



770 WOOLSEY STREET UNIVERSITY MOUND NURSERY DRAFT EIR

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Senior Preservation Planner / July 7, 2021 / Historic Preservation Commission



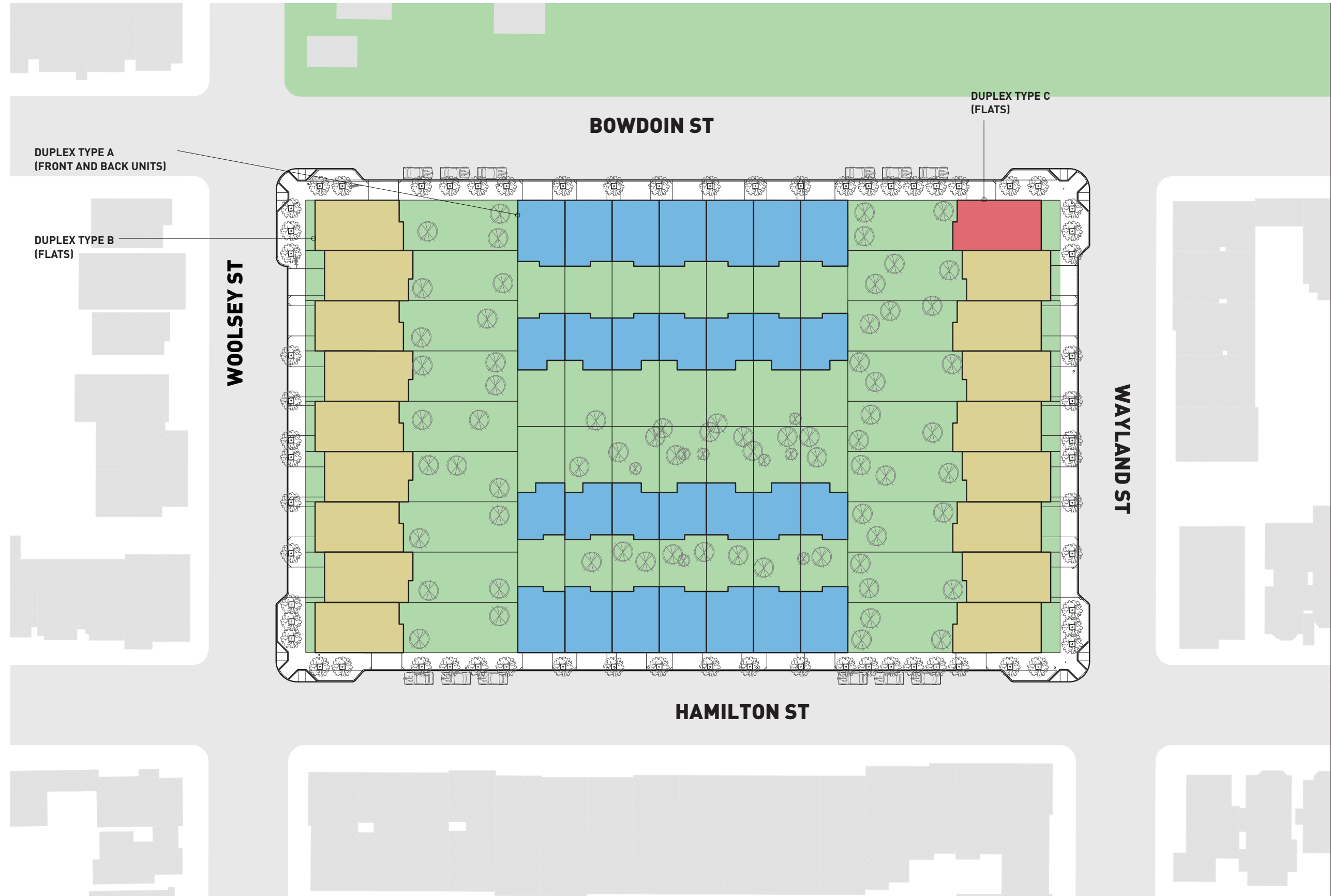
San Francisco
Planning

770 WOOLSEY

Project Presentation

July 07, 2021

1. 63-UNIT BASE SCHEME_10/21/2018 (NO COMMUNITY PARCEL)
 2. 63-UNIT REVISED SCHEME_11/26/2019 (WITH COMMUNITY PARCEL)
 3. 62-UNIT CURRENT SCHEME_10/28/2020 (WITH REBUILT GREENHOUSE AND BOILER ROOM)
 4. CURRENT SCHEME VIEWS
 - AERIAL
 - STREET VIEWS
 - AXONOMETRIC
-



**63-UNIT BASE SCHEME_10/21/2018
(NO COMMUNITY PARCEL)**



DUPLEX TYPE A
(FRONT AND BACK UNITS)

DUPLEX TYPE B
(FLATS)

WOOLSEY ST

BOWDOIN ST

WAYLAND ST

COMMUNITY SPACE
PROVIDED

3. BOILER HOUSE (BY 1925)

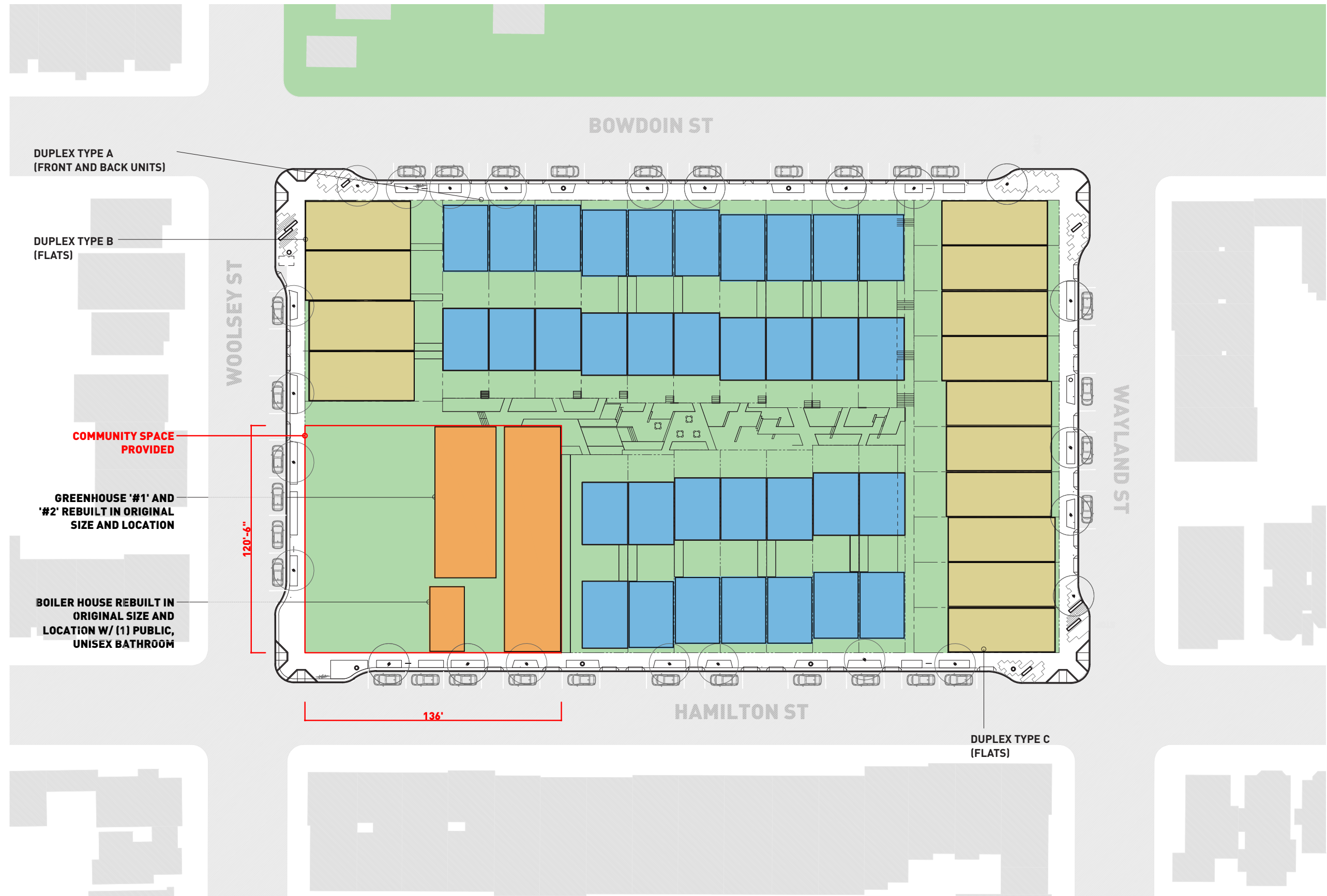
106'-8"

93'-3 5/8"

HAMILTON ST

0 20FT 60FT 120FT

63-UNIT REVISED SCHEME_11/26/2019
(WITH COMMUNITY PARCEL)



DUPLEX TYPE A
(FRONT AND BACK UNITS)

DUPLEX TYPE B
(FLATS)

COMMUNITY SPACE
PROVIDED

GREENHOUSE '#1' AND
'#2' REBUILT IN ORIGINAL
SIZE AND LOCATION

BOILER HOUSE REBUILT IN
ORIGINAL SIZE AND
LOCATION W/ (1) PUBLIC,
UNISEX BATHROOM

WOOLSEY ST

BOWDOIN ST

WAYLAND ST

120'-6"

136'

HAMILTON ST

DUPLEX TYPE C
(FLATS)

0 20FT 60FT 120FT

**62-UNIT CURRENT SCHEME_10/28/2020
(WITH REBUILT GREENHOUSE AND BOILER ROOM)**



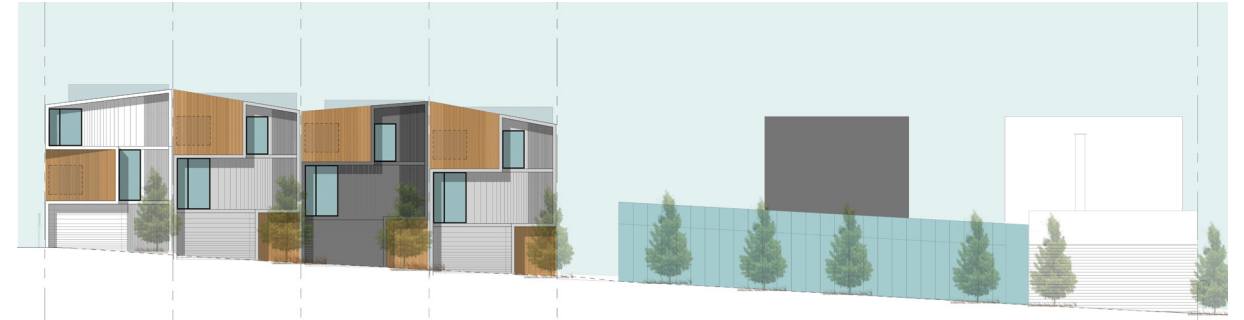
CURRENT SCHEME - AERIAL VIEW



VIEW FROM THE CORNER OF WAYLAND STREET AND HAMILTON STREET



VIEW ALONG HAMILTON STREET



WOOLSEY ST ELEVATION



WAYLAND ELEVATION

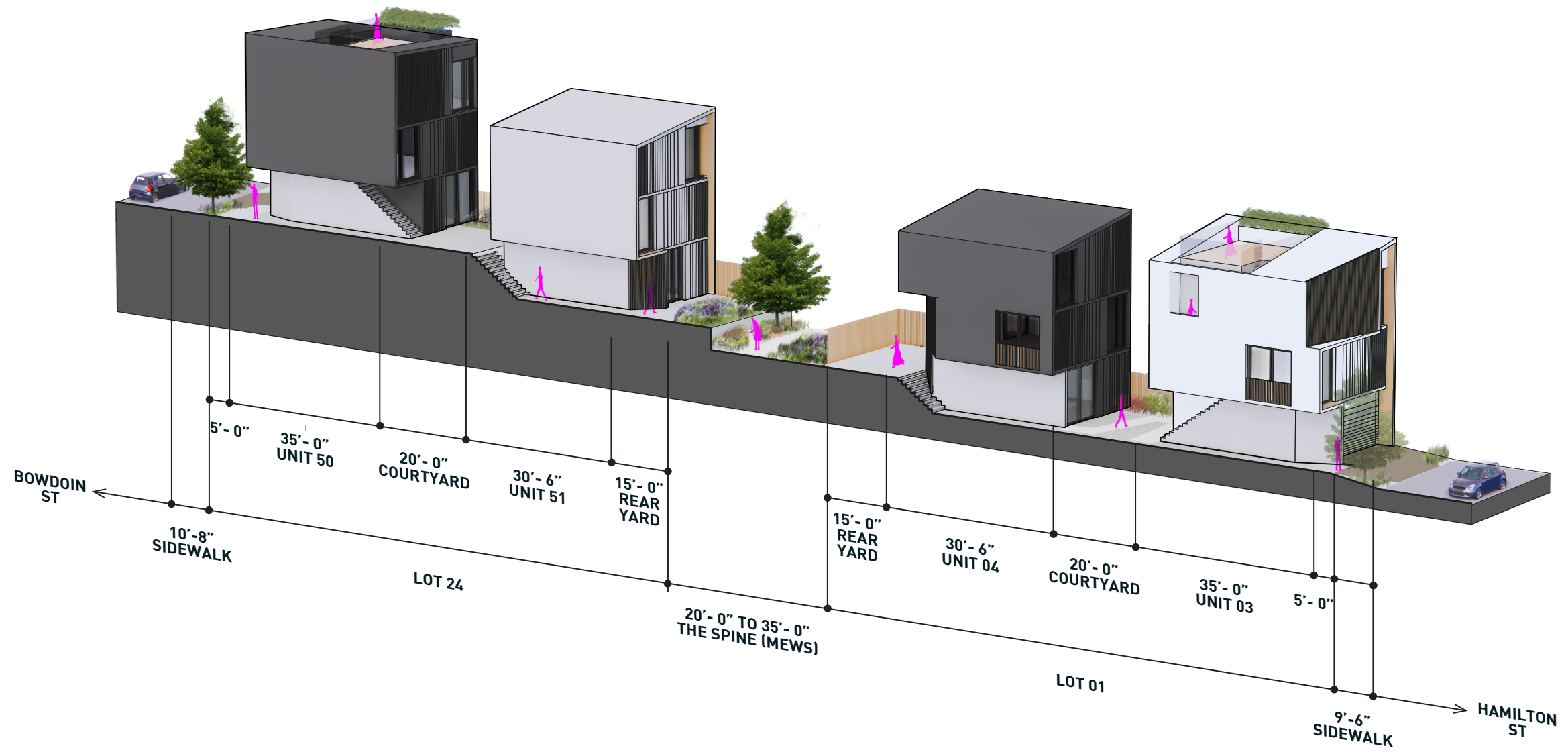


HAMILTON ST ELEVATION



BOWDOIN ST ELEVATION

CURRENT SCHEME - STREET VIEWS AND ELEVATIONS



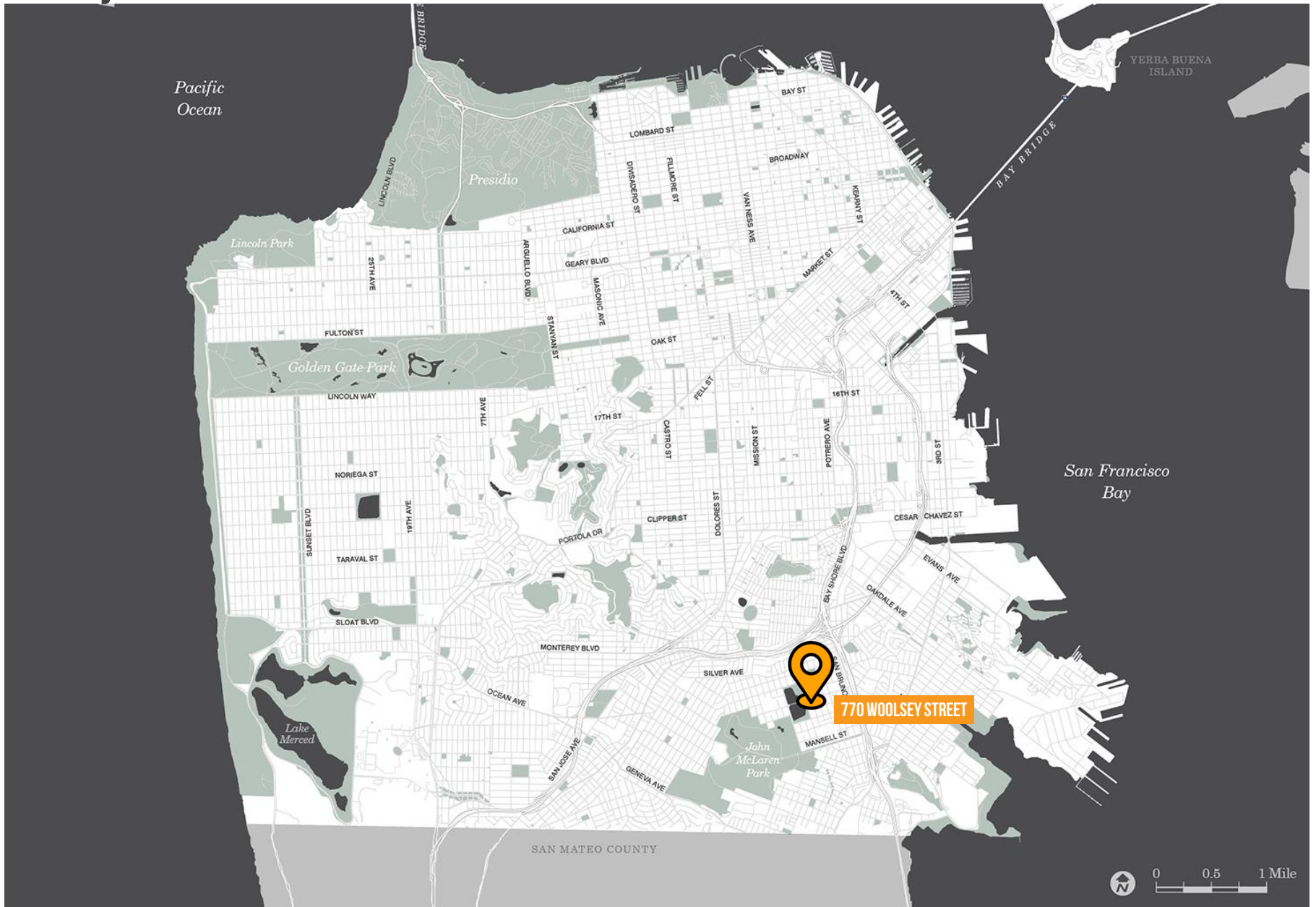
VIEWS IN THE SPINE (MEWS)

CURRENT SCHEME - AXONOMETRIC AND THE SPINE VIEWS

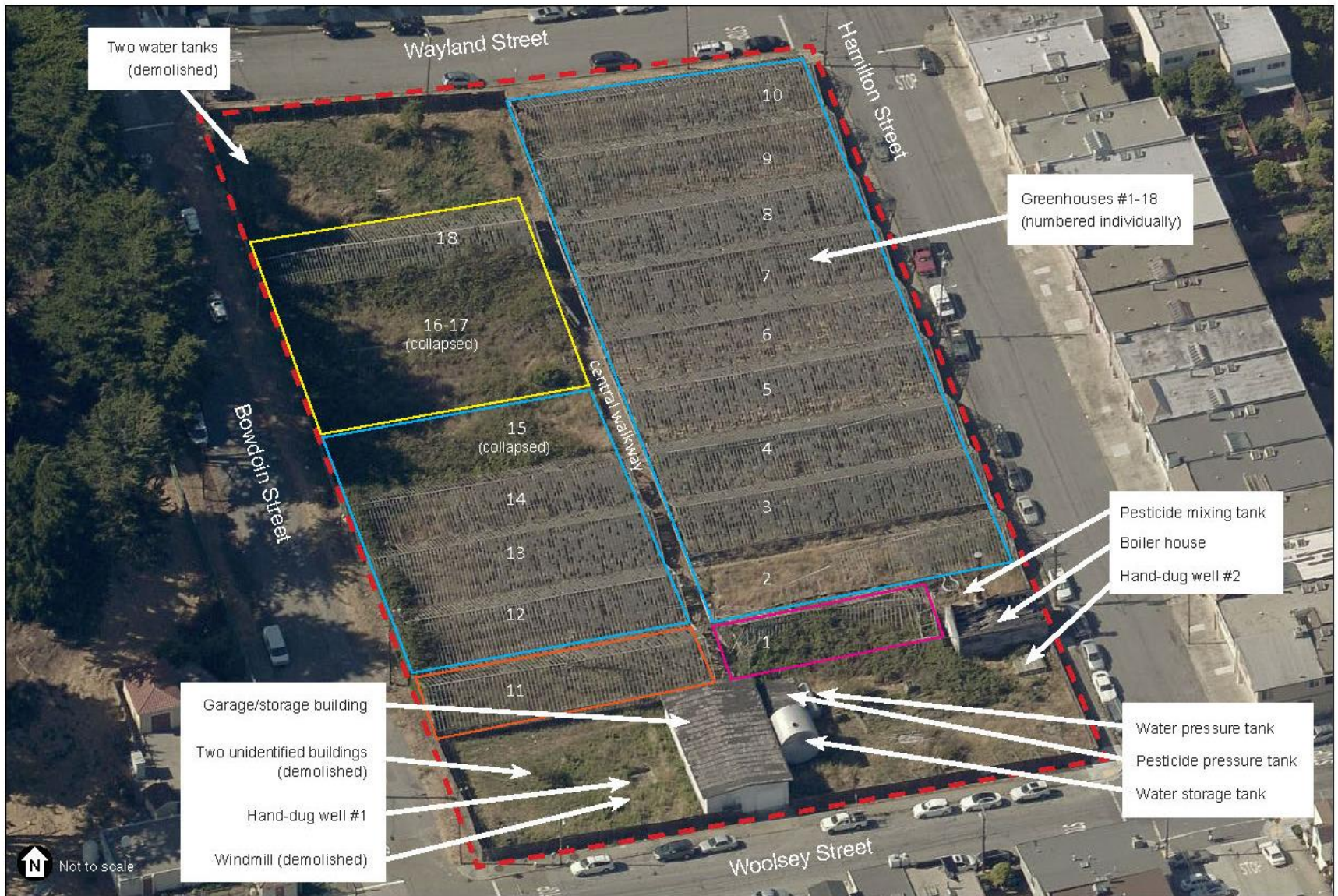
PROJECT SITE



Project Site: 770 WOOLSEY STREET



Project Site: 770 WOOLSEY STREET

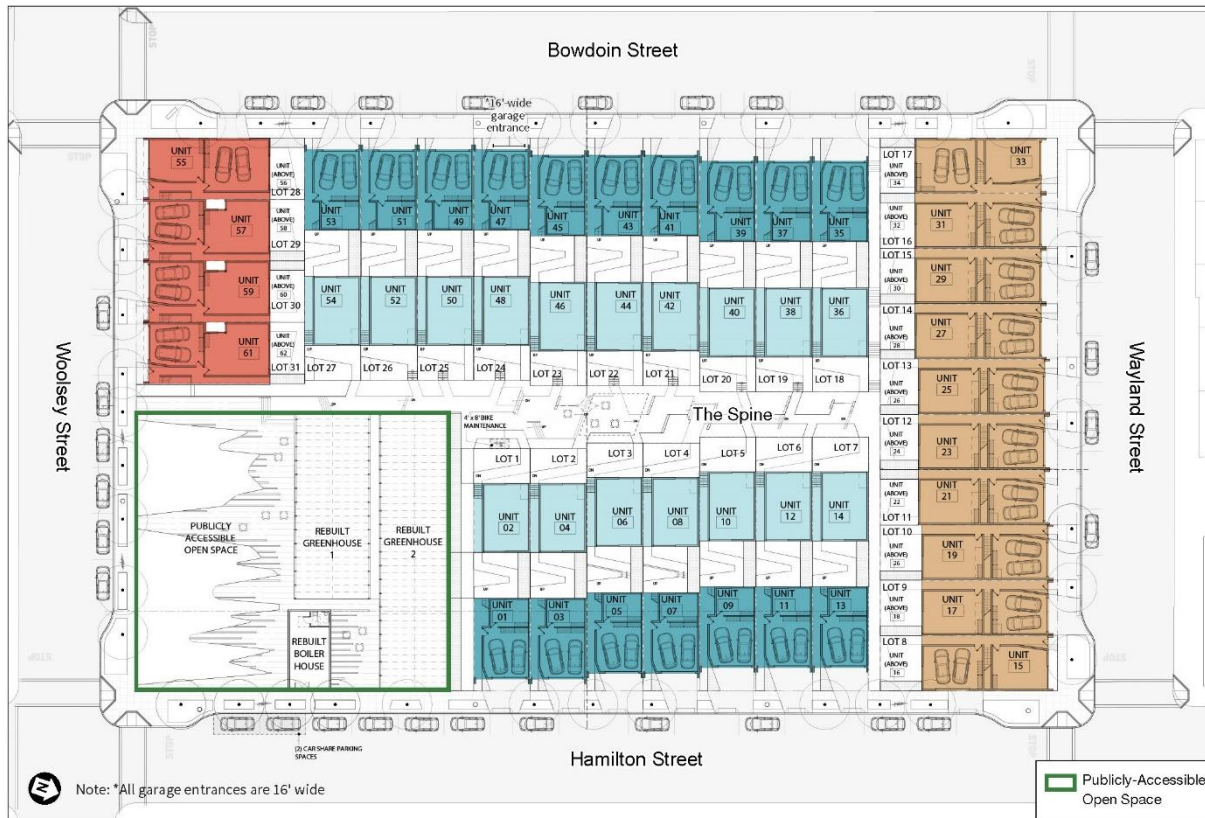


PROPOSED PROJECT



770 Woolsey: Proposed project

- 62 residential units (31 duplexes)
- 12 units of affordable housing
- 62 vehicle parking spaces
- .39 acre publicly accessible open space
- 2 rebuilt greenhouses, rebuilt boiler house
- 11,210 sq ft common open space for residents



HISTORIC RESOURCE STATUS



770 Woolsey: Former University Mound Nursery



- University Mound Nursery owned and operated by Garibaldi family for almost 50 years
- Eligible for listing in the California Register under Criterion 1 and 3 as an agricultural settlement in and a rare vernacular cultural landscape
- Period of Significance 1921-1990

Margaret Garibaldi and her son Victor Garibaldi in the foreground (Gerald Garibaldi, *San Francisco's Portola*, p. 16)

770 Woolsey: Character-defining features



SITE

- Boundary Topography
- Overall spatial organization
- Circulation through the site via a 9-foot-wide pathway extending north-south through the center of the site
- Surviving rose plants inside the greenhouses

GREENHOUSES

BOILER HOUSE

GARAGE/STORAGE BUILDING

MIXING SHED

INFRASTRUCTURE

- All extant water and small-scale features (secondary)

Historic Architectural Resources Impacts/**Mitigation Measures**

Proposed Project

Impact:

- Significant and Unavoidable with Mitigation (SUM)

Mitigation Measures:

- Documentation of Historical Resources
- Salvage Plan
- Interpretative Program
- Retention of Rose Plants

PRESERVATION ALTERNATIVES



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ALTERNATIVE A: NO PROJECT ALTERNATIVE

ALTERNATIVE B: FULL PRESERVATION ALTERNATIVE

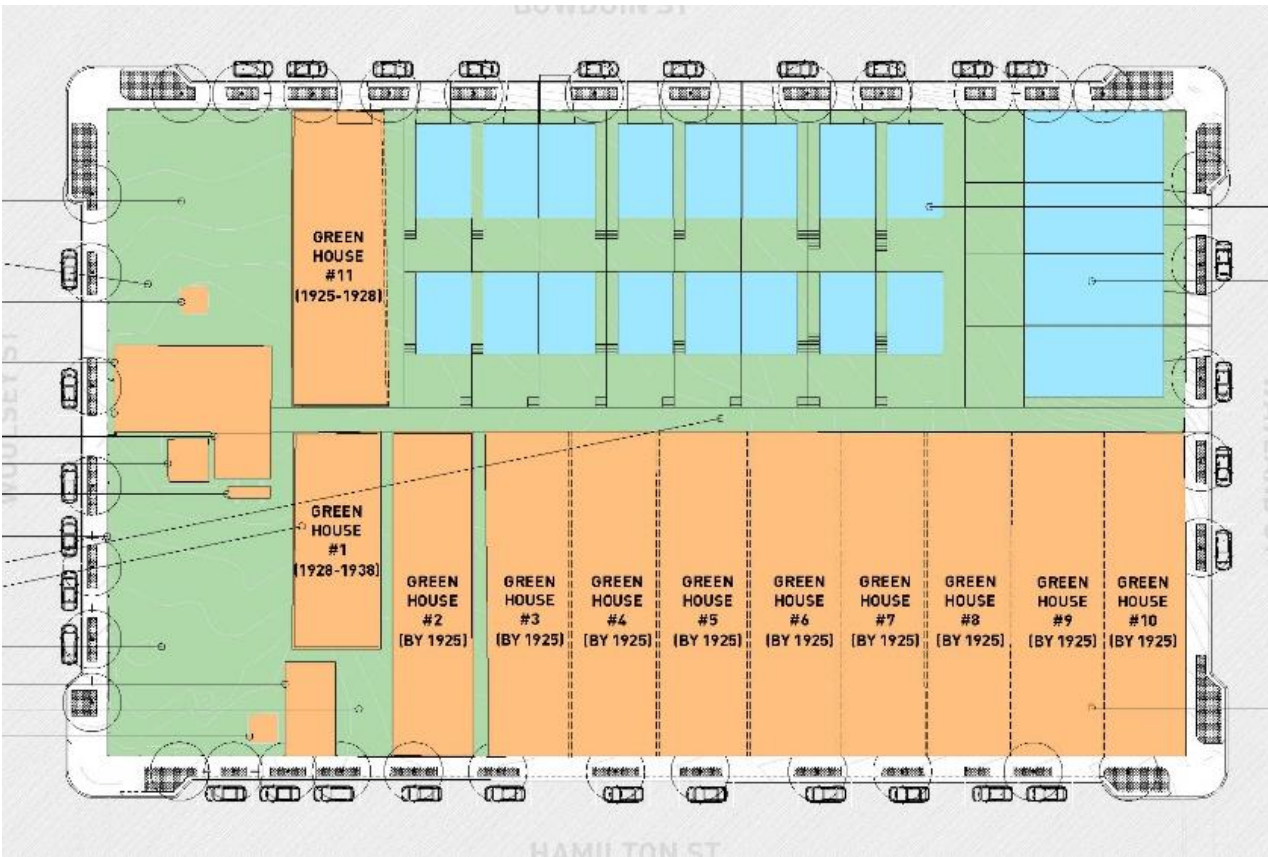
ALTERNATIVE C: PARTIAL PRESERVATION ALTERNATIVE

ALTERNATIVE A: No Project Alternative



- No demolition or modification to any character-defining features of the former University Mound Nursery

ALTERNATIVE B: Full Preservation Alternative



- Full Preservation Alternative would construct 24 units (12 duplexes) of housing on the west side of the site along Bowdoin Street and the western part of Wayland Street
- Duplexes will be finished in the same massing and architecture as the proposed project
- 3 units of affordable housing
- Approx. 1.45 acres open space
- 11 greenhouses retained

Historic Architectural Resources Impacts/**Mitigation Measures**

Full Preservation Alternative

Impact:

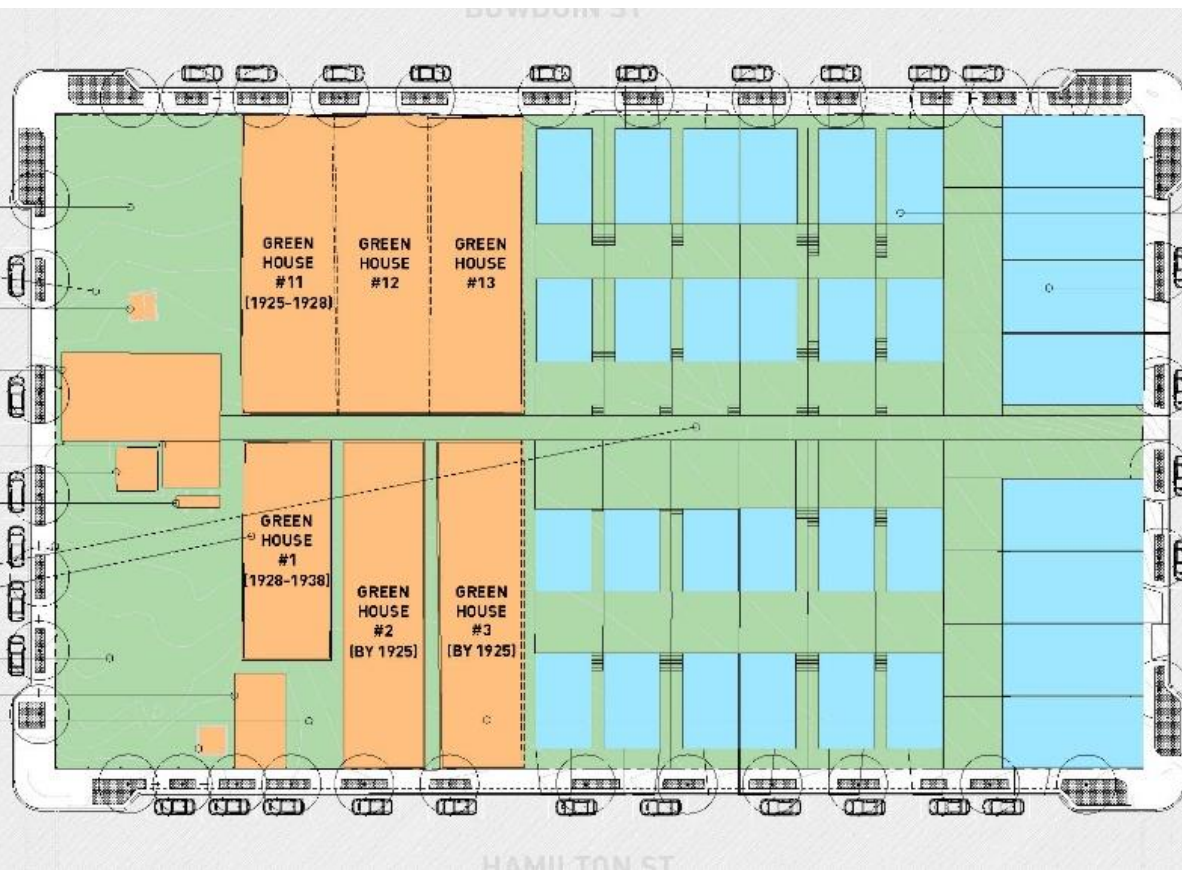
- Less than Significant (LTS) compared to proposed project

Mitigation Measures:

- Retention of Rose Plants



ALTERNATIVE C: Partial Preservation Alternative



- Partial Preservation Alternative would construct 40 units (20 duplexes) of housing on the north side of the site
- Duplexes will be finished in the same massing and architecture as the proposed project
- 8 units of affordable housing
- Approx. .9 acres open space
- 6 greenhouses retained

Historic Architectural Resources Impacts/**Mitigation Measures**

Partial Preservation Alternative

Impact:

- Significant and Unavoidable with Mitigation (SUM)
- Reduced impacts compared with the proposed project

Mitigation Measures:

- Documentation of Historical Resources
- Salvage Plan
- Interpretative Program
- Retention of Rose Plants



July 29, 2021 - Planning Commission
Draft EIR Hearing

August 9, 2021 - Draft EIR Comment
Period Ends

Send written comments to:

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THANK YOU



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