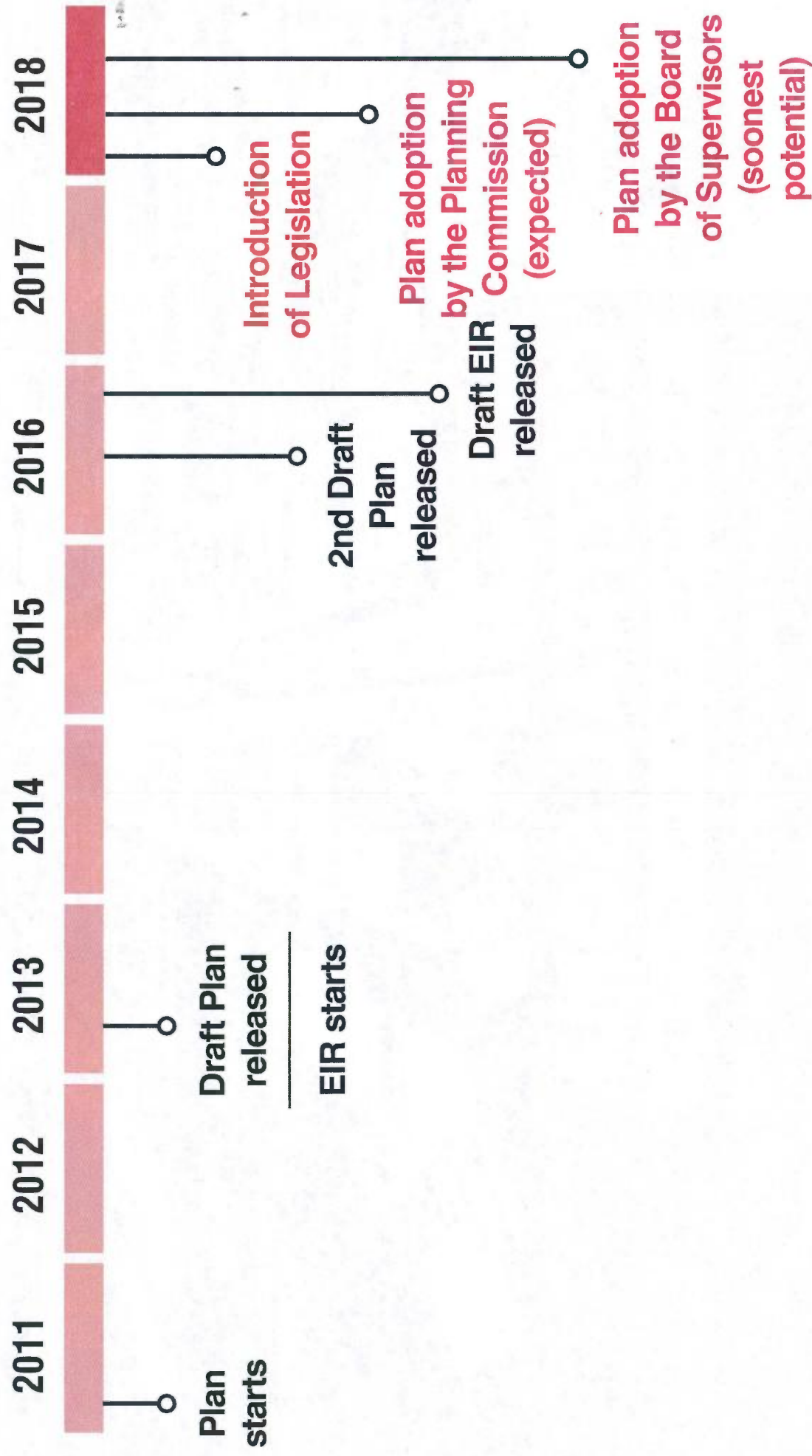


CENTRAL SOMA

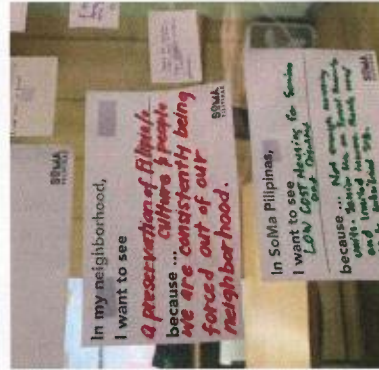
PLAN & IMPLEMENTATION STRATEGY

Historic Preservation Commission – March 21, 2018

PLAN TIMELINE



OUTREACH PROCESS



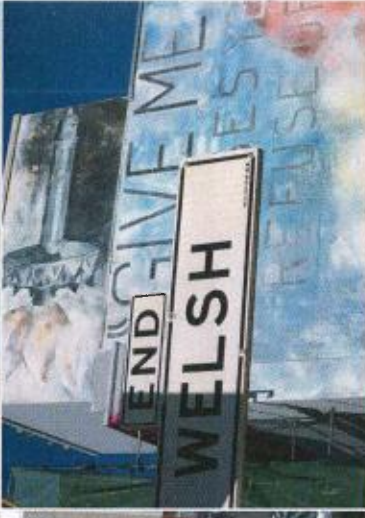
PLAN IMPETUS

Problem

High growth demand is causing social, economic, and environmental issues






(One part of the) Solution

Central SoMa is a sensible area to accommodate growth and provide public benefits

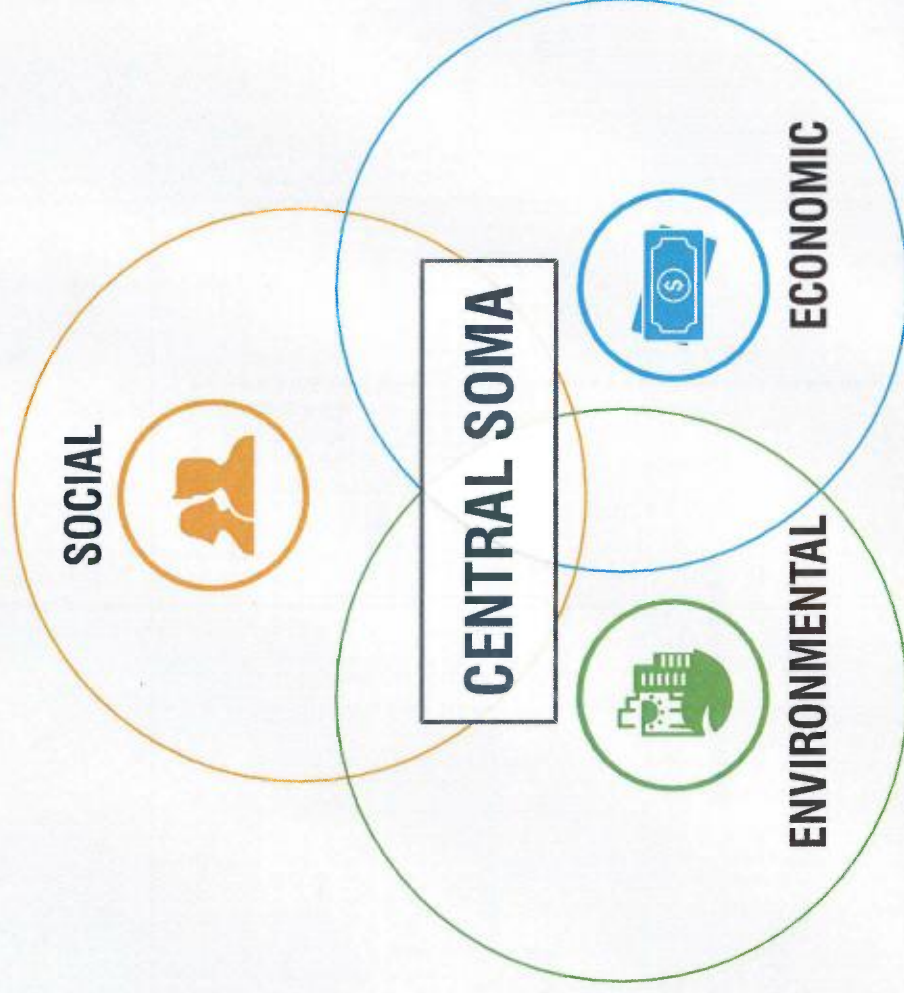


PLAN AREA



- 
 2,000 Feet
-  Central Subway under construction, expected to open in 2019
-  BART/Muni Metro Subway
-  Muni Metro (Surface)

PLAN VISION



a sustainable neighborhood

PLAN PHILOSOPHY

keep what's great



**Diversity of
Residents
and Jobs**



**Diversity of
Buildings and
Architecture**



**Abundant Local
and Regional
Transit**



**Renowned
Culture and
Nightlife**

address what's not



**Unaffordable
Rents**



**Unsafe and
Unpleasant
Streets**



**Lack of Public
Parks and
Greenery**



**Inefficient Zoning
and Insufficient
Funding**

PLAN GOALS

1. Accommodate a Substantial Amount of Jobs and Housing
2. Maintain the Diversity of Residents
3. Facilitate an Economically Diversified and Lively Jobs Center
4. Provide Safe and Convenient Transportation that Prioritizes Walking, Bicycling, and Transit
5. Offer an Abundance of Parks and Recreational Opportunities
6. Create an Environmentally Sustainable and Resilient Neighborhood
7. Preserve and Celebrate the Neighborhood's Cultural Heritage
8. Ensure that New Buildings Enhance the Character of the Neighborhood and the City



PLAN STRATEGY

*Accommodate
Demand*



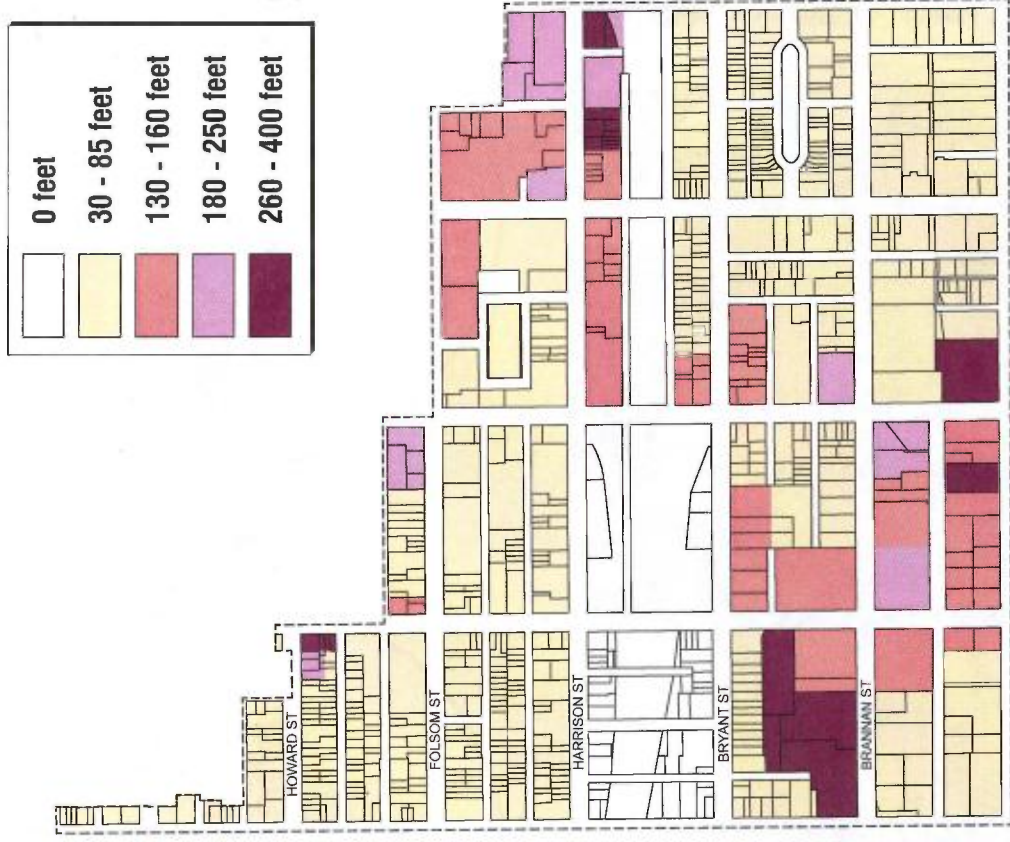
*Provide
Public Benefits*



*Respect and
Enhance
Neighborhood
Character*



ACCOMMODATE DEMAND



Existing Development Capacity

Proposed Development Capacity

ACCOMMODATE DEMAND



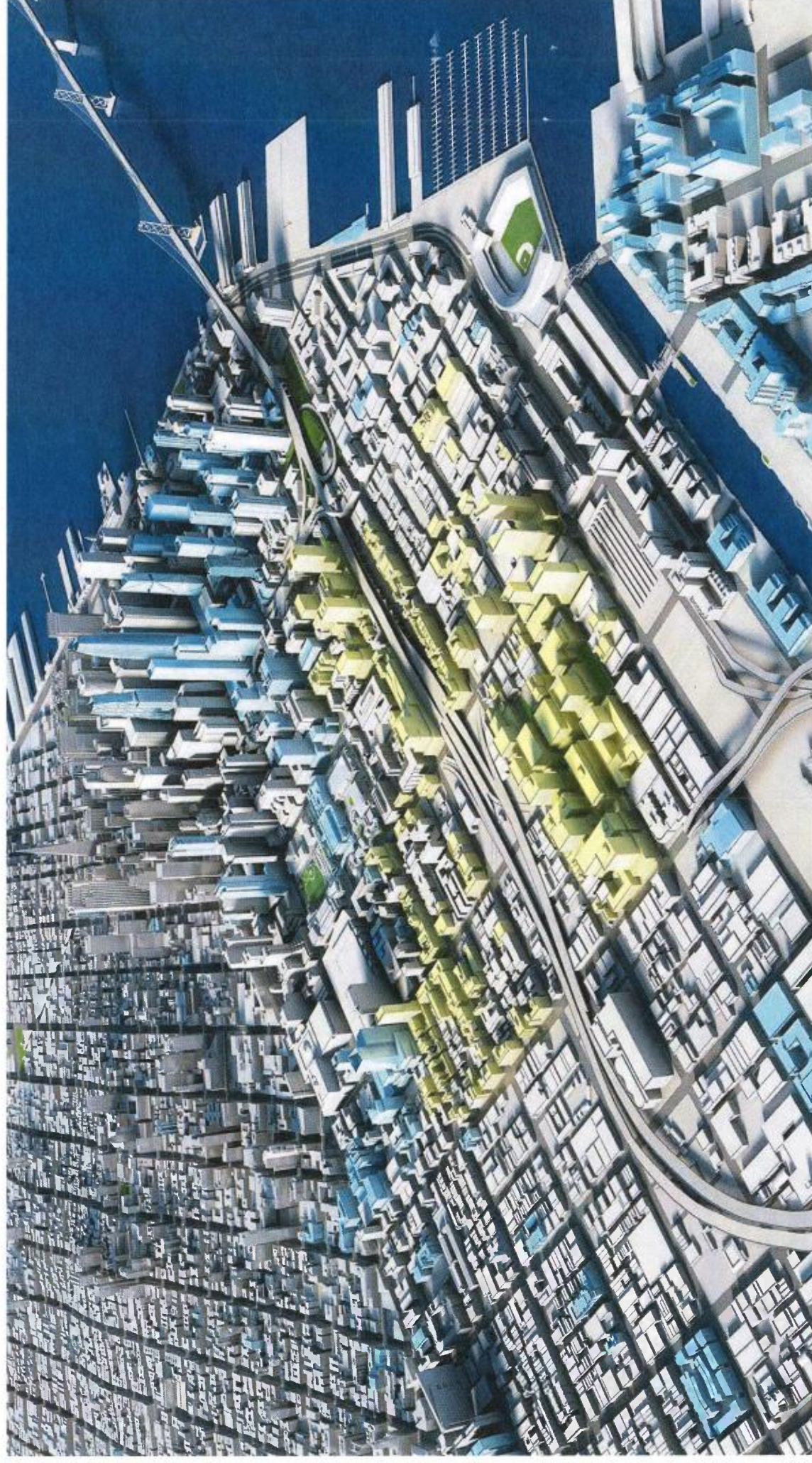
3-D Model of Existing Buildings (2016)

ACCOMMODATE DEMAND

San Francisco Planning

Central SoMa Development Potential

Anticipated Projects Outside of Central SoMa



3-D Model of Potential Development

Digital Model by Skidmore, Owings, & Merrill

ACCOMMODATE DEMAND

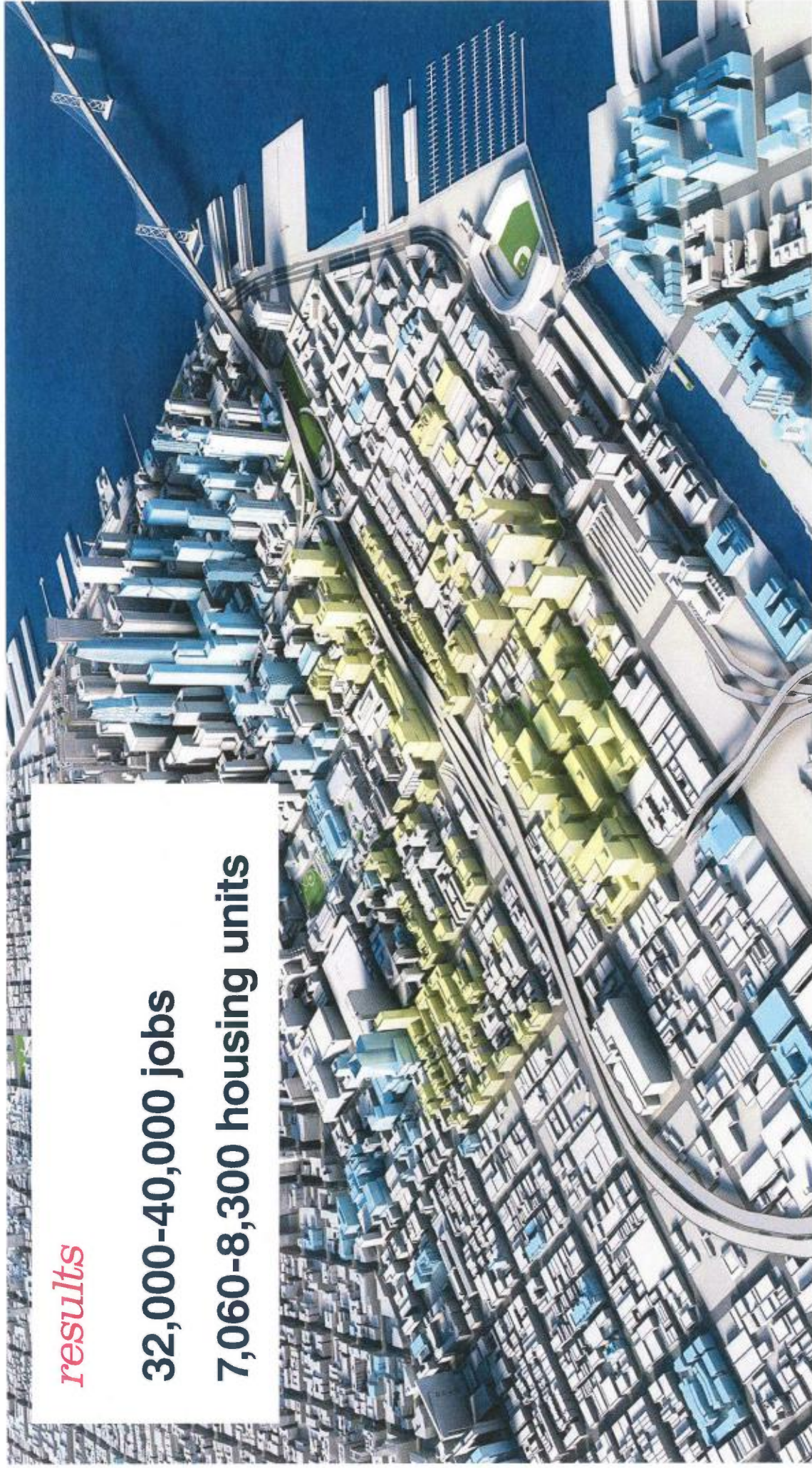
Central SoMa Development Potential

Anticipated Projects Outside of Central SoMa

results

32,000-40,000 jobs

7,060-8,300 housing units



3-D Model of Potential Development

Digital Model by Skidmore, Owings, & Merrill

No Plan = \$500 million in Public Benefits

Central SoMa Plan = \$2.1 Billion in Public Benefits

**>400% increase
due to the Plan**

**Plus ~\$1 billion in
increased General
Fund tax revenues**

PUBLIC BENEFITS

	Affordable Housing 38% of total units (including 35% low/moderate income)	\$940 million
	Transit investment in both local and regional service	\$500 million
	Production, Distribution, & Repair (including Arts) no net loss of PDR space due to the Plan	\$180 million
	Parks and Recreation transformative improvements such as parks, plazas, and recreation centers	\$170 million
	Complete Streets safe and comfortable streets for people walking and biking	\$130 million

PUBLIC BENEFITS

	Environmental Sustainability a healthy, resilient, green, and resource-efficient neighborhood	\$70 million
	Schools and Childcare funding to support growing population	\$60 million
	Cultural Preservation funding towards Old Mint and other historic buildings	\$40 million
	Community Services to serve the growing population	\$20 million
	TO BE DETERMINED potentially for social and community programming and maintenance	\$70 million

RESPECT AND ENHANCE NEIGHBORHOOD CHARACTER

Old Mint

- \$20M towards rehabilitation
and restoration

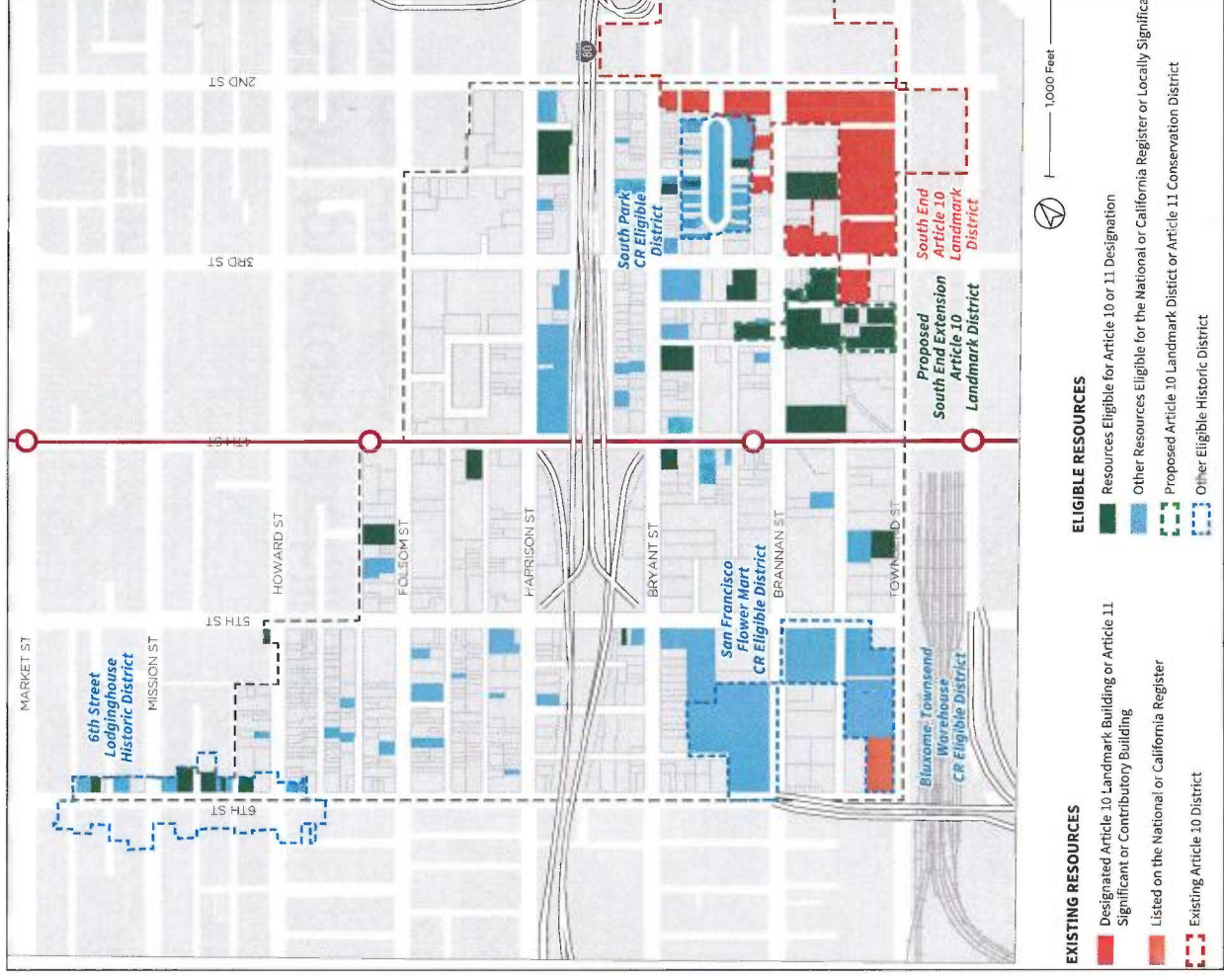


Image courtesy of UNDISCOVERD SF

RESPECT AND ENHANCE NEIGHBORHOOD CHARACTER

Transferable Development Rights

- Allow sale of TDR
- Require purchase of TDR (1.25 FAR for large office buildings)



RESPECT AND ENHANCE NEIGHBORHOOD CHARACTER

Ban Lot Consolidation

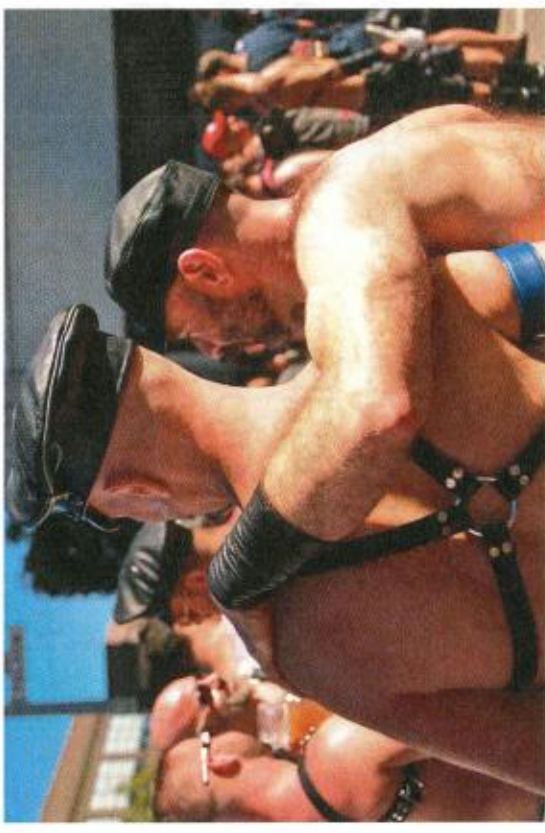
Ban the consolidation of lots containing buildings with historic or neighborhood-character buildings



RESPECT AND ENHANCE NEIGHBORHOOD CHARACTER

Cultural Preservation

- Neighborhood includes culturally important communities
- Plan proposes funding to support social and cultural programming



THANKS

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[Planning Code - Clyde and Crooks Warehouse Historic District]

Ordinance amending the Planning Code to add a new Appendix O to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Clyde and Crooks Warehouse Historic District; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in *strikethrough italics Times New Roman font*.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) Environmental Findings. The Planning Department has determined that the proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (b) Historic Preservation Commission Findings.

2 (1) Pursuant to Section 4.135 of the Charter of the City and County of San
3 Francisco, the Historic Preservation Commission has authority "to recommend approval,
4 disapproval, or modification of landmark designations and historic district designations under
5 the Planning Code to the Board of Supervisors."

6 (2) On _____, at a duly noticed public hearing, the Historic Preservation
7 Commission in Resolution No. _____ found that the proposed Planning Code
8 amendments contained in this ordinance were consistent with the City's General Plan and
9 with Planning Code Section 101.1 (b) and recommended that the Board of Supervisors adopt
10 the proposed amendments. A copy of said Resolution is on file with the Clerk of the Board of
11 Supervisors in File No. _____, and is incorporated herein by reference.

12 (c) Planning Commission Findings.

13 On _____, at a duly noticed public hearing, the Planning Commission in
14 Resolution No. _____ found that the proposed Planning Code amendments contained
15 in this ordinance were consistent with the City's General Plan and with Planning Code,
16 Section 101.1 (b). In addition, the Planning Commission recommended that the Board of
17 Supervisors adopt the proposed Planning Code amendments. A copy of said Resolution is on
18 file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated
19 herein by reference.

20 (c) The Board finds that the proposed Planning Code amendments contained in this
21 ordinance are on balance consistent with the City's General Plan and with Planning Code,
22 Section 101.1 (b) for the reasons set forth in both Historic Preservation Commission
23 Resolution No. _____ and Planning Commission Resolution No. _____, which
24 reasons are incorporated herein by reference as though fully set forth.
25

1 (d) Pursuant to Planning Code, Section 302, the Board finds that the proposed
2 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
3 Historic Preservation Commission Resolution No. _____ and Planning Commission
4 Resolution No. _____, which reasons are incorporated herein by reference as though
5 fully set forth.

6 (e) The Board of Supervisors hereby finds that the proposed Clyde and Crooks
7 Warehouse Historic District has a special character and special historical, architectural, and
8 aesthetic interest and value, and that its designation as a Historic District will further the
9 purposes of and conform to the standards set forth in Article 10 of the Planning Code.

10
11 Section 2. The Planning Code is hereby amended by amending Article 10 to add
12 Appendix O, to read as follows:

13 **APPENDIX O TO ARTICLE 10**

14 **CLYDE AND CROOKS WAREHOUSE DISTRICT**

15 Sec. 1. Findings and Purposes.

16 Sec. 2. Designation.

17 Sec. 3. Location and Boundaries.

18 Sec. 4. Relation to Planning Code and the Provisions of the Charter of the City and County of

19 San Francisco.

20 Sec. 5. Statement of Significance.

21 Sec. 6. Significance of Individual Buildings to the Historic District.

22 Sec. 7. Character-Defining Features/Features of the District and Existing Buildings.

23 Sec. 8. Standards for Review of Applications

24 Sec. 9. Additional Provisions for Alterations and New Construction.

1 SEC. 1. FINDINGS AND PURPOSES. The Board of Supervisors hereby finds that the area
2 known and described in this ordinance as the Clyde and Crooks Warehouse District contains twelve
3 structures that have a special character and special historical, architectural, and aesthetic interest and
4 value, and constitutes a distinct section of the City. The Board of Supervisors further finds that
5 designation of said area as a Historic District will be in furtherance of and in conformance with the
6 purposes of Article 10 of the Planning Code and the standards set forth therein, and that preservation
7 on an area basis rather than on the basis of individual structures alone is in order.

8 This ordinance is intended to further the general purpose of historic preservation legislation as
9 set forth in Section 1001 of the Planning Code, to promote the health, safety and general welfare of the
10 public.

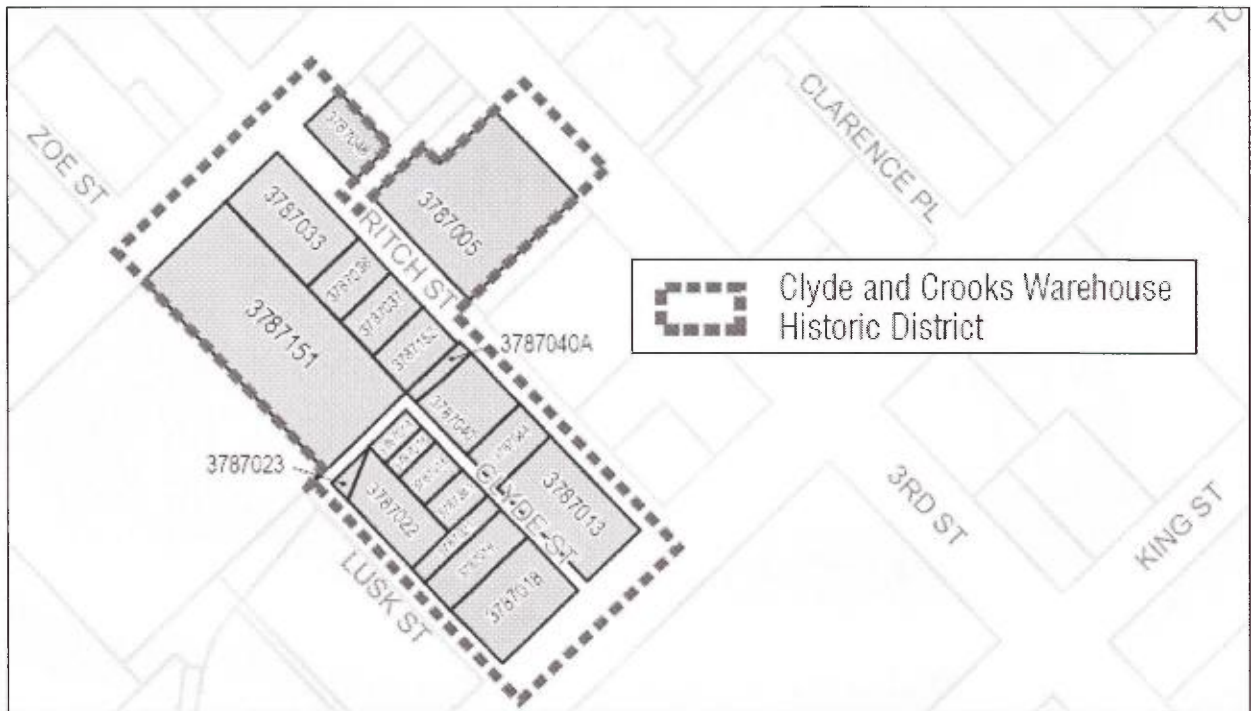
11 **SEC. 2. DESIGNATION.**

12 Pursuant to Section 1004 of the Planning Code, the Clyde and Crooks Warehouse District is
13 hereby designated as an Article 10 Historic District, this designation having been duly approved by
14 Resolution No. _____ of the Historic Preservation Commission and Resolution No.
15 _____ of the Planning Commission, which Resolutions are on file with the Clerk of the Board of
16 Supervisors under File No. _____ and which Resolutions are incorporated herein and made part
17 hereof as though fully set forth.

18 **SEC. 3. LOCATION AND BOUNDARIES.**

19 The location and boundaries of the Clyde and Crooks Warehouse District are Brannan Street to
20 the north, Third Street to the east, Townsend Street to the south, and Lusk Street to the West. The
21 district also joins South End Historic District's lot line at 660 3rd Street (Assessor's Block No 3787,
22 Lot No. 008) – South End Terminal Warehouse. The historic district encompasses Lot Nos. 005, 014,
23 015, 016, 037, 040A, 044, 048, 033, 151, 017, 021, 022, 019, 036, 040, 018, 013, and 152-159 of
24 Assessor's Block No. 3787 and shall be as designated on the Clyde and Crooks Warehouse District
25

1 Map, the original of which is on file with the Clerk of the Board of Supervisors in File No.
2 , which Map is hereby incorporated herein as though fully set forth.



15 The boundaries of the Clyde and Crooks Warehouse District are outlined.

17 **SEC. 4. RELATION TO PLANNING CODE AND THE PROVISIONS OF THE CHARTER**
18 **OF THE CITY AND COUNTY OF SAN FRANCISCO.**

19 (a) Article 10 of the Planning Code is the basic law governing historic preservation in the City
20 and County of San Francisco. This ordinance, being a specific application of Article 10, is both subject
21 to and in addition to the provisions thereof.

22 (b) Except as may be specifically provided to the contrary in this ordinance, nothing in this
23 ordinance shall supersede, impair or modify any Planning Code provisions applicable to property in
24 the Clyde and Crooks Warehouse District, including but not limited to existing and future regulations
25

1 controlling uses, height, bulk, lot coverage, floor area ratio, required open space, off-street parking
2 and signs.

3 **SEC. 5. STATEMENT OF SIGNIFICANCE.**

4 The Clyde and Crooks Warehouse District is significant as it is representative of the post-1906
5 San Francisco earthquake and fire reconstruction period and is representative of warehouse/industrial
6 building type and exemplifies early twentieth-century methods of construction and materials. The
7 period of significance is 1906 to 1935. The district is comprised of nineteen properties, twelve of which
8 include contributing resources, located in the South of Market neighborhood. The non-contributing
9 properties consist of two buildings constructed after the period of significance and five surface parking
10 lots.

11 The Clyde and Crooks Warehouse District's period of significance reflects the nineteenth-
12 century development of the South of Market area as a center of industrial production in San Francisco
13 and maritime commerce along the west coast. The district's mix of industrial and warehouse buildings
14 interspersed with residential structures is typical of the land use patterns developed in the nineteenth
15 century in the South of Market neighborhood and continued during the 1906 earthquake and fire
16 reconstruction period. The buildings exemplify early twentieth-century methods of construction and
17 materials and reconstruction the return of South of Market's function as the industrial center of the city
18 following the earthquake and fire.

19 The addition's period of significance, 1906-1935, falls within the broader 1867-1935 period of
20 significance of the South End Historic District. The industrial buildings found within the Clyde and
21 Crooks Warehouse District are unique for their smaller size and massing, reflecting their use as small
22 manufacturing operations and storage and packing facilities, but are consistent with the character and
23 development pattern of the buildings constructed in the area during the post-earthquake period. The
24 buildings reflect the redevelopment pattern of South of Market following the quake and fire, which
25 largely consisted of industrial and warehouse buildings.

SEC. 6. SIGNIFICANCE OF INDIVIDUAL BUILDINGS TO THE HISTORIC DISTRICT.

Twelve buildings within the boundaries of the Clyde and Crooks Warehouse District are identified as contributory buildings that date from the Historic District's period of significance and retain their historic integrity. These structures are of the highest importance in maintaining the character of the Historic District. An architectural description, building history and evaluation of each parcel within the Historic District is documented on the State of California - Department of Parks and Recreation Primary Record (DPR 523A - descriptive) survey forms.

The following buildings are deemed Contributory to the Historic District:

<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>3787 005</u>	<u>630</u>	<u>630</u>	<u>3rd St</u>	<u>1924</u>
<u>3787 048</u>	<u>415</u>	<u>415</u>	<u>Brannan</u>	<u>1923</u>
<u>3787 033</u>	<u>425</u>	<u>425</u>	<u>Brannan</u>	<u>1924</u>
<u>3787 151</u>	<u>435</u>	<u>435</u>	<u>Brannan</u>	<u>1910</u>
<u>3787 017</u>	<u>18</u>	<u>28</u>	<u>Clyde</u>	<u>1907</u>
<u>3787 021</u>	<u>36</u>	<u>36</u>	<u>Clyde</u>	<u>1923</u>
<u>3787 022</u>	<u>25</u>	<u>35</u>	<u>Lusk</u>	<u>1917</u>
<u>3787 019</u>	<u>45</u>	<u>45</u>	<u>Lusk</u>	<u>1922</u>
<u>3787 036</u>	<u>322</u>	<u>326</u>	<u>Ritch</u>	<u>1906</u>
<u>3787 040</u>	<u>330</u>	<u>330</u>	<u>Ritch</u>	<u>1920</u>
<u>3787 018</u>	<u>228</u>	<u>242</u>	<u>Townsend</u>	<u>1909</u>

<u>3787 013</u>	<u>224</u>	<u>224</u>	<u>Townsend</u>	<u>1935</u>
-----------------	------------	------------	-----------------	-------------

Noncontributory. This category identifies buildings which postdate the Historic District's period of significance and/or no longer retain sufficient integrity to convey significance. Alterations to Noncontributory buildings would require Certificate of Appropriateness review in order to ensure that alterations and new construction would be compatible with the historic character of the District in terms of scale, massing, fenestration, materials and detail outlined in this appendix and the applicable standards for review pursuant to Article 10 of the Planning Code.

The following buildings shall be deemed to be Noncontributory within the Historic District:

<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Year Built</u>
<u>3787 014</u>	<u>2</u>	<u>2</u>	<u>Clyde</u>	<u>1935</u>
<u>3787 015</u>	<u>10</u>	<u>10</u>	<u>Clyde</u>	<u>N/A</u>
<u>3787 016</u>	<u>16</u>	<u>16</u>	<u>Clyde</u>	<u>N/A</u>
<u>3787 037</u>	<u>326</u>	<u>326</u>	<u>Ritch</u>	<u>N/A</u>
<u>3787 040A</u>	<u>328</u>	<u>328</u>	<u>Ritch</u>	<u>N/A</u>
<u>3787 044</u>	<u>336</u>	<u>340</u>	<u>Ritch</u>	<u>N/A</u>
<u>3787 152-159</u>	<u>340</u>	<u>340</u>	<u>Ritch</u>	<u>1955</u>

SEC. 7. CHARACTER-DEFINING FEATURES/FEATURES OF THE DISTRICT AND EXISTING BUILDINGS.

1 The following section describes in further detail the character-defining features of the District
2 and of individual buildings contained therein. Historic District designation is intended to protect and
3 preserve these character-defining features.

4 a. Overall Form, Continuity, Scale and Proportion. All buildings are built to the property lines
5 and rise vertically without setbacks. Building heights are two to three stories, with the exception of the
6 one-story building at 45 Lusk Street. Ten of the twelve contributing buildings have flat roofs. One
7 building (435 Brannan) has a combination gable and flat roof. One building (322-326 Ritch Street) has
8 a double-gable roof. The District's buildings are rectangular plan and largely masonry structures with
9 the exception of four wood frame buildings.

10 (b) Fenestration. The majority of the buildings have aluminum and steel sash multi-lite
11 windows. Wood frame windows are found on two properties (45 Lusk, 322-326 Ritch). Methods of
12 operability include fixed, awning, double-hung, pivot and sliding.

13 (c) Materials and Finishes. Six of the buildings are clad in smooth finish stucco. Two are clad
14 in wood channel drop siding and one is clad with wood clapboard siding. Two buildings are red brick.
15 One of the brick buildings has a concrete base that falls just below the water table. Materials and paint
16 are generally light to medium colors with white, buff, and grey the predominate shades.

17 (d) Architectural Details. There are no character-defining interior features identified as part
18 of this designation. Exterior ornament consists of projecting corniced rooflines with modillions, egg
19 and dart and dentil molding, belt courses, brick corbelling. The specific character-defining exterior
20 features of the buildings are as follows:

21 (1) 630 3rd Street (1924). Character-defining features include: two-story height and
22 rectangular massing; six bays; flat roof; smooth finish stucco cladding; fixed multi-lite aluminum sash
23 windows; piers; cornice; string course; and ornamental shields.

1 (2) 415 Brannan Street (1923). Character-defining features include: two-story height
2 and rectangular massing; three bays; flat roof; smooth finish stucco cladding; multi-lite steel sash
3 windows; pilasters; projecting cornice; and belt courses.

4 (3) 425 Brannan (1924). Character-defining features include: two-story height and
5 rectangular massing; smooth-finish stucco cladding; flat roof; projecting cornice; dentil and egg and
6 dart molding; recessed panels and parapet; piers; and belt courses.

7 (4) 435 Brannan (1910). Character-defining features include: two-story height and
8 rectangular massing; smooth finish stucco cladding; parapet; multi-light, steel sash ribbon awning
9 windows; rounded corners; window and door openings; entrance awning; belt courses; and speedlines.

10 (5) 18-28 Clyde St (1907). Character-defining features include: three-story height and
11 rectangular massing; three bays; wood channel drop siding; flat roof.; projecting cornice with dentils
12 and modillions; open central bay and staircase; double-hung windows; and projecting wood window
13 sills and headers.

14 (6) 36 Clyde St (1923). Character-defining features include: two-story height and
15 rectangular massing; three bays; wood clapboard siding; flat roof; projecting cornice, modillions, egg
16 and dart and dentil molding; multi-lite steel and plate glass pivot windows; and wood window trim and
17 sills.

18 (7) 25-35 Lusk Street (1917). Character-defining features include: two story height
19 and rectangular massing; six bays; flat roof; brick cladding; corbelled cornice; multi-lite steel sash
20 windows; recessed window openings; quoins; second floor brick detailing; molded concrete belt
21 courses; and the painted sign "Ogden Packing & Provision Co."

22 (8) 45 Lusk Street (1922). Character-defining features include: one-story height and
23 rectangular massing; channel drop wood siding; flat roof; multi-lite wood sash windows; above-grade
24 recessed entrance; projecting cornice and modillions; and dentil and egg and dart molding.

1 (9) 322-326 Ritch Street (1906). Character-defining features include: two-story height
2 and rectangular massing; five bays; brick cladding; piers; brick corbelling; brick window sills;
3 projecting cornice; recessed door and window openings; multi-light and double-hung wood windows;
4 and parapet.

5 (10) 330 Ritch Street (1920). Character-defining features include: three-story height
6 and rectangular massing; brick cladding; flat roof; and brick window sills.

7 (11) 224 Townsend (1935). Character-defining features include: two-story height and
8 rectangular massing; five bays; concrete cladding; flat roof; decorative parapet above central entrance
9 bay; spandrel panels between first and second floors on primary elevation; vertical ornament above
10 second floor window openings on primary elevation; and fluted columns projecting above the roofline.

11 (12) 228-242 Townsend St (1909). Character-defining features include: two-story
12 height and rectangular massing; flat roof; stucco cladding; projecting cornice with brackets; and dentil
13 molding.

14 **SEC. 8. STANDARDS FOR REVIEW OF APPLICATIONS**

15 The standards for review of all applications for Certificates of Appropriateness are as set forth
16 in Section 1006.6 of Article 10. For the purposes of review under those standards, the "character of the
17 Historic District" shall mean the exterior architectural features of the Clyde and Crooks Warehouse
18 District referred to and described in Section 6 of this Appendix.

19 Any exterior change within the Clyde and Crooks Warehouse District shall require a Certificate
20 of Appropriateness, pursuant to the provisions of Article 10, when such work requires a City permit,
21 with the exception of specific scopes of work identified by the Historic Preservation Commission and
22 delegated to Planning Department Preservation staff for review and approval and specific scopes of
23 work as outlined below. The procedures, requirements, controls and standards of Article 10 of the
24 Planning Code shall apply to all applications for Certificates of Appropriateness and/or Administrative
25 Certificates of Appropriateness in the Clyde and Crooks Warehouse District.

1 **SEC. 9. ADDITIONAL PROVISIONS FOR ALTERATIONS AND NEW CONSTRUCTION.**

2 Additions to existing buildings and new infill construction proposed within the Clyde and
3 Crooks Warehouse District must reflect an understanding of the relationship of the proposal with the
4 contributing buildings within the district. Additions shall be reviewed for compatibility with the historic
5 building and the District, while infill construction shall be reviewed for compatibility with the overall
6 District. Neither should directly imitate nor replicate existing features. For additions, every effort
7 should be made to minimize the visibility of the new structure within the District. Infill construction
8 should reflect the character of the District, including the prevailing heights of contributing buildings
9 without creating a false sense of history. Property owners should consult early in the process with a
10 Planning Department Historic Preservation staff when developing a proposal.

11 (a) **Additions.** Additions shall be reviewed on a case-by-case basis and any proposed addition
12 should be located in an inconspicuous location and not result in a radical change to the form or
13 character of the historic building. A vertical addition may be approved, depending on how the addition
14 impacts the building and its relative visibility from the surrounding public rights-of-way within the
15 district. The Planning Department evaluates all proposals for properties identified under Article 10 of
16 the Planning Code for compliance with the Secretary of the Interior's Standards (as set forth in Section
17 1006.6 of the Planning Code). Based on these Standards, Department staff uses the following criteria
18 when reviewing proposals for vertical additions:

19 (1) The structure respects the general size, shape, and scale of the features associated
20 with the property and the District and the structure is connected to the property in a manner that does
21 not alter, change, obscure, damage, or destroy any of the character-defining features of the property
22 and the District.

23 (2) The design respects the general historic and architectural characteristics associated
24 with the property and the District without replicating historic styles or elements that will result in
25 creating a false sense of history.

1 (3) The materials are compatible with the property or District in general character,
2 color and texture.

3 As part of the Planning Department review process, the project sponsor shall conduct and
4 submit an analysis that illustrates the relative visibility of a proposed vertical addition from within the
5 District. As part of this analysis, sightline cross-sections and perspective drawings illustrating the
6 proportionality and scale, as well as the visible extent of the addition from prescribed locations should
7 be submitted.

8 (b) New Construction. When a district provides an opportunity for new construction through
9 existing vacant parcels or by replacing non-contributing buildings, a sensitive design is of critical
10 importance. Historic buildings within the District should be utilized and referenced for design context.
11 Contemporary design that respects the District's existing character-defining features without
12 replicating historic designs is encouraged. The Department uses the following criteria when reviewing
13 proposals for infill construction as well as the review standards set forth in Section 1006.6 of the
14 Planning Code:

15 (1) The structure respects the general size, shape, and scale of the character-defining
16 features associated with the district and its relationship to the character-defining features of the
17 immediate neighbors and the district.

18 (2) The site plan respects the general site characteristics associated with the district.

19 (3) The design respects the general character-defining features associated with the
20 district.

21 (4) The materials are compatible with the district in general character, color, and
22 texture.

23 (c) Standards for New Construction and Alterations.
24
25

1 (1) **Facade Line Continuity.** Facade line continuity is historically appropriate.
2 Therefore, setbacks at lower floors and arcades, not generally being features of the Clyde and Crooks
3 Warehouse District, are generally not acceptable.

4 (2) **Fenestration and Design Elements for New Construction.** In areas with a
5 concentration of buildings characterized by a high proportion of mass to void and deeply recessed
6 openings, vertical orientation and limited fenestration, the design of new construction should relate to
7 those elements. In areas characterized by buildings with industrial style fenestration, new construction
8 should relate to those design elements.

9 (d) **Exterior Changes Requiring Approval.** Any exterior change within the Clyde and Crooks
10 Warehouse District shall require a Certificate of Appropriateness pursuant to the provisions of Article
11 10 when such work requires a city permit. In addition, a Certificate of Appropriateness shall be
12 required for cleaning masonry surfaces with abrasives and/or treatment of such surfaces with
13 waterproofing chemicals. Sandblasting and certain chemical treatments detrimental to older brick will
14 not be approved.

15 (e) **Signs.**

16 (1) **Principal Signs.** Only one sign will be allowed per establishment per street
17 frontage. A flush sign with lettering intended to be read from across the street is permitted. On brick
18 surfaces, signs should be mounted with a minimum number of penetrations of the wall, and those
19 penetrations only in the mortar joints.

20 (2) **Secondary Signs.** One per establishment per street frontage. A secondary sign is
21 intended to be viewed close-up and consists of: (A) lettering on a door or window that contains only the
22 name and nature of the establishment, hours of operation and other pertinent information; or (b) a
23 projecting sign not exceeding two square feet in area used in conjunction with a principal flush sign.

24 (d) **Nothing in this legislation shall be construed to regulate paint colors within the District.**
25

1 Section 3. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

5
6 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
7 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
8 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
9 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
10 additions, and Board amendment deletions in accordance with the "Note" that appears under
11 the official title of the ordinance.

12
13 APPROVED AS TO FORM:
14 DENNIS J. HERRERA, City Attorney

15 By:


VICTORIA WONG
Deputy City Attorney

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FILE NO.

ORDINANCE NO.

[Planning Code - Amending Kearny-Market-Mason-Sutter Conservation District and Article 11 Designation of 55 5th Street]

Ordinance amending the Planning Code to amend Appendix E to Article 11, Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 Districts to expand the boundaries of the Kearny-Market-Mason-Sutter Conservation District and to designate 55 5th Street as a Contributory Building-Category IV; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in single-underline italics Times New Roman font.
Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) Environmental Findings. The Planning Department has determined that the proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File

1 No. _____ and is incorporated herein by reference. The Board of Supervisors
2 affirms this determination.

3 (b) On _____ the Historic Preservation Commission, in Resolution
4 No. _____, adopted findings that the actions contemplated in this ordinance are
5 consistent, on balance, with the City's General Plan and eight priority policies of Planning
6 Code, Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is
7 on file with the Clerk of the Board of Supervisors in File No. _____, and is
8 incorporated herein by reference.

9 (c) At that same public hearing, the Historic Preservation Commission, in Resolution
10 No. _____, recommended that the Board of Supervisors amend the Kearny-Market-
11 Mason-Sutter Conservation District as set forth herein. A copy of said Resolution is on file with
12 the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by
13 reference.

14 (d) Pursuant to Planning Code, Section 302, the Board finds that the proposed
15 amendment to the Article 11 designation will serve the public necessity, convenience and
16 welfare for the reasons set forth in the Historic Preservation Commission Resolution
17 No. _____, which reasons are incorporated herein by reference as though fully set
18 forth. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No.
19 _____.

20 (e) The Board of Supervisors hereby finds that, with the amendments included herein,
21 55 5th Street (aka Lankershim Hotel), Assessor's Parcel Block No. 3705, Lot No. 039, is
22 located in a designated Conservation District, is over 40 years old, has been judged to be
23 either a Building of Individual Importance or Contextual Importance and has been rated either
24 Very Good in Architectural Design or Excellent or Very Good in Relationship to the
25 Environment. For these reasons, the Board finds that amending its designation from Category

V (Unrated) to Category IV (Contributory) will further the purposes of and conform to the standards set forth in Article 11 of the San Francisco Planning Code.

Section 2. Designation of 55 5th Street as Category IV (Contributory).

Pursuant to Sections 1102 and 1106 of the Planning Code, the designation of 55 5th Street, Assessor's Block No. 3705, Lot No. 039 is hereby changed from Category V (Unrated) to Category IV (Contributory). Appendix D of Article 11 of the San Francisco Planning Code is hereby amended to include this property.

The property shall be subject to further controls and procedures pursuant to the San Francisco Planning Code and Article 11.

Section 3. Kearny-Market-Mason-Sutter Conservation District Boundaries.

Pursuant to Section 1107 of the Planning Code, the following properties are hereby added to the Kearny-Market-Mason-Sutter Conservation District, as shown on the Kearny-Market-Mason-Sutter Conservation District Map, a copy of which is on file with the Clerk of the Board of Supervisors in File No. _____, and which Map is hereby incorporated herein as though fully set forth:

(a) 55 5th Street (aka Lankershim Hotel), Assessor's Parcel Block No. 3705, Lot No. 039; and

(b) 67-99 5th Street, Assessor's Parcel Block No. 3705, Lot Nos. 021 and 023, and

(c) 898 Mission Street, Assessor's Parcel Block No. 3705, Lot No. 054.

These properties shall be subject to further controls and procedures pursuant to the San Francisco Planning Code and Article 11.

1 Section 4. The Planning Code is hereby amended by amending Appendix E to Article
2 11, to read as follows:

3 **APPENDIX E TO ARTICLE 11**

4 **KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT.**

5 * * * *

6 **SEC. 3. LOCATION AND BOUNDARIES.**

7 The location and boundaries of the Kearny-Market-Mason-Sutter Conservation District
8 shall be as designated on the Kearny-Market-Mason-Sutter Conservation District Map, as
9 amended, ~~original of~~ which is on file with the Clerk of the Board of Supervisors ~~under~~ in File No.
10 223-84-4 _____, which Map is hereby incorporated herein as though fully set forth and a
11 facsimile of which is reproduced herein below.

12 * * * *

13 **SEC. 5. JUSTIFICATION.**

14 The characteristics of the Conservation District justifying its designation are as follows:

15 * * * *

16 (d) **Uniqueness and Location.** The District's character, although it has many
17 buildings of recent vintage, is largely intact. It is one of the few homogeneous collections of
18 early Twentieth Century commercial architecture of its type in the United States. *Of a total of At*
19 *the time of designation in 1985, this District included 324 buildings ~~in this District~~, 114 of which*
20 *were identified as ~~are~~ architecturally significant and 140 ~~are~~ as contributory. Only 98 buildings*
21 *are were not rated. Subsequent amendments to the District and reclassification of individual buildings*
22 *have resulted in a greater concentration of architecturally significant properties.* Union Square, an
23 integral part of the District, is a unique resource and ranks with the finest open spaces in the
24 country. The area is centrally located and easily accessible to the Financial District, Nob Hill,
25 the Tenderloin, and the South of Market, as well as outlying districts of the City. The Powell

Street Cable Car lines is a unique feature which relates the area to the entire northeastern quadrant of the City and attracts tourists to the area.

* * * *

KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT



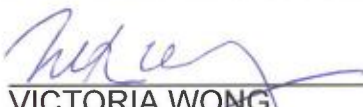
Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3
4 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
5 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
6 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
7 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
8 additions, and Board amendment deletions in accordance with the "Note" that appears under
9 the official title of the ordinance.

10
11 APPROVED AS TO FORM:
12 DENNIS J. HERRERA, City Attorney

13 By:


14 VICTORIA WONG
Deputy City Attorney

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[Planning Code - Landmark Designation - 457 Bryant Street (aka Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall)]

Ordinance amending the Planning Code to designate 457 Bryant Street (aka Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall), Assessor's Parcel Block No. 3775, Lot No. 085, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) CEQA and Land Use Findings.

(1) The Planning Department has determined that the proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 457 Bryant Street (aka Piledrivers, Bridge, and
3 Structural Ironworkers Local No. 77 Union Hall), Assessor's Parcel Block No. 3775, Lot No.
4 085, will serve the public necessity, convenience, and welfare for the reasons set forth in
5 Historic Preservation Commission Resolution No. _____, recommending approval of
6 the proposed designation, which is incorporated herein by reference.

7 (3) The Board finds that the proposed landmark designation of 457 Bryant
8 Street is consistent with the San Francisco General Plan and with Planning Code, Section
9 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.
10 _____, recommending approval of the proposed designation, which is incorporated
11 herein by reference.

12 (b) General Findings.

13 (1) Pursuant to Section 4.135 of the Charter of the City and County of San
14 Francisco, the Historic Preservation Commission has authority "to recommend approval,
15 disapproval, or modification of landmark designations and historic district designations under
16 the Planning Code to the Board of Supervisors."

17 (2) On August 17, 2016, the Historic Preservation Commission added 457
18 Bryant Street (aka Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall),
19 Assessor's Parcel Block No. 3775, Lot No. 085, to the Landmark Designation Work Program,
20 which was adopted by the Historic Preservation Commission on June 15, 2011, and is a list of
21 individual properties and historic districts under consideration for landmark designation.

22 (3) The Designation report was prepared by Shannon Ferguson and reviewed
23 by Tim Frye, Planning Department Preservation staff. All preparers meet the Secretary of the
24 Interior's Professional Qualification Standards, and the report was reviewed for accuracy and
25 conformance with the purposes and standards of Article 10 of the Planning Code.

1 (4) The Historic Preservation Commission, at its regular meeting of March 31,
2 2018, reviewed Department staff's analysis of the historical significance of 457 Bryant Street
3 (aka Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall) pursuant to
4 Article 10 as part of the Landmark Designation Case Report dated March 31, 2018.

5 (5) On March 31, 2018, the Historic Preservation Commission passed
6 Resolution No. _____, initiating designation of 457 Bryant Street (aka Piledrivers,
7 Bridge, and Structural Ironworkers Local No. 77 Union Hall) as a San Francisco Landmark
8 pursuant to Section 1004.1 of the Planning Code. Such resolution is on file with the Clerk of
9 the Board of Supervisors in File No. _____ and is incorporated herein by reference.

10 (6) On _____, after holding a public hearing on the proposed
11 designation and having considered the specialized analyses prepared by Planning
12 Department staff and the Landmark Designation Case Report, the Historic Preservation
13 Commission recommended approval of the proposed landmark designation of 457 Bryant
14 Street (aka Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall), by
15 Resolution No. _____. Such resolution is on file with the Clerk of the Board in File No.

16 _____.

17 (7) The Board of Supervisors hereby finds that 457 Bryant Street (aka
18 Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall) has a special
19 character and special historical, architectural, and aesthetic interest and value, and that its
20 designation as a Landmark will further the purposes of and conform to the standards set forth
21 in Article 10 of the Planning Code.

1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, 457 Bryant Street (aka Piledrivers,
3 Bridge, and Structural Ironworkers Local No. 77 Union Hall), Assessor's Parcel Block No.
4 3775, Lot No. 085, is hereby designated as a San Francisco Landmark under Article 10 of the
5 Planning Code.

6
7 Section 3. Required Data.

8 (a) The description, location, and boundary of the Landmark site consists of the City
9 parcel located at 457 Bryant Street (aka Piledrivers, Bridge, and Structural Ironworkers Local
10 No. 77 Union Hall), Assessor's Parcel Block No. 3775, Lot No. 085, in San Francisco's South
11 Park neighborhood.

12 (b) The characteristics of the Landmark that justify its designation are described and
13 shown in the Landmark Designation Case Report and other supporting materials contained in
14 Planning Department Case Docket No. 2017-002874DES. In brief, 457 Bryant Street (aka
15 Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall) is eligible for local
16 designation under National Register of Historic Places Criterion A as it is associated with
17 events that have made a significant contribution to the broad patterns of our history, and it
18 embodies the distinctive characteristics of a type, period, or method of construction.

19 Specifically, designation of the 457 Bryant Street (aka Piledrivers, Bridge, and Structural
20 Ironworkers Local No. 77 Union Hall), Assessor's Parcel Block No. 3775, Lot No. 085, is
21 proper given it is one of the early extant union halls in San Francisco that played an important
22 role in the growth of organized labor in the city, and is also associated with the post 1906
23 Earthquake and Fire reconstruction era in San Francisco.

24 (c) The particular features that shall be preserved, or replaced in-kind as determined
25 necessary, are those generally shown in photographs and described in the Landmark

1 Designation Case Report, which can be found in Planning Department Docket No. 2017-
2 002874DES, and which are incorporated in this designation by reference as though fully set
3 forth. Specifically, the following features shall be preserved or replaced in kind:

4 (1) All exterior elevations, form, massing, structure, roofline, architectural
5 ornament, and materials of 457 Bryant Street (aka Piledrivers, Bridge, and Structural
6 Ironworkers Local No. 77 Union Hall), identified as:

- 7 (A) Rectangular plan;
- 8 (B) Two story massing;
- 9 (C) Two bay form at primary façade;
- 10 (D) Flat roof;
- 11 (E) Horizontal wood shiplap siding at primary façade;
- 12 (F) Wood storefront with wood and glass double doors, paneled bulkhead
13 and columns, plate glass windows, and multi-lite transom windows;
- 14 (G) Arched entry with pilasters, volutes, dentils and pediment;
- 15 (H) Mosaic tile floor at entry spelling out "Piledrivers B S W Local 77";
- 16 (I) Wood paneled double doors with diamond shaped lites and wood
17 frame transom window at entry;
- 18 (J) Terrazzo step, terrazzo paneling with wood paneling above at entry;
- 19 (K) Paired angled bay windows framed by colonnettes with wood
20 paneled spandrel at base, molded sill, molded cornice and paneled spandrel at top;
- 21 (L) Double-hung, wood sash windows with ogee lugs in wood frame;
- 22 (M) Molded cornice with oversized dentils;
- 23 (N) Beveled horizontal siding on secondary elevations; and
- 24 (O) Double-hung, wood sash windows with ogee lugs in wood frames.
- 25

1 Section 4. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

5 APPROVED AS TO FORM:
6 DENNIS J. HERRERA, City Attorney

7 By:


8 VICTORIA WONG
Deputy City Attorney

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FILE NO.

ORDINANCE NO. D. Smith

[Planning Code - Landmark Designation - 228-248 Townsend Street (aka New Pullman Hotel)]

Ordinance amending the Planning Code to designate 228-248 Townsend Street (aka New Pullman Hotel), Assessor's Parcel Block No. 3787, Lot No. 018, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) CEQA and Land Use Findings.

(1) The Planning Department has determined that the proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code, Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 228-248 Townsend Street (aka New Pullman Hotel),
3 Assessor's Parcel Block No. 3787, Lot No. 018, will serve the public necessity, convenience,
4 and welfare for the reasons set forth in Historic Preservation Commission Resolution No.
5 _____, recommending approval of the proposed designation, which is incorporated
6 herein by reference.

7 (3) The Board finds that the proposed landmark designation of 228-248
8 Townsend Street (aka New Pullman Hotel) is consistent with the San Francisco General Plan
9 and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation
10 Commission Resolution No. _____, recommending approval of the proposed
11 designation, which is incorporated herein by reference.

12 (b) General Findings.

13 (1) Pursuant to Section 4.135 of the Charter of the City and County of San
14 Francisco, the Historic Preservation Commission has authority "to recommend approval,
15 disapproval, or modification of landmark designations and historic district designations under
16 the Planning Code to the Board of Supervisors."

17 (2) On August 17, 2016, the Historic Preservation Commission added 228-248
18 Townsend Street (aka New Pullman Hotel) to the Landmark Designation Work Program.

19 (3) The Designation report was prepared by Planning Department preservation
20 staff. All preparers meet the Secretary of the Interior's Professional Qualification Standards,
21 and the report was reviewed for accuracy and conformance with the purposes and standards
22 of Article 10 of the Planning Code.

23 (4) The Historic Preservation Commission, at its regular meeting of
24 _____, 2018, reviewed Department staff's analysis of the historical significance of
25

228-248 Townsend Street (aka New Pullman Hotel) pursuant to Article 10 as part of the Landmark Designation Case Report dated March 21 2018.

(5) On _____, 2018, the Historic Preservation Commission passed Resolution No. _____, initiating designation of 228-248 Townsend Street (aka New Pullman Hotel) as a San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. Such resolution is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

(6) On _____, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff and the Landmark Designation Case Report, the Historic Preservation Commission recommended approval of the proposed landmark designation of 228-248 Townsend Street (aka New Pullman Hotel), by Resolution No. _____. Such resolution is on file with the Clerk of the Board in File No. _____.

(7) The Board of Supervisors hereby finds that 228-248 Townsend Street (aka New Pullman Hotel) has a special character and special historical, architectural, and aesthetic interest and value, and that its designation as a Landmark will further the purposes of and conform to the standards set forth in Article 10 of the Planning Code.

Section 2. Designation.

Pursuant to Section 1004 of the Planning Code, 228-248 Townsend Street (aka New Pullman Hotel), Assessor's Parcel Block No. 3787, Lot No. 018, is hereby designated as a San Francisco Landmark under Article 10 of the Planning Code.

Section 3. Required Data.

1 (a) The description, location, and boundary of the Landmark site consists of the City
2 parcel located at 228-248 Townsend Street (aka New Pullman Hotel), Assessor's Parcel
3 Block No. 3787, Lot No. 018, in San Francisco's South Park neighborhood.

4 (b) The characteristics of the Landmark that justify its designation are described and
5 shown in the Landmark Designation Case Report and other supporting materials contained in
6 Planning Department Case Docket No. 2017-004023DES. In brief, 228-224 Townsend Street
7 (aka New Pullman Hotel) is eligible for local designation under National Register of Historic
8 Places Criterion A (associated with events that have made a significant contribution to the
9 broad patterns of our history) and Criterion C (embodies distinctive characteristics of a type,
10 period, or method of construction, or that represent a significant and distinguishable entity
11 whose components may lack individual distinction). Specifically, designation of the New
12 Pullman Hotel is proper given it was the primary lodging venue in San Francisco for African
13 American railroad workers, including Pullman porters and maids, during the first half of the
14 twentieth century. As a group, Pullman porters and maids are nationally significant for
15 establishing the first all-Black union in the country, contributing to the development of the
16 African American middle class, and laying important foundations for the Civil Rights
17 Movement. 228-248 Townsend Street (aka New Pullman Hotel) is the only known property in
18 San Francisco that has strong associations with Pullman porters and maids. Designation of
19 228-248 Townsend Street (aka New Pullman Hotel) is also proper given it is a rare remaining
20 example of the once numerous residential hotels built in the South of Market during the post-
21 1906 earthquake and fire reconstruction period.

22 (c) The particular features that shall be preserved, or replaced in-kind as determined
23 necessary, are those generally shown in photographs and described in the Landmark
24 Designation Case Report, which can be found in Planning Department Docket No. 2017-
25

004023DES, and which are incorporated in this designation by reference as though fully set forth. Specifically, the following features shall be preserved or replaced in kind:


All exterior elevations, form, massing, structure, roofline, architectural ornament and materials of 228-248 Townsend Street (aka New Pullman Hotel) identified as:

- (1) Two-story, rectangular building plan;
- (2) Existing flat roofline and entablature, including a projecting bracketed cornice, frieze, and architrave;
- (3) Existing window and door openings on all three visible facades (west, south, and east elevations);
- (4) Configuration of six existing storefronts at front façade, including an angled, recessed entryway with paired doors at southeast corner;
- (5) Two entrances on front façade leading up to second floor;
- (6) Horizontal, projecting wooden belt course on east elevation; and
- (7) Wooden window surrounds on east elevation.

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By:


VICTORIA WONG
Deputy City Attorney

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[Planning Code - Landmark Designation - 500-504 4th Street (aka Hotel Utah)]

Ordinance amending the Planning Code to designate 500-504 4th Street (Hotel Utah), Assessor's Parcel Block No. 3777, Lot No. 001, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) CEQA and Land Use Findings.

(1) The Planning Department has determined that the proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code, Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 500-504 4th Street (aka Hotel Utah), Assessor's Parcel
3 Block No. 3777, Lot No. 001, will serve the public necessity, convenience, and welfare for the
4 reasons set forth in Historic Preservation Commission Resolution No. _____,
5 recommending approval of the proposed designation, which is incorporated herein by
6 reference.

7 (3) The Board finds that the proposed landmark designation of 500-504 4th
8 Street (aka Hotel Utah) is consistent with the San Francisco General Plan and with Planning
9 Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission
10 Resolution No. _____, recommending approval of the proposed designation, which is
11 incorporated herein by reference.

12 (b) General Findings.

13 (1) Pursuant to Section 4.135 of the Charter of the City and County of San
14 Francisco, the Historic Preservation Commission has authority "to recommend approval,
15 disapproval, or modification of landmark designations and historic district designations under
16 the Planning Code to the Board of Supervisors."

17 (2) On August 17, 2016, the Historic Preservation Commission added 500-504
18 4th Street (aka Hotel Utah), Assessor's Parcel Block No. 3777, Lot No. 001, to the Landmark
19 Designation Work Program.

20 (3) The Designation report was prepared by Frances McMillen and reviewed by
21 Tim Frye, Planning Department Preservation staff. All preparers meet the Secretary of the
22 Interior's Professional Qualification Standards, and the report was reviewed for accuracy and
23 conformance with the purposes and standards of Article 10 of the Planning Code.

24 (4) The Historic Preservation Commission, at its regular meeting of
25 _____, reviewed Department staff's analysis of the historical significance of 500-504

1 4th Street (aka Hotel Utah) pursuant to Article 10 as part of the Landmark Designation Case
2 Report dated _____.

3 (5) On _____, the Historic Preservation Commission passed
4 Resolution No. _____, initiating designation of 500-504 4th Street (aka Hotel Utah) as a
5 San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. Such resolution is
6 on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated
7 herein by reference.

8 (6) On _____, after holding a public hearing on the proposed
9 designation and having considered the specialized analyses prepared by Planning
10 Department staff and the Landmark Designation Case Report, the Historic Preservation
11 Commission recommended approval of the proposed landmark designation of 500-504 4th
12 Street (aka Hotel Utah), by Resolution No. _____. Such resolution is on file with the Clerk
13 of the Board in File No. _____.

14 (7) The Board of Supervisors hereby finds that 500-504 4th Street (aka Hotel
15 Utah) has a special character and special historical, architectural, and aesthetic interest and
16 value, and that its designation as a Landmark will further the purposes of and conform to the
17 standards set forth in Article 10 of the Planning Code.

18
19 Section 2. Designation.

20 Pursuant to Section 1004 of the Planning Code, 500-504 4th Street (aka Hotel Utah),
21 Assessor's Parcel Block No. 3777, Lot No. 001, is hereby designated as a San Francisco
22 Landmark under Article 10 of the Planning Code.

23
24 Section 3. Required Data.
25

1 (a) The description, location, and boundary of the Landmark site consists of the City
2 parcel located at 500-504 4th Street (aka Hotel Utah), Assessor's Parcel Block No. 3777, Lot
3 No. 001, in San Francisco's South of Market neighborhood.

4 (b) The characteristics of the Landmark that justify its designation are described and
5 shown in the Landmark Designation Case Report and other supporting materials contained in
6 Planning Department Case Docket No. 2017-004129DES In brief, 500-504 4th Street (aka
7 Hotel Utah) is eligible for local designation under National Register of Historic Places Criterion
8 A (associated with events that have made a significant contribution to the broad patterns of
9 our history) and Criterion C (embodies the distinctive characteristics of a type, period, or
10 method of construction, or that represent the work of a master, or that possess high artistic
11 values, or that represent a significant and distinguishable entity whose components may lack
12 individual distinction). Specifically, designation of 500-504 4th Street (aka Hotel Utah) is
13 proper given it is representative of pattern of development in the South of Market Street
14 neighborhood that began in the nineteenth century when the area became the center of
15 industrial production in San Francisco and continued through the post-1906 earthquake and
16 fire reconstruction. The property is a rare remaining example of the numerous residential
17 hotels built largely to house itinerant and seasonal workers employed in nearby factories and
18 along the waterfront during the late nineteenth and early twentieth centuries. Hotel Utah is
19 also significant as an example of Edwardian style architecture commonly employed in the
20 design of residential hotel buildings constructed during the period.

21 (c) The particular features that shall be preserved, or replaced in-kind as determined
22 necessary, are those generally shown in photographs and described in the Landmark
23 Designation Case Report, which can be found in Planning Department Docket No. 2017-
24 004129DES, and which are incorporated in this designation by reference as though fully set
25 forth. Specifically, the following features shall be preserved or replaced in kind:

1 All exterior elevations, form, massing, structure, roofline, architectural ornament and
2 materials of 500-504 4th Street (aka Hotel Utah) identified as:

- 3 (1) Four-story rectangular massing and plan with flat roof;
4 (2) Wood tongue and groove siding;
5 (3) Finishes, including painted siding and millwork;
6 (4) Existing window and door openings on street facing (north and east)
7 elevations;
8 (5) Angles and rounded bays;
9 (6) Flat roof with projecting bracketed cornice with egg and dart and dentil
10 molding;
11 (7) Pediments above bay windows;
12 (8) Molding and ornamental millwork surrounding windows and located on bays;
13 (9) One-over-one double hung, wood sash windows with wood frames and sills;
14 (10) Brackets beneath second floor bays; and
15 (11) Multi-lite transom on north and east elevations (currently obstructed by
16 awnings).

17 Section 4. Effective Date. This ordinance shall become effective 30 days after
18 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
19 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
20 of Supervisors overrides the Mayor's veto of the ordinance.

21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA, City Attorney

23 By: 

24 VICTORIA WONG
25 Deputy City Attorney

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Potrero Power Station Mixed-Use Development Project
 Preservation Alternatives Summary Table
 ARC Hearing | March 21, 2018

	Full Preservation Alternative	Partial Preservation Alternative 1	Partial Preservation Alternative 2	Partial Preservation Alternative 3	Partial Preservation Alternative 4
Description	Rehabs all 6 historic resources (Station A, Compressor House, Meter House, Guard House, Unit 3, Boiler Stack)	Rehabs Station A (and the Boiler Stack; retains Unit 3)	Rehabs a portion of Station A (and the Boiler Stack; retains Unit 3)	Rehabs Meter House and Compressor House (and the Boiler Stack; retains Unit 3)	Retains Facades of Meter House, Compressor House, and Station A (and rehabs the Boiler Stack; retains Unit 3)
Individual Resource Impact Summary Analysis	Rehabs 3 individual resources (out of 3 on site) LSM	Rehabs 1 individual resource (out of 3 on site) SUM	Rehabs 0.5 individual resource (out of 3 on site) SUM	Rehabs 2 individual resources (out of 3 on site) SUM	Retains facades of all 3 individual resources (out of 3 on site) SUM
Third Street Industrial District (TSID) Impact Summary Analysis	Rehabs 6 TSID contributors (out of 6 on site) LSM	Rehabs 2 TSID contributors (out of 6 on site) LSM	Rehabs 1.5 TSID contributors (out of 6 on site) LSM	Rehabs 3 TSID contributors (out of 6 on site) LSM	Rehabs 1 TSID contributor and facades of 3 contributors (out of 6 on site) LSM

Notes:

- LSM = less than significant with mitigation; SUM = significant and unavoidable with mitigation.
- "Rehab" is used to denote a project that would rehabilitate a historic building to meet the Secretary of the Interior's Standards, while "retain" means that the building would not be completely demolished but the alterations may not meet the Standards.
- The rehabilitation of the Boiler Stack and retention of Unit 3 is placed in parentheses in the descriptions for the Partial Preservation Alternatives because it is scope that is part of the Proposed Project and would be included in each alternative.

MARCH 21, 2018
HISTORIC PRESERVATION COMMISSION
CANDLESTICK POINT & HUNTERS POINT SHIPYARD
PROJECT UPDATE

THE SHIPYARD & CANDLESTICK

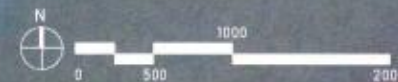
**INTRODUCTION
PROJECT VISION
ADAPTIVE REUSE
NEXT STEPS
QUESTIONS?**

LOCATIONS



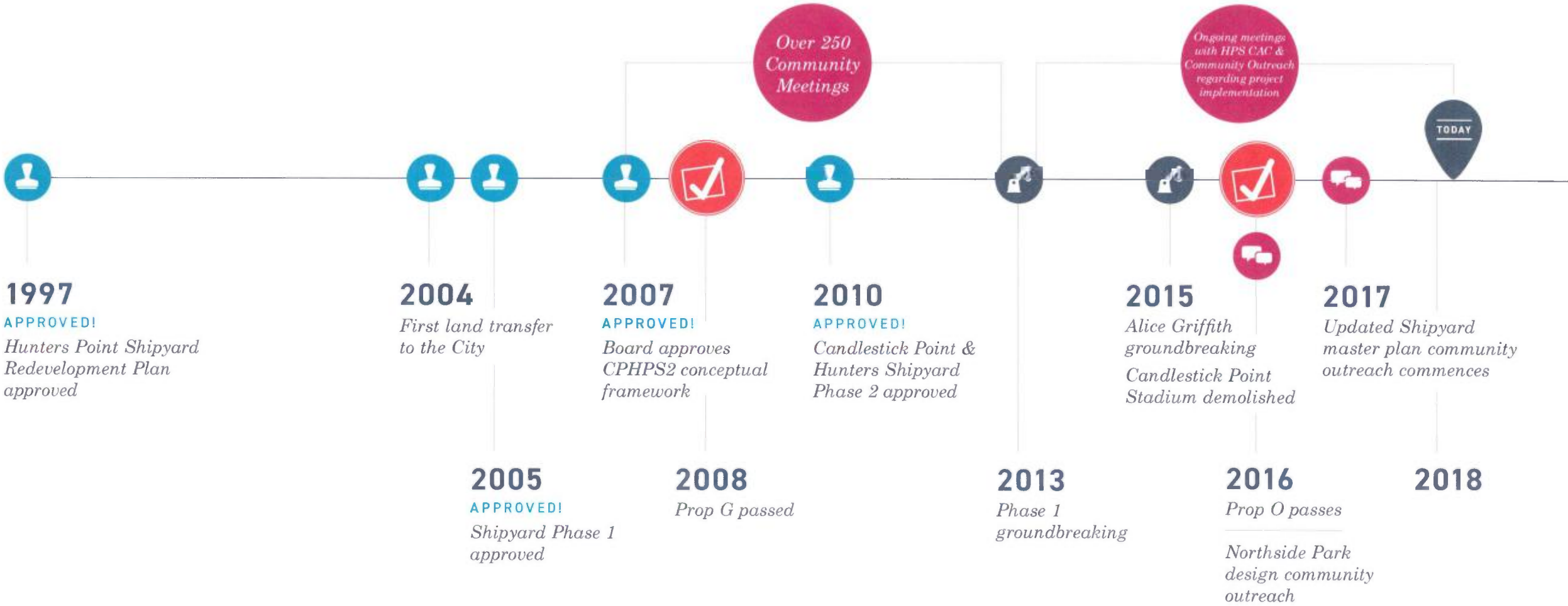
CONTEXT MAP

Scale: NTS



PROJECT TIMELINE

OUR HISTORY



WHY ARE WE UPDATING THE PLAN?

- 01** Creating a more integrated community by providing a greater mix of uses
- 02** Re-imagining and providing more parks and open space
- 03** Increasing the number of historic buildings that could be retained at the Shipyard
- 04** Incorporating best practice green energy and sustainable infrastructure

WHAT WE ARE PROPOSING:

01

Opportunities for more:

- Schools
- Parks & open space
- Research & development space
- Retail/makerspace
- Hotel space
- Adaptive re-use of existing buildings
- More robust bicycle network
- Complete network of transit-only lanes throughout the site

02

A more robust and diverse mix of uses that has the potential to create more local jobs and generate significantly more general fund revenues

03

To incorporate the new plan, authorizing an additional 2M square feet of commercial uses to align the DDA and the Redevelopment Plan

04

Rebalancing the number of homes over the Shipyard and Candlestick

WHAT'S THE SAME?

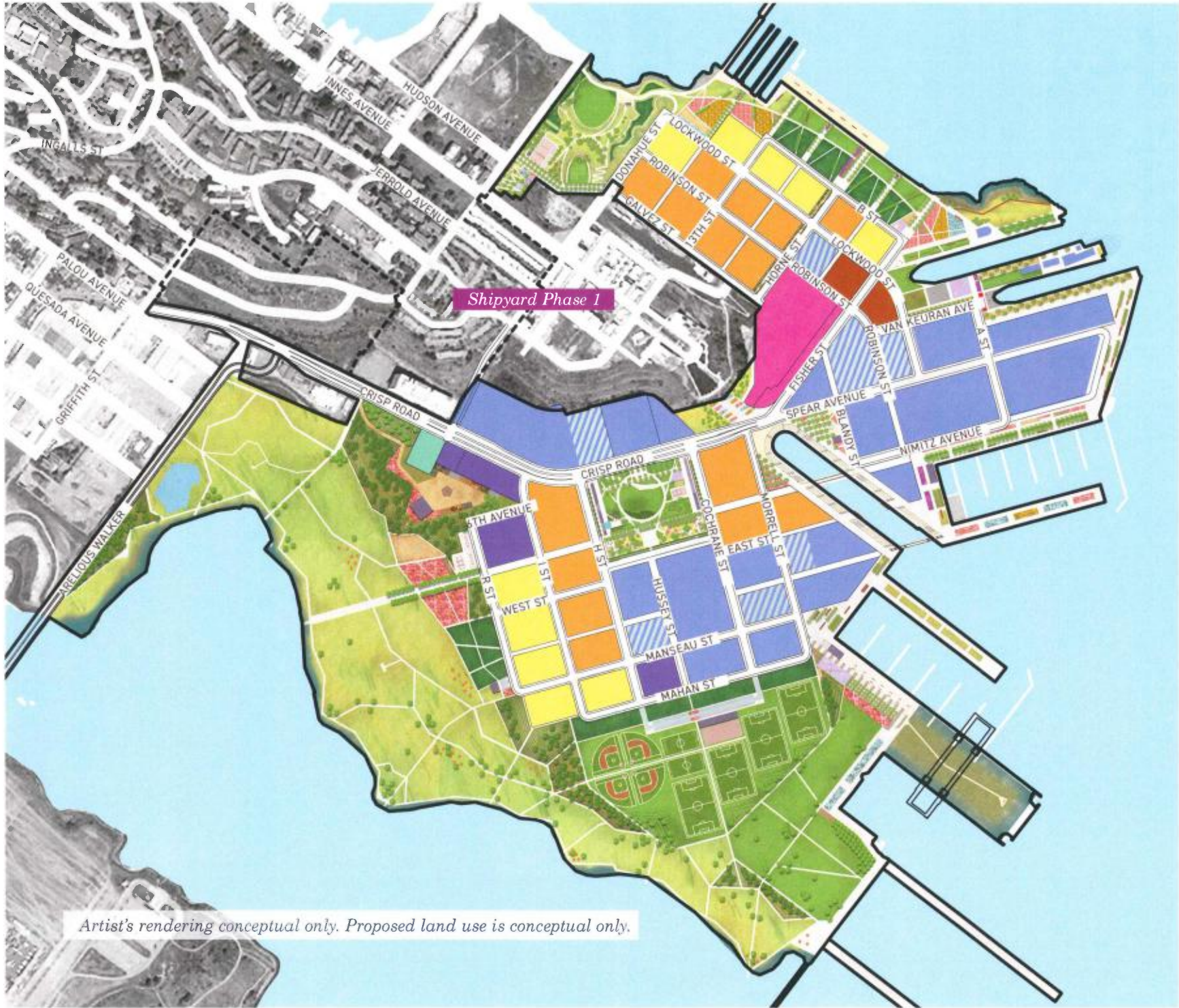
- 01 No increase in total square footage approved in the Redevelopment Plan
- 02 Commitment to affordable housing at $\pm 32\%$
- 03 Backbone infrastructure
- 04 High quality transit service, active transportation options, and robust transportation demand management program

PROPOSED SHIPYARD LAND USE

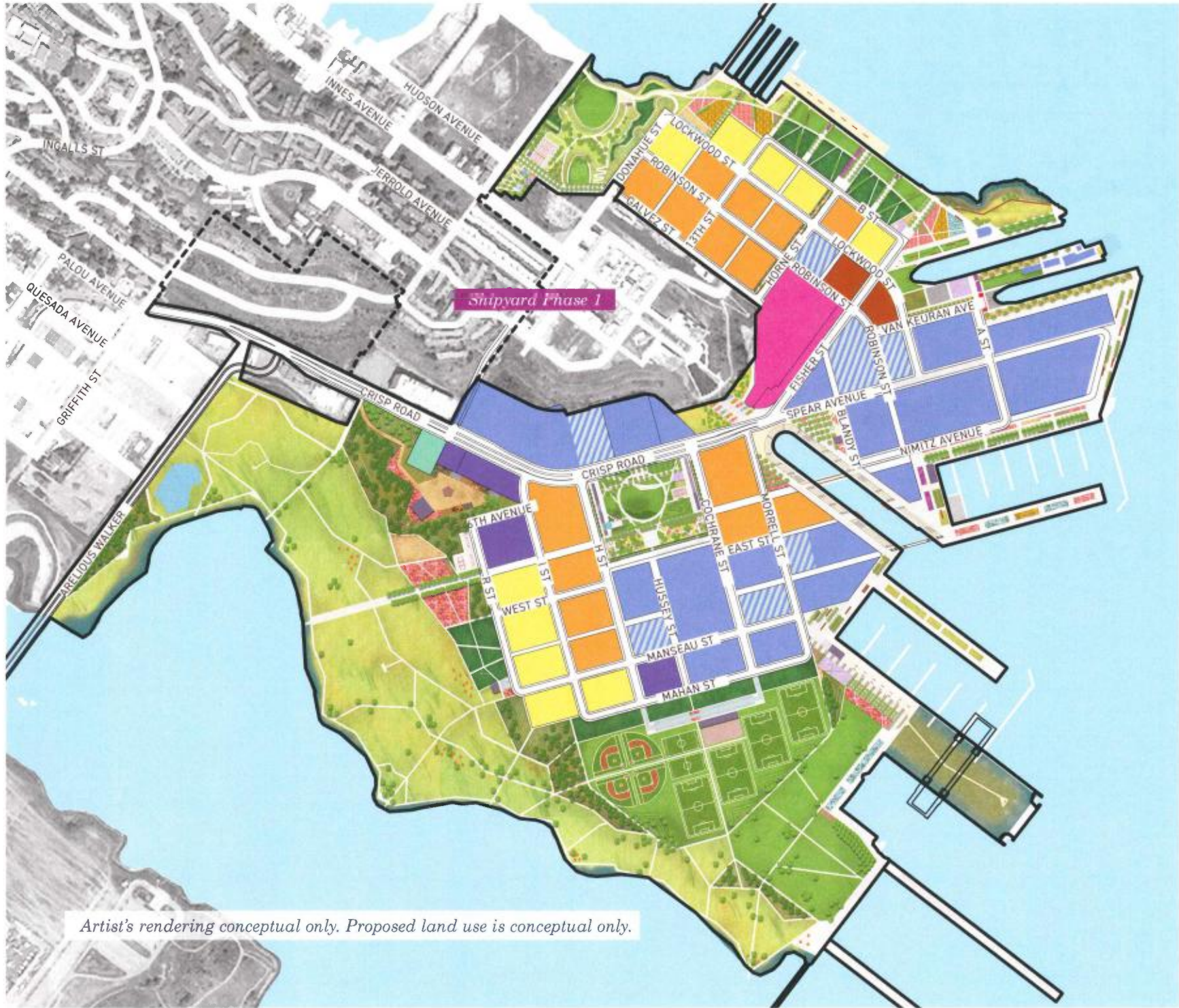
LEGEND

	Residential Density I <i>Townhomes</i>		Commercial <i>Includes R&D, Office and Hotel</i>
	Residential Density II <i>Multi-Story Flats</i>		Commercial/Parking
	Residential Density IV <i>High Rise</i>		Community Use
	Artist		Utilities <i>Recycled Water Treatment Plant</i>

**Ground floor neighborhood retail/makerspace/PDR space is allowed per redevelopment plan. To the extent permitted by the Hunters Point Shipyard Redevelopment Plan and underlying site conditions, institutional uses may be developed on any block within The Shipyard.*



Artist's rendering conceptual only. Proposed land use is conceptual only.



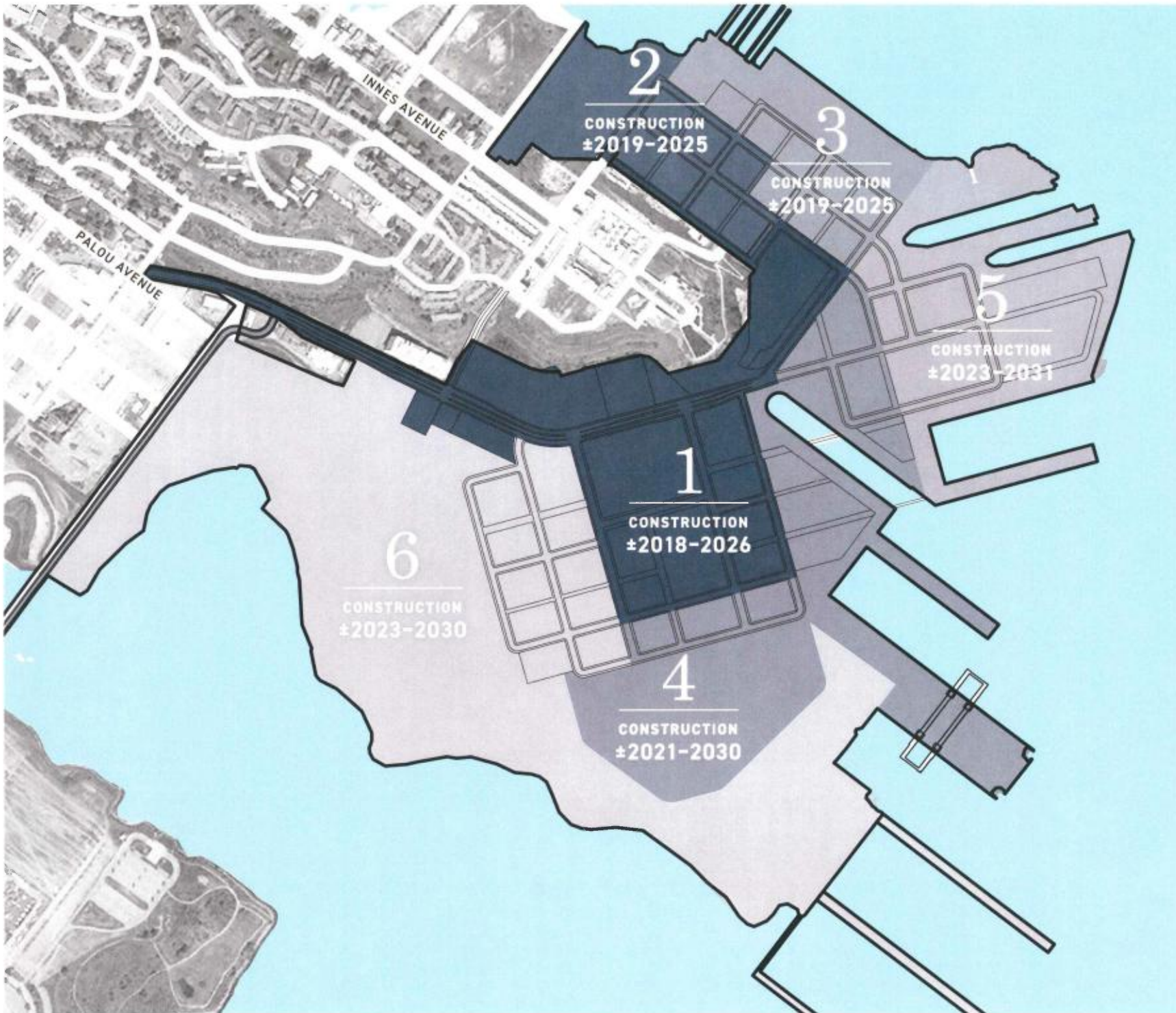
PROPOSED SHIPYARD LAND USE

<p>3,454 <i>planned residential units</i></p>	<p>APPROXIMATELY 255,000 <i>sq ft planned for artist studios & gallery space</i></p>
<p>APPROXIMATELY 4.25 MILLION <i>sq ft of planned office & R&D space</i></p>	<p>APPROXIMATELY 50,000 <i>sq ft of planned community use</i></p>
<p>APPROXIMATELY 401,000 <i>sq ft of planned retail & makerspace</i></p>	<p>APPROXIMATELY 410,000 <i>sq ft of planned institutional space</i></p>
<p>APPROXIMATELY 120,000 <i>sq ft of planned hotel space</i></p>	<p>APPROXIMATELY 240 <i>acres of planned total parks & open space</i></p>

Artist's rendering conceptual only. Proposed land use is conceptual only.



SHIPYARD PROJECTED PHASING



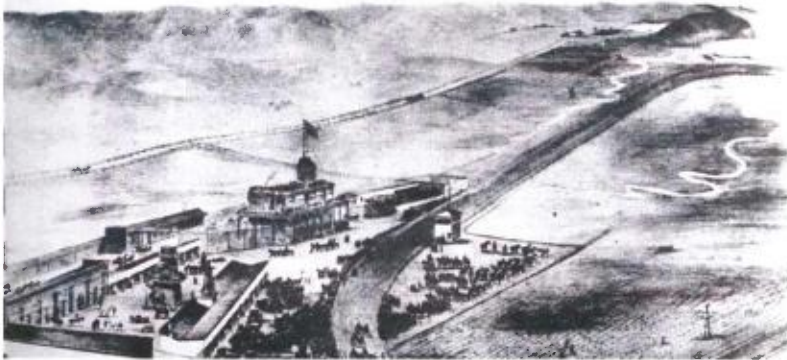
Note: All dates are projections and subject to Navy conveyance. 2018 dates refer to construction associated with new artist building.



PROJECT VISION

PROJECT VISION

1869



1920s

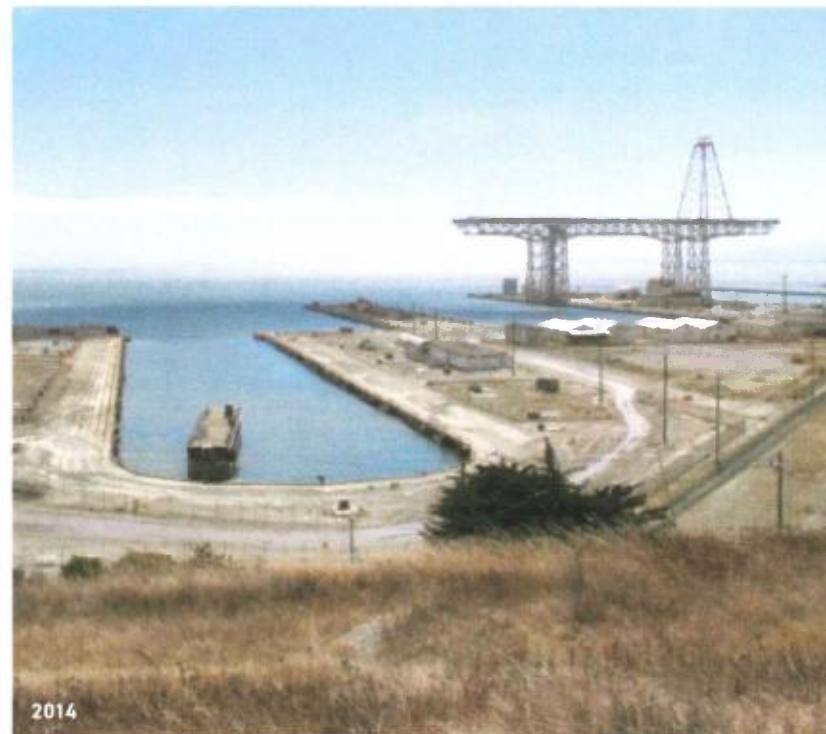


PROJECT VISION

*"I have great respect for the past.
If you don't know where you've come from,
you don't know where you're going.
I have respect for the past, but I'm a person of the moment.
I'm here, and I do my best to be completely centered at the place
I'm at, then I go forward to the next place."*

Maya Angelou

CIRCA 1940



PROJECT VISION

01 Embrace the legacy, authenticity, and unique character of the Shipyard as we look to the future



02 Create a model for city-making that continues San Francisco's legacy of distinct neighborhoods



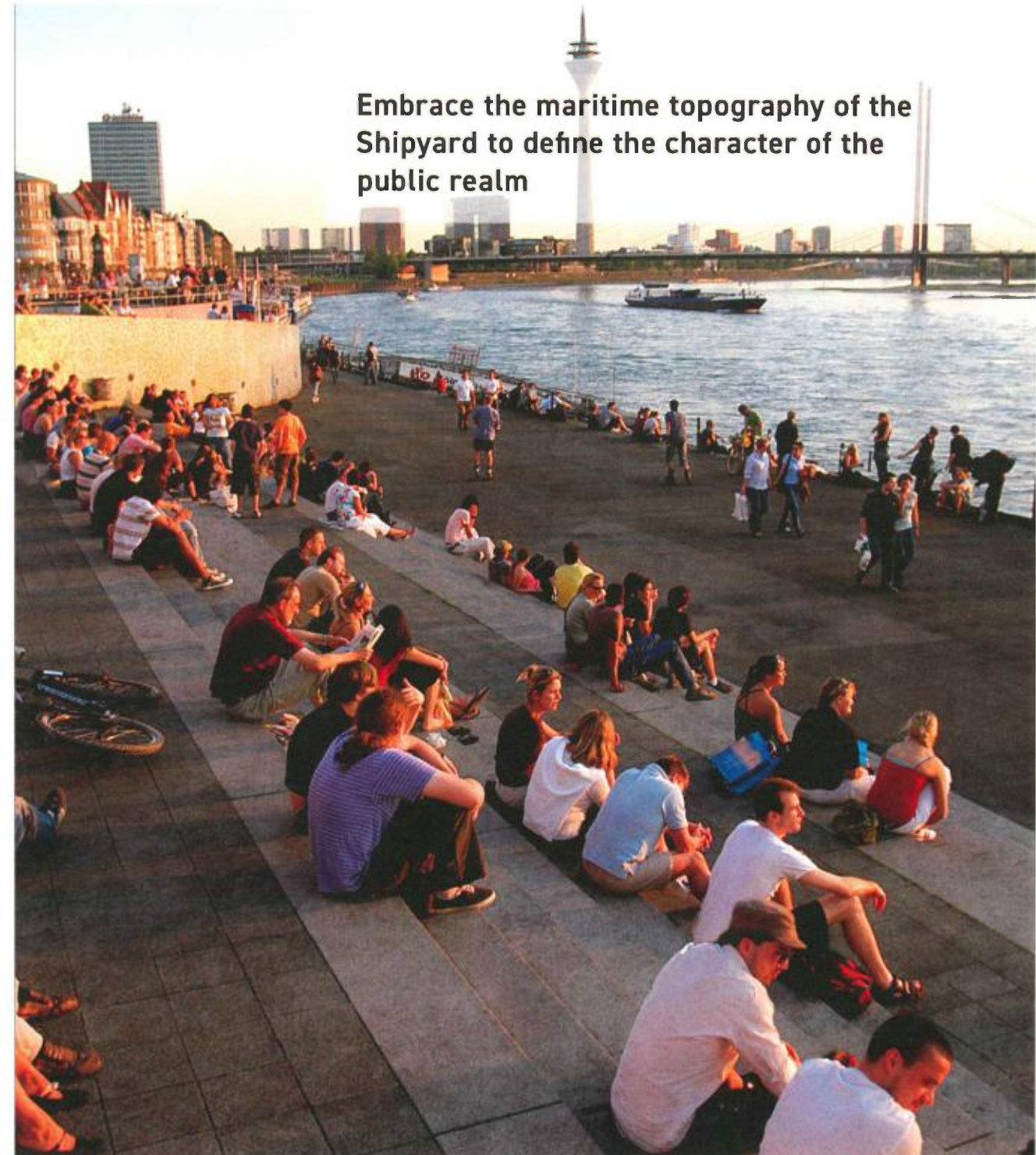


01: VISION

Draw cues from the scale and craft of the Shipyard's heritage uses to preserve its unique identity

Evolve the history of human ingenuity at the site with exemplary measures of large-scale sustainability

Precedent images



Embrace the maritime topography of the Shipyard to define the character of the public realm

02: VISION

Rebuild the Shipyard as a cultural and economic engine for Bayview Hunters Point

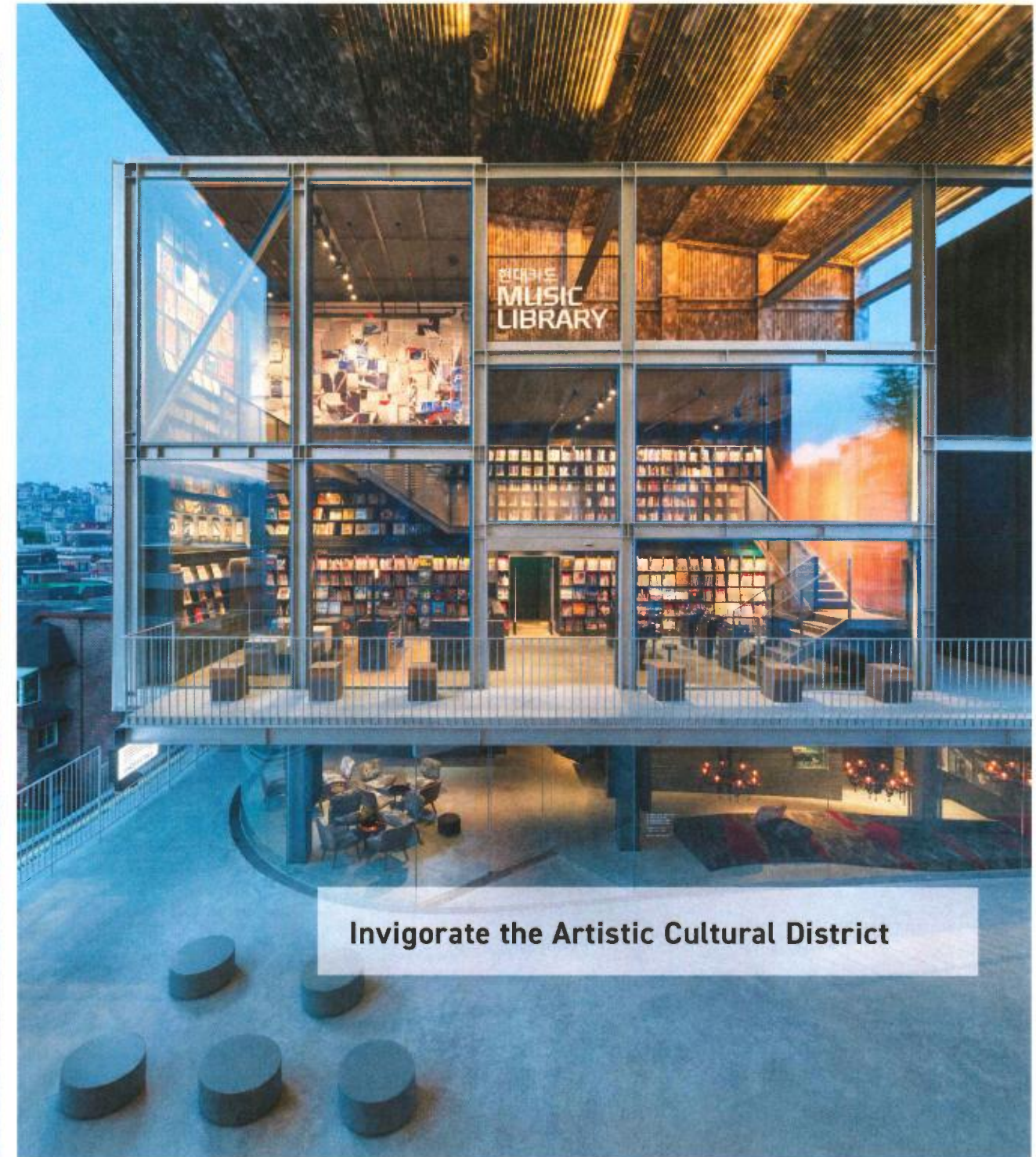
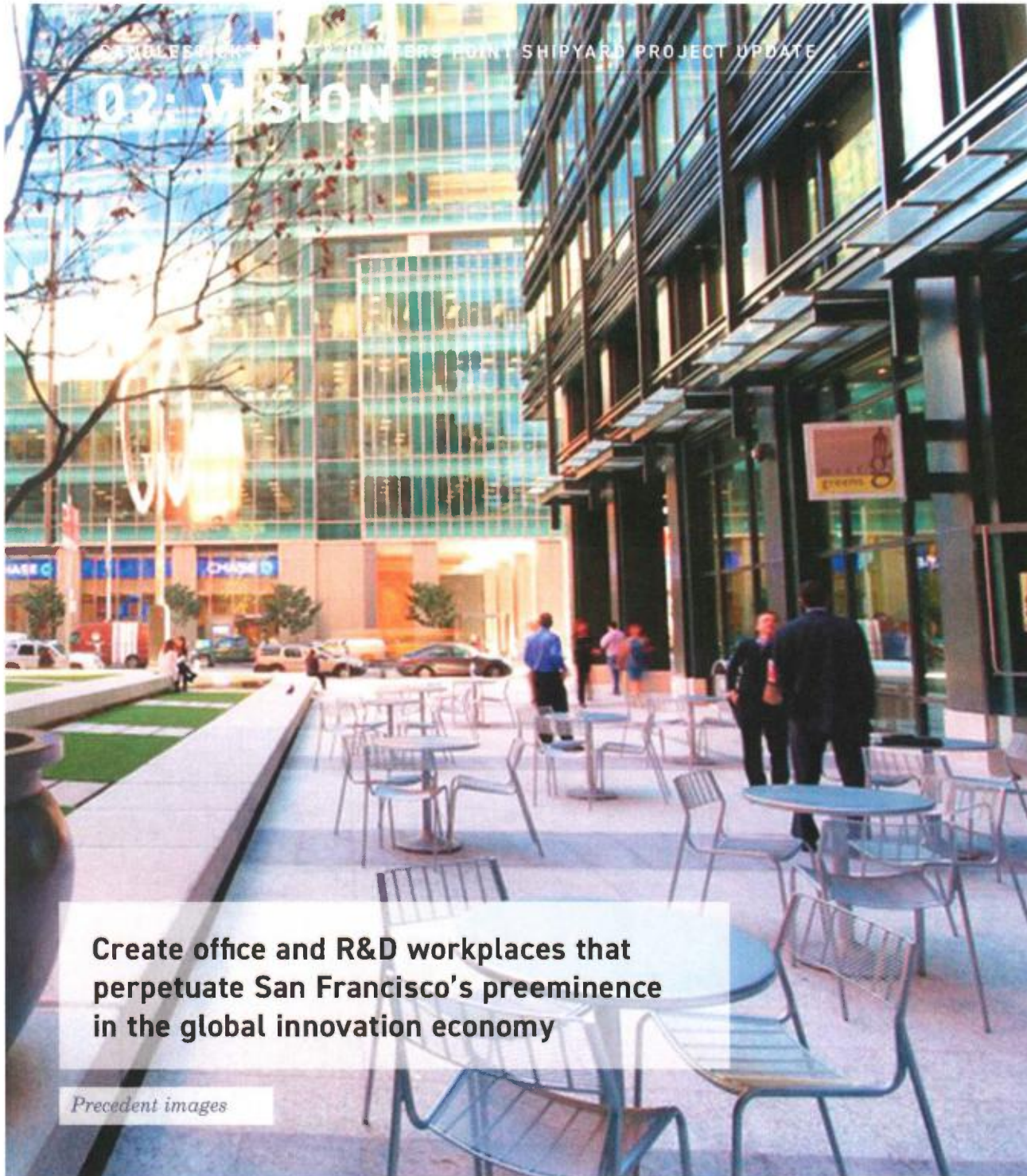
Establish residential neighborhoods with a variety of housing typologies to create diverse urban life and active streetscapes

Provide retail uses that activate the streetscape and amenities that build community


COOL

WITTE

Precedent image












DISTINGUISHING FEATURES

- 
- The map shows an aerial view of the project area, including existing buildings, parks, and waterfront features. Numbered circles 1 through 8 indicate specific distinguishing features. A green dashed line with arrows points from the waterfront towards the interior, and a blue curved arrow points from the waterfront towards the interior. Various streets are labeled, including Donahue St, 13th St, Galvez St, Home St, Robinson St, Lockwood St, Van Keuran Ave, Fisher St, Bandy St, Nimitz Ave, Crisp Road, 6th Ave, West St, H St, Hussey St, Cochran St, Morrell St, Manseau St, and Mahan St. Parks shown include Northside Park, Hilltop Park, Grasslands Ecology Park, and Cultural Heritage Park. Waterfront features include Waterfront Promenade North, North Pier, South Pier, and Re-gunning Crane Pier. Other features include Green Room, Water Room, Dry Dock 4, and Community Sports Field Complex.
- Existing Buildings
 - 1 Green Room
 - 2 Water Room
 - 3 Pedestrian Allée
 - 4 Waterfront Open Space
 - 5 Artists' Studio / Maker-space
 - 6 Transit Center
 - 7 Connection to/from Hilltop
 - 8 Hilltop View to the Bay

Artist's renderings are conceptual only. There is no guarantee that the project will be approved, developed or built as shown.

DISTRICTS



-  Existing Buildings
-  1 Green Room
-  2 Water Room
-  3 Pedestrian Allée
-  4 Waterfront Open Space
-  5 Artists' Studio / Maker-space
-  6 Transit Center
-  7 Connection to/from Hilltop
-  8 Hilltop View to the Bay





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2010







SHIPYARD HERITAGE BUILDINGS

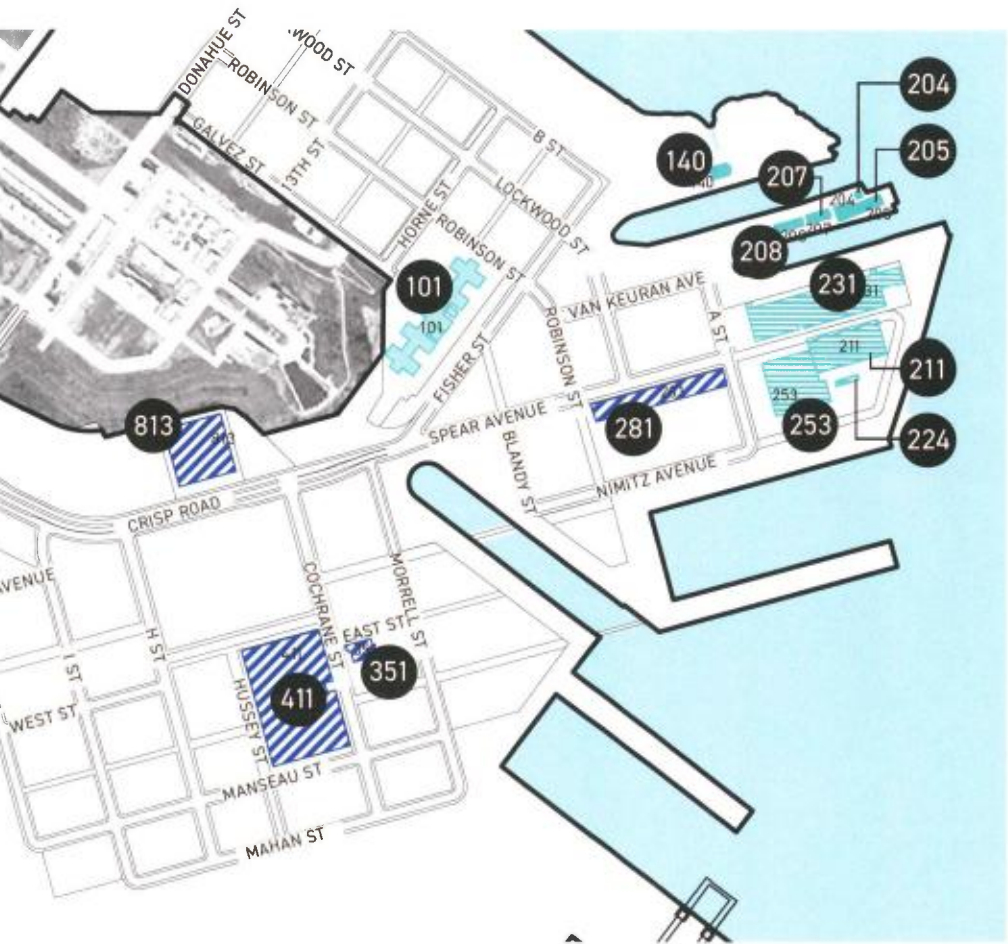
LEGEND

-  National Registry Building
-  To be Studied for Retention, as Required per 2010 Approval
-  To be Considered for Adaptive Reuse
-  Artist Building



LEGEND

-  National Registry Building
-  To be Studied for Retention, as Required per 2010 Approval
-  To be Considered for Adaptive Reuse
-  Artist Building







REGISTERED LANDMARKS

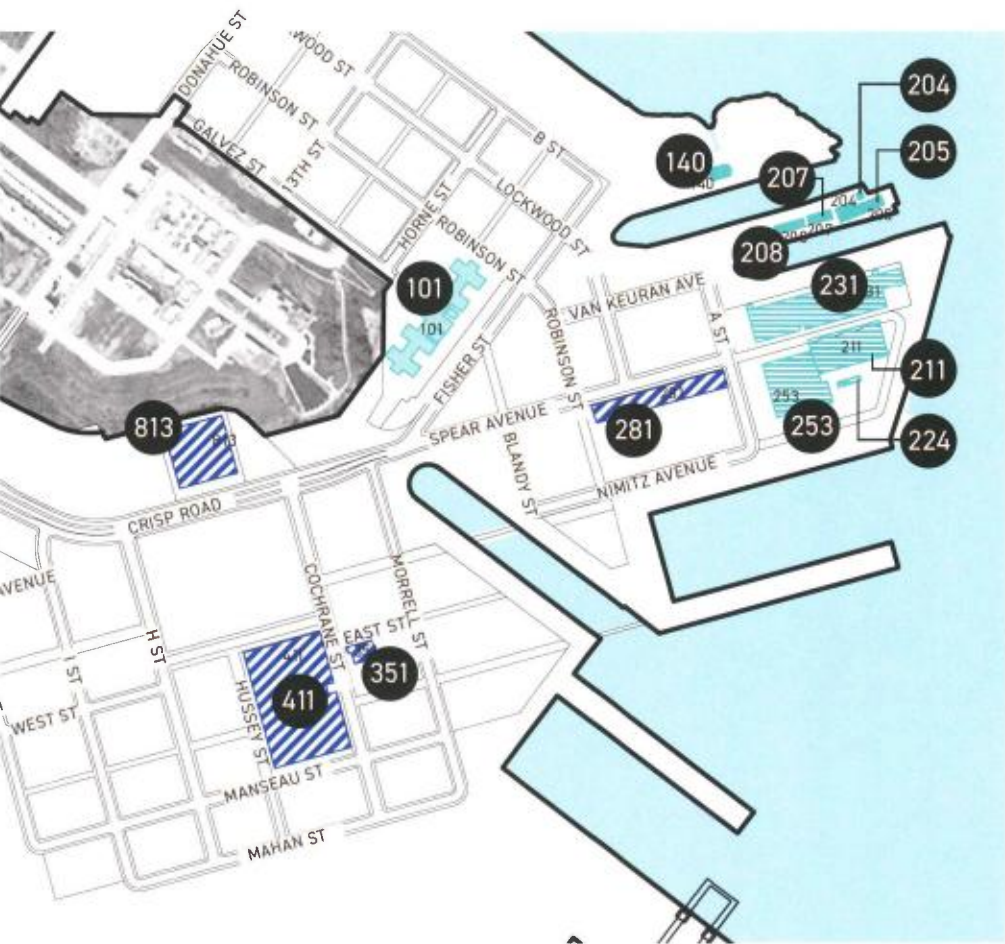


BUILDING 140
PUMPHOUSE



LEGEND

-  National Registry Building
-  To be Studied for Retention, as Required per 2010 Approval
-  To be Considered for Adaptive Reuse
-  Artist Building



ADAPTIVE REUSE



- 1. Building 813
- 2. Building 351
- 3. Building 411
- 4. Building 231
- 5. Building 253
- 6. Building 101



ADAPTIVE REUSE PRECEDENTS

MAKER SPACE
INTERIORS

NIMBUS THEATER, MINNEAPOLIS



BROOKLYN NAVY YARD



BROOKLYN NAVY YARD



D-SHAPE PRINTER EUROPEAN SPACE AGENCY



BROOKLYN NAVY YARD

FACTORY HALL, BOBINGEN
FLORIAN NAGLER



BUILDING 411, HUNTERS POINT



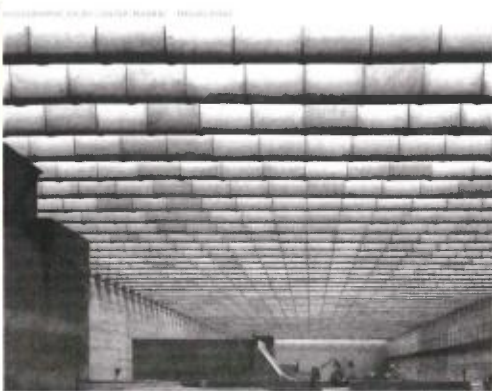
ADAPTIVE REUSE PRECEDENTS



PACE GALLERY, BEIJING GLUCKMAN MAYNER



FACTORY HALL, BOBINGEN
FLORIAN NAGLER



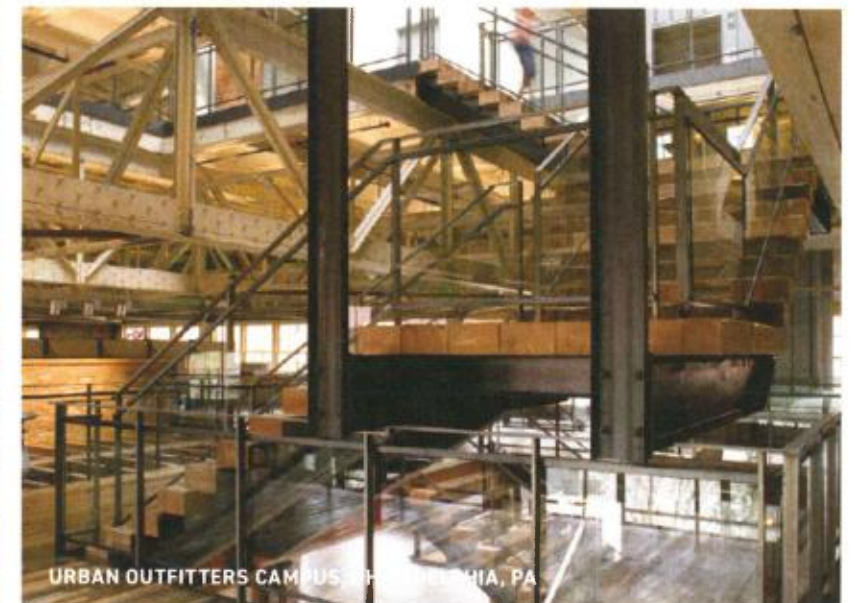
INDUSTRIAL INTERIORS



INDUSTRIAL INTERIORS

MODERN INDUSTRIAL INTERIORS

ADAPTIVE REUSE PRECEDENTS



ADAPTIVE REUSE PRECEDENTS



BUILDING 253, HUNTERS POINT
WATERFRONT



RIBEIRA DO PORTO, PORTUGAL
WATERFRONT



Precedent image



Precedent image



Precedent image

BUILDING 411



Artist's renderings are conceptual only. There is no guarantee that the project will be approved, developed or built as shown.

Retention subject to further study.



EXISTING BUILDING



BUILDING 411 LOCATION

Scale: NTS

BUILDING 813



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Retention subject to further study.



EXISTING BUILDING



BUILDING 813 LOCATION
Scale: NTS

INCENTIVES WITHIN D4D

Intent

There are a number of buildings not recognized on the National Register of Historic Places that reflect historic development patterns of the Hunters Point Shipyard and provide visual interest, cohesion, and a distinct sense of the history of the site. As such, the following standards are intended to encourage the retention of these character-enhancing structures while allowing greater change when they are included as part of a larger development project.

Definitions

“Adaptive Reuse”

Reuse or recreation of an existing structure in part or whole, in a manner that maintains the essence and character-defining building elements of the existing structure.

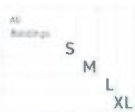
“Character-Enhancing Structures”

Buildings or structures that may be adaptively reused to enhance the character and sense of place. As shown in Figure 4.1bx. Detailed information regarding the specific designations of National Register Buildings and others to be studied or considered for retention can be found in the companion documents.

4.0 USER GUIDE TO APPLY BUILDING DESIGN STANDARDS & GUIDELINES BASED ON FLOOR PLATE SIZE

01 Apply Standards*

All buildings are required to meet standards as applicable.



Building Design
Standards & Guidelines
(4.1 to 4.4.4)

02 Determine Further Requirements for Bulk and Massing

Measure maximum building plan length and floor plate size to determine whether further requirements for bulk and massing are required.

Max. Plan Length
≤ 150'

Requirement
Met

Refer to Floor Plate Size
(4.1.5)

Max. Floor Plate
≤ 100K SF

Requirement
Met

For M, L, or XL buildings, apply at least
one(1) bulk and massing strategy
(4.1.7)

4.1.7.1 Significant Breaks

4.1.7.2 Upper Floor Step Backs

4.1.7.3 Facade Variation

03 Determine and Apply Additional Enhancement Measures as Required

M, L, and XL buildings are required to apply additional Building Enhancement Measure (BM) and/or Public Realm Enhancement Measure (PM). For L and XL buildings, select either Option 1 or 2.

Building Enhancement
Measures (BM)

BM1: Apply one(1) additional bulk and massing strategy

BM2: Place private courtyards/atria into public ROW

BM3: Distinct corner architecture feature

BM4: Road expression

BM5: Expressive entrances

BM6: Increased transparency

BM7: Visual access to interior courtyard/atrium

BM8: 24/7 access to open space

BM9: Reduction in developable area (M/L)

BM10: Additional active uses

Public Realm Enhancement
Measures (PM)

PM1: Public access through the building

PM2: Public access through open

Max. Floor Plate
≤ 70K SF

Requirement
Met

Required
Apply one(1) Building Enhancement Measure (BM)

Max. Floor Plate
70-100K SF

Requirement
Met

Option 1
Apply one(1) Building Enhancement Measure (BM)

Option 2
Apply one(1) Public Realm Enhancement Measure (PM)

Max. Floor Plate
≥ 100K SF

Requirement
Met

Building Design

4.1.25 Adaptive Reuse

4.1.25.51 Adaptive Reuse

Intent

There are a number of buildings not recognized on the National Register of Historic Places that reflect historic development patterns of the Hunters Point Shipyard and provide visual interest, cohesion, and a distinct sense of the history of the site. As such, the following standards are intended to encourage the retention of these character-enhancing structures while allowing greater change when they are included as part of a larger development project.

Definitions

“Adaptive Reuse”

Reuse or recreation of an existing structure in part or whole, in a manner that maintains the essence and character-defining building elements of the existing structure.

“Character-Enhancing Structures”

Buildings or structures that may be adaptively reused to enhance the character and sense of place. As shown in Figure 4.1bx. Detailed information regarding the specific designations of National Register Buildings and others to be studied or considered for retention can be found in the companion documents.

Standards

4.1.25.51 Adaptive Reuse

The adaptive reuse of an existing building shall retain at least one(1) public expression of a character-defining building element from the list below for the portions of the building that remain.

Building elements

1) **Roof Profile** – Retain or replicate at least 50% of the character-defining roof profile.

2) **Structural System** – Retain, retrofit or replicate at least 75% of the character-defining external or internal structural systems. Structural system may no longer perform in its original function to be considered a character-defining feature.

3) **Building Enclosure** – Retain, replicate or rebuild at least 75% of the building enclosure in a manner that is consistent with the existing character but may be different in materiality and transparency.

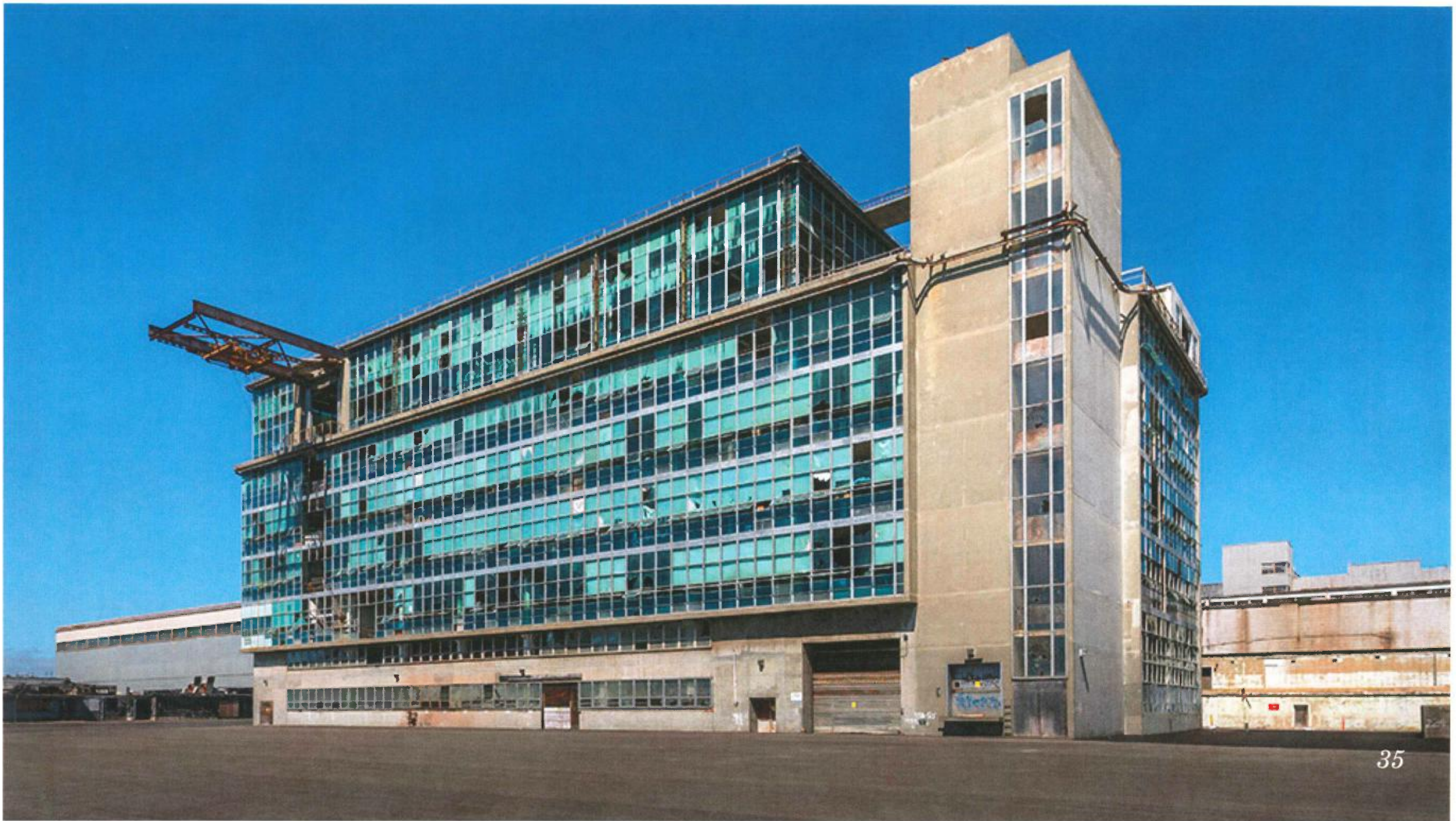
4) **Multiple Features** – Demonstrate a comprehensive and cohesive scheme that incorporates one(1) or more character-defining building elements that publicly expresses such character and represents a creative re-imagining of the existing building without necessarily meeting the quantitative requirements of above options.

1) Adaptive Reuse for Market Use Example

2) Adaptive Reuse for Workspace Example



Figure 4.1bx SHIPYARD CHARACTER-ENHANCING STRUCTURES PLAN



NEXT STEPS

AGREEMENTS TO BE AMENDED

01

2010 HPS & BVHP REDEVELOPMENT PLAN

*Establishes legal authority and
permitted land uses*

*Conforming amendments will also be
made to the BVHP Redevelopment Plan*

02

PHASE 1 & 2 DISPOSITION & DEVELOPMENT AGREEMENT (DDA)

*Grants development rights to FivePoint
and requires certain obligations regarding
public facilities and community benefits*

03

PROJECT DOCUMENTS

*Conforming amendments to the
DDA Exhibits and D4D to reflect
the updated master plan*

COMMUNITY OUTREACH



QUESTIONS?