



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE

Availability of Draft Environmental Impact Report for Transit Center District Plan and Transit Tower

Planning Department Case Nos. 2007.0558E and 2008.0789E
State Clearinghouse No. 2008072073

A Draft Environmental Impact Report (DEIR) 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/meacases>). CDs and paper copies are also available at the Planning Information Center at 1660 Mission Street, 1st Floor. Referenced materials are available for review at the Planning Department office, 1650 Mission Street, Suite 400.

Project Description: The **Transit Center District Plan** proposes new planning policies and controls for land use; urban form, including building height and design; street change/public realm improvements; historic preservation; and sustainability. The Plan area is centered on the new Transit Center, and is bounded generally by Market, Steuart, and Folsom Streets, and a line east of Third Street. The Plan would allow height limit increases permitting up to about six buildings 700 feet or taller. It also includes financial support for the new Transit Center, which is under construction and will replace the former Transbay Terminal as a regional transit hub.

The proposed **Transit Tower** would be a 61-story, 1,070-foot-tall (including sculptural element) building containing approximately 1.3 million square feet of office space, about 16,500 square feet of retail, and subgrade loading and parking for about 300 vehicles (480 valet spaces). The Transit Tower site is on the south side of Mission Street between First and Fremont Streets, immediately north of the new Transit Center; the Tower would connect to the new City Park atop the Transit Center by a pedestrian bridge.

Among the required approval actions are: amendment of the *General Plan* (various elements and Downtown Plan); amendment of the *Planning Code* and Zoning Maps; modification of the Absolute Cumulative Limit for new shadow on certain City parks; and approval of the Transit Tower under *Planning Code* Sections 309 and 321, as well as Conditional Use approval for a Major Parking Garage, for the portion of the Tower's proposed parking in excess of permitted accessory parking.

This Draft EIR found that implementation of the proposed Transit Center District Plan and Transit Tower Project would result in significant unavoidable environmental effects related to Aesthetics (loss of views) Cultural Resources (historic resources), Transportation (traffic, transit, pedestrians, bicycles, loading, construction), Noise (construction, vibration, operation), Air Quality (construction, operation), and Shadow (on parks).

A **public hearing** on this Draft EIR has been scheduled by the City Planning Commission for **November 3, 2011**, in Room 400, City Hall, 1 Dr. Carlton B. Goodlett Place, beginning at 1:30 p.m. or later. (Call 415-558-6422 the week of the hearing for a recorded message giving a more specific time.)

Public comments will be accepted from September 28, 2011, to 5:00 p.m. on November 14, 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**, bill.wycko@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Comments and Responses document. If you have any questions about the **environmental review** of this project, please contact **Sarah Jones** at 415-575-9034, sarah.b.jones@sfgov.org.

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