



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: December 23, 2016
TO: Andrew Junius, Reuben, Junius & Rose, LLP
FROM: Richard Sucre, Planning Department
RE: PPA Case No. 2016-012031PPA for 350 2nd Street

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may reach the staff contact, Doug Vu, at (415) 575-9120 or Doug.Vu@sfgov.org to answer any questions you may have, or to schedule a follow-up meeting.


Richard Sucre, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: December 23, 2016
Case No.: **2016-012031PPA**
Project Address: 350 2nd Street
Block/Lot: 3750/003
Current Zoning: MUO (Mixed Use Office) District
130-E Height & Bulk District
Proposed Zoning: MUO (Mixed Use Office) District
200-CS Height & Bulk District
Existing Area Plan: East SoMa Area Plan
Proposed Area Plan: Central SoMa Area Plan
Project Sponsor: Andrew Junius
(415) 567-9000
Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on September 15, 2016, as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The approximately 24,641-square-foot (sq. ft.) project site is occupied by a 130-space surface parking lot accessed from 2nd Street. The project sponsor proposes the removal of the parking lot and the construction

of a 200-foot-tall, 21-story, mixed-use building over an 85-foot-tall, eight-story podium that would include an area of 278,420 sq. ft. for 480 hotel rooms and accessory uses, 4,600 sq. ft. of ground floor commercial space, and 24,629 sq. ft. for 30 off-street underground parking spaces accessed from Dow Place. The project would also include 5,750 sq. ft. of public open space above the ground floor at the west end of the property and at the corner of 2nd Street and Dow Place.

BACKGROUND:

The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report (Eastern Neighborhoods PEIR)*, certified in 2008.¹ The project site also lies within the proposed Central SoMa Plan area, which is the focus of an ongoing community planning process initiated in 2011. The Central Corridor Plan Draft for Public Review² (Draft Plan) was released in April 2013, with proposed changes to the allowed land uses and building heights in the Plan area, including a strategy for improving the public realm within the Plan area and vicinity. On August 11, 2016, the Planning Department published the revised draft Central SoMa Plan, which is available for download at <http://centralsoma.sfplanning.org>. The Central SoMa Plan will be evaluated in an Environmental Impact Report (EIR), which is currently underway. Further comments in this Preliminary Project Assessment (PPA) letter are based on the Draft Plan concepts published to date, which are contingent on the approval of the proposed Central SoMa Plan rezoning by the Planning Commission and Board of Supervisors.

ENVIRONMENTAL REVIEW:

The existing zoning for the project site is MUO (Mixed Use-Office), which allows hotel and retail uses, such as those proposed for the project site. The existing height and bulk designation for the project site is 130-E. The proposed project would construct a building that would be approximately 200 feet in height. Therefore, the proposed project would be consistent with the existing zoning for the project site, but not the height and bulk district. Since the proposed project is not consistent with the development density identified in the Eastern Neighborhoods Area Plan, it would not be eligible for a Community Plan Evaluation (CPE) under the *Eastern Neighborhoods PEIR*. The proposed use district for the project site in the Draft Central SoMa Plan would remain MUO; however, the proposed height and bulk district would be increased to 200-CS. Thus, the proposed project would be consistent with both the zoning and height and bulk district that is currently being analyzed for the project site under the *Central SoMa Plan EIR*. The *Central SoMa EIR* has not been certified and the Plan and rezoning have not been approved by the Planning Commission and Board of Supervisors. As such, it is uncertain whether the proposed project would ultimately be consistent with the Central SoMa Plan. Therefore, it is possible that the proposed project would qualify for a CPE under the proposed *Central SoMa Plan EIR* once the environmental review is completed, the EIR is certified, and the Planning Commission and Board of Supervisors have adopted new zoning controls. However, the proposed project would be assessed based on the zoning

¹ San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report (PEIR)*, Planning Department Case No. 2004.0160E. This document is available for review at the 1650 Mission Street, Suite 400, as part of Case No. 2004.0160E.

² Please note that the Central SoMa Plan was formerly called the Central Corridor Plan. To avoid ambiguity, this letter uses the current "Central SoMa Plan" when referring to the ongoing planning process, while "Draft Plan" refers to the document published in April 2013 under the name "Central Corridor Plan Draft for Public Review."

district controls for the project site in place at the time that the Planning Department entitlements for the proposed project are sought.

If the *Central SoMa Plan EIR* is certified, and the proposed project is consistent with the development density analyzed in the Central SoMa Plan and adopted by the Planning Commission and Board of Supervisors, it would be eligible for a CPE. Please note that a CPE is a type of exemption from environmental review, and cannot be modified to reflect changes to a project after approval. Proposed increases beyond the CPE project description in project size or intensity after project approval will require reconsideration of environmental impacts and issuance of a new CEQA determination.

Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the forthcoming Central SoMa Plan EIR, and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the Central SoMa Plan EIR would be applied to the proposed project, and a CPE Initial Study and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,427) and (b) the CPE certificate fee (currently \$8,005).
2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that are not identified in the forthcoming Central SoMa Plan EIR, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE Initial Study is prepared to address all other impacts encompassed by the Central SoMa Plan EIR, with all pertinent mitigation measures and CEQA findings from the Central SoMa Plan EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,427) and (b) the standard environmental evaluation fee (which is based on construction value).
3. **Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE Initial Study is prepared to address all other impacts encompassed by the forthcoming Central SoMa Plan EIR, with all pertinent mitigation measures and CEQA findings from the Central SoMa Plan EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,427); (b) the standard environmental evaluation fee (which is based on construction value); and (c) one-half of the standard EIR fee (which is also based on construction value). An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

If the proposed project is not consistent with the development density identified for the project site in the adopted Central SoMa Plan, the proposed project would be precluded from qualifying for a CPE under the Central SoMa Plan. The proposed project would be analyzed in a separate environmental document that would not rely on the environmental analysis undertaken for the Central SoMa Plan. The proposed

project would require environmental review individually, with either a project-specific Initial Study/Mitigated Negative Declaration or Environmental Impact Report (EIR). In this case, the applicable fees would be (a) the standard environmental evaluation (EE) fee based on the cost of construction; and (b) the standard EIR fee, if an EIR is required.

If it is determined that the project could result in a significant impact, an initial study would be prepared. The initial study may be prepared either by an environmental consultant from the Department's environmental consultant pool or by Department staff. Should you choose to have the initial study prepared by an environmental consultant, contact Jessica Range at (415) 575-9018 for a list of three eligible consultants. If the initial study finds that the project would have a significant impact that could be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a preliminary mitigated negative declaration (PMND). The PMND would be circulated for public review, during which time concerned parties may comment on and/or appeal the determination. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND). Additional information regarding the environmental review process can be found at: <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8631>.

If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required. An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool:

http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf.

The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)**. The EEA can be submitted at the same time as the PPA Application. The environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. **Note that until an entitlement application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.** EEAs are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for a calculation of environmental application fees.³

Below is a list of topic areas addressed through the environmental review process. Some of these would require additional study based on the preliminary review of the project as it is proposed in the PPA application dated September 15, 2016. The following discussion is also based on the project sponsor's intention to obtain a CPE under the future Central SoMa Plan EIR. As such, *Eastern Neighborhoods PEIR* mitigation measures are not included in the discussion below because it is unlikely the proposed project would be analyzed under the *Eastern Neighborhoods PEIR*.

³ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>.

1. **Historic Resources.** The subject property is a vacant lot. The property is located within a previously surveyed area and is not located within a historic district. Therefore, the property is not subject to review by the Department's Historic Preservation staff and no additional analysis of historic architectural resources is required.
2. **Archeological Resources.** Project implementation would entail soil-disturbing activities associated with building construction, including excavation that would reach a depth of approximately 15 feet below grade. Therefore, the proposed project would likely require a Preliminary Archeological Review (PAR) by a Planning Department archeologist. To aid this review the Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to the review and approval by the Department archeologist. The Department archeologist will provide three names from the Qualified Archeological Consultant list if the PASS is required. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of project mitigation measures (such as archeological testing, monitoring, or accidental discovery), or other appropriate measures.
3. **Tribal Cultural Resources.** Tribal cultural resources (TCRs) are a class of resource established under the California Environmental Quality Act (CEQA) in 2015. TCRs are defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, that is either included on or eligible for inclusion in the California Register of Historical Resources or a local historic register, or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines is a TCR. Planning Department staff will review the proposed project to determine if it may cause an adverse effect to a TCR; this will occur in tandem with preliminary archeological review. No additional information is needed from the project sponsor at this time. Consultation with California Native American tribes regarding TCRs may be required at the request of the tribes. If staff determines that the proposed project may have a potential significant adverse impact on a TCR, mitigation measures will be identified and required. Mitigation measures may include avoidance, protection, or preservation of the TCR and development of interpretation and public education and artistic programs.
4. **Transportation.** Based on the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review,⁴ the project would require additional transportation analysis to determine whether the project may result in a significant impact. Therefore, the Planning Department requires

⁴ This document is available at: <http://www.sf-planning.org/index.aspx?page=1886>.

that a consultant listed in the Planning Department's Transportation Consultant Pool prepare a Transportation Impact Study. You are required to pay additional fees for the study; please contact Virnaliza Byrd at (415) 575-9025 to arrange payment. Once you pay the fees, please contact Manoj Madhavan at (415) 575-9095 or manoj.madhavan@sfgov.org so that he can provide you with a list of three consultants from the pre-qualified Transportation Consultant Pool. Upon selection of a transportation consultant, the Department will assign a transportation planner who will direct the scope of the consultant-prepared study.

Planning staff have reviewed the proposed site plans and offer the following recommendations: clarify existing and proposed curb cut dimensions and location; additional bicycle parking should be considered; and the sponsor should coordinate proposed activities with other projects in the area, including the Second Street Improvement project, the Central SoMa Plan, and development projects located on Harrison and Folsom streets.

Transportation Demand Management Program

On April 28, 2016, the Planning Commission adopted a resolution to initiate Planning Code amendments that would require development projects to comply with a proposed Transportation Demand Management (TDM) Program. The intent of the proposed TDM Program is to reduce vehicle miles traveled (VMT) and to make it easier for people to get around by sustainable travel modes such as transit, walking, and biking.

Under the proposed TDM Program, land uses are grouped into four categories, A through D. For each land use category that is subject to the TDM Program, the City would set a target based on the number of accessory vehicle parking spaces that the project intends to provide for that land use category. To meet each target, the project sponsor must select TDM measures—each worth a specified number of points—from a menu of options. In general, if a project sponsor proposes more parking, the target for that land use category—and thus, the number of TDM measures that the sponsor must implement to meet it—would increase. Some of the TDM measures included in the menu are already required by the Planning Code. Points earned from implementing these measures would be applied towards achieving a project's target(s). Project sponsors would be required to implement and maintain TDM measures for the life of the project.

The proposed project includes 278,420 square feet of hotel use and would be subject to the proposed TDM Program. The proposed project, which would include 30 off-street parking spaces, would be required to meet or exceed a target of 14 points for land use category B.

The Planning Code would currently require the project, as described in the PPA, to provide the following TDM measures:

- Bicycle Parking (Planning Code Section [155.2](#); TDM Menu ACTIVE-2 – option a)
- Shower facilities and lockers (Planning Code Section [155.4](#); TDM Menu ACTIVE-3)
- Car Share Parking Spaces (Planning Code Section [166](#); TDM Menu CSHARE-1 – option a)

The project may be required to select and incorporate additional TDM measures to meet the target listed above. A full list of the TDM measures included in the menu of options is available on this

[website](#). When an environmental planner is assigned, he or she will provide additional guidance regarding the proposed TDM Program and next steps.

The proposed project includes 4,600 square feet of commercial use which would not be subject to the TDM Program, as currently proposed.

5. **Noise.** Construction noise would be subject to the San Francisco Noise Ordinance (Police Code Article 29), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during construction, measures to reduce construction noise may be required as part of the proposed project. The EEA should indicate whether pile driving or other particularly noisy construction methods are required. The project sponsor would likely be required to develop a set of site-specific construction noise attenuation measures under the supervision of a qualified acoustical consultant. Detailed information related to construction equipment, phasing and the duration of each phase shall be provided during the environmental review in order to assess construction noise levels and methods to reduce such noise, as feasible.
6. **Air Quality.** The proposed project's 480 hotel rooms and 4,600 square feet of commercial space meet the Bay Area Air Quality Management District's (BAAQMD) construction screening levels for criteria air pollutants.⁵ However, the proposed 13,500 cubic yards of soil excavation would exceed the screening criteria for materials transport. Therefore, an analysis of the project's criteria air pollutant emissions is likely to be required. Please provide detailed information related to construction equipment, phasing and duration of each phase, and volume of excavation as part of the EEA.

In addition, project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Since the project site is over one-half acre in size, the proposed project is also required to prepare a Construction Dust Control Plan for review and approval by the San Francisco Department of Public Health (DPH).

The project site is located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Equipment exhaust measures during construction will likely be required.

If the project would generate new sources of toxic air contaminants including, but not limited to diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Given the proposed project's height of 200 feet, the proposed project would likely require a backup diesel generator and

⁵ BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3. The screening level for a hotel use is 489 hotel rooms for operational and 554 hotel rooms for construction. The screening level for commercial use is 99,000 square feet for operational and 277,000 square feet for construction.

additional measures will likely be necessary to reduce its emissions. Please provide detailed information related to any proposed stationary sources with the EEA.

7. **Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.⁶ The project sponsor is required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
8. **Wind.** The proposed project would involve construction of a building over 80 feet in height. The project will therefore require a consultant-prepared wind analysis, which may include wind tunnel analysis if needed. The consultant will be required to prepare a proposed scope of work for review and approval by the environmental planner prior to proceeding with the analysis.
9. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project could cast shadows on a variety of open spaces, both public and private, including the Yerba Buena Gardens, as well as number of other existing Privately Owned Public Open Spaces (POPOS). The project sponsor is therefore required to hire a qualified consultant to prepare a detailed shadow study. The consultant must submit a Shadow Study Application, which can be found on the Planning Department's website (<http://sf-planning.org/sites/default/files/FileCenter/Documents/8442-Shadow%20Analysis%20Application.pdf>). A separate fee is required. The consultant must also prepare a proposed scope of work for review and approval by Environmental Planning staff prior to preparing the analysis.
10. **Geology.** The project site is not located within a Seismic Hazard Zone. A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the project would result in environmental impacts related to geological hazards, it is recommended that you provide a copy of the geotechnical information with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.

⁶ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

11. **Hazardous Materials.** The proposed project would result in ground disturbance greater than 50 cubic yards in a Maher Area, which indicates the potential presence of soil and/or groundwater contamination. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <http://www.sfdph.org/dph/EH/Fees.asp#haz>. Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.

12. **Tree Planting and Protection.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any such trees must be shown on the site plans with the size of the trunk diameter, tree height, and accurate canopy drip line. Please submit the *Tree Planting and Protection Checklist* with the EEA and ensure that trees are appropriately shown on site plans. Also see the comments below under "Street Trees."
13. **Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any "major project." A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding \$1,000,000 where either: (1) The Planning Commission or any other local lead agency certifies an EIR for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a Community Plan Evaluation (CPE); certification of a CPE/EIR; adoption of a CPE/Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. (In instances where more than one of the preceding determinations occur, the filing requirement shall be triggered by the earliest such determination.) A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco

Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. A **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 75 ft. in height and greater than 25,000 gross sq. ft..
2. A **Conditional Use Authorization** from the Planning Commission is required per Planning Code Sections 303 and 842.49 for the establishment of a hotel in a height district greater than 105 ft.
3. A **Building Permit Application** is required for the demolition of the existing surface parking lot on the subject property.
4. A **Building Permit Application** is required for the proposed new construction on the subject property.

Large Project and Conditional Use Authorization applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged, and in some cases required, to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

1. This project is required to conduct a **Pre-Application** meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-Application packet, which includes instructions and template forms, is available at www.sfplanning.org under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resource Center" tab.
2. **Neighborhood Outreach.** This project is required to undertake additional public outreach in advance of the Planning Commission hearing on the Large Project and Conditional Use Authorizations. The developer is required to conduct an additional outreach meeting, notifying owners and tenants who live within 300' of the project as well as all registered neighborhood organizations for the South of Market neighborhood, after initial design comments have been provided from the Planning Department and prior to the scheduling of the aforementioned Planning Commission hearing. The

purpose of this meeting is to keep the community abreast of the project's evolution, presenting the latest design of the project – including the Department's requested changes – to the community in advance of the Commission taking action on the hearing.

3. **Notification of a Project Receiving Environmental Review.** Notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide mailing addresses on a CD upon request during the environmental review process.

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may substantially impact the proposed project.

1. **Existing Development Controls.** The project is located in the MUO Zoning District within an existing 130-E Height & Bulk District, and the proposed project for a 200-ft tall hotel would not be permitted. The comments below regarding height and bulk controls are preliminary and subject to change under the adopted Central SoMA Area Plan.
2. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.
3. **Floor Area Ratio (FAR).** Section 134 currently permits a maximum floor-to-area ration of 7.5 to 1 for properties that are in a height district greater than 85 feet. The project proposes 283,020 sq. ft., which is greater than the 184,811 sq. ft. permitted for the lot's 24,642 sq. ft. area. Under the Draft Central SoMA Plan, FAR limits would be removed for non-residential buildings above 85-ft. in height.
4. **Open Space – Non-Residential.** Section 135.3 requires this project to provide one sq. ft. of open space for every 250 sq. ft. of occupiable floor area of retail use. The project would include 5,750 sq. ft. through a public plaza at the corner of Dow Place and 2nd Street and an open space area above the ground floor of the building at the west end of the property, which is greater than the 1,132 sq. ft. required. However, the Draft Central SoMA Area Plan would require new office and hotel developments equal to or greater than 25,000 sq. ft. to provide privately-owned public open space (POPOS) at a rate of one sq. ft. for every 50 sq. ft. of gross floor area. In addition to the existing standards under Section 135(h), the POPOS shall also meet specific design standards in consultation with staff of the Recreation and Parks Department.
5. **Streetscape Plan – Better Streets Plan Compliance.** The project triggers the requirements of a Streetscape Plan because the property is greater than one-half acre in area, contains 250 feet of total lot frontage on one or more publicly-accessible rights-of-way and includes new construction. This Streetscape Plan shall be submitted to the Planning Department with the entitlement application, but no later than 60 days prior to any Planning Commission action, and shall be considered for approval at the time of other project approval actions. The streetscape plan should show the location, design, and dimensions of all existing and proposed streetscape elements in the public right-of-way directly adjacent to the fronting property, including street trees, sidewalk landscaping, street lighting, site

furnishings, utilities, driveways, curb radii, and curb lines, and the relation of such elements to proposed new construction and site work on the property. Please see the comments below from the Department's Streetscape Design Advisory Team (SDAT), the Better Streets Plan and Section 138.1(c)(2)(ii) for the additional elements that may be required as part of the project's streetscape plan.

6. **Vision Zero.** In 2014, the City adopted the [Vision Zero Policy](#) which seeks to eliminate all traffic deaths in the City by 2024. The City subsequently established a network of Vision Zero Corridors which have higher rates of traffic-related injuries and fatalities compared to most San Francisco Streets. The City has determined that streets on the Vision Zero network should be prioritized for safety improvements especially those that improve the safety of vulnerable users like people walking and people on bikes. The proposed project is located on a vehicular high-injury corridor and is encouraged to incorporate safety measures into the project, and the Department's Streetscape Design Advisory Team may require additional pedestrian safety streetscape measures as part of the Better Streets Plan. The Transportation Information Map can be accessed via: www.sf-planning.org/tim then click on "safety" tab.
7. **Rooftop Screening.** Although the proposed rooftop parapet is equal to the maximum permitted 16-ft. 8-in. height, consider reducing it to the minimum necessary to screen the rooftop equipment.
8. **Ground Floor Street Frontages.** Please ensure the project complies with every applicable requirement of Section 145.1 that requires active uses at the ground floor including, but not limited to, maximum lobby frontage, location of interior spaces to the adjacent sidewalk, street access, minimum fenestration, transparency and openness requirements for decorative elements in front of ground floor windows.
9. **Shadow Analysis.** A preliminary shadow study was conducted by Staff in conjunction with this PPA Application, and it indicated that the project would not cast a shadow on any park or open space protected under Planning Code Section 295. However, the project may cast new shadow on a variety of open spaces that are both public and private, including the Yerba Buena Gardens, as well as several other existing Privately Owned Public Open Spaces (POPOS). Therefore, a detailed shadow analysis would need to be prepared to determine if the project would create new shadow that results in an adverse impact. Section 147 requires that new buildings and additions to existing buildings in C-3, South of Market Mixed Use, and Eastern Neighborhoods Mixed Use Districts that exceed 50 feet shall be shaped to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section [295](#).
10. **Off-Street Parking.** Section 151.1 permits up to one accessory automobile parking space for each sixteen guest bedrooms and one space for each 1,500 sq. ft. of another retail use, such as a restaurant. The project includes 480 hotel rooms and the 30 proposed spaces are less than the maximum 33 permitted.
11. **Parking and Curb Cuts.** The width of the 14-ft. and 12-ft. proposed curb cuts for the port-cochere should be reduced to the minimum width necessary to minimize impacts on pedestrians, bicyclists, and overall project design. Under the Draft Central SoMA Area Plan, development projects greater

than 100,000 gross sq. ft. would be required to prepare a Driveway and Loading Operations Plan (DLOP) and submitted to the Planning Department and the SFMTA for review and approval.

12. **Bicycle Parking.** The project complies with Section 155.5 by providing eighteen Class 1 and eighteen Class 2 bicycle parking spaces.
13. **Diaper Changing Stations.** Please be advised that pursuant to Section 168, the project will be required to install and maintain, at each floor level containing restrooms accessible to the public, at least one Baby Diaper-Changing Accommodation that is accessible to women and one that is accessible to men, or a single Diaper-Changing Accommodation that is accessible to both. These facilities should be identified on the floor plans.
14. **Building Height.** The project proposes an upper tower with a building height of 200-ft., which would be permitted only if the "High Rise Alternative" is approved as part of the Central Corridor Plan.
15. **Height at Narrow Streets and Alleys.** Section 261.1 requires all subject frontages on the southerly side of an East-West Narrow Street (or <40-ft.) to have upper stories which are set back at the property line such that they avoid penetration of a sun access plane defined by an angle of 45 degrees extending from the most directly opposite northerly property line and beginning at 60-ft. from the intersection of 2nd Street. Dow Place has a right-of-way width of 27-ft. 6-in. Please revise the project to meet these height controls at narrow street controls.
16. **Bulk.** Pursuant to Section 270, the building's base would have a maximum base height of 103-ft. 2-in., 160-ft. for the lower tower and 200-ft. for the upper tower. The proposed project's upper tower exceeds the maximum length of 130-ft., diagonal dimension of 160-ft. and a floor size of 17,000 sq. ft. However, under the Draft Central SoMA Area Plan, tower bulk controls are applicable at a podium height of 85 feet, at which a 15-ft. setback would be required along all property lines above this height. The maximum horizontal floor plan dimension would be 150 feet, and a maximum diagonal dimension of 190 feet. In addition, no residential or hotel uses would be allowed to have a single floor area greater than 12,000 gross sq. ft. In your entitlement application, please include building sections with each component of the structure dimensioned and a summary table that breaks down the proposed programming and area totals by floor. Any exceptions to the bulk requirement may be considered under the criteria of Section 271.
17. **Horizontal Mass.** Please be advised that under Section 270.1(b), if the proposed building has a horizontal dimension greater than 200 feet along the Dow Place frontage would be required to provide a mass reduction break that is at least 30-ft. wide, 60-ft. in depth and extend to the sky from a level not higher than 25 ft. above grade or the third story, whichever is lower.
18. **Hotel Use.** Please include the findings under Section 303(g) for hotels in your Conditional Use Authorization application.
19. **Good Neighbor Policies.** Please be advised the property is subject to the operating conditions for eating and drinking and/or nighttime entertainment uses under Sections 803.5 and 202.

20. **Commercial Use Size.** Under Section 803.9(i), up to 25,000 gross square feet of retail use (as defined in Section 890.104 of this Code) is permitted per lot. Above 25,000 gross square feet, three gross square feet of other uses permitted in that District are required for every one gross square foot of retail. The project does not currently comply with this requirement because a hotel is defined as a retail sales/service use under Section 890.104.
21. **Filipino Cultural Heritage District.** The project site falls within the Filipino Cultural Heritage District. The SoMa Pilipinas community collaborates with various City departments, including the Planning Department, to develop a strategy and implementation plan to preserve and further develop the SoMa Pilipinas as the regional center of Filipino culture and commerce, to recognize the historical and present contributions of the community and neighborhood, and to stabilize Filipino residents, business and community-serving institutions. The project applicant is encouraged to reach out to the SoMa Pilipinas community to discuss the project and possible opportunities to incorporate the mission of the Heritage District into the project.
22. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:
- Ken Nim, Workforce Compliance Officer
CityBuild, Office of Economic and Workforce Development
City and County of San Francisco
50 Van Ness Avenue, San Francisco, CA 94102
(415) 581-2303
23. **SFPUC Requirements & Project Review.** The SFPUC administers San Francisco's various water, sewer, and stormwater requirements such as the Stormwater Design Guidelines, construction site runoff, sewer connections, recycled water and onsite water reuse, water efficient irrigation, and hydraulic analysis for fire suppression systems. To assist developers and property owners in meeting these requirements, the SFPUC provides project plan review, technical assistance, and incentives. The SFPUC also has a separate project review process for projects that propose to use land owned by the SFPUC or are subject to an easement held by the SFPUC; or projects that propose to be constructed above, under, or adjacent to major SFPUC infrastructure. For projects meeting these criteria, please contact SFPProjectReview@sfwater.org for a SFPUC Project Review and Land Use Application. For more information regarding SFPUC Project Review or any of the SFPUC requirements, please visit www.sfwater.org/reqs.
24. **Non-Potable Water Reuse.** Beginning November 1, 2015, all new buildings of 250,000 square feet or more of gross floor area, located within the boundaries of San Francisco's designated recycled water use area, must install non-potable water reuse systems to treat and reuse available alternate water sources for toilet and urinal flushing and irrigation. This requirement expands to the entire city the following year, on November 1, 2016. Your project will need approvals from the San Francisco Public Utilities Commission and permits from both the Department of Public Health and DBI to verify compliance with the requirements and local health and safety codes. To view more information about the requirements, please visit <http://www.sfwater.org/np>. Project teams may contact nonpotable@sfwater.org for assistance.

25. **Central SoMa Public Benefits Requirement.** The Central SoMa Plan is considering raising the requirements for public benefits commensurate with additional development potential granted by the Plan. For more information, please see the Central SoMa Draft Plan and Implementation Strategy entitled “Part IIB – Central SoMa Public Benefits Package,” available online at:

[http://default.sfplanning.org/Citywide/Central_Corridor/Central SoMa Plan Part02B-Public Benefits Package FINAL.pdf](http://default.sfplanning.org/Citywide/Central_Corridor/Central_SoMa_Plan_Part02B-Public_Benefits_Package_FINAL.pdf).

26. **Impact Fees.** This project will be subject to various impact fees. Please refer to the [Planning Director’s Bulletin No. 1](#) for an overview of Development Impact Fees, and to the Department of Building Inspection’s [Development Impact Fee webpage](#) for more information about current rates.

Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:

- a. Transportation Sustainability Fee (TSF), (§411A)
 - b. Jobs-Housing Linkage (§413)
 - c. Child-Care (§414)
 - d. Eastern Neighborhoods Impact Fees (§423)
 - e. Public Art (§429)
27. **Option for In-Kind Provision of Community Improvements and Fee Credits.** Project sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern Neighborhoods Impact Fee from the Planning Commission. This process is further explained in Section 412.3(d) of the Planning Code. More information on in-kind agreements can be found in the Application Packet for In-Kind Agreement on the Planning Department website.

PRELIMINARY DESIGN COMMENTS:

Please review the Central SoMa plan website (<http://sf-planning.org/central-soma-plan>) for the *Implementation Matrix* and *Guide to Urban Design* for required bulk controls and guidance on neighborhood character goals. The following comments address preliminary design issues that may substantially affect the proposed project:

Architecture and Building Massing

28. **Street Frontage.** The Planning Department requests the porte-cochère be as enclosed as possible with only two small entrance and exit portals from the building. Through intentional design considerations and city standards, the sidewalk should have priority at these crossings and, in particular, highlight the linkage to the POPOS that wraps around the building and to the upper level. Please review the SDAT comments below for more detail but further consider how the architecture supports this goal.

While the front and side POPOS contributes to neighborhood public space, the Department has concerns about the one at the rear of the building. How it is physically placed, programmed, and connected to interior programming will be critical for it being experientially public. Consider revising the supporting programming at the second level to be more public in operation, for example retail or a restaurant use; including specific programming that is neighborhood serving, for example a playground; or providing all POPOS at grade with supportive activation. If it remains on the second level, its stairway, lighting, materiality, and access should be open, gracious, and inviting. It should seek more of a design language that is of the alley and sidewalk than the building.

- 29. Architecture.** While understood to be preliminary, the Department encourages the building curtainwall and architectural detailing express a more residential quality and scale through the choice of materials, texture, and opacity. The base of the building along Dow Street should be accentuated—as this proposal suggests—with projections and other fine-grained and pedestrian-scaled elements. In support of the urban design goals of the Central SoMa Plan, this will help establish definition of *an urban room* which, along an alley, is framed vertically by a 40' high element and horizontally by the adjacent street and sidewalk conditions.

The Planning Department further recommends that the project express significant façade depth, provide high-quality materials, and meet the architectural detailing and character of the neighborhood. The Department reinforces the need for transparency on the ground floor for the viewing of active uses. Innovative architecture is encouraged.

Streetscape and Public Realm

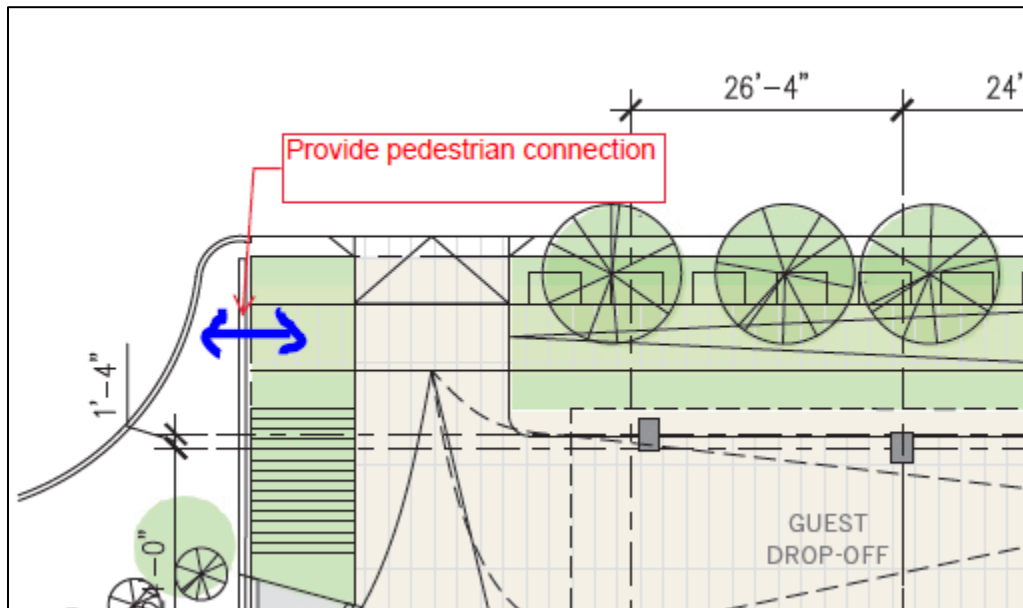
The Street Design Advisory Team (SDAT) provides design review and guidance to private developments working within the City's public right-of-way. SDAT is composed of representatives from the San Francisco Planning Department (SF Planning) Department of Public Works (SF Public Works), the San Francisco Municipal Transportation Agency (SFMTA), and the San Francisco Public Utilities Commission (SFPUC).

SDAT reviewed the 350 2nd Street project on October 27, 2016. Below are the SDAT comments from that meeting, and the complete letter is attached.

- 30. Privately-Owned, Publicly-Accessible Pedestrian Path along Dow Place.** SDAT supports the publicly-accessible pedestrian path proposed within the private property along Dow Place. The pedestrian path shall be made accessible to the general public at all times (24-7, 365 days per year).

The project sponsor shall work with DPW and the Planning department to codify the public's right to use the pathway either via easement or "right to travel" signage embedded in the sidewalk.

The project sponsor shall connect the Dow Place pedestrian path to the existing sidewalk at the cul-de-sac at the end of the block as shown in the image below. This may require removing some portion of an existing retaining wall located at the northern end of 77 Dow Place property.



31. **Dow Place Water Main and Trees.** As shown on the ALTA/NSPS Land Title Survey map (dated 8/15/2016), a water main is located just north of the project property line along Dow Place.

Per SFPUC standards, new trees shall not be placed within 5 feet of water facilities, including water mains and water service laterals.

Based on the proposed conceptual site plan, new trees may be sited too close to the water main on Dow Place. In such case, SDAT recommends either 1) relocating trees to the south so that trees are not within 5 feet of the water line or 2) relocating the water main to the north in coordination with SFPUC. SDAT does not support removing the trees from the design.

SDAT request the project sponsor to submit updated site plans that show the dimensions between proposed trees and the water main.

Please note that SDAT does not typically support raised tree planters and trees should be planted at grade. As street trees on Dow Place are proposed within the property line over structure (see building section on page 20 of the PPA submission packet), the design team will need to account for tree planting beds, which will likely result in a loss of building floor area.

32. **2nd Street Improvement.** SF Public Works is about to break ground on the 2nd Street improvement project which will include a raised crosswalk at Dow Place/ 2nd Street and the installation of street lights. (see attached 100% construction drawings). For more information contact the project manager – Michael Rieger, Public Works at michael.rieger@sfdpw.org.
33. **Public Plaza.** SDAT applauds the inclusion of a public plaza in the project scope and requests the project sponsor to submit more detailed plaza plans for SDAT review. The public plaza shall be made accessible to the general public at all times (24-7, 365 days per year), and the project sponsor will install

signage at the public plaza expressing that the plaza is a publicly accessible open space. The project sponsor shall maintain the public plaza in perpetuity.

34. **Loading.** As stated above, SF Public Works is going to install one-way cycle track bicycle facilities on 2nd Street. Existing loading zones on 2nd Street would either be removed or be relocated. Therefore, the project sponsor should not assume that any loading activity can occur on 2nd Street in perpetuity.

SDAT generally does not support porte-cochere entries because they do not provide pedestrian-friendly street frontages. However, because the proposed porte-cochere is located at the end of a dead-end street with little pedestrian activity, a porte-cochere is supported at this location. All commercial and passenger loading should take place at the porte-cochere or through garage, and SDAT supports the two loading zones proposed in the garage. Please be advised that because Dow Place currently has no on-street parking, SFMTA is unlikely to support an on-street passenger loading zone there.

SDAT is concerned that informal passenger loading (e.g. rideshare pickups and drop-offs) could take place in front of the public plaza and the restaurant entrance on 2nd Street, which is not desirable. Therefore, please submit a loading management plan with the entitlement application that demonstrates how building management would prohibit illegal commercial or passenger loading on 2nd Street.

35. **Trash Removal.** Please clarify how trash will be removed from the site.

36. **Electrical Transformer Room.** If a new electrical power transformer is required by PG&E to provide power to the building, please show the location of the transformer room on the plans. The transformer room must be shown on the plans for review by SDAT and Public Works during the planning phase of the project prior to applying for a Building Permit and Public Works Permits. Public Works typically does not permit new transformer vaults in the public right-of-way.

SDAT recommends locating the electrical transformer for the building in the proposed public plaza within the project's property line.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, Large Project Authorization, or Building Permit Application, as listed above, must be submitted no later than **June 23, 2018**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Preliminary Shadow Fan
SDAT Comment Letter
CCSF 2nd Street CD

Neighborhood Group Mailing List
Interdepartmental Project Review Application
Flood Notification: Planning Bulletin
SFPUC Recycled Water Information Sheet
Shadow Fan

cc: KCG SF Hotel, LLC, Property Owner
Don Lewis, Environmental Planning
Kimia Haddadan, Citywide Planning and Analysis
Maia Small, Design Review
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
June Weintraub and Jonathan Piakis, DPH
Planning Department Webmaster (webmaster.planning@sfgov.org)



SAN FRANCISCO PLANNING DEPARTMENT

DATE: 10/27/2016

TO: Doug Vu (Current Planning), Rick Cooper (Environmental Planning),
Kimia Haddadan (Citywide Planning)

CC: **SF Public Works:** Simon Bertrang; Chris Buck; Brent Cohen; Rucha Dande;
Xinyu Liang; Lynn Fong; Kevin Jensen; Suzanne Levine; Kathy Liu; Kelli
Rudnick; Rahul Shah;

SFMTA: Becca Homa; Ricardo Olea; Charles Rivasplata; Mike Sallaberry;
James Shahamiri; Adam Smith; Dustin White;

SF Planning: Ben Caldwell; Tina Chang; Paul Chasan; Seung Yen Hong; Neil
Hrushowy; Jessica Look; Manoj Madhavan; Matthew Priest; Maia Small; Lana
Russell; David Winslow;

SFPUC – Water: Jessica Arm; Josh Bardet; Joan Ryan; Sam Young;

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

FROM: The Street Design Advisory Team (SDAT)

RE: **SDAT Review**
Case NO. 2016-012031PPA
Address: 350 2nd Street
Neighborhood: South of Market
Zoning: MUO
Area Plan: Central SOMA
Block/Lot: 3750/003

The Street Design Advisory Team (SDAT) provides design review and guidance to private developments working within the City's public right-of-way. SDAT is composed of representatives from the San Francisco Planning Department (SF Planning) Department of Public Works (SF Public Works), the San Francisco Municipal Transportation Agency (SFMTA), and the San Francisco Public Utilities Commission (SFPUC).

The 350 2nd Street project came to SDAT on October 17, 2016. Below are the SDAT comments from that meeting.

CONTEXT

Project Description

The proposal consists of the construction of a new 200-foot tall, 21-story building with 480 hotel rooms, 4,600 square feet of retail space, and 6,650 square feet (sf) of open space. The open space includes 5,750 sf public open space and 900 sf private open space. The project also proposes 9,700 sf for 30 off-street valet parking spaces and two new public art pieces. The building will feature an 85 foot tall, 8-story podium on 2nd Street, with a 21 story tower rising behind it.

Better Streets Plan

The Better Streets Plan (BSP) adopted by the city in December 2010, provides a comprehensive set of guidelines for the design of San Francisco's pedestrian realm. The Plan seeks to balance the needs of all street users, with a particular focus on the pedestrian environment and how streets can be used as public space. The BSP policies can be found at: www.sfbetterstreets.org.

- Under the BSP, 2nd Street is classified as a Downtown Commercial Street, with a recommended sidewalk width of 15'.
- Under the BSP Dow Place is classified as an Alley, with a recommended sidewalk width of 6'-9' (the maximum dimension feasible given available ROW width). The BSP also recommends alleys be converted to Shared Public Ways.

Green Connections

Adopted by the Planning Commission in March, 2014, the Green Connections Plan aims to increase access to parks, open spaces, and the waterfront by envisioning a network of 'green connectors' – city streets that will be upgraded incrementally over the next 20 years to make it safer and more pleasant to travel to parks by walking, biking, and other forms of active transportation. The project aims to make the City more healthy, sustainable, and livable through features such as pedestrian and bicycle infrastructure, street trees and other landscaping, stormwater management, and opportunities for beautification, public art, and community stewardship. The Green Connections Plan can be found at: <http://greenconnections.sfplanning.org>.

- Under the Green Connections Plan, 2nd Street fronting the proposed project is part of Route #19, the Downtown to Mission Bay route.
- Street improvement designs and public realm plans for 2nd Street should be consistent with the Green Connections Toolkit as well as the Ecology Guide for Route #19. See: http://www.sf-planning.org/ftp/files/Citywide/green_connections/GC_Final_Report-CH5_Design_Toolkit.pdf and http://www.sf-planning.org/ftp/files/Citywide/green_connections/GC_RouteEcologyGuides_Final.pdf

Citywide Bike Network

The 2009 San Francisco Bicycle Plan contains specific proposed near-term bicycle route network improvement projects for a safe, interconnected bicycle network that supports bicycling as an attractive alternative to private auto use. The San Francisco Bike Plan is the guiding policy document defining where bicycle improvements should be made in the City.

- 2nd Street has bike sharrows, and it is a primary north/south route, connecting from Downtown to the Mission Bay District through SOMA. The MTA Board approved protected bike lanes in each direction along 2nd Street from Market to King Streets in 2015.

The 2nd Street Improvement Project

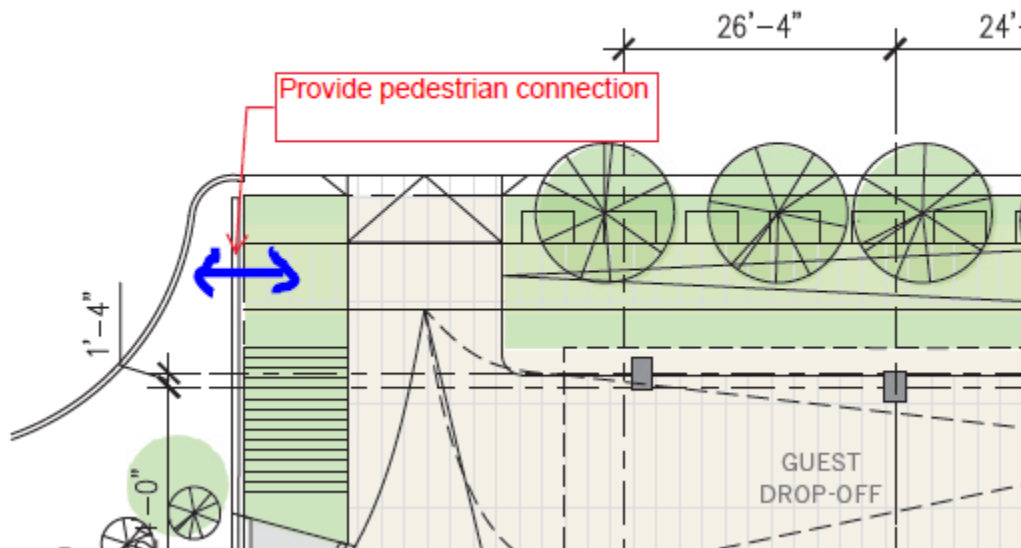
The 2nd Street Improvement Project extends from Market Street to King Street. The project is the product of long community dialogs from the recently adopted East SOMA Area Plan, which identified 2nd Street as a primary multi-modal corridor and a 'green connector' for the neighborhood. The project includes: widened sidewalks between Harrison and Townsend streets; one-way cycle track bicycle facilities in the northbound and southbound directions; transit boarding islands at most transit stops along with planted medians; Americans with Disabilities Act (ADA)-compliant curb ramps; new street trees; site furnishings (trash receptacles, bike racks, benches, and pedestrian lighting); upgrades

to the traffic signal system; and a repaved street, curb-to-curb. DPW expects the construction will begin in early 2017.

SDAT DESIGN COMMENTS

Privately-owned, Publicly-accessible Pedestrian Path along Dow Place

- SDAT supports the publicly-accessible pedestrian path proposed within the private property along Dow Place.
- The pedestrian path shall be made accessible to the general public at all times (24-7, 365 days per year).
- The project sponsor shall work with DPW and the Planning department to codify the public's right to use the pathway either via easement or "right to travel" signage embedded in the sidewalk.
- The project sponsor shall connect the Dow Place pedestrian path to the existing sidewalk at the cul-de-sac at the end of the block as shown in the image below. This may require removing some portion of an existing retaining wall located at the northern end of 77 Dow Place property.



Dow Place Water Main and Trees

- As shown on the ALTA/NSPS Land Title Survey map (dated 8/15/2016), a water main is located just north of the project property line along Dow Place.
- Per SFPUC standards, new trees shall not be placed within 5 feet of water facilities, including water mains and water service laterals.
- Based on the proposed conceptual site plan, new trees may be sited too close to the water main on Dow Place. In such case, SDAT recommends either 1) relocating trees to the south so that trees are not within 5 feet of the water line or 2) relocating the water main to the north in coordination with SFPUC. SDAT does not support removing the trees from the design.

- SDAT request the project sponsor to submit updated site plans that show the dimensions between proposed trees and the water main.
- Please note that SDAT does not typically support raised tree planters. Trees should be planted at grade. As street trees on Dow Place are proposed within the property line over structure (see building section on page 20 of the PPA submission packet), the design team will need to account for tree planting beds. This will likely result in a loss of leasable area.

2nd Street Improvement

- SF Public Works is about to break ground on the 2nd Street improvement project which will include a raised crosswalk at Dow Place/ 2nd Street and installing street lights. (see attached 100% construction drawings). For more information contact the project manager – Michael Rieger, Public Works at michael.rieger@sfdpw.org.

Public Plaza

- SDAT applauds the inclusion of a public plaza in the project scope.
- SDAT requests the project sponsor to submit more detailed plaza plans for SDAT review.
- The public plaza shall be made accessible to the general public at all times (24-7, 365 days per year).
- The project sponsor shall install signage at the public plaza expressing that the plaza is a publicly accessible open space.
- The project sponsor shall maintain the public plaza in perpetuity.

Loading

- As stated above, SF Public Works is going to install one-way cycle track bicycle facilities on 2nd Street. Existing loading zones on 2nd Street would either be removed or be relocated.
- Therefore, the project sponsor shall not assume that any loading activity can occur on 2nd Street in perpetuity.
- SDAT recommends all commercial and passenger loading shall take place off of Dow Place porte-cochere or through the project's garage. SDAT supports the two loading zones proposed in the garage.
- Passenger loading should take place in the project's porte-cochere. Please note that as Dow Place currently has no on-street parking, SFMTA is unlikely to support an on-street passenger loading zone here.
- SDAT usually does not support porte-cochere entries because they do not provide pedestrian-friendly street frontages. However, because the proposed porte-cochere entry is located at the end of a dead-end street with little pedestrian activity, SDAT supports a porte-cochere at this location.
- SDAT is concerned that informal passenger loading (e.g. rideshare pickups and drop-offs) could take place in front of the public plaza and the restaurant entrance on 2nd Street.

- SDAT recommends the project sponsor to submit a loading management plan that demonstrates how building management would prohibit illegal commercial or passenger loading on 2nd Street.

Trash Removal

- Please clarify how trash will be removed from the site.

Electrical Transformer Room

- If a new electrical power transformer is required by PG&E to provide power to the building, please show the location of the transformer room on the plans. The transformer room must be shown on the plans for review by SDAT and Public Works during the planning phase of the project prior to applying for a Building Permit and Public Works Permits. Public Works typically does not permit new transformer vaults in the public right-of-way.
- SDAT recommends locating the electrical transformer for the building in the proposed public plaza within the project's property line.

STANDARD SDAT COMMENTS

Landscaping, Street Trees and Site Furnishings in the Public Sidewalk

- All landscaping, street trees, site furniture, and special paving should be consistent with guidelines in the Better Streets Plan (BSP). See www.sfbetterstreets.org.
- Per SFMTA standards, trees shall not be placed within 25 feet of intersections, to enhance pedestrian visibility and safety.
- Any proposed new, removed, or relocated street trees and/or landscaping within the public sidewalk may require a permit from SF Public Works Bureau of Urban Forestry (BUF). For additional information visit <http://www.sfpbpublicworks.org/trees> or call 415-554-6700.

Plan Specifications

- Please include the following dimensions in future plan submittals: Existing and proposed sidewalk widths, proposed street tree species, adjacent ROW widths, curb radii, street dimensions, etc.

Street Improvements (construction within the public right-of-way)

- Infrastructure improvements within the public right-of-way will require a Street Improvement Permit from SF Public Works Bureau of Street Use & Mapping (BSM) and Street Improvement Plans. Depending on the scope of work the Plans should include the following plan sheets: Civil (grading, layout, utility erosion control, etc.), Landscaping (planting, irrigation, etc.), Electrical (lighting, photometrics, conduit, etc.), Joint Trench (power, telephone, and communication approved by the respective utility companies). Additional permits may be required. Visit <http://www.sfpbpublicworks.org/services/permits> for additional information or call 415-554-5810.

Encroachments into the Public Right-of-Way

- SF Public Works discourages any new encroachments into the public right-of-way. If new encroachments are proposed, show them on the plans. Examples of encroachments are: steps, warped driveways with diverters/planters, fire department connections (FDC), out swinging doors, bollards, etc. For new building construction, the Building Code does not allow building encroachments unless a variance to the Building Code is allowed by the DBI. If a variance is approved, a Minor Sidewalk Encroachment Permit (MSE) or other encroachment permit will be required from BSM. Some permits require public notification and an annual assessment fee may be applied.

Modified Curb Lines

- Modification of the curb line will require Sidewalk Legislation, contact BSM Mapping/Subdivision Section. It is strongly encouraged that a sidewalk legislation package is submitted at the time a Street Improvement Permit application is submitted since the permit will not be approved until the Sidewalk Legislation is approved, which can take a minimum of 6-12 months for approval.

For SF Public Works permit information visit www.sfpublishworks.org or call 415-554-5810.

SFPUC- Water

- A hydraulic analysis will be required to confirm the adequacy of the water distribution system for proposed new potable, non-potable and fire water services. If the current distribution system pressures and flows are inadequate, the Project Sponsor will be responsible for any capital improvements required to meet the proposed project's water demands. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900.
- The project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:
 - SFPUC- CDD Protection of Existing Water and AWSS Facilities;
 - SFPUC Standards for the Protection of Water and Wastewater Assets;
 - Rules and Regulations Governing Water Service to Customers;
 - SFPUC- CDD Design Criteria for Potable Water Systems;
 - Application for Water Supply and Responsibility of Applicants;
 - San Francisco Fire Code and Reliability;
 - California Waterworks Standards; California Code of Regulations Titles 17 and 22
 - Auxiliary Water Supply System (AWSS) Distribution Piping.

For questions please contact cddengineering@sflower.org.

REFERENCES

Please refer to the following design guidelines when revising the project's design.

BSP Street Furnishings Guidelines:

<http://www.sfbetterstreets.org/find-project-types/streetscape-elements/street-furniture-overview/>

BSP Guidelines for Special Paving in the Furniture Zone:

http://www.sfbetterstreets.org/find-project-types/streetscape-elements/sidewalk_paving/

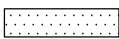
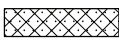




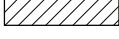
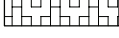

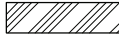
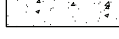

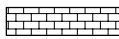
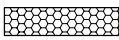
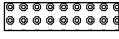


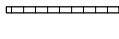
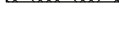

BSP Sidewalk Landscaping Guidelines:















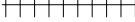
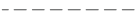







<http://www.sfbetterstreets.org/find-project-types/greening-and-stormwater-management/greening-overview/sidewalk-landscaping/>

San Francisco's Water Sewer, and Stormwater Requirements

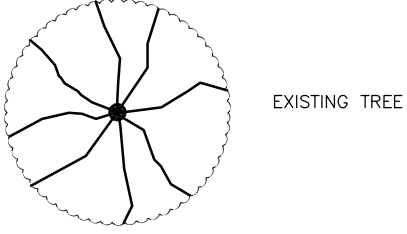
<http://sfwater.org/modules/showdocument.aspx?documentid=4748/>

LEGEND

-  APPROXIMATE AREA TO BE COLD PLANED 2-INCH FULL DEPTH AND CONSTRUCT 2-INCH THICK ACWS
-  APPROXIMATE AREA TO BE EXCAVATED AND CONSTRUCTED WITH 2-INCH THICK ACWS ON 10-INCH THICK CONCRETE BASE
-  CONSTRUCT RAISED CYCLETRACK TRANSITION WITH 2-INCH THICK ACWS OVER 8-INCH THICK CONCRETE BASE
-  CONSTRUCT RAISED CYCLETRACK WITH 2-INCH THICK ACWS OVER 8-INCH THICK CONCRETE BASE
-  CONSTRUCT PARKING BUFFER WITH 2-INCH THICK ACWS OVER 8-INCH THICK CONCRETE BASE
-  APPROXIMATE AREA TO BE CONSTRUCTED WITH 10-INCH THICK MINIMUM OF CONCRETE PAVEMENT
-  APPROXIMATE AREA TO BE CONSTRUCTED WITH 8-INCH THICK MINIMUM OF CONCRETE PARKING STRIP OR GUTTER
-  APPROXIMATE AREA TO BE CONSTRUCTED WITH 10-INCH THICK MINIMUM OF INTEGRAL COLORED CONCRETE PAVEMENT
-  APPROXIMATE AREA TO BE CONSTRUCTED WITH 10-INCH THICK MINIMUM OF INTEGRAL COLORED CONCRETE PAVEMENT
-  CONSTRUCT NEW 10-INCH THICK REINFORCED CONCRETE BUS PAD PER SFDPW STANDARD PLAN 96,607 REV. NO. 1
-  CONSTRUCT 3 1/2-INCH THICK CONCRETE SIDEWALK PER SFDPW STANDARD PLAN 96,608
-  CONSTRUCT 3 1/2-INCH THICK INTEGRAL COLORED SPARKLE CONCRETE SIDEWALK AND SPARKLE CONCRETE SIDEWALK PER SFDPW STANDARD PLAN 96,608 AND AS NOTED ON PLANS
-  CONSTRUCT BRICK SIDEWALK
-  INSTALL SURFACE APPLIED DETECTABLE SURFACE TILES
-  INSTALL CAST-IN-PLACE CONCRETE DETECTABLE SURFACE TILES
-  CONSTRUCT COMBINED CONCRETE CURB AND 1-FOOT OR 2-FOOT WIDE GUTTER
-  FILL EXISTING CURB WITH SLIP RESISTANT MATERIAL OR RECONSTRUCT CURB. WORK IS INCIDENTAL TO SURFACE APPLIED DETECTABLE SURFACE TILE INSTALLATION.
-  CONSTRUCT 6-INCH OR 8-INCH WIDE MOUNTABLE CONCRETE CURB
-  CONSTRUCT 6-INCH WIDE MOUNTABLE CONCRETE CURB TRANSITION, REFER TO R-11: DETAIL SECTIONS I - NUMBERS 8 TO 11
-  CONSTRUCT 4- OR 6-INCH WIDE CONCRETE CURB, AS NOTED ON PLANS

-  NEW CATCH BASIN
-  EXISTING CATCH BASIN TO REMAIN
-  EXISTING CURB RAMP TO REMAIN
-  CONSTRUCT NEW CURB RAMP
-  CONSTRUCT 6-INCH CONCRETE CURB INCLUDING SIDEWALK TO THE NEAREST FLAGLINE.
-  CONSTRUCT CONCRETE DRIVEWAY PER SFDPW STANDARD PLAN 87,171
-  FIG. C TOP OF CURB OR PAVEMENT ELEVATION
-  FIG. G GUTTER FLOWLINE OR CATCHBASIN ELEVATION
-  FIG.xFIG. APPROXIMATE DIMENSIONS, IN FEET, OF PAVEMENT BASE SIDEWALK, GUTTER AND PARKING STRIP REPAIRS.
-  FIG. FIG. SECTION/DETAIL IDENTIFICATION REFERENCE DRAWING NO.
-  RL PROPERTY LINE
-  EXISTING BASEMENT BENEATH THE SIDEWALK, CURB AND/OR ROADWAY
-  EXISTING FACILITY (I.E. CURB/GUTTER/PARKING STRIP)
-  EXISTING BACK OF SIDEWALK
-  EXISTING MUNI TRACKS
-  APPROXIMATE SEWER AND WATER MAIN TRENCH LIMITS
-  EXISTING MUNI OVERHEAD CATENARY SYSTEM (OCS) LINE
-  MATCH LINE
-  PROPERTY LINE
-  EXISTING CHAIN LINK FENCE
-  PAVING CONFORM LINE
-  PROPOSED LANDSCAPED AREA
-  EXCAVATE, BACKFILL, AND ACHIEVE 95% COMPACTION UP TO THE BOTTOM OF THE NEW CONCRETE AS INCIDENTAL WORK (ROADWAY CROSS SECTIONS)

-  BENCH MARK
-  CITY MONUMENT
-  SURVEY CONTROL POINT
-  AWNING POLE
-  BIKE RACK
-  BOLLARD
-  AREA DRAIN
-  CATCH BASIN
-  DRAIN
-  CONDUIT
-  DETECTOR
-  DOWN SPOUT
-  ELECTRIC VAULT
-  ELECTROLIER
-  FIRE ALARM BOX
-  FIRE HYDR VALVE
-  FIRE HYDRANT
-  HPFS HYDRANT
-  HPFS VALVE
-  GAS ETS
-  GAS METER
-  GAS VALVE
-  GATE POST
-  GUY WIRE
-  MUNI GUYPOLE
-  HOSE BIB
-  LIGHT POLE
-  MAIL BOX
-  MAIL BOX RELAY
-  MH ELEC
-  MH HETCH HETCHY
-  MH HPFS
-  MH PG&E
-  MH SEWER
-  MH TELEPHONE
-  MH UNKNOWN
-  MONITORING WELL
-  NEWS RACK
-  PARKING METER
-  PEDESTRIAN POLE
-  PG&E VAULT
-  PIPE
-  POWER POLE WITH LIGHT
-  POWER POLE
-  PULL BOX UNKNOWN
-  PULL BOX CABLE TV
-  PULL BOX ELECTRIC
-  PULL BOX TELEPHONE
-  PULL BOX WATER
-  SEWER CLEAN OUT
-  SIDEWALK LIGHT
-  SIGN POLES
-  STAND PIPE
-  STREET LIGHT PULLBOX
-  TRAFFIC CONTROL BOX
-  TRAFFIC SIGNAL
-  TRAFFIC SIGNAL PULL BOX
-  TRASH CAN
-  TREE
-  UNKNOWN UTILITIES
-  UNKNOWN VALVE
-  VENT
- WATER METER
- WATER VALVE
- TREE PIT NO TREE
- TREE STUMP



EXISTING TREE

95% REVIEW
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	APP.
THIS DRAWING WAS LAST MODIFIED: 03/25/16 15:03, BY: kcchang				

REFERENCE INFORMATION
& FILE NO. OF SURVEYS



DESIGN &
ENGINEERING
PUBLIC WORKS
CITY & COUNTY OF SAN FRANCISCO
30 VAN NESS AVENUE, 5TH FLOOR
SAN FRANCISCO, CA 94102 - 6028

Section Mgr:	Date:
Deputy Division Mgr:	
Division Mgr:	PATRICK RIVERA

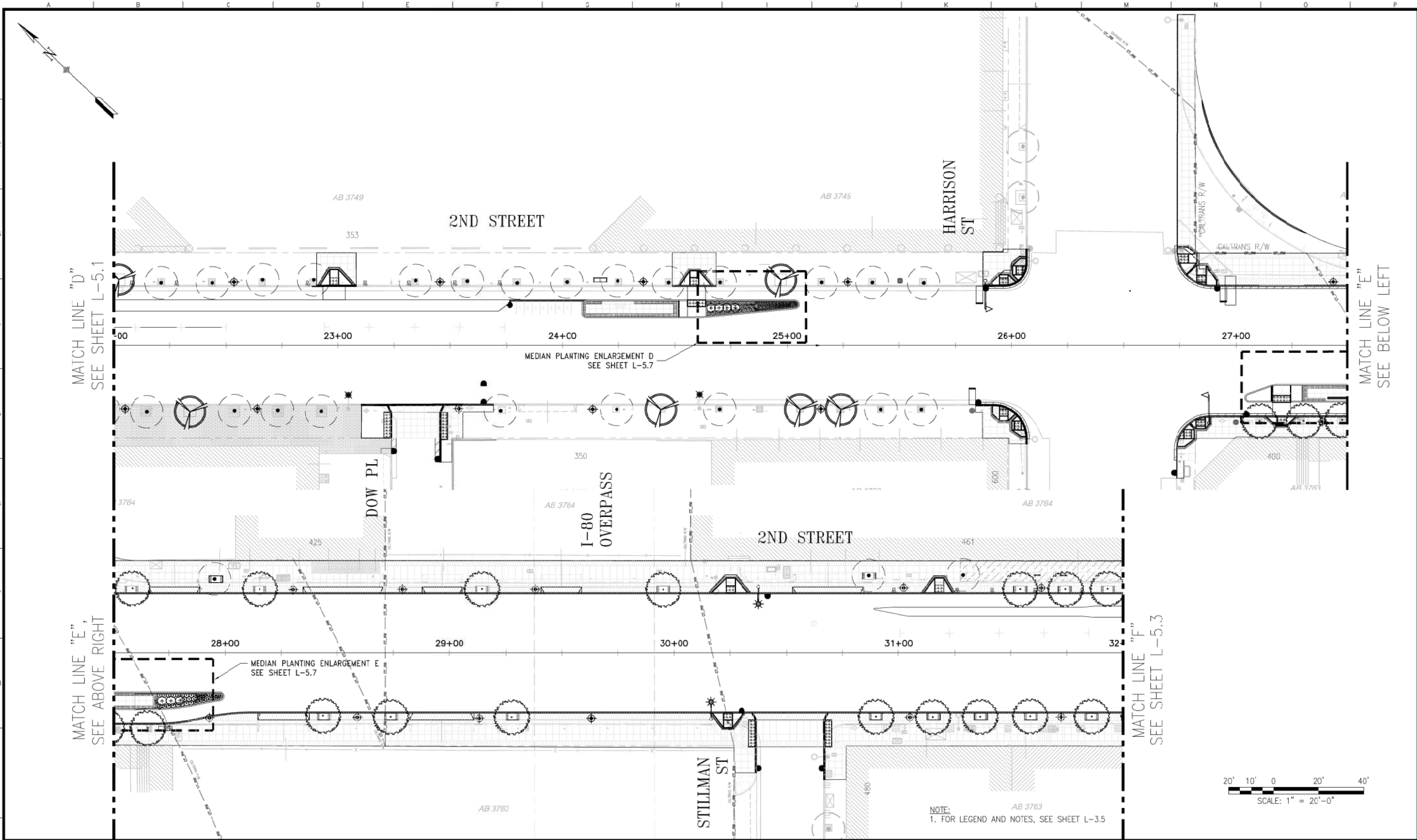
DESIGNED:	DATE:
K.CHANG	03/16
DRAWN:	DATE:
K.CHANG	03/16
CHECKED:	DATE:
D.CALLEROS	12/15



SCALE:
NO SCALE
SHEET OF SHEETS

2ND STREET STREETSCAPE
IMPROVEMENTS PROJECT
LEGEND
PAVEMENT AND ROADWAY ALIGNMENT PLANS

CONTRACT NO.
1064J
DRAWING NO.
R-G2
FILE NO.
XX,XXX
REV. NO.



NO.	DATE	DESCRIPTION	BY	APP.
TABLE OF REVISIONS				
THIS DRAWING WAS LAST MODIFIED: 08/30/16 13:51, BY: RWalter				

REFERENCE INFORMATION & FILE NO. OF SURVEYS
--



BUILDING DESIGN & CONSTRUCTION
PUBLIC WORKS
CITY & COUNTY OF SAN FRANCISCO
30 VANNES AVENUE, 4TH FLOOR
SAN FRANCISCO, CA 94102 - 6C28

Section Mgr:	SHERMAN HOM
Principal Architect & Mgr:	JULIA LAUE

DESIGNED:	DATE:
JD/RW	03/21
DRAWN:	DATE:
RW	03/21
CHECKED:	DATE:
JD	


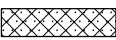


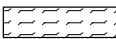

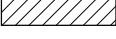
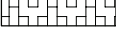
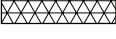
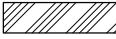
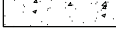

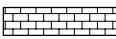
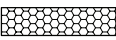
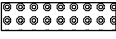


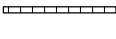
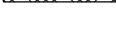



SCALE:
1" = 20'
SHEET OF SHEETS

2ND STREET STREETSCAPE IMPROVEMENTS PROJECT
LANDSCAPE PLANTING PLAN
2ND STREET
DOW PLACE TO STILLMAN STREET

CONTRACT NO.	1064J
DRAWING NO.	L-5.3
FILE NO.	XX,XXX
REV. NO.	

LEGEND

-  APPROXIMATE AREA TO BE COLD PLANED 2-INCH FULL DEPTH AND CONSTRUCT 2-INCH THICK ACWS
-  APPROXIMATE AREA TO BE EXCAVATED AND CONSTRUCTED WITH 2-INCH THICK ACWS ON 10-INCH THICK CONCRETE BASE
-  CONSTRUCT RAISED CYCLETRACK TRANSITION WITH 2-INCH THICK ACWS OVER 8-INCH THICK CONCRETE BASE
-  CONSTRUCT RAISED CYCLETRACK WITH 2-INCH THICK ACWS OVER 8-INCH THICK CONCRETE BASE
-  CONSTRUCT PARKING BUFFER WITH 2-INCH THICK ACWS OVER 8-INCH THICK CONCRETE BASE
-  APPROXIMATE AREA TO BE CONSTRUCTED WITH 10-INCH THICK MINIMUM OF CONCRETE PAVEMENT
-  APPROXIMATE AREA TO BE CONSTRUCTED WITH 8-INCH THICK MINIMUM OF CONCRETE PARKING STRIP OR GUTTER
-  APPROXIMATE AREA TO BE CONSTRUCTED WITH 10-INCH THICK MINIMUM OF INTEGRAL COLORED CONCRETE PAVEMENT
-  APPROXIMATE AREA TO BE CONSTRUCTED WITH 10-INCH THICK MINIMUM OF INTEGRAL COLORED CONCRETE PAVEMENT
-  CONSTRUCT NEW 10-INCH THICK REINFORCED CONCRETE BUS PAD PER SFDPW STANDARD PLAN 96,607 REV. NO. 1
-  CONSTRUCT 3 1/2-INCH THICK CONCRETE SIDEWALK PER SFDPW STANDARD PLAN 96,608
-  CONSTRUCT 3 1/2-INCH THICK INTEGRAL COLORED SPARKLE CONCRETE SIDEWALK AND SPARKLE CONCRETE SIDEWALK PER SFDPW STANDARD PLAN 96,608 AND AS NOTED ON PLANS
-  CONSTRUCT BRICK SIDEWALK
-  INSTALL SURFACE APPLIED DETECTABLE SURFACE TILES
-  INSTALL CAST-IN-PLACE CONCRETE DETECTABLE SURFACE TILES
-  CONSTRUCT COMBINED CONCRETE CURB AND 1-FOOT OR 2-FOOT WIDE GUTTER
-  FILL EXISTING CURB WITH SLIP RESISTANT MATERIAL OR RECONSTRUCT CURB. WORK IS INCIDENTAL TO SURFACE APPLIED DETECTABLE SURFACE TILE INSTALLATION.
-  CONSTRUCT 6-INCH OR 8-INCH WIDE MOUNTABLE CONCRETE CURB
-  CONSTRUCT 6-INCH WIDE MOUNTABLE CONCRETE CURB TRANSITION, REFER TO R-11: DETAIL SECTIONS I – NUMBERS 8 TO 11
-  CONSTRUCT 4- OR 6-INCH WIDE CONCRETE CURB, AS NOTED ON PLANS







-  NEW CATCH BASIN
-  EXISTING CATCH BASIN TO REMAIN
-  EXISTING CURB RAMP TO REMAIN
-  CONSTRUCT NEW CURB RAMP
-  CONSTRUCT 6-INCH CONCRETE CURB INCLUDING SIDEWALK TO THE NEAREST FLAGLINE.
-  CONSTRUCT CONCRETE DRIVEWAY PER SFDPW STANDARD PLAN 87,171
- FIG. C

FIG. G

←
- TOP OF CURB OR PAVEMENT ELEVATION

←

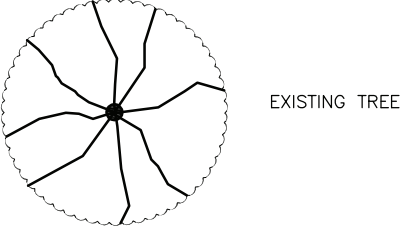
FIG.xFIG.

FIG.

FIG.

 PROPERTY LINE EXISTING BASEMENT BENEATH THE SIDEWALK, CURB AND/OR ROADWAY EXISTING FACILITY (I.E. CURB/GUTTER/PARKING STRIP) EXISTING BACK OF SIDEWALK EXISTING MUNI TRACKS APPROXIMATE SEWER AND WATER MAIN TRENCH LIMITS EXISTING MUNI OVERHEAD CATENARY SYSTEM (OCS) LINE MATCH LINE PROPERTY LINE EXISTING CHAIN LINK FENCE PAVING CONFORM LINE PROPOSED LANDSCAPED AREA EXCAVATE, BACKFILL, AND ACHIEVE 95% COMPACTION UP TO THE BOTTOM OF THE NEW CONCRETE AS INCIDENTAL WORK (ROADWAY CROSS SECTIONS)

-  BENCH MARK
-  CITY MONUMENT
-  SURVEY CONTROL POINT
-  AWNING POLE
-  BIKE RACK
-  BOLLARD
-  AREA DRAIN
-  CATCH BASIN
-  DRAIN
-  CONDUIT
-  DETECTOR
-  DOWN SPOUT
-  ELECTRIC VAULT
-  ELECTROLIER
-  FIRE ALARM BOX
-  FIRE HYDR VALVE
-  FIRE HYDRANT
-  HPFS HYDRANT
-  HPFS VALVE
-  GAS ETS
-  GAS METER
-  GAS VALVE
-  GATE POST
-  GUY WIRE
-  MUNI GUYPOLE
-  HOSE BIB
-  LIGHT POLE
-  MAIL BOX
-  MAIL BOX RELAY
-  MH ELEC
-  MH HETCH HETCHY
-  MH HPFS
-  MH PG&E
-  MH SEWER
-  MH TELEPHONE
-  MH UNKNOWN
-  MONITORING WELL
-  NEWS RACK
-  PARKING METER
-  PEDESTRIAN POLE
-  PG&E VAULT
-  PIPE
-  POWER POLE WITH LIGHT
-  POWER POLE
-  PULL BOX UNKNOWN
-  PULL BOX CABLE TV
-  PULL BOX ELECTRIC
-  PULL BOX TELEPHONE
-  PULL BOX WATER
-  SEWER CLEAN OUT
-  SIDEWALK LIGHT
-  SIGN POLES
-  STAND PIPE
-  STREET LIGHT PULLBOX
-  TRAFFIC CONTROL BOX
-  TRAFFIC SIGNAL
-  TRAFFIC SIGNAL PULL BOX
-  TRASH CAN
-  TREE
-  UNKNOWN UTILITIES
-  UNKNOWN VALVE
-  VENT
-  WATER METER
-  WATER VALVE
-  TREE PIT NO TREE
-  TREE STUMP



EXISTING TREE

95% REVIEW
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	APP.
THIS DRAWING WAS LAST MODIFIED: 03/25/16 15:03, BY: kcchang				

REFERENCE INFORMATION
& FILE NO. OF SURVEYS



DESIGN &
ENGINEERING
PUBLIC WORKS
CITY & COUNTY OF SAN FRANCISCO
30 VAN NESS AVENUE, 5TH FLOOR
SAN FRANCISCO, CA 94102 - 6028

Section Mgr:	Date:
Deputy Division Mgr:	
Division Mgr:	PATRICK RIVERA

DESIGNED:	DATE:
K.CHANG	03/16
DRAWN:	DATE:
K.CHANG	03/16
CHECKED:	DATE:
D.CALLEROS	12/15

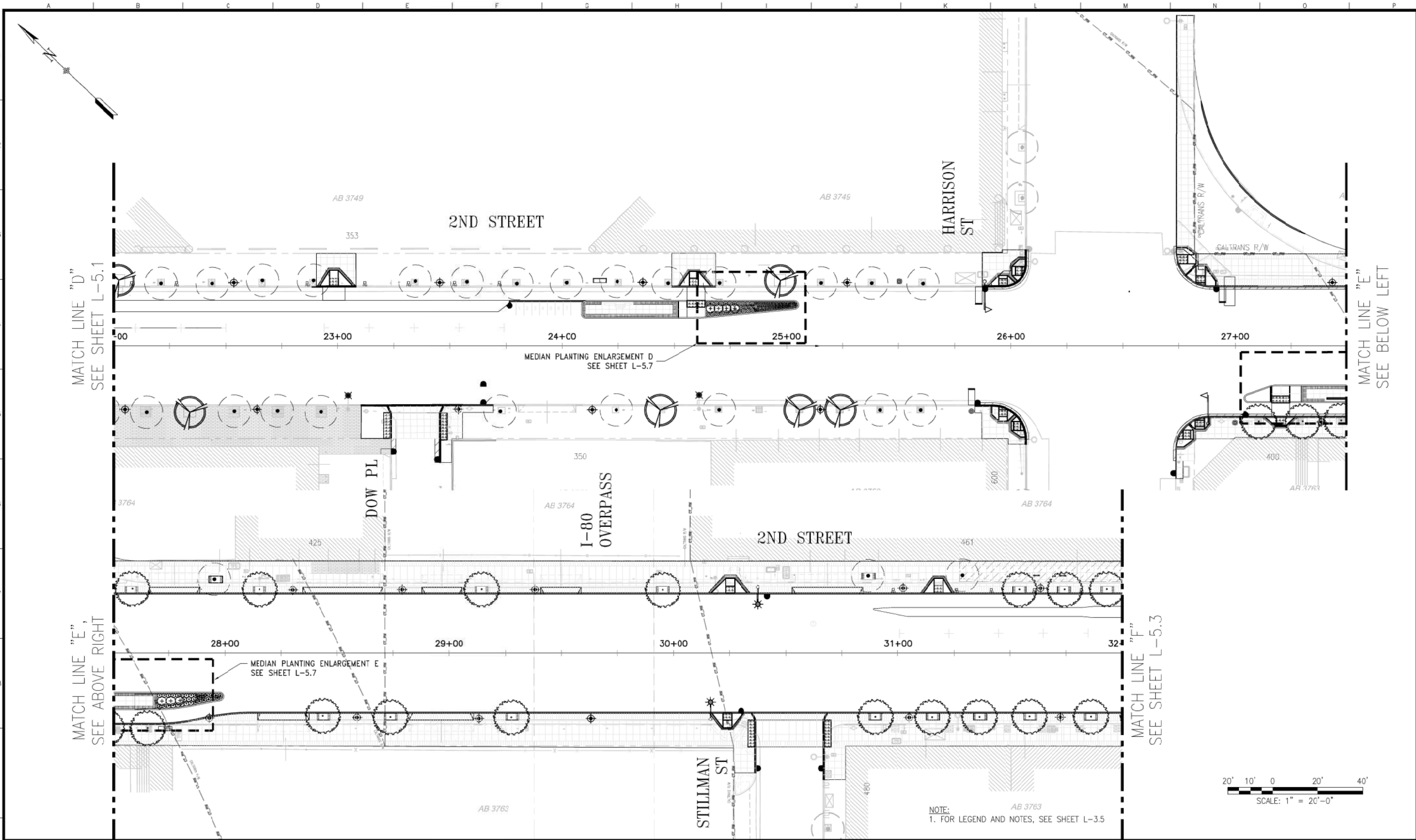


SCALE:
NO SCALE
SHEET OF SHEETS

2ND STREET STREETSCAPE
IMPROVEMENTS PROJECT

LEGEND
PAVEMENT AND ROADWAY ALIGNMENT PLANS

CONTRACT NO.
1064J
DRAWING NO.
R-G2
FILE NO.
XX,XXX
REV. NO.



NO.	DATE	DESCRIPTION	BY	APP.
TABLE OF REVISIONS				
THIS DRAWING WAS LAST MODIFIED: 08/30/16 13:51, BY: RWalter				

REFERENCE INFORMATION & FILE NO. OF SURVEYS
--



BUILDING DESIGN & CONSTRUCTION
PUBLIC WORKS
CITY & COUNTY OF SAN FRANCISCO
30 VAN NESS AVENUE, 4TH FLOOR
SAN FRANCISCO, CA 94102 - 6C28

Section Mgr:	SHERMAN HOM
Principal Architect & Mgr:	JULIA LAUE

DESIGNED:	DATE:
JD/RW	03/21
DRAWN:	DATE:
RW	03/21
CHECKED:	DATE:
JD	



SCALE:
1" = 20'
SHEET OF SHEETS

2ND STREET STREETSCAPE IMPROVEMENTS PROJECT

LANDSCAPE PLANTING PLAN
2ND STREET
DOW PLACE TO STILLMAN STREET

CONTRACT NO.	1064J
DRAWING NO.	L-5.3
FILE NO.	XX,XXX
REV. NO.	

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Angelica	Cabande	Organizational Director	South of Market Community Action Network (SOMCAN)	1110 Howard Street	San Francisco	CA	94103		0 acabande@somcan.org	South of Market
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125	San Francisco	CA	94103	415-431-4210	podersf.org	Crocker Amazon, Excelsior, Mission, Ocean View, Outer Mission, South of Market
Carolyn	Diamond	Executive Director	Market Street Association	870 Market Street, Suite 456	San Francisco	CA	94102	415-362-2500	msadv@pacbell.net	South of Market
Corinne	Woods		0 Mission Creek Harbor Association	300 Channel Street, Box 10	San Francisco	CA	94158	415-902-7635	corinnewoods@cs.com	Potrero Hill, South of Market
Alexandra	Goldman	Community Planner	Tenderloin Neighborhood Development Corporation - CO Department	215 Taylor Street	San Francisco	CA	94102	415-358-3920	agoldman@tndc.org	Downtown/Civic Center, South of Market
Eric	Lopez	President	SoMaBend Neighborhood Association	P.O. Box 410805	San Francisco	CA		94141 415-669-0916	somabend.na@gmail.com	Downtown/Civic Center, Mission, South of Market
Ethan	Hough	Secretary	One Ecker Owners Association	16 Jessie Street Unit 301	San Francisco	CA	94105	415-847-3169	ethanhough@gmail.com	Financial District, South of Market
Gerald	Wolf	President	Hallam Street Homeowners Association	1 Brush Place	San Francisco	CA	94103	415-626-6650	wolfgk@earthlink.net	South of Market
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
Jane	Kim	Supervisor, District 6	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7970	jane.kim@sfgov.org; April.veneracion@sfgov.org; Sunny.Angulo@sfgov.org; lvy.Lee@sfgov.org	0 Potrero Hill, South of Market Downtown/Civic Center, North Beach, South of Market, Treasure Island/YBI
Janet	Carpinelli	Board President	Dogpatch Neighborhood Association	934 Minnesota Street	San Francisco	CA	94107	415-282-5516	jc@jcarpinelli.com	Potrero Hill, South of Market
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenderson@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Jaime	Whitaker	Administrator	SOMA Leadership Council	201 Harrison Street Apt. 229	San Francisco	CA	94105	415-935-5810	somajournal@yahoo.com	Mission, South of Market
Katy	Liddell	President	South Beach/Rincon/ Mission Bay Neighborhood Association	403 Main Street #813	San Francisco	CA	94105	415-412-2207	cliddell@me.com	South of Market
Kaye	Griffin	Director	LMNOP Neighbors	1047 Minna Street	San Francisco	CA	94103	415-724-1953	LMNOP@yak.net	South of Market
Keith	Goldstein		0 Potrero-Dogpatch Merchants Association	800 Kansas Street	San Francisco	CA	94107		0 keith@everestsf.com	Mission, Potrero Hill, South of Market
Laura	Magnani		0 American Friends Service Committee	65 Ninth Street	San Francisco	CA	94103	415-565-0201	sffice@afsc.org	South of Market
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6	230 Eddy Street #1206	San Francisco	CA	94102-6526	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
Patsy	Tito	Executive Director	Samoan Development Centre	2055 Sunnydale Avenue #100	San Francisco	CA	94134-2611		0	0 Bayview, South of Market
Reed	Bement	President	Rincon Hill Residents Association	75 Folsom Street #1800	San Francisco	CA	94105	415-882-7871	rhbement@sbcglobal.net	South of Market
Rodney	Minott	Chair	Potrero Hill Neighbors/Save the Hill	1206 Mariposa Street	San Francisco	CA	94107	415-553-5969	rodminott@hotmail.com	Potrero Hill, South of Market
Sonja	Kos	Community Advocate	TODCO Impact Group	230 Fourth Street	San Francisco	CA	94103	415-426-6819	sonja@todco.org	South of Market
Ted	Olsson	Chair	TJPA CAC	30 Sharon Street	San Francisco	CA	94114-1709	415-407-0094	olssonted@yahoo.com	Financial District, South of Market
Tiffany	Bohee	Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103		0 tiffany.bohee@sfgov.org; mike.grisso@sfgov.org; courtney.pash@sfgov.org	Bayview, Downtown /Civic Center, South of Market, Visitacion Valley
J.R.	Eppler	President	Potrero Boosters Neighborhood Association	1459 - 18th Street, Suite 133	San Francisco	CA	94107	650-704-7775	president@potreroboosters.org	Mission, Potrero Hill, South of Market
York	Loo		0 York Realty	243A Shipley Street	San Francisco	CA	94107-1010	415-751-8602	yorkloo@gmail.com	South of Market
Dyan	Ruiz	Co-Founder	People Power Media	366 10th Ave	San Francisco	CA		94118 415-657-6010	dyan.ruiz@hotmail.com	Inner Richmond, Mission, Outer Richmond, South of Market
Michelle	De Guzman	Development Specialist - Mission Bay	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103		0 michelle.deguzman@sfgov.org	South of Market
Gail	Baugh	President	Hayes Valley Neighborhood Association	700 Hayes Street	San Francisco	CA	94102	415-265-0546	president@hayesvalleysf.org	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Brian	Basinger	Executive Director	Q Foundation - AIDS Housing Alliance/SF	350 Golden Gate Ave. Suite A	San Francisco	CA		94102 415-552-3242	info@ahasf.org	Castro/Upper Market, Downtown/Civic Center, Financial District, Haight Ashbury, Mission, Nob Hill, South of Market, Western Addition



SAN FRANCISCO PLANNING DEPARTMENT

INTERDEPARTMENTAL PROJECT REVIEW

Effective: August 31, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Interdepartmental Project Reviews are **mandatory** for new construction projects that propose buildings eight (8) stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Projects identified as such, must request and participate in an interdepartmental project review prior to any application that requires a public hearing before the Planning Commission or new construction building permit.

Project Sponsors may elect to request an interdepartmental review for any project at any time, however, it is strongly recommended that the request is made prior to the submittal of the above referenced applications.

The Planning Department acts as the lead agency in collaboration with the Department of Building Inspection (DBI); the Department of Public Works (DPW); and the San Francisco Fire Department (SFFD). A representative from each of these City Agencies will attend your meeting.

Interdepartmental Project Review fees:

Please refer to the Planning Department Fee Schedule for fees related to this application. The Fee Schedule may be obtained from the Planning Department's [website](http://www.sf-planning.org) at www.sf-planning.org or in person at the Public Information Counter (PIC) located at 1660 Mission Street, San Francisco, CA 94103. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377.

To avoid delays in scheduling your meeting, provide all information requested on this form and submit your request with a check in the appropriate amount payable to the San Francisco Planning Department. Requests may be mailed or delivered to **San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414**. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at **(415) 575-9091**.

Please note: All returned checks are subject to a \$50.00 bank fee.

Interdepartmental Project Reviews are scheduled no sooner than two (2) weeks from the receipt of the request form and check.

Submittal requirements:

Please submit four (4) copies/sets of all information for distribution to each department/agency.

Note: No documents or plans should exceed 11" x 17" page size.

All projects subject to the **mandatory** Interdepartmental Project Review shall be required to submit the following minimum information in addition to their request form:

1. Site Survey with topography lines;
2. Floor Plans with occupancy and/or use labeled of existing and proposed;
3. Existing and proposed elevations;
4. Roof Plan; and
5. Pictures of the subject property and street frontages.

Planned unit developments or projects with an acre or more of land area shall be required to submit the following additional information:

1. Existing and proposed street names and widths;
2. Location of any existing train tracks; and
3. Location of any existing and proposed easements.

In order for the Interdepartmental Project Review to be most effective and beneficial to you, it is strongly recommended that any issues, concerns and/or specific questions are submitted with this request directed to each discipline.

INTERDEPARTMENTAL PROJECT REVIEW MEETING APPLICATION FORM

APPLICATION DATE: _____

PROJECT CONTACT: (Please complete all data fields)

Name _____ Phone No. () _____

Address _____

City _____ Zip Code _____

FAX No. () _____ E-Mail Address _____

Name of Property Owner _____

PROJECT INFORMATION:

Property Address _____

How many units does the subject property have? _____

Assessor's Block/Lot(s) _____ Zoning District _____

Height and Bulk Districts _____

PROJECT DESCRIPTION / PURPOSE OF MEETING: (Use a separate sheet, if necessary)

Land Use Type	Existing	Proposed	Net Change
Number of Dwelling Units			
Commercial Square Footage:			
Retail			
Office			
Number of Hotel Rooms			
Industrial Square Footage			
Other Uses: _____			
Number of Parking Spaces			
Number of Stories			

Previously contacted Planning Department staff _____

Will this project be publicly funded? (specify) _____

Please submit four (4) copies/sets of all information for distribution to each department/agency.

Note: No documents or plans should exceed 11" x 17" page size.



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DIRECTOR **BULLETIN NO. 4**

Review of Projects in Identified Areas Prone to Flooding

This Bulletin alerts project sponsors to City and County review procedures and requirements for certain properties where flooding may occur.

Date:
APRIL 2007

Reprinted:
OCTOBER 2009

References:
Administrative Code Section 2A.280-2A.285

Formerly known as: Planning Department Bulletin



<http://www.flickr.com/photos/zendritic/4033274159/in/set-72157622637040492/>

PURPOSE:

This bulletin alerts project sponsors to City and County review procedures and requirements for certain properties where flooding may occur.

BACKGROUND:

Development in the City and County of San Francisco must account for flooding potential. Areas located on fill or bay mud can subside to a point at which the sewers do not drain freely during a storm (and sometimes during dry weather), and there can be backups or flooding near these streets and sewers. The attached graphic illustrates areas in the City prone to flooding, especially where ground stories are located below an elevation of 0.0 City Datum or, more importantly, below the hydraulic grade line or water level of the sewer. The City is implementing a review process to avoid flooding problems caused by the relative elevation of the structure to the hydraulic grade line in the sewers.

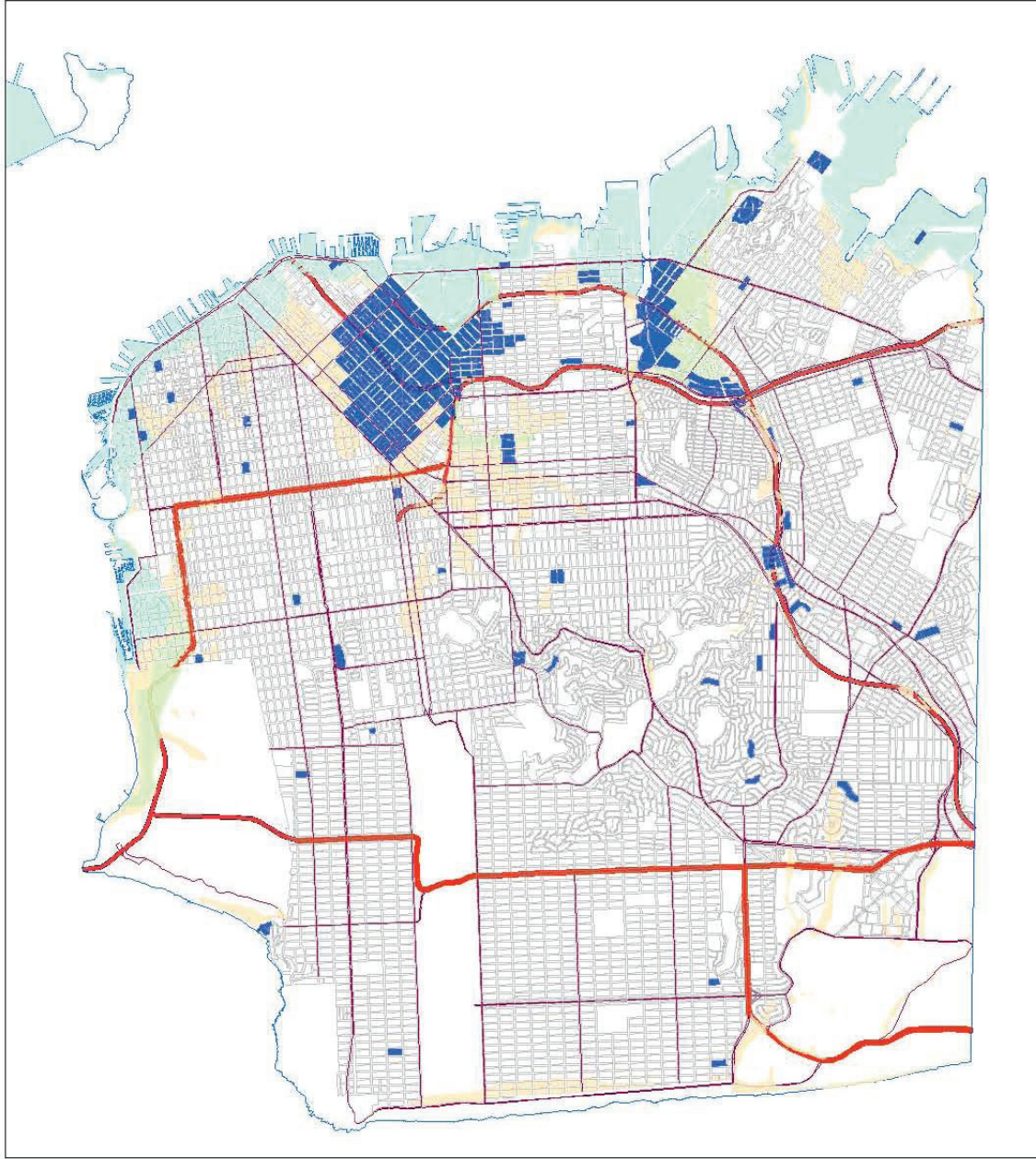
PERMIT APPLICATION PROCESS:

Applicants for building permits for new construction, change of use, change of occupancy, or major alterations or enlargements will be referred to the San Francisco Public Utilities Commission (SFPUC) at the beginning of the process to determine whether the project would result in ground-level flooding during storms. The side sewer connection permits for such projects need to be reviewed and approved by the SFPUC at the beginning of the review process for all permit applications submitted to the Planning Department, the Department of Building Inspection, or the Redevelopment Agency.

The SFPUC and/or its delegate (SFDPW, Hydraulics Section) will review the permit application and comment on the proposed application and the potential for flooding during wet weather. The SFPUC will receive and return the application within a two-week period from date of receipt. The permit applicant must comply with SFPUC requirements for projects in flood-prone areas. Such requirements may include provision of a pump station for the sewage flow, raised elevation of entryways, special sidewalk construction, and deep gutters.



San Francisco Public Utilities Commission Blocks of Interest





**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



San Francisco Public Utilities Commission Recycled Water Installation Procedures for Developers

The City and County of San Francisco (CCSF) requires property owners to install dual-plumbing systems for recycled water use in accordance with Ordinances 390-91, 391-91, and 393-94, within the designated recycled water use areas under the following circumstances:

- New or remodeled buildings and all subdivisions with a total cumulative area of 40,000 square feet or more
- New and existing irrigated areas of 10,000 square feet or more

The following are procedures to guide developers and property owners with the installation of recycled water service lines. The diagram on the reverse shows how, and where the lines are to be installed, and the required backflow prevention assembly.

Number of Water Lines Coming onto a Property

Three to four lines:

- 1) Fire
- 2) Potable water domestic
- 3) Recycled water domestic
- 4) Recycled water irrigation (if property has landscaping)

Number of Water Meters

One water meter is required for each water line.

Required Backflow Prevention Assembly

Fire line – reduced pressure principle backflow preventer

Potable water domestic – reduced pressure principle backflow preventer

Recycled water domestic – reduced pressure principle backflow preventer

Recycled water irrigation line – reduced pressure principle backflow preventer

All backflow prevention assemblies must be approved by the SFPUC's Water Quality Division.

The backflow prevention assembly for domestic water plumbing inside the building and for the recycled water system must meet the CCSF's Plumbing Code and Health Code.

Pipe Separation

California Department of Public Health regulations require new water mains and new supply lines to be installed at least 4-foot horizontally from, and one-foot vertically above a parallel pipeline conveying recycled water.

Pipe Type

- Transmission lines and mains – ductile iron
- Distribution and service lines – purple PVC or equivalent
- Irrigation lines – purple PVC or equivalent
- Dual-plumbing – described in the City and County of San Francisco Plumbing Codes

****SFPUC must sign off on pipe type prior to installation.** Contact the City Distribution Division at (415) 550-4952.

Temporary Potable Water Use Until Recycled Water Becomes Available

The potable water line will be used to feed the recycled water lines(s) until such time that recycled water becomes available. When recycled water becomes available, the cross-connection will be broken by the SFPUC, and the potable and recycled water lines will be totally separated. Before recycled water is delivered to the property, cross-connection and backflow testing will take place to assure separation.

Under no circumstances are developers or property owners to "t-off" of the potable water line to the recycled water lines(s).

If you have questions, or would like additional information:

Recycled Water Ordinances and Technical Assistance

San Francisco Public Utilities Commission
Water Resources Division
(415) 554-3271

Recycled Water Plumbing Codes

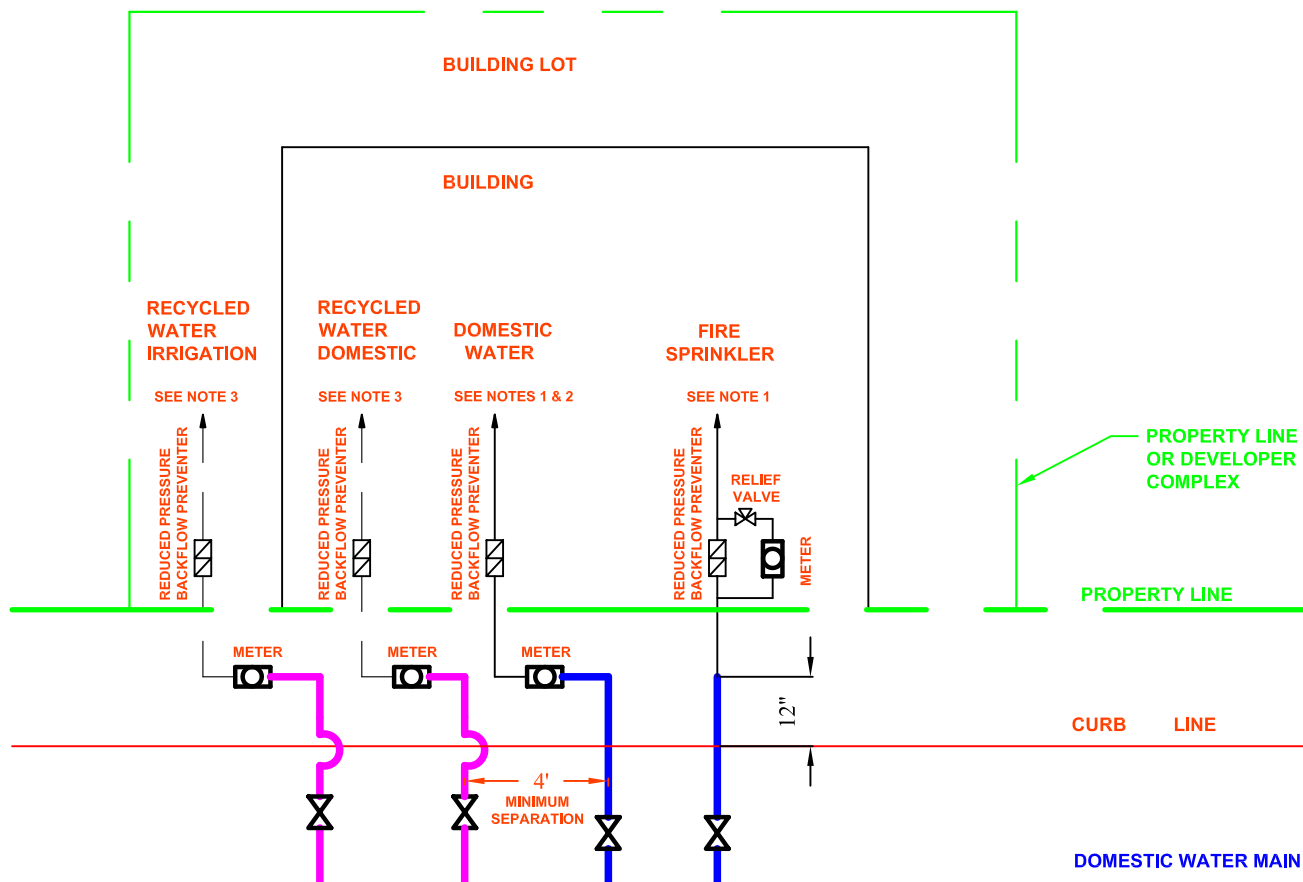
Department of Building Inspection
Plumbing Inspection Services
(415) 558-6054

Backflow Prevention

San Francisco Public Utilities Commission
Water Quality
(650) 652-3100

New Service Line Permits

San Francisco Public Utilities Commission
Customer Services
(415) 551-3000



NOTE:

1. ALL BACKFLOW PREVENTERS MUST APPROVED BY SFPUC WATER QUALITY BUREAU.
2. BACKFLOW PREVENTION FOR DOMESTIC WATER PLUMBING INSIDE THE BUILDING MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.
3. BACKFLOW PREVENTER FOR RECYCLED WATER SYSTEM MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.

RESPONSIBILITY OF INSTALLATION OF

HEAVY LINES:

PROPERTY OWNER PAYS FOR NEW SERVICE INSTALLATION. SFPUC RETAINS OWNERSHIP OF NEW SERVICE UP TO THE END OF METER ASSEMBLY.

LIGHT LINES: & _____

PROPERTY OWNER PAYS FOR NEW SERVICE INSTALLATION. OWNERSHIP REMAINS WITH THE PROPERTY OWNER.

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
SAN FRANCISCO WATER DEPARTMENT

INSTALLATION OF RECYCLED WATER SERVICE LINES

APPROVED BY:

SCALE:
NTS

DESIGNED BY:
Cheryl Munoz
DATE: 05/28/08

DRAWN: W.Villasica
CHECKED: M.Gardiner

DRAWING NO.
A-1290.2
REV. NO. 2