



**THE HUB PLAN, 30 VAN NESS AVENUE PROJECT, 98 FRANKLIN STREET
PROJECT, AND HUB HOUSING SUSTAINABILITY DISTRICT
DRAFT ENVIRONMENTAL IMPACT REPORT**



Contents of the **Draft EIR**

- **Programmatic Analysis**

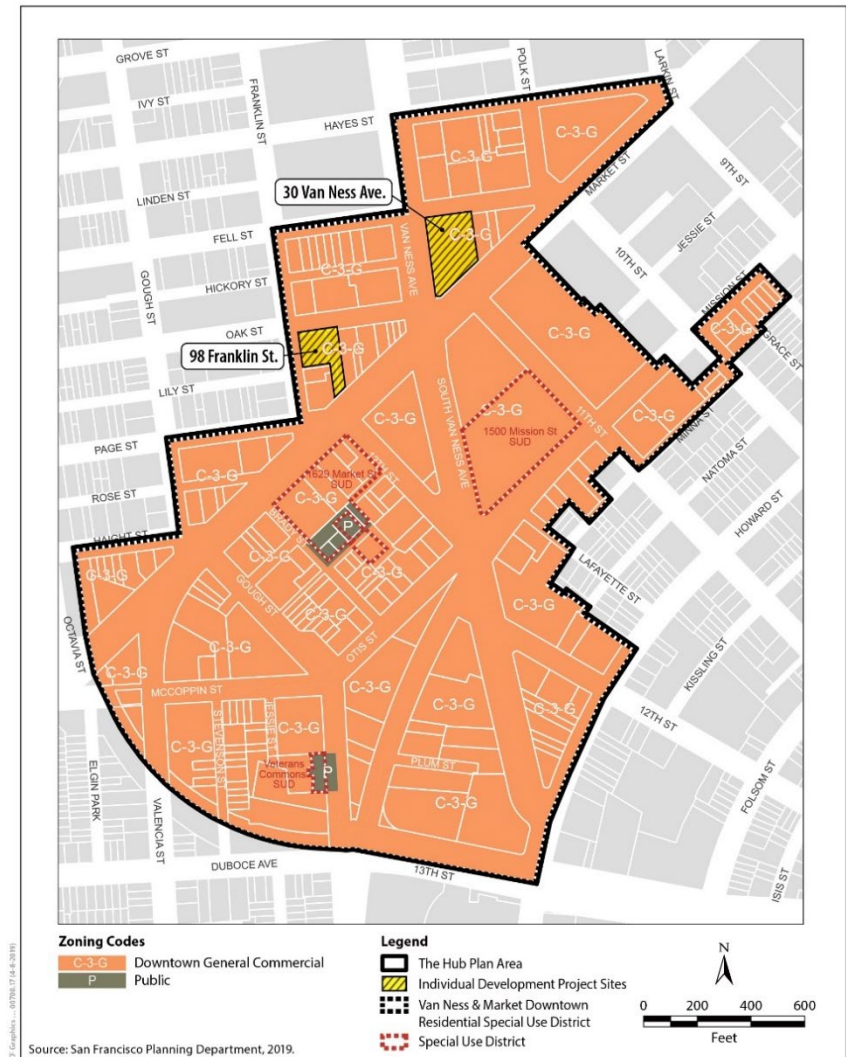
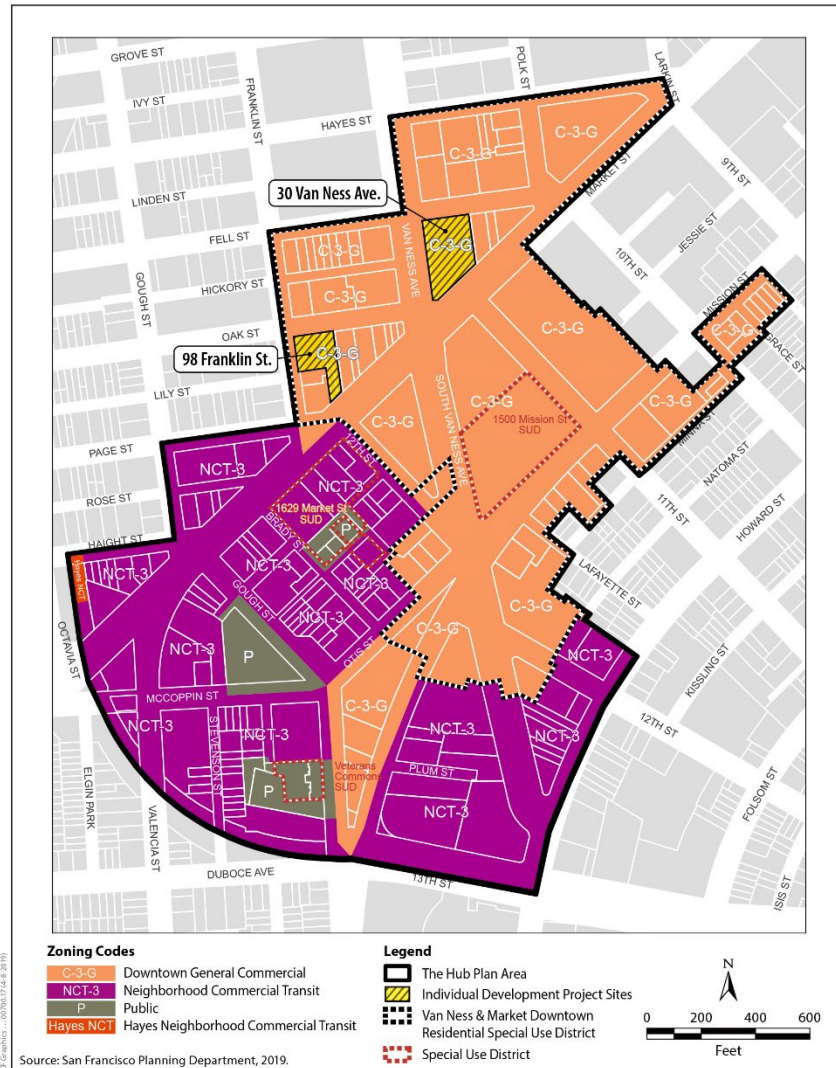
- Hub Plan (Amendment to the Market Octavia Area Plan)
- Housing Sustainability District

- **Project-Specific Analysis**

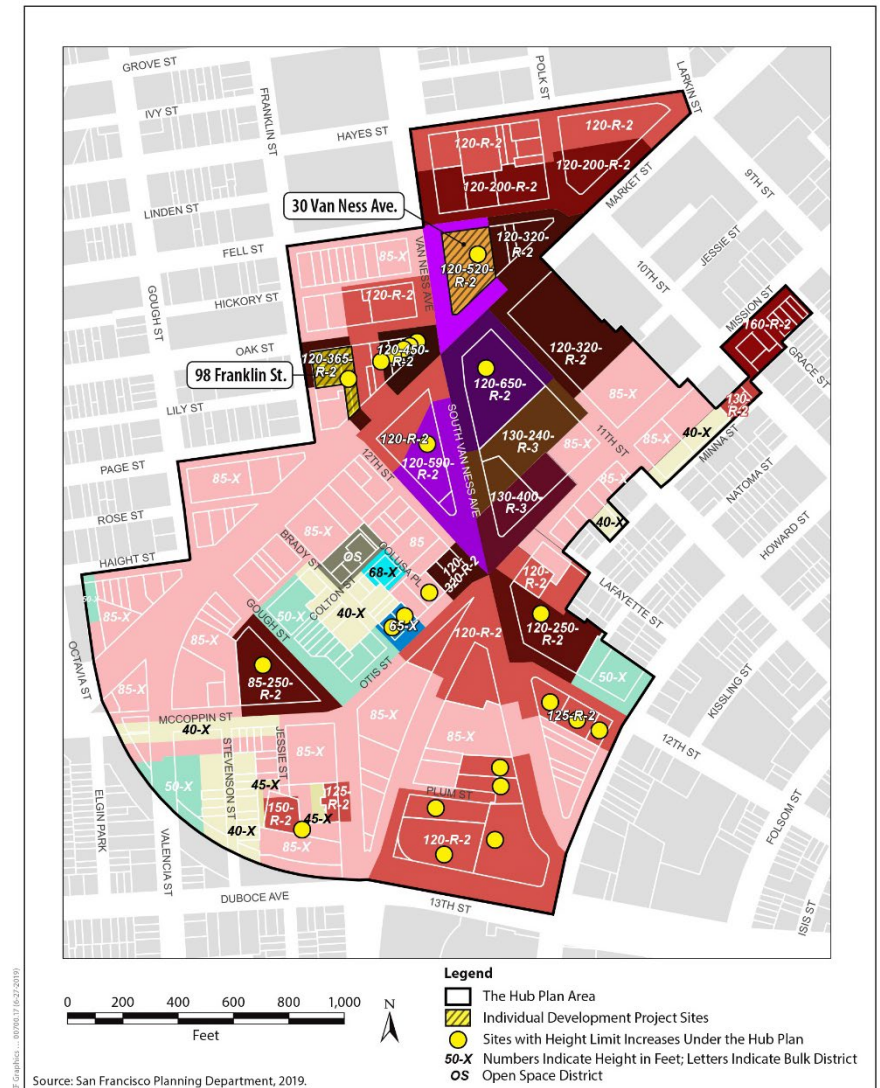
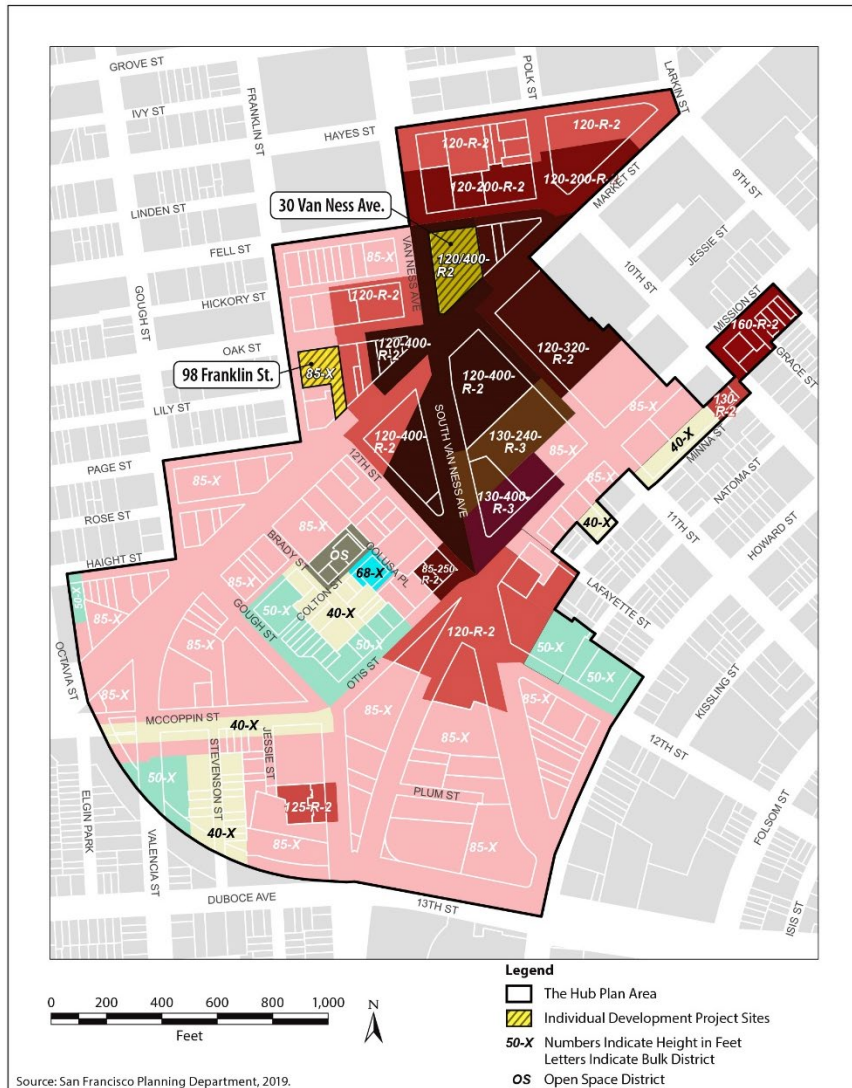
- 30 Van Ness Avenue Project
- 98 Franklin Street Project
- Streetscape Improvements



Hub Plan – Existing and Proposed Zoning



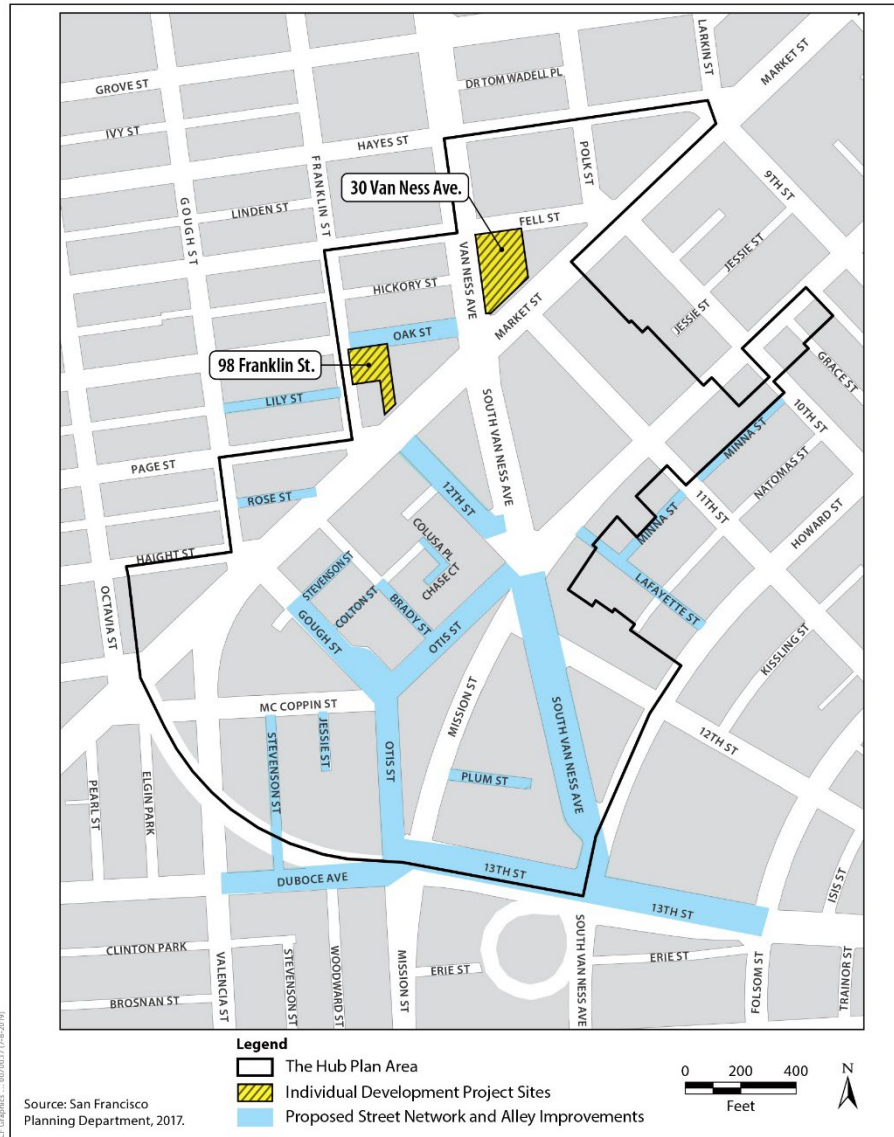
Hub Plan – Existing and Proposed Height and Bulk Districts



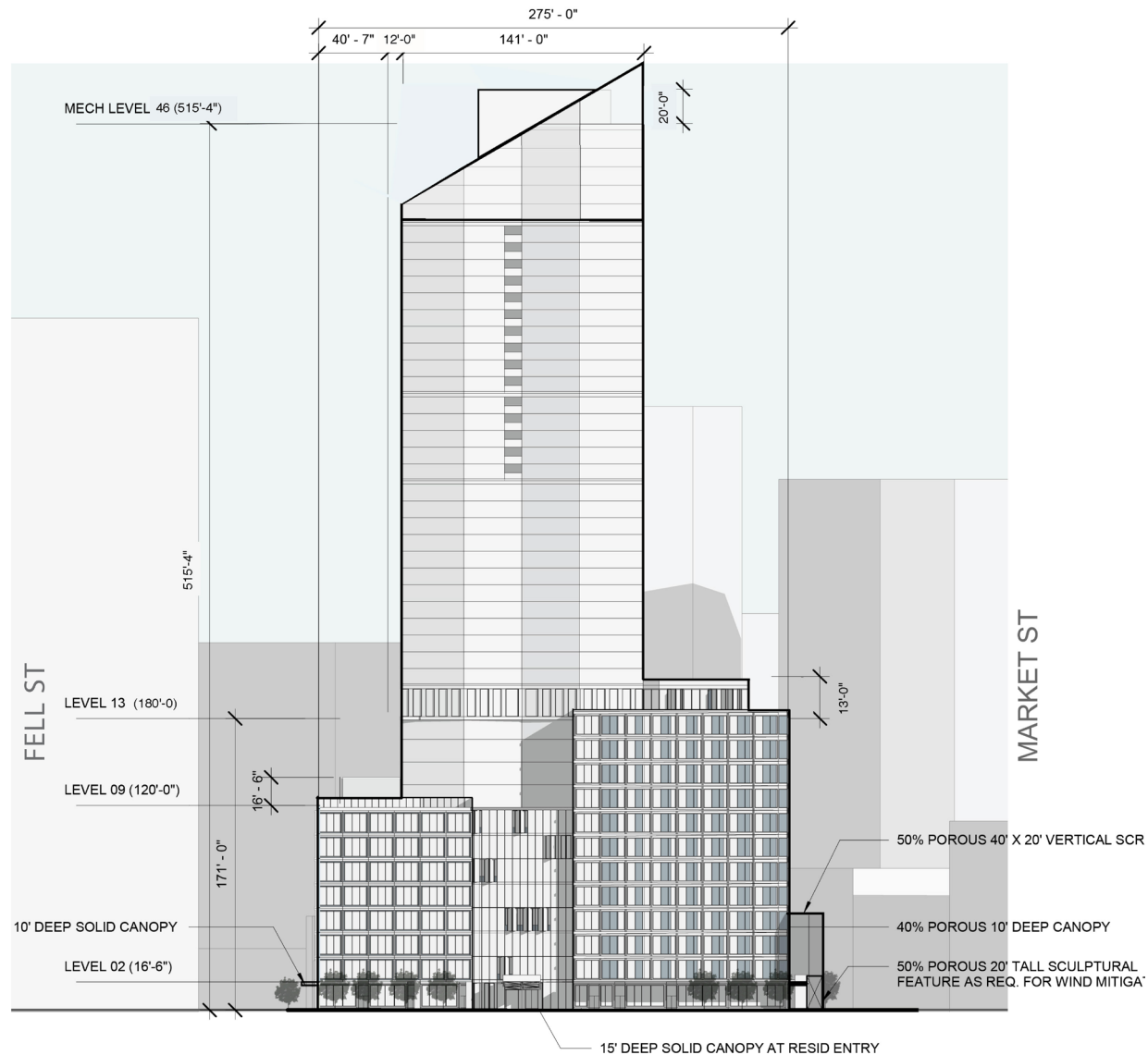
Hub Plan – Population Projections Used in Draft EIR

	Residential Units	Jobs
Existing Conditions in the Hub Area	3,500	13,200
Proposed Hub Rezoning (net change on 18 opportunity sites; without 15 percent residential buffer)	+7,043	+275
Proposed CEQA Project (net change on 18 opportunity sites; with 15 percent residential buffer)	+8,100	+275
Development Potential (Existing Conditions + Proposed CEQA Project)	11,600	13,475

Hub Plan – Street Network Changes



30 Van Ness Avenue Project



98 Franklin Street Project



Project Alternatives

Hub Plan Alternatives

- Alternative A: No Project Alternative
- Alternative B: Hub Plan Land Use Plan Only Alternative
- Alternative C: Hub Plan Reduced Intensity Alternative

30 Van Ness Avenue Alternatives

- Alternative D: No Project Alternative
- Alternative E: Reduced Intensity Alternative

98 Franklin Street Alternatives

- Alternative F: No Project Alternative
- Alternative G: Reduced Intensity Alternative

Comparison of Significant and Unavoidable Impacts

Significant and Unavoidable Resource Area Topics	Hub Plan		30 Van Ness Avenue		98 Franklin Street	
	Plan-level	Cumulative	Project-level	Cumulative	Project-level	Cumulative
Cultural Resources						
Built Resources	SUM	SUM	LTS	LTS	LTS	LTS
Transportation and Circulation						
Construction	SUM	SUM	LTS	SUM	LTS	SUM
Loading	SU	SU	LTS	LTS	LTS	LTS
Noise						
Construction	SUM	SUM	LTSM	SUM	LTSM	SUM
Air Quality						
Operational criteria air pollutants	SUM	SUM	LTS	LTS	LTS	LTS
Operational health risk	SUM	SUM	LTS	LTS	LTS	LTS
Wind						
	LTSM	SUM	LTSM	SUM	LTSM	SUM
Shadow						
	SU	SU	LTS	LTS	LTS	LTS
Key: SU =Significant and Unavoidable SUM=Significant and Unavoidable with Mitigation LTSM = Less than Significant with Mitigation LTS=Less than Significant						

Other significant impacts that would be reduced to a less-than-significant level with mitigation measures are discussed in the Draft EIR.

Public Comments on the **Draft EIR**

The Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District

Case Nos. 2015-000940ENV, 2017-008051ENV, 2016-014802ENV

The Draft EIR is available at:

<http://sf-planning.org/environmental-impact-reports-negative-declarations>

Comment options

	Verbal	Written	Email
Today	Yes	Speaker card	CPC.HubPlanEIR@sfgov.org
Through Monday, September 9 at 5 pm	No	Elizabeth White San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco CA 94103	CPC.HubPlanEIR@sfgov.org

Responses to comments document ~Spring 2020