



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MAY 10, 2018
CONTINUED FROM MARCH 29, 2018

Date: May 3, 2018
Case No.: **2014-002033DNX**
Project Address: **429 Beale Street/430 Main Street**
Zoning: RH-DTR (Rincon Hill Downtown Residential) Zoning District
84-X Height and Bulk District
Block/Lot: 3767/305 & 306
Project Sponsor: Mark Loper
Reuben, Junius & Rose, LLP
One Bush Street Suite 600
San Francisco, CA 94014
Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@sfgov.org
Recommendation: **Approval with Conditions**

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BACKGROUND

On March 29, 2018, the Commission heard and considered public testimony for a Conditional Use Authorization application for a proposed project that includes the demolition of two existing commercial structures, merger of two parcels, and the construction of a new 84-ft. tall, nine-story and approximately 140,280 sq. ft. residential building with up to 144 dwelling units (consisting of 60 studio, 25 one-bedroom, and 59 two-bedroom units), a combined 10,800 sq. ft. of private and common usable open space throughout the building, a 17,720 sq. ft. basement garage for 72 accessory auto parking spaces, and 111 Class 1 bicycle parking spaces. Upon deliberation, the Commission directed the Department to investigate two project alternatives that would address concerns regarding a reduction in air quality and access to sunlight by the building's proposed massing onto the adjacent interior courtyard at 201 Harrison Street (aka Baycrest).

The first alternative explores the feasibility of constructing two separate towers at the existing height limit or a higher limit that would yield additional units and preserve Baycrest's existing access to light and air. The Department requested that the Project Sponsor consider a double tower design at the current 84 feet limit early in the design review process, and was informed by the Sponsor that the need for two building cores, decrease in building efficiency, increase in construction costs, floor layouts containing units with poor access to light, and additional units requiring an exposure exception made the design infeasible. The Sponsor then informed the Department that the only viable alternative to construct a two tower design would require a height of 250 feet.

This height increase alternative was rejected by the Department primarily because the basic vision for development in the Rincon Hill Area Plan includes mid-rise podium buildings of 45 to 85 feet in height that are punctuated by slender residential towers up to 560 feet that would be clustered at the crest of

Rincon Hill. The Plan's 2005 adoption implements this vision through new height and bulk district designations for all properties within the Plan, and applicable design objectives and policies regarding height that include:

Objective 3.3 – Respect the natural topography of the hill and follow the policies already established in the Urban Design Element that respect height near the water and allow increased height on the top of hills.

- *Policy 3.2 – Develop a distinctive skyline form that compliments the larger form of downtown, the natural landform and the waterfront and the bay.*
- *Policy 3.3 – Respect the natural topography of the hill that restrict height near the water and allow increased height on top of the hills.*

Objective 3.10 – Relate the height and bulk of podium buildings to the width of the street, to define a consistent streetwall and ensure adequate sun and sky access to streets and valleys.

- *Policy 3.1 – Cluster the highest towers near the top of the hill with heights stepping down as elevation decreases. The overall form should identify Rincon Hill as a distinctive geographic feature on the city skyline, distinct from the downtown high-rise office core relating the height and bulk of podium buildings to the width of the street to define a consistent streetwall and ensure adequate sun and sky access to the streets. The Project Site has a designated height limit of 84-feet, which was the basic vision for development in Rincon Hill.*
- *Policy 3.8 – Step the height of buildings down approaching the Embarcadero so as to acknowledge the meeting of land and water.*

In order to increase the parcel's height limit, a Zoning Map Amendment would be necessary to reclassify the property from one height district to another, and requires approval by the Planning Commission and Board of Supervisors to enact an ordinance.

The second alternative explores the modification of the previously proposed design that would potentially reduce the air and access to light impacts. The Commission suggested evaluating a notch at the upper floors to mitigate these impacts. Subsequent to the hearing, the Project Sponsor proposed a design that included a glazed opening at the center of the 5th through 7th floors of the building (See Alternative A). The Department reviewed this proposal, met with Baycrest representatives, and determined it would not effectively reduce the concerned impacts. The Project Sponsor responded with a different proposal for a 30-foot wide open notch at the two uppermost floors (See Alternative B), which the Department also determined would not be sufficient to reduce the air and light impacts. Staff then recommended that the design modification include a 45-foot wide notch at the center of the upper three floors that would be connected for circulation through open walkways. The Sponsor returned with a proposal to provide a 30-foot wide open-air notch at the three uppermost floors (See Alternative C). Although this is preferable to the two previous alternatives, the Department is not confident the 30-foot wide notch would adequately improve air circulation between the two buildings and access to light for Baycrest's adjacent central courtyard.

CURRENT PROPOSAL

The Project Sponsor has proposed a design modification that includes a 30 feet wide notch at the upper three floors of the building that would be connected through open walkways with glass railing. This current proposal would eliminate three two-bedroom units from the original proposal, and with the exception of minor changes to the layout of the rooftop features for the reduced floor plate, the remainder of the project would remain unchanged. The current proposal still meets the 40% unit mix requirement and maintains the nineteen units of affordable housing, but eliminates the exposure exception for the removed unit at the seventh floor, and reduces the minimum quantity of open space and bicycle parking.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Downtown Project Authorization, pursuant to Planning Code Section 309.1, for the demolition of two existing commercial structures with a combined area of 35,625 sq. ft., merger of two parcels, and construction of a new 84-ft. tall, nine-story and approximately 137,105 sq. ft. residential building with up to 141 dwelling units (consisting of 60 studio, 25 one-bedroom, and 56 two-bedroom units), a combined 10,800 sq. ft. of private open space throughout the building and common open space at a rooftop deck and solarium, a 17,720 sq. ft. basement garage for 72 accessory auto parking spaces, and 111 Class 1 bicycle parking spaces.

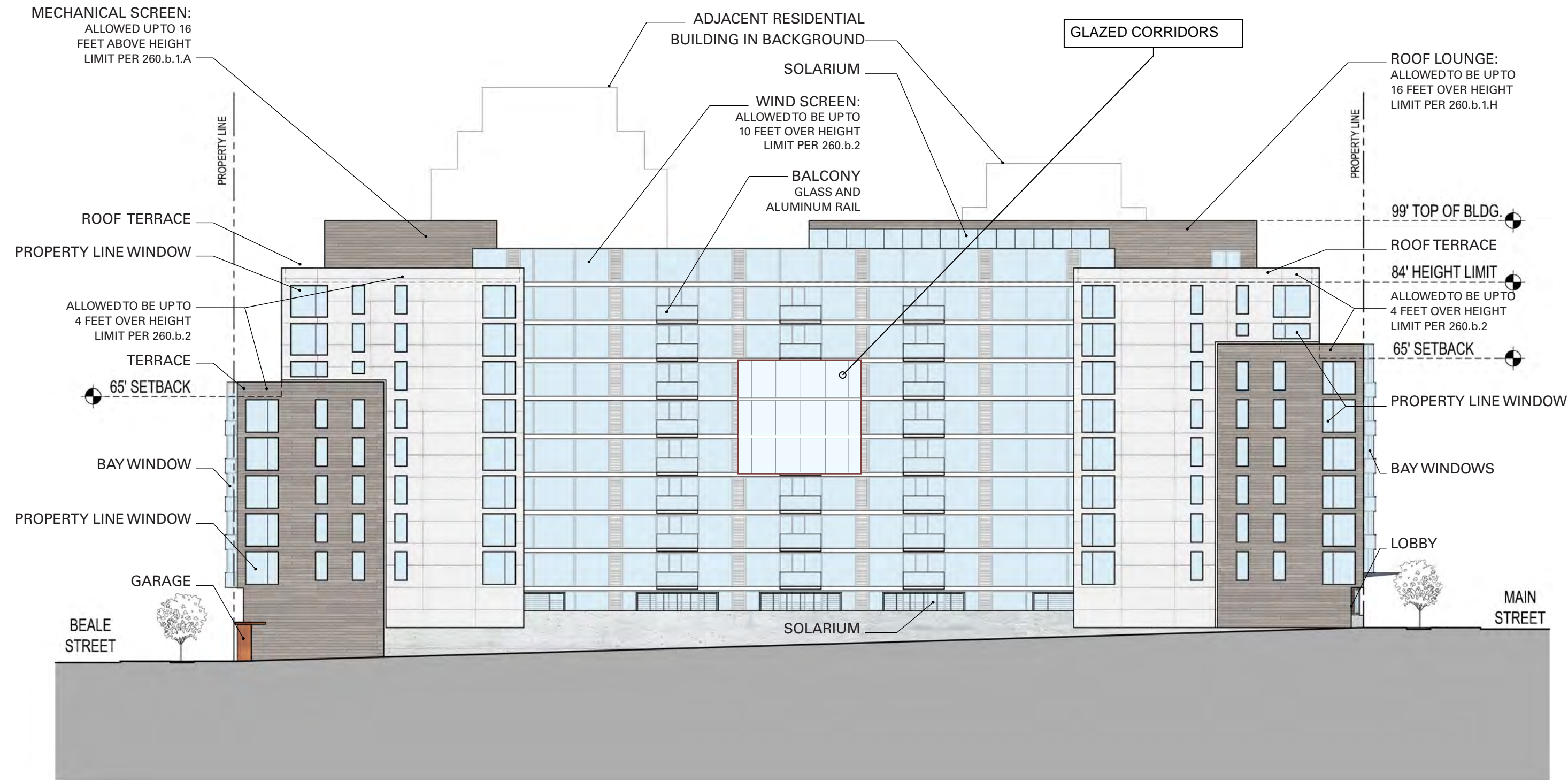
BASIS FOR RECOMMENDATION

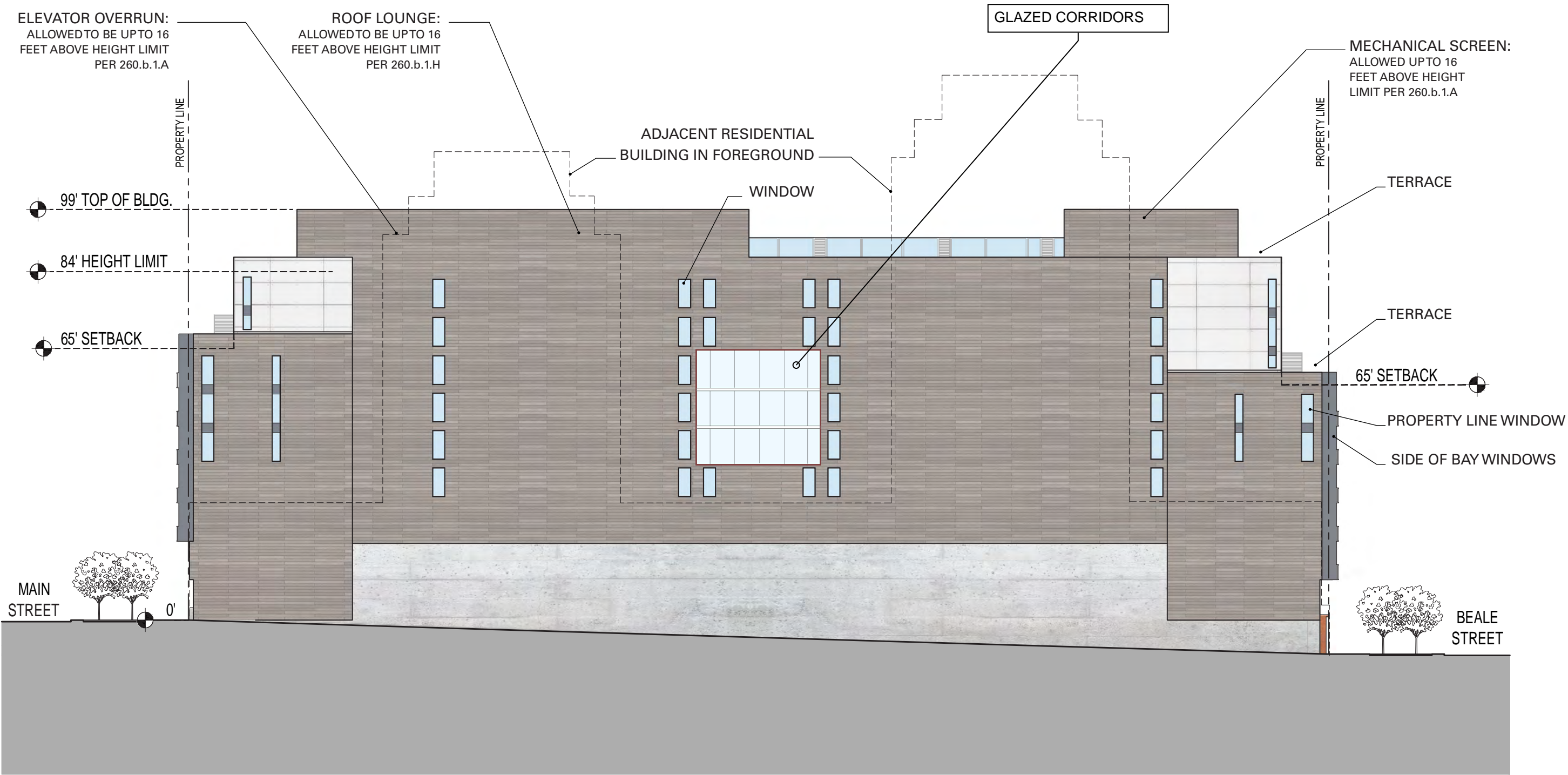
The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and Rincon Hill Area Plan. It is an appropriate in-fill development that will add 141 new dwelling units to the City's housing stock including nineteen permanently affordable rental units, and is designed with an appropriate massing and scale for the subject block to be compatible with the existing neighborhood character. The Project will also include streetscape improvements consistent with the Rincon Hill Streetscape Plan, pay the appropriate development impact fees, and comply with the First Source Hiring Program. Therefore, the Department finds the Project to be necessary, desirable, and compatible with the surrounding Rincon Hill neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

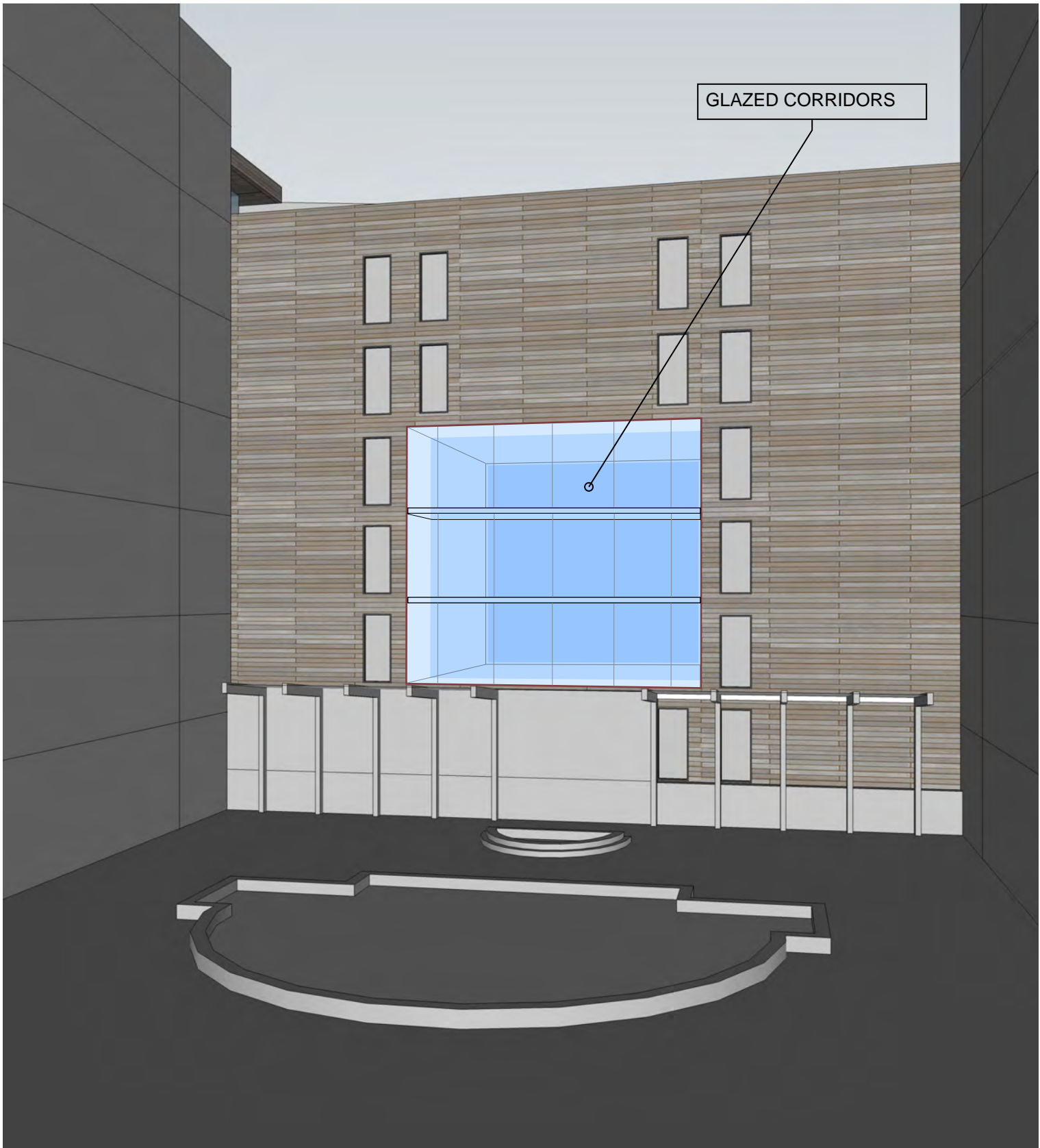
RECOMMENDATION:	Approve with Conditions
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ATTACHMENTS:

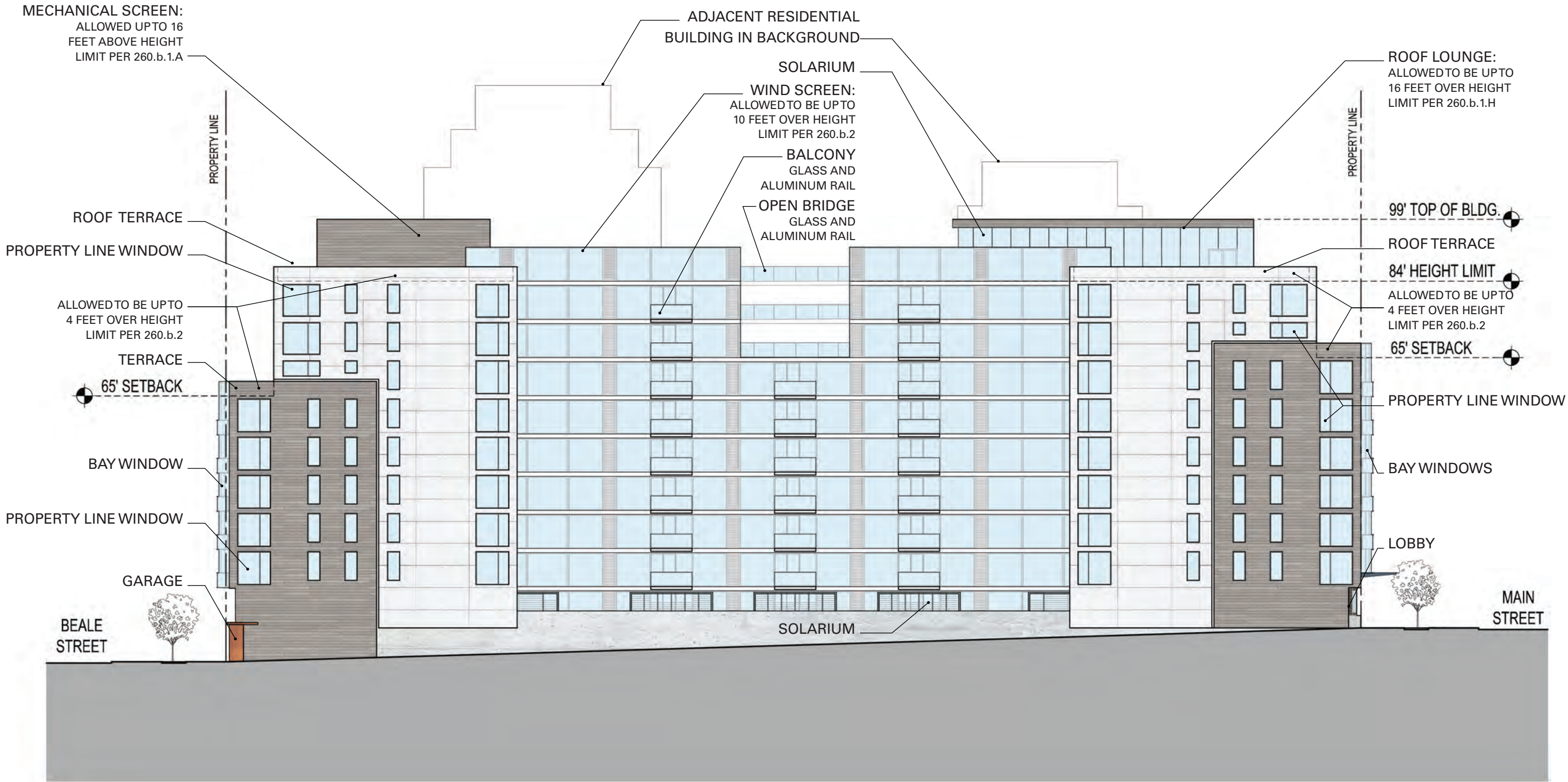
Exhibit A – Design Alternatives
Exhibit B – Two Tower Building Scheme
Exhibit C – Project Sponsor's Submittal
Exhibit D – Public Correspondence

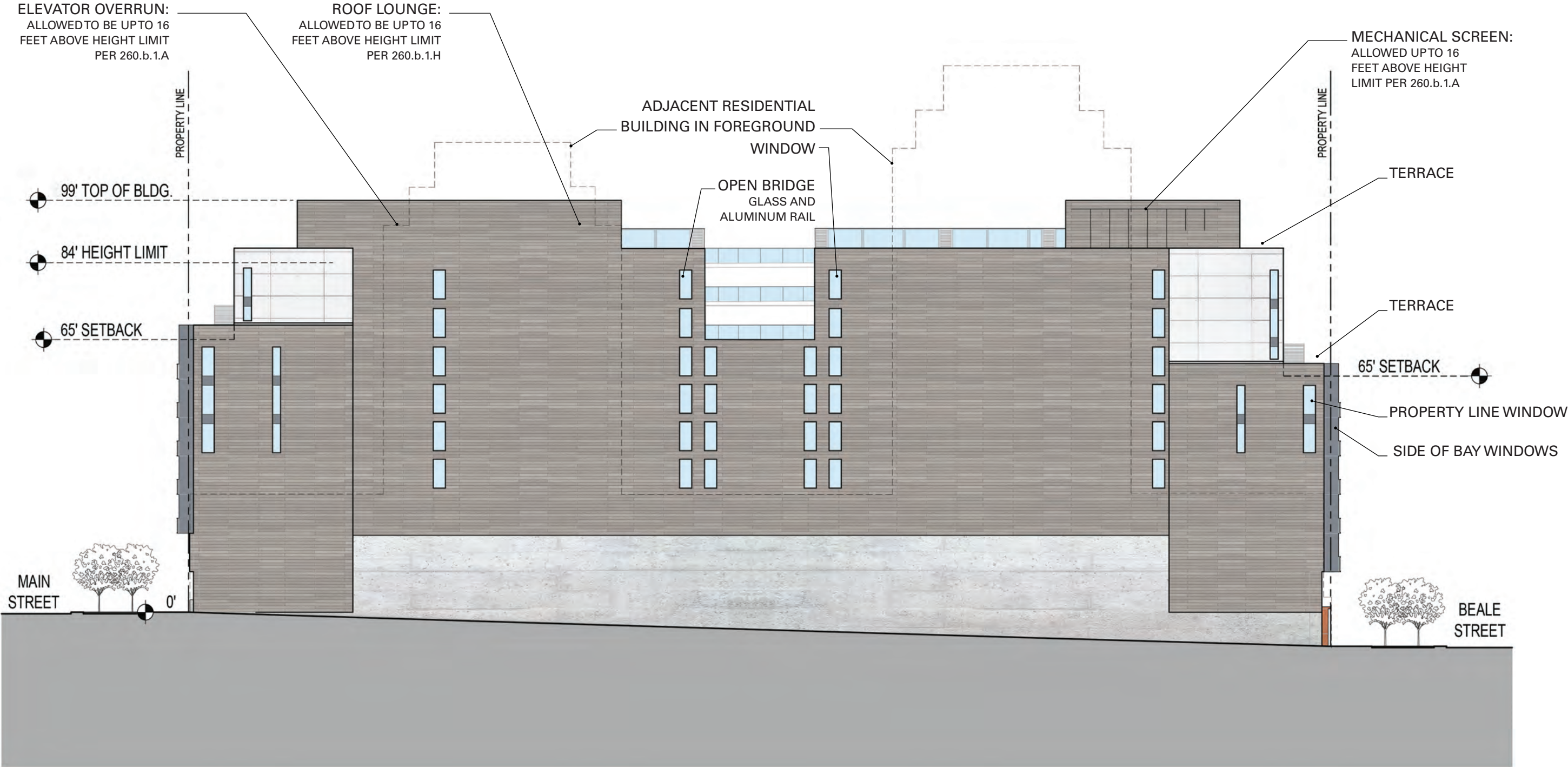




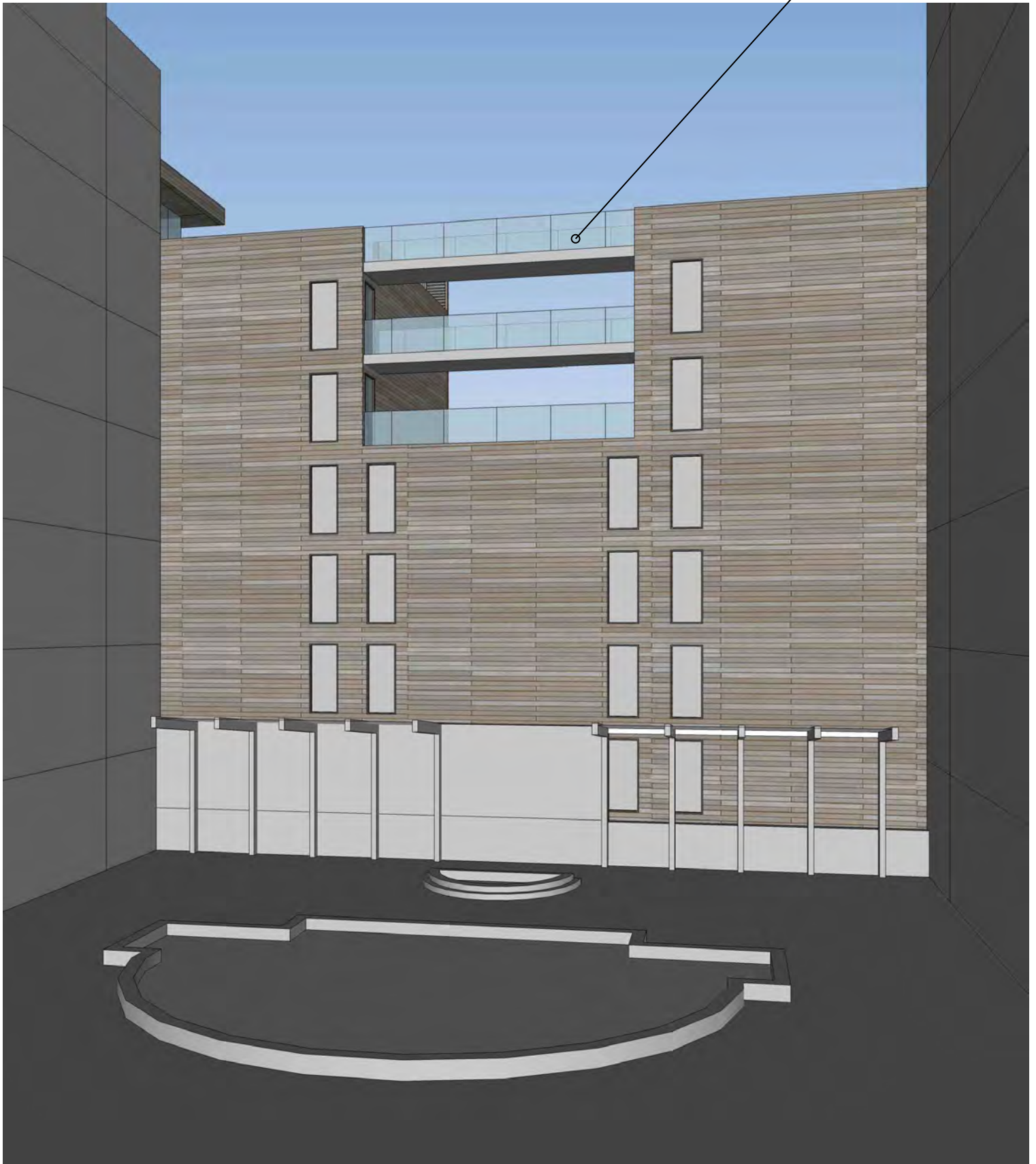


GLAZED CORRIDORS

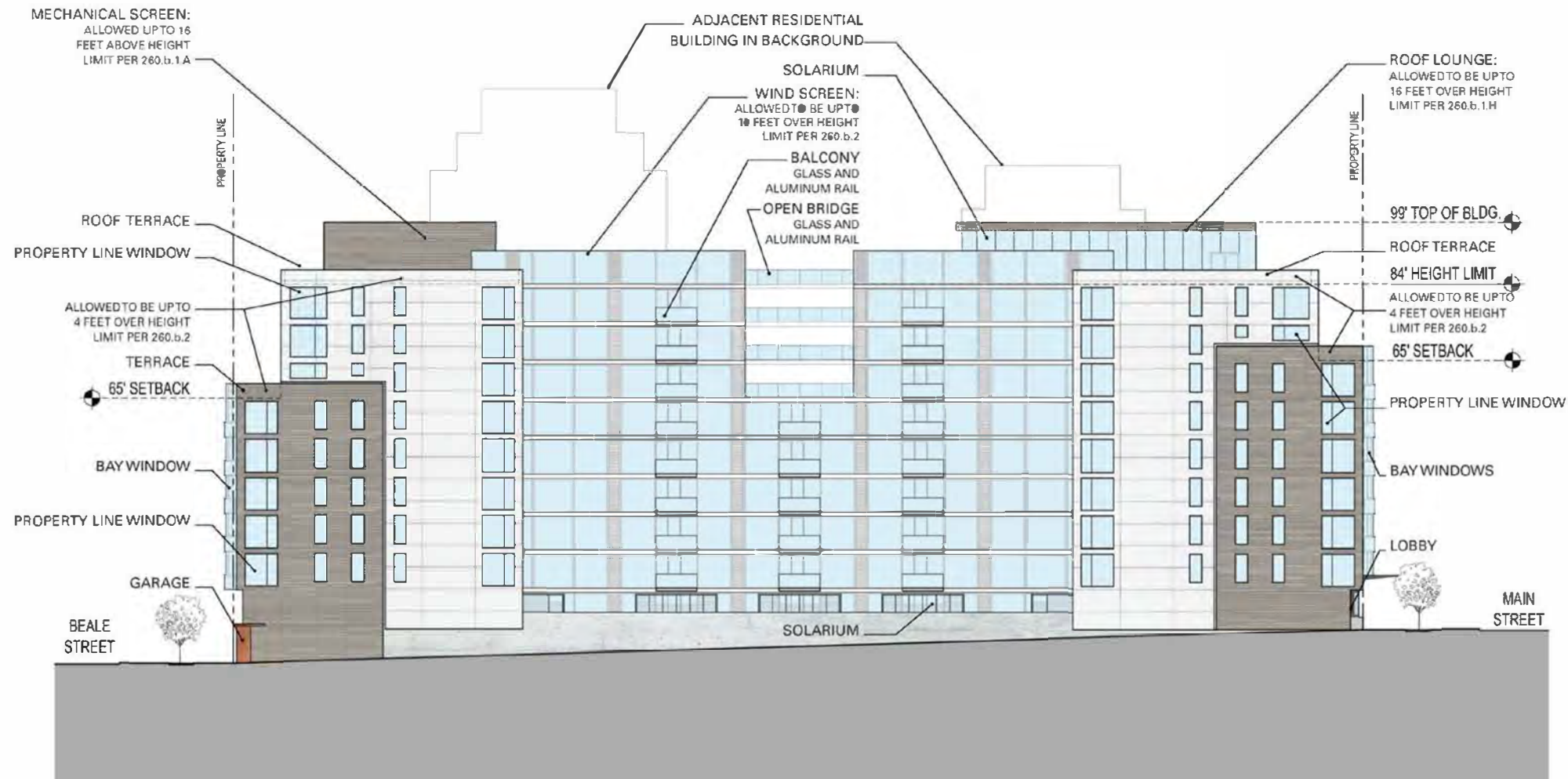




OPEN BRIDGES

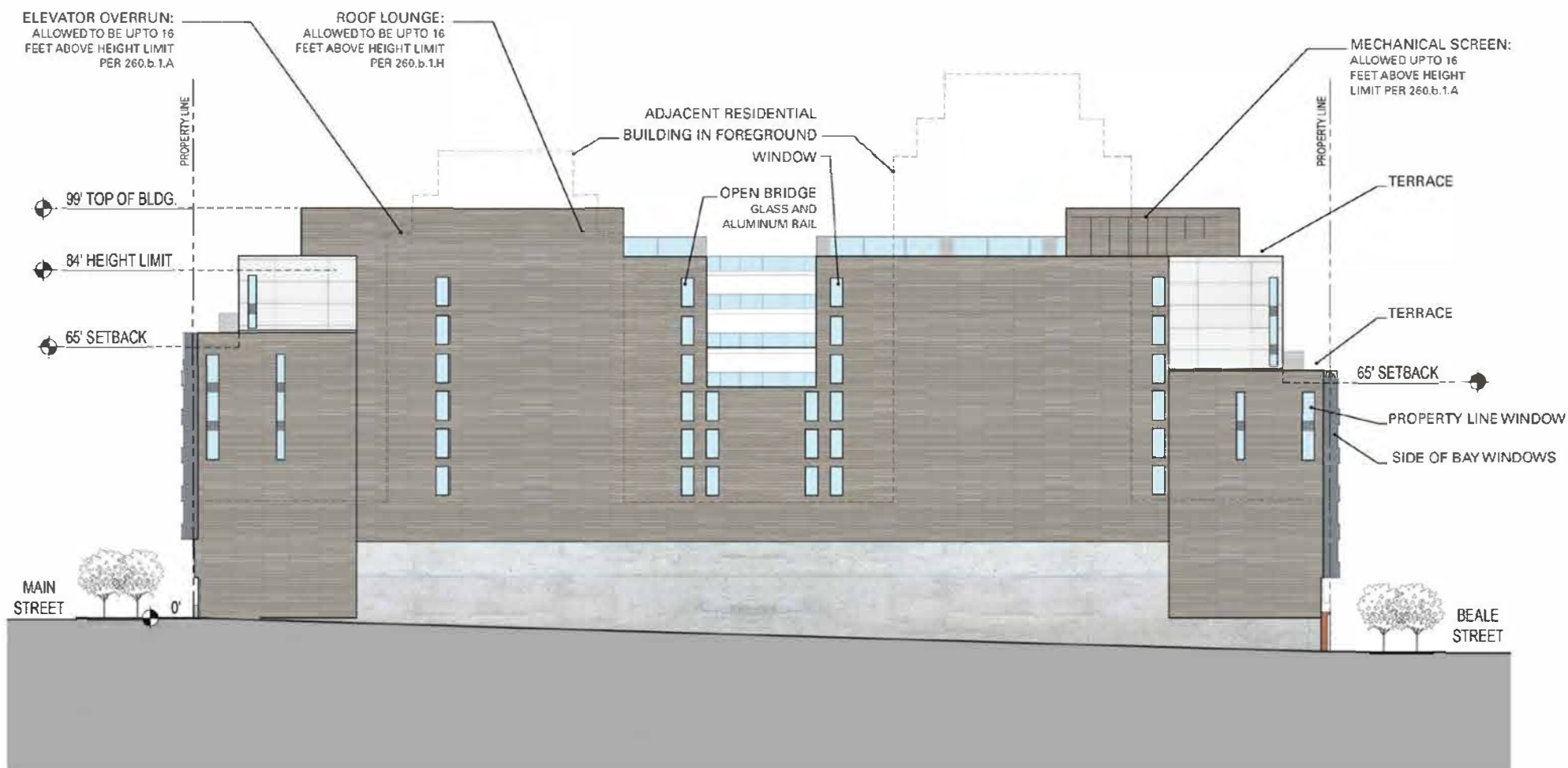


ALTERNATIVE C



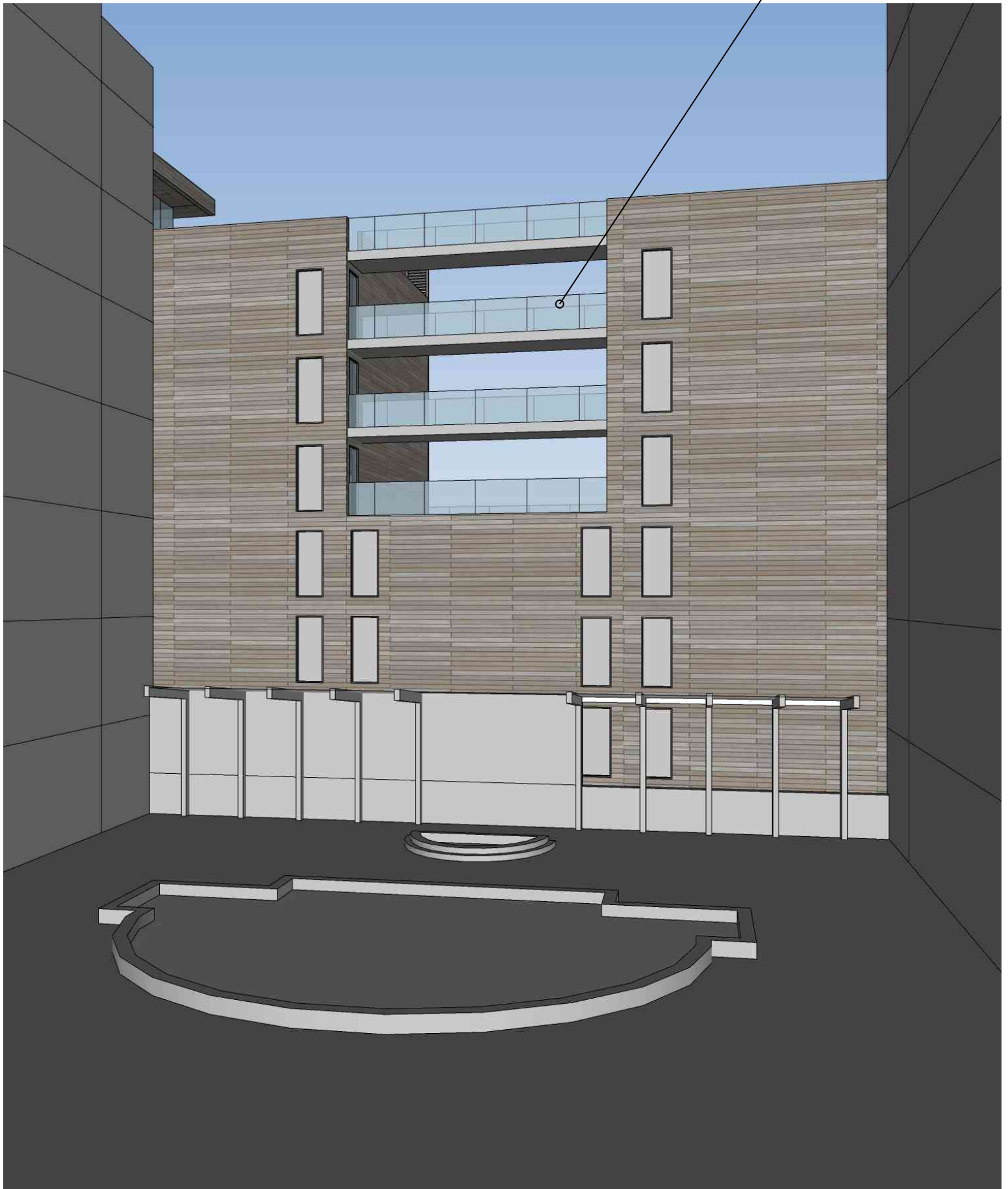
SOUTH ELEVATION

ALTERNATIVE C



NORTH ELEVATION

OPEN BRIDGES





430

MAIN STREET

SPLIT-BUILDING SCHEME

In response to community stakeholders, we studied a split-building scheme

EXHIBIT B



SPLIT-BUILDING SCHEME

Proposal was supported by BayCrest, but was **strongly opposed by Planning, Bridgeview and other neighbors**

October 12, 2016

Committee For Healthy Housing
201 Harrison St. Suite 120
San Francisco, CA 94105

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Craig Young
Tidewater Capital
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Dear San Francisco Planning Department,

430 Main Street, planning application # 2014-002033DNX, is the name of a residential development that will encompass 430 Main St. & 429 Beale St. Baycrest, located at 201 Harrison St., is 430 Main's immediate neighbor to the northwest.

Baycrest is a dual tower design, with the shorter tower along Main St. towards the San Francisco Bay. Baycrest has 3 courtyards consisting of private open space and a public/private open space along our southeast edge; one parallel to Main St., one parallel to Beale St. and one center courtyard between the dual towers with a pool & hot tub.

Baycrest construction was completed in 1992. At that time, forced ventilation to filter air was deemed unnecessary. Baycrest is close to San Francisco Bay Bridge traffic, but bay winds scrub carbon monoxide & carbon dust away from our courtyards & courtyard-facing residents. A majority of Baycrest's open windows and fresh air intake vents for the individual living spaces face onto the courtyards for circulation. A tall rectangular building at the 430 Main site sandwiched between Baycrest's courtyards & the bay will trap carbon monoxide & carbon exhaust dust.

Baycrest's environmental quality would be maintained by a well-designed adjacent building. We have 3 environmental concerns.

1. Wind: Unimpeded airflow decreases PM2.5 exposure in courtyards & individual units.
2. Sun: Our thriving garden emits oxygen, and creates a home for birds & insects in the neighborhood.
3. Windows: A few feet setback for 430 Main means Baycrest residents do not have to remove & seal windows at great expense on the southeast side.

The Committee For Healthy Housing met with Craig Young of Tidewater on October 4, 2016. During this meeting Tidewater showed us a two tower design concept for the property. We acknowledge and are pleased by Tidewater's efforts to adopt the Planning Department's input. We support the Planning Department requirement for a two tower design as it is outlined in their Notice of Planning Department Requirements #1 dated June 16, 2016. We applaud the Planning Department's effort to protect naturally occurring affordable housing that exists today at Baycrest, 201 Harrison Street.

We have always attempted to reach a Win-Win solution. A Win-Win solution is one where the existing naturally affordable housing is preserved and that housing does not unreasonably suffer significant air quality impacts and loss of sunlight owing to the project sponsor's proposed design.

The other part of the Win-Win solution is creating an avenue for the project sponsor to succeed financially with the project. We have seen at least one situation in our neighborhood where building height above the planned height limit was approved in order to obtain additional affordable units.

We support the project sponsor's effort to obtain a variance for height, so that the project can succeed financially and the naturally occurring affordable housing at Baycrest is preserved by keeping our three open space courtyards open to light and air. Any solution that meets the goals of a viable project for the project sponsor and that address the concerns of preservation of affordable housing and project related environmental impacts, is a solution that we can give full voice to support.

Sincerely, The Committee For Healthy Housing,

Amine Bellajdel
Reed Kalna
Adam Masri


Margaret Gunn
Gustavo Liao
Jonathan Recht

Dane Ince
Howard Leatherwood

LETTER OF SUPPORT FROM BAYCREST

SF PLANNING WAS NOT SUPPORTIVE OF INCREASED HEIGHT

WAR HORSE

TIDEWATER
CAPITAL

3



430

MAIN STREET

May 3, 2018

Delivered Via Email and Messenger (doug.vu@sfgov.org)

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

**Re: 429 Beale Street, 430 Main Street
Planning Department File No. 2014-002033DNX**

Dear President Hillis and Commissioners:

Enclosed you will find our Planning Commission Packet for our proposal to demolish 429 Beale Street / 430 Main Street, a low density industrial warehouse, and construct a new mixed-income residential building containing 141 dwelling units, 71 vehicle parking spaces, and 119 bicycle parking spaces.

Sincerely,



Craig Young
Managing Principal
Tidewater Capital

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- 2. Updated Massing Proposal**
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- 7. Letters of Support**
- 8. Flipped Court Supplement**
- 9. Two Tower Supplement**

May 3, 2018

Delivered Via Email and Messenger (doug.vu@sfgov.org)

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

**Re: 429 Beale Street, 430 Main Street
Planning Department File No. 2014-002033DNX**

Dear President Hillis and Commissioners:

Since our initial meeting at the Planning Commission on March 29th, 2018, we've continued to work with neighborhood stakeholders and The San Francisco Planning Department to determine a feasible neighborly gesture in the form of a notch in our building to provide access to views, light, and air for our neighbors to the North.

Before providing additional detail on the proposed path forward, we would like to start by acknowledging that we appreciate the concerns our neighbors have raised. We understand that this project is a major change for the area and something that requires great study and consideration. To that end, we have spent the past 4 years studying this site and learning about this community. We have invested significant time, energy, and attention attempting to come up with a project that addresses the concerns of all of the neighborhood stakeholders while also creating an opportunity for the site to be converted from an industrial warehouse to housing.

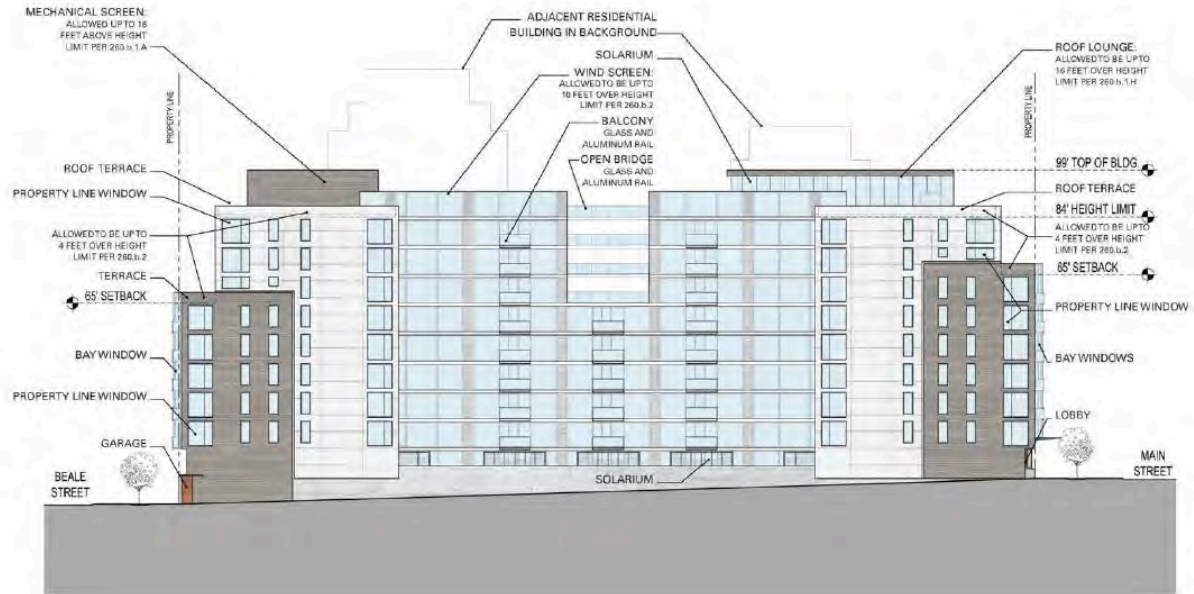
The past month has been spent actively working to re-design the project in response to the concerns of our neighbors and comments that were made at the Planning Commission hearing in March. We have proposed multiple design directions and have incorporated feedback along the way to arrive at the proposal you have in front of you now.

The proposed design contemplates a 30' wide open-air notch on the upper three floors of the building (see below). This design move has created a view corridor in the middle of our building while also allowing additional light and air to travel through to our neighbor's courtyard. Planning is supportive of this design and while we have not been able to garner full support from our neighbors to the North, we do believe we have made significant progress.

This change results in a revised unit count of 141 units vs. the originally proposed 144 but maintains compliance with the 40% two-bedroom requirement under the Rincon Hill Area Plan and continues to include 19 below market rate units as before. While this change cuts against the project's feasibility and the City's objective of increasing housing supply, we appreciate the importance of such a concession in responding holistically to neighborhood concerns. Combined with our previously offered 5' setback from the northern lot-line, the total unit count is 12 units (including 2 BMRs) fewer than what would be buildable with no accommodation of our neighbors. It should be noted that any further concession such as a wider notch would not only

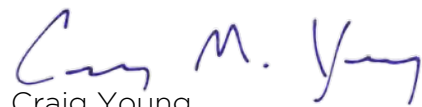
decrease floor area but also jeopardize the 2-bedroom mix and lead to a cascading loss of units rendering the project infeasible.

Open-Air Three-Floor Notch:



We believe this proposal represents a meaningful neighborly gesture to the adjacent condo owners to our North, while continuing to achieve the goal of adding desperately needed mixed-income housing. We respectfully request your support and approval of this project.

Warm Regards,



Craig Young
Managing Principal
Tidewater Capital



430

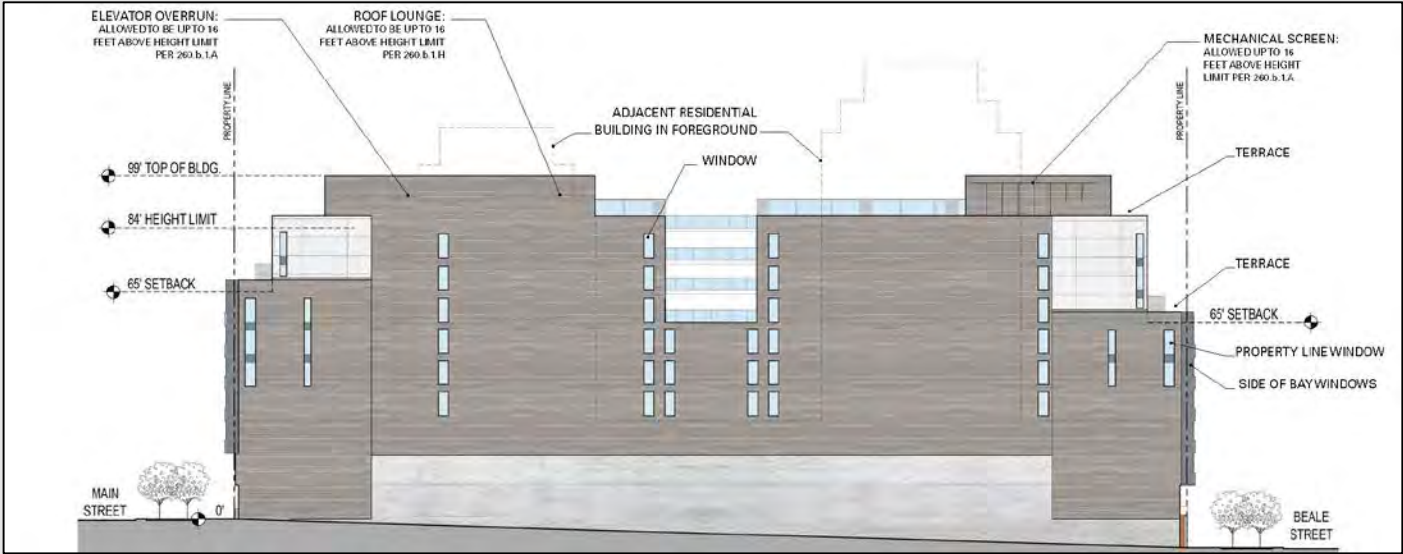
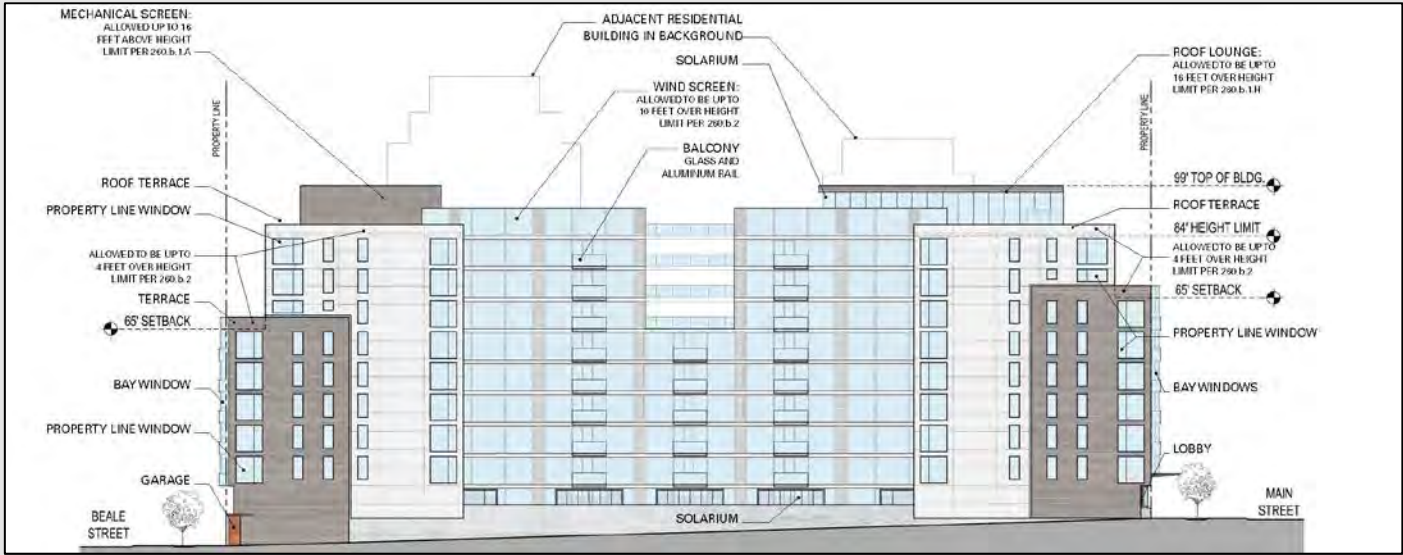
MAIN STREET
UPDATED MASSING PROPOSAL

WAR HORSE



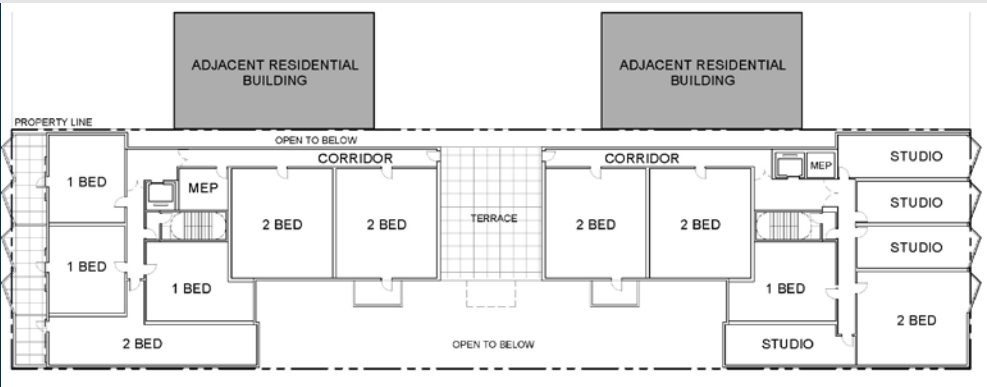
TIDEWATER
CAPITAL

OPEN UPPER NOTCHED SCHEME (3 STORIES)

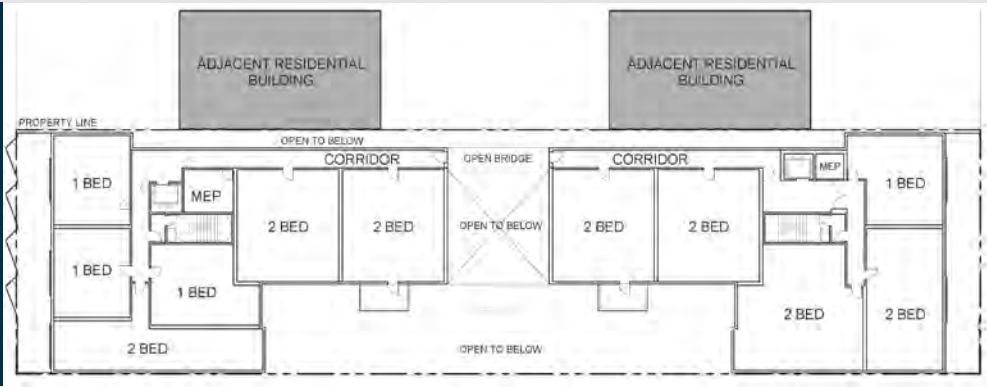


OPEN UPPER NOTCHED SCHEME (3 STORIES)

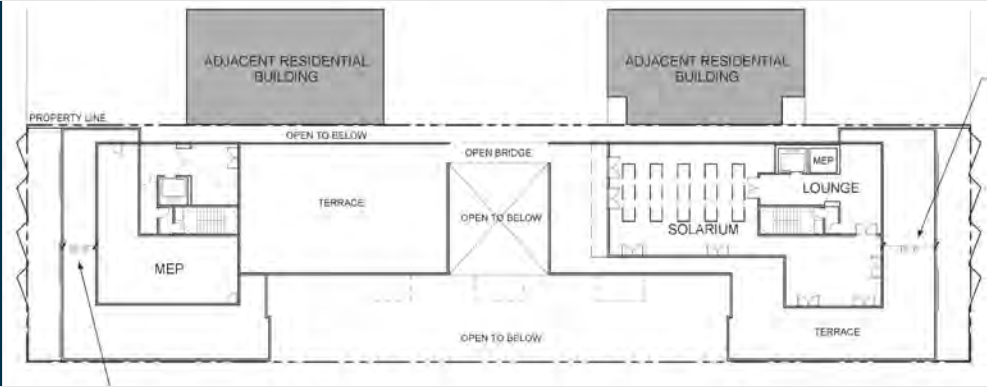
7TH FLOOR PLAN



8TH & 9th FLOOR PLAN



ROOF PLAN



OPEN UPPER NOTCHED SCHEME (3 STORIES)



NEIGHBOR COURTYARD PERSPECTIVE

Comparison to our previously proposed design



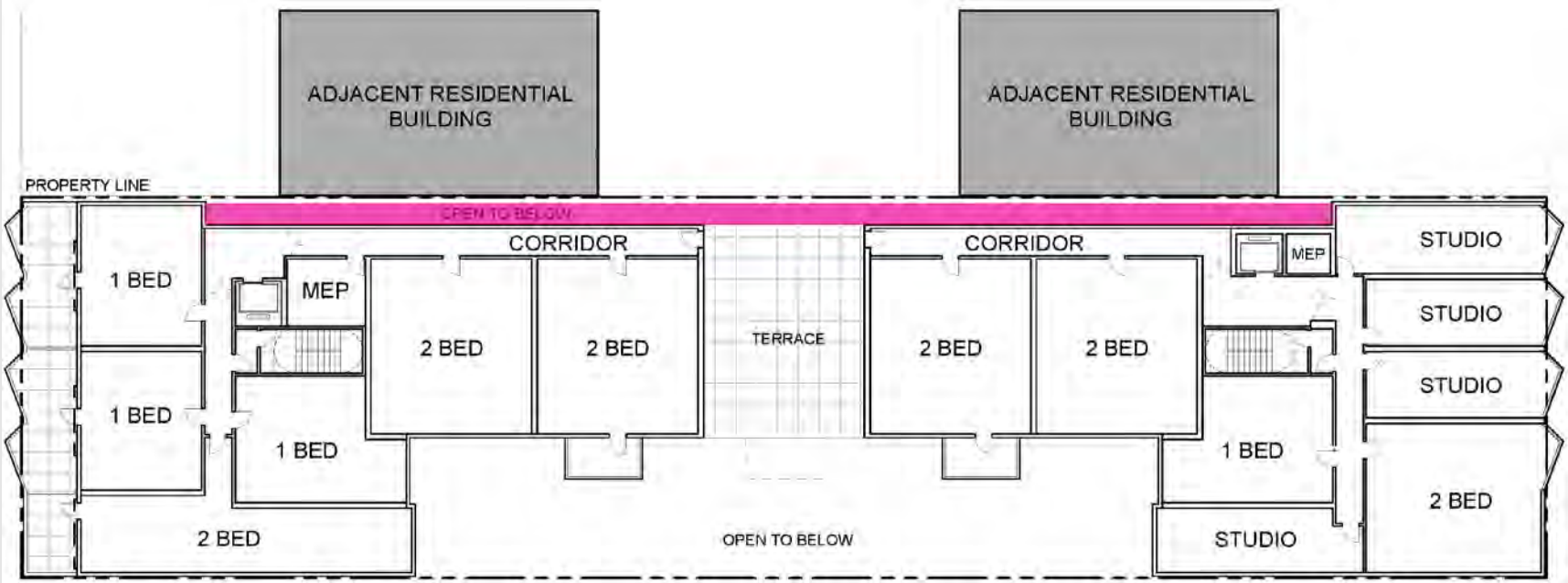
PREVIOUS PROPOSAL



CURRENT PROPOSAL

DECREASED DENSITY FROM NEIGHBORLY CONCESSIONS

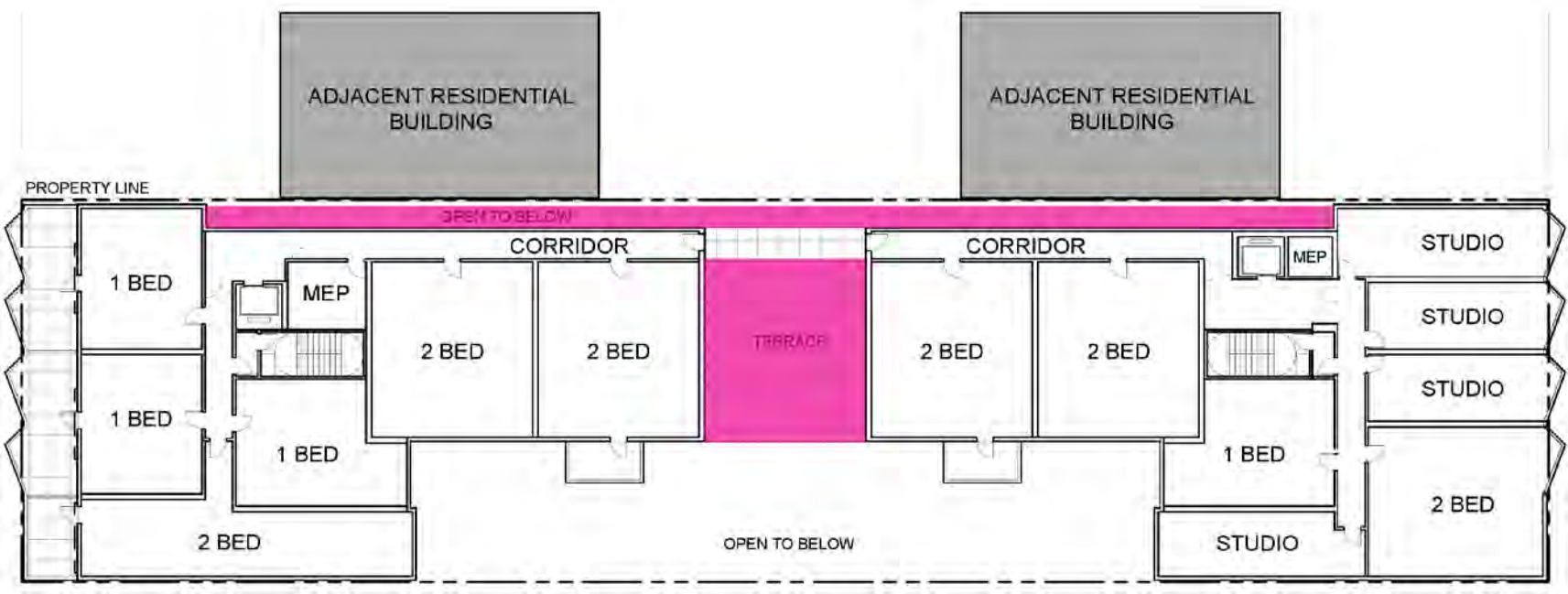
In the initial plan presented to Planning Commission, we set our building back 5 feet from the property line



LOSS IN NET RENTABLE SF: **5,100 SF**
LOSS OF RESIDENTIAL UNITS (700 SF AVG.): **7 UNITS**
LOSS OF PERMINANTLY AFFORDABLE UNITS (700 SF AVG.): **1 UNIT**

DECREASED DENSITY FROM NEIGHBORLY CONCESSIONS

We then added a notch at the top of our building to allow increased views, light, etc. into BayCrest's courtyard



LOSS IN NET RENTABLE SF: **8,125 SF**
LOSS OF RESIDENTIAL UNITS (700 SF AVG.): **12 UNITS**
LOSS OF PERMINANTLY AFFORDABLE UNITS (700 SF AVG.): **2 UNITS**

REUBEN, JUNIUS & ROSE, LLP

Mark Loper
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May 3, 2018

Delivered Via Email and Messenger (doug.vu@sfgov.org)

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

**Re: 429 Beale Street, 430 Main Street
Planning Department File No. 2014-002033DNX**

Dear President Hillis and Commissioners:

This office represents LCL Global-429 Beale & 430 Main Street, LLC—an affiliate of Tidewater Capital (“Tidewater”), the sponsor of a project to construct a mixed-income 9-story residential building featuring 141 dwelling units (the “Project”). Located in the Rincon Hill neighborhood with frontages on Beale and Main Streets, the Project will add much-needed housing—including 19 affordable units—on an ideal infill site currently used as warehouses. In advance of the Project’s hearing, we want to point out a number of noteworthy features of the project:

1. **A mixed income development with BMR rental units.** Like its project at 1028 Market St. in Mid-Market, Tidewater is committed to constructing a mixed-income residential development on this site. They have elected to provide 19 on-site affordable units in the Project. Consistent with Board of Supervisors Ordinance No. 76-16, 13.5% of the Project’s 141 dwelling units will be affordable to households whose total income is below 55% of Area Median Income. Below Market Rate rental units are in particularly high demand due to the lower AMI threshold, which is especially important because those affordable units will be within walking distance or a short transit ride from San Francisco’s two biggest employment centers: the Financial District and SOMA. Based on overall unit mix, the affordable unit mix would be 8 studios, 4 one-bedroom, and 7 two-bedroom units.

2. **Tidewater’s Extensive Community Involvement.** Tidewater’s level of involvement with the surrounding community goes above and beyond typical outreach efforts and shows a unique level of dedication to the neighborhood. Over the last four years, Tidewater has committed to being an active member of the Rincon Hill and South Beach communities.

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Tidewater's overall business philosophy is based on principled and authentic relationships with community leaders, non-profits, and other stakeholders, and being engaged members of the communities in which it operates. Tidewater is proposing to build for-rent housing and expects to own and operate the site if the Project is approved and built, ensuring that its involvement with the neighborhood will continue for the duration of its ownership.

Among its various community outreach efforts, the Tidewater team holds monthly office hours at Ada's Café and attends most meetings of the South Beach | Rincon Hill | Mission Bay Neighborhood Association. They partnered with the East Cut CBD on numerous events and neighborhood improvement projects. In addition to working with the benefit groups who serve the community, the team attended over 10 HOA meetings, met with a majority of the surrounding retailers, discussed the plan with a number of office tenants in the immediate area, and held over 75 meetings with individual neighbors in the community. The four-year history of this extensive outreach effort is summarized in the page that follows this letter.

3. The project is consistent with Rincon Hill's planned urban form and uses. Rincon Hill is an important component of San Francisco's overall strategy to tackle its housing crisis. This Commission had a major role in the creation of the Rincon Hill Plan, which represents a well thought out vision for a high-density residential neighborhood adjacent to the City's downtown core. Over a period of several years, the Planning Department analyzed both the City's acute need for housing, as well as the incredible opportunity that Rincon Hill offered to create a new neighborhood. The result is a carefully crafted set of zoning controls that will support a significant amount of new housing close to downtown, while creating a new community of unique quality for San Franciscans to live.

The Property's 84-foot height limit is consistent with the Rincon Hill Plan's proposed urban form, which located taller buildings higher on the hill, tapering off height limits towards Rincon Hill's base. The Project complies with the height limit designated for the site, which is significantly less than the 105-foot height limit on the site immediately north of the Property, and the 150-foot to 400-foot height limits on the block north of Harrison Street.

The Rincon Hill Plan was conceived as a high-density residential district adjacent to downtown San Francisco and the South of Market areas, bringing new residents into a pedestrian-friendly and transit-rich neighborhood. Residents of the Project will be able to easily walk, ride bikes, or take public transit to two of San Francisco's major centers of employment, and the existing and proposed primary public transit option for people who work on the peninsula and the south bay: the 4th and King rail station and the Transbay Transit Center. The Project will create nearly 150 new housing units—at least 40% of which will have two bedrooms. The project is designed to encourage bicycle (119 spaces) and public transportation uses, while limiting car usage (71 spaces (0.5 / unit)). These vehicles will mostly be parked in mechanical stackers which further discourages non-essential trips. The project will not disrupt the Rincon Hill neighborhood's livability, as it will be located on the eastern edge of Rincon Hill, and it has been deemed not to have a significant adverse impact on traffic, bicycling, or pedestrian movement in or near the Project site by its traffic consultant.

4. **The Project's design ensures livable and comfortable new housing units.** Combined, the Property's dimensions are approximately 275 on its interior lot lines, by 69 feet with frontage on Beale and Main Streets. With such a significant portion of the Property's perimeter located on interior lot lines, this development site presents a unique design opportunity. The building has been designed so that 80 of the Project's 141 dwelling units will meet the City's strict dwelling unit exposure requirements. In addition, its orientation ensures that the non-compliant units have significant access to light and air. The majority of the 61 non-compliant units will face southeast onto the Project's ground-level open space, and past that onto a Caltrans-owned maintenance yard. The project sponsor has learned through three years of conversations with Caltrans that the state agency will never sell or redevelop this site due to its critical importance to maintenance of the Bay Bridge and Caltrans' operations in San Francisco (this three-year effort is illustrated in the Caltrans Supplement which accompanies this package). Approximately 6,000 square feet of common open space will be located on the roof, and 31 units will have private balconies or terraces, ensuring that all residents can easily access livable outdoor open space.

After acquiring the site in 2014, the development team set out to explore the viability of a multitude of different massing configurations for building mixed-income housing on the site. Unlike non-income-producing development parcels in the City, the target for viability of this project has always been a development whose land value exceeds the value of the warehouse facility which currently occupies the project site. Without surpassing that hurdle, it would be impossible for the Sponsor to realize its vision of developing a mixed-income housing project. The Sponsor elected to proceed with the currently proposed design (the "Base Project") only after exhausting all other options to construct a meaningful number of market rate and BMR units in a configuration which ensured adequate livability of the residential units. In particular, two alternative designs received particular scrutiny at the request of various stakeholders in the community and the San Francisco Planning Department: a split-building design with additional height and a design with a flipped courtyard.

The split-building design was deemed initially infeasible due to the significant drop in building efficiency from separating its massing into two cores. Tidewater subsequently proposed to solve this issue by increasing the height of the two towers through a Zoning Map Amendment which would compensate for the lost efficiency. The project's neighbors at The BayCrest Towers ("BayCrest") preferred this plan and submitted a letter to SF Planning in support. SF Planning, however, was not supportive of a height increase on this site as it conflicted with the Rincon Hill Area Plan on which the Base Project's massing was premised. Additionally, this plan would require a tower separation variance and likely would have received significant opposition from neighbors other than BayCrest who support the Base Project's massing. Without the increased height and variances, the split-building project is not feasible and would thus not meet the Sponsor's or the Rincon Hill Plan's objectives of adding housing because it would not be built.

Along with studying a split-building design, the Sponsor also extensively studied a design with the courtyard of their proposed building facing northwest (as opposed to the southeast-facing courtyard in the Base Project). This was explored based on feedback from SF Planning. After exploring this option, Planning and Tidewater similarly concluded that this project would not be

feasible and therefore would not be built. In addition to requiring additional exceptions from the Planning Code to build as compared to the Base Project, including a higher percentage of units requiring a unit exposure exception, the flipped courtyard design also failed to address the concerns of BayCrest that the new building would block their views and prevent light and air from entering their courtyards. The flipped courtyard design furthermore created serious privacy concerns caused by unit overlook between the two buildings, an issue for both BayCrest and the new building which the Base Project does not create.

After ruling out numerous variants of the two alternate designs, the Project Sponsor elected to voluntarily set their proposed building 5 feet off the property line shared with BayCrest. It is worth noting that this design gesture is a departure from a project the Planning Commission approved several years ago on the subject site in that BayCrest will now be able to keep all of their at-risk, lot line windows. Other aspects of the design are more thoroughly detailed in the Project's Community Plan Exemption, most notably that the Project would not cause significant environmental impacts relating to air quality, wind, or shadows.

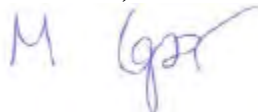
5. **Significant Community Benefits.** Most importantly, the Project will make a wide-ranging contribution to the San Francisco and Rincon Hill community, in addition to providing on-site affordable units. Among other benefits, it will pay impact fees that will go towards public transit, childcare, community infrastructure, and other public services. Based on current rates, the Project will contribute approximately \$5.7 million towards neighborhood and citywide improvements. It is also estimated to generate \$14 million in real estate taxes over the next 10 years supporting a range of public services provided by the City of San Francisco.

The Project is also expected to provide economic opportunity across many sectors. Construction of the Project is expected to create approximately 170 jobs. Tidewater is using a union signatory general contractor to ensure that jobs created will come with livable wages and benefits. Tidewater is committed to local hiring and is in conversation with several groups regarding the training and hiring of local workers.

In summary, this project capitalizes on its location near an abundance of public transit options to transform a mostly-vacant and under-utilized site into a mixed-income rental residential project, with an abundance of public benefits and an ownership and management team that is dedicated to direct involvement in the surrounding community. The Project represents a net benefit for the City and is consistent with the vision for the Rincon Area Plan, and we urge you to approve it. Thank you.

Sincerely,

REUBEN, JUNIUS & ROSE, LLP



Mark Loper



430

MAIN STREET



FOLSOM ST

THE EMBARCADERO

SPEAR ST

INTERSTATE - 80

FREMONT ST

HARRISON ST

MAIN ST

BEALE ST

BRYANT ST

FIRST ST

430 Main
Street



430 Main
Street

430 MAIN STREET CURRENT CONDITIONS

The site is currently improved with an industrial warehouse and has no street level activation





PROPOSED PROJECT OVERVIEW

Our proposed project will add 141 residential units of mixed income housing to 430 Main Street

141 FOR-RENT APARTMENTS

STUDIO, ONE, AND TWO BEDROOM UNITS

19 BELOW MARKET RATE UNITS

119 BICYCLE PARKING SPACES

72 CAR SPACES (INC. CAR SHARE AND EV PARKING)



430 MAIN STREET COMMUNITY SUPPORT

We have 71 letters of support from a diverse group of stakeholders

RESIDENTS

BayCrest

Portside

Bridgeview

Embarcadero Lofts

333 1st Street

300 Berry Street

301 Main Street

88 Guy Place

400 Spear Street

NEIGHBORHOOD
BUSINESSES

 **Degenkolb**

PERKINS
+ WILL

 **COLTON
COMMERCIAL &
PARTNERS**

 **NORTHMARQ**

 **Commonwealth Club**

 **kpff**

 **ILLUMINATE**

 **Bernie's Grooming: City Dogs**

UNIONS / GENERAL
CONTRACTORS

 **CARPENTERS LOCAL 32**
SAN FRANCISCO

LiUNA!
Feel the Power

 **SAN FRANCISCO
FIRE FIGHTERS
798**

 **nibbi**
BUILDERS

 **ANVIL**
PLANT

COMMUNITY
GROUPS

 **THE
EAST
CUT**

**South Beach | Rincon | Mission Bay
Neighborhood Association**

 **SBMB**
business association

 **THE
NEW
SOMA**

 **SAN FRANCISCO
HOUSING
ACTION
COALITION**

 **FERRY
BOCCE
LEAGUE**

 **TENDERLOIN
WALKING
TOURS**

TOTAL LETTERS: 71

430 MAIN STREET PROJECT BENEFITS

The project has significant benefits to the community

CREATING approximately **170** jobs through union signatory GC

BUILDING **19** on-site Below Market Rate units

INSTALLING bike parking, street trees, and outdoor seating

JOINING the East Cut CBD to further capitalize their efforts

SUPPORTING local businesses through additional residents

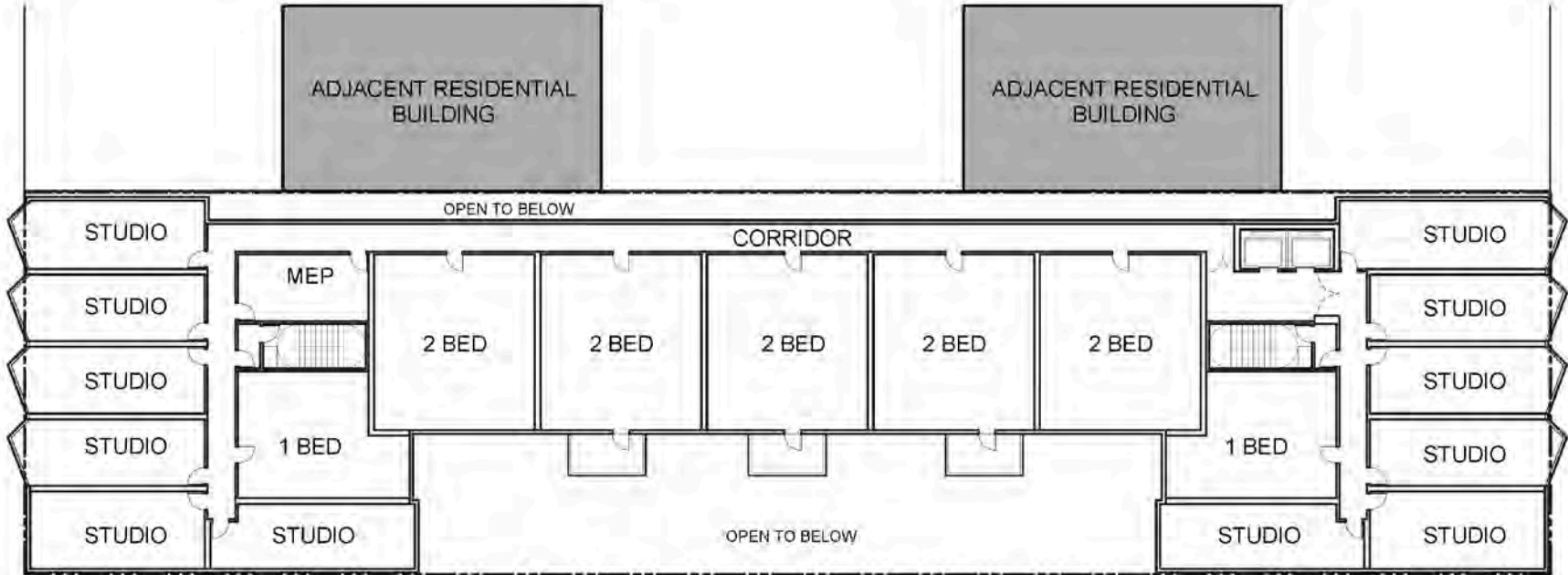
CONTRIBUTING **\$6 Million** in Impact Fees

CONTRIBUTING **\$14 Million** in taxes over 10 years

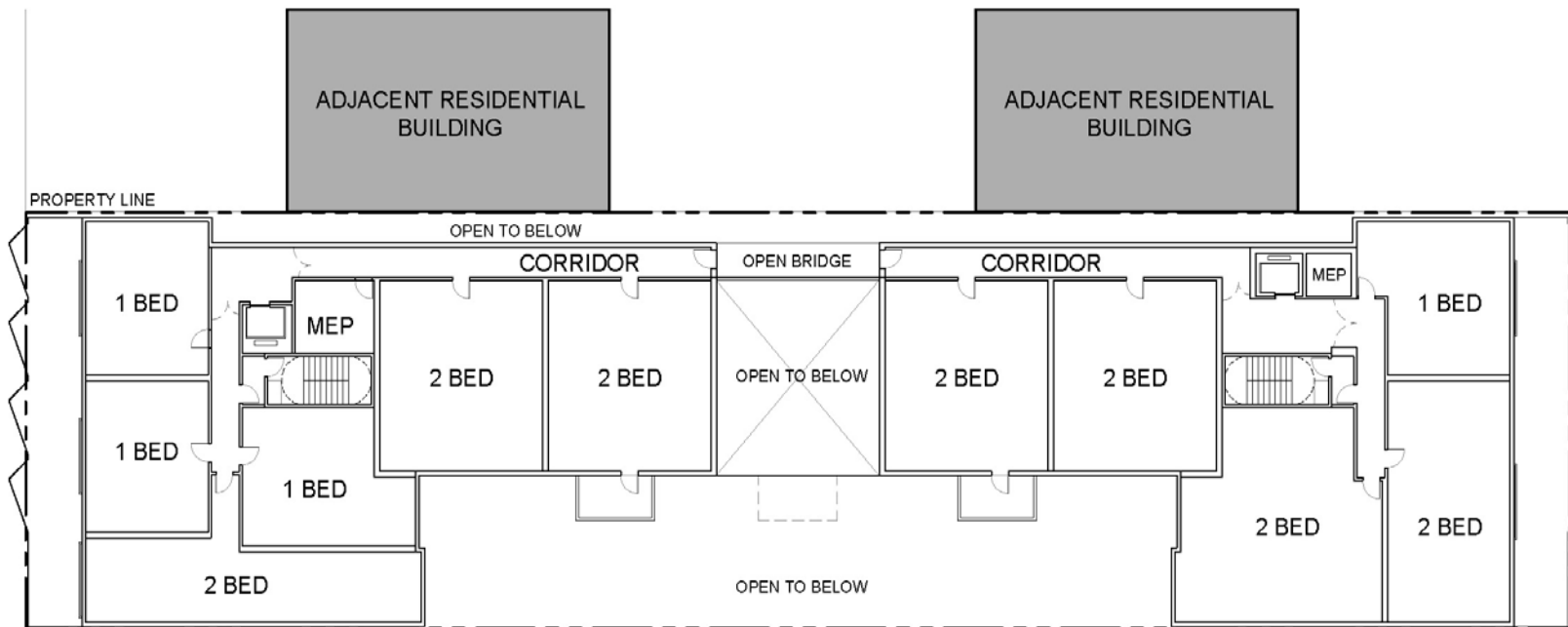




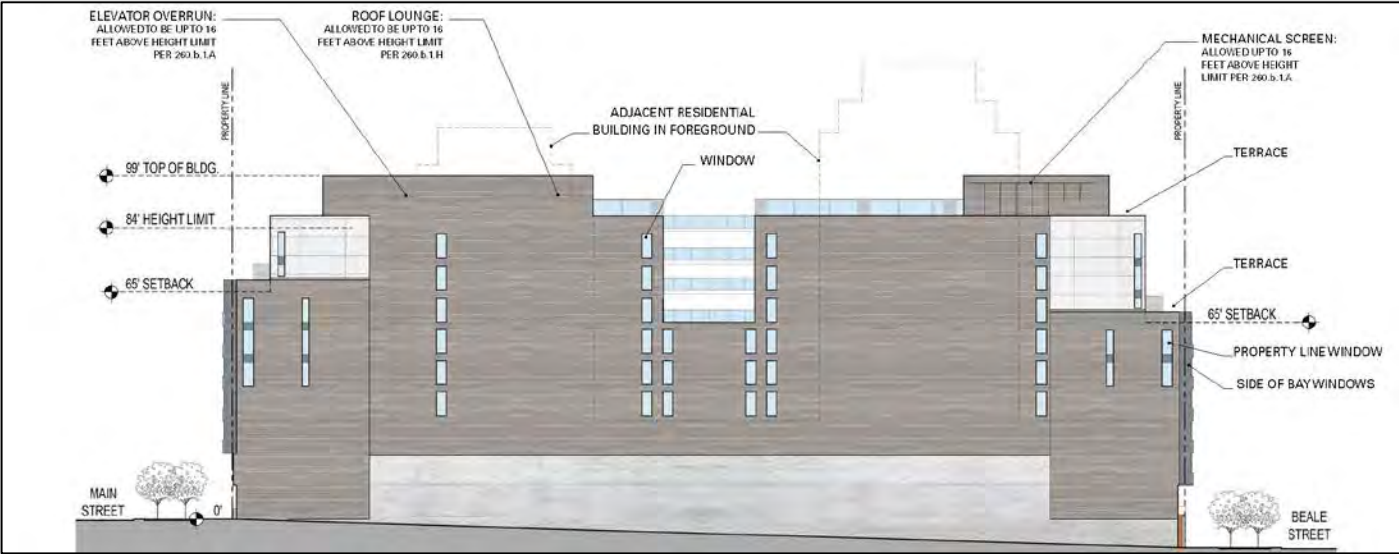
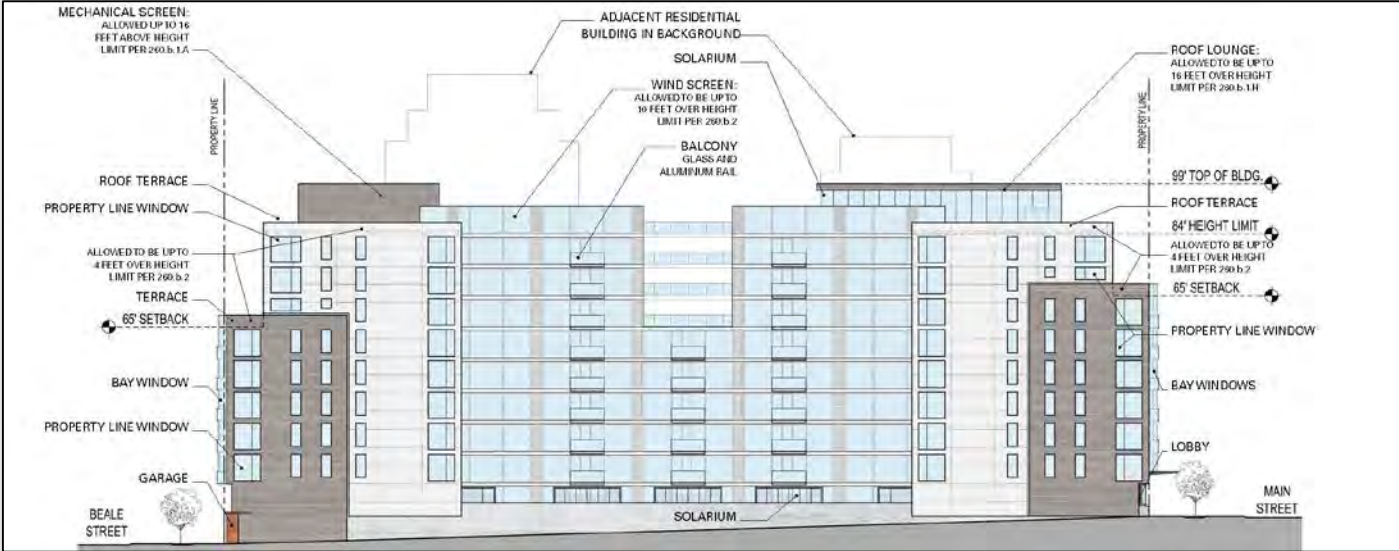
TYPICAL LOWER FLOOR



TYPICAL UPPER FLOOR



UPDATED ELEVATIONS



NEIGHBOR COURTYARD PERSPECTIVE

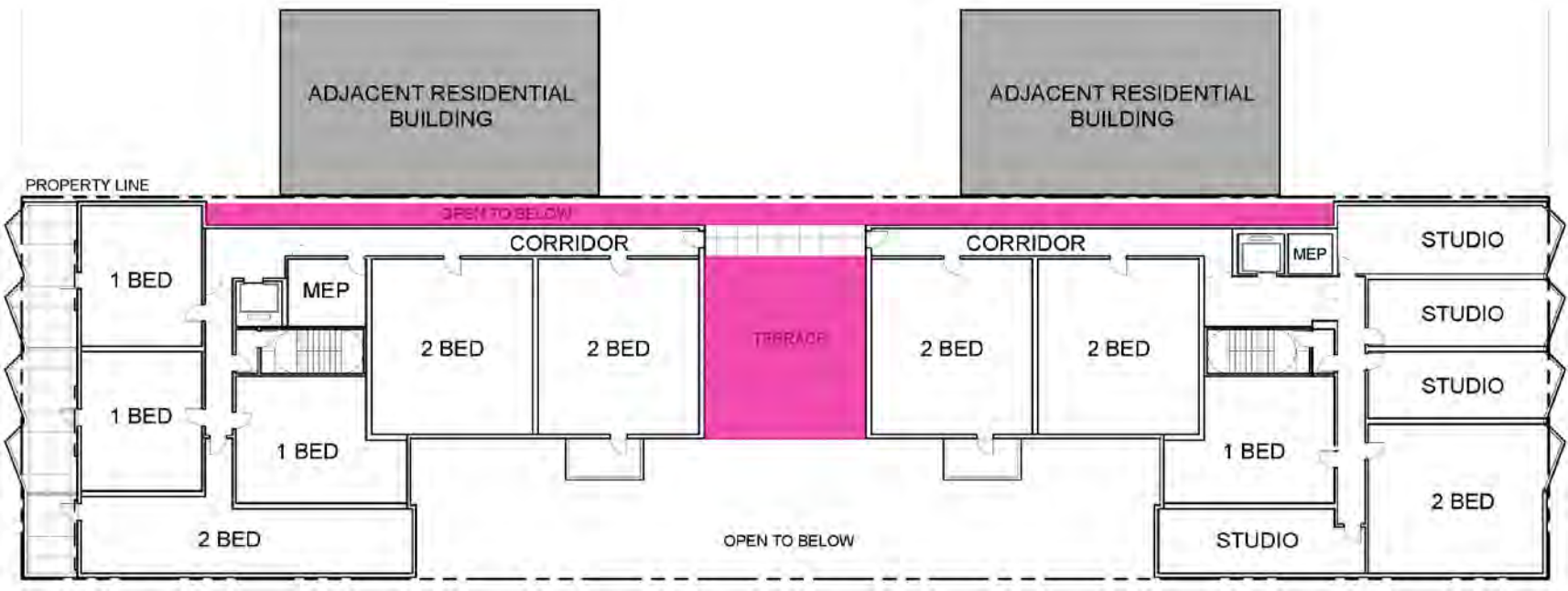


PREVIOUS PROPOSAL



CURRENT PROPOSAL

DECREASED DENSITY FROM NEIGHBORLY CONCESSIONS



LOSS IN NET RENTABLE SF: **8,125 SF**
LOSS OF RESIDENTIAL UNITS (700 SF AVG.): **12 UNITS**
LOSS OF PERMINANTLY AFFORDABLE UNITS (700 SF AVG.): **2 UNITS**



We've engaged in extensive community outreach since our acquisition of the site in 2014

We've engaged in extensive community outreach since our acquisition of the site in 2014



November 29, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. Craig Young and Ilana Lipsett of Tidewater have reached out to me as an owner at Portside (403 Main Street) and as the President of the South Beach / Rincon / Mission Bay Neighborhood Association. They show community support by regularly attending our association meetings even though most members are not directly affected by this project. They continue to offer to attend our Portside HOA meetings. And they took the time to come to my unit to show me shadow studies when I had expressed worries about being personally affected.

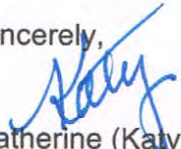
I have lived at 403 Main for almost twenty years and my unit looks out over the proposed project. It is not a nice view! The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Those of us here in the immediate neighborhood want this to feel more like a neighborhood. The proposed project would help us achieve that goal.

Further, Tidewater wants to be a good neighbor by participating in our recently-formed East Cut Community Benefit District (CBD). Our CBD is working hard to make this part of the City a better, safer place to live, and Tidewater wants to help us do just that.

Tidewater has also worked tirelessly to try to get Caltrans on board to improve our neighborhood. The current Caltrans yard between Main / Beale / Bryant is an eyesore and a waste of open space. Tidewater has worked with local and state legislators to try to convince Caltrans to sell or redevelop all or part of this parcel to serve the neighborhood and the City in better ways. Although their efforts have not yet been fruitful, they are open to continue working to this goal.

The 430 Main Project will only enhance our little part of the City by making it more of a neighborhood. I believe that Tidewater is the right developer because of their sincere efforts to make this project benefit us all. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Catherine (Katy) Liddell
Portside Resident
403 Main Street #813
San Francisco, CA 94105

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners



375 Beale Street
Suite 500
San Francisco, CA 94105
p: 415.392.6952
www.degenkolb.com

March 14, 2018

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

RE: **Supporting Approval of Project: 430 Main Street**

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. I am a San Francisco homeowner, voter and taxpayer. I am a partner in an engineering firm that employs 60 workers at 375 Beale – 1 block from the proposed project. I am in support of the project because of the following:

Eyes on the Street. We need more eyes on the street in the area. The current storage facility has a small office with a large spiked gate in front, adjacent to a CalTrans lot. The proposed project will bring additional diversity of timing to the pedestrian traffic in the area, creating eyes on the street, especially before and after working hours.

Small Retail Economic Driver. When we moved our office from the Financial District to the Rincon area, I was struck by the lack of food options and ground floor retail. I believe this is a direct result of lack of economic drive for these establishments. New shops are now opening with the influx of office workers, but office use cannot sustain these shops – we need residential diversity. The current storage facility is not a viable economic driver for neighborhood health. The proposed density provided by 430 Main is a welcome change.

Sea Level Rise. Development is a necessary partner in addressing SLR. With a \$5B seawall liability, the waterfront areas need development, tax base and invested interest in making (and keeping) the waterfront viable. This project brings the kind of interest, investment and base that benefits the waterfront and thus all of San Francisco.

Local Developer. Tidewater Capital is a local active developer with ties to the community, interest in its health and a desire to make it better. I believe they bring the necessary perspective and capabilities to deliver a beneficial project and I look forward to the results and benefits.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Andrew Scott
Principal, Degenkolb Engineers

cc: Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

ANS/rjw
N:\ascott\180314ltr-430 Main Support Letter.docx

March 12, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street located near Rincon Hill and just outside The East Cut Community Benefit District. As a San Franciscan that cares deeply about our future and working as a steward of the surrounding neighborhood, I believe this project is right for the area.

The developers, Tidewater, have a great job engaging neighbors. I was so impressed with their listening sessions at Ada's Cafe and their ability to create a genuine dialogue with members of our community. Every step of the way they have done the right thing with outreach.

The existing building is an unattractive, inactive, small self-storage facility. This is not the proper use of valuable land at a time when our City is experiencing a mass exodus of San Franciscans due to housing costs and evictions. Further, the current self-storage facility does not contribute to the vibrancy or foot traffic in the area in its current state. The proposed development of a 144-unit residential building (with onsite BMR) is a much better use of the space and would add much needed units to San Francisco's overall housing supply. I welcome new housing that would make a near blighted property transform a block of San Francisco into a place for people to live and economic growth to happen.

430 Main Street is an opportunity to add to our housing stock at a time when we desperately need more housing units. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Thomas Kolbeck
Director of Partnerships & Programming
The East Cut Community Benefit District

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners



August 22, 2017

Honorable Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

RE: Support Project Approval: 430 Main Street

Dear Commissioner Fong,

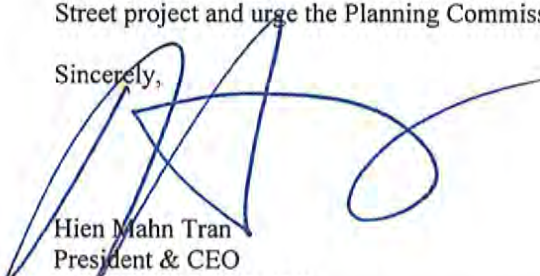
I am writing in support of the proposed development project at 430 Main Street. The developers at Tidewater Capital have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and involving themselves in local organizations such as the neighborhood CBD. San Francisco needs more community-minded developers like Craig and Ross.

Anvil Builders Inc. ("Anvil") is a service disabled Veteran owned company which has been in business for seven plus years. I served and was injured in the Iraq War. Anvil self performs its own work. Specializing in excavation, wet & dry utilities, grading, site work, site concrete etc. Tidewater Capital has engaged with Anvil Builders in preconstruction work. Tidewater Capital is aligned Anvil's development and goals. Anvil Builders is a member of Laborers Local 261, Operators Local 3 and Carpenters Local 22. Anvil Builders Inc. is a Local Business Enterprise("LBE"), 8A, DBE, DVBE, MBE and SDVOSB.

The proposed development at 430 Main Street will create 144 units of much needed mixed-income rental housing. The construction phase of this project, as well as its ongoing operations will create new jobs for the community.

I believe that 430 Main Street will be a welcome addition to this area of San Francisco. It will increase the housing stock, provide construction jobs, and improve the general infrastructure along Main Street. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Hien Mahn Tran
President & CEO
HT@Anvilbuilders.com

cc: Jonas Ionin, Planning Commission Secretary, to be distributed to all Planning Commissioners

South Beach Mission Bay Business Association
C/o Brickhouse Café
426 Brannan Street
San Francisco, CA 94107

July 18, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. Tidewater Capital has taken a sincere interest in working with the community to ensure the neighborhood's long-term viability and success. They have made a sincere effort to get to know the local community and its needs. San Francisco always needs community-minded developers.

The existing building is a small self-storage facility, which does not contribute to foot traffic and is essentially a dark space in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. We understand that Tidewater's proposed development will include 144 residential units along with onsite BMR. This residential use is a far better use of the space than the existing one, and would add much needed housing to San Francisco's limited supply. I welcome a new development that would increase the vibrancy and safety of our neighborhood.

Tidewater met with local residents on multiple occasions to address questions, hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. We support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Patrick Valentino, Co President
South Beach Mission Bay Business Association

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

July 7, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Tom Wight
Resident at Baycrest Towers (201 Harrison Street)

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 5, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Eileen Tillman
SOMA Resident (48 years)

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

12/12/17

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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Sincerely,

Kristen Hall

Employee in a neighboring building ([2 Bryant Street](#))

Kristen Hall, LEED AP w/spec ND
Sr Urban Designer, Associate

Perkins+Will
[2 Bryant Street, Suite 300, San Francisco, CA 94105](#)
t [415.546.2940](#)
kristen.hall@perkinswill.com

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Name (Print): **BELINDA HUANG**

Affiliation: **YIMBY**

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 6, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

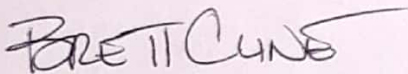
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I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Brett Cline
S.F. Resident/Arts Advocate

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

August 29, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,


I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,


Brian Lucas
333 1st Street, Unit N205
San Francisco, CA 94105

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

August 25, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

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I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Jay D. Shaffer
Partner & Co-Founder, Colton Commercial & Partners, Inc.

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

July 5, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers, Craig Young, Matt Klimerman, and Ilana Lipsett of Tidewater Capital, have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Craig, Matt, and Ilana.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting our HOA on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Dixon Johns
Resident of Portside, 403 Main Street

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers, Craig Young, Matt Klimerman, and Ilana Lipsett of Tidewater Capital, have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Craig, Matt, and Ilana.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting our residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

A handwritten signature in black ink that reads "Evans Grenier". The signature is written in a cursive, flowing style.

Evans Grenier
Neighbor

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Name (Print): Francisco Melli-Huber

Affiliation:

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

August 21, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Shroy", followed by a long horizontal line extending to the right.

March 13, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street, a project whose developers have taken an active interest in working with our community to ensure the neighborhood's long-term viability and success. SoMa is undergoing a period of rapid transition, but to be a successful and vibrant neighborhood for residents, we need more housing (and the local businesses/ amenities that more full-time residents encourage).

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing, the current inefficient use of space hinders further positive growth and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to my neighborhood in San Francisco, and urge you to approve the project and expedite its completion as best you can.

Sincerely,

Hunter Oatman-Stanford
855 Folsom Street, #502
San Francisco, CA 94107

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Name (Print):

Affiliation:

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

7/21/2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Justin Su
Resident of 673 Brannan St, San Francisco

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Name (Print): LAURA FINGAL-SURMA

Affiliation: PROGRESS NOE VALLEY

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

August 29, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Laura Lucas
333 1st Street, Unit N205
San Francisco, CA 94105

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Name (Print): Martin Bourquin

Affiliation: Taxpayer!

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

Pls build the housing!!

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Name (Print):

 Matthew Castillon

Affiliation:

 SF YIMBY

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Name (Print): Matthew Wilde

Affiliation: SF Resident

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 9, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

We the undersigned are writing in support of the proposed development project at 430 Main Street. We represent a group of neighbors in the community, and we believe this project to be a great example of the kind of smart infill development that the city needs to be building in the current state of the housing market.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or current needs of the area. This neighborhood is rapidly changing and growing, and the current inefficient use of space hinders growth of a more vibrant neighborhood. Tidewater's proposed development of a 144-unit residential building (with 13% onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As residents of SoMa, we welcome a new development that would both increase the vibrancy and safety of our neighborhood and work towards closing the housing deficit.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

We believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and represent a positive step forward for the neighborhood. We support the 430 Main Street project and urge the Planning Commission to approve the project without delay.

Sincerely,

Rebecca Peacock (1 St Francis Pl)
Justin Su (673 Brannan St)
Christopher Whelan (430 Beale St)
Mike Sizemore (1113 Keppler Ct)
Co-Organizers of The New SOMA Neighborhood Coalition: facebook.com/NewSOMASF

cc:Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

July 5, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers, Craig Young, Matt Klimerman, and Ilana Lipsett of Tidewater Capital, have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Craig, Matt, and Ilana.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting the residents of 403 Main on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Nick Deaver
Former Resident of 403 Main Street

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners



September 1, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Rich:

I hope all is well and that you're enjoying your summer. I look forward to connecting when our meetings kick up again on Fort Mason.

I am writing in support of the proposed development project at 430 Main St. The developers are well known to me and have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Best Regards,

Dennis Williams
Northmarq Capital

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

August 21, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

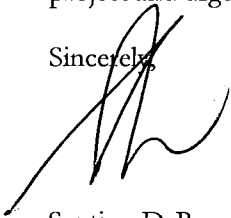
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Santino DeRose', written over the word 'Sincerely,'.

Santino DeRose
San Francisco Property Owner, Employer, & Resident

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

A handwritten signature in black ink that reads "Theo Gordon". The signature is written in a cursive, slightly stylized font. The first letter "T" is large and has a long horizontal stroke that extends to the left.

Name (Print):

Affiliation:

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Name (Print): Vadim Graboyt

Affiliation:

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

February 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

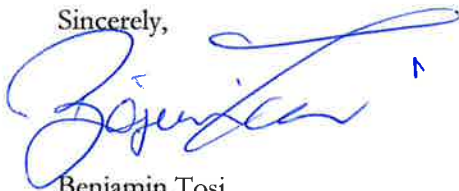
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Benjamin Tosi
US Bocce Team
Ferry Bocce League
benji@boccevollo.com

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

Project Address: 430 Main Street

Project Sponsor: Tidewater Capital

Date of SFHAC Review: April 27, 2016

Grading Scale

1= Fails to meet project review guideline criteria

2= Meets some project review guideline criteria

3= Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond what is required

Criteria for SFHAC Endorsement

1. The development must have been presented to the SFHAC Project Review Committee

2. The Project must score a minimum of 3/5 on any given guideline

<i>Guideline</i>	<i>Comments</i>	<i>Grade</i>
Land Use	A storage warehouse and small commercial space currently occupy the lot. The space is underutilized with several blank walls. Housing is a significantly better use, considering the site's proximity to jobs, transit and neighborhood amenities.	5
Affordability	The rental project is currently planned to include 17 below-market-rate (BMR) units, or 12 percent of the total unit count. The project sponsor should consider using the inclusionary "dial", which would allow for more BMRs at a great range of incomes, should that option be available to them.	3
Density	The building will provide 144 dense homes, averaging about 670 square feet, with a mix of studios, one and two-bedrooms. Our members feel the plans make efficient use of this narrow lot and take advantage of the building envelope.	5
Community Input	The project team stated they've met with most of the homeowner associations within four blocks of the site. The primary concern expressed from residents has been increased traffic as a result of new residents moving to the neighborhood. Our members encourage the project sponsor to continue their outreach and respond to any legitimate feedback that can readily be accommodated. With that said, SFHAC does not encourage parking above the as-of-right ratio, regardless of community concern.	5

Urban Design	SFHAC's members believe the project team has designed an attractive building on a challenging, narrow lot. Per the Rincon Hill Plan, the sidewalks along Main Street will be widened, helping to create a significantly better pedestrian experience. A couple of people brought up concerns over the ground floor townhomes along Beale Street and finding ways to encourage more active ground-floor uses.	5
Parking & Alternative Transportation	The current plan has too much car parking and not enough bike parking, especially given its location. SFHAC strongly encourages one bike parking space per bedroom in new projects. The car parking ratio should also be brought down below 0.5 spaces per bedroom. We understand your current plan of 101 spaces is in response to neighborhood concern over traffic, but increasing the parking works against San Francisco's transit-first policy. SFHAC supports new development that encourages people to get around with alternative modes of transportation, other than a private automobile.	3
Environmental Features	The project has not revealed any concrete plans, but stated they would meet at least LEED Silver or an equivalent grading system. SFHAC encourages stronger features that further green the building, particularly those that address water conservation and recycling.	3
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be impacted by the proposed project.	N/A
Additional Comments	There are no comments to add.	
Final Comments	The SFHAC endorses the proposed project at 430 Main Street, with the reservations about car and bike parking.	4.1/5



August 21, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Del Seymour
Code Tenderloin Director
Tenderloin Walking Tours Founder
St. Francis TL HIP Board Member
Local People Without Homes Coordinating Board Member
Swords To Plowshares Director
Gubbio Project Director
Better Market Street Project Committee Person
(415) 574-1641

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

August 11, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

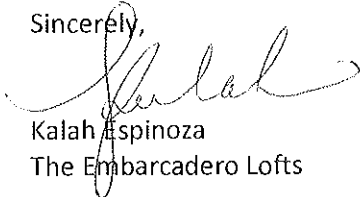
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Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Kalah Espinoza
The Embarcadero Lofts

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy, safety and beautification of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. It will help eliminate the homeless population on Main Street and the rampant drug use and littering, and car window break ins. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Swig". The signature is fluid and cursive, with a large loop at the end.

Adam Swig
East Cut/Rincon Hill Resident of 10 years

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply.

Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Adam Tartakovsky
Crescent Heights

A handwritten signature in black ink, reading "Adam Tartakovsky". The signature is fluid and cursive, with the first name "Adam" and last name "Tartakovsky" clearly legible.

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 23, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Name (Print):

Bernadette Machado

Affiliation: City Dogs (177 Brannan)

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners



March 27, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have shown exceptional care for the neighborhood, getting to know the local community and its needs.

The existing building does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity around the site. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As someone who works in the area, I welcome new development that would increase the vibrancy and safety of this neighborhood.

Tidewater has approached development of this site with watchfulness, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to concerns transparently and thoroughly, and have demonstrated a genuine interest in this neighborhood's success.

I believe the residential development at 430 Main Street will be a welcome addition to San Francisco. It will add to our housing stock and provide jobs. I support the 430 Main Street project and encourage the Planning Commission to approve the project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Biehl', with a stylized, cursive-like script.

Brian Biehl, PE
Project Manager
KPFF Consulting Engineers

cc: Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. Craig Young of Tidewater Capital reached out to me as a Board Member of the South Beach/Rincon/Mission Bay Neighborhood Association. With that said, my letter of support is being written strictly as someone involved in the community and a long-time resident in Mission Bay.

The basis of my support is outlined below:

1. This development replaces an underutilized parcel of land; currently a small self-storage facility. It will provide many housing units to San Francisco's overall supply; 144 units, 19 of them Below Market Rate (BMR), right in the heart of the city. In addition, with its location, accessible for residents to many robust public transportation options and walkable to many jobs in the Transbay, SOMA and Financial Districts.
2. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. This development will add to the vibrancy and foot traffic in the area. Not only does this help build community it also contributes to the safety of the neighborhood.
3. The developer has taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. Meeting residents on multiple occasions to address questions and hosting regular community meetings, they demonstrate they are truly partners with the community.

In summary, I'm in support of the 430 Main Street project and ask the Planning Commission to approve the project.

Sincerely,

Bruce Agid
Mission Bay Resident

cc:

Jane Kim, Supervisor District 6
Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

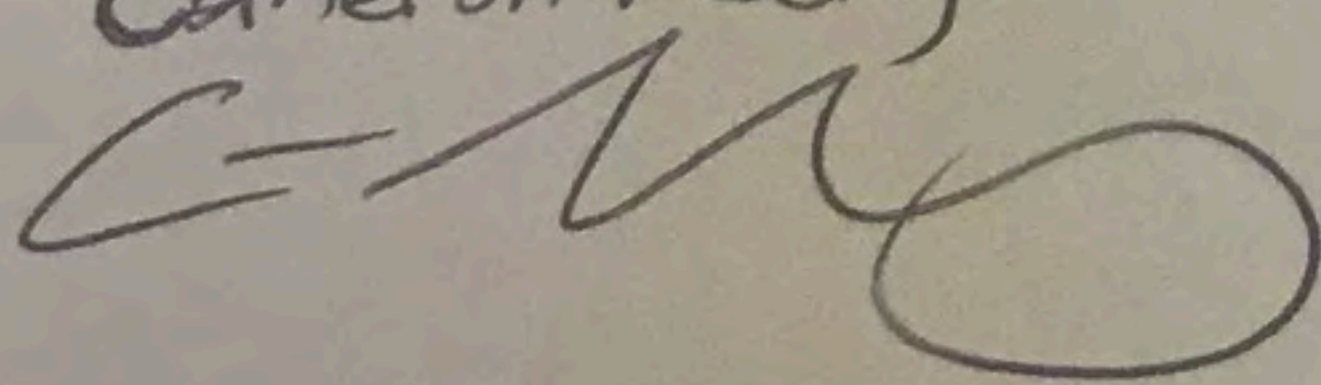
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Cameron Moberg




United Brotherhood of Carpenters and Joiners of America

LOCAL UNION NO. 22

March 26, 2018

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

RE: Supporting Approval of Project 430 Main Street

Dear Commissioner Hillis,

The members of Carpenters Local 22 in San Francisco strongly support the proposed development at 430 Main Street, which will create over one hundred union construction jobs for our community members. These jobs will pay union wages with retirement and health benefits as well as provide a gateway for new apprentices, including women and minorities from our local community to begin a career in Construction.

The developers working with a union general contractor have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. The 3,468 members of Local 22 welcome this new development that will increase the vibrancy and safety of this neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

We believe the residential development at 430 Main Street will be a welcome addition to this neighborhood. We support responsible development and urge the Planning Commission to approve this project.



Let's work collectively to bring more housing units to the City and County of San Francisco.

Regards,



Todd Williams
Senior Field Representative

cc: Jonas Ionin, Planning Commission Secretary, commissions.secretary@sfgov.org
Myrna Melgar, Commission Vice President, myrna.melgar@sfgov.org
Rodney Fong, Commissioner, planning@rodneyfong.com
Milicent A. Johnson, Commissioner, milicent.johnson@sfgov.org
Joel Koppel, Commissioner, joel.koppel@sfgov.org
Kathrin Moore, Commissioner, kathrin.moore@sfgov.org
Dennis Richards, Commissioner, dennis.richards@sfgov.org

TW/ir
opeiu-29-afl-cio

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



[Charles Duong]
[Code Tenderloin]

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners



Matt Klimerman <mklimerman@tidewatercap.com>

RE: Supporting Approval of Project: 430 Main Street

1 message

Charles Whitfield <whitfield.cw@gmail.com>

Thu, Mar 22, 2018 at 12:43 PM

To: Rich Hillis <richhillissf@gmail.com>

Cc: myrna.melgar@sfgov.org, planning@rodneyfong.com, milicent.johnson@sfgov.org, joel.koppel@sfgov.org, kathrin.moore@sfgov.org, dennis.richards@sfgov.org

Bcc: mklimerman@tidewatercap.com

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Charles Whitfield
D6 Renter & New SOMA Coalition member

300 Beale
San Francisco, California 94105

March 27, 2018

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

Re: 430 Main Street

Dear Commissioner Hillis:

My local Starbucks closes on the weekend. That's why I support the planned rental apartment development at 430 Main Street.

I moved to San Francisco six months ago, and made the largest single investment of my life by buying a condominium one block north of the subject site. I invested in this specific area because the City's master plan is working beautifully, spurring a great concentration of office and residential construction. With some luck, the Transbay Terminal will someday have retail amenities. At the moment, though, our "neighborhood" really isn't (a neighborhood). There is not enough residential density to support retail, restaurants, bars, and grocers – all badly needed. Unfortunately, many of the condominiums build in the area are not occupied, since they are pied a terre or were sold as investments. So rental residential is a great land use for the area.

The existing self-storage facility detracts from the vibrancy and foot traffic in the area and is an inefficient use of land. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) adds much-needed units to San Francisco's overall housing supply and brings a handsome new structure to a challenged site, underneath the Bay Bridge. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

Please support the project. It would be nice if you mandated an on-site, 24-hour Starbucks.

Sincerely,



David Gold

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners



THE EAST CUT

March 26, 2018

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

RE: 430 Main Street Development

Dear Planning Commissioners:

The East Cut Community Benefit District (The East Cut CBD) has been informed of a proposed development at 430 Main Street by developer Tidewater Capital. While not located within our district's boundaries, the parcel in question is adjacent to and therefore of interest to The East Cut CBD.

The aspects of this development that directly support the mission of The East Cut CBD and serve to enhance neighborhood cleaning, safety and economic development efforts include their plans to implement:

- Streetscape improvements along Main and Beale Streets, including additional trees and public seating
- 24-hour building operation including security, front desk concierge and facilities staff
- Pedestrian-scale sidewalk lighting
- High-definition perimeter security cameras

We have been impressed by Tidewater's community outreach, and the developer has agreed to continue to be responsive to the community during the construction phase. We expect this will be the case. We also look forward to collaborating with the developer to ensure construction barricades are maintained and nighttime lighting is in place to enhance the public rights of way and promote pedestrian safety.

Finally, Tidewater has also pledged to partner with The East Cut CBD and the adjoining property to improve the block overall, an area that has been a source of challenges for The East Cut District's stakeholders.

Sincerely,

Andrew Robinson
Executive Director

160 Spear Street
Suite 230
San Francisco
CA 94105

415 536 5800
info@theeastcut.org
theeastcut.org

March 27, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Eve Myers
San Francisco Resident

cc:
Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



George Zisiadis
Artist, Lightrail Project
7 year resident of San Francisco

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners



1000 Brannan Street, Ste 102
San Francisco, CA 94103
Office: 415.863.1820
Fax: 415.863.1150

March 21, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Narvick", with a stylized flourish at the end.

Greg Narvick
Nibbi Bros Associates, Inc.

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners



March 22, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing to enthusiastically express my support of Tidewater's proposed development project at 430 Main Street.

Specifically, I want to share our experience with Tidewater as they integrated into the neighborhood at their 1028 Market Street project. Not only did they welcome the community by opening the doors to The Hall, but Tidewater made the second floor of the space available - for free - to our non-profit Illuminate. Craig Young and his team allowed us to create a cutting-edge demonstration space for our follow up to The Bay Lights. Having a space on Market Street for a Market Street-based project was a boon to our efforts - and was critical to our success. Thousands of guests, including Mayor Lee and his entire team, filled the space regularly due entirely to Tidewater's generosity and commitment to community.

Because we spent so much time there, we were witness to countless acts of community in the space below. Tidewater created a true neighborhood facility.

I'm writing because I have no doubt they will do the same at 430 Main.

I'd be delighted to discuss Tidewater's authenticity and very real commitment to us - and the community around us, if you'd like.

Best,

David Hatfield
Chief of Opportunities
Illuminate
(415) 200-6578

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

Illuminate c/o PCG 810 Fifth Avenue, Suite 200 San Rafael, CA 94901

July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Joseph Kenan, MD
Code Tenderloin
Tenderloin Resident

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners



1000 Brannan Street, Ste 102
San Francisco, CA 94103
Office: 415.863.1820
Fax: 415.863.1150

March 20, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Joseph M. Olla
Nibbi Brothers General Contractors

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

December 14, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Justin Read

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 27, 2018

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103
RE: 430 Main Street Development

Dear Planning Commissioners:

Since the concerns around air quality and resident objections have been addressed, I support the development of 430 Main.

I believe that housing will be a better use of this location and will provide more value than the existing storage facility.

I have been a Rincon Hill resident for almost nine years. Although it is a wonderful place to live, it is still a neighborhood in transition. We need more housing, retail, and streetscape improvements to transform the area into a thriving neighborhood.

Because this area is at the edge of The East Cut Community Benefit District it has been challenging to maintain. It is my understanding that Tidewater has committed to partnering with The East Cut CBD and the adjoining property to improve the block. If this property is left as is, the issues around homeless encampments, cleanliness, and safety will continue to have an undue burden on those of us who live here.

Please support the expansion of the East Cut area and approve this development.

Regards,

A handwritten signature in dark ink, appearing to read 'Katina Johnson', with a long, sweeping horizontal line extending to the right.

Katina Johnson,
Owner, 88 Guy Place #404

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The Commonwealth Club is a new resident of the Rincon Hill/ Embarcadero neighborhood and is supportive of a project that would bring new residents, vitality and positive economic impact to the area. Since our grand opening in September 2017, we have seen dozens if not hundreds of residents from nearby residential buildings join our membership and attend our public programming. These residents dine at the local restaurants and shop at surrounding markets. Undoubtedly, residents of the proposed development would similarly engage with the Commonwealth Club. The benefits to the community would be multidimensional. Not only would their attendance and financial support help us as a nonprofit organization, but these patrons would be enriched by the civic programming we provide. They would be better informed citizenry and active participants in the community.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Kimberly Maas
Vice President of Development
The Commonwealth Club

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 27, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Margaret King
Resident of Portside, 403 Main St



cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 25, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

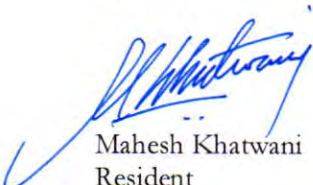
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Mahesh Khatwani
Resident
501, Beale Street,
Unit 19G,
San Francisco

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street, a block from my home at 301 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Max Ghenis
Member, YIMBY Action

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 13, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Ellen". The signature is fluid and cursive, with the first name "Nancy" and the last name "Ellen" clearly distinguishable.

Name (Print):

Nancy Ellen

Affiliation:

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

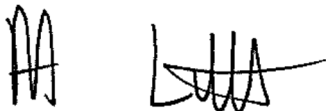
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

Tidewater's proposed development of a 144-unit residential building (with onsite BMR) would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

The image shows a handwritten signature in black ink. It consists of two distinct parts: a stylized, blocky 'P' on the left and a more fluid, cursive-like signature on the right that ends with a long horizontal stroke.

Paul Littler

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners



March 28, 2018

VIA: email

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

Re: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis:

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Paula Pritchard
Construction Manager



March 27, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have worked with the community to ensure the project's long-term viability and success. They have shown genuine interest in the neighborhood, getting to know the local community and its needs.

Currently a small self-storage facility, the existing building does not contribute to this rapidly changing and growing neighborhood. This inefficient use of space hinders positive change and activity around the site. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As someone who works a few short blocks away, I welcome a new development that would increase the vibrancy and safety of this neighborhood.

Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will add to the housing stock and provide jobs. I support the 430 Main Street project and encourage the Planning Commission to approve the project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Beaton'.

Ryan Beaton, PE
Project Manager
KPFF Consulting Engineers

cc: Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

On Tue, Mar 27, 2018 at 9:32 PM, Sasha Perigo <sasha.perigo@gmail.com> wrote:

Dear San Francisco Planning Commission,

My name is Sasha, and I currently live in Potrero Hill in San Francisco. I'm writing to urge you to please **support** the [430 Main Street](#) project.

I am excited about the [430 Main Street](#) project in light of the Central SoMa Plan, which is set to bring nearly 50,000 new jobs to our city but only 7,000 homes. The majority of these jobs are expected to be filled by people not already living in the Bay Area, and this project could provide some of the necessary housing for these new employees.

I am also excited about the [430 Main Street](#) project, because I have personally felt the effects of our current housing shortage. I grew up across the bridge in Marin County where I graduated from public high school in 2013. After college, I was so excited to move into the city across the bridge that I had loved so much growing up. There are so many more job opportunities for young people here than in my hometown, and I figured that by staying in the Bay Area I could remain close to my friends and family. Unfortunately, I have not found the latter point to be true. Due to the dire housing shortage both in San Francisco and across the Bay Area, the majority of my friends cannot afford to live in or near San Francisco. I've found that the majority of my friends that I graduated with in the Bay Area have moved away from the Bay, or they still live with their parents despite being in their twenties.

There is so much room for infill housing in San Francisco, and projects like [430 Main Street](#) encourage me that San Francisco can pay down our housing deficit. I urge you to please take action to support [430 Main Street](#) and ensure building can start as soon as possible, as we desperately need more housing **today**.

Respectfully,
Sasha Perigo

March 28, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

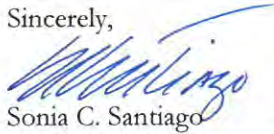
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. I welcome a new development that would increase the vibrancy and safety of our neighborhood.

Tidewater has approached the development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Sonia C. Santiago
Colton Commercial & Partners

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners



March 27, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown caring interest in the neighborhood, getting to know the local community and its needs.

The existing building, a self-storage facility, does not contribute to the rapidly changing and growing area. The current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) would add much needed units to San Francisco's overall housing supply. As someone who works in the area and travels via the Transbay Terminal 5 days a week, I welcome a new development that would increase the vibrancy and safety of this neighborhood.

Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to San Francisco. It will increase the housing stock and provide jobs. I support the 430 Main Street project and encourage the Planning Commission to approve the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susie Smith', with a stylized flourish at the end.

Susie Smith
Marketing Director | Associate
KPFF Consulting Engineers

cc: Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

Tenderloin Walking Tours

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

On behalf of Tenderloin Walking tours, I am writing this letter in support for the project 430 Main Street. Tidewater Capital, formerly known as The Hall has showed continued support of Tenderloin Walking tours since the inception of Tenderloin Walking tours. Tidewater Capital has donated office space for 3 years. Tidewater ongoing support for us and other organizations like ours is very impactful in our community. We look forward to continuing and growing our partnership. I wholeheartedly support project 430 Main Street

Thank you for your time and consideration,



Del Seymour

[Tenderloin Walking Tours](#) Founder
[Local Homeless Coordinating Board](#) Member
St. Francis TL HIP Board Member
Code Tenderloin Director
Swords To Plowshares Director
Better Market Street Project Committee Person
(415) 574-1641

THOMAS P. O'CONNOR JR.
PRESIDENT

DANIEL A. GRACIA
VICE PRESIDENT

FLOYD K. ROLLINS II
SECRETARY

SHON M. BUFORD
TREASURER



DIRECTORS
STEPHEN V. GIACALONE
THOMAS A. FOGLE
ADAM H. WOOD
ADRIENNE R. SIMS
DANIEL V. CASEY

SAN FRANCISCO FIRE FIGHTERS
- Local 798 -

1139 MISSION STREET, SAN FRANCISCO, CA 94103-1514
TELEPHONE (415) 621-7103 • FAX (415) 621-1578
WWW.SFFDLOCAL798.ORG

March 14, 2018

San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

RE: Supporting Approval of Project - 430 Main Street

Dear Commissioners,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply.

The San Francisco Fire Fighters Union represents members who work in the nearby fire houses and the fire boat house. This project would add to the neighborhood and potentially increase housing supply which will give our members the chance to live within walking distance to work.

As a Firefighter, air quality and its impacts on health are at the forefront of my concerns. I have also seen the extensive air quality studies and see no public safety issues with the buildings impact on its neighbors.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Tom O'Connor
President of the San Francisco Fire Fighters Union 798

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

16 March 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

As a resident of SOMA, I strongly support the proposed project at 430 Main Street. Simply put, I personally want more housing in SOMA. Given that the project would replace a self-storage facility and will include a large number of below market rate units, I see no downside to this project. In particular, I want more street-level businesses and foot traffic in SOMA, and this project would be a welcome support for local business.

Reviewing the plans shows the developers are interested in supporting the neighborhood character and adding value for residents. I am especially happy for the addition of 111 bicycle parking spaces! Even though I personally don't ride a bicycle, bicycle friendly neighborhoods greatly increase the livability and friendliness of neighborhoods.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Valerie Aurora
300 Berry St
San Francisco, CA 94158

cc:

Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners



March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

On behalf of Code Tenderloin, I am writing this letter in support for the project 430 Main Street. Tidewater Capital, The Hall has showed continued assistance in bettering the Central Mid-Market and Tenderloin communities. They supports these communities in ways that actually impact lives, rather than just providing momentary relief.

Tidewater Capital has a close partnership with Code Tenderloin since its inception. They have provided Code Tenderloin participants with employment.

We are in discussion to increased support for our organization and our program participants over time. They continue to build upon their engagement and are always looking to improve and increase the benefit to our organization and our program participants. Code Tenderloin is extremely grateful for Tidewater ongoing support for us and other organizations in our community. We look forward to continuing and growing our partnership .

Thank you for you time and consideration,

A handwritten signature in black ink that reads 'Victoria Westbrook'.

Victoria Westbrook
Director of Programs and Operations
Code Tenderloin
(510) 717-1733

March 28, 2018

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

RE: Support for the Proposed Project at 430 Main Street

Dear Commissioner Hillis,

I am writing to express my support for the project at 430 Main Street. I am a resident of the Portside Condominium at 38 Bryant St. (Main and Bryant). As a neighbor to the proposed development and an active participant in community events and planning, I wish to show my support for the project and the benefits it will bring to the neighborhood along Main Street.

Main Street south of Harrison St. has long been forgotten for community-based upgrades such as sidewalk improvements, lighting, landscaping that are part of Main Street north of Harrison. It is my hope that a new development on the existing self-storage facility site will improve neighborhood and residential aesthetics, including visible sight lines, streetscape, and the inclusion of new trees and street lighting.

I am a member of the Portside Condominium Homeowners Board, and while I am speaking in my capacity as a resident and neighbor, I was most pleased by the care and attention taken by Craig Young and the Tidewater Group in addressing our community's concerns over shadow impacts and car entry/exit concerns. Tidewater conducted a shadow study that indicates little to no impact on our Portside residents in 403 Main Street due to the "stepping up" design and low number of floors in the proposed project.

I believe the addition of the 430 Main Street project will be of benefit to our neighborhood, while increasing affordable housing opportunities. It will also strengthen the residential neighborhood feel of the area along Main St. south of Harrison. As such, I urge approval of this project.

Sincerely,

Robert M. Scripp
38 Bryant Street, #607
San Francisco, CA 94105

Cc: Jonas Ionin, Planning Commission Secretary

To be provided to all Planning Commissioners



430

MAIN STREET
COMMUNITY FEEDBACK SUPPLEMENT

COMMUNITY OUTREACH: WHAT WE HEARD

The community requested we study various potential impacts of our proposed project, specifically:

CEQA

- Air Quality Impact
- Shadow Coverage
- Traffic Impact

ARCHITECTURE





- Alternative Massing
- Additional Height
- Streetscape Improvements

OPERATIONS

- Beale Street Activity
- Construction Activity
- Retail Programming

COMMUNITY OUTREACH: HOW WE RESPONDED

We actively worked to address the concerns and needs of our neighbors

	CONSTITUENTS	DEVELOPER ACTION	
AIR QUALITY <hr/> SHADOW COVERAGE <hr/> TRAFFIC	Closest neighbors; SF Planning	Comprehensive air quality study concluded there is no significant Air Quality impact of the development. Ramboll Environ's study was scoped by SF Planning and Bay Area Air Quality Management District.	 
	Neighboring HOAs; SF Planning	We shared a comprehensive study by SCB Architects of net new shadows created by the 430 Main development. We've also confirmed that this project will not cast a shadow on any public park and has minimal impact on our neighbors.	
	Neighbors; SF Planning	Kittelson & Associates completed a study of traffic impacts from the project. The TIS found that the project would not have any significant impacts. Additionally, our development features a low car parking count and a high bicycle parking count.	

COMMUNITY OUTREACH: HOW WE RESPONDED

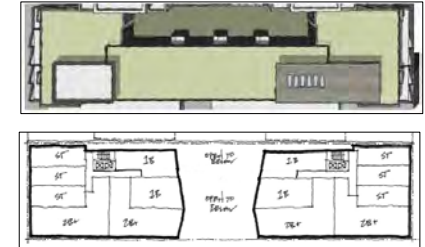
CONSTITUENTS

DEVELOPER ACTION

ALTERNATIVE MASSING

Neighboring HOAs; SF Planning

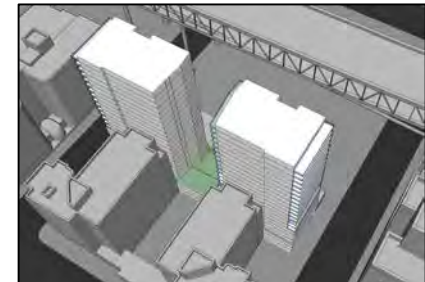
With the help of SCB Architects, we evaluated two alternative massing plans. Neither plan was viable, nor would it add mixed-income housing to the City.



ADDITIONAL HEIGHT

BayCrest HOA

We presented to SF Planning an alternate: increased height in a two-tower scheme. Planning was not supportive this design, nor were other neighbors.



STREETSCAPE IMPROVEMENTS



Neighbors

Our project includes a plan to significantly improve the streetscape along Main & Beale. We are committed to working with neighbors to create a more cohesive, pedestrian-friendly streetscape.



COMMUNITY OUTREACH: HOW WE RESPONDED

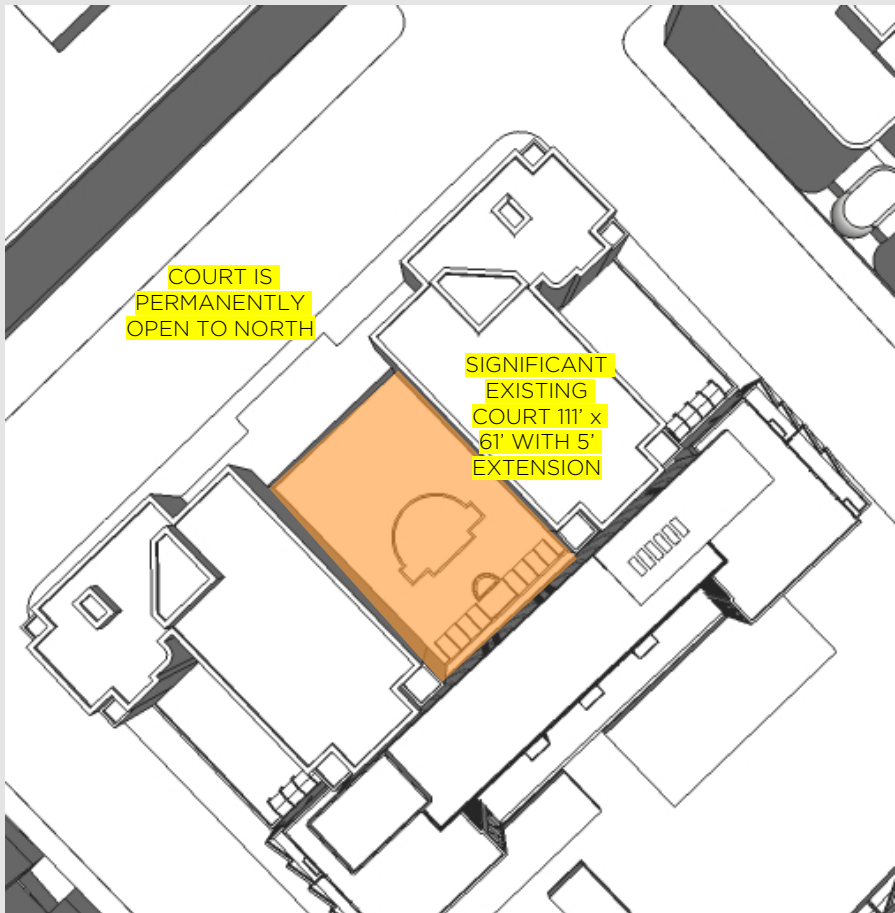
We actively worked to address the concerns and needs of our neighbors

	CONSTITUENTS	DEVELOPER ACTION	
<div>BEALE STREET ACTIVITY</div> <div>CONSTRUCTION ACTIVITY</div> <div>RETAIL PROGRAMMING</div>	Neighbors	We have committed to ensuring cleanliness and upkeep of our back of house space on Beale St, and plan to implement creative beautification measures in this area.	 
	Neighbors	We will circulate contact information for our General Contractor and will commit to no construction between 8pm and 7am.	
	Neighbors; SF Planning	While the underlying zoning does not allow for ground floor commercial in this area, adding approximately 200 additional residents to the neighborhood will greatly increase the viability of retail.	

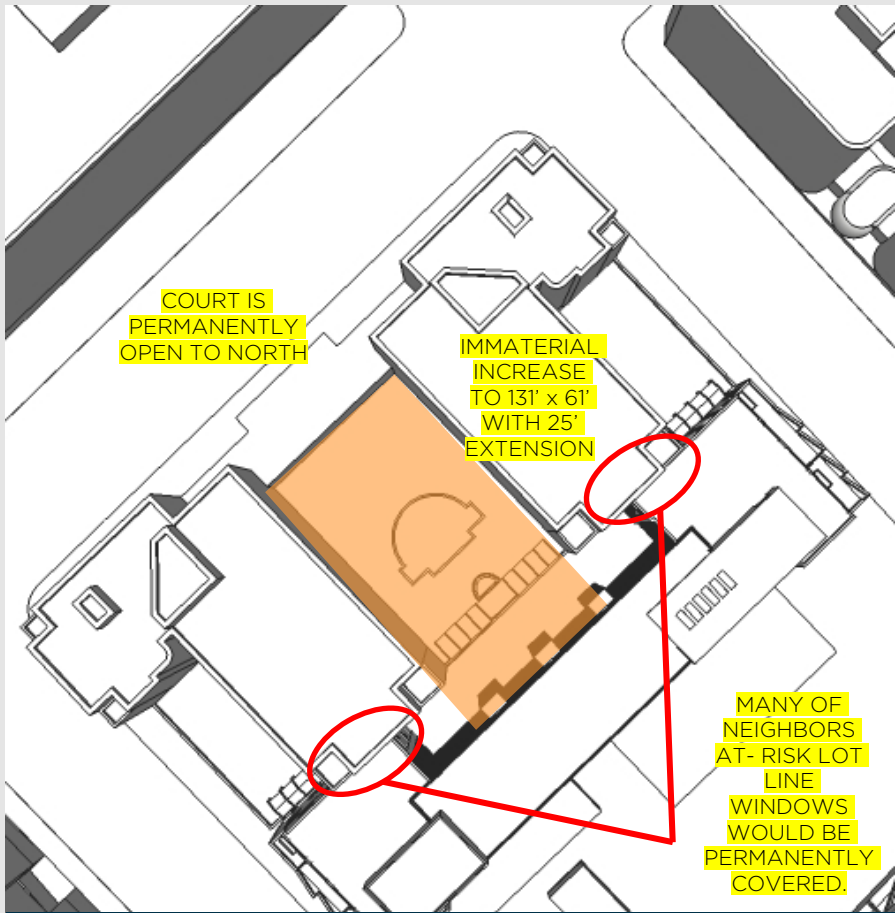


NORTH COURTYARD SCHEME

NEIGHBOR COURTYARD DIMENSIONS

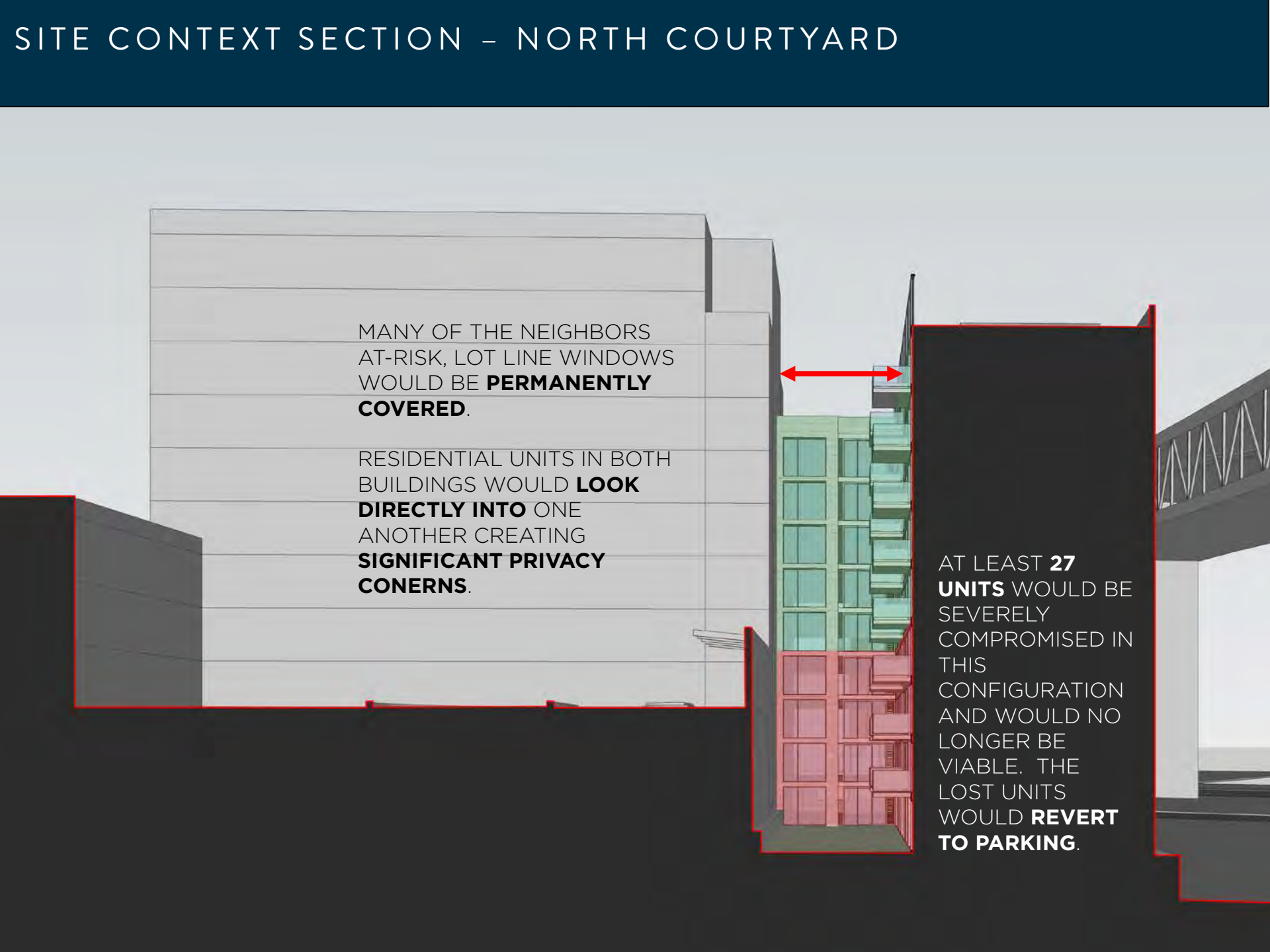


BASE CASE SCHEME



FLIPPED COURTYARD SCHEME

SITE CONTEXT SECTION - NORTH COURTYARD

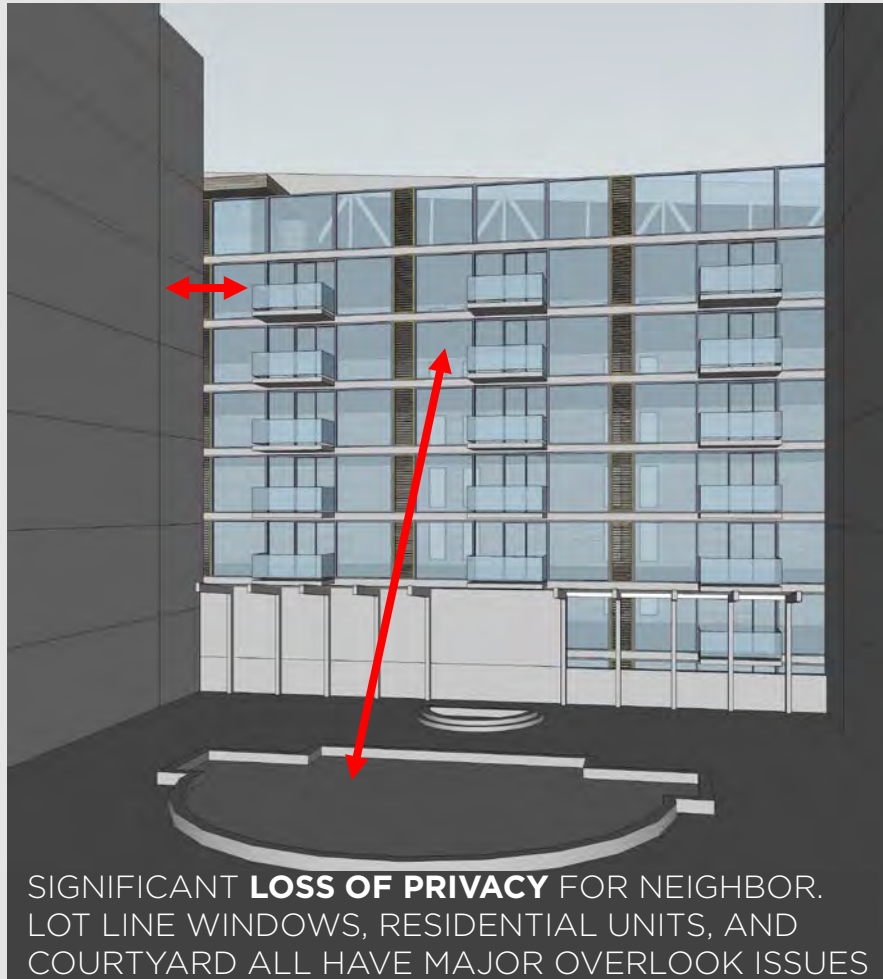


MANY OF THE NEIGHBORS
AT-RISK, LOT LINE WINDOWS
WOULD BE **PERMANENTLY
COVERED.**

RESIDENTIAL UNITS IN BOTH
BUILDINGS WOULD **LOOK
DIRECTLY INTO** ONE
ANOTHER CREATING
**SIGNIFICANT PRIVACY
CONERNS.**

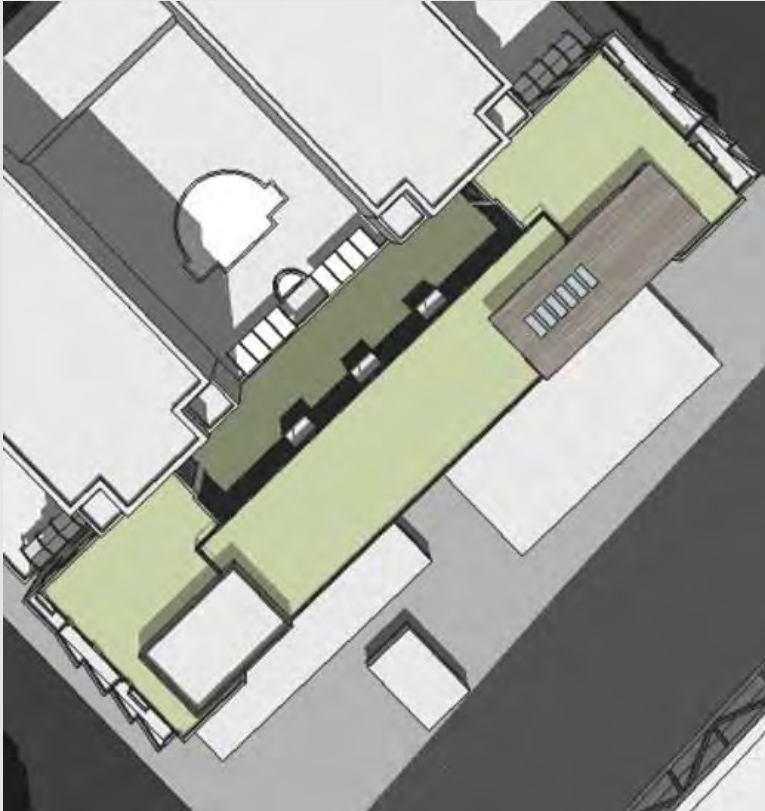
AT LEAST **27
UNITS** WOULD BE
SEVERELY
COMPROMISED IN
THIS
CONFIGURATION
AND WOULD NO
LONGER BE
VIABLE. THE
LOST UNITS
WOULD **REVERT
TO PARKING.**

NEIGHBOR COURTYARD PERSPECTIVE



NORTH COURTYARD SCHEME

In response to SF Planning, we studied a north courtyard scheme



NORTH COURTYARD SCHEME

In addition to creating at least **27 fewer market rate and affordable units, this scheme causes:**

- Units only 25' apart which **look directly into one another** between the 430 Main and its neighbor (including bathrooms)
- Forcing our neighbor to **board up half of its lot line windows** while providing no additional views to the remaining windows
- **Illogical mirroring of open space** given our neighbor's central open space is over 6,700 square feet and is mostly open to the North

The above impacts could only be avoided by obtaining an air rights easement from Caltrans to our South, allowing us to move windows to our southern lot line. Unfortunately we tried for three years to obtain such an easement with no success.

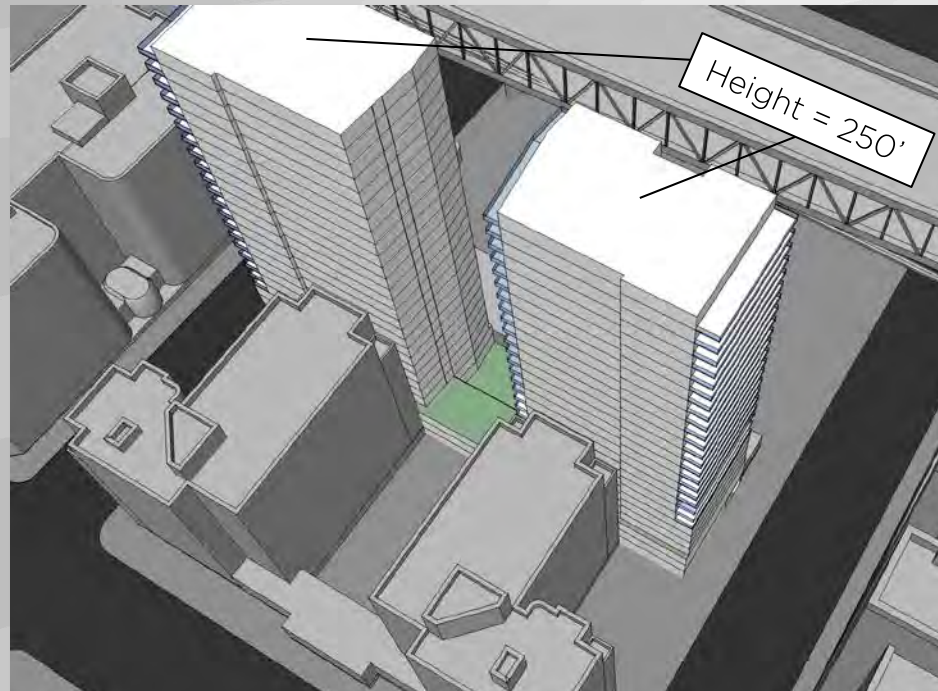
This design prevents housing from being built on site



TWO TOWER SCHEME

SPLIT-BUILDING SCHEME

In response to community stakeholders, we studied a split-building scheme



SPLIT-BUILDING SCHEME

SPLIT-BUILDING SCHEME

Splitting the building:

- **Decreases the efficiency** (ratio of rentable space to built space) **from 75% to 70%**
- **Increases construction costs** by roughly **15%** per unit (higher skin ratio + core factor)
- Creates **deep units** with poor access to light
- Causes the need for **additional Unit Exposure Variances** over the base case project

(Note: This scheme yields 318 residential units.)

SPLIT-BUILDING SCHEME

Proposal was supported by BayCrest, but was **strongly opposed by Planning, Bridgeview and other neighbors**

October 12, 2016

Committee For Healthy Housing
201 Harrison St. Suite 120
San Francisco, CA 94105

M. Douglas Vu, ASLA
City Planner / Preservation Technical Specialist
Southeast Quadrant, Current Planning
Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9120 | Fax: 415-558-6409
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Craig Young
Tidewater Capital
25 Taylor St.
San Francisco, CA 94102
cyoung@tidewatercap.com

Dear San Francisco Planning Department,

430 Main Street, planning application # 2014-002033ONX, is the name of a residential development that will encompass 430 Main St. & 429 Beale St. Baycrest, located at 201 Harrison St., is 430 Main's immediate neighbor to the northwest.

Baycrest is a dual tower design, with the shorter tower along Main St. towards the San Francisco Bay. Baycrest has 3 courtyards consisting of private open space and a public/private open space along our southeast edge; one parallel to Main St., one parallel to Beale St. and one center courtyard between the dual towers with a pool & hot tub.

Baycrest construction was completed in 1992. At that time, forced ventilation to filter air was deemed unnecessary. Baycrest is close to San Francisco Bay Bridge traffic, but bay winds scrub carbon monoxide & carbon dust away from our courtyards & courtyard-facing residents. A majority of Baycrest's open windows and fresh air intake vents for the individual living spaces face onto the courtyards for circulation. A tall rectangular building at the 430 Main site sandwiched between Baycrest's courtyards & the bay will trap carbon monoxide & carbon exhaust dust.

Baycrest's environmental quality would be maintained by a well-designed adjacent building. We have 3 environmental concerns.

1. Wind: Unimpeded airflow decreases PM2.5 exposure in courtyards & individual units.
2. Sun: Our thriving garden emits oxygen, and creates a home for birds & insects in the neighborhood.
3. Windows: A few feet setback for 430 Main means Baycrest residents do not have to remove & seal windows at great expense on the southeast side.

The Committee For Healthy Housing met with Craig Young of Tidewater on October 4, 2016. During this meeting Tidewater showed us a two tower design concept for the property. We acknowledge and are pleased by Tidewater's efforts to adopt the Planning Department's input. We support the Planning Department requirement for a two tower design as it is outlined in their Notice of Planning Department Requirements #1 dated June 16, 2016. We applaud the Planning Department's effort to protect naturally occurring affordable housing that exists today at Baycrest, 201 Harrison Street.

We have always attempted to reach a Win-Win solution. A Win-Win solution is one where the existing naturally affordable housing is preserved and that housing does not unreasonably suffer significant air quality impacts and loss of sunlight owing to the project sponsor's proposed design.

The other part of the Win-Win solution is creating an avenue for the project sponsor to succeed financially with the project. We have seen at least one situation in our neighborhood where building height above the planned height limit was approved in order to obtain additional affordable units.

We support the project sponsor's effort to obtain a variance for height, so that the project can succeed financially and the naturally occurring affordable housing at Baycrest is preserved by keeping our three open space courtyards open to light and air. Any solution that meets the goals of a viable project for the project sponsor and that address the concerns of preservation of affordable housing and project related environmental impacts, is a solution that we can give full voice to support.

Sincerely, The Committee For Healthy Housing,

Amine Bellajdel
Reed Kalna
Adam Masri


Margaret Gunn
Gustavo Liao
Jonathan Recht

Dane Ince
Howard Leatherwood

LETTER OF SUPPORT FROM BAYCREST

SF PLANNING WAS NOT SUPPORTIVE OF INCREASED HEIGHT

WAR HORSE

TIDEWATER
CAPITAL



430 MAIN

309.1 LARGE PROJECT AUTHORIZATION APPLICATION

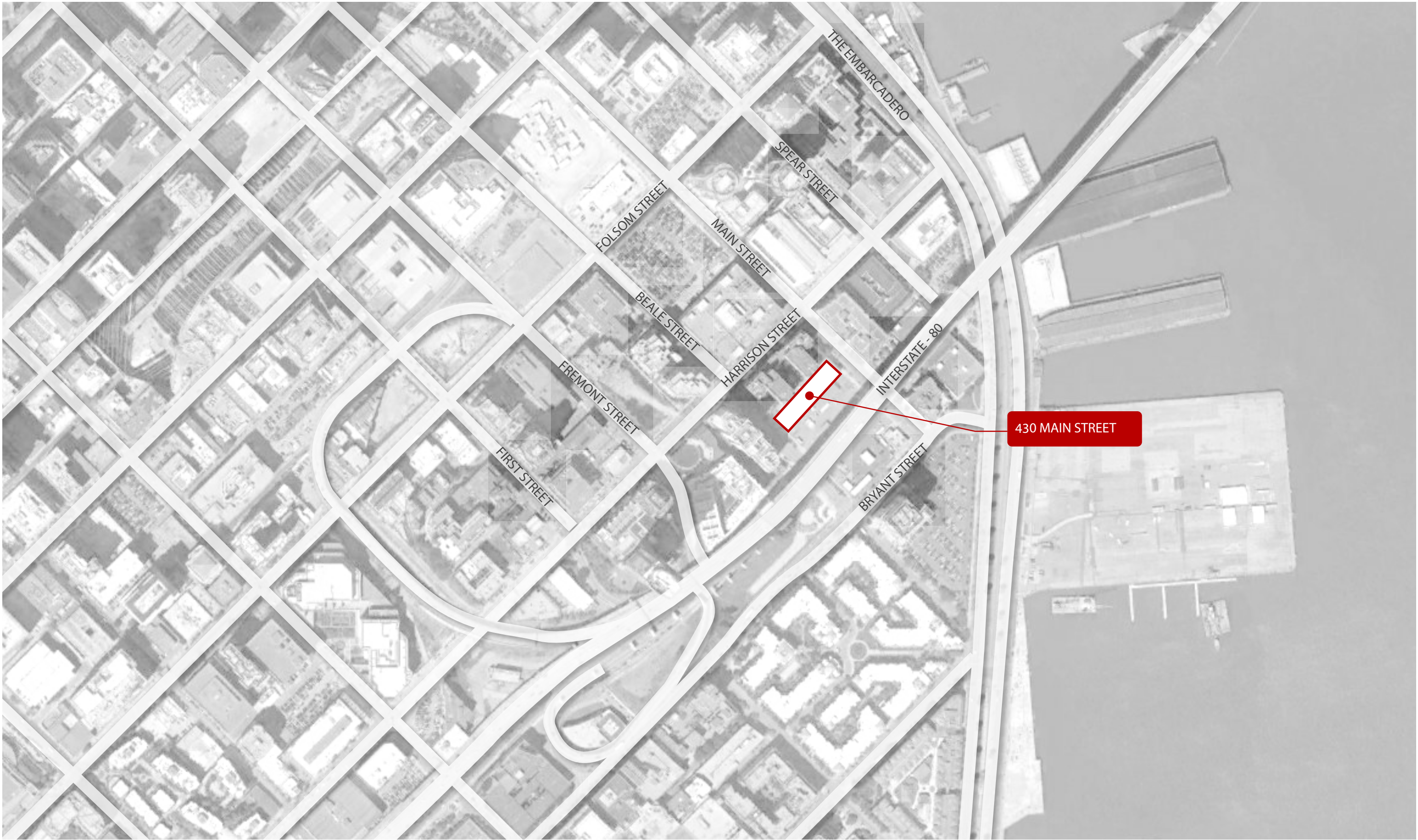
NPDR UPDATE 2014046 | 2018.04.30

LCL GLOBAL - 429 BEALE & 430 MAIN STREET, LLC



ARCHITECT
SOLOMON CORDWELL BUENZ
255 CALIFORNIA STREET, SUITE 300
SAN FRANCISCO, CA 94111
T 415.216.2450

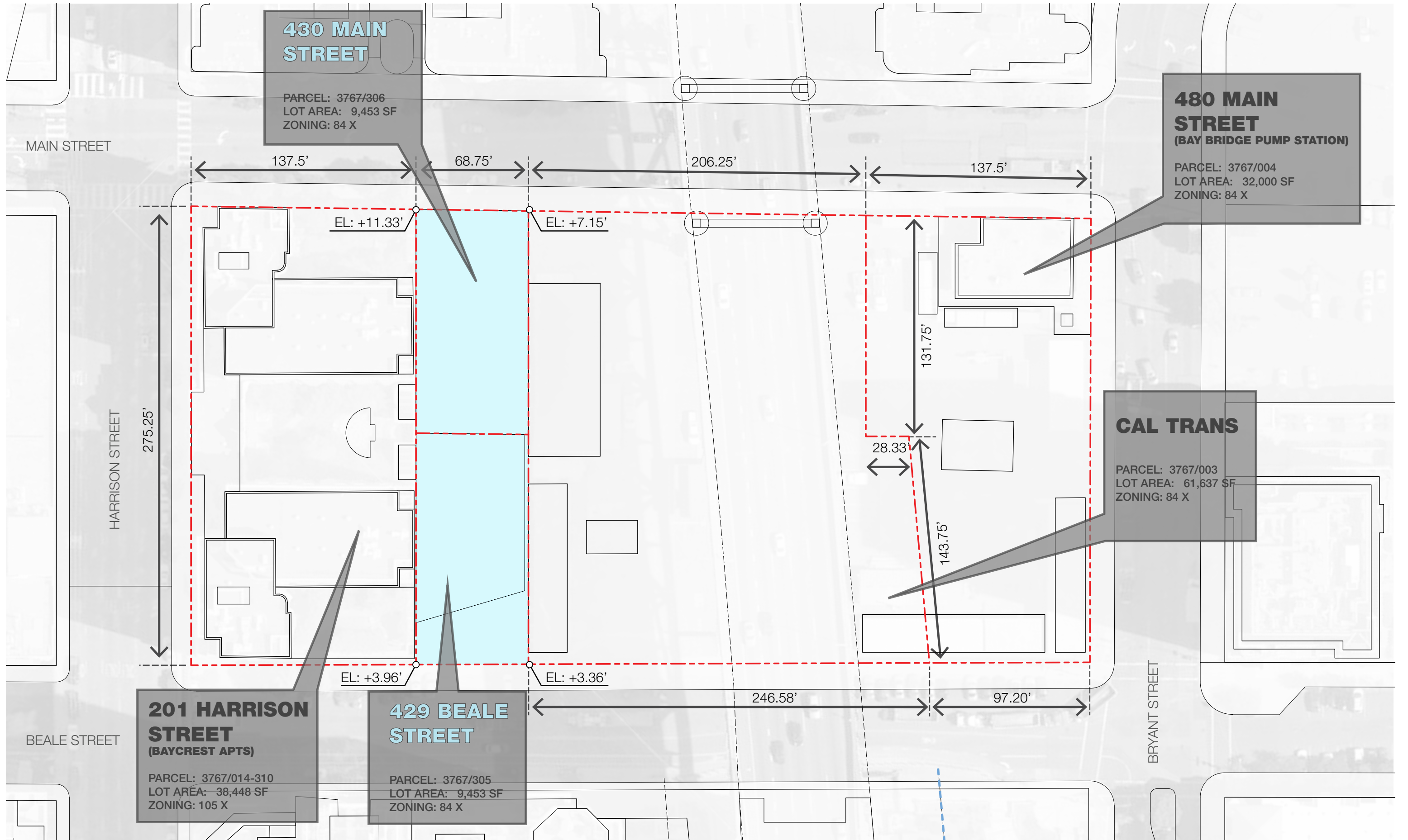
DEVELOPER
LCL GLOBAL - 429 BEALE & 430 MAIN STREET, LLC
564 MARKET STREET
SAN FRANCISCO, CA 94104
T 415.787.3520



SITE 430 MAIN STREET

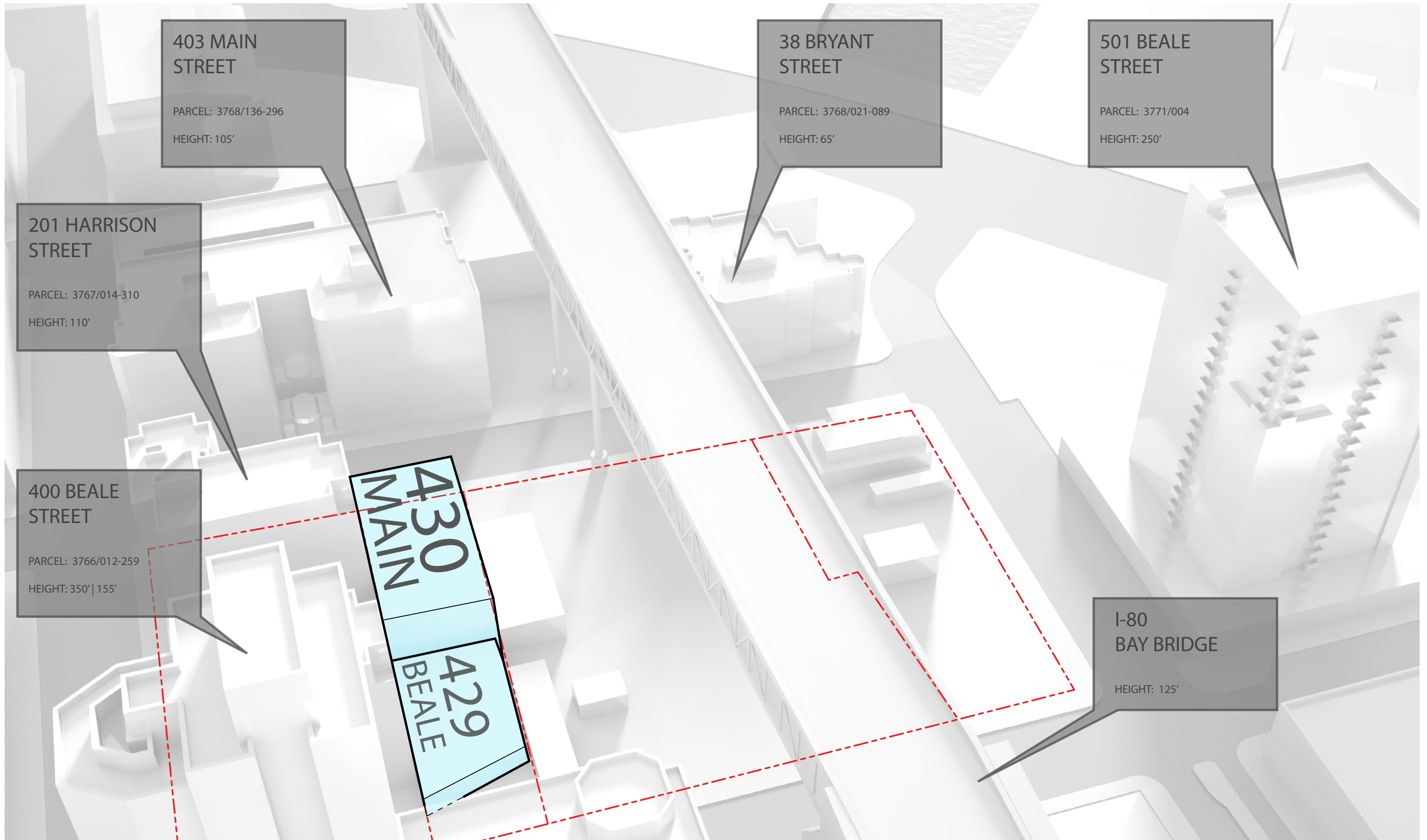
430 MAIN | LCL GLOBAL - 429 BEALE & 430 MAIN STREET, LLC | SAN FRANCISCO, CA





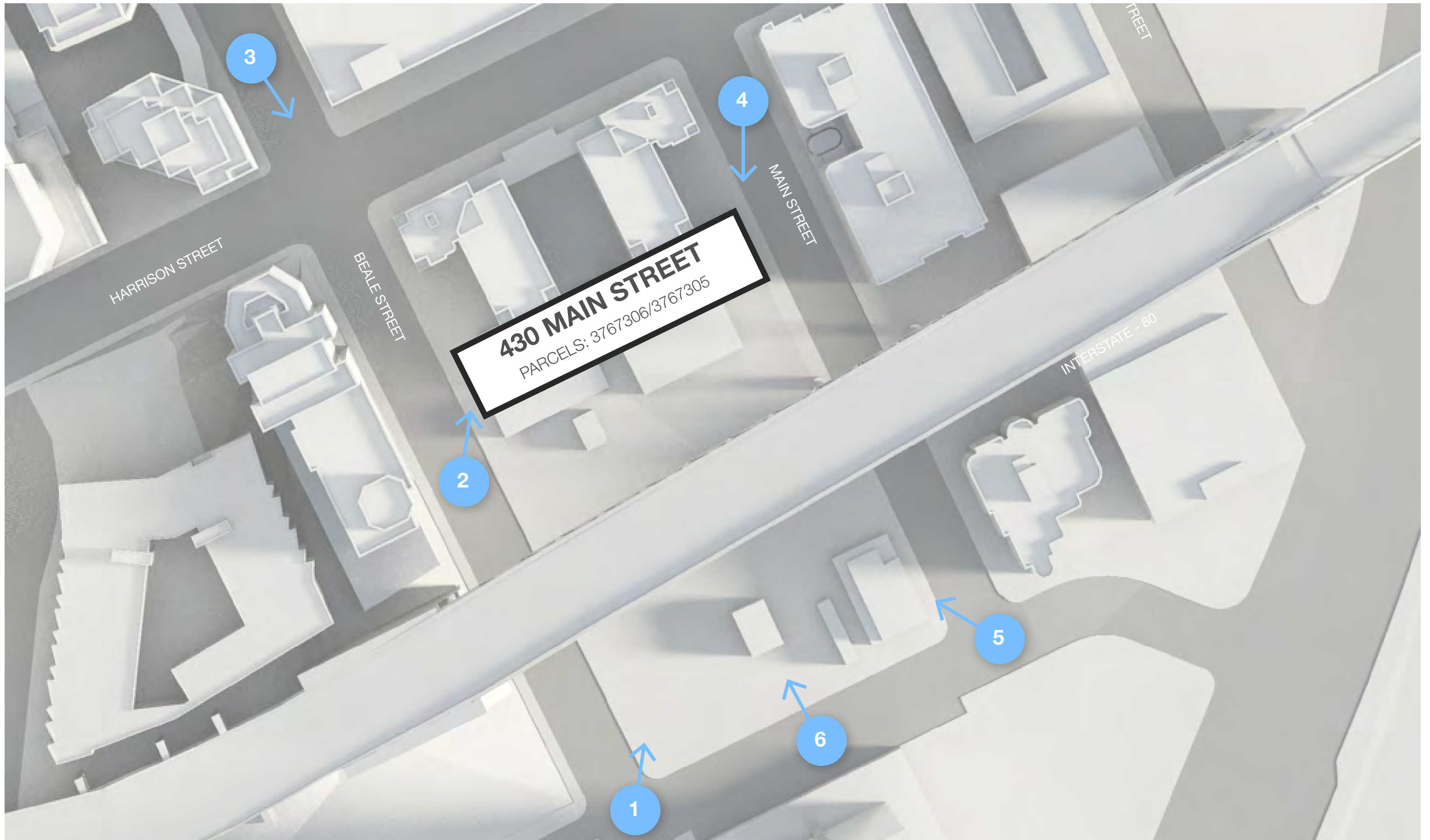
EXISTING SITE ADJACENT PARCELS





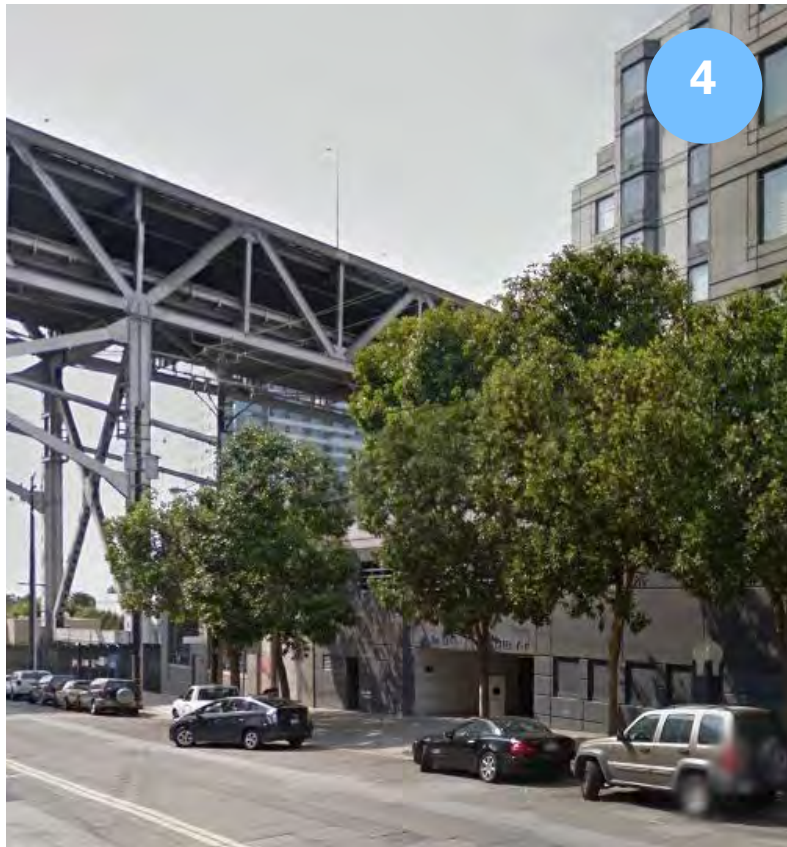
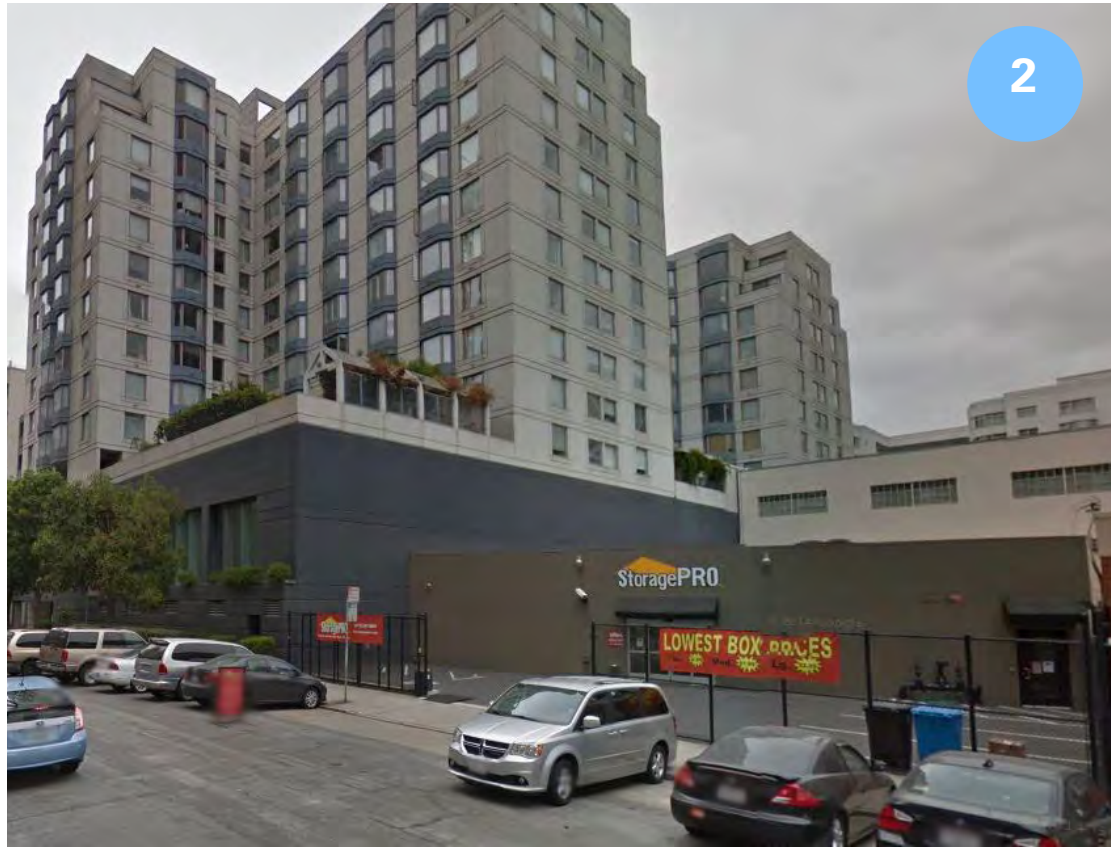
EXISTING SITE AERIAL VIEW



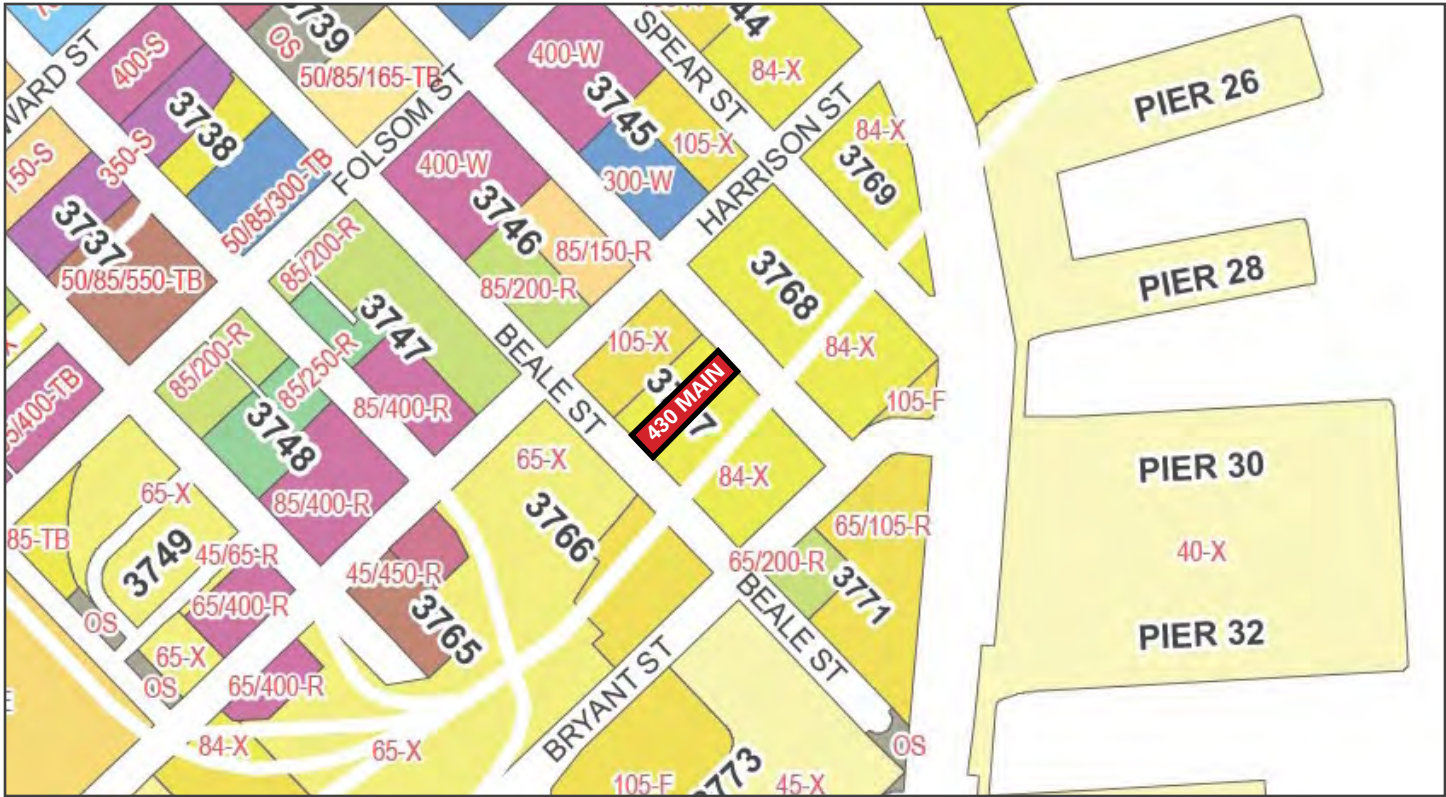


EXISTING SITE PHOTO LEGEND

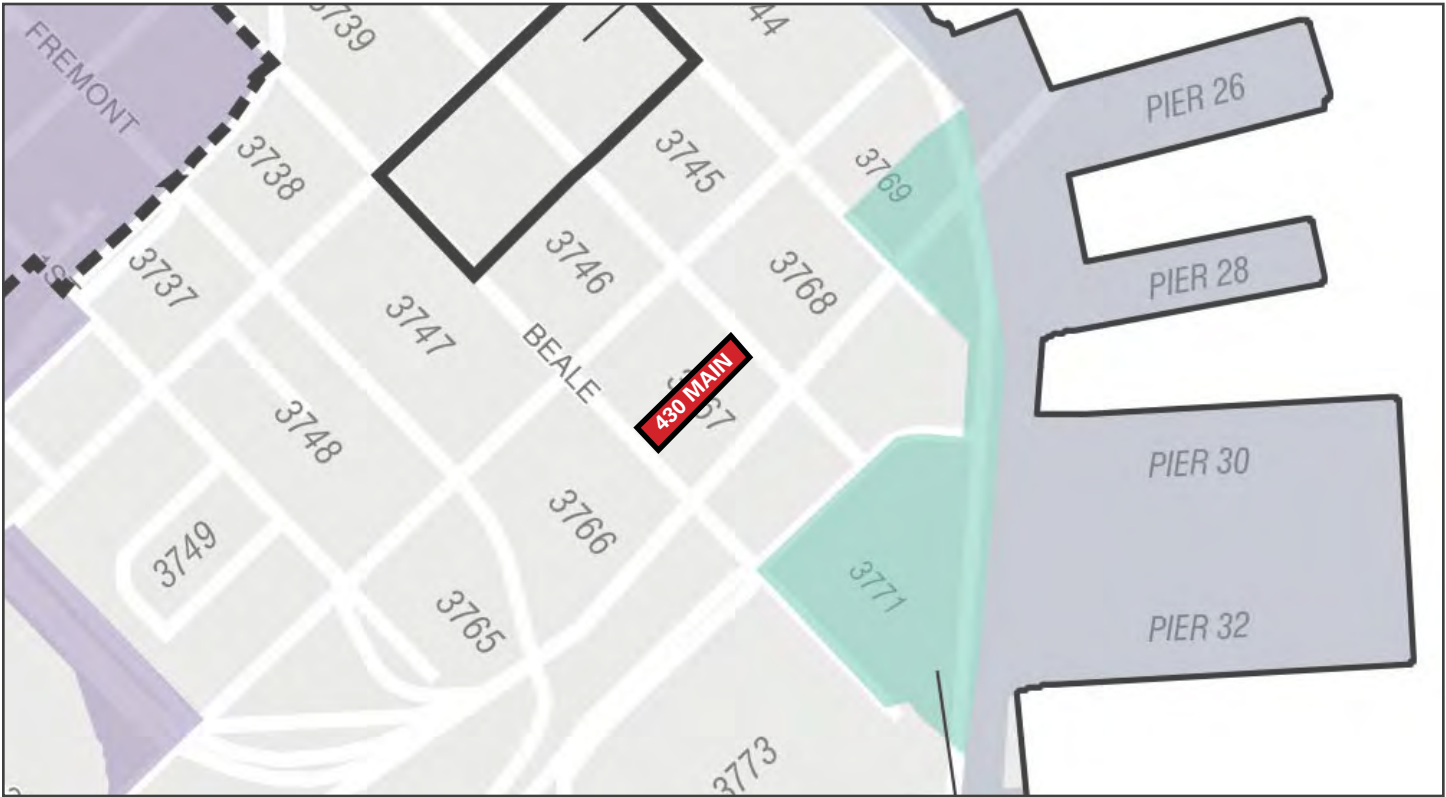




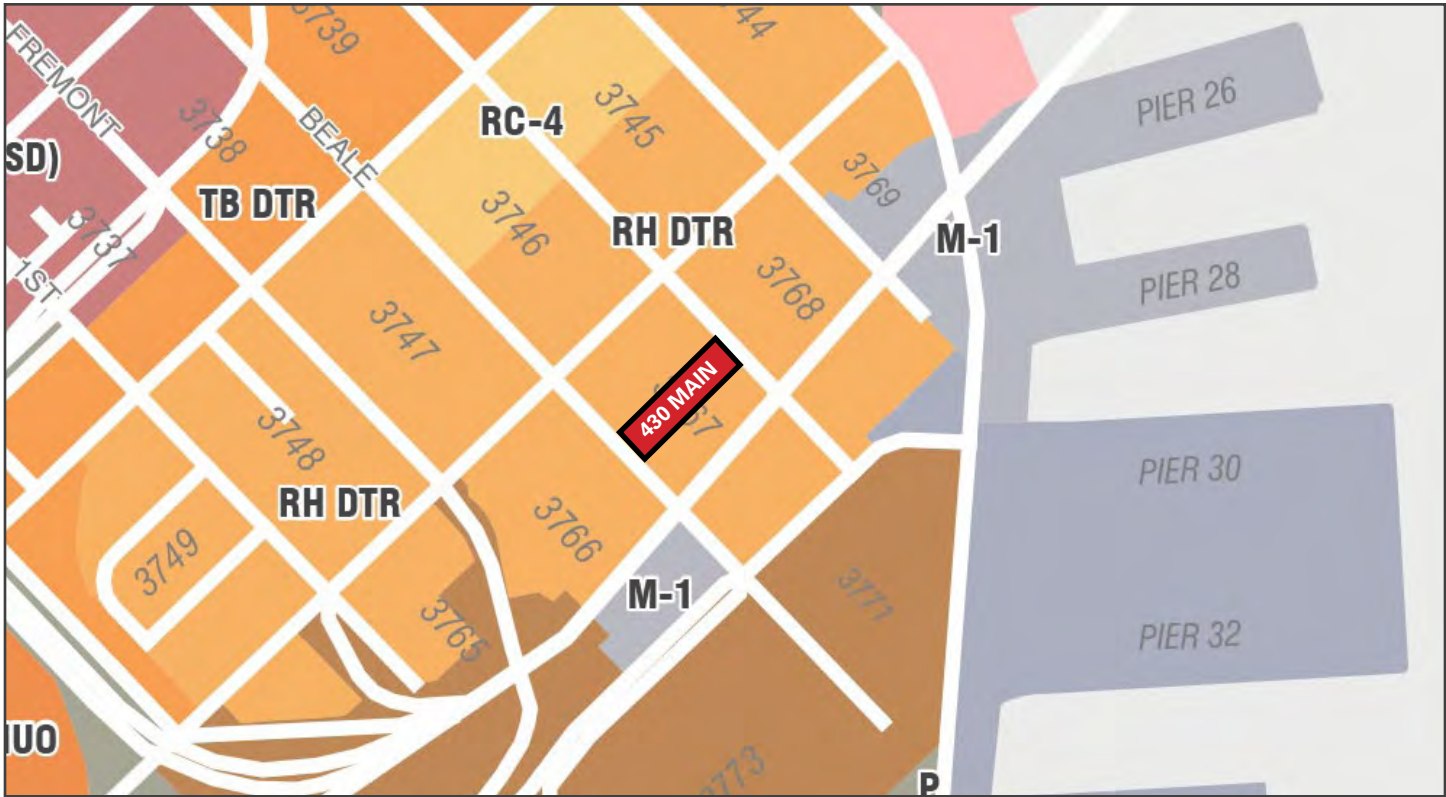
EXISTING SITE CONTEXT PHOTOS



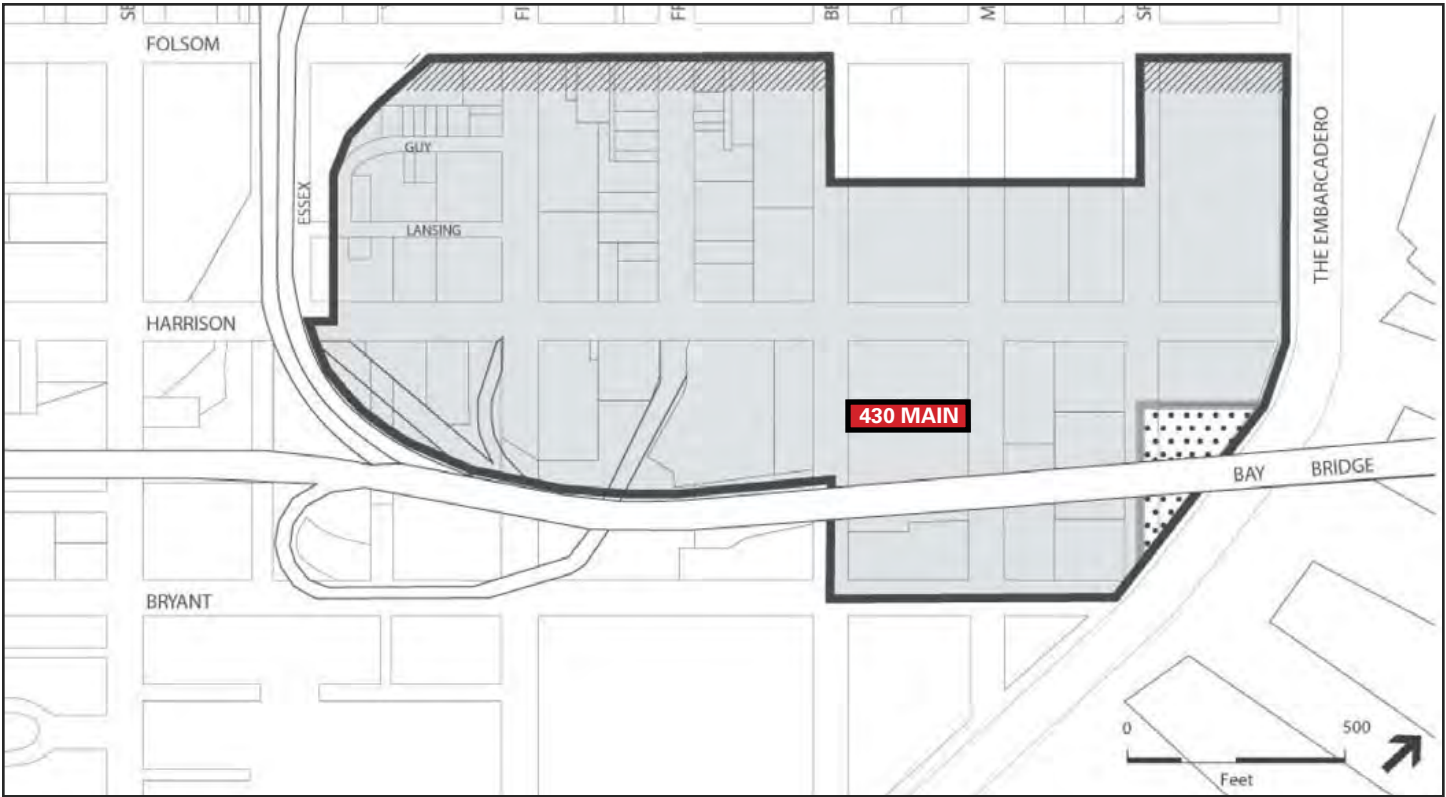
HEIGHT / BULK DISTRICT - 84-X-1



SAN FRANCISCO SUD MAP ZONE 1



ZONING DISTRICT - RH DTR



RINCON HILL LAND USE PLAN

	REFERENCE	NOTES
ASSESSORS BLOCK	Map	Block 3767; Lots 305, 306
ZONING USE DISTRICT	Map ZN01	RH-DTR
HEIGHT & BULK DISTRICT	Map HT01	84-X
SPECIAL USE DISTRICT	Map SU01	None; adjacent WATERFRONT SUD3
PRESERVATION DISTRICT	Map PD01	None
SITE AREA	Survey	18,906
FLOOR AREA RATIO (FAR)	124(b)	Floor Area Ratio limits shall not apply to dwellings or other residential uses
REQUIRED SETBACKS	239	Between 3' and 10' on main & beale; additional 10' above 65' on both streets
REAR YARDS / COURTS	827	80% coverage limit at first floor where not all units face directly onto street
ADJACENCIES		Multi-family Dwellings to the North, Caltrans Maintenance Depot to the South
MID-BLOCK PEDESTRIAN PATHWAY REQUIREMENTS	RH Map 8	Not required per Rincon Hill Area Plan Map 8
UNIT SEPARATION / EXPOSURE REQUIREMENTS	140	25'-0" min horizontal dimension, increasing 5'-0" at each floor starting 2 floors above unit in question
SOLAR / OVERSHADOWING REQUIREMENTS	295	No new shadows to be cast on property desingated for acquisition by the Recreation Park Commission
WIND REQUIREMENTS	RH 3.9	Minimize the creation of surface winds near the base of buildings
RESIDENTIAL DENSITY LIMITS	827.47	No limit per 207.5(d)
UNIT MIX CONTROLS	827	Minimum 40% of dwelling units to have 2 or more bedrooms
OPEN SPACE REQUIREMENTS	135(d)(4)	75 sqft per unit; minimum 40% must be common to all residences
STREET FRONTAGE - ACTIVE USES	827.14	required on both frontages
STREET FRONTAGE - ABOVE GRADE PARKING SETBACK	145.1	Minimum 25' on gound floor, 15' on floor above
OFF-STREET PARKING - RESIDENTIAL	827	None required; up to 0.5:1 permitted; up to 1:1 per 151.1€
OFF-STREET LOADING - RESIDENTIAL & OFFICE	827	None required; 2 maximum per 152.2
REQUIRED CAR SHARE - RESIDENTIAL	166(d)	1 required for 50-200 units
BICYCLE REQUIREMENTS - RESIDENTIAL	155.2.11	Class 1: 100 spaces +1 space for every 4 over 100 ; Class 2: 1 per 20 dwelling units
STREET TREE REQUIREMENTS	138.1	required: 1 per 20' of frontage with remaining fraction >10 requiring additional tree (3 required)
SIDEWALK WIDENING REQUIREMENTS	138.1.2.A	Not Required; project does not contain 250 feet of lot frontage

BUILDING SUMMARY

SITE AREA: 18,900
DEVELOPABLE: no limit

RESIDENTIAL					Sec 140 Exempt Units	PARKING		GROSS AREA* SQFT	PRIVATE BALCONIES # of Balconies	PRIVATE TERRACES # of Terraces	COMMON OPEN SPACE	TOTAL OPEN SPACE	LOT* COVERAGE
Floor	UNITS/FLR	ST	1B	2B		SPACES	SQFT						
ROOF								4,000	-		7,225	7,225	-
9	11	0	4	7	0	0	0	12,100	2	0	0	150	64%
8	11	0	4	7	0	0	0	12,100	2	2	0	300	64%
7	14	4	4	6	7	0	0	12,835	2	3	1,100	1,475	67%
6	17	8	2	7	9	0	0	14,520	3	0	0	225	76%
5	17	8	2	7	9	0	0	14,520	3	0	0	225	76%
4	19	12	2	5	9	0	0	14,620	3	0	0	225	76%
3	19	12	2	5	9	0	0	15,250	3	0	0	225	80%
2	19	12	2	5	9	0	0	15,120	3	0	0	225	80%
1	14	4	3	7	9	0	0	14,740	0	5	0	375	80%
M	0	0	0	0	-	Bikes 110	2,000	7,300	-	-	-	-	-
B	0	0	0	0	-	Cars 72	16,230	17,720	-	-	-	-	-
TOTAL UNITS					61	72	18,230	154,825	21	10	8,325	10,650	
					Units	SPACES	GSF	GSF			SF	SF	
					42.6%	17.7%	39.7%	43%					

PARKING

- 1.0 parking spaces per unit conditionally allowed
- 141 Dwelling Units proposed
- 71 parking spaces Permitted (141 x 0.5)
- 141 parking spaces Conditionally allowed (141 x 1.0)
- 71 resident parking spaces Proposed (141 x 0.5)
- 1 Car Share parking space Required
- 1 Car Share parking space Proposed
- 111 Class 1 bicycle spaces Required (100 x 1 plus 41 x 0.25)
- 8 Class 2 bicycle spaces Required (141 / 20)
- Minimum 111 Class 1 bicycle spaces Provided
- 8 Class 2 bicycle spaces Provided

OPEN SPACE REQUIRED

- 75 square feet per Dwelling Unit Required (min 40% common)
- 141 Dwelling Units proposed
- 10,575 sqft total Open Space Required (141 x 75)
- 4,230 sqft Common Open Space Required (10,575 x 0.4)
- 10,650 sqft Total Open Space Proposed
- 8,325 sqft Common Open Space Proposed

* Lot Coverage calculation excludes bay windows that are included in Gross Area

NOTE: PLEASE NOTE THAT AREA CALCULATIONS ARE BASED ON CONCEPTUAL DRAWINGS ONLY AND ARE SUBJECT TO REVISION AS STRUCTURAL AND MECHANICAL SYSTEMS ARE INTEGRATED AS THE DESIGN DEVELOPS.

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project.

1. Rincon Hill Area Plan. The subject property falls within the area covered by the Rincon Hill Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan. The project sponsor is encouraged to read the full plan, which can be viewed at http://www.sf-planning.org/ftp/General_Plan/Rincon_Hill.htm#RIN_SAT_5_1.

RESPONSE: NOTED

2. Interdepartmental Project Review. An Interdepartmental Project Review is required for all new construction that is eight stories or more, or located within a seismic hazard zone. An application is available in the Planning Department lobby at 1650 Mission Street, Suite 400 or at the Planning Information Center (PIC) at 1660 Mission Street, and online at www.sfplanning.org.

RESPONSE: NOTED

3. Lot Coverage. Section 825(b)(2) limits lot coverage to 80 percent at all residential levels except on levels in which all residential units face onto a public right-of-way or mid-block pedestrian path meeting the minimum standards of this Section. As part of your formal application, please submit scaled plans that illustrate/confirm the numerical data in your PPA application.

RESPONSE: Please refer to page 31 for compliance exhibits.

4. Open Space – Residential. Section 827.49 requires 75 square feet of open space for each dwelling unit, of which at least 40 percent is required to be common to all dwelling units on the property. As part of your formal application, please submit scaled plans that illustrate/confirm the calculations in your PPA application.

RESPONSE: Project complies with open space requirements. Please refer to page 33-35 for compliance exhibits

5. Streetscape Improvements. Per Section 827(a)(10), streetscape improvements are required along Beale and Main Streets, and a Streetscape Plan must be submitted that may include sidewalk widening, street trees, lighting, decorative paving, seating and landscaping in accordance with the Rincon Hill Streetscape Master Plan. To determine what streetscape improvements are required on these streets, please see http://www.sf-planning.org/ftp/files/Citywide/Rincon_Hill/Rincon_Hill_Streetscape_Master_Plan_2011_Update_cs5.pdf.

In addition, Section 138.1 requires one minimum 24-inch box street tree for every twenty feet of frontage for new construction. The proposed project requires three trees each along Beale and Main Streets. Project sponsors should contact San Francisco Public Works (Public Works) as early as possible to understand the process and requirements for permitting street improvements. For more information on process, guidelines, and requirements for street improvements, refer to www.sfbetterstreets.org. Required streetscape and pedestrian improvements are not eligible for in-kind fee credit.

RESPONSE: Project will provide Streetscape Improvements in accordance with the Rincon Hill Streetscape Master Plan. Project Sponsor will discuss the specifics of the Project's compliance in future conversations with Planning staff prior to finalizing its Streetscape Improvement strategy.

6. Standards for Bird Safe Buildings. Planning Code Section 139 outlines bird-safe standards for new construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." Feature-related hazards may create increased risk to birds and need to be mitigated. Any feature-related hazards, such as free-standing glass walls, wind barriers, or balconies must have broken glazed segments 24 square feet or smaller in size. Please review the standards and indicate the method of treatments that comply with these requirements, where applicable in your formal application.

RESPONSE: Project will comply with the Bird Safe Buildings requirements. Details of compliance strategy to be included in future Site Permit application.

7. Exposure. Section 140 requires that each dwelling unit have at least one room that meets the 120- square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a right-of-way or an appropriately sized courtyard. It appears the proposed units that face the interior courtyard at levels L3 through L9 do not meet the dimensional requirements under Section 140(a)(2). Please revise your proposal to meet this requirement, or you may request and justify an exposure exception through the Section 309.1 Determination of Compliance process. The Department generally encourages projects to minimize the number of units needing an exposure exception.

RESPONSE: Project site is only 68'-9" in width and is requesting an exemption to the Unit Exposure requirements for 61 units (43%). This is 15 fewer units than would have been included in this request at the time of the PPA submission. The adjacent property to the south is owned by the California Department of Transportation and is primarily a surface parking lot and vehicle maintenance yard beneath the Bay Bridge which is effectively similar to a right of way. Project Sponsor requests this to be considered as such when reviewing the requested exemption. Please refer to page 36 for unit exposure exhibits.

8. Upper Story Setbacks. Please submit dimensioned and scaled elevations and cross-sections in your formal application to confirm the upper stories are adequately set back above the height of 65-feet, as measured consistent with the methods identified under Sections 102.12 and 260.

RESPONSE: Project will comply with Upper Story Setback requirements. Please refer to pages 23-27 for exhibits.

9. Building Height and Height Exceptions. Please submit dimensioned and scaled elevations and cross-sections in your formal application to confirm the proposed building complies with the 84-foot height maximum and the exceptions permitted for rooftop mechanical rooms, penthouses, and other features, as measured consistent with the methods identified under Sections 102.12 and 260.

RESPONSE: Please refer to pages 23-27 for exhibits.

10. Parking and Loading Access. Please submit dimensioned and scaled cross-sections that also identify the existing grade in your formal application to confirm the proposed off-street parking complies with Section 825(b)(5)(A) for sloping sites.

RESPONSE: Project will comply with off street parking requirements. Please refer to page 26 for exhibits.

11. Bicycle Parking. Planning Code Section/Table 155.2.11 requires this project to provide at least seven Class 2 bicycle parking spaces. Please identify the location of these required spaces in your formal application.

REPOSE: Project will comply with Bicycle Parking requirements. Class 2 Bicycle parking will be located near project entrances on both Main and Beale streets. Please refer to pages 14-15 for exhibits.

12. Car Sharing. Planning Code Section 166 requires this project to provide at least one car share space. Provision of a required car-share parking space shall satisfy or may substitute for any required residential parking; however, such space shall not be counted against the maximum number of parking spaces allowed by this Code as a principal or accessory use. Please identify the location of this required space in your formal application.

RESPONSE: Project will comply with Car Sharing requirements. 1 dedicated car share space will be provided. Please refer to page 14 for exhibit.

13. Unbundled Parking. Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. In cases where there are fewer parking spaces than dwelling units, the parking spaces shall be offered first to the potential owners or renters of three-bedroom or more units, second to the owners or renters of two bedroom units, and then to the owners or renters of other units. Renters or buyers of on-site inclusionary affordable units provided pursuant to Section 415 shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwelling units, and at a price determined by the Mayor's Office of Housing, subject to procedures adopted by the Planning Commission notwithstanding any other provision of Section 415. Please indicate acknowledgement of this requirement in your formal application.

RESPONSE: Project will comply with Unbundled Parking requirements.

14. Lighting. Pursuant to Section 825(b)(4), pedestrian-scaled lighting shall be provided as an integral element of all building facades and shall be designed and located to accentuate the uses facing the street. Pedestrian-scaled lighting shall be incorporated into all facades and landscaped setback areas in the form of wall sconces, entry illumination and low-level lighting set into edging features. Lighting should be designed to accentuate ground floor retail and residential entries. Incandescent or color-corrected lighting sources must be used. Please demonstrate compliance with this requirement in your formal application.

RESONSE: Project will comply with pedestrian-scaled lighting requirements. Detailed lighting plans will be included in future Site Permit application.

15. Ground-Level Wind Currents. Pursuant to Section 825(d), the project sponsor would be required to confirm whether the new building would cause ground-level wind currents to exceed more than 10 percent of the time year-round, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of substantial pedestrian use and seven m.p.h. equivalent wind speed in public seating areas. Therefore, a wind tunnel study would be required. If necessary, the building would have to be shaped, or other wind-baffling measures adopted to address the requirements of Section 825(d).

RESPONSE: Project will comply with Ground-Level Wind Currents requirements. Project Sponsor will address requirements in consultation with the Environmental Planner.

16. Inclusionary Housing. Affordable housing is required for a project proposing ten or more dwelling units. The project sponsor must submit an “Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,” to the Planning Department identifying the method of compliance, on-site, off-site, or in-lieu fee. Any on-site affordable dwelling-units proposed as part of the project must be designated as owner-occupied units, not rental units. Affordable units designated as on-site units shall be sold as ownership units and shall remain as ownership units for the life of the project. Affordable dwelling units that are built off-site must be built within the area bounded by Market Street, the Embarcadero, King Street, Division Street, and South Van Ness Avenue.

For your information, if a project proposes rental units, it may be eligible for an On-site Alternative to the Affordable Housing Fee if it has demonstrated to the Planning Department that the affordable units are either: 1) ownership only or 2) not subject to the Costa Hawkins Rental Housing Act (a Costa Hawkins exception). Affordable units are not subject to the Costa Hawkins Rental Housing Act under the exception provided in Civil Code Sections 1954.50 through one of the following two methods: 1) direct financial construction from a public entity or, 2) development bonus or other form of public assistance.

A Costa Hawkins exception agreement is drafted by the City Attorney. You must state in your submittal how the project qualifies for a Costa Hawkins exception, if applicable. The request should be addressed to the Director of Current Planning. If the project is deemed eligible, the Department will contact the City Attorney to begin drafting of the agreement.

RESPONSE: Project Sponsor will participate in the City’s Inclusionary Housing Program.

17. Rincon Hill Community Improvement Fee. Planning Code Section 418 requires a fee per square foot for any residential tower in the Rincon Hill area, minus a credit per square foot for the existing commercial use to be removed. Be advised these rates are indexed every January 1st.

Project sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Rincon Hill Area Impact Fee from the Planning Commission, for an equivalent amount to the value of the improvements. An example of in-kind improvements may be additional streetscape improvements beyond what is required, such as planted medians or additional sidewalk widening for the remaining portion of the block. The in-kind agreement process is further explained in Section 418.3(e) of the Planning Code

RESONSE: Noted.

18. First Source Hiring Agreement. A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact: Ken Nim, Workforce Compliance Officer CityBuild, Office of Economic and Workforce Development City and County of San Francisco, 50 Van Ness, San Francisco, CA 94102 (415) 581-2303

RESPONSE: Noted.

19. Stormwater. If the project results in a ground surface disturbance of 5,000 ft2 or greater, it is subject to San Francisco’s stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare of a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including:

(a) reduction in total volume and peak flow rate of stormwater for areas in combined sewer systems, OR

(b) stormwater treatment for areas in separate sewer systems. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, Urban Watershed Management Program. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact stormwaterreview@sfwater.org for assistance.

RESPONSE: Project will comply with Stormwater requirements. Details of compliance strategy will be included in future Site Permit application.

20. Recycled Water. The project site is located within one of San Francisco’s designated recycled water use areas. Projects located in recycled water use areas are required to install recycled water systems for irrigation, cooling, and/or toilet and urinal flushing in accordance with the Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. The proposed project would be required to comply with these requirements. For more information about the recycled water requirements, please visit <http://www.sfwater.org/index.aspx?page=687>.

RESPONSE: Project will comply with Recycled Water requirements. Details of compliance strategy will be included in future Site Permit application.

PRELIMINARY DESIGN COMMENTS:

The project is located in the Rincon Hill Downtown Residential district near the Bay Bridge and the Embarcadero. The area is undergoing significant growth and includes buildings that range from two- story to high-rise heights mostly with residential use and ground-floor retail. The materials used in the area are primarily masonry, light in color, but also include glass curtain wall. The following comments address preliminary design issues that may significantly impact the proposed project:

1. Site Design, Open Space, and Massing. The Planning Department suggests that the project sponsor consider mirroring the project massing along the side lot line to relate to the adjacent property courtyard or in some other way conjoining open space to add to the existing courtyard and further it as a pattern within the block to the benefit of both properties.

RESPONSE: Due to the narrow width of the site the proposed project cannot effectively mirror the massing of the adjacent building in a way that benefits either project. If the proposed project were mirrored over 40% of dwelling units would have their section 140 exposure invalidated by the proximity of the north property line, or would have their only windows on the south property line. Per item 7 above the CalTrans lot to the south will provide effectively compliant exposure to proposed dwelling units. Project has voluntarily set back 5'-0" from north property line to increase the apparent dimension of the adjacent property’s court and dwelling units are oriented away from the court to provide the maximum amount of privacy to the adjacent property’s dwelling units.

2. Street Frontage. The Planning Department recommends that the ground-floor residential be paired along Beale Street such that two units are adjacent to one another with the driveway shifted on one side to afford a larger continuous active use frontage as the lot is narrow. Please see the Planning Department Ground Floor Residential Guidelines for more detailed recommendations on creating townhouse entries.

RESPONSE: Project has accepted the Planning Department’s suggestion and paired the Beale Street townhouse units together. Please refer to page 14,16 for plans and page 29 for rendered perspective.

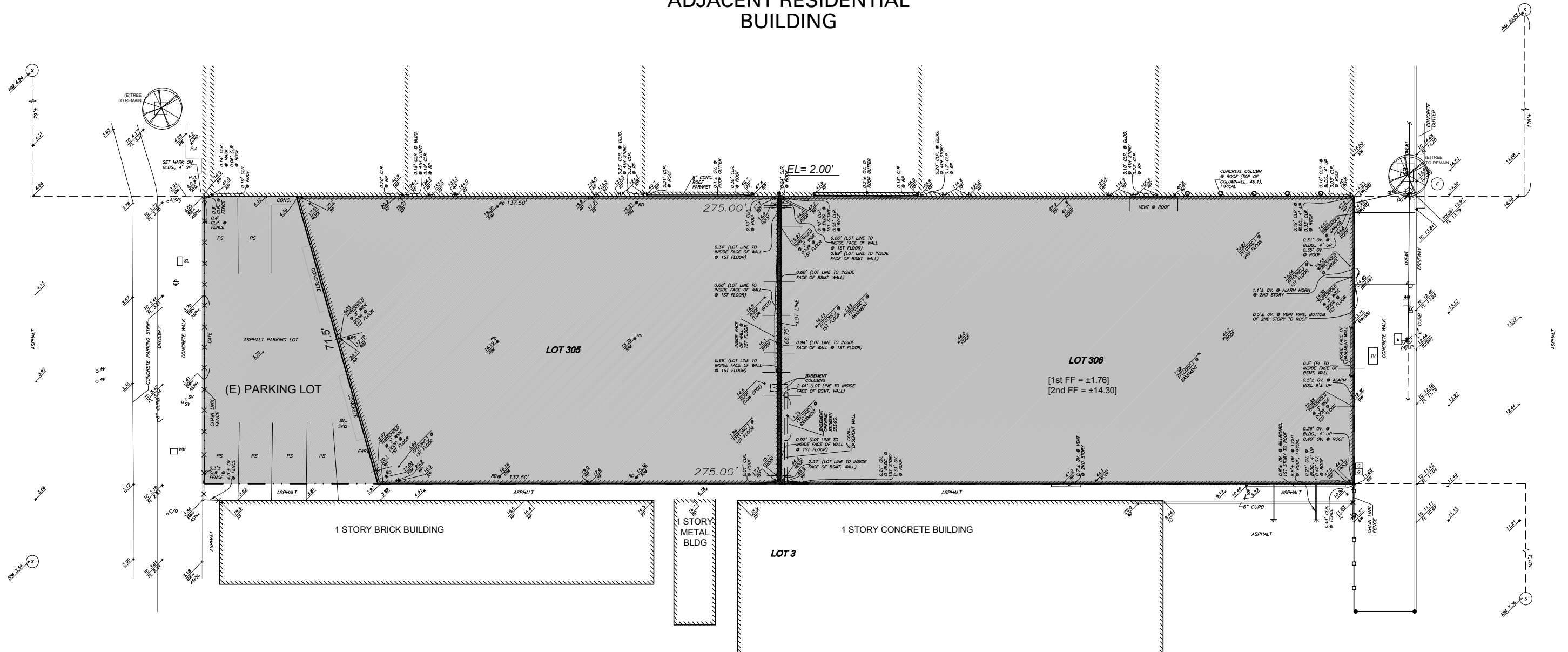
3. Architecture. As the architecture is diagrammatic, the Planning Department does not have comments at this time. The Planning Department suggests, however, that the intent of townhouses be strongly considered in the architecture of the lower stories as that is a significant design goal of the Rincon Hill area.

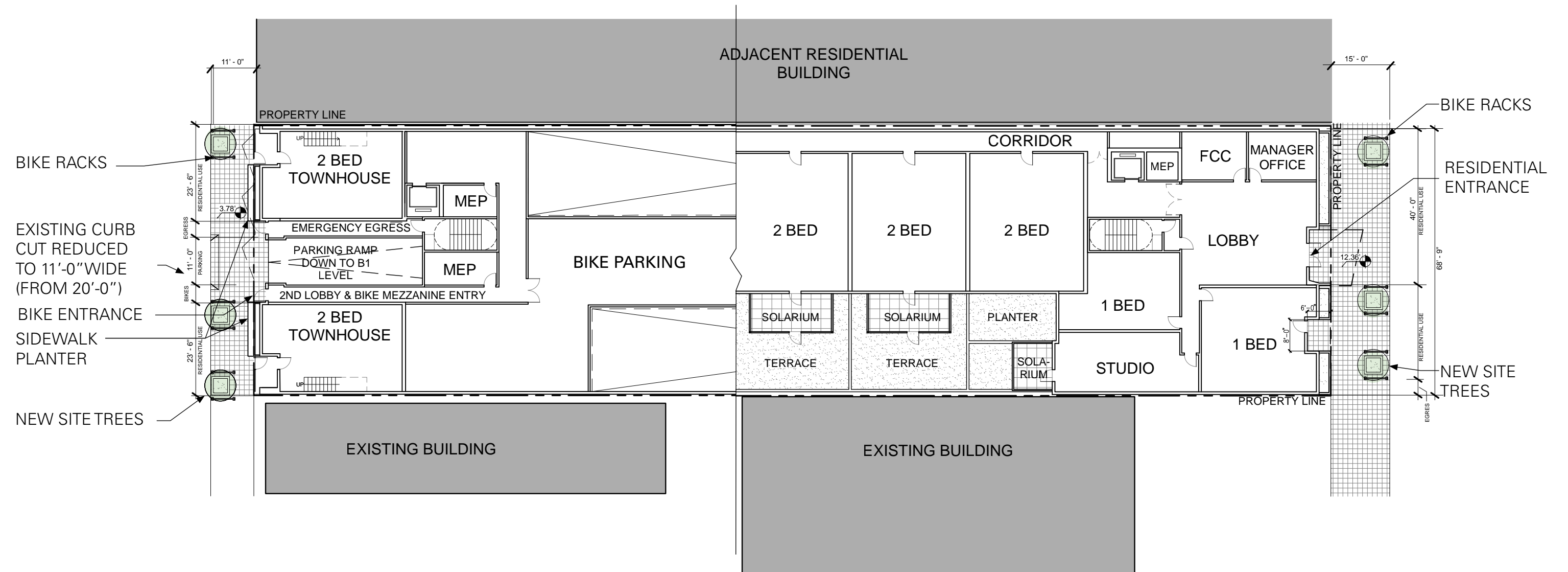
RESPONSE: Project has included more detail to show how the townhouses will support the aesthetic goals of the Rincon Hill area. Please refer to page 29 for rendered persepctive.

END OF COMMENT RESPONSES



ADJACENT RESIDENTIAL BUILDING

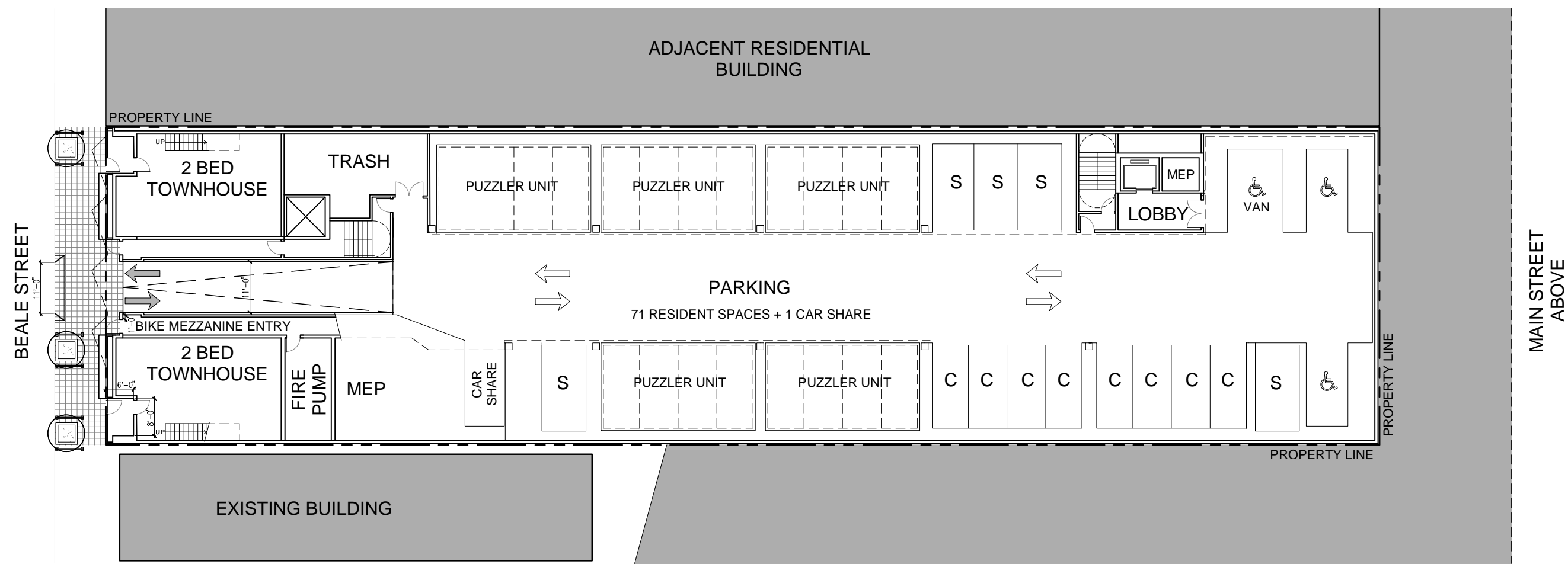




* PER PLANNING CODE 145.1(B)(2)(A) THE RESIDENTIAL UNITS QUALIFY AS ACTIVE USE AS THEY PROVIDE DIRECT, INDIVIDUAL PEDESTRIAN ACCESS TO THE STREET. PER SECTION 145.1(B)(2)(C) THE BUILDING LOBBY ALSO QUALIFIES AS ACTIVE USE. PER SECTION 145.1(B)(3) THE PARKING ACCESS, BUILDING EGRESS AND ACCESS TO MECHANICAL AREAS ARE ALLOWABLE EXCEPTIONS. THERE ARE NO NON RESIDENTIAL ACTIVE USES ON THE STREET FRONTAGES, SECTION 145.1(B)(6) IS NOT APPLICABLE.

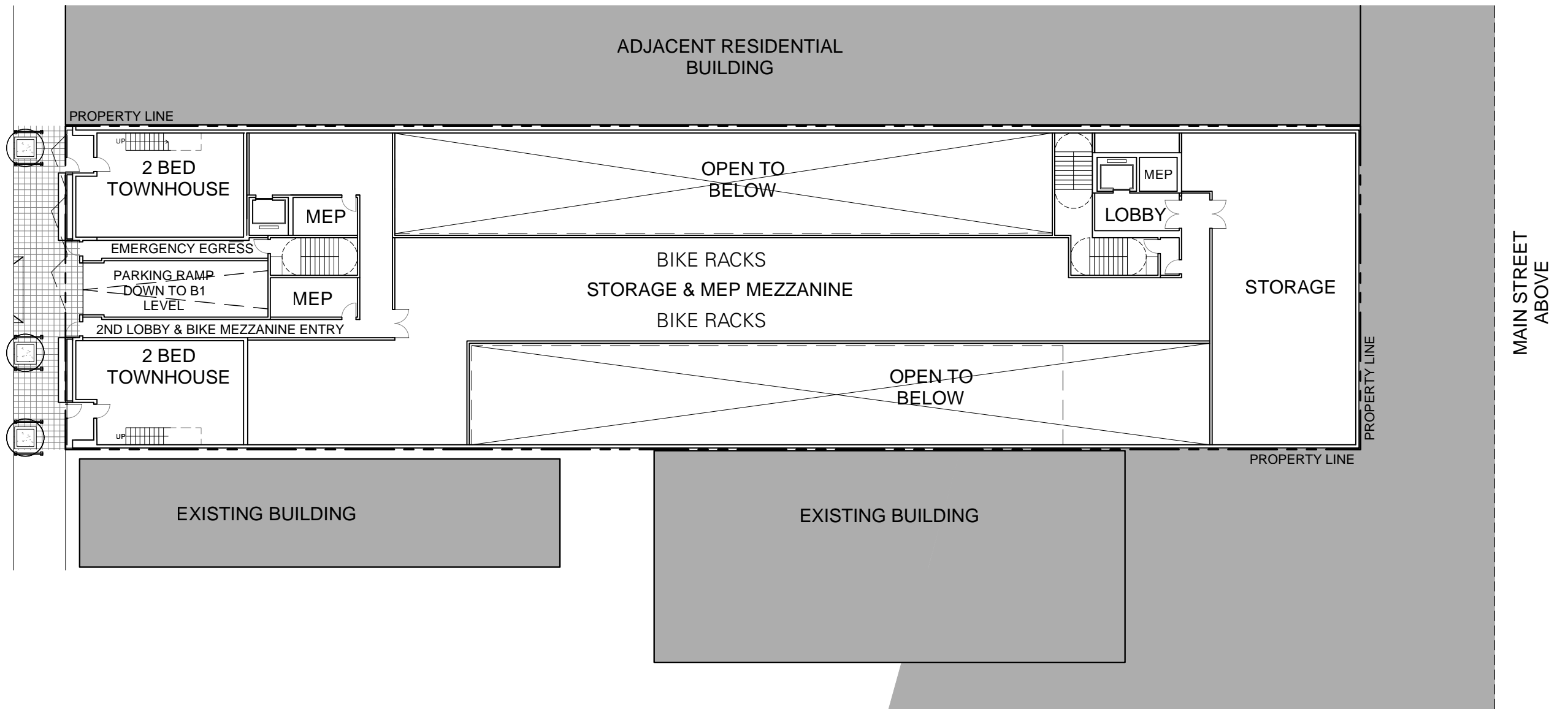
PROPOSED SITE PLAN





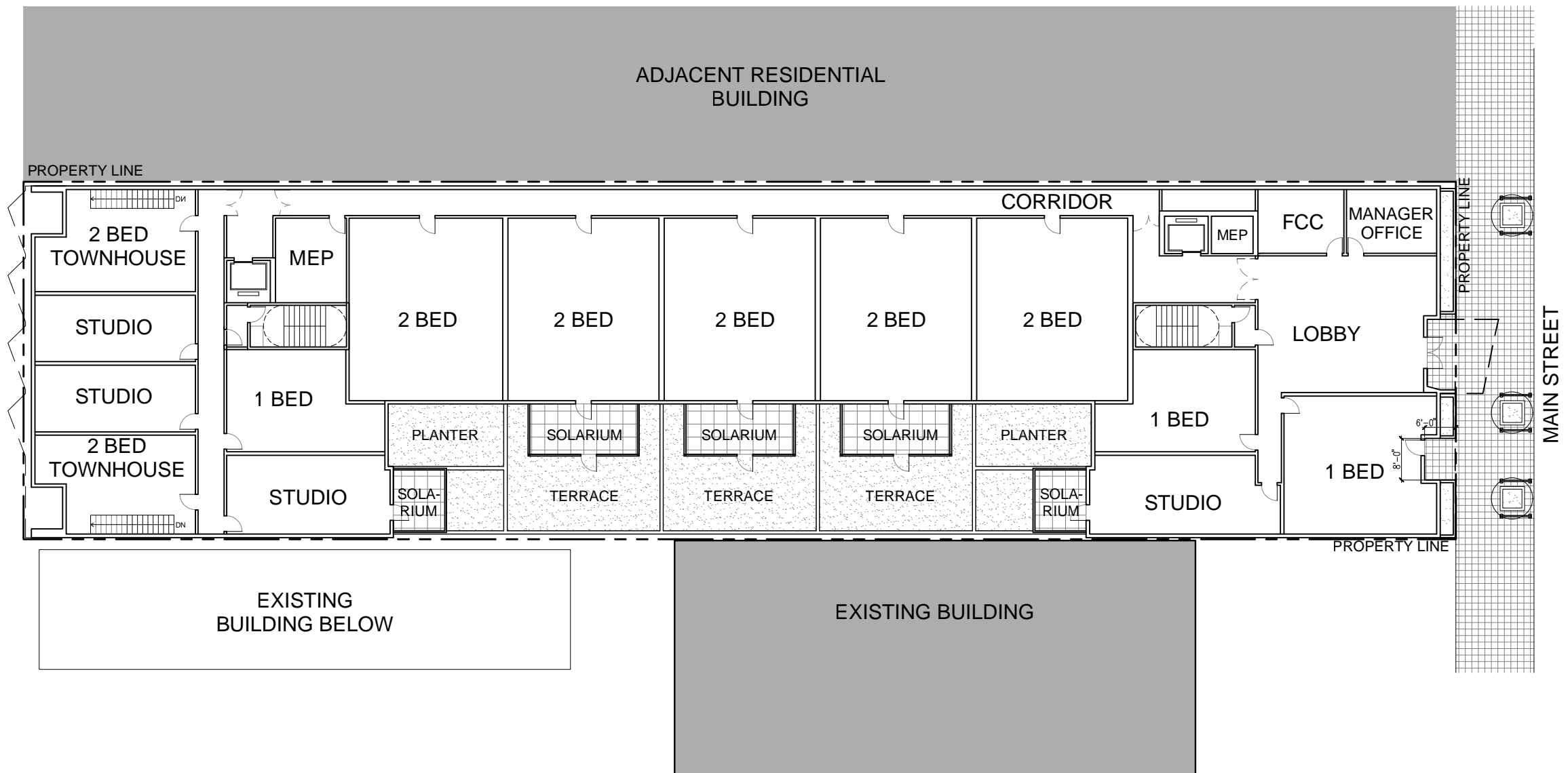
FLOOR PLAN - BASEMENT LEVEL





FLOOR PLAN - MEZZANINE

BEALE STREET
BELOW

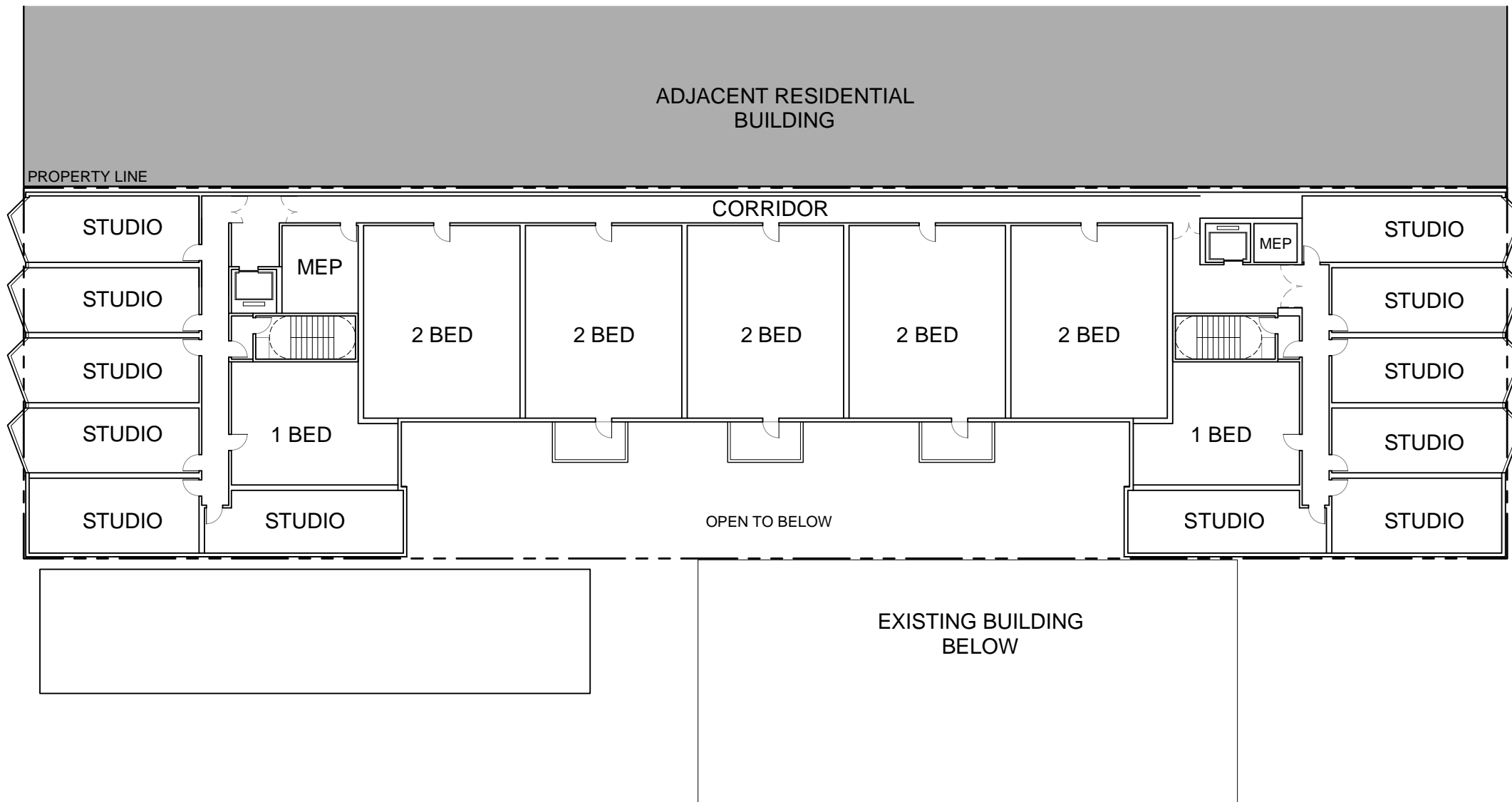


MAIN STREET

FLOOR PLAN - GROUND LEVEL

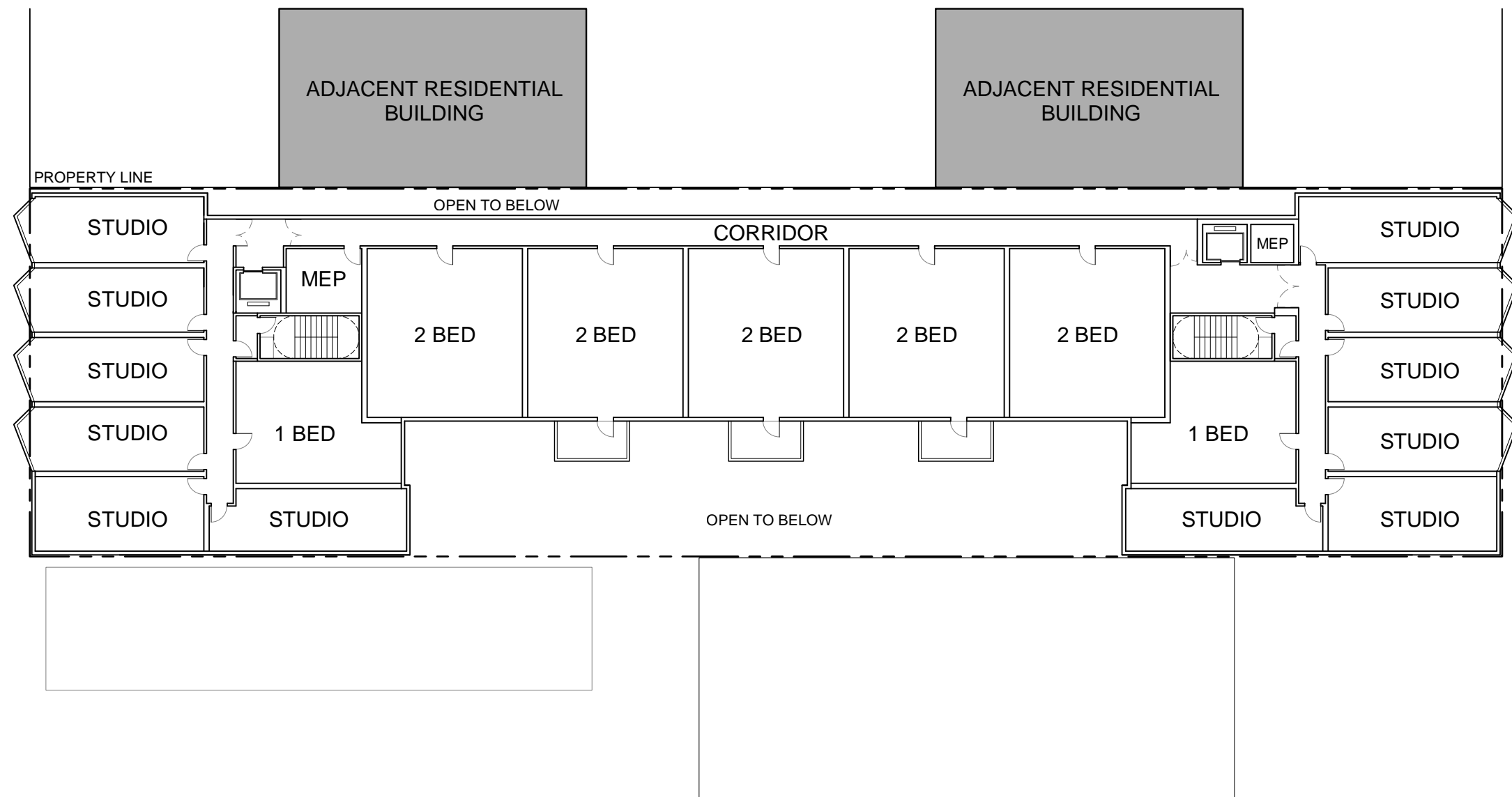


BEALE STREET
BELOW



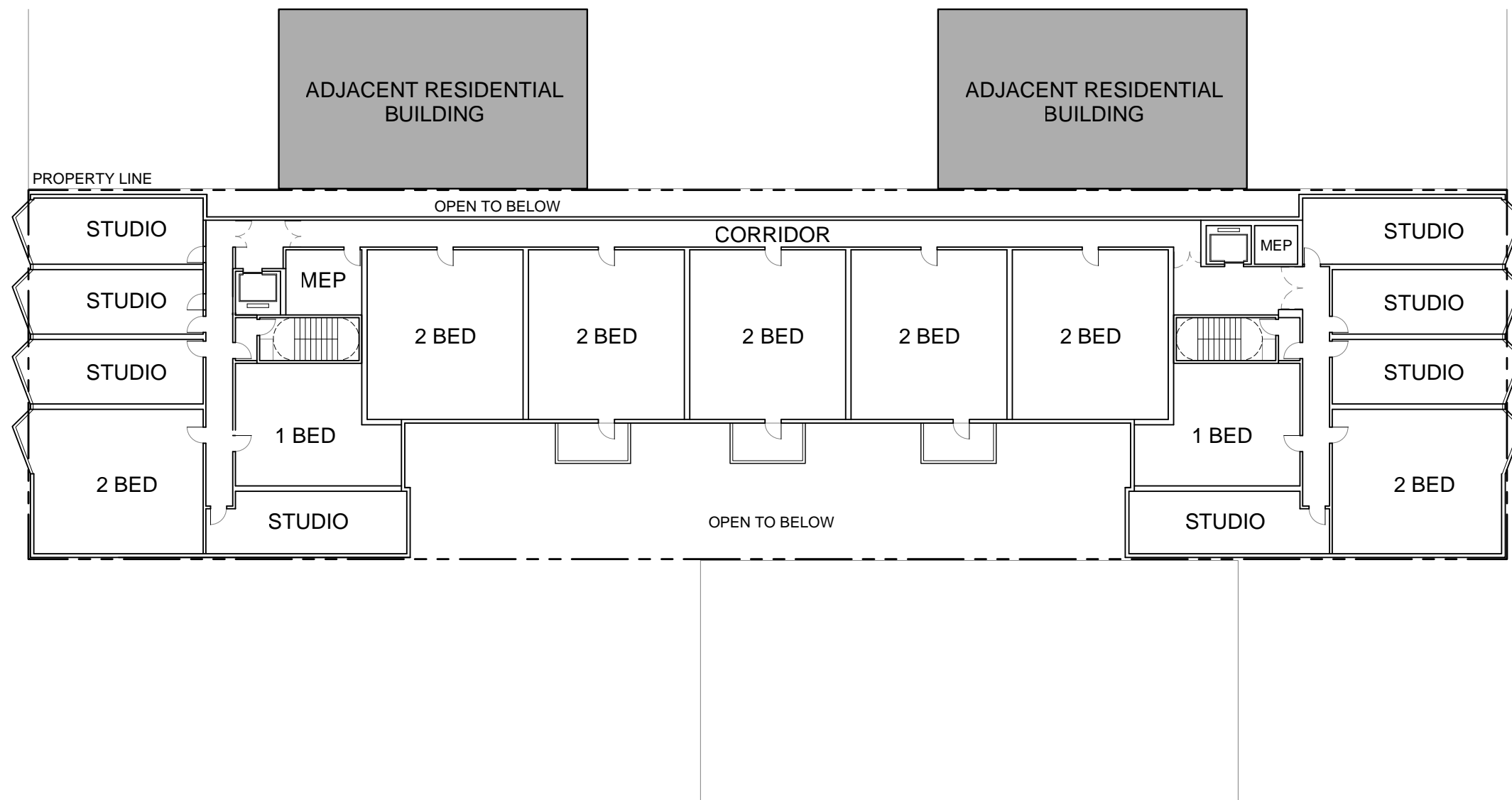
MAIN STREET
BELOW

FLOOR PLAN - LEVELS 2-3



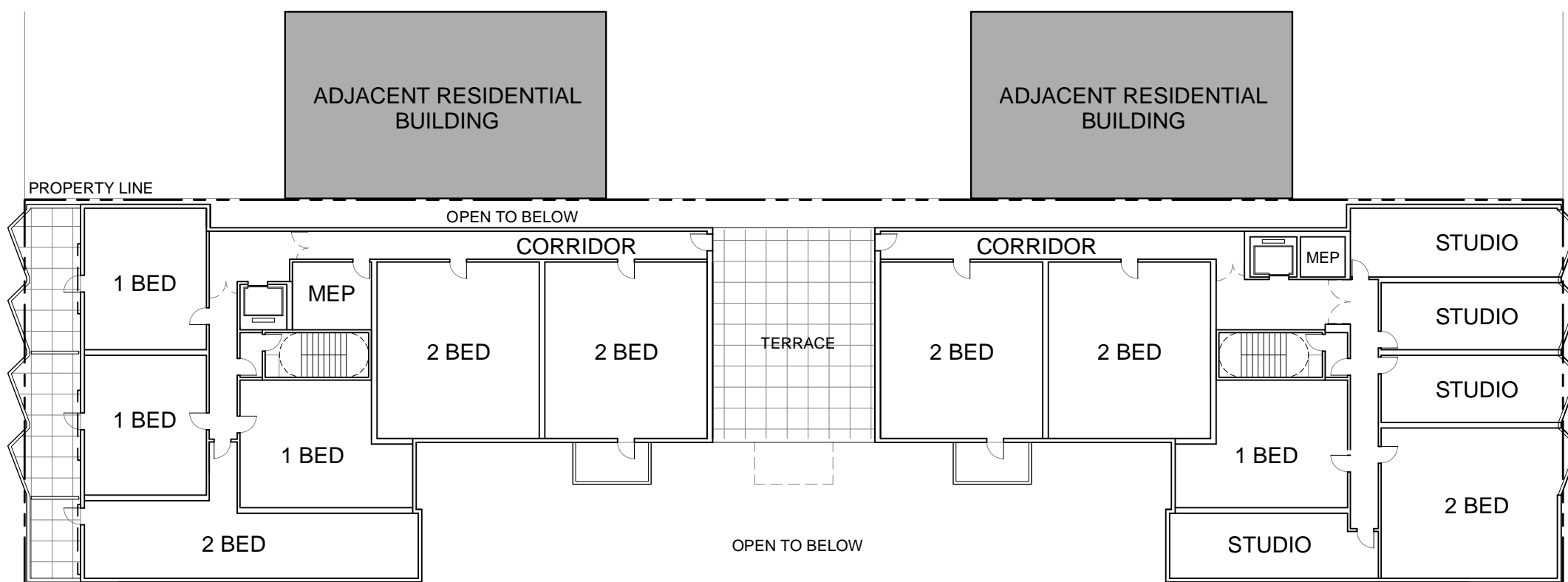
FLOOR PLAN - LEVEL 4





FLOOR PLAN - LEVELS 5-6



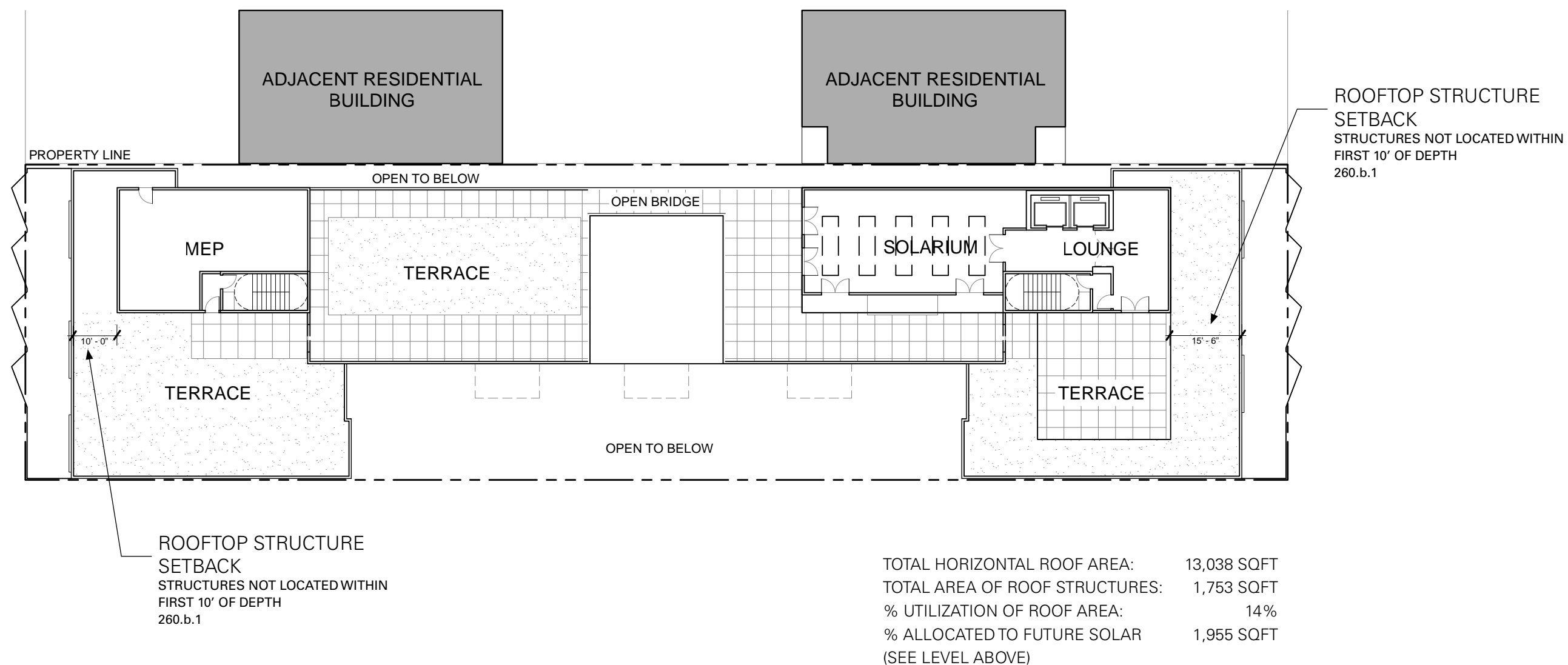


FLOOR PLAN - LEVEL 7

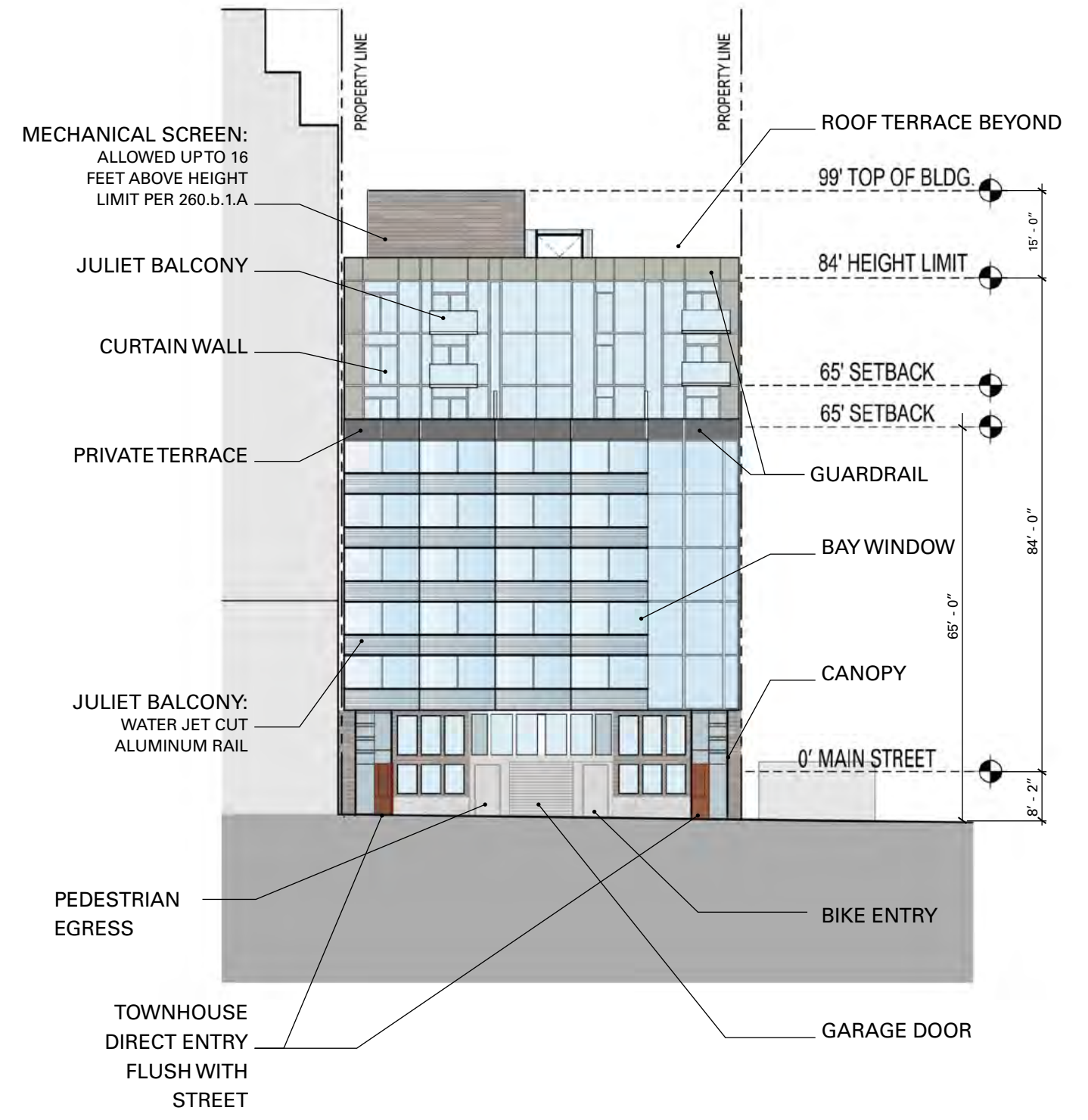
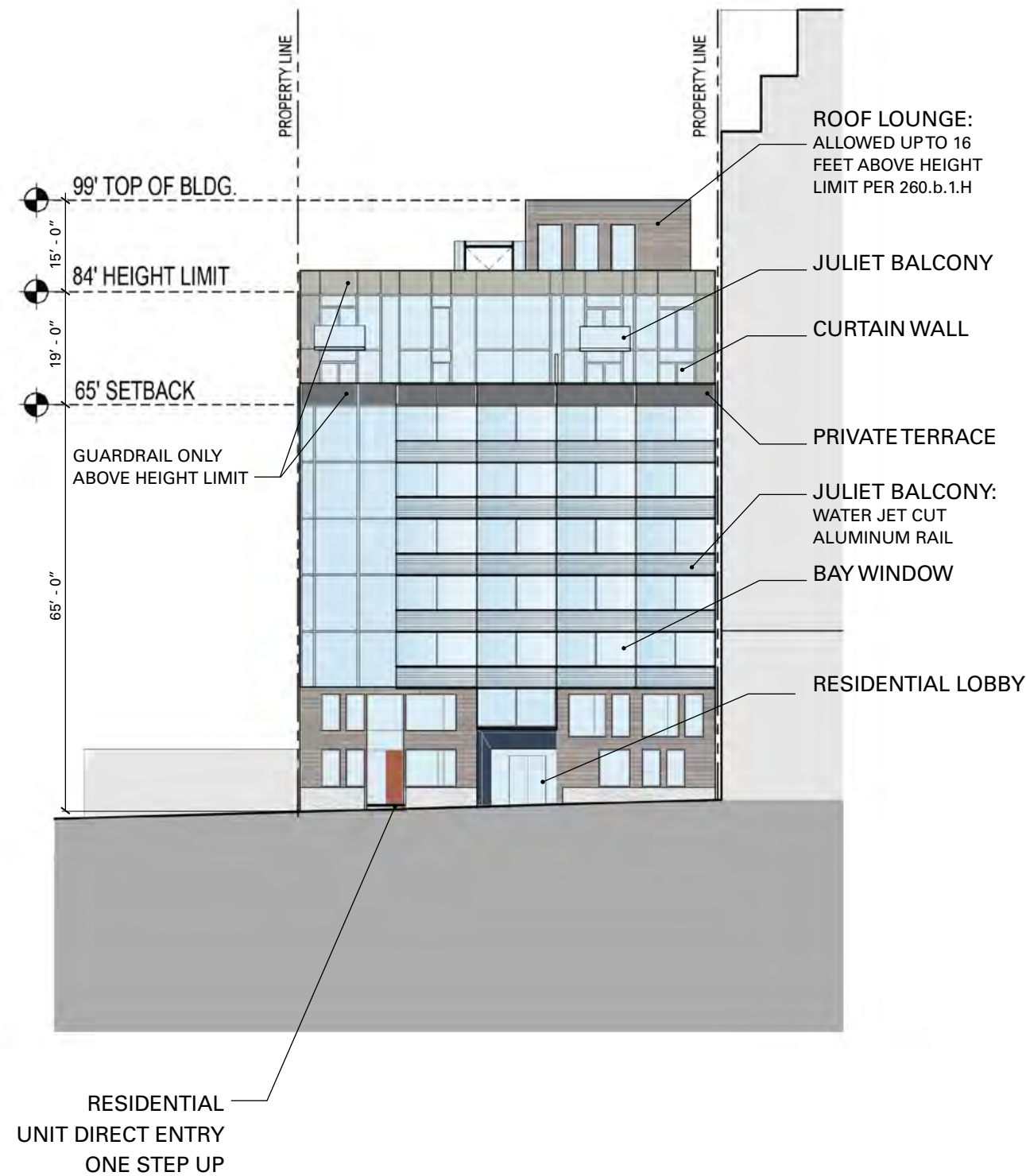


FLOOR PLAN - LEVEL 8-9

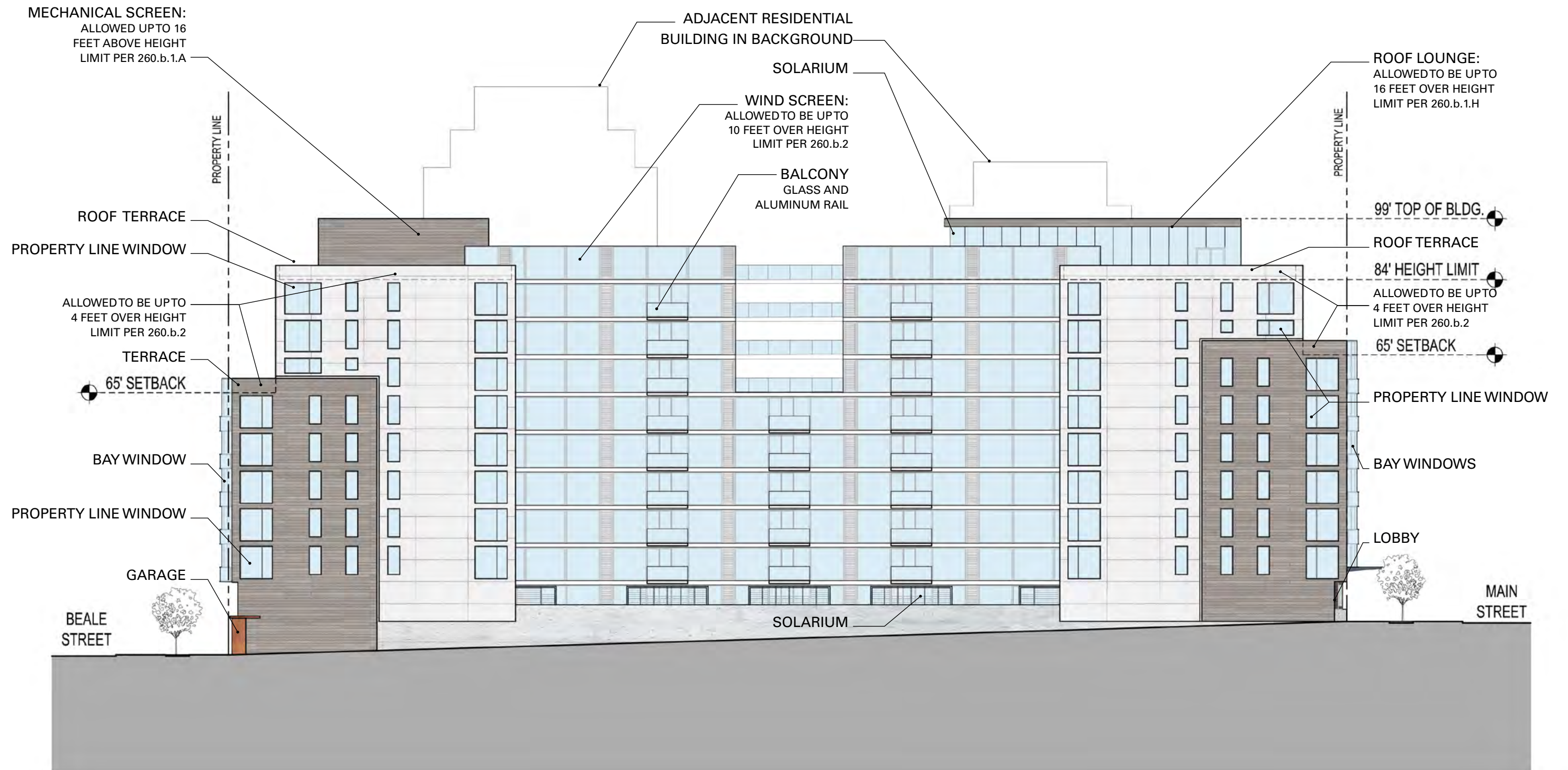




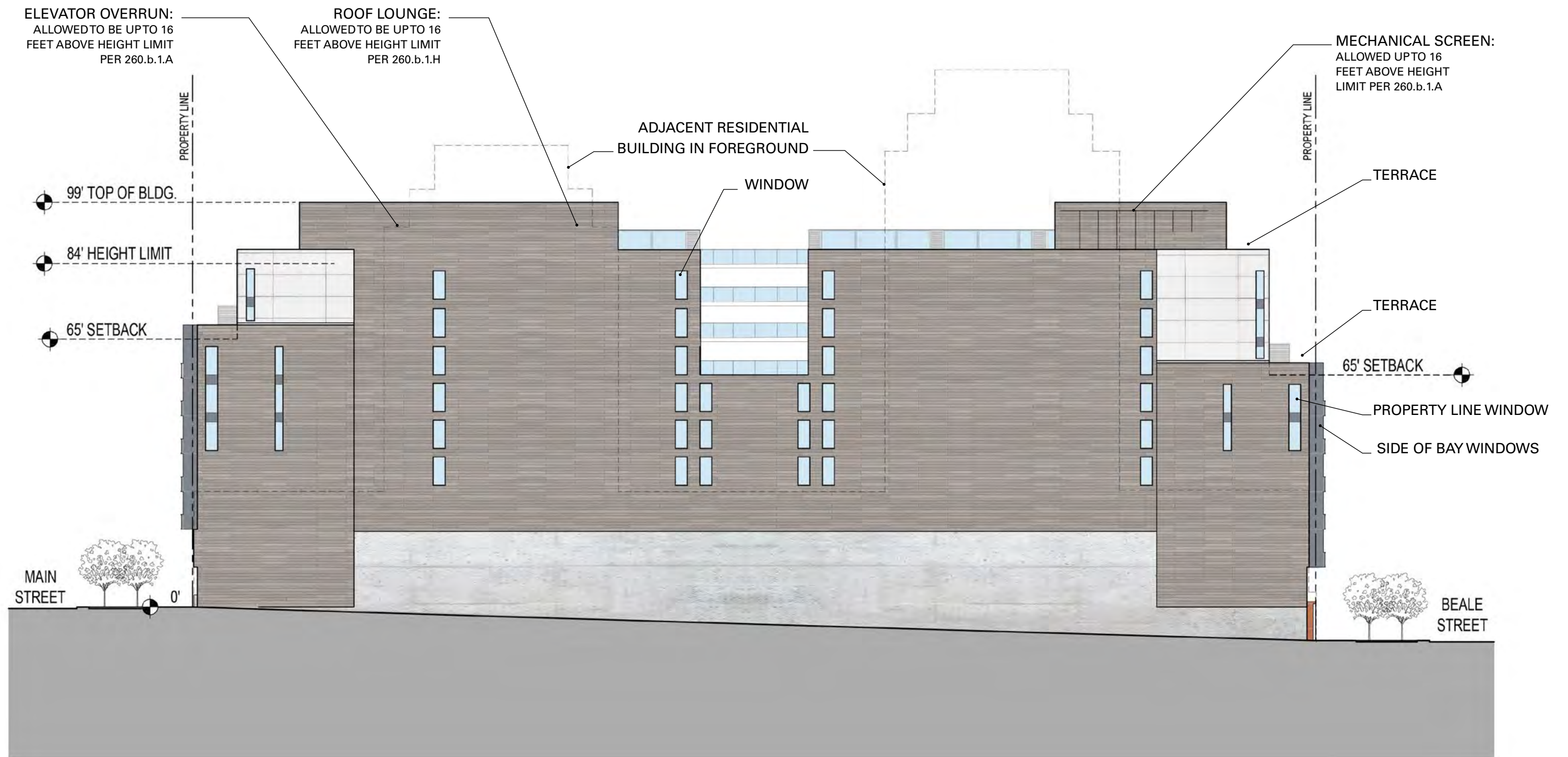
FLOOR PLAN - ROOF TERRACE



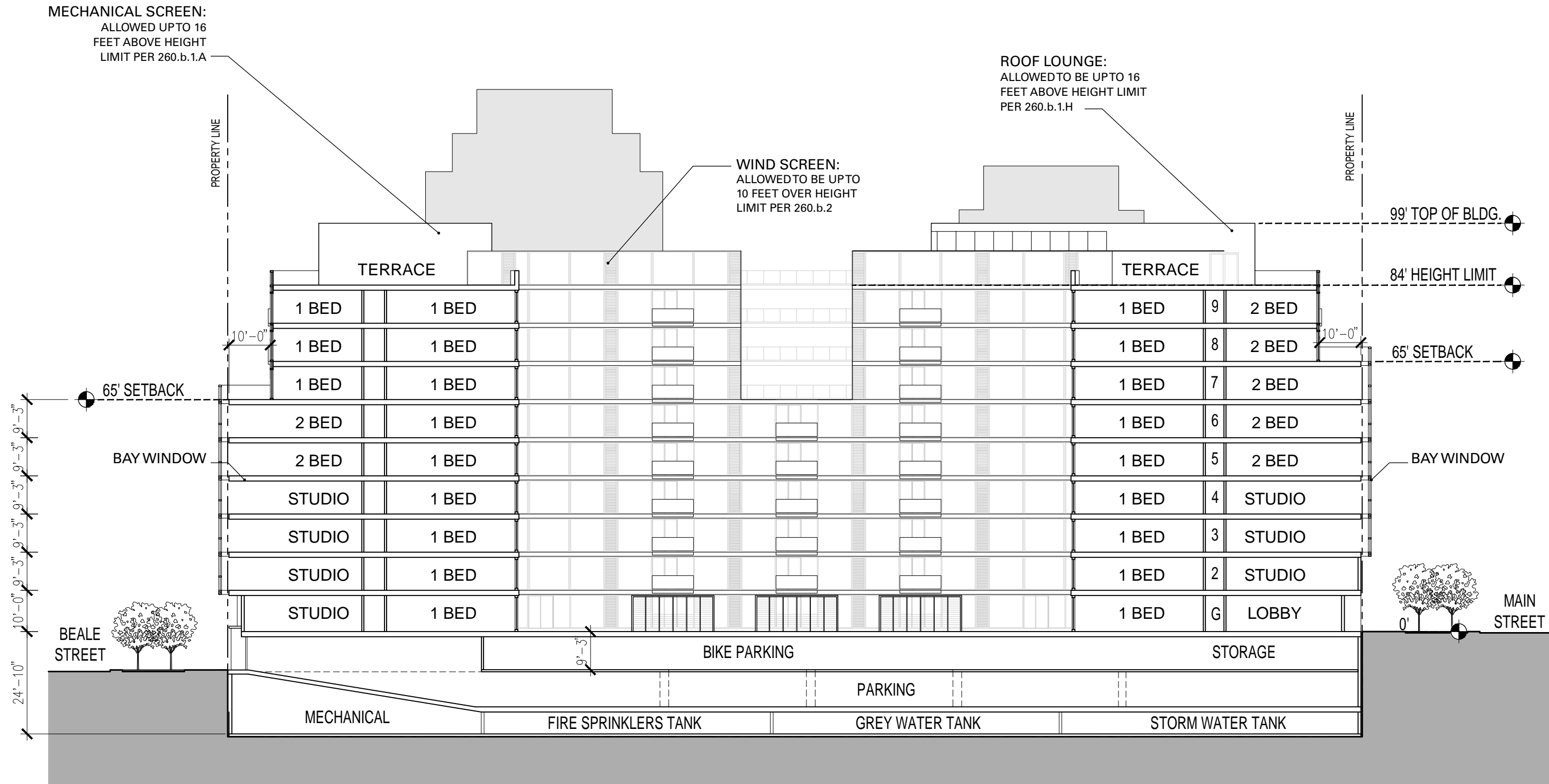
EAST AND WEST ELEVATIONS



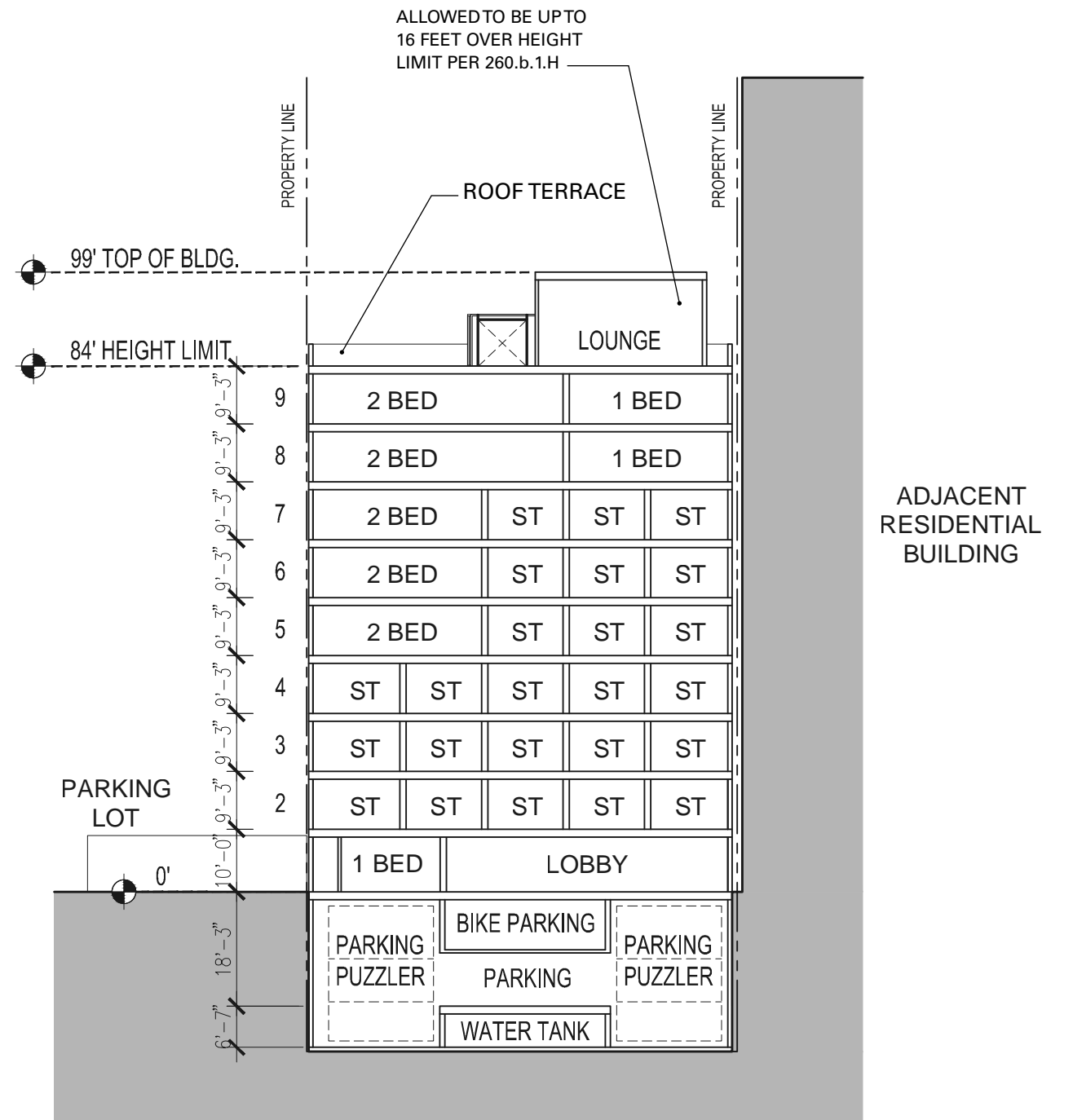
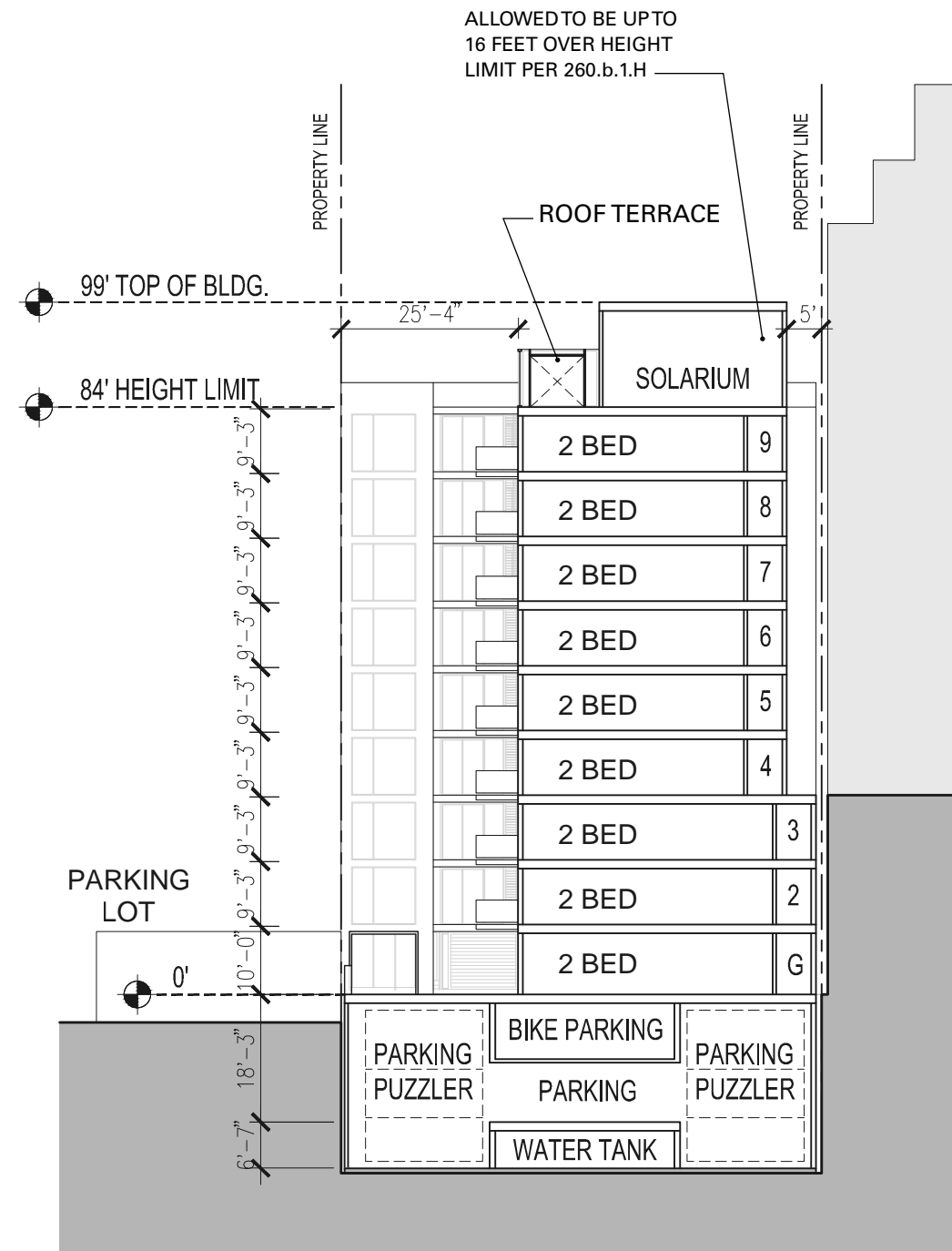
SOUTH ELEVATION



NORTH ELEVATION



BUILDING SECTION





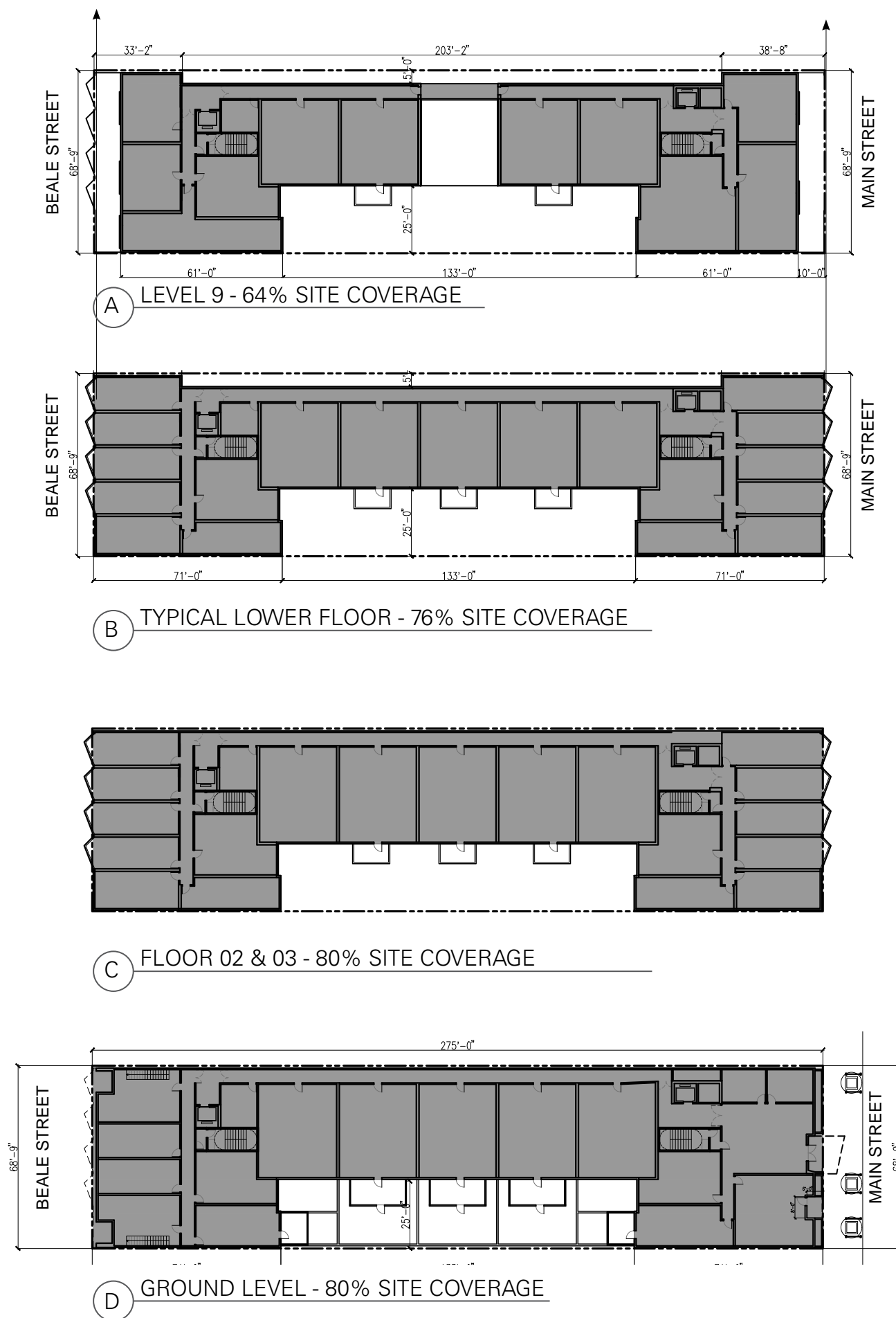
PERSPECTIVE VIEW



PERSPECTIVE VIEW



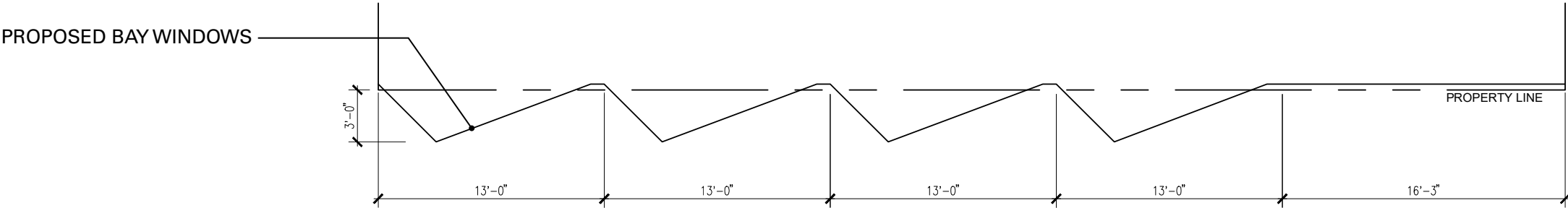
PERSPECTIVE VIEW



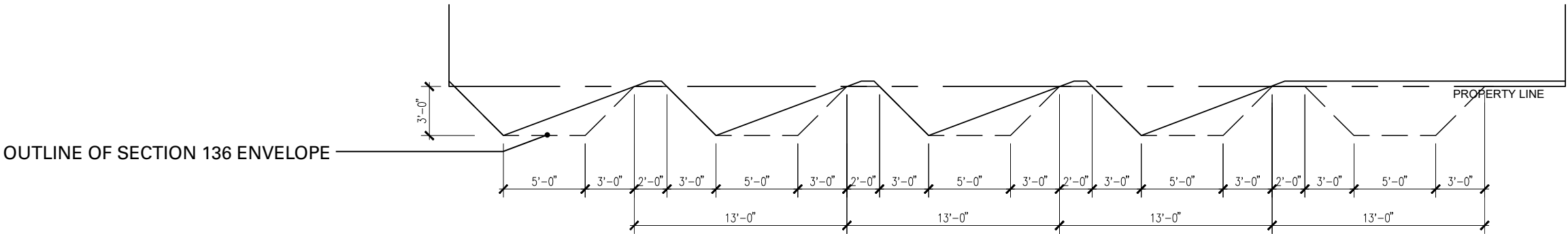
RESIDENTIAL		GROSS AREA*	LOT*
Floor	UNITS/FLR	SQFT	COVERAGE
	ROOF	4,000	-
9	11	12,100	64%
8	11	12,100	64%
7	14	12,835	67%
6	17	14,520	76%
5	17	14,520	76%
4	19	14,620	76%
3	19	15,250	80%
2	19	15,120	80%
1	14	14,740	80%
M	0	7,300	-
B	0	17,720	-
TOTAL UNITS		154,825	GSF

LOT COVERAGE

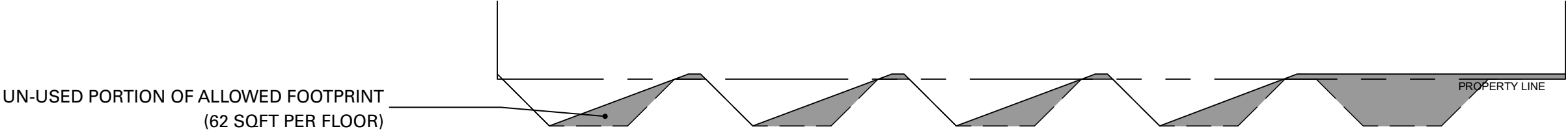




A PROPOSED BAY WINDOW RHYTHM



B SECTION 136 BAY WINDOW REQUIREMENTS



C PROPOSED ALLOWED BAY WINDOW AREA UN-USED

PRIVATE BALCONIES
75 SQFT EACH

SOLARIUMS
75 SQFT EACH

SOLARIUM, 1025 SQFT COMMON OPEN SPACE AS
PER PLANNING CODE SECTION 135(g)(3)

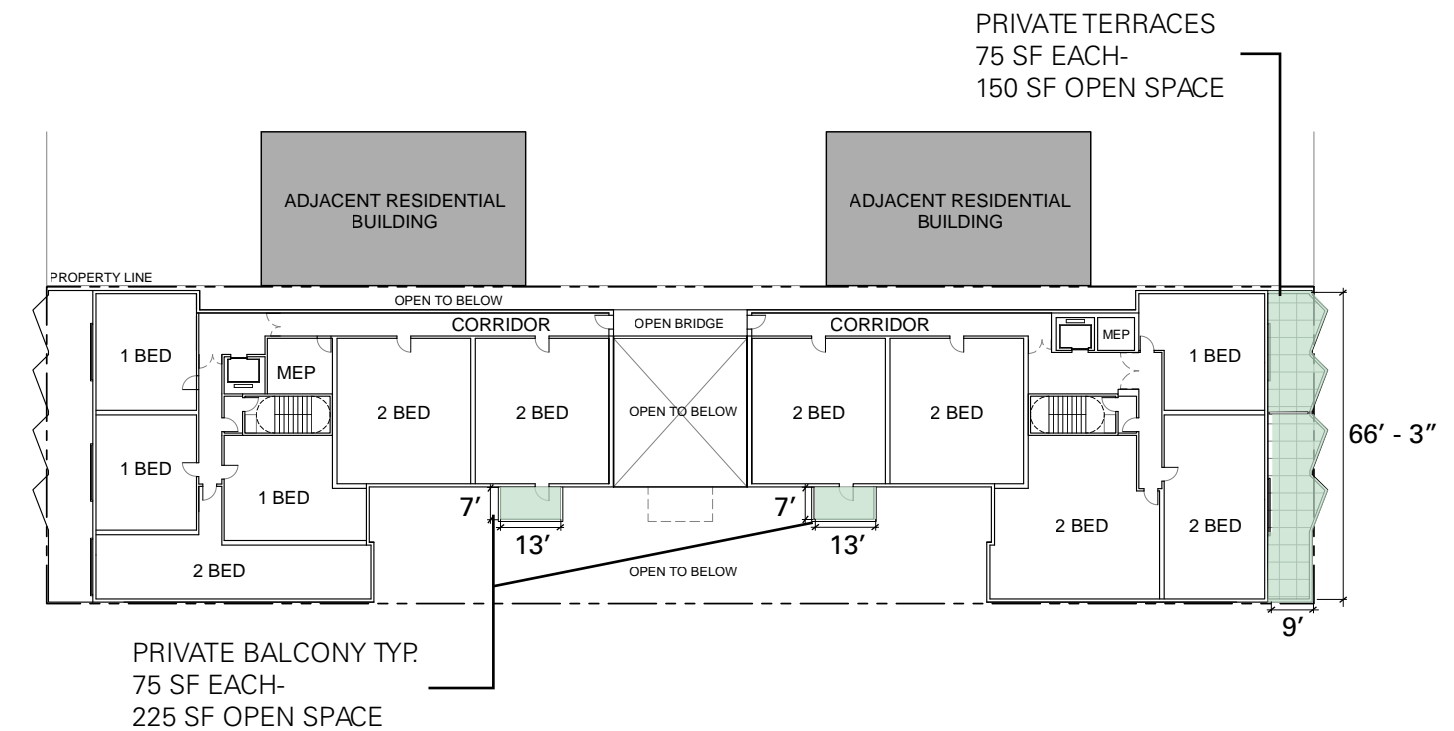
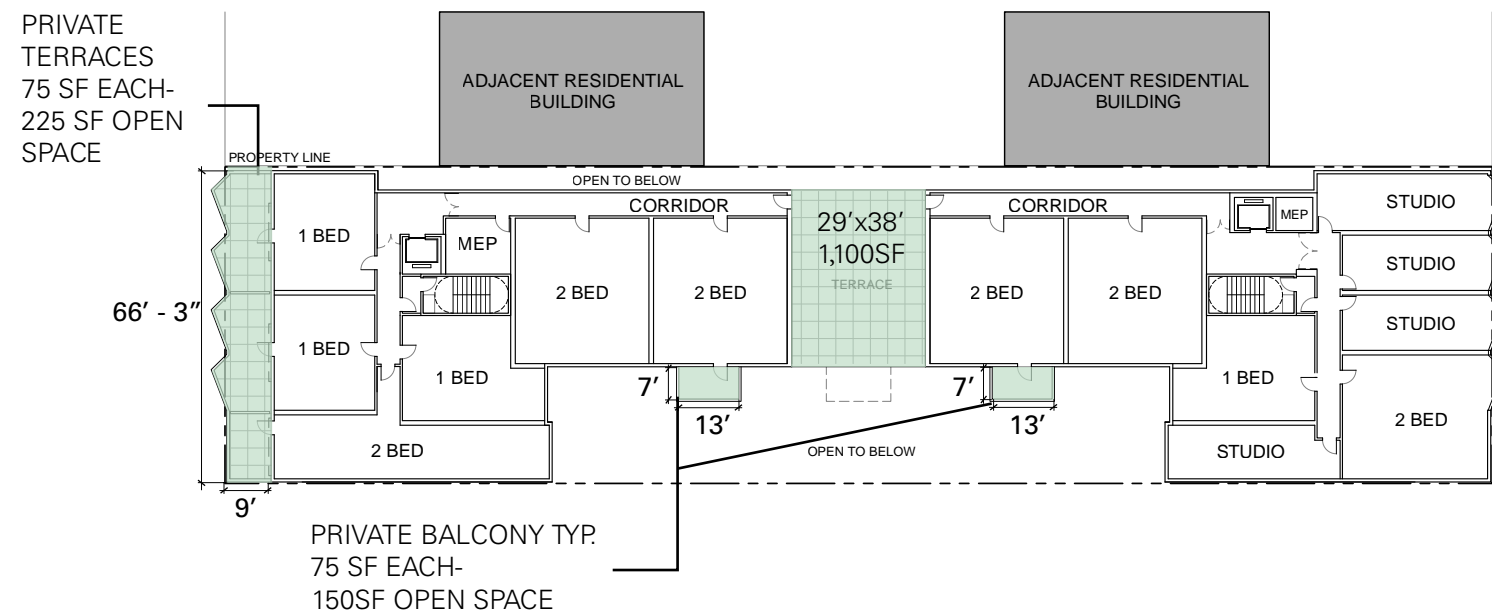
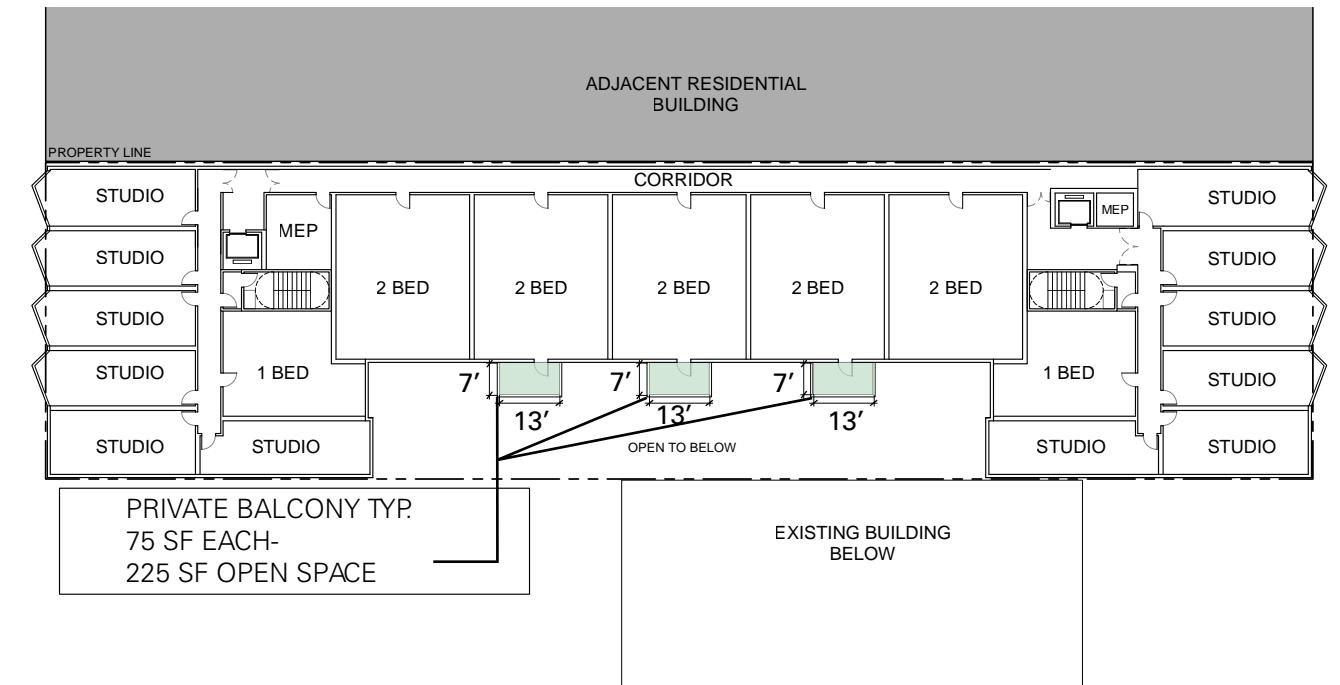
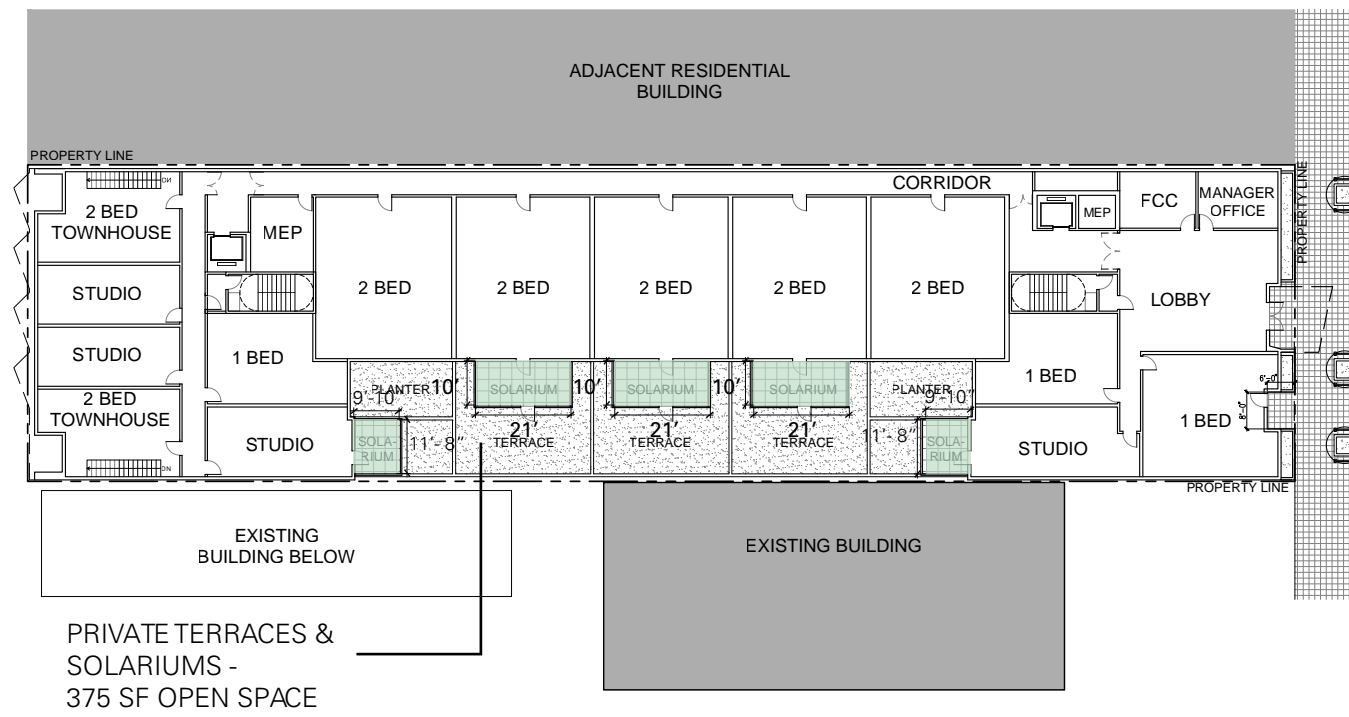
FREE STANDING GLASS WIND SCREEN IS A FEATURE
SPECIFIC HAZARD AND SHALL BE TREATED WITH A
FRIT PATTERN PER BIRD-SAFE BUILDING REQUIRE-
MENTS

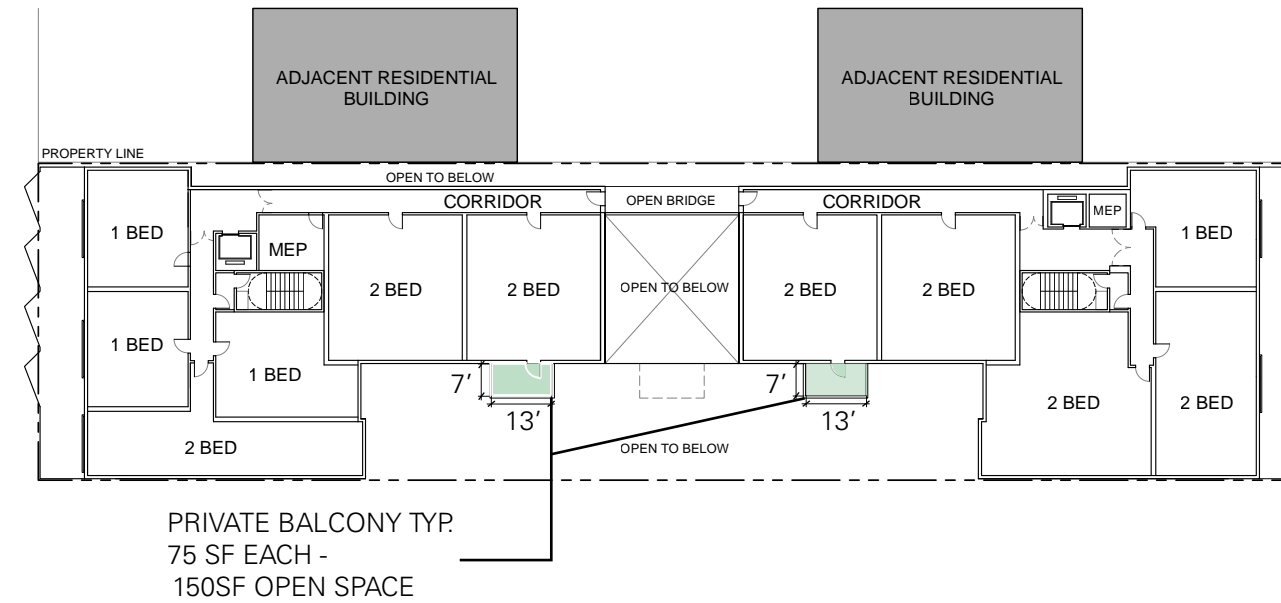
ROOF TERRACES, 7300 SQFT COMMON OPEN SPACE

PRIVATE TERRACES, 75 SQFT EACH

PRIVATE TERRACES
MIN 75 SQFT EACH

RESIDENTIAL		PRIVATE BALCONIES	PRIVATE TERRACES	COMMON OPEN SPACE	TOTAL OPEN SPACE
Floor	UNITS/FLR	# of Balconies	# of Terraces		
	ROOF	-		7,225	7,225
9	11	2	0	0	150
8	11	2	2	0	300
7	14	2	3	1,100	1,475
6	17	3	0	0	225
5	17	3	0	0	225
4	19	3	0	0	225
3	19	3	0	0	225
2	19	3	0	0	225
1	14	0	5	0	375
M	0	-	-	-	-
B	0	-	-	-	-
TOTAL UNITS		21	10	8,325 SF	10,650 SF

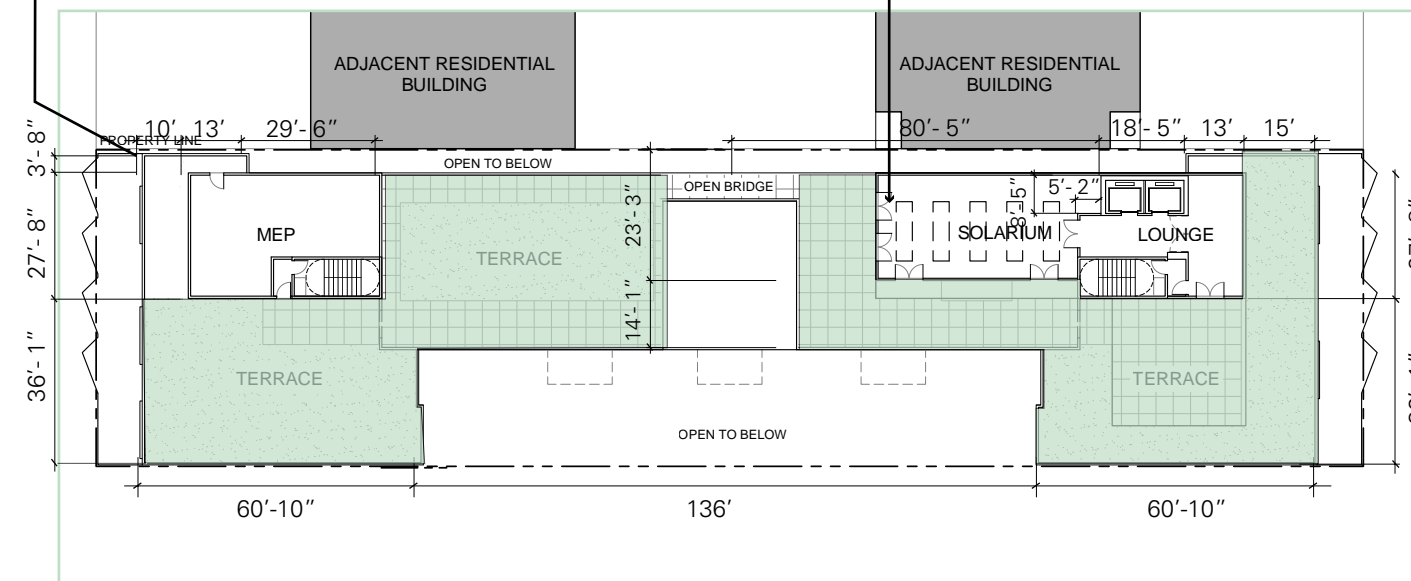




A LEVEL 9 FLOOR PLAN

ROOF TERRACES -
6200SF COMMON
OPEN SPACE

SOLARIUM -
1025 SF COMMON
OPEN SPACE AS PER
PLANNING CODE SEC
135(G)(3)

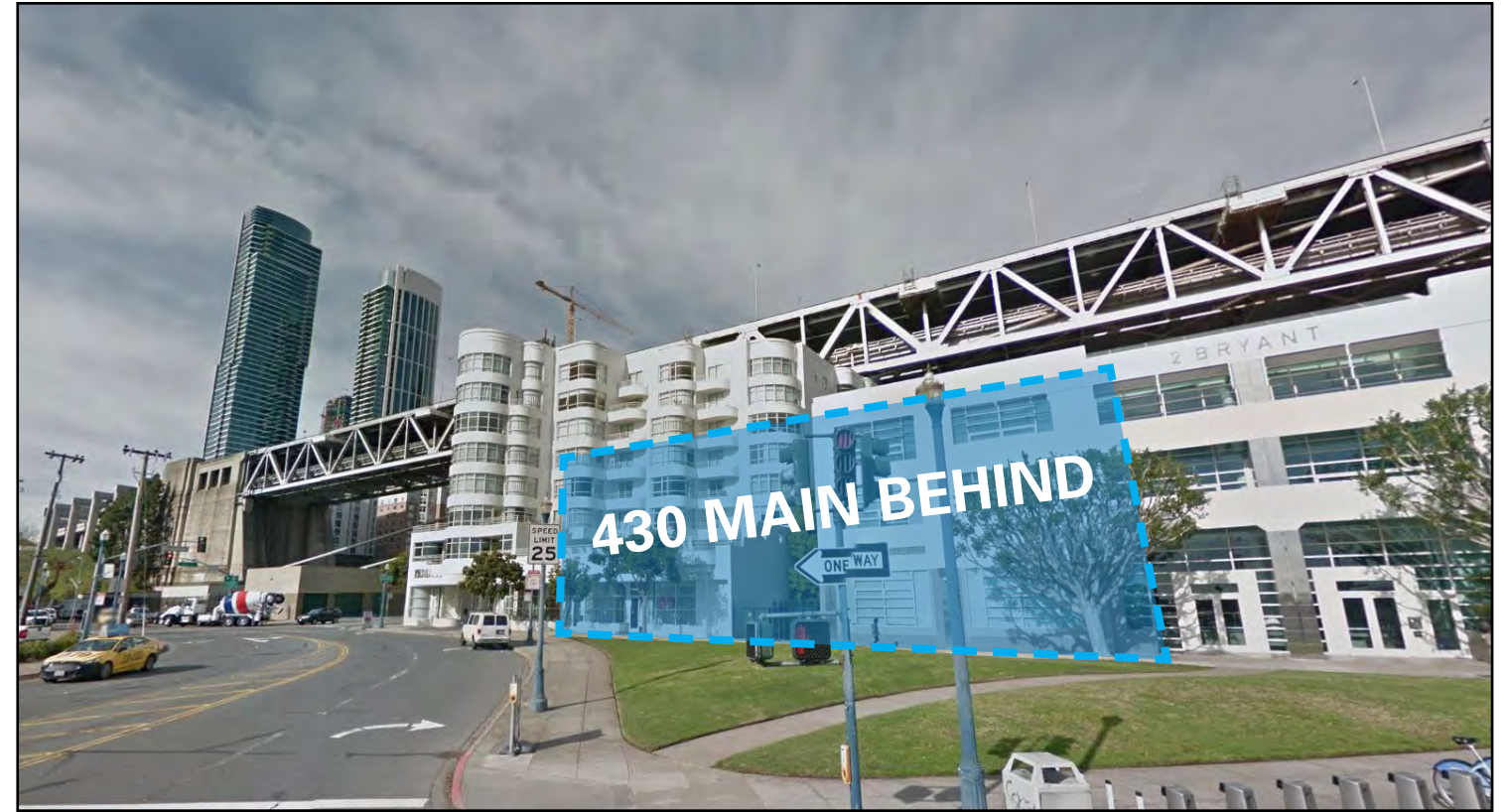


B ROOF PLAN

IN LINE WITH THE REQUEST FROM THE PLANNING COMMISSION, THE PROJECT HAS BEEN MODIFIED TO REMOVE THREE TWO BEDROOM UNITS, TO CREATE AN OPENING IN THE FACADE THAT WILL ALLOW LIGHT & AIR TO PASS INTO THE ADJACENT COURTYARD.

THE PROJECT TEAM WILL CONTINUE TO WORK WITH THE NEIGHBOR ON THE MATERIAL SELECTION AND DETAIL DESIGN OF THIS FACADE.

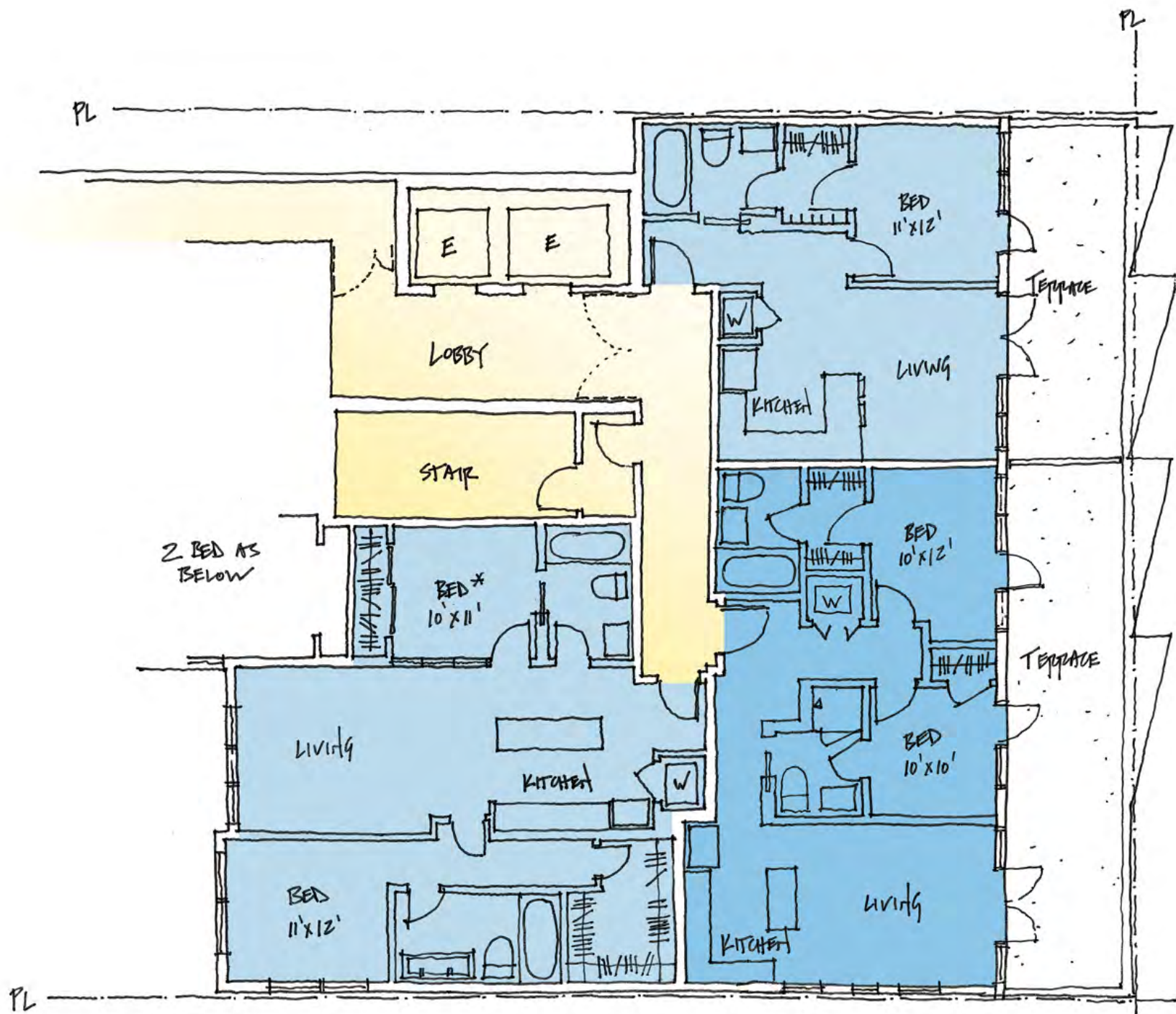




The proposed project at 430 Main Street will not result in any additional shadows cast upon the existing public green space at the corner of Bryant Street and The Embarcadero.

As illustrated in these photographs the existing 8 story building at the corner of Bryant and Main Streets is tall enough to obscure the green space from any structure that is equal in height to the underside of the Bay Bridge. The proposed project will not be taller than this height and is 99 feet north of the bridge resulting in no new shadows being cast upon the green space in question.



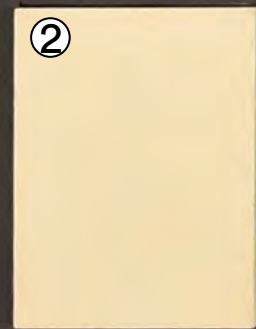


○ TYPICAL UPPER FLOOR UNIT LAYOUTS

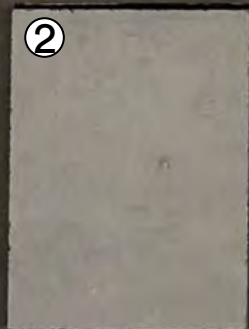




High Performance Insulated Glazing Unit - Exterior Glazing



Fiber Cement Panel Rainscreen with Natural Color Variation - Primary Building Material



Fiber Cement Panel Rainscreen with Natural Color Variation - Primary Building Material



Painted Metal Panels - Main Entry, Trim and Mullions



Warm Patina Metal - Accent at Unit Entries



Custom Laser Cut Metal Panels - Juliet Balcony Railings

- ① Warm Patina Metal - Accent at Unit Entries
- ② Fibre Cement Panel Rainscreen with Natural Color Variation - Primary Building Material
- ③ Custom Laser Cut Metal Panels - Juliet Balcony Railings
- ④ Painted Metal Panels - Main Entry, Trim and Mullions
- ⑤ High Performance Insulated Glazing Unit - Exterior Glazing

MATERIALS PALETTE

EXHIBIT D

Rich Hills, President
SF Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Via email richhillssf@gmail.com

Dear President Hills and other members of the Planning Commission and Commission staff:

We are writing to object to Tidewater's proposal to build a nine story, 140 dwelling building at 430 Main/429 Beale (Planning application # 2014-002033DNX & 2014-002033ENV).

We are co-owners of a condominium in the BayCrest, at 201 Harrison Street, immediately adjacent to the proposal.

The Air Quality report on the design considered by the Commission at its meeting on 29 March 2018 shows that the project as then proposed would significantly block air and light and increase dangerous pollutants to the BayCrest's courtyards and living units. The revised plans, which create a small opening covered by glass, do nothing to address these problems and do not comply with the Commission's direction to the developer at its 29 March meeting, nor are they responsive to the long-advanced position of the Planning Department and the Baycrest residents for an open design to mirror the Baycrest.

Throughout numerous "consultations", the developer has consistently refused to consider altering the design of the project to minimize these problems. However, the developer knew, or should have known, of the extent of these problems, since these are the same issues that caused the Supervisors to reject a smaller project with the same defects in 2009.

Each of the three BayCrest open space courtyards suffers unique and specific impacts from the proposed development, under both the original plan and the minimally revised plan.

Because the BayCrest is very close to the Bay Bridge, trapping of airborne pollutants by the proposed development are a major concern. According to the Air Quality report prepared for this project, the Main Street courtyard would be heavily impacted with a 15% increase in PM2.5 pollutants. PM2.5 is particulate matter that is small enough to enter into a person's lung, digestive system and skin, leading to significantly increased health risks for all BayCrest residents and staff. The BayCrest center courtyard would experience a 7% increase in PM2.5 pollutants. There is no safe level of exposure to PM2.5. According to the Air Quality report, an increase in PM2.5 may well be a signal that other pollutants will increase. No information is provided on the additional impacts from these other pollutants. This report confirms the severe health implications revealed by environmental consultants in 2009, in relation to the earlier, similar proposal.

In addition to the problem of airborne pollutants, the proposed development would very substantially block light to the BayCrest common areas and apartments. The existing central courtyard is now an attractive area that provides light, gardens and recreational open space for residents, guests and staff. Constant overshadowing and the concentration of pollutants by the proposed development would make this space unusable.

The impact of loss of light in living spaces would be greatest on apartments on the lower floors and those immediately adjacent to the proposed building (which would face a wall only five feet away). Some apartments would have virtually no access to natural light and a significant reduction in air movement. There is no opportunity for the BayCrest community to ameliorate these impacts as there is no central ventilation in the building, and individual air conditioning is not feasible for most apartments, including those most severely affected.

There would also be a significant loss of light in public spaces. The Beale Street courtyard is a public-private open space which is not supposed to be shadowed. The proposed project will shadow this courtyard but there is no attempt to address the problem. There is also a public view corridor from the Harrison street bridge that should be preserved but is adversely affected by the proposed project and again there is no discussion of this matter.

The loss of value of all BayCrest apartments would be likely to be significant. This would lead to a reduction in tax revenue for the city and may have other consequences such as foreclosures which would further damage the neighborhood. We understand that the city places a high priority on new housing, but allowing such a flawed project to proceed would create more problems than solutions. While the new building may create some short-term employment and provide some housing, this would be more than offset by the negative effect on the quality of the existing BayCrest housing and the existing, active neighbourhood, and on the quality of life of the several hundred established owners and residents who are themselves working people and families.

We would like to make one further comment regarding the proposal. The developer's lack of good faith and lack of concern for neighbourhood health and amenity has been demonstrated by the non-responsiveness to neighbourhood concerns since this building was first proposed. At a neighbourhood meeting held on 13 October 2015, the developer provided a display of drawings but did not engage in any public questions and answers. When we spoke directly to him about our concerns, he stressed his interest in hearing from residents, but was adamant that, regardless of what was said, there would be no changes to the proposal. This position has been maintained consistently throughout the process. The frequent meetings in the area which purport to be consultations are cynical window dressing, designed to generate the appearance of consultation, with no real attention to the issues raised. These actions raise doubts about the sincerity and reliability of other claims made about the proposed project.

We at Baycrest have provided alternative plans which ameliorate some, though not all, of the harms which the proposed design creates. These alternative designs are demonstrably financially feasible, though somewhat less profitable for the developer. However, as noted above, the developer has refused to consider any modifications to the proposed design, and the slight but inadequate modifications made in response to the Commission's own directions confirm this attitude.

Overall, the current proposal and design represents a cynical attempt to comply with some, though not all, of the bare minimum specific planning requirements, while ignoring or undermining the broader goals of the Rincon Hill plan and the planning process itself. As confirmed by the air quality report, if this project goes ahead, BayCrest residents would be left with a dark well for a central courtyard and a notable increase in particulate matter, with nowhere to escape and no way to ameliorate the health risks. The proposed building should not be approved.

A previous development proposal at 430 Main—which was for 8 storeys and fewer dwelling units-- was rejected in 2009 by the Board of Supervisors for failing to prepare an EIR, as well as failing to meet requirements for dwelling unit exposure and open space. This proposal for an even larger building should not be approved by the Planning Commission

Thank you for taking the time to consider this submission.

Regards

Kathy Mack
Rod Watkins
Ann Bailey
BayCrest apartment 627

July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

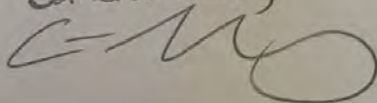
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Cameron Moberg


From: [Ionin, Jonas \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 430 Main St - Letter of Support
Date: Tuesday, April 03, 2018 4:00:07 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

jonas.ionin@sfgov.org
www.sfplanning.org

From: George Zisiadis [mailto:george.zisiadis@gmail.com]
Sent: Wednesday, March 28, 2018 9:26 AM
To: Koppel, Joel (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Melgar, Myrna (CPC); planning@rodneymong.com; Johnson, Milicent (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC); Secretary, Commissions (CPC)
Subject: 430 Main St - Letter of Support

Commissioners, thank you for your work

I am writing in support for the 430 Main St project, being discussed at the hearing tomorrow. I'm a 7 year resident of the city. I've spent enormous amounts of time over the past 1.5 years working next door to 1026 Market St, another property slated for development by Tidewater.

That building's community food court, The Hall, has been such a cornerstone and asset to that neighborhood. Tidewater's continued operation of it for years while losing money clearly demonstrated to their commitment to building real communities. I saw firsthand how many regular and repeat customers The Hall cultivated. Tidewater was also constantly proactive in its communications and feedback gathering about its new plans. More rooted residents and street activity is critical to supporting the vibrancy of normally vacant areas like that. The same is true of 430 Main St.

To me, Tidewater's actions and plans at 1026 Market clearly demonstrate the thoughtfulness of their community centered development approach, and that's why I support their efforts at 430 Main St in San Francisco.

thank you for your consideration,

GeorgeLovesYou.com

From: Jennifer Glatzer
To: [Vu, Doug \(CPC\)](#)
Cc: [Kim, Jane \(BOS\)](#); [Li, Michael \(CPC\)](#)
Subject: Re: 430 Main Street
Date: Monday, April 23, 2018 8:10:47 PM

I am writing to propose a safe, clean and neighborhood friendly design for the Tidewater building proposed near BayCrest. Please take into consideration our health with air quality, which is already bad by the Bay Bridge. I hope this project will allow for Bay crest to keep their small outdoor areas and not affect trees, sunlight and air quality where the residents who have lived here for YEARS will suffer.

Thank you
Jennifer Glatzer

On Mon, Mar 19, 2018 at 12:18 PM, Vu, Doug (CPC) <doug.vu@sfgov.org> wrote:

Hi Jennifer,

Your comments, including those from Jan. 18, 2018 have been made part of the public record.

Doug

M. Douglas Vu, ASLA

Senior Planner | Current Planning Southeast & Historic Preservation Divisions

San Francisco Planning Department
[1650 Mission Street, Suite 400 San Francisco, CA 94103](#)
Direct: 415.575.9120 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Jennifer Glatzer [mailto:jendev@gmail.com]
Sent: Saturday, March 17, 2018 7:17 AM
To: Kim, Jane (BOS); Vu, Doug (CPC); Li, Michael (CPC)
Subject: [430 Main Street](#)

Hi - I am writing about the proposed 100 foot building that has been Tidewater's project for years. I have lived at BayCrest for 8 years now and my window looks directly out at the proposed building, where my ONLY open window is that direction. This will severely compromise my air quality and ANY natural light I get. My plants, dog and my family will

From: Barbara Marshall
To: [Vu, Doug \(CPC\)](#)
Subject: StoragePro Building 429 Beale
Date: Tuesday, April 10, 2018 10:50:27 AM

Please add to the consideration of removing the building housing StoragePro at 429 Beale the concern that its historic elevator may be a valuable piece of the city.

Thank you.

all suffer. Please get rid of this project once and for all so the residents of BayCrest, who have lived here for over 20-30 years can continue to lead healthy lives.

Thank you for your time

Jennifer Glatzer

BayCrest Owner Unit 1022

408-805-0231