Church of San Francisco	Rev. Fred	Reverend Pastor	Nicole Hankton	Outbound	Left voicemail requesting a call back.
12/28/16	City Church of San Francisco	N/A, 415-586-8998	N/A	Nicole Hankton	Outbound	Left voicemail regarding support for the project and asked for LOS, left contact info.
10/15/16	City Super Market	668 Geary St 415-474-2126	See LOS	Nicole Hankton	In-person	Signed letter of support.
12/28/17	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Tyler Eyre	Inbound	Del thanked Tyler and is hoping to meet with him sometime in January
7/14/17	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Evelyn Soto/Susana Razo	In-person	Evelyn and Susana met with Del to discuss the proposed 450 O'Farrell project and learn about his organization.
12/7/17	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Tracy Craig/Tyler Eyre	In-person	Met to provide project update.
1/24/18	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Tracy Craig/Tyler Eyre	In-person	The project team participated in a job preparedness training and met several of Code Tenderloin's clients. After that, a brief discussion was held in which Del Seymour indicated his support of the project and commitment to increasing area housing stock and safety.
3/27/18	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Tracy Craig	In-person	Met with Del to learn more about the various programs that are offered at Code Tenderloin. Del remains very supportive of the project and noted he knows Amos Gregory well. Del has offered to attend the Housing Development hearing and work with us to come to an agreement with Amos. Tracy will be meeting with Del next week at her Oakland office to follow-up.
4/3/18	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Tracy Craig	In-person	Met with Del to talk about how Thompson Dorfman can provide support to Code Tenderloin.
4/9/18	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Tracy Craig	In-person	Meeting with Del Seymour at Craig Communications
5/30/18	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Tracy Craig	In-person	Meeting to deliver MOU
6/7/18	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Tracy Craig	In-person	Follow-up meeting re: signing on 6/1
6/11/18	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Tracy Craig	In-person	Meeting at Oakland Office
1/6/17	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Evelyn Soto	Outbound	Emailled project information and asked to schedule a meeting to provide project overview.
1/20/17	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Evelyn Soto	Outbound	Evelyn spoke to Del Seymour who is interested in sitting down and learning more about the project. For now, he requested more information. Evelyn emailed fact sheet and will follow-up with Del next Tuesday to discuss dates to meet.
1/27/17	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Evelyn Soto	Outbound	Del Seymour called to ask whether he was interested in having an in-person meeting to discuss the proposed project.
2/13/17	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Evelyn Soto	Outbound	Evelyn called to request meeting to learn about Code Tenderloin, the Tenderloin walking tours and provide project overview. In the process of scheduling a meeting.
7/13/17	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Evelyn Soto	Outbound	Evelyn emailed Del to finalize meeting on Tuesday, February 14 at 10:00 a.m.
2/23/17	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Evelyn Soto	Outbound	Texted/emailed Del to inform him he should be receiving the charitable contributions for Code Tenderloin and The Gubbio Project within the next couple days.
11/21/17	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Tyler Eyre	Outbound	Emailled Tyler to schedule a meeting.
12/28/17	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Tyler Eyre	Outbound	Tyler emailed Del to congratulate him on his second location opening up in the Bookier T Center and looks forward to speaking with him soon.
1/17/19	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Evelyn Soto	Outbound	Called to schedule a meeting and tour of the Code Tenderloin facility. Del confirmed for 3/24 at 12:30pm
3/26/18	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Evelyn Soto	Outbound	Evelyn called to coordinate check-in meeting on 3/27 at 4pm, confirmed.
3/28/18	Code Tenderloin	Del Seymour, 415-574-1641; tlwalkingtours@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed to thank Del for meeting with her and informed him she would provide information on funding opportunities to Thompson Dorfman to consider and send her availability for a follow-up meeting to take place.
10/16/16	Cole Hardware	70 4th Street, 415-846-2008	Employee	Evelyn Soto	In-person	Evelyn provided fact sheet to employee who will share with management.
10/27/16	Cole Hardware	Rick (no last name), rick@coleshardware.com	Owner	Evelyn Soto	Outbound	Called and spoke to Renago, Store Manager who suggested I email Rick project fact sheet; emailed.

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9/23/16	Compass Family Services	Nancy Nguyen; 415-644-0504 x 1112; nnguyen@compass-of.org	Office Manager	Evelyn Soto	Outbound	Nancy will pass on project info to appropriate person and will email if she has any questions. Not interested in having a meeting at this time.
10/5/16	Continental Mail Services	John (no last name given); 537 Jones	Employee	Evelyn Soto	In-person	John shared that owner David White is likely to support. Left fact sheet/LOS, will check in next week. David not available on Tuesday.
11/9/16	Continental Mail Services	No contact provided	N/A	Evelyn Soto & Kimu Efolia	In-person	Stopped by store twice however it was closed; left fact sheet and LOS.
3/6/17	Cova Hotel	Simon Sen; 415-771-3000 x108; simon@covahotel.com		Susana Razo	Inbound	Simon responded to Susana's email regarding meeting date/time. He has confirmed the meeting for 3/15 at 4pm.
10/9/16	Dallas Properties	225 Eddy St.; 415-443-1661	Cashier	Evelyn Soto	In-person	Left fact sheet, owner unavailable.
4/11/17	De Marillac Academy	Michael Anderer; 415-552-5220 ext. 301	Vice President for Mission Advancement	Susana Razo/Tyler Eyje	In-person	Susana and Tyler met with Michael to learn more about his organization and gather additional project input.
3/23/17	De Marillac Academy	Michael Anderer; 415-552-5220 ext. 301	Vice President for Mission Advancement	Evelyn Soto	Outbound	Called to schedule a meeting to learn more about his organization. Will provide a dates once confirmed with team.
3/23/17	De Marillac Academy	Michael Anderer; 415-552-5220 ext. 301	Vice President for Mission Advancement	Evelyn Soto	Outbound	Susana contacted Michael by Dallas residents revolved around construction noise, blockage of views and natural light, noise associated with trash collection and general air quality impacts.
9/13/16	Delivering Innovation in Supportive Housing (DISH) / Pacific Bay Inn	Georgetta Lovett; georgettalovett@dishsf.org (415) 674-0765	N/A	Evelyn Soto	Outbound	Evelyn left voicemail requesting a call back.
10/5/16	Delivering Innovation in Supportive Housing (DISH) / Pacific Bay Inn	Adam Sparks	Adjacent Property Owner	Tyler Eyje	Outbound	Tyler introduced himself and informed Adam we are contacting him to discuss pertinent project matters as they relate to his property. He requested an in-person meeting for next week to provide project update and answer any questions he may have.
2/16/17	Delivering Innovation in Supportive Housing (DISH)	Lauren Hall; 415-776-7804; laurenhall@dishsf.org	Director	Evelyn Soto	Inbound	Evelyn provided project overview to Lauren who asked whether we were in contact with MSMC and stated this was the best way to introduce the project to the community given their connections. Evelyn informed her that the team has been in contact with MSMC and presented to the steering committee. Lauren is not interested in meeting however she did express support for the project and mentioned that she has a DISH representative who attends the MSMC monthly membership meetings. She will defer to them for any future discussions. Following the call, Evelyn emailed fact sheet.
2/22/17	Delivering Innovation in Supportive Housing (DISH)	Lauren Hall; 415-776-7804; laurenhall@dishsf.org	Director	Evelyn Soto	Inbound	Lauren responded to Evelyn's email from 2/16 and thanked her for the project fact sheet. She has gone ahead and shared it with the site team at Pacific Bay Inn and informed them to contact us directly if they're interested in a project presentation for the tenants. She also asked if there is anyone from the developer team that they should include in their database.
3/30/18	Delivering Innovation in Supportive Housing (DISH)	Jason Pellegrini; jasonpellegrini@dishsf.org; 415-776-3474 x123	Director of Facilities	Tyler Eyje	Inbound	Jason informed Tyler he can meet the week of April 9th or the 16th and asked for dates.
6/13/18	Delivering Innovation in Supportive Housing (DISH)	Jason Pellegrini; jasonpellegrini@dishsf.org; 415-776-3474 x124	Director of Facilities	Tracy Craig	Inbound	Jason called Tracy to discuss meeting follow up items.
6/13/18	Delivering Innovation in Supportive Housing (DISH)	Jason Pellegrini; jasonpellegrini@dishsf.org; 415-776-3474 x123 Lauren Hall; laurenhall@dishsf.org; 415-776-3474 x101	Director of Facilities/Director	Tyler Eyje/Tracy Craig	In-person	Met with DISH folks and have a follow up meeting to look at the Pacific Bay Hotel on June 21. They support project and were primarily interested in construction impacts to SRO tenants.
1/5/17	Delivering Innovation in Supportive Housing (DISH)	Georgetta Lovett; georgettalovett@dishsf.org; (415) 674-0765	Pacific Bay Inn General Manager	Evelyn Soto	Outbound	Called, mailbox full. Will call back.
1/20/17	Delivering Innovation in Supportive Housing (DISH)	Georgetta Lovett; georgettalovett@dishsf.org; (415) 674-0765	Pacific Bay Inn General Manager	Evelyn Soto	Outbound	Evelyn called, mailbox full.
1/20/17	Delivering Innovation in Supportive Housing (DISH)	Georgetta Lovett; georgettalovett@dishsf.org; (415) 674-0765	Pacific Bay Inn General Manager	Evelyn Soto	Outbound	Evelyn emailed project information.
2/22/17	Delivering Innovation in Supportive Housing (DISH)	Lauren Hall; 415-776-7804; laurenhall@dishsf.org	Director	Susana Razo	Outbound	Susana informed Lauren that Craig Communications works directly for the developer and church and therefore serves as the main point of contact. However, the developer and church members will join in future meetings should there be any.
3/6/18	Delivering Innovation in Supportive Housing (DISH)	Georgetta Lovett; georgettalovett@dishsf.org; (415) 674-0765	Pacific Bay Inn General Manager	Evelyn Soto	Outbound	Called and left a voicemail regarding scheduling a meeting to discuss project.
3/23/18	Delivering Innovation in Supportive Housing (DISH)	Jason Pellegrini; jasonpellegrini@dishsf.org; 415-776-3474 x123	Director of Facilities	Tyler Eyje	Outbound	Tyler emailed to let him know he would like to provide a project briefing.
4/3/18	Delivering Innovation in Supportive Housing (DISH)	Jason Pellegrini; jasonpellegrini@dishsf.org; 415-776-3474 x123	Director of Facilities	Evelyn Soto	Outbound	Emailled regarding scheduling meeting.
4/11/18	Delivering Innovation in Supportive Housing (DISH)	Jason Pellegrini; jasonpellegrini@dishsf.org; 415-776-3474 x123	Director of Facilities	Evelyn Soto	Outbound	Followed up regarding scheduling meeting.
4/19/18	Delivering Innovation in Supportive Housing (DISH) / Pacific Bay Inn	Adam Sparks; asparks@pacificbayinvestments.com	Adjacent Property Owner/CEO	Tyler Eyje	Inbound	Adam emailed Tyler that he received the fact sheet.
4/19/18	Delivering Innovation in Supportive Housing (DISH) / Pacific Bay Inn	Adam Sparks; asparks@pacificbayinvestments.com	Adjacent Property Owner/CEO	Tyler Eyje	Outbound	Tyler called and spoke with Adam and emailed him a project fact sheet.
5/1/18	Delivering Innovation in Supportive Housing (DISH)	Jason Pellegrini; jasonpellegrini@dishsf.org; 415-776-3474 x123	Director of Facilities	Evelyn Soto	Outbound	Left a voicemail regarding scheduling a meeting to provide project briefing.
5/7/18	Delivering Innovation in Supportive Housing (DISH)	Jason Pellegrini; jasonpellegrini@dishsf.org; 415-776-3474 x123	Director of Facilities	Tracy Craig	Outbound	Tracy called and emailed Jason Pellegrini.
5/8/18	Delivering Innovation in Supportive Housing (DISH)	Jason Pellegrini; jasonpellegrini@dishsf.org; 415-776-3474 x124 123 10th Street, 2nd Floor San Francisco, CA 94102 T: 415-776-3474 x123 jasonpellegrini@dishsf.org	Director of Facilities	Evelyn Soto	Inbound	Jason replied to Evelyn's email, and expressed excitement about the project. He wants to set up a time to meet with us and loop in a few other key members from DISH, and "figure out ways to potentially partner with your organization to make the construction phase as easy as possible for our tenants."
5/9/18	Delivering Innovation in Supportive Housing (DISH)	Jason Pellegrini; jasonpellegrini@dishsf.org; 415-776-3474 x124	Director of Facilities	Tracy Craig	Outbound	Tracy had a call with Jason and set up a meeting with a date that was in deference to his schedule.
6/13/18	Delivering Innovation in Supportive Housing (DISH)	Jason Pellegrini; jasonpellegrini@dishsf.org; 415-776-3474 x124	Director of Facilities	Tracy Craig	Outbound	Tracy email Jason that Tyler would be sending him a full set of plans and to follow up with Tyler with any questions.
6/13/18	Delivering Innovation in Supportive Housing (DISH)	Jason Pellegrini; jasonpellegrini@dishsf.org; 415-776-3474 x123 Lauren Hall; laurenhall@dishsf.org; 415-776-3474 x101	Director of Facilities/Director	Tyler	Outbound	Tyler emailed Jason and Lauren the latest design pack on file with planning, attached packet with before/after images, and the final Mitigation Measure and Reporting Requirements Agreement.
9/29/16	Diocese of California, The Episcopal Church	Marc	Bishop of California	Nicole Hanlon	Outbound	Left voicemail requesting a call back.
12/28/16	Diocese of California, The Episcopal Church	N/A; 415-673-5015	N/A	Nicole Hanlon	Outbound	Left voicemail regarding support for the project and asked for LOS, left contact info.
10/5/16	Dollar & Cents	Wally; 345 Eddy St	Manager	Evelyn Soto	In-person	Signed letter of support.
10/5/16	Downtown Grocery	Aaren (no last name given)	Owner	Evelyn Soto	In-person	Business is closing down soon, he was not interested in signing a LOS.
10/6/16	Econo Market	585 O'Farrell St no phone # displayed	Clerk	Nicole Hanlon	In-person	Left fact sheet and LOS.
12/2/17	EF International Center	N/A	Owner	Evelyn Soto/Max Craig	In-person	Provided factsheet to owner who stated he would look over fact sheet and contact us should he have any questions.
10/27/16	EF International Center	Christian Hernandez; chrishernandez@ef.com	Residence Director	Evelyn Soto	Outbound	Called and spoke to respondent who suggested I email Christian project fact sheet; emailed.
10/4/16	El Rincon Yucateco	Hector Chan; 491 O'Farrell St.; 415-872-9231	Manager	Evelyn Soto	In-person	Signed letter of support.
10/6/16	El Tesoro Tapas y Grill	Fausto (no last name given); 599 O'Farrell St.	Employee	Evelyn Soto	In-person	Left fact sheet/contact info will share with owner (Frank Masia) who he thinks may be supportive and provided Evelyn with phone number 415-268-2634.
11/9/16	El Tesoro Tapas y Grill	Sandra 599 O'Farrell St.	Wife of Owner	Evelyn Soto & Kimu Efolia	In-person	Left fact sheet and LOS; will follow up with owner via phone call.
10/5/16	Empire Market	Alex (no last name given); 399 Eddy St.; 415-351-2301	Owner	Evelyn Soto	In-person	May be interested in supporting however we will need to speak to his wife Bura who makes the final decision; will follow-up next week.
11/9/16	Empire Market	Bora (no last name given)	TBD	Evelyn Soto & Kimu Efolia	In-person	Spoke with Bora; Signed letter of support.



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2/13/17	Episcopal Community Services	Sarah Lehman; 415-487-3300 x1241; slehman@ecs-sf.org	Development Director	Susana Razo	Inbound	Susana called to schedule an in-person meeting to explore possible program collaboration.
2/13/17	Episcopal Community Services	Nathan Kamps-Hughes	Housing Opportunities Program Manager	Susana Razo	Inbound	Susana received a call from Nathan to discuss possible future collaborations with the project team.
2/22/17	Episcopal Community Services	Sarah Lehman; 415-487-3300 x1241; slehman@ecs-sf.org	Development Director	Susana Razo	Inbound	Susana called to inquire if she had talked to staff about the project and was prepared to schedule an in-person meeting.
2/22/17	Episcopal Community Services	Sarah Lehman; 415-487-3300 x1241; slehman@ecs-sf.org	Development Director	Susana Razo	Inbound	Susana sent a follow-up email to her call on 2/21.
3/22/17	Episcopal Community Services	Ken Reggio	Executive Director	Susana Razo	Inbound	Received a voicemail and email in response to the email introduction provided by Michael Pappas; left a voicemail in return.
3/22/17	Episcopal Community Services	Ken Reggio	Executive Director	Susana Razo	Inbound	Spoke to Ken regarding our desire to meet and brief him about the project; discussed our ongoing engagement with Market Street for the Masses.
1/4/18	Episcopal Community Services	Beth Stokes; bstokes@ecs-sf.org	Executive Director	Evelyn Soto	Inbound	Beth emailed to let Evelyn know that she is happy to meet with the team to learn more about the proposed development project and provided her availability. Evelyn is in the process of scheduling.
12/16/16	Episcopal Community Services	Uz Poochok; (415) 487-3300; upoochok@ecs-sf.org	Director of Housing Development and Asset Management	Susana Razo	Outbound	Uzaine called and provided her a high-level overview. She was happy to hear the church property is being redeveloped. Asked when construction would start and if we were including low-income housing. Did see an issues for the Crosby Hotel on need for a meeting. Susana emailed upoochok@ecs-sf.org last week and is contact info to see she wants to get in touch later.
2/24/17	Episcopal Community Services	Sarah Lehman; 415-487-3300 x1241; slehman@ecs-sf.org	Development Director	Evelyn Soto	Outbound	Left a vnc/email requesting availability for a meeting.
3/9/17	Episcopal Community Services	Sarah Lehman; 415-487-3300 x1241; slehman@ecs-sf.org	Development Director	Evelyn Soto	Outbound	Evelyn called to schedule meeting. Sarah requested that Evelyn send her potential meeting dates/times.
3/10/17	Episcopal Community Services	Sarah Lehman; 415-487-3300 x1241; slehman@ecs-sf.org	Development Director	Evelyn Soto	Outbound	Evelyn followed up on Sarah's meeting date requests and emailed potential dates.
3/13/17	Episcopal Community Services	Sarah Lehman; 415-487-3300 x1241; slehman@ecs-sf.org	Development Director	Evelyn Soto	Outbound	Emailed Sarah a reminder to confirm meeting dates that she is available.
3/14/17	Episcopal Community Services	Sarah Lehman; 415-487-3300 x1241; slehman@ecs-sf.org	Development Director	Evelyn Soto	Outbound	Evelyn left a voicemail for Sarah regarding scheduling a meeting to discuss the project.
3/16/17	Episcopal Community Services	Sarah Lehman; 415-487-3300 x1241; slehman@ecs-sf.org	Development Director	Evelyn Soto	Outbound	Emailed to request potential meeting dates.
3/20/17	Episcopal Community Services	Sarah Lehman	Development Director	Susana Razo	Outbound	Called and spoke to Sarah requesting to schedule a meeting; she said it is on her to-do list and she is making it a priority to schedule.
3/20/17	Episcopal Community Services	Nathan Kamps-Hughes	Development Director	Susana Razo	Outbound	Called and left message to ask for assistance scheduling the meeting with internal staff to discuss a collaboration.
1/4/18	Episcopal Community Services	Uz Poochok; 415-487-3300; upoochok@ecs-sf.org	Development Director	Susana Razo	Outbound	Called and left message to ask for assistance scheduling the meeting with internal staff to discuss a collaboration.
1/9/18	Episcopal Community Services	Beth Stokes; bstokes@ecs-sf.org	Executive Director	Evelyn Soto	Outbound	Emailed text to schedule meeting.
1/17/18	Episcopal Community Services	Beth Stokes; bstokes@ecs-sf.org	Executive Director	Evelyn Soto	Outbound	Evelyn emailed additional possible meeting dates.
2/2/17	Episcopal Community Services	Nathan Kamps-Hughes	Housing Opportunities Program Manager	Susana Razo	Outbound	Evelyn followed up on her email from 1/9 and asked whether Beth could meet on 1/24.
2/9/17	Episcopal Community Services	Nathan Kamps-Hughes	Housing Opportunities Program Manager	Susana Razo	Outbound	Left a voicemail with him expressing interest in partnering and learning about the program, as well as workforce development efforts.
1/30/18	Episcopal Community Services/Crosby Hotel	Kristin Ulloa; 415-487-3300, x 2511; Kathy Treggari; ktreggari@ecs-sf.org	Support Services Manager; Director of Programs	Tracy Craig/Tyler Eye	In-person	Left a second voicemail expressing interest in partnering and learning about the program, as well as workforce development efforts; spoke to him today at the Interfaith Council Prayer Breakfast and said I would follow-up again.
1/10/18	Episcopal Community Services/Crosby Hotel	Kristin Ulloa; 415-487-3300, x 2511; Kathy Treggari; ktreggari@ecs-sf.org	Support Services Manager; Director of Programs	Tracy Craig	Outbound	Met to provide project update. Kristin is interested in increasing affordable housing, if possible, including at the expense of retaining the facade. The project team has noted this.
10/4/16	Express Market	488 O'Farrell St.; 415-912-4987	Manager	Evelyn Soto	In-person	Tracy emailed a summary of their meeting, which can be shared with Crosby residents, clients and Board member.
9/29/16	Faith Christian Center	Pixtor Don	Senior Pastor	Nicole Hankton	Outbound	Signed letter of support.
12/28/16	Faith Christian Center	N/A; 415-629-7646	N/A	Nicole Hankton	Outbound	Left voicemail requesting a call back.
12/21/16	Faithful Fools Street Ministry	Sam Dennison; sam.dennison.01@gmail.com; (612) 810-3592	N/A	Tracy Craig	Inbound	No answer, no voicemail.
1/2/17	Faithful Fools Street Ministry	Sam Dennison; sam.dennison.01@gmail.com; (612) 810-3592	N/A	Tracy Craig	Inbound	Sam emailed about the Tenderloin tour and invited Tracy to attend the weekend of January 4th for those that have lived on the streets.
1/4/17	Faithful Fools Street Ministry	Sam Dennison; sam.dennison.01@gmail.com; (612) 810-3592	N/A	Tracy Craig	In-person	Sam emailed details about the Tenderloin Tour that will take place this Wednesday, January 4th at 1pm.
3/15/17	Faithful Fools Street Ministry	Sam Dennison; sam.dennison.01@gmail.com; (612) 810-3592	N/A	Tracy Craig	In-person	Tracy attended into the Streets Tenderloin tour with Sam.
11/21/17	Faithful Fools Street Ministry	Sam Dennison; sam.dennison.01@gmail.com; (612) 810-3592	N/A	Tracy Craig	In-person	Craig Communications, representing the 450 O'Farrell Street redevelopment project, met with Sam Dennison, a member of the Market Street of the Masses Steering Committee.
12/12/16	Faithful Fools Street Ministry	Sam Dennison; sam.dennison.01@gmail.com; (612) 810-3592	N/A	Tracy Craig	In-person	Sam expressed her interest in working with developers to address the affordability challenge in San Francisco, and the importance of this issue being part of their projects. She stated that Market Street for the Masses is developing an acquisition fund, possible set up as a B Corporation, to purchase and preserve current low-income housing stock, and possibly operate it as a co-op model. She referenced the example "Community Land Trust" as a successful co-op model.
12/15/16	Faithful Fools Street Ministry	Sam Dennison; sam.dennison.01@gmail.com; (612) 810-3592	N/A	Tracy Craig	Outbound	She stated interest in developing a formula to determine developer contribution amounts to the acquisition fund based on project size, square footage, etc. She also stated that she would like to see developers contribute \$100,000 to \$200,000 to the fund. We told her this would not be possible for the church project given current fiscal constraints. She then stated that she is also open to the contribution of in-kind consulting services ("pay it, or raise it") to help develop the fund and also fundraise by facilitating introductions to investors. She stated Tidewater has made an in-kind contribution of such services and has agreed to help fundraise \$5 million dollars. She specifically referenced working with Craig Young at Tidewater.
1/4/18	Faithful Fools Street Ministry	Sam Dennison; sam.dennison.01@gmail.com; (612) 810-3593	N/A	Evelyn Soto	Outbound	We repeatedly reminded her of the financial constraints of the church project, and directly stated a \$100-200,000 contribution would not be possible. We said we would share this information with the developer and plan for a follow-up meeting with the MSMT steering committee, which she said she could help schedule when we are ready to meet again with her and perhaps an additional member. She suggested multiple meetings may be needed.
1/12/18	Faithful Fools Street Ministry	Sam Dennison; sam.dennison.01@gmail.com; (612) 810-3594	N/A	Tracy Craig	Outbound	We also shared that we have had various conversations with staff at Episcopal Community Services (ECS) to explore creative and alternative ways to address the affordability challenge.
1/16/18	Faithful Fools Street Ministry	Sam Dennison; sam.dennison.01@gmail.com; (612) 810-3594	N/A	Evelyn Soto	Outbound	Tracy met with Sam for a check-in.
9/29/16	First Chinese Southern Baptist Church	N/A	N/A	Nicole Hankton	Outbound	Tracy and her family joined Sam at the annual meal.
11/1/16	First Chinese Southern Baptist Church	info@fiscbc.org	N/A	Nicole Hankton	Outbound	Tracy emailed about dates for the Tenderloin tour and expressed she is interested in participating.
12/28/16	First Chinese Southern Baptist Church	N/A; 415-775-4288	N/A	Nicole Hankton	Outbound	Tracy emailed about dates for the Tenderloin tour and expressed she is interested in participating.
1/6/17	First Unitarian Universalist	Kerry Parker; reservations@uustf.org or info@uustf.org	Center Facilities Director	Nicole Hankton	Inbound	Tracy emailed about dates for the Tenderloin tour and expressed she is interested in participating.
1/11/17	First Unitarian Universalist	Kerry Parker; reservations@uustf.org or info@uustf.org	Center Facilities Director	Nicole Hankton	Inbound	Tracy emailed about dates for the Tenderloin tour and expressed she is interested in participating.
10/4/16	First Unitarian Universalist	N/A	Staff	Evelyn Soto/Nicole Hankton	In-person	Tracy emailed about dates for the Tenderloin tour and expressed she is interested in participating.
12/28/16	First Unitarian Universalist	N/A; 415-776-4580	N/A	Nicole Hankton	Outbound	Tracy emailed about dates for the Tenderloin tour and expressed she is interested in participating.
1/5/17	First Unitarian Universalist	Email form; reservations@uustf.org or info@uustf.org	N/A	Nicole Hankton	Outbound	Tracy emailed about dates for the Tenderloin tour and expressed she is interested in participating.
1/15/17	First Unitarian Universalist	Kerry Parker; reservations@uustf.org or info@uustf.org	Center Facilities Director	Nicole Hankton	Outbound	Tracy emailed about dates for the Tenderloin tour and expressed she is interested in participating.
1/30/17	First Unitarian Universalist	Kerry Parker; reservations@uustf.org or info@uustf.org	Center Facilities Director	Nicole Hankton	Outbound	Tracy emailed about dates for the Tenderloin tour and expressed she is interested in participating.
9/25/16	Friends of Creation Spirituality	Dennis	Executive Assistant to Matthew Fox	Nicole Hankton	Outbound	Tracy emailed about dates for the Tenderloin tour and expressed she is interested in participating.
1/12/18	Future Bars	Brian Sheehy; brian@futurebars.com	Owner	Tyler Eye	In-person	Tracy emailed about dates for the Tenderloin tour and expressed she is interested in participating.
1/15/18	Future Bars	Brian Sheehy; brian@futurebars.com	Owner	Tyler Eye	Outbound	Tracy emailed about dates for the Tenderloin tour and expressed she is interested in participating.

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3/12/18	Gateway Inn	Sayed Sheikh, 415-749-1888 or bi@gatewayinn.com	Employee	Evelyn Soto	In-person	Spoke to Sayeda Sheikh, employee, will help coordinate meeting with owner, Rocky Patel.
4/19/18	Gateway Inn	Rocky Patel, 415-509-8069	Property Owner	Tyler Evye/Tracy Craig	In-person	Met with Gateway Inn and Rocky Patel is supportive of project.
1/10/17	Gateway Inn	N/A, 415-749-1888	Limbo	Nicole Hankton	Outbound	Called and spoke with a man who did not want to give his name, said the general manager was not in and did not have email.
1/27/17	Gateway Inn	N/A	Front Desk	Evelyn Soto	Outbound	Evelyn called and left message with front desk who will pass on information to property owner.
3/6/18	Gateway Inn	N/A	N/A	Evelyn Soto	Outbound	Attempted to call and schedule meeting, kept ringing, voicemail not set up.
3/30/18	Gateway Inn	Rocky Patel, 415-509-8069	Owner	Evelyn Soto	Outbound	Coordinated project briefing for 4/19.
10/4/16	Geary Wine & Spirits	A. Smith, 415-873-9952	Chef	Evelyn Soto	In-person	Left fact sheet, owner not available.
9/29/16	Glad Tidings Church	Tim and Katie, tim@gtcf.org	Associate Pastors	Nicole Hankton	Outbound	Left voicemail requesting a call back.
11/3/16	Glad Tidings Church	Tim and Katie tim@gtcf.org	Associate Pastors	Nicole Hankton	Outbound	Emailed invitation to community meeting.
12/28/16	Glad Tidings Church	Roxanne (no last name given) 415-364-1111	N/A	Nicole Hankton	Outbound	Left message with Roxanne regarding support for the project and asked for LOS, left contact info.
1/5/17	Glad Tidings Church	Email form	N/A	Nicole Hankton	Outbound	Emailed information about project using online email form provided on website.
2/12/17	Glide Memorial Church	Ben Linschinger at 415-674-6080 or bi@glide.org	Advocacy Manager	Susana Razo	Inbound	Emailed to say he is the point person for Glide on all development projects, in response to the email sent to Eden Chan.
1/12/18	Glide Memorial Church	Reverend Johnson, tjohnson@glide.org	Reverend	Tracy Craig	Inbound	Reverend Johnson emailed and asked that we coordinate meeting with his assistant.
1/13/18	Glide Memorial Church	Laura Speelman	Pastor Assistant	Evelyn Soto	Inbound	Laura emailed to reschedule 2/1 meeting as Rev. Jay is no longer available. She suggested March 29th or any day after that. Evelyn will coordinate with the project team and get back to her with dates.
2/5/18	Glide Memorial Church	Laura Speelman	Pastor's Assistant	Evelyn Soto	Inbound	Laura confirmed meeting date for March 29 and sent a calendar invite to the project team.
11/9/16	Glide Memorial Church	Rita Shimmin, 415-674-6005; rshimmin@glide.org	Executive Director	Evelyn Soto & Kimu Efolie	In-person	Spoke with Rachael Carol (assistant) and left her a fact sheet and LOS - will follow up with her via email.
1/29/18	Glide Memorial Church	Theon and Jay	Reverends	Tracy Craig	In-person	Met with reverends to provide project briefing.
11/12/16	Glide Memorial Church	Rita Shimmin, 415-674-6005; rshimmin@glide.org	Executive Director	Evelyn Soto	Outbound	Emailed to schedule meeting, waiting to hear back.
11/22/16	Glide Memorial Church	Rita Shimmin, 415-674-6005; rshimmin@glide.org	Executive Director	Evelyn Soto	Outbound	Emailed regarding scheduling meeting.
11/23/16	Glide Memorial Church	Rev. Theon L. Johnson III, tjohnson@glide.com, 415-674-6002	Associate Pastor	Susana Razo	Outbound	Emailed and left vm at 5:36 p.m., asking to schedule a meeting to provide project overview and learn about volunteer opportunities.
11/23/16	Glide Memorial Church	Rita Shimmin, 415-674-6005; rshimmin@glide.org	Executive Director	Evelyn Soto	Outbound	Called, left vm at 11 a.m., following up on email regarding scheduling meeting.
3/23/17	Glide Memorial Church	Eden Chan, 415-674-6000	N/A	Evelyn Soto	Outbound	Evelyn called Eden to provide her with a project overview and requested a meeting. Eden will review fact sheet and determine who is the best person we should be in contact with.
1/5/17	Glide Memorial Church	Rev. Theon L. Johnson III, 415-674-6002	Associate Pastor	Nicole Hankton	Outbound	Spoke with Theon re project, he advised that we meet with Rita Shimmin to go over the details. Rita is traveling and will be back early in the week of 1/9. Theon also advised that we contact her via email and not expect a response until next week.
1/5/17	Glide Memorial Church	Rita Shimmin, 415-674-6005; rshimmin@glide.org	Executive Director	Nicole Hankton	Outbound	Emailed a plan to meet along with the fact sheet and letter of support. Will follow up next week. 3/5/17
2/23/17	Glide Memorial Church	Rita Shimmin, 415-674-6005; rshimmin@glide.org	Executive Director	Susana Razo	Outbound	Spoke to Rachael, Rita's Assistant and she suggested contacting Glide's advocacy manager Ben Linschinger at 415-674-6080 or blinschinger@glide.org
1/23/17	Glide Memorial Church	Ben Linschinger at 415-674-6080 or blinschinger@glide.org	Advocacy Manager	Susana Razo	Outbound	Called and spoke to Ben who informed me that they work closely with Market Street for the Masses and will be reviewing the project in conjunction with the group. He is aware that we have already engaged with MSMC, emailed fact sheet.
2/22/17	Glide Memorial Church	Ben Linschinger at 415-674-6080 or bi@glide.org	Advocacy Manager	Susana Razo	Outbound	Responded to Ben's email with an email and phone call. He emailed in response to Evelyn's outreach to Eden Chan to again inform us that he will be engaging with us after our presentation to the MSMC full membership. Susana confirmed the plan to follow up after the meeting.
1/8/18	Glide Memorial Church	Reverend Johnson, tjohnson@glide.org	Reverend	Tracy Craig	Outbound	Tracy emailed to schedule project briefing.
1/17/18	Glide Memorial Church	Reverend Johnson, tjohnson@glide.org	Pastor Assistant	Evelyn Soto	Outbound	Evelyn spoke to Laura regarding scheduling a meeting. Laura provided dates and Evelyn will circulate to team and get back to her.
1/18/18	Glide Memorial Church	Laura Speelman	Pastor Assistant	Evelyn Soto	Outbound	Evelyn confirmed with Laura that the project team can meet on 2/1 to discuss the project.
2/2/18	Glide Memorial Church	Laura Speelman	Pastor's Assistant	Evelyn Soto	Outbound	Left a vm regarding rescheduling meeting with the Reverends.
3/6/18	Glide Memorial Church	Laura Speelman	Pastor's Assistant	Evelyn Soto	Outbound	Evelyn emailed to confirm the project team would still be meeting with the reverends on March 29. Laura confirmed.
10/17/16	Hamilton HOA	James Neal, 765-412-9351; jamesaustinneal@outlook.com	Board member	Tracy Craig	Inbound	Informed Tracy that the Hamilton HOA board would be interested in providing a LOS for the project and requested a presentation by project team for Oct 25th. Tracy emailed on 10/18 letting him know we would appreciate their support and all present to them.
10/25/16	Hamilton HOA	James Neal, 765-412-9351; jamesaustinneal@outlook.com	Board member	Susana Razo	In-person	Provided project overview to HOA by Tyler and Susana. Requested LOS.
10/17/16	Hamilton HOA	James Neal, 765-412-9351; jamesaustinneal@outlook.com	Board member	Susana Razo	Outbound	Susana followed up via phone and email to confirm the team's attendance at the HOA and emailed a letter of support.
3/6/18	Hamilton HOA	James Neal, 765-412-9351; jamesaustinneal@outlook.com	Board Member	Evelyn Soto	Outbound	Emailed regarding scheduling a meeting to provide update.
10/4/16	Hamilton Square Baptist Church	Luis (no last name given), 1212 Geary St	Staff	Evelyn Soto	In-person	Left fact sheet will provide information to Pastor and contact us if they decide to support.
12/28/16	Hamilton Square Baptist Church	N/A, 415-673-8586	N/A	Nicole Hankton	Outbound	Left message regarding support for the project and asked for LOS, left contact info.
1/5/17	Hamilton Square Baptist Church	Email form	N/A	Nicole Hankton	Outbound	Emailed information about project using online email form provided on website.
2/2/17	Hamilton Square Baptist Church	N/A	Employee	Evelyn Soto/Max Craig	In-person	Spoke to manager who was not interested in learning about the project.
1/12/18	Hilton SF Union Square	Jo Licata, 415-773-1400; jo.licata@hilton.com	Community Projects Manager	Evelyn Soto	Inbound	Jo is appreciative of outreach and will provide meeting dates the week of 1/15.
1/16/18	Hilton SF Union Square	Jo Licata, 415-773-1400; jo.licata@hilton.com	Community Projects Manager	Evelyn Soto	Inbound	Jo called Evelyn to let her know the team can meet on 1/19 and also asked Evelyn to provide additional dates and times. Evelyn informed her the team is available to meet on 1/24.
1/24/18	Hilton SF Union Square	Jason Tresh, Frank Marchen	Hilton Manager, Director of Sales and Marketing	Tracy Craig/Tyler Evie	In-person	Provided project briefing to Jason Tresh, Hilton Manager, San Francisco Union Square Hilton. The Hilton has 3,000 plus rooms and serves as a center for events. Jason stated he is very supportive of the project because it improves conditions and provides dignity for the Tenderloin community. He also stated that any new project will need to have adequate security and that the use of a security company, coupled with an off-duty policeman, has worked well for the Hilton. Jason suggested we meet with Michael Palmer/City Hotel and John Butler/Code Tenderloin. Jason will provide a letter of support.
1/24/18	Hilton SF Union Square	Jason Tresh, jason.tresh@hilton.com	Hotel Manager	Tyler Evie	In-person	Provided project briefing.
1/4/18	Hilton SF Union Square	Jo Licata, 415-773-1400; jo.licata@hilton.com	Community Projects Manager	Evelyn Soto	Outbound	Left message with front desk requesting a call back to schedule project briefing.
1/6/18	Hilton SF Union Square	Jo Licata, 415-773-1400; jo.licata@hilton.com	Community Projects Manager	Evelyn Soto	Outbound	Left a voicemail regarding scheduling a meeting to provide project briefing.
1/29/18	Hilton SF Union Square	Jason Tresh, jason.tresh@hilton.com	Hotel Manager	Tyler Evie	Outbound	Emailed basic project plans and informed Jason the plans are on file with the City Planning Department and are preliminary.
5/9/18	Hilton SF Union Square	Jason Tresh, jason.tresh@hilton.com	Hotel Manager	Tracy Craig	Outbound	Tracy called Jason Tresh at the Hilton Hotel.
5/11/18	Hilton SF Union Square	Jason Tresh, jason.tresh@hilton.com	Hotel Manager	Tracy Craig	Outbound	Tracy called Jason Tresh at the Hilton Hotel to discuss the team.
10/28/16	Hospitality House	Jackie Jenks, 415-749-2101; jenks@hospitalityhouse.org	Executive Director	Evelyn Soto	Inbound	Evelyn got a response from Jackie Jenks. She affiliated herself with Hospitality House and Market Street for the Masses Coalition (MSMC). She mentioned that MSMC is interested in having the project team speak to the steering committee on Nov 9th at 1:30 p.m., however this seemed unclear given that the initial outreach was down to Hospitality House not MSMC.
11/1/16	Hospitality House	Jackie Jenks, 415-749-2101; jenks@hospitalityhouse.org	Executive Director	Evelyn Soto	Inbound	Jackie emailed Evelyn MSMC's requirements to support new developments.
11/3/16	Hospitality House	Jackie Jenks, 415-749-2101; jenks@hospitalityhouse.org	Executive Director	Evelyn Soto	Inbound	Jackie emailed Evelyn alternate date to present to steering committee, Wednesday, December 7th at 1:30 p.m.
12/4/16	Hospitality House	Jackie Jenks, 415-749-2101; jenks@hospitalityhouse.org	Executive Director	Evelyn Soto	Inbound	Emailed to confirm meeting for this Wednesday December 7th. Evelyn confirmed.
4/7/17	Hospitality House	Joe Wilson, jwilson@hospitalityhouse.org	Director of Community Initiatives	Evelyn Soto	Inbound	Joe responded to the voicemail Evelyn left for Troy Henry on 4/6. He informed her that he is the appropriate person to discuss the project with. Evelyn provided him with a brief project overview and suggested meeting on person given his recent position as new co-chair of MSMC steering committee. He agreed to meet and Evelyn will follow up with him with meeting dates.
4/11/17	Hospitality House	Joe Wilson, jwilson@hospitalityhouse.org	Director of Community Initiatives	Evelyn Soto	Inbound	Joe emailed Evelyn to let her know that the next steering committee meeting was going to take place on May 10 and would prefer to meet then rather than the original dates he had suggested. Evelyn will check in with the team to see whether this works and will get back to him.
9/30/16	Hospitality House	Jackie Jenks, 415-749-2113; jenks@hospitalityhouse.org	Executive Director	Evelyn Soto	Outbound	Called and left voicemail regarding scheduling a meeting.
10/7/16	Hospitality House	Jackie Jenks, 415-749-2113; jenks@hospitalityhouse.org	Executive Director	Evelyn Soto	Outbound	Called and left voicemail regarding project.
10/13/16	Hospitality House	Jackie Jenks, 415-749-2113; jenks@hospitalityhouse.org	Executive Director	Evelyn Soto	Outbound	Evelyn called Jackie Jenks to confirm attendance on Nov 9th. Jackie informed Evelyn she would email her MSMC's requirements to support new developments.
11/3/16	Hospitality House	Jackie Jenks, 415-749-2113; jenks@hospitalityhouse.org	Executive Director	Susana Razo	Outbound	Susana called Jackie Jenks and left her a vm asking for clarification regarding the Nov 9th meeting and Market Street for the Masses Coalition.
11/3/16	Hospitality House	Jackie Jenks, 415-749-2101; jenks@hospitalityhouse.org	Executive Director	Evelyn Soto	Outbound	Evelyn emailed to let her know that the team is unavailable during the proposed time however, we would like to work with her to schedule an alternate time. She should contact Tracy via phone and email.
11/4/16	Hospitality House	Jackie Jenks, 415-749-2101; jenks@hospitalityhouse.org	Executive Director	Evelyn Soto	Outbound	Evelyn emailed Jackie to let her know she was checking in with the project team's availability and would get back to her.
7/22/17	Hospitality House	Jackie Jenks, 415-749-2113; jenks@hospitalityhouse.org	Executive Director	Evelyn Soto	Outbound	Evelyn emailed requesting follow up meeting with MSMC steering committee.
3/22/17	Hospitality House	N/A	N/A	Evelyn Soto	Outbound	Left a voicemail requesting a call back.
4/6/17	Hospitality House	Troy Henry, 415-749-2132	Director of Programs	Evelyn Soto	Outbound	Left a voicemail requesting a call back to discuss project.
4/11/17	Hospitality House	Joe Wilson, jwilson@hospitalityhouse.org	Director of Community Initiatives	Evelyn Soto	Outbound	Evelyn emailed Joe to let him know that she had confirmed a meeting date with the project team.
4/11/17	Hospitality House	Joe Wilson, jwilson@hospitalityhouse.org	Director of Community Initiatives	Evelyn Soto	Outbound	Evelyn emailed Joe to let him know that she would check in with the project team regarding May 20. She also let him know that the team would be providing an overview of our outreach which include recommendations made by MSMC during the initial meeting in early December 2016.
4/11/17	Hospitality House	Joe Wilson, jwilson@hospitalityhouse.org	Director of Community Initiatives	Susana Razo	Outbound	Susana emailed to ask whether he would like a summary of our outreach in advance of the next steering committee meeting.



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3/12/18	Hotel Adagio	Adelaide Pope; apope@hoteladagio.com	Project Office Manager	Evelyn Soto	In-person	Met with Front Office Manager, provided project briefing. She is open to seeing new developments however, concerned about possible view impacts/noise levels. Hotel is part of the Marriott so will need to share project info with General Manager who can then determine if a letter of support can be provided.
3/23/18	Hotel Adagio	Adelaide Pope; apope@hoteladagio.com	Front Office Manager	Evelyn Soto	In-person	Left voicemail asking if she had an opportunity to share project information with management and if they would consider providing a letter of support.
2/13/18	Hotel Adagio	Anthony Colunga; anthony.colunga@evolutionhospitality.com	Front Office Supervisor	Evelyn Soto	Outbound	Emailed regarding scheduling meeting.
3/1/18	Hotel Adagio	Anthony Colunga; anthony.colunga@evolutionhospitality.com	Front Office Supervisor	Evelyn Soto	Outbound	Emailed/left voicemail for Anthony regarding scheduling a project briefing.
3/6/18	Hotel Adagio	Anthony Colunga; anthony.colunga@evolutionhospitality.com	Front Office Supervisor	Evelyn Soto	Outbound	Evelyn left a vm and requested a call back to schedule project briefing.
3/29/18	Hotel Adagio	Adelaide Pope; apope@hoteladagio.com	Front Office Manager	Evelyn Soto	Outbound	Left voicemail regarding letter of support.
4/21/18	Irish Castle Shop	Sharon (no last name given); 557 Geary St.; 415-474-7432	N/A	Evelyn Soto	In-person	Sharon was helping cover the store while owner was out. She is aware of the project and mentioned that Tracy had stopped by. Left fact sheet/contact info, will contact us if they have any questions.
10/5/16	Irish Castle Shop	Olivia O'Malley Daly; 415.474.7432; omdcaste@abcglobal.net	Owner	Evelyn Soto & Kimu Ojala	In-person	Signed letter of support; Only concern is another Irish business in developed storefronts.
3/20/17	Irish Castle Shop	Mosser	N/A	Tracy Craig	Outbound	Provided project information.
11/9/16	Jaspers 8 Kitchen	Shelby (no last name given); Manager, 405 Taylor St.	Manager	Evelyn Soto	In-person	Left fact sheet/contact info, will share information with owner.
10/5/16	Jeff Mura's Market Garage	Owner, Jeff Mura; 415-673-4626	Owner, Jeff Mura	Nicole Hankton	In-person	Left fact sheet and LOS, owner said he had appointment and did not have time to read sheets or discuss project.
10/6/16	Kelly Cullen Community Center	N/A; 415-776-2151	N/A	Evelyn Soto	Outbound	Called and left a vm regarding scheduling a meeting.
9/27/16	Reilly Cullen Community Center	Jane Suskin; 415-776-2151	Project Administrator	Evelyn Soto	Outbound	Called and left vm regarding scheduling a meeting.
9/30/16	Reilly Cullen Community Center	N/A; 415-776-2151	N/A	Evelyn Soto	Outbound	Left voicemail regarding project.
10/7/16	King Ling	883 Geary St. 415-362-1388	Unknown	Nicole Hankton	In-person	Left fact sheet, owner unavailable.
10/5/16	La Voz Latina	Sergio Lopez; 456 Ellis St.; 415-983-3971; sergio@lvcinc.org	Community Organizer	Evelyn Soto	In-person	Sergio informed Evelyn that La Voz is a program within the Tenderloin Housing Clinic. He will pass on project information to appropriate staff and follow-up if they have any questions for us.
3/17/17	Larkin Street Merchants Ass.	Phoebe Tak; rcontact1@lra.org		Susana Razo	Inbound	Proposed to an email requesting a copy of the presentation provided at the USA March meeting.
4/20/17	Larkin Street Merchants Ass.	Phoebe Tak		Susana Razo	Inbound	Phoebe informed Susana via email that the 450 project was going to be discussed during their next board meeting. Susana thanked her for the update.
3/6/17	Larkin Street Merchants Ass.	Meeting	Bill	Susana Razo	In-person	Provided project presentation, it went well.
10/6/16	Larkin Street Merchants Ass.	Simon Sin	Board Member	Susana Razo	Outbound	Emailed him (also President of the Cova Hotel) to request a presentation to the merchants association; emailed him a fact sheet; 1st public meeting held at Cova Hotel.
1/21/17	Larkin Street Merchants Ass.	Mike Riordan	Board Member	Susana Razo	Outbound	Emailed him (also employee at PG&E) to request a presentation to the merchants association; emailed him a fact sheet.
1/11/17	Larkin Street Merchants Ass.	Simon Sin	Board Member	Susana Razo	Outbound	Emailed to see if the March meeting date was confirmed; it wasn't yet, but confirmed we will be on the March agenda.
3/15/17	Larkin Street Merchants Ass.	Phoebe Tak and Simon Sin	Board members and staff	Susana Razo	Outbound	Emailed as follow-up to the presentation provided to Association board members on 3/15 to email a fact sheet for those that could not attend and template letter of support for merchants that wish to support the project. Phoebe replied that the Association will support the project at their April meeting.
2/22/17	Larkin Street Merchants Ass.	Phoebe Tak and Simon Sin (copy to Steve Gibson - Steve Gibson <steve@lurbplaceconsulting.com>)		Susana Razo	Outbound	Susana emailed to confirm the time and date of the next meeting so the project team can participate and provide a project overview since the date has not yet been provided.
4/11/17	Larkin Street Merchants Ass.	Phoebe Tak		Susana Razo	Outbound	Followed up to see if the Association decided to support the project. Learned the April meeting was cancelled so the Association was not able to vote on the project. A survey monkey will go out to gather input from members.
1/27/17	Layne Hotel	Randy	Employee	Evelyn Soto/Mari Craig	In-person	Provided fact sheet to property manager, Randy who had no issues with the project and liked the idea of improving the community by redeveloping the 450 O'Farrell property.
5/9/17	Layne Hotel	N/A	N/A	Evelyn Soto	Outbound	Evelyn called and left voicemail for property manager.
2/27/17	Market Street for the Masses Coalition	MSMC Steering Committee	Steering Committee members	Evelyn Soto	In-person	Provided presentation to steering committee.
1/24/16	Market Street for the Masses Coalition	Sam Dennison; sam.dennison.01@gmail.com; (612) 810-3552; Alexandra Goldman	MSMC Co-Chairs	Tracy Craig/Tyler Eye	In-person	The project team met with Sam Dennison/ Community Advocate and Director of the Institute for Street Level Learning of Faithful+Lack Street Ministry and Co-Chair of MSMC, and Alexandra Goldman, Senior Community Organizing & Planning Manager for the Tenderloin Neighborhood Development Corporation and Co-Chair of (MSMC). MSMC indicated they are willing to work collaboratively with all developers with a focus on increasing affordable housing on-site and will consider off-site affordable housing if a compelling case can be made. For this project, they stated that contributing to a fund for off-site housing, coupled with an agreement to donate a reasonable number of services in-kind, would be considered. Further, they stated that once affordable housing issues are agreed upon, if possible, it would be simple to involve the remainder of their Good Neighbor Agreement. Tyler is researching the funding of off-site housing and we will schedule a follow-up meeting with MSMC to discuss same in February.
6/28/17	Market Street for the Masses Coalition: Tenderloin Development w/o Displacement Workshop	N/A	N/A	Evelyn Soto	In-person event	Attended community workshop event and participated in activities.
3/23/18	Idamkashch Moroccan Restaurant	Romi; 415-776-0717	Staff	Evelyn Soto	Outbound	Spoke to Romi about scheduling a project briefing. He asked to contact owner to coordinate.
3/23/18	Idamkashch Moroccan Restaurant	Bashir Shaheed	Owner	Evelyn Soto	Outbound	Left voicemail requesting meeting.
12/7/16	Milan Pizza	Waleed (no last name given); 608 Geary St. 415-674-1031	Cashier	Nicole Hankton	In-person	Left fact sheet and LOS, owner unavailable.
10/5/16	Mission Hiring Hall	Don Marcos	Executive Director	Evelyn Soto/Susana Razo	In-person meeting	Met with Don to provide high-level project overview and discuss possible partnership for project workforce development; he is in interest.
12/21/16	Mission Hiring Hall	Don Marcos	Executive Director	Susana Razo	Outbound	Left a voicemail requesting to meet to check-in and continue exploring local hiring support for the project.
10/10/17	N/A	Ric Caprio; 415-563-8432; rmore656@aol.com	Resident	Tyler Eye	Inbound	We emailed the planning department the following: For over 30 years I have been a resident of the Tenderloin at 531, O'Farrell Street. It has been my belief and that of my neighbors over these years that the height limit for new construction is 80 feet for buildings on parcels from O'Farrell to Market and from approximately Mason to Larkin. On Geary it has been 150 feet upward toward Nob Hill. I know this because when the existing Geary Courtyard project was proposed over 15 years ago, the developer presented a 210 foot project, but the Planning Commission, at a meeting I and several of my neighbors attended, limited the project to 130 feet in keeping with existing limits. Have these height limits changed? I ask because the above-referenced projects are each proposed to be 130 feet, 50 feet over the existing limit. We are concerned that if these projects go forward unchallenged, a dangerous precedent might be set and will ultimately allow even taller buildings to be constructed, altering the lovely low-rise nature of the neighborhood. Even with the terrible press the Tenderloin receives, there are many gorgeous buildings throughout our neighborhood, with stunning architectural details. The proposed projects are not only too tall, but they are horrifically ugly with blank side walls, looking more like buildings in New York's SoHo or Tribeca neighborhoods. They are not at all in keeping with existing architecture. I think it is great we are considering market-rate projects, but I would hope they stay within the 80 foot limit. Will these meetings be an attempt to silence our concerns? Or are these proposed projects already approved and set in stone. Any advice you can provide me will be greatly appreciated, and I will pass the information on to the members of my Association. Many are concerned about the implications if such projects are allowed to go forward unmodified.
10/27/17	N/A	Lizette Warner	Freelance Web & Print Copy Editor	Jenny Deluno	Inbound	Lizette emailed the planning department to ask for a rendering of the building and also had the following questions: Are we looking at a residential, retail, and church all in one building? What's the proposed connection among the Church of Christ Scientist, the restaurant, and the residential units? Jenny provided her with this information.

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11/1/17	N/A	Dennis Hong, dennis.hong@sf.gov		Jenny Delumo	Inbound	Dennis emailed Jenny to request a hard copy of the NOA so he can review it before the planning commission hearing. Jenny provided a hard copy.
11/7/17	N/A	Jared Stearns, 535 Geary St, #210, SF, CA 94102; jared.stearns56@gmail.com	Resident	Jenny Delumo	Inbound	Jared wrote an email to the planning commission member Jenny Delumo in objection to the project. He stated that he lives in a unit closest to the church and while he is not opposed to more housing, he feels that this project will result in increased traffic, increased noise and air pollution, and the demolition of a historic building without proper consideration. Mentioned that one of the wonderful things about the 535 Geary building is the sunlight that shines through his windows; however, with the new 13-story building, his sunlight would be completely cut off. Additionally he stated that, Chapter 5 of the Environmental Impact Report supports this and says this project will result in increased traffic, noise and emissions, affect air quality, and contamination of soil and groundwater. Since O'Farrell Street is already a busy and congested street he believes this additional concentration of traffic and roadside parking will cause innumerable traffic problems, particularly for the 38 bus, and create a safety hazard for other motorists and bicyclists. He also stated that there are no on-site loading spaces and no road in and out of the building complex. He is also concerned that the proposed housing units will not be affordable and he feels that affordable housing at this site must be prioritized.
11/27/17	N/A	Barbara Nagel, barbaranagel1294@gmail.com	Resident	Jenny Delumo	Inbound	Emailed with the following concerns: 1. Suggesting that any decision on the project should be shared with the new Tenderloin Police station captain so that his input can be gathered. 2. Shannon Alley has been approved for a speed bump (bump), which shows it is already dangerous with too much traffic and speeding. This should be installed before any decision. 3. Concerned about sidewalks being too narrow (as is the street) for any parking or store entrance there. Stated the church will be responsible for anyone who is waiting and is hit after having to step into the street. Suggesting entrances should be on Jones or O'Farrell, where the sidewalks are wider. 4. The campers who keep returning to this area are encouraged to sit on the step of the emergency fire exit of the church. Should focus on the design. 5. Suggesting decision should be postponed to give the church time to do good work in the community, stop turning away people, stop keeping the disabled out by hiding their "special secret ramp."
4/18/18	N/A	N/A	N/A	Outreach	In-person	Craig Communications conducted outreach and passed out meeting flyers to businesses and area residents in support of third public meeting.
2/6/17	Napa Valley Winery Exchange	Don Gillette, 415-771-2887, don@veww.com	Senior Wine Specialist	Evelyn Soto	In-person	Don had questions regarding affordable housing and how it related to the project. Will share project information with owner and contact us if they have further questions.
2/13/18	Napa Valley Winery Exchange	Kristen Leonardini, kristen@vnew.com	Owner	Evelyn Soto	Outbound	Emailed regarding scheduling meeting.
2/15/18	Napa Valley Winery Exchange	Kristen Leonardini, kristen@vnew.com	Owner	Tracy Craig	Outbound	Tracy emailed to let her know that she can meet the week of 2/20; Kristen will let Tracy know when she is available.
1/11/17	Shannon Alley	Brandon	Owner	Evelyn Soto/Max Craig	In-person	Provided fact sheet to occupant Brandon, who will share with property manager.
10/5/16	Nazareth Hotel	N/A	N/A	Evelyn Soto	Outbound	Evelyn left an email regarding property manager/owner to call back.
2/2/17	O'Farrell Liquors	Deepak (no last name given), 405 O'Farrell St.	Cashier	Evelyn Soto	In-person	Left fact sheet, owner not available.
10/4/16	Olympic Café	Lui (no last name given), 555 Geary St.	Owner	Evelyn Soto	In-person	Lui expressed interest in being supportive however he mentioned it would be up to his son to make the decision; Craig Conn will provide follow-up.
10/5/16	Olympic Café	Lui (no last name given), 555 Geary St.	Owner	Evelyn Soto & Nicole Hanlon	In-person	Spoke with Lui who referred us to his son George who will likely support project; Lui said to stop by on 11/10 to pick up signed letter.
11/9/16	On Time Café	Miriam (no last name given), 577 Geary St.	Employee	Evelyn Soto	In-person	Left fact sheet/contact info, will share information with owner.
10/5/16	Orange Village Hostel	Viet	Employee	Evelyn Soto/Max Craig	In-person	Provided fact sheet to employee Viet, who was apprehensive of information and left pass into management.
2/2/17	Oshi Thai Noodle Café	Patrick (no last name given), 696 Geary St 415-679-2168	Host	Nicole Hanlon	In-person	Left fact sheet and LOS, owner unavailable.
1/27/17	Paiwan Authentic Cuisine	Asif (no last name given), 503 O'Farrell St.	Employee	Evelyn Soto	In-person	Left fact sheet, owner not available.
10/4/16	Ranoply	Crystal (no last name given), 577 O'Farrell St., 415-780-3754	Employee	Evelyn Soto	In-person	Left fact sheet, owner not available.
10/6/16	Paradise Coffee & Donut	Hamoud, 453 O'Farrell St.	Owner	Evelyn Soto	In-person	Mentioned he was aware of the project and had already talked to CS folks. Will sign letter of support and drop it off to the church.
10/4/16	Peoba's	Sin (no last name given), 393 Eddy St., 415-441-1939	Cashier	Evelyn Soto	In-person	Left fact sheet, owner unavailable.
10/5/16	Peoba's Mediterranean Sandwiches	Naseef (no last name given), 608 Geary St 415-292-7273	Cashier	Nicole Hanlon	In-person	Left fact sheet and LOS, owner unavailable.
12/7/16	Pierre Hotel	Varsha Patel, varsha.patel@att.net	Owner	Tyler Eyje	Inbound	Varsha emailed the following questions to Tyler: How closely will your building butt up against property at 540 Jones Street? Are you constructing on the Shalimar lot as well? She also mentioned that her primary concerns in the construction project is that it will block the natural sunlight from coming into her building having a negative effect on her property value and energy consumption of building; also concerned that the construction work will affect her building foundation and structure and asked how we plan to make sure her building is protected from these negative effects.
12/12/16	Pierre Hotel	Varsha Patel, varsha.patel@att.net	Owner	Tyler Eyje	Inbound	Varsha emailed to inform Tyler she's available next Thursday 12/22 and Friday 12/23.
12/12/16	Pierre Hotel	Varsha Patel, varsha.patel@att.net	Owner	Tyler Eyje	Inbound	Varsha responded to Tyler's email from 12/22 asking whether he can meet to discuss the project sometime next week.
1/12/17	Pierre Hotel	Varsha Patel, varsha.patel@att.net	Owner	Tyler Eyje	Inbound	Varsha emailed the team to thank them for meeting with her and appreciated the openness and willingness to help her understand the project. She also asked that Tyler send her the dimensions of the project/parking area and informed him that she plans on hiring an expert to advise her on the effects of the project on her building, as suggested by Tyler.
2/3/17	Pierre Hotel	Varsha Patel, varsha.patel@att.net	Owner	Tyler Eyje	Inbound	Varsha confirmed she received the information and will follow up with him next week.
11/9/17	Pierre Hotel	Varsha Patel, varsha.patel@att.net	Property Owner	Tyler Eyje	Inbound	Varsha requested that Tyler send her the building plans for the project as she will be meeting with her structural engineer to discuss her concerns for the side of her building that will be affected by the project. She shared her concerns are related to lighting, the loss of windows, shadow effect and air circulation. She also expressed interest in meeting next week.
11/13/17	Pierre Hotel	Varsha Patel, varsha.patel@att.net	Property Owner	Tyler Eyje	Inbound	Varsha thanked Tyler and shared she would like to keep their line of communication open and meet with him once they are ready to share the plans.
11/14/17	Pierre Hotel	Varsha Patel, varsha.patel@att.net	Property Owner	Tyler Eyje	Inbound	Varsha emailed to let Tyler know that she is aware that there is a hearing on November 30 and would like Tyler to send her the plans that are currently on file with the city.
1/5/17	Pierre Hotel	Varsha Patel, varsha.patel@att.net	Owner	Tyler Eyje	In-person	Varsha emailed project fact sheet information as requested 4-A269-H273 by Jan.
3/27/18	Pierre Hotel			Tracy Craig	In-person	The briefing was attended by 26 individuals and the hotel has 87 units. The following residents attended: Ike Okwechime, George McCrae, Charles Green, Eric Oppenheimer, Mike Hoffman, Patrick Johnson, Anderson, Mark Kroboth, Karen Taylor, Sandra Manning, Lashun, Dani Evinger, John Ballard, Rodney La Drake, A Moshwara, Jagath Castro, Vera Keith Jones, Mary Dolan, Don Beeva, Walter Thompson, Benwe C. A project overview was provided and a second briefing will take place prior to going to the planning commission. The notice of the third community meeting will be placed in the lobby. Residents asked the following questions: 1. Will construction effect television reception? Will you consider installing wi-fi on the building for all (tenants as a community benefit)? 2. Will you have a pest control program in place to address the rat problem at the Shalimar? 3. What are the benefits for Pierre Hotel residents for being accommodated? 4. What is the plan for dust, noise and vibrations? What are the work hours? 5. Will you provide ear plugs, dust masks, filters for the building? Will you relocate tenants? 6. Low and very-low housing is needed in the area. Will there be housing for seniors? Who will be eligible for affordable units? What is process for applying? 7. A bakery or market with fresh produce would be the best use for this retail space. We do not need another restaurant especially an Indian one. 8. What is the mix of units? 9. Will there be yoga or other small activities offered at the Christian Science reading room? Who will get to use the reading room space? 10. Will views and natural light be affected? How?
10/5/16	Pierre Hotel	Varsha Patel, varsha.patel@att.net	Owner	Tyler Eyje	Outbound	Tyler emailed at 10:07 a.m., regarding their previous phone conversation where he provided project overview. He emailed the PPT used for the 11/10 public meeting and asked her to review it and contact him if she has any questions.
12/7/16	Pierre Hotel	Varsha Patel, varsha.patel@att.net	Owner	Tyler Eyje	Outbound	Tyler emailed at 6:45 p.m., and suggested to meet in person to discuss all of her concerns. Alternatively, he also informed her we could set up a conference call if meeting is a problem.
12/7/16	Pierre Hotel	Varsha Patel, varsha.patel@att.net	Owner	Tyler Eyje	Outbound	Asked to schedule meeting to discuss her questions/concerns.



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12/12/16	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Owner	Tyler Eyje	Inbound	Varsha emailed to inform Tyler she's available meet Thursday 12/22 and Friday 12/23.
12/12/16	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Owner	Tyler Eyje	Inbound	Varsha responded to Tyler's email from 12/12 asking whether he can meet to discuss the project <del>on</del> <u>next week</u> .
1/12/17	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Owner	Tyler Eyje	Inbound	Varsha emailed the team to thank them for meeting with her and appreciated the openness and willingness to help her understand the project. She also asked that Tyler and her the dimensions of the proposed parking area and informed him that she plans on hiring an expert to advise her on the effects of the project on her building. <u>As suggested by Tyler</u> .
2/1/17	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Owner	Tyler Eyje	Inbound	Varsha confirmed she received the information and will follow up with him next week.
11/9/17	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Property Owner	Tyler Eyje	Inbound	Varsha requested that Tyler send her the building plans for the project as she will be meeting with her structural engineer to discuss how the existing structure will be affected by the project. She shared her concerns are <u>on</u> <u>lighting</u> , the loss of windows, shadow effect and air circulation. She also expressed interest in meeting next week.
11/23/17	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Property Owner	Tyler Eyje	Inbound	Varsha thanked Tyler and shared she would like to keep their line of communication open and meet with him once they are ready to share the plans.
11/14/17	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Property Owner	Tyler Eyje	Inbound	Varsha emailed to let Tyler know that she is aware that there is a hearing on November 30 and would like Tyler to send her the plans that are currently on file with the city.
1/5/17	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Owner	Tyler Eyje	In-person	Susana emailed project fact sheet information as requested A389H4273 by Jan.
3/7/18	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Owner	Tracy Craig	In-person	The briefing was attended by 26 individuals and the hotel has 87 units. The following residents <u>attended</u> : Bill Overwime, George McRae, Charles Green, Eric Copenhagen, Mike Hoffman, Patrick Johnson, Anderson, Mark Krohn, Karen Taylor, Sandra Manning, Isahun, Dann Genger, John Ballard, Rodolfo La Drake, A Mochawaro, Joseph Castro, Vera Keith Jones, Mary Dolan, Don Beeve, Walter Thompson, Bennie C. A project overview was provided and a second briefing will take place prior to going to the planning commission. The notice of the third community meeting will be placed in the lobby. Residents asked the following questions: 1. Will construction effect television reception? Will you <u>discussed</u> <u>nothing</u> <u>with</u> <u>on</u> the building for all tenants as a community benefit? 2. Will you have a pest control program in place to address the rat problem at the Shalimar? 3. What are the benefits for Pierre Hotel residents for being inconvenienced? 4. What is the plan for dust, noise and vibrations? What are the work hours? 5. Will you provide ear plugs, dust masks, filters for the building? Will you relocate tenants? 6. Low and very low housing is needed in the area. Will there be housing for seniors? Who will be eligible for affordable units? What is process for applying? 7. A bakery or market with fresh produce would be the best use for the retail space. We do not need another restaurant especially an Indian one. 8. What is the mix of units? 9. Will there be yoga or other mindful practices offered at the Christan Science reading room? Who will get to use the reading room space? 10. Will <u>any</u> <u>and</u> <u>natural</u> <u>light</u> <u>be</u> <u>affected</u> ? How?
10/5/16	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Owner	Tyler Eyje	Outbound	Tyler emailed at 10:07 a.m., regarding their previous phone conversation where he provided project overview. He emailed the ppt used for the 11/10 public meeting and asked her to review it and contact him if she has any questions.
12/7/16	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Owner	Tyler Eyje	Outbound	Tyler emailed at 6:45 p.m., and suggested to meet in person to discuss all of her concerns. Alternatively, he also informed her we could set up a conference call if location is a problem.
12/7/16	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Owner	Tyler Eyje	Outbound	Asked to schedule meeting to discuss her questions <u>on</u> <u>the</u> <u>plans</u> .
12/12/16	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Owner	Tyler Eyje	Outbound	Tyler emailed to let Varsha know he is available on 12/22 and asked where/when she would like to meet.
1/4/17	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Owner	Tyler Eyje	Outbound	Tyler emailed to confirm he is available on Wednesday/Thursday and scheduled meeting for Thursday from 11-1pm to discuss the project.
1/13/17	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Owner	Tyler Eyje	Outbound	Tyler emailed to follow up on the discussion from their meeting on 1/12. He provided the project plans and additional information regarding the full design package, the shadow study, and noise photos. He also let her know that he would be happy to provide a short list of firms that can assist her with this project. Additionally, he informed her that he would like to understand a little more about the windows in her building that are facing the property line along the south face, and asked if she had any plans that show which rooms/units those windows are located in? In order to respond to her questions about this, he'll need some more information from her.
1/30/17	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Owner	Tyler Eyje	Outbound	Tyler emailed to ensure that she received the information he emailed on 1/30. In addition, he wanted to address two other things related to the project: 1. They previously discussed their willingness to pay her costs to hire an attorney and an engineering consultant to review the project plans and license agreement. They are still willing to do that, subject to a \$5,000 cap for each professional (i.e., one cap for the attorney and another for the consultant). They can provide a list of attorneys and consultants to begin reaching out to if she'd like. 2. They understand that she <u>master</u> <u>leases</u> her building to THC. As they begin drafting the license agreement they will need to craft language that provides legal protections to her and her tenants during construction. For this reason it would be very helpful to have a copy of her lease so they can understand the commitments that she and THC have made to one another. Tyler requested a copy of the lease.
11/13/17	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Property Owner	Tyler Eyje	Outbound	Tyler informed Varsha that they are in the process of revising the building plans to reconfigure the missing along the back side near her property and have not finished those plans therefore cannot send her building plans at this time. He shared he would follow up with her in a few weeks once they've completed revising the design.
11/27/17	Pierre Hotel	Varsha Patel; varsha.patel@att.net	Property Owner	Tyler Eyje	Outbound	Tyler emailed Varsha the current plans.
1/13/18	Pierre Hotel	Isarah Cabrera	Director of Facilities	Tyler Eyje	Outbound	Tyler emailed to let Isarah know that Craig Comm will work with her to find a convenient time for a project briefing with her residents sometime in the last week of March. Evelyn followed up with an email regarding availability.
10/26/16	Mailing of Notification for Public Meeting #1	Project Team	Project Team	Evelyn	Outbound	Mailing to provide notification of public meeting.
11/10/16	Project Public Meeting #1	Project Team	Project Team			Hosted a meeting a grand apartment to introduce the church while the listing gave background on the project. Tyler and Dan went into project specifics and an overview. Overall the meeting went well. There were five community members in attendance and the project team received input that they will use moving forward. All questions/comments were addressed in real-time by the team and feedback was noted.
3/7/17	Mailing of Notification for Public Meeting #2	Project Team	Project Team	Evelyn	Outbound	Mailing to provide notification of public meeting.
3/22/17	Project Public Meeting #2	Project Team	Project Team	Evelyn Soto	In-person meeting	The second community meeting for the 450 O'Farrell and was well. <u>Comments</u> <u>regarding</u> <u>particulars</u> <u>by</u> <u>Billie</u> <u>residents</u> <u>evolved</u> <u>around</u> <u>construction</u> <u>noise</u> , <u>blockage</u> <u>of</u> <u>views</u> <u>and</u> <u>natural</u> <u>light</u> , <u>noise</u> <u>associated</u> <u>with</u> <u>trash</u> <u>collection</u> <u>and</u> <u>general</u> <u>air</u> <u>quality</u> <u>impact</u> . Questions were addressed in real-time by the team in the order received and feedback was noted.
4/9/18	Mailing of Notification for Public Meeting #3	Project Team	Project Team	Evelyn	Outbound	Mailing to provide notification of public meeting.
4/16/18	Project Public Meeting #3	Project Team	Project Team	Project Team	In-person	14 members of the public attended including M Fire Department, Union Square Hilton, local land owners and residents. Attendees were largely in support of project. Questions asked: make-up of units, monthly rental rates, where will CS Church relocate during construction, security before/after, how has working in the area and with the City of SF been, do you support the fit stop concept (mobile toilet/dog waste disposal/needle disposal).
2/1/17	Raphael House	Ralph Payton; 415-775-2151; rpayton@raphaelhouse.org	Executive Director	Evelyn Soto	Outbound	Called and left vm regarding scheduling a meeting.
9/30/16	Raphael House	Ralph Payton; 415-775-2151; rpayton@raphaelhouse.org	Executive Director	Evelyn Soto	Outbound	Called and left voicemail regarding project.
10/7/16	Red Chili Restaurant	822 Jones St	Employee	Evelyn Soto	In-person	Left fact sheet, owner not available.
5/3/16	Resident	Barbara Nagel; barbanagel1947@gmail.com	Resident	Tracy Craig	Outbound	Tracy has a phone call with Barbara Nagel to discuss concerns; offered on-site meeting and/or briefing of apartment residents.
5/2/16	Resident	Barbara Nagel; barbanagel1947@gmail.com	Resident	Tracy Craig	Outbound	Follow up call with Barbara Nagel.
5/2/16	Resident	Richard Hack	Resident	Tracy Craig	Outbound	Tracy called and left a message for Richard Hack.
5/7/16	Resident	Richard Hack; Barbara Nagel; barbanagel1947@gmail.com	Resident	Tracy Craig	Outbound	Tracy called and left a message for Richard Hack and Barbara Nagel.
5/16/18	Resident	Richard Hack; Barbara Nagel; barbanagel1947@gmail.com	Resident	Tracy Craig	Outbound	Tracy called and left a message for Richard Hack and Barbara Nagel.
10/4/16	Rivera Hotel	Bipin Bhatvala	Employee	Evelyn Soto/Max Craig	In-person	Provided fact sheet to temporary manager Bipin Bhatvala, who will relay information to Owner.
2/2/17	Salama Halal Meat Butcher Shop	Ali [no last name given] 415-474-0359 404 Geary St	Owner	Nicole Hankton	Outbound	Signed letter of support.
10/5/16	San Francisco Bay Area Rescue Mission	N/A	N/A	Nicole Hankton	Outbound	Left message for Pastor Ralph.
9/29/16	San Francisco Evangelical Free Church	N/A	N/A	Nicole Hankton	Outbound	Church does not endorse either way, spoke with Pastor Steven.

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6/1/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico sent an email saying that the SFHAC has decided to endorse the project at that of the project sheet. Full endorsement details were shared in the Project Review Report Card. Corey Smith Community Organizer will be taking over the project.
2/23/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico sent Tyler an email with a membership invoice and the project review form which he will need back at least two days before the review date (along with 3-5 renderings for the site). On the day of the review, we expect that the presentation team will have a deck to present, and we would ask for a full set of plans as well. As far as dates go, we have three available upcoming: • March 14th • March 21st Project Review Committee traditionally meets from 8:30 - 10:00 AM, and I will have to confirm we will meet at our usual location (Solomon Cordwell Buenz) or find another location.
3/1/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico responded to Tyler that March 21st is best or else April
3/1/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico responded to Tyler that March 21st is best or else April
3/2/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico responded that the committee chair is available April 18
3/6/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico emailed Tyler confirming the April 18 date and 8:30 start time
4/6/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico emailed and spoke to Tyler and will check with the team
4/10/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico emailed Tyler saying the 18th was still the best day
4/10/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico confirmed time and location
4/10/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico email Tyler asking if they could leave the presentation pad if he could just bring a flash drive
4/10/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico email Tyler asking if they could leave the presentation and if he could just bring a flash drive
4/10/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico emailed Tyler asking for him to resubmit the form and asked for a copy to be emailed to him of the presentation
4/10/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico responded that he needs the review form by Friday
4/17/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico emailed Tyler asking him if he had an updated version of the project to email to the committee members
4/17/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico emailed Tyler that the team is large and the presentation should not go over 15-20 minutes
6/11/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Inbound	Nico emailed Tyler that they have finished their project review and report card and asked who should it be sent to
3/1/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler emailed Nico to let him know that they had started to fill out the review form and asked if the March 28 date is available
3/27/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler emailed Nico that he wants to bring architect and church partner and asked for some April dates
3/27/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler will get back to email with a date that works
3/6/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler emailed Nico that the April 18th date works
4/6/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler emailed Nico asking for more time and what dates are available
4/10/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler emailed that the 18th works and wanted to confirm location and time
4/10/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler emailed Nico asking about presentation equipment and if he wants handouts
4/10/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler emailed Nico and responded that they would leave hard copies
4/10/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler emailed Nico saying that they would leave hard copies
4/10/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler emailed Nico saying that he needed a couple of days to finalize things
4/12/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler emailed Nico the draft project review fact sheet
4/13/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler sent Nico the final copy of the review form and presentation
4/18/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler responded that he will stay under time limit
6/11/18	San Francisco Housing Action Coalition	Nico Nagle, (650) 793-5825, nico@sfhac.org	Development Associate	Tyler Eyje/Tracy Craig	Outbound	Tyler emailed that it should be sent to him and Tracy
4/18/18	San Francisco Housing Action Coalition			Tyler Eyje/Tracy Craig	In-person	Project team briefed San Francisco Housing Action Coalition on 4/18. Coalition was interested in community outreach and benefits resulting from community input. San Francisco HAC has indicated they support project.
9/26/16	San Francisco Housing Action Coalition	Rob Poole	Development and Communications Manager	Tyler Eyje	Outbound	Called to discuss project
9/29/16	San Francisco Rescue Mission	Christina	Executive Director	Nicole Hankton	Outbound	Alex Quock at 415-400-5858, left voicemail requesting a call back
9/29/16	Scully	687 Geary St 815-440-4497	Utilities	Nicole Hankton	In-person	Left fact sheet and LOS, owner unavailable.



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1/10/17	Serrano Hotel	Benjamin Malmquist 415-885-2500 benjamin.malmquist@serranohotel.com	General Manager	Nicole Hankton	Inbound	Benjamin returned Nicole's phone call and gave his email address to be sent the fact sheet and letter of support.
1/8/18	Serrano Hotel	Benjamin Malmquist 415-885-2500 benjamin.malmquist@serranohotel.com	General Manager	Evelyn Soto	Inbound	Benjamin prefers a project update over the phone as they are not planning on writing a letter of support and simply just observers
2/1/18	Serrano Hotel	Ben Malmquist	General Manager	Tyler Eyle	Inbound	Ben appreciated the project update Tyler provided via email and asked to be kept in the loop as we get closer to construction.
2/2/17	Serrano Hotel	Benjamin Malmquist 415-885-2500 benjamin.malmquist@serranohotel.com	General Manager	Susana Razo	Inbound	Susana received an email from him regarding into the date of the public hearing, and expressing interest in learning more about the project
10/5/16	Serrano Hotel	Benjamin Malmquist 415-885-2500 benjamin.malmquist@serranohotel.com	General Manager	Nicole Hankton	Outbound	Called and left voicemail for the GM Benjamin Malmquist
1/10/17	Serrano Hotel	Benjamin Malmquist 415-885-2500 benjamin.malmquist@serranohotel.com	General Manager	Nicole Hankton	Outbound	Nicole emailed fact sheet and LOS to Benjamin.
1/10/17	Serrano Hotel	Benjamin Malmquist 415-885-2500 benjamin.malmquist@serranohotel.com	General Manager	Nicole Hankton	Outbound	Provided fact sheet to employee Kathryn, who will share with management
2/28/17	Serrano Hotel	Benjamin Malmquist 415-885-2500 benjamin.malmquist@serranohotel.com	General Manager	Susana Razo	Outbound	Susana responded to his email received on 2/28 and provided him the details of our next community meeting on 3/22. He shared that he may wish to support the project, but wants to learn more first.
3/1/17	Serrano Hotel	Benjamin Malmquist 415-885-2500 benjamin.malmquist@serranohotel.com	General Manager	Evelyn Soto	Outbound	Evelyn called/emailed to remind him about the upcoming public meeting on 3/22.
3/21/17	Serrano Hotel	Benjamin Malmquist 415-885-2500 benjamin.malmquist@serranohotel.com	General Manager	Susana Razo	Outbound	Responded to an email received on Friday, 3/24 requesting a copy of the presentation used at the second public meeting to share with their management; also sent a template letter of support for their consideration.
1/4/18	Serrano Hotel	Benjamin Malmquist 415-885-2500 benjamin.malmquist@serranohotel.com	General Manager	Evelyn Soto	Outbound	Left a voicemail requesting a call back to schedule project update.
1/18/18	Serrano Hotel	Benjamin Malmquist 415-885-2500 benjamin.malmquist@serranohotel.com	General Manager	Evelyn Soto	Outbound	Evelyn left a voicemail regarding scheduling a conference call to provide project briefing.
1/29/18	Serrano Hotel	Benjamin Malmquist 415-885-2500 benjamin.malmquist@serranohotel.com	General Manager	Tyler Eyle	Outbound	Emailled project update as requested.
3/27/17	Sen-Well Market Liquors	585 Ellis St. no phone displayed	Clerk	Nicole Hankton	In-person	Left fact sheet, owner not available.
10/6/16	SF African American Chamber of Commerce	Frederick E. Jordan	President and Board Chairman	Susana Razo	Outbound	Called and left a voicemail requesting a call back.
11/23/16	SF African American Chamber of Commerce	Frederick E. Jordan; (415) 748-6400	President and Board Chairman	Susana Razo	Outbound	Left a voicemail for Fred requesting to discuss the project and his collaboration with Amos Gregory.
1/5/17	SF African American Chamber of Commerce	Frederick E. Jordan; (415) 748-6400	President and Board Chairman	Susana Razo	Outbound	Left a voicemail for Fred requesting to discuss the project and his collaboration with Amos Gregory.
1/23/17	SF Bay Area Rescue Mission	N/A; 510-215-4555 info@bayarearescuemission.org	N/A	Nicole Hankton	Outbound	Left message regarding support for the project and asked for LOS. Left contact info.
12/28/16	SF Bay Area Rescue Mission	N/A; 510-215-4555 info@bayarearescuemission.org	N/A	Nicole Hankton	Outbound	Emailled information about project including fact sheet and letter of support.
1/5/17	SF Bicycle Coalition	Julia Radkin, 415-431-2453 x312; julia@fbike.org	Community Organizer	Evelyn Soto	Outbound	Evelyn left a voicemail requesting a call back.
2/13/17	SF Bicycle Coalition	Charles Deffergans, 415-431-2453 ext. 313, charles@fbike.org	Community Organizer	Evelyn Soto	Outbound	Called Charles to provide high level project overview. Charles asked the following questions: 1) How many bike parking spaces will there be? Where will they be located? 2) What type of developer impact fees are being paid to the city, if any? Will any of the fees be allocated for transportation purposes? Evelyn informed Charles that she would check in with the team and follow up with an email with this information.
2/15/17	SF Bicycle Coalition	Charles Deffergans, 415-431-2453 ext. 313; charles@fbike.org	Community Organizer	Evelyn Soto	Outbound	Evelyn emailed Charles information regarding bike parking and developer impact fees as requested.
2/15/17	SF Bicycle Coalition	Janice Li	Advocacy Director	Ontario Smith	Outbound	Emailled to discuss project.
3/7/17	SF BOS Jane Kim's Office	Bobbi Lopez	Staff	Ontario Smith	Outbound	Reached out to Bobbi regarding transition from April Veneracion.
3/22/17	SF BOS Jane Kim's Office	Bobbi Lopez	Staff	Ontario Smith	Outbound	Followed up with Bobbi to invite her to the second project public meeting.
8/14/17	SF BOS Jane Kim's Office	Bobbi Lopez	Staff	Ontario Smith	Outbound	Outreach to Bobbi and labor regarding potential collaborative effort for developer portfolio.
12/20/17	SF BOS Jane Kim's Office	Bobbi Lopez	Staff	Ontario Smith	Outbound	Spoke to Bobbi about project updated and 2018 outreach strategy.
2/17/17	SF Business Times	Ronald Li, 514-419-7549	Reporter	Susana Razo	Inbound	The reporter left a voicemail requesting a call back to learn more about the project.
4/17/17	SF Business Times	Ronald Li, 514-419-7549	Reporter	Tracy Craig	Outbound	Tracy spoke to the reporter about the project. He would like to write an article about it because he finds the Christ Scientist element interesting. He would also like to see the inside of the church and possibly talk to a church member and has the following questions about the project: • When did TB become involved in the project? • What are the project materials? • What is the overall budget? • Will the CS Church own their church if not, what is the endowment? Does it cover rent, operating costs and for how long? Tracy will be following up with him.
4/18/17	SF Gospel Mission	N/A	N/A	Nicole Hankton	Outbound	Voicemail box is full.
10/4/17	SF Historic Preservation	Andrew Wolfram	HPC member	Ontario Smith	Outbound	Conducted check-in with Andrew regarding project.
10/12/17	SF Historic Preservation	Diane Masada	Commissioner - Seat 7 At Large	Ontario Smith	Outbound	Emailled/called
10/12/17	SF Historic Preservation	Richard Johns	Commissioner - Seat 4 Historic	Ontario Smith	Outbound	Emailled/called
1/12/18	SF Hotel Council	Kevin Carroll, kevin@sfhotelcouncil.org	Executive Director	Evelyn Soto	Inbound	Kevin is available to meet on the 18th and 19th. Evelyn emailing dates to team and will get back to Kevin
1/24/18	SF Hotel Council	Kevin Carroll; kevin@sfhotelcouncil.org	Executive Director	Tracy Craig/Tyler Eyle	In-person	Met with Kevin Carroll, Executive Director. He indicated the supports the project and believes the sooner it can get built the better. Additionally, he had some general questions about the project and stated he will ask his 25-member Board to consider issuing a letter of support. Tracy emailed him the project fact sheet and a short blurb about the project that he can forward to his Board members.
1/5/18	SF Hotel Council	Kevin Carroll, kevin@sfhotelcouncil.org	Executive Director	Evelyn Soto	Outbound	Left a voicemail requesting a call back to schedule project briefing.
1/17/18	SF Hotel Council	Kevin Carroll; kevin@sfhotelcouncil.org	Executive Director	Evelyn Soto	Outbound	Evelyn called to inform Kevin that the team is available to meet on 1/24 at 2pm and sent calendar invite.
1/24/18	SF Hotel Council	Kevin Carroll; kevin@sfhotelcouncil.org	Executive Director	Tracy Craig	Outbound	Emailled project fact sheet and short project blurb to Kevin on their with his board.
9/29/16	SF Interfaith Council	Cynthia Zamboukas; cynthia@interfaithcouncil.org	Program/Administrative Associate	Susana Razo	Inbound	Cynthia emailed Susana to invite her and David Murray to the next Interfaith Council breakfast. David will make a pitch for project support.
3/9/16	SF Interfaith Council	Interfaith Council Prayer breakfast	N/A	Susana Razo	In-person	Susana attended the monthly prayer breakfast, all went well.
11/3/16	SF Interfaith Council	Interfaith Council Prayer breakfast	N/A	Susana Razo	In-person	Susana attended the monthly prayer breakfast, all went well.
11/8/16	SF Interfaith Council	Interfaith Council	N/A	Susana Razo	In-person	Susana attended the Interfaith Council prayer breakfast.
1/12/17	SF Interfaith Council	Interfaith Council	N/A	Susana Razo	In-person	Susana attended the Interfaith Council Essential Housing Task Force meeting with members of the church. She was asked to provide an overview of the project, which she did. The meeting was very informative about the IFC's efforts to support churches in the redevelopment of their properties.
1/18/17	SF Interfaith Council	Interfaith Council Prayer breakfast	N/A	Susana Razo	In-person	Susana attended the monthly prayer breakfast, all went well.
6/27/17	SF Interfaith Council	Michael Pappas, 415-425-9631	Executive Director	Ontario Smith	In-person	Met to discuss project along with Mayor's Office of Housing.
11/12/17	SF Interfaith Council	Michael Pappas, 415-425-9631	Executive Director	Tracy Craig/ Evelyn Soto	In-person	The project team attended the Interfaith Council Thanksgiving Prayer breakfast.
10/20/16	SF Interfaith Council	Michael Pappas, 415-425-9631	Executive Director	Susana Razo	In-person meeting	Meeting was very positive and outlined next steps to help position the project for approval. IFC agreed to provide LOS and will arrange to have members testify at the planning commission hearing. Michael Pappas will arrange an introduction to Rita Shimmer at Glide so that we can solicit a LOS.
3/9/16	SF Interfaith Council	Michael Pappas	Executive Director	Susana Razo	Outbound	Emailled as discussed to request assistance setting up a meeting with the Episcopal Community Services, to discuss a collaboration; also replied to his email introduction to Ken Reggio, Executive Director at Episcopal Community Services

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9/15/16	SF Interfaith Council	Gl. Hodge	Board Chair	Susana Razo	Outbound	Spoke about the project and agreed to meet. Meeting scheduling in progress.
10/11/16	SF Interfaith Council	Gl. Hodge	Board Chair	Susana Razo	Outbound	Gl shared the project details and letter we prepared with Michael Pappas. Michael is going to discuss the request at their next Board meeting, which is also this Thursday. It would help to make the announcement at the prayer breakfast in advance of that meeting.
10/12/16	SF Interfaith Council	Michael Pappas: 415-425-9631	Executive Director	Susana Razo	Outbound	Spoke briefly with Michael Pappas at the IFC prayer breakfast, said that our request will be discussed with the Board and suggested he could prepare a detailed letter of support for the project on behalf of the Council and make key introductions. David Murray and Susana will meet with Michael next week. Collected 9 letters of support, two from churches and seven were individual support.
10/13/16	SF Interfaith Council	Gl. Hodge	Board Chair	Susana Razo	Outbound	Susana called and emailed to thank him for the invitation to attend the prayer breakfast and solicit support from congregations and the IFC.
10/18/16	SF Interfaith Council	Michael Pappas: 415-425-9631	Executive Director	Susana Razo	Outbound	Left a message with his secretary providing a date and time for the proposed in-person meeting at the church; later responded to his phone call to confirm the meeting per his availability.
10/28/16	SF Interfaith Council	Michael Pappas: 415-425-9631	Executive Director	Susana Razo	Outbound	Susana emailed key messages requested for the letter or support and followed up with a phone call.
11/2/16	SF Interfaith Council	Michael Pappas: 415-425-9631	Executive Director	Susana Razo	Outbound	Susana emailed him the contact information for Rodney Ford and Jane Kim, per his request, so that he can mail letters of support to each of them.
1/4/18	SF Interfaith Council	Michael Pappas: 415-425-9631	Executive Director	Evelyn Soto	Outbound	Left a voicemail requesting a call back to schedule a meeting and provide project update.
1/11/18	SF Interfaith Council	Michael Pappas: 415-425-9631	Executive Director	Evelyn Soto	Outbound	Left a voicemail requesting a call back to schedule a meeting and provide project update.
1/19/18	SF Interfaith Council	Michael Pappas: 415-425-9631	Executive Director	Evelyn Soto	Outbound	Left a voicemail requesting a call back to schedule a meeting and provide project update.
1/28/18	SF Interfaith Council	Michael Pappas: 415-425-9631	Executive Director	Evelyn Soto	Outbound	Left a voicemail requesting a call back to schedule a meeting and provide project update.
2/15/18	SF Interfaith Council	Michael Pappas	Executive Director	Evelyn Soto	Outbound	Left a voicemail requesting a call back to schedule project briefing.
3/1/18	SF Interfaith Council	Michael Pappas	Executive Director	Evelyn Soto	Outbound	Checked via phone, still very supportive of project and open to reaching out to churches on our behalf to collect additional letters of support.
4/2/17	SF Mayor's Office of Housing	Jeff Buckley	Senior Advisor	Ontario Smith	In-person	Met at church, present along with SF Interfaith Council.
12/7/17	SF Mayor's Office of Housing	Jeff Buckley	Senior Advisor	Ontario Smith	Outbound	Spoke to Jeff regarding project and potential BLM options.
11/27/17	SF Planning Department	Jenny Delumo: 415-575-9146; jenny.delumo@sfgov.org	Environmental Planner	Tyler Eyje	Inbound	Jenny provided Tyler the IFC comment letter on the draft environmental impact report.
2/6/17	SF Planning Department	Rodney Fong	Planning Commissioner	Ontario Smith	Outbound	Conducted a check-in regarding project.
5/5/17	SF Planning Department	Dan Sider	Senior Advisor	Ontario Smith	Outbound	Spoke to Dan regarding project timing.
7/13/17	SF Planning Department	Dan Sider	Senior Advisor	Ontario Smith	Outbound	Outreach to Dan regarding project timing.
10/4/17	SF Planning Department	Rodney Fong and Christine Johnson	Planning Commissioners	Ontario Smith	Outbound	Conducted a check-in regarding project.
4/18/17	SF Senior Center	Peggy Gallagher: 481 O'Farrell St., 415-923-4490; pgallagher@ncphs.org	Program Coordinator	Evelyn Soto	Inbound	Peggy returned Evelyn's call and provided her with information needed to process the contribution. Evelyn informed her that it should be arriving within the next couple of days.
7/11/16	SF Senior Center	N/A	N/A	Tracy Craig	In-Person	Met with seniors and provided project information.
10/4/16	SF Senior Center	Peggy Gallagher: 481 O'Farrell St., 415-923-4490; pgallagher@ncphs.org	Staff	Evelyn Soto	In-person	Evelyn inquired about use of space for a community meeting. Building under construction until 2017 therefore cannot use building.
11/9/16	SF Senior Center	Peggy Gallagher: 415-923-4490; pgallagher@ncphs.org	Program Coordinator	Evelyn Soto & Kimu Elala	In-person	Spoke with Peggy who mentioned a CS representative named Antje, has been logging them in meetings with the architect. Mentioned Emmanuel, property manager, who was not in; left fact sheet, IGS, and invitation to public meeting.
2/15/18	SF Senior Center	Crystal Booth: 415-923-4490; cbooth@ncphs.org; Sue Horst	Program Coordinator and Executive Director	Tracy Craig/Tyler Eyje	In-person	Met to provide project briefing. All went well, Tracy to follow up with letters of support, project fact sheet.
2/1/18	SF Senior Center	Crystal Booth: 415-923-4490; cbooth@ncphs.org	Program Coordinator	Evelyn Soto	Outbound	Evelyn spoke to Crystal, new Program Coordinator, replaced Peggy Gallagher. Requested a meeting, Crystal will email her availability.
2/7/18	SF Senior Center	Crystal Booth: 415-923-4490; cbooth@ncphs.org	Program Coordinator	Evelyn Soto	Outbound	Evelyn emailed regarding meeting availability.
11/10/16	SF Senior Center	Peggy Gallagher: 415-923-4490; pgallagher@ncphs.org	Program Coordinator	Evelyn Soto	Outbound	Emailed Peggy regarding scheduling a meeting to provide project overview.
2/15/17	SF Senior Center	Peggy Gallagher: 415-923-4490; pgallagher@ncphs.org	Program Coordinator	Evelyn Soto	Outbound	Evelyn emailed to inquire about the use of their space for a future public meeting.
2/16/17	SF Senior Center	Peggy Gallagher: 415-923-4490; pgallagher@ncphs.org	Program Coordinator	Evelyn Soto	Outbound	Peggy emailed to say their space is available for the community meeting.
3/13/17	SF Senior Center	Erin Schiller: eschiller@ncphs.org	Activities Assistant	Evelyn Soto	Outbound	Evelyn called to finalize public meeting details.
4/5/17	SF Senior Center	Erin Schiller: eschiller@ncphs.org	Activities Assistant	Evelyn Soto	Outbound	Evelyn left a voicemail thanking Erin for allowing us to use their space for our meeting on 3/22 and informed her we would be making a charitable contribution to the senior center.
4/6/17	SF Senior Center	Erin Schiller: eschiller@ncphs.org	Activities Assistant	Evelyn Soto	Outbound	Evelyn emailed regarding the voicemail she left for Erin on 4/5. She informed Erin that the project developer would be providing a charitable contribution to the SF Senior Center for allowing them to use their space for the public meeting which took place on 3/22.
4/18/17	SF Senior Center	Peggy Gallagher: 481 O'Farrell St., 415-923-4490; pgallagher@ncphs.org	Program Coordinator	Evelyn Soto	Outbound	Evelyn left a voicemail requesting a call back to discuss charitable contribution.
2/16/18	SF Senior Center	Sue Horst	Executive Director	Tracy Craig	Outbound	Tracy emailed to let her know she will be sending a summary of the project and a fact sheet along with a formal request for letters of support. She will also drop by next week with a short project description and signing sheet for center clients to sign if they wish.
2/20/18	SF Senior Center	Sue Horst	Executive Director	Tracy Craig	Outbound	Tracy emailed letters of support and project fact sheet.
5/11/18	SF Senior Center	Crystal Booth: 415-923-4490; cbooth@ncphs.org	Program Coordinator	Tracy Craig	Outbound	Tracy called Crystal to discuss support of the project.
1/11/18	SF Union Square Business Improvement District	Karin Hood: 415-781-7880 ext. 102; karin@unionsquare.net	Executive Director	Evelyn Soto	Outbound	Left a voicemail requesting a call back to schedule project briefing.
9/13/16	SF Veterans Art Guild Project	Amos Gregory Lee: 415-937-3965; veteransaley@gmail.com	Founder	Susana Razo	Inbound	Susana suggested that they sit down and meet for breakfast or lunch to orient him to the project and also learn more about his work in Shannon Alley. His next available meeting times are Friday morning or this coming Monday for lunch. Tracy and Susana will plan to meet with him on Monday 9/19.
10/21/16	SF Veterans Art Guild Project	Amos Gregory Lee: 415-937-3965; veteransaley@gmail.com	Founder	Susana Razo	Inbound	Received call at 12:28 p.m. Susana informed him that Tracy had been out of the office. She also let him know that we had followed up with the church members and they agreed that a meeting would be a good thing to see how we can work together through the future changes associated with the project. He was encouraged to hear that and is available for a follow-up meeting next week Tues-Wed.
4/5/17	SF Veterans Art Guild Project	Amos Gregory Lee: 415-937-3965	N/A	Susana Razo	Outbound	Received call asking if we are on the agenda for the Alliance for a Better SF. He said the project was represented as a "mixed use street project at 450 O'Farrell." I said we don't characterize the project that way and that it was probably a mistake on behalf of Alliance members. I will confirm we are on the agenda to present that day. He said he will be attending and is on the board of the Alliance. I thanked him for the feedback.
4/10/17	SF Veterans Art Guild Project	Amos Gregory Lee: 415-937-3965; veteransaley@gmail.com	Founder	Tracy Craig/Susana Razo	Inbound	Amos emailed Tracy/Susana to thank them for offering to help facilitate their application for 501(c)(3) status however, they feel that they have the resources to do this themselves. He also thanked them for the artwork and let them know that he recorded it as a gift to the SF Veterans Mural Project, and will be reflected as such in their yearly accounting. Lastly, he invited them to paint in the alley.
4/13/17	SF Veterans Art Guild Project	Amos Gregory Lee: 415-937-3965; veteransaley@gmail.com	Founder	Tracy Craig	Inbound	Amos emailed Tracy/Susana information that he had sent to all the property owners in the alley regarding his workshops, as well as a safety issue they've encountered over the last several months regarding a community member. He stated that the harassment from the community member has reached such a serious level that they have begun to work with the Police District Supervisor's office, and the courts to end the harassment. The person's name is Jason Fitzpatrick. Amos asked that we pass on this information to the church so that they're aware, which we did.
5/7/17	SF Veterans Art Guild Project	Amos Gregory Lee: 415-937-3965; veteransaley@gmail.com	Founder	Tracy Craig	Inbound	Amos emailed Tracy to let her know he received her email and will call her in the morning regarding the boxes. He also let her know that they were going to be meeting in the Alley tomorrow afternoon and asked whether a project representative could attend. If not, he will provide the information to the DPH head.
5/19/17	SF Veterans Art Guild Project	Amos Gregory Lee: 415-937-3965; veteransaley@gmail.com	Founder	Tracy Craig	Inbound	Amos informed the team that he will be photographing the location they are proposing to have the boxes located and let Tracy know that they will have to conduct a community meeting between residents, property owners and the supervisors office. He is contacting the supervisors office to figure out a time for this and asked whether the church would open their doors for this meeting.



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8/16/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Inbound	Amos Lee: Tracy knew for his birthday wanted to hold a block party on August 29, 2017, in Shannon Alley. There will be food, three bands, and painting. He wanted to let church members know and extend an invite to any members who wish to join. He also asked if the church would be willing to move forward with the process of installing a sharps container in the alleyway. Tracy informed him she would pass this information on to the church members.
10/24/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Inbound	Amos emailed Tracy regarding asking the church if they could install a sharps container in the alley.
12/20/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Inbound	Amos emailed Tracy to let her know that as apart of his Veteran's Alley project, he is interested in painting the church walls in the alley.
6/11/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Inbound	Amos emailed Tracy asking for an update on the proposal.
4/12/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	In-person	Tracy attended an art workshop put on by Glade and the Veteran's Art Guild project.
10/10/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	In-person	Tracy offered the alley painting part and donated \$500 to cover food costs.
12/3/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	In-person	Tracy met with Amos to provide a project update.
12/11/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	In-person	Tracy had a check-in with Amos over lunch.
1/18/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig/Tyler Eye	In-person	Met to provide project update.
9/19/16	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Susana Razo and Tracy Craig	In-person	Met to discuss project and gauge level of support.
8/21/16	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Provided project information.
9/29/16	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Susana Razo	Outbound	Susana informed Amos that the team is working through a few project details and we will be in touch with him in a couple of weeks for a follow up meeting.
10/27/16	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Susana Razo	Outbound	Susana called to confirm the location, date and time (11/2 at 3:30 PM) of a follow-up meeting to the initial meeting with Amos. She, Tracy and David Murray will be at the second meeting.
11/2/16	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Susana Razo	Outbound	Susana called and sent text message at 9:18 AM to confirm meeting today at 3:30 PM.
12/12/16	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Susana Razo	Outbound	Spoke to Amos about research exploring lighting and meeting with SFPD; he shared that he met with April in Jane Kim's office, who also informed him that Sharon Zero efforts would continue next year. He requested the use of amber or soft lights in the street to provide lighting but not blind people.
2/6/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Susana Razo	Outbound	Left a voicemail requesting to meet to provide him a project update; want to let him know about improvements to lighting Shannon Alley that the church made in response to his feedback.
2/9/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Susana Razo	Outbound	Sent a text message after not getting a response to my call on 2/6 requesting to meet and provide him with a project update; in the past he responded to messages via text.
3/1/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Susana Razo	Outbound	Confirmed a new date and time for our follow-up meeting: 3/6 at noon. Susana and Tracy will be providing a project update.
3/6/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Susana Razo	Outbound	Tracy and Susana met with Amos at the Olympic Cafe to provide him an update on the project; shared information about the research and lighting options.
3/21/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Susana Razo	Outbound	Called and left a message requesting his email address to send the list of information needed to start the process of registering as a 501(c3); also reminded him that tomorrow another community meeting is being held at the Senior Center across the street from the church.
4/5/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Susana Razo	Outbound	Called to confirm his email he sent the list of information needed for the 501(c3) registration; he is a 501(c3).
4/11/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos to let him know she is interested in joining him in the alley to paint and also asked that he reach out to her should he need help lighting or 501(c3) status.
6/7/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos requesting a call to discuss the bio boxes that will be installed in the alley. She also informed Amos that she forwarded the information to the church members. They need additional information before they can ask the Board for approval.
6/23/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy informed Amos that she would forward the request to the church members regarding use of their space for the community meeting.
1/30/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy informed Amos she would provide him with an update regarding getting permission from the church to paint on their walls.
1/31/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos about a document: 450OF_AmosLtr_20180130_Draft
1/29/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos about the FPH Church of Christ Scientist murals.
1/28/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos that she sent Tracy to draft a document about the FPH Church of Christ Scientist murals.
2/2/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy responded to an email to Amos about corrections to the document 450OF_AmosLtr_20180130_Draft
2/12/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos and told him that she will see Tyler and ask him to call her.
2/2/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos telling him that Tyler was out next week.
2/13/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos about the 501(c3) proposal; sharing that there were some family and community concerns to consider to make this happen and wanted to discuss.
2/13/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos about his proposal and said that she had spoken to Tyler and had some ideas to consider.
1/31/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos saying she received the letter and will finalize and present to TD and then the church.
1/30/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos a re-worked version of his proposal.
1/26/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos about his proposal.
1/25/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos about his proposal.
1/17/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos about the TD meeting on 1/18 at 1:00 pm.
1/11/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy confirmed meeting with Tyler Eye on 1/18 at the Chicken Wing place on Geary.
6/14/18	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Tracy Craig	Outbound	Tracy responded to Amos email that she will email CS members and request an update.
2/22/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Susana Razo	Outbound	Called and spoke to Amos to set up a follow-up meeting; he said he is available this week and next. I agreed to check with Tracy on our team and send a proposed meeting time (3/1 at 2 PM sent via text message as discussed).
2/23/17	5F Veterans Art Guild Project	Amos Gregory Lee; 415-937-3965; veteransalley@gmail.com	Founder	Susana Razo	Outbound	Sent Amos a text to confirm the meeting time proposed for 3/1 at 2 PM after not getting a response to my text the day prior.
4/14/17	5F VIMBY	Isaura Clark	Executive Director	Ontario Smith	Outbound	Spoke to Isaura regarding project.
11/22/16	SFMTA	Tom Bellino	Associate Planner, Sustainable Streets	Susana Razo	Inbound	Tom emailed to schedule meeting for December 1st at 2pm at the SFMTA offices. Susana and Tyler will be attending meeting.
12/1/16	SFMTA	Tom Bellino	Associate Planner, Sustainable Streets	Susana Razo	Inbound	Tom informed Susana that he would be canceling the meeting scheduled for today. He felt that he may be stepping a bit outside of his role at SFMTA in offering this meeting; however, he will get in touch with his colleagues to reschedule.
11/21/16	SFMTA	Tom Bellino	Associate Planner, Sustainable Streets	Susana Razo	Outbound	Emailed to schedule a meeting to learn more about the Vision Zero program.
6/15/2017	SFPDH	Eileen Loughran; eileen.loughran@sfpdh.org		Tracy Craig	Inbound	Eileen informed Tracy that in her last communication with Amos, it seemed that there was still some community discussions that needed to occur before installation of a disposal box and mentioned it is important to have the support of residents and neighbors near a site in which a box would be installed. It was her understanding that Amos will be convening a community meeting along with a representative of Supervisor Kim's office to have a discussion about syringe disposal options. Before they can move forward as the Health Department, they need to know there is approval from community and approval from the building owner or property management to install the box. Once all approvals are received, then they can install the box. Eileen also provided the overall disposal box implementation plan and a sample of the operating agreements. She shared that it would be helpful for the team to put together a few slides that we can share at the board meeting that outlines the responsibilities and process.
6/15/17	SFPDH	Eileen Loughran; eileen.loughran@sfpdh.org		Tracy Craig	Outbound	Tracy informed Eileen that Amos Gregory provided her with her contact information. Tracy shared that Amos has requested, based on interviewing intravenous drug users, that a sharps container box be installed on the alley side of the Christian Science Church property located at 450 O'Farrell. Tracy shared with Eileen members and they are requesting that discussions such as these are decided upon by a Board Member vote. Eileen then, she may request a follow up letter from her to request and status where the box would be installed, maintenance of such, timing for installation and other information so they can make an informed decision.

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1/3/18	Shalimar Restaurant	Abhey Singh; abhey@grantandsonthcpa.com; 510-566-1517	Accountant	Tyler Eyje	Inbound	Abhey emailed to let Tyler know that she updated Mohammad about their conversation. He's happy to know about Tyler's approach towards community outreach and his good intentions to come up with a plan so the business and employees are not at complete loss. She also copied Mohammad Hamid in the email to share the design plans. They would like to meet with Tyler in person. Abhey will coordinate.
12/22/17	Shalimar Restaurant	Abhey Singh; abhey@grantandsonthcpa.com; 510-566-1517	Accountant	Tracy Craig/Tyler Eyje	In-person	Met with Abhey to provide project briefing.
1/8/18	Shalimar Restaurant	Ravinder Singh and Abhey Singh	Shalimar Representatives	Tracy Craig/Tyler Eyje	In-person	Tyler thanked Abhey for meeting with him and Tracy to discuss the project. He reminded her that he is still interested in meeting with owners Mohammad Hamid and Mohammad Hamid and provided his availability in hopes of scheduling a meeting. In addition, during their conversation they discussed a few materials that would be worthwhile sharing with them, which he attached and summarized. 1. Designs of current proposed project on file with the City. 2. Current lease for the restaurant. The lease runs out in November but there is a 5 year option to extend. However, in Section 24 on page 10 we have the right to terminate the lease at any time and at no cost to us as long as we give ninety days' notice. 3. Current lease for the units (above the restaurant lease). The same terms apply as noted above.
12/18/18	Shalimar Restaurant	Abhey Singh; abhey@grantandsonthcpa.com; 510-566-1517	Accountant	Tracy Craig/Tyler Eyje	In-person	Met to discuss project.
4/20/18	Shalimar Restaurant	Abhey Singh; abhey@grantandsonthcpa.com; 510-566-1517		Tyler Eyje	In-person	Met with Mohammad Hamid. Need to research available restaurant properties in the area, permits/timeline for moving a restaurant, compensation for 2 year hiatus from running restaurant. Shalimar to provide rough estimate for moving a restaurant.
2/21/18	Shalimar Restaurant	Abhey Singh; abhey@grantandsonthcpa.com; 510-566-1517		Tyler Eyje	Outbound	Tyler emailed regarding scheduling a meeting with the restaurant owners.
6/14/18	Shalimar Restaurant	Abhey Singh; abhey@grantandsonthcpa.com; 510-566-1517		Tyler Eyje/Tracy Craig	Outbound	Tyler emailed Abhey after their phone call on June 13 and attached the term sheet and asked him to review with Mohammad.
2/2/17	Sonny Hotel	N/A	Gate Attendant	Evelyn Soto/Mac Craig	In-person	
1/5/17	Southeast Asian Community Center	Philip Nguyen; seacphilip@yahoo.com; (415) 885-2743	Executive Director	Evelyn Soto	Outbound	I have copied Ravi and Mohammad Hamid on this email to share the designs of current project. Thanks for sharing the designs.
1/5/17	Southeast Asian Community Center	Philip Nguyen; seacphilip@yahoo.com; (415) 885-2743	Executive Director	Evelyn Soto	Outbound	
1/20/17	Southeast Asian Community Center	Philip Nguyen; seacphilip@yahoo.com; (415) 885-2743	Executive Director	Evelyn Soto	Outbound	The section 24 says notice of (180) days but it also says "ninety days" 2 different numbers. I am referring back to our discussion in the meeting, hopefully we may not have to get into the legalese of lease agreement terms (cause because if I understood you correctly then your intentions are to work with us and eventually propose a reasonable relocation plan or alternative plan before the construction begins so that there is not much harm to the business and livelihood of its employee and their families.
2/13/18	Spine Pain Relief Center	Dr. Lonna R. Denny; lonnadenny@sbjglobal.net	Owner	Evelyn Soto	Outbound	Emailing regarding scheduling meeting.
3/1/18	Spine Pain Relief Center	Dr. Lonna R. Denny; lonnadenny@sbjglobal.net	Owner	Evelyn Soto	Outbound	Evelyn provided a project briefing to Dr. Lonna post the phone. She would like to provide a letter of support so Evelyn emailed her the letter.
3/6/18	Spine Pain Relief Center	Dr. Lonna R. Denny; lonnadenny@sbjglobal.net	Owner	Evelyn Soto	Outbound	Left a message for Dr. Lonna with front desk regarding the email Evelyn sent last week with the letter of support.
3/12/18	Spine Pain Relief Center	Dr. Lonna R. Denny; lonnadenny@sbjglobal.net	Owner	Evelyn Soto	Outbound	Stopped by to pick up letter of support as Dr. Lonna has not yet sent it via email. Her assistant informed me she has been very busy but will get back to me as soon as she has a chance.
9/16/16	SPUR	Gabe Metcalf	CEO	Ontario Smith	Outbound	
9/27/16	St. Anthony's	Gretta (no last name); (415) 241-2600	N/A	Evelyn Soto	Inbound	Spoke to Gretta who connected Evelyn to Tracy Lewis' voicemail (Director of Operations). Left vm regarding scheduling a meeting.
11/28/16	St. Anthony's	Tracy Lewis; 415-592-2758	Director of Operations	Evelyn Soto	Inbound	Tracy left a voicemail indicating she is interested in learning more about the project.
1/12/17	St. Anthony's	Ian Case; Case@stanthony.org	Program Coordinator	Susana Razo	Inbound	Ian met Susana at the Interfaith Council prayer breakfast and emailed to request additional project information. He will be getting Susana in contact with St. Anthony's Humanitarian.
11/9/16	St. Anthony's	Falica	Front Desk	Evelyn Soto & Kimu Etoia	In-person	Left fact sheet, I/Os, and invitation which she will provide to Tracy Lewis who was not available.
9/23/16	St. Anthony's	Reverend Cecil Williams; 415-674-6000; info@stanthony.org	Co-founder and Minister of Liberation	Evelyn Soto	Outbound	Called and left a vm regarding scheduling a meeting.
9/23/16	St. Anthony's	N/A	Director of Operations	Evelyn Soto	Outbound	Called and left a vm regarding scheduling a meeting.
9/29/16	St. Anthony's	Lewis (no last name)	Co-founder and Minister of Liberation	Nicole Haniton	Outbound	Left voicemail requesting a call back.
9/29/16	St. Anthony's	Lewis (no last name)	Director of Operations	Nicole Haniton	Outbound	Sent email with project information.
11/8/16	St. Anthony's	info@stanthony.org	Co-founder and Minister of Liberation	Nicole Haniton	Outbound	Emailled follow up from 9/29 and included invitation to community meeting.
11/23/16	St. Anthony's	Tracy Lewis; 415-241-2600	Director of Operations	Evelyn Soto	Outbound	Called, left vm at 11 a.m., following up on email regarding scheduling meeting.
11/29/16	St. Anthony's	Tracy Lewis; 415-592-2758	Director of Operations	Evelyn Soto	Outbound	Evelyn left a voicemail asking to schedule in-person meeting.
1/23/17	St. Anthony's	Ian Case; Case@stanthony.org	Program Coordinator	Susana Razo	Outbound	Susana emailed project fact sheet information as requested by Ian.
1/23/17	St. Anthony's	Ian Case; Case@stanthony.org	Program Coordinator	Susana Razo	Outbound	Susana emailed project fact sheet a second time and asked if she could pick it up in person with the appropriate person as discussed at the IFC meeting.
1/8/17	St. Anthony's	Tracy Lewis; 415-592-2758	Director of Operations	Evelyn Soto	Outbound	Left voicemail requesting meeting.
10/4/16	St. Mark's Lutheran Church	Jane Borg	Staff	Evelyn Soto/Nicole Haniton	In-person	Signed letter of support.
9/28/16	St. Mark's Lutheran Church	Elizabeth	Reverend	Nicole Haniton	Outbound	Spoke to Winnie Heslin, asked to email fact sheet, etc. heslin@stmarks-lf.org
9/28/16	St. Patrick's Church	Roberto	Reverend	Nicole Haniton	Outbound	Asked to be emailed fact sheet, emailed fact sheet.
10/6/16	St. Patrick's Church	786 Mission St 415-421-3730 Victoria	Secretary	Nicole Haniton	Outbound	Left fact sheet and I/Os, Victoria said she would pass on to the pastor.
12/28/16	St. Patrick's Church	N/A; 415-421-3730	N/A	Nicole Haniton	Outbound	No answer, no voicemail.
1/5/17	St. Patrick's Church	N/A; information@stpatricksf.org	N/A	Nicole Haniton	Outbound	Emailled information about project including fact sheet and letter of support.
1/6/17	St. Patrick's Church	Victoria info@stpatricksf.org	Secretary	Susana Razo	Outbound	Susana visited the church and spoke with Victoria who said she would pass on the email to Father Roberto.
1/6/17	St. Patrick's Church	Victoria info@stpatricksf.org	Secretary	Nicole Haniton	Outbound	Nicole sent a follow up email to Victoria with the letter of support from the Interfaith Council per Susana's request.
6/13/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Inbound	Eric email Tracy information about the Pit Stop for their meeting at 11.
5/1/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	In-person	Project team met with Eric Rodenbeck to discuss The Pit Stop program and tour a portable facility located at 16th and Mission.
6/7/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	In-person	Meeting to discuss Pit Stop program.
6/1/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	In-person	Meeting to discuss Pit Stop program with Hilton.
6/13/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Outbound	Tracy replied to an email from Eric Rodenbeck about Del being on board for the Pit Stop program.
6/13/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Outbound	Tracy emailed Eric.
6/14/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Outbound	Tracy emailed Eric asking for password to a word document.
6/2/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Outbound	Email to discuss meeting dates.
5/31/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Outbound	Email to discuss meeting dates.
5/16/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Outbound	Email updating Eric on progress.
5/9/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Outbound	Email about working on setting up a meeting with Hilton.
5/9/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Outbound	Email about working on setting up a meeting with Hilton.
6/13/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Outbound	Tracy emailed Eric about Pit Stop.
6/13/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Outbound	Tracy emailed Eric about Pit Stop program details.
5/23/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Outbound	Tracy emailed Eric to follow up on behalf of Tyler.
5/9/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Outbound	Tracy emailed Eric thanking him for improving neighborhoods and for meeting to discuss Pit Stop project.
6/13/18	Stamen Design	Eric Rodenbeck; 415.558.1610; erode@stamen.com	CEO & Creative Director	Tracy Craig	Outbound	Tracy changed an in-person meeting to a call.



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10/5/16	Star Market	Marwan Aburhma 689 Geary St	Owner	Nicole Hankton	Outbound	Signed letter of support.
10/6/16	Starlight Market	Ahmed Malabarac; 402 Ellis St.	Owner	Evelyn Soto	Outbound	Signed letter of support.
2/2/17	Super 8	Shalom	Employee	Evelyn Soto/Max Craig	In-person	Provided fact sheet to employee Shalom, who will share with management.
2/2/17	Sweden House Hotel	N/A	Employee	Evelyn Soto/Max Craig	In-person	Rang doorbell but could not speak to anyone.
10/5/16	Tastings El Sol	Christina (no last name given); 595 Geary St.; 415-441-0504	Employee	Evelyn Soto	Outbound	Left fact sheet/contact info, will share information with owner.
10/6/16	Taste of Nepal and India	407 Ellis St 415-447-3876	Unknown	Nicole Hankton	Outbound	Left fact sheet, owner unavailable.
10/6/16	Tenderloin Children's Playground	Glenn Havian; 570 Ellis St., 415-292-2162; glenn.havian@sfgov.org	Tenderloin Recreation Center Facility Coordinator	Evelyn Soto	Outbound	Provided project information and viewed venue; would need to go through SF Rec & Parks for venue availability; Glenn stated that he is neutral on the project and cannot sign LOS, needs to learn more. Stated that he is worried about a new development that is going to be built down their street.
1/4/18	Tenderloin Community Benefit District	Steve Gibson; 562-243-3380	Interim Director	Evelyn Soto	Inbound	Steve informed Evelyn that the board is available to meet in either February or March.
10/17/16	Tenderloin Community Benefit District	Steve Gibson; 562-243-3389	Interim Director	Susana Razo and Tyler Eyje	In-person presentation	Presented project to the board, went well.
9/23/16	Tenderloin Community Benefit District	Steve Gibson; 562-243-3389	Interim Director	Evelyn Soto	Outbound	Called and left a vm regarding scheduling a meeting.
9/27/16	Tenderloin Community Benefit District	Steve Gibson; 562-243-3389	Interim Director	Evelyn Soto	Outbound	Followed up regarding 9/23 vm and left another vm.
9/30/16	Tenderloin Community Benefit District	Steven Gibson; 562-243-3389; steve@urbanactioncenter.org	Interim Director	Evelyn Soto	Outbound	Steve stated that they cannot take a position on this however, he is interested in having project team present at their board meeting on Oct 17th at 5pm. Will be held at COVA hotel. He asked that Evelyn confirm with project team whether this date works before he begins to do the board. Evelyn will follow back as with info.
10/21/16	Tenderloin Community Benefit District	Steve Gibson; 562-243-3390	Interim Director	Susana Razo	Outbound	Susana followed up after our presentation, he thanked her for the presentation and shared information about their Safe Passage program which provides small monthly (\$200-400) stipends to "corner captains" that help kids get home or to agencies like the YMCA safety from area schools. They have informal coordination with drug dealers to relocate temporarily during after school hours while children are escorted through the area. A morning program is starting soon.
1/4/18	Tenderloin Community Benefit District	Steve Gibson; 562-243-3389	Interim Director	Evelyn Soto	Outbound	Left a voicemail requesting a call back to set up meeting to provide project update. Followed up with an email.
2/9/18	Tenderloin Community Benefit District	Steve Gibson; 562-243-3391	Interim Director	Evelyn Soto	Outbound	Evelyn emailed Steve and asked him to provide dates for the board meetings in February and March.
11/12/18	Tenderloin Community Benefit District	Steve Gibson; 562-243-1191	Interim Director	Evelyn Soto	Outbound	Evelyn followed up on her email from 1/9 and requested meeting dates. Steven stated the board is available to meet on Feb 19 or March 19; Evelyn will circulate dates to team and get back to him.
1/17/18	Tenderloin Community Benefit District	Steve Gibson; 562-243-3391	Interim Director	Evelyn Soto	Outbound	Evelyn emailed to confirm 2/20 at 5pm works to meet with the project team.
9/30/16	Tenderloin Community School	Anastasia Shattner; 415-749-3567; shattnera@sfsd.edu	Principal	Evelyn Soto	Inbound	Thanked Evelyn for the information, does not have any questions at this time.
9/23/16	Tenderloin Community School	Alice Lin	N/A	Evelyn Soto	Outbound	Alice recommended that we email project fact sheet to Principal Anastasia Shattner; Emailed fact sheet.
10/11/16	Tenderloin Community School	Alice Lin	Staff	Nicole Hankton	In-person	Viewed venue for public meeting.
1/5/17	Tenderloin Economic Development Project	Helen Bean; (415) 273-9274	Senior Advisor	Evelyn Soto	Outbound	Left vm for Helen regarding project at 10:58 a.m.
2/20/17	Tenderloin Economic Development Project	Helen Bean; (415) 273-9274	Senior Advisor	Evelyn Soto	Outbound	Left voicemail for Helen requesting meeting to discuss project.
3/6/18	Tenderloin Fire Station	Kenneth Cordero; kenneth.cordero@sfgov.org	Fire Captain	Evelyn Soto	Outbound	Spoke to Fire Captain, provided short project update and emailed project fact sheet; Captain Cordero will distribute to counterparts and will email Evelyn once he determines when they can meet.
3/12/18	Tenderloin Fire Station	Kenneth Cordero; kenneth.cordero@sfgov.org	Fire Captain	Evelyn Soto	Outbound	Left voicemail regarding status of meeting.
3/29/18	Tenderloin Fire Station	Kenneth Cordero; kenneth.cordero@sfgov.org	Fire Captain	Evelyn Soto	Outbound	Emailled regarding status of setting up a meeting to discuss project.
9/30/16	Tenderloin Health Services	Michelle Hudson; 415-674-6140	VP of Development	Evelyn Soto	Inbound	Michelle stated she did not have any questions at this time however she would relay project info to staff and would reach out to us the week of Oct 20th if she has questions.
9/27/16	Tenderloin Health Services	Michelle Hudson; 415-674-6140	VP of Development	Evelyn Soto	Outbound	Called and left a vm regarding scheduling a meeting.
2/14/17	Tenderloin Housing Clinic	Randy Shaw; randy@thclinic.org	Executive Director	Susana Razo	Inbound	Randy requested that Susana email him the project fact sheet. Susana emailed fact sheet.
2/14/17	Tenderloin Housing Clinic	Randy Shaw; randy@thclinic.org	Executive Director	Susana Razo	Inbound	Randy emailed to let the team know he will be in touch within a few weeks about holding a meeting with the Pierre Hotel tenants.
2/22/17	Tenderloin Housing Clinic	Randy Shaw; randy@thclinic.org	Executive Director	Susana Razo	Inbound	He responded to Tyler's email and agreed to set-up an onsite visit for the team and members of the planning department, as well as to meet again with Bruce.
10/5/16	Tenderloin Housing Clinic	Alisea Clark; 415-230-3821	Staff	Evelyn Soto	In-person	Expressed interest in attending a community meeting to learn more about the project; Will share project information with Richard Beale and contact us if they have any questions.
2/13/17	Tenderloin Housing Clinic	Randy Shaw; randy@thclinic.org	Executive Director	Ontario Smith	In-person	Met with Randy to discuss project.
2/13/17	Tenderloin Housing Clinic	Randy Shaw; randy@thclinic.org	Executive Director	Susana Razo	Outbound	Susana emailed Randy to thank him for meeting with them today and providing feedback for the Church of Christ Scientist project. She also informed him that she will be reaching out to the Tenderloin Museum to offer a project briefing and explore the possibility of hosting our next community meeting at the museum.
2/22/17	Tenderloin Housing Clinic	Randy Shaw; randy@thclinic.org	Executive Director	Susana Razo	Outbound	Tyler emailed Randy to take him up on his offer to visit the 540 Jones Street property adjacent to the project site and also to set up a time to present to building tenants at the Pierre Hotel.
2/22/17	Tenderloin Housing Clinic	Randy Shaw; randy@thclinic.org	Executive Director	Susana Razo	Outbound	Tyler emailed to let Randy know that he will check on the Planning department's availability for future tour of Pierre Hotel.
3/2/17	Tenderloin Housing Clinic	Randy Shaw; randy@thclinic.org	Executive Director	Tyler Eyje	Outbound	Tyler emailed to let Randy know that the Planning Department is available to tour the Pierre Hotel on 3/13 and asked him to confirm whether it works for him.
3/16/17	Tenderloin Housing Clinic	Fallon Brown	Staff	Tyler Eyje	Outbound	Tyler emailed Fallon upcoming meeting dates and informed her that Susana would follow up to schedule a time to present to the Pierre Hotel tenants.
3/16/17	Tenderloin Housing Clinic	Fallon Brown	Staff	Susana Razo	Outbound	Susana emailed to schedule the presentation to the Pierre Hotel tenants.
4/11/17	Tenderloin Housing Clinic	Fallon Brown; fallon@thclinic.org	Staff	Evelyn Soto	Outbound	Evelyn emailed to coordinate meeting dates for the Pierre Hotel tenant meeting in mid May.
4/21/17	Tenderloin Housing Clinic	Fallon Brown; fallon@thclinic.org	Staff	Evelyn Soto	Outbound	Evelyn emailed to let her know there has been a project schedule delay and we will have to reschedule the Pierre Hotel tenant meeting to a later date. Evelyn will follow up once we have more concrete details.
1/15/18	Tenderloin Housing Clinic	Fallon Brown; fallon@thclinic.org	Staff	Tyler Eyje	Outbound	Tyler emailed to let her know he would like to provide a project update and suggested they have a call to discuss.
1/19/18	Tenderloin Housing Clinic	Pratibha Tekkey; pratibha@thclinic.org; (415) 775-7110 ext. 103	Staff	Tracy Craig	Outbound	Tracy emailed to thank Pratibha for meeting with her yesterday. She also provided her availability so they can meet to further discuss the Winton and Pierre Hotel.
1/18/18	Tenderloin Housing Clinic/CSSROD	Randy Shaw; randy@thclinic.org; Pratibha Tekkey; pratibha@thclinic.org; (415) 775-7110 ext. 103	Executive Director	Tyler Eyje/Tracy Craig	In-person	Project team members Bruce, Tyler, Susana Touchstone, Eli Strong and Ontario met with Randy Shaw and Pratibha Tekkey/Central City SRO Collaborative to discuss the project. Randy stated he is supportive of the project and that it should not be too controversial and was interested in Jane Kim's interest in the project. Randy questioned why MSMC was involved given that their focus is on Market Street and this project is not near it.  Tracy will work with Pratibha to set up a briefing for the Pierre and Winton Hotel and the team will also brief Randy one more time, and ask for supporters to come to hearing, prior to PC hearing.
4/27/18	Tenderloin Housing Clinic Land Use Committee	Pratibha Tekkey; pratibha@thclinic.org; (415) 775-7110 ext. 103	Organizing Director	Project Team	In-person	8 residents representing various SROs in the area with a focus on land use. They like new project design. Strongly support developer investing in the neighborhood/community. Have requested the following community benefits:  1. Locally serving retail including bodega, market, bakery. Would like language that promotes wholesome uses and prohibits uses such as liquor stores, cigarette sales, massage parlor, paraphernalia, etc. 2. Rent and/or scale for Winton and Pierre. 3. McCauley Park upgrades: Infrastructure: bathroom, storage unit, fence, sitting area about 300K or Art Program: murals in various locations and mosaic path about 300K 4. Voucher program: 16 units set aside for voucher program allowing low-income individuals to move-in with vouchers that offer market-rate rent. 5. Basal improvements: Capital improvements to Winton and Pierre. 6. Community Space: Christian Science Church to offer space for community use

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3/7/17	Tenderloin Museum	Jean Blacksten; 415-351-1912; jblacksten@tenderloinmuseum.org	Operations Manager	Evelyn Soto	Inbound	Jean emailed Evelyn to let her know that the Executive Director would be contacting her directly to set up a meeting.
2/14/17	Tenderloin Museum	Receptionist	Receptionist	Evelyn Soto	Outbound	Called to inquire about use of their space for public meeting #2. Katie will be following up with Evelyn for more details.
2/22/17	Tenderloin Museum	Jean Blacksten; 415-351-1912; jblacksten@tenderloinmuseum.org	Operations Manager	Evelyn Soto	Outbound	Reserved venue for second public meeting and requested meeting with Executive Director to discuss project.
3/6/17	Tenderloin Museum	Jean Blacksten; 415-351-1912; jblacksten@tenderloinmuseum.org	Operations Manager	Evelyn Soto	Outbound	Evelyn emailed to request dates to meet with Executive Director to discuss project.
1/8/18	Tenderloin Neighborhood Development Corporation	Don Falk	Executive Director	Tyler Eyje	In-person	Met with Don Falk to provide project update and explore some possibilities for creative affordable housing solutions for the project.
11/28/16	Tenderloin Police Station	Georgia Sawyer; 415-345-7330; Georgia.Sawyer@sfgov.org	Lieutenant	Susana Razo	Inbound	Emailed to let Susana know Captain Ewins has referred her request to meet regarding building improvements and would like to meet on 11/30 at 12:30 p.m. Susana emailed back and confirmed she could meet.
11/29/16	Tenderloin Police Station	Candice Lewis; candice.l.lewis@sfgov.org	Sergeant	Evelyn Soto	Inbound	Emailed to schedule walk through and Evelyn informed her that we are already meeting with Lieutenant Georgia Sawyer tomorrow.
11/22/16	Tenderloin Police Station	Teresa Ewin; 415-345-7402; Teresa.gracie@sfgov.org	Captain	Evelyn Soto	Outbound	Called and emailed regarding in-person meeting.
11/22/16	Tenderloin Police Station	Teresa Ewin; 415-345-7402; Teresa.gracie@sfgov.org	Captain	Susana Razo	Outbound	Susana introduced herself and emailed regarding meeting.
11/23/16	Tenderloin Police Station	Teresa Ewin; 415-345-7402; Teresa.gracie@sfgov.org	Captain	Evelyn Soto	Outbound	Called, left vm at 10:55 a.m., following up on email regarding meeting times.
11/28/16	Tenderloin Police Station	Teresa Ewin; 415-345-7402; Teresa.gracie@sfgov.org	Captain	Susana Razo	Outbound	Susana followed up on her email from 11/22 and asked whether it would be possible to meet on 11/29 or 11/30.
3/1/18	Tenderloin Police Station	Carl Fabbri	Station Captain	Evelyn Soto	Outbound	Left a voicemail regarding scheduling a meeting to provide project briefing.
3/6/18	Tenderloin Police Station	Carl Fabbri	Station Captain	Evelyn Soto	Outbound	Left a voicemail requesting meeting/call back.
3/29/18	Tenderloin Police Station	Carl Fabbri	Station Captain	Evelyn Soto	Outbound	Emailed regarding setting up meeting to discuss project.
9/30/16	Tenderloin Police Station	Teresa Ewin; 415-345-7402; Teresa.gracie@sfgov.org	Captain	Evelyn Soto	Outbound	Captain Ewin did not have any questions at the moment nor expressed interest in a meeting. She appreciated the outreach and mentioned that if we had any questions about the area where the project is taking place she'd be happy to provide us with background. Emailed fact sheet and letters of support to have on-hand in the event any questions arise from community members.
11/11/16	Tenderloin Police Station	Teresa Ewin; 415-345-7402; Teresa.gracie@sfgov.org	Police Captain	Evelyn Soto	Outbound	Emailed to inform her about 11/10 community meeting and concerns around public safety and asked to schedule a meeting for feedback.
3/12/18	The Alise Hotel	Fungal Muzunzue; fm8fd@thealise.com	General Manager	Evelyn Soto	In-person	Met with Fungal, Hotel Manager. Informed me that his Marketing Manager cannot provide a letter of support, but we have their verbal support.
2/13/18	The Alise Hotel	Fungal Muzunzue; fm8fd@thealise.com	General Manager	Evelyn Soto	Outbound	Emailed regarding scheduling meeting.
3/1/18	The Alise Hotel	Fungal Muzunzue; fm8fd@thealise.com	General Manager	Evelyn Soto	Outbound	Fungal is speaking to their Marketing Manager regarding providing a letter of support and will contact us as soon as he knows whether this is possible.
5/1/18	The Clift Hotel	Patricia Calvert; patricia.calvert@sbe.com; 415-929-2335	Director of Rooms	Evelyn Soto	Inbound	Patricia emailed letter of support.
3/12/18	The Clift Hotel	Patricia Calvert; patricia.calvert@sbe.com; 415-929-2335	Director of Rooms	Evelyn Soto	In-person	Met with Patricia Calvert, Director of Rooms and provided briefing. Seemed very receptive and open to new development. Only possible concern would be noise. Will be sharing information with management/ownership to determine whether they can
3/1/18	The Clift Hotel	Michale Pace; (415) 775-4700	General Manager	Evelyn Soto	Outbound	Left a voicemail regarding scheduling a meeting to provide project briefing.
3/29/18	The Clift Hotel	Patricia Calvert; patricia.calvert@sbe.com; 415-929-2335	Director of Rooms	Evelyn Soto	Outbound	Left voicemail regarding status of letter of support.
5/1/18	The Clift Hotel	Patricia Calvert; patricia.calvert@sbe.com; 415-929-2335	Director of Rooms	Evelyn Soto	Outbound	Evelyn emailed regarding status of letter of support.
10/27/16	The Cova Hotel	Vivian (no last name); (415) 771-3000	N/A	Evelyn Soto	Outbound	Left voicemail regarding project.
1/7/18	The Crosby	Chuck Custer	Property Owner	David Murray	Inbound	Chuck informed David that he and the owners of several other apartment buildings in the area have been following the project and think it will be a positive contribution to the neighborhood. They would like to meet with the project team to learn more. Evelyn is working on setting up these meetings.
1/18/18	The Crosby	Kristin Ullom; 415-487-3300; x 2511	Support Services Manager	Evelyn Soto	Inbound	Kristen called to provide Evelyn her availability. Evelyn will circulate to team and get back to her.
1/27/17	The Crosby	N/A	Property Manager	Evelyn Soto	Outbound	Evelyn spoke to property manager who suggested we get in touch with Liz Pocock if we want to provide project overview. Susana already in touch with Liz.
1/9/18	The Crosby	Kristin Ullom; 415-487-3300; x 2511	Support Services Manager	Evelyn Soto	Outbound	Left a voicemail requesting a call back to schedule a meeting and provide project update.
1/12/18	The Crosby	Kristin Ullom; 415-487-3300; x 2511	Support Services Manager	Evelyn Soto	Outbound	Left a voicemail requesting a call back.
1/15/18	The Crosby	Chuck Custer	Property Owner	Tyler Eyje	Outbound	Chuck informed Tyler that he must lease the building to Episcopal Community Services. He is generally supportive of project, offered to connect him to other potential supportive neighborhood property owners and set up a meeting with ECS, if needed.
1/26/18	The Crosby	Kristin Ullom; 415-487-3300; x 2511	Support Services Manager	Evelyn Soto	Outbound	Evelyn called and confirmed meeting with Kristen for 1/30.
5/11/18	The Crosby	Chuck Custer	Property Owner	Tracy Craig	Outbound	Tracy called Chuck to discuss his support of the project.
2/2/17	The Marker	Austin	Staff Supervisor	Evelyn Soto/Max Craig	In-person	Provided fact sheet to staff supervisor Austin, who stated he would share with management.
3/12/18	The Marker Hotel	Benjamin Duverge; bduverge@jdvhoteles.com	General Manager	Evelyn Soto	In-person	Met with Benjamin Duverge, meeting went well and generally supportive as he would like to see additional housing in the neighborhood. He will be sharing the project information with management/ownership to request a letter of support as they have the ultimate say. Will contact me once he has an update.
2/13/18	The Marker Hotel	Benjamin Duverge; bduverge@jdvhoteles.com	General Manager	Evelyn Soto	Outbound	Emailed regarding scheduling meeting.
3/1/18	The Marker Hotel	Benjamin Duverge; bduverge@jdvhoteles.com	General Manager	Evelyn Soto	Outbound	Emailed/left voicemail for Benjamin regarding scheduling a project briefing.
3/6/18	The Marker Hotel	Benjamin Duverge; bduverge@jdvhoteles.com	General Manager	Evelyn Soto	Outbound	Spoke to Benjamin who is open to meeting and learning about the project. He is available on 3/12 and Evelyn confirmed this works for the team.
3/29/18	The Marker Hotel	Benjamin Duverge; bduverge@jdvhoteles.com	General Manager	Evelyn Soto	Outbound	Left a voicemail regarding status of letter of support.
5/1/18	The Marker Hotel	Benjamin Duverge; bduverge@jdvhoteles.com	General Manager	Evelyn Soto	Outbound	Left a voicemail regarding status of letter of support.
10/5/16	The Mosser	308 Jessie St 415-986-4400 Kevin	General Manager	Nicole Hankton, Susana Razo, Evelyn Soto	In-person	Left fact sheet with GM, went to "corporate office" which turned out to be Accounting office who referred us back to hotel.



450 O'Farrell Street, San Francisco  
Outreach Report

10/5/16	The Original Perfect Hamburger	601 Geary St 415-474-4590	Owner, would not give name	Nicole Hankton	In-person	Left fact sheet, would not sign LOS, said they signed one years ago for same project.
10/4/16	The Thing Quarterly	K. Mooney; 447 O'Farrell St.	Employee	Evelyn Soto	In-person	Left fact sheet, owner not available.
10/6/16	The TL Café and Laundromat	Paul Robertson; 517 O'Farrell St. 415-529-1415	Owner	Nicole Hankton	In-person	Signed letter of support.
5/25/18	Thompson Dorman	Tyler Evje, te@thompsondorman.com, 707 479 7029 Cell	Development Associate	Tracy Craig	Inbound	Tyler Emailed saying that they have 5 tickets to the Tenderloin Museum Soiree on May 31 to see if anyone wanted to attend. Tracy responded asking if the tickets were donated by TD.
3/29/18	Tilden Hotel	Jason Webb, 415-673-2332	General Manager	Evelyn Soto	Outbound	Left voicemail requesting meeting.
5/1/18	Tilden Hotel	Jason Webb, 415-673-2332	General Manager	Evelyn Soto	Outbound	Left a voicemail regarding scheduling a meeting to provide project briefing.
5/4/18	Tilden Hotel	Jason Webb, jwebb@tildenhotel.com, 415-673-2332	General Manager	Evelyn Soto	Outbound	Evelyn Soto spoke with Jason Webb, General Manager at the Tilden Hotel. He asked her to send project information so that he can share it with management. Evelyn provided him with the project fact sheet and the hotel letter of support template. He mentioned that SFMTA will be working on a project on Taylor between Market and Post Street. There are currently four car lanes which will be reduced to two and widening sidewalks. The Tilden is concerned about this work due to construction traffic and wants to make sure the 450 project is coordinating as needed with SFMTA as there will also be some level of traffic from our work. Other than that, he liked the idea of new development and is not opposed to it.
5/10/18	Tilden Hotel	Jason Webb, jwebb@tildenhotel.com, 415-673-2332	General Manager	Evelyn Soto	Outbound	Evelyn followed up with Jason Webb at Tilden Hotel and left voicemail regarding letter of support.
5/15/18	Tilden Hotel	Jason Webb, jwebb@tildenhotel.com, 415-673-2332	General Manager	Evelyn Soto	Outbound	Evelyn called/emailed following up on letter of support.
10/4/16	Tin Huu Nguyen Pediatrics	439 O'Farrell St.; 415-441-6995	Front Desk	Evelyn Soto	In-person	Left fact sheet, owner not available.
10/5/16	Un Cafecito	Alejandra; 335 Jones St; 415-674-1769	Owner	Evelyn Soto	In-person	Signed letter of support.
2/16/18	Union Square Business Improvement District	Karin Flood; 415-781-7880 ext. 102;		Evelyn Soto	Outbound	Spoke to Karin/emailed fact sheet and support letter. Karin shared that the project was outside of their district and wouldn't
10/6/16	US Smoke Shop	415 Ellis St.	Clerk (did not speak English)	Nicole Hankton	In-person	Left fact sheet and LOS for owner
2/2/17	Vantaggio Suites	Rick	Property Manager	Evelyn Soto/Max Craig	In-person	Provided fact sheet to property manager Rick who was appreciative of information and would pass onto owner
1/27/17	Vantaggio Suites	N/A	Front Desk	Evelyn Soto	Outbound	Evelyn spoke to front desk via phone who suggested calling back on 1/30.
11/9/16	Vietnamese Youth Development Center	Mory Chhom; 415.671.6794; mory@vydc.org	Program Manager	Evelyn Soto & Kimu Elolia	In-person	Spoke with Mory Chhomo. She will let Executive Director Judy Young know that Evelyn stopped by.
5/2/18	Vietnamese Youth Development Center	Judy Young; judyyoung@vydc.org (415) 794-2065; Brandy Chi	Executive Director; Outreach Marketing Specialist	Tyler Evje/Tracy Craig	In-person	Met to provide project overview, solicit feedback and learn about programs offered.
10/27/16	Vietnamese Youth Development Center	Judy Young; judyyoung@vydc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Left voicemail regarding project.
10/28/16	Vietnamese Youth Development Center	Judy (no last name); judyyoung@vydc.org (415) 794- 2065	Executive Director	Evelyn Soto	Outbound	Judy would like to have an in-person meeting to learn more about the project on Nov 7, 8 or 9. Evelyn will check with Susana regarding her availability and also informed Judy of the upcoming public meeting however, she would prefer an in-person meeting first.
10/31/16	Vietnamese Youth Development Center	Judy (no last name); judyyoung@vydc.org (415) 794- 2065	Executive Director	Evelyn Soto	Outbound	Evelyn emailed Judy to inform her we cannot meet on Nov 7, 8 or 9. Working on scheduling meeting for Nov 16, 17 or 18
11/10/16	Vietnamese Youth Development Center	Mory Chhom; 415.671.6794; mory@vydc.org	Program Manager	Evelyn Soto	Outbound	Emailed Mory to remind her to let Judy Young (ED) know that Evelyn stopped by.
1/5/17	Vietnamese Youth Development Center	Judy Young; judyyoung@vydc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Called Judy to request meeting. Judy is still interested in learning about the project and asked Evelyn to email her dates/times so we can schedule a meeting.
1/5/17	Vietnamese Youth Development Center	Judy Young; judyyoung@vydc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Evelyn emailed availability.
2/16/18	Vietnamese Youth Development Center	Judy Young; judyyoung@vydc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Left a voicemail requesting a call back to schedule project briefing.
3/1/18	Vietnamese Youth Development Center	Judy Young; judyyoung@vydc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Spoke to Judy regarding scheduling a project briefing which she is open to and available on March 19 or 22; Evelyn will circulate dates with team and get back to her.
3/6/18	Vietnamese Youth Development Center	Judy Young; judyyoung@vydc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Evelyn spoke to Judy regarding meeting on March 19 and Judy shared she may now have a conflict in her schedule so will email Evelyn to confirm.
3/14/18	Vietnamese Youth Development Center	Judy Young; judyyoung@vydc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Judy informed Evelyn that she is going to be very busy in the next month and would like us to reschedule with her staff, Brandy, Outreach Marketing Specialist. She will connect us via email.
3/15/18	Vietnamese Youth Development Center	Brandy Chi	Outreach Marketing Specialist	Evelyn Soto	Outbound	Evelyn spoke to Brandy and working on scheduling meeting for sometime in May.
10/5/16	Walgreens	Tai 500 Geary St	Team Leader	Nicole Hankton	In-person	Left fact sheet and contact information.
3/12/18	Warwick Hotel	N/A	Front Desk	Evelyn Soto	In-person	Provided fact sheet/business card to front desk. Will relay information to hotel manager and contact us if interested in meeting.
3/29/18	Warwick Hotel	Kris Betz; 415-345-2319 or kbetz@warwickhotels.com	General Manager	Evelyn Soto	Outbound	Left voicemail requesting meeting.
5/1/18	Warwick Hotel	Kris Betz; 415-345-2319 or kbetz@warwickhotels.com	General Manager	Evelyn Soto	Outbound	Left a voicemail regarding scheduling a meeting to provide project briefing.
10/5/16	Wendy Q Nail Spa	Lisa 425 Geary St Ste B	Unknown	Nicole Hankton	In-person	Left fact sheet and LOS, owner of salon unavailable.

450 O'Farrell Street, San Francisco  
Outreach Report

2/14/17	Winton Hotel	Richard Ehmer; 415-225-5176	Owner	Susana Razo	Inbound	Susana received a voicemail from Richard Hammer at 12:49 PM. Susana returned his call and left him a voicemail message.
2/14/17	Winton Hotel	Richard Ehmer; 415-225-5176	Owner	Susana Razo	Inbound	Richard emailed Susana to let her know he would be in touch tomorrow to discuss the proposed project.
2/15/17	Winton Hotel	Richard Ehmer; 415-225-5176	Owner	Susana Razo	Inbound	Susana left a third voicemail in response to his initial call.
2/22/17	Winton Hotel	Richard Ehmer; 415-225-5176	Owner	Susana Razo	Inbound	Susana left a fourth voicemail in response to his initial call.
2/22/17	Winton Hotel	Richard Ehmer; 415-225-5176 ; richardehmer@gmail.com	Owner	Susana Razo	Inbound	Returned Susana's call; she provided a high-level project overview and explained the footprint of the project. He asked about Shannon Alley and how that will be part of the project. Susana shared that a commercial retail space is planned on the corner and that a lot of the units will look out onto Shannon. He was short on time so agreed to call back later. Susana sent the project flyer to him so he can share it with his partners, which he said he would be meeting with tomorrow.
4/25/18	Winton Hotel	Residents	N/A	Project Team	In-person	Team provided project update.
2/23/17	Winton Hotel	Richard Ehmer; 415-225-5176 ; richardehmer@gmail.com	Owner	Susana Razo	Outbound	Emailled him Richard Hannum's last name as he requested it yesterday. I again reiterated that Richard is not the developer for the project. That the developer is Thompson Dorfman.
6/25/18	Winton Hotel	Richard Chapin; 973 941 5656. IQ188@live.com	Resident	Tracy	Inbound	<p>I think you have a project that can make a real difference in the neighborhood. We need housing. We need to clean up the alley way on Shannon. Your entrance in the alley way will do that. This is a benefit for the entire neighborhood. Housing, jobs, making the community safer and cleaner. Helping the store fronts on the block with business. I am not what is in your development plans. But a few of the store front facades need some upgrading and modernization. Before I was a professional artist I was in the transportation industry for 30 years.</p> <p>- Relocating the MUNI bus stop, currently located across for the Church/development project to the corner of Taylor and O'Farrell street. This is just moving it 100 feet east. By doing so. It will allow better lighting. Better interaction access to passengers, increased safety to riders. More customers to businesses located at the Taylor and O'Farrell intersection.</p> <p>- This stop has to be moved, no options are available. With the construction equipment and safety zone around the site it will reduce that portion of O'Farrell street down to one lane. So moving the bus stop, #17301 will unclog traffic. This is a must. It is not an option for citizen review.</p> <p>-Housing for city residents is at an all time demand high. The additional senior housing or disabled housing will benefit the people who are normally priced out of housing. The city has countless programs for low income and homeless. We dont need that. Instead we are hoping you can designate the few units for these two specific groups solely. And not just throw them into a general pool for housing. By designating these severely overlooked and under funded groups you will demonstrate compassion and a genuine desire to help the community. The seniors and disabled need more consideration than the homeless and low income. The seniors and disabled have physical needs and limitations that will be greatly served by being so close to public transportation and being centrally located in the city. Able bodied homeless can get around the city with relative ease, so can low income people. I hope you really push this point and insist on serving the most needy.</p> <p>I also have experience in management of hotels. I worked in the management team of the Previous previous, previous owners. I have lived in this area of town since 2007.</p> <p>-This is a win, win, win situation. The church and it's member are benefited. The block residents will see, hear, and feel the improvements all around them once this is done. Businesses will benefit. People looking for housing will benefit. Most importantly the seniors and disabled will benefit. If you choose to stand up for them and take a strong position of helping these specific demographics. Local build owners will benefit. Tenants of of surrounding buildings will benefit as well. Other wise I would be happy to help you and your development succeed in the project.</p>
10/6/16	Young Ellis Market	Gyeonghwa Yun; 398 Ellis St.	Owner	Evelyn Soto	In-person	Signed letter of support.
10/4/16	Youth With a Mission (YWAM SF)	N/A	Staff	Evelyn Soto	In-person	Left fact sheet/LOS and contact info, will provide information to appropriate person and contact us if they have questions.
9/29/16	Youth With a Mission (YWAM SF)	N/A	N/A	Nicole Hankton	Outbound	Left voicemail requesting a call back.
9/12/16	Door-to-Door Outreach	Project Team	Project Team	Evelyn/Susanna	In-Person	Conducted door-to-door outreach in support of project
10/4/16	Door-to-Door Outreach	Project Team	Project Team	Evelyn/Nicole	In-Person	Conducted door-to-door outreach in support of project 10/4 - 10/16
11/8/16	Door-to-Door Outreach	Project Team	Project Team	Evelyn/Rebecca	In-Person	Conducted door-to-door outreach in support of project
2/13/18	Door-to-Door Outreach	Project Team	Project Team	Evelyn/Tracy	In-Person	Conducted door-to-door outreach in support of project
4/18/18	Door-to-Door Outreach	Project Team	Project Team	Max/Alessia	In-Person	Conducted door-to-door outreach in support of project
3/12/18	Door-to-Door Outreach	Project Team	Project Team	Evelyn	In-Person	Conducted door-to-door outreach in support of project



Appendix E – Comment Cards

## 450 O'Farrell Street Proposed Church Development

The Fifth Church of Christ, Scientist and local San Francisco developer Thompson Dorfman, are proposing a new church facility and mixed-use development at 450 O'Farrell Street. If you have questions or would like to provide input on the proposed development please let us know by filling out the space below. Additional questions or comments can be mailed to Fifth Church of Christ, Scientist c/o Craig Communications, 70 Washington St., Ste. 425, Oakland, CA 94607.

Questions/Comments: Why San Francisco? Why not Oakland?  
Double pollution - acid water & dust & dirt to houses  
to much shipping, the closure of O'Farrell & Jones St.  
How many displaced people, families, and businesses?  
We do not need more construction or  
dislocation or disruption or traffic in our  
area. I and my neighbors Vote NO - It will bring  
more trouble to all concerned. We stand united

Name: NANCY PIESZCHAK  
Address: 415 JONES ST #604  
City: SAN FRANCISCO State: CA Zip: 94102  
Phone: 775-8172 Email: WUVE

☐ Add me to the mailing list so that I can receive additional information

We will only use the mailing list to keep you informed of project activities and key opportunities for public input. Mailing lists are not released to outside parties.

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Questions/Comments: QUESTION? LIST 5 (Five) PROJECTS THAT THE CHURCH HAS EXECUTED WITH

NON-FAITH BASED COMMUNITY GROUPS OR ORGANIZATIONS TO IMPROVE THE LIVING OF  
THE RESIDENTS OF THE 400-500 O'FARRELL AREA? QUESTION? WHAT ARE THE  
CHURCH'S INTENTIONS & OR SUPPORT SERVICES USED WITHIN THE NEXT 6/12 MONTHS  
TO REACH OUT TO THOSE UN-HOUSED IN THE 400-500 O'FARRELL AREA, (BOTH FAITH & NON-  
FAITH BASED) QUESTION? HAVE THE CHURCH PLAN TO HELP PRESERVE THE VERY LOW / EXTREME  
LOW INCOME HOUSING WHILE BUILDING HIGH-END MARKET-PRICE HOUSING, AND AT THE SAME  
TIME SOME GROCERY STORES & RESTAURANTS AND OTHER SERVICES FOR THE LOW-INCOME  
COMMUNITY? QUESTION?

Name

Address

City

Phone

(415) 674-1935

Marvis J. Phillips, PRESIDENT

Safety / Zoning AB06

230 Eddy Street, #1206

S.F. CA 94102-6526

Zip / E-MAIL

☐ Add me to the mailing list so that I can receive additional information.

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Questions/Comments:

TOO NOISY. TOO BIG. MORE  
TRAFFIC. MORE POLLUTION. NOT  
SERVING THE COMMUNITY. THIS  
PROJECT IS SERVING THE FINANCIAL  
INTERESTS OF THE CHURCH & DEVELOPERS  
ONLY.

Name:

PAUL WHITEHEAD

Address:

565 GEARY STREET APT. 110

City:

SAN FRANCISCO

State:

CA

Zip:

94102

Phone:

(434) 806-1432

Email:

UNOROMKAT@gmail.com



Add me to the mailing list so that I can receive additional information.

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Questions/Comments: - how to downplay the noise?

- Will you clean windows of ~~neighbor~~ neighboring buildings - from all of the dust, grime & dirt at the construction site?
- Will it make neighborhood more gentrified?
- I'd have picked less modern + designed to the feel of 'Ol San Francisco  
Too MODERN looking!!

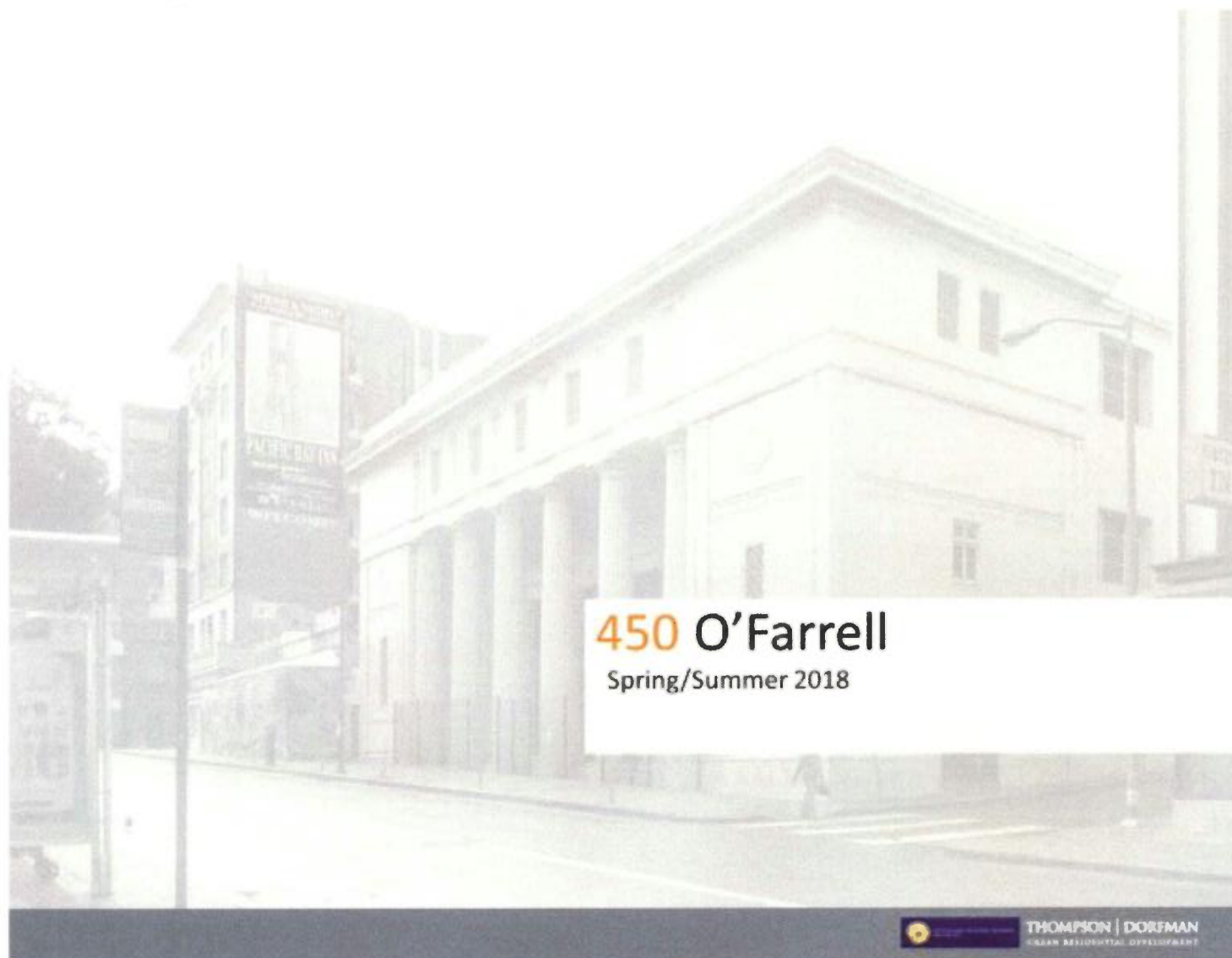
Name: Seema Kelavati  
Address: 565 Geary St., Apt. 110  
City: San Francisco, CA State: CA Zip: 94102  
Phone: 415-867-3586 Email: seemak14@gmail.com

☒ Add me to the mailing list so that I can receive additional information

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Appendix F - Public Meeting Presentation



**450 O'Farrell**  
Spring/Summer 2018

## **Agenda**

- Project Team
- Church History
- Existing Conditions
- Project Overview
- Vision
- Project Benefits
- Schedule/Next Steps
- Q&A



## Project Team



- Been at 450 O'Farrell for almost 100 years
- Need new church facility that represents, to the community it serves, God's healing, shepherding love
- Need Christian Science Reading Room, our open door, welcoming the neighborhood
- Working toward new church at 450 O'Farrell for 35 years

## THOMPSON | DORFMAN

URBAN RESIDENTIAL DEVELOPMENT

- Mid-sized local firm
- Specializes in building housing
- 30 years of quality in-fill experience
- Previous San Francisco projects
- Been working with Church for 4 years to redevelop the site

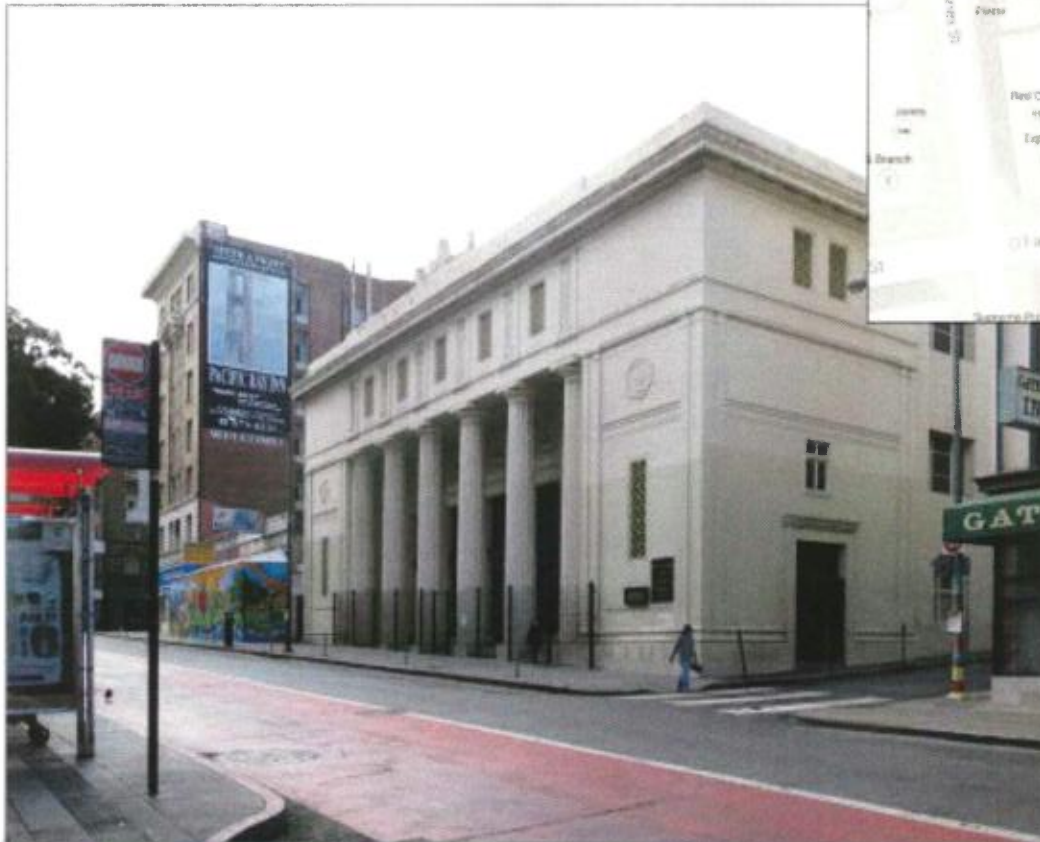
## Church History

- Original church built in 1923
- Neoclassical architecture
- Large building (27,000 square feet)
- Structure is functionally obsolete
- Difficult and expensive to maintain
- No reading room
- Features include: stained glass windows, stained glass oculus, pipe organ, bronze doors





## Existing Conditions



Current structure

## **Project Overview**

- Newly constructed 5<sup>th</sup> Church of Christian Science, including:
  - New Christian Science Reading Room
  - Sunday School
  - Church offices
  - Restored stained glass windows, oculus, pipe, organ in Sanctuary
  - Restored column facade from current church structure



## Project Overview

- 13 story building (within code)
- 130 feet high (within height limit)
- 10,000 sf church
- 176 housing units
- 3,200 sf of locally-serving retail (two spaces)
- 41 car parking spaces (0.23:1 ratio)
- 146 bike spaces (0.83:1 ratio)
- 28 units of below market rate housing (16% affordable)





Eastern view along O'Farrell



THOMPSON | DORFMAN  
URBAN RESIDENTIAL DEVELOPMENT





View from across the street on O'Farrell



Department of Planning and Economic Development

THOMPSON | DOREMAN  
URBAN RESIDENTIAL DEVELOPMENT







Western view along O'Farrell



Corner of O'Farrell and Shannon Alley



SAN FRANCISCO  
PLANNING DEPARTMENT

THOMPSON | DOREMAN  
URBAN RESIDENTIAL DEVELOPMENT





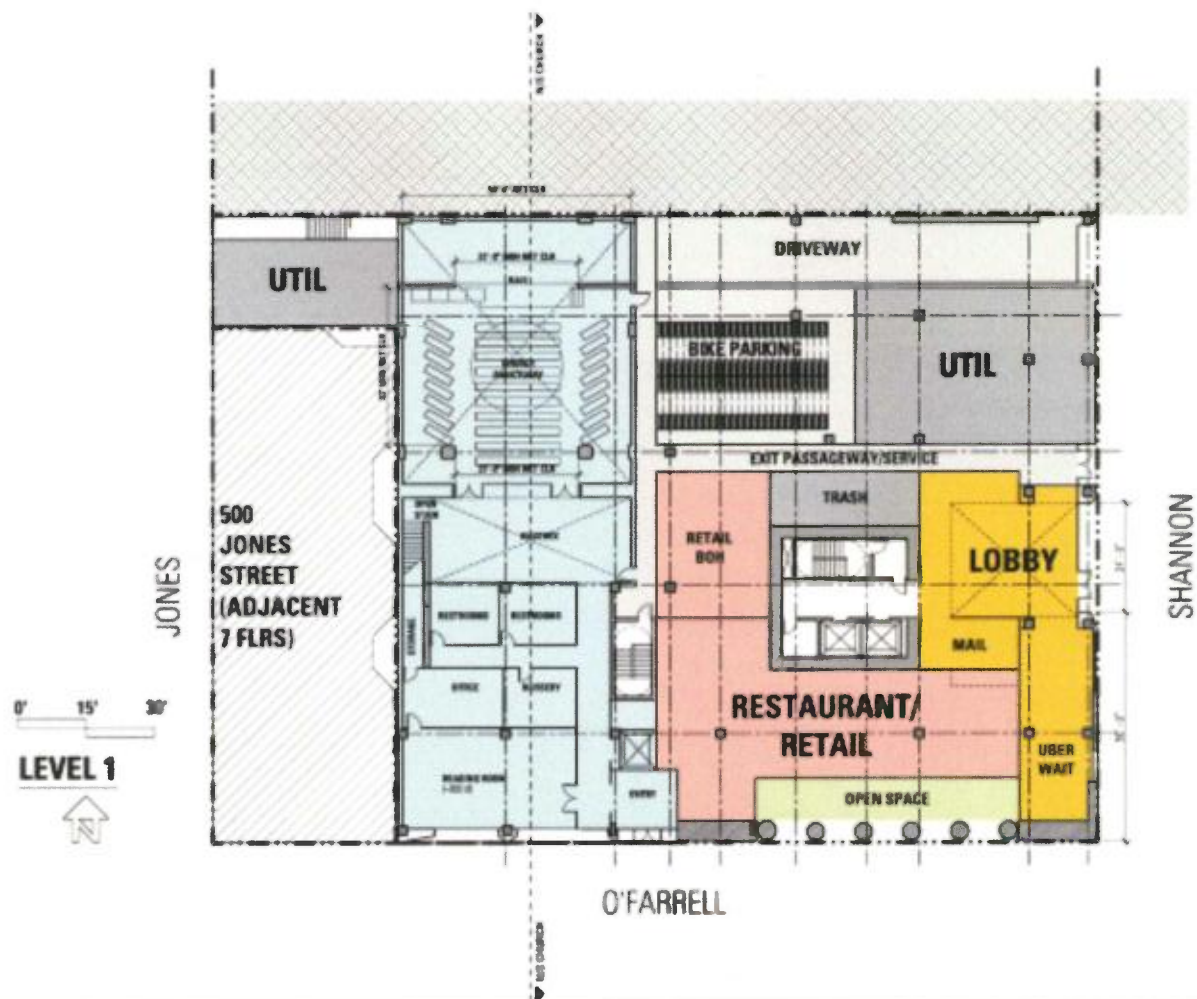
Corner of O'Farrell and Jones



THOMPSON | DORFMAN  
URBAN RESIDENTIAL DEVELOPMENTS







Layout of building



THOMPSON | DORFMAN  
URBAN RESIDENTIAL DEVELOPMENT

## Community Engagement

- 2.5 years of community outreach
- Over 60 meetings
  - 48 community-based organizations
  - 30 faith-based organizations
  - 50 small businesses in the neighborhood
  - 18 local hotels
- 3 community meetings
- Supporters
  - San Francisco Interfaith Council
  - Tenderloin Housing Clinic
  - SF Downtown Senior Center
  - Neighboring property owners, businesses, residents





## **Project Benefits**

- Continuation of Church services and activities in Tenderloin neighborhood
- Public Christian Science Reading Room to increase community interaction
- Locally serving retail along O'Farrell and Jones Street
- Activation of Shannon Street Alley
- New sidewalks, lighting, and trees to invigorate area and improve safety
- Below market rate units to be constructed on-site (as opposed to in-lieu fees)
- In discussion with multiple neighborhood groups for additional benefits

## Schedule

- Community Meeting 1 Nov 2016
- Community Meeting 2 Mar 2017
- Environmental Analysis Ongoing
- Community Meeting 3 April 2018
- Planning Commission Hearing June 2018
- Construction 2019 - 2020



450 O'Farrell Street, San Francisco  
Outreach Report

Tracy Craig  
510/334-4866  
Tracy@craig-communications.com



THOMPSON | DORFMAN  
URBAN RESIDENTIAL DEVELOPMENT

Appendix G - June 28<sup>th</sup> Planning Commission Presentation



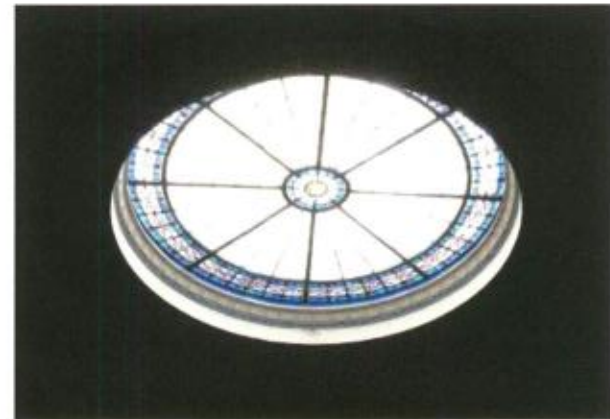
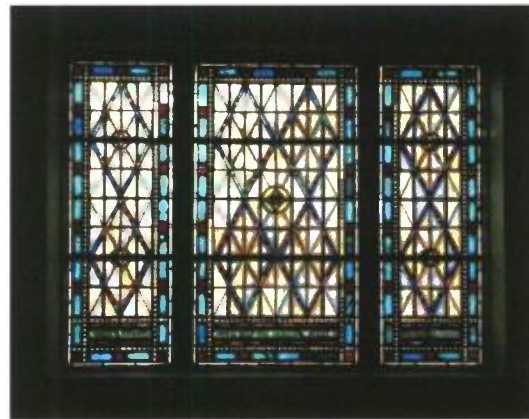


## CURRENT CHURCH DEFICIENCIES

- ORIGINAL CHURCH BUILT IN 1923
- TOO LARGE AT 27,000 SQUARE FEET  
(INCLUDING 1,000 ATTENDEE SANCTUARY)
- NO CHRISTIAN SCIENCE READING ROOM
- CLOSED OFF FROM STREET
- DARK, DIFFICULT TO NAVIGATE

## FEATURES TO BE REPURPOSED

- FACADE AND COLONNADE
- STAINED GLASS WINDOWS
- STAINED GLASS OCULUS
- PIPE ORGAN
- BRONZE DOORS













## PROJECT DATA

**CHURCH & READING ROOM** 9,555 sf (200 occ)

**RESIDENTIAL UNITS** (INCLUDING 28 BMR UNITS - 15.9%)

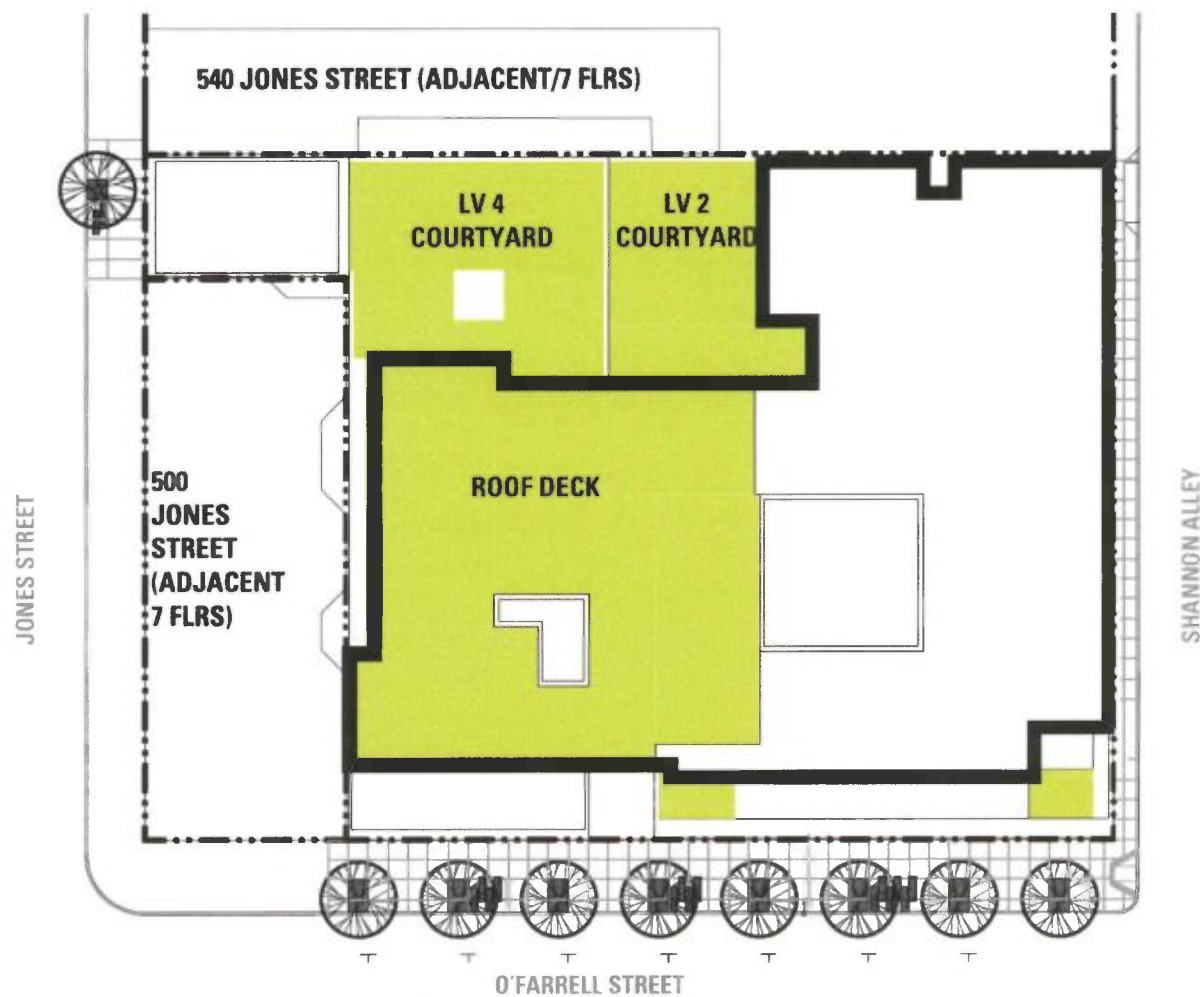
STUDIOS	15	(8.5%)
JR 1 BEDROOM	30	(17%)
1 BEDROOM	69	(39.2%)
2 BEDROOM	62	(35.2%)
TOTAL	176	

### RETAIL SPACES

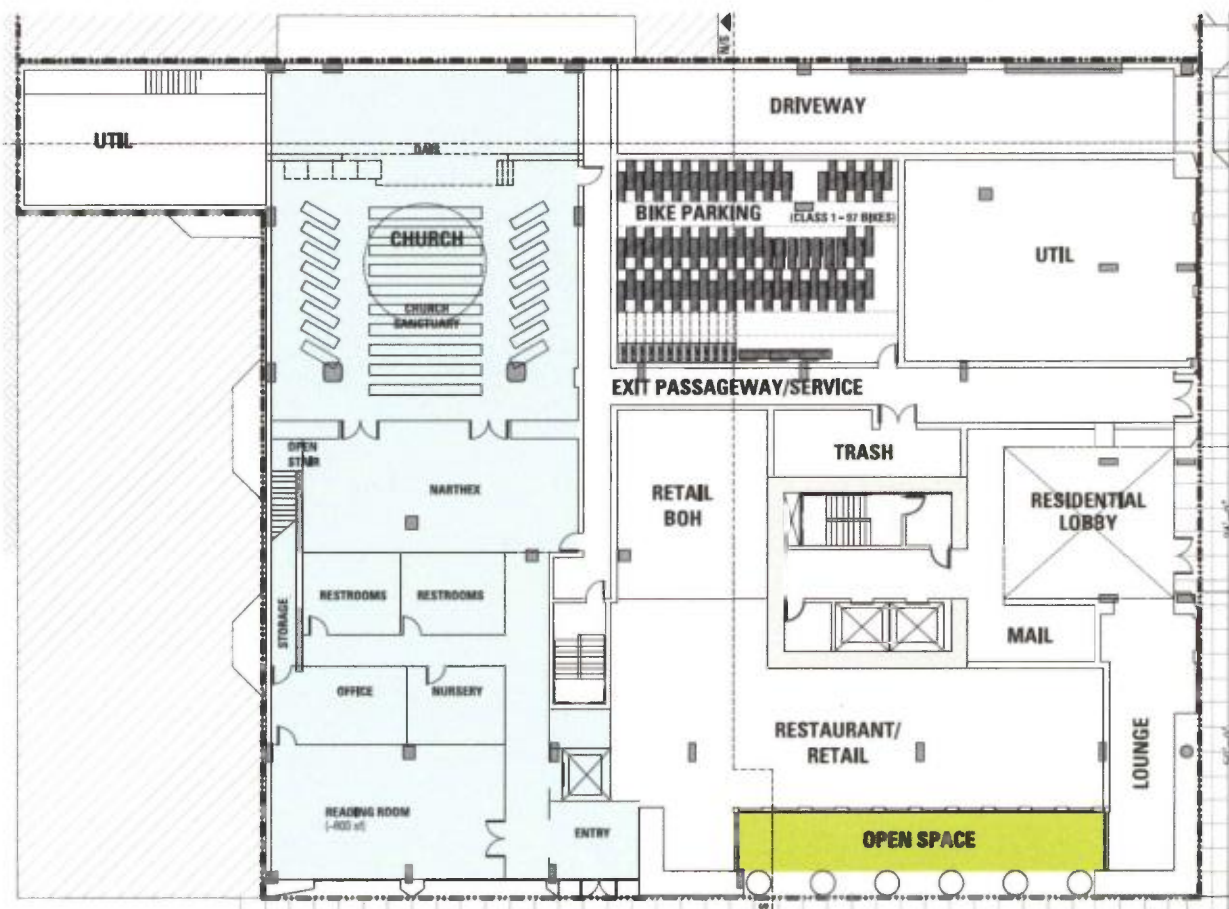
RETAIL SPACE 1	3,000 sf	(FACING O'FARRELL)
RETAIL SPACE 2	770 sf	(FACING JONES)

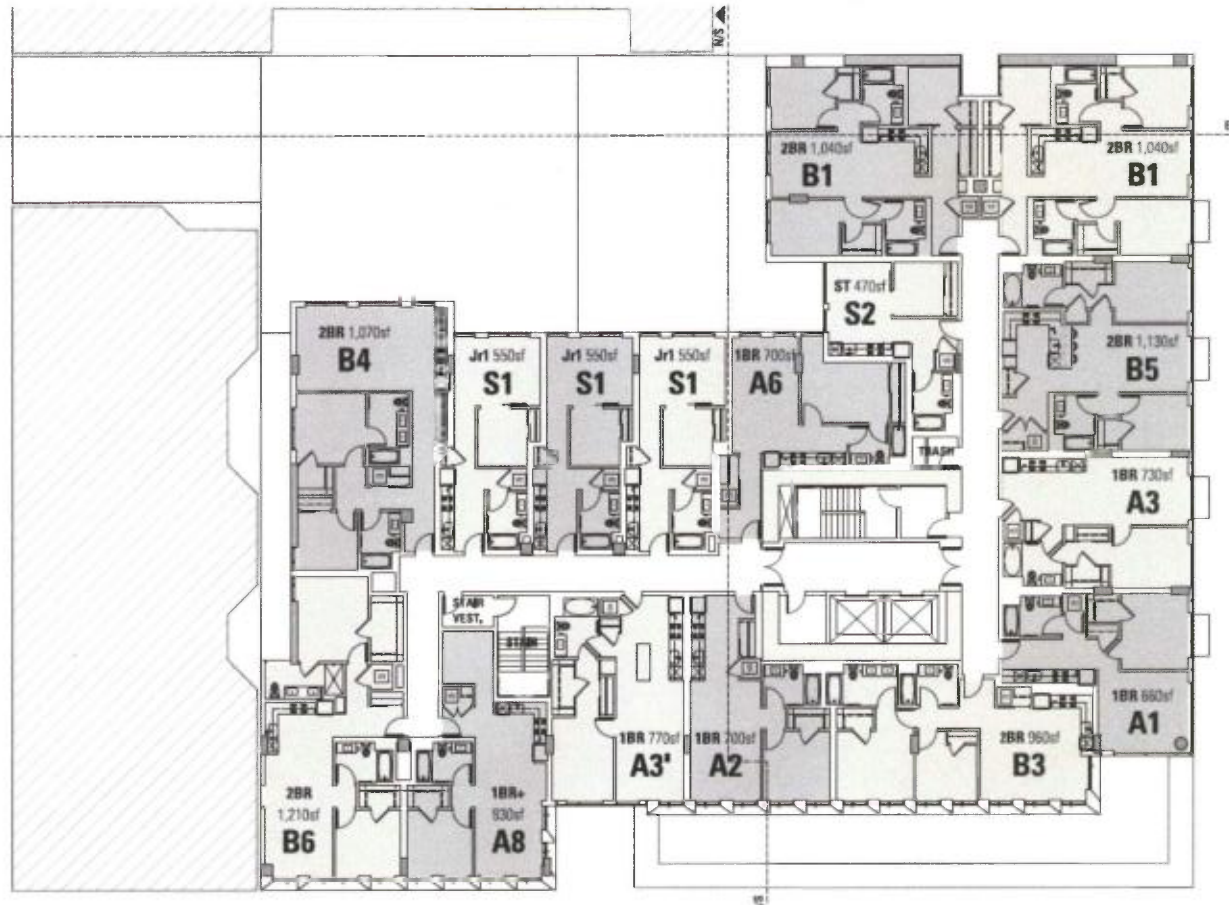
### PARKING

CARS	35	(RESIDENTS) (0.2:1)
	1	(CAR SHARE)
	10	(CHURCH)
BICYCLES	125	(CLASS 1 INSIDE)
	16	(CLASS 2 ON STREET)



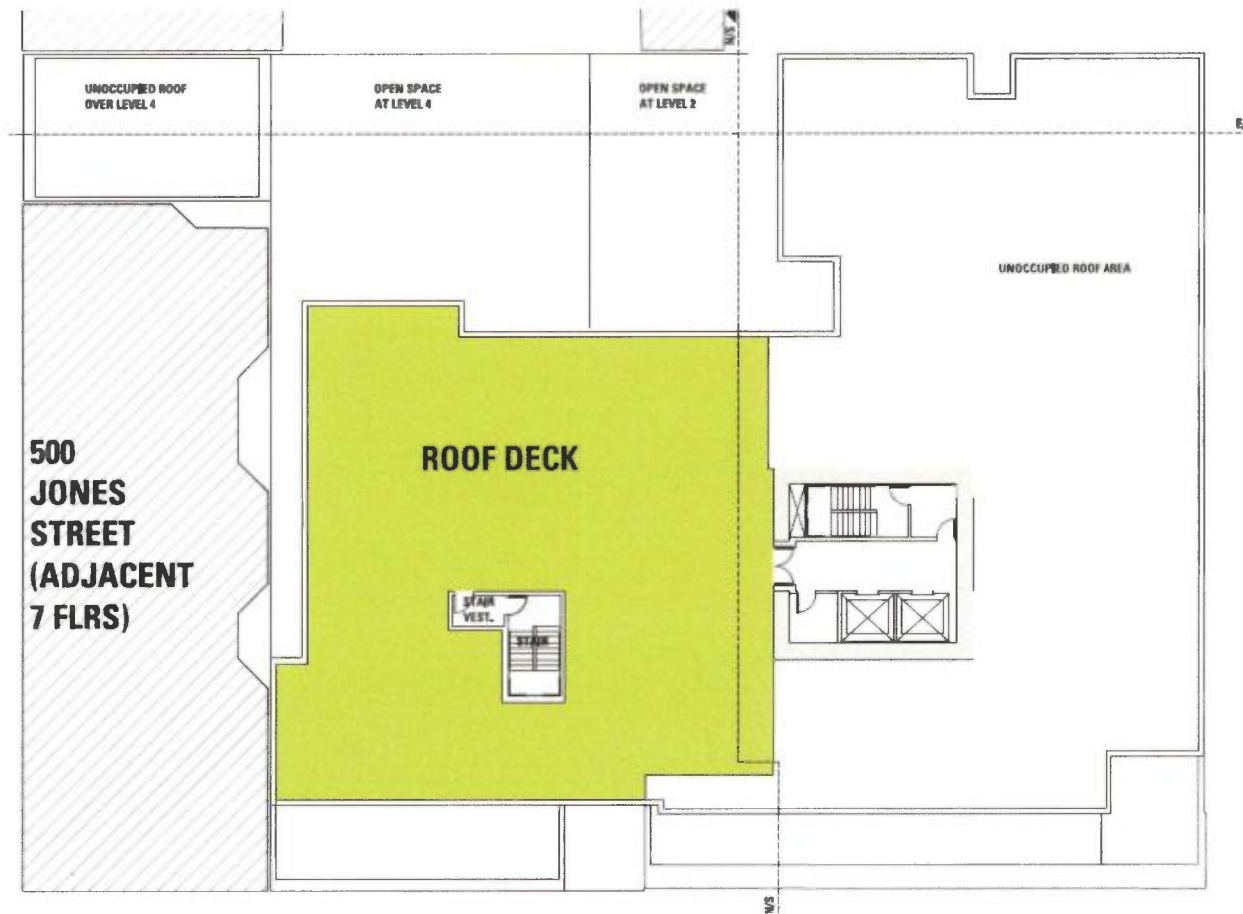






FLOOR PLAN - TYPICAL RESIDENTIAL LEVEL







PERSPECTIVE - O'FARRELL STREET (DAY)

28JUN2018  DLR Group | Kwan Hui





PERSPECTIVE - O'FARRELL STREET (DAY)

28JUN2018 DLR Group | kwarcHamel







PERSPECTIVE - O'FARRELL STREET (DAY)

28 JUN 2018 DLR Group | Kvar Hansen





**PERSPECTIVE - O'FARRELL STREET (NIGHT)**

28JUN2018  DLR Group |  Kwan & Associates








JONES STREET

O'FARRELL STREET

SHANNON ALLEY

ELEVATIONS

28JUN2018  DLR Group | KwanNews

## PUBLIC OUTREACH

- **2 YEARS OF COMMUNITY OUTREACH**

- **OVER 75 MEETINGS**

- 48 COMMUNITY-BASED ORGANIZATIONS
- 30 FAITH-BASED ORGANIZATIONS
- 50 SMALL BUSINESSES IN THE NEIGHBORHOOD
- 18 LOCAL HOTELS
- 4 NEARBY SROs

- **3 COMMUNITY MEETINGS**

- **SUPPORTERS**

- SAN FRANCISCO INTERFAITH COUNCIL
- TENDERLOIN HOUSING CLINIC
- SF DOWNTOWN CENTER
- NEIGHBORING PROPERTY OWNERS, BUSINESSES, RESIDENTS
- HOUSING ACTION COALITION
- CODE TENDERLOIN

- **78 LETTERS OF SUPPORT FROM**

- 7 COMMUNITY BASED ORGANIZATIONS
- 16 BUSINESSES
- 17 CHURCHES
- 2 HOTELS
- 36 INDIVIDUALS







## Appendix H - Community Benefits Summary

### 450 O'Farrell Project – Community Benefits Summary

#### Partner: Central City SRO Collaborative

##### **1. Direct Monetary Benefits**

###### a. Capital Improvements

###### i. Pierre Hotel

1. \$46,000 for Lobby Renovations
2. \$1,000 for computer equipment/station
3. \$22,000 for installation of wifi access throughout building
4. \$69,500 for ADA improvements to entry door, ramp, etc
5. **Total: \$138,500**

###### ii. Winton Hotel

1. \$2,000 for community building activities and programming
2. \$18,000 for installation of wifi access throughout building
3. \$75,500 for ADA improvements and a chair lift
4. **Total: \$95,500**

###### iii. Macaulay Park

1. **\$81,000** for construction of structural improvements to Macaulay Park

**Total Capital Improvements: \$315,000**

##### **2. In-Kind and Other Community Benefits**

###### a. Moving On Initiative:

Developer to make 3 market rate units available for the Moving On Initiative managed by the Department of Homelessness and the San Francisco Housing Authority. Developer, CCSROC, and DoHSH to work together to identify neighborhood TL SRO tenants as candidates for the 3 Moving On units

###### b. Donate Roof deck:

Developer to make roof deck in completed project available at no cost to Community Organizations to host parties, meetings, fundraisers, and other events as requested



- c. Neighborhood Serving Retail:  
Developer to work with La Cocina and Working Solutions to identify one or more retail tenants who fill unmet needs of low-income residents in neighborhood
- d. Good Neighbor Agreement:
  - i. Developer to provide full-time staff members with appropriate training of following types: verbal de-escalation training, conflict resolution training, and mental health sensitivity training.
  - ii. Reps from property management shall meet with community stakeholders on a bi-weekly basis to discuss ongoing issues related to the operation of the completed Project.

### **3. Construction Mitigation Measures**

- a. Tenant Comfort and Convenience  
Developer to pay for any and all items residents need in order to mitigate noise and dust, including earplugs, facemasks, air filters, noise machines, etc.  
Developer budgeting **\$25,000**
- b. Security:  
Developer, its GCs, and/or subcontractors shall develop and present a Security Plan to CCSROC. Developer shall maintain fencing, security cameras, and provide security guards. Developer shall respond to community concerns regarding security in a timely fashion.
- c. Pest Control:  
Prior to the demolition of the Shalimar Restaurant, develop and implement a vermin control plan satisfactory to CCSROC.
- d. Set up regularly occurring bi-weekly check-in meetings between construction personnel and representatives of the Pierre and Winton Hotel
- e. Comply with all applicable noise regulations and ordinances

#### **Partner: Community Youth Center of San Francisco**

- 1. Pedestrian Ambassadors:
  - a. Developer to pay CYC for Pedestrian Ambassador Services for first 12 months of Construction Period
    - i. Ambassadors will be young adults (18-24) from CYC's WorkLink program; no school-age children shall be recruited

- ii. Tentative hours are from 7am-9am and 2:30pm-5:30pm, total of 5 hours per day, no less than 25 hours per week
- iii. Hours can be changed in response to community needs at CYC's discretion
- b. **Cost: \$50,000**

**Partner: Code Tenderloin**

- 1. Job Readiness Training Program
  - a. Developer to provide funding for instructor costs
  - b. **Cost: \$18,875**

**Partner: DISH** (manager of Pacific Bay Inn)

- 1. Design
  - a. Provide a 5' setback along western wall of new building to provide relief to existing light wells in Pacific Bay Inn (setback already provided in current entitlement plans)
- 2. Construction Mitigation Measures
  - a. Tenant Comfort and Convenience  
Developer to pay for any and all items residents need in order to mitigate noise and dust, including earplugs, facemasks, air filters, noise machines, etc.  
Developer budgeting **\$25,000**
  - b. Light and Air Mitigation  
Developer to pay for additional lighting improvements in hallways and in select units to mitigate reduced ambient light;  
Developer to pay to convert community room to residential unit and relocate tenant from lower-level unit into the newly converted unit
  - c. **Estimated cost: \$25,000-\$30,000** (pending actual contractor estimates after entitlements)

**TOTAL COMMUNITY BENEFITS VALUE:**  
**\$463,875**



## Appendix I - Letters of Support



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_





FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

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Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

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Respectfully,

Signature: Emma S. Tao White

Name: Emma T. White

Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: 151 BEAUMONT AVE. S.F.

Zip: 94118

Email/Phone: emwhite45@yahoo.com





FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully

Signature: Margaret Pearce

Name: Margaret Pearce Title: Ms.

Church/Organization (If applicable): \_\_\_\_\_

Address: 30 Quickstep Ln #3 Zip: 94115

Email/Phone: \_\_\_\_\_



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

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Respectfully,

Signature: 

Name: Monica Churchill

Title: \_\_\_\_\_

Church/Organization (If applicable): Individual

Address: 324 Connecticut Street

Zip: 94107

Email/Phone: monchurchill@gmail.com





FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: DAVID ANDRUE

Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: \_\_\_\_\_

840 CALIFORNIA ST # 34

~~ANDRUE DAVID @ GMAIL.COM~~

Zip: 74108

Email/Phone: \_\_\_\_\_

(832) 350-0530

DAVIDANDRUE1982@GMAIL.COM



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

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Respectfully,

Signature:

*Linda Krauskopf*

Name:

*Linda Krauskopf*

Title:

Church/Organization (If applicable):

Address:

*312 Richmond Ave., SF*

Zip:

*94110*

Email/Phone:





FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

Name:

ROBERT T. PHILLIPS

Title:

REP TO SFIC / DIRECTOR NPLI

Church/Organization (If applicable):

Address:

1730 O'FARRELL ST, APT PH 30

Zip:

94115

Email/Phone:

RTPHILLIPS@GMAIL.COM



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_





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Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_



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Respectfully,

Signature:

Name:

Church/Organization (If applicable):

Address:

Email/Phone:

Title:

Zip:

Harold J. Gonzales  
737 POST ST #435  
(415) 500-1437  
harold\_gonzales@hotmail.com





Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Ardis F Breslauer

Name: Ardis Breslauer

Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: 2111 Hyde St, SF, CA

Email/Phone: abreslau@pacbell.com

Zip: 94109



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

*Deborah James*

Name:

DEBORAH JAMES

Title:

Church/Organization (If applicable):

Address:

540 Jones St apt 603

Zip:

94102

Email/Phone:

(415) 685-6875

djntspirit@  
hotmail.com





Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

*Ernest H. Lina Jr.*

Name:

Title:

Church/Organization (If applicable):

Address:

935 GEARY ST. # 305

Zip:

94109

Email/Phone:

415-760-2940



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Ernest H. Lina Jr.

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: 935 GEARY ST. # 305 Zip: 94109

Email/Phone: 415-760-2940





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Respectfully,

Signature: K Y S

Name: Kwai Ying Sato Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: 477 O'Farrell St # 1201 Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

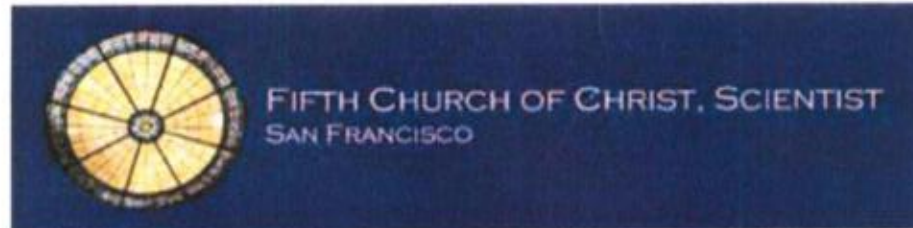
Church/Organization (If applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_





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Respectfully,

Signature: Xiu Lian Zhu

Name: XIU LIAN ZHU Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: 477-O'FARRELL ST 941209 Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_



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Respectfully,

Signature: Lina Kwan

Name: Lina Kwan Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: 477 O'Farrell St 208 Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_





Dear Planning Commissioners:

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Respectfully,

Signature: *Tom Cacciotti*

Name: TOM CACCIOITI Title: MR

Church/Organization (If applicable): \_\_\_\_\_

Address: 631 O'FARRELL # 1704 Zip: 94109

Email/Phone: TCATCH58@GMAIL



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Ellen MacDonald

Name: Ellen MacDonald Title: Ph.D.

Church/Organization (If applicable): \_\_\_\_\_

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Email/Phone: escmacdonald@gmail.com





Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Marilyn Riniker

Name: MARILYN RINIKER Title: MRS.

Church/Organization (If applicable): \_\_\_\_\_

Address: P.O. Box 832 Zip: 33859

Email/Phone: marin camp @ aol. com.



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

LUKE STEWART

Title: \_\_\_\_\_

MR.

Church/Organization (If applicable): \_\_\_\_\_

NEIGHBOR

Address: \_\_\_\_\_

754. POST ST. #504

Zip: \_\_\_\_\_

94109

Email/Phone: \_\_\_\_\_

LUKEWHTO@GMAIL.COM

415-218-0755





FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

Rachel McLintick

Name:

Rachel McLintick

Title:

Christian Science Nurse

Church/Organization (If applicable):

Address:

2568 Nordell Ave, Castro Valley, CA

Zip:

94546

Email/Phone:

RachelannaMcLintick@gmail.com



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

*Mark A. McClintick*

Name:

*Mark A. McClintick*

Title:

*Christian Science Nurse*

Church/Organization (If applicable):

Address:

*2568 Nordell Ave. Castro Valley CA 94546*

Email/Phone:

*Mark A. McClintick@gmail.com*



Dwight B. Washabaugh  
445 Wawona Street #333  
San Francisco, California 94116

May 31, 2018

Planning Commission  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, California 94103

**Regarding: Support For 450 O'Farrell Street Proposed Project**

Dear Commissioners,

I love San Francisco and all it has to offer since attending college here in the late 1960's. While I left the city for a number of years for various employment opportunities I am back now and retired.

Supporting this propose project is an easy decision for me because it will enhance this neighborhood which continues to struggle with many challenges. First there is the need for market-rate and affordable housing. Second this project will support the safety needs so desperately needed in this community. And last but also very important is the opportunity for there to remain a place of worship for this neighborhood.

I have visited this church and discussed the proposed project with the members and feel strongly that this is a well thought out project that will benefit this San Francisco neighborhood.

I urge your approval vote for the 450 O'Farrell Street Proposed Project.

Sincerely,

Dwight B. Washabaugh  
Citizen of the City of San Francisco

**From:** Tyler Evje  
**To:** [Tracy Craig](#); [Evelyn Soto](#)  
**Subject:** Fwd: Letter to Planning Commission Regarding 450 O' Farrell Street Project  
**Date:** Sunday, June 24, 2018 3:42:39 PM

---

FYI below

Sent from handheld device

Tyler Evje  
Thompson Dorfman Partners  
C. 707-479-7029

----- Forwarded message -----

**From:** "Boudreaux, Marcelle (CPC)" <[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)>  
**Date:** Sun, Jun 24, 2018 at 3:34 PM -0700  
**Subject:** Fw: Letter to Planning Commission Regarding 450 O' Farrell Street Project  
**To:** "Tyler Evje" <[TE@ThompsonDorfman.com](mailto:TE@ThompsonDorfman.com)>

FYI.

Marcelle Boudreaux, Principal Planner  
Flex Team Lead, Current Planning

---

**From:** Mary Ann Cahill <[maryann-maryann@att.net](mailto:maryann-maryann@att.net)>  
**Sent:** Sunday, June 24, 2018 1:45 PM  
**To:** PIC, PLN (CPC); Boudreaux, Marcelle (CPC)  
**Subject:** Letter to Planning Commission Regarding 450 O' Farrell Street Project

Dear President Hillis and Commissioners:

I am a member of Ninth Church of Christ Scientist, San Francisco (175 Junipero Serra Boulevard), and a resident at Arden Wood.

I am writing in support of approval for the project for 450 O'Farrell Street (Fifth Church of Christ Scientist, San Francisco).

Our religion advocates that we should be good citizens and good neighbors. Fifth Church has been fulfilling that demand for almost 100 years. And this new project would continue to do that.

The new building would be in keeping with the neighborhood; in fact, it



would enhance it with its beautiful design.

It would help the families in the neighborhood. It would provide some more affordable housing. I understand there are about 3,000 children in the area. The Church has a wonderful Sunday School program as well as a child care area for children too young to attend Sunday School. Everyone is welcome.

The new design will offer a Reading Room, which is a quiet, clean, safe place for rest and study, with resources for reading, purchasing, borrowing or working on-line, augmented by helpful librarians and workers. Everyone is welcome.

Healing harmony is central to our religion. It doesn't stop with our members but extends to, and blesses, the neighborhood and the world, which we pray for daily.

I understand that the members of the church have been working harmoniously with the planning commission. We expect that to continue and, as I have said, harmony is a hallmark of true Christian Science.

With this expectancy in mind, we confidently declare with Mary Baker Eddy, our Founder and the Discoverer of Christian Science, that ...whatever blesses one, blesses all (SCIENCE AND HEALTH WITH KEY TO THE SCRIPTURES, pg. 206)

Thank you very much for your consideration of this letter and the project at 450 O'Farrell Street.

Sincerely,

Mary Ann Cahill

445 Wawona Street, #305  
S.F. CA. 94116  
(415) 342-4963

June 25th 2018

Dear President Hillis and the Commissioners,

Kindly consider this letter of support. The Fifth Church of Christ, Science in the Tenderloin has been instrumental to my spiritual and personal development. As an African-American raised in San Francisco, I have seen the community benefit from the services offered by the Fifth Church. It serves as a stabilizing force and its presence has been beneficial to businesses and community organizations in the immediate area. Over the decades I have also observed positive impacts from the skills and the resources that its members bring to our community.

The Sunday school services have helped me form positive relationships with community members in the Tenderloin, church members and wider community, which in turn assisted me in constructing meaningful understandings of self and wider world.

It is essential for the presence of the church be continued and its current development goals realized. These goals increase locally oriented growth for the Tenderloin and the extremely diverse populations that live there.

Community connections in our state, city and beyond often align with community services, spiritual growth and community connectedness. In this fluid cultural, political and economic climate, our city is undergoing change that has disrupted the livelihood outcomes and displaced the lives of so many native San Franciscans. The Fifth Church of Christ, Science is a crucial institution that drives inclusion and the type local community engagement that reflects San Francisco's history of diversity. Its contributions act as a force to counteracts current social and economic upheaval that's affecting the lives of so many residents in the Tenderloin.

Sincerely,

Stephan Quincy Reese  
415.574.1088



Laurel Howard Mason  
5452 Dalrymple Crescent N.W.  
Calgary, Alberta, Canada  
T3A 1R3

June 25, 2018

Planning Commission  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: Letter in support of the proposed project at 450 O'Farrell Street**

Dear President Hills and Commissioners:

My family and I have had occasion to visit Fifth Church of Christ, Scientist in San Francisco many times during the past several years. We have always received a warm welcome from the friendly members of this church, and have appreciated their vitality and the hospitality they extend to visitors and their community.

It is important to note that the numerous steep stairs leading up from the foyer to the church auditorium are an imposing challenge to senior visitors. My father, for instance, found it quite taxing to make his way up the two sets of stairs, needing to pause a few times on the way up.

A few years ago, when our son was eight years old, he attended the Sunday School. He loved his teacher, and had an inspiring time talking with her, however his comment was that the Sunday School, located in the basement, was "scary" and that the stairs going down were "so steep". This is certainly not the impression that the members of this church would like their young attendees to take away.

These examples, gathered from our personal experience, emphasize the necessity for a new church, and an accessible Reading Room for quiet study, in order to accommodate the needs of both the younger and more elderly visitors and members.

We have a great fondness for Fifth Church, and appreciate the sincere and dedicated planning that has resulted in a design intended to enrich the experience of the members, guests and adherents of the church, to revitalize the area, and to accommodate the needs of the larger community.

Due to the timeline involved, and the unpredictable nature of mail delivery from Canada to the U.S., this letter is being sent via email. A paper copy of this letter will follow via regular mail,

Sincerely,

Laurel Howard Mason



Planning Commission  
San Francisco Planning Department  
1650 Mission St., Suite 400  
San Francisco, CA 94103

RE: Support for 450 O'Farrell Street proposed project

Dear President Hillis and Commissioners,

As a long term resident and business owner in San Francisco I urge you to approve the 450 O'Farrell Street project. Please help the revitalize this blighted neighborhood. This area of the Tenderloin desperately needs more structurally safe, code compliant residential housing.

Sincerely,

Carl N. Vanos  
1604A Grove Street  
San Francisco, CA 94117

Date:

To: President Rich Hillis  
San Francisco Planning Commission  
1650 Missions St., Suite 400  
San Francisco CA, 94103

Dear President Hillis:

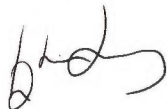
I support the proposed mixed-use development located at 450 O'Farrell Street in San Francisco. This project will provide much-needed housing, a new Church of Christian Science, and neighborhood-serving retail space in a new building that will improve the neighborhood and increase public safety.

I further support the project because it will:

- Enhance the character of the neighborhood and promote active uses at street level, encouraging more pedestrian interaction and safer streets
- Provide badly needed housing, including market rate housing and on-site affordable housing
- Help an important neighborhood stakeholder - Fifth Church of Christ, Scientist - to remain in the neighborhood where they have been worshipping for nearly 100 years
- Place the residential lobby along Shannon Alley, activating that portion of the project and freeing up the O'Farrell Street frontage to maximize the retail footprint in the project
- Be located in close proximity to MUNI and BART, and within walking distance of the future Central Subway, making it transit friendly and minimizing the impact on neighborhood traffic
- Provide minimal auto parking and maximum bicycle parking within the project, discouraging people from using or owning cars

Given all the positive aspects of the project, I respectfully request that you and your fellow Commissioners approve this project without delay.

Respectfully,



CC: Marcelle Boudreaux, SF Planning Department



Date:

To: President Rich Hillis  
San Francisco Planning Commission  
1650 Missions St., Suite 400  
San Francisco CA, 94103

Dear President Hillis:

I support the proposed mixed-use development located at 450 O'Farrell Street in San Francisco. This project will provide much-needed housing, a new Church of Christian Science, and neighborhood-serving retail space in a new building that will improve the neighborhood and increase public safety.

I further support the project because it will:

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- Be located in close proximity to MUNI and BART, and within walking distance of the future Central Subway, making it transit friendly and minimizing the impact on neighborhood traffic
- Provide minimal auto parking and maximum bicycle parking within the project, discouraging people from using or owning cars

Given all the positive aspects of the project, I respectfully request that you and your fellow Commissioners approve this project without delay.

Respectfully,

Jeffrey Scott Breudecheck



CC: Marcelle Boudreaux, SF Planning Department

Date: June 26, 2018

To: President Rich Hillis  
San Francisco Planning Commission  
1650 Missions St., Suite 400  
San Francisco CA, 94103

Dear President Hillis:

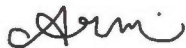
I support the proposed mixed-use development located at 450 O'Farrell Street in San Francisco. This project will provide much-needed housing, a new Church of Christian Science, and neighborhood-serving retail space in a new building that will improve the neighborhood and increase public safety.

I further support the project because it will:

- Enhance the character of the neighborhood and promote active uses at street level, encouraging more pedestrian interaction and safer streets
- Provide market rate housing and on-site affordable housing – essentially needed for the area
- Help an important neighborhood stakeholder – Fifth Church of Christ, Scientist – to remain in the neighborhood where they have been worshipping for nearly 100 years
- Place the residential lobby along Shannon Alley, activating that portion of the project and freeing up the O'Farrell Street frontage to maximize the retail footprint in the project
- Be located in close proximity to MUNI and BART, and within walking distance of the future Central Subway, making it transit friendly and minimizing the impact on neighborhood traffic
- Provide minimal auto parking and maximum bicycle parking within the project, discouraging people from using or owning cars

Given all the positive aspects of the project, I respectfully request that you and your fellow Commissioners approve this project without delay, supporting the development of a safe, affordable and stable neighborhood for working families.

Sincerely,



Amanda Marinac

3825 Scott Street Apt. 303  
San Francisco, CA. 94123



Date: June 26, 2018

To: President Rich Hillis  
San Francisco Planning Commission  
1650 Missions St., Suite 400  
San Francisco CA, 94103

Dear President Hillis:

I support the proposed mixed-use development located at 450 O'Farrell Street in San Francisco. This project will provide much-needed housing, a new Church of Christian Science, and neighborhood-serving retail space in a new building that will improve the neighborhood and increase public safety.

I further support the project because it will:

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- Be located in close proximity to MUNI and BART, and within walking distance of the future Central Subway, making it transit friendly and minimizing the impact on neighborhood traffic
- Provide minimal auto parking and maximum bicycle parking within the project, discouraging people from using or owning cars

Given all the positive aspects of the project, I respectfully request that you and your fellow Commissioners approve this project without delay.

Respectfully,

Conor Sweetland

3478 Scott Street

San Francisco, CA 94123

A handwritten signature in dark ink, appearing to read "Conor Sweetland", written in a cursive style.

CC: Marcelle Boudreaux, SF Planning Department

Date: June 26, 2018

To: President Rich Hillis  
San Francisco Planning Commission  
1650 Missions St., Suite 400  
San Francisco CA, 94103

Dear President Hillis:

I support the proposed mixed-use development located at 450 O'Farrell Street in San Francisco. This project will provide much-needed housing, a new Church of Christian Science, and neighborhood-serving retail space in a new building that will improve the neighborhood and increase public safety.

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- Provide minimal auto parking and maximum bicycle parking within the project, discouraging people from using or owning cars

Given all the positive aspects of the project, I respectfully request that you and your fellow Commissioners approve this project without delay.

Respectfully,

Rae Lloyd-Lever

1190 Mission St., Apt #2118

San Francisco, CA 94103

*Rae Lloyd-Lever*

CC: Marcelle Boudreaux, SF Planning Department



## Reuel Daniels

---

**Subject:** FW: New Construction Projects.

**From:** Ricky Chapman <[IQ188@live.com](mailto:IQ188@live.com)>

**Sent:** Monday, June 25, 2018 8:17 PM

**To:** Tracy Craig <[tracy@craig-communications.com](mailto:tracy@craig-communications.com)>

**Subject:** New Construction Projects.

I am scheduled to be at a meeting with some of my attorneys. But will try to be there some time. I think you have a project that can make a real difference in the neighborhood. We need housing. We need to clean up the alley way on Shannon. Your entrance in the alley way will do that. This is a benefit for the entire neighborhood. Housing, jobs, making the community safer and cleaner. Helping the store fronts on the block with business. I am not what is in your development plans. But a few of the store front facades need some upgrading and modernization. Before I was a professional artist I was in the transportation industry for 30 years.

Some key points that you can use to help sway the local citizens and planning board are:

Relocating the MUNI bus stop, currently located across for the Church/development project to the corner of Taylor and O'Farrell street. This is just moving it 100 feet east. By doing so. It will allow better lighting. Better interaction access to passengers, increased safety to riders. More customers to businesses located at the Taylor and O'Farrell intersection.

This stop has to be moved, no options are available. With the construction equipment and safety zone around the site it will reduce that portion of O'Farrell street down to one lane.

So moving the bus stop. #17301 will unclog traffic. This is a must. It is not an option for citizen review.

Housing for city residents is at an all time demand high. The additional senior housing or disabled housing will benefit the people who are normally priced out of housing. The city has countless programs for low income and homeless. We don't need that. Instead we are hoping you can designate the few units for these two specific groups solely. And not just throw them into a general pool for housing. By designating these severely overlooked and under funded groups you will demonstrate compassion and a genuine desire to help the community. The seniors and disabled need more consideration than the homeless and low income. The seniors and disabled have physical needs and limitations that will be greatly served by being so close to public transportation and being centrally located in the city. Able bodied homeless can get around the city with relative ease, so can low income people. I hope you really push this point and insist on serving the most needy,

I also have experience in management of hotels. I worked in the management team of the Previous previous, previous owners. I have lived in this area of town since 2007.

I have a perspective that many others just don't. You have a few people who live several blocks away that I understand intend to either disrupt or protest this project to the board.

This is a win, win, win situation. The church and its member are benefited. The block residents will see, hear, and feel the improvements all around them once this is done.

Businesses will benefit. People looking for housing will benefit. Most importantly the seniors and disabled will benefit. If you choose to stand up for them and take a strong position of helping these specific demographics. Local build owners will benefit. Tenants of surrounding buildings will benefit as well.

I don't know if you have private security. But it would be prudent to advise the SF Police or sheriff's Dept of a potential disruption at the meeting. Other wise I would be happy to help you and your development succeed in the project.

Richard Chapman

Local Artist

Long term neighborhood tenant.

Cell is 973 941 5656, it's NYC number but I answer no matter what.

Good luck!!!

---





Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: *Della O'Malley Daly*

Name: *Della O'Malley Daly* Title: *owner*

Church/Organization (If applicable): \_\_\_\_\_

Address: *537 Geary St, SF. CA. 94102* Zip: *94102*

Email/Phone: *415 474 7432*



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Bora Peang

Name: PEANG BORA Title: OWNER

Church/Organization (If applicable): Empire market

Address: 399 Eddy st Zip: 94102

Email/Phone: (415) 240-0378 OR (415) 354-8692



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name:

Paul Robertson

Title:

Business Owner

Business Name (If applicable):

The TL Cate/Landmark L

Address:

517 O'Farrell St. S.F.

Zip:

94102

Email/Phone:

415-286-4102

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Ahmed M ALBARAK

Title: \_\_\_\_\_

owner

Business Name (If applicable): STARLIGHT MARKET

Address: \_\_\_\_\_

402 ELLIS ST.

Zip: \_\_\_\_\_

94102

Email/Phone: \_\_\_\_\_

(415) 775-3505



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Business Name (If applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:



Name:

WALLY Herzallah

Title:

Manager

Business Name (If applicable):

Dollar and Sense

Address:

345 Eddy St

Zip:

94102

Email/Phone:

415 - 400 - 4628



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name:

ISMAIL AIT ALI

Title:

Business Name (If applicable):

café cashah.

Address:

295 Eddy St

Zip:

94102

Email/Phone:

(415) 757-0926

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Business Name (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Business Name (If applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_

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Respectfully,

Signature:

Waleed Mashal

Name:

Waleed Mashal

Title:

Manager

Business Name (If applicable):

Xpress Mashal

Address:

498 OFARRELL ST

Zip:

94102

Email/Phone:

415 928-3063



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name: Hector Chan

Title: Mason

Business Name (If applicable): El Rincon Yucateco

Address: 491 O'Farrell St

Zip: 609194102

Email/Phone: 415-872-9231

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name: Morwan AbuRahma Title: \_\_\_\_\_

Business Name (If applicable): Star Market

Address: 689 Geary St - SF - CA Zip: 94102

Email/Phone: (415) 673-6002 + (415) 846-3379



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_



Name: \_\_\_\_\_

MOHAMMAD BAJWA

Title: \_\_\_\_\_

OWNER

Business Name (If applicable): \_\_\_\_\_

CHUTNEY

Address: \_\_\_\_\_

511 JONES ST ST.

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_

925-570-9553

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

*Ali Bulut*

Name: \_\_\_\_\_

*Ali*

Title: \_\_\_\_\_

*Owner*

Business Name (If applicable): \_\_\_\_\_

*Salama Halal Meat Butcher Shop*

Address: \_\_\_\_\_

*604 Geary St. San Francisco*

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_

*415-474-0359*

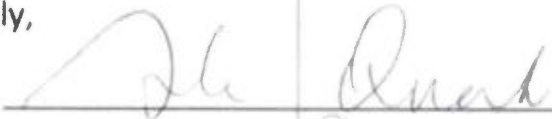


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Respectfully,

Signature:



Name:

ANGELA QUACH

Title:

Owner

Business Name (If applicable):

City Supermarket

Address:

469 Geary St. SF

Zip:

94107

Email/Phone:

415-444-2126



May 31, 2018

Commission President Rich Hillis

San Francisco Planning Commission  
1650 Mission Street, 4th Floor  
San Francisco, CA 84103

Re: 450 O'Farrell Street, San Francisco, California

Dear Mr. Hillis:

Code Tenderloin is submitting this letter to express support for the proposed mix-use development project at 450 O'Farrell Street. 450 O'Farrell Partners, LLC, in partnership with the Fifth Church of Christ Scientist (the project team), propose to construct a new mixed-use building that contains a new and appropriately sized Christian Science Church, new reading room and offices, as well as 176 residential dwelling units, commercial/retail space, and automobile and bicycle parking.

The project team has had several meetings with us and with other community organizations with a presence in Tenderloin. Following these meetings, the project team has agreed to construct on-site affordable housing units in the project, lower building heights to lessen view impacts, and reorient the entrance for the residential units to Shannon Street to increase area safety. In addition, the project team has agreed to support the community's need for job training and jobs by sponsoring job readiness training.

We strongly support the project and look forward to seeing it built. The new development will enhance the Tenderloin neighborhood, will increase area safety, and will provide much needed housing without displacement, including on-site affordable housing to assure that the Tenderloin continues to be an area where all members of San Francisco's diverse community can thrive.

We appreciate your consideration of the project and hope that it will be approved.

Thank you,

A handwritten signature in dark ink, appearing to read "Del Seymour", written over a horizontal line.

Mr. Del Seymour  
Executive Director  
Code Tenderloin

Cc: Marcelle Boudreaux, case Planner for 450 O'Farrell Street project





FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

Name:

Deleano Seymour

Title:

DIRECTOR

Church/Organization (If applicable):

DIRECTOR, GUBBIO Project

Address:

144 TAYLOR TAYLOR

Zip:

94103

Email/Phone:

415-574-1641

TL WALKING TOURS @ GMAIL. COM



Dear Planning Commissioners:

~~STRAIGHT~~  
I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name: ROBERT T. PHILLIPS

Title: DIRECTOR

Church/Organization (If applicable): NONPROFIT LEARNING INSTITUTE

Address: 1730 O'FARRELL ST, APT PH30, SF

Zip: 94115

Email/Phone: RTP1844@GMAIL.COM



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Victoria Westbrook

Name: Victoria Westbrook Title: Director

Church/Organization (If applicable): Code Tenderloin

Address: 144 Taylor St. / 55 Taylor St. Zip: 94102

Email/Phone: victoria.westbrook2@gmail.com 510-717-1733



May 31, 2018

Commission President Rich Hillis

San Francisco Planning Commission  
1650 Mission Street, 4th Floor  
San Francisco, CA 84103

Re: 450 O'Farrell Street, San Francisco, California

Dear Mr. Hillis:

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We appreciate your consideration of the project and hope that it will be approved.

Thank you,

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Mr. Del Seymour  
Executive Director  
Code Tenderloin

Cc: Marcelle Boudreaux, case Planner for 450 O'Farrell Street project



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: D Gruber

Name: DAVID GRUBER Title: MANAGING MEMBER

Church/Organization (If applicable): \_\_\_\_\_

Address: 540 O'FARRELL ST. Zip: 94102

Email/Phone: DGRUBER@GGPROP.COM 415-661-7222

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: [Signature] (Part of ownership partnership of 5400thrd)

Name: Sade Grober Title: Property Inv Manager

Church/Organization (If applicable): Grober: Grober Partnership

Address: 1233 4th Ave SF, CA Zip: 94122

Email/Phone: Jgrober@ggprop.com



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name: Richard Chapman

Title: CEO

Church/Organization (If applicable): FBC Chapman Galleries

Address: Winton Hotel

Zip: \_\_\_\_\_

Email/Phone: 70188@live.com

415-573-2942

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

I further support the project because it will be a community-building facility  
and will enhance the environment

Respectfully,

Signature:



Name: REV ARTURO ALBANO Title: PASTOR/RECTOR

Organization/Church Affiliation: ST. MARY'S CATHEDRAL

Address: 1111 GOUGH ST, SAN FRANCISCO, CA Zip: 94109

Email/Phone: revrockyalba@yahoo.com





FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

Name:

G. Hodge

Title:

Deacon

Church/Organization (If applicable):

Providence Baptist Church

Address:

P.O. Box 480742

Zip:

94188

Email/Phone:

G.Hodge 6982@AOL.com



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_





October 3, 2016

San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Planning Commissioners:

St. Mark's Lutheran Church supports the Fifth Church of Christ, Scientist in their proposal of the new church facility and mixed-use development located at 450 O'Farrell Street, San Francisco. This will allow the church to continue to have an active presence within the community as they have over the past decade. In addition, we believe that this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

I further support the project because this congregation provides a vital and important presence in this particular neighborhood. This project enables the congregation to continue to be a sacred presence in our city.

Respectfully,

A handwritten signature in black ink, appearing to read "Elizabeth E. Ekdale", is written over a large, faint, circular watermark or stamp.

The Reverend Elizabeth E. Ekdale  
Lead Pastor



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

*Franklin Fong, OFM*

Name:

*Franklin Fong, OFM*

Title:

*PASTOR*

Church/Organization (If applicable):

*ST. BONIFACE CHURCH*

Address:

*133 GOLDEN GATE AVE, SF*

Zip:

*94102*

Email/Phone:

*ffong@stbonifacesf.org*





Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Rev. Dr. Christopher L. Zacharias  
Name: Rev. Dr. Christopher L. Zacharias Title: Pastor  
Church/Organization (If applicable): First A.M.E. Zion Church  
Address: 2159 Golden Gate Ave Zip: 94118  
Email/Phone: chriszach14@gmail.com - 704-491-7908



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

*Carolyn Hazel Scott*

Name:

CAROLYN HAZEL SCOTT

Title:

DR. REV.

Church/Organization (If applicable):

URBAN MISSIONS, TRUE HOPE CHURCH

Address:

950 GILMAN AVE

SF

Zip:

94124

Email/Phone:

415.990.1510

seeescott1@gmail.com





Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Anna Z. Sylvester

Name: Anna Z. Sylvester

Title: \_\_\_\_\_

Church/Organization (If applicable): St. Mary the Virgin Episcopal Church

Address: 811 B Quarry Rd.

Zip: 94129

Email/Phone: annavalve@gmail.com



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Martha Arbouex

Name: MARTHA ARBOUEX Title: \_\_\_\_\_

Church/Organization (If applicable): St. Vincent de Paul of San Francisco

Address: 821 Laguna St. Zip: 94102

Email/Phone: arbouex@201.com





FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Cathy Cornello

Name: CATHE CORNELLO Title: \_\_\_\_\_

Church/Organization (If applicable): St. John of God

Address: 1459 18th St #208 Zip: 94107

Email/Phone: ccc-inc@gmail.com



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_

Rita R. Semel

RITA R. SEMEL

Congregation Council

2190 Washington St # 507

94109

Rsemel@gmail.com

415 673 2190





Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_

*Nancy L. Nielsen*

*Nancy L. Nielsen*

*Deputy Director*

*Lutheran Social Services*

*191 Golden Gate, San Francisco*

*94102*

*nnielsen@lssnocal.org*

*415 581-0891, ext 123*



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

*Ronald Kobata*

Name:

*Ronald Kobata*

Title:

*Resident Minister*

Church/Organization (If applicable):

*Buddhist Church of San Francisco*

Address:

*1881 Pine St San Francisco CA*

Zip:

*94109*

Email/Phone:

*bcsfrev@bcsfweb.org*





**First Unitarian Universalist Society of San Francisco**  
1187 Franklin Street, San Francisco, California 94109

**Phone** (415) 776-4580  
**Fax** (415) 776-4400  
**Website** [www.uusf.org](http://www.uusf.org)

January 11, 2017

Supervisor Jane Kim  
Board of Supervisors  
1 Dr. Carlton Goodlett Place, Rm. 244  
San Francisco, CA 94102

Dear Supervisor Kim;

Thank you for all of the work that you do for our broader community.

The First Unitarian Universalist Society is an active member of the San Francisco Interfaith Council, helping to house numerous community events including the annual Winter Shelter, Senior and Disability Action, 12-step groups, Up on Top Tenderloin Afterschool Program and a Montessori School.

We are writing to support the Fifth Church of Christ, Scientist, located at 450 O'Farrell Street in their application for development that will create new rental housing. The goal of this project will allow the Fifth Church of Christ, Scientist to remain at its current location where it has maintained a place of worship for almost a century.

With the design and projected availability to new residents, the new structure will offer a new sense of community and safety to the Tenderloin neighborhood.

We ask that you please give consideration and approval to this project in a timely manner.

In harmony,

Kerry Parker  
UUSF Center Facilities Director

#### Ministers

**Rev. Dr. John Buehrens**  
Senior Minister

**Rev. Alyson Jacks**  
Associate Minister

**Rev. JD Benson**  
Assistant Minister

#### Staff

**Saira Malik**  
Director Finance  
& Administration

**Kerry Parker**  
Center Facilities Director

**Donald Johnson**  
Building Manager

**Jonathan Silk**  
Communications Manager

**Joe Chapot**  
Young Adult Coordinator

**Dr. Mark Sumner**  
Music Director

**Reiko Oda Lane**  
Organist

#### Board of Trustees

**Kathleen Quenneville**  
Moderator

**Carrie Steere-Salazar**  
Vice Moderator

**Marc Theobald**  
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**Peter Gross**  
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**Christopher Rodriguez**  
Board Member

**Gayle Reynolds**  
Board Member

**Jim Valent**  
Board Member

**Judy Payne**  
Board Member

The Mission of the First Unitarian Universalist Society of San Francisco is to be a sanctuary for individual religious growth and learning, to celebrate life and worship in diverse fellowship, to bear witness to suffering and joy, and to work for peace and justice in our world.



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Church/Organization (If applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Email/Phone: \_\_\_\_\_

Mail to: Fifth Church of Christ Scientist  
c/o Craig Communications  
70 Washington St.  
Oakland, CA 94607





# San Francisco Interfaith Council

*Celebrating our diverse faiths & spiritual traditions  
Bringing people together to build understanding  
Serving our community*

P.O. Box 29055  
San Francisco, CA 94129  
Phone: 415.474.1321  
Fax: 415.474.1325  
mgpappas@sinterfaithcouncil.org  
www.sinterfaithcouncil.org

**Michael G. Pappas, M.Div.**  
Executive Director

**Board of Directors:**

**G.L. Hodge**, Chair  
*Providence Baptist Church*

**Kaushik Roy**, Vice Chair  
*The Shanti Project*

**Nick Andrade**, Treasurer  
*Most Holy Redeemer Catholic Church*

**Betsy Dodd**, Secretary  
*Calvary Presbyterian Church*

Fr. Arturo Albano  
*St. Mary's Cathedral*

Fatih Ates  
*Pacific Institute*

 kanya Belsare  
*ma Kumaris*

P.J. Cherrin  
*Mission Minyan*

Richard H. Harris, Jr.  
*Church of Jesus Christ LDS*

Rev. Maggi Henderson  
*Old First Presbyterian Church*

Rev. Ronald Kobata  
*Buddhist Church of San Francisco*

Nancy Nielsen  
*Lutheran Social Services*

Mario Paz  
*Good Samaritan Family Resource Center*

Robert T. Phillips  
*The Baha'i Faith in San Francisco*

Rabbi Lawrence Raphael  
*Congregation Sherith Israel*

Rita R.Semel, Past Chair  
*Congregation Emanu-El*

The Rev. Mark Stanger  
*Grace Cathedral*

Rev. Floyd Trammell  
*First Friendship Institutional Baptist Church*

Dr. Sally Wei  
*Buddhist Tzu Chi Foundation*

 Kenneth Westray  
*St. Vincent de Paul Catholic Church*

Rev. Dr. Christopher Zacharias  
*First AME Zion Church*

December 14, 2016

Mr. Rodney Fong, Commission President  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Fong,

Greetings and blessings during this season of new light and life.

Over two years ago, the San Francisco Interfaith Council helped to form and continues to convene the SF Interfaith Essential Housing Task Force. Realizing that religious institutions are sitting on some of the most valuable and, in many cases, underutilized properties in San Francisco, our Task Force, comprised of prominent faith leaders in our City, mobilized to address our growing housing affordability challenges.

We are writing today to respectfully request that the Planning Commission and Board of Supervisors give thoughtful consideration to the development application being made by the Fifth Church of Christ, Scientist, located at 450 O'Farrell Street.

The proposed development will create much needed new rental housing, including below market rate housing in San Francisco, while at the same time not displacing those who live in the neighborhood. In addition, the goal of this project is to finance the creation of a new church and an endowment for future church maintenance that will enable the Fifth Church of Christ, Scientist to remain at its current location, where it has maintained a place of worship for nearly a century. Distinct from other commercial lead development projects, the uniqueness of this effort comes with financial limitations.

From an architectural standpoint, the development will provide a new functional church facility that will allow the church to offer Sunday school services to families and children, and a publicly accessible reading room. Historical building elements will be retained, offering a sense of history and origin to define the new church and residential building. The church façade will be maintained, unchanged.

Moreover, the artisan stained glass windows, matching stained glass ceiling oculus, bronze entry doors and pipe organ will all be refurbished and re-homed in the new building. By virtue of its design and projected availability to new residents, the new structure promises to offer a new sense of community and safety to a challenged location.

Together, the San Francisco Interfaith Council and its Interfaith Essential Housing Task Force support our sisters and brothers at the Fifth Church of Christ, Scientist in their efforts to develop this unique and historic property. It is our hope that, after reviewing the application, you, too, will agree that this development will be a jewel for the Tenderloin District. We would ask that you give thoughtful consideration to and approval of this timely application.

Sincerely,



Michael G. Pappas, M.Div.  
Executive Director



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name: BARRY BROWN

Title: \_\_\_\_\_

Church/Organization (If applicable):

1<sup>st</sup> CHURCH OF CHRIST SCIENTIST

Address: 308A 3RD STREET, SAUSALITO, CA

Zip: 94965

Email/Phone: BARRY@C-SCIENTIST.NET

415-516-5418



May 1, 2018

Planning Commissioners  
San Francisco Planning Dept.  
1650 Mission St., Suite 400  
San Francisco, CA 94103

RE: Support for 450 O'Farrell proposed project

Dear Planning Commissioners:

I am the General Manager of Clift, San Francisco. As a hotel near the heart of Union Square, we offer 372-rooms for guests from across the country and the world. We provide a tailored-experience for our guests offering sophisticated amenities, including a full service bar/restaurant, fitness center and other amenities. We work closely with our neighborhood partners to ensure our guests enjoy their visit and have plenty of options in the community to enjoy.

I am writing this letter in support of the Fifth Church of Christ Scientist's proposed mixed-use development at 450 O'Farrell, 1-2 blocks from our hotel. I support this project because it will help reinvigorate the neighborhood by creating locally-serving retail and new public spaces that our guests can enjoy within walking distance of our hotel; improve public safety in the community with new lighting and activation of new areas; and improve the streetscape with new trees and sidewalks that add greenery and vitality to the area. Additionally, the project will bring more families and individuals to the neighborhood who will become part of the Tenderloin community without displacing any current residents, leading to a more diverse and engaging community for our guests to experience during their stay.

Thank you for including our support in your decision-making process.

Sincerely,



Michael Pace  
Area General Manager  
Clift  
495 Geary Street  
San Francisco, CA 94102



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: \_\_\_\_\_

Name: CHUCK CUSTER Title: \_\_\_\_\_

Church/Organization (If applicable): OWNER CROSBY HOTEL ON O'FARRELL

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Email/Phone: 415. 359-5349

1/7/2017



**Appendix J – 2014/2015 Outreach Log**

I support the **Fifth Church of Christ, Scientist's** proposal to rebuild its church at 450 O'Farrell Street in San Francisco's Tenderloin neighborhood. The Church plans to continue its century-long commitment to the people of the Tenderloin by replacing its obsolete structure with a new church structure and Reading Room, while also providing new affordable and market-rate housing in a part of the City that desperately needs it.

Name (print)	Email
1 <u>George Christopher Cheney</u>	<u>gccheney@comcast.net</u>
2 <u>Beth G. Murray</u>	<u>bgmurray@msn.com</u>
3 <u>Hugh MURRAY</u>	<u>sc</u>
4 <u>James Neal</u>	<u>JamesAustinNeal@yahoo.com</u>
5 <u>Bradley Wiedmaier</u>	<u>bradley_wiedmaier@yahoo.com</u>
6 <u>Maya Pink</u>	<u>17919-JAB4071791.C017</u>
7 _____	
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Thank you for your support of the Fifth Church of Christ, Scientist's new home. For more information please visit us at <http://www.fifthchurchofchristscientistsf.com>.

Names will only be used to demonstrate support and emails will only be used to provide informational updates to the supporter.



I support the **Fifth Church of Christ, Scientist's** proposal to rebuild its church at 450 O'Farrell Street in San Francisco's Tenderloin neighborhood. The Church plans to continue its century-long commitment to the people of the Tenderloin by replacing its obsolete structure with a new church structure and Reading Room, while also providing new affordable and market-rate housing in a part of the City that desperately needs it.

Name (print)	Email
1 John R. Silverman	boulesie@yahoo.com
2 <del>Quang Lam</del>	ZDERAN@NETZERO.NET
3 Robert Jakim-des	MACSPOTDOG@GMAIL.COM
4 Gayle Samarriga	gsamarriga@msn.com
5 <del>Gayle Samarriga</del>	msamarriga@live.com
6 Frank Kennedy	Frank.Kennedy@cbfektv.com
7 Cali Nones	arcadianones@hotmail.com
8 Gene Rogers	eugene.rogers@oracle.com
9 Eda Roth	EdaRoth@gmail.com
10 <del>Eda Roth</del>	EdaRoth@gmail.com
11 <del>Bob Stafford</del> <b>Brett</b> <b>STAFFORD</b> <b>629 Post St</b>	629 Post St
12 Julie Post	julieppost@gmail.com
13 <del>Steve Post</del> <b>Steve Post</b>	StevePost1963@gmail.com
14 Charles Brigham	cbrigham@esri.com
15 Joan Bruehl	jbruehl@sbcglobal.net
16 <del>Joan Bruehl</del> <b>Annika</b>	Annika9@gmail.com
17 Christina Howe	Triplehead@cox.net
18 <del>TS Howe</del>	
19 <del>Elizabeth Eskridge</del>	Sissysamanth17@gmail.com
20 <del>Rochelle Franklin</del>	555 Taylor SF
21 Sal Dossani	555 Taylor St #305 SF
22 <del>John Dossani</del>	
23 <del>Charles Brigham</del>	brigham-charles@gmail.com
24 <del>Edith Gillis</del>	EdithGillis@comcast.net
25 <del>Edith Gillis</del>	edith.j.gillis@gmail.com
26 <del>Edith Gillis</del>	1901 MARKET ST. #409 SF 10110
27 <del>Edith Gillis</del>	
28 Geri McNab Avedesian	
29 Nick Avedesian	
30 Allison Kephart	allison.j.kephart@gmail.com
31 <del>Nancy Anderson</del>	ANDERSON@FATBOYS.COM
32 Jose Gonzalez Martinez	c.leot.facer@hotmail.com

Thank you for your support of the Fifth Church of Christ, Scientist's new home. For more information please visit us at <http://www.fifthchurchofchristscientistsf.com>. Names will only be used to demonstrate support and emails will only be used to provide informational updates to the supporter.

# FROM SENIOR CENTER

Christ, Scientist's proposal to rebuild its church at  
ancisco's Tenderloin neighborhood. The Church  
long commitment to the people of the Tenderloin by  
re with a new church structure and Reading Room,  
rdable and market-rate housing in a part of the City

that desperately needs it

Name (print)	Email
1 <del>James M. Linder</del>	
2 <del>Peggy Gallagher</del>	
3 <del>Joe Chan</del>	
4 <del>Joe Chan</del>	
5 SEAN KAYONE	
6 Joseph W. Treoney	
7 Phil Melnick	
8 William England	
9 Lisa Hu	
10 Lydia Chen	
11 <del>Young</del>	
12 Rei Liang Zhang	
13 Hu Fen Yang	
14 Pinetree Martinez	
15 Phil Melnick	
16 XOXO BOBOLAN	
17 <del>Judy Liang</del>	
18 Elaine Cain	
19 Barbara Hansen	
20 Kelly Hansen	
21 <del>Donna Hansen</del>	
22 Michael Hansen	
23 <del>Lee Hansen</del>	
24 <del>Roy Hansen</del>	
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Thank you for your support of the Fifth Church of Christ, Scientist's new home. For more  
information please visit us at <http://www.fifthchurchofchristscientistsf.com>.  
Names will only be used to demonstrate support and emails will only be used to provide  
informational updates to the supporter.



54107 I support the **Fifth Church of Christ, Scientist's** proposal to rebuild its church at 450 O'Farrell Street in San Francisco's Tenderloin neighborhood. The Church plans to continue its century-long commitment to the people of the Tenderloin by replacing its obsolete structure with a new church structure and Reading Room, while also providing new affordable and market-rate housing in a part of the City that desperately needs it.

Name (print)	Email
1 Yolande A. Pol	40123003@ya.com
2 Janet L. Lin	janetwaret123@yahoo
3 Deborah D. Dean	berde99577@yahoo.com
4 Angel Hunt	ahillhunnicutte@gmail
5 Patti Singer	PVS924@AOL.com
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Thank you for your support of the Fifth Church of Christ, Scientist's new home. For more information please visit us at <http://www.fifthchurchofchristscientistsf.com>. Names will only be used to demonstrate support and emails will only be used to provide informational updates to the supporter.

that desperately needs it.

SEPT 16

Name (print)	Email
1 Leanne Robnett Sullivan	benyuu@gmail.com
2 TOBIN HOLMES	Tob2323@aol.com
3 Noro Joseph	Norojoseph@gmail.com
4 JONATHAN FERGUSON	
5 Jessica Chan	jessica2004@yahoo.com
6 J. Christie	June
7 Carly Finkle	Carly F
8 Sue Bellamy	Sue
9 Charles J	Chris Klus @live.com
10 William May	william.may@vnet.net
11 JOSEPH LOES	JOSEPH LOES@VNET.CO
12	
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Name (print)	Email
1 Ethan Blackburn	eblackb1@slu.edu
2 Kerry Kennath	kkennath@slu.edu
3 NOAH BEIL	noah@noahbeil.com
4 Susan Touchstone	Susanreedtouchstone@gmail.com
5 Tim Gern	timgsf@gmail.com
6 Erin Plum	ELPLUM15@GMAIL.COM
7 Krystle Stiles	Krystle@hawaii1.com
8 Jacqueline Tran	jacqueline.tran16@gmail.com
9 Tamera Petersen	
10 Cassandra Ingelsby	Cassandra.Ingelsby@gmail.com
11 Mike	
12 Amy	
13 Joe Davis	
14 Sarah Walsh	SarahWalsh99@hotmail.com
15 Kyle O'Connell	koc7@hotmail.com
16 Brian Smith	bsmith67@gmail.com
17 Jason Scola	
18 Freddy	Fredon Blackwood@gmail.com
19 Billy Sigel	
20 A. Sepp	revic.j@gmail.com
21 Sarah Aiel	
22 Roberto Baptiste	
23	preddy@cmc.edu
24 Destiny Powell	destinay.powell@gmail.com
25 Hannah Fountain	tyicloth@yahoo.com
26 Alexander Kains	
27 Casson Van Buren	crysl8@gmail.com
28 Robin	RDriggs@gb.com
29 Roseanne Mose	rmoiss@yahoo.com
30 Veronique Boisset	
31 Gloria Oliver	
32 Emily Kelling	Dan.Larver@GMAIL.COM

Thank you for your support of the Fifth Church of Christ, Scientist's new home. For more



I support the **Fifth Church of Christ, Scientist's** proposal to rebuild its church at 450 O'Farrell Street in San Francisco's Tenderloin neighborhood. The Church plans to continue its century-long commitment to the people of the Tenderloin by replacing its obsolete structure with a new church structure and Reading Room, while also providing new affordable and market-rate housing in a part of the City that desperately needs it.

Name (print)	Email
1 Anne S. Brosius	asbrosius@msn.com
2 Lori Navarro	lori.navarro.art@gmail.com
3 Annabelle Tetteh	an.tetteh@gmail.com
4 Barbara Freese	BARBARAFREESE28@Gmail.com
5 DAVID RITMAN	davep4naw@hetnaz.com
6 Clementine Suiffet	csclair@sbcglobal.net
7 MERCEDES E. CLARK	cedes.clark@yahoo.com
8 Anne Dunlap	annedunlap@sbcglobal.net
9 Yvonne Renault	YRenault@gmail.com
10 Clifton Weissblum	
11 John A. Lasley	johnlasley717@gmail.com
12 Aubale Tennen	Aubale.Tennen@attolink.com
13 Mary Forte	
14 Margaret Hyde	
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Thank you for your support of the Fifth Church of Christ, Scientist's new home. For more information please visit us at <http://www.fifthchurchofchristscientistsf.com>.

Names will only be used to demonstrate support and emails will only be used to provide informational updates to the supporter.

July 27 2015

I support the Fifth Church of Christ, Scientist's proposal to rebuild its church at 450 O'Farrell Street in San Francisco's Tenderloin neighborhood. The Church plans to continue its century-long commitment to the people of the Tenderloin by replacing its obsolete structure with a new church structure and Reading Room, while also providing new affordable and market-rate housing in a part of the City that desperately needs it.

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2001/02/27

Henry D. Nelson

*[Signature]*

Yuzen Coe

Michael Lee McBride

Labors

Mr. Zinn

Vanessa Walker

Canada Table

~~Q. 9. 10~~

4/14

syndelfroem.ucsf.edu

Aug 10

*L. F. Jones*



5/26/15

I support the Fifth Church of Christ, Scientist's proposal to rebuild its church at 450 O'Farrell Street in San Francisco's Tenderloin neighborhood. The Church plans to continue its century-long commitment to the people of the Tenderloin by replacing its obsolete structure with a new church structure and Reading Room, while also providing new affordable and market-rate housing in a part of the City that desperately needs it.

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6/14/15 EHC

I support the Fifth Church of Christ, Scientist's proposal to rebuild its church at 450 O'Farrell Street in San Francisco's Tenderloin neighborhood. The Church plans to continue its century-long commitment to the people of the Tenderloin by replacing its obsolete structure with a new church structure and Reading Room, while also providing new affordable and market-rate housing in a part of the City that desperately needs it.

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(June 9, 2015)

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6-16-15

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6/10/2015 \$

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Thank you for your support of the Fifth Church of Christ, Scientist's new home. For more information please visit us at <http://www.fifthchurchofchristscientistsf.com>. Names will only be used to demonstrate support and emails will only be used to provide informational updates to the supporter.



12/12

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