



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **February 9, 2017**  
 Time: **Not before 10:00 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**  
 Case Type: **Environmental (Draft Environmental Impact Report)**  
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Title:	Pier 70 Mixed-Use District Project	Case No.:	2014-001272ENV
Cross Street(s):	Illinois Street, between 20 <sup>th</sup> Street and 22 <sup>nd</sup> Street	Building Permit:	n/a
Block /Lot No.:	4052/001, 4052/002, 4110/001, 4100/008A, 4111/003, 4111/004, 4120/002	Applicant/Agent:	Kelly Pretzer Forest City Enterprises
Zoning District(s):	M-2 (Heavy Industrial) and P (Public) Use Districts & 40-X and 65-X Height and Bulk Districts	Telephone:	(415) 593-4227
Plan Area:	Central Waterfront Area Plan	E-Mail:	kellypretzer@forestcity.net
		Applicant/Agent:	David Beaupre Port of San Francisco
		Telephone:	(415) 274-0539
		E-Mail:	david.beaupre@sfport.com

### PROJECT DESCRIPTION

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project.

The Pier 70 Mixed-Use District project site is an approximately 35-acre area (Assessor's Block 4052/Lot 001 and Lot 002, Block 4111/Lot 003 and Lot 004, Block 4110/Lot 001, Block 4120/Lot 002, and Block 4110/Lot 008A) bounded by Illinois Street to the west, 20th Street to the north, San Francisco Bay to the east, and 22nd Street to the south. The project site is within M-2 (Heavy Industrial) and P (Public) Use Districts and 40-X and 65-X Height and Bulk Districts. The majority of the project site is located within the 69-acre Pier 70 area (Pier 70), which is owned by the City and County of San Francisco through the Port of San Francisco (Port), with a portion of the project site owned by Pacific Gas & Electric Company.

The Port intends to rehabilitate or redevelop Pier 70 and has selected Forest City Development California, Inc. (Forest City) to act as master developer for 28 acres of the site and initiate rezoning and development of design standards and controls for a multi-phased, mixed-use development on that site and the adjacent seven acres. Together, the Port and Forest City are the project sponsors for the proposed Pier 70 Mixed-Use District Project. The Proposed Project would amend the San Francisco General Plan and Planning Code, adding a new Pier 70 Special Use District (SUD), which would establish land use zoning controls for the project site and incorporate the design standards and guidelines in the proposed Pier 70 SUD Design for Development document. As envisioned, the proposed Pier 70 Mixed-Use District Project would include a range of land uses, including market-rate and affordable residential uses (between 1,645 to 3,025 units), commercial use (between 1,102,250 to 2,262,350 gross square feet [gsf]), and retail/arts/light-industrial uses (between 479,980 to 486,950 gsf). Parking, geotechnical and shoreline improvements, new and upgraded utilities and infrastructure, transportation and street improvements, and approximately nine acres of publicly accessible open space are also planned.

The project site is divided into two development areas, the 28-Acre Site and the Illinois Parcels. Development of the 28-Acre Site would include up to a maximum of approximately 3,422,265 gsf of construction of new buildings and improvements to existing structures (excluding basement-level square footage allocated to accessory and district parking). New buildings would

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have maximum heights of 50 to 90 feet. Development of the Illinois Parcels would include up to a maximum of approximately 801,400 gsf in new buildings; these new buildings would not exceed a height of 65 feet. Construction is projected to begin in 2018 and would be phased over an approximately 11-year period, concluding in 2029. Proposed development is expected to involve up to five phases.

The majority of the project site is located within the Union Iron Works Historic District, which is listed in the National Register of Historic Places in recognition of Pier 70's role in the development of steel shipbuilding in the United States and for industrial architecture built at the site between 1884 and the end of World War II. The 28-Acre Site contains 12 of the Historic District's 44 contributing buildings/structures/features (collectively "contributing features") and one of the ten non-contributing features. With implementation of the Proposed Project, three contributing features would be rehabilitated in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and adapted for reuse. The Irish Hill contributing feature would be mostly retained. Seven contributing structures and sheds would be demolished. The single non-contributing feature on the project site (Slipways 5 through 8, which are currently covered by fill and asphalt) would be partially demolished.

The Proposed Project also includes three options for sewer/wastewater treatment, three options for grading around Building 12, and an option for pedestrian passageways, all of which are evaluated in this EIR. In addition, four variants that consider modifications to the proposed infrastructure and building systems to enhance sustainability are proposed.

As discussed in Section 4.P, Hazards, of the Draft EIR, portions of the 28-Acre Site and Illinois Parcels are identified on several lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Numerous site investigations that have been completed for both the 28-Acre Site and the Illinois Parcels identify chemicals in the soil and groundwater, thereby possibly exposing workers and the public to hazardous materials, or which could result in releasing potentially hazardous materials into the environment during construction.

**DRAFT EIR:** The Draft EIR finds that implementation of the Proposed Project would lead to significant unavoidable project-level and cumulative impacts related to transportation and circulation, noise and vibration, and air quality. The Draft EIR including a detailed project description is available for public review and comment on the Planning Department's website at <http://www.sf-planning.org/sfceqadocs>.

The purpose of the public hearing is for the Planning Commission and Department staff to receive comments on the adequacy of the EIR. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. Call 415-558-6422 the week of the public hearing for a recorded message giving a more specific time for the hearing. Certification of the Final EIR will be considered at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

**FOR MORE INFORMATION OR TO SUBMIT COMMENTS ON THE EIR, PLEASE CONTACT:**

**Planner: Melinda Hue Telephone: (415) 575-9041 E-Mail: [melinda.hue@sfgov.org](mailto:melinda.hue@sfgov.org)**

**GENERAL INFORMATION ABOUT PROCEDURES**

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors.

CDs and paper copies of the Draft EIR are available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco, and referenced materials are available for review by appointment (call the planner listed above). Written comments should be addressed to Lisa M. Gibson, Acting Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to [Lisa.Gibson@sfgov.org](mailto:Lisa.Gibson@sfgov.org). Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.

**Public Comments on the Draft EIR will be accepted from December 22, 2016 to February 21, 2017.**