

Mikhail Brodsky's Speech during Build Inc. EIR Appeal with SF Board of Supervisors, SF City Hall, 3:00 pm, September 25, 2018.

Respectful President and members of the Board of Supervisors, I am Mikhail Brodsky, the founder of Archimedes Banya and the President of 748 Innes Ave. Home Owners Association. I wrote our appeal and hope that you have read it, so instead of repeating the appeal I wish to give you some additional information about the terrible impact the India Basin project would have on Archimedes Banya and the community.

1. Archimedes Banya is the only bathing resort of its kind in San Francisco and the Bay Area. It is a direct descendant of Sutro Baths and is based on Russian/German/Scandinavian cultural traditions that are also in line with Turkish/Mediterranean, Native American, and Korean/Japanese experiences. It includes four world-best saunas (based on 21st-century ventilation technology), pools, yoga facility, bar, roof deck for sun tanning and more, all within an artistic setting. The health and recreational value of the facility is determined by the feeling of space, fresh air, and privacy currently provided by the location. The banya is world-known, services about 60,000 visits per year (people are coming from all states and overseas), and is included in TripAdvisor's list of important San Francisco destinations. It employs about 90 employees, and about 50% of them are from local communities. It is also the pride of San Francisco's 70,000-member Russian community that sees the banya as its cultural element shared with other residents and visitors. Everyone, including some Build Inc. principals and employees, leave Archimedes happy, relaxed, energized and ready for creative life.
2. I came to the US in 1989 to work as a research professor in the UC Berkeley Statistics Department. I came with my wife, three kids, but stateless because my Soviet citizenship was revoked. I fell in love with San Francisco, the Bay Area and its people. I was attracted by freedom, respect for individuals, and the innovative ideas around. I also felt protected by laws, a very important feeling for people from autocratic countries.
3. However, in a short time I found that people are working extremely hard, continuously competing, and having stress. I also found that alcohol and drugs were widely used to reduce the stress. I had a great previous experience with public bathing and knew exceptional health and the relaxing effect of public bathing. Knowing about Adolph Sutro (a German immigrant), his success and seeing value in the ruins of his baths I decided to deliver my knowledge, culture, time and money to a similar project. It took 12 years to find the location and money, and to build Archimedes Banya. By the way,

Archimedes of Syracuse lived about 22 centuries ago and is generally regarded as one of the greatest mathematicians and scientists of all time. He discovered many laws of nature, including the positive influence of hot bathing on creative thinking.

4. One of the most difficult initial tasks was to select a lot for the banya. At this moment, dozens of lots were available in the South of Market area. After a year of searching, 748 Innes Avenue was chosen (despite resistance from many people as a bad and dangerous location -- our real estate agent was afraid just to go there) because it had space, privacy, parking by the rock side of the street, and views, all of which could not be changed due to the zoning that I respected as a law in a developed country. The light commercial zoning below our lot also guaranteed future space for parking.
5. Today by changing the existing zoning, Archimedes will be boxed in by buildings (slides), and San Francisco will lose its jewel. The developers totally ignored interests of SF people, existing businesses, and laws. They approach the banya from a position of power, dictating what we should do. Our request to reduce heights of **ONLY 2 BUILDINGS** to the permitted 40-foot level is not finding any understanding (that would give us space of approximately 30 degrees). So 60,000 visitors will lose space, sun, privacy, and parking. The image of San Francisco as a lawful city will be lost and reduced to an undeveloped state. Change of zoning from light industrial to heavy density residential sounds crazy for thinking people. It was light because the landfill was not compacted for heavy construction and it was industrial because the land is contaminated (we provided the proof that is ignored by the Planning Department) and is not suitable for residences. The story of the Lennar project clearly demonstrates that the City is not able to control quality of construction.
6. Our demands are: a) rearrange the height of buildings to keep the 20 degrees angle of space for roof deck (slide), b) reserve enough parking spaces for the banya, c) arrange the buildings' architecture to preserve roof-deck privacy, and d) compensate the banya for problems during the construction process.
7. The response to the appeal prepared by the developer's attorney clearly demonstrates their disrespectful approach to our business and community. These are several examples that I selected from their response:
 - a. "As thoroughly discussed in RTC Chapter 2, after publication of the DEIR, BUILD initiated revisions to the Project, including the addition of 335 residential units to the 1,240 residential units analyzed in the DEIR. These changes to the development program fit within the previously analyzed building envelopes, and included no changes to the height, width, or length of any buildings." The EIR is not only about heights or

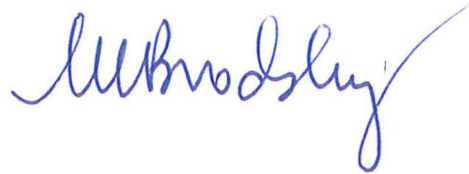
building envelopes. It is a lot more. The original project as evaluated in the EIR included a school and more than 60,000 square feet of commercial space that the community hoped would be used for a grocery store or other much-needed retail for the underserved Hunters Point neighborhood; however, these amenities were removed from the project *after* the EIR was prepared. Members of the community argue that the school and the stores were key reasons why the community supported the project and that without these uses; the City must review the project again to re-determine its positive impact. Also, the architectural plans don't exist. The pictures shown are just computer renderings and the number of floors does not guarantee a specific height. It allows substituting a flat with a loft.

- b. "Archimedes Banya is a private commercial business, not a recreational facility, and as such, not required to be studied as part of the EIR's assessment of the Project's impact on recreation. Therefore, Banya's assertions regarding the failure of the EIR to study the impacts of the Project on the Banya building are without merit." This is a very interesting statement that reminds me of the Soviet Union. A private business cannot be recreational despite hosting 60,000 visitors per year, so they (also a private business) should not care about us.
- c. "With regard to public outreach, the Project Sponsors have conducted community outreach in the form of community meetings related to the Project. Such meetings are not required by CEQA and were part of the extensive community outreach and communication on the part of the Project Sponsors." That is totally not true. The banya community is huge and was never contacted; also, the 70,000-person Russian community in San Francisco was ignored completely.
- d. "The EIR thoroughly and adequately analyzes hazardous materials at the entirety of the Project site, including 700 Innes. Environmental testing was completed for the 700 Innes property, along with the other three properties located within the Project site, as summarized in DEIR Section 3.16, "Hazards and Hazardous Materials." Thus, Greenaction's assertion that testing did not occur at 700 Innes is incorrect." In fact, certified testing results provided by the banya proved substantial contamination by heavy metals including lead.

We are not going to give up and will fight using all legal means. The 70,000-member Russian community in San Francisco and the 200,000-member Russian community in the Bay Area are concerned. We work hard for prosperity of the area and we deserve recognition and respect. Our community is represented in social media and high-tech companies on all levels (example: Sergey Brin, a founder of Google, was born in Moscow) and in all Bay Area universities. We already have 2,500 signatures supporting our request. Everything will become public. We will investigate why Build got such privileges from the City. Do any City officials or politicians financially involved with Build benefit from the project? We will hold you responsible for cancer in our future children resulting from the lead contamination. We will

investigate why the process of the project approval was so secretive and why the Lennar project located on bedrock is allowed to have only 4 floors vs. 14 floors for Build. We will publicize names of local politicians who sue Lennar for building on contaminated land but support Build doing the same 100 yards away from there.

In our progressive City people don't think about God; however, it makes sense to read the Bible just for its wisdom. And the Bible says: **One who planted wind will harvest a hurricane.**

A handwritten signature in blue ink, appearing to read "M Brodsky". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.



- OVERLOOK
- LOW TIDE LINE
- STAIR ACCESS TO SHORELINE
- BOARDWALK
- DROPOFF / LOADING
- SUNDECK
- LIVING SHORELINE ELEMENTS
- KAYAK LAUNCH
- BEER GARDEN/ CAFE
- BEACH DECK
- SAND AREA
- SHEEP PEN
- BCDC BAY LINE
- BCDC 100' SHORELINE BAND
- ECOCENTER
- COMMUNITY BOAT STORAGE LOCKER
- CLASS-I BIKE LANE
- STREET PARKING

*Archimedes Banya
Space request*

CONCEPT MASTER PLAN



A copper water pipe from the subject area
Influenced by salt water and lead contamination