1560 FOLSOM STREET SAN FRANCISCO PLANNING COMMISSION

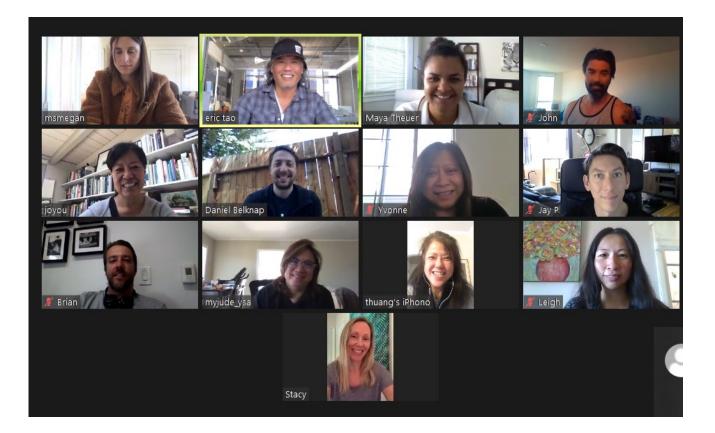
FEBRUARY 18, 2021



FIRM SNAPSHOT Who We Are

- San Francisco local business
- Merger of AGI and Group i
- Minority and Woman Owned Business
- Developed 1,000+ units of mixed-income housing in San Francisco past 20 years
- All supported by the Neighborhoods and unanimously at the Planning Commission

To realize and build a successful Project not only means a commitment to fiduciary obligations for a sound investment; but a commitment to civic principals of working with the neighborhood and community and appropriate, thoughtful design.

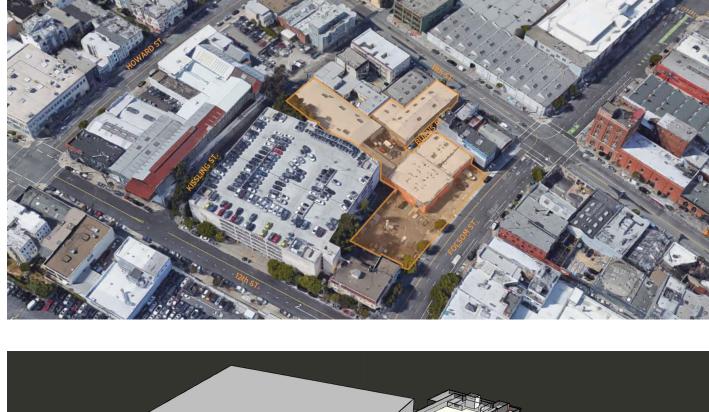


L 37_{partners}

NEIGHBORHOOD MAP West SoMa Area Plan



PROJECT INFORMATION





Property Information

Address

Total lot area: Existing uses: Historic status: Zoning:

Program information

Residential Rental: Gross Building Area: Open Space: Building Height:

<u>Parking:</u> Car Parking: Freight Loading: <u>Bike Parking:</u> Class I (Enclosed): Class II Outdoor):

Fees/BMR

Onsite BMR Units: Affordable Housing Fee: Eastern Neighborhoods Fee: Transportation (TSF): 1560 Folsom St 276 11th St 135 Kissling St 50,126 SF Light industrial None WMUG, RED

244 Units 265,623 SF 18,791 SF 8 Stories, 85' at Folsom St 7 Stories, 73' at Burns Pl 6 Stories, 65' at Kissling St

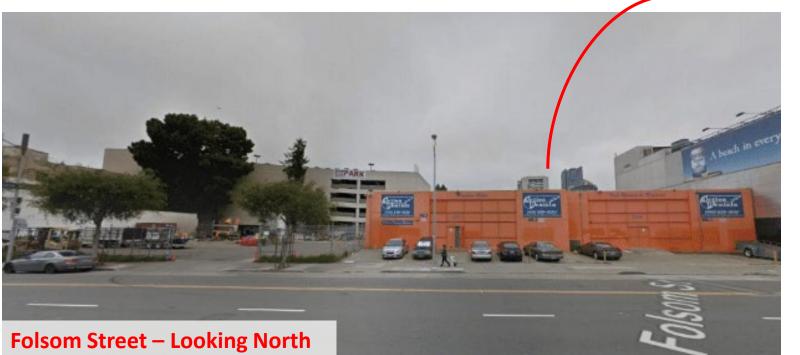
83 Spaces (.34/Unit) 1 Space

178 13

34 \$4.2mm \$3.2mm \$2.9mm

SITE INFORMATION







ENTITLEMENT TIMELINE

4/10/2018	PPA Filed		
9/25/2018	Pre-App Community Mtg at Don Ramon's		
12/31/2018	Project Application Accepted		
6/26/2019	Stable Project Description		
Feb 2019-Present	Outreach to LGBTQ Leather Cultural Historic D other community members		
February 2020	Outreach to Places of Entertainment		
5/18/2020	Environmental Document (CPE) Published		
6/30/2020	Entertainment Commission Meeting		
November 2020	Community Partnership with LGBTQ Leather D		
Dec 2019-Jan 2020	Additional Requested Community Engagemer		
February 2021	Community Partnership with SoMCAN, USM a		

District and

District

nt Meetings

and MEDA

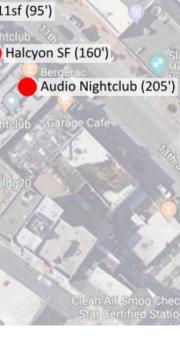
PLACES OF ENTERTAINMENT – OUTREACH

		Royal Auto Group Sarvice	11th Street Auto Repair	Benz of San Service Center
	201 57	Heavy Duty Towing Service San Francisco SEFOCIO Cannabis Delivery & Dispensery	CASIS (30')	Basil Canteen Tition Calle 114 (OET)
Oasis	Contact: Key concerns:	D'arcy Drollinger on 2/11/2020 Ensure that future residents are informed about the nature of the businesses in the neighborhood, & schedule test over Friday and Saturday to capture peak sound levels from busiest nights	V Care The Holy	Calle-11sf (95') Calle-11sf Nightclub Halcyon SF (160') Bergerac Cow (80') Audio Nightclub Garage Cafe
The Holy Cow	Contact: Key concerns:	Lily Nguyen on 3/5/2020 Ensure that future residents are aware they are moving into entertainment district. Interested in opening date for apartments and what retail uses will be part of the project	Tithe Willows Greater SF Land Improvement	Tott st
Calle 11sf	Contact: Key concerns:	Leticia Luna on 2/10/2020 Calle 11 is no longer operating. Requested major project updates.	Showroom Showroom Page 726 st Rova Saxe	phone Quarter Clean Air Smog Ch Star Certified Star
Halcyon SF	Contact: Key concerns:	Gina Milano on 2/21/2020 Shared experiences of past complaints. Recommended use of experienced local Acoustic Consultant with knowledge of San Francisco. Requested drawings.	NOISE ORDINA	REQUIRED RATING TO COMPLY WITH SF ANCE: STC 26 RATING FOR TYPICAL FIXED WINDOW
AudioContact:David Brinkley on 2/26/2020NightclubKey concerns:Shared experience of past complaints. Schedule test of Friday and Saturday, good to capture Sunday as well. Requested drawings.		Shared experience of past complaints. Schedule test of Friday and Saturday, good to capture Sunday as well.	WILL BE SPECI	N: STC 28 HIGHLIGHTED IN MAGENTA () FIED WITH STC 33 FOR ADDITIONAL SOUN R ENGINEER'S RECOMMENDATIONS

PICAL FIXED WINDOW

IN MAGENTA (——) **33** FOR ADDITIONAL SOUND RECOMMENDATIONS





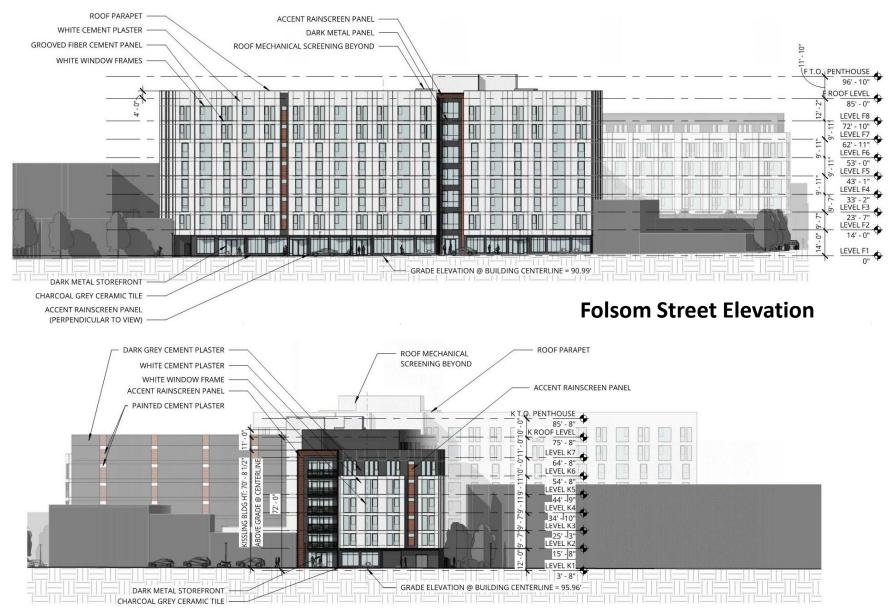
PROJECT RENDERINGS





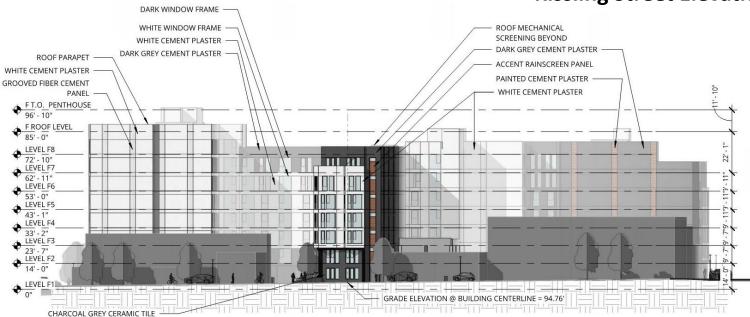




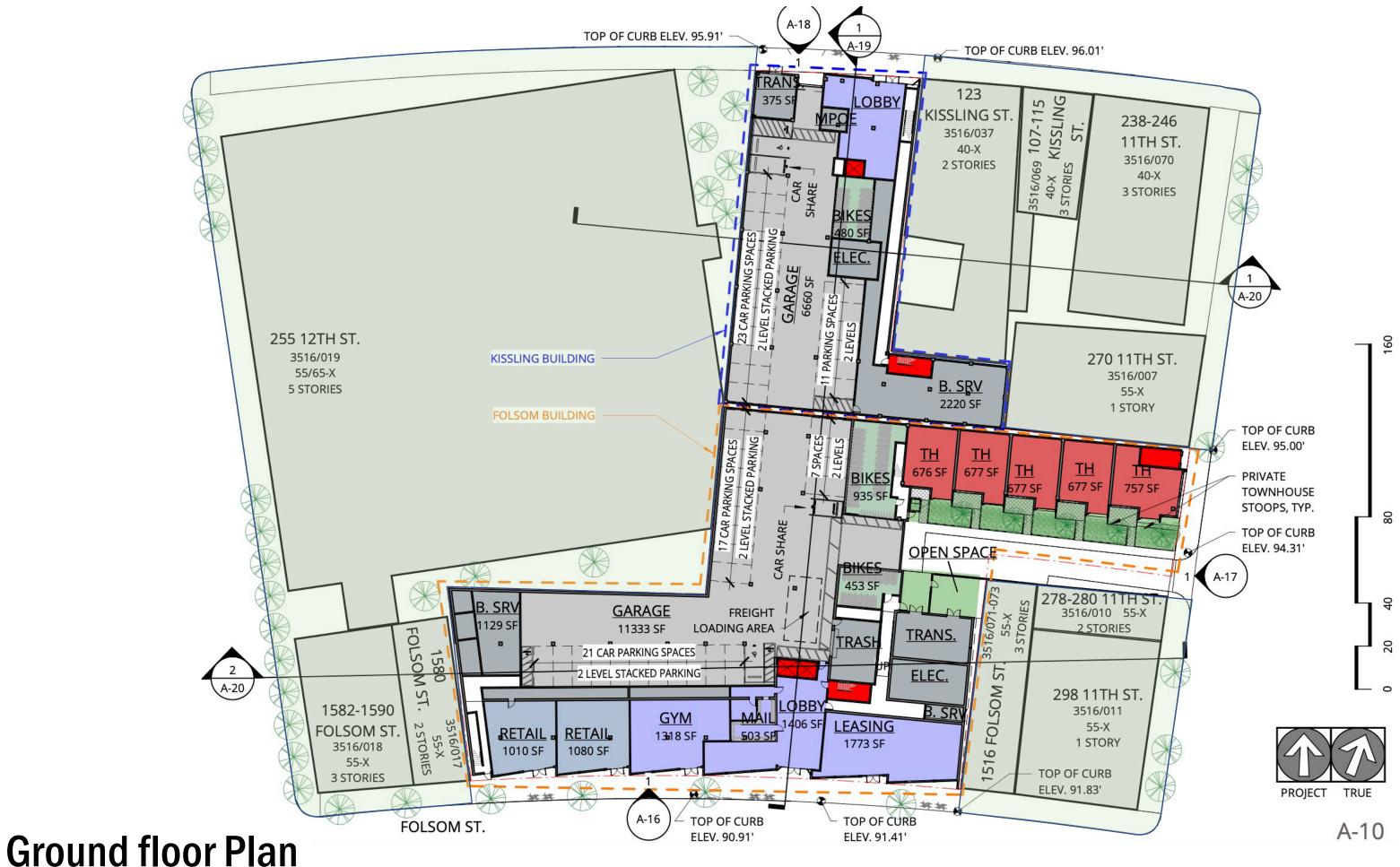


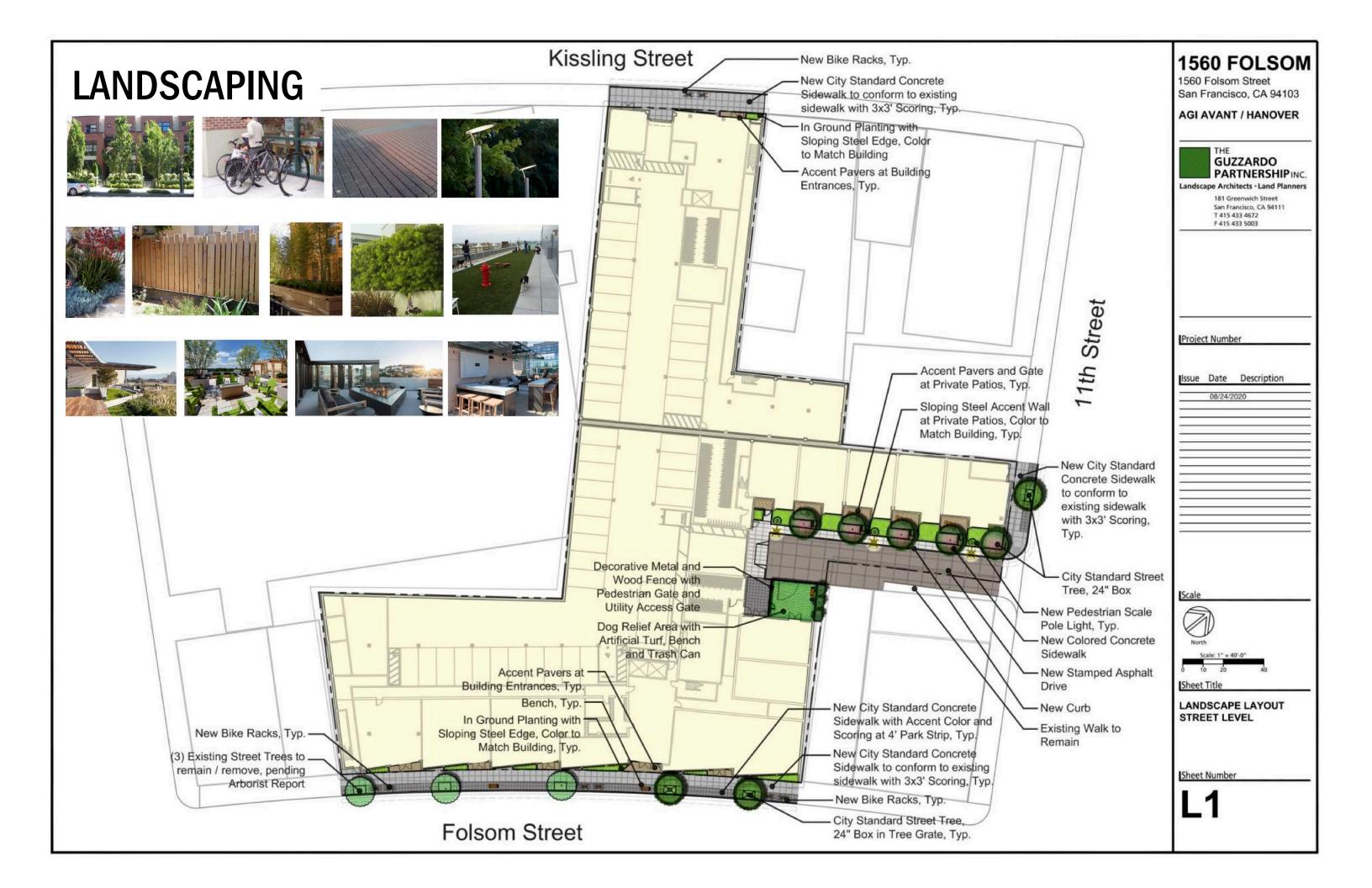
ELEVATIONS

Kissling Street Elevation



11th Street Elevation





THANK YOU QUESTIONS & FEEDBACK?

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