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**Fire Station 13 – 530 Sansome**  
**Budget and Finance Committee Presentation**

# Legislative History – 530 Sansome



- ❑ The full legislative history is laid out in the current resolution but by way of a quick summary:
- ❑ On April 30, 2019 - Resolution 220-19 the Board conditionally approved a CPEA (Conditional Property Exchange Agreement) to facilitate a new high-rise development and new Fire Station 13 at no cost to the City at 530 Sansome.
- ❑ Under the CPEA, Developer intends to build a new four-story, 19,266 gross square foot fire station building (the “New Fire Station”) and
- ❑ a new vertically-integrated mixed-use high-rise containing restaurant spaces, a health club, a 200 room hotel and approximately 40,000 square feet of offices, or a proposed residential variant of similar building design, height and bulk, but with approximately 256 residential units (the “Tower Project”).

# Legislative History – 530 Sansome



- ❑ On June 2, 2020, the Board of Supervisors adopted Resolution No. 242-20 approving an updated CPEA which among other things:
  - ❑ Fire Station increased in size to 20,300 sf
  - ❑ Added an additional apparatus bay for the Fire Station (now 4)
  - ❑ Added a voluntary fee \$1.6 M paid by Developer
  - ❑ Fire Station delivery cost increased to \$32.1 MM at no additional costs to the City
- ❑ On October 5, 2021 the Board approved the CEQA findings

# Current Action – 530 Sansome



- ❑ Pursuant to CPEA, I am before you seeking your positive recommendation for a resolution approving and ratifying (substantially in the form of) certain implementing documents all of which are on file in the Clerk's Office:
  - ❑ Architect Contract – Agreement between Developer and Architect (SOM) for the design of the New Fire Station and Tower Project.
  - ❑ Ground Lease – City as landlord & Developer as tenant for lease of 530 Sansome.
  - ❑ Construction Contract – Agreement between Developer and their Construction Manager for construction of the Project.
  - ❑ Construction Management Agreement – Agreement between Developer and the City governing the relationship during the construction of the Project.
  - ❑ Reciprocal Easement Agreement – Agreement between Developer and City governing the relationship after the Project is completed.

# Current Action – 530 Sansome (con'



- ❑ Completion Guaranty – Agreement by Related (parent) to construct the New Fire Station if Developer is in default
- ❑ Estoppel Certificate (Landlord) – Landlord certifies that certain facts regarding the Ground Lease are true.
- ❑ Estoppel Certificate (Tenant) – City certifies that certain facts regarding the Ground Lease are true.
- ❑ First Amendment to the Conditional Exchange Agreement – (i) merge two easement agreements into one; (ii) to extend the time periods for the approval of the above documents due to COVID delay; (iii) add the Completion Guaranty; and (iv) setting a time to agree on the amount of title policies to be held by each party.
- ❑ These are implementing documents and do not change the underlying agreement approved by the Board.

# Conclusion and Questions – 530 Sanson

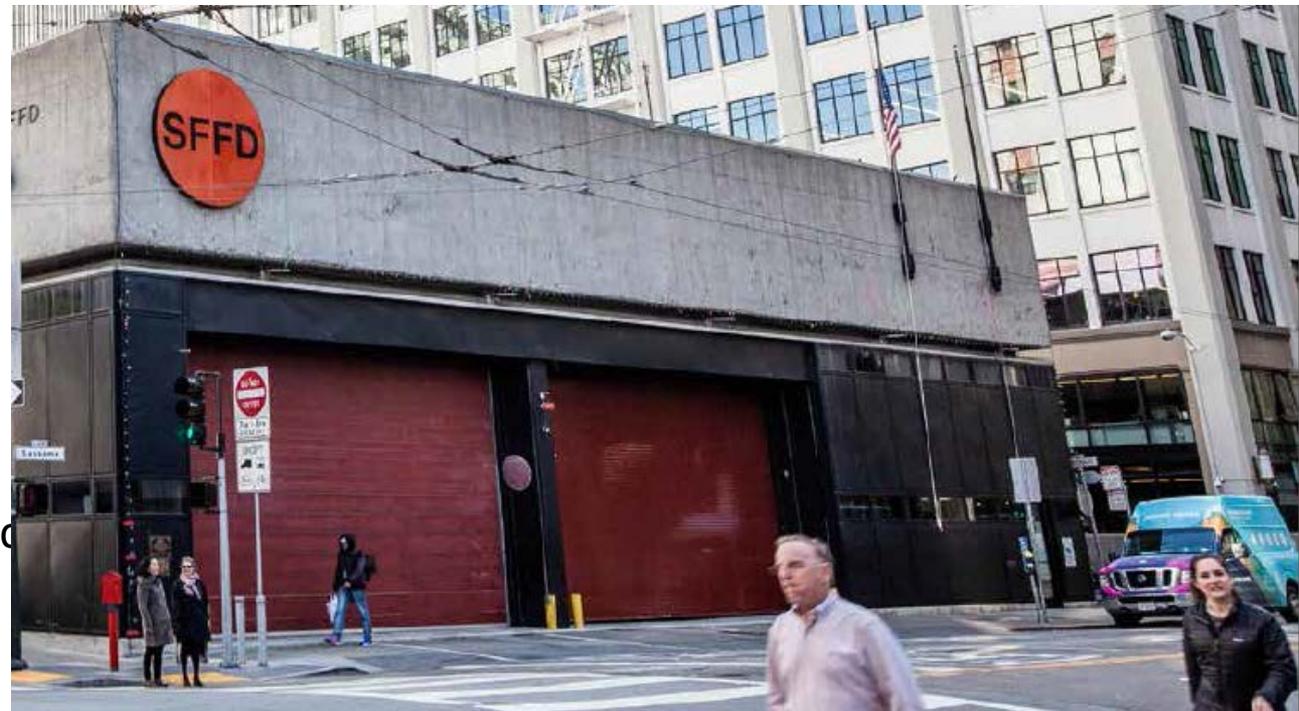


- ❑ This concludes my presentation. I am available to answer any questions you may have along with:
  - ❑ Jonathan Shum, Senior VP, Related California
  - ❑ Matthew Witte, Principal, Related California
  - ❑ Nick Witte, Project Manager, Related California
  - ❑ Deputy Chief Jose Velo, SFFD
  - ❑ Assistant Deputy Chief Dawn DeWitt, SFFD
  - ❑ Chief Jeanine Nicholson, SFFD – if available
  - ❑ Olivia Scanlon, Community and Outreach Coordinator, SFFD – if available



# Fire Station 13

## 530 Sansome





# Fire Station 13

## Neighborhood Context

