PROPOSED PROJECT
Proposed Project

• Street facades retained; interior and non-visible facades demolished

• New 18-story building constructed behind retained facades

• New ground-floor openings created; existing openings enlarged; awnings installed

• 2-story vertical hyphen above retained facades

• 198 hotel rooms

• 7,486 sf of restaurant
Existing Building

- 3-story commercial building, constructed for coffee company
- Constructed 1907, designed by Frank S. Van Trees
- Brick store-and-warehouse type
- Included in the 1968 “Here Today” Survey
- Individually eligible for listing on California Register (Criteria 1 and 3)
Character-defining features

- 3-story height and roughly rectangular footprint
- Exterior walls constructed of brick masonry
- Openings for storefronts and a building entry on Battery Street
- Regular rhythm of window openings
- Slightly projecting brick sill and segmental arch head window openings
- Brick cornice
Historic Architectural Resources Impacts/Mitigation Measures

Proposed Project

Impact:

• Significant and Unavoidable with Mitigation (SUM)

Mitigation Measures:

• Historic American Building Survey (HABS)-like documentation
• Interpretive program
• Video documentation
PRESERVATION ALTERNATIVES

No Project Alternative
Full Preservation Alternative
Partial Preservation Alternative
No Project Alternative

- No change to existing commercial building
Full Preservation Alternative

• Most character-defining features retained

• 2-story addition set back 15 feet from street facades

• Existing ground-floor openings enlarged; awnings installed

• 42 hotel rooms

• 2,630 sf of restaurant
Title of Presentation

Partial Preservation

Alternative

- Street facades retained; interior and non-visible facades demolished
- New 12-story building constructed behind retained facades
- New ground-floor openings created; existing openings enlarged; awnings installed
- 1-story vertical hyphen above retained facades
- 130 hotel rooms
- 7,394 sf of restaurant
Send written comments to:
Rachel Schuett
at
rachel.schuett@sfgov.org
or
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

THANK YOU
APPENDIX: ALTERNATIVES

SUMMARY TABLE
### Table 5-1. Alternatives Summary Table

<table>
<thead>
<tr>
<th>Data</th>
<th>Project</th>
<th>No Project</th>
<th>Full Preservation</th>
<th>Partial Preservation</th>
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</thead>
<tbody>
<tr>
<td>Height</td>
<td>200 feet</td>
<td>45 feet</td>
<td>60.3 feet</td>
<td>128.16 feet</td>
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<tr>
<td></td>
<td>(220 feet inclusive of mechanical penthouse)</td>
<td></td>
<td>(74 feet inclusive of mechanical penthouse)</td>
<td>(140.66 feet inclusive of mechanical penthouse)</td>
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<tr>
<td>Floor count</td>
<td>18</td>
<td>3</td>
<td>5</td>
<td>12</td>
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<tr>
<td>Gross square feet (gsf)</td>
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<td>Office/retail</td>
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<td>7,178 sf</td>
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<tr>
<td>Restaurant</td>
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<td>7,394 sf</td>
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<td>Hotel</td>
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<td>Hotel room count</td>
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<td>130</td>
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<tr>
<td>Vehicle parking spaces</td>
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