## Completing the Showplace Square Plan

San Francisco's transformed mixed-use neighborhood

#### Note:

All of the projects shown in this presentation are located within the highlighted circle on this map





### Two Decades of Planning and Projects

November 2000

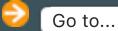
First Walking Tour with Planning Staff and Stakeholders

February 2002 – December 2006 PDR Focus Group workshops at California College of the Arts

June 2009 – January 2010 Open Space Guidelines workshops at California College of the Arts

2007 – present

Dozens of great projects, streets and open spaces using these guidelines





:: SAN FRANCISCO PLANNING DEPARTMENT

Planning Home > General Plan > Showplace Square/Potrero Area Plan

# Showplace Square/Potrero Area Plan

#### **OBJECTIVE 1.1**

ENCOURAGE THE TRANSITION OF PORTIONS OF SHOWPLACE / POTRERO TO A MORE MIXED USE AND NEIGHBORHOOD-SERVING CHARACTER, WHILE PROTECTING THE CORE OF DESIGN-RELATED PDR USES

#### **OBJECTIVE 1.2**

IN AREAS OF SHOWPLACE/POTRERO WHERE HOUSING AND MIXED USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER

#### **OBJECTIVE 1.3**

INSTITUTE FLEXIBLE "LEGAL NONCONFORMING USE" PROVISIONS TO ENSURE A CONTINUED MIX OF USES IN SHOWPLACE SQUARE / POTRERO

#### **OBJECTIVE 1.4**

SUPPORT A ROLE FOR "KNOWLEDGE SECTOR" BUSINESSES IN APPROPRIATE PORTIONS OF SHOWPLACE SQUARE/POTRERO HILL

#### **OBJECTIVE 1.5**

MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS AND ENSURE GENERAL PLAN NOISE REQUIREMENTS ARE MET

#### **OBJECTIVE 1.6**

IMPROVE INDOOR AIR QUALITY FOR SENSITIVE LAND USES IN SHOWPLACE SQUARE / POTRERO HILL

#### **OBJECTIVE 1.7**

RETAIN THE ROLE OF SHOWPLACE SQUARE AS AN IMPORTANT LOCATION FOR PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ACTIVITIES, FOCUSING IN PARTICULAR ON DESIGN RELATED ACTIVITIES

- 1. Transition to mixed-use and neighborhood serving uses
- 2. Maximize housing and mixed-use development
- 3. **Ensure** a continued mix of uses
- 4. Support role of "knowledge sector" businesses
- 5. Minimize impact of noise
- 6. **Improve** indoor air quality
- 7. Focus, in particular, on design-related PDR

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## Fleet Vehicle Depot to WholeFoods + Housing



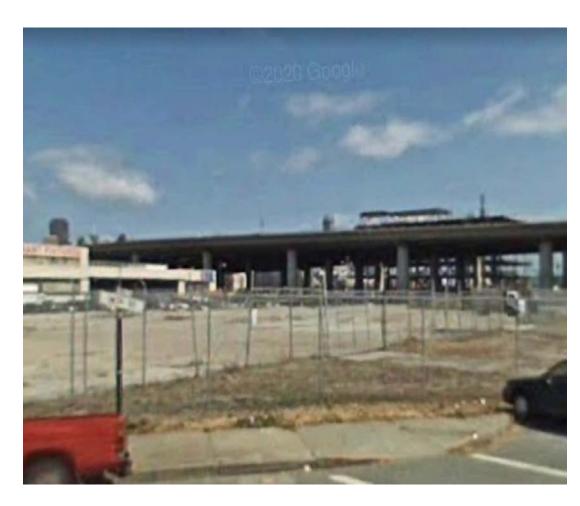
## Warehouse to BMR Housing + Open Space



## Warehouse to Student Housing + Dining



## Glidden Factory to Housing + 1 Acre Park





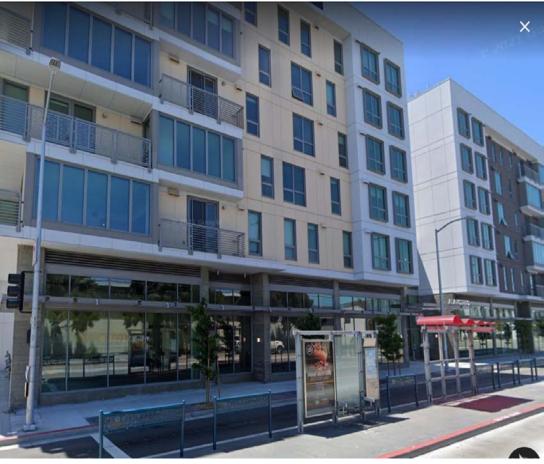
## Parking Lot to Housing + Retail + Dining





## Warehouse to Transit Adjacent Housing





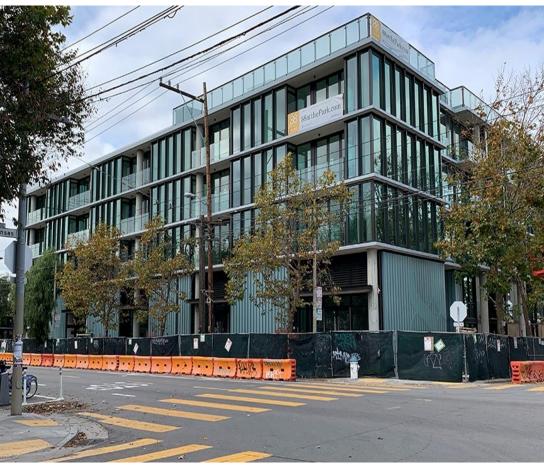
## Warehouse to Housing + PDR + Retail





## Warehouse to Housing + PDR (2022)





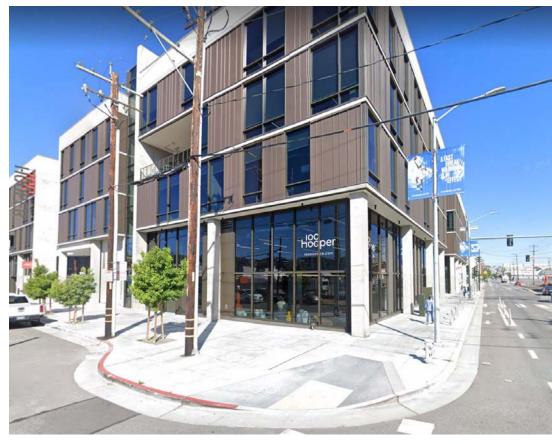
### Dirt Lot to SFUSD Elementary School (2025)



- 1. Transition to mixed-use and neighborhood serving uses
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## Storage to Adobe Research + Innovative PDR





## Building Supply Depot to Logistics Systems





## Warehouse to Advanced Genetic Diagnostics

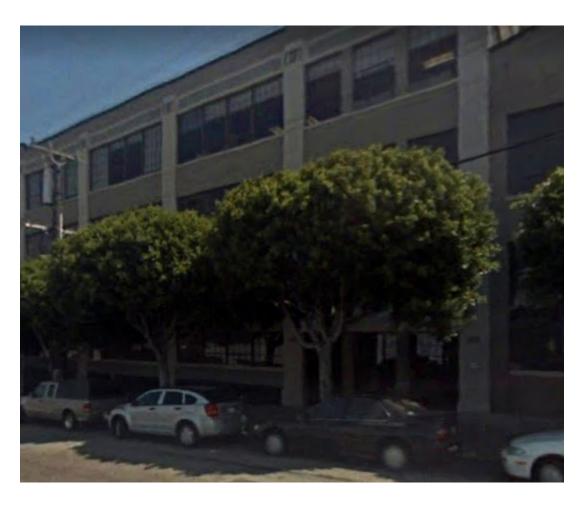




## Cold Storage to Digital Audio Technology



## Printer to Advanced Product Prototyping





## Service Depot to Art & Design College (2024)





- 1. Transition to mixed-use and neighborhood serving uses
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Design District - Primary and Secondary Street Logic with a focus on pedestrian safety and transit

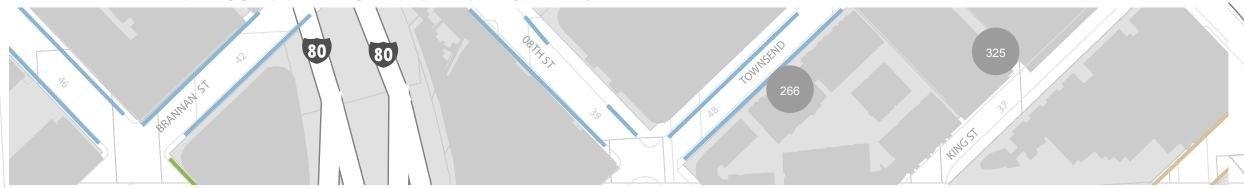
Transit and through traffic with controls on Primary Pedestrians, bikes, short-term parking on Secondary

#### Showplace Square

#### DRAFT parking management proposal

April 2015

Data Sources: SFMTA parking group (all existing and proposed parking); base layers sourced from SFDPW and SFMTA.



Establish meters

Establish 4 hour time limits

Establish oversize vehicle restrictions

Existing oversize vehicle restrictions







#### Route Maps

East Route

## m is sion by Shuttle

West Route



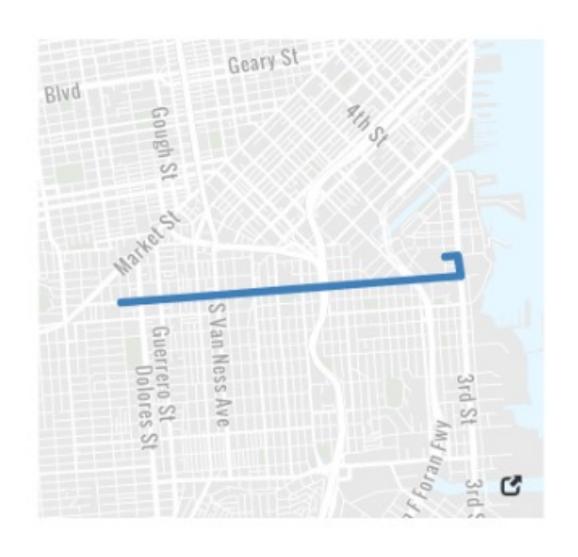
Transbay/Caltrain Route CCA/Adobe Route







### Transit Infrastructure Upgrades to 16<sup>th</sup> St



#### **Improvements**



Transit Only Lanes



Accessible Pedestrian Signals and Visible Crosswalks



New Bus Shelters and Boarding Islands



Bus Bulbs for Easier/Safer Boarding



**Bus Priority Traffic Signals** 



**New Trees and Streetscape Improvements** 

#### 22 Fillmore Project: Carolina to 7th

#### **MUNIFORWARD**

#### **Project Design Elements**



#### **Left-Turn Restrictions** at Carolina (both directions)

at Wisconsin (both directions)

at Arkansas (westbound only)

at Missouri (westbound only)

at Connecticut (westbound only)



#### Traffic Signals at 16th and Wisconsin

at Connecticut

at Missouri



#### **Transit Bulbs/Islands**

at Wisconsin (both directions)

at Missouri (eastbound only)



#### **Approved Relocation of Stops**

at Wisconsin (to Near Side) at Missouri St (to Near Side)



**New Location** 



**Current Location** 



**Transit Lanes** on 16th St (both directions)





## Showplace Square Open Space Planning Process

**PLANNING** COMMISSION

THURSDAY 1.28.2010 MEETING NO. 3

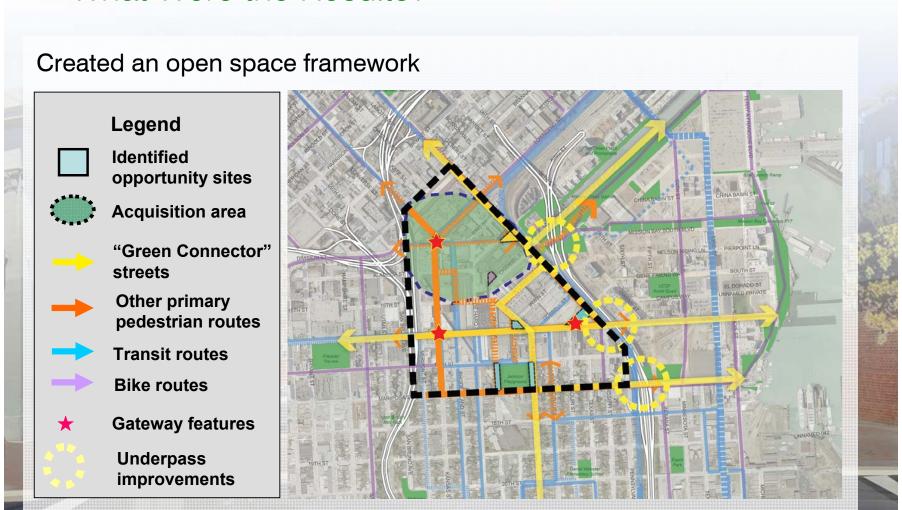
12.2.2009

MEETING NO. 2

09.23.2009

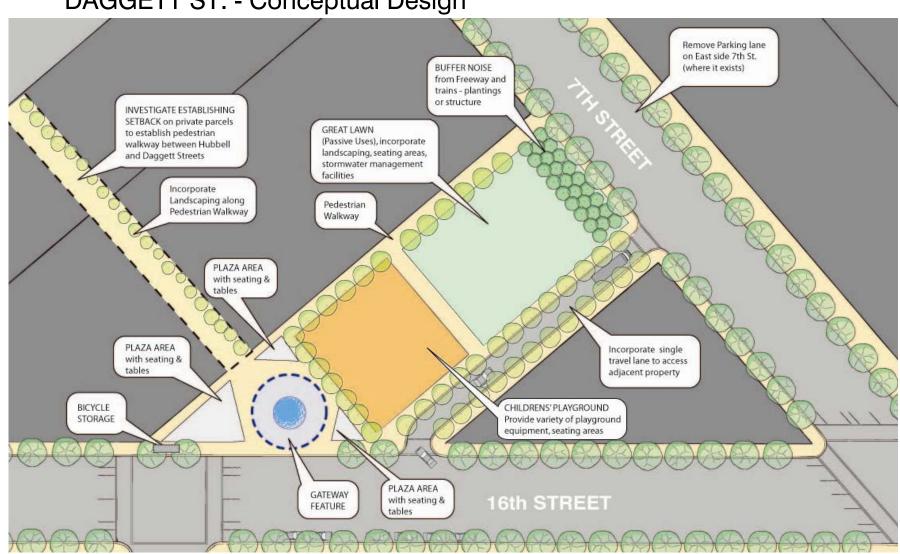
SAN FRANCISCO PLANNING DEPARTMENT

#### What Were the Results?



#### What Were the Results?

DAGGETT ST. - Conceptual Design







#### **ROUTE 6: MISSION TO PEAKS** THEME: ANISE SWALLOWTAIL



Route 6 is one of 24 routes that connect the City of San Francisco through an ecological network. These green connections honor the natural habits across the 7 mile by 7 mile urban environment.

## ANISE SWALLOWTAIL FLYING GIANTS!



Blattner Hall is located in the San Francisco Green Connections designated habitat of the Anise Swallowtail Butterfly, one of the three biggest San Francisco butterflies. In response to this City program designed to enhance biodiversity and ecology, the former industrial site now includes enhanced street scape and courtyard planting specifically selected to contribute to the habitat for this species of butterfly as well as native bird species

#### PLANTS AT SIDEWALK AND COURTYARDS THAT SUPPORT THE ANISE SWALLOWTAIL











**EXISTING TREES** 



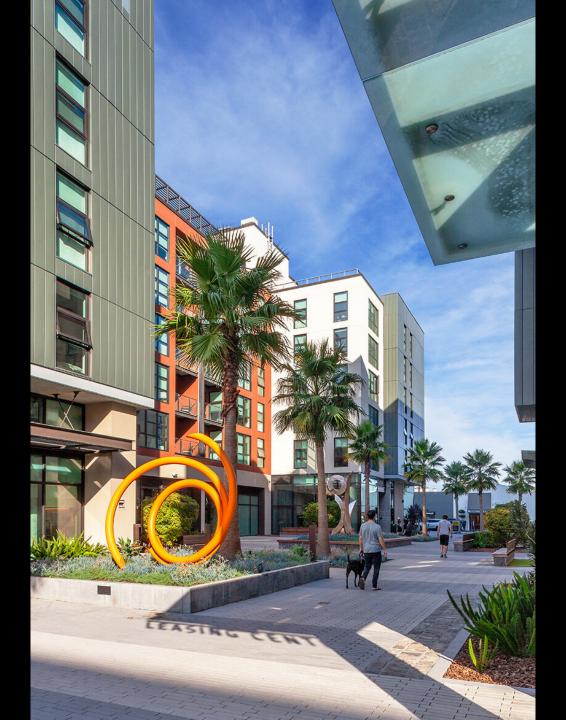
## Blattner Hall - Located on Route 6 **Anise Swallowtail Habitat**

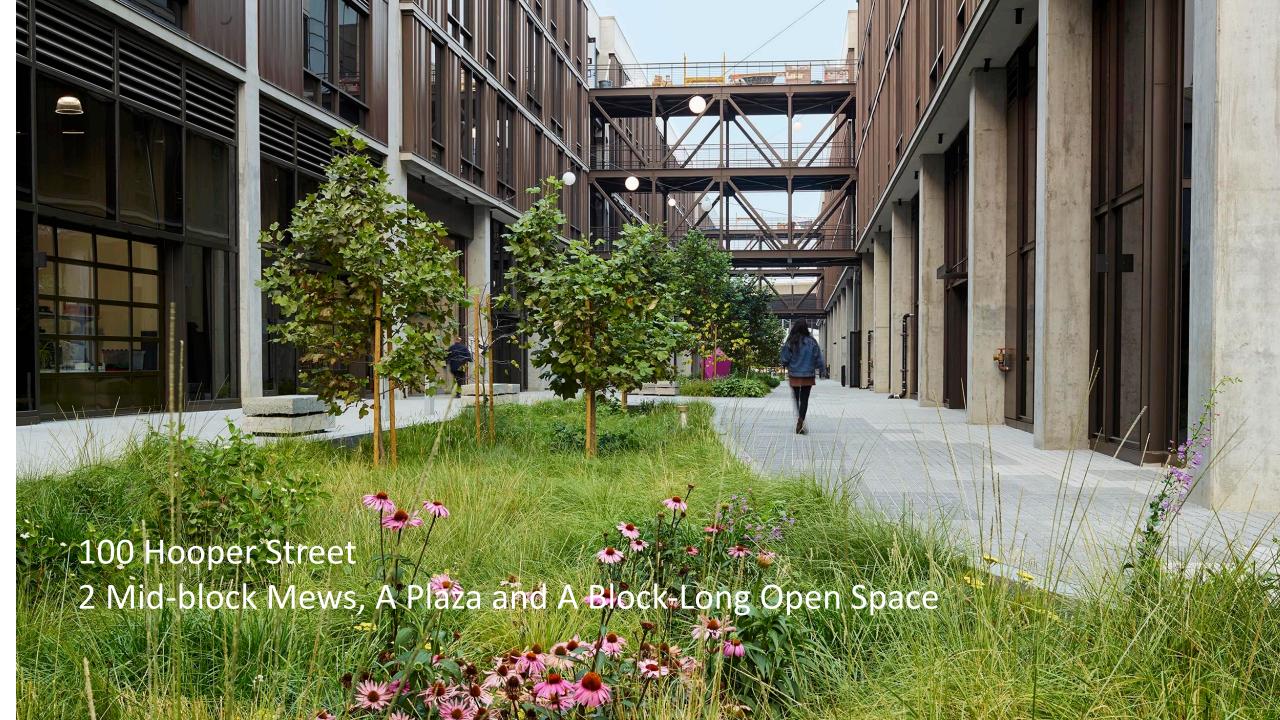






1 Henry
Adams Street
Mid-block
Mews and
Open Spaces







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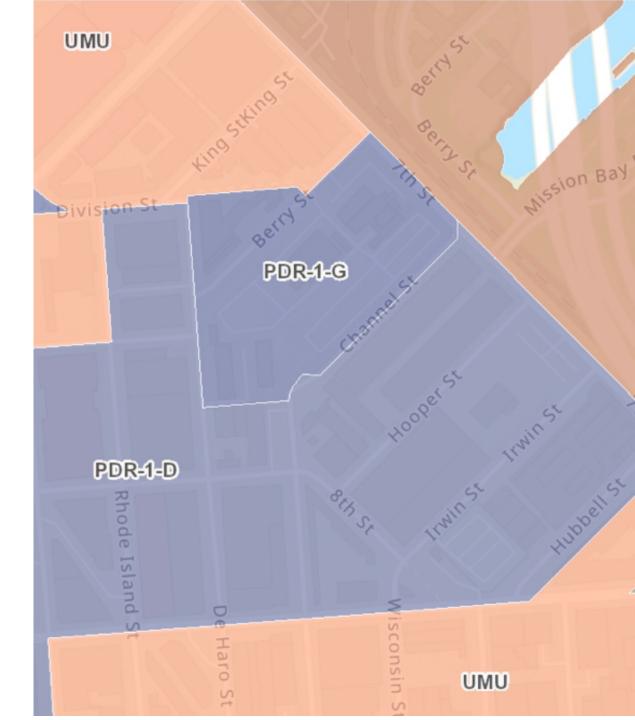
# Showplace Square

San Francisco's transformed mixed-use neighborhood

This parcel is surrounded by low intensity Design District uses (PDR-1-D) & Mixed-Use Residential (UMU).

With close to 1,000 residents immediately adjacent to the site, this is no place for a high intensity, 24/7/365, vehicle-focused project.

The limited capacity of the existing streets and the proximity of the residents call for a lower intensity use.



## **Showplace Square Plan Outcomes**

San Francisco's transformed mixed-use neighborhood

### What's Arrived

Thousands of housing units with no or very little parking
Thousands of knowledge jobs with no or very little parking
Hundreds of PDR Design jobs no or very little parking
Multiple PDR Design Flagship showrooms
Multiple world class art & design galleries
Award winning and sustainable architecture
Traffic calmed, pedestrianized and bike laned streets
Transit infrastructure to support a transit first neighborhood
Groceries, art supplies, bakeries, coffee, brewpubs and more

## **What's Departed**

Warehouses
Active Loading docks
Truck traffic
Vehicle intensive uses
Vehicle storage

From: Will Roscoe
To: ChanStaff (BOS)

Cc: Board of Supervisors, (BOS); Major, Erica (BOS); Breed, Mayor London (MYR)

**Subject:** Please Vote YES for the Last Mile Shipping Facility Moratorium

**Date:** Wednesday, March 16, 2022 11:05:29 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Chan,

I'm writing to urge your support for the proposed moratorium on "last mile" shipping facilities proposed by President Walton.

I live at 888 7th St. in the Showplace Square area, which faces Berry Street and the site of the proposed Amazon warehouse facility. When I moved here ten years ago, I was encouraged by the city's long-term plans to create a walkable neighborhood with new housing and small businesses. Since then, hundreds of new housing units have been created. Our building includes 225 residential units, the majority of which are below market rate and home to working people, families, children, and seniors. The massive Amazon project will completely change the character of our neighborhood creating traffic congestion, safety issues, pollution, and low-paying jobs at a company hostile to worker rights. As it is, we already live with some of the highest levels of diesel pollution in the state from the nearby Caltrain station. The proposed moratorium will provide time to better assess these impacts and give neighbors like us the opportunity to make our voices heard. And if these impacts cannot be mitigated, then I hope this project will not be approved and a more suitable, neighborhood friendly use of this site can be developed.

Thank you for your consideration.

To: <u>Stefani, Catherine (BOS)</u>

Cc: Board of Supervisors, (BOS); Major, Erica (BOS); Breed, Mayor London (MYR)

**Subject:** Please Vote YES for the Last Mile Shipping Facility Moratorium

**Date:** Wednesday, March 16, 2022 11:05:29 AM

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Dear Supervisor Stefani,

I'm writing to urge your support for the proposed moratorium on "last mile" shipping facilities proposed by President Walton.

I live at 888 7th St. in the Showplace Square area, which faces Berry Street and the site of the proposed Amazon warehouse facility. When I moved here ten years ago, I was encouraged by the city's long-term plans to create a walkable neighborhood with new housing and small businesses. Since then, hundreds of new housing units have been created. Our building includes 225 residential units, the majority of which are below market rate and home to working people, families, children, and seniors. The massive Amazon project will completely change the character of our neighborhood creating traffic congestion, safety issues, pollution, and low-paying jobs at a company hostile to worker rights. As it is, we already live with some of the highest levels of diesel pollution in the state from the nearby Caltrain station. The proposed moratorium will provide time to better assess these impacts and give neighbors like us the opportunity to make our voices heard. And if these impacts cannot be mitigated, then I hope this project will not be approved and a more suitable, neighborhood friendly use of this site can be developed.

Thank you for your consideration.

To: Preston, Dean (BOS)

Cc: Board of Supervisors, (BOS); Major, Erica (BOS); Breed, Mayor London (MYR)

**Subject:** Please Vote YES for the Last Mile Shipping Facility Moratorium

**Date:** Wednesday, March 16, 2022 11:05:32 AM

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Dear Supervisor Preston,

I'm writing to urge your support for the proposed moratorium on "last mile" shipping facilities proposed by President Walton.

I live at 888 7th St. in the Showplace Square area, which faces Berry Street and the site of the proposed Amazon warehouse facility. When I moved here ten years ago, I was encouraged by the city's long-term plans to create a walkable neighborhood with new housing and small businesses. Since then, hundreds of new housing units have been created. Our building includes 225 residential units, the majority of which are below market rate and home to working people, families, children, and seniors. The massive Amazon project will completely change the character of our neighborhood creating traffic congestion, safety issues, pollution, and low-paying jobs at a company hostile to worker rights. As it is, we already live with some of the highest levels of diesel pollution in the state from the nearby Caltrain station. The proposed moratorium will provide time to better assess these impacts and give neighbors like us the opportunity to make our voices heard. And if these impacts cannot be mitigated, then I hope this project will not be approved and a more suitable, neighborhood friendly use of this site can be developed.

Thank you for your consideration.

To: <u>MandelmanStaff, [BOS]</u>

Cc: Board of Supervisors, (BOS); Major, Erica (BOS); Breed, Mayor London (MYR)

**Subject:** Please Vote YES for the Last Mile Shipping Facility Moratorium

**Date:** Wednesday, March 16, 2022 11:05:39 AM

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Dear Supervisor Mandelman,

I'm writing to urge your support for the proposed moratorium on "last mile" shipping facilities proposed by President Walton.

I live at 888 7th St. in the Showplace Square area, which faces Berry Street and the site of the proposed Amazon warehouse facility. When I moved here ten years ago, I was encouraged by the city's long-term plans to create a walkable neighborhood with new housing and small businesses. Since then, hundreds of new housing units have been created. Our building includes 225 residential units, the majority of which are below market rate and home to working people, families, children, and seniors. The massive Amazon project will completely change the character of our neighborhood creating traffic congestion, safety issues, pollution, and low-paying jobs at a company hostile to worker rights. As it is, we already live with some of the highest levels of diesel pollution in the state from the nearby Caltrain station. The proposed moratorium will provide time to better assess these impacts and give neighbors like us the opportunity to make our voices heard. And if these impacts cannot be mitigated, then I hope this project will not be approved and a more suitable, neighborhood friendly use of this site can be developed.

Thank you for your consideration.

 From:
 Will Roscoe

 To:
 Haney, Matt (BOS)

Cc: Board of Supervisors, (BOS); Major, Erica (BOS); Breed, Mayor London (MYR)

**Subject:** Please Vote YES for the Last Mile Shipping Facility Moratorium

**Date:** Wednesday, March 16, 2022 11:05:39 AM

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Dear Supervisor Haney,

I'm writing to urge your support for the proposed moratorium on "last mile" shipping facilities proposed by President Walton.

I live at 888 7th St. in the Showplace Square area, which faces Berry Street and the site of the proposed Amazon warehouse facility. When I moved here ten years ago, I was encouraged by the city's long-term plans to create a walkable neighborhood with new housing and small businesses. Since then, hundreds of new housing units have been created. Our building includes 225 residential units, the majority of which are below market rate and home to working people, families, children, and seniors. The massive Amazon project will completely change the character of our neighborhood creating traffic congestion, safety issues, pollution, and low-paying jobs at a company hostile to worker rights. As it is, we already live with some of the highest levels of diesel pollution in the state from the nearby Caltrain station. The proposed moratorium will provide time to better assess these impacts and give neighbors like us the opportunity to make our voices heard. And if these impacts cannot be mitigated, then I hope this project will not be approved and a more suitable, neighborhood friendly use of this site can be developed.

Thank you for your consideration.

From: Will Roscoe
To: Mar, Gordon (BOS)

Cc: Board of Supervisors, (BOS); Major, Erica (BOS); Breed, Mayor London (MYR)

**Subject:** Please Vote YES for the Last Mile Shipping Facility Moratorium

**Date:** Wednesday, March 16, 2022 11:05:40 AM

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Dear Supervisor Mar,

I'm writing to urge your support for the proposed moratorium on "last mile" shipping facilities proposed by President Walton.

I live at 888 7th St. in the Showplace Square area, which faces Berry Street and the site of the proposed Amazon warehouse facility. When I moved here ten years ago, I was encouraged by the city's long-term plans to create a walkable neighborhood with new housing and small businesses. Since then, hundreds of new housing units have been created. Our building includes 225 residential units, the majority of which are below market rate and home to working people, families, children, and seniors. The massive Amazon project will completely change the character of our neighborhood creating traffic congestion, safety issues, pollution, and low-paying jobs at a company hostile to worker rights. As it is, we already live with some of the highest levels of diesel pollution in the state from the nearby Caltrain station. The proposed moratorium will provide time to better assess these impacts and give neighbors like us the opportunity to make our voices heard. And if these impacts cannot be mitigated, then I hope this project will not be approved and a more suitable, neighborhood friendly use of this site can be developed.

Thank you for your consideration.

To: Walton, Shamann (BOS)

Cc: Board of Supervisors, (BOS); Major, Erica (BOS); Breed, Mayor London (MYR)

**Subject:** Please Vote YES for the Last Mile Shipping Facility Moratorium

**Date:** Wednesday, March 16, 2022 11:05:41 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Walton,

I'm writing in support of you proposed moratorium on "last mile" shipping facilities.

I live at 888 7th St. in the Showplace Square area, which faces Berry Street and the site of the proposed Amazon warehouse facility. When I moved here ten years ago, I was encouraged by the city's long-term plans to create a walkable neighborhood with new housing and small businesses. Since then, hundreds of new housing units have been created. Our building includes 225 residential units, the majority of which are below market rate and home to working people, families, children, and seniors. The massive Amazon project will completely change the character of our neighborhood creating traffic congestion, safety issues, pollution, and low-paying jobs at a company hostile to worker rights. As it is, we already live with some of the highest levels of diesel pollution in the state from the nearby Caltrain station. The proposed moratorium will provide time to better assess these impacts and give neighbors like us the opportunity to make our voices heard. And if these impacts cannot be mitigated, then I hope this project will not be approved and a more suitable, neighborhood friendly use of this site can be developed.

Thank you for advancing this legislation!

 From:
 Will Roscoe

 To:
 MelgarStaff (BOS)

Cc: Board of Supervisors, (BOS); Major, Erica (BOS); Breed, Mayor London (MYR)

Subject: Please Vote YES for the Last Mile Shipping Facility Moratorium

**Date:** Wednesday, March 16, 2022 11:05:42 AM

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Dear Supervisor Melgar,

I'm writing to urge your support for the proposed moratorium on "last mile" shipping facilities proposed by President Walton.

I live at 888 7th St. in the Showplace Square area, which faces Berry Street and the site of the proposed Amazon warehouse facility. When I moved here ten years ago, I was encouraged by the city's long-term plans to create a walkable neighborhood with new housing and small businesses. Since then, hundreds of new housing units have been created. Our building includes 225 residential units, the majority of which are below market rate and home to working people, families, children, and seniors. The massive Amazon project will completely change the character of our neighborhood creating traffic congestion, safety issues, pollution, and low-paying jobs at a company hostile to worker rights. As it is, we already live with some of the highest levels of diesel pollution in the state from the nearby Caltrain station. The proposed moratorium will provide time to better assess these impacts and give neighbors like us the opportunity to make our voices heard. And if these impacts cannot be mitigated, then I hope this project will not be approved and a more suitable, neighborhood friendly use of this site can be developed.

Thank you for your consideration.

From: Will Roscoe
To: Safai, Ahsha (BOS)

Cc: Board of Supervisors, (BOS); Major, Erica (BOS); Breed, Mayor London (MYR)

**Subject:** Please Vote YES for the Last Mile Shipping Facility Moratorium

**Date:** Wednesday, March 16, 2022 11:05:43 AM

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Dear Supervisor Safai,

I'm writing to urge your support for the proposed moratorium on "last mile" shipping facilities proposed by President Walton.

I live at 888 7th St. in the Showplace Square area, which faces Berry Street and the site of the proposed Amazon warehouse facility. When I moved here ten years ago, I was encouraged by the city's long-term plans to create a walkable neighborhood with new housing and small businesses. Since then, hundreds of new housing units have been created. Our building includes 225 residential units, the majority of which are below market rate and home to working people, families, children, and seniors. The massive Amazon project will completely change the character of our neighborhood creating traffic congestion, safety issues, pollution, and low-paying jobs at a company hostile to worker rights. As it is, we already live with some of the highest levels of diesel pollution in the state from the nearby Caltrain station. The proposed moratorium will provide time to better assess these impacts and give neighbors like us the opportunity to make our voices heard. And if these impacts cannot be mitigated, then I hope this project will not be approved and a more suitable, neighborhood friendly use of this site can be developed.

Thank you for your consideration.

To: Peskin, Aaron (BOS)

**Subject:** Please Vote YES for the Last Mile Shipping Facility Moratorium

**Date:** Wednesday, March 16, 2022 11:05:47 AM

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Dear Supervisor Peskin,

I'm writing to urge your support for the proposed moratorium on "last mile" shipping facilities proposed by President Walton.

I live at 888 7th St. in the Showplace Square area, which faces Berry Street and the site of the proposed Amazon warehouse facility. When I moved here ten years ago, I was encouraged by the city's long-term plans to create a walkable neighborhood with new housing and small businesses. Since then, hundreds of new housing units have been created. Our building includes 225 residential units, the majority of which are below market rate and home to working people, families, children, and seniors. The massive Amazon project will completely change the character of our neighborhood creating traffic congestion, safety issues, pollution, and low-paying jobs at a company hostile to worker rights. As it is, we already live with some of the highest levels of diesel pollution in the state from the nearby Caltrain station. The proposed moratorium will provide time to better assess these impacts and give neighbors like us the opportunity to make our voices heard. And if these impacts cannot be mitigated, then I hope this project will not be approved and a more suitable, neighborhood friendly use of this site can be developed.

Thank you for your consideration.

From: Will Roscoe
To: Ronen, Hillary

Cc: Board of Supervisors, (BOS); Major, Erica (BOS); Breed, Mayor London (MYR)

Subject: Please Vote YES for the Last Mile Shipping Facility Moratorium

**Date:** Wednesday, March 16, 2022 11:16:40 AM

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Dear Supervisor Ronen,

I'm writing to urge your support for the proposed moratorium on "last mile" shipping facilities proposed by President Walton.

I live at 888 7th St. in the Showplace Square area, which faces Berry Street and the site of the proposed Amazon warehouse facility. When I moved here ten years ago, I was encouraged by the city's long-term plans to create a walkable neighborhood with new housing and small businesses. Since then, hundreds of new housing units have been created. Our building includes 225 residential units, the majority of which are below market rate and home to working people, families, children, and seniors. The massive Amazon project will completely change the character of our neighborhood creating traffic congestion, safety issues, pollution, and low-paying jobs at a company hostile to worker rights. As it is, we already live with some of the highest levels of diesel pollution in the state from the nearby Caltrain station. The proposed moratorium will provide time to better assess these impacts and give neighbors like us the opportunity to make our voices heard. And if these impacts cannot be mitigated, then I hope this project will not be approved and a more suitable, neighborhood friendly use of this site can be developed.

Thank you for your consideration.

From: Major, Erica (BOS)

To: Will Roscoe; Board of Supervisors, (BOS)

Subject: RE: Please Vote YES for the Last Mile Shipping Facility Moratorium

**Date:** Wednesday, March 16, 2022 12:39:55 PM

Thank you Will for your testimony. Please note if you submit it to Board.of.Supervisors@sfgov.org it is submitted to the full Board. I noticed you submitted it to each individual Supervisor. Just an FYI that is our email to streamline it to Clerk of where the legislation is assigned to and the full Board.

#### ERICA MAJOR

Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163 Erica.Major@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.

Click HERE to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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----Original Message-----

From: Will Roscoe <willrsf@sbcglobal.net> Sent: Wednesday, March 16, 2022 11:04 AM

To: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>

Cc: Board of Supervisors, (BOS) <box>
<br/>
dos. Supervisors@sfgov.org>; Major, Erica (BOS) <br/>
<erica.major@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>

Subject: Please Vote YES for the Last Mile Shipping Facility Moratorium

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Stefani,

I'm writing to urge your support for the proposed moratorium on "last mile" shipping facilities proposed by

#### President Walton.

I live at 888 7th St. in the Showplace Square area, which faces Berry Street and the site of the proposed Amazon warehouse facility. When I moved here ten years ago, I was encouraged by the city's long-term plans to create a walkable neighborhood with new housing and small businesses. Since then, hundreds of new housing units have been created. Our building includes 225 residential units, the majority of which are below market rate and home to working people, families, children, and seniors. The massive Amazon project will completely change the character of our neighborhood creating traffic congestion, safety issues, pollution, and low-paying jobs at a company hostile to worker rights. As it is, we already live with some of the highest levels of diesel pollution in the state from the nearby Caltrain station. The proposed moratorium will provide time to better assess these impacts and give neighbors like us the opportunity to make our voices heard. And if these impacts cannot be mitigated, then I hope this project will not be approved and a more suitable, neighborhood friendly use of this site can be developed.

Thank you for your consideration.