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NOTICE OF PUBLIC SCOPING MEETING

DATE: Tuesday, June 3, 2003

TIME: 5:00 p.m.

PLACE: Galleria San Francisco Design Center Atrium (ground floor)
101 Henry Adams Street, between Alameda and Fifteenth Streets

2000.618E 801 Brannan Street - Block 3783, Lot 1 and One Henry Adams Street Block 3911, Lot 1: Proposed Residential Mixed-Use Plan for the Showplace Square Neighborhood.

The project consists of two components, one at 801 Brannan Street and the other located at One Henry Adams Street. The **801 Brannan Street** component of the project is located on the south side of Brannan Street between Seventh and Eighth Streets. The 226,875-sq. ft. site currently contains the 137,000-sq.-ft. Concourse Exhibition Hall and about 390 surface parking spaces on the south side.

The project component at 801 Brannan Street calls for approximately 890 residential units, 5,000 sq. ft. to 25,000 sq. ft. of design-related PDR/neighborhood retail space along the ground floor frontages, approximately 900 spaces in a shared parking garage and two freight loading spaces. The project would be approximately 90 feet high with nine floors of residential units facing Brannan, 7th and 8th Streets, a new mid-block alleyway and several interior landscaped courtyards. One residential lobby would be located at the corner of Brannan and Seventh Street, one at the corner of Brannan and Eighth Street and two near the middle of the block fronting Brannan Street.

The 801 Brannan Street building would be designed to appear as a series of separate structures, articulated by open-space courtyards, varying set-backs and different façade treatments. The exterior would incorporate diverse building materials, window types and landscaping treatments. There would be about 152 studios, 391 one-bedroom units, and 347 two-bedroom units for a total of 890 units. The units on the ground level along the Seventh, Brannan and Eighth Street frontages would be two-level town homes and the units on the 9th floor would be two-level lofts. A leasing office would be located on the second floor of the Brannan Street frontage near the center of the block. The project would provide units at rents permanently affordable to low-income households pursuant to the City's Inclusionary Affordable Housing Program.

Five thousand to 25,000 sq. ft. of design-related PDR/neighborhood retail space would be located along the ground floor street frontages. Parking would be accommodated within a nine-level garage wrapped by residential and design-related PDR/neighborhood retail space. The garage would contain approximately 100 stalls per floor for a total of 900 spaces, a number of which would be dedicated to existing businesses in the area. Up to approximately 100 spaces of bicycle parking would be provided. Vehicular access would be provided from the north via a single entry from Brannan Street and from the south via a new mid-block alleyway connecting 7th and 8th Streets. Approximately 100,440 sq. ft. of public and private useable open space would be provided.

The 801 Brannan Street project would require a rezoning from M-2 (Heavy Industrial) to SLR (Service Light Industrial Residential) and a height reclassification from 40-X to 90-X.

The **One Henry Adams Street** component of the project occupies the entire block bounded by Division, Rhode Island, Alameda and Henry Adams Streets. The 72,000-sq.-ft. site contains about 13,000 sq.ft. of storage space in a one-story building, about 115 surface parking spaces, approximately 20,000 sq. ft. of showroom space and 2,000 sq.ft. of office space in a second one-story building.

The project component at One Henry Adams Street would be a 70-foot high, seven-story building that would contain about 221 residential units, approximately 20,000 sq.ft. of design-related PDR/neighborhood retail space along the Division and Henry Adams Street ground floor frontages, about 267 parking spaces, a portion of which would be dedicated as replacement parking for existing business in the area, and three freight loading spaces. Up to approximately 25 bicycle spaces would be provided. Residential units would face the surrounding streets and an internal courtyard located in the northern half of the site and would be accessed via lobbies on Henry Adams and Rhode Island Streets. There would be 22 studios, 80 one-bedroom units, 104 two-bedroom units and 15 three-bedroom units. Of the 221 units, 26 would be loft-style townhouses. The project would provide units at rents permanently affordable to low-income households pursuant to the City's Inclusionary Affordable Housing Program.

A six-level parking garage would be located on the southern part of the site and wrapped by residential units along street frontages. Vehicles would enter and exit the garage on Rhode Island Street. Seven residential units, a lap pool and courtyard, a recreation center, lounge, and business office would be located on the roof of the garage. A total of approximately 23,608 sq.ft. of useable open space would be provided.

The One Henry Adams Street project would require a rezoning from M-2 (Heavy Industrial) to SLR (Service Light Industrial Residential) and a height reclassification from 40-X to 70-X.

The Planning Department is holding a PUBLIC SCOPING MEETING concerning the environmental Impact Report (EIR) for the above-mentioned project on **Tuesday, June 3, 2003**, at Galleria Building Atrium (on the ground floor), 101 Henry Adams Street, San Francisco, at 5:00 p.m. This meeting would satisfy the criteria of the State of California Public Resources Code Section 21083.9 and the California Environmental Quality Act (CEQA) Guidelines Section 15206.

The purpose of this meeting is to assist the Planning Department in determining the scope and content of the environmental impact analysis and information to be contained in the EIR to be prepared for the proposed project. Comments should be focused on the potential *physical environmental impacts* of the project; CEQA does not examine social and economic impacts, unless they are related to a physical change with environmental impacts. Depending on the turnout of the meeting, each member of the public may have a limited amount of time to comment and offer testimony for consideration. Written comment will also be accepted at this meeting.

If you have any questions concerning this matter or wish to receive any future environmental review documents, please contact Joan A. Kugler, MEA Staff Planner of this Department at (415) 558-5983.

The proposed project may have environmental impacts and an Initial Study (IS) is being prepared to consider these and identify issues that will require analysis in the EIR. The Initial Study will document any determination of the Planning Department's Major Environmental Analysis Section that the proposed project may have a significant effect on the environment and therefore an Environmental Impact Report may be required. Preparation of an Initial Study or an Environmental Impact Report does not indicate a decision by the City to carry out or not to carry out the proposed project.

An EIR will examine those potentially significant environmental effects, identify mitigation measures, and analyze whether proposed mitigation measures would reduce the environmental effects to a less than significant level as defined by CEQA.