



SAN FRANCISCO PLANNING DEPARTMENT

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Addendum to Negative Declaration

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Case No.: 2017-009220ENV
Project Title: Public Works - JCDeCaux Kiosk & Automatic Toilet Replacement Project
Block/Lot: N/A
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REMARKS

Background

A final negative declaration (case number 93.504E) for the San Francisco public toilet and advertising kiosk program was adopted and issued on December 16, 1993. The project analyzed in the final negative declaration (FND) was for the initial installment of approximately 27 freestanding public toilets and about 120 freestanding advertising/public service kiosks concentrated in the downtown financial and retail shopping areas, and along Market Street to Upper Market; with fewer toilets and kiosks in the Civic Center area and along Van Ness Avenue; along Columbus Avenue; in the Fisherman's Wharf/Pier 39 area; and several neighborhood locations. The 1993 FND also analyzed up to an additional 23 toilets and 105 kiosks to be provided in future installations throughout San Francisco, totaling about 50 toilets and 225 kiosks, respectively. A private company (JCDeCaux) under contract to the city provided and maintained the toilet facilities and kiosks in exchange for kiosk advertising revenues. All facilities were located on sidewalks and other public properties.

The existing public toilets are self-cleaning, handicapped accessible, and connected directly to city sewer, water and electrical lines. The existing toilets are 10 feet in height, and 12 feet by 7 feet in floor area. The advertising/public service kiosks are cylindrical in shape, about 14 to 17 feet in height (depending on the roof design), about 5 to 6 feet in diameter, and have three illuminated vertical panels about 12 feet tall. Approximately 65 of the kiosks open to contain newsstands and replaced existing sidewalk newsstand structures. Following approval of the project, 25 toilets and 114 kiosks were installed throughout the city. Sixty-nine of the constructed kiosks were designed to contain newsstands. Additionally, the analyzed future installation of 23 toilets and 105 kiosks did not occur.

Proposed Revisions to Project

Subsequent to the issuance of the FND, the proposed project has been modified to involve the proposed removal and replacement of the existing 25 toilets and 114 kiosks with new facilities with a modern design. The proposed public toilets would use the existing utility connections to city sewer, water, and electrical lines constructed when the original toilets were installed.

The modified project would replace the kiosks and toilets in the same locations as the existing facilities (with the exception of three locations), and these toilets and kiosks would generally be similar configuration. Of the 25 existing toilets, 12 proposed replacements would be expanded from single-stall toilets to double-stall toilets. The specific locations of the double-stall toilets are provided in Appendix A. The proposed single toilets would be approximately 14 feet in height, and 13 feet by 9 feet in floor area. The proposed double toilets would be approximately 14 feet in height, and 18 feet by 9 feet in floor area. The proposed kiosks would range from 14 to 17 feet in height and would have a diameter of five-to-six feet.

The proposed new toilets would be installed in the existing locations of the original facilities with the exception of three locations that would be slightly adjusted as follows. The existing toilet located at the intersection of Embarcadero and Harrison Street would be moved from its current location to a new location no more than 40 feet south of the existing location on the Embarcadero seawall in order to provide access to the proposed new fireboat station at Pier 22-1/2. The existing toilet at Larkin and Myrtle Streets near a bulbout at Sgt. Macaulay Park would be replaced by a new toilet near the new fence of the playground. Finally, the toilet at Civic Center Plaza at Grove and Larkin Streets would be replaced by a new one about 20 feet from the existing toilet location to accommodate the new café kiosk. On these three relocated facilities, a new foundation and utility connections would be required. Other than these three, the replacements facilities would remain in their existing locations.

The proposed new kiosks and toilets would be curved and sculptural structures (see Appendix A). The toilets would be roughly a rounded hour-glass shape in plan, and the kiosks, a rounded triangle. In elevation, they would be wider at the middle and taper towards the top and bottom. Both would have either a sculptural, polished concrete base or a painted cast-iron base. A glass surface would cover the advertising panels on the kiosks and would connect with the adjoining surfaces. The toilets would feature a durable concrete base and formed textured stainless steel panels for the walls and door with a fiberglass roof that includes a skylight. The exterior shell of the kiosks would consist of glazed poster/display space and formed textured stainless steel panels for the walls and door with a fiberglass cap.

The proposed kiosks would have three illuminated vertical panels about 12 feet tall to contain general advertising. On 70 of the new 114 kiosks, there would be up to two changeable electronic displays. Approximately 20 of the existing 69 newsstand kiosks would be replaced by new multi-function kiosks, which would provide a variety of service and retail uses, such as wayfinding assistance, ATMs or vending of coffee, magazines, or other retail uses. The other remaining kiosks would be standard advertising kiosks. All images displayed on these kiosks would be silent (no audio) and static, with no

video/animation as required by Article 6 of the San Francisco Planning Code. Blocks of time on the advertising displays would be sold in 8-10 second increments; these images would move every 8-10 seconds at the maximum interval.

Table 1 includes a comparison of the existing and proposed toilet and kiosks. Attachment A shows the locations of the proposed kiosks and toilets, and provides tables listing the locations of the modified toilets and kiosks. Attachment A also includes a table with the proposed double toilet locations. Attachment B shows the plans and renderings of the proposed kiosks and toilets.

Table 1 – Comparison of Original and Modified Toilets and Kiosks

Toilet and Kiosks Characteristics	Existing (Original Toilets and Kiosks)	Proposed (Modified Toilets and Kiosks)
Footprint – single toilets	Flattened oval – 12.5' X 7.5'	Rounded rectangle -- Single module (one ADA-accessible toilet): 14.0' x 9'
Footprint – double toilets	N/A – No existing double toilets	Rounded hour-glass shape Two module (one ADA accessible, one non-accessible toilet): 18.0' X 9'
Footprint – kiosks	Circular 5' diameter	Triangular 5-6' diameter
Height - toilets	10 feet	14 feet
Height - kiosks	14 to 17 feet in height	14 to 17 feet in height
Exterior aesthetic	"Faux Victorian", with fluting, gilding, and decorative top knobs and turrets	Contemporary, sleek, with minimalist detailing
Exterior materials	Green enamel finish over metal, with gold accents	Matte metal, glass and neutral-colored accents
Advertising signage	Lighted panels	Changeable electronic displays ¹
Kiosk usage	Designed for use as staffed newsstand	"Multi-function" kiosks: Variety of service and retail uses, such as wayfinding assistance, ATMs, or vending of coffee, magazines, and/or retail uses
Notes:		
1. 70 of the 114 proposed new kiosks would have two changeable electronic displays.		

Comparing the existing and proposed facilities, the proposed single toilet would be slightly larger and taller than the existing toilet resulting in an increase of 2 feet in width and length, and 3.5 feet in height. The proposed double-stall toilets would be approximately 4 feet longer. The proposed kiosks would have similar heights and widths, with a potential increase in width of one-foot.

Construction Activities and Schedule

The existing toilets and kiosks are bolted to existing foundations, which are concrete pads with utility connections (water, sewer and electrical for toilets; electrical for kiosks). Construction of the proposed project would involve detaching the existing toilets and kiosks from their existing foundations, and returning them to JCDecaux. Existing foundations would be repaired and adjusted as necessary, to conform to the footprint of the replacement toilets and kiosks. Additionally, the existing foundations would be extended (up to 4.5 feet in additional length) for the proposed double-toilets. The maximum depth of excavation would be 3 feet for the expansion or creation of new foundations and utility connections. New kiosks and toilets would then be placed on the foundations and connected to the existing utilities. Sidewalk repair, as needed, would match existing sidewalk surfaces and would restore any sidewalk features such as distinctive scoring. Construction of the three relocated toilets would involve construction of a new foundation and utilities connections. Depth of excavation would be approximately three feet for all work.

Construction of these new facilities would involve small amounts of additional ground disturbance. The maximum depth of excavation associated with the project work is three feet, with the majority of impacts occurring at the surface and within the first 1-2 feet. The deeper excavation would be for utility conduit installation and tie-in.

Construction would require sawcutting and jackhammering for foundation work, and hand-held tools such as saws and nail guns for the construction of forms for modifications to foundations. Each kiosk and toilet would require removal of the existing facility and replacement with a new one, which would take from two to five days at each location. Work crews would consist of up to five members per day at each location. Multiple crews could be operating at different locations at the same time. The construction contractor would be responsible for identifying staging locations, which would take place on city streets. Equipment, materials and work crew members would temporarily occupy on-street parking spaces next to work locations during the delivery and removal of toilets and kiosks, for concrete pumping, and for similar construction activities. Where no parking lanes are available, partial (single-lane) road closures during work times, which would be generally between 7:00 AM and 5:00 PM, Monday through Friday, would be required. At least one lane of traffic would be maintained along the streets during construction and a flag person would be on duty to maintain traffic flow when necessary. Access to residences and businesses would be maintained at all times. Public Works and the project construction contractor would coordinate with SFMTA to minimize disruption and delay of traffic movement and transit service on the project streets. Portable toilets would be provided at public parks/open space toilet-replacement locations operated and maintained by the Recreation and Park Department during construction.

The project would be initiated upon completion of the environmental review process and approval of the renewed contract with JCDecaux. The proposed project would be completed in approximately six months, and start in fall, 2020. Construction activities would primarily be conducted between 7:00 am to 5:00 p.m. Monday through Friday; however, evening and weekend work may be required.

PROJECT APPROVALS

Board of Supervisors

- Approval of contract with JCDecaux

Historic Preservation Commission

- **Certificate of Appropriateness and Permit to Alter** from the Historic Preservation Commission for the replacement of 6 existing non-historic public toilets and 34 kiosks located within the boundaries of Article 10 and Article 11 landmarks, landmark districts, and conservation districts including: Coit Tower (City Landmark No. 165), Washington Square Park (City Landmark No. 226), Civic Center Landmark District, Jackson Square Landmark District, Kearny- Market-Mason-Sutter Conservation District, New Montgomery-Mission-Second Street Conservation District, Kearny-Belden Conservation District, and Pine-Sansome Conservation District.

San Francisco Port Commission

- Building Permit
- Encroachment permit

Recreation and Park Commission

- Encroachment permit

Public Works

- Excavation Permit
- Surface-Mounted Facilities Permit (relocations only)

Actions by Other Government Agencies

- San Francisco Bay Conservation and Development Commission (BCDC): Administrative Permit

PUBLIC WORKS STANDARD CONSTRUCTION MEASURES

The Department of Public Works (Public Works) has established standard construction measures for all projects that would be implemented as part of the proposed project.¹ The main objectives of these measures are to:

- Reduce impacts on existing resources to the extent feasible;
- Include activities such as early identification of sensitive environmental resources in the project area; and
- Notify businesses, owners, and residents of adjacent areas potentially affected by the projects about the nature, extent, and duration of construction activities.

¹ San Francisco Department of Public Works, Standard Construction Measures, July 1 2015.

Public Works would ensure that the proposed project's contract specifications contain uniform minimum provisions to address these issues.

CHANGES TO APPROACH TO ANALYSIS

Analysis of Potential Environmental Effects

Section 31.19(c)(1) of the San Francisco Administrative Code states that a modified project must be reevaluated and that, "If, on the basis of such reevaluation, the Environmental Review Officer determines, based on the requirements of CEQA, that no additional environmental review is necessary, this determination and the reasons therefor shall be noted in writing in the case record, and no further evaluation shall be required by this Chapter."

The FND found that the project would not result in any significant impacts. As described above, the modified project proposes replacement of the existing 25 toilets and 114 kiosks with a new modern design, relocation of three toilets, and expanding some the existing toilets to double-stall toilets. Taking into account these changes, the modified project would have similar effects as the original project.

As described further below, the modified project would not result in new, different, or substantially greater environmental impacts, nor would it require new mitigation measures. No new information has emerged that would materially change the analyses or conclusions set forth in the FND for the original project. Therefore, the modified project would not change the analysis or conclusions reached in the FND.

Land Use

The FND found that the original project would not result in substantial changes in land use given the toilet and kiosks relatively small scale and diffused distribution. The FND stated that the project could not disrupt or divide established land use patterns from the placement of freestanding toilets and kiosks on sidewalks and other public properties. The modified project would replace the existing toilets and kiosk at the same locations as the existing facilities with the exception of three locations that would be moved slightly to ensure they would not disrupt the existing path of travel; therefore, the modified project would similarly result in less-than-significant impacts to land use and land use planning.

Aesthetics

The FND found that the original project would not result in substantial changes to aesthetics, scenic vistas, or light and glare. This was because the vast majority of proposed locations were in the dense downtown area, or in commercial districts and along boulevards characterized by the diversity and high density of built urban features, including a variety of street furniture and signage. As an addition of a limited number of prominent but relatively small-scale urban features to an existing dense and diverse urban setting, the original project added structures and advertising signage that some persons may find objectionable, but which could not have significant adverse impacts on the aesthetic character of the city, and would not be substantially incompatible or inconsistent with the existing urban pattern. The FND stated that a more detailed assessment of the design and placement of these features would be conducted by public hearing of the San Francisco Arts Commission's Civic Design Review Committee, which would evaluate the proposal and make recommendations based in part on aesthetic considerations (such as

architectural treatment) beyond the scope of this environmental review. Like other similar features typical of urban streetscapes, such as street trees, street furniture and newsstands, the proposed toilets and kiosks would partially obstruct some existing scenic views from public streets and spaces in the immediate proximity, such as view corridors along city sidewalks. This effect would be limited and localized where it would occur, and therefore would result in a less-than-significant impact. Additionally, the FND states the small-scale effects of specific facilities on particularly sensitive view locations (such as along the waterfront or in a public park space) would be one of the issues considered on a case-by-case basis during the approval process by various city agencies, such as the Port Commission, the Recreation and Park Commission, the Department of Public Works and the San Francisco Arts Commission's Civic Design Review Committee. The FND stated that kiosks and public toilets would be illuminated during the nighttime hours, and would introduce light in the immediate area. Being located in areas along major boulevards, these increases in light would represent marginal incremental increases in light sources, and thus would not have substantial impacts due to increases in light.

As with the original project, the modified project would not result in a significant impact to public views and aesthetics, or light and glare. The modified project would replace the existing toilets and kiosks within the same locations as the existing facilities (with the exception of the three locations identified above) and would therefore have similar less-than-significant impacts to scenic resources and aesthetics. The modified project would have up to three 12-foot-tall panels of illuminated vertical advertising. On 70 of the proposed 114 kiosks, there would be up to two changeable electronic display panels. As such, the modified project would result in limited additional lighting in the immediate surroundings of the kiosks. The increase in light and glare resulting from the modified project would be a marginal incremental increase from the original project. Therefore, the modified project would not result in substantial increase in light and glare from the original project.

Similar to the original project, the proposed new toilets and kiosks would be considered on a case-by-case basis during the approval process by various City agencies, such as the Port Commission, the Recreation and Park Commission, the San Francisco Arts Commission's Civic Design Review Committee, and the Historic Preservation Commission. Therefore, the modified project would similarly result in less-than-significant impacts to aesthetics, scenic vistas, or light and glare.

Archeological Resources

The FND determined that the original project would result in less-than-significant impacts to archeological resources. The installation of facilities proposed by the original project required shallow excavation as needed to connect the toilets to city utilities. The FND stated this would affect only highly disturbed fill material just below the pavement surface which could not contain any significant archaeological resources that might be destroyed or disrupted by the project.

Since that time, the Planning Department's guidance for analysis of archeological resources has been updated. Therefore, the Planning Department prepared a Preliminary Archeological Review (PAR) for

the modified project.² The site history and soil formations vary widely because the project locations are distributed throughout the eastern part of the City. The sites closest to the San Francisco Bay are located on bay fill and generally are not expected to be archaeologically sensitive at the expected excavation depths for the modified project. Archaeological resources tend to be closer to the surface in the Mission District and potentially in the central part of the Market Street corridor. Review of all archaeological records indicates that there are no previously documented resources at any of the project locations. A number of the locations are very close to known or suspected prehistoric, maritime or Hispanic period archaeological resources, and/or are within generally archaeologically sensitive areas identified by the city archaeologist based on archival research.

Suspected buried prehistoric and maritime resources would be expected to occur within the modified project areas; however, because the anticipated maximum depth of excavation for the modified project would be 3 feet, it is unlikely that these resources would be encountered in project excavations. However, there is a potential for Hispanic-period resources to be present within the anticipated zone of disturbance at two work sites at Market/Church streets (both a proposed toilet and kiosks), and at the South Van Ness/Cesar Chavez (proposed toilet) site. The former is a location where a Hispanic period acequia (water conveyance feature) may have crossed Market Street. The latter is a potential location of Bernal's stone wall.³ Archaeological evidence for such features, if present, is likely to be very subtle. Therefore, an archaeological monitor should be present during excavations at these sites, consistent with Public Works Standard Construction Archeological Measure II - Archeological Monitoring (SCM II). Implementation of Public Works Standard Construction Archeological Measures I - Accidental Discovery (SCM I) is required for all of the other sites. With implementation of Public Works Standard Construction Measures I and II, the modified project would similarly result in less-than-significant impacts to archaeological resources.

Historic Architectural Resources

The FND found that the original project would not result in substantial changes to cultural resources, including to preservation of buildings subject to the provisions of Article 10 or Article 11 of the San Francisco Planning Code.

The modified project would replace the existing non-historic public toilets and kiosks in the same locations (except for three toilets that would be slightly moved). The modified project would include a total of 25 public toilets and 114 kiosks spread throughout the City of San Francisco. Of the total proposed toilets and kiosks, 10 of those toilets and 38 kiosks would be located within Local, California, and National historic districts and individual local landmarks listed below. The Planning Department preservation team reviewed the proposed project to determine whether it would cause a significant adverse impact to these historic districts and individual landmarks. The results of this review were summarized in a Preservation Team Review Form, which determined that the proposed project would

² San Francisco Planning Department, Environmental Planning Preliminary Archeological Review. Toilets and Kiosks Replacement, August 29, 2017. This document is on file and available for review at the San Francisco Planning Department as part of Case File 2017-009220ENV.

³ The Bernal's stone wall was built in the approximate area of Army Street (now Cesar Chavez) that separated the Spanish land grant of Potrero Hill from the Bernal Heights Ranch. When the Spanish ranches were broken into smaller plots of land, private citizens carried away the stones and used them in their homes or for walls surrounding their property. Portions of this wall may still remain near the South Van Ness/Cesar Chavez proposed toilet site.

not cause a significant adverse impact on the historic districts or the individual landmarks.⁴ The Planning Department determined that the proposal to replace the existing non-historic public toilets and kiosks with new redesigned toilets and kiosks is consistent with the Secretary of the Interior Standards (Secretary's Standards) and would not impair the character defining features of the identified historic districts.⁵ The following describes the historic districts and individual landmarks where the modified toilets and kiosks would be located. Following is a list of the proposed toilet and kiosk locations within historic districts and individual landmarks and their historical registers.

Historic District and Individual Landmark Toilet Locations:

- 1 toilet at Coit Tower, Individual Local Landmark No. 165
- 1 toilet at Washington Square Park, Individual Local Landmark No. 226 and Washington Square Historic District (California Register)
- 2 toilets within Civic Center Historic District (Article 10, California and National Register)
- 2 toilets within Kearny-Market-Mason-Sutter Conservation District (Article 11 and California Register)
- 2 toilets within Uptown Tenderloin Historic District (California and National Register)
- 1 toilet within Port of San Francisco Embarcadero Historic District (California and National Register)
- 1 toilet within Golden Gate Park Historic District (California and National Register)

Historic District and Individual Landmark Kiosk Locations:

- 2 kiosks within Civic Center Historic District (Article 10, California and National Register)
- 1 kiosk within Jackson Square Historic District (Article 10, California and National Register)
- 1 kiosk within Kearny-Belden Conversation District (Article 11 and California Register)
- 23 kiosks within Kearny-Market-Mason-Sutter Conservation District (Article 11 and California Register)
- 6 kiosks within New Montgomery-Mission-2nd St Conservation District (Article 11 and California Register)
- 1 kiosk within Pine-Sansome Conservation District (Article 11 and California Register)
- 1 kiosk within Upper Market Street Commercial Historic District (California Register)
- 1 kiosk within Sixth Street Lodging House Historic District (California Register)
- 1 kiosk within Market Street Theatre and Loft Historic District (California and National Register)
- 1 kiosk within Aquatic Park Historic District (California and National Register)

The existing public toilets and kiosks were designed in a turn of the 20th century style and installed in 1995 and are therefore non-historic and non-contributing to the landmarks, landmark districts, conservation districts, and historic districts in which they are located. The existing design included fluted and modeled fascia, domes, brass knobs, and a green with gold trim color scheme. The existing public toilets feature a single-stall, measure approximately 12'-3" in length by 7'-1" in width and 9'-10" in height, and have a rounded footprint and shape. The existing kiosks include two types and sizes, both measure approximately 5'-5" in diameter and are either 14'-4" or 17'-5" tall, and feature a circular

⁴ San Francisco Planning Department Preservation Team Review Form, September 6, 2018. This document is on file and available for review at the San Francisco Planning Department as part of Case File 2017-009220ENV.

⁵ San Francisco Planning Department Preservation Team Review Form, September 6, 2018. Ibid

footprint and shape. Some of the kiosks were designed to contain newsstands and the rest function as non-functional advertising kiosks with one advertising panel dedicated to city/public service uses and two panels dedicated for advertising purposes.

The modified project would consist of a contemporary design for the replacement toilets and kiosks, a departure from the existing structures which convey a historic aesthetic. The proposed design is intended to reference the aesthetic of new city street furniture such as Market Street subway entrances, bus shelters, the Civic Center kiosk, etc. The kiosks and toilets in the new design are curved, abstract, sculptural structures: the toilets would be roughly a rounded hourglass shape in plan, and the kiosks, a rounded triangle. In elevation, they are wider at the middle and taper towards the top and bottom. Both would have a sculptural, polished concrete base. A bowed glass surface would cover the advertising panels on the kiosks and would connect with the adjoining sculpted surfaces. The public toilets would feature a durable concrete base and formed textured stainless steel panels for the walls and door with a fiberglass roof that includes a skylight. The exterior shell of the kiosks would consist of glazed poster/display space and formed textured stainless steel panels for the walls and door with a fiberglass cap hiding antennas.

The proposed public toilets would come in two sizes, including single- and double-stall toilets. The proposed single toilet would be slightly larger and taller than the existing, measuring 14 feet in length, 9 feet in width, and 13.5 feet in height, resulting in an increase of 2 feet in width and length, and 3.5 feet in height. The proposed double-stall toilets would be approximately 4 feet longer.

The proposed replacement kiosks would either be designed as multi-service kiosks, intended to serve micro-businesses, way-finding and neighborhood services, or as standard advertising kiosks. The proposed replacement kiosks would have similar dimensions to the existing, ranging from 14 to 17 feet tall, 5 to 6 feet in diameter, with three illuminated vertical panels approximately 12 feet tall. On 70 of the proposed 114 kiosks, there would be up to two changeable electronic display panels.

Based on the requirements of Article 10 and 11 of the Planning Code and the Secretary of Interior's Standards, Planning Department staff has determined that the proposed work is compatible with, and would not adversely affect the surrounding historic resources.⁶ Specifically, the existing structures falsely evoke a historic aesthetic and their removal would not result in the loss of any historic fabric. The proposed design of the structures would be sufficiently differentiated from the historic buildings through the use of contemporary materials while maintaining a compatible appearance through the small scale, rounded form, and shaped massing of the structures. The curved shape further reduces the perception of the volume and allows the structures to recede as subordinate elements of their site.

The replacement structures would be located within or near the existing locations. The number of toilets and kiosks would not increase from the existing 25 toilets and 114 kiosks, and would continue to be free-standing structures located in the public right-of-way or on lots operated by the Port or the Recreation and Park Department. The existing structures are not attached to any existing buildings and the proposed new facilities would not remove or alter any character-defining features. If removed in the future, the

⁶ San Francisco Planning Department Preservation Team Review Form, September 6, 2018. This document is on file and available for review at the San Francisco Planning Department as part of Case File 2017-009220ENV.

essential form and integrity of the historic districts and their surroundings would be unimpaired. Due to the scale, sculptural design, and relative location of the proposed replacement kiosks and toilets, the proposed project would not materially impair the character defining features of any of the historic districts or surroundings resources in which they would be located. Additionally, as discussed above individual installations would be required to obtain a Certificate of Appropriateness and Permit to Alter from the Historic Preservation Commission for the proposed installation of the toilet and kiosk structures within Article 10 and 11 districts. Therefore, the modified project would have similar impacts to cultural resources as the original project, and the impact would remain less-than-significant.

Transportation and Circulation

The FND determined that the transportation and circulation impacts, including construction impacts and pedestrian impacts from operation of the project would be less-than-significant. The FND determined that there may be short-term impacts on vehicle traffic circulation, pedestrian circulation and parking in the immediate proximity of proposed toilet and kiosk sites during installation, due to the presence of construction vehicles, equipment and materials. These effects would be temporary in duration, and therefore not significant.

The FND determined that the original project would result in less-than-significant pedestrian impacts from operation of the project. The modified project would replace these existing facilities on sidewalks largely in the downtown area where pedestrian volumes are highest. Therefore, project has the potential to adversely affect pedestrian circulation. Project facilities would be sited in accordance with guidelines established and implemented by the Department of Public Works, the provisions of which include minimum circulation spaces between all street furniture, between street furnishings and structures, and minimum distances from corner cross walks, handicapped access ramps and fire escapes. The original project represented a small incremental increase in overall pedestrian obstructions in the downtown area, which would not be significant. Some individual sites already experiencing pedestrian congestion may become further restricted; however, this impact would occur only for very short periods of time (weekday peak commute and lunch hours) in very limited locations (mostly downtown financial district areas), and therefore would not be significant overall. Pedestrian traffic flows for individual locations would be evaluated on a case-by-case basis during the siting and approval process by the Department of Public Works.

The modified project would result in similar construction impacts as with the original project. Construction impacts would result from short-term impacts (over 2-5 days) on traffic circulation, pedestrian circulation, and parking in the immediate proximity of proposed toilet and kiosk sites during installation due to the presence of construction vehicles, construction workers, equipment, and materials. As described above, these activities are anticipated to take two-to-five days at each location and would primarily be staged in on-street parking spaces. Where adjacent on-street parking is not available, at least one lane of traffic would be maintained along the streets during construction and a flag person would be on duty to maintain traffic flow when necessary. Therefore, the modified project would similarly result in less-than-significant impacts from construction as the original project.

The modified project would be replace the existing toilets and kiosk within the same locations as the existing facilities with the exception of three locations that would be moved slightly to ensure they would

not disrupt the path of travel; therefore, the modified project would similarly result in less-than-significant impacts to transportation and circulation impacts.

Odors

The FND determined that the original toilet facilities would be connected directly to city sewer lines, and are designed to flush, self-clean and disinfect automatically after each use, and equipped with ventilation systems and therefore installation of 25 toilets citywide would not have the potential to create significant objectionable odors either cumulatively or in the immediate vicinity of each facility. The modified project would replace the 25 existing toilets in the same locations, except for 3 locations which would be moved a minimal distance. These new facilities would also connect directly to city sewer lines and thus would have no greater direct or cumulative odor effects as the original project. Therefore, the modified project would have similar impacts relating to odors as the original project discussed in the FND and this impact would be less-than-significant.


Other Environmental Topics

When compared to the original project, the modified project would represent no change from the less-than-significant impacts related to population and housing, noise, air quality, wind and shadow, recreation, utilities and service systems, public services, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral/energy resources, and agricultural and forest resources discussed in the FND. The modified project would neither increase the severity of the impacts associated with the project or result in new or substantially different environmental effects.

Conclusion

Based on the foregoing, it is concluded that the analyses conducted and the conclusions reached in the final negative declaration adopted and issued on September 23, 1993 for the original project remain valid and that no supplemental environmental review is required. The proposed revisions to the project would not cause new significant impacts not identified in the final negative declaration, or result in substantially more severe impacts and no new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the proposed project that would cause significant environmental impacts to which the project would contribute considerably, and no new information has become available that shows that the project would cause significant environmental impacts. Therefore, no supplemental environmental review is required beyond this addendum.

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



Lisa Gibson
Environmental Review Officer

October 5, 2018

Date

Addendum to Negative Declaration
October 5, 2018

CASE NO. 2017-009220ENV
JCDeCaux Kiosk & Automatic Toilet Replacement Project

Date of Determination

cc: Oliver Iberien, Public Works
Natalia Kwiatkowska, Preservation Planner
Distribution List
Virna Byrd, Master Decision File/Bulletin Board

Attachment A – Locations of the Proposed Toilets and Kiosks

Table 1 - Double-Lavatory Locations

Name	Address
Twin Peaks - A	Twin Peaks
Twin Peaks - B	Twin Peaks
Civic Center	Grove Street & Larkin St.
Fisherman's Wharf - A	Jefferson Street & Powell St
Fisherman's Wharf - B	Jefferson Street & Powell St
U.N. Plaza	Market Street & 7 th St
Hallidie Plaza	Market & Powell St
Market & Castro	Market & Castro
Cesar Chavez & S. Van Ness	Cesar Chavez & S. Van Ness
Pier 7	Pier 7
Embarcadero & Harrison	Embarcadero & Harrison
Embarcadero Plaza	Embarcadero Plaza (formerly Justin Herman Plaza)

Table 2 Proposed toilet Locations

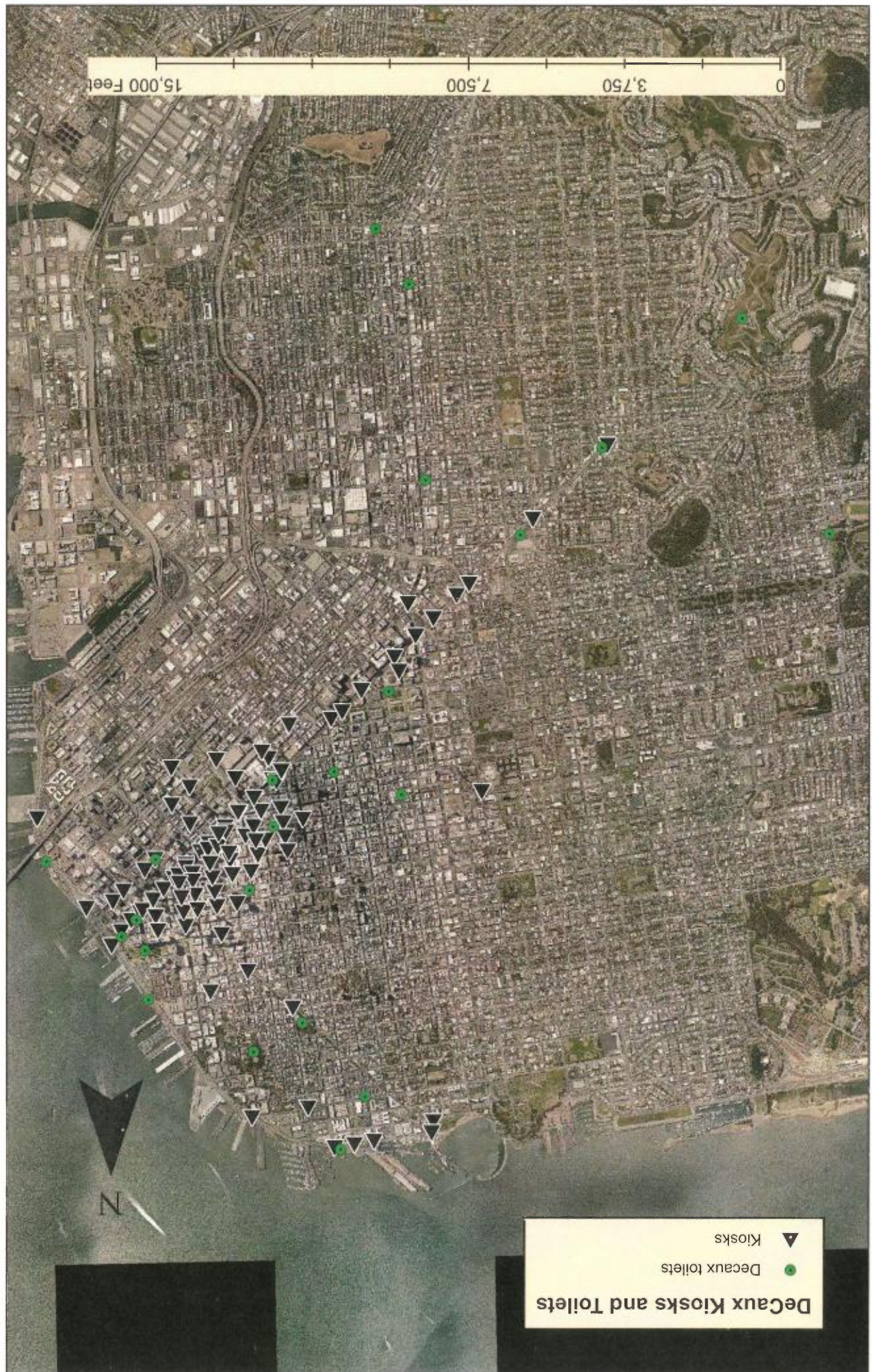
Name	Address
Sue Bierman Park	Clay Street & Drumm St
Coit Tower	Coit Tower
Eddy Street & Jones St	Eddy Street & Jones St
Union Square	Geary Blvd & Powell St
Civic Center	Grove Street & Larkin St
Fisherman's Wharf - A	Jefferson Street & Powell St
Fisherman's Wharf - B	Jefferson Street & Powell St
Embarcadero Plaza	Embarcadero Plaza (formerly Justin Herman Plaza)
Sgt. Macaulay Park	Larkin Street & Myrtle St
Market Street & Spear St	Market Street & Spear St
Market Street & Castro St	Market Street & Castro St
Market Street & Church St	Market Street & Church St
Hallidie Plaza	Market Street & Powell St
U.N. Plaza	Market Street & 7 th St
Mission Street & 16th St	Mission Street & 16th St
Mission Street & 24th St	Mission Street & 24th St
Pier 7	Pier 7
Saint Mary's Square	Pine Street & Quincy St
South Van Ness Ave & Cesar Chavez St	South Van Ness Ave & Cesar Chavez St
Golden Gate Park	Stanyan Street & Waller St
Taylor Street & Bay St	Taylor Street & Bay St
The Embarcadero & Harrison St	The Embarcadero & Harrison St
Twin Peaks - A	Twin Peaks
Twin Peaks - B	Twin Peaks
Washington Square Park	Union Street & Columbus Ave

Table 3 Proposed Kiosk Locations

Kiosk Number	Address	Type
SFO0001SF	Bay Street & The Embarcadero	
SFO0002SF	148 The Embarcadero	
SFO0003SF	Market Street & Steuart St	Newsstand
SFO0004SF	Market Street & Spear St	Newsstand
SFO0005SF	Drumm Street & Market St	Newsstand
SFO0006SF	Market Street & Main St	Newsstand
SFO0007SF	Market Street & Davis St	Newsstand
SFO0008SF	Market Street & Beale St	Newsstand
SFO0009SF	Market Street & Pine St	Newsstand
SFO0010SF	Market Street & Fremont St	Newsstand
SFO0011SF	Market Street & Front St	
SFO0012SF	California Street & Davis St	Newsstand
SFO0013SF	California Street & Sansome St	Newsstand
SFO0014SF	Sacramento Street & Battery St	
SFO0015SF	California Street & Battery St	Newsstand
SFO0016SF	Battery Street & Bush St	Newsstand
SFO0017SF	Market Street & 1st St	Newsstand
SFO0018SF	1st Street & Mission St	Newsstand
SFO0019SF	1st Street & Mission St	Newsstand
SFO0020SF	Market Street & Battery St	Newsstand
SFO0021SF	549 Market St	Newsstand
SFO0022SF	Market Street & 2nd St	Newsstand
SFO0023SF	Market Street & Sutter St	Newsstand
SFO0024SF	49 Sansome St	Newsstand
SFO0025SF	Bush Street & Sansome St	Newsstand
SFO0026SF	Pine Street & Sansome St	Newsstand
SFO0027SF	California Street & Sansome St	Newsstand
SFO0028SF	Sansome Street & Broadway	
SFO0029SF	Montgomery Street & Clay St	Newsstand
SFO0030SF	California Street & Montgomery St	Newsstand
SFO0031SF	Montgomery Street & Pine St	Newsstand
SFO0032SF	Montgomery Street & Bush St	Newsstand
SFO0033SF	Market Street & Montgomery St	Newsstand
SFO0034SF	Market Street & New Montgomery St	Newsstand
SFO0035SF	Market Street & New Montgomery St	Newsstand
SFO0036SF	Montgomery Street & Post St	Newsstand
SFO0037SF	3rd Street & Market St	Newsstand
SFO0038SF	Howard Street & 3rd St	
SFO0039SF	Howard Street & 4th St	

Kiosk Number	Address	Type
SFO0040SF	Market Street & Castro St	Newsstand
SFO0041SF	49 Post St	Newsstand
SFO0042SF	Kearny Street & Sutter St	Newsstand
SFO0043SF	Kearny Street & Bush St	Newsstand
SFO0044SF	California Street & Kearny St	Newsstand
SFO0045SF	Green Street & Columbus Ave	Newsstand
SFO0046SF	Geary Blvd & Kearny St	Newsstand
SFO0047SF	Market Street & Geary Blvd	Newsstand
SFO0048SF	Market Street & Grant Ave	
SFO0049SF	749 Market St	
SFO0050SF	Grant Ave & Maiden Ln	Newsstand
SFO0051SF	349 Sutter St	Newsstand
SFO0052SF	Sutter Street & Montgomery St	Newsstand
SFO0053SF	Stockton Street & Post St	Newsstand
SFO0054SF	149 Geary Blvd	Newsstand
SFO0055SF	Stockton Street & O'Farrell St	
SFO0056SF	Stockton Street & Ellis St	
SFO0057SF	Market Street & Stockton St	
SFO0058SF	Market Street & 4th St	Newsstand
SFO0059SF	4th Street & Mission St	Newsstand
SFO0060SF	Market Street & Ellis St	Newsstand
SFO0061SF	Market Street & Powell St	Newsstand
SFO0062SF	Powell Street & Eddy St	Newsstand
SFO0063SF	O'Farrell Street & Powell St	Newsstand
SFO0064SF	Geary Blvd & Powell St	Newsstand
SFO0065SF	Post Street & Stockton St	Newsstand
SFO0066SF	Powell Street & Post St	Newsstand
SFO0067SF	Geary Blvd & Mason St	Newsstand
SFO0068SF	Cyril Magnin Street & Market St	
SFO0069SF	Market Street & 5th St	Newsstand
SFO0070SF	5th Street & Jessie St	Newsstand
SFO0071SF	Mission Street & 5th St	Newsstand
SFO0072SF	Mission Street & 6th St	Newsstand
SFO0073SF	Market Street & 7th St	Newsstand
SFO0074SF	1140 Market St	
SFO0075SF	Market Street & Grove St	Newsstand
SFO0076SF	249 Post St	Newsstand
SFO0077SF	Polk Street & Fell St	
SFO0078SF	Van Ness Ave & Market St	Newsstand
SFO0079SF	Spear Street & Mission St	Newsstand

Kiosk Number	Address	Type
SFO0080SF	Sacramento Street & Davis St	
SFO0081SF	The Embarcadero & Powell St	
SFO0082SF	Jefferson Street & Powell St	
SFO0083SF	Jefferson Street & Mason St	
SFO0084SF	Taylor Street & Jefferson St	
SFO0085SF	Hyde Street & Beach St	
SFO0086SF	Jefferson Street & Hyde St	
SFO0087SF	Grant Ave & Bush St	Newsstand
SFO0088SF	Battery Street & Bush St	
SFO0089SF	Kearny Street & VerMehr Pl	Newsstand
SFO0090SF	Pine Street & Battery St	
SFO0091SF	South Van Ness Ave & Mission St	
SFO0092SF	South Van Ness Ave & Market St	
SFO0093SF	Geary Blvd & Gough St	
SFO0094SF	Market Street & Castro St	
SFO0095SF	Folsom Street & 3rd St	
SFO0096SF	4th Street & Mission St	
SFO0097SF	Market Street & Castro St	Newsstand
SFO0098SF	4th Street & Howard St	
SFO0099SF	Market Street & Franklin St	
SFO0100SF	New Montgomery Street & Mission St	
SFO0101SF	New Montgomery Street & Howard St	
SFO0102SF	Fremont Street & Mission St	
SFO0103SF	Bay Street & Stockton St	
SFO0104SF	Powell Street & Sutter St	
SFO0105SF	Hayes Street & Polk St	
SFO0106SF	Market Street & Valencia St	
SFO0107SF	Kearny Street & Pacific Ave	
SFO0108SF	California Street & Kearny St	
SFO0109SF	Mission Street & Main St	
SFO0110SF	The Embarcadero & Bryant St	
SFO0111SF	79 The Embarcadero	
SFO0112SF	Market Street & Octavia St	
SFO0113SF	148 The Embarcadero	Newsstand
SFO0114SF	Market Street & Church St	Newsstand



Attachment B - Plans and Renderings of the of the Proposed Toilets and Kiosks

ADA Single
Public Toilet

Double Public Toilet
(1 of 2 stalls is
ADA Accessible)

Interactive Kiosk

Public Service Announcement Kiosk

Multi-Function Kiosk/
Vending*

Market St.

Small



Union Square
Coit Tower
Washington Square Park

Grove St & Larkin St
(Civic Center)
Market St & 7th St
(UN Plaza)
Market St & Powell St
(Hallidie Plaza)

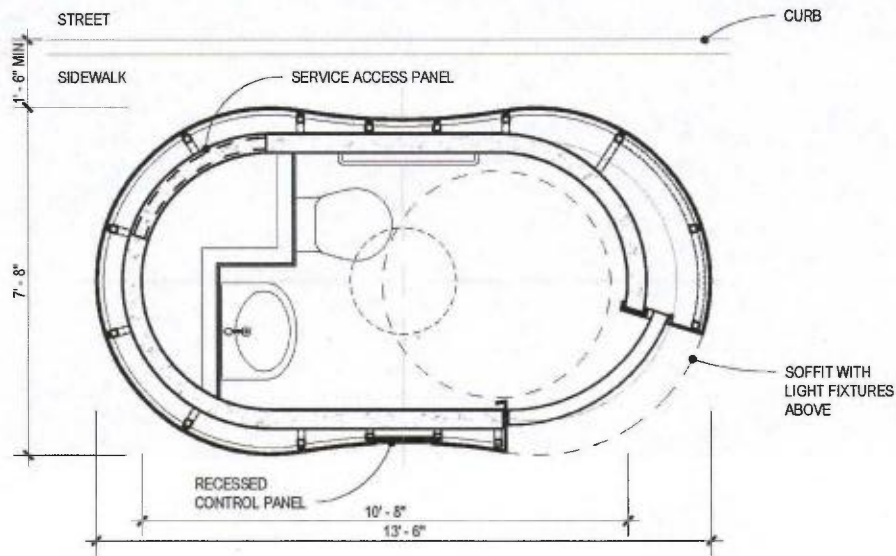
Market St & Montgomery St
Market St & Stockton St

Market St & 5th St
Market St & Ellis St
Market St & 3rd Street
Market St & Grant Ave
Market St & Grove St
1140 Market St

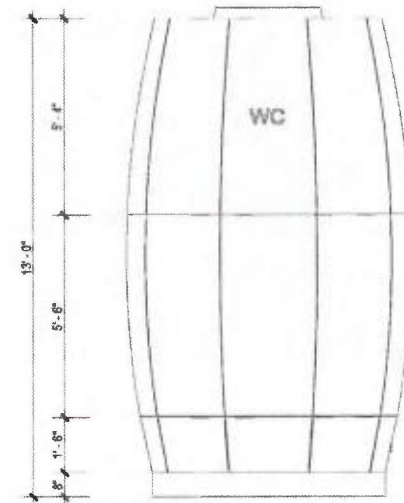
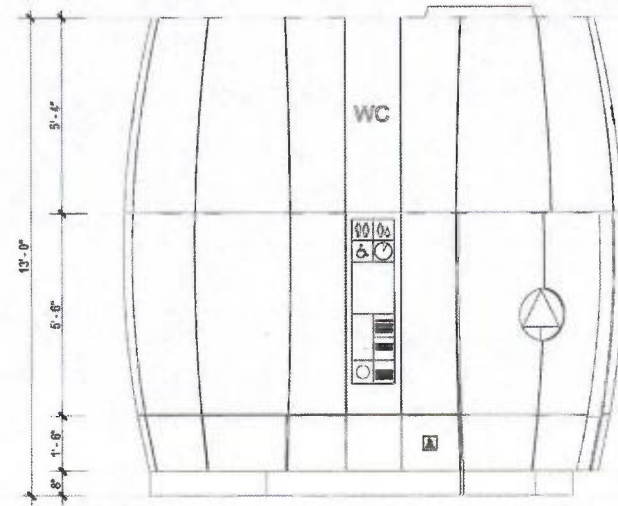
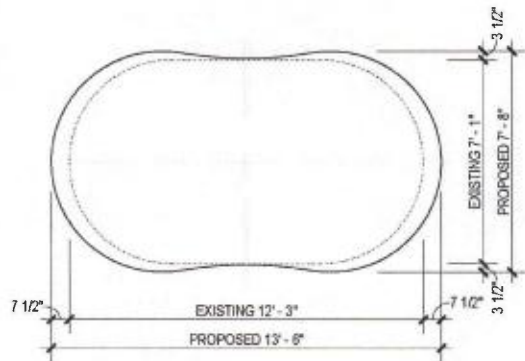
149 Geary St
249 Post St
Geary St & Kearny St
Kearny St & Sutter St
O'Farrell St & Powell St
Pine St & Sansome St
Powell St & Post St
New Montgomery St & Howard St
New Montgomery St & Mission St
Powell St & Sutter St
Kearny St & Pacific Ave
Cyril Magnin St & Market St
Stockton St & Ellis
Stockton St & O'Farrell St
Powell St & Eddy St
Stockton St & Post St
Grant Ave & Maiden Lane
Geary St & Mason St
Geary St & Powell St
Grant Ave & Bush St

Market St & 4th St
Market St & Geary St
Market St & New
Montgomery St
Market St & Powell St

Single Public Toilet Dimensions

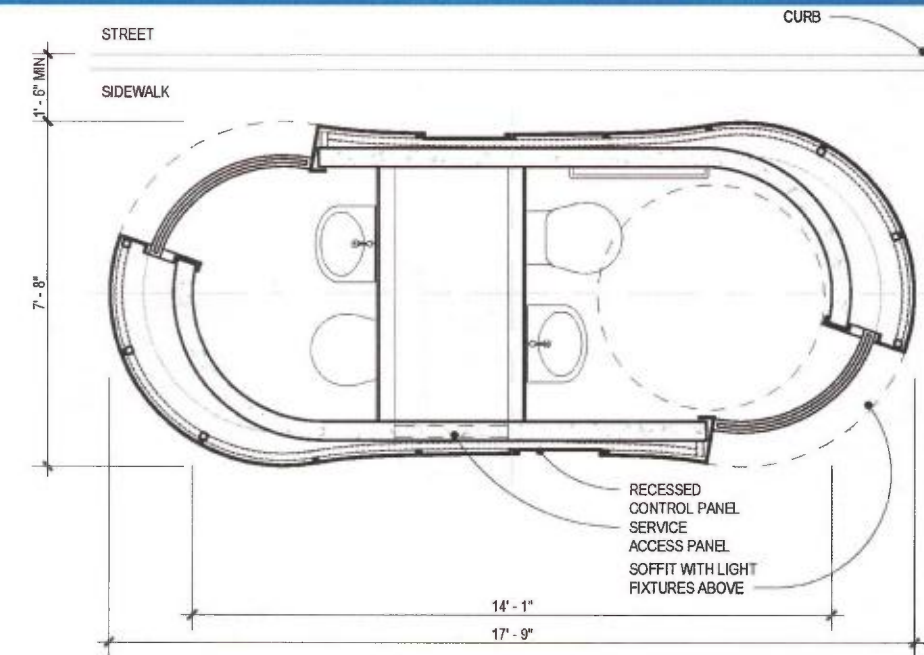


FOOTPRINT OVERLAY EXISTING & PROPOSED - ADA SINGLE TOILET

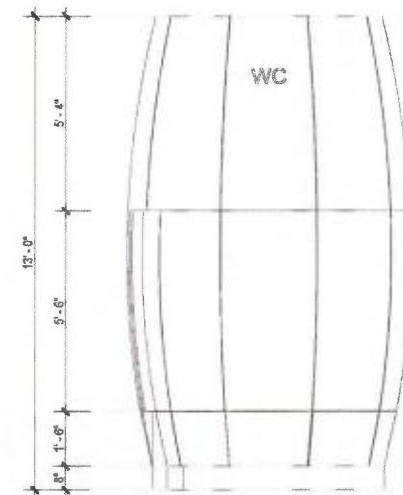
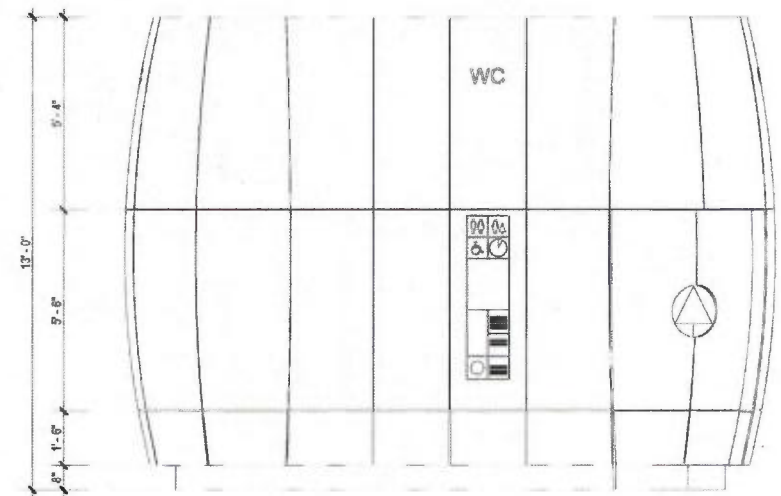
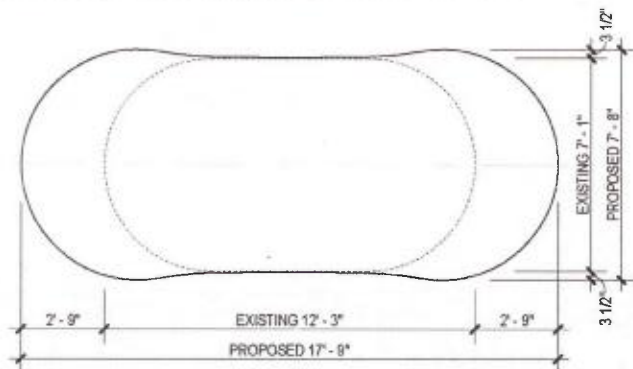


The proposed designs need to be fully developed and engineered over the next few months to confirm that all codes are met and for structural and constructability requirements

Double Public Toilet Dimensions

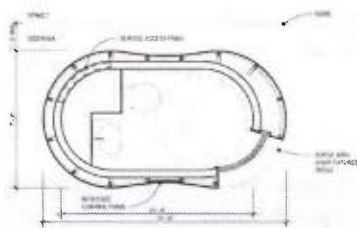


FOOTPRINT OVERLAY EXISTING & PROPOSED - DOUBLE TOILET

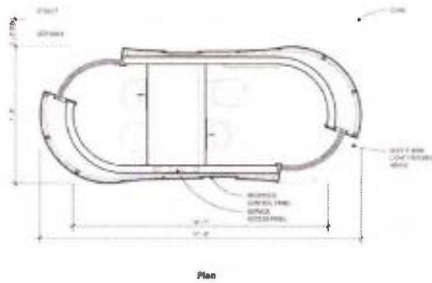
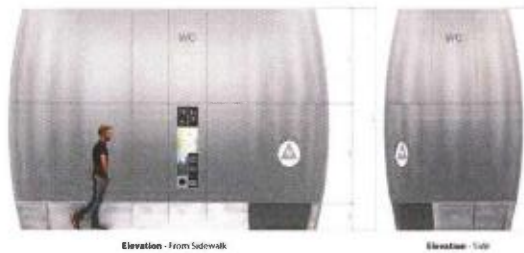


The proposed designs need to be fully developed and engineered over the next few months to confirm that all codes are met and for structural and constructability requirements

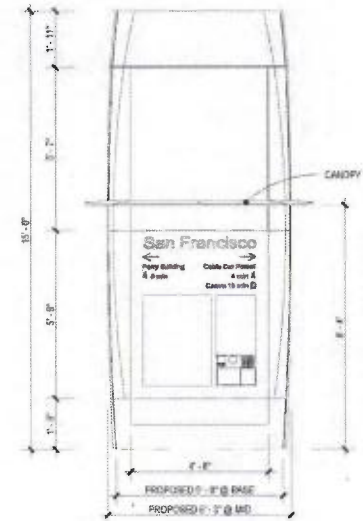
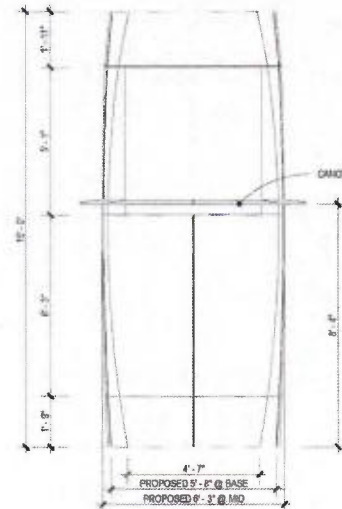
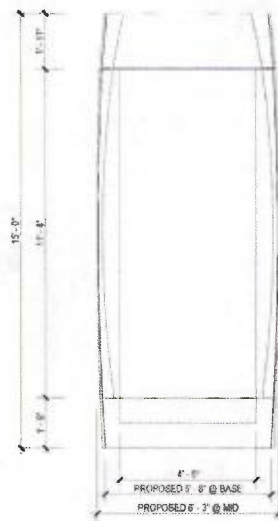
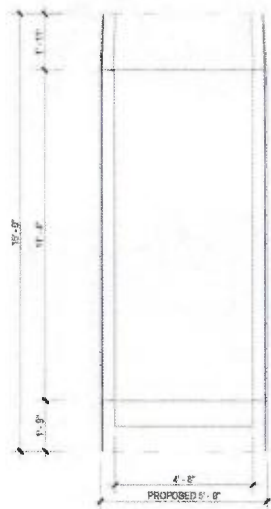
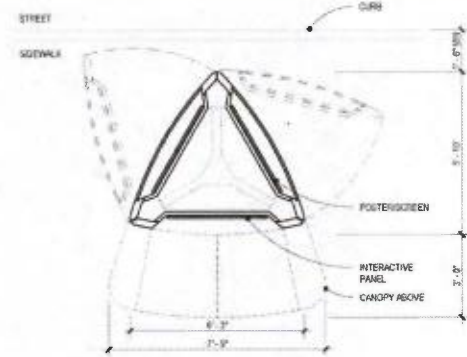
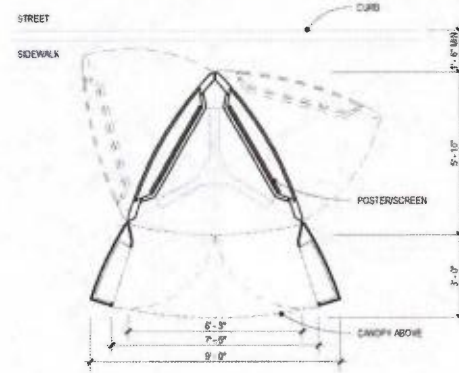
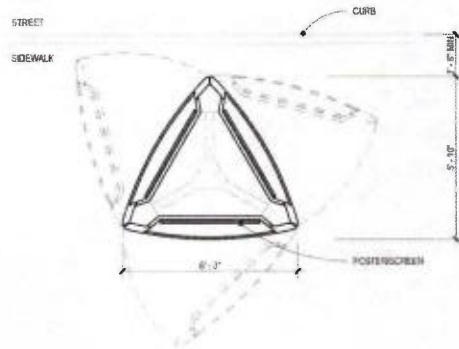
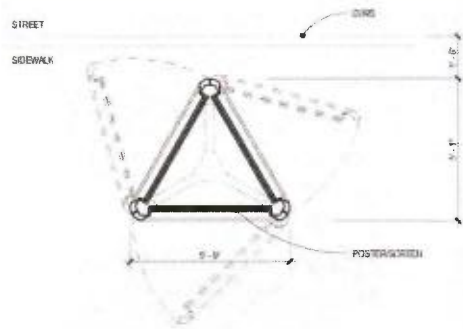
Single Public Toilet Design



Double Public Toilet Design



Kiosk Design Details and Dimensions



Small

Market Street

Multi-Function / Retail Kiosk

Interactive / Info Kiosk

3 Sided Panel Kiosk

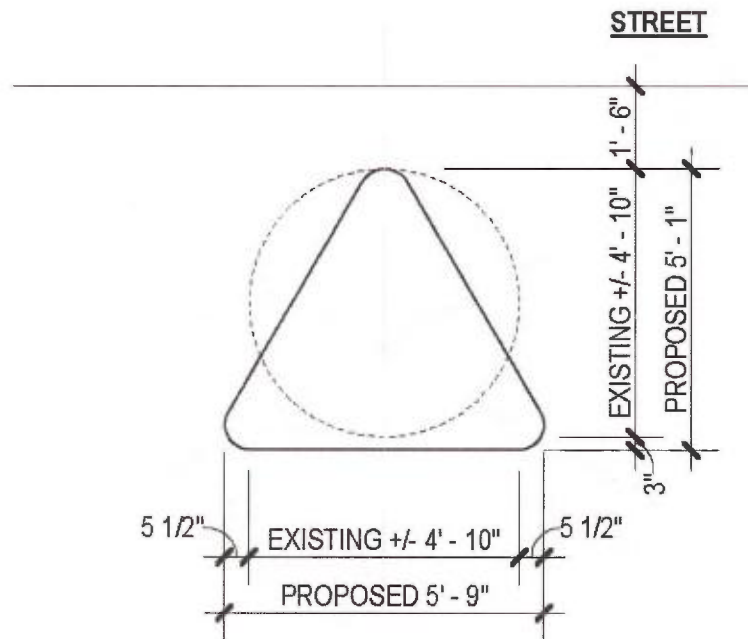
The City panel is a full length poster space for a public service announcement including the Market Street Art Commission poster program.

The service side is a vending area. The service side is divided in 2 sections. Lower section has 2 French doors that swing open underneath an awning. The upper section above the awning is a space reserved for a public service announcements poster or digital clock.

The service side has 2 sections. The lower section underneath a small awning has information/ map and an interactive digital screen. The upper section above the awning is reserved for a public service announcement poster.

The proposed designs need to be fully developed and engineered over the next few months to confirm that all codes are met and for structural and constructability requirements

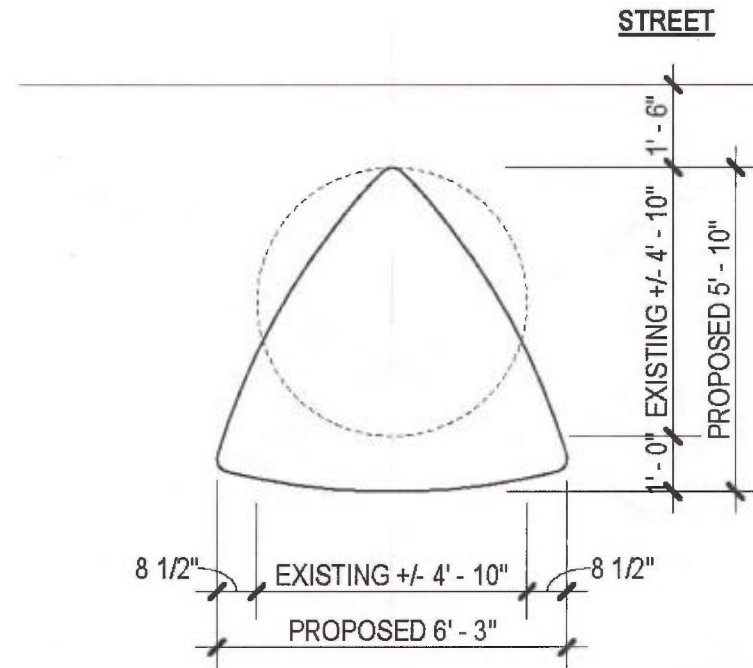
Kiosk Design Dimensions



Small 3 Sided Kiosk

Small 3-sided kiosk requires minimal (3") additional sidewalk encroachment.

Required for narrow sidewalk conditions.



Market Street 3-sided, interactive & Multi-Function

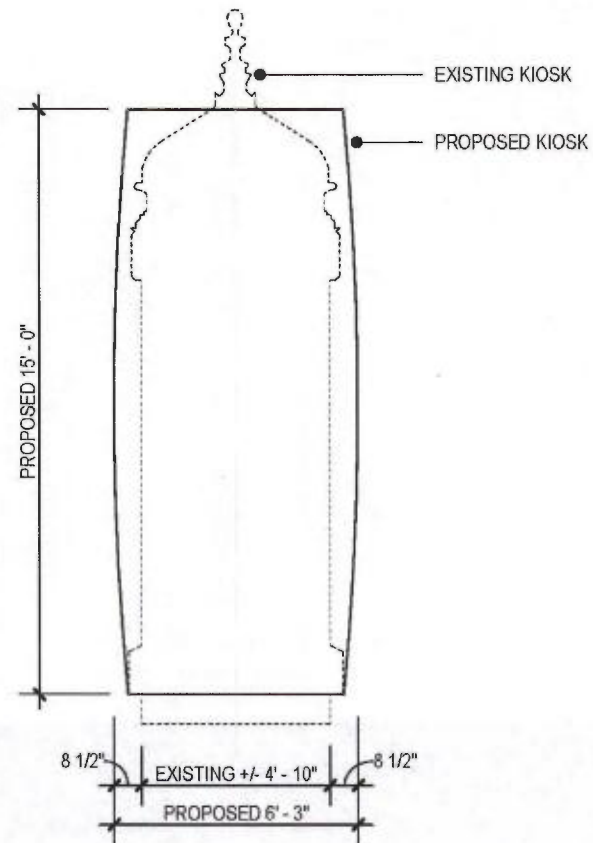
Market St. 3-sided kiosk 'pillows' and 'bows' on all faces. Requires 1'-0" additional sidewalk encroachment.

Feasible on Market St., Embarcadero, Park & Rec locations with no clearance issues.

The proposed designs need to be fully developed and engineered over the next few months to confirm that all codes are met and for structural and constructability requirements

Kiosk Design Dimensions

ELEVATIONS OVERLAY EXISTING & PROPOSED - KIOSK



Types of Kiosks and Programming



Small



Market Street

3 Sided Panel Kiosk

The City panel is a full length poster space for a public service announcement including the Market Street Art Commission poster program.



Multi-Function / Retail Kiosk

The service side is a vending area. The service side is divided in 2 sections. Lower section has 2 French doors that swing open underneath an awning. The upper section above the awning is a space reserved for a public service announcements poster or digital clock.



Interactive / Info Kiosk

The service side has 2 sections. The lower section underneath a small awning has information/ map and an interactive digital screen. The upper section above the awning is reserved for a public service announcement poster.

Please note that in every case, existing kiosk will be replaced with the similar one in terms of functionality.

Multi-function kiosks will have the ability to provide a variety of service and retail uses, such as wayfinding assistance, ATMs or vending of coffee, magazines, and/or sundries. Only select locations will have vending doors open where path of travel requirements are met.

Kiosk Materials, Colors and Shaping

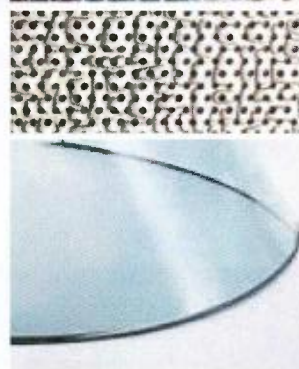


Textured
Stainless
Steel and
matching
fiberglass cap

option 1



option 2
Perforated
Stainless
Steel (at
ventilated
base)



Glazing

Design Approach

Simplicity in its Kit of Parts

The furnishings are designed as a kit of parts for ease in buildability and maintenance. The kiosk's unique sculptural shape displays a sense of complexity, yet, the kit of parts assembly is simple. The exterior shell consists of glazed poster/display space and formed texture Stainless Steel panels for the walls and door. Cap is made of matching fiberglass hiding antennas behind.

Maintainability

State of the Art engineering to deliver ruggedized furniture for everyday useage. They are designed to keep the challenges of structures in an urban context. This includes climate, graffiti, and pedestrian activity.

San Francisco Arts Commission

Civic Design Review Committee - September 17, 2018 - Minutes

Meeting Date:

September 17, 2018 - 2:00pm

Location:

401 Van Ness, Suite 125
san francisco, CA 94102
United States

MEETING OF THE CIVIC DESIGN REVIEW COMMITTEE OF THE SAN FRANCISCO ARTS COMMISSION

Monday, September 17, 2018

2:00 p.m.

401 Van Ness Avenue, Suite 125

Draft Minutes

Commissioner Kimberlee Stryker called the meeting to order at 2:06 p.m.

1. Roll Call

Commissioners Present

Kimberlee Stryker
Abby Schnair
Paul Woolford
Dorka Keehn
Lydia So

Commissioners Absent

N/A

Staff Present

Aleta Lee, Program Associate, Public Art Trust and Special Initiatives

Jill Manton, Director, Public Art Trust and Special Initiatives

Rebekah Krell, Arts Commission Deputy Director

2. Public Comment

N/A

3. Terminal 2 (T2) Air Traffic Control Tower (ATCT) Demolition & Office Tower Modifications (Buildback)

Project: Phase #2 and Phase #3

Carsten Vocker and Doug Davis, Project Designers, Woods Bagot/ AE3 Joint Venture

Derrick Homer, Project Manager, SFO

Doug Davis, Architect, AE3 Partners

The team presented their updates to the project, which included the determined material palette, previous and proposed views, building sections and details, building elevations, and building materials. Additionally, the team brought material samples, including wood aluminum, stucco, and glass samples. Updates to the design included selecting the dark grey stucco as the main color of the building, choosing a light grey stucco color for the bottom of the building that matched the adjacent building, raising the height of the wood veneer wall, and remassing the building to integrate the L-shaped window slot.

The Committee thought the team addressed all their comments provided during their informal. The Committee had some questions regarding the reflectivity of the back painted glass in the vertical slot. The team shared they had picked premium level glass and that the reflectivity would match that of the windows above and below it. The Committee also expressed concern over the noise level in the open outlook area. The team stated that the closest aircraft would be 150 feet away and, according to their Acoustics team, high noise level from the aircrafts would not be a concern. The motion was unanimously approved.

Motion to approve Phase #2 and Phase #3 of the Terminal 2 (T2) Air Traffic Control Tower (ATCT) Demolition & Office Tower Modifications (Buildback) Project.

4. Gilman Greenhouse Project: Phase #1 and Phase #2

David Rosenstein, Project Designer, BlueHouse

Marien Coss, Project Manager, Rec & Park

Carl Welty, Architect, BlueHouse

Ms. Marien Coss of Rec & Park provided the background on the project, along with her work with Bluehouse and Hunters Point Family organization to integrate a proposed greenhouse next to the Hunters Point clubhouse at Gilman Playground. This greenhouse would have an aquaponics system and would serve as a training facility and provide food and produce for the community. Ms. Coss went on to present the project site, site photos, and elevations and renderings of the greenhouse integrated into the site. She also noted that the design of the greenhouse had already be developed prior to this project, and BlueHouse had shared this design with them in integrating it into the specified site. The building design was determined by the set aquaponic system within, and alteration of the dimensions or design would affect the aquaponics system's functions. Ms. Coss explained that a lot of the moving parts to design this project have been pro-bono, along with the architectural team based in Los Angeles, have made it challenging to get materials together for this review. However, because of the team and community's desire to initiate the project by September of next year, she felt the need to bring it to Civic Design Review now.

The Committee thought this was a wonderful project that they all are in support of and endorse. However, they thought that it would be easier for the team to manage to project if they had a local architect working on the ground with them. The Committee suggested looking up the One Percent Solution where architectural firms pledge one percent of billable hours towards pro-bono work to help with projects such as this. The Committee felt that the "cart was coming before the horse," and that the pre-designed greenhouse needed to be better contextualized in the space it would hold at the park. The Committee suggested taking a closer look at the site, including how the function of the building might drive what appropriate materials would be used to construct it. The Committee asked that the project team come back when a more complete presentation for review. The motion was not voted on.

As the team presenting the the Reinventing Cities project had not yet arrived to the public meeting, the Committee switched items 5 and 6 so the JCDecaux Public Restrooms & Kiosks Project could present first.

Commissioner Lydia So recused herself from the next item as her spouse works for the design firm affiliated with the JCDecaux Public Restrooms & Kiosks Project.

5. JCDecaux Public Restrooms & Kiosks Project: Phase #1 and Phase #2

Francois Nion, Project Designer, JCDecaux
Architect, Smithgroup JJR

The team presented their updated design based on the comments received from the joint meeting of Civic Design Review and Historic Preservation Committee. They provided samples of the materials, including option samples of the stainless steel stamped patterns and sample preforated sheet metal. The team shared that they deleted the planter roof on the restrooms, and showed the updated design of the roof elevation. The roof would be a fiberglass structure with an added skylight at the top. The team moved on to show the updated designs of the kiosks. The team presented the footprint and functions of the four design approaches of the new kiosks, which included small 3-sided panel kiosks, Market Street 3-sided panel kiosks, interactive kiosks, and multi-function/retail kiosks. Lastly the project team provided renderings of the new bathrooms and kiosks in varying locations in the city.

The Committee preferred option #1 of the stainless steel stamped pattern, and urged the team to find alternatives if the option #1 did not work. Additionally, they ask that the team redesign the small kiosk in order that it be more aligned with the design family of the other kiosks. The small kiosk design was very flat in comparison to the other kiosks, and the Committee felt it was too similar to the previous design. The Committee rescinded the past approved motions from the previous design reviews, and the new Phase #1 and Phase #2 motion was unanimously approved with the following contingencies.

Motion to rescind Resolution No. 1002-17-282, which approved Phase #1 of the former design of the JCDecaux Public Restrooms & Kiosks Project.

Motion to rescind Resolution No. 1002-17-285, which approved Phase 2 of the former design of the JCDecaux Public Restrooms and Kiosks Project contingent upon addressing the bottom bump-out so that it may be uniform on all three sides and as flush as possible.

Motion to approve Phase #1 and Phase #2 of the JCDecaux Public Restrooms & Kiosks Project contingent upon 1) aligning the small kiosks design to be in the same design family as the other kiosks and 2) providing alternative stamped stainless steel patterns, if the preferred option #1 is not a viable option.

Commissioner Lydia So return to the meeting at 3:58pm.

6. Reinventing Cities Project: Informational Review

Eden Brukman, Program Manager, SF Department of the Environment

Ms. Eden Brukman of the San Francisco Department of the Environment presented the Reinventing Cities project, a multi-agency project spearheaded by the Mayor's office. The project came about through the C40 initiative, founded by the Mayor of London to bring cities together to decarbonize urban development and find innovative solutions for climate. Ms. Brukman went on to provide the example of the City of Paris and their competition for innovative urban projects called reinventer.paris. Sample proposal projects included an old rail station transformed into a wood tower where farm producers and consumers meet, old warehouses transformed as an zero carbon neighborhood, and an urban farm with a training center and housing for the homeless. She described sites that different cities have offered to this project, including empty plots, existing buildings, and iconic sites. The competitions include ten climate challenges that project teams are required to address. Following this background information, Ms. Brukman presented on the two San Francisco sites that have been selected, Hallidie Plaza and 155/165 Grove Street with 240 Van Ness Avenue. Currently, finalists have been chosen for each site and they will be attending an orientation to better familiarize themselves with the opportunity and come up with a more defined final proposal.

The Committee was curious to know what organizations received outreach in applying for this competition. Ms. Brukman explained that they reached out to ASLA, SF Beautiful, Impact Hub and other non-architecture groups that could create innovative proposals rather than typical building structures. The Committee suggested reaching out to Cities for Forests as well as the UC Berkeley Architectural Department for students to be a part of the jury process. The Committee also asked about the finalists, and Ms. Brukman stated that she would share the teams selected the following week when the information goes public.

7. Visual Arts Committee Update

Commissioner Dorka Keehn showcased the finalists for the Mint Plaza Public Art opportunity. As part of the 1% for art program, the developer chose to put the money into the Public Art Trust and the Art Commission will be involved with the facilitation of the artist competition. The developer expressed an interest in an artwork that brought light into the plaza area.

Commissioner Keehn went on to present the art proposal by artist Sarah Sze at the 1500 Mission Street atrium lobby. Lastly, she presented the new artworks to be installed at SFO by artists Jacob Hashimoto, Liz Glynn, Leonardo Drew, and Andy Vogt.

8. Staff Report

Ms. Jill Manton shared that this will be her last meeting in her role managing Civic Design Review which she has done for the past five years. She expressed her respect, admiration, and affection to the Committee, along with her good fortune in having this experience. She has been consistently impressed with the dedication, passion, intellectual rigor, and design aesthetic of the Committee. Ms. Jill Manton will remain at the Arts Commission where she will focus on special initiatives for the agency. She will also be available during this time of transition to work with Ms. Rebekah Krell, who will take over her role. Lastly, Ms. Jill wanted to thank Commissioner Kimberlee Stryker for her dedication and leadership as Committee Chair.

Commissioner Kimberlee Stryker thanked Jill for all her hard work, artistic perspective, and humor. She is excited that Rebekah will be coming on board and looks forward to working with her.

Commissioner Abby Schnair shared that she enjoyed working with Jill and applauded her professionalism and work in the arts. She is so thrilled that Jill will be able to continue working on projects that are so meaningful to

her. Commissioner Schnair also welcomed Rebekah to the Committee.

9. New Business and Announcements

The Committee discussed a later meeting start time of 3pm and curtailing the amount of informals granted per project. Commissioner Paul Woolford suggested implementing a later start time at 3pm. However, due to the seasonal influx of projects, it was decided that the meeting time would be determined depending on the size of the agenda. Furthermore, the Committee decided that informals would be limited to one per project, unless the Committee initiated additional informals.

10. Adjournment

There being no further business, the meeting was adjourned at 5:16 p.m.

posted 9/28/18, 5:10 p.m., akl

Language Accessibility

Translated written materials and interpretation services are available to you at no cost. For assistance, please notify Special Projects and Civic Design Review Program Associate Aleta Lee, 415-252-2251, aleta.lee@sfgov.org.

我們將為閣下提供免費的書面翻譯資料和口譯服務。如需協助，Special Projects and Civic Design Review Program Associate Aleta Lee, 415-252-2251, aleta.lee@sfgov.org.

Materiales traducidos y servicios de interpretación están disponibles para usted de manera gratuita. Para asistencia, notifique a Special Projects and Civic Design Review Program Associate Aleta Lee, 415-252-2251, aleta.lee@sfgov.org.

Ang mga materyales na nakasalin sa ibang wika at ang mga serbisyong tagapagsalin sa wika ay walang bayad. Para sa tulong, maaring i-contact si Special Projects and Civic Design Review Program Associate Aleta Lee, 415-252-2251, aleta.lee@sfgov.org.

From: [marla bastien knight](#)
To: [Kwiatkowska, Natalia \(CPC\)](#)
Subject: RE: Opposition to Replacement Toilets and Kiosks
Date: Thursday, September 20, 2018 1:52:19 PM
Attachments: [image002.png](#)
[image004.png](#)
[image008.png](#)
[image006.png](#)
[image005.png](#)
[image003.png](#)
[image007.png](#)

Hi Natalia,
I wanted to let you know upon further discussion North Beach Tenants Committee is withdrawing its opposition to the Coit Tower and Washington Square Park toilets and kiosks. Rather NBTC takes the position of No Opinion.
Would you please notify the Heritage Commission of this change? I have notified Lisa Zhou of DPW.
Thank you and enjoy what looks like a great weekend coming up!
Marla
Co-chairperson
MBTC

On Sep 17, 2018 12:58 PM, "Kwiatkowska, Natalia (CPC)"
<natalia.kwiatkowska@sfgov.org> wrote:

Good afternoon,

Your letter has been received by the Department and will be distributed to the Historic Preservation Commission. Please note, this item has been continued to the October 17th hearing so it will not be heard this Wednesday.

Thank you,

Natalia Kwiatkowska

Senior Planner | Zoning and Compliance & Historic Preservation

Direct: 415-575-9185 | **Fax:** 415-558-6409

**San Francisco
Planning**

1650 Mission Street, Suite 400
San Francisco, CA 94103

SF Planning
Department



From: marla bastien knight [mailto:marlabastienknight@gmail.com]

Sent: Monday, September 17, 2018 12:36 PM

To: Kwiatkowska, Natalia (CPC)

Subject: Opposition to Replacement Toilets and Kiosks

Dear Ms. Kwiatkowska,

We strongly oppose the replacement of the Washington Square Park and Coit Tower toilets and kiosks with the new design of same. The new design is not in keeping with the old world aesthetic and charm of North Beach. The new design might very well fit

Soma or Market Street but definitely does not synch with the buildings and vibe of North Beach.

I appreciate your adding North Beach Tenants Committee's opposition to the many North Beach residents opposing the Coit Tower and Washington Square Park replacements.

Respectfully yours,

Marla Bastien Knight

Co-Chairperson

North Beach Tenants Committee



September 10, 2018

Timothy Frye
Historic Preservation Officer
SF Planning Department
1650 Mission Street, Suite 140
San Francisco, CA 94133
(Via email: tim.frye@sfgov.org)

RE: Proposed New Restroom Building In Front of Coit Tower

Dear Mr. Frye,

I write on behalf of Protect Coit Tower, a non-profit organization whose mission is to preserve, celebrate, and educate the public about the amazing gift Lillie Hitchcock Coit gave to the people of San Francisco 85 years ago next month: Coit Tower.

At the last meeting of Supervisor Peskin's Coit Tower Working Group, we were informed that the Historic Preservation Commission may be considering whether to issue a Certificate of Appropriateness and Permit to Alter pursuant to Articles 10 and 11 of the Planning Code to install new public toilets and kiosks through the City, including replacement of the existing public toilet structure at Coit Tower with a non-historic design. Protect Coit Tower opposes efforts to replace the existing structure in front of Coit Tower with the same design that is being proposed elsewhere citywide or any other design that does not adequately evoke the history and heritage of Coit Tower and its adjoining Pioneer Park, and does not suitably reflect and reinforce the unique location context of Coit Tower.

Coit Tower is historic. Any structure built in front of Coit Tower must reflect that historic nature rather than be just another "cookie cutter" building. The Historic Preservation Commission required significant design changes to the temporary concession stand/kiosk recently constructed in front of Coit Tower to make it fit better with Coit Tower. It would make sense to require the same level of historic compatibility for a new restroom building likely to remain in front of Coit Tower for many years.

While the consensus of the Coit Tower Working Group last month was to ask for this item to be put on hold until we could hear from the sponsors of this proposal, I have just been informed that this item is being scheduled for a September 19 hearing at the Historic Preservation Commission. The Coit Tower Working Group has our next meeting scheduled for Wednesday, September 26. I urge the Historic Preservation Commission to at least delay a hearing on this proposal until after the Coit Tower Working Group is able to receive a presentation about it from proponents at that meeting.

Sincerely,

Jon Golinger
Protect Coit Tower

FILE NO.

ORDINANCE NO.

Received at HPC Hearing 10/17/18

S. Ferguson

[Planning Code - Landmark Designation - 524 Union Street (aka Paper Doll)]

Ordinance amending the Planning Code to designate 524 Union Street (aka Paper Doll), Assessor's Parcel Block No. 0103, Lot No. 009, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in single-underline italics Times New Roman font.
Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Findings.

(a) CEQA and Land Use Findings.

(1) The Planning Department has determined that the proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., "CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 524 Union Street (aka Paper Doll), Assessor's Parcel
3 Block No. 0103, Lot No. 009 ("Paper Doll"), will serve the public necessity, convenience, and
4 welfare for the reasons set forth in Historic Preservation Commission Resolution No.

5 _____, recommending approval of the proposed designation, which is incorporated
6 herein by reference. Said resolution is on file with the Clerk of the Board of Supervisors in
7 File No. _____.

8 (3) The Board of Supervisors further finds that the proposed landmark
9 designation of the Paper Doll is consistent with the San Francisco General Plan and with
10 Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission
11 Resolution No. _____, recommending approval of the proposed designation, which is
12 incorporated herein by reference.

13 (b) General Findings.

14 (1) Pursuant to Section 4.135 of the Charter, the Historic Preservation
15 Commission has authority "to recommend approval, disapproval, or modification of landmark
16 designations and historic district designations under the Planning Code to the Board of
17 Supervisors."

18 (2) The Landmark Designation Fact Sheet was prepared by Planning
19 Department Preservation staff. All preparers meet the Secretary of the Interior's Professional
20 Qualification Standards for historic preservation program staff, as set forth in Code of Federal
21 Regulations Title 36, Part 61, Appendix A. Planning Department Preservation staff reviewed
22 the report for accuracy and conformance with the purposes and standards of Article 10 of the
23 Planning Code.
24
25

1 (3) The Historic Preservation Commission, at its regular meeting of September
2 5, 2018, reviewed staff's analysis of the historical significance of the Paper Doll pursuant to
3 Article 10 as part of the Landmark Designation Case Report dated September 5, 2018.

4 (4) On _____, the Historic Preservation Commission passed Resolution
5 No. _____, initiating designation of the Paper Doll as a San Francisco Landmark
6 pursuant to Section 1004.1 of the Planning Code. Said resolution is on file with the Clerk of
7 the Board of Supervisors in File No. _____ and is incorporated herein by reference.

8 (5) On _____, after holding a public hearing on the proposed
9 designation and having considered the specialized analyses prepared by Planning
10 Department Preservation staff and the Landmark Designation Fact Sheet, the Historic
11 Preservation Commission recommended approval of the proposed landmark designation of
12 the Paper Doll by Resolution No. _____. Said resolution is on file with the Clerk of the
13 Board in File No. _____.

14 (6) The Board of Supervisors hereby finds that the Paper Doll has a special
15 character and special historical, architectural, and aesthetic interest and value, and that its
16 designation as a Landmark will further the purposes of and conform to the standards set forth
17 in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference
18 the findings of the Landmark Designation Report.

19
20 Section 2. Designation.

21 Pursuant to Section 1004 of the Planning Code, 524 Union Street (aka Paper Doll),
22 Assessor's Parcel Block No. 0103, Lot No. 009, is hereby designated as a San Francisco
23 Landmark under Article 10 of the Planning Code. Appendix A to Article 10 of the Planning
24 Code is hereby amended to include this property.

1 Section 3. Required Data.

2 (a) The description, location, and boundary of the Landmark site consists of the City
3 parcel located at 524 Union Street (aka Paper Doll), Assessor's Parcel Block No. 0103, Lot
4 No. 009, in San Francisco's North Beach neighborhood.

5 (b) The characteristics of the Landmark that justify its designation are described and
6 shown in the Landmark Designation Report and other supporting materials contained in
7 Planning Department Case Docket No. 2017-001773DES. In brief, the Paper Doll is eligible
8 for local designation as it is significant as one of the earliest bars associated with the
9 development of LGBTQ communities in San Francisco, and is also significant for its
10 association with owner Dante Benedetti, who was on the front lines in the fight for LGBTQ civil
11 rights in San Francisco in the 1950s.

12 (c) The particular features that shall be preserved, or replaced in-kind as determined
13 necessary, are those generally shown in photographs and described in the Landmark
14 Designation Report, which can be found in Planning Department Docket No. 2017-
15 001773DES, and which are incorporated in this designation by reference as though fully set
16 forth. Specifically, the following features shall be preserved or replaced in kind:

17 (1) The following character-defining exterior features: overall form, structure,
18 height, massing, materials, and architectural ornamentation, including

- 19 (A) Two story height;
20 (B) Low, boxy massing;
21 (C) Flat roof;
22 (D) Redwood channel rustic horizontal wood siding;
23 (E) Regularly spaced punched window openings with simple, flat wood
24 surrounds and wood sills;
25 (F) Double-hung, wood sash windows at second floor;

1 (G) Prominent corner siting at Union Street and Cadell Place; and

2 (H) Two entries and stairways to second floor facing Cadell Place.

3 (2) The following character-defining interior features of the building, which are
4 associated with areas that have historically been accessible to the public, including

5 (A) A front dining room and a rear dining room with raised area
6 separated by kitchen and bathrooms;

7 (B) Heavy timber support posts running north-south in both front dining
8 room and back dining room;

9 (C) Bar configuration and back bar with oak wood coolers located at the
10 west wall of the front dining room; and

11 (D) Fireplace in rear dining room.
12

13 Section 4. Effective Date. This ordinance shall become effective 30 days after
14 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
15 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
16 of Supervisors overrides the Mayor's veto of the ordinance.
17

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

20 By:

21 
VICTORIA WONG
Deputy City Attorney

22 n:\vegana\as2018\1800206\01312416.docx
23
24
25

Received at HPC Hearing 10/17/18
R. Schmitt

POTRERO POWER STATION

HPC DEIR PRESENTATION

OCT 17, 2018



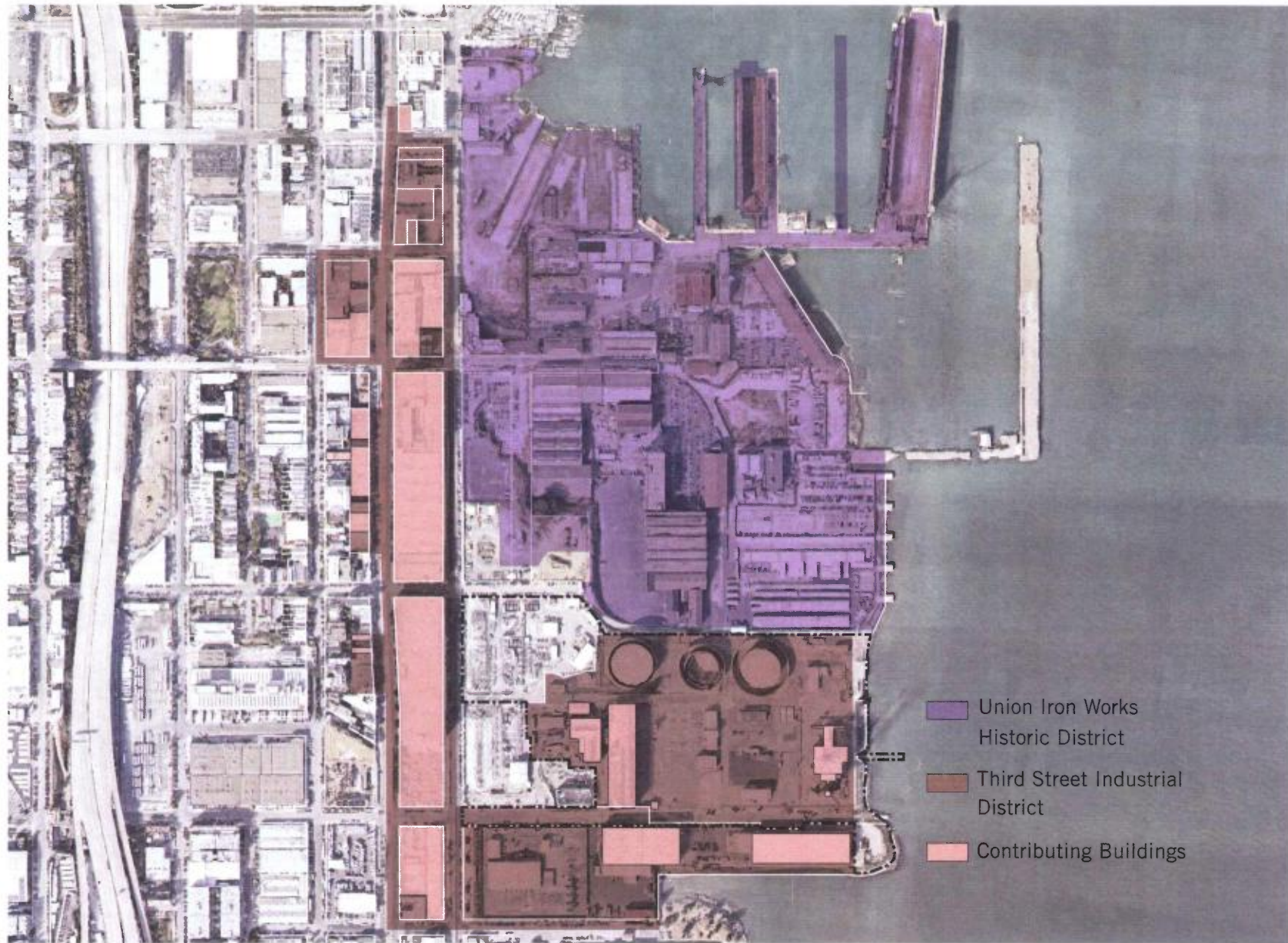


Figure 1.4.3 Third Street Industrial and Union Iron Works Historic Districts



Figure 1.4.4 San Francisco Bay Trail / Blue Greenway (referred to in the D4D as "the Blue Greenway")

POTRERO POWER STATION, SAN FRANCISCO CA



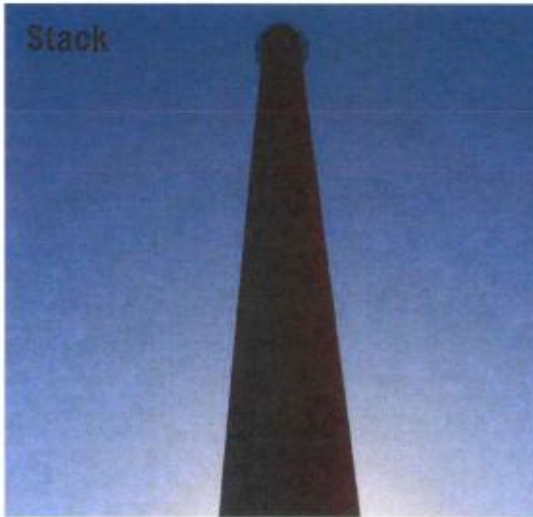
EXISTING STRUCTURES

DISTRICT CONTRIBUTORS: THIRD STREET INDUSTRIAL DISTRICT

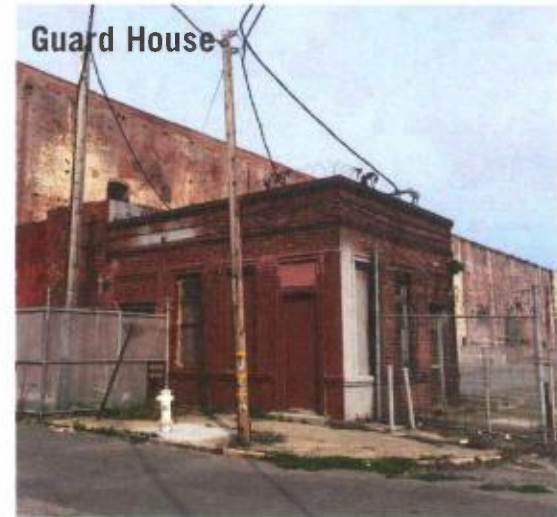
Unit 3



Stack

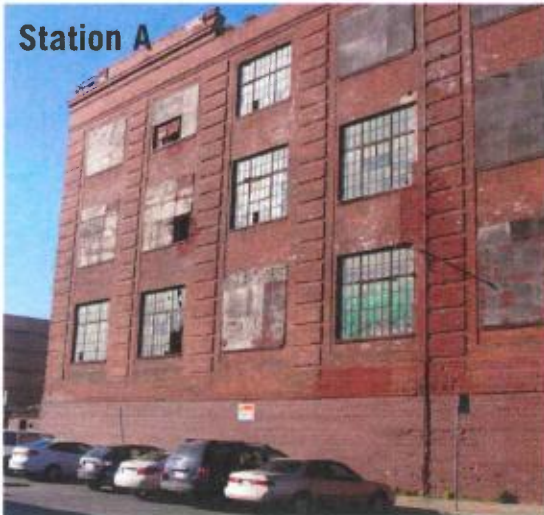


Guard House

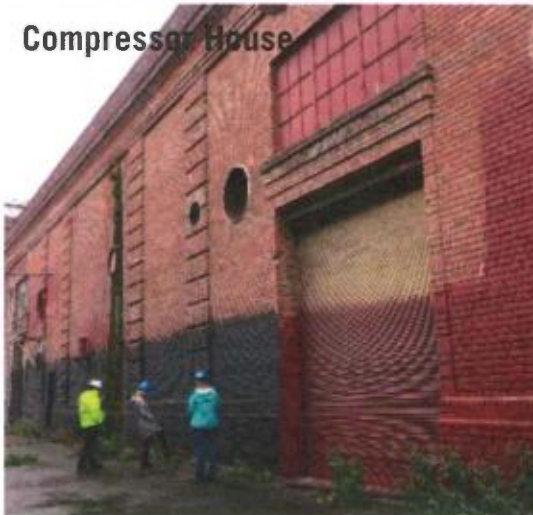


INDIVIDUALLY SIGNIFICANT: CRITERION 1 - ASSOCIATION WITH IMPORTANT EVENTS

Station A



Compressor House



Meter House



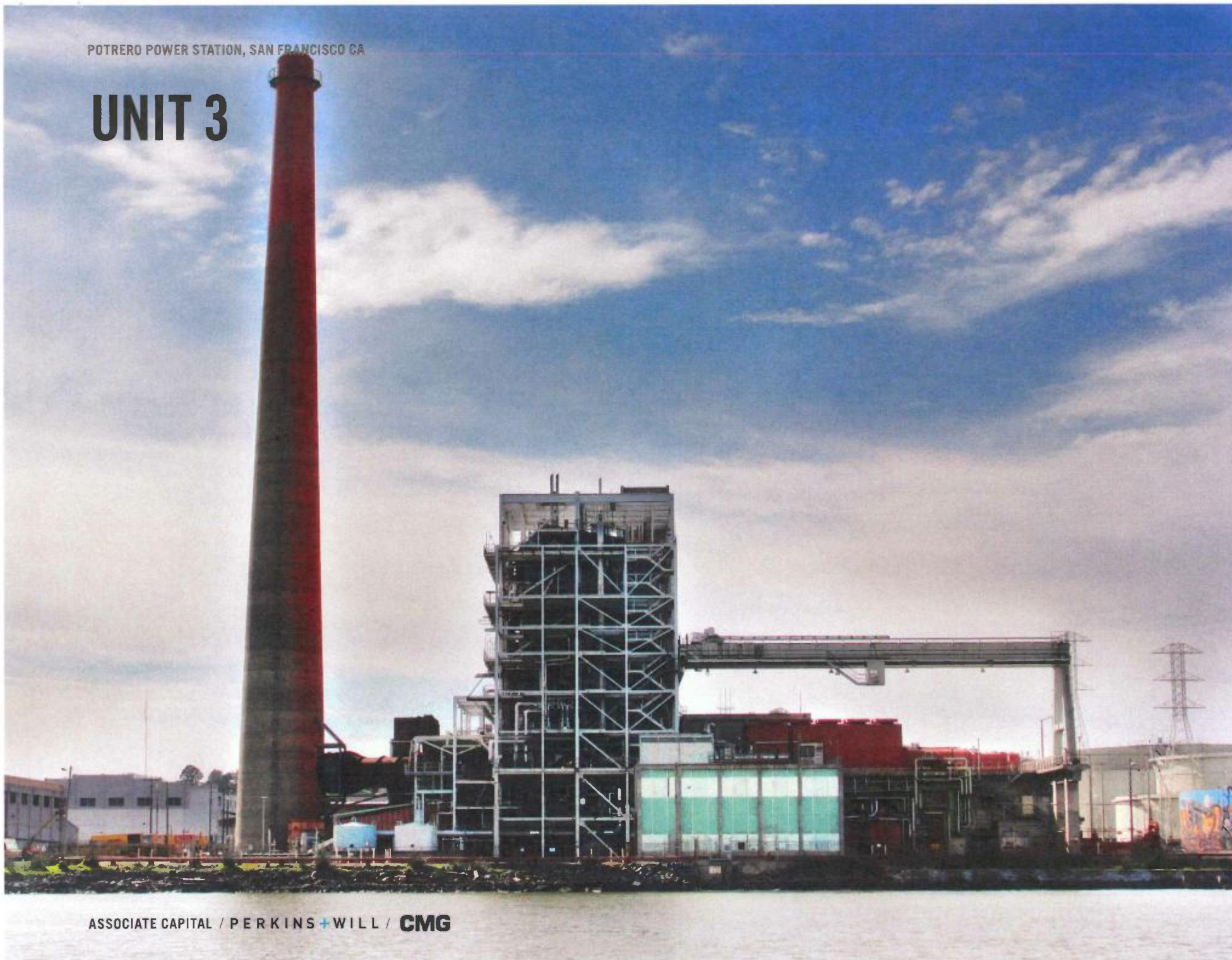
HPC: “GET CREATIVE”

- Appreciation of challenges of the buildings: state of disrepair of the Station A complex
- Appreciation of the challenges of the site: creating streets and connections
- Look at keeping portions of facades, or moving/re-purposing
- Historic buildings are an important opportunity to contribute character in neighborhoods with lots of new construction
- Focus on telling the story of the site, neighborhood, and city



POTRERO POWER STATION, SAN FRANCISCO CA

UNIT 3



ASSOCIATE CAPITAL / PERKINS+WILL / CMG



POTRERO POWER STATION, SAN FRANCISCO CA

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

ASSOCIATE CAPITAL / BARKINS+WILL / CMG

POTRERO POWER STATION, SAN FRANCISCO CA

OPEN IT UP



(PIER 70 BUILDINGS)

ASSOCIATE CAPITAL / PERKINS+WILL / CMG



POTRERO POWER STATION

DESIGN FOR DEVELOPMENT

DRAFT: October 3, 2018

4.11 Paving and Materials

Paving will be a key component that defines the character, connectivity, and identity of the Power Station's varied open spaces. Paving strategy should be considered as an interconnected site-wide system that activates the public realm and contributes to the overall pedestrian and bicycle circulation on the site. All paving in areas with high pedestrian traffic will be designed to facilitate universal accessibility. Paving connections to surrounding streets should be carefully considered for their impact on the larger neighborhood. Paving design in open spaces shall be carefully considered with the placement of lights, light pull boxes, utilities, utility vaults, and other surface expressions of underground utilities.

STANDARDS

4.11.1 Surfacing at Tree Planting

Where trees are planted in pedestrian areas, tree well surfacing material shall be within two inches of adjacent pedestrian paving.

4.11.2 Paving: Heat Island Effect

Materials that reduce the urban heat island effect by using pavement with a Solar Reflectance Index (SRI) of 29 or higher shall be selected for use in areas that are predominantly unshaded by tree canopy or buildings.

GUIDELINES

4.11.3 Surfacing at Tree Planting

Where trees are planted in paving, surfacing material shall allow air and water to reach tree roots.

4.11.4 Material Quality and Consistency

Paving and built-in site elements shall be comprised of high-quality materials and finishes. All materials shall be durable and capable of withstanding high-intensity use in the Bay environment. All material textures in designated path of travel and accessible use areas shall be ADA-compliant.

4.11.5 Paving Types

Paving should be a key component that defines the character, connectivity, and extent of the Power Station's varied public realm.

a) Special Paving at Plazas

Use contrasting, high-quality paving that distinguishes plaza spaces as areas that prioritize pedestrians and encourage gathering. Plaza spaces should incorporate concrete unit pavers, stone pavers, or cast-in-place concrete with integral color and/or exposed aggregate finish. Refer to paving and materials images and descriptions in Figure 4.11.1.

b) Blue Greenway

Standard or enhanced cast-in-place concrete is recommended for the Blue Greenway.

4.11.6 Character and Uniformity

Paving and hardscape elements should incorporate industrial elements and materials into the design. Design elements should use simple geometric forms, regular or repeating paving patterns and utilitarian materials such as simple masonry pavers.

CONSIDERATIONS

4.11.7 Permeable Paving

Where feasible and where underlying soil conditions allow, permeable paving, such as pre-cast permeable concrete unit pavers may be used.

4.11.8 Wood Decking

Durable hardwood decking is allowed. Consider using wood decking at Bay overlooks and at waterfront terraces. Use sustainable forest products (FSC-certified) or recycled wood.

4.11.9 Responsible Material Use

Use sustainable paving materials, including recycled materials, local materials, and sustainably sourced materials.

4.11.10 Character and Uniformity

Paving contrast may be introduced through color or geometric variation, textural variation within a single paving module, integrated lights, or juxtaposition of scale or material. Salvaged masonry units from the site's existing buildings should be included if feasible and safe for public use.

4.11.11 Blue Greenway

Coordinate paving design with the Pier 70 multi-use trail to establish paving identity and continuity with the Pier 70 design.

4.21 Stack Plaza

The Stack is the Power Station's most monumental feature, an icon in the neighborhood visible from many vantage points throughout the city. Stack Plaza is, accordingly, the signature public space of the Power Station. It will be a formal civic space that provides a sense of arrival and encourages visitors to linger, gather, and appreciate the Stack in all of its roles—as a monument, a marker of the site's industrial past and a focal point along San Francisco's Central Waterfront. The Stack will remain as a visual landmark that orients visitors and recalls the site's history as a power plant, but it should also assume new life as a place for art, social space, or unique cafe or bar. This publicly accessible open space will anchor the southern end of the Blue Greenway, providing pedestrian connections from the waterfront to the landside of the neighborhood via Delaware Street and 23rd Street.

STANDARDS

4.21.1 Bicycle Circulation

A bicycle connection shall be established between the southern end of the Blue Greenway and 23rd Street. Bicycle wayfinding and signage shall indicate these routes.

4.21.2 Pedestrian Circulation

A Pedestrian Throughway shall be established between the southern end of the Blue Greenway and 23rd Street, at the southern edge of the Stack Plaza, through the center of this open space, and along the southern edge of Unit 3. Pedestrian access to and around the base of the Stack shall be provided. Plaza design shall allow for multiple paths and vantage points from which

to experience the scale and presence of the Stack. Pedestrian access between the Stack and Unit 3 shall be accommodated. Paved paths shall allow pedestrian access through garden spaces.

4.21.3 Planting

Tree, shrub and groundcover planting shall adhere to the general standards and guidelines set forth in Sections 4.6 and 4.7. No more than one-third of the area within 45 feet of the Stack shall be planted.

4.21.4 Amenities

The following amenities shall be provided within Stack Plaza: seating, lighting, open plaza space, planted areas, bicycle parking, and waste receptacles. Movable outdoor seating and tables to serve a café or bar within the Stack may be provided.

4.21.5 Paving

Paving and hardscape elements shall incorporate industrial elements and materials into the design. Design elements should use simple geometric forms, regular or repeating paving patterns and utilitarian materials such as simple masonry pavers or salvaged masonry units if feasible and safe for public use. Surfaces should not be designed with elaborately applied patterns. Any patterns should be the pragmatic result of the use of unit pavers or concrete score joints.

GUIDELINES

4.21.6 Design Intent

The design intent of this open space is to provide an accessible, compelling civic space that highlights

the iconic Stack. The space around the Stack shall incorporate a balanced combination of paved plaza space and low planted areas. Plaza design should remain free of elements that visually compete with or detract from the singular presence of the Stack. Physical and conceptual connections between the Stack and Unit 3 should be reinforced through paving and pedestrian circulation design.

4.21.7 Planters and Planting

Stack Plaza design elements, such as planters and native planting, shall be kept low to the ground to complement and not distract from the Stack.

4.21.8 Furnishings

See Section 4.9 for general requirements and precedent images. Furnishing should complement and be integrated into the overall plaza design. Loose cafe tables and chairs are allowed.

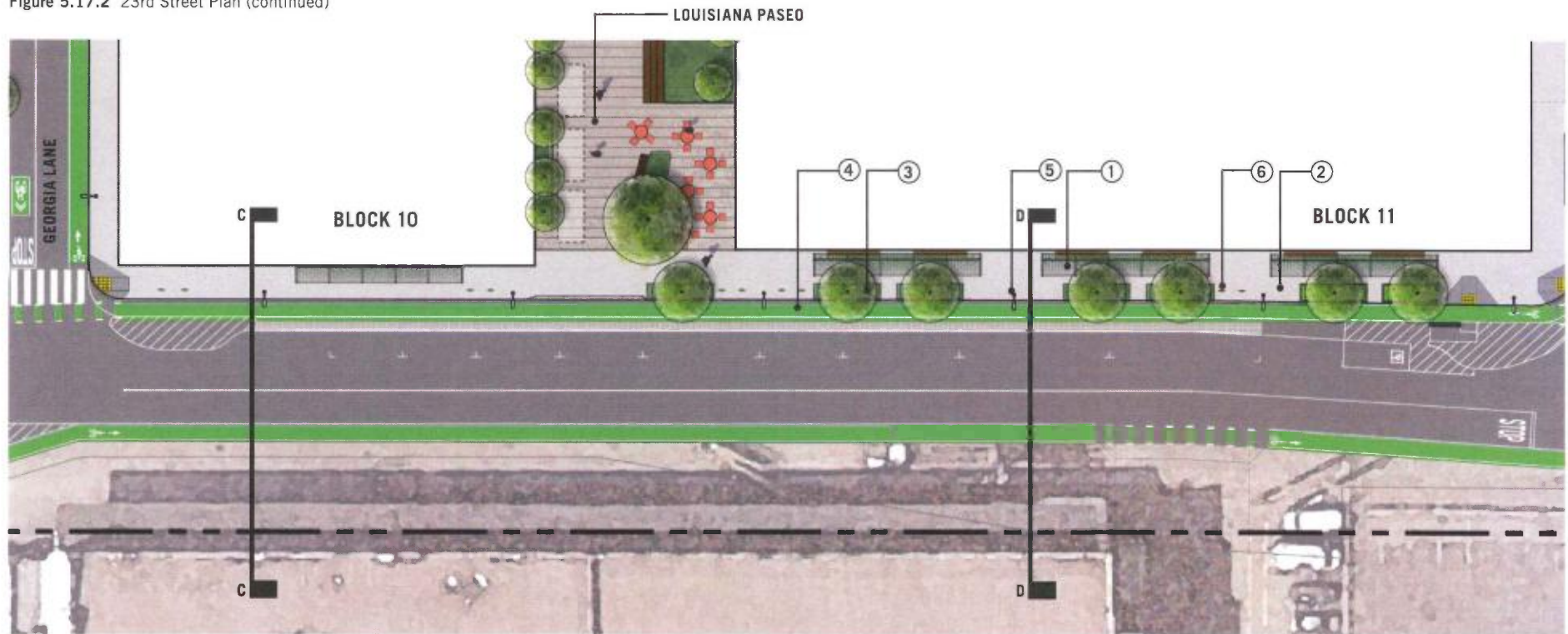
4.21.9 Lighting

See Section 7 for general requirements. Lighting at the Point should balance safety with the need to keep light pollution to a minimum. Maintain minimum light levels for safety at primary amenity areas. Feature lighting for the Stack should be the focus of lighting design for this area. Artistic facade lighting and projected light displays are allowed.

4.21.10 Program

Stack Plaza should be primarily a civic space for passive recreation and socializing, with minimal fixed or temporary program elements. A bar or cafe within the Stack should be considered. Outdoor seating associated

Figure 5.17.2 23rd Street Plan (continued)



5.17.8 Third Street Industrial Character

The streetscape design of 23rd Street should balance the historic utilitarian character of the Third Street Industrial District with welcoming design gestures for this important entrance to the Power Station development. To that end, the following guidelines shall be followed:

- Landscape elements should feel additive to the industrial streetscape. Examples include potted or otherwise designed raised beds of plants and trees that are placed onto paved surfaces; small tree wells within paved surfaces; green walls; and raised or lowered beds edged with industrial materials such as brick, low granite curbs, or steel.
- Tree planting locations should be irregularly spaced or placed in small groupings along the street, in contrast with standard Better Street Plan requirements, in order to provide better compatibility with the historic district.
- A tree and vegetation palette should be used that does not detract from the industrial character. Green walls, planter boxes, and vegetation should be considered rather than trees for storm water management.
- Sidewalk paving at 23rd Street should be more industrial in character compared to sidewalk paving at other portions of the site. Consider varying sidewalk concrete score joint patterns or pavers from block to block
- Pavement at the transit boarding island should incorporate concrete or stone pavers or enhanced cast-in-place concrete with smaller scale joint patterns for a more refined appearance. Integral color and decorative aggregates may be selected for aesthetic quality and shall meet accessible design requirements for slip-resistance. The design must be reviewed and approved by SFDPW and SFMTA as part of street improvement plans.

6.7 Façade Articulation

Building façades should be articulated by employing the strategies outlined below. Articulation supports Modulation by creating visual interest, but at a finer-grained scale.

GUIDELINES

6.7.1 Depth of Façade

Full brick or masonry are among the site's preferred materials. If thin brick or masonry or panel systems are used, these materials should read as having a volumetric legibility that is appropriate to their thickness. For example, masonry should turn the corner at a depth that is consistent with the typical depth of a brick. Examples of strategies that can be used to articulate a façade with volumetric depth include:

- Use of architectural treatments that create visible shadow lines including vertical recesses, notches, massing reveals, or changes in plane at least six inches in depth; or,
- Windows and other openings are an opportunity to reinforce the volumetric legibility of the façade, with an appropriate depth that relates to the material selected. For example, the depth of the building frame to the glazing should be sufficiently deep to convey a substantial exterior wall, and materials should turn the corner into a window reveal.

Also see Section 6.8.3 for guidelines relating to material quality and durability.

6.7.2 Façade Organization

Each building should be organized into a visible hierarchy and a consistent system with patterning or rhythm that defines an internal logic. Building elements and themes should be appropriately scaled and proportionate to the overall building.

Examples of strategies that can be used to define hierarchy and proportion that are also consistent with the neighborhood's industrial characteristics include:

- Vertical or horizontal elements that create a rhythm or patterning within the façade
- Contrast in the scale of patterns, such as larger patterning of structural piers and bays that convey an industrial scale, combined with a smaller patterning of window mullions and sashes that are finer-grained and more detailed at the pedestrian scale; or
- Key programmatic elements such as building circulation, gathering spaces, building lobbies, and so on clearly expressed in the design of the façade.

6.7.3 Midrise Building Articulation

Predominantly residential buildings between 95 and 125 feet in height should be articulated with smaller volumes, such as windows, doors or balconies that highlight a residential scale using reveals from six inches to three feet in depth.

Predominantly non-residential buildings between 95 and 125 feet should be articulated with strong horizontal elements that convey a more industrial aesthetic, such as clearly expressed floorplates separated by a consistent glazing pattern (see precedent images in Section 6.6).

6.7.4 Tower Articulation

The façade of midrise and highrise towers should be lighter and more loft-like than the Base, with thinner vertical and horizontal elements that feature more glazing.

6.8 Color and Materials

STANDARDS

6.8.1 Bird-Safe Glazing

Bird-safe glazing including but not limited to fritting, netting, permanent stencils, frosted glass, exterior screens, UV patterns visible to birds, or physical grids placed on the exterior of glazing shall be applied to:

- The portion of the building façade between grade and 60 feet in height on buildings located within 300 feet of open spaces that are at least two acres and at least 60 percent vegetated with landscaping, meadows, grassland or open water; and,
- Where unbroken glazed segments of free-standing glass that are 24 square feet or larger are provided on any portion of the building, including glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops.

To qualify as Bird-Safe Glazing, vertical elements of window patterns should be at least quarter inch wide at a maximum spacing of four inches or horizontal elements at least one eighth inch wide at a maximum spacing of two inches.

GUIDELINES

6.8.2 Recommended Materials

Recommended materials should be incorporated into building design. Recommended materials include brick, concrete, copper, steel, glass, smooth stucco and wood. Avoid using veneer masonry panels except as described in Section 6.7.1 Depth of Façade. Avoid using smooth, flat, or minimally detailed glass curtain walls; highly reflective glass; coarse-sand finished stucco as a primary siding material; bamboo wood siding as a primary siding material; laminated timber panels; or black and dark materials should not be used as a predominate material.

Where metal is used, selection should favor metals with naturally occurring patina such as copper, steel, or zinc. Metals should be matte in finish. Where shiny materials are used, they should be accent elements rather than dominant materials, and are generally not encouraged.

6.8.3 Quality and Durability

Exterior finishes should have the qualities of permanence and quality found in similar contextual building materials used on neighboring sites and in the Central Waterfront. Materials should be low-maintenance, well suited to the specific maritime microclimate of the neighborhood, and able to naturally weather over time without extensive maintenance and upkeep

CONSIDERATIONS

6.8.4 Color and Finish

Use of exterior surface materials that are naturally rich in color, such as terra cotta and copper, is encouraged. Lightness of color is preferred at the Upper Building, where buildings are visible from a further distance and have more presence on the skyline.

Materials should be selected in coordination with the expression of the building's organization, for example, using more substantial materials, such as masonry and metals, to define corners, and lighter materials, such as glass and wood, to define vertical circulation.

Also see Section 6.6 for how changes in material and color should be combined with modulation strategies to reinforce visually interesting and human-scale building design.

6.8.5 Glazing

Glazing selection should be made with consideration to energy performance. Glazing should be generally light in color and low-reflectance in order to achieve a balance of daylighting and energy performance.

6.8.6 Decorative Materials

Architectural details should be inherent features of the façade materiality and should not appear as “tacked on.” Details that break up massing through the use of decorative masonry courses, joints, patterns, or contrasting metal insets are encouraged.

6.8.7 Pedestrian-Oriented Materials

The first and second floor of the building are most visible at the street level, and therefore most prominently shape the pedestrian experience.

Façades within the first two floors of the building should be designed with higher quality materials that offer color, variety, wear-resistance, and visual interest to the pedestrian. Façade designs within this area should incorporate more than one material and reflect the individual program or building.

Specific design considerations related to different ground-floor frontages may be found in Sections 6.10 through 6.16.

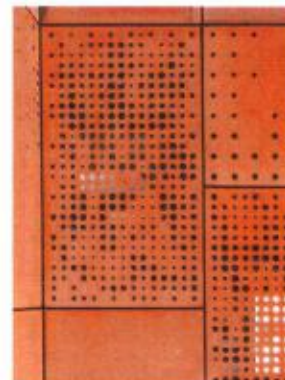
6.8.8 Living/Green Walls

Living walls and/or plantings may be used to provide a highly visible, biophilic amenity and passive cooling benefit. Vegetation may be integrated into exterior shading to support shading performance and enhance privacy, and would be a permitted obstruction on floors above the ground floor. Living walls are also permitted on the ground floor provided that they do not encroach into public rights-of-way or pedestrian thoroughways.

Examples of recommended materials.



Corten Steel



Copper Cladding



Brick in any range of colors, especially modern applications such as this offset stacked pattern



Wood



Concrete or Stone



Fritted Glass



Terra Cotta

6.9 Ground Floor Design

STANDARDS

6.9.1 Ground Floor Height

All non-residential ground floor spaces shall have a minimum floor-to-floor height of 15 feet as measured from grade, except PDR frontages, which shall have a minimum floor-to-floor height of 17 feet.

For Ground Floor of Blocks 11 and 12 facing 23rd Street Sugar Warehouses and Block 13 facing American Industrial Center all ground floor spaces shall have a minimum floor-to-floor height of 15 feet as measured from grade.

6.9.2 Ground Floor Uses

All Standards and Guidelines contained in Section Figure 6.2.2, Ground Floor Uses, shall apply.

6.9.3 Awnings and Canopies

Where provided, awnings and canopies must be at least eight feet above sidewalk grade. Awnings that are more than 100 feet in length (as on 23rd Street) must be at least 15 feet above sidewalk grade.

Awnings that are between eight and 15 feet above sidewalk grade may project up to 10 feet into the public realm (including the public right of way). Awnings that are higher than 15 feet above sidewalk grade may project up to 15 feet into the public realm (including the public right of way).

In no instance shall awnings project beyond the width of the sidewalk they cover. Awnings shall be designed so as not to interfere with street tree canopy.

6.9.4 Transparent Frontage

Frontages with Active or Active Lane Uses that are not Residential or PDR shall be fenestrated with transparent windows and doorways for not less than 60 percent of the street frontage at between two feet and 12 feet vertical above grade, and must allow visibility of at least four feet in depth inside of the building.

PDR frontages shall be fenestrated with transparent windows or doors for no less than 50 percent of the street frontage from sidewalk grade up to 12 feet vertical above grade, and must allow visibility of at least four feet in depth inside of the building.

The use of dark, mirrored, or opaque glass shall not count toward the required transparent area.

Ground floor Transparent Frontage standards shall not apply to historic or adaptively-reused buildings.

6.9.5 Gates, Railings, and Grillwork

Any decorative railings or grillwork (other than wire mesh) that is placed in front of or behind ground floor windows shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when open, folded, or rolled, as well as gate mechanisms, shall be recessed within, or laid flush with the building façade.

CONSIDERATIONS

6.9.6 Storefront Design

Non-residential ground floor frontages may be set back at least two feet from the sidewalk, to create a datum for storefronts to have individual expression, allow for a transitional space between store and sidewalk for window shopping, and expand opportunities for seating in the frontage zone.

Non-residential frontages should be designed with vertical and horizontal elements that can be personalized or adapted with different materials. Elements such as bulkheads, piers, signboards (as defined in Power Station Definitions), and recessed entries are encouraged. In addition to allowing for individualization, these elements provide a human scale of detailing to the street experience. Vertical elements should be primary in the design of frontages, and bulkheads should be secondary, with piers coming to the ground and bulkheads recessed.

6.11 Third Street Industrial District Frontages

The western façades of new buildings fronting Illinois Street, the southern façades of new buildings fronting 23rd Street, and the eastern and/or southern façades of new buildings fronting the Stack are contributors to the Third Street Industrial District. The following standards and guidelines will ensure that new buildings respond to and reinforce the character of this district. Unless otherwise stated, these standards and guidelines apply to all frontages specified in Figure 6.11.1.

Standard 9 of the *Secretary of the Interior's Standards for Rehabilitation* ("Secretary's Standards") guides all standards and guidelines in this section. Standard 9 states that new work shall be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the integrity of the historic district and its environment. Compliance with Standard 9 is achieved through the design controls set forth in this section.

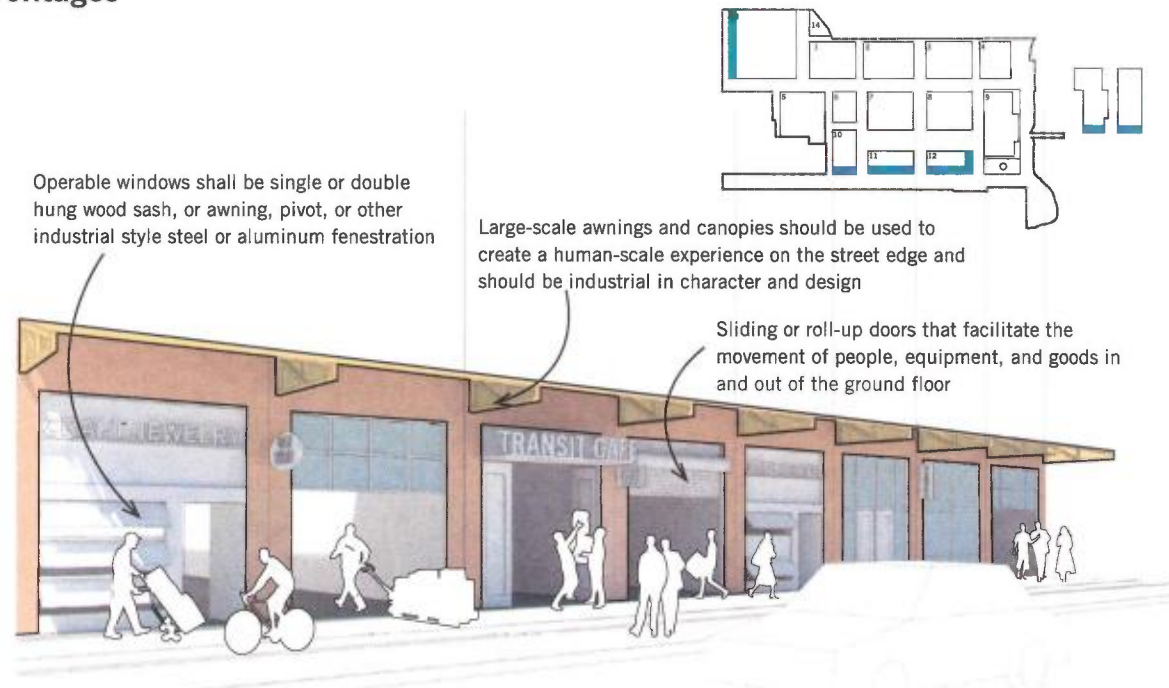


Figure 6.11.1 Third Street Industrial District Frontages

STANDARDS

6.11.1 Third Street District Ground Floor Height

For Ground Floor of Blocks 11 and 12 facing the 23rd Street Sugar Warehouses and Block 13 facing the American Industrial Center all ground floor spaces shall have a minimum floor-to-floor height of 15 feet as measured from grade.

6.11.2 Third Street District Height and Massing

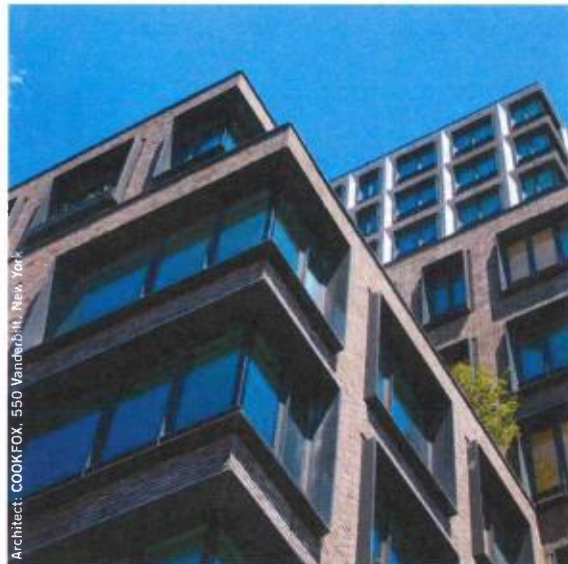
In order for 23rd and Illinois Streets to appear balanced on either side, new construction shall respect existing heights of contributors to the Third Street Industrial District by including an upper level 10-foot setback at approximately 65 feet, as required by Section 6.4.1 Building Setbacks.

6.11.3 Third Street District Awnings

An awning shall be provided on the southern façades of Blocks 10, 11, and 12 that face 23rd Street at a height of 15 to 25 feet above sidewalk grade to reference the industrial awning at the westernmost Sugar Refinery Warehouse. Awnings at this location may project up to 15 feet into the public realm.

Should the southern façade of Station A be retained, an awning on Block 10 would not be required.

For Block 13 frontages facing Illinois Street, canopies and awnings should only be located at the retail land use at the corner of Illinois and 22nd streets.



Openings can turn the corner adding lightness and transparency at the corners of a building with punched openings.

The character, design and materials used for such awnings on Blocks 10, 11, 12, and 13 shall be industrial in character and design, suggestions are the following:

- They should be flat or pitched, and should not be arched. The functional supporting structure and/or tieback rods should be clearly read (i.e., remain apparent to the observer).
- Materials used for canopies and awnings should be utilitarian. Suggested materials include wood, standing seam or louvered metal panels, and corrugated metal.



Well-proportioned panels create a hierarchy of scale within the façade patterning. The recessed entrance provides a focal point.

6.11.4 Third Street District Fenestration

Operable windows shall be single or double hung wood sash, awning, pivot, or other industrial style steel or aluminum fenestration. Casement windows shall be avoided at lower building massing. Divided lite windows are appropriate.

Ground level glazing shall incorporate transom windows if not utilizing roll up or full height sliding doors.

Upper level glazing shall consist of regular repeated punched openings with divided lite windows. Punched openings shall be rectangular in proportion; an exception



Modulation and articulation relate to structural bays, interior floor-to-floor heights, and activities within.

is the use of segmentally arched openings if the building material is brick.

6.11.5 Third Street District Building Rooftops

Rooftops shall reflect the historic industrial character of the district and include flat, monitor, or shallow shed roofs. Gable or hipped roofs shall be avoided as primary features.

GUIDELINES

6.11.6 23rd Street and Illinois Street Frontages

Façades of new construction on 23rd Street and Illinois Street should relate to adjacent historic industrial buildings, and should adhere to the following guidelines:

A) Architectural Features

Regularly-spaced structural bays should be expressed on the exterior of the lower massing through the use of rectangular columns or pilasters, which reference the rhythm of loading docks on the Western Sugar Refinery Warehouses and American Industrial Center Southern Extension. Bay widths should be no larger than 30 feet on-center.

Architectural features such as cornice lines, belt courses, architectural trim, or change in material or color should be incorporated into the building design to reference heights and massing of the Western Sugar Refinery Warehouses on 23rd Street and American Industrial Center on Illinois Street at areas of the façade that are not required to be set back per Section 6.4.

B) Bus Shelter

The bus shelter should be utilitarian in materiality and designed to reflect the industrial nature of the nearby Western Sugar Refinery Warehouse buildings. The bus shelter shall be coordinated with the building design on Block 12. (See also Section 6.10.1 Block 12 Transit Support Facilities).

6.11.7 Third Street District Openings

To the extent allowed by the Department of Public Health, large doors, such as sliding or roll-up doors that facilitate the movement of people, equipment, and goods in and out of the ground floor of these buildings should be incorporated along 23rd Street and Illinois Street.

6.11.8 Block 9 without Unit 3

Block 9 with or without Unit 3 must additionally comply with the following guidelines:

- New construction at Block 9 without Unit 3 shall comply with bulk controls per Section 6.1.5.
- New construction without Unit 3 shall be designed as standout architecture, a signature building set within the site's signature open space.
- New construction at Block 9 without Unit 3 must interact meaningfully with the Stack, such as referencing the existing relationship between it and Unit 3 (i.e., the simple, iconic form of the Stack in contrast to the highly complex, detailed form of the Unit 3 Power Block).
- New construction at Block 9 without Unit 3 must provide permeability through the building's ground floor, allowing pedestrian access directly through the building from its entrance facing Power Station Park to its entrance facing Waterfront Park (see Section

CONSIDERATIONS

6.11.9 Block 9 without Unit 3: Retained Elements

Block 9 with or without Unit 3 should consider the following:

- Consider retaining the existing exhaust infrastructure connecting Unit 3 with the Stack and incorporating it into the new structure.
- Consider preserving other elements of Unit 3 in the new structure on Block 9.

6.12 Existing Buildings within the Third Street Industrial District: The Stack

The Stack is a recognizable and well-loved icon of the Central Waterfront, visible from many places around the city. Its historic purpose was as a smokestack for the emissions from the Unit 3 power station when it was operational. This building will be retained as an icon for the site, and the intent for the building is that it can be adapted to be reused in any number of ways that will add interest and create a destination along the waterfront.

STANDARDS

6.12.1 Repair and Seismic Retrofit

Structural and/ or seismic upgrades to the interior or exterior of the Stack to ensure safety and resilience of the structure shall be permitted. Such upgrades may include painting (to match existing), installation of carbon-fiber sleeves, and other structural reinforcements as necessary. Exterior upgrades shall not be read as a separate structure from the Stack and shall not alter the exterior form.

6.12.2 Building Access

Up to two penetrations are allowed on the ground floor. Each may be no larger than 12 feet wide and 10 feet high allowing for ingress and egress into the Stack.

Penetrations to allow for an occupiable connection between the Stack and Unit 3 are permitted on upper stories, provided that the openings do not exceed 10 feet wide by 20 feet high.

6.12.3 Character-Defining Features

The following features of the Stack are considered character-defining and should be maintained:

Reinforced concrete construction

- Tapered form
- 300-foot height
- Crow's nest walkway
- Exterior metal ladder

GUIDELINES

6.12.4 Public Art

The interior of the Stack may be painted or otherwise decorated as public art. Public art installations on the exterior are limited to light installations.



Image looking from the base of the stack toward the top.

6.13 Existing Buildings within the Third Street Industrial District: Unit 3

STANDARDS

6.13.1 Unit 3 Retained Features

If Unit 3 remains, the following existing features must be retained:

- Exterior visibility of at least 50 percent of the steel gridded frame of the Unit 3 structure (as illustrated in Figure 6.2.1) with a minimum visibility of 75 percent of the eastern and western façades;
- A minimum building height of 128 feet (the height of the existing Unit 3 Structure);
- Exterior visibility of the 143-foot tall, concrete Elevator Shaft; and,
- The eastern façade of the Office structure

6.13.2 Waterfront Access Corridor (Turbine Plaza)

A corridor for visual and physical access between Delaware Street and the waterfront must be provided. A portion of the corridor may be enclosed and serve as common space within the hotel, so long as the corridor is open to the public and provides a direct connection between Delaware Street and the waterfront. The unenclosed portions of the corridor serves as outdoor open space. At minimum, the corridor must meet the following criteria:

- Have a minimum width of 70 feet;
- Have at least 65 percent of the area open to the sky exclusive of obstructions permitted within setbacks pursuant to *Planning Code Section 136* and existing structure(s). Portions of the corridor that are not open to the sky may be enclosed
- Have a minimum clearance height of at least 25 feet above grade.

- Provide visual access between Delaware Street and the waterfront, with the eastern and western façades of any enclosed portion of the corridor being at least 85 percent transparent;
- Provide pedestrian access between Delaware Street and the waterfront, with the eastern and western façades of any enclosed portion of the corridor having large and obvious doors that welcome the public to cross through any enclosed area;
- Be publicly accessible at times when it is reasonable to expect substantial public use;
- Furniture, including tables, chairs, umbrellas, heat lamps, planters, and other amenities to encourage pedestrian use is allowed; and
- Provide ample pedestrian lighting to ensure pedestrian comfort and safety.

6.13.3 Unit 3 Gross Floor Area

The total Gross Floor Area of all buildings on Block 9 shall not exceed 241,600 square feet.

6.13.4 Unit 3 Height

Height of the block shall be limited to 65 feet, except for existing portions of the building to remain, including the steel gridded frame at 128 feet and concrete elevator shaft at 143 feet tall. In addition to those features listed in Section 6.2.4, the following features shall be exempt from height:

- Enclosed space related to the recreational and/or Retail use of the roof on the existing Unit 3 structure and new northern addition, provided that each space does not exceed 5,000 square feet. The enclosed space is

exempt from the 1-to-1.2 setback required on all other rooftops.

6.13.5 Unit 3 Setbacks

Setbacks from the property line commencing at the ground level are required along the eastern, western and northern frontages of Block 9, as indicated on Figure 6.4.5, with certain permitted obstructions including the Fire Access Passenger Loading (FAPL) zone, pump house, awnings and canopies permitted under Section 6.9.3, furnishings permitted in Outdoor Café and Restaurant Seating and Outdoor Food Service Zones, Section 4.9, a balcony permitted to encroach up to 12 feet into 29-foot setback within the southeastern portion of the buildable area, and obstructions permitted within setbacks pursuant to *Planning Code Section 136*.

6.13.6 Unit 3 Ground Floor

Active Uses shall be provided on the ground floor, consistent with Section 3.2.4 and Figure 3.2.1.

Unit 3 Frontages with Active Uses shall be fenestrated with transparent windows and doorways for not less than 40 percent of the street frontage at between two feet and 12 feet vertical above grade, and must allow visibility of at least four feet in depth inside of the building.

6.13.7 Unit 3 Additions

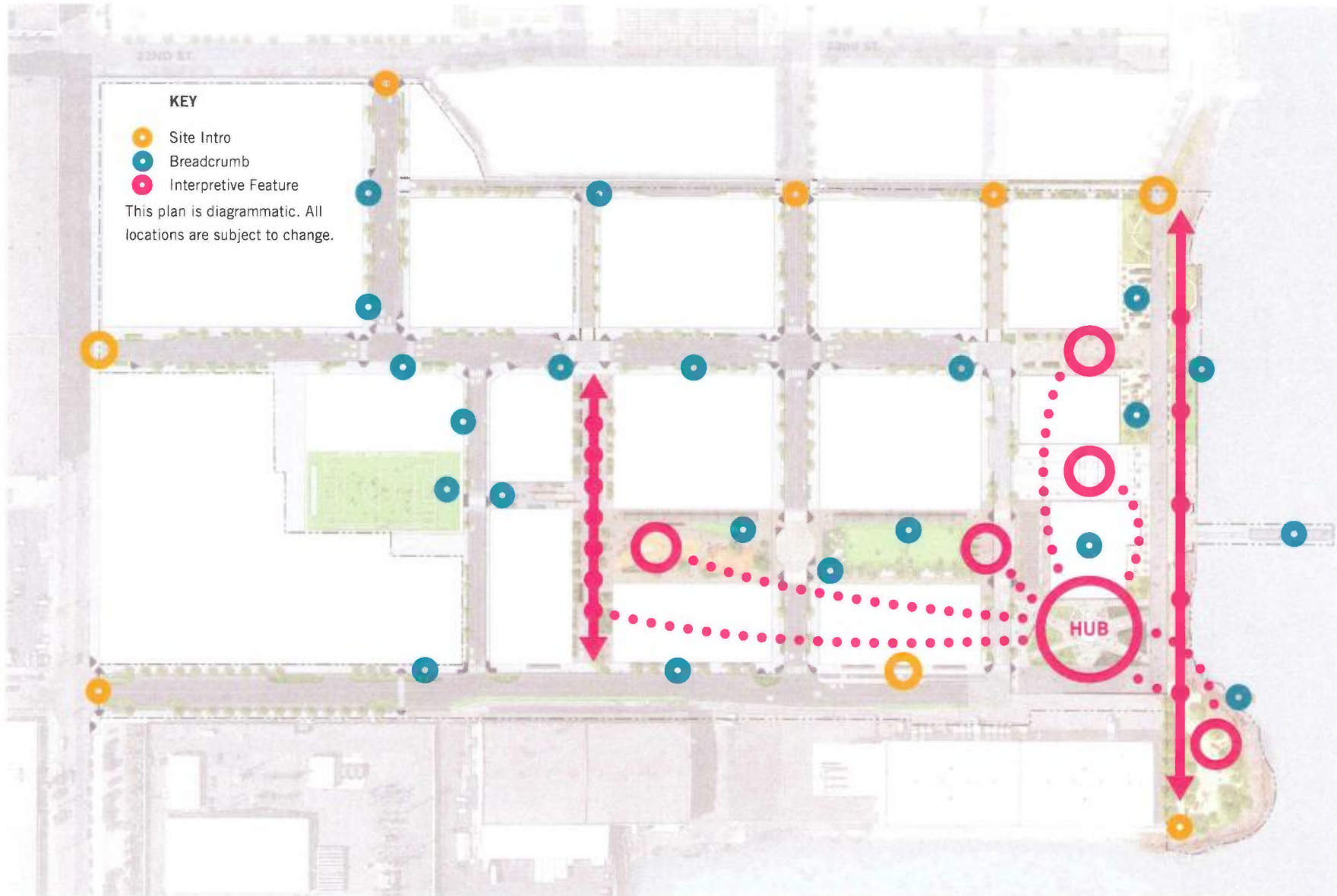
Horizontal and vertical additions to the structure are permitted provided that such additions comply with all other provisions of this section and the D4D. Additions shall also comply with the Third Street Industrial District Frontage Standards and Guidelines contained in Section 6.11.

POTRERO POWER STATION, SAN FRANCISCO CA

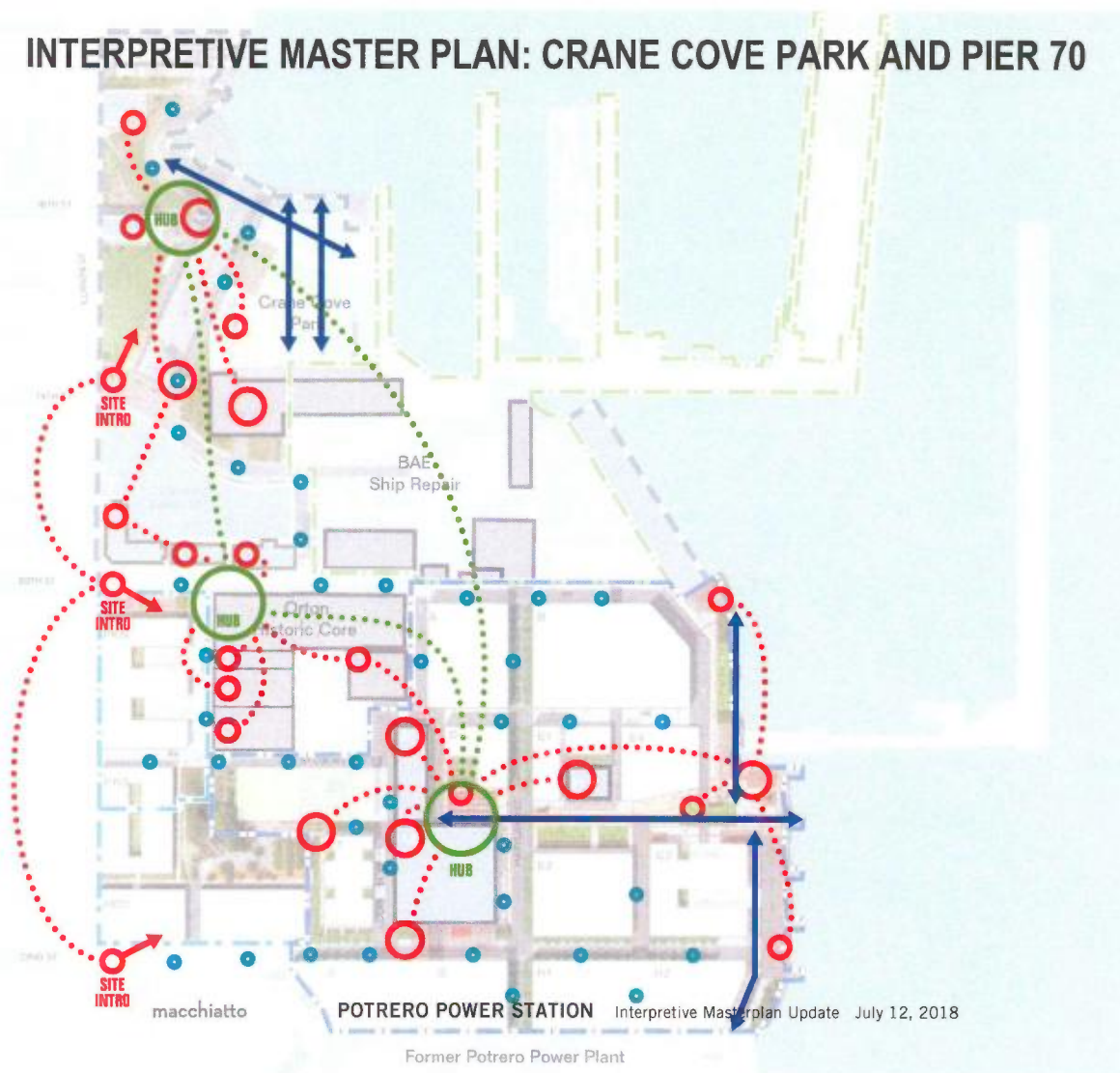
23RD STREET



INTERPRETIVE MASTERPLAN



INTERPRETIVE MASTER PLAN: CRANE COVE PARK AND PIER 70



INTERPRETIVE EXPERIENCES (Precedent Images Shown)



macchiatto

Pier 70 SUD: Creative Planning / Creative Planning / 2017 © 2017

EXHIBIT TECHNIQUES

Pier 70 SUD will have a rich tapestry of interventions across the site. A primary implementation goal will be to utilize these site elements wherever possible as interpretive infrastructure. This will not only produce a more integrated look, but can also reduce structural interventions in a busy landscape and reduce cost. While exhibit elements may utilize a variety of methods to tell a story, this family of techniques should be employed wherever possible.



macchiatto

Pier 70 SUD: Creative Planning / Creative Planning / 2017 © 2017

Adjacent Sites Interpretive Context

TELLING THE STORY



a. Etched Concrete



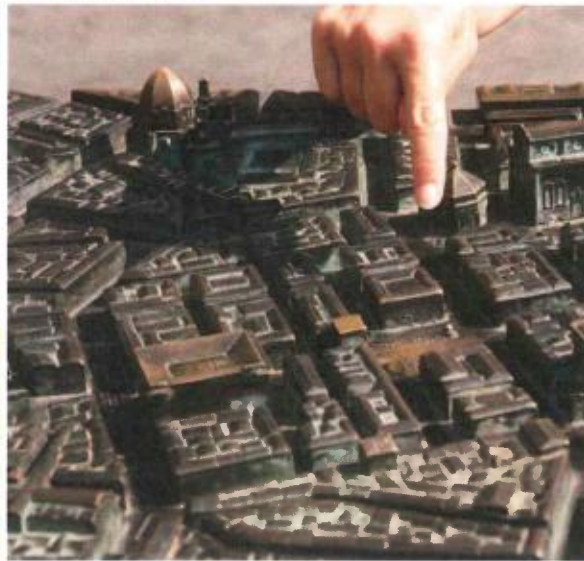
b. Sandblasted Surface



c. Laser Etched Wood



d. Modified Metal



e. Tactile Object



f. Wayside

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

MOTRERO POWER STATION, SAN FRANCISCO, CA

QUARTERLY WORKSHOPS



POTRERO POWER STATION SAN FRANCISCO CA

MONTHLY SITE TOURS, WEEKLY STAKEHOLDER MEETINGS

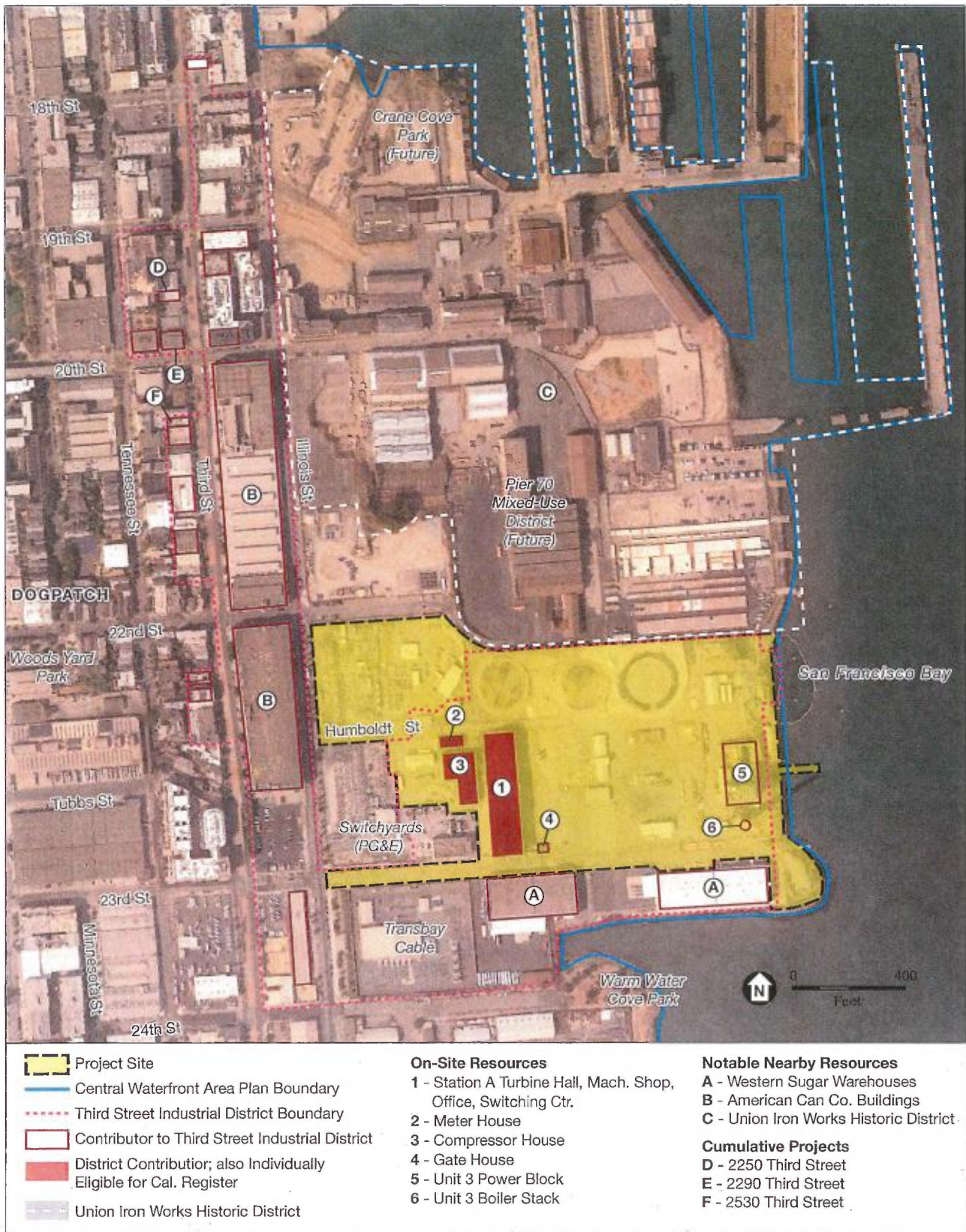


PATRICK POWER STATION, SAN FRANCISCO, CA

SPECIAL EVENTS



ASSOCIATE ARTIST / PARKINS + WILL / CMG



SOURCE: Google Earth, 2017; ESA, 2018

Potrero Power Station Mixed-Use Development Project

Figure 4.D-1
Historical Resources On and Near the Project Site

TABLE 6-1
CHARACTERISTICS OF PROPOSED PROJECT AND ALTERNATIVES

Characteristic	Proposed Project ^a	Alternative A: No Project/Code Compliant	Alternative B: Full Preservation/ Reduced Program	Alternative C: Full Preservation/ Similar Program	Alternative D: Partial Preservation 1	Alternative E: Partial Preservation 2	Alternative F: Partial Preservation 3	Alternative G: Partial Preservation 4
Land Uses								
Area of site, acres	29.0	22.9 (does not include 4.8-acre PG&E sub-area or 1.3-acre portion of Port sub-area along 23rd Street)	29.0	29.0	29.0	29.0	29.0	29.0
Residential, dwelling units	2,682	0	1,764	2,681	2,445	2,682	2,459	2,492
Residential, gsf	2,682,427	0	1,764,202	2,681,272	2,444,690	2,682,427	2,458,595	2,491,852
Hotel, rooms	220	0	145	220	220	220	220	220
Hotel, gsf	241,574	0	160,290	241,574	241,574	241,574	241,574	241,574
Commercial (office), gsf	597,723	87,655	450,362	544,228	551,694	488,012	597,723	592,018
Commercial (R&D), gsf	645,738	0	373,747	645,738	645,738	645,738	645,738	645,738
Commercial (PDR), gsf	45,040	1,088,735	29,726	45,040	45,040	45,040	45,040	45,040
Commercial (retail), gsf	107,439	20,768	70,910	107,439	107,439	107,439	107,439	107,439
Community Facilities, gsf	100,938	0	66,619	100,938	100,938	100,938	100,938	100,938
Entertainment/Assembly, gsf	25,000	0	16,500	25,000	25,000	25,000	25,000	25,000
Parking, no. of spaces	2,622	784	1,729	2,585	2,409	2,549	2,487	2,502
Parking, gsf	921,981	274,400	634,032	905,226	857,276	892,276	870,717	875,750
Total Building Area, gsf	5,367,860	1,471,558	3,566,388	5,296,455	5,019,389	5,228,444	5,092,764	5,126,349
Total Building Area, % of project	100%	27%	66%	99%	94%	97%	95%	96%
Open Space, acres	6.2	4.4	6.2	6.2	6.2	6.2	6.2	6.2
Open Space, % of area	21%	19%	21%	21%	21%	21%	21%	21%

TABLE 6-1 (CONTINUED)
CHARACTERISTICS OF PROPOSED PROJECT AND ALTERNATIVES

Characteristic	Proposed Project ^a	Alternative A: No Project/Code Compliant	Alternative B: Full Preservation/ Reduced Program	Alternative C: Full Preservation/ Similar Program	Alternative D: Partial Preservation 1	Alternative E: Partial Preservation 2	Alternative F: Partial Preservation 3	Alternative G: Partial Preservation 4
Building Characteristics								
Stories, no.	5 to 30	4	4 to 20	5 to 30	5 to 30	5 to 30	5 to 30	5 to 30
Height, feet	65 to 180 ft, one building 300 ft tall	40 ft	45 to 120 ft, one building 200 ft tall	65 to 240 ft, two buildings 300 ft	65 to 180 ft, one building 300 ft tall	65 to 180 ft, one building 300 ft tall	65 to 180 ft, one building 300 ft tall	65 to 180 ft, one building 300 ft tall
Towers (building >180 ft), no.	1 (300-ft tower)	0	1 (200-ft tower)	2 (300-ft towers) 2 (240-ft towers)	1 (300-ft tower)	1 (300-ft tower)	1 (300-ft tower)	1 (300-ft tower)
Residential Buildings, LEED gold standard	Yes	No (no residential uses)	Yes	Yes	Yes	Yes	Yes	Yes
Transportation Features								
Bicycle Parking, Class 1, no.	1,577	123	1,114	1,413	1,357	1,556	1,446	1,454
Bicycle Parking, Class 2, no.	373	52	291	349	333	345	333	338
Space for future Muni bus stop on 23rd Street	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Sidewalk Improvements, Illinois St (same as project)	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Signal on Illinois/23rd (same as project)	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Signal on Illinois/Humboldt (same as project)	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Bay Trail (same as project)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
TDM Plan (same as project)	Yes	No, but would comply with TDM Ordinance	Yes	Yes	Yes	Yes	Yes	Yes
Transit Shuttle Service (same as project)	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes

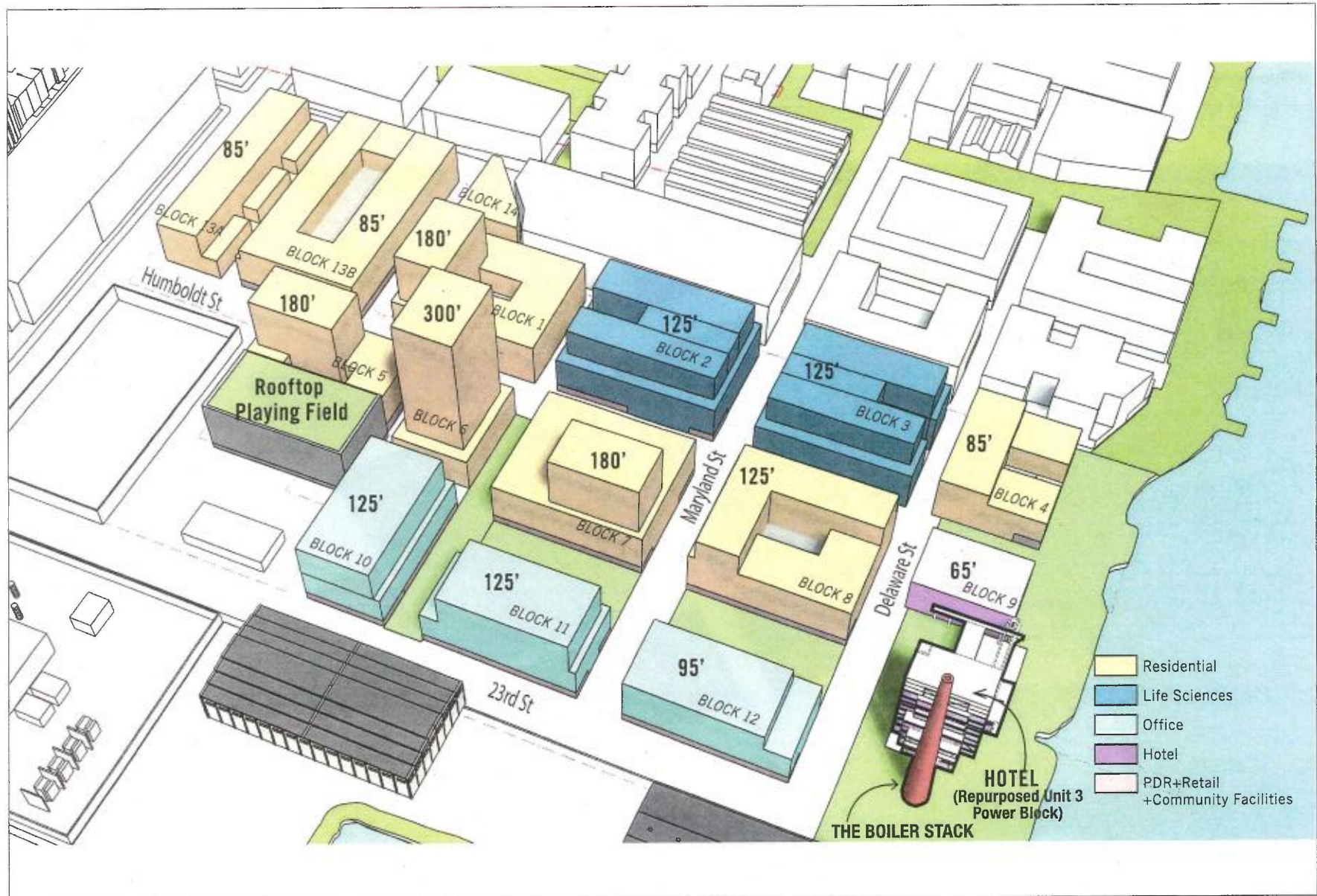
TABLE 6-1 (CONTINUED)
CHARACTERISTICS OF PROPOSED PROJECT AND ALTERNATIVES

Characteristic	Proposed Project ^a	Alternative A: No Project/Code Compliant	Alternative B: Full Preservation/ Reduced Program	Alternative C: Full Preservation/ Similar Program	Alternative D: Partial Preservation 1	Alternative E: Partial Preservation 2	Alternative F: Partial Preservation 3	Alternative G: Partial Preservation 4
Other Features								
Dock	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Rooftop Playing Field	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Onsite Historical Resources^b								
Station A	Demolish	Demolish	Rehabilitate	Rehabilitate	Rehabilitate	Rehabilitate southern portion to the extent feasible; demolish northern portion	Demolish	Retain façade, new vertical construction within and above
Meter House	Demolish	Demolish	Rehabilitate	Rehabilitate	Demolish	Demolish	Rehabilitate	Retain façade new vertical construction within and above
Compressor House	Demolish	Demolish	Rehabilitate	Rehabilitate	Demolish	Demolish	Rehabilitate	Retain façade, new vertical construction within and above
Gate House	Demolish	Demolish	Rehabilitate	Rehabilitate	Demolish	Demolish	Demolish	Demolish
Unit 3 Power Block	Retain or Demolish	Demolish	Rehabilitate	Rehabilitate	Retain	Retain	Retain	Retain
Unit 3 Boiler Stack	Retain	Retain	Rehabilitate	Rehabilitate	Rehabilitate	Rehabilitate	Rehabilitate	Rehabilitate
Construction								
Start Date ^c	2020	2020	2020	2020	2020	2020	2020	2020
End Date	2034	2026	2030	2034	2034	2034	2034	2034
Total Duration, years	15	7	11	15	15	15	15	15
Construction phases	6	3	6	6	6	6	6	6

^a Represents the preferred project characteristics, which includes the anticipated but not the range of development of flex blocks. See Chapter 2, Project Description, for full description.

^b "Demolish" means the building would be entirely demolished. "Rehabilitate" means the project would rehabilitate a historic building to meet the Secretary of the Interior's Standards. "Retain" means that the building would not be completely demolished but the alterations may not meet the standards.

^c Actual construction start date would be affected by PG&E's ongoing remediation process and market conditions, and construction would not start until all necessary permits are secured.



SOURCE: California Barrel Company, 2018

Potrero Power Station Mixed-Use Development Project

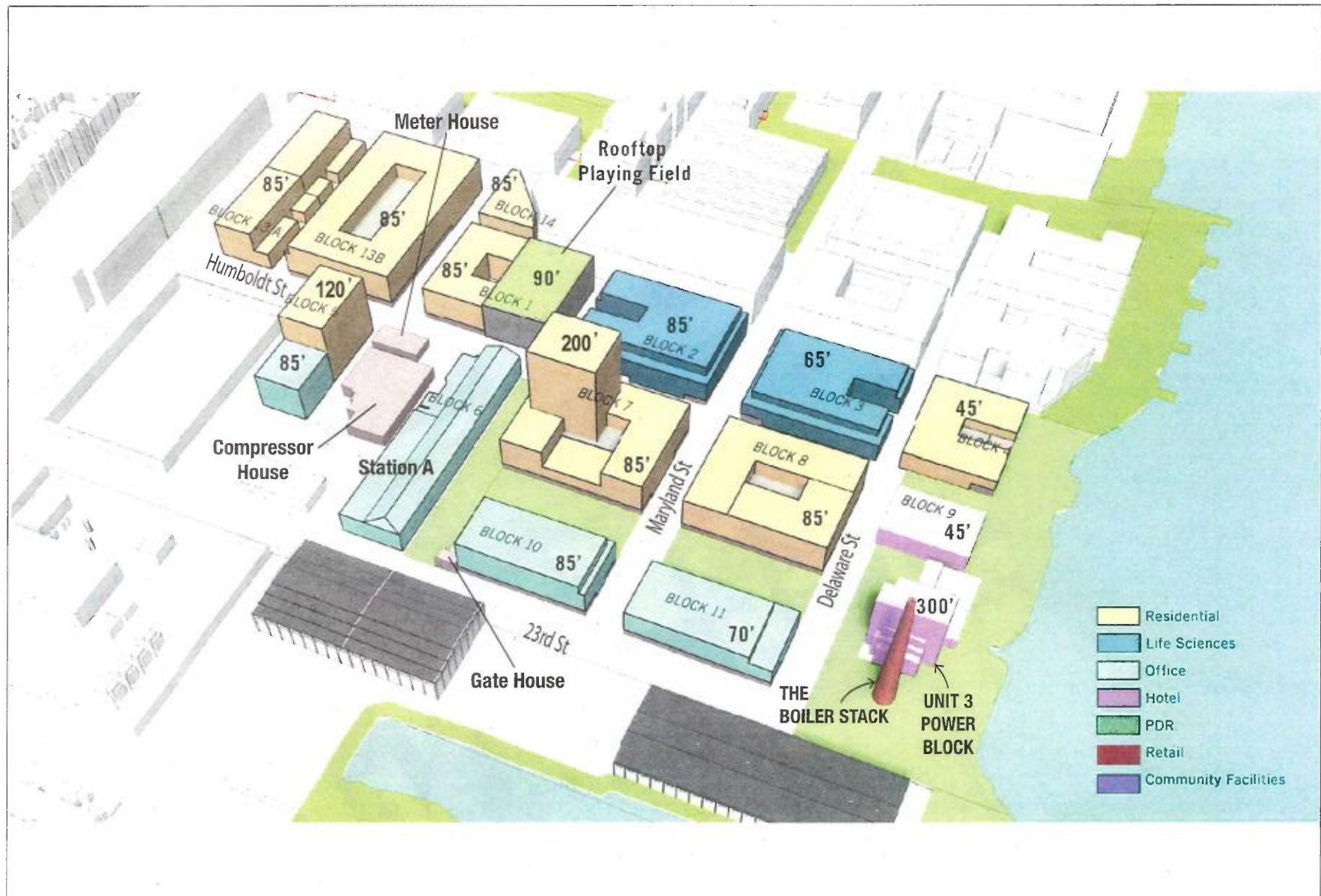
Figure 6-1
Proposed Project



SOURCE: California Barrel Company, 2018

Potrero Power Station Mixed-Use Development Project

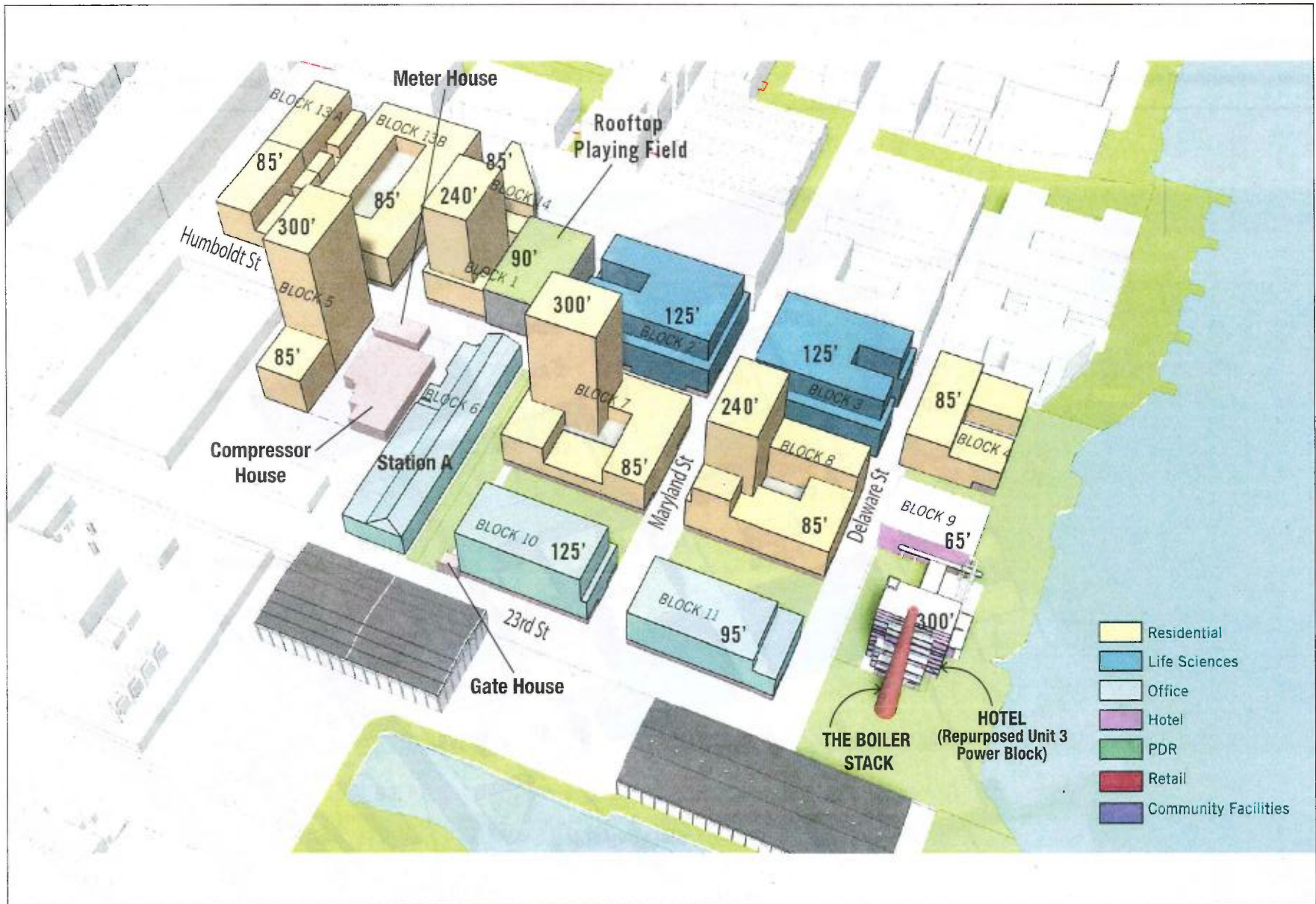
Figure 6-2
Alternative A: No Project/Code Compliant Alternative



SOURCE: California Barrel Company, 2018

Potrero Power Station Mixed-Use Development Project

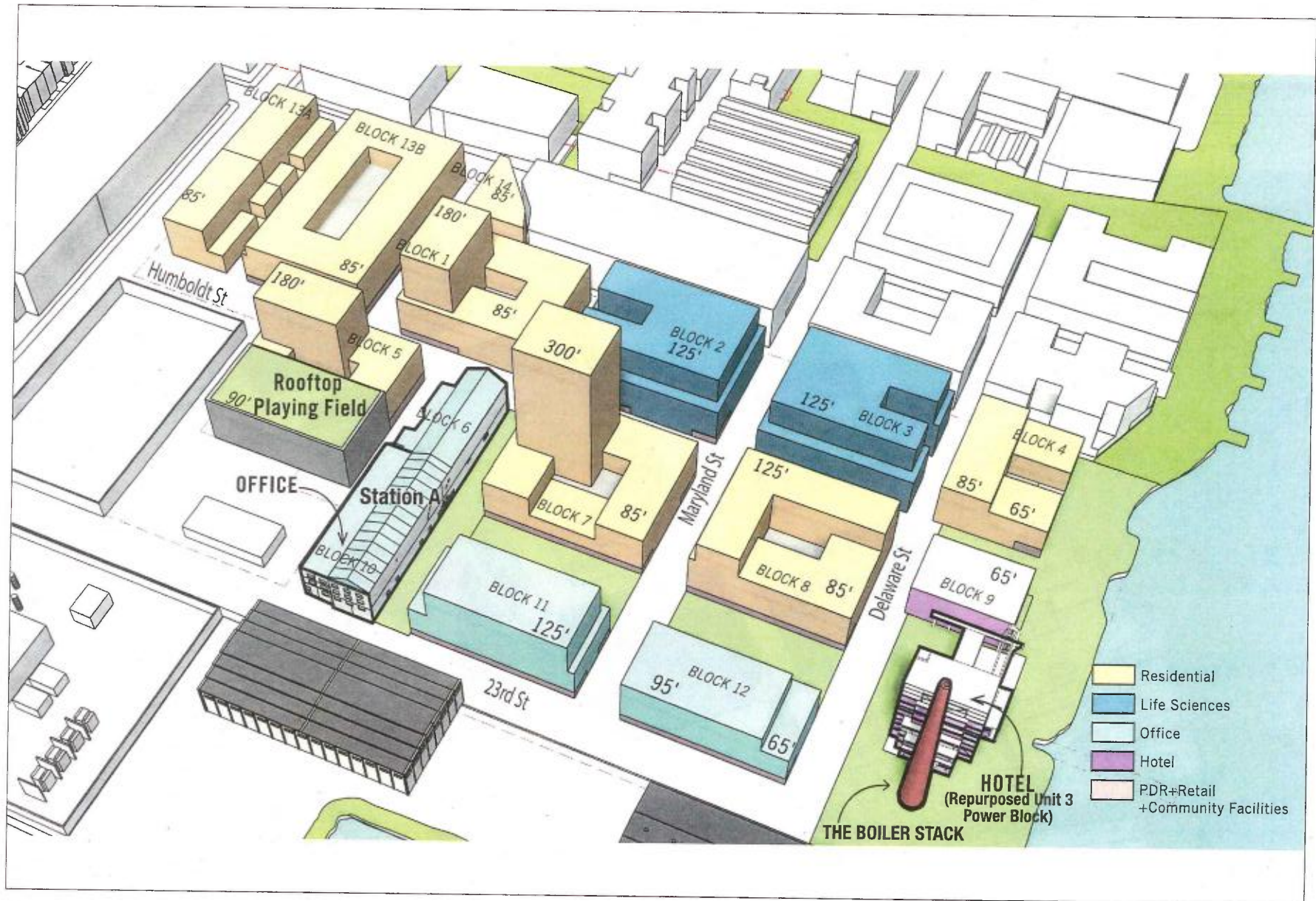
Figure 6-3
Alternative B: Full Preservation/Reduced Program Alternative



SOURCE: California Barrel Company, 2018

Potrero Power Station Mixed-Use Development Project

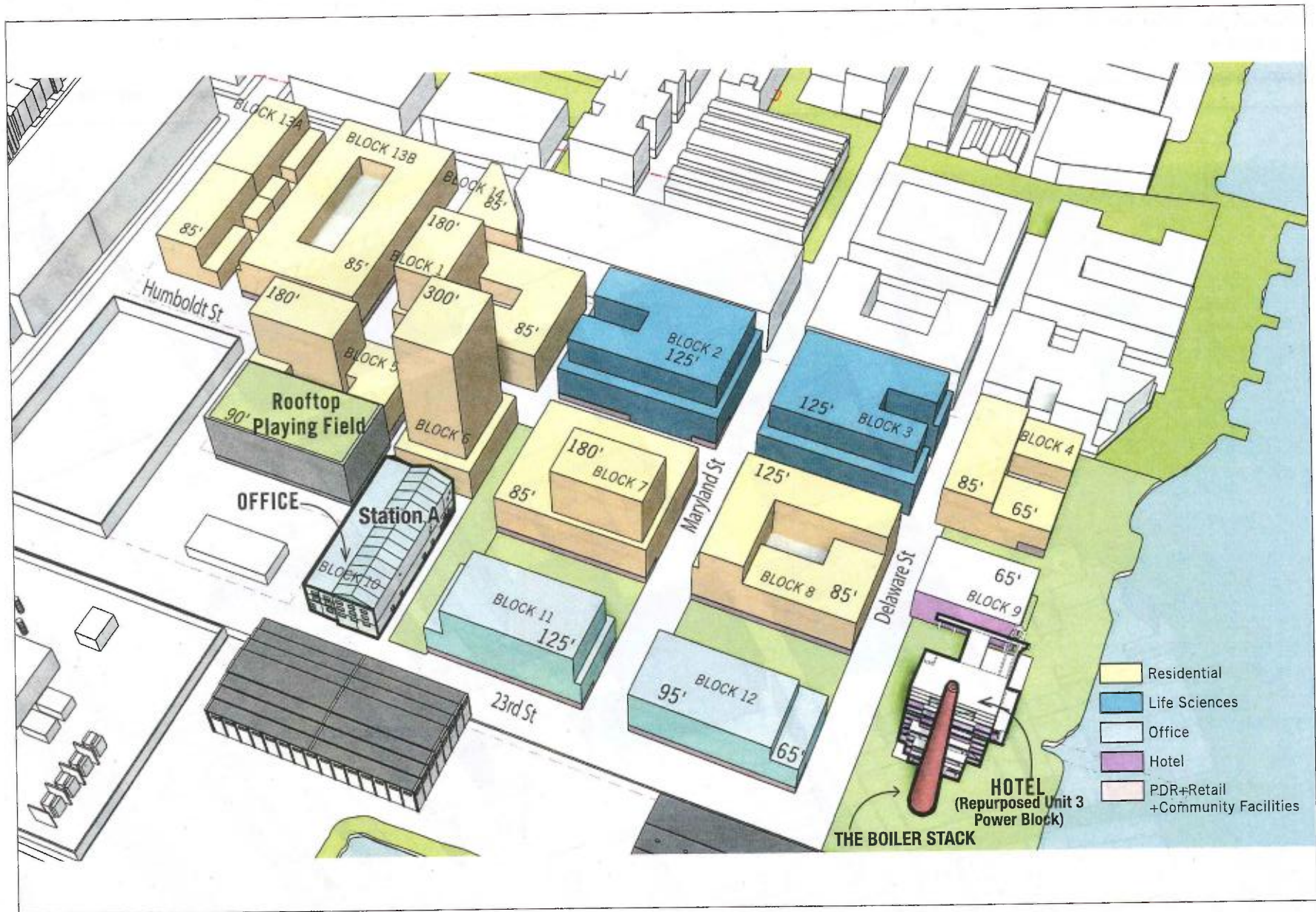
Figure 6-4
Alternative C: Full Preservation/Similar Program Alternative



SOURCE: California Barrel Company, 2018

Potrero Power Station Mixed-Use Development Project

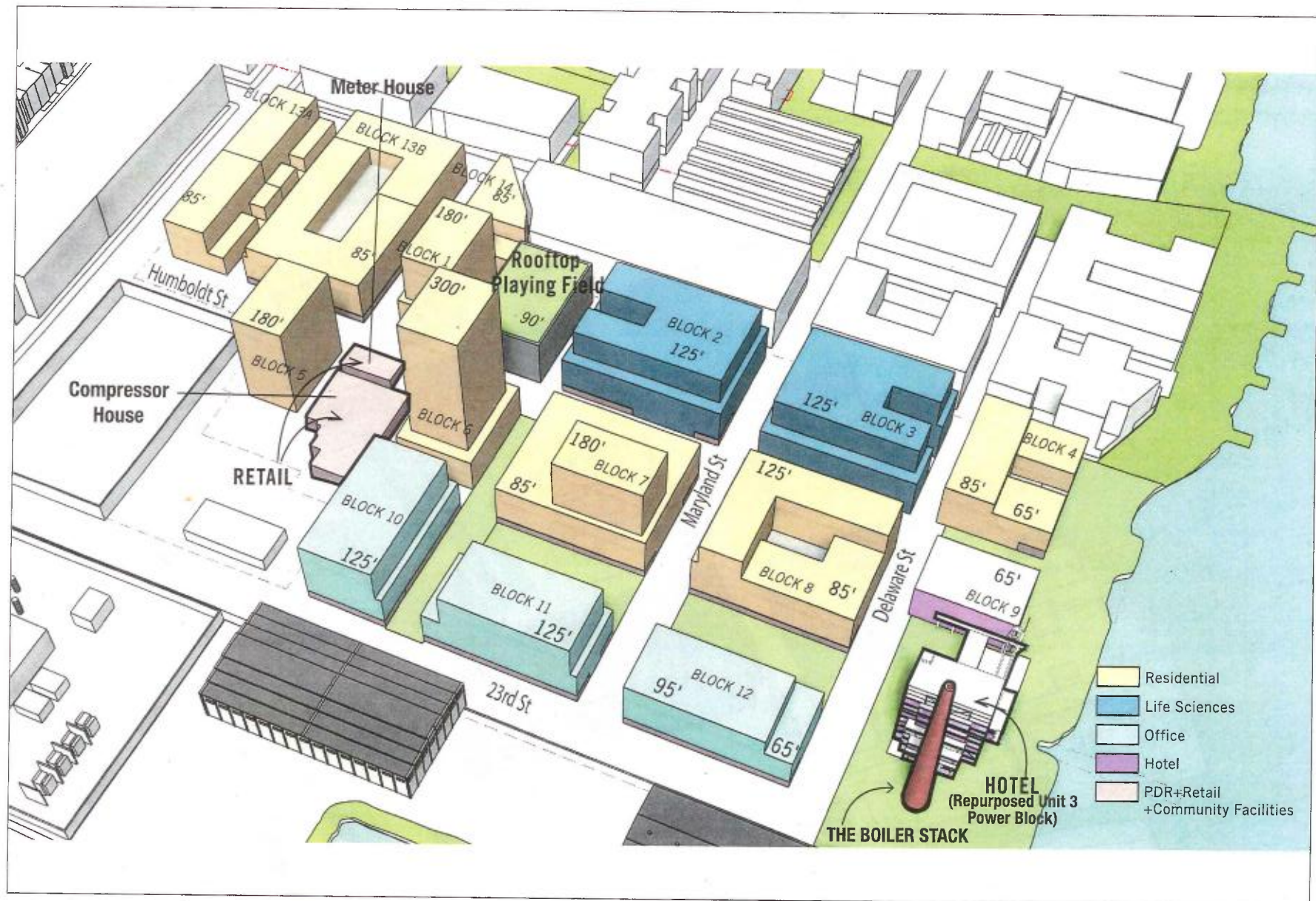
Figure 6-5
Alternative D: Partial Preservation 1 Alternative



SOURCE: California Barrel Company, 2018

Potrero Power Station Mixed-Use Development Project

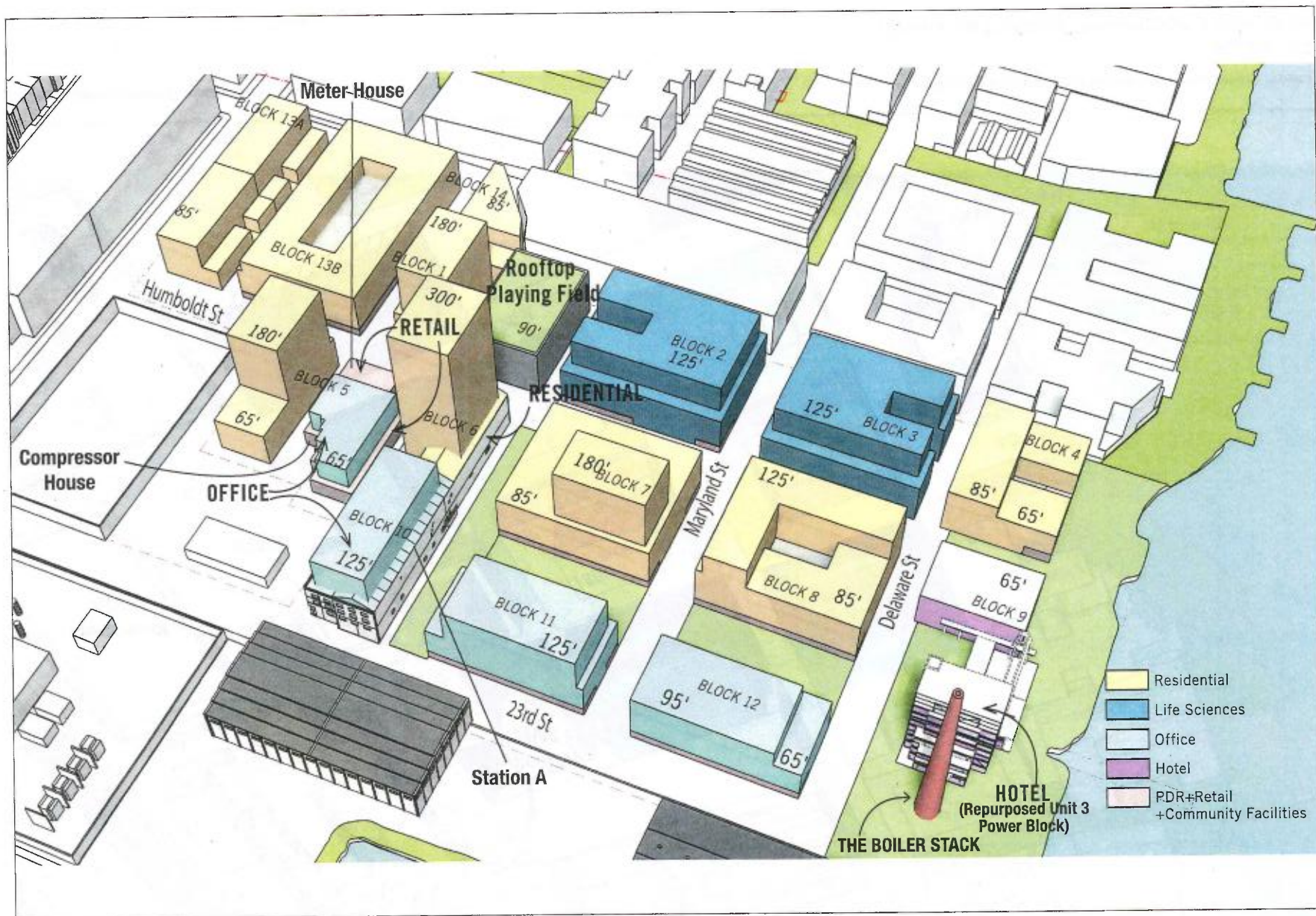
Figure 6-6
Alternative E: Partial Preservation 2 Alternative



SOURCE: California Barrel Company, 2018

Potrero Power Station Mixed-Use Development Project

Figure 6-7
Alternative F: Partial Preservation 3 Alternative



SOURCE: California Barrel Company, 2018

Potrero Power Station Mixed-Use Development Project

Figure 6-8
Alternative G: Partial Preservation 4 Alternative

Received at HPC Hearing 10/17/18
R. Schmitt

October 17, 2018

Meeting of the Historic Preservation Committee of the San Francisco Planning Department re:
Draft Environmental Impact Report,
Potrero Power Station
Mixed-Use Development Project

Case No. 2017-011878ENV

Dear members of the Committee:

The single most important issue that is being dealt with is not the development itself, but what it proposes for a group of extremely historically important structures on the site. These buildings represent a critical phase in the early industrial history of the City of San Francisco. These buildings are: the old PG&E Station 'A' Turbine Hall, Machine Shop, Office and Switching Center; the Meter House, the Compressor House and the small Gate House. There are also 2 mid-century structures under consideration for preservation, one a smoke stack.

But these early 20th century brick buildings, whether abandoned, decayed, or in ruins, cluster in an area that lies in the center of the project. It is critical that they be saved for future generations. There are alternate plans in the DEIR that propose solutions which address these structures with a sense of respect and true interest in preservation, and which propose to save *all* the structures. Other alternative schemes either call for partial demolition, total incorporation into new unsympathetic uses, or in the extreme case mitigation by filming the buildings, saving fragments, and creating a sad post demolition narrative.

I can only support the full preservation outcome with any enthusiasm, and I will be the first to admit that it may require some adjustment, and possible trimming of size and scope. A truly sensitive adaptive reuse strategy may be appropriate in some cases.

We must save these early 20th century industrial buildings.

Philip Anasovich, A.I.A.

298 Missouri St.
San Francisco, CA 94107

Tel. 415-863-0784

<panasovich5@yahoo.com>

THE POTRERO HILL ARCHIVES PROJECT *and*

UCSF Medical Center

at Mission Bay

and Potrero Dogpatch Merchants Association

INVITE YOU TO THE 19TH ANNUAL



The Potrero Police Station, 3rd & 20th streets, about 1915. (Courtesy of the San Francisco History Center, San Francisco Public Library.)

Potrero Hill History Night

Saturday, November 3, 2018

5:30 PM DINNER

at Downtown High School

- Goat Hill Pizza slices \$3
- Chat's Coffee desserts \$2
- Umpqua Bank beverages \$1

Benefiting
Downtown High School programs

7-9 PM FREE PROGRAM

- Potrero Police Station History
- Jonathan Lammers
- 65 Years of Ohtas on the Hill
- Michael Ohta
- Potrero Hill & Dogpatch
in Historic Maps
- Doug Spurling

Downtown High School

693 Vermont Street

or park in schoolyard on

Kansas Street between

18th & 19th

For more information, call 415.863.0784

POTRERO HILL ARCHIVES PROJECT

Received at HPC Hearing 10/17/18
R. Schett

Potrero Power Station DEIR Comments

Oct 2018

Building for our future does not have to mean throwing away our past.

The historic brick buildings on the Potrero Power Station site have extraordinary local and national significance, offering a connection to:

- the explosion of industry on Potrero Point from the mid 19th to the early 20th centuries
- until 1913, the most important power plant on the west coast
- competition between power producing industries which led to PG&E's 99 years on the site
- worker's neighborhood of Irish Hill just to the north
- and the rebuilding of San Francisco following the earthquake & fire of 1906.
- In addition these buildings are part of the only historic district in San Francisco combining industrial & residential communities, the only buildings which give context to the last remaining Spreckels Sugar warehouses across the street

History gave us these buildings and we must respond to them. The proposed project would demolish four brick buildings, and extend the historic period to include Unit 3 and the Stack. I challenge anyone to make the case that the 1960s were as significant as the 1870s to the early 1900s on the Power Station site. The '60s saw technological development at PG&E while the earlier period saw the birth and growth of industries and businesses that transformed San Francisco and California. Saving the '60s structures is fine but only if priority is given to the cluster of the much more significant brick buildings.

Public awareness of these buildings is just beginning; most people have no idea at all what's there. The historic buildings are largely hidden from view and inaccessible even on Power Station tours. My article and photos in the September Potrero View was an attempt to raise awareness. We will be circulating a 'Save historic Potrero Power Station Brick Buildings' petition which we will give to you.

The developer makes a point of using materials and design elements in new construction which reflect the site's industrial past. To tear down the few buildings which actually ARE PART of that past makes absolutely no sense.

If Associate Capital truly intends the Power Station development to merge with Pier 70's development to the north, why is the Power Station development preserving fewer of its historic buildings? Why is it denser than Pier 70? Why does it offer a smaller percentage of open space?

Mitigations offered in the DEIR for the proposed destruction of the brick buildings are offensive. Does anyone imagine that books-printed-on-demand, videos, displays or salvaged fragments would compensate for the loss of these historic structures? The history held by these buildings belongs to everyone and should not be taken away.

The DEIR does not offer a reasonable range of alternatives. Saving as many of the brick buildings should be a priority; they form a visually cohesive cluster. Space inside the buildings could be used as public spaces, perhaps tennis & basketball courts and walled gardens. Additions are possible but should not overwhelm old buildings which need some breathing space. These buildings are truly irreplaceable and, I hope, will become incredible assets. The history held by these buildings belongs to everyone and should not be taken away.

Peter Linenthal, director

Former Potrero Power Plant Site Eyed for Preservation

BY PETER LINENTHAL,
POTRERO HILL ARCHIVES PROJECT

Four early-20th Century brick buildings at the former site of the Potrero Power Plant are all that's left of what was a center of industrial growth in San Francisco between 1870 and 1940, a period during which, according to Dr. Paul Groth, efficiency and productivity became a national religion. The buildings housed early Pacific Gas and Electric Company activities, played a role in rebuilding the City after the 1906 earthquake and fire, and are central to Pier 70's history. The future of these brick buildings is uncertain, subject to the San Francisco Planning Commission's approval of Associate Capital's proposed development plans for the site.

The structures have significant problems, and are "Red Tagged;" the public isn't allowed to enter them. Nearly half of Station A was torn down in 1983, compromising structural integrity. It, as well as the Gas Meter Shop and Gas Compressor Building, has been without roofs since 2001. The structures' owner, Associate Capital, has found brick and mortar deterioration. Two of the edifices are near the constant hum from PG&E's South Switchyard.

Building preservation will compete with other expensive amenities: more affordable housing, reduced density and building heights, and greater amounts of open space.

Last month, the San Francisco Planning Department's Historic Preservation Commission called for creative solutions and open-minded approaches to preserving the buildings. Concepts that have been floated include modifying the structures, moving all or part of a building, and using materials harvested from the site in new contexts. Commission president Andrew Wolfram cautioned that developments without older buildings run the risk of being bland.

Associate Capital has promised not to repeat Mission Bay's blocky uniformity. The company plans to preserve the iconic 300-foot smokestack, repurpose adjacent Unit 3 as a hotel, include historical styles and materials in its designs, and rely on Macchiatto, a Potrero Hill design firm working for Pier 70, to interpret history. Drafts of Associate Capital's Design for Development and Infrastructure Plan will be published this month. Project approvals are scheduled for late 2019.

Map of Proposed Development at the Potrero Power Plant Site, historic brick buildings in orange. Buildings C, D & F are little known, hidden and off-limits behind PG&E fencing. Buildings A, B & E can be seen from 23rd Street.

- A: Station A, south portion
- B: Station A, north portion
- C: Gas Compressor Shop
- D: Gas Meter Shop
- E: Gatehouse
- F: Station A's Machine Shop Facade



Station A, south end, west wall as seen from 23rd Street. The south portion is more structurally sound than the north.



Station A's Machine Shop Facade (right) and Station A's north portion's north facade (center) as seen looking east down Humboldt Street's incline towards the bay.



The small Gatehouse in front of Station A, south portion, east wall, once the interior of a larger building, now with many door and window openings and a dramatic patina.



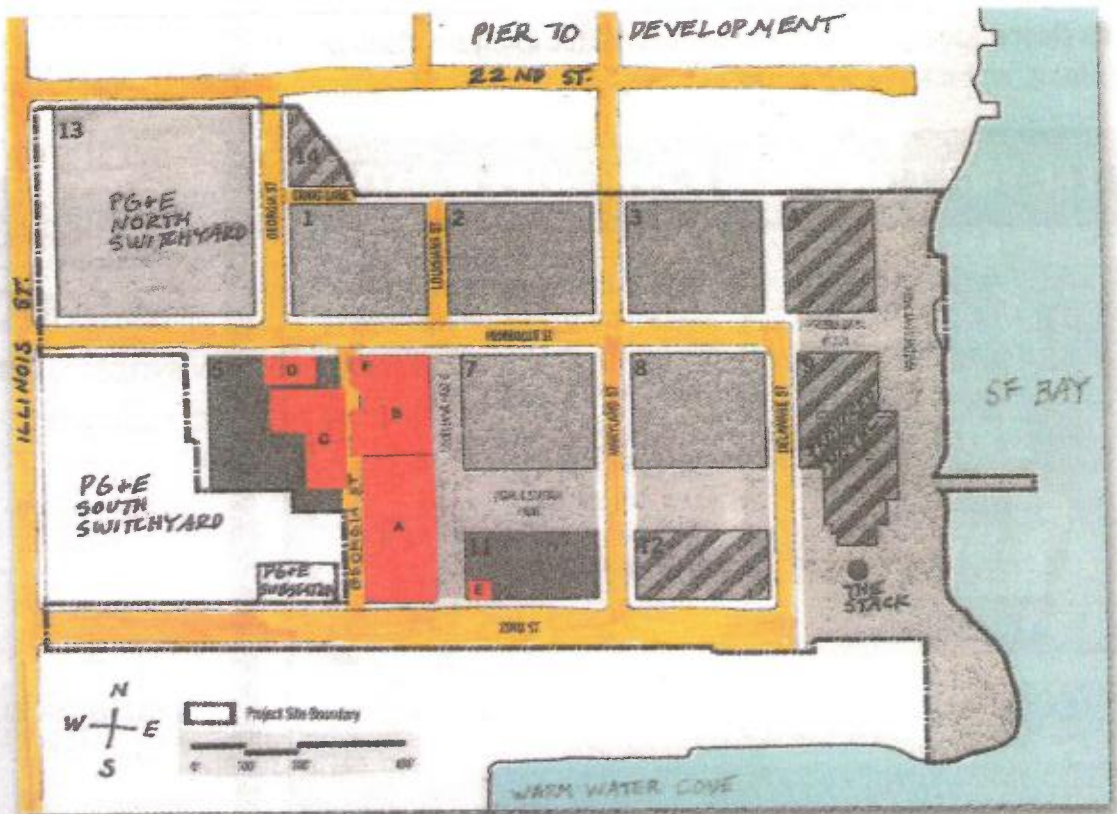
Gas Compressor Shop's east wall (left) and west wall of Station A's north portion (right) would have to be removed for proposed widening of Georgia Street. Here we look north on Georgia St towards Humboldt St.



The Gas Meter Shop, west facade, and Gas Compressor Shop (right). Both sit on excavated land below Georgia Street (above wall far left).



West facades of Gas Compressor Shop and beyond, Gas Meter Shop. Both are exposed to a constant hum from the PG&E South Switchyard.



SAVE THE HILL

Commissioners
San Francisco Historic Preservation Commission
Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Case No. 2017-011878ENV / Potrero Power Station

October 17, 2018

Dear Commissioners,

I'm writing on behalf of Save The Hill (STH) in regard to the draft Environmental Impact Report (DEIR) prepared for the proposed development of the Potrero Power Station site. After review, STH believes the draft EIR contains serious flaws related to analysis of significant impacts on historic resources and the feasibility of alternatives.

Save The Hill was founded in 2012 as a grassroots neighborhood group dedicated to the health, culture, heritage, and scenic beauty of Potrero Hill. We enjoy the support of hundreds of our fellow neighbors. Our mission is to protect and promote Potrero Hill's unique identity, to support its locally run businesses and to ensure that neighborhood growth promotes the highest standards of urban development and planning.

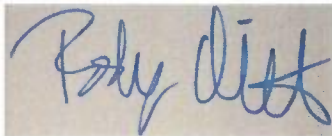
As currently proposed by the developer, the Potrero Power Station project would irreparably alter, harm, and undermine the integrity of the historic Third Street Industrial District by demolishing buildings eligible for the California Historic Register. The Potrero Power Station site alone comprises about half of this special district and houses at least six structures that contribute significantly to the area's rich industrial history. Yet the developer's project proposes to demolish up to four or five of these buildings — buildings that are among the oldest in the area. The DEIR simply fails to offer additional reasonable and feasible alternatives that would save and repurpose the oldest of these structures.

Merely preserving the site's Boiler Stack, as the developer proposes, isn't enough to satisfy good and meaningful standards of historic preservation. For one, any significance of the Boiler Stack would be vastly compromised and overshadowed by multiple new high-rises the developer proposes to build on the site. In contrast, development of the adjacent Pier 70 property site has been a model of retaining and repurposing historic resources while also respecting visual and historic context — largely by keeping building heights at reasonable levels unlike the Potrero Power Station plan.

Additionally, the Potrero Power Station project remains inconsistent with the Central Waterfront Area Plan. Objective 8.2 of the Central Waterfront Plan calls for protecting, preserving, and reusing historic resources within the Area Plan — particularly those east of Illinois Street.

We urge the Historic Preservation Commission to do the right thing by insisting that the Potrero Power Station project and the draft EIR be significantly revised in favor of a plan that feasibly preserves, protects, and reuses the multiple existing historic structures on the site that date back to the early 20th century.

Best,

A handwritten signature in blue ink, appearing to read "Rodney Minott", is written on a light-colored rectangular piece of paper.

Rodney Minott, on behalf of Save The Hill

Grow Potrero Responsibly

E-Mail: gprorg@yahoo.com

Web: <http://growpotreresponsibly.com>

October 16, 2018

Andrew Wolfram, President
Historic Preservation Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear President Wolfram and Commissioners:

I am writing on behalf of Grow Potrero Responsibly urging you to be discerning in your review of the Draft EIR for the Potrero Power Station. We are relying on your expertise and leadership to preserve what remains of our neighborhood's rich history.

We note the following:

The Draft EIR's range of alternatives is not adequate or reasonable.

There are aspects of each *Partial Preservation* alternative that could mitigate some impacts on historic resources, however they all fail to properly prioritize the most significant structures, preserving the Boiler Stack and Unit 3 while sacrificing more significant resources. The two *Full Preservation* alternatives have impediments that would likely render them infeasible. Viable alternatives must be in place to save the most important structures, in an appropriate context with ample open space and vistas.

The Preferred Project Alternative would irreparably harm the Third Street Industrial District and adjacent Districts.

The Third Street Industrial District encompasses the highest concentration of significant light industrial and processing properties remaining in the Central Waterfront Area. Along with the neighborhood's other two historic districts, this is the only area in San Francisco that still retains the infrastructure of a historic mixed-use industrial and residential community, once the most important industrial zone on the West Coast.

The Power Station represents 1/2 of the entire Third Street Industrial District, with six remaining structures identified as contributors to the District. Demolition under the Preferred Project plan would destroy four or five of the six identified structures. Station A, the Gate House, the Meter House, and the Compressor House would all be lost, along with their history of early power generation and gas manufacturing in San Francisco. These precious resources are some of the oldest in the district and important examples of the character-defining typology of brick industrial buildings from this significant period in the city's industrial history.

According to the HRER, the demolition of these four buildings would result in loss of the "characteristics that justify, in part, the district's eligibility for the California Register" and would "remove historic materials, features, and spaces that characterize the historic district and justify the existing district boundary, and ... result in physical destruction, damage or alteration such that the significance of the district [would] be materially impaired."

The buildings slated for demolition connect the portion of the district along San Francisco Bay with the rest of the district and other nearby districts. Their loss would create a physical gap between remaining historic buildings along the waterfront including the Spreckels Sugar Refinery warehouse south of the project site, Irish Hill, and all of the district contributors along Third Street.

Extending the period of significance to 1965 to include the Boiler Stack and Unit 3 establishes a false equivalency between these two 1965 structures and considerably older, more significant resources.

Unlike the Boiler Stack and Unit 3, the older Station A, Meter House, and Compressor House are individually eligible for listing on the California Register. With the Gate House, these four late-19th and early 20th century structures have extraordinary local and national significance and must be saved.

The historic significance of the Boiler Stack and Unit 3 is dubious. As noted in the HRE, the design and construction of Unit 3 isn't unique. It wasn't the first natural gas power plant of its kind. Dozens of additional power plants of similar design were constructed in the latter half of the twentieth century and early 2000s.

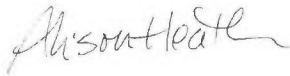
The DEIR analysis assumes that Unit 3 would be demolished or would be repurposed in a manner such that it would no longer convey whatever historical significance justifies its eligibility for the California Register as a contributor. In fact, it might simply act a placeholder, allowing a hotel ranging in height from 65 to 143 feet to be constructed within 80-100 feet of the waterfront, running along nearly 2/3 the length of the public shoreline. This would compromise the relatively narrow dimensions of the Waterfront Park, and obscure vistas. While the Boiler Stack may serve as an iconic feature, its context as the only historic element onsite would limit any remaining historic relevance. The integrity of its setting would be lost amidst surrounding new buildings, overwhelmed in scale by the combined bulk and height of the proposed 300 foot tower and other large buildings to the west.

The Proposed Project is inconsistent with the *Central Waterfront Plan*, the *Urban Design Element* and the *Housing Element*.

Specifically the project is at odds with the *Central Waterfront's Plan Objective 8.2* that protects historic resources within the Area, particularly those east of Illinois, and the *Urban Design Element* that seeks to preserve notable areas of historic value.

We thank you for your careful consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alison Heath".

Alison Heath