



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JANUARY 14, 2016

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Date: January 14, 2016
Case No.: **2006.1523DNXOFACUAVAR**
Project Address: **50 1ST ST/78 1ST ST/88 1ST ST/526 MISSION ST**
Zoning: C-3-O (SD) (Downtown Office – Special Development) Zoning District
550-S and 850-S-2 Height and Bulk Districts
Transit Center District and Downtown Plan Areas
Block/Lot: 3708/003, 006, 007, 009, 010, 011, 012 and 055
Staff Contact: Marcelle Boudreaux– (415) 575-9140
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Recommendation: **None - Informational**

PURPOSE OF THIS HEARING

A project at this site has been through several iterations. This most recent proposal submitted June 5, 2015 is for a mixed-use project comprising construction of two new towers and retention of existing buildings on eight parcels; Department staff has been working with the design team of Foster + Partners/Heller Manus for several months. The focus of this informational presentation is an overview of the evolved project design to obtain input from the Planning Commission.

PROJECT OVERVIEW

The project proposes demolition of a surface parking lot on Mission Street and demolition of three buildings on 1st Street to construct two mixed-use towers above a four-story basement ranging from 605 feet (Mission Street tower) to 850 feet (1st Street tower) occupied height. Additionally, two existing commercial buildings on 1st Street will be retained, or partially retained. In total, the improvements include approximately: 1 million gross square feet office use, 265 residential units, 169 hotel rooms and 12,500 square feet ground floor retail.

The project would also include shared underground vehicular parking, bicycle parking, and loading facilities, accessed primarily from Stevenson Street. Public art, streetscape, and public-realm improvements are proposed. A majority of the 1st Street tower's ground floor will be activated as a six-story publicly-accessible open space. A pocket park accessible from Mission Street is proposed, as well as alley and sidewalk improvements. The project is currently being reviewed to determine if it qualifies for a Community Plan Exemption under the Transit Center District Plan EIR.

FUTURE COMMISSION ACTION

The project requires Planning Commission authorization for Sections 309, 321 and 303 of the Planning Code. The Zoning Administrator must grant variances to the Planning Code pursuant to Section 305.

RECOMMENDATION: None - Informational
