

1101-1123 SUTTER STREET DRAFT EIR

HALSTED & CO

CAFE

CARPETS • LINOLEUMS

Joy Navarrete
Principal Environmental Planner / September 30, 2021 / Planning Commission

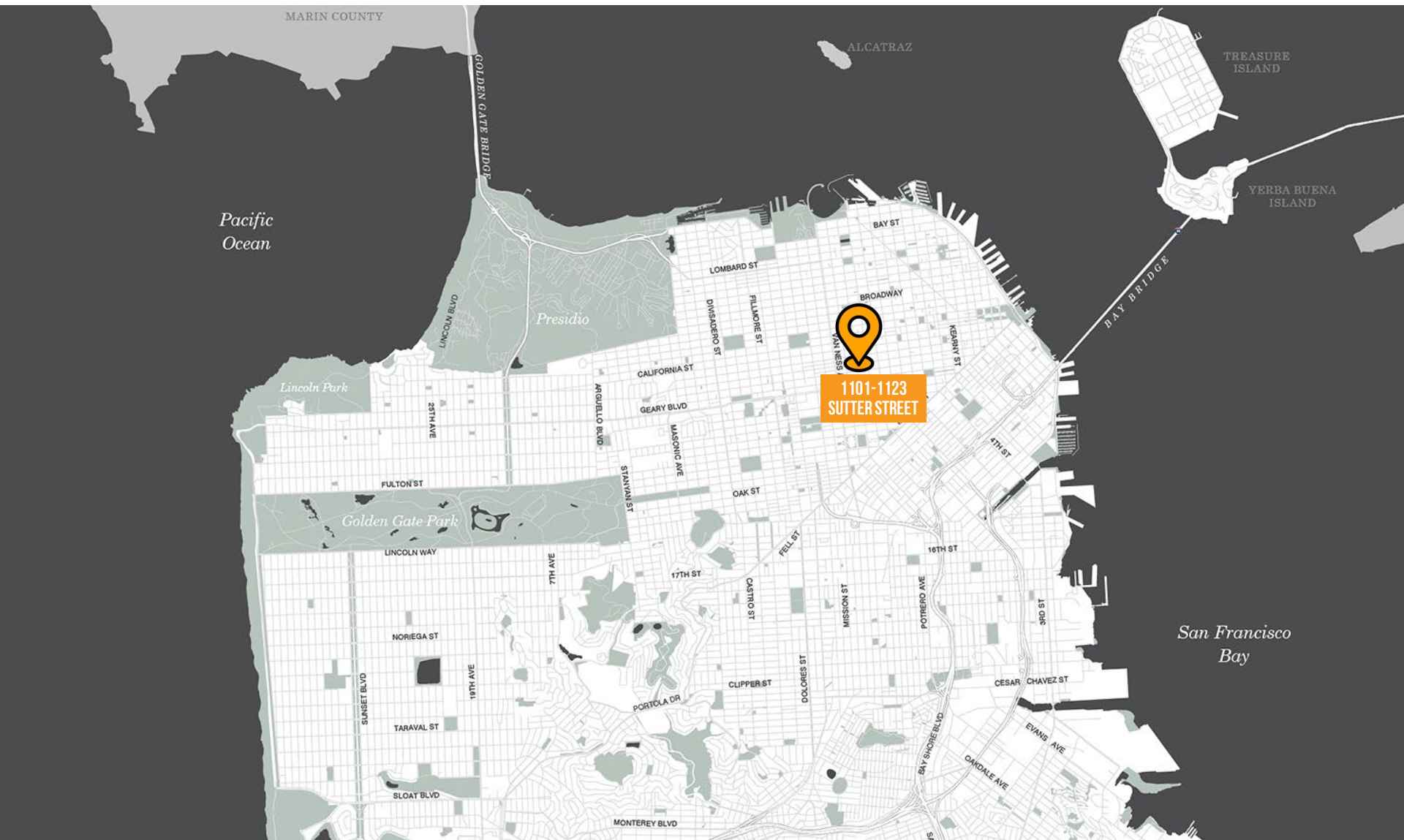


San Francisco
Planning

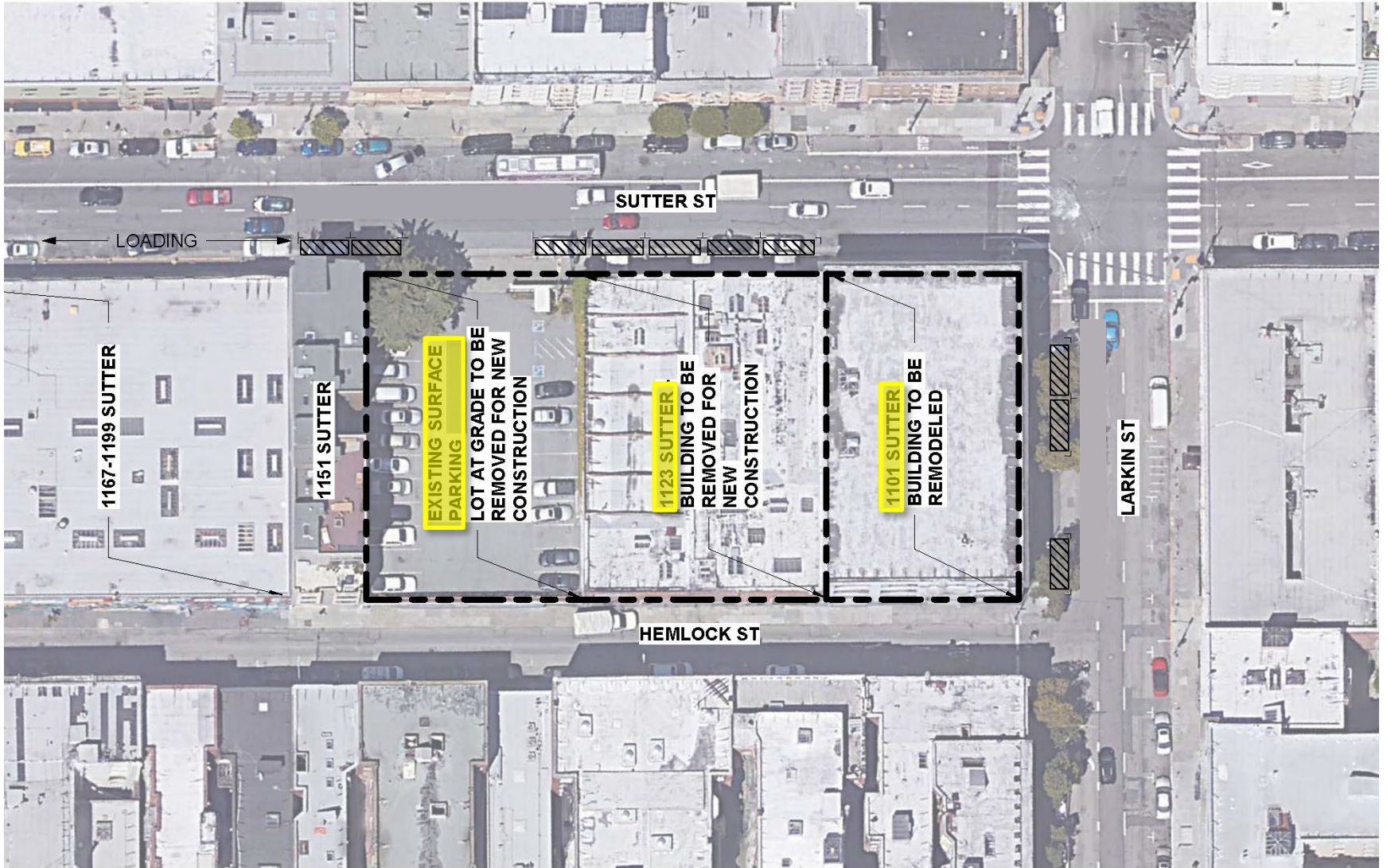
PROJECT SITE — EXISTING



Project Site: 1101-1123 Sutter Street



Project Site: 1101-1123 Sutter Street



1101 Sutter Street: Character-defining features



- Height and massing
- Concrete and brick masonry construction
- Stucco finish scored to resemble stone masonry
- Molded cement plaster ornament, including spandrel panels and urns
- Sheet metal cornice
- Grid-like fenestration pattern
- Divided-lite wood "industrial" sash windows

1123 Sutter Street: Character-defining features



- One-story height
- Simple rectangular form and massing
- Primary façade of 7 bays arranged symmetrically around 3 entrances, custom cast iron streetlights, pairs of wood casement windows
- Classical Revival details on the primary façade that include pairs of Doric columns, plaster ornament, and clathri screens

1123 Sutter Street: Character-defining features



- First floor interior spaces
 - Reception area
 - West and East chapels
 - Three suites of bereavement rooms



PROPOSED PROJECT BY PROJECT SPONSOR





EXTRAORDINARY
DESIGN

LIMITED PROJECT PORTFOLIO



MINT PLAZA
San Francisco
Completed | 2007



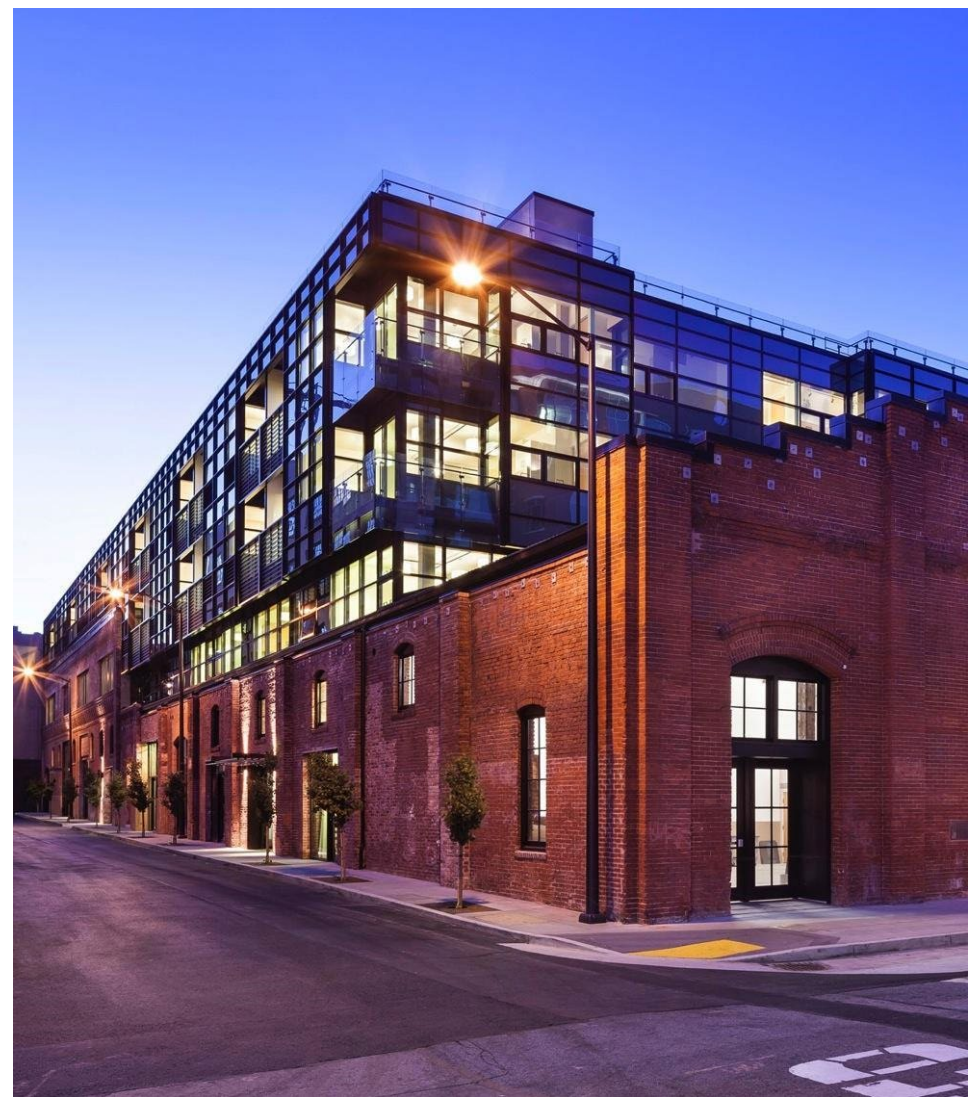
MINT COLLECTION

2, 6, 10 Mint Plaza | San Francisco
Completed | 1999, 2006

ARC LIGHT CO.

21 Clarence Place | San Francisco

Completed | 2012





POTRERO LAUNCH

2235 Third Street | San Francisco

Completed | 2012



2235 Third Street | San Francisco

Completed | 2012

SUTTER PARK

1101-1123 SUTTER

SAN FRANCISCO PLANNING COMMISSION

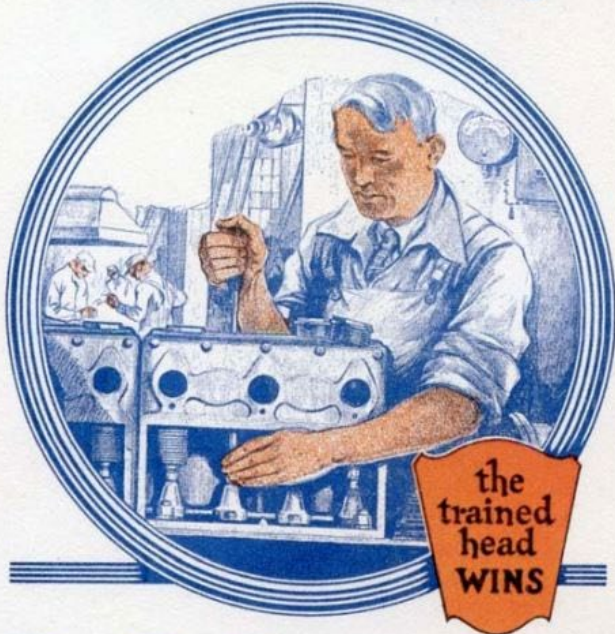
2021.09.30

MARTIN BUILDING CO



David Baker
Architects

~learn a **TRADE**
earn more money



the
trained
head
WINS

Healds Engineering & Automobile School

SUTTER & LARKIN STREETS SAN FRANCISCO
27 COURSES DAY AND NIGHT



50% DENSITY BONUS CREATING

- **221 RENTAL APARTMENTS**
- **89 TWO BEDROOMS - 40%**
- **50 ONE BEDROOMS - 23%**
- **82 STUDIOS - 37%**

20% ON-SITE AFFORDABLE

PARKING:

BIKES: 131 (Class 1 Spaces)
CAR: LESS THAN .5 PER UNIT



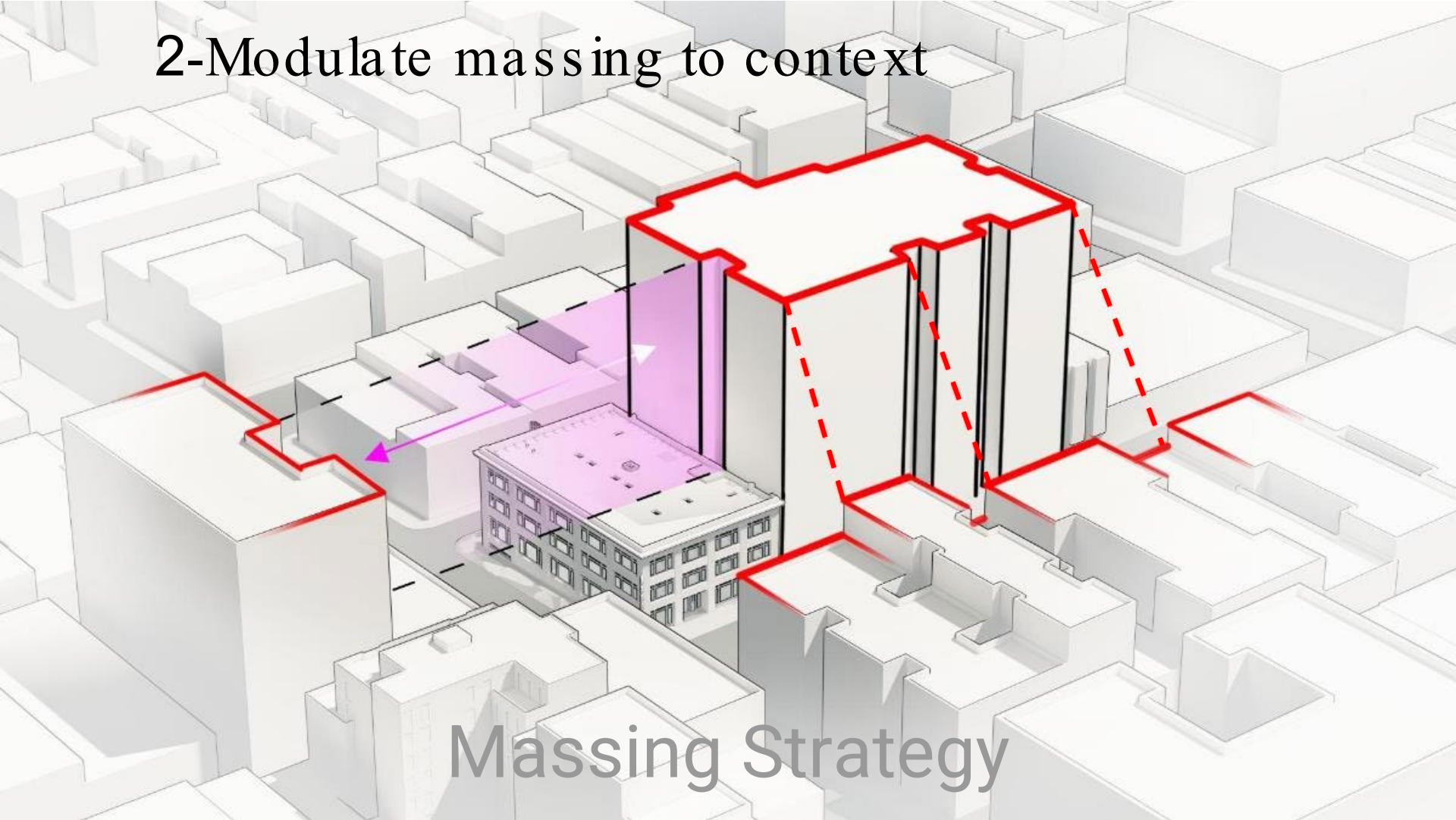
Massing Strategy

A 3D architectural rendering of a city block. The buildings are represented as white, blocky shapes of varying heights and widths, creating a dense urban environment. A single building in the center-right is highlighted with a thick black outline, making it stand out from the rest of the scene. The perspective is from an elevated angle, looking down at the city.

1-Site Extrusion

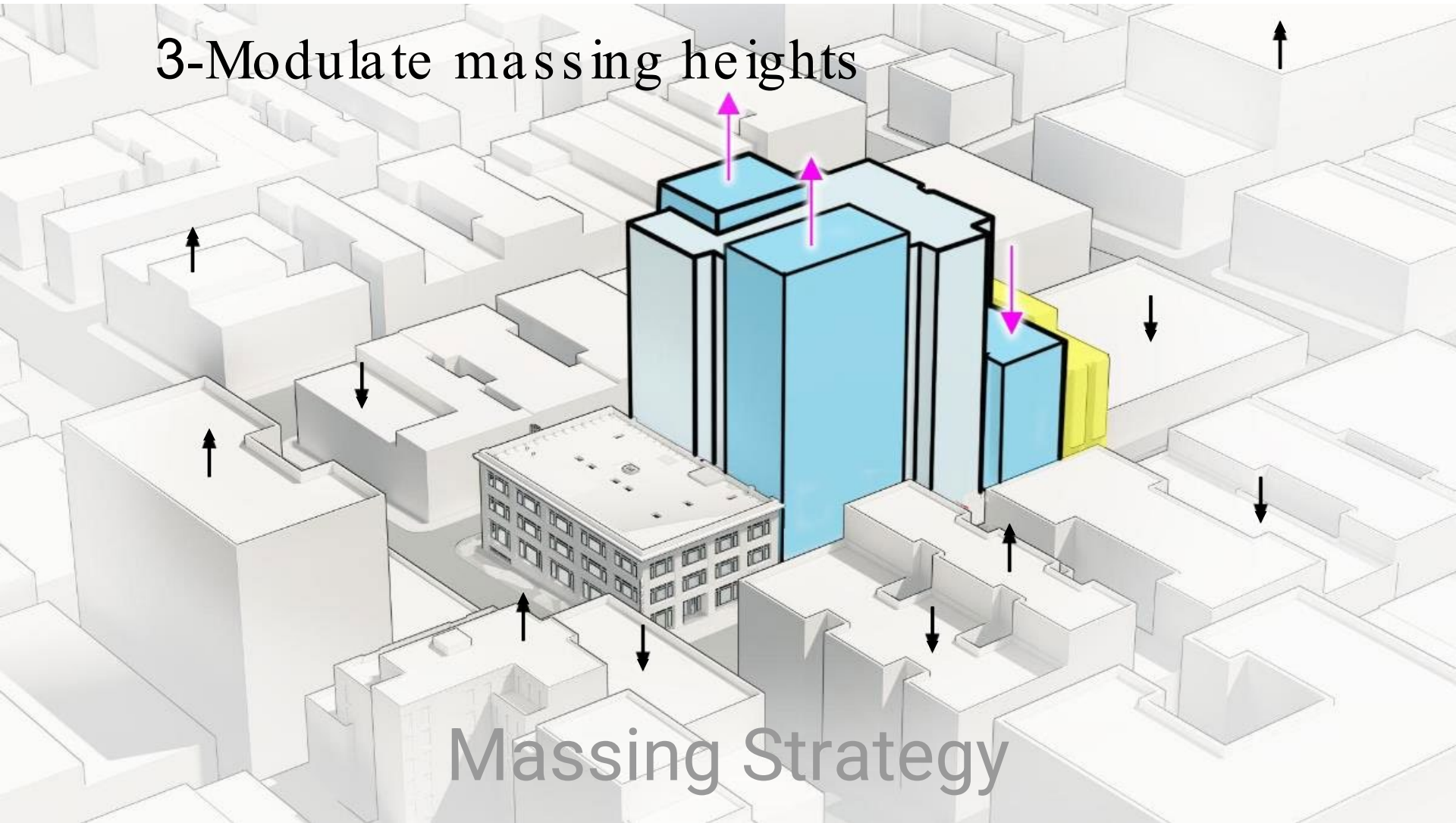
Massing Strategy

2-Modulate massing to context



Massing Strategy

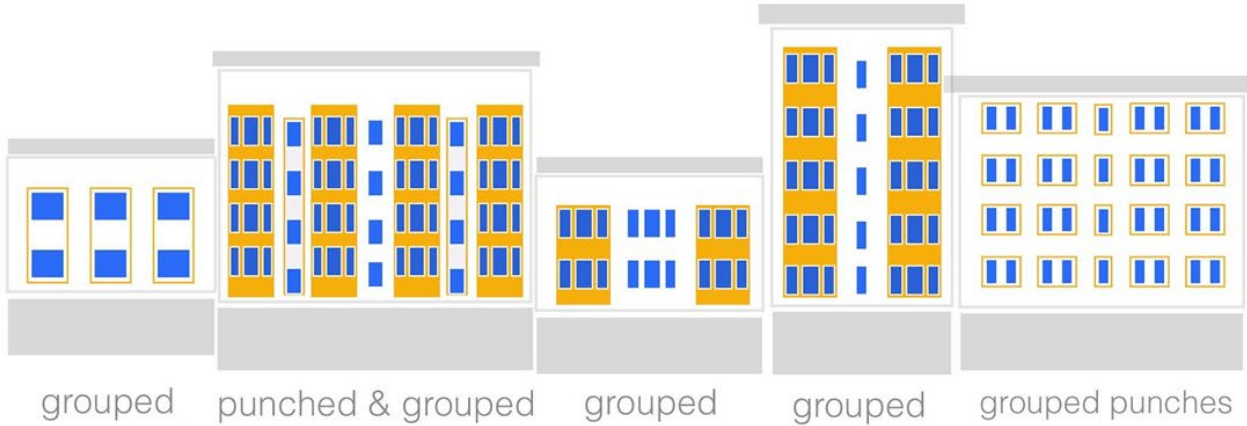
3-Modulate massing heights



Massing Strategy



Modulation of Facades on Sutter (North)

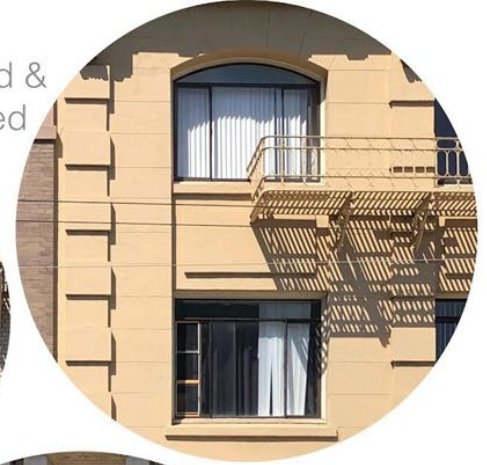




punched & grouped



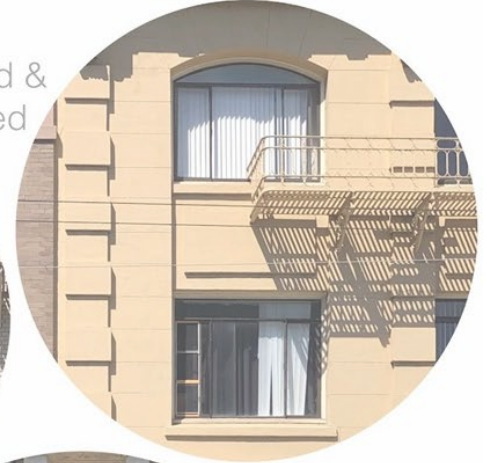
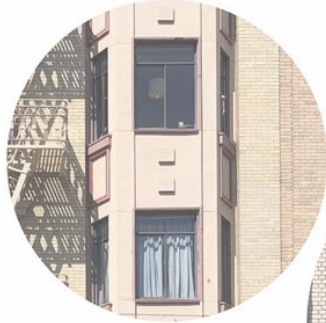
punched & grouped



materials weave

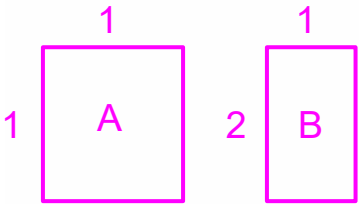


grouped



punched & grouped

punched & grouped

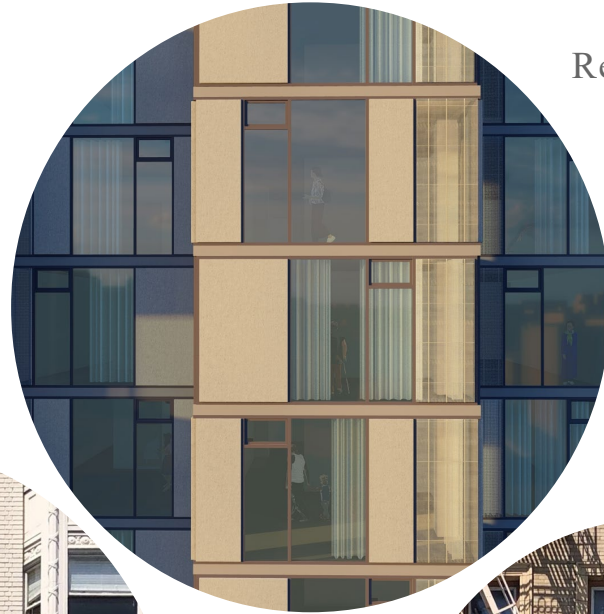


grouped

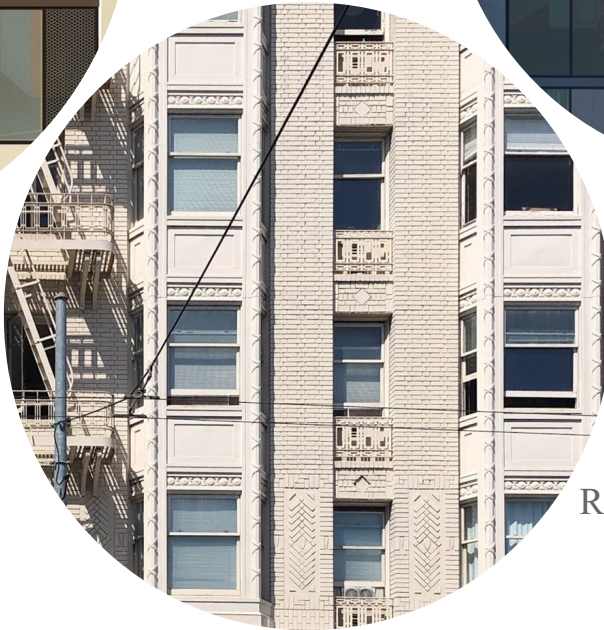




Grouped windows
vertically oriented



Recessed windows
offset grid



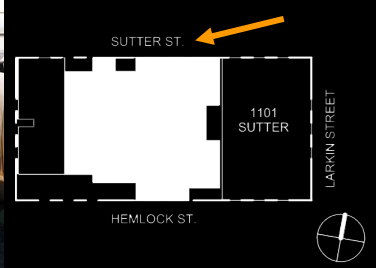
Recessed window
standard grid

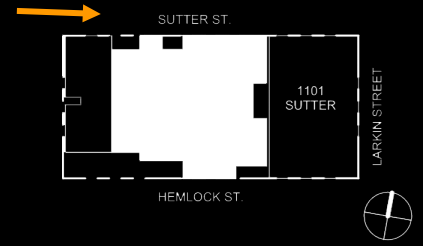


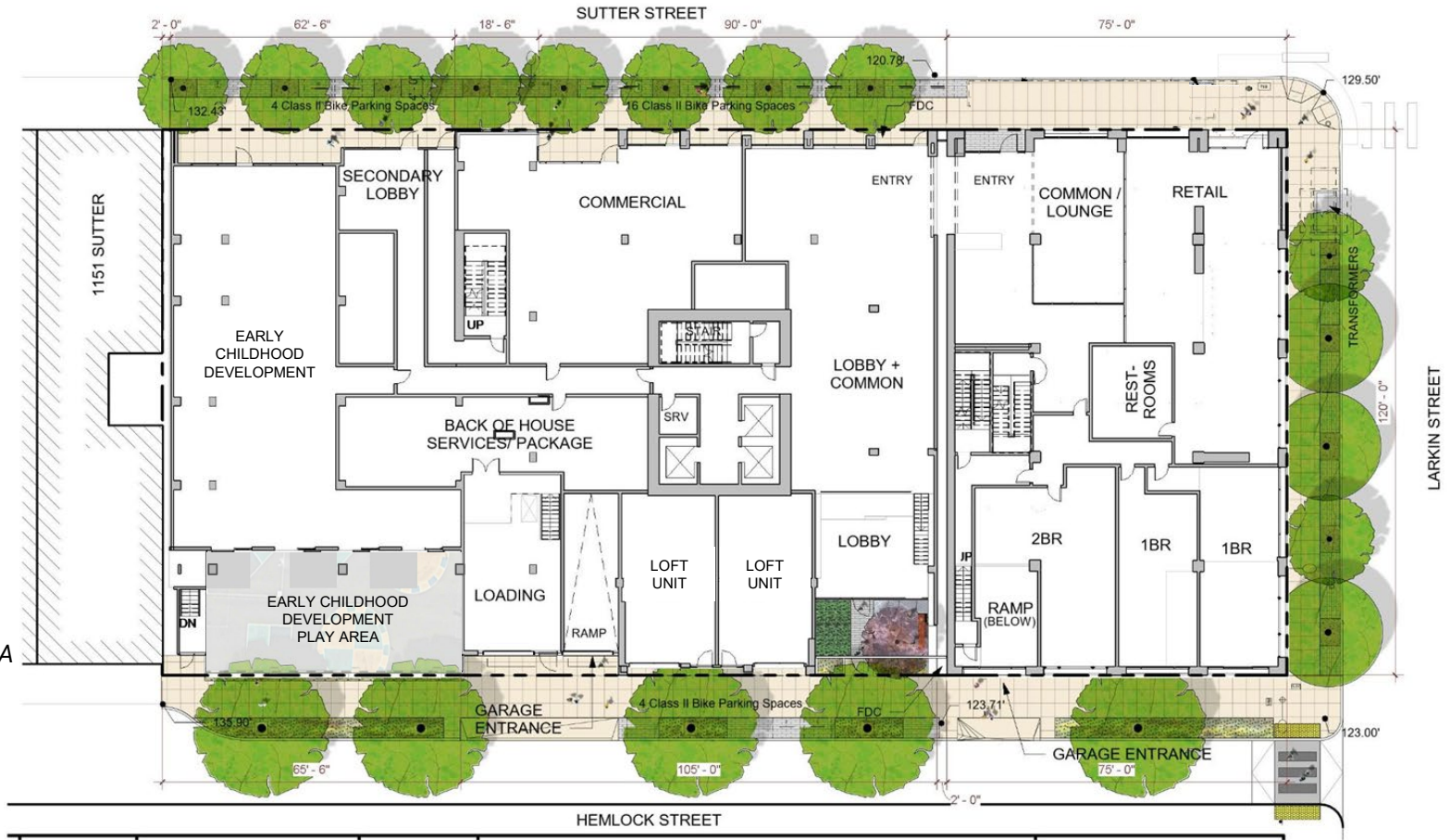












GROUND FLOOR AMENITIES:

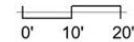
- EARLY CHILDHOOD DEVELOPMENT + OUTDOOR PLAY AREA
- LOBBY / LOUNGE
- RESTAURANT
- HEMLOCK ENTRY COURT



David Baker Architects 1101 Sutter Affordable, LP

1101 SUTTER

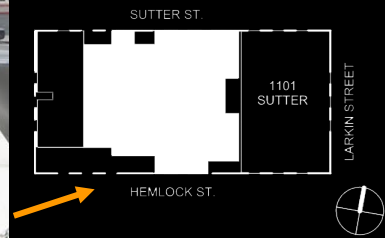
FLOOR PLAN SUTTER STREET LEVEL



21914
scale: 1" = 20'-0"
date: 05-28-2021

A11.2







SUTTER ST

1101
SUTTER

HEMLOCK ST

LARKIN STREET



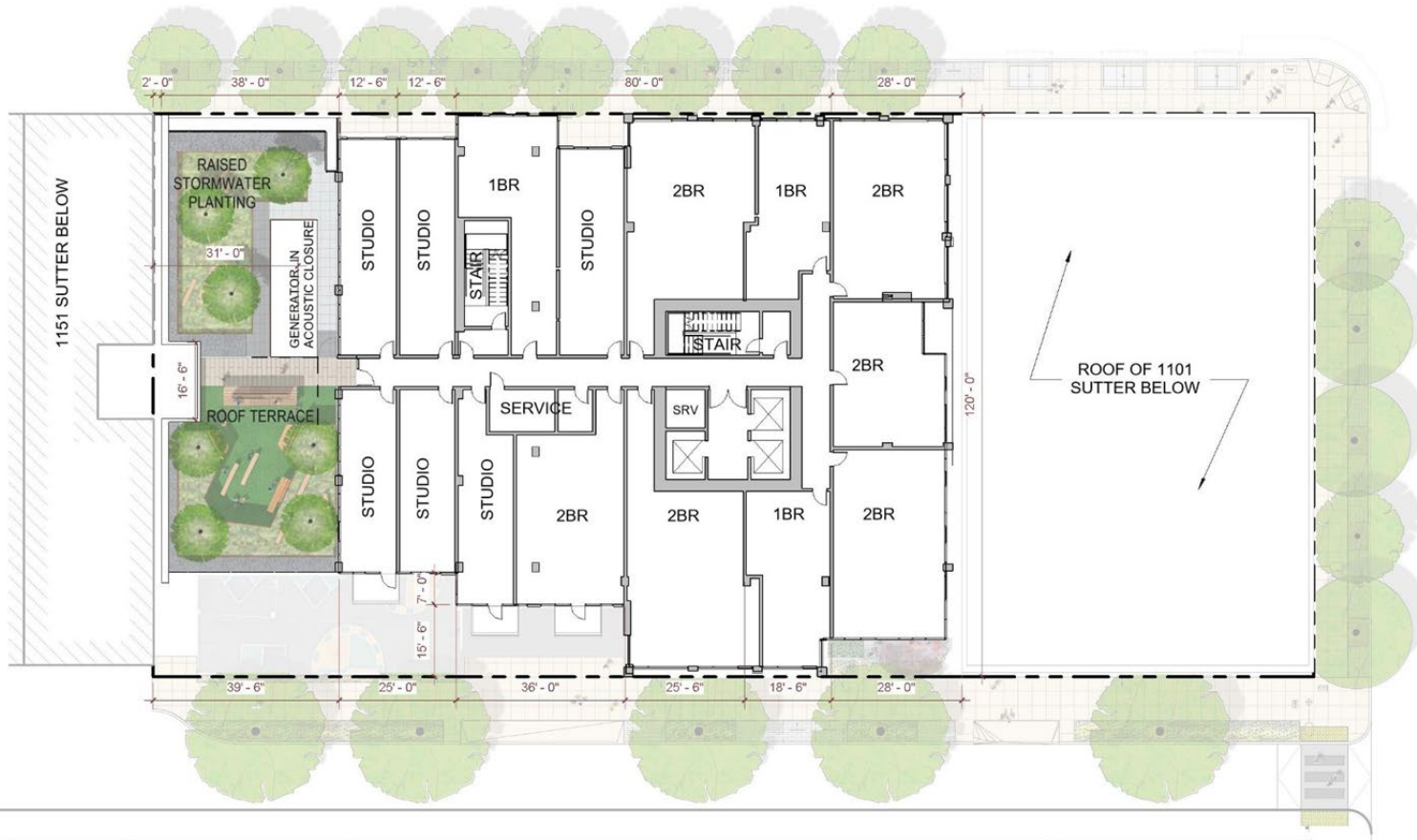
David Baker Architects 1101 Sutter Affordable, LP

1101 SUTTER

FLOOR PLAN LEVEL 2

21914
 scale: 1" = 20'-0"
 date: 05-28-2021

A12



LEVEL 7 AMENITIES:

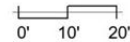
- DOG RUN
- DOG WASHING AREA



David Baker Architects 1101 Sutter Affordable, LP

1101 SUTTER

FLOOR PLAN LEVEL 7



21914
 scale: 1" = 20'-0"
 date: 05-28-2021

A14



ROOF AMENITIES:

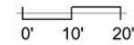
- LANDSCAPED ROOF DECK
- FITNESS CENTER / YOGA STUDIO
- SOCIAL LOUNGE WITH KITCHEN



1101 Sutter Affordable, LP

1101 SUTTER

FLOOR PLAN COMMON LEVEL 14



21914
scale: 1" = 20'-0"
date: 05-28-2021

EXISTING



PROPOSED



THANK YOU

Questions: info@DBArchitect.com

www.DBArchitect.com/SutterPark



David Baker
Architects

DRAFT EIR CONCLUSIONS & ALTERNATIVES



Historic Architectural Resources Impacts/**Mitigation Measures**

Proposed Project



1101 Sutter

Impact:

- Less than Significant (LTS)

Mitigation Measures:

- None

1123 Sutter

Impact:

- Significant and Unavoidable (SUM)

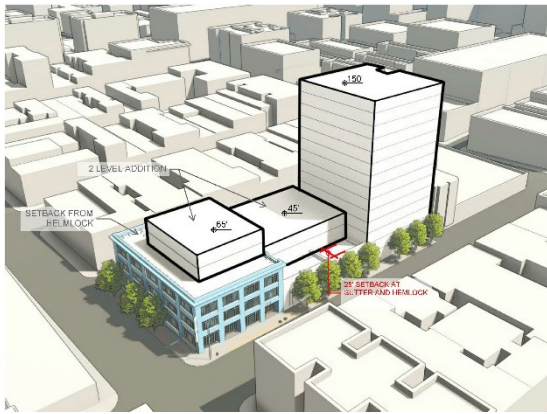
Mitigation Measures:

- Historical Documentation
- Interpretation
- Historical Architectural Salvage

Preservation Alternatives: Comparison Table

	PROPOSED PROJECT	FULL PRESERVATION ALTERNATIVE	PARTIAL PRESERVATION ALTERNATIVE 1	PARTIAL PRESERVATION ALTERNATIVE 2
Housing Units	221	115	151	214
Residential (gsf)	177,306	110,736	133,227	168,153
Common amenities for residents (gsf)	12,201	3,378	3,378	3,378
Commercial (gsf)	4,575	4,575	4,575	4,575
Vehicle parking spaces	118	118	118	118
Bicycle parking spaces	328	328	328	328

Preservation Alternatives: HPC input



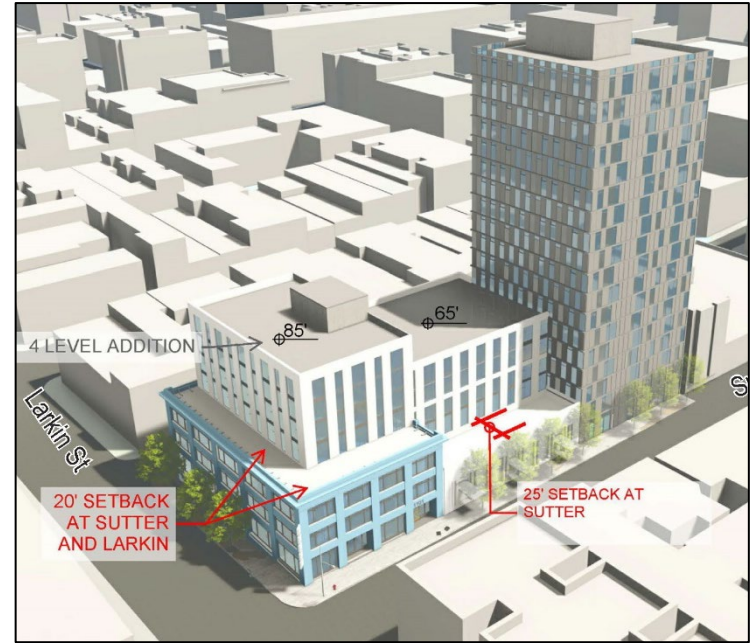
- Input from HPC on February 3, 2021 resulted in changes to alternatives:
 - Alternatives incorporate retention of interior spaces of 1123 Sutter
 - Architectural detailing of additions modified to differentiate them from the new tower
 - HPC found Partial Preservation Alternative 2B to be less successful
 - Partial Preservation Alternative 2 is a result of HPC's input to have an alternative that considers the Retained Elements memo

Preservation Alternatives: Full Preservation Alternative



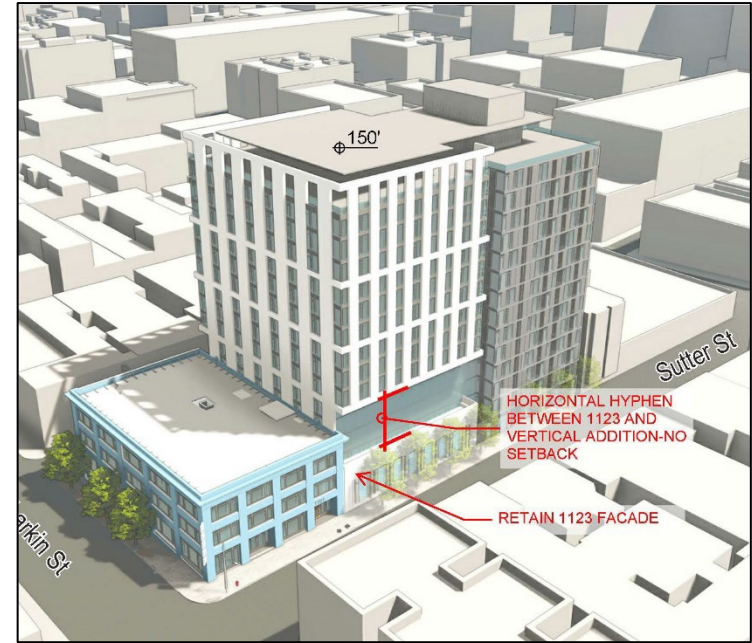
- Rehabilitation of 1101 Sutter Street
- Retention of 1123 Sutter Street and construction of a 2-story addition with a 25' setback
- Construction of new 200' 18-story tower on site of parking lot
- 115 residential units

Preservation Alternatives: Partial Preservation Alternative 1



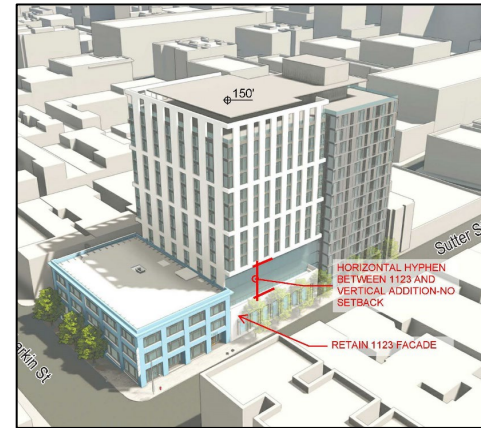
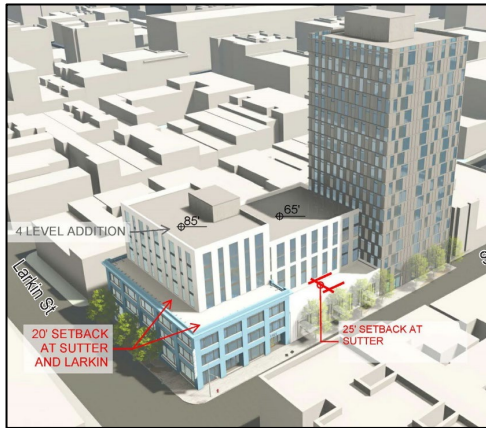
- Rehabilitation of 1101 Sutter Street with a 4-story addition (20' setback at Sutter and Larkin)
- Retention of 1123 Sutter Street and construction of a 4-story addition with a 25' setback
- Construction of new 200' 18-story tower on site of parking lot
- 151 residential units

Preservation Alternatives: Partial Preservation Alternative 2



- Rehabilitation of 1101 Sutter Street
- Retention of 1123 Sutter Street façade and construction of a 12-story addition with no setback and 3-story vertical hyphen
- Construction of new 150' 14-story tower on site of parking lot
- 214 residential units

Historic Preservation Commission Review of Draft EIR



- Input from HPC from the September 15, 2021 meeting on alternatives
- The HPC found the analysis of historic resources in the Draft EIR to be adequate and accurate.
- The HPC agreed that the Draft EIR analyzed a reasonable and appropriate range of preservation alternatives to address historic resource impacts.
- Incorporating setback and additions to the alternatives.
- Expressed functionality of setback on historic resources.

ENVIRONMENTAL REVIEW/**Public Outreach**

- **December 17, 2020**– Issue Notice of Preparation(NoP) of an EIR and Notice of Public Scoping Meeting
 - **NoP Distribution:** Planning Dept web site; mailed to decisionmakers; state and regional agencies; property owners and occupants adjacent and within 300 feet of the project site; other potentially interested parties, including neighborhood organizations; and others that requested notice.
- **January 13, 2021**– Tribal Notification regardingTribal Cultural Resources
- **February 3, 2021**– HPC hearing on the Alternatives
- **August 18, 2021**– Notice of Availability of DEIR and Draft EIR publication/distribution
 - **NOA/DEIRDistribution** – Same as NOP Distribution; in addition, posters of the notice around the project
- **September 15, 2021** – Historic Preservation Commission hearing on Draft Environmental Impact Report (EIR)
- **October 5, 2021** – Public comment periods ends for Draft EIR)
- **Date TBD**– Response to Comments Document publication/distribution
- **Date TBD**– EIR Certification Hearing before the Planning Commission and Project Approval hearing

September 30, 2021- Planning
Commission Draft EIR Hearing

October 5, 2021- Draft EIR Comment
Period Ends

THANK YOU



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Send written comments to:

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