

Appendix 3-2
Historic Resources Evaluation Response



Historic Resource Evaluation Response

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Project Address: **Seawall Lot 337 & Pier 48 Mixed-Use Development Project**
Block/Lot: **Various**
Case No.: **2013.0208E**

Date of Review: March 29, 2016

PART I: HISTORIC RESOURCE EVALUATION

Based upon the research and evaluation prepared by consultant, Planning Department Preservation staff concurs with the list historic resources present on the project site associated with the proposed project at Seawall Lot 337 & Pier 48 Mixed-Use Development Project (Proposed Project). This list of historic resources includes:

Resource Name	Period of Significance	Notes
Port of San Francisco Embarcadero Historic District	1878-1946	Contributors: 24 buildings, 26 structures
Pier 48	1928-1929	Contributor to NR-listed District

Additional information on the historic context and the character-defining features associated with the aforementioned historic resources is available within *Historic Resource Evaluation, Seawall Lot 337 & Pier 48 Mixed-Use Development Project, San Francisco, California* (December 15, 2015), prepared by VerPlanck Historic Preservation Consulting.

CEQA HISTORIC RESOURCE DETERMINATION

No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: April 8, 2016

PART II: PROJECT EVALUATION

PROPOSED PROJECT Demolition Alteration New Construction

PROJECT DESCRIPTION

The Proposed Project calls for the redevelopment of the currently paved but otherwise undeveloped Seawall Lot 337 and the adjoining Mission Bay Block P20 with up to approximately 2.7 to 2.8 million gross square feet (gsf) of new residential, commercial, and production, distribution and repair (PDR) uses on 11 separate (new) blocks. The project would also construct 5.4 acres of net new public open space (for a net total of 8 acres) and rehabilitate the 263,000 gsf Pier 48 for commercial and industrial uses. In addition, 1.1 million gsf of parking would be provided in two public parking garages – one above-grade and the other below-ground.

At Pier 48 (approximately 261,000 gsf), the project would rehabilitate the historic pier for Anchor Brewing Company. In addition to brewing, distilling, packaging, storing, shipping and other manufacturing operations, Anchor Brewing would maintain office space in the pier, as well as retail, restaurant, tour and exhibition space, and special events space in the pier sheds. Following the completion of the project, Pier 48 would contain approximately 209,000 gsf of useable space, including a 182,000 gsf brewery/distillery, a 12,000 gsf restaurant, 1,400 gsf of retail space, and a 14,000 gsf museum/exhibit space. The valley between the transit sheds would be used for loading and temporary storage. Existing maritime operations would continue along the south and east aprons of Pier 48. The project does not include significant modifications to the exterior of the historic bulkhead buildings or the transit sheds. Some maintenance and upgrades would be necessary, including repairing the building's existing steel sash windows, inserting new storefront windows within several existing roll-up door openings, and repairing the roof. Photovoltaic panels may be attached to the south-facing facets of the transit shed roofs. Other alterations to the roof would include a limited number of penetrations to accommodate new flues and vents associated with the brewery and its ancillary uses.

PROJECT EVALUATION

To assist in the evaluation of the project, the Project Sponsor has provided:

- *Historic Resource Evaluation, Seawall Lot 337 & Pier 48 Mixed-Use Development Project, San Francisco, California* (December 15, 2015), prepared by VerPlanck Historic Preservation Consulting.

Planning Department Preservation staff has reviewed and concurs with the project evaluation provided in the consultant report. In summary:

Project-Specific Impact

The proposed project would not cause a substantial adverse change in the significance of a historical resource. At Pier 48, the proposed project meets the Secretary of the Interior's Standards for Rehabilitation. Department staff has determined that the proposed project will not have any impact upon Pier 48 or the Port of San Francisco Embarcadero Historic District.

Cumulative Impact

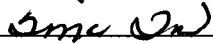
The proposed project, in combination with other past, present and foreseeable future projects, would not have a cumulatively considerable effect on historic architectural resources. Department staff has determined that this aspect of the proposed project will have a less-than-significant cumulative impact upon historic resources.

Mitigation

As no impacts (project-specific or cumulative) were identified upon historic or architectural resources, no mitigation measures are required.

Impacts upon archaeological resources are not addressed within this response.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: April 8, 2016

cc: Vinaliza Byrd / Historic Resource Impact Review File
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