



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 8/23/18
S. Adina

Planning Commission Draft Motion

HEARING DATE: AUGUST 23, 2018

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Case No.: 2018-000948CUA
Project Address: **Eight 10TH STREET**
Zoning: C-3-G (Downtown-General) Zoning District
320-S Height and Bulk District
Block/Lot: 3507 / 041
Project Sponsor: Terri Dickerhoff
1120 Manzanita Street
Los Angeles, CA 90029
Property Owner: Tenth and Market LLC
2200 Biscayne Boulevard
Miami, FL 33137
Staff Contact: Seema Adina – (415) 575-8722
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ADOPTING FINDINGS RELATED TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 303.1, and 210.2 OF THE PLANNING CODE TO ESTABLISH A FORMULA RETAIL LIMITED GYM (D.B.A. ORANGETHEORY FITNESS) IN THE VACANT 3,200 SQUARE-FOOT TENANT SPACE, LOCATED WITHIN THE DOWNTOWN-GENERAL AND 320-S HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 16, 2018, Terri Dickerhoff (hereinafter "Project Sponsor") filed Application No. 2018-000948CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Formula Retail use (d.b.a. Orangetheory Fitness) within the existing 3,200 square-foot vacant tenant space, located within the C-3-G (Downtown-General) District and 320-S Height and Bulk District, at Eight 10th Street, Block 3507 Lot 041 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-000948CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On August 23, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-000948CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as Class 1 and 3 categorical exemptions.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-000948CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project is to establish a Formula-Retail Gym (d.b.a. Orangetheory Fitness) on the ground-floor within a vacant 3,200 square-foot tenant space within the building also known as the NEMA building. The Project includes interior tenant improvements. No other exterior building alterations, parking, or bicycle parking are proposed. A Code-compliant signage program has been reviewed by the Planning Department, and the proposed signage program was found to be consistent with the Planning Commission's Performance-Based Design Guidelines (*Commission Guide for Formula Retail*).
3. **Site Description and Present Use.** The 66,000 Project site is located on the southeast corner of Market and 10th Streets, Block 3507, Lot 041. The subject property is located within the Downtown-General Zoning District and the 320-S Height and Bulk District. The site is developed with a mixed use building containing 754 dwelling units and 10,836 sf of vacant ground floor commercial space. The Project Site would occupy a portion of the ground-floor commercial space within an approximately square-foot parcel.
4. **Surrounding Properties and Neighborhood.** The Project Site is located on the northern edge of the South of Market (SOMA) Neighborhood just south of the Downtown Civic Center Neighborhood. in an area mixed-use in character and on a corridor comprised primarily of ground floor retail uses. A variety of retail sales and service establishments are located within ground floor storefronts in the Downtown-General District, including limited and full-service restaurants, bars, personal service and financial service establishments. Directly south of the Project Site is a full-service restaurant, while to the north is a vacant tenant space within the same building. Buildings in the vicinity typically range from four stories to high-rise development with office-use above the ground floor. The Project Site is well-served by transit; the Van Ness Muni line and Civic Center BART station are within walking distance, with several MUNI lines within close proximity on Market Street. Other zoning districts in the vicinity of the project site include: the P (Public), RCD (Regional Commercial), and the NCT-3 (Moderate Scale Neighborhood Commercial) Zoning Districts.

5. **Public Outreach and Comments.** To date, the Department has not received any correspondence for the proposed project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use Size (Section 121.6).** Section 121.6 of the Planning Code permits single retail use up to 89,999 square feet and requires Conditional Use Authorization for 90,000 square feet or above within the C-3 Zoning District for the establishment of a new use.

The Project occupies 3,200 square feet of floor area, and is therefore not required to submit a Conditional Use Authorization for use size.

- B. **Street Frontage in Commercial Districts (Section 145.1).** Section 145.1 of the Planning Code requires that within Commercial Districts, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any façade facing at street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The Project has approximately 46 feet of frontage on Polk Street with almost 100% devoted to either the business entrance or window space. The windows are clear and unobstructed. The only proposed changes to the commercial frontage include identifying business signs.

- C. **Required Ground Floor Commercial Uses (Section 145.4).** Section 145.4 of the Planning Code requires that on Market Street, for the entirety of the Uperr Market NCT, NCT-3, and all C-3 Districts, active commercial uses are provided.

The Project proposes a Formula Retail Gym. Per Table 145.4, a gym is considered an active commercial use.

- D. **Signage (Section 607).** Section 607 of the Planning Code provides allowances for signs in Commercial Districts given that they do not project more than 75% of the horizontal distance from the Street Property Line to the curb line, and that they do not exceed a maximum of height of 100 feet,

The Project includes two (2) sign copies. Both signs are within the property boundaries and thus do not project into the public right of way. Both signs also do not exceed the maximum height of 100 feet. The signs are nonilluminated and were reviewed by the Planning Department for consistency with the Planning Commission's Performance-Based Design Guidelines (Commission Guide for Formula Retail).

7. **Formula Retail Use in the C-3 Zoning District (with frontages on Market Street between 12th and 6th Streets).** Planning Code Section 303.1 provides additional criteria for the Planning Commission when considering any conditional use related to Formula Retail uses

- A. **Existing concentration of Formula Retail uses within the district and the vicinity.**

Within the C-3-G Zoning District subject to the Formula Retail controls (Market Street from 6th Street to 12th Street), there are 99 ground-floor storefronts. Of those 99 storefronts, 93 storefronts contain land uses that are subject to Formula Retail controls. 22 of the 93 storefronts are Formula Retail uses, leading to an existing concentration of Formula Retail uses within the C-3-G Zoning District subject to the Formula Retail controls of approximately 23.7%. As measured in linear feet, the concentration of Formula Retail uses within the District is approximately 33.7%. The difference in the percentages (# of storefronts subject to Formula Retail controls versus linear feet of frontage subject to Formula Retail controls) is likely attributable to the large amount of street frontage possessed by a small number of the Formula Retail businesses (e.g. Bank of America). See Table No. 1 below.

Within the vicinity (defined as ¼ mile) of the subject property, there are 157 ground-floor storefronts. Of those 157 storefronts, 138 storefronts contain land uses that are subject to Formula Retail controls. 26 of the 157 are Formula Retail uses, leading to an existing concentration of Formula Retail uses within ¼ mile of the subject property of approximately 18.8%. As measured in linear feet, the concentration of Formula Retail uses within ¼ mile of the subject property is approximately 31.2%. See Table No. 2 below.

With the addition of one new Formula Retail use, the concentration of Formula Retail uses within the District would increase by approximately 1.1% from 23.7% to 24.7% (as measured by number of storefronts subject to the Formula Retail controls) or by 1.0% from 33.7% to 34.7% (as measured by linear feet). The concentration of Formula Retail uses within the vicinity of the subject property would increase by approximately 0.7% from 18.8% to 19.6% (as measured by number of storefronts subject to Formula Retail controls) or by 0.6% from 31.2% to 31.8% (as measured by linear feet).

Table 1: Formula Retail concentration in C-3-G (between 6th St and 12th St) and Vicinity (1/4 mile) measured by # of storefronts

Land Use Category	Zoning District Total (#) within C-3-G District	Zoning District (%)	1/4 Mile Vicinity Frontage Total (#)	Vicinity (%)
Animal Hospital*	0	0.0%	0	0.0%
Financial Services*	7	7.1%	6	3.8%
Institutional	2	2.0%	2	1.3%
Limited - Restaurant*	13	13.1%	16	10.2%
Liquor Store*	1	1.0%	1	0.6%
Medical Service*	1	1.0%	5	3.2%
Movie Theater*	0	0.0%	0	0.0%
Personal Service*	2	2.0%	11	7.0%
Professional Service*	1	1.0%	2	1.3%
Restaurant*	34	34.3%	42	26.8%
Retail*	34	34.3%	55	35.0%
Other	4	4.0%	17	10.8%
TOTAL	99	100.0%	157	89.2%
Vacancy Rate	25	20.2%	28	15.1%
City-wide Serving Retail Uses	58	58.6%	107	68.2%
Daily Serving Retail Uses	41	41.4%	50	31.8%
Total Land Uses Subject to Formula Retail Controls	93	93.9%	138	87.9%
<i>(Existing) Formula Retail Uses</i>	22	23.7%	26	18.8%
<i>(New) Formula Retail Uses</i>	23	24.7%	27	19.6%
Difference	1	1.1%	1	0.7%

*Land Use subject to Formula Retail Controls

Table 2: Formula Retail concentration in C-3-G (between 6th and 12th Street and Vicinity (1/4 mile) measured by linear feet of frontage

Land Use Category	Zoning District Total (feet) within C-3-G District	Zoning District (%)	1/4 Mile Vicinity Frontage Total (feet)	Vicinity (%)
Animal Hospital*	0	0.0%	0	0.0%
Financial Services*	590	8.9%	535	5.1%
Institutional	147	2.2%	147	1.4%
Limited - Restaurant*	554	8.4%	656	6.3%
Liquor Store*	65	1.0%	65	0.6%
Medical Service*	105	1.6%	446	4.3%
Movie Theater*	0	0.0%	0	0.0%
Personal Service*	75	1.1%	227	2.2%
Professional Service*	25	0.4%	65	0.6%
Restaurant*	1739	26.3%	2193	20.9%
Retail*	1678	25.4%	3245	31.0%
Other	1641	24.8%	2894	27.6%
TOTAL	6619	100.0%	10473	100.0%
Vacancy Rate	1832	21.7%	1729	14.2%
City-wide Serving Retail Uses	4245	64.1%	7926	75.7%
Daily Serving Retail Uses	2374	35.9%	2547	24.3%
Total Land Uses Subject to Formula Retail Controls	4831	73.0%	7432	71.0%
<i>(Existing) Formula Retail Uses</i>	1629	33.7%	2316	31.2%
<i>(New) Formula Retail Uses</i>	1675	34.7%	2362	31.8%
Difference	46	1.0%	46	0.6%

*Land Use subject to Formula Retail Controls

- B. **The availability of other similar retail uses within the district and the vicinity.** *Within the C-3-G Zoning District subject to Formula Retail controls, there are two (2) locations that are classified as gyms. Within the vicinity of the subject property (includes locations outside of the C-3-G) there are two (2) locations with similar uses, and are the same two within the District.*
- C. **The compatibility of the proposed Formula Retail use with the architectural and aesthetic character of the district.** *The proposal would activate a vacant space. The tenant space has been vacant since the building was built in 2015. The Project does not propose any exterior modifications, therefore, the proposal would adaptively reuse an underutilized space that has already served as architecturally and aesthetically compatible with the character of the district. New signage is required to comply with the requirements of the Planning Code and Formula Retail signage guidelines.*
- D. **The existing retail vacancy rates within the district and the vicinity.** *There are twenty-five (25) vacant store fronts in the district (20.2% vacancy rate) and twenty-eight (28) vacant store fronts within the vicinity (15.1% vacancy rate). The Project would reduce the vacancy rate by 0.7% in the district and 0.4% in the vicinity.*
- E. **The existing mix of citywide-serving retail uses and daily needs-serving retail uses within the district and the vicinity.** *The existing mix of daily needs-serving uses (defined as: Limited Restaurants; Other Retail, Sales and Services; Personal Services; Limited Financial Services; and Specific Trade Shops) versus citywide retail uses (defined as all other uses) leans towards citywide-serving uses within the district with 58.6% versus 41.4% for daily needs-serving retail uses.*
- Within the vicinity of the subject property, the existing mix also leans towards citywide-serving retail uses at 68.2% and daily needs-serving retail uses at 31.8%.*
- F. **Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.** *The Project has satisfied the Performance-Based Design Guidelines delineated in the Commission Guide to Formula Retail. The proposed signage plan was reviewed and approved by the Department. The Project also proposes to maintain transparency as required by the Formula Retail Transparency component of the Performance-Based Design Guidelines. As the tenant space is existing, the entrances, bulkhead, façade, and street walls have been reviewed and approved by the Department in previous permits. There are no proposed changes to the façade and structure of the building.*
- G. **For Formula Retail uses of 20,000 gross square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7 and 8 of this Code, the contents of an economic impact study prepared pursuant to Section 303(i) of this Code.** *As the subject retail use is less than 20,000 square feet, an economic impact study is not required for this Project.*
- H. **Notwithstanding anything to the contrary contained in Planning Code Article 6 limiting the Planning Department's and Planning Commission's discretion to review signs, the Planning Department and Planning Commission may review and exercise discretion to require changes in the time, place, and manner of the proposed signage for the proposed Formula Retail use, applying the Performance-Based Design Guidelines.**

The Project has undergone review for its proposed signage which was deemed compatible with the signage requirements delineated in the Performance-Based Design Guidelines.

8. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed use would establish a Formula Retail use at the site. The Project is desirable because it provides a centrally-located retail service use. The use is compatible with the surrounding commercial and residential uses in that it is consistent with the ground floor retail pattern in the C-3-G, and makes use of vacant commercial space.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

(1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size, shape, and arrangement of the building will not be altered as part of this project. The proposed work will not affect the building envelope.

(2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading in this district, thus no off-street parking or loading will be provided. The proposed use is designed to meet the needs of the neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The Project Site is well served by public transit.

(3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not produce noxious or offensive emissions related to noise, glare, dust and odor.

(4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project would not alter the site's landscaping, open spaces, parking and loading areas, service areas, or lighting. New signage is required to comply with the requirements of the Planning Code and Formula Retail signage guidelines.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project is consistent with the stated purpose of the C-3-G in that the intended use is a retail use on the ground floor of a high-density residential area, and will provide a compatible convenience service for the surrounding neighborhoods.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTALCITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project will provide desirable goods and services to the neighborhood. As the proposed use will function as a daily needs-serving retail use within the C-3-G, the use will not result in undesirable consequences. Furthermore, the Project Site is located in a commercial corridor and is thus consistent with activities in the commercial and residential land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project would activate a vacant space. Therefore, the Project would adaptively reuse an underutilized space.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project would not displace an existing neighborhood-serving retail as the subject tenant space is currently vacant.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The existing units in the surrounding neighborhood would not be adversely affected. The Project would benefit the residents of the surrounding neighborhood by providing a gym within the ground-floor of the subject building.

C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not propose the elimination of any dwelling units; housing supply is unaffected.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The site is on Market Street and is well-served by transit. The Van Ness Muni line and Civic Center BART station are within walking distance, with several MUNI lines within close proximity on Market Street.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The Project will not affect industrial or service sector uses, ownership opportunities, or related employment opportunities.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The subject building was constructed in 2015 and employs modern building technologies to safeguard the building (and its users) from seismic events. The Project calls for minor interior tenant improvements.. This Project will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no negative impact on existing parks and open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-000948CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 9, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on August 23, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 23, 2018

Received at CPG Hearing 8/23/18
J. Franck

POTRERO POWER STATION

PLANNING COMMISSION INFORMATIONAL HEARING AUG 23, 2018



SETTLEMENT AGREEMENT

- Settlement Agreement between City and County of San Francisco and Mirant Potrero, LLC, August 13, 2009
- Plant ceased power-generating operations in December 2010
- Fossil fuel deed restriction
- City commitment to working with owner and community on a reuse plan

THIS SETTLEMENT AGREEMENT (this "Agreement") dated for convenience of reference purposes only as of August 13, 2009, is between the City and County of San Francisco, a charter city and county (the "City") and Mirant Potrero, LLC, a Delaware limited liability company (the "Owner"). The City and the Owner are sometimes referred to in this Agreement collectively as the "Parties" and individually as a "Party." Unless otherwise defined in this Agreement, initially capitalized terms used in this Agreement shall have the meaning given them in Article 1 below.

The City and the Owner are entering into this Agreement to resolve longstanding disputes between them regarding the Potrero Power Plant, including, most recently, disputes about the Owner's application to renew its Existing Water Discharge Permit for Unit 3 and the City's UMB Lawsuit. This Agreement, if and when it becomes effective according to its terms, provides for, among other things: (i) the Owner's permanent Shutdown of the Potrero Power Plant as soon as it is no longer needed for electric reliability; (ii) the Owner's agreement to pay the City \$1,000,000 for certain neighborhood improvement measures and to reimburse the City Attorney \$100,000 for its costs; (iii) a process for resolving the issues regarding compliance of the Station A Buildings with the City's UMB Ordinance, including issues raised in the UMB Lawsuit; and (iv) the City's priority processing of entitlements for a proposed reuse plan for the Site, all on the terms and conditions more particularly described below.

RECITALS

THIS AGREEMENT is made with reference to the following facts and circumstances:

The Site:

A. The Owner owns real property located in the City and County of San Francisco, California, bounded generally by Illinois Street and the San Francisco Bay, between 22nd and 23rd Streets (the "Site"). A legal description of the Site is attached to this Agreement as Exhibit A, and a map of the Site is attached as Exhibit B, provided that in the event of any inconsistency between the map and the legal description, the legal description shall control. Also attached, as Exhibit C, is a map of the area in which the Site is located. As shown on Sectional Map ZN08 of the City's Zoning Maps, the Site is currently zoned M-2 (heavy industrial).

B. The Site has been used for industrial uses for over a century. The oldest power generation facilities comprising the Potrero Power Plant have been used for almost 50 years. The Site is contaminated with certain hazardous materials and is subject to an agreement between its earlier owner, Pacific Gas & Electric Company ("PG&E"), and the Owner and related deed restrictions recorded in the Official Records regarding environmental remediation responsibilities and future uses.

C. At the Site, the Owner operates facilities known as Units 3, 4, 5 and 6 (collectively the "Units," the "Potrero Power Plant" or the "Plant") for the purpose of generating and selling





Southern Bayfront



36,000

People Already Live Nearby



23,000

People Already Work Nearby

How do we focus investment to address the needs of the diverse communities within the Southern Bayfront, while also serving the needs of a growing city?

A **coordinated negotiation framework** will leverage investment to provide significant value to residents and neighborhoods.

Southern Bayfront Strategy



Southern Bayfront



20,000 New Households

Over 40,000 new residents



6,700 Affordable Units

33% of new households to be affordable



38,000 New Jobs

Office, PDR and retail



520+ New and Renovated Acres of Open Space

Half the size of Golden Gate Park. Nearly all of new public open space in the City

Southern Bayfront Strategy 2



SAN FRANCISCO

Office of Economic and Workforce Development

Southern Bayfront



Housing Affordability

33% of all new units will be affordable below 150% AMI

Transportation

Enhance transit networks locally and citywide

Sustainability

Use centralized utility systems to reduce resource consumption

Sea Level Rise

Build resilient communities and fund future protection projects

Negotiation Framework

Community Facilities

Reserve storefront space for public and nonprofit services

Open Space

Create a network of public waterfront parks and recreation

Workforce Development

Create project-specific employment opportunities

Southern Bayfront Strategy 3





San Francisco
Planning

PLANNING CONTEXT

High Intensity Industrial

150 years of private industrial uses

Barrel-making, sugar refining, cordage, power generation, among others

Settlement Agreement, Closure & Sale

Agreement between City and then-owner, Mirant Potrero LLC

Power plant decommissioned in 2011

Purchased by Project Sponsor, Associate Capital, in 2016

Central Waterfront Plan

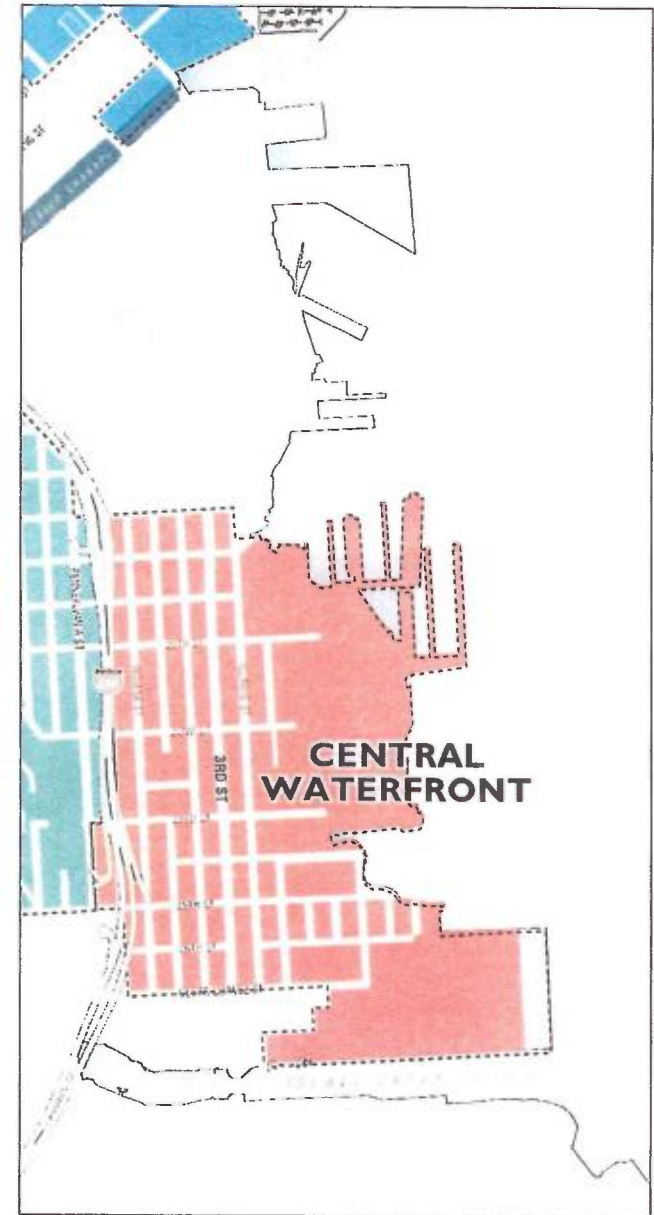
Plan adoption in 2008; called for future planning process to determine long-term use(s) at Power Station

City & Community Engagement

Coordination/engagement between Project Sponsor, City, and community commenced in 2017

Draft Design for Development (D4D) & Draft Environmental Impact Report scheduled publication in September 2018

Further D4D refinement in coming months





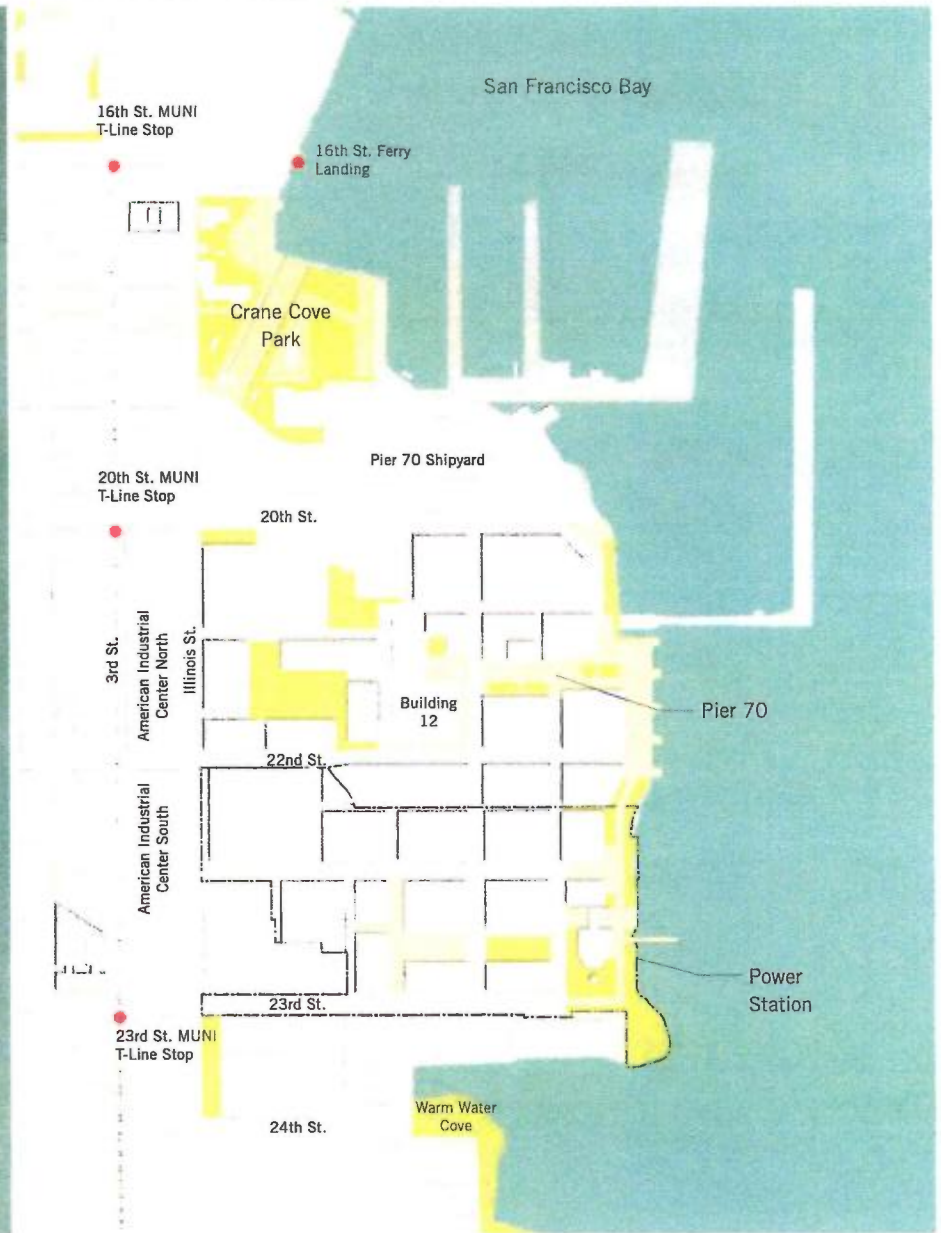
POTRERO POWER STATION

PLANNING COMMISSION INFORMATIONAL HEARING AUG 23, 2018

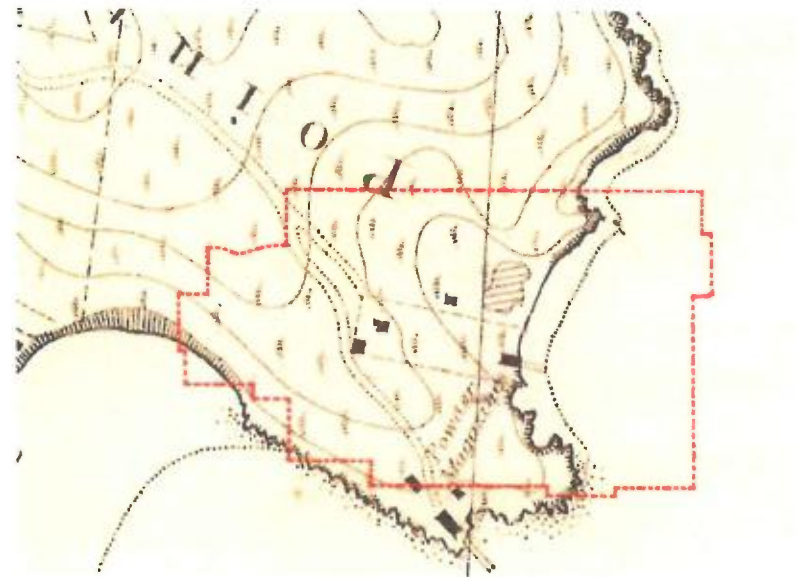
SITE LOCATION



FUTURE CONTEXT

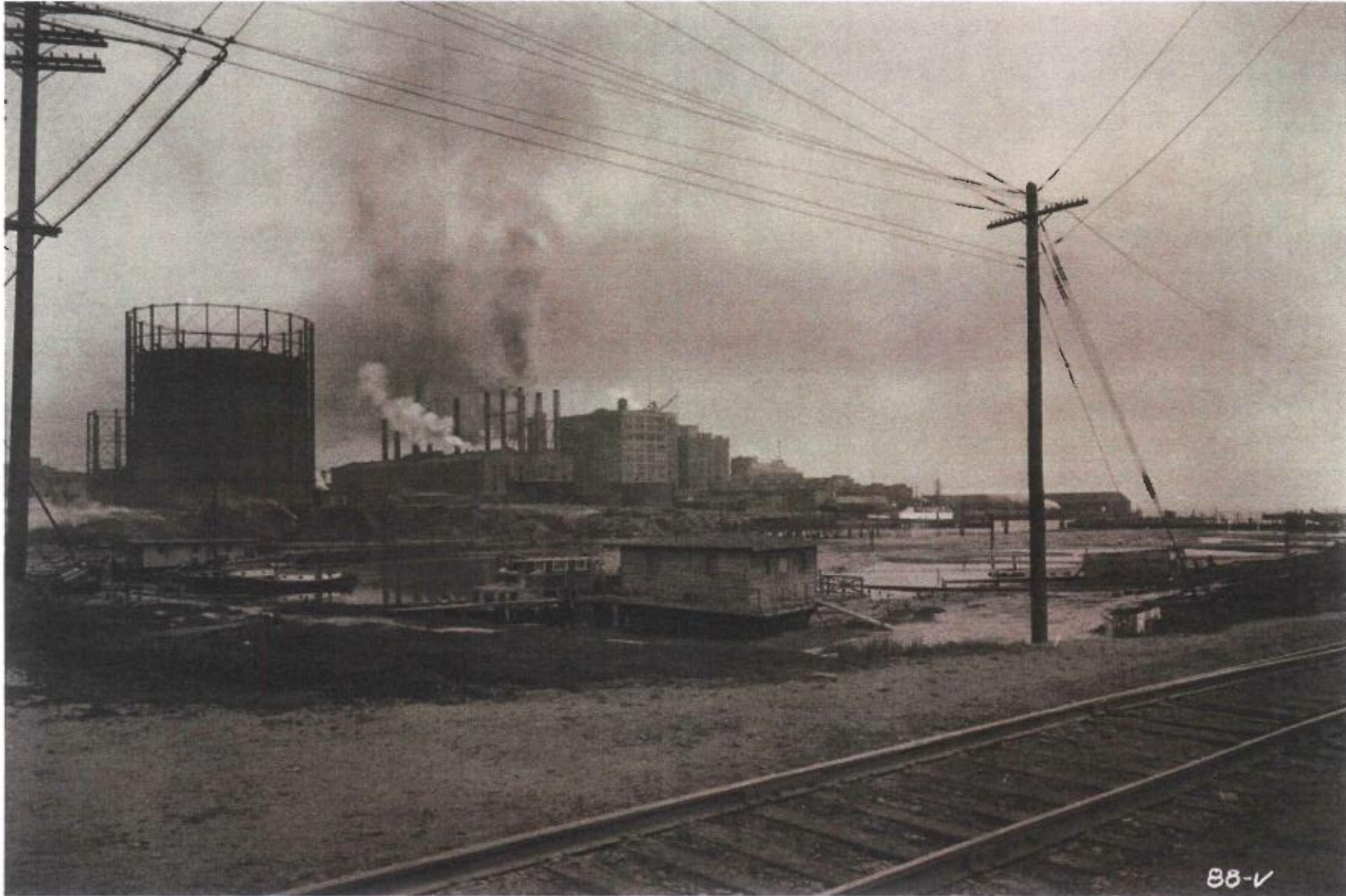


HISTORIC CONTEXT



POTRERO POWER STATION, SAN FRANCISCO CA

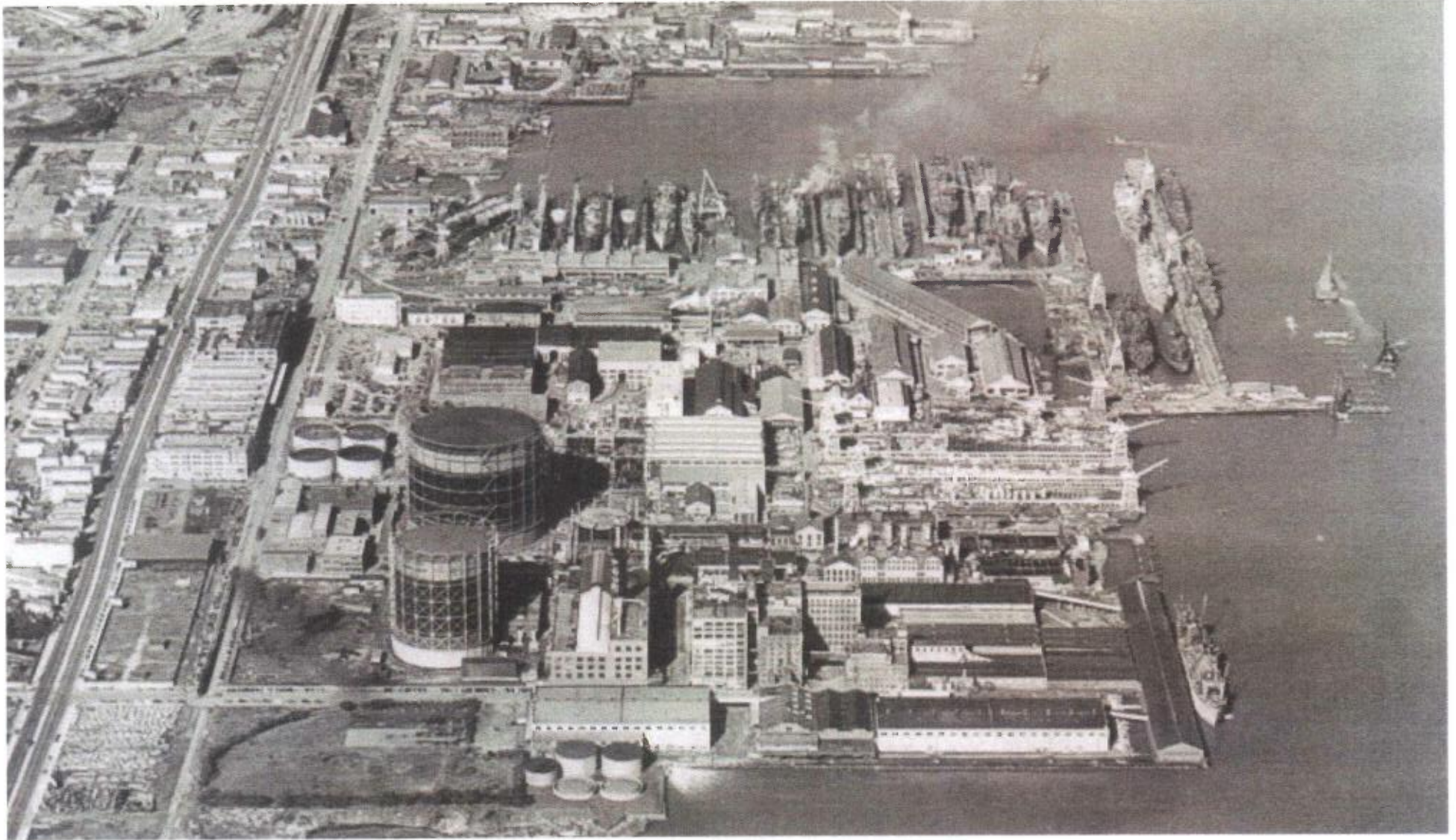
INDUSTRIAL PAST



88-V

POTRERO POWER STATION, SAN FRANCISCO CA

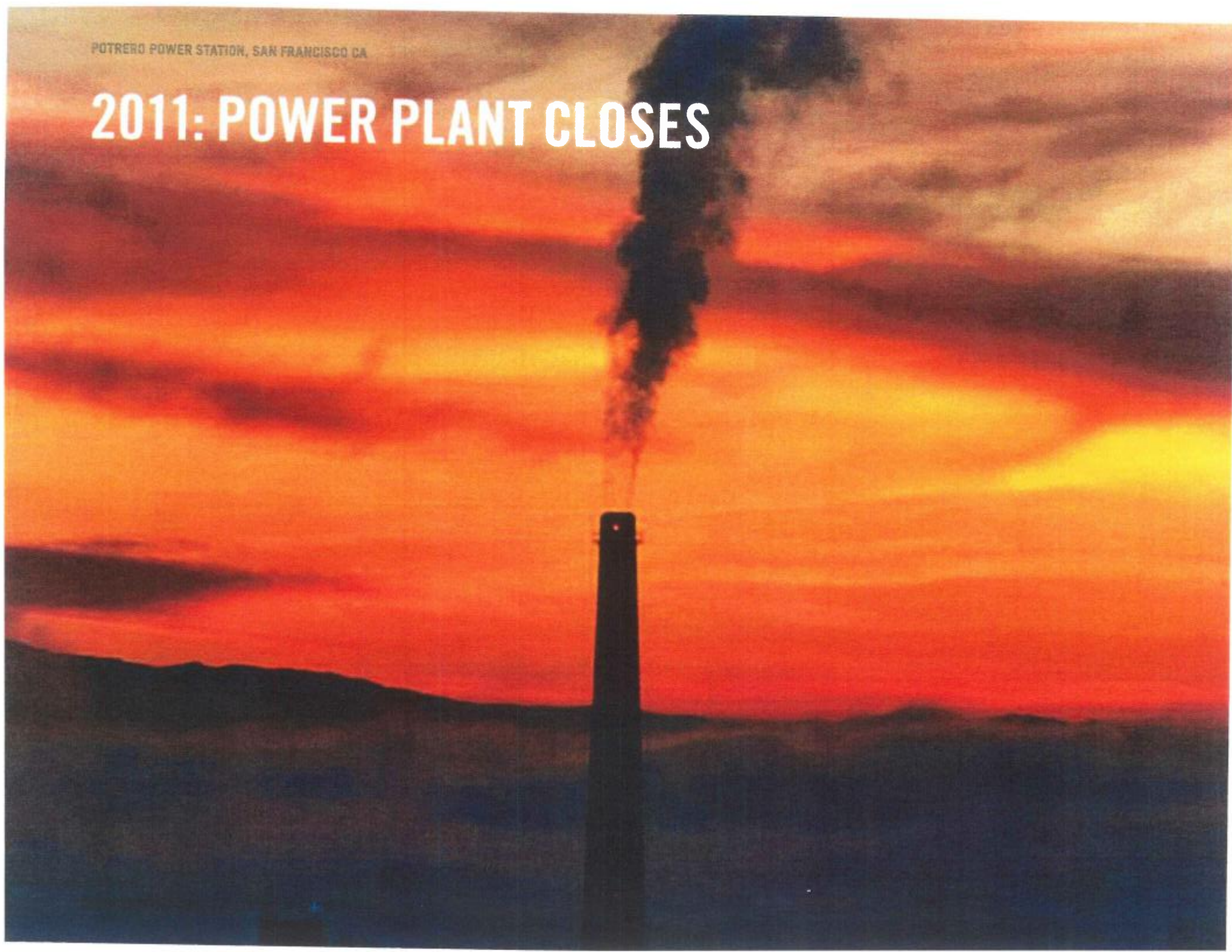
1870 - 2011: FUNCTIONING POWER PLANT



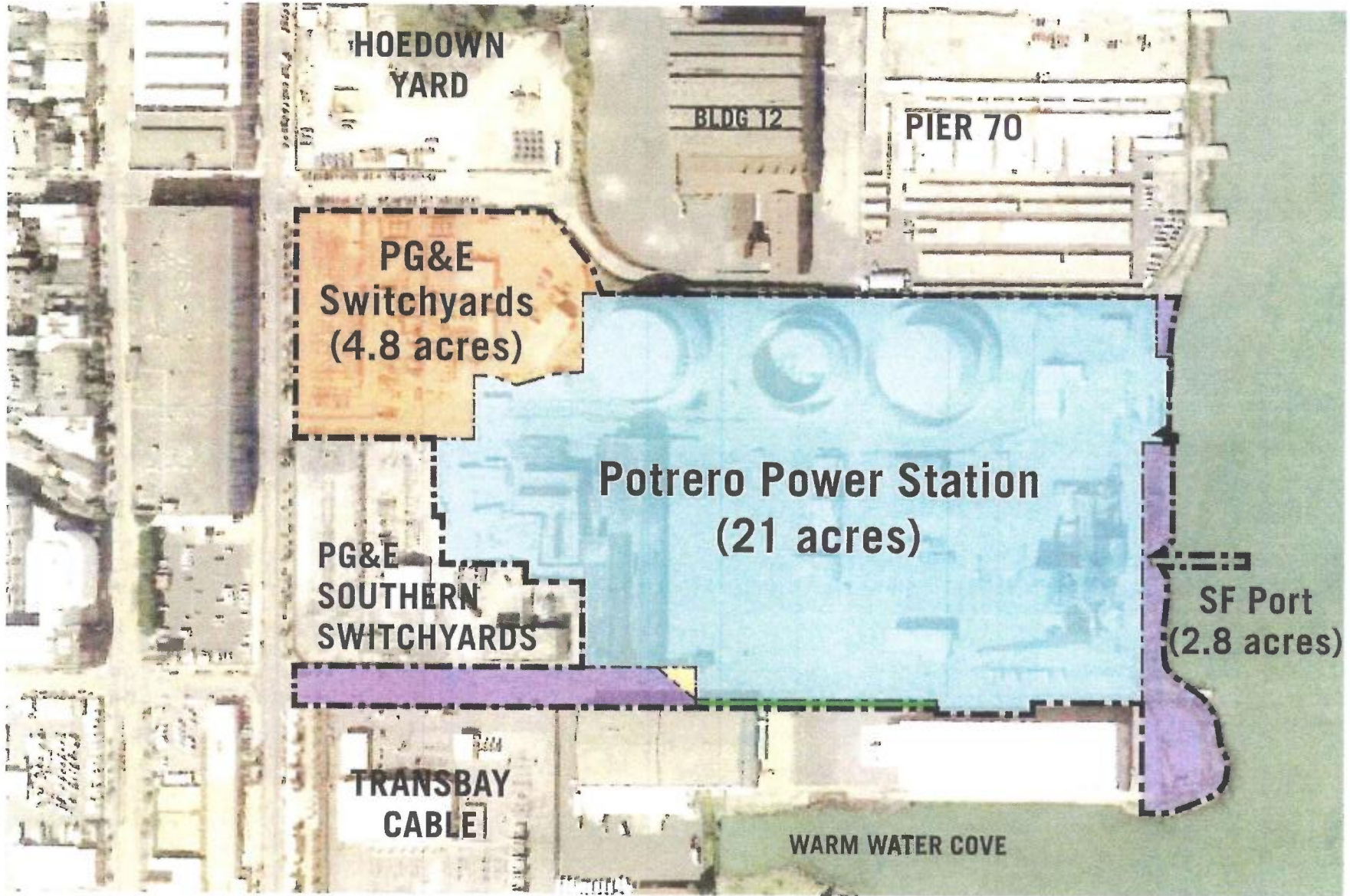
ASSOCIATE CAPITAL / PERKINS+WILL / CMG

POTRERO POWER STATION, SAN FRANCISCO CA

2011: POWER PLANT CLOSES



SITE



COMMUNITY WORKSHOPS + EVENTS

TALKING ABOUT THE PROJECT

8 Community Workshops

100+ Stakeholder Meetings

Ongoing Weekly Office Hours



COME EXPERIENCE THE SITE

75+ Site Tours

La Cocina Street Food Festival

Burning Man Decompression

POTRERO POWER STATION, SAN FRANCISCO, CA

QUARTERLY WORKSHOPS

WHAT YOU NEED TO KNOW



THE POTRERO POWER PLANT



THE POTRERO POWER PLANT

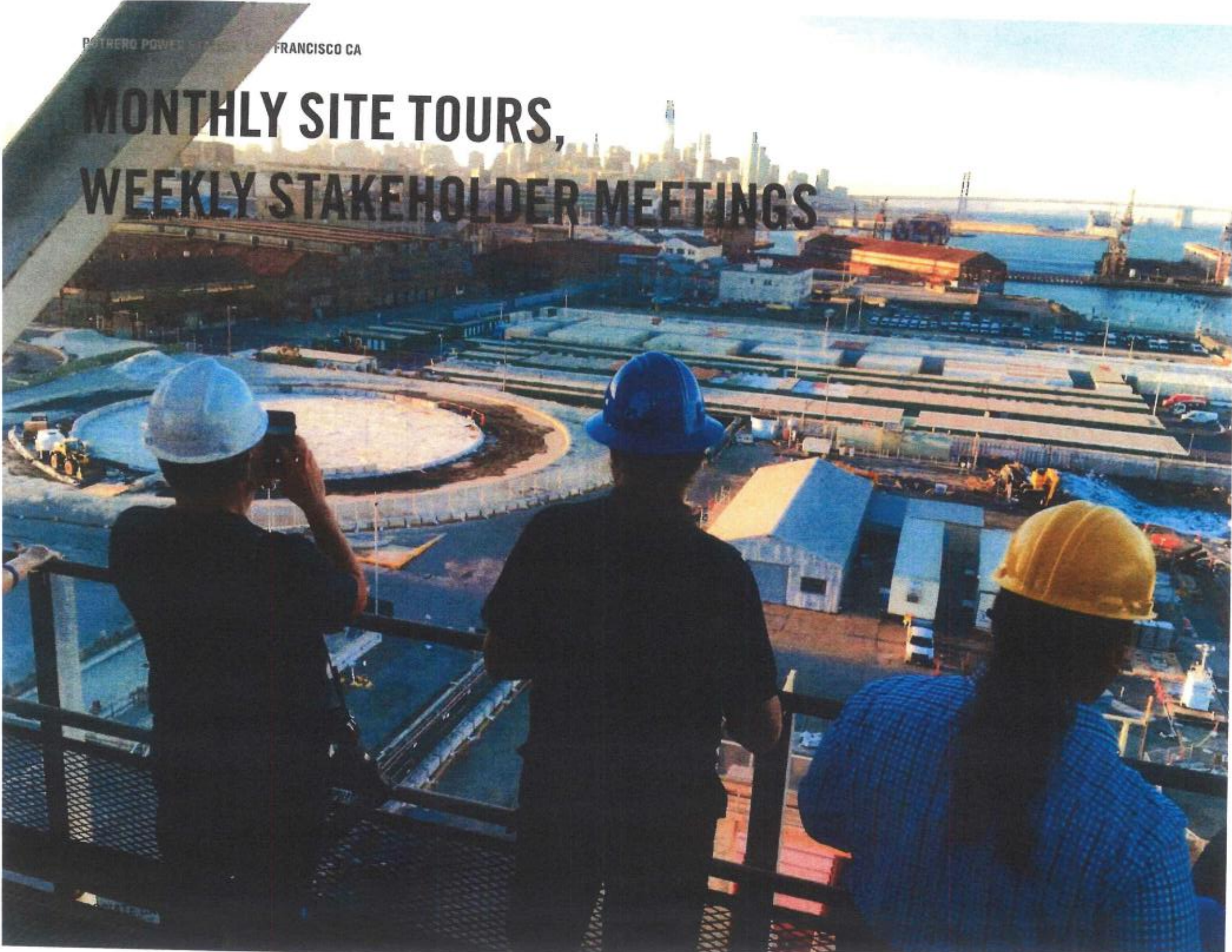


Speaker presenting at the workshop.



POTRERO POWER PLANT SAN FRANCISCO CA

MONTHLY SITE TOURS, WEEKLY STAKEHOLDER MEETINGS



POTRERO POWER STATION, SAN FRANCISCO CA

SPECIAL EVENTS



WHAT WE HEARD

**“Housing!
Housing!
Housing!”**

AFFORDABLE
HOUSING AND
HOUSING OF ALL
TYPES

**“Retail and
services that
complete a
neighborhood”**

GROCERY STORES...
A SCALE LIKE
HAYES VALLEY... A
NEIGHBORHOOD YOU
CAN ACTUALLY LIVE IN

OPEN THE
WATERFRONT... AN
ACTIVE WATERFRONT
EDGE... BRING THE
BAY TRAIL THROUGH

**“The Ramp
on steroids”**

THE STACK AS AN ICON... UNIT
3 AS A DESTINATION ON THE
WATERFRONT

“Keep the stack!”

WATERFRONT PLAYGROUNDS,
SOCCER FIELDS, CHILDCARE,
WE HAVE ENOUGH PLAZAS -
WANT GREEN SPACES

**“Active
recreation and
green spaces”**

DON'T GIVE A BROAD
RANGE, COMMIT TO A
CLEAR PROJECT

**“Tell us what
the project is”**

**“Look at all transit
options and smarter
parking strategies”**

DISTRICT PARKING IS A GOOD
IDEA... COMMIT TO AGGRESSIVE
TDM... BE FUTURE FORWARD

CLEAN A DIRTY SITE... MAKE
IT A SAFE, HEALTHY PLACE
TO LIVE, WORK, AND PLAY

**“A healthy, clean
environment”**

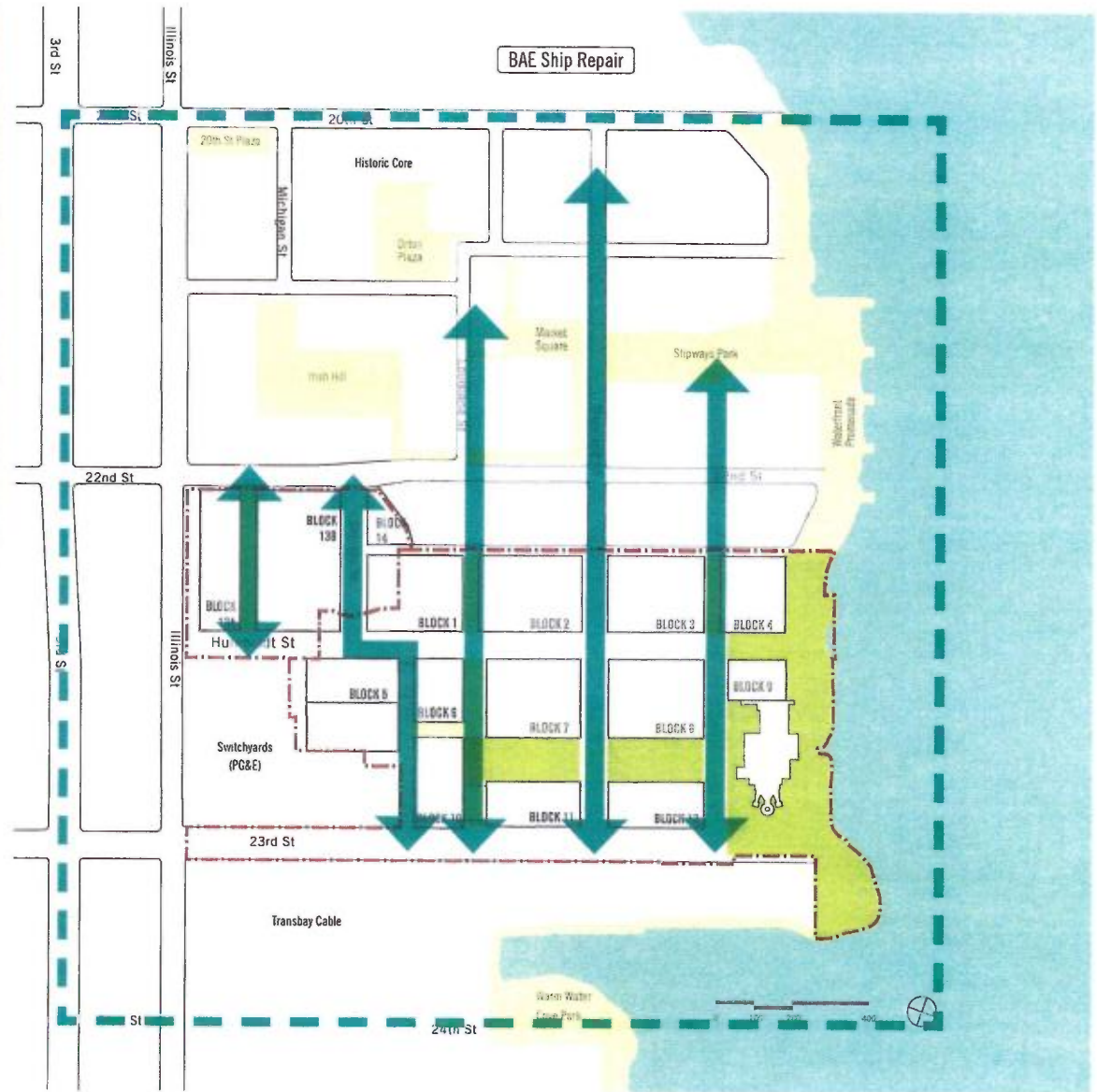
**“Variety of
urban form”**

NOT LIKE MISSION
BAY, STEP DOWN
TOWARD THE
WATERFRONT

SITE PLANNING FRAMEWORK

**A UNIFIED,
CONNECTED
NEIGHBORHOOD**

CONNECT TO THE STREET
GRID OF PIER 70 AND THE
EXISTING CONTEXT TO CREATE
A CONTINUOUS, LEGIBLE,
NEIGHBORHOOD.



SITE PLANNING FRAMEWORK

**GET PAST THE
“UNWELCOME
MAT”**

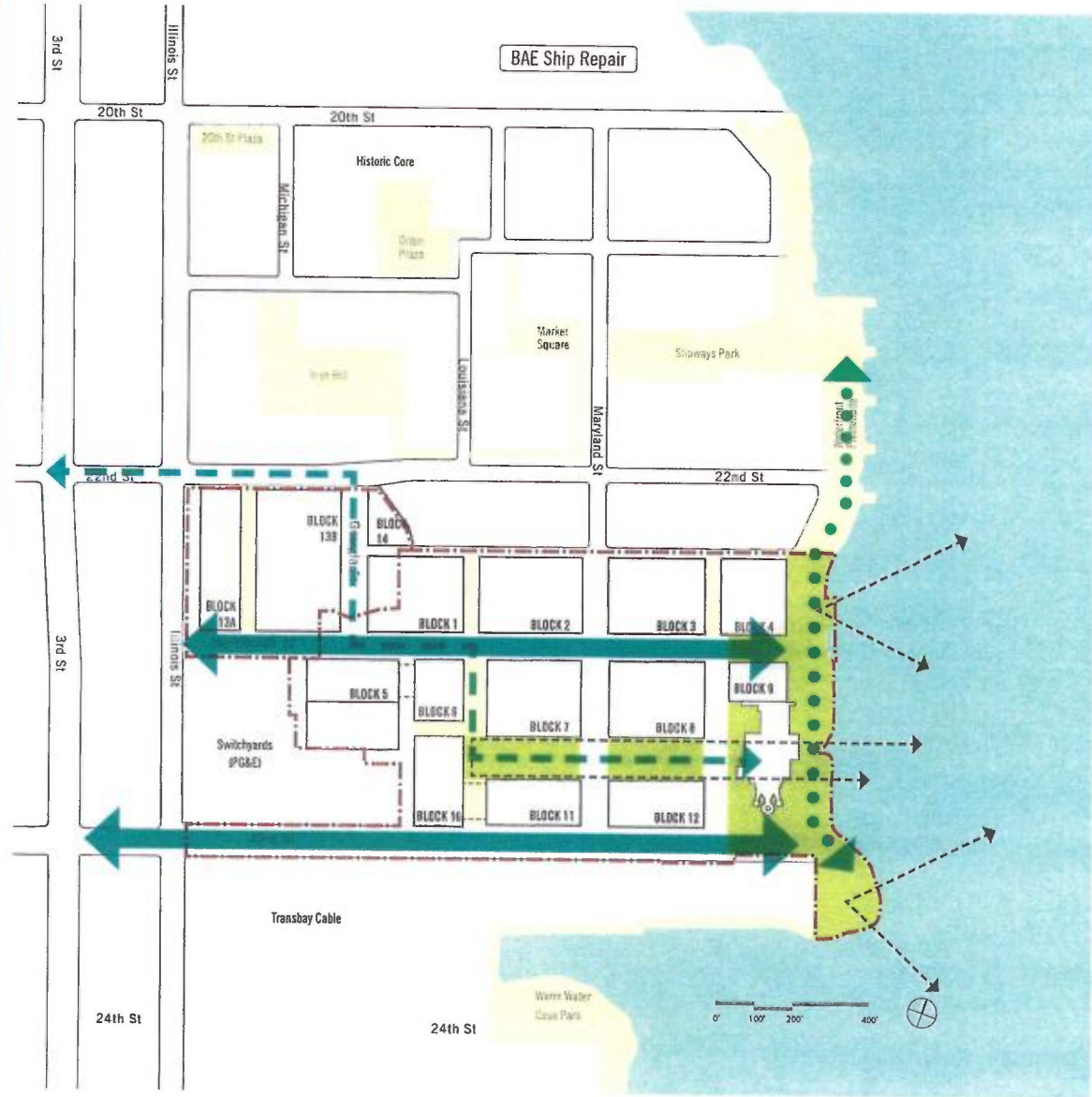
BLOCKS AND BUILDINGS WILL BE SCALED TO CREATE INTIMATE URBAN SPACES THAT ENCOURAGE WALKING AND BIKING, AS WELL AS AN INVITING CONNECTION PAST THE PG&E SWITCHYARDS.



SITE PLANNING FRAMEWORK

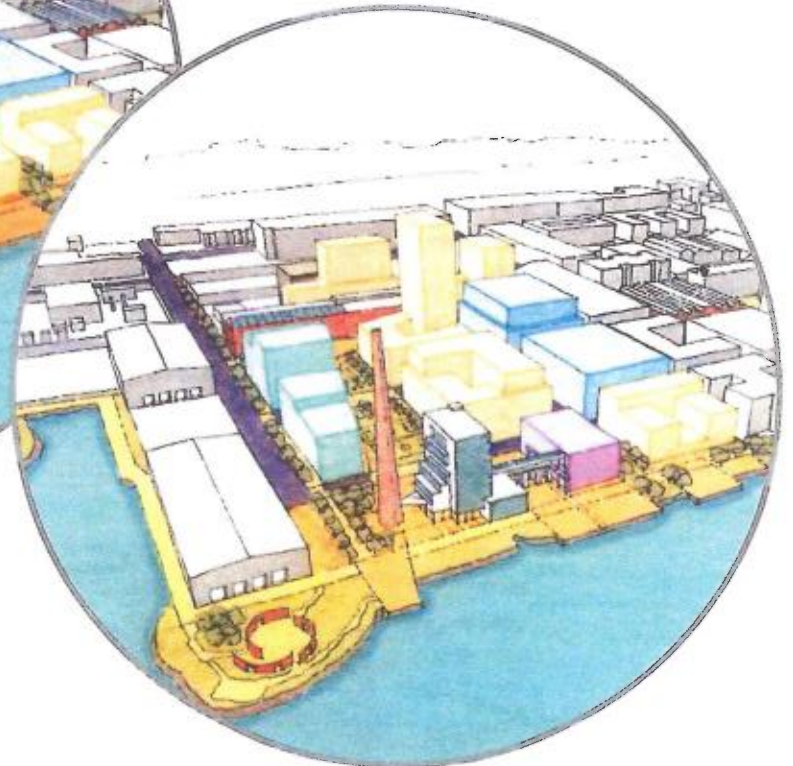
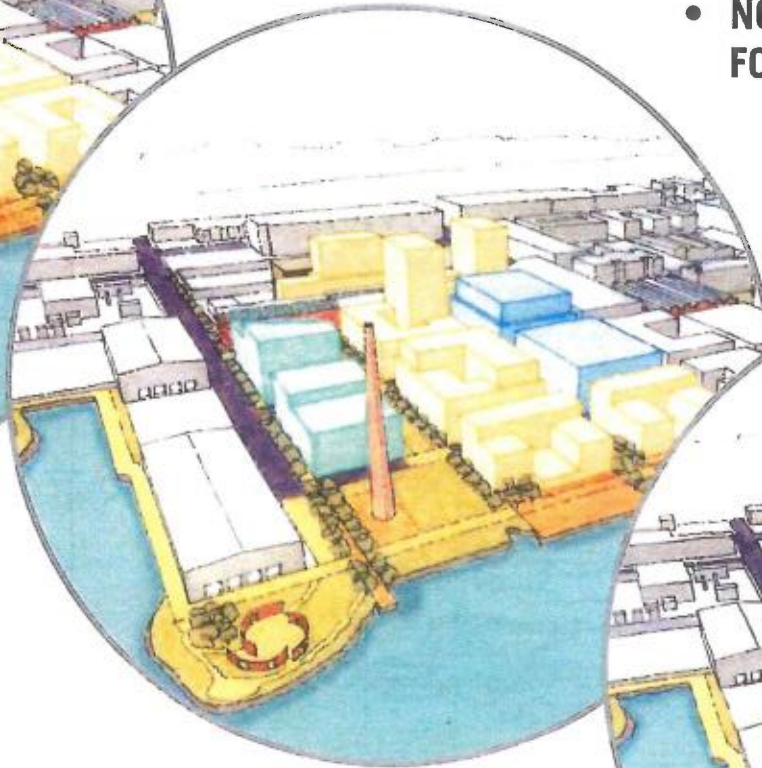
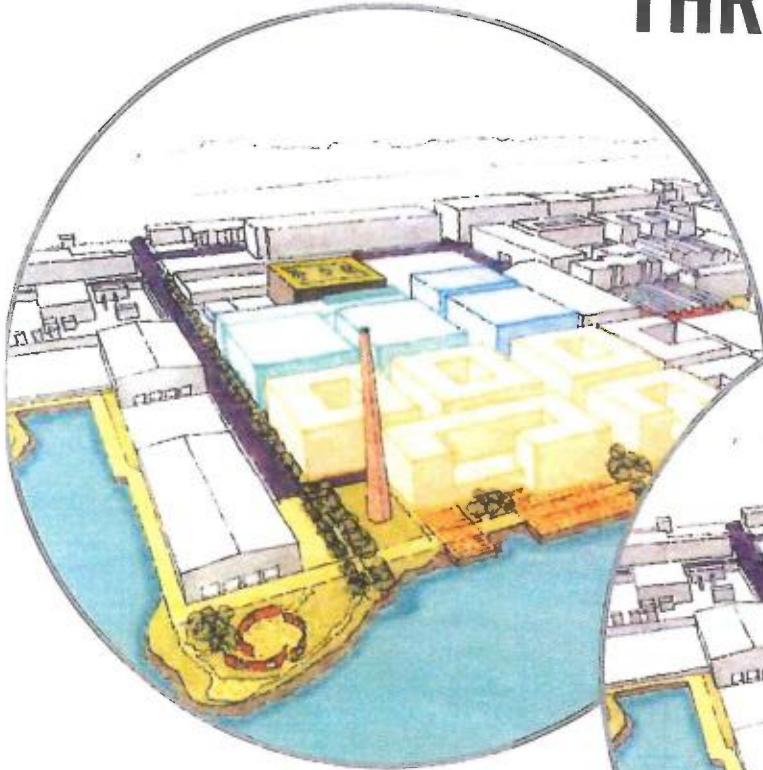
**UNMISTAKABLY
A WATERFRONT
PLACE**

THE ENTIRE SITE EXPERIENCE
WILL BE ONE OF OPENING UP
ACCESS TO THE WATERFRONT.
STREETS WILL INVITE ALL MODES
TO ACCESS THE BAY TRAIL. PARKS
WILL OPEN AND FRAME VIEWS
TO THE BAY.

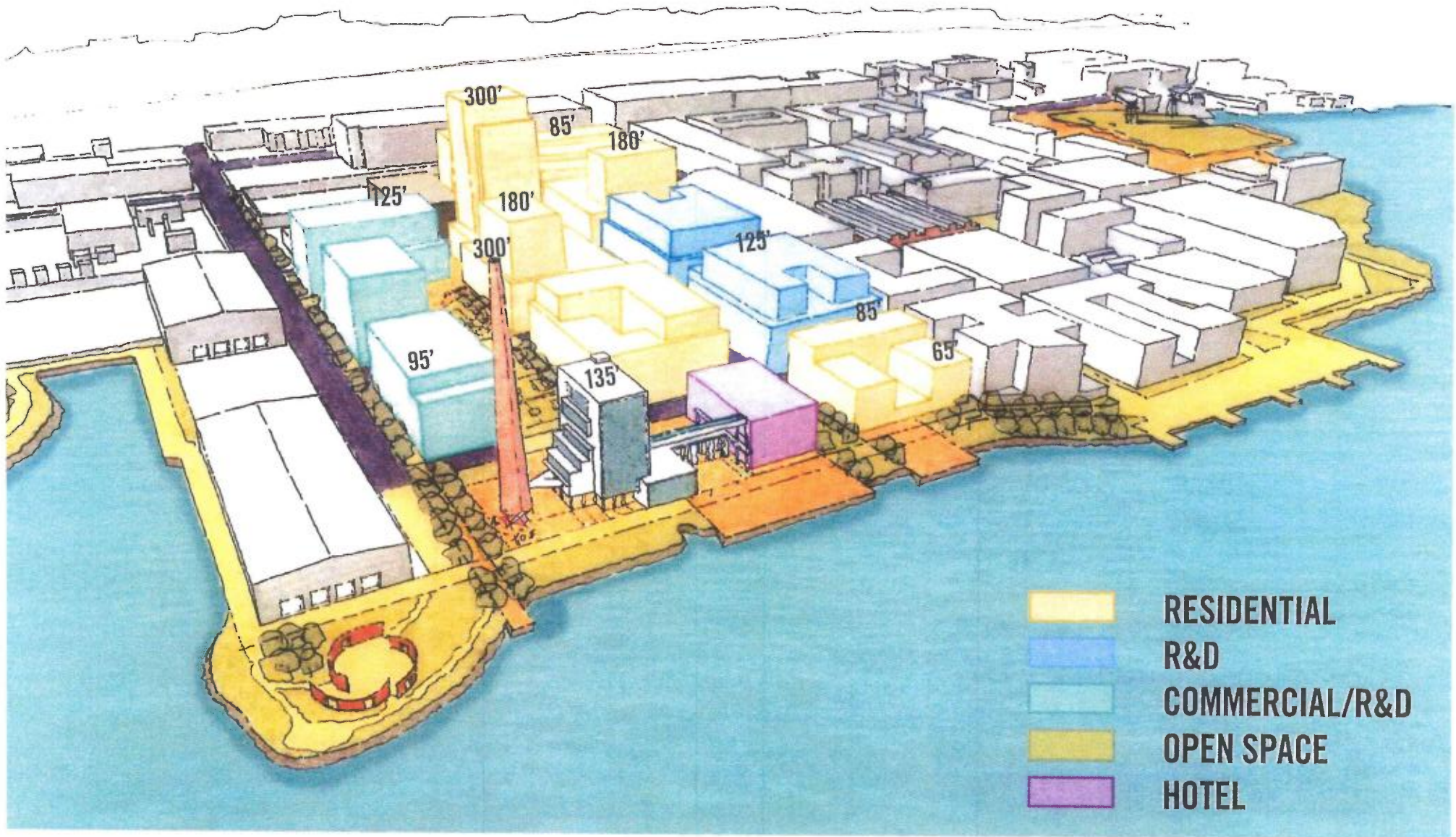


THREE WAYS TO MEET THE VISION

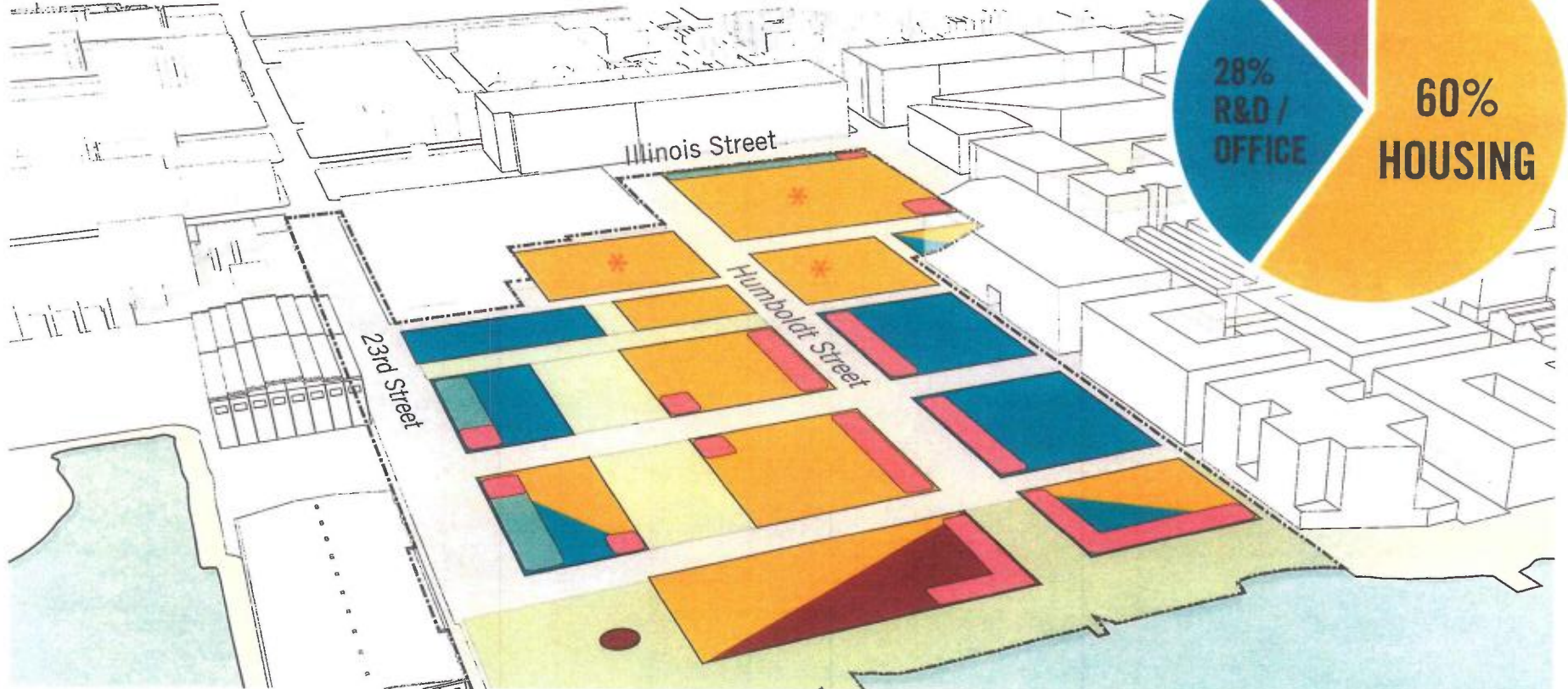
- MIXED USE NEIGHBORHOOD
- PLACES FOR RECREATION
- ACTIVE URBAN WATERFRONT
- VARIETY OF URBAN FORM
- NOT A PPP BUT SIMILAR EXPECTATION FOR PUBLIC BENEFITS



PROPOSED URBAN FORM



LAND USE AND PROGRAM



HOUSING

2,680,000 sf Housing
Total of 2,680 Units

COMMERCIAL

645,000 sf R&D/Life Sciences
 600,000 sf Office
 100,000 sf Retail (including Grocery Store)

OTHER USES

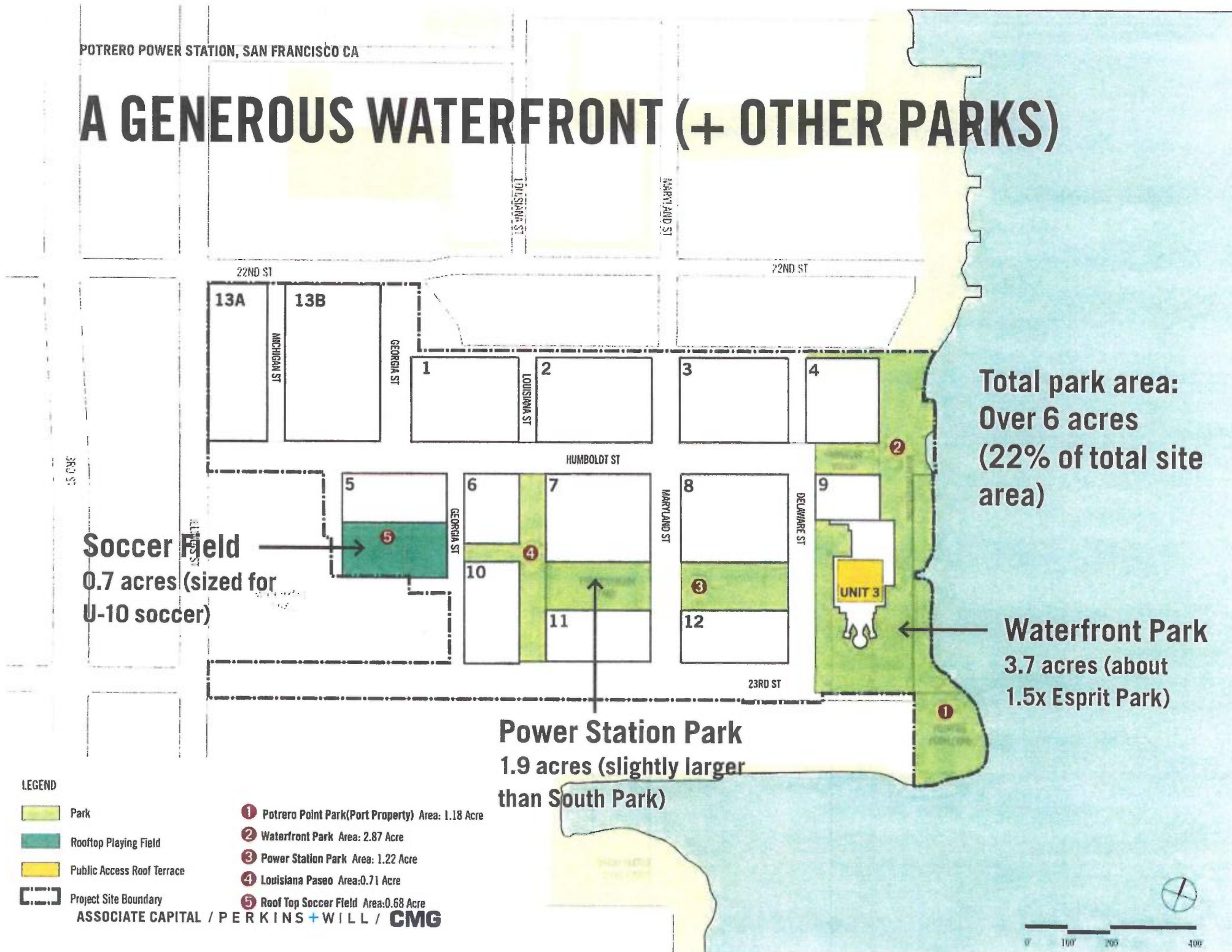
Community Facilities
 PDR Uses
 Hotel with 220 Rooms
 Childcare

OPEN SPACE

6+ acres (equal to 22% of total site area)

- Residential
- Commercial
- Hotel
- Flex (Residential or Hotel)
- Flex (Residential or Commercial)
- Ground Floor Retail
- Ground Floor PDR
- * Potential District Parking Garage and Grocery Store Location

A GENEROUS WATERFRONT (+ OTHER PARKS)



Total park area:
Over 6 acres
(22% of total site area)

Soccer Field
0.7 acres (sized for
U-10 soccer)

Waterfront Park
3.7 acres (about
1.5x Esprit Park)

Power Station Park
1.9 acres (slightly larger
than South Park)

LEGEND

Park

Rooftop Playing Field

Public Access Roof Terrace

Project Site Boundary

1 Potrero Point Park(Port Property) Area: 1.18 Acre

2 Waterfront Park Area: 2.87 Acre

3 Power Station Park Area: 1.22 Acre

4 Louisiana Paseo Area:0.71 Acre

5 Roof Top Soccer Field Area:0.68 Acre

POTRERO POWER STATION, SAN FRANCISCO

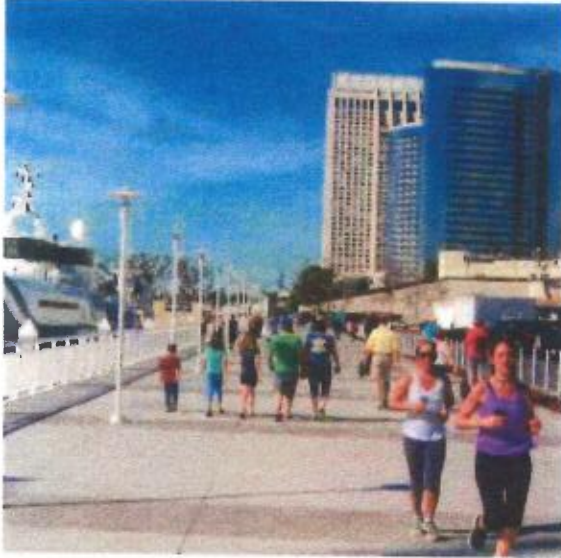
ACTIVE NEIGHBORHOOD PARKS



ASSOCIATE ARCHITECTS PERKINS+WILL

OTHER PUBLIC AMENITIES

Waterfront Promenade



Neighborhood Retail and Services



Childcare



Library / Community Space



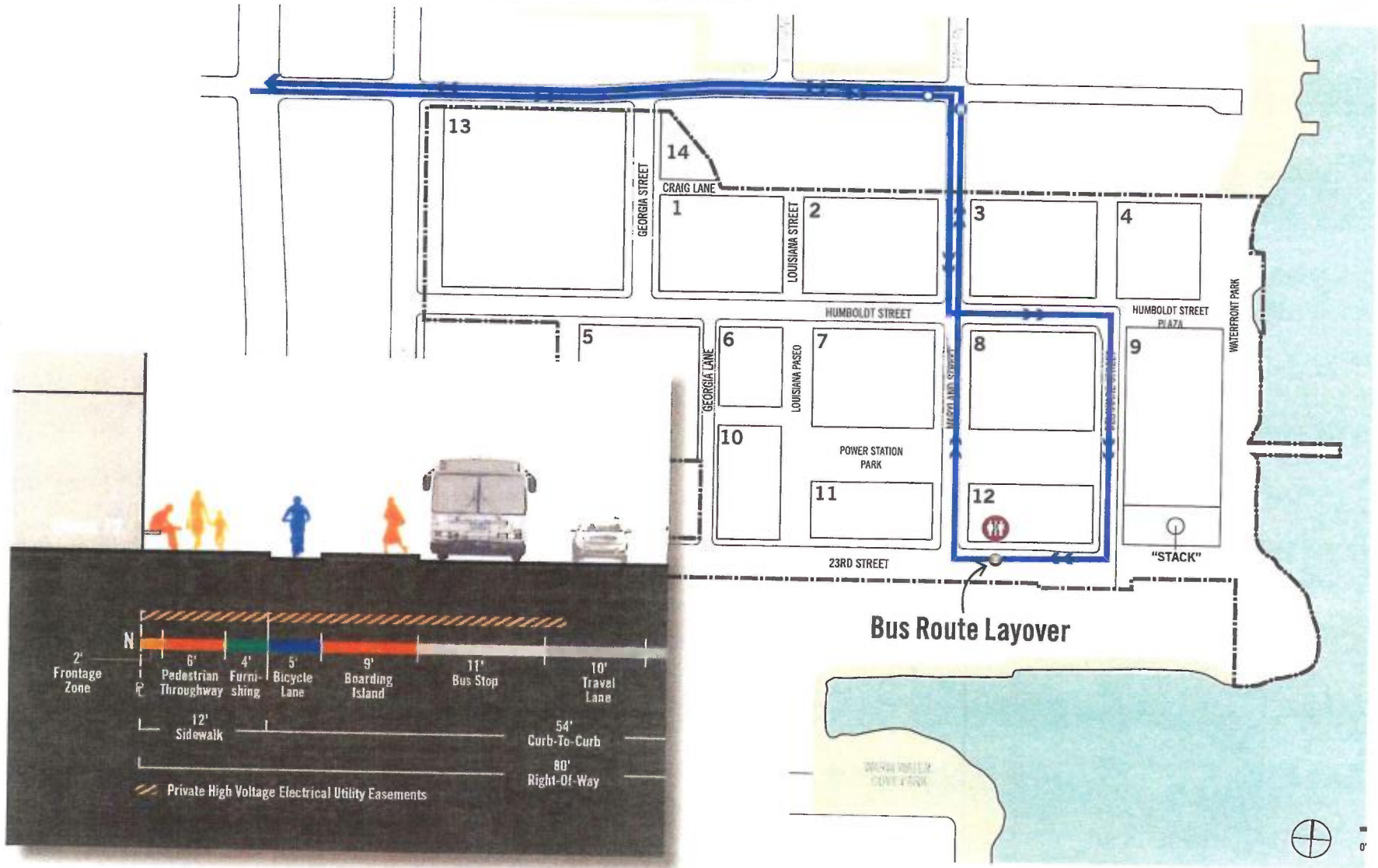
Grocery Store



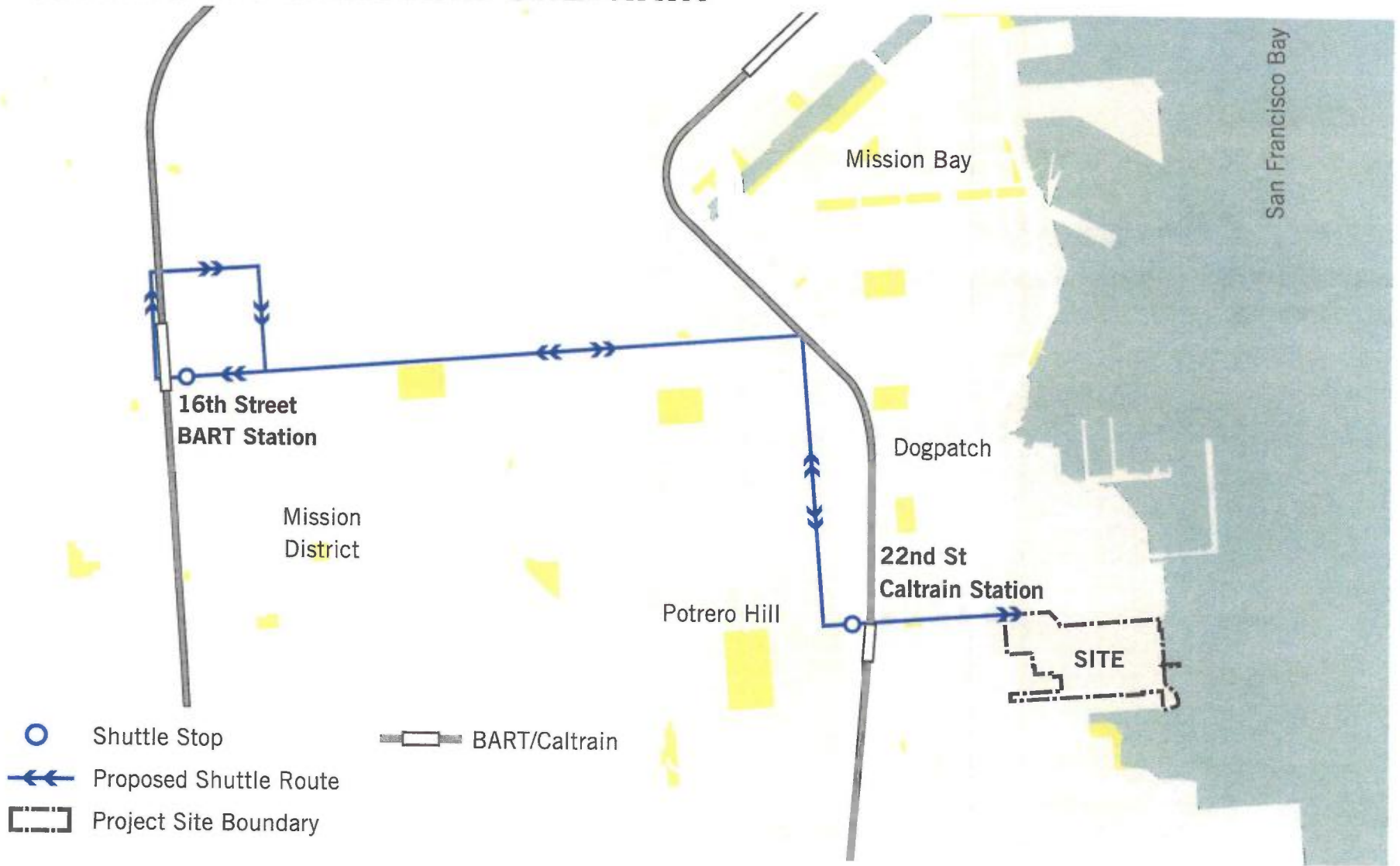
Rooftop Soccer Field



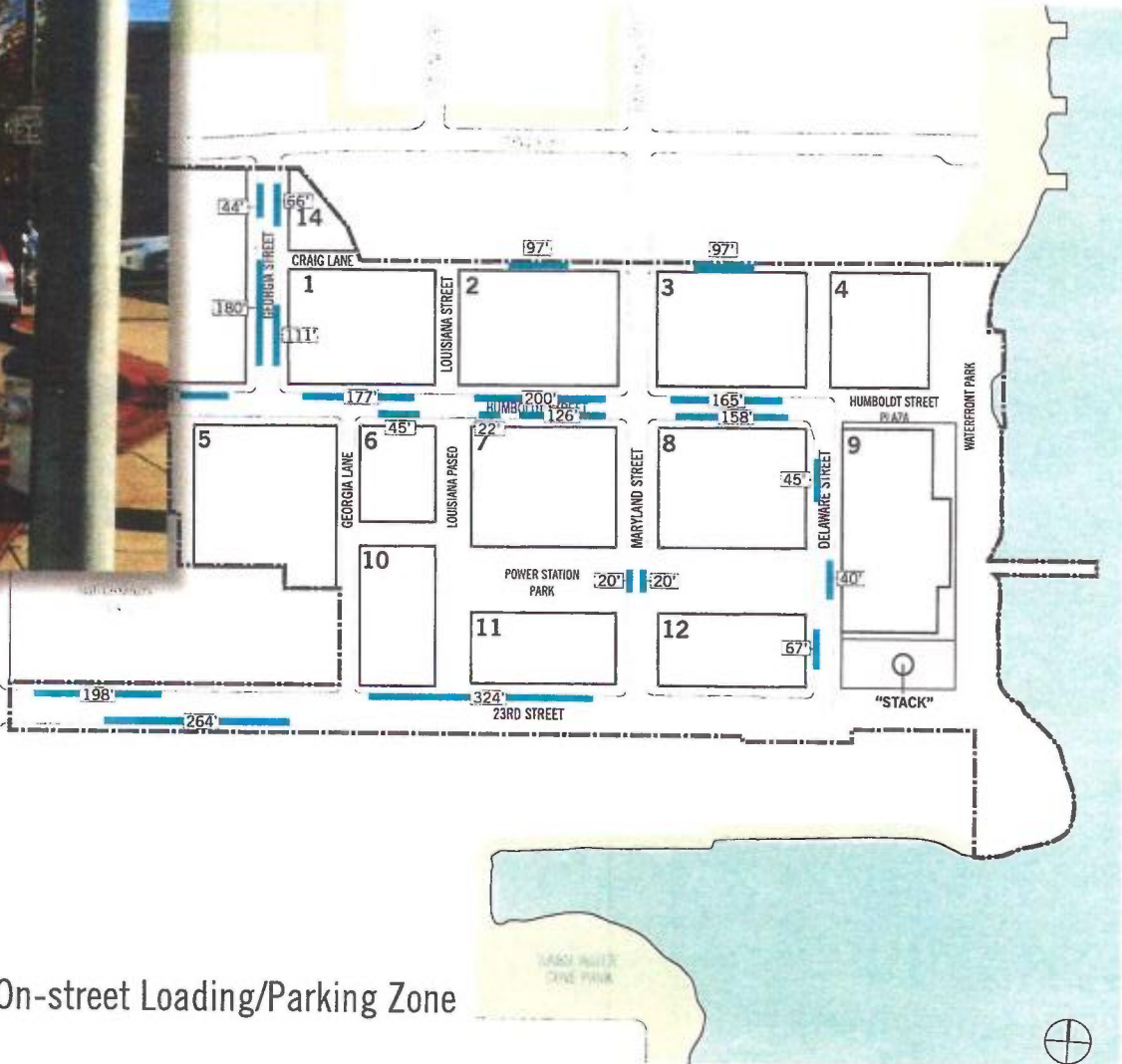
TRANSPORTATION DEMAND MANAGEMENT NEW "XX" MUNI LINE BUS LAYOVER



TRANSPORTATION DEMAND MANAGEMENT SHUTTLE TO BART AND CALTRAIN



TRANSPORTATION DEMAND MANAGEMENT CURB MANAGEMENT



LEGEND

 Potential On-street Loading/Parking Zone

POTRERO POWER STATION, SAN FRANCISCO, CA

INVITING NEIGHBORHOOD STREETS



POTRENO POWER PLANT, SAN FRANCISCO CA

23RD STREET

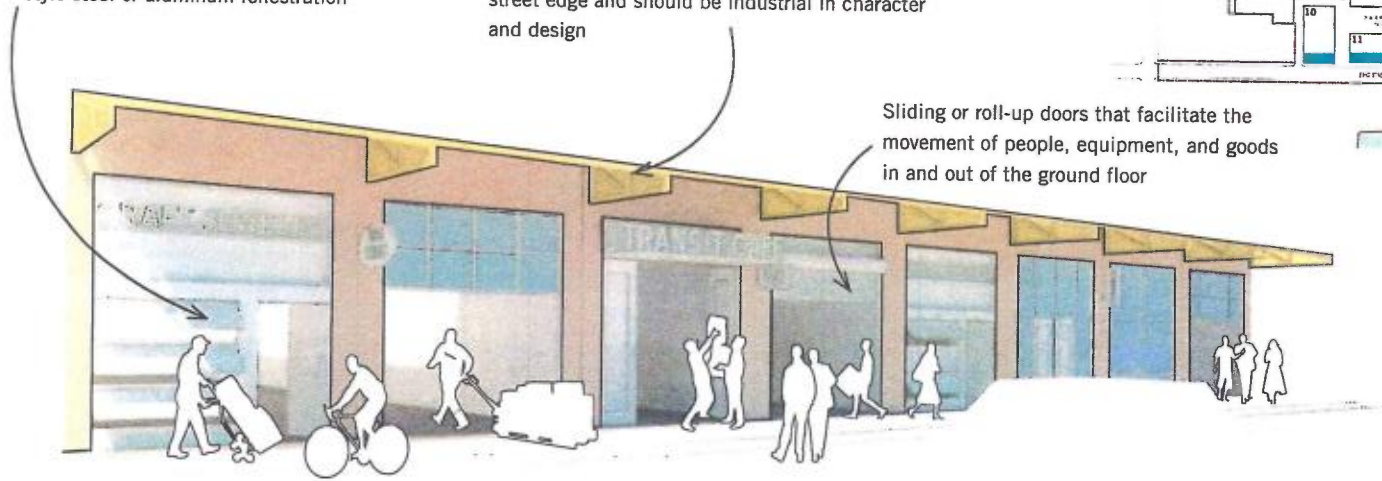


ARCHITECTURAL CONTROLS

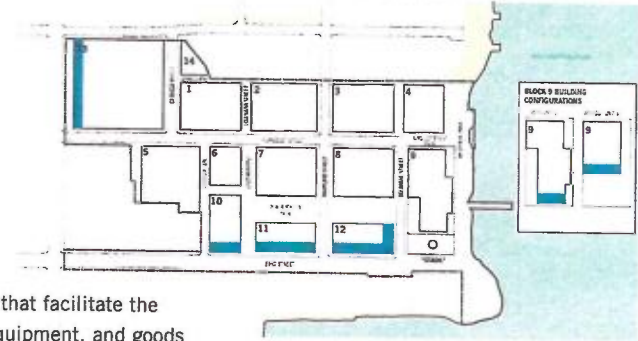
FRONTAGE DESIGN CONTROLS

Operable windows shall be single or double hung wood sash, or awning, pivot, or other industrial style steel or aluminum fenestration

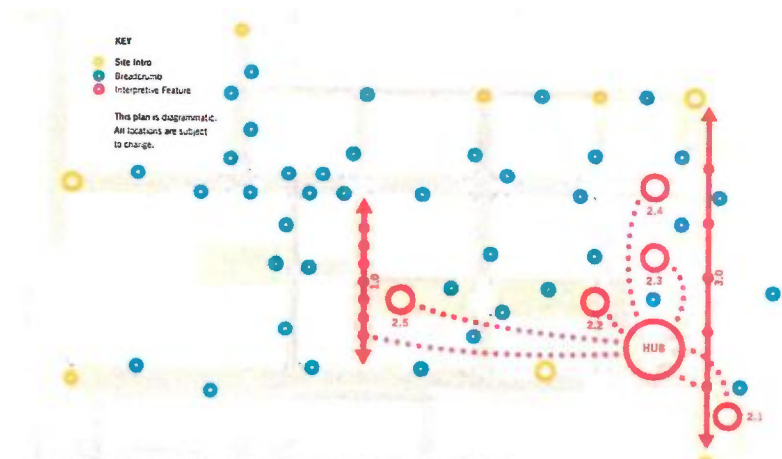
Large-scale awnings and canopies should be used to create a human-scale experience on the street edge and should be industrial in character and design



THIRD STREET INDUSTRIAL CHARACTER ZONE



MATERIALS



INTERPRETIVE MASTERPLAN

EXISTING STRUCTURES

DISTRICT CONTRIBUTORS: THIRD STREET INDUSTRIAL DISTRICT

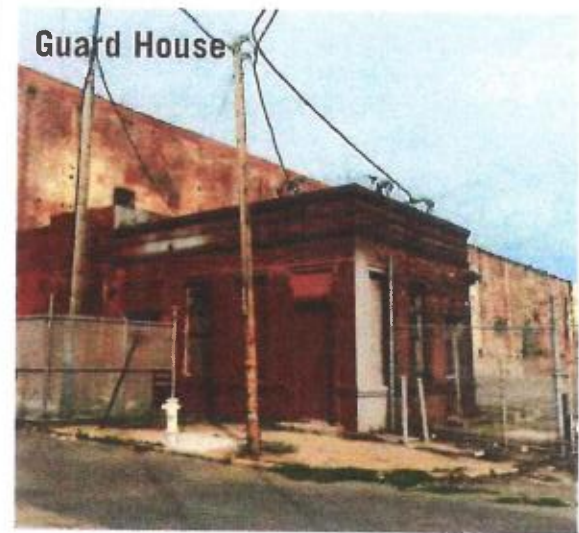
Unit 3



Stack

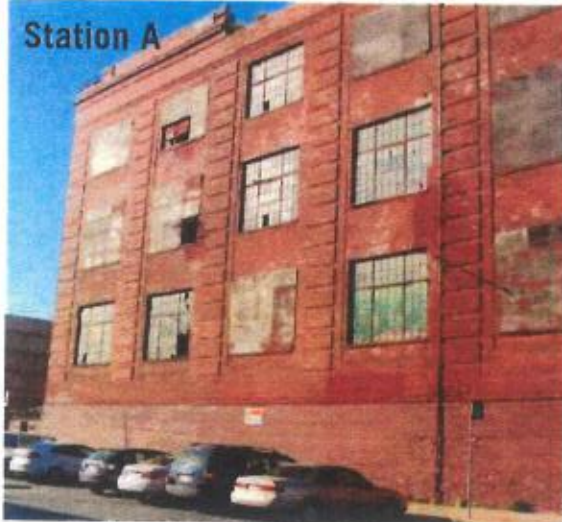


Guard House

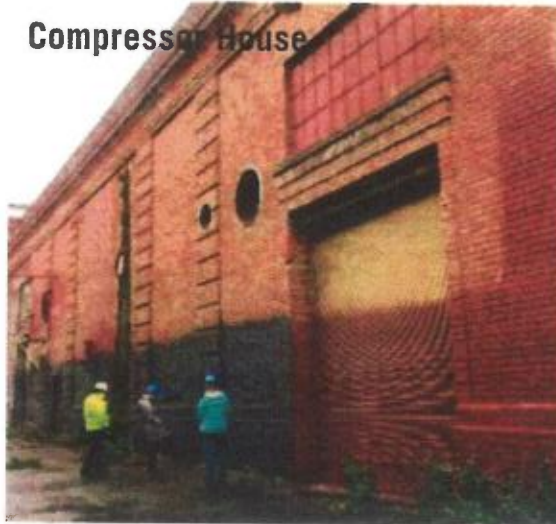


INDIVIDUALLY SIGNIFICANT: CRITERION 1 - ASSOCIATION WITH IMPORTANT EVENTS

Station A



Compressor House



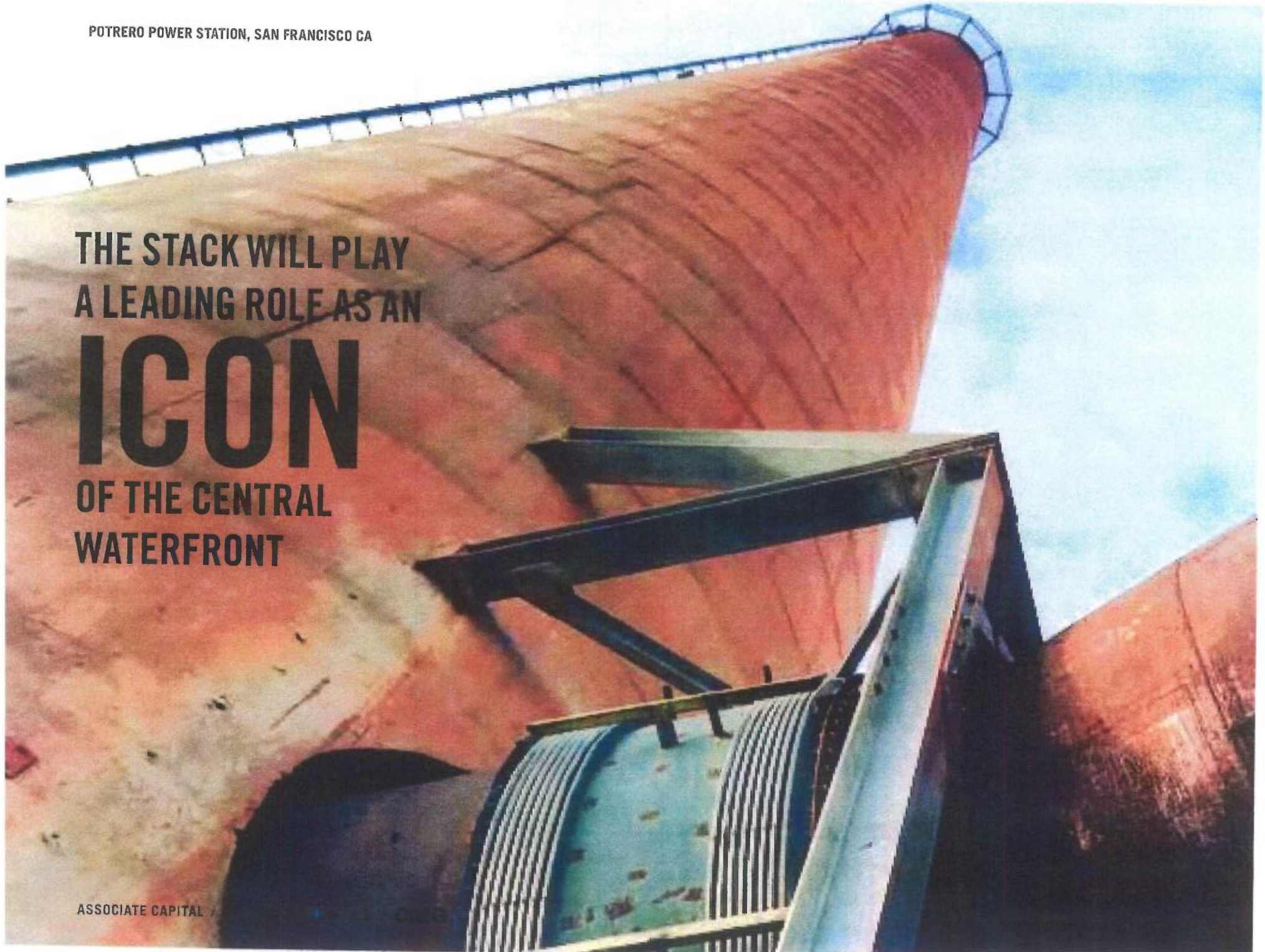
Meter House



POTRERO POWER STATION, SAN FRANCISCO CA

THE STACK WILL PLAY
A LEADING ROLE AS AN
ICON
OF THE CENTRAL
WATERFRONT

ASSOCIATE CAPITAL /



POTRERO POWER STATION, SAN FRANCISCO CA

'SEE YOU AT THE STACK'

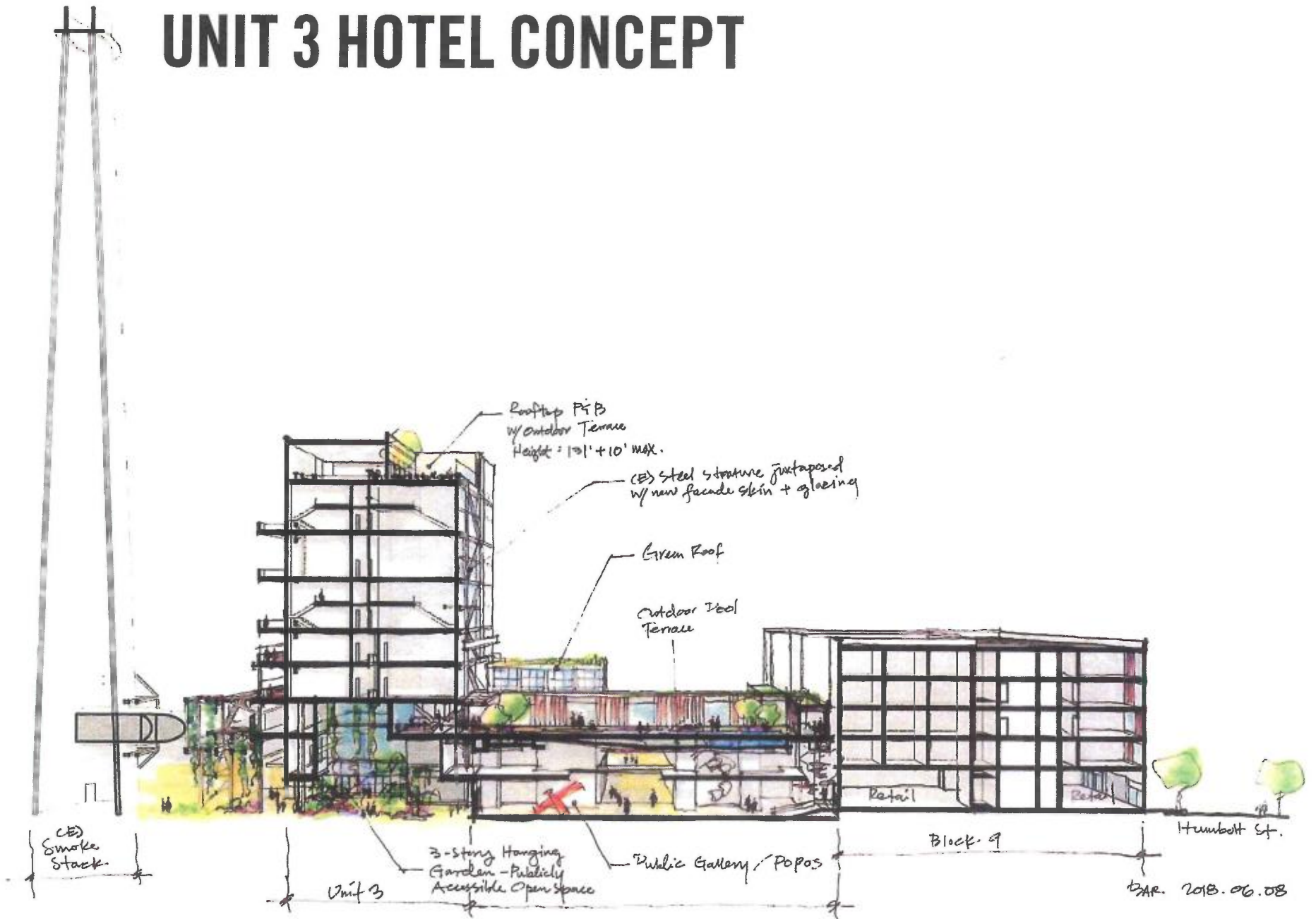


POTRERO POWER STATION, SAN FRANCISCO CA

UNIT 3

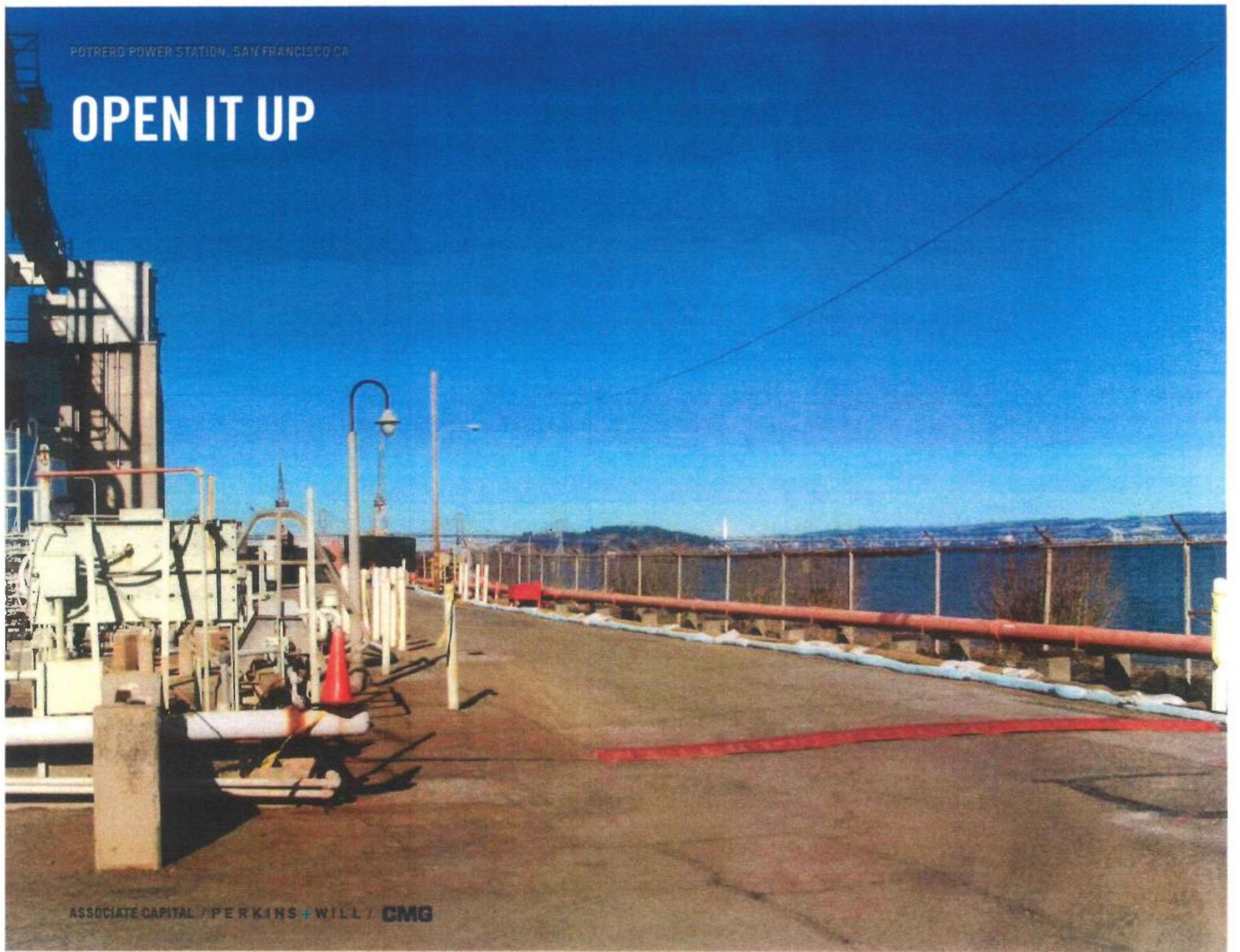


UNIT 3 HOTEL CONCEPT



POTRERO POWER STATION, SAN FRANCISCO CA

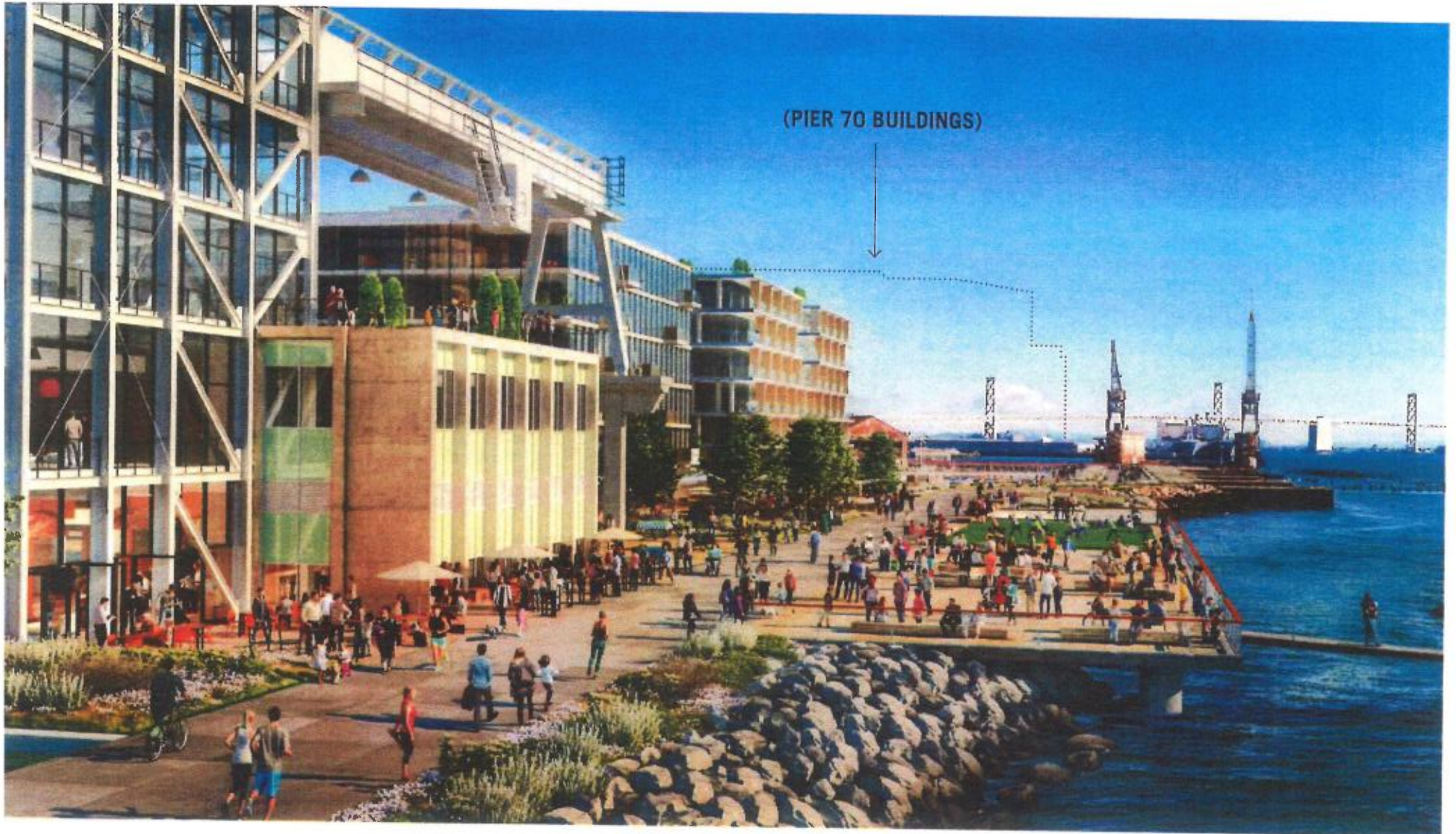
OPEN IT UP



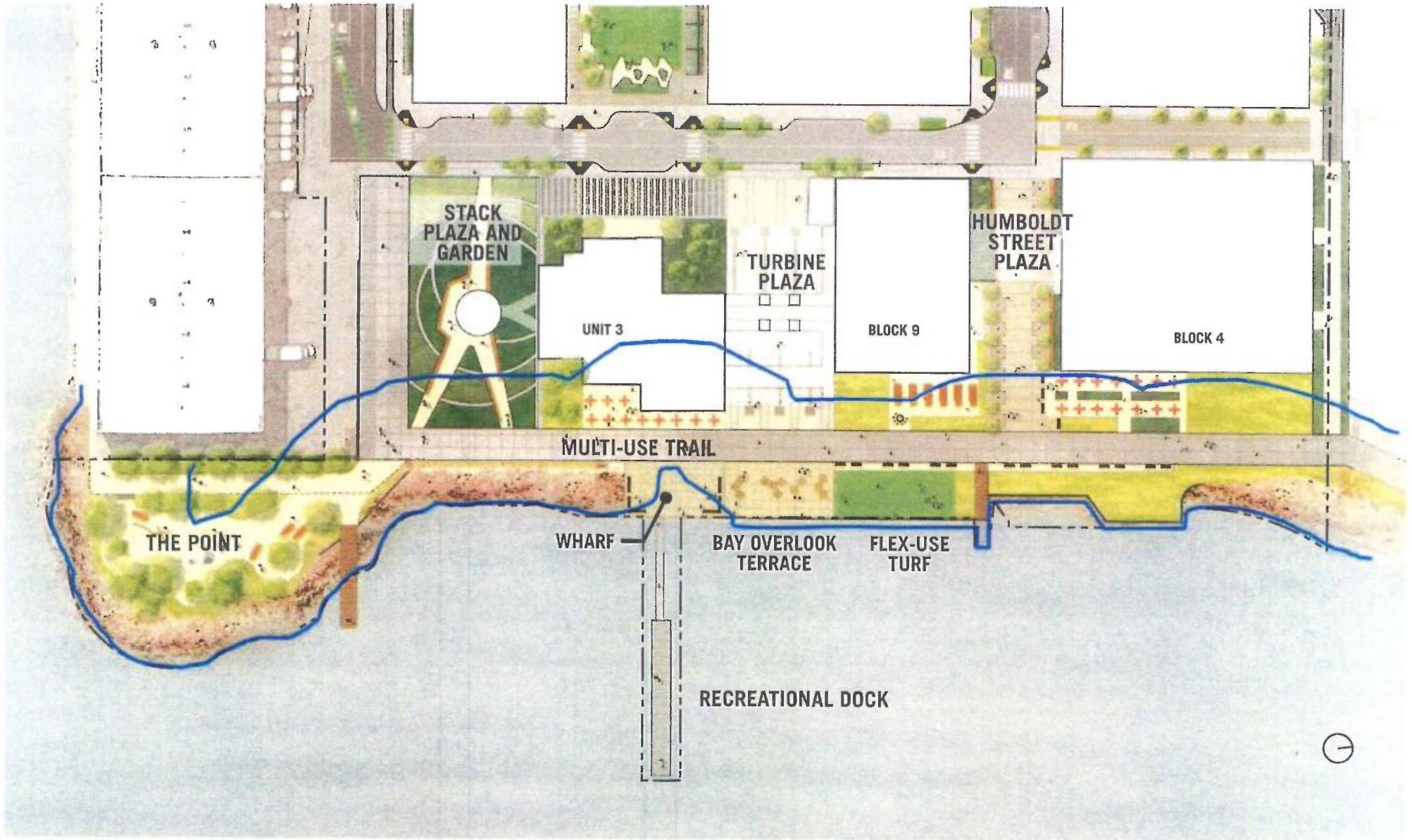
ASSOCIATE CAPITAL / PERKINS + WILL / CMG

POTRERO POWER STATION, SAN FRANCISCO CA

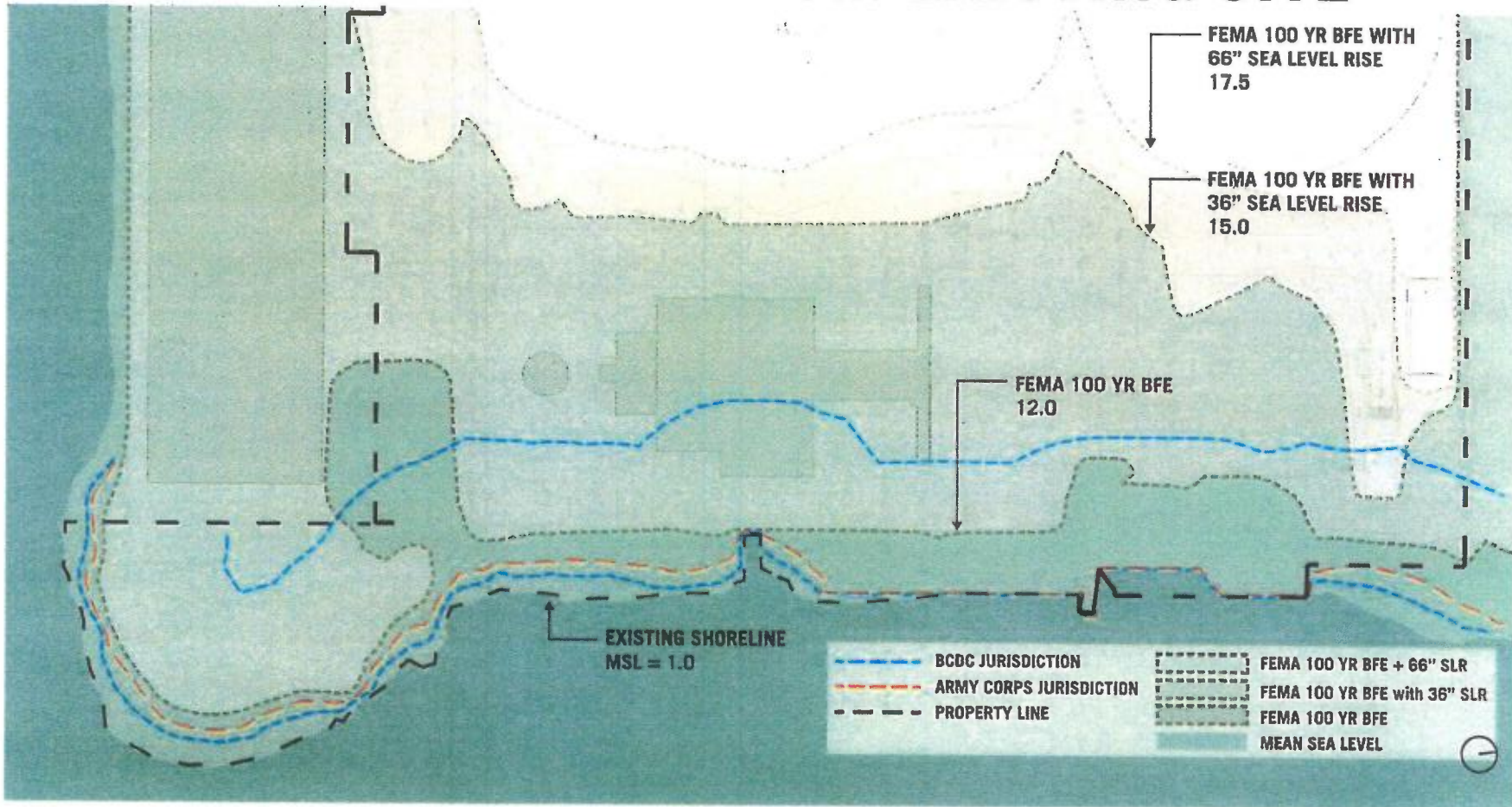
OPEN IT UP



WATERFRONT CONCEPT PLAN



PROJECTED SEA LEVEL RISE: EXISTING SITE



PROJECT DATUM

The Plan is based upon the San Francisco Vertical Datum 13 (SFVD13). The SFVD13 Datum is equivalent to the North American Vertical Datum 1988 (NAVD 88). Water levels are based upon "San Francisco Bay Tidal Datums and Extreme Tides Study," dated February 2016.

MSL = 1.0

Mean High Water (MHW) = 5.9

FEMA 100 Year Base Flood Elevation (BFE) = 11.0-12.0

BCDC Bay Jurisdiction = 5.9

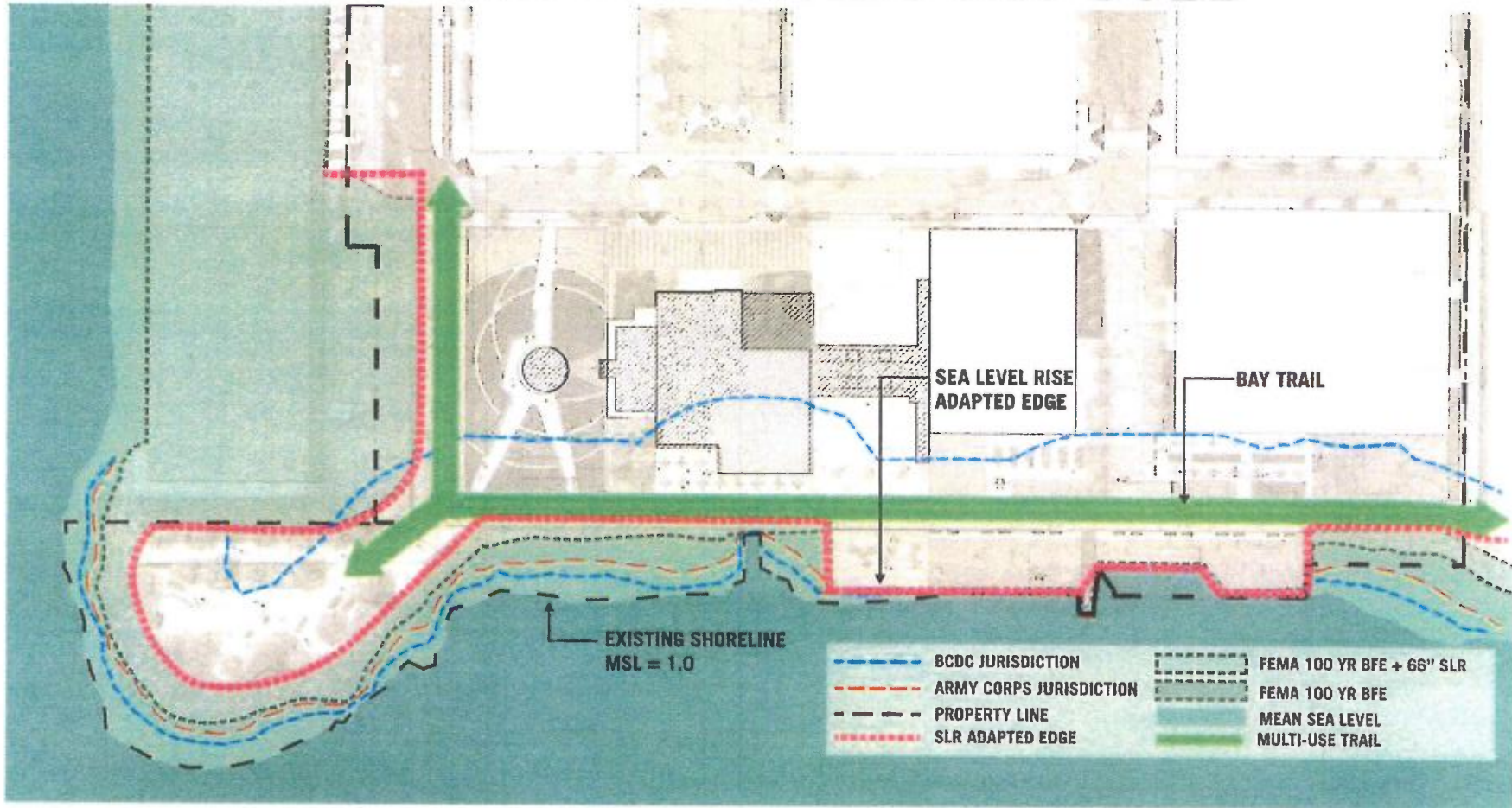
Army Corps Jurisdiction = 7.67

100 year SLR estimated range = 19" - 83"

Project's built in protection is defined as 66" above existing base flood elevation predictions

Minimum project elevation at new public access areas and new buildings = 17.5

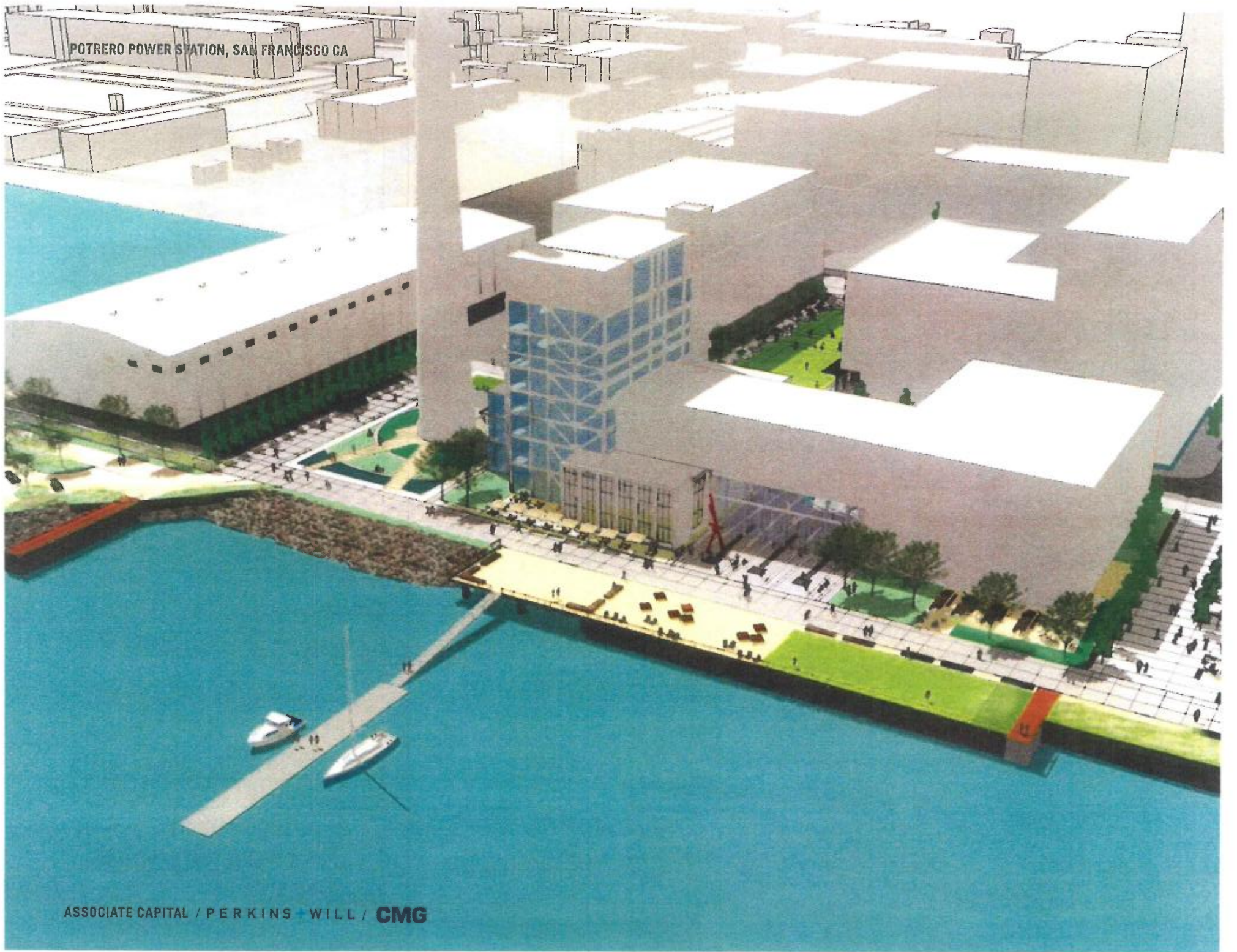
PROJECTED SEA LEVEL RISE: PROPOSED



PROJECT DATUM

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ENTITELMENT STATUS

HEARINGS

August 1, 2018 - HPC Commission Informational

August 23, 2018 - Planning Commission Informational

September 11, 2018 - Port Commission Informational

October 17, 2018 - Historic Preservation Commission DEIR Hearing

October 25, 2018 - Planning Commission DEIR Hearing

PUBLICATION

Mid September, 2018 - Draft EIR

Mid September, 2018 - Draft Design for Development (D4D)

Mid September, 2018 - Draft Infrastructure Plan

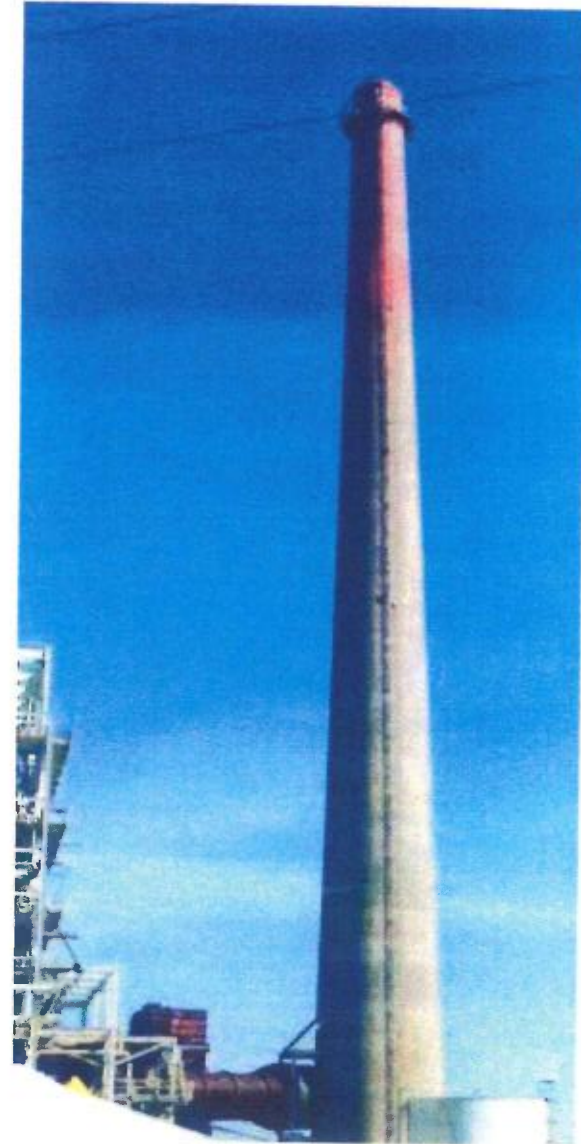
PROJECT APPROVALS

Fall 2019 - EIR Certification + Project Approvals

Fall / Winter 2019 - Board of Supervisors

Winter 2019 / Spring 2020 - Port Commission

2020 - BCDC Commission



POTRERO POWER STATION, SAN FRANCISCO CA

UPCOMING SITE TOURS + EVENTS

Tours @ the Power Station

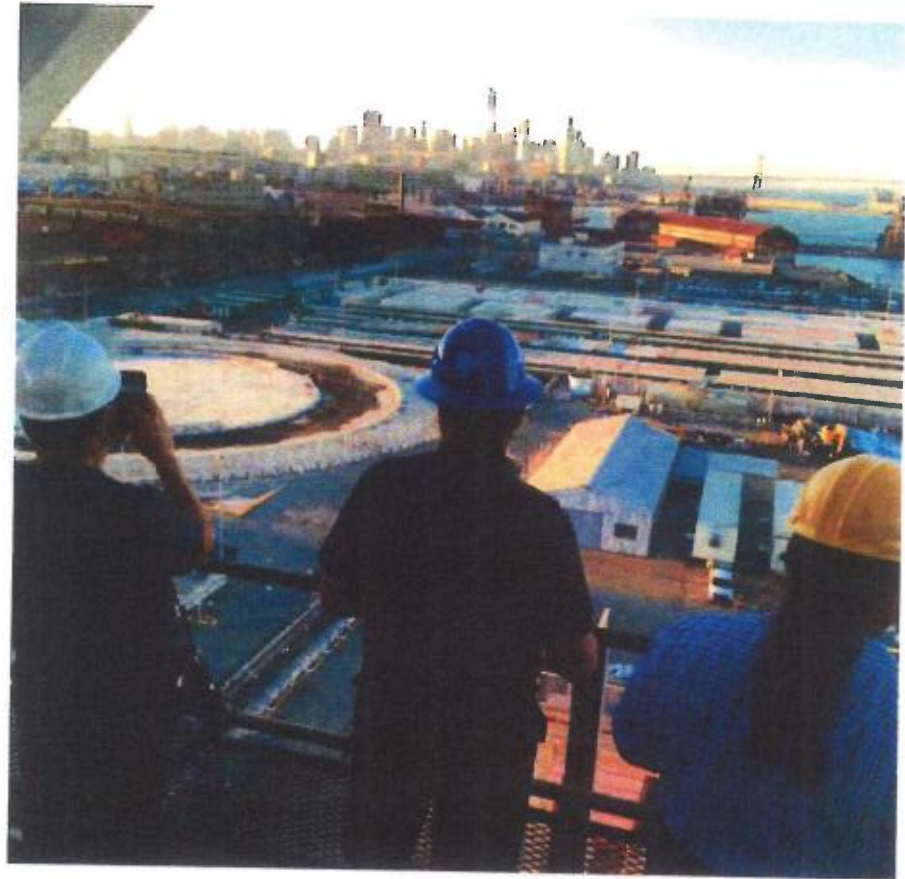
September 8, 2018 - Weekend Site Tour

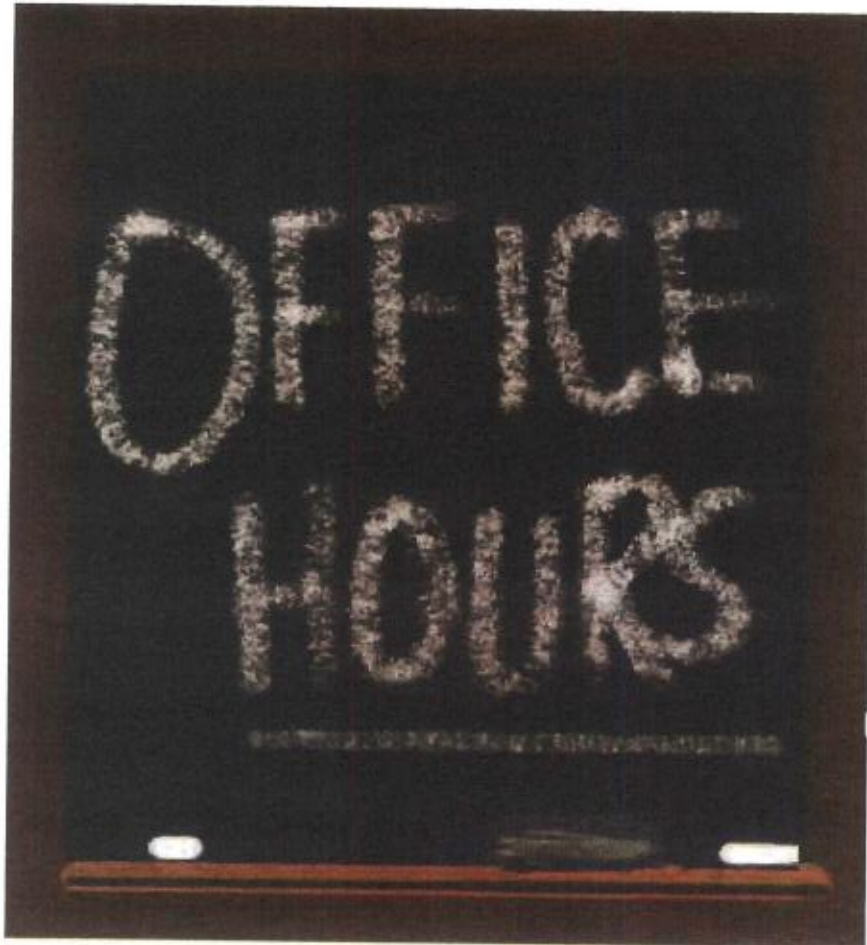
October 10, 2018 - Sunset Site Tour

Events @ the Power Station

October 13, 2018 - La Cocina Streetfood Festival

October 20, 2018 - Burning Man Decompression





THANK YOU!

**QUESTIONS /
COMMENTS?**

GET IN TOUCH!

POTREROPOWERSTATION.COM
INFO@POTREROPOWERSTATION.COM
@IAMTHESTACK

The Project Team

PETRELO BAY FERRY STATION, SAN FRANCISCO, CA



ASSOCIATED CAPITAL / PERKINS+WILL

J. Francis

POTRERO BOOSTERS NEIGHBORHOOD ASSOCIATION SERVING THE HILL SINCE 1926

Development Committee Comments and Recommendations

Committee Meeting Dates: June 20 and July 18, 2018

Development Address: Potrero Power Station

The proposal is for a mixed-use development covering 29 acres at the former PG&E Power Station located on the Central Waterfront, east of the American Industrial Center, and directly south of Pier 70. For over 150 years before being decommissioned as a power plant in 2011 by then-owner Mirant Potrero LLC, the site was host to a range of industrial uses. The developer is Associate Capital.

The proposed development would include approximately 2,600 residential units, 600,000 square feet of office, 600,000 square feet of research and development space, as well as a hotel and retail space. There are plans for 2,622 parking places. Public open space would comprise roughly 6 acres, about 21% of the total site. Building heights would range from 65 to 300 feet.

We anticipate the Draft EIR and the draft Design for Development (D4D) to be published in September 2018.

Note that the Committee does not endorse or oppose projects; endorsement requires a vote of the Boosters membership. The comments below are preliminary and offered in the expectation of a project that will benefit the surrounding neighborhoods. We look forward to a continued dialogue with the developer as the project evolves over the coming months.

Urban Design Elements, Street Grid



The proposed design extends existing streets, connecting to Pier 70 along several streets running north and south, with connections through to Dogpatch on 22nd and 23rd. Noting the goal of avoiding a project that “looks like Mission Bay” the Committee feels that the street grid is actually quite similar to that at Mission Bay with large unbroken blocks of buildings, following a predictable pattern, and open spaces that are more like boulevards than plazas.

In contrast, the street network at Pier 70 has been designed to provide sightlines to the waterfront, open

spaces and historic sites; with a variety of outdoor “rooms” that invite gathering; midblock passageways, and streets that don’t follow a simple grid. We would like to see the Power Station orient interior open spaces from north to south to take advantage of sunlight, and a better design to encourage passive uses, as well as opportunities for a variety of activities. A suggestion was made that the design for the Power Station be revamped to provide “neighborhoods within the neighborhood.”

The proposed design also fails to provide adequate vistas of the waterfront. The massing of buildings on the west side of the project, between Humboldt and 23rd Streets is especially problematic with sightlines to the Bay completely blocked by what some might characterize as a wall of buildings. We strongly encourage the developer to consider views from both the immediate street level and from Potrero Hill.

Height and Density

A number of neighbors have raised concerns that the proposed 300 foot tower would greatly diminish the iconic nature of the Stack. While we recognize that cost and the ability to provide a comprehensive package of community benefits are crucial to the success of the project, we would like to see the entire development brought closer to, and more complementary with, the height and density of Pier 70.

Open Space

The Committee feels that there should be more open space than currently proposed and that the street grid should be reimagined to provide more varied use and reduced shadowing. We would like to see less hardscape and more green space, particularly along the Bay. The committee echoed concerns expressed by the community that the 100 foot width of the bayside promenade is inadequate for an area that could provide a tremendous public benefit. Recognizing that the Stack Garden is still in preliminary design stages, it serves as the heart of the development and we hope that the final design will incorporate features and furnishings such as tables and chairs to encourage residents, workers and visitors to linger. If a childcare center is provided, we suggest that it take advantage of private open space, perhaps a courtyard or some other protected area, rather than one of the proposed public open spaces.

Affordable Housing

As with other projects we will be looking for maximized affordable housing, onsite and at all income levels. We note that Pier 70 offers 30 % and Mission Rock offers 40% affordability; we would anticipate that the project would provide an affordability percentage within these bookends.

Historic Preservation and Adaptive Reuse

We are very pleased with the plans for the Stack and Unit 3. However there is a cluster of early 20th Century historic brick buildings onsite that are all slated for demolition. They form a historic core, connected to the 19th century industries which began there: Dupont de Nemours powder plant, North’s shipyard, City Gas Works, and Western Sugar among them. They are all

that is left of the historic legacy of industrial development there and deserve the preservation and reuse Pier 70 buildings are receiving.

Specifically we would like to see a fragment of Station A preserved, perhaps as the cornerstone of a park. We also think that the Gate House and Machine Shop Office are worthy candidates for adaptive reuse. Additional candidates for adaptive reuse would be the Gas Meter Shop and Gas Compressor Building. The committee is fine with the concept of relocating the buildings onsite.

Finally we suggest that some materials from the old buildings be repurposed to help provide a sense of place and to honor the industrial past.

Land Use and Jobs/Housing Balance

We appreciated the proposal for 600,000 square feet of research & development. This is a use that is much less intensive than office, and we would be very supportive of a Life Sciences hub in exchange for the removal of the overlay in Dogpatch.

We did a cursory review of the housing and jobs numbers and are perturbed by the Planning Department's reliance on the 2002 Trip Generation and Employee Densities analysis. PDR is not the same as office, and most planners now consider office densities to be twice what they were in traditional settings 15 years ago. Reliance on the old standards will skew the jobs numbers and result in inaccurate conclusions about the jobs/housing balance. A more current and realistic metric would reveal a larger number of jobs on the project site.

The environmental analysis for the project will also include housing numbers for the adjacent PG&E parcel, which comprises 27% of the total, but there are no guarantees that PG&E will develop the site for residential use in the foreseeable future. If not developed, the ratio of jobs to housing will be even higher, exacerbating the local and regional imbalances in the growth of jobs versus the growth of housing.

The committee requests that Associate Capital determine how it can further prioritize residential over office in the next iteration of the project.

Transportation Demand Management (TDM) Plan

We understand that there are plans for a private shuttle service. We urge the developer to coordinate with Pier 70 and Mission Bay to provide a single comprehensive service.

One of the most effective ways to reduce reliance on private vehicles is to limit the amount of onsite parking. 2622 parking places will result in a dramatic increase in neighborhood traffic and related impacts. It is also quite expensive to build. We'd much rather see resources going towards community benefits.

August 23, 2018

I am very concerned about the density proposed by the developer of the Power Plant site; if built this is definitely going to be "significant urbanization" of a scale that I believe is incompatible with the infrastructure that is proposed and with the neighborhood itself.

The character of the future of the City is at stake, that is to say our quality of life. That's why it's so important to be clear headed about the effects of projects like this one. "Is the City willing to address the consequences of such a dense development at this site?" With the hospital, the Warrior's Arena and Pier 70 so near I think we are headed for real trouble if major improvements are not made to the infrastructure prior to development at this site.

When compared with the City of San Francisco, the Power Plant project would be about double the average density of the City of San Francisco. With a proposed density of +/- 10,000 people (by the way that is inadequately calculated using old standards) over 20 acres that means a density of 32,000 people per square mile. The current City population per square mile is about 18,580. If we include visitors and shoppers at the Power Plant site the population is going to be even higher. The ten thousand persons that the developer envisions could easily turn into twelve thousand.

As a comparison I would like to point out that the Bronx in New York City is very close to having the same density as proposed by the developer here, with a population density of 32,906 people per square mile. Of course, the Bronx has a large and highly developed infrastructure with subway transportation at its disposal, many schools, parks, shopping, hospitals and many other facilities that enable it to sustain itself.

I know that it's difficult to grasp the density issue, but for a moment let's consider this. The city of San Francisco covers an area of 47 square miles. That would mean that if it were all populated at a density of 32,000 people per square mile we would have a city of over 1.5 million inhabitants. That is almost double our current population of about 870,887. Can any of us really imagine what the City would be like with that many people here? I can tell you that it would not be the City that I know and love.

The developer stated the other day that the Power Plant Project would be 1.3 times the density of the Pier 70 development. I'd like to see it match the density of the Pier 70 project. That would mean +/- 7,700 people at the site instead of +10,000. That is a 23% reduction in population for the project. The benefits of such a reduction seem obvious: more open space, less street traffic, less strain on transportation, and the possibility of saving historic structures. The Power Plant Project would be a more pleasant place in which to live, and would more easily blend with the surrounding neighborhood.

My numbers came from Wikipedia, the City Mayors Directories, and Governing magazine: State and local government news for America's leaders.

Phil Anasovich

D. Ganetsos

Ganetsos, Dori (CPC)

From: Marvis Phillips <marvisphillips@gmail.com>
Sent: Wednesday, August 15, 2018 12:37 AM
To: Ganetsos, Dori (CPC)
Cc: info@prcaf.org
Subject: Record No. 2018-006786CUA - 170 9th Street

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: M-Files

Dear Dori,

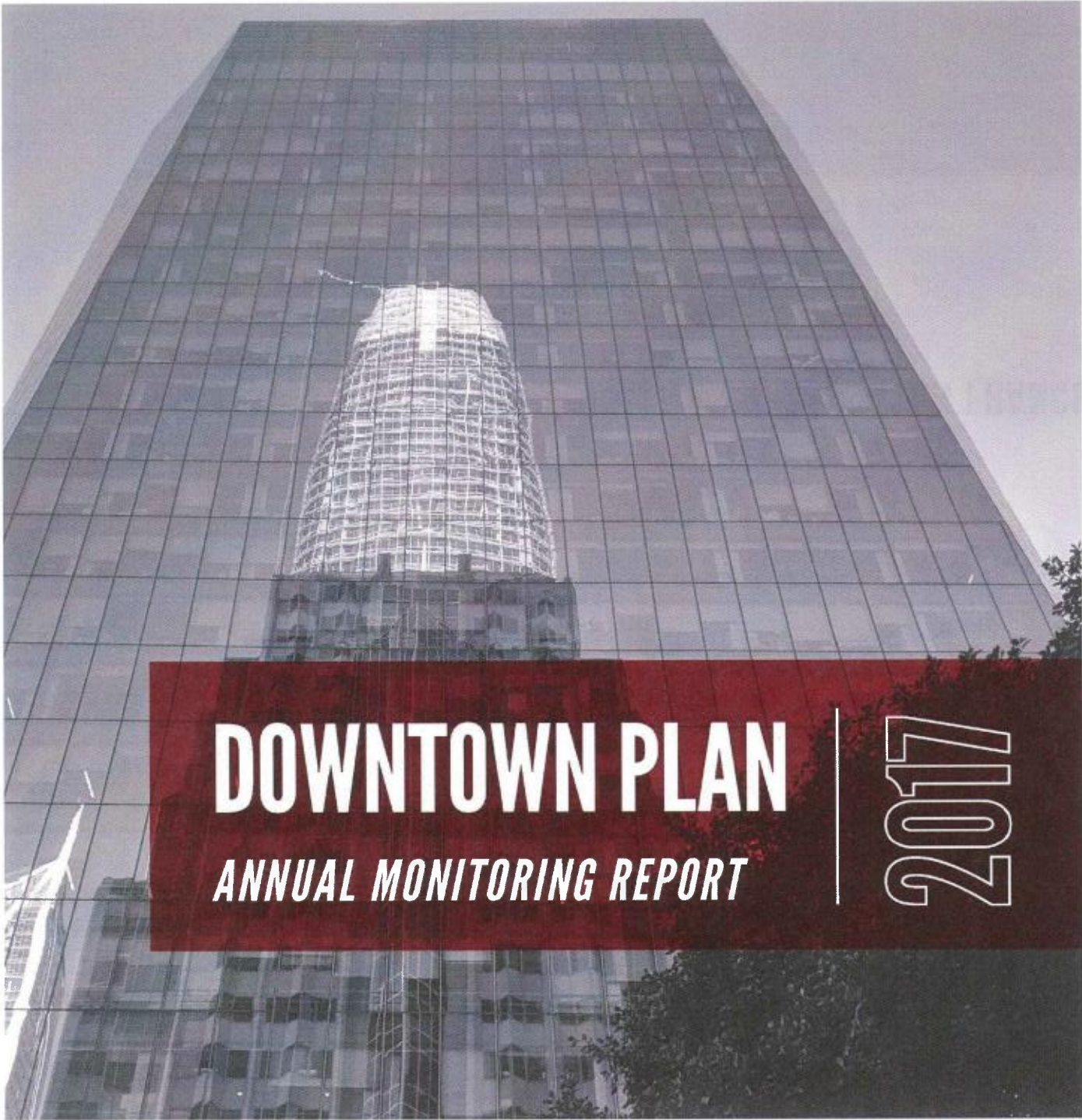
The District 6 Community Planners, are in support of the Conditional Use Authorization for the Project at 170 9th Street, requesting a "change of use" from industrial use to a Social Service Use (d.b.a. Postive Resource Center)mon the first thru the third floors, with a proposed gross floor area of 24,995 square feet. Enabling the Postive Resource Center to offer its integrated services such as: emergency financial assistance, case management of their Assisted Independent Living Program and Baker Supported Housing Program, computer training, legal advocacy, workforce development, and integrated health management services, to their clients and still be able to offer their employees some office space.

The D6CP shares their desire to offer a better service environment to the clients, by having all the services in the same place and not scattered all over.

So we of the District 6 Community Planners are in support of this project.

Sincerely,
Marvis J. Phillips
Board Chair
District 6 Community Planners

--
Marvis J. Phillips
Board Chair
District 6 Community Planners



DOWNTOWN PLAN
ANNUAL MONITORING REPORT

2017

Received at CPC Hearing 8/29/18
P. Hegoe



San Francisco
Planning

ABOUT THE DOWNTOWN PLAN MONITORING REPORT

Produced annually

- Data covers 2017 or FY16-17

Monitors:

- Commercial Space
- Employment
- Taxes and Revenue
- Building Activity
- Transportation
- Housing Production
- POPOS



2017 HIGHLIGHTS – COMMERCIAL SPACE

VACANCY AND RENTS

Office Vacancy



SEE TABLE 3 (P. 5)

Retail Vacancy



SEE TABLE 4 (P. 5)

Downtown Office Rent

\$71.02 / SQUARE FOOT **↑ 1%**

Hotel



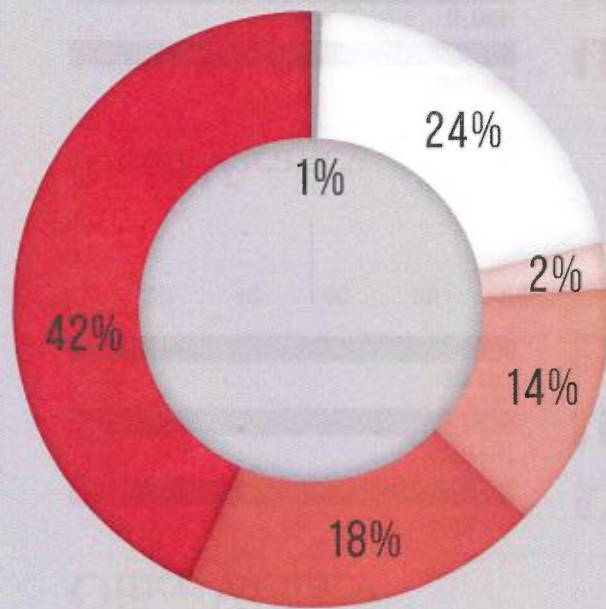
83%
OCCUPANCY

\$245
AVERAGE RATE / ROOM

SEE TABLE 5 (P. 5)

2017 HIGHLIGHTS – EMPLOYMENT

SAN FRANCISCO JOBS BY SECTOR, 2017



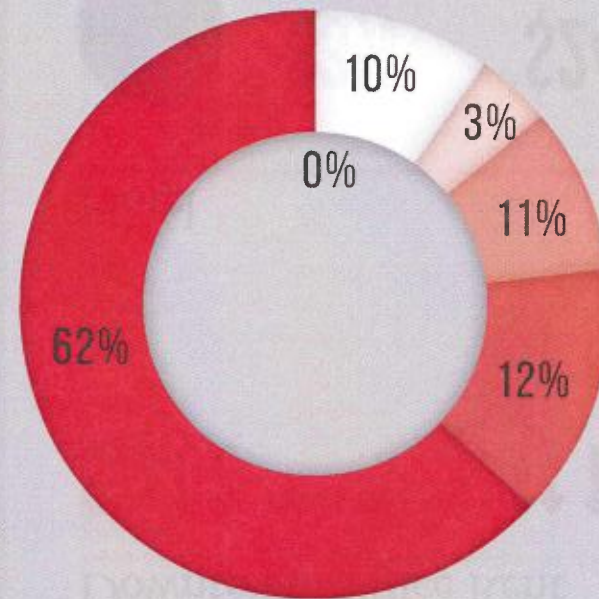
710,600

↑ 1%

2017

FROM 2016

DOWNTOWN C-3 JOBS BY SECTOR



288,000

↑ 3%

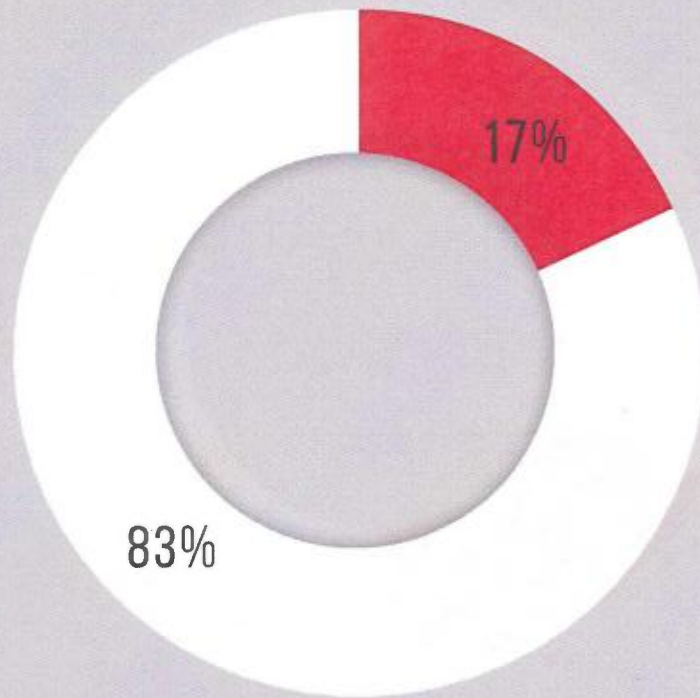
2017

FROM 2016



2017 HIGHLIGHTS – PIPELINE

OFFICE PIPELINE

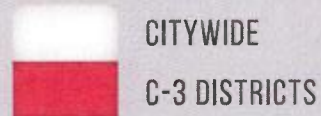


16.9 MILLION SF

CITYWIDE

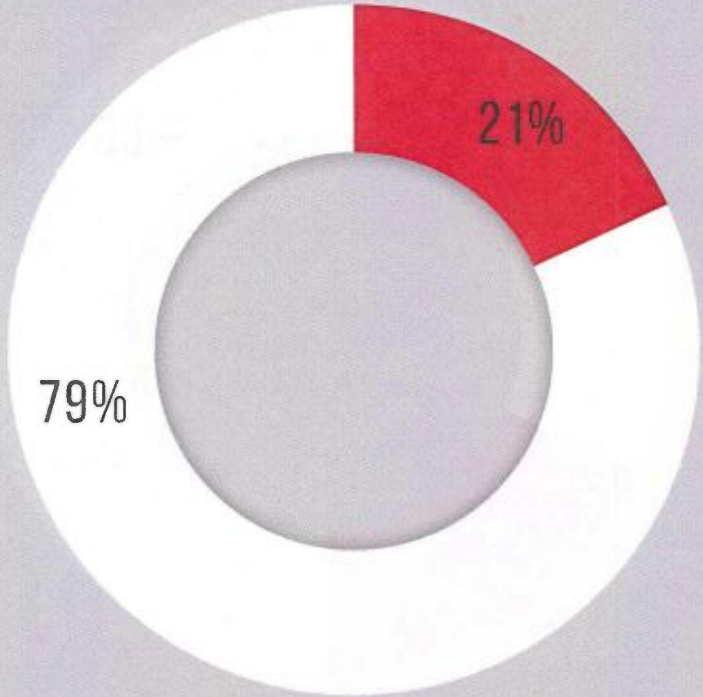
2.9 MILLION SF

DOWNTOWN



2017 HIGHLIGHTS – HOUSING PRODUCTION

HOUSING PRODUCTION, 2017

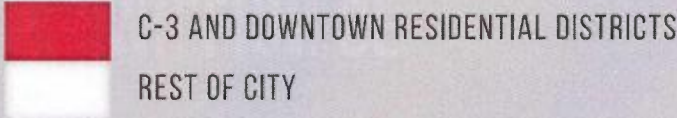


4,270 UNITS

CITYWIDE

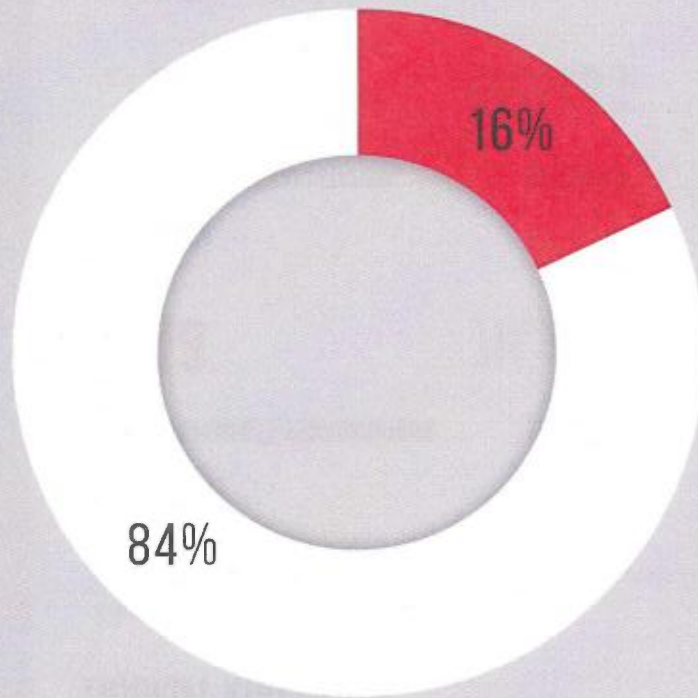
916 UNITS

DOWNTOWN



2017 HIGHLIGHTS – PIPELINE

HOUSING PIPELINE



65,250 UNITS

CITYWIDE

10,150 UNITS

DOWNTOWN



CITYWIDE

C-3 AND DTR DISTRICTS

2017 HIGHLIGHTS – TRANSPORTATION

TRANSIT RIDERSHIP

*Downtown Transit Boardings
(Average Weekday)*

Citywide



PEAK-PERIOD TO/FROM DOWNTOWN

SYSTEMWIDE

na

714,900 ▼ 2%



AT DOWNTOWN BART STATIONS

SYSTEMWIDE

147,300 ↑ 1%

423,400 ▼ 2%



AT 4TH & KING STATION

SYSTEMWIDE

14,800 ↑ 3%

62,200 ▼ 1%

SEE TABLE 17 (P. 11)

MODE SPLIT C-3 RESIDENTS

C-3 WORKERS

2016

Mode

2010

34%

TRANSIT

51%

20%

CAR

37%

3%

BIKE

2%

35%

WALK

7%

5%

WORK AT HOME

1%

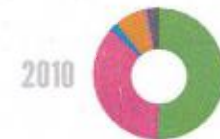
3%

OTHER

3%



2016



2010

2017 HIGHLIGHTS – POPOS



350 MISSION STREET

Credit: Cesar Rubio, SOM website
http://www.som.com/video/soldierstowers-case_study_art_installation_living_room_for_san_francisco

2018 PREVIEW

UNEMPLOYMENT

2.6% (JULY 2018)

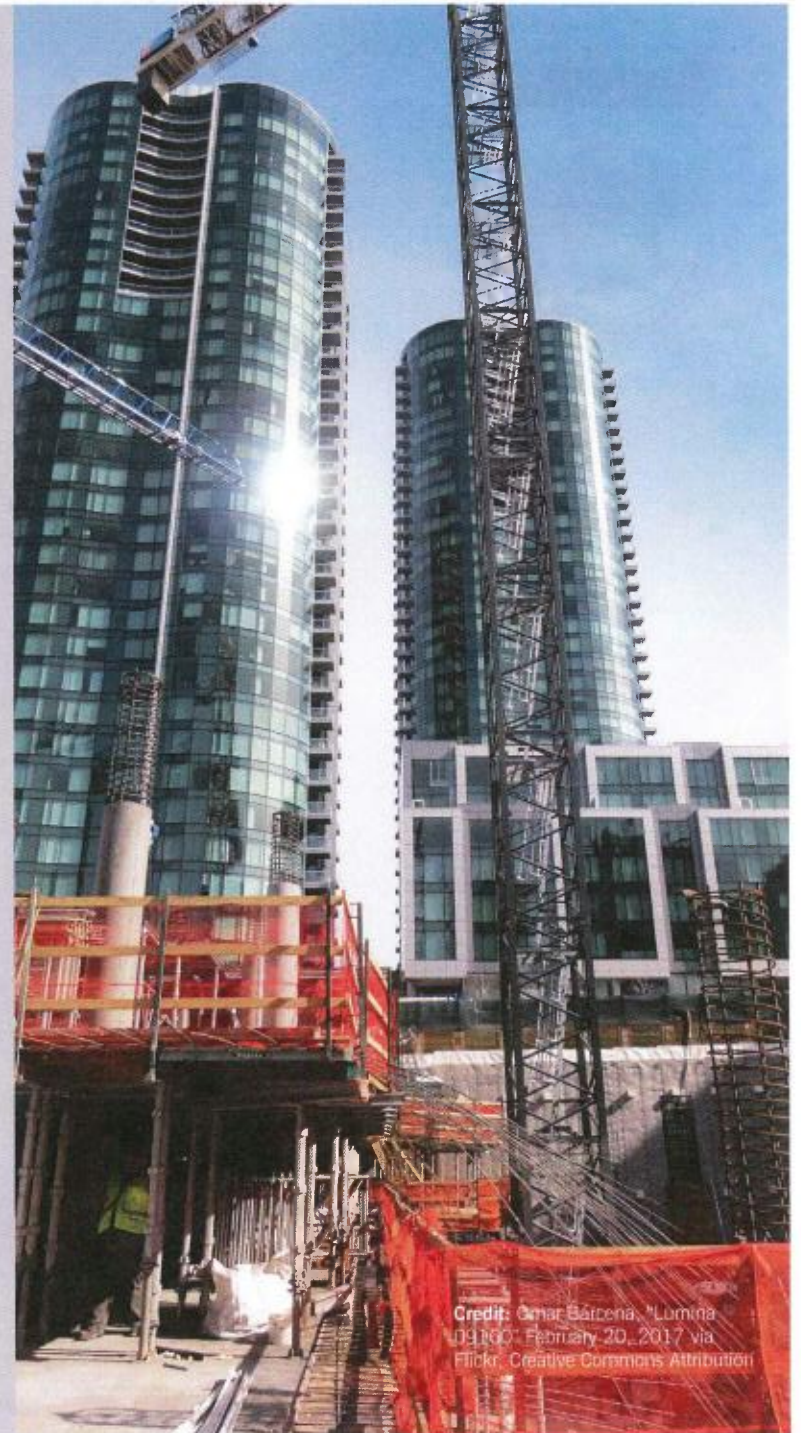
REPORT AND DATA AVAILABLE

PLANNING DEPARTMENT WEBSITE

SFPLANNING.ORG

DATA SF

DATASF.ORG





COMMENTS AND QUESTIONS

PAOLO.IKEZOE@SFGOV.ORG

415-575-9137

Credit: darwin Bell, "Human Structures" April 24, 2013 via Flickr, Creative Commons Attribution



**San Francisco
Planning**

FILE NO.

ORDINANCE NO.

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[General Plan - Downtown Area Plan Amendment for 1650, 1660, 1670 and 1680 Mission Street.]

Ordinance amending the San Francisco General Plan to revise Map 1 of the Downtown Area Plan to include 1650, 1660, 1670 and 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 009 and 010, in the C-3-G, Downtown General area; and making environmental findings, findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340.

NOTE: Additions are single-underline italics Times New Roman; deletions are ~~strike-through italics Times New Roman~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Environmental and Planning Code Findings.

(a) California Environmental Quality Act Findings. The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.), and the Board of Supervisors hereby affirms this determination. Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

(b) General Plan and Planning Code Findings.

(1) Under Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and

1 thereafter recommended for approval or rejection by the Board of Supervisors. On
2 _____, by Resolution No. _____, the Commission conducted a duly noticed public
3 hearing on the General Plan Amendment pursuant to Planning Code Section 340, and found
4 that the public necessity, convenience, and general welfare required the proposed General
5 Plan Amendment, and recommended it for approval to the Board of Supervisors. The Board
6 adopts these findings as its own. A copy of said resolution is on file with the Clerk of the
7 Board of Supervisors in File No. _____, and is incorporated herein by reference.

8 (2) On _____, the Planning Commission, in Resolution No. _____,
9 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
10 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
11 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
12 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

13
14 Section 2. The San Francisco General Plan is hereby amended by revising Map 1 of
15 the Downtown Area Plan to include 1650, 1660, 1670 and 1680 Mission Street, Assessor's
16 Block No. 3512, Lot Nos. 005, 006, 008, 009, and 010, within the C-3-G, Downtown General
17 area, as recommended to the Board of Supervisors by the Planning Commission in
18 Resolution No. _____, and directs the Planning Department to update the General Plan
19 to reflect these amendment.

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Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: 

ANDREA RUIZ-ESQUIDE
Deputy City Attorney

n:\land\as2018\9690391\01299674.doc



SAN FRANCISCO PLANNING DEPARTMENT

Received at CFC Hearing 8/23/18
R. Abad-Ocubillo

MEMO

DATE: August 23, 2018
TO: Planning Commission
CC: Historic Preservation Commission
FROM: Seung Yen Hong, Urban Designer/Planner (415) 575-9026
Robin Abad Ocubillo, Senior Planner (415) 575-9123
Pilar LaValley, Senior Preservation Planner (415) 575-9084
REVIEWED BY: Architectural Review Committee of the
Historic Preservation Commission
RE: Meeting Notes from August 15 ARC-HPC Hearing for the Central
Waterfront -Dogpatch Public Realm Plan

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The Central Waterfront-Dogpatch Public Realm Plan was brought before the Architectural Review Committee (ARC) on August 15, 2018 as an informational item. Planning Department staff has prepared a summary of the ARC comments from that meeting.

ARC COMMENTS

- Historic interpretation – The Committee encouraged inclusion of a recommendation for historic interpretation in public and private projects – including district, open space building or street projects – be added to the provisions of the Plan in order to celebrate, educate, and memorialize the historic resources within the Plan area.
- Pedestrian mobility – The Committee expressed support for proposed improvements for pedestrian mobility, recognizing the urgent need for sidewalk improvements in the project area.
- Ground floor design – Commissioner Hyland asked how the Plan addresses the design of ground floor facades as the streetwall and its architectural features play an important role in creating a public realm experience.
- Outreach
 - The Committee complimented the extent of outreach and engagement. Commissioner Hyland underscored the importance of public engagement and expressed interest in learning more about the project's outreach process and its innovative approach, including Neighborland, the online tool.
 - The Committee expressed interest in having future public realm plans come to HPC for informational briefing early in the plans' development.
- Historic resources map (Figure 2-6) and photo accuracy

8/1/2014
Historical - July 2014

- Commissioner Pearlman pointed out that the map does not accurately illustrate the historic status of each parcel in the plan area. Commissioner Pearlman also corrected a typo in one of the photo captions on page 19 of the Plan, from Illinois Street to 23rd Street.

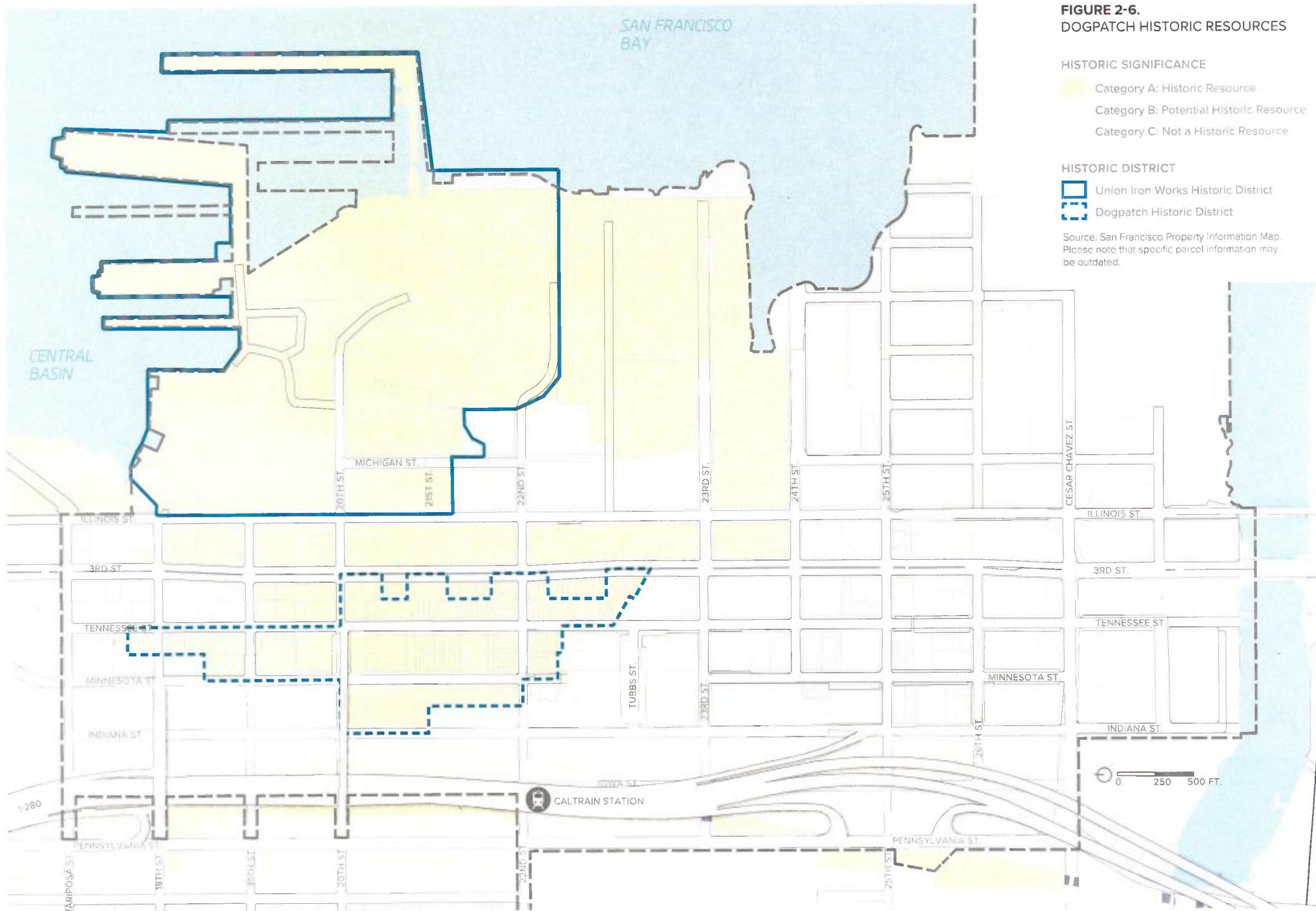


FIGURE 2-6.
DOGPATCH HISTORIC RESOURCES

HISTORIC SIGNIFICANCE

- Category A: Historic Resource
- Category B: Potential Historic Resource
- Category C: Not a Historic Resource

HISTORIC DISTRICT

- Union Iron Works Historic District
- Dogpatch Historic District

Source: San Francisco Property Information Map. Please note that specific parcel information may be outdated.

0 250 500 FT.



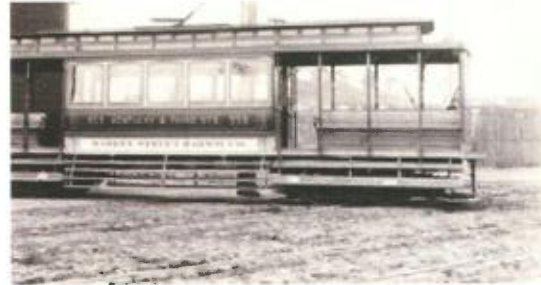
Potrero Point and Long Bridge, 1857



Union Iron Works, 1860s-1940



Irish Hill, 1890



The Third Street Rail, 1905



23rd Street, 1980s

INDUSTRIAL EXPANSION (1920s)

Union Iron Works became the largest employer in the area. The company was responsible for building ships for the government during WWI and WWII. At its height the company employed 18,500 people. Maritime industries were popularized at the turn of the century due to the area's deep water access.

INDUSTRIAL DECLINE (1960s)

As the importance of heavy industry waned across the United States, Dogpatch experienced significant decreases in residents and jobs. In addition to a decline in population and employment, the neighborhood suffered from repeated arson during this period.

REVITALIZATION (1980s - Now)

In the 1980s, new development and interest arose in Dogpatch due to the growing number of small creative firms and artists looking for spaces with affordable rents in San Francisco. This migration brought new interest into the region, resulting in an expansion of firms and residents.



77 Dow Place San Francisco CA 94107 t: 415.278.9909 f: 415.278.9919 HawthornePL.com

August 16, 2018

Esmeralda Jardines, Senior Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Proposed 297-room Hotel, 350 2nd Street
Planning Dept. Case No. 2018-000497CUAENX

Dear Ms. Jardines:

On behalf of Hawthorne Place Homeowner's Association (HPHOA), I hereby submit this letter of support for the proposed hotel project to be located at 350 2nd Street.

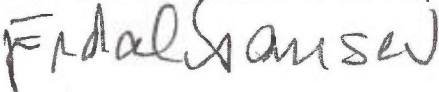
77 Dow Place (aka Hawthorne Place) is a residential condominium building immediately behind the subject property, located at the end of Dow Place.

We want to acknowledge the efforts on the part of the project's developer to work with us throughout the process (over one year) leading up to this point. When the project was initially presented to the community, we had a number of questions and concerns, including matters related to the overall scale of the project as well as logistical issues related to both the construction issues and the future operation of the hotel. The main issues were their height and bulk, thrash removal operation, sound from fans, traffic on narrow Dow Alley.

The developer acknowledged our concerns and worked with us to address these issues, in certain instances making significant modifications to the project. We now have a signed Memorandum of Understanding in place. Therefore we are now confident that the hotel will be a good neighbor and a positive addition to the community. Please feel free to contact us if you have any questions.

Sincerely,

Hawthorne Place Homeowner's Association (HP HOA)

By: 

Name: Erdal (Ed) Tansev
Title: President of HP HOA



August 16, 2018

Esmeralda Jardines, Senior Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Sincerely,

Hawthorne Place Homeowner's Association (HP HOA)

By:

Name: Erdal (Ed) Tansev
Title: President of HP HOA



631 Folsom Street Owners Association

Esmeralda Jardines, Senior Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

August 23, 2018

RE: Proposed 297-room Hotel
350 2nd Street
Planning Dept. Case No. 2018-000497

Dear Ms. Jardines:

On behalf of 631 Folsom Street Homeowner's Association and Central SOMA Neighbors, we hereby submit this letter of support for the proposed hotel project to be located at 350 2nd Street as per Planning Dept. Case 2018-000497PRJ plans submitted July 20, 2018.

631 Folsom Street (aka Blu Condominium) is a residential condominium building immediately adjacent to the subject property. Central SOMA Neighbors represents a number of residents and businesses located in the neighborhood surrounding the property.

We believe that the proposed hotel is a good use for the site as a replacement for the existing surface parking lot. The hotel will create both construction and ongoing hospitality jobs, and will provide new hotel rooms to support the recent expansion of the Convention Center as well as the City's overall tourism industry.

We appreciate and want to acknowledge the efforts on the part of the project's developer to work with us throughout the process leading up to this point. When the project was initially presented to the community, we had a number of questions and concerns, including matters related to the overall scale of the project as well as logistical issues related to both the construction and the future operation of the hotel. The developer acknowledged our concerns and worked closely with us to address all of these issues, in certain instances making significant modifications to the project. We are now confident that the hotel will be a very good neighbor and a positive addition to the community.

Please feel free to contact us if you have any questions.

Sincerely,

631 Folsom Street Homeowner's Association

By:

Name:

Title:

Regina Cariaga
President

Central SOMA Neighbors

By:

Name:

Title:

Jonathan Berk
President

Professionally Managed by:
Action Property Management
631 Folsom Street
San Francisco, CA 94107

Jardines, Esmeralda (CPC)

From: Marvis Phillips <marvisphillips@gmail.com>
Sent: Friday, August 17, 2018 1:19 AM
To: Jardines, Esmeralda (CPC)
Cc: mloper@reubenlaw.com
Subject: Record No. 2018-000497CUAENX - 350 2nd Street

Dear Esmeralda,

Thank you for the Environmental Documents, and the Geo-Tech Reprot on this project.

With these documents I am able to understand better this project, if the project developer follow's the recommendations of the Geo-tech report for the below grade foundation work and Parking Level, construction, then this is a large plus. I also don't feel as many concerns as I had before reading the documents, I am encouraged by the creation of a Podium/Tower concept to off-set the height, as I am seeing this concept in other SOMA projects, which is a good thing.

I do have some concerns of the shadows on the area east of the project site across 2nd Street, I am not one that favors shadowing "Open Space" but with the already existing shadow from neighboring buildings, and ones down the pike west of this site, I have to assume that sooner or later it's going to happen anyway, but I don't like it.

With all this said, as the Board Chair of the District 6 Community Planners, I am in support of this project getting approved and built in the South of Market Community.

Sincerely,

Marvis J. Phillips
Board Chair
District 6 Community Planners

--
Marvis J. Phillips
Board Chair
District 6 Community Planners



631 Folsom Street Owners Association

Esmeralda Jardines, Senior Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

August 23, 2018

RE: Proposed 297-room Hotel
350 2nd Street
Planning Dept. Case No. 2018-000497

Dear Ms. Jardines:

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Please feel free to contact us if you have any questions.

Sincerely,

631 Folsom Street Homeowner's Association

By:

Name:

Title:

Regina Cariaga
President

Central SOMA Neighbors

By:

Name:

Title:

Jonathan Berk
President

Professionally Managed by:
Action Property Management
631 Folsom Street
San Francisco, CA 94107

August 22, 2018

Esmeralda Jardines, Senior Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
esmeralda.jardines@sfgov.org

RE: Proposed 297-room Hotel
350 2nd Street
Planning Dept. Case No. 2018-000497

Dear Ms. Jardines,

On behalf of the Good Jobs 4 All Collaborative, we are submitting this letter in support of the proposed hotel project at 350 2nd St. As a coalition of local community groups including Jobs With Justice San Francisco Community.Labor.Organizing.Unifying.Together (sfCLOUT), and South of Market Community Action Network (SOMCAN), we are interested in ensuring that projects such as this provide quality employment and training opportunities to local and disadvantaged potential employees.

Accordingly, we have entered into an agreement with KCG SF Hotel, LLC, the developer of the project, that:

- Builds a partnership between our community organizations and the developer to meet the aforementioned objective
- Enhances implementation and requirements of the City's standard First Source agreement
- Provides financial support for local workforce development systems

We have met with KCG on a regular and consistent basis over the past few months and they have worked diligently with us to craft a detailed agreement that we believe will help us achieve our objectives and can serve as a model for future agreements in connection with similar projects.

Accordingly, we support this project for its creation of good quality jobs in support of disadvantaged groups within the City of San Francisco.

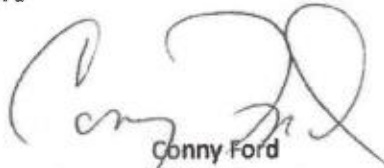
Please feel free to contact me if you have further questions.

Sincerely,

Good Jobs 4 All Collaborative



Angelica Cabande
SOMCAN



Conny Ford
sfCLOUT



Tracey Brieger
Jobs with Justice SF

E. Samson



May 11, 2018

Mr. John Rahaim & Planning Commissioners
1600 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2750 19th Street – The Fitzgerald Development

Dear Mr. Rahaim and Planning Commissioners,

We are the two owners of J.F. Fitzgerald Co. Inc, which is a family business that currently operates at 2750 19th Street. The J.F. Fitzgerald Co. was started in 1953 by our father and his uncle.

We have worked closely with MT Ventures - the group developing the site where we are currently located. Through negotiations with MT Ventures we have signed a MOU that covers a 20 year lease term that allows us to remain in the ground floor of the new development's 10,000sf PDR space.

MT Ventures will cover any moving costs and will help us relocate into a temporary space during construction of the project. Once the new development is completed, they will cover the costs of the relocation back into the new space. We have reviewed the 10,000sf PDR plans in detail to ensure our operations will work in the new space with residents above.

We are thrilled to stay in the neighborhood and in the new development that will named The Fitzgerald after our family business. We have always been proud to own and run a business in San Francisco.

Many thanks,

Michael Willin

Handwritten signature of Michael Willin in cursive.

Jamie Willin

Handwritten signature of Jamie Willin in cursive.



May 25, 2018

Mr. John Rahaim
Planning Director, City and County of San Francisco
1600 Mission Street, Suite 400
San Francisco, CA 94103

RE: The Fitzgerald Development
2750 19th Street, San Francisco, CA

Dear Mr. Rahaim,

My name is Mary Pat Moylan and I am one of the owners of the 2750 19th St. property and the Office Manager for J.F. Fitzgerald Co. Inc, which is an old family business owned by my two brothers. I am writing to you to give you some background on our family business,

J.F. Fitzgerald Co was started in 1953 when my father and his uncle bought the upholstery/drapery department of WJ Sloane. Together they started what is now a high-end, trade only custom furniture manufacturer. Our pieces of furniture reside in houses all over the world.

The company has moved several different times in its early years, eventually finding a place at 2800 20th St. (the Pacific Felt Building). We stayed there until 1984 when Pacific Felt closed their doors and sold to developers. My father was lucky enough to purchase 2750 19 St., where we have been since.

My uncle passed away in 1976 and my father in 1995, leaving the business to my two brothers and the land to myself and my sisters. My sisters and I decided to sell the land and my brothers wanted to continue to operate the business at another location. However, we are now excited our family business will be able to continue to operate the business in the new development. The business has always been a small business, never larger than 24 employees. We currently have 15 employees. There are 15 non-family workers and 5 family members working for the business who are all aware of the development, the temp relocation, and moving into the new developments ground floor.

Thank you for your time in reading this letter and I hope it will help you understand where we are as a family run business.

Sincerely,

A handwritten signature in black ink that reads "Mary Pat Moylan". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Mary Pat Moylan

SFUSD

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

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

As a representative of San Francisco Unified School District (SFUSD), I am writing to support the Community Benefits package associated with the proposed mixed-use residential development at 2750 19th Street.

As Supervisor of College & Career Readiness, with Career Pathways at both Mission and John O'Connell (JOC) High Schools, we are committed to working with the project's Development Team in the final design and implementation of the sponsor's innovative Community Benefits package that focuses on long-term partnerships and responds to the Mission Action Plan 2020.

We are impressed that Sponsor has committed to the following:

- **Mission High School: *Architecture, Engineering and Construction Collaborate with Mission HS*** and our office to create a 3-year partnership that provides access, exposure, and opportunity to students to gain awareness of, and experience in, the real estate development process, with a targeted focus on community-based real estate development. Specifically, the program will provide 30+ guest speakers, current industry-aligned curriculum, project tours, real world project-based learning, and job shadowing for a cohort of 20 student with approx. 300+ hours committed to local students.

- **John O'Connell High School: *Design/Build Collaborate with JOC's Architecture and Construction Program***, enhance the current after-school Design/Build class for participating students (Sophomore thru Seniors, across the district). As planned, the class will support metal/welding technical skills the design-build of bike racks serving the community, as part of the development. As well, additional design-build scope may include: public benches, tables/chairs, green walls, etc, reinforcing the wood/carpentry curriculum already implement in this program. The partnership will begin with a one-year pilot with the goal of expanding both longitudinally and in depth of design-build curriculum and local industry connection.

- **John O'Connell High School: *Electronics Collaborate with JOC's Electronics Program***, in partnership with the Development Team, this innovative program will work to maximize real-world access/exposure to students (Sophomore thru Seniors at JOC) covering "electrical" construction (and design) scopes. For example, the partnership will provide access and exposure to career and internship opportunities (e.g., 9910 City Department internships, Bayworks, USGBC, SFPUC/SSIP Water Treatment Operators, Stationary Engineers, etc.). The program is structured as a one-year pilot program with the goals to expand to three years and to include more educational and career development opportunities.

The Community Benefits partnerships created for the development represents both innovation and intentionality, and is aligned with our Department goals and the SFUSD's Vision2025 of providing Individualized College & Career Pathways. We continue to be in support of this partnership; please contact me with any questions.

Sincerely,


Emily Van Dyke

San Francisco Unified School District
Supervisor of Career Technical Education
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The Fitzgerald. Community Benefits Program. Partnership with MHS.

Mark X. Dacquisto <dacquistom@sfusd.edu>

Fri, Aug 17, 2018 at 12:39 PM

To: Monica Wilson <vectis.bayarea@gmail.com>, Eric Guthertz <guthertze@sfusd.edu>, Pirette McKamey <mckameyp@sfusd.edu>, Dayna Soares <soaresd@sfusd.edu>

Cc: JW Victor <jvictor@alignrealestate.com>, Jessie Stuart <jstuart@alignrealestate.com>, "Valerie M. Forero" <forerov@sfusd.edu>

Hello team,

I want to introduce everyone to Dayna Soares, our teacher at Mission who will be leading the Construction Management advisory. We have about 10 kids who have already been apart of the ACE mentorship program. We will recruit a few more students as the year starts.

School starts Monday and the class will first meet on Tuesday.

Can we please try to have a check in, in some form over the next two weeks?

Exciting stuff!

Mark

[Quoted text hidden]



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

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

As a representative of Youth Art Exchange, I am writing to share how our youth community would be engaged through the Community Benefits package associated with the proposed mixed-use residential development at 2750 19th Street. Youth Art Exchange partners with John O'Connell High School to deliver intensive after school architecture classes to San Francisco public high school students. The architecture program, led by professional architects, engages youth in designing and building structures and spaces across San Francisco. YAX's young architects work on real-world projects from concept to construction, working with clients, community organizations, and the city. We have designed and built public projects including 3 parklets, a living innovation zone, and large scale temporary installations throughout the city.

Our mission is to *spark a shared creative practice between professional artists and public high school students, furthering youth as thinkers, leaders, and artists in San Francisco*. We are committed to serving public high school students, with a focus on low-income students and students of color, through free, accessible, high quality and relevant learning. YAX engages youth at the intersection of the arts and youth development, and our mission demonstrates our dedication to building a creative community of youth leaders from around the city. We create opportunities for students to gain professional arts, leadership, and career-readiness skills through work on public art projects.

By focusing our services on public high school students as our primary constituency, our diverse and motivated youth represent those in San Francisco that are often among the most underrepresented and historically underserved. The majority of our students qualify for free/reduced lunch (83%) and represent 7 different first languages. Our student population is comprised of 33% Latinx, 30% Asian American, 12% Black, 10% Multiracial, 11% White, and 4% other. Approximately 15% of youth identify as LGBTQ, and youth participants self-identify as 57% Female, 41% Male, and 2% Trans. Many youth are English language learners and recent immigrants.

The sponsor has proposed a partnership with our architecture program that would enhance the experience that the youth have through the architecture program. Participating youth would gain exposure to the commercial design and build world, and partner to develop small scale projects that may include bike racks, public benches, tables/chairs, green walls, etc. during the first year with potential to expand the scope and partnership subsequently. The Community Benefits partnerships created for the development represents an inventive way the sponsor has committed to giving back to the local community public high school students.

Together in art,

A handwritten signature in black ink, appearing to read 'Reed Davaz McGowan', written in a cursive style.

Reed Davaz McGowan, Youth Art Exchange
reed@youthartexchange.org | (415) 574-8137



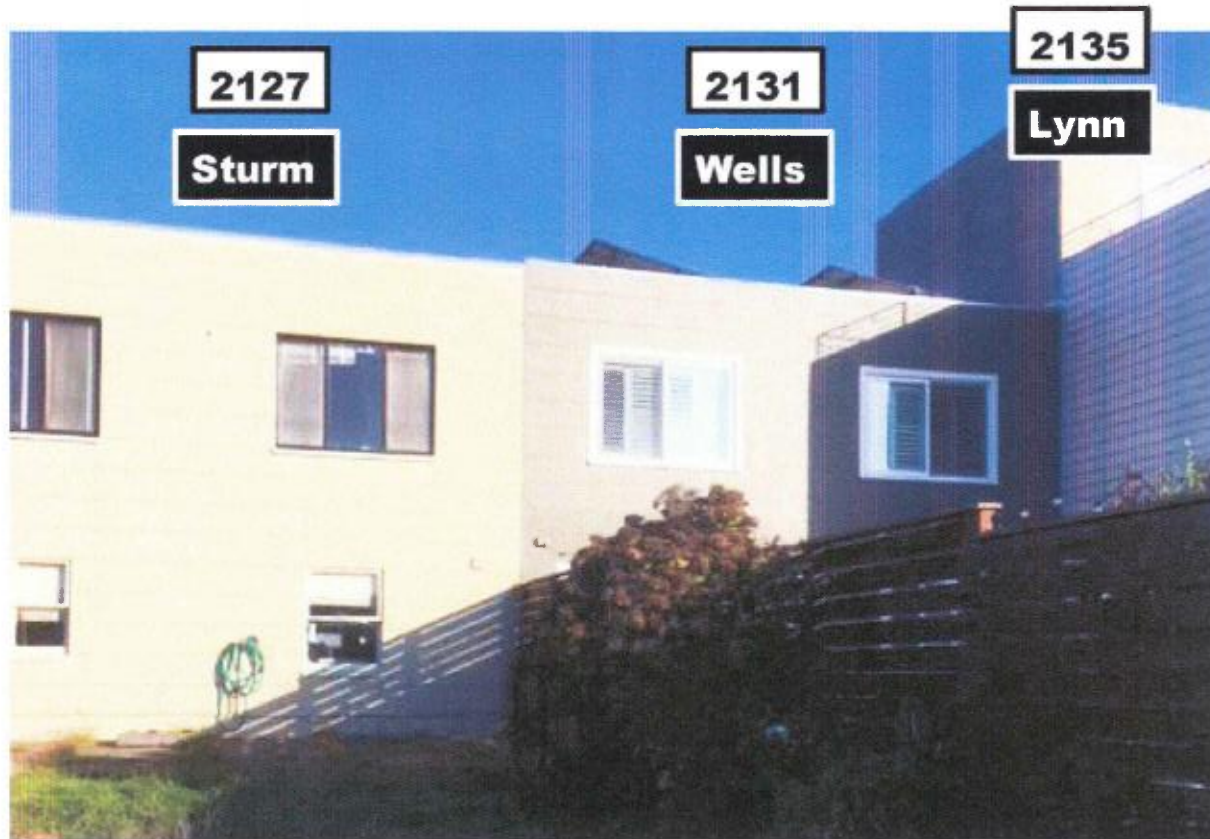
Sunset District

“Spacious and **sunny** rooms”

“ ... priced unbelievably low.”

Here's 'real living' Doelger style! **Smart design ... thorough planning...** moderate cost

SF Chronicle Ads, 1941, 1942, 1949



2127

Sturm

2131

Wells

2135

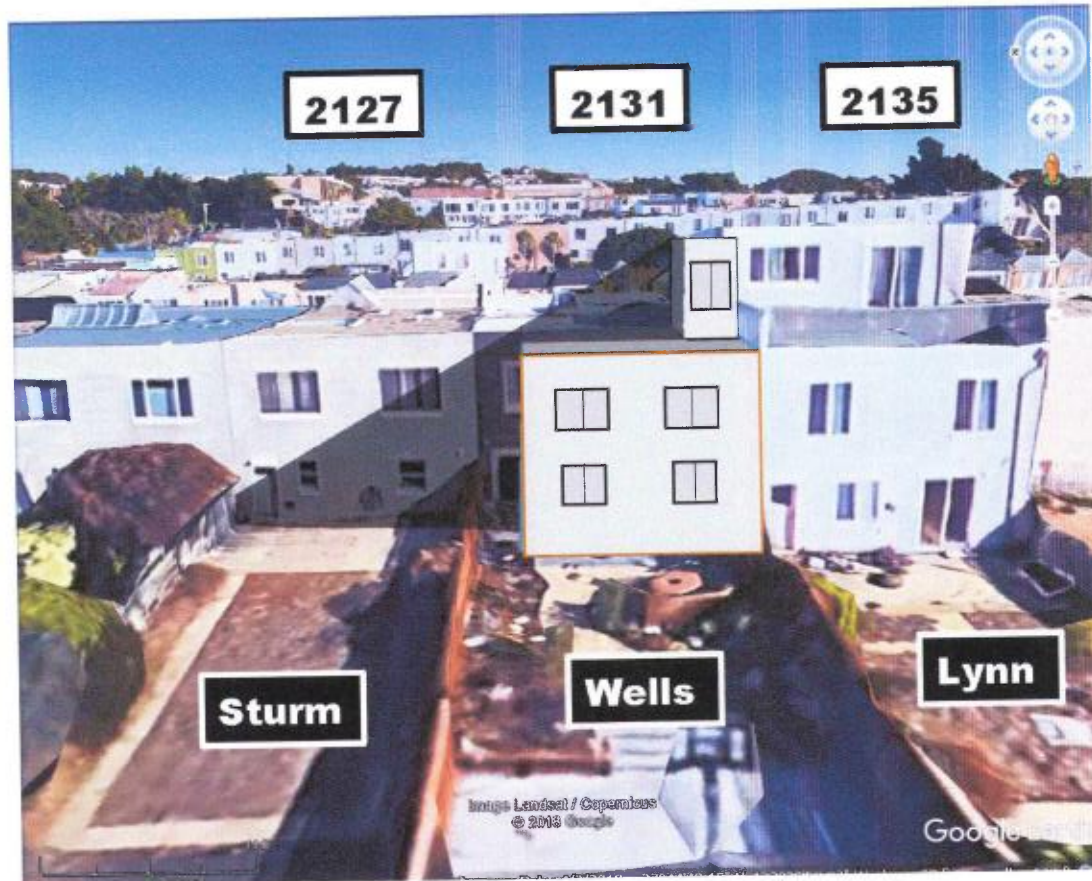
Lynn

EXISTING CONDITIONS
Looking East on January 20, 2018



EXISTING CONDITIONS

Looking East on September 1, 2017



WITH PROPOSED 2-STORY REAR YARD ADDITION

CONCERNS & IMPACTS

- **Loss of Sunlight**
- **Boxed in & Cut off from Mid-Block Open Space**
- **Loss of Solar Heating**
- **Reduced Property Value**

RESIDENTIAL DESIGN GUIDELINES

RDG, Building Scale and Form, Pg. 23

Design the scale of the building to be compatible with the height and depth of surrounding buildings...

... in order to preserve neighborhood character.

2-Story Homes

Expansive Mid-block Open Space



Front & Back Flush Exterior Faces

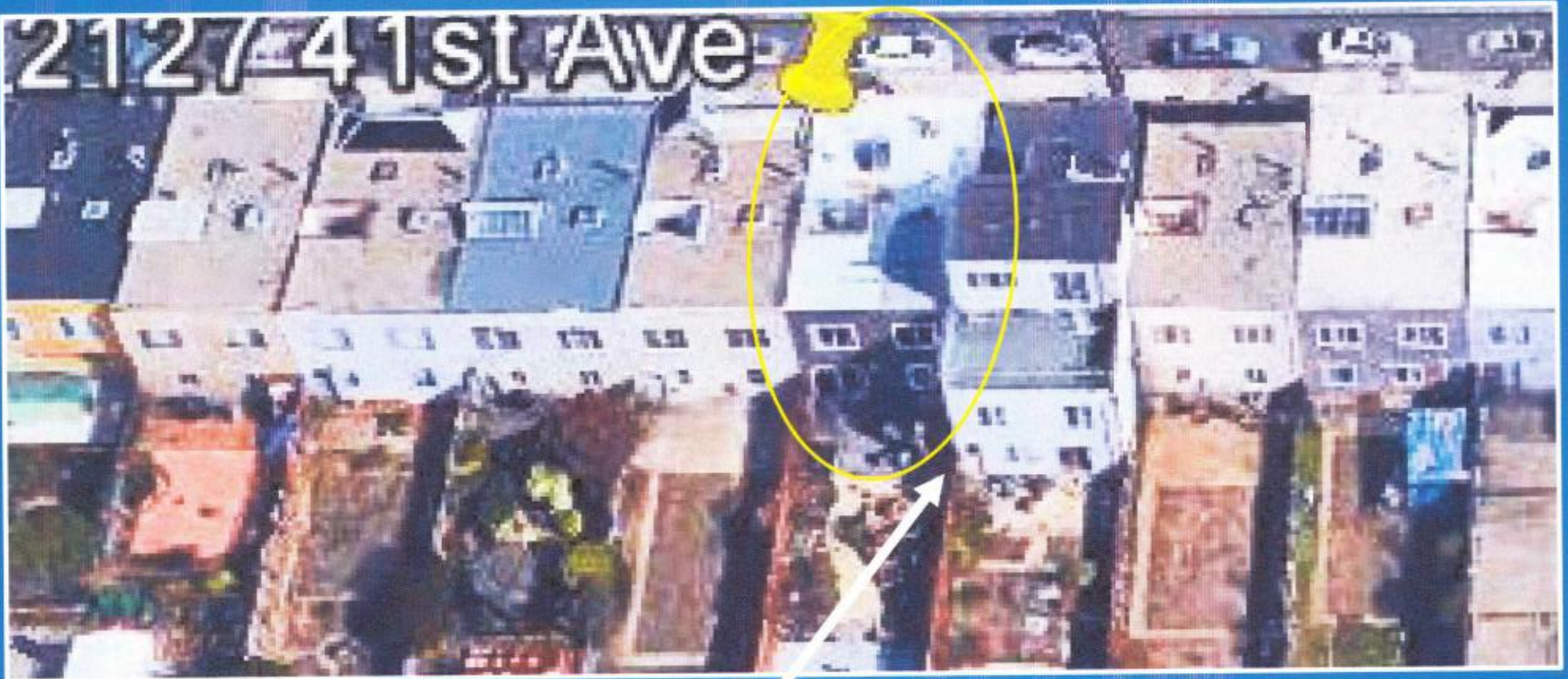
No Exterior Side Walls

Neighborhood Character

2131 41st Ave

2135 41st Ave

2127 41st Ave



Addition extends 16 ft into rear yard

RDG, Building Scale and Form, Pg. 26

“...building expansions into the rear yard may not be appropriate if they are **uncharacteristically deep or tall** ...”

An out-of-scale rear yard addition can leave surrounding residents feeling **“boxed-in”** and **cut-off from the mid-block open space.**



Looking Southwest from Sturm's Master Bedroom



Looking Southwest from the Sturm's Master Bedroom with Proposed 2-Story Rear Yard Addition

RDG, Building Scale and Form, Pg. 27



A **two-story addition** with a pitched roof lessens the impacts of the addition



This addition ... is set back at the **second floor...**

3-Story Neighborhood → 2-Story Rear Yard Addition

RDG, Building Scale and Form, Pg. 27



... the addition is **substantially out scale** with surrounding buildings...

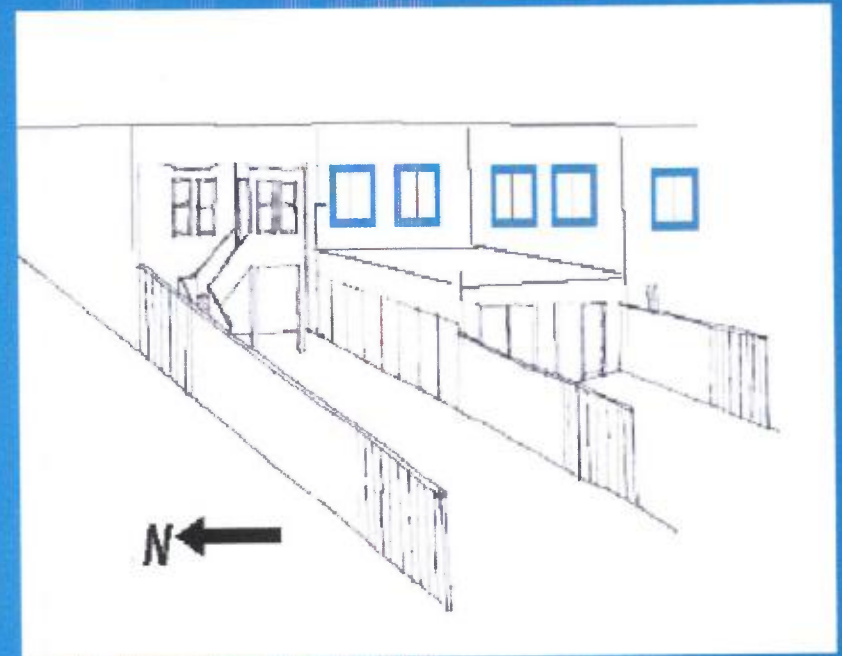


... the addition has been scaled back to **two stories**

3-Story Neighborhood → 2-Story Rear Yard Addition



... the addition is **substantially out of scale** with surrounding buildings...



... the addition has been scaled back to **one story**

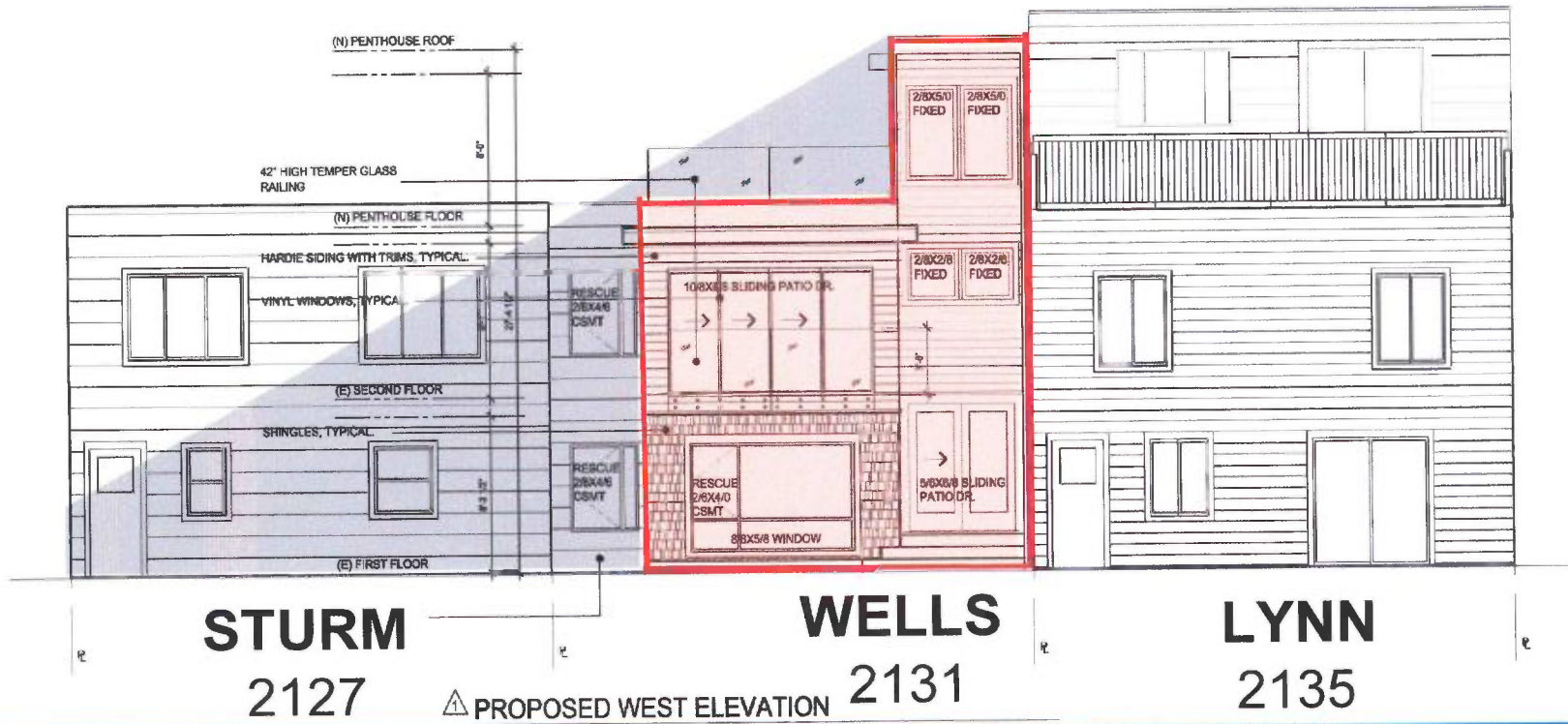
2-Story Neighborhood → 1-Story Rear Yard Addition

As shown on RDG, Pg. 27, All recommended rear yard addition designs are **2 stories in a 3 story neighborhood.**

3 story neighborhood → 2 story rear yard addition

2 story neighborhood → 1 story rear yard addition

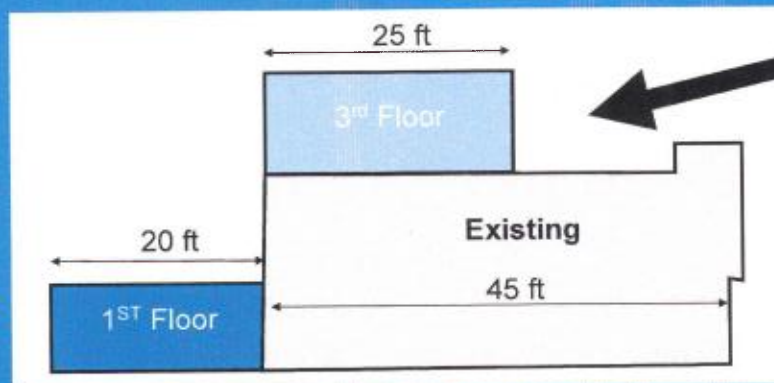
MAY 2018



PROPOSED ALTERNATIVE



West Elevation



3RD STORY ON EXISTING STRUCTURE

1-STORY REAR YARD ADDITION

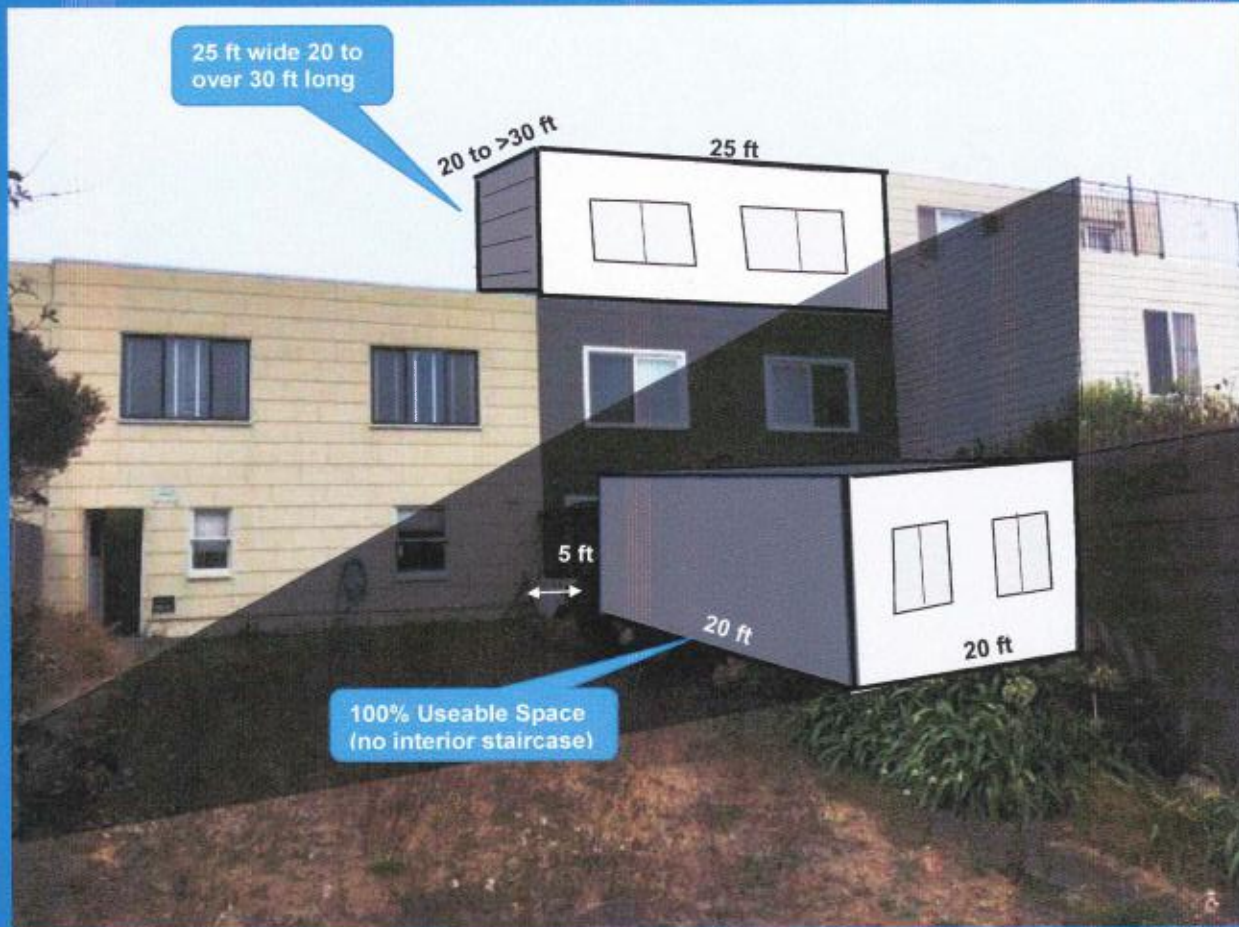


Section A-A

PROPOSED ALTERNATIVE



CURRENT DESIGN – 2 Story Rear Yard Addition



PROPOSED ALTERNATIVE – 1ST Story and 3rd Story