



# SAN FRANCISCO PLANNING DEPARTMENT

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## PUBLIC NOTICE

### Availability of Draft Environmental Impact Report for the 801 Brannan and One Henry Adams Streets Project Planning Department Case No. 2000.618E State Clearinghouse No. 2003112070

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A Draft Environmental Impact Report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The report is available for public review and comment on the Planning Department's Negative Declarations & EIRs webpage (<http://tinyurl.com/sfenvrev>) under case number 2000.618E. CDs and paper copies are also available at the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor. Referenced materials are available for review at the Planning Department's office at 1650 Mission Street, 4th Floor. Please contact Debra Dwyer at 575-9031.

**Project Description:** The proposed project is located in Showplace Square in the Eastern Neighborhoods. The proposed project contains two project sites, one at 801 Brannan Street (Assessor's Block 3783, Lot 1) and the other at One Henry Adams Street (Assessor's Block 3911, Lot 1).

The rectangular 801 Brannan site is on the south side of Brannan Street, extending from Seventh Street to Eighth Street. The 226,875-square-foot site (approximately 5.21 acres) currently contains the 137,000-square-foot, 33-foot-high Concourse Exhibit Hall, and an approximately 390-space surface parking lot. The proposed project would demolish the existing structure and parking lot and construct two mixed-use buildings containing 364 residential units and 23,367 square feet of retail. In addition, the eastern portion of the 801 Brannan site would be dedicated to the City for development of up to 150 affordable housing units and approximately 7,050 square feet of retail in partial fulfillment of the project's Inclusionary Affordable Housing requirement pursuant to Planning Code Section 419. Under the proposed project there would be up to 585 residential units, 30,417 square feet of retail space, and 571 parking spaces developed at the 801 Brannan site.

Two variants are also proposed for the 801 Brannan site. Neither variant would include the land dedication to the City mentioned above; instead, the project sponsor would develop the entire 801 Brannan site and would provide all of the required affordable housing units for both sites at the 801 Brannan site. Variant 1 would construct two 68-foot-tall mixed-use buildings on the 801 Brannan site containing up to 570 residential units, 34,928 square feet of retail space, and 638 parking spaces. Variant 2 would construct three 68-foot-tall mixed-use buildings at the 801 Brannan site containing up to 585 residential units, 31,777 square feet of retail space, and 613 parking spaces.

The rectangular One Henry Adams site occupies the entire block bounded by Division, Rhode Island, Alameda, and Henry Adams Streets. The 72,000-square-foot (approximately 1.65 acre) site contains surface parking and three buildings: 55 Division Street; 40 Rhode Island Street, aka the Ice House; and the showroom building at Three and Five Henry Adams Street. The proposed project would demolish the buildings and surface parking and construct two 68-foot-tall mixed-use buildings containing up to 239 residential units and up to 19,670 square feet of retail space with 225 parking spaces.

Total development that would result from the proposed project, or either variant, would be up to 1,187,943 gross square feet (gsf) including up to 824 residential units, 54,598 gsf of retail space, and 866 parking spaces. The two properties are within the UMU (Urban Mixed Use) zoning district and a 68-X height and bulk district. The proposed project would require Large Project Authorization pursuant to Planning Code Section 329 with consideration of exceptions for rear yard, street frontage and mass reduction. In addition, Conditional Use Authorization would be required for the 71 of the 225 parking spaces being provided at the One Henry Adams site.

A **public hearing** on this Draft EIR and other matters has been scheduled by the San Francisco Planning Commission for July 28, 2011, in Room 400, City Hall, 1 Dr. Carlton B. Goodlett Place, beginning at 12:00 p.m. or later. (Call 558-6422 the week of the hearing for a recorded message giving a more specific time.)

**Public comments** will be accepted from June 23, 2011 to 5:00 p.m. on August 8, 2011. Written comments should be addressed to Bill Wycko, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Comments received at the public hearing and in writing will be responded to in a Summary of Comments and Responses document.

If you have any questions about the **environmental review** of the proposed project, please contact Debra Dwyer at [debra.dwyer@sfgov.org](mailto:debra.dwyer@sfgov.org) or 415-575-9031.