

November 2, 2018

Hon. Malia Cohen, President
San Francisco Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: 450 O'Farrell Street EIR and Conditional Use Appeal
Board File Nos. 180993 and 180997
Hearing Date: November 13, 2018

Dear President Cohen and Supervisors:

I am writing on behalf of the Fifth Church of Christ, Scientist (the "Church"), the owner of an obsolete and blighted church structure at 450 O'Farrell Street plus two smaller adjacent buildings at 474 O'Farrell Street and 532 Jones Street, and 450 O'Farrell Partners, LLC (an affiliate of Thompson Dorfman Partners), which the Church is partnering with to redevelop the church properties (the "Sponsors"). The proposed project would demolish the three buildings and construct a replacement church facility and a 13-story mid-rise structure containing 176 dwelling units, including 28 on-site inclusionary affordable units and ground floor retail space (the "Project"). The original 2014 Project design was to demolish the existing 450 O'Farrell Street church building, but after initial review by Planning Department staff was revised to retain the O'Farrell Street façade and colonnade. The Project plans favored by the Planning Department and presented to the Planning Commission, including the retained façade and colonnade, are attached as Exhibit D.

On September 13, 2018, the Planning Commission unanimously certified the Project's Final EIR and then adopted CEQA Findings and approved the Project's conditional use authorization with only a single dissenting vote. The Central City SRO Collaborative, Code Tenderloin, the Interfaith Council, and many individual neighbors spoke at the hearing in the support of the Project. The Commission did impose a condition of approval rejecting the Planning Department's preferred design and requiring the Project to be redesigned again to eliminate the retained façade and colonnade, at the request of San Francisco Heritage because Heritage deemed the retained façade inappropriate "facadism." The Sponsors consented to that redesign. Despite the imposition of this condition of approval at Heritage's request, Heritage has appealed both Commission actions.

We urge you to reject Heritage's appeals for the following reasons, each more fully explained below:

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- * The Project provides a substantial amount of housing, including 28 on-site BMR units, as well as a modern more functional replacement facility for the Church, has negotiated a generous community benefits package, and has widespread support in the Tenderloin community.
- * The EIR fully evaluates the impacts of the Project. It concludes that demolition of the existing Church building would be a significant and unavoidable historic resource impact to an individual building, but that the Project would not have a significant impact on the Uptown Tenderloin National Register Historic District (UTNRHD) as a whole or have any cumulative impacts. The EIR also includes analysis of two preservation alternatives.
- * In its comments on the Draft EIR, Heritage agreed with the EIR's significance conclusions (including no district-wide or cumulative impacts), mitigation measures, and preservation alternatives and requested only that the proposed retained façade and colonnade be eliminated and that the Project objectives be revised. Heritage's comments were fully addressed in the Final EIR, which added an analysis of the finally approved Project design (with the façade and colonnade removed) and revised Project objectives.
- * For the first time in this appeal, Heritage now demands that the EIR be amended to find that there are significant cumulative impacts to the UTNRHD and to include a new mitigation measure requiring the Church to pay at least \$1.5 million to three preservation funds identified by Heritage to mitigate those impacts. Yet, Heritage provides no evidence of cumulative impacts that would support rejection of the Final EIR or provide any nexus justifying imposition of new mitigation.
- * A monetary historic resource mitigation measure or condition of approval would be unprecedented in San Francisco and impose a significant financial burden on the Church, a burden not imposed on any other non-religious institution, in direct violation of the federal Religious Land Use and Institutionalized Persons Act (RLUIPA) and State law.
- * The Planning Commission correctly determined that the Project warrants conditional use approval, given the need for housing in the Tenderloin neighborhood, the Project's high on-site inclusionary commitment, the support the Project received from community members, and the revised Project design that incorporates Heritage's demands.

I. Project History.

The Church realized about 30 years ago that its monumental closed off structure that lacks a Christian Science Reading Room and has almost no physical interaction with the community no longer serves its mission. The building is further separated from the community by a fence that was installed around the colonnade after that area became a haven for drug dealing. On Shannon Street, the property is frequently littered with used hypodermic needles,

human feces, and other garbage. The Church has been attempting to redevelop its property with a new church and new housing for years, and finally found an appropriate development partner in Thompson Dorfman Partners in 2013.

The Sponsors submitted an environmental evaluation application with the Planning Department in 2014. The new church includes a smaller, light-filled, street level sanctuary that is inviting and open to all passersby as well as a reading room – which is part of the Church’s mission – that would be open during typical business hours, offering a safe and quiet refuge for spiritual study, reflection and rest. The Project also includes 176 dwelling units, 16% of which (28 units) would be inclusionary on-site affordable units and three additional units that the Sponsors have designated as “Moving-On” units for Tenderloin residents exiting supportive housing.

Over the past three years, the Sponsors have held over 100 meetings with people who live, work and worship in the Tenderloin. In response to input, the Sponsors made substantial design changes, increased safety measures, and negotiated a robust community benefit package that will immediately benefit the lives of Tenderloin residents, a copy of which is attached as Exhibit A. Attached as Exhibit B is an Outreach Report detailing the Sponsors’ significant outreach efforts in the Tenderloin and beyond. Not once during any of these meetings did a neighbor or Tenderloin organization express interest in preserving the existing dilapidated and underused building. Members of the community turned out in force at the Planning Commission hearing to so advise the Commission.

From 2014 through 2017, the Planning Department demanded a series of project redesigns, most significantly the retention of the façade and colonnade. The Department determined the existing church is an individually significant historic resource, and finally published the Draft EIR in October 2017. At the Department’s direction, in late 2017 and early 2018 the Sponsors commissioned two real estate economists (Economic and Planning Systems Inc. (EPS) and Willdan Financial Services) to evaluate the feasibility of the EIR’s full preservation alternative and the partial preservation alternative, both of which included substantially less housing (97 units and 164 units, respectively). Both studies concluded the preservation alternatives are financially infeasible.

The Project was first heard by the Planning Commission on June 28, 2018. Heritage requested a continuance, demanding that the feasibility of the 97-unit full preservation alternative be explored further utilizing certain preservation incentives, such as TDRs and tax credits. The Commission continued the hearing to September 13 and directed the Sponsors to engage with Heritage. During the continuance period, EPS evaluated the incentives proposed by Heritage (copy attached as Exhibit C) and concluded they were insufficient to render the full preservation alternative feasible.

The Sponsors presented this analysis to Heritage at several meetings in early September 2018, and at the end of the day Heritage agreed that the full preservation alternative is not financially feasible. Instead, Heritage asked the Sponsors to eliminate from the design the retained façade and colonnade because of its opposition to facadism and dedicate a portion of

any savings to community preservation efforts. The Sponsors agreed to that demand, provided it did not further delay the hearing and provided there are any actual savings associated with replacing the façade and colonnade with a different new building design. On September 13, the Commission approved the Project, with the condition that the façade and colonnade be removed and urged the parties to continue negotiating a cost sharing agreement.

Unfortunately, before the redesign had even been created, vetted by the Planning Department and analyzed for costs savings, Heritage chose to appeal the EIR and conditional use approval. Rather than await the cost savings analysis, Heritage is demanding that this Board impose on the Project a minimum of \$1.5 million in preservation payments. Heritage came up with that figure based on its limited analysis, without benefit of the new design, and on its apparent belief that new Type I concrete high rise construction can be built for \$200/square foot. That cost figure is much less than half of what it actually costs to build in San Francisco, as documented by several studies, including the Controller's recent inclusionary housing analyses.

We finally received sign off from the Planning Department on the façade redesign on October 26 and obtained cost estimates from Webcor Builders on October 30. Webcor's estimate, which is being shared with Heritage, documents little if any cost differential between the prior design and the redesign. We requested a meeting with Heritage on October 31 to present this material and are awaiting a response. As of today's date, the Sponsors remain willing to negotiate a final agreement with Heritage, based on the actual costs savings associated with the Project redesign, but cannot commit to an arbitrary and unsubstantiated \$1.5 million minimum payment.

II. The Final EIR is adequate and complete and meets the requirements of CEQA. Heritage previously supported the EIR's conclusion but has reversed itself in this appeal.

The Sponsors defer to and incorporate by reference the Planning Department's Response to the EIR appeal.

Briefly, the EIR fully evaluates the impacts of the Project and includes a full set of mitigation measures and preservation alternatives, as required by CEQA. Based on an Historic Resource Evaluation prepared by Carey & Company and affirmed by the Planning Department's preservation staff, the EIR concludes that demolition of the existing Church building would be a significant and unavoidable individual impact; that the replacement Project, including demolition of the three on-site buildings, would not have a significant impact on the Uptown Tenderloin National Register Historic District as a whole¹; and that the Project would not cause any significant cumulative historic resource impacts. The EIR includes five preservation mitigation

¹ Draft EIR at 4-36: "The proposed project would entail the full demolition of three existing structures at 450 O'Farrell Street, 474 O'Farrell Street and 532 Jones Street are contributors to the UTRHD. The buildings are among the extant 407 contributors to the 477 buildings in the UTRHD. However, the loss of three contributors would not significantly alter the historic district's integrity or eligibility for the NRHP and CRHR. In addition, the proposed building would generally be compatible with the UTRHD in terms of size and scale, massing and composition, materials, and features. Therefore, the proposed full demolition and the new construction of 237,810 square feet of development would result in a *less-than-significant* impact on the UTRHD under CEQA."

measures, although none would lessen the single individual impact to less than significant, and analysis of two preservation alternatives.

In its comments on the Draft EIR, Heritage agreed with the EIR's significance conclusions, mitigation measures, and preservation alternatives, states its preference for the full preservation alternative, and requested that the proposed retained façade and colonnade be eliminated and that the Project objectives be revised. In particular, Heritage never disputed the Draft EIR's conclusion that the Project would have no significant impacts on the UTNRHD and no cumulative historic resource impacts. The Historic Preservation Commission's comment letter similarly does not dispute those conclusions.

Heritage's comments were fully addressed in the Final EIR, which added an analysis of the finally approved Project design (with the façade and colonnade removed) and revised Project objectives.

Now, for the first time in this appeal, Heritage has reversed its position and insists, with citation to no evidence whatsoever, that the Project would have significant cumulative historic resource impacts on the UTNRHD. Heritage's only basis is its assertion that the Project will "almost certainly" spur future demolition of other historic buildings in the UTNRHD, with reference to no other proposed demolitions or other evidence. This despite the fact that the Project removes only three of the district's 407 contributory buildings and features a district-compatible new design.

CEQA conclusions must be based on "substantial evidence." Under CEQA, "argument, speculation, [or] unsubstantiated opinion" are not substantial evidence. CEQA Guidelines §§ 21080(e)(2) and 21082.2(c). Based on this reversal of its prior position and its new unsubstantiated opinion, Heritage now demands that the Board of Supervisors decertify the Final EIR and require it to be rewritten to find a significant cumulative impact and include a new monetary mitigation measure to lessen this cumulative impact.

That mitigation measure would require the Church to pay at least \$1.5 million to three preservation funds identified by Heritage to mitigate area-wide impacts, even though the EIR concluded, based on substantial evidence, that those impacts are less than significant. Under CEQA, mitigation measures may only be imposed to lessen the significant impacts of a project, not impacts the EIR has determined are less-than-significant. See CEQA Guidelines § 15126.4(a) and (c): "An EIR shall describe feasible measures which could minimize significant adverse impacts. . . Mitigation measures are not required for effects which are not found to be significant".

We urge the Board to uphold the certification of the EIR. It is complete, contains appropriate mitigation measures and alternatives, its conclusions are based on undisputed evidence, all of Heritage's Draft EIR comments were appropriately addressed in the Final EIR, and a new mitigation measure cannot be imposed to lessen an impact that the evidence establishes is less than significant.

III. The new mitigation measure demanded by Heritage, if imposed by the Board, would violate Federal and State law and subject the City to litigation by the Church.

The federal Religious Land Use and Institutionalized Persons Act (42 U.S.C. §§ 2000cc *et seq.*, hereafter “RLUIPA”) prohibits local government from imposing land use burdens on religious institutions that substantially burden their exercise of religion or are regulations not imposed equally on others. Specifically, RLUIPA provides that “[n]o government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution.”² In addition, “[n]o government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution.” RLUIPA, § 2000cc(a), (b). Per the express language of the statute, RLUIPA “shall be construed in favor of broad protection of religious exercise, to the maximum extent permitted.” RLUIPA, §2000cc-3(g).

Cases interpreting RLUIPA demonstrate that the construction of a worship facility is a fundamental component of religious practice, and that actions which burden the construction of such structures and their ancillary facilities are substantial burdens on religious exercise. See, e.g., *Guru Nanak Sikh Society of Yuba City v. Yuba County* (9th Cir. 2006) 456 F.3d 978, 985. Because the Church intends to construct a new worship facility that is a necessary component of its religious practices, financial burdens that will significantly limit that endeavor would constitute a substantial burden under RLUIPA.

Accordingly, the imposition by the City of the unprecedented mitigation measure or land use condition of approval demanded by Heritage that would require the Church to pay at least \$1.5 million to funds selected by Heritage (or to any other group) would violate RLUIPA. Such an historic resource mitigation measure or condition would place a substantial burden on the Church’s ability to replace its religious institution and to our knowledge a similar measure or condition has not been imposed by the City on any other nonreligious institution.

California law also prohibits the imposition by cities and counties of historic preservation regulations that would impose a substantial financial burden on a religious organization. Government Code Sections 25373(c) (applicable to counties) and 37361(c) (applicable to cities) prohibit the application of landmarking restrictions to noncommercial property owned by religious organizations. The California Supreme Court has interpreted these provisions to allow religious organizations to exempt property from historic regulations when such regulations will “cause substantial hardship that is likely to deny the owner economic return on the property, or deprive the owner of reasonable or appropriate use of its property in furthering the owner’s religious mission.” The Court held “[a]ny significant financial burden, or simply the inability to

²Under the RLUIPA the term “land use regulation” is defined to mean “a zoning or landmarking law, or the application of such a law, that limits or restricts a claimant’s use or development of land (including a structure affixed to land), if the claimant has an ownership, leasehold, easement, servitude, or other property interest in the regulated land.” RLUIPA, § 2000cc-5(5).

demolish or alter a structure that is no longer suited to the needs of the owner, could affect the ability of many owners to carry out their religious missions.” *East Bay Asian Local Development Corp. v. State of California* (2000) 24 Cal.4th 693, 709, 713.

IV. The Planning Commission’s findings authorizing a conditional use for the Project are sound and should not be reversed by the Board.

Planning Commission Motion No. 20281 (Conditional Use approval) sets forth the Planning Commission’s reasons for approving the Project, including the public value associated with a modern replacement facility for the Church incorporating a reading room accessible to the public, the construction of 176 dwelling units in the RC-4 district and the North of Market Residential Special Use District, both of which encourage high density housing, 28 on-site inclusionary units (at 16% well above the grandfathered requirement of 13.5%³), a design compatible with the UTNRHD and complementary to nearby development, the Project’s alleviation of the blight currently surrounding the site, and the Project’s general conformity with the General Plan. The Commission’s CEQA Findings (Motion No. 20280) sets forth the reasons the Commission approved the Project despite its significant impact on the existing church building and rejected the two preservation alternatives, based on their reduced number of dwelling units and their documented financial infeasibility, among other reasons.

Heritage does not dispute the Commission’s CEQA Findings.

In its conditional use appeal, Heritage claims demolition of the obsolete church structure is incompatible with the goals and character of the UTNRHD. Yet, a national register district is not a local historic district, and unlike City historic districts has no associated land use or demolition restrictions. The UTNRHD is huge, encompassing 477 buildings, and as the EIR determined, it can accommodate certain changes without impairing the integrity of the district.

Second, Heritage claims the demolition of three structures never designated by the City as landmarks or contributory buildings violates the General Plan. To support that argument, Heritage cites a single policy of a single General Plan element, Urban Design Policy 2.4 that urges the preservation of landmarks. Heritage ignores all other General Plan policies. Pages 19 to 22 of Motion No. 20281 sets forth the Commission’s findings as to how the Project is, *on balance*, consistent with the General Plan, citing multiple objectives and policies of the Housing Element, the Commerce and Industry Element, as well as the Urban Design Element. No project can comply with every single policy of every single element of the General Plan (which number in the 100’s), many of which emphasize competing City policies. What is required is that the Planning Commission consider all policies of the General Plan and find a project, on balance, consistent with the Plan as a whole, not that every project is consistent with every policy.

³ In addition to the 23 on-site units representing 13.5% of the 176 units, the Project is replacing five dilapidated and primarily vacant studio units located at the rear and basement of the one-story 532 Jones Street building that will be demolished with five permanently affordable studio units in the Project.

Finally, Heritage claims that mixed income housing with a high on-site inclusionary affordable housing percentage and a new community friendly church facility provides no benefit to the Tenderloin neighborhood. It would appear Heritage did not listen to the testimony on both Planning Commission hearings, where multiple organizations and individuals from the neighborhood testified in favor of the Project, including its mixed income housing.

For these reasons, we request that the Board uphold the Planning Commission's conditional use approval.

Sincerely,



Steven L. Vettel

cc: Mike Buhler, San Francisco Heritage
Fifth Church of Christ, Scientist
Bruce Dorfman and Will Thompson
David Cincotta

TAB A

450 O'Farrell Project – Community Benefits Summary

Partner: Central City SRO Collaborative

1. Direct Monetary Benefits

a. Capital Improvements

i. Pierre Hotel

1. \$46,000 for Lobby Renovations
2. \$1,000 for computer equipment/station
3. \$22,000 for installation of wifi access throughout building
4. \$69,500 for ADA improvements to entry door, ramp, etc
5. **Total: \$138,500**

ii. Winton Hotel

1. \$2,000 for community building activities and programming
2. \$18,000 for installation of wifi access throughout building
3. \$75,500 for ADA improvements and a chair lift
4. **Total: \$95,500**

iii. Macaulay Park

1. **\$81,000** for construction of structural improvements to Macaulay Park

Total Capital Improvements: \$315,000

2. In-Kind and Other Community Benefits

a. Moving On Initiative:

Developer to make 3 market rate units available for the Moving On Initiative managed by the Department of Homelessness and the San Francisco Housing Authority. Developer, CCSROC, and DoHSH to work together to identify neighborhood TL SRO tenants as candidates for the 3 Moving On units

b. Donate Roof deck:

Developer to make roof deck in completed project available at no cost to Community Organizations to host parties, meetings, fundraisers, and other events as requested

c. Neighborhood Serving Retail:

Developer to work with La Cocina and Working Solutions to identify one or more retail tenants who fill unmet needs of low-income residents in neighborhood

d. Good Neighbor Agreement:

- i. Developer to provide full-time staff members with appropriate training of following types: verbal de-escalation training, conflict resolution training, and mental health sensitivity training.
- ii. Reps from property management shall meet with community stakeholders on a bi-weekly basis to discuss ongoing issues related to the operation of the completed Project.

450 O'Farrell Project – Community Benefits Summary

3. Construction Mitigation Measures

a. Tenant Comfort and Convenience

Developer to pay for any and all items residents need in order to mitigate noise and dust, including earplugs, facemasks, air filters, noise machines, etc.

Developer budgeting **\$25,000**

b. Security:

Developer, its GCs, and/or subcontractors shall develop and present a Security Plan to CCSROC. Developer shall maintain fencing, security cameras, and provide security guards. Developer shall respond to community concerns regarding security in a timely fashion.

c. Pest Control:

Prior to the demolition of the Shalimar Restaurant, develop and implement a vermin control plan satisfactory to CCSROC.

d. Set up regularly occurring bi-weekly check-in meetings between construction personnel and representatives of the Pierre and Winton Hotel

e. Comply with all applicable noise regulations and ordinances

Partner: Community Youth Center of San Francisco

1. Pedestrian Ambassadors:

a. Developer to pay CYC for Pedestrian Ambassador Services for first 12 months of Construction Period

i. Ambassadors will be young adults (18-24) from CYC's WorkLink program; no school-age children shall be recruited

ii. Tentative hours are from 7am-9am and 2:30pm-5:30pm, total of 5 hours per day, no less than 25 hours per week

iii. Hours can be changed in response to community needs at CYC's discretion

b. **Cost: \$50,000**

Partner: Code Tenderloin

1. Job Readiness Training Program

a. Developer to provide funding for instructor costs

b. **Cost: \$18,875**

Partner: DISH (manager of Pacific Bay Inn)

1. Design

a. Provide a 5' setback along western wall of new building to provide relief to existing light wells in Pacific Bay Inn (setback already provided in current entitlement plans)

2. Construction Mitigation Measures

450 O'Farrell Project – Community Benefits Summary

a. Tenant Comfort and Convenience

Developer to pay for any and all items residents need in order to mitigate noise and dust, including earplugs, facemasks, air filters, noise machines, etc.

Developer budgeting **\$25,000**

b. Light and Air Mitigation

Developer to pay for additional lighting improvements in hallways and in select units to mitigate reduced ambient light;

Developer to pay to convert community room to residential unit and relocate tenant from lower-level unit into the newly converted unit

c. **Estimated cost: \$25,000-\$30,000** (pending actual contractor estimates after entitlements)

TOTAL COMMUNITY BENEFITS VALUE:

\$463,875

TAB B

450 O'Farrell Street, San Francisco Mixed-Use Church Development Progress Outreach Report

Prepared for: 450 O'Farrell Partners, LLC and
Fifth Church of Christ, Scientist

June 2018



Prepared by:



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Appendix B	Fact Sheet
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1.0 INTRODUCTION

The report summarizes outreach conducted by The Fifth Church of Christ Scientist, 450 O'Farrell Partners, LLC, local San Francisco architect Kwan Henmi and Craig Communications (the project team) in support of the 450 O'Farrell Street proposed mixed-use church development project. Outreach for this project began in early 2016 and continues; the project team will update this report on a quarterly basis, at a minimum.

2.0 COMMUNICATION MATERIALS

A variety of communication materials have been prepared and regularly updated - in support of outreach activities for the project. The purpose of the outreach has been to provide project information, provide a contact person for community members, and to gather feedback. Materials include:

- Key stakeholder and 300-foot radius mailing list (Appendix A)
- Project fact sheet (Appendix B)
- Community meeting notification letters (Appendix C) – prepared in support of meetings and mailed to interested stakeholders and community members within a 300-foot radius of the project site
- Frequently asked questions – updated as needed based on community input
- Presentations – prepared prior to community meetings
- Meeting collateral (e.g., agendas, sign-in sheets, etc.) – prepared and used during community meetings to document participation

Contact Lists

A list of key contacts and mailing addresses was prepared in support of various outreach deliverables. The key contact list includes important individuals from the City and County of San Francisco, representatives of local social, housing, faith-based, and business organizations, adjacent property owners and tenants, attendees of project community meeting, and other individuals that have requested to receive information on the project. The project mailing list includes property owners and tenants (both business and residential) within a 300-foot radius of the site. The contact lists are used to for all project mailings and are updated prior to each mailing. At a minimum, we review lists quarterly to ensure they are current. Contact lists are located in Appendix A.

3.0 CITY/COUNTY

This project team is committed to working with the County and City of San Francisco to receive input and keep them up-to-date on community interactions and potential issues. Representatives of the departments

presented below have been contacted via phone calls, emails, formal and informal in-person meetings to receive project briefings and we remain in regular contact with them.

- San Francisco Board of Supervisor, Jane Kim's Office
- San Francisco Mayor's Office of Housing
- San Francisco Historic Preservation Committee
- San Francisco Planning Department
- San Francisco Tenderloin Police Station
- San Francisco Entertainment Commission

4.0 LOCAL BUSINESSES

The project team has conducted door-to-door outreach to local businesses to provide information on the proposed project. Beginning in 2016, regular outreach was conducted within the area bounded by Geary and Eddy streets and Hyde and Taylor Street (see Figure 1). Prior to each community meeting, outreach team members canvassed local businesses and residential buildings, going door to door (appx a 5-block radius) distributing information about the project or upcoming meetings. Project team members provided a copy of the project fact sheet, invited individuals to community meetings or to call the project team with questions at a convenient time, and added interested individuals to the key contact mailing list. These individuals and businesses continue to receive information on future meetings/project updates via U.S. mail, phone/email and door-to-door outreach, as appropriate. Additionally, the San Francisco Entertainment Commission requested specific outreach to places of entertainment within a 300-foot radius of the 450 O'Farrell project site.

Overall, local businesses have expressed varying levels of interest in the project and have had a variety of questions and concerns.

When appropriate, staff have followed-up with business owners/employees as needed. The project contact log, included as Appendix E, provides more detail on individual interactions with these businesses.



Local Business Outreach

- | | |
|---------------------------------------|-------------------------------------|
| • Addy's Hair Salon | • Blu Cleaners |
| • Angkor Laundromat | • Cam Tho Vietnamese Sandwiches |
| • Amigos Market | • Casbah Market |
| • Battambang Market | • Chutney |
| • Bel Clif Market | • City Super Market |
| • Bien Hoa Café | • Cole Hardware |
| • Continental Mail Services | • Pesba's |
| • Dollar & Cents | • Pharoh's Mediterranean Sandwiches |
| • Downtown Grocery | • Red Chili Restaurant |
| • Econo Market | • Salama Halal Meat Butcher Shop |
| • El Rincon Yucateco | • Scullery |
| • El Tesoro Taqueria & Grill | • Serv-Well Market Liquors |
| • Empire Market | • Shalimar |
| • Geary Wine & Spirits | • Starlight Market |
| • Hilton Hotel | • Star Market |
| • Irish Castle Shop | • Taste of Nepal and India |
| • Jaspers & Kitchen | • Taqueria El Sol |
| • Jeff Murai's Market Garage | • The Cova Hotel |
| • King Ling | • The Original Perfect Hamburger |
| • Larkin Street Merchants Association | • The Thing Quarterly |
| • Milan Pizza | • The TL Café and Laundromat |
| • Napa Valley Winery Exchange | • Tin Huu Nguyen Pediatrics |
| • O'Farrell Liquors | • Un Cafecito |
| • Olympic Café | • US Smoke Shop |
| • On Time Café | • Walgreens |
| • Osha Thai Noodle Café | • Wendy Q Nail Spa |
| • Pakwan Authentic Cuisine | • X-Press Market |
| • Panoply | • Young Ellis Market |
| • Paradise Coffee & Donut | |

Place of Entertainment

The project team conducted outreach to the following places of entertainment located within a 300-foot radius of the 450 O'Farrell project as directed by the San Francisco Entertainment Commission.

Swig - 561 Geary St, San Francisco

- The project team has exchanged multiple emails/calls/in-person meetings with Brian Sheehy, Swig owner, and had an in-person meeting on February 2, 2018. Brian Sheehy is very supportive of the project.

Hotel Adagio - 550 Geary St, San Francisco

- The project team met with Adelaide Pope, Front Desk Manager, on March 12, 2018 and provided a briefing of the project. Project information was also left to provide to the management/ownership who have indicated support for the project.

Marrakech Moroccan Restaurant - 419 O'Farrell St, San Francisco

- The project team has visited this establishment in person, provided project information to the owner and offered a project briefing.

Hotel Monaco & Grand Café - 501 Geary St, San Francisco

- The project team has visited this establishment in person, provided project information to the management and offered a project briefing.

Hilton San Francisco - 333 O'Farrell St, San Francisco

- Project team briefed Jason Tresh, Hotel Manager, on January 24, 2018. He is very supportive of the project stating it will improve neighborhood conditions.

Clift Hotel - 495 Geary St, San Francisco

- The project team has visited this establishment in person, provided project information to the management and offered a project briefing.

The project team has visited the above listed places of entertainment a minimum of three times: once to provide project information, and two additional times to provide invitations to attend community meetings on the project. An additional in-person visit was conducted to extend an invitation for the third community meeting scheduled for April 26, 2018. Further details of all conversations and meetings can be found in Appendix E.

5.0 RESIDENTS/PROPERTY OWNERS/HOTELS

The project team has been in communication with neighboring property owners and interested residents for over two years. Outreach has focused primarily within the area bounded by Geary and Eddy Streets and Hyde and Taylor Street (see Figure 1). The list below includes the property owners and residents who have been contacted. We provided each individual/residential organization a copy of the project fact sheet and invited them to attend the three separate community meetings. We also mailed letter form invitations or dropped off invitations in person. Interested community members were encouraged to submit phone calls with questions if they had them, and a dedicated phone number was set up for these types of inquiries. Pre-stamped comment cards were also provided. These individuals and organizations will continue to receive information on future meetings/project updates via U.S. mail, phone, email, and door-to-door outreach, as appropriate. Individuals that expressed interest in meeting with the project team were accommodated and

met with and had their questions answered. We will continue to schedule meetings with adjacent property owners and businesses to solicit input and gain project support.

Overall, residents and property owners have appreciated the information on the project. The project contact log, included as Appendix D, provides more detail on individual interactions with these individuals and organizations' staff.

Resident/Property Owner/Hotel Outreach

- Immediate area property owners and smaller property owners including Pierre Hotel - 540 Jones Street, Pacific Bay Inn - 520 Jones Street, and Balilla Apartments - 535-565 Geary Street
- Hamilton Homeowners Association
- San Francisco Downtown Senior Center and O'Farrell Towers
- Shalimar – Met with accountant, Abhey Singh, with Grant & Smith LLP, in December 2017; met with Abhey Singh and Shalimar owner, Mohammed Hammad on April 20, 2018, and are in negotiations with them regarding relocating the restaurant space.

Pierre Hotel, 540 Jones Street– 4/27/18

Project team updated Pierre Hotel residents on March 27. Hotel residents provided the following information:

- Concerned that new construction would impact building reception for tv and requested cable/Wi-Fi for the entire building.
- Impacts from construction: noise, dust, vibrations.
- Support relocation of Shalimar and noted the restaurant has a very bad pest problem.
- When Shalimar is demolished, a plan to deal with rodents will be needed.
- Would like local jobs.
- View impacts (building design has since been lowered).



Pictured above is David Murray with the Fifth Church of Christ, Scientist, speaking with Pierre Hotel residents on March 27, 2018.

Tilden Hotel, 345 Taylor Street– 5/4/18, 5/10/18

Spoke with Jason Webb, General Manager at the Tilden Hotel on May 4th. He requested project information so that he could share it with management. Provided him with the project fact sheet and the hotel letter of support template.

He mentioned that SFMTA will be working on a project on Taylor between Market and Post Street. There are currently four car lanes which will be reduced to two and widening sidewalks. The Tilden is concerned about

this work due to construction traffic and wants to make sure the 450 project is coordinating, as needed, with SFMTA. He liked the idea of new development and is not opposed to it. On May 10th, received a letter of support.

Hotels

Project meetings and information have been provided to the following hotels.

Local Hotel Outreach

The Marker San Francisco	501 Geary St.
Layne Hotel	545 Jones St.
Alise Hotel	580 Geary St.
Hotel Bijou	111 Mason St.
SF International Hostel	138 Mason St.
Hotel Nikko	222 Mason St.
King George Hotel	334 Mason St.
Orange Village Hostel	411 O'Farrell St.
Super 8 San Francisco	415 O'Farrell St.
Vantaggio Suites	505 O'Farrell St.
Sweden House Hotel	570 O'Farrell St.
Tilden Hotel	345 Taylor St.
Serrano Hotel Union Square	405 Taylor St
Warwick Hotel	501 Geary St.
The Marker San Francisco	545 Jones St.
Layne Hotel	501 Geary St.
Alise Hotel	580 Geary St.
Hotel Bijou	111 Mason St.
SF International Hostel	138 Mason St.
Hotel Nikko	222 Mason St.
King George Hotel	334 Mason St.
Orange Village Hostel	411 O'Farrell St.
Super 8 San Francisco	415 O'Farrell St.
Vantaggio Suites	505 O'Farrell
Sweden House Hotel	570 O'Farrell St.
Tilden Hotel	345 Taylor St.
Serrano Hotel Union Square	405 Taylor St

In addition, the project team has routinely canvassed the immediate area within a four-block radius of the site to provide interested residents and businesses with project information and have personally invited them to each community meeting.

6.0 COMMUNITY ORGANIZATIONS

The project team has been in communication with community organizations who are located adjacent to the proposed project and who provide supportive services to the neighborhood. The list below includes the organizations we have been in contact with to date. We provided staff with a copy of the project fact sheet and invited them to attend the next community meeting. These individuals and organizations will continue to receive information on future meetings and project updates via U.S. mail, phone, email and door-to-door outreach, as appropriate. As outreach continues, additions will be made to the list.

Local Organizations Outreach

- | | |
|---|---|
| • African American Chamber of Commerce | • Hospitality House |
| • Alliance for a Better D6 | • Hotel Council |
| • Bay Area Women's Children Center | • Kelly Cullen Community Center |
| • Boeddeker Park | • Larkin Street Merchants Association |
| • Central City SRO Collaborative | • Market Street for the Masses Coalition (MSMC) |
| • Code Tenderloin | • Mission Hiring Hall |
| • Compass Family Services | • Raphael House |
| • Community Housing Partnership | • SF Bicycle Coalition |
| • Delivering Innovation in Supportive Housing | • SF Housing Action Coalition |
| • EF International Language Center | • SFMTA |
| • Episcopal Community Services | • SF YIMBY |
| • Faithful Fools Street Ministry | • SF Veterans Art Guild Project |
| • Southeast Asian Community Center | • Tenderloin Health Services |
| • SPUR | • Tenderloin Housing Clinic |
| • Tenderloin Children's Playground | • TNDC |
| • Tenderloin Community Benefit District | • The Gubbio Project |
| • Tenderloin Community School | • Vietnamese Youth Development Center |
| • Tenderloin Economic Development Project | • Youth with A Mission |

Overall, organizations have appreciated the information on the project and asked questions regarding affordable housing, project benefits and public safety that the project team has addressed to their satisfaction. More details about specific meetings with key organizations are provided below. The project contact log, included as Appendix D, provides more detail on individual interactions with the remaining organizations not listed below.

SF Veterans Art Guild Project – 9/19/16; 2/3/17; 7/24/17; 1/28/18

The project team has met with founder, Amos Gregory, several times to provide project introduction, gather feedback, and learn more about his art project in Shannon's Alley. Since then, the team has remained in communication as needed via emails, phone calls and in-person meetings. The project team has also participated in Veteran's Art Guild project events including providing funding for supplies and donating time to participate in mural painting events. Further details of these individual interactions can be found in Appendix D. Mr. Gregory has submitted a proposal for a mural installation on the Christian Science Church wall which the Church Board is considering.

Alliance for a Better D6 – 10/11/16 and 4/11/17

The project team has provided two project briefings at the monthly meeting of the Alliance for a Better D-6. The presentations have been well-received by the community and they appreciate the outreach but stressed that they were interested in increased below-market-rate housing and other community benefits. Marvis Phillips requested that the project team provide him with the EIR and geotechnical report which was emailed by Craig Communications. Additional individual's interactions with this organization can be found in Appendix D.

Interfaith Council Prayer Breakfast – 2/9, 10/13, and 11/8/16; 1/12, 1/18, and 11/23/17

The project team has attended several monthly breakfasts to provide project information and gain project support for Fifth Church's continued operation in the Tenderloin. Two support letters were received from SFIC-member churches while an additional seven letters were received from SFIC individuals. During this time, we also spoke with SFIC Executive Director Michael Pappas and asked whether it would be possible to provide a formal project overview at the next IFC prayer breakfast. He shared that the request would be discussed with the Board and suggested we prepare a detailed letter of support for the project on behalf of the Council. This was prepared and emailed to Mr. Pappas as requested. Additional breakfasts were attended and have been noted in Appendix D.

Tenderloin Community Benefit District – 10/17/16, 2/20/2018

The project team provided a project briefing to the Board and the project was well-received especially if funding could be provided to increase area safety. Steven Gibson, Interim Director, provided information about their Safe Passage program which provides small monthly (\$200-400) stipends to "corner captains" whose main responsibility is to escort children to and from school safely. Project information has been sent on a regular basis and invitations to community meetings have been provided.

Hamilton HOA – 10/25/16

The project team provided a project overview to the homeowner's association and received a letter of support.

Interfaith Council Essential Housing Task Force Meeting - 11/12/16

The project team provided information on the project. The meeting focused largely on IFC's efforts to support churches in the redevelopment of their properties and they indicated support for the project.

Market Street for the Masses Coalition (MSMC) - 12/7/16, 2/2/17

The project team met with MSMC board members multiple times and presented to the steering committee. MSMC went over their requirements for supporting new developments including the process for the development and adoption of a Good Neighborhood Agreement. Topics discussed included: affordable housing, development without displacement, street lighting/green scaping, safety, community engagement, future employment opportunities and possibilities for community benefits. Board members also noted that the Shalimar Restaurant provides a valuable service to the community and four units of housing which they consider permanent housing. The MSMC suggested additional individuals to meet and possibly partner with for community benefits and indicated their desire to remain engaged with the project and process. Questions that were asked are provided below along with comments that were made. Answers were provided at the time of the meeting.

Questions

- Question #1 – Have you met with resident groups?
- Question #2 – Are there any SROs that surround your development?
- Comment #1 – We suggest that you contact Pratibha Tekkey with CCSRO and Lorenzo Listana with People's Congress.
- Question #3 – Is the Shalimar restaurant/building part of the development? What is above the Shalimar, is it an apartment building and rent-controlled? How many rent-controlled units are there currently?
- Comment #2 – The Pacific Bay Inn is run by Episcopal Community Services, a group you should reach out to.
- Question #4 – What does below market rate housing mean?
- Question #5 – Can you do anything about street lighting/streetscaping?
- Question #6 – Is there room for green scaping along unit balconies?
- Comment #3 – The lack of greenery is a big issue in this neighborhood. Suggested including a garden on top of the roof.
- Question #7 – How many church members live within the surrounding area of the church?
- Question #8 – What type of environmental analysis are you conducting?
- Question #9 – How many permanent employees do you anticipate having as part of the project?

- Question #10 – Is property management going to be contracting?
- Question #11 – What are you thinking regarding commercial space?
- Question #12 – Are you purchasing the Shalimar building?
- Question #13 – What is the unit mix of the building?
- Comment #4 – We are interested in the total number of units being built and are asking developers to be exceptional during these times. A 55% AMI requirement is a mismatch in this neighborhood. Most clients that we work with have anywhere from 25-30% AMI.
- Comment #5 – Episcopal Community Services may be a good organization to partner with in the area given that residents from this neighborhood utilize their services.
- Comment #6 – We are interested in seeing movement in each of the expectations we've laid out in supporting new developments and would like for developers to consider developing without displacing folks in the area.
- Question #14 – How many permanent residents are there in the Shalimar building?
- Questions #15 – Where will people who are directly impacted by the project be housed during construction?

Tenderloin Housing Clinic – 2/13/17

The project team met with Executive Director Randy Shaw to provide a project introduction. Mr. Shaw expressed support of the project and increasing all types of housing in San Francisco. Additional individual interactions can be found in Appendix D.

The Gubbio Project/Code Tenderloin – 2/14, 12/7/17; 3/27, 4/3, 5/30, 6/11/18

The project team has met with Del Seymour several times to discuss the project with the initial meeting in 2017. Del Seymour is well-known in the Tenderloin, strongly supports the project and has signed a letter of support as well as offered to help with outreach. Additional meetings have taken place since then and have been noted in Appendix D.

Larkin Street Merchants Association - 3/6/17

The project team provided an introduction to the project and Association and members discussed support of the project during their April 2017 meeting. After discussing, the Board decided not to take a position on the project as it does not fall within their boundaries, and they do not believe it will have a significant effect on the merchants, patrons, residents and staff.

Faithful Fools Street Ministry – 3/15/17

The project team has met with Sam Dennison, Chair of MSMC and Community Advocate/Director of Street Level Learning for Foolish Fools Ministry. Ms. Dennison expressed interest in working with the development team, in coordination with MSMC, to address the following: affordable housing in the Tenderloin without displacing tenants, educating new residents about the history and culture of the Tenderloin. She stated that MSMC is trying to develop an acquisition fund, possibly set up as a B-Corporation, to purchase and preserve current low-income housing stock. She referenced the example "Community Land Trust" as a successful co-op model. Additionally, she expressed interest in developing a formula to determine developer contribution amounts to the acquisition fund based on project size, square footage, etc. She would like to see developers contribute \$100,000 to \$200,000 to the fund. The project team informed her this would not be possible for the church project given current fiscal constraints and she stated that in-kind contributions (consulting services, introductions to potential funders) would also be considered. Additional informal check-ins have taken place and noted in Appendix D.

De Marillac Academy – 4/11/17

The project team met with Michael Anderer, MSMC steering committee member and Vice President of Mission Advancement for De Marillac Academy. Mr. Anderer provided information on MSMC's recent experiences on other development project such as the group housing project at Leavenworth and Turk by Forge Land Company, Shorenstein, Group I, and Tidewater. He noted that the 450 project will be of great interest to MSMC with a focus on permanently affordable housing. He emphasized that the other items listed in MSMC's Good Neighbor Agreement are important, permanently affordable housing is the one issue that all the member organizations strongly support. He stated that the minimum below-market rate housing would likely not be accepted by MSMC and that the numbers would have to increase, levels of AMI would need to be lowered, or some combination thereof. Additional individual interactions can be found in Appendix D.

Chinatown Community Development Corporation – December 2017

The project team met with David Ho, senior community organizer overseeing CCDC's housing counseling and code enforcement program to discuss project and gather information as to how to best engage the Chinese population in the Tenderloin.

SF Veterans Art Guild Project – 1/18/18

The project team provided an update to Amos Gregory. Mr. Gregory stated he would like to request permission from the Fifth Church of Christ, Scientist to paint on the churches walls. He would like to do a community poetry project that would include painting key words on the churches wall, about ¼ of the way up. It is non-controversial, and he would conduct outreach to community members and businesses in an effort to get them to write poems or share poems they like. This request will be discussed with the church.

Tenderloin Housing Clinic (THC) – 1/18/18

The project team met with Randy Shaw, Executive Director and Pratibha Tekkey, Director of Community Organizing for the Central City SRO Collaborative (CCSROC), an organization that functions under the umbrella of the THC. CCSROC works to improve access to tenant's rights information and improve city and state building and health code laws for those living in single-room occupancy (SRO) buildings.

At the meeting, the following items were discussed: project status and schedule; planning commission hearing and environmental impact report; and opposition and affordable housing solutions. Mr. Shaw stated he is supportive of the project and that it should not be too controversial. Ms. Tekkey will assist the project team in coordinating briefings to key SRO buildings near the project. Additional interactions can be found in Appendix D.

Market Street for the Masses Coalition (MSMC) - 1/24/18

The project team met with Sam Dennison/ Community Advocate and Director for Street Level Learning of Faithful Fools Street Ministry and Co-Chair of MSMC, and Alexandra Goldman, Senior Community Organizing & Planning Manager for the Tenderloin Neighborhood Development Corporation and Co-Chair of MSMC. MSMC stated they are willing to work collaboratively with developers with a focus on increasing affordable housing on-site and will consider off-site affordable housing if a compelling case can be made. For this project, they stated that contributing to a fund for off-site housing, coupled with an agreement to donate a reasonable number of services in-kind, would be considered. Further, they stated that once affordable housing issues are agreed upon, if possible, it would be simple to execute the remainder of their Good Neighbor Agreement.

Code Tenderloin – 1/24/18, 3/6/18 and 6/4/18

The project team participated in the job preparedness training and met several of Code Tenderloin's clients. After that, a brief discussion was held in which Del Seymour indicated his support of the project and commitment to increasing area housing stock and safety. Code Tenderloin has provided a letter of support.

Episcopal Community Services – 1/30/18

The project team met with Kristin Ullom, Support Services Manager for ECS and representative of the Crosby, and Kathy Treggiari, ECS Director of Programs. A project update was provided, and Kristin stated she would rather see more affordable housing incorporated into the project instead of putting monies towards retaining the façade. Additionally, she stated that she could get community support for this, if it wasn't too late, and elected officials will listen/respond to TL community members and historic preservation individuals will likely back down in the face of community opposition. Following the meeting, Tracy emailed a summary and project fact sheet to be shared with the Crosby residents, clients and Board members and Kristin will ask if the Board is willing to formally support the project.

Central City SRO Collaborative – 2/13/18

The project team met with Pratibha Tekkey and Lindsay Mulcahy as a follow-up meeting to the one held with Randy Shaw on January 18th. The team discussed outreach specific to the Tenderloin including presenting information to the CCSROC Land Use Committee (a group of residents from various SROs that provide input on land use issues), and Pierre and Winton Hotel residents. They stated they are interested in affordable housing and prefer on-site affordable housing.

San Francisco Senior Center – 2/15/18

The SF Senior Center is run by the Northern California Presbyterian Homes and Services and David Berg the Executive Director. The Center is not affiliated with senior housing located next door at 477 O'Farrell which is run by TNDC. The project team met with Executive Director Sue Horst and Program Coordinator Crystal Booth. They are very supportive of the project and have worked with Church members on safety and other neighborhood issues. Sue has asked David Berg, Executive Director, to sign a letter of support, and will explore having the Senior Center sign a letter of support.

Central City SRO Collaborative – 2/20/18

The project team met with the CC SRO land use committee per Pratibha Tekkey and Lindsay Mulcahy's request. The meeting went well, and the committee will be compiling a list of any outstanding questions they may have. From there, we will answer the questions and schedule a follow up meeting to discuss.

Tenderloin Community Benefit District Board – 2/20/18

The project team met with the Board members to provide an update and solicit feedback. Board members appreciated the update and had no questions.

San Francisco Housing Action Coalition (SFHAC) – 4/18/18

Project team provided a briefing to the San Francisco Housing Action Coalition. The coalition was interested in community outreach and benefits resulting from community input. San Francisco HAC has sent a letter of support for the project.



Tenderloin Housing Clinic (THC), Land Use Committee- 4/27/18 and 6/12/18

The project team met with the THC Land Use Committee, which consists of eight residents representing various SROs in the area with a focus on land use, on April 27, 2018 and again on June 12, 2018. They like the new project design and strongly support the developer investing in the neighborhood/community. They have requested the following community benefits:

- Locally serving retail including bodega, market, bakery. Would like language that promotes wholesome uses and prohibits uses such as liquor store, cigarette sales, massage parlor, paraphernalia, etc.
- Wi-fi and/or cable for Winton and Pierre Hotel
- Macaulay Park upgrades:
Infrastructure: bathroom, storage unit, fence, sitting area about 300K
or Art Program: murals in various locations and mosaic path about 300K
- Move-On program: 16 units set aside for Move-On program allowing low-income individuals to move-in with vouchers that offer market-rate rent.
- Capital Improvements: Capital improvements to Winton and Pierre Hotel.
- Community Space: Christian Science Church to offer space for community use.



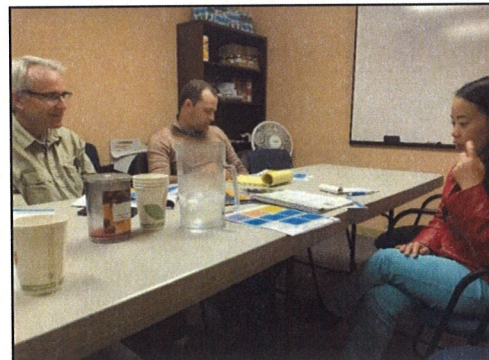
The project team met with the THC Land Use Committee on June 12, 2018, where LUC members provided more information on their community benefit requests including costs, timing, and prioritization. 450 O'Farrell Partners, LLC remains in negotiations with the THC Land Use Committee members.

Pit Stop - 5/1/18

Tyler Evje met with Eric Rodenbeck, who is spearheading the effort to place the Pit Stop (portable toilet) installation along the south side of O'Farrell Street. Eric is the CEO and founder of Stamen Design. The project team toured a Pit Stop facility located at 16th and Mission on May 1, 2018. The project team has assisted Eric with outreach in the Tenderloin neighborhood.

Vietnamese Youth Development Center – 5/2/18

Project team met with Brandy Chi, Outreach Marketing Specialist with the Vietnamese Youth Development Center located at 166 Eddy Street. Brandy stated that any development should be inclusive and honor the diverse population in the Tenderloin. She also requested the following: 1) community space for events that would host 100 to 200 people such as celebrations (Lunar New Year etc.), job trainings and 2) opportunities for jobs during and after construction.



Outreach meeting with Brandy Chi, Vietnamese Youth Development Center

Delivering Innovation in Supportive Housing (DISH) – 6/12/18

Project Team members called and emailed Jason Pellegrini, Director of Facilities and Georgette Lovett, Pacific Bay Inn, numerous times to set up a briefing. Additionally, the project team mailed community meeting notices to all residents of the Pacific Bay Inn and provided public meeting invitations/fact sheets in advance of each community meeting. Jason Pellegrini, Director of Facilities, replied to the project team's email, and expressed excitement about the project, stating they wanted to be kept in the "loop and figure out ways to potentially partner with your organization to make the construction phase as easy as possible for our tenants." The project team met with Lauren Hall, Director, and Jason Pellegrini, on June 12, 2018. At this meeting they expressed support of the project and requested that the project team determine what mitigation measures would be employed during construction and that the project team brief residents of the Pacific Bay Inn after receiving approvals from the San Francisco Planning Commission. Concern was expressed about having a plan in place to deal with vermin during demolition and possibly taking light sources away from the construction. A site tour of the Pacific Bay Inn was set up for June 21, 2018, and site plans were sent in response to a request on June 13, 2018, from Jason Pellegrini.

7.0 CHURCHES

The project team has conducted outreach to churches located within the proposed project area and throughout District Six. Additionally, we have established a key relationship with the San Francisco Interfaith Council which is strongly supportive of the project. Provided below is a list of organizations/churches we have met with and provided project information; we will continue to provide them with information as the project progresses.

Local Church Outreach

- | | |
|---|--|
| • Buddhist Church of San Francisco | • Interfaith Council |
| • Cathedral of Saint Mary | • Lutheran Social Services |
| • Chinese Congressional Church | • Providence Baptist Church |
| • Church of Christ of LDS | • St. Anthony's Foundation |
| • City Church SF | • SF Bay Area Rescue Mission |
| • Congregation Emmanu-El | • SF Evangelical Free Church |
| • Diocese of California, The Episcopal Church | • St. Boniface Church |
| • Faith Christian Center | • St. John of God |
| • First A.M.E. Zion Church | • St. John's Presbyterian |
| • First Chinese Southern Baptist Church | • St. Mark's Lutheran Church |
| • First Unitarian Universalist | • St. Mary the Virgin Episcopal Church |
| • Glad Tidings Church | • St. Patrick's Church |
| • Glide Memorial | • St. Vincent de Paul of SF |
| • Hamilton Square Baptist Church | • Urban Mission/True Hope Church |

8.0 COMMUNITY MEETINGS

As required by the City of San Francisco, notification letters of the two community meetings held to date were mailed to all property owners and tenants within a 300-foot radius, 15 days prior to the selected meeting date. Additionally, notification letters were mailed to all individuals on the key contact mailing list maintained for the site and other key neighborhood contacts (see Figure 1 for radius list, Appendix A for mailing lists, and Appendix C for copies of notification letters). A summary of the two community meetings is provided below. The project team continues to follow-up with interested community members via U.S. Mail and phone/email updates, where appropriate. They will continue to receive notifications of any future public meetings.

Community Meeting #1 – November 10, 2016

This was the first community meeting held at the Cova Hotel, a few blocks away from the proposed project site. Five community members attended.

David Murray and Ela Strong, Fifth Church of Christ, Scientist project sponsors introduced the project and the developer representative, Tyler Evje and Kwan Henmi project Architect Dan Moberly, provided specifics of the project. The project was well received, and a list of questions is provided below. Questions were addressed at the meeting.

Questions and Comments

- Question #1 (Liz) - Does anyone on the development team/church live in the area?
- Comment (Liz) - My kitchen window looks directly onto the back of the church. The proposed building would impact my view, anyone that lives in the Balilla building, SROs, people who live across the street, and the O'Farrell towers will be caused a lot of distress.
- Question #2 (Liz) - Have you looked at the impact on sewers/water mains/electricity?
- Comment (Liz) - There are many older buildings all over the neighborhood including the Adagio Hotel, former Hotel California, and hotels down the street. When work is conducted on sewers, water mains and streets it impacts everybody in the neighborhood. Their power, water and electricity gets turned off. This happened every single week for at least three days.
- Question #3 (Liz) - Have you talked to any landlords of the buildings or anybody in the neighborhood as to how this project will impact them and their renters?
- Comment (Liz) - If it's going to take a long time to construct this project, we don't want a 13-story building going into our neighborhood. It is way too tall, not seismically safe and will impact people's view.
- Question #4 (Liz) - For those that will be impacted during construction, are you going to place a tent over the work? Are you going to implode it or just tear it down?

- Comment (Liz) - If you don't tent it and there's any lead-based paint or asbestos it's going to get in the air and affect people.
- Question #5 (Liz) – If people in the neighborhood get impacted from lead-based paint/asbestos, are you going to offer them restitution or rental spaces at the price that they are paying currently?
- Comment (Liz) - Instead of a 13-story building, how about turning the church into 1/3 of its size and include a community building at the same height of the existing building with a commercial kitchen where locals can learn healthy cooking, a small café where people can be trained in viable work ethics and skills, a learning center where free classes are held, community garden and playground where children are not exposed to preaching's of the church.
- Comment (Amos) - I was stunned when I saw the design and there was no type of component for a community center. I also don't feel that it requires millions of dollars and units to provide safety in the neighborhood. It's an agreement between all community members and property owners. I would like to propose that the church provide proper lighting and sidewalk is compliant. This would prevent many problems from occurring in the alley. The city has a program called the Pit Stop and Lava Mae if we petition as a community together they will provide restrooms and showers throughout the day. If we worked together we could start addressing issues now.
- Question #6 (Joanie) - How is it going to impact the parking lot space, views, noise levels, lighting, dust?
- Questions #7 (Joanie) - Will the parking lot remain there?
- Question #8 (Amos) - What impact will the project have on wildlife such as the red tail hawks and paragon falcons in the area?
- Comment (Amos) - I didn't see anything built into the design regarding a community center. You are going to displace Vets alley and all the stuff we do in the community and people we work with. I don't understand why we weren't initially contacted.
- Question #9 (Joanie) - When will the project begin?
- Question #10 (Amos) - What is Supervisor Jane's feedback on the project?
- Comment (Amos) - She just passed a law requiring 25% affordable housing, but I understand this project has been grandfathered into that.
- Question #11 (Amos) - Have you approached Supervisor Kim regarding affordable housing?
- Question #12 (Paul) - Will the underground parking entrance be in the alley or on O'Farrell Street?
- Question #13 (Joanie) - How much space will there be between the proposed development and the Balilla Apartments?

Community Meeting #2 – March 22, 2017

The second community meeting for 450 O'Farrell went well and was attended by a handful of seniors, Balilla Apartment residents (565 Geary Street), Serrano Hotel representatives and Supervisor Jane Kim's legislative aide. We received good feedback, collected five letters of support and three comment cards which can be found in Appendix E.

Concerns expressed by Balilla residents revolved around construction noise, blockage of views and natural light, noise associated with trash collection and general air quality impacts. Additionally, there was a gentleman carrying a clipboard who clearly opposed the project.

Additional input was gathered after the meeting in one-on-one conversations. Supervisor Jane Kim's legislative aide suggested a construction mitigation fund to provide signs and sandwich boards to merchants whose businesses may be impacted during construction. She also stated to the concerned area residents that the Supervisor's office will not get involved unless there is a communication breakdown between the project team and area residents, and clearly the lines of communication are in place at this time. Residents of the Balilla apartments said they would contact the team to possibly arrange a meeting with their building tenants.

Lastly, a representative from the Serrano Hotel asked that a line of communication be kept open during construction and expressed that they are supportive but want to know they can come to us if issues, primarily impacts related to construction, arise. They noted that they have airline pilots that stay with them regularly and getting the required sleep to go back to work is important.

The following is a list of questions and comments we received. Questions were addressed in real-time by the team in the order received.

Questions and Comments

- Comment: View point from Shannon alley would be over 80 ft.
Response: We are not sure if they take the height limit off Shannon Alley, so this is something we can look into.
- Question: Do you have a conditional use permit?
Response: This project does require a conditional use permit however we are not seeking a height exception within the conditional use permit which allows to build certain parts of the project beyond certain dimensions. There's very technical dimensions in the planning code about what you're allowed to build and we're proposing very common exceptions.
- Comment: When they replaced the Bellevue Hotel 15-20 years ago, they were demolishing on Sunday and it was very noisy. We went to the planning commission to get them to stop. They also put in a ventilating system that was above the city's noise allowance so nine tenants sued them to stop it and received money. I don't think this project is going to be a good deal for those of us that live here. It's already too crowded and noisy as it is.
- Question: In relation to vents, how can you ensure they won't be noisy?
Response: We have not yet developed enough designs to know exactly where vents will be or how noisy they will get, but we plan on following all the relevant city codes to ensure that we are not exceeding noise levels in any way.
- Question: How can we trust you to follow the hours of construction?

Response: The city has strict working hour rules that are generally from 7am – 7pm, Monday through Friday. There are some exceptions on weekends for foundation pours. You can only pour concrete once for a foundation. I don't know what other developers are doing so I can't comment on whether some of them are breaking the rules or not, but we have a commitment of our own.

- Comment: I represent Serrano Hotel on Taylor, we have people sleeping so we are concerned about noise levels. We like the project and could be supportive of it as long as noise levels don't affect our hotel guests.

Response: Usually one of the noisiest things that happens on a construction site is pile driving, however we will not be having any pile driving.

- Question: What's going to happen to other residential hotels in the area such as Pacific Bay Inn, I also heard about the Shalimar?

Response: The Pacific Bay Inn will stay as that is not part of our property. Shalimar is a part of the project, so it would be demolished, and part of the project would be built there.

- Question: Are any tenants going to be displaced from the Shalimar?

Response: We don't currently own the Shalimar building, so we are still learning about what's going on in the building. We understand the sensitivity to any residents that could be on site.

- Question: Are there windows in the back of the old church façade building?

Response: Yes, there will be a courtyard. We will bring rendering of the back to the next meeting.

- Comment: We live in the back of the Balilla which faces the back of your building. We are going to lose all our light, be 20 ft. from your building, two years of construction, anybody living in Balilla is going to be profoundly affected. There's no way I could support a project like this. Additionally, the church talks about how important it is for them to remain in the neighborhood but if you want a Christian Science reading room you can just walk to Polk Street. It seems like the church is a failed project as it is for the community.

- Question: Where is the trash going to be collected?

Response: The trash management plan has not been developed yet but dumpsters will be serviced multiple times a week.

- Question: The air quality is already poor in the area and it was my understanding that we couldn't build a whole lot. Did you somehow get around that?

Response: We have not heard of a restriction of that type before, but we can look into that.

- Question: How did you determine there would be 16 BMR units and will it be subject to change, it seems lower than the 25% requirement?

Response: The 25% requirement was passed last year. There are provisions in the law that allow projects that have already been in the works for many years to be below that but above where they started to find a middle compromise.

- Question: Do you anticipate blocking any lanes on O'Farrell Street?

Response: It's possible, but we will try to minimize the extent to which we block sidewalks or streets. We are going to try to utilize just-in-time delivery for construction sourcing where materials don't arrive until the day they are needed so we don't have to store anything on sidewalks or streets.

- Question: What is the unit mix?

Response: The unit mix is diverse and will include studios, one, two and possibly three bedrooms.

- Question: How many parking spots are designated for the building?

Response: We have 41 spaces, but we are continuing to determine the exact number of spaces.

- Question: What is the planned square footage for retail space and what type of tenant are you looking for?
Response: 6,200 square feet total between two – three different spaces. We'd like to do something neighborhood serving with the retail spaces.
- Question: Would you consider volunteering a later start hour for construction time?
Response: We will look into that, however the hours quoted before are standard and set by the City.

Community Meeting #3 – April 26, 2018

The project team presented a third community meeting held at the SF Downtown Senior Center. Fourteen members of the public attended including SF Fire Department, Union Square Hilton, local land owners and residents. The attendees were largely in support of the project.

The following is a list of questions asked that were addressed in real-time by the team.

Questions

- What were the make-up of units and monthly rental rates?
- Where will CS Church relocate to during construction?
- What type of security before/after project?
- How has working in the area and with the City of SF been, do you support the Pit Stop concept (mobile toilet/dog waste disposal/needle disposal)?

9.0 OUTREACH SUMMARY

The project team has performed a wide variety of outreach activities and will continue to work with the community to solicit and respond to input. We will continue to provide project updates as the project progresses and inform community members of the Planning Commission hearing tentatively scheduled for June 28, 2018. We will also provide communications throughout construction, so neighbors are aware of upcoming activities and implement appropriate mitigation measures. 450 O'Farrell Partners, LLC anticipates construction will begin in 2019.

10.0 FURTHER OUTREACH

Presented below is a list of area property owners and tenants, community and faith-based organizations, and other interested stakeholders that the project team has committed to providing ongoing outreach to as the project progresses.

Apartment Buildings	
Unnamed Apartments	585 Geary St.
Unnamed Apartments	415 Jones St.
Unnamed Apartments	424 Jones St.
Abbey	450 Jones St.
Hereford Court	555 Jones St.
Unnamed Apartments	513 O'Farrell St.
The Beverley Apartments	515 O'Farrell St.
Unnamed Apartments	525 O'Farrell St.
Atherstone Apartments	545 O'Farrell St.
The Hamilton Building	631 O'Farrell St.
SROs	
Riviera Hotel	420 Jones St.
Aldrich	439 Jones St.
Pacific Bay Inn	520 Jones St.
Pierre Hotel	540 Jones St.
Nazareth Hotel	556 Jones St.
GEDC Family Housing	125 Mason St.
Mason St. Studios	149 Mason St.
Gateway Inn	438 O'Farrell St.
Winton Hotel	445 O'Farrell St.
O'Farrell Towers	477 O'Farrell St.
The Crosby Hotel	516 O'Farrell St.
Sonny Hotel	579 O'Farrell St.

Hotels/Tourism

- Jasper Restaurant
- Union Square Improvement Business District
- San Francisco Tourism Bureau

Community Organizations

- Roger and Maite Huand, City Impact Founders and Directors
- Michael Nulty, Alliance for a Better D6
- Hastings College
- Sam Dennison, MSMC Chair and member organizations

Local Churches

The project team has established a key relationship with the San Francisco Interfaith Council which is strongly supportive of the project along with other local churches, we will continue to provide them with updates and work with the individuals those listed below.

- Theon L. Johnson - Glide Reverends

- Michael Pappas, Interfaith Council Executive Director
- Individual Interfaith Council Church members

MSMC Good Neighbor Agreement

As part of our outreach efforts, the project team will continue to work with MSMC to prepare and agree upon a Good Neighbor Agreement which will address MSMC's six requirements: 1) Engagement with MSMC 2) Engagement with the neighbors affected by the proposed project 3) Neighborhood employment goals 4) Inclusionary Housing 5) Commercial space meets community needs 6) Good Neighbor Agreement. We understand the role that MSMC, and their member organizations hold in the Tenderloin and the importance of their work. It is our intention to finalize a good neighbor agreement with MSMC in the near term.

11.0 PROJECT SUPPORT LETTERS

To date, seventy-eight (78) verifiable letters of support, with physical addresses and/or other contact information, have been received. See list below for details.

450 O'Farrell - Letter of Support List			
Contact Name, Info	Organization	Title or Function	Purpose/Inquiry and Outcome/Resolution
Business Support			
Ismail Aitali; 295 Eddy St. 415-757-0926	Casbah Market	Manager	Signed LOS
Owner, 511 Jones St. 925-570-9553	Chutney	See LOS	Signed LOS
669 Geary St. 415-474-2126	City Super Market	See LOS	Signed LOS
Wally Herzallah; 345 Eddy St.	Dollar & Cents	Manager	Signed LOS
Hector Chan; 491 O'Farrell St.; 415-872-9231	El Rincon Yucateco	Manager	Signed LOS
Bora Peang; 399 Eddy St.	Empire Market	TBD	Spoke with Bora; Signed LOS
Waleed Mashal; 498 O'Farrell St.; 415-932-6987	Express Market	Manager	Signed LOS
Orla O'Malley Daly; 415.474.7432; irishcastle@sbcglobal.net; 537 Geary St.	Irish Castle Shop	Owner	Signed LOS; Only concern is another Irish business in developed storefronts.
Kristen Leonardini; 415 Taylor St.	Napa Valley Winery Exchange	Staff	Signed LOS
Deepak Ri Sharma; 405 O'Farrell St.	O'Farrell Liquor Store		Signed LOS
Owner, 604 Geary St. 415-474-0359	Salama Halal Meat Butcher Shop	See LOS	Signed LOS
Owner 689 Geary St	Star Market	See LOS	Signed LOS
Ahmed Malbarak; 402 Ellis St.	Starlight Market	Owner	Signed LOS
Paul Robertson; 517 O'Farrell St. 415-529-1415	The TL Café and Laundromat	Owner	Signed LOS
Alejandra Perez; 335 Jones St; 415-674-1769	Un Cafecito	Owner	Signed LOS
Gyeonghua Yun; 398 Ellis St.	Young Ellis Market	Owner	Signed LOS
Church Support			

Ronald Kobata; 1881 Pine St.	Buddhist Church of SF	Resident Minister	Signed LOS
Arturo Albano; 1111 Gough St.	Cathedral of Saint Mary	Father	Signed LOS
Rita R. Semel; 2 Lake St.	Congregation Emanuel-el		Signed LOS
Rev. Dr. Christopher L. Zacharias; 2159 Golden Gate Ave	First A.M.E. Zion Church	Pastor	Signed LOS
Gladys Salra; 67 Manzanita Ave; gladysalta@gmail.com	First Church Boston		Signed LOS
Kerry E. Parker; 1187 Franklin St.	First Unitarian Universalist Church & Center	Center Facilities Director	Signed LOS
Barry Brown; 308A 3 rd Street, Sausalito, CA 94965; BARRYDEBROWN@comcast.net ; 415-516-418	First Church of Christ Scientist		Signed LOS
Michael G. Pappas; 130 Fisher Loop; (415) 474-1321; mgpappas@sfinterfaithcouncil.org	Interfaith Council	Executive Director	Signed LOS
Nancy L. Nielsen; 191 Golden Gate Ave.	Lutheran Social Services	Deputy Director	Signed LOS
G.L Hodge; 1601 McKinnon Ave.	Providence Baptist Church		Signed LOS
Franklin Fong; 133 Golden Gate Ave.	St. Boniface Church		Signed LOS
Cathe Cornello; 1290 5th Ave.	St. John of God		Signed LOS
John S. Anders; 25 Lake St.	St. John's Presbyterian		Signed LOS
Jane Borg; 1111 O'Farrell St.	St. Mark's Lutheran Church	Staff	Signed LOS
Anna Z. Sylvester; 2325 Union St.	St. Mary the Virgin Episcopal Church		Signed LOS
Martha Arbouex; 2320 Green St.	St. Vincent de Paul of SF		Signed LOS
Carolyn Hazel Scott; 950 Gilman Ave.	Urban Missions/True Hope Church		Signed LOS
Organizations			
Robert T. Phillips; rtp1844@gmail.com	Nonprofit Learning Institute	Director	Signed LOS
Del Seymour	The Gubbio Project	Director	Signed LOS
Del Seymour	Coder Tenderloin	Founder	Signed LOS

Victoria Westbrook; 144 Taylor St. Victoriawestbrook1@gmail.com 510-717-1733	Code Tenderloin	Director	Signed LOS
David Gruber; 540 O'Farrell St. dgruber@ggprop.com; 415-661-7222	Gruber & Gruber	Managing Member	Signed LOS
Richard Chapman; 445 O'Farrell St; Jo188@live.com; 415-573-2942	RBC Chapman	CEO	Signed LOS
Jack Gruber; 1233 4 th Ave; jgruber@ggprop.com	Gruber & Gruber	Property and Investment Manager	Signed LOS
Nico Nagel; 95 Brady Street, (415) 541-9001; nico@sfhac.org	San Francisco Housing Action Coalition	Development Associate	Project Review Report Card
Individual Support			
Kathy Holly; 255 Red Rock Way; (415) 269-8699		Resident	Signed LOS
William Campbell; 2675 Pacific Ave.; (415) 922-5312		Resident	Signed LOS
Emma T. White; 151 Beaumont Ave.; emwhite45@yahoo.com		Resident	Signed LOS
Margaret Pears; 30 Quickstep Ln #3		Resident	Signed LOS
Monica Chinchilla; 324 Connecticut St.; monichinchilla@gmail.com		Resident	Signed LOS
David Andridle; 840 California St. #34; (832) 350-0530; davidandridle1982@gmail.com		Resident	Signed LOS
Linda Krauskopf; 312 Richland Ave.		Resident	Signed LOS
Robert T. Phillips; 1730 O'Farrell St.; rtp1844@gmail.com	SFIC	Representative	Signed LOS
Daniel Kohanski; 230 Grattan St. #35F		Resident	Signed LOS
John Dellar; 1923 Pierce St.		Resident	Signed LOS
Harold J. Gonzales; 737 Post St. #435; (415) 500-1437; harold_gonzales@hotmail.com		Resident	Signed LOS
Adris Breslauer; 2111 Hyde St.; abreslau@pacbell.com		Resident	Signed LOS
Bradley Wiedmaier; Bradley_Wiedmaier@yahoo.com		Resident	Signed LOS

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Deborah James; (415) 685-6875; djntspirit@hotmail.com		Resident	Signed LOS
Ernest G. Lira; 935 Geary St., #305; (415) 760-2940		Resident	Signed LOS
Kwai Ying Seeto; 477 O'Farrell St., #1201		Resident	Signed LOS
Joseph Brown; 445 O'Farrell St.		Resident	Signed LOS
Xiu Lian Zhu; 477 O'Farrell St., #991		Resident	Signed LOS
Lina Kwan; 477 O'Farrell St., #208		Resident	Signed LOS
Dwight Washaborgh; 445 Wawona St. #333; dwight46@gmail.com		Resident	Signed LOS
Luke Stewart; 754 Post St. #504; (415) 218-0755 lukewho@gmail.com		Resident	Signed LOS
Tom Cacciotti; 631 O'Farrell St. #1704; tcatch58@gmail.com		Resident	Signed LOS
Ellen Macdonald; escmacdonald@gmail.com		Resident	Signed LOS
Steven M. Sass		Resident	Signed LOS
Rachel McClintick; 2568 Nordell Ave, Castro Valley, CA 94546; rachelannamcclintick@gmail.com		Christian Science Nurse	Signed LOS
Mark A. McClintick; 2568 Nordell Ave, Castro Valley, CA 94546; Mark.a.mcclintick@gmail.com		Christian Science Nurse	Signed LOS
Mary Ann Cahill; 445 Wawona Street, #305, S.F. CA. 94116; (415) 342-4963; maryann- maryann@att.net		Arden Wood Resident/Church Member	Signed LOS
Marilyn Riniker; P.O. Box 832, marincamp@aol.com		Resident	Signed LOS
Laurel Howard Mason; 5452 Dalrymple Crescent, N.W. Calgary, Alberta, Canada T3A 1R3		Former Church Member	Signed LOS
Stephan Quincy Reese 415.574.1088		Resident	Signed LOS
Berk Korustan; 790 Sanchez St. Apt 3, San Francisco, CA 94114		Resident	Signed LOS
Connor Sweetland; 3478 Scott Street, San Francisco, CA 94123		Resident	Signed LOS

Rae Lloyd-Lever; 1190 Mission St., Apt #2118, San Francisco, CA 94103		Resident	Signed LOS
Amanda Marinac; 3825 Scott Street Apt. 303, San Francisco CA 94123		Resident	Signed LOS
Jeffrey Scott Breudecheck		Resident	Signed LOS
Carl N. Vanos; 1604A Grove Street San Francisco, CA 94117		Resident	Signed LOS
Hotel Support			
Michael Pace; 495 Geary St.	Clift Hotel	Area General Manager	Signed LOS
Chuck Custer	Crosby Hotel	Owner	Signed LOS

12.0 PRIOR OUTREACH

In 2014/2015, a separate outreach effort was conducted to promote project understanding and support. Signatures gathered in support of the project are provided in Appendix I.

TAB C

The Economics of Land Use



MEMORANDUM

To: Tyler Evje, Thompson | Dorfman Partners, LLC
From: James Musbach, Michael Nimon, and Claire Desser
Subject: 450 O'Farrell Street Development Feasibility Review and Evaluation Addendum; EPS #161164
Date: August 30, 2018

This memorandum is an addendum to the previously completed Development Feasibility Review and Evaluation dated June 26, 2018 for development of the 450 O'Farrell Street Project (Project) and the Alternative Preservation Proposals analyzed in the Environmental Impact Report. It is prepared by Economic & Planning Systems, Inc. (EPS) for 450 O'Farrell Partners, LLC as part of the response to public comments received during the Planning Commission Hearing on June 28, 2018.

Background

The Project consists of three sites and is located on the block bounded by O'Farrell Street, Geary Boulevard, Taylor Street, and Jones Street in San Francisco's Downtown/Civic Center neighborhood. The proposed project envisions substantial demolition of the existing Fifth Church of Christ Scientist building, and the full demolition of the vacant retail building along O'Farrell Street and the restaurant building along Jones Street.

The new building (as studied in the original EPS report dated June 26, 2018) would be 13 stories tall (130 feet) with 176 dwelling units (187,640 square feet), restaurant/retail space (6,200 square feet), a replacement church (13,595 square feet) incorporated into the ground level, and 8,398 square feet of open space. Of the 176 dwelling units, 28 units would be Below Market Rate (BMR) with 5 of these replacing rent-controlled units.

The buildings comprising the Project are designated as contributing resources to the Uptown Tenderloin Historic District, which is listed on the National Register of Historic Places (NRHP). All three lots are zoned RC-4/North of Market Residential SUD No. 1 and are within an 80-T-130-T height and bulk district.

In its development feasibility analysis, dated June 26, 2018, EPS concluded that the Full Preservation and Partial Preservation Project alternatives generate insufficient returns. The additional density

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reflected in the Developer's Proposed Project improves development feasibility and brings the developer returns closer to an acceptable range. Specifically, the funding gaps for the Full Preservation and Partial Preservation alternatives were estimated at \$52 million and \$41 million, respectively, while the Proposed Project has a reduced funding gap of \$24 million.

During the public comment period at the Planning Commission Hearing held on June 28, 2018, several financing mechanisms were referenced that could potentially improve development feasibility. The alternatives were presented as a way of increasing the feasibility of any potential project while simultaneously preserving more of the existing church building (Full Preservation or Partial Preservation alternatives in the EIR). These mechanisms include:

1. Mills Act
2. Historic Preservation Tax Credits
3. New Market Tax Credit, and
4. Transferable Development Rights

This addendum builds on the original development feasibility analysis and examines each of these financing mechanisms, including their applicability, procedural requirements, risks, and potential implications on development economics of the Project.

Key Findings

1. All four of the evaluated financing mechanisms are designed to enhance operational economics and/or improve the feasibility of existing assets.

However, all four are designed for different circumstances than the Preferred Project and have a range of goals and objectives, different eligibility requirements and risks, and unique administration requirements in San Francisco. This analysis considers each of these financing mechanisms' program-specific criteria in the context of the Project, the alternatives, and ability to preserve the existing church.

2. Preservation of the existing church is not feasible under current market conditions even with the potential use of one or more of the four financing mechanisms examined in this analysis. While the Mills Act and/or Transferable Development Rights could generate revenue for the Project, Historic Preservation Tax Credits and New Market Tax Credits are not expected to result in any meaningful reduction of the funding gap or improve the feasibility of preserving more of the church. EPS's assessment of the economic effects of each of the examined financing mechanisms is briefly outlined below based on the review of the enabling statutes and economics of the Project. Following the key findings, each financing mechanism is further described in this document.

- a. Mills Act:** While the Project may qualify for the property tax reduction and re-assessment, the savings are uncertain and would not be significant enough to eliminate the estimated funding gap and economically justify church preservation costs.
- b. Historic Preservation Tax Credits:** While these credits require competitive eligibility based on a set of qualification requirements aimed at rehabilitation spending, it is designed to bridge a gap where historic preservation is contemplated and meets preservation standards determined by State and Federal Agencies. However, given the significant funding gap estimated for the 450 O'Farrell Preservation alternatives, any

rehabilitation spending is not likely to be feasible. In addition, only the full preservation alternative could potentially qualify.

- c. New Market Tax Credit:** While nonresidential portions of the Project may qualify for New Market Tax Credit funding, if competitively awarded over other applicants, this mechanism is not tied to historic preservation of the existing church. On the contrary, this financing vehicle incentivizes new investment into a disadvantaged area, which is maximized under the Proposed Project alternative.
- d. Transferable Development Rights:** These revenues would require a rezoning of the site, designation of the church building as a local historic resource, and downsizing of the Project to below the level supportable in the current market and would limit the Project's ability to create positive value from higher density. Even if this financing vehicle is considered, TDR value would not be significant enough to eliminate the estimated funding gap and economically justify church preservation efforts.

Mills Act

Background

The Mills Act is a State Law that provides an incentive to preserve and rehabilitate historic properties through a property tax reduction. Implemented in 1972, the Mills Act enables the City and County of San Francisco to enter into 10-year contracts with the owners of historic structures in order to rehabilitate, restore, and preserve qualifying historic buildings. Reduction of property taxes is granted if the property owner agrees to adequately preserve the historical integrity of the property with property reassessment occurring annually. According to the California Office of Historic Preservation, Mills Act participants may experience property tax savings of between 40 percent and 60 percent off of their usual tax bill.

Procedures and Qualifying Criteria

To qualify, a property must be listed on the National Register, California Register, or Article 10 or 11 of the San Francisco Planning Code. San Francisco City Staff indicate that most projects require substantial rehabilitation (such as seismic retrofitting, reroofing, etc.) in order to be granted final approval by the Board of Supervisors for property tax deductions, thus making this program somewhat competitive. Using a formula in the Mills Act and Revenue Taxation Code, property taxes are recalculated based upon the "Income Approach to Value" rather than by the standard "Market Approach to Value." The property owner divides the income (or rents) by the capitalization rate to determine the assessed value of the property.

Within the Project, the Fifth Church of Christ Scientist, along with the retail, basement, and residential space, are listed on the National Register of Historic Places within the Uptown Tenderloin Historic District. This suggests that all existing structures at 450 O'Farrell may qualify for potential property tax reduction under the Mills Act; however, all preservation alternatives contemplate demolition of the 474 O'Farrell and 532 Jones Street buildings. Moreover, the Church portion is already exempt from property taxes due to its designation as a religious institution and a 501(c)(3). Consequentially, it would not incur any additional property tax reduction benefit under the Mills Act application.

The degree to which other portions of the Project will qualify is uncertain given the Mills Act incentives and eligibility requirements. For example, redevelopment of income-producing properties would reduce the Project's eligibility for Mills Act. Specifically, priority is granted to properties that meet the following criteria:

- Structure is a unique building, in danger of deterioration, and needs substantial rehabilitation.
- The residential or commercial building will receive additional private investment (other than routine maintenance).
- The project meets Housing and Urban Development (HUD) affordability requirements, potentially exceeding the requirements.
- The retail will primarily supply goods or services to residents qualifying under HUD low- and moderate-income areas, or provide employment to low- and moderate-income persons.

Even if the Project qualifies for the Mills Act, the degree to which property tax basis will be reduced is uncertain and will change annually over the 10-year contract period.¹

Historic Preservation Tax Credits

Background

Historic Preservation Tax Credits (HTC) is a Federal Program that provides an incentive to preserve and rehabilitate historic properties. Enacted in 1981, HTC is a federal income tax credit that promotes the rehabilitation of income-producing historic properties. In 2017, the HTC was updated to contain two separate tax credits. First, the Preservation Tax Incentive is a 20 percent tax credit awarded to private investment in rehabilitating historic properties on the National Register of Historic Places (NRHP). Second, there is a 10 percent credit for the rehabilitation for nonresidential, non-historic buildings built before 1936.² In both cases, the credit allows a claim for expenses against a federal tax liability of property owners or equity funding offered to third party investors.

¹ EPS estimated the Full Preservation alternative to result in a funding gap of \$51.6 million based on an estimated net operating income (NOI) of \$3.1 million a year (after property taxes). Based on the Income Approach under the Mills Act and using a cap rate range of between 4 and 6 percent as assumed in the June 26, 2018 EPS development feasibility analysis, the Project's assessed value would be estimated at \$73.8 million. This suggests a potential assessed value basis reduction of about 23 percent, resulting in the same proportion of property tax reduction from the Project. This reduction results in about \$3.3 million in savings over a 10-year period before factoring in inflation, which is significantly less than the \$52 million funding gap estimated by EPS.

² Eligibility is limited to a property tax assessment valuation of less than \$3.0 million, while nonresidential buildings are limited to \$5.0 million. A property tax assessment exemption requires a qualified historic preservation consultant to prepare a Historic Structures Requirement (HSR) or a Conditions Assessment that demonstrates the building is an exceptional example of architectural style or in danger of deterioration or demolition without rehabilitation.

Procedures and Qualifying Criteria

Developers typically weigh the advantages and disadvantages of the participation in the HTC program. Benefits include the potential to obtain tax credits of 20 percent of rehabilitation costs (upon a final approval of the rehabilitation work meeting the necessary standards). On the cost side, participation results in the additional time and cost of effort associated with the HTC application process, which includes obtaining review from the State Historic Preservation Office (SHPO) and the Federal Secretary of the Interior and making necessary adjustments or investments as required. The current plan of relocating the stained glass, bronze doors and some other historic features of the church would likely prevent the Project from qualifying for the tax credits.

In order to qualify, the following requirements must be met:

- Be listed in the National Register of Historic Places
- Meet the substantial rehabilitation test – cost of rehabilitation must exceed the pre-rehabilitation cost of the building
- Ensure historic character of the building, including its interior features, following the Secretary of the Interior's Standards for Rehabilitation as determined by the SHPO and the Secretary of the Interior
- Be used for income-producing purposes for a minimum of five years

The 450 O'Farrell Project (or portions thereof) could potentially qualify for the HTC program. However, this program only applies to additional rehabilitation spending rather than existing operation of the Project. As such, and given the substantial funding gap of the Preservation scenario identified above, no additional spending for preservation of the buildings is anticipated. Moreover, any rehabilitation of the church building for an income producing use would likely require substantial alterations to the building interior and Shannon Street elevation that may not be consistent with the Secretary of the Interior's standards, thereby diminishing the Project's eligibility for HTC. In addition, the proposal to remove many of the existing building's character-defining elements, including stained glass windows, an oculus, and bronze exterior doors for reinstallation in the new church structure, would likely diminish the existing building's historic character and eligibility for HTC. As a result, HTC is not expected to result in significant reduction of the funding gap or feasibility improvements for the Project.

New Markets Tax Credit

Background

The New Market Tax Credit (NMTC) Program, authorized in the Community Renewal Tax Relief Act of 2000, offers a tax credit against the federal income tax for private investors deploying Qualified Equity Investments in low-income communities. This program is a part of the Community Development Financial Institutions (CDFI) Fund. It enables investments through specialized financial intermediaries, called Community Development Entities (CDEs), to receive a credit of 39 percent of the original investment amount, claimed over a seven-year period.³ The

³ The credit rate is 5% of the original investment amount in each of the first three years and 6% of the original investment amount in the final four years.

program expired in 2014, but Congress extended the program retroactively to 2015 through the PATH Act. Although there are bills seeking a permanent extension, the program is currently set to expire in 2019 and its future is uncertain.

Procedures and Qualifying Criteria

In order to qualify as a low-income community in an urbanized area, the Project location must meet at least one of the following requirements: (1) have a poverty rate of at least 20 percent or (2) contain a median family income less than or equal to 80 percent of the area median family income. The Project location qualifies under both conditions with a poverty rate of 43 percent and a median income of 22 percent.⁴

Residential rental properties do not qualify for NMTC investment if 80 percent of the income comes from rental activity. In all three alternatives for the Project, at least 90 percent of the revenue is generated by residential rents. However, mixed-use real estate buildings and retail do qualify. The degree to which portions of the Project will qualify is uncertain, as is the likelihood of a tax credit given that NMTC incentives are competitive. Collectively, there have been 3,481 NMTC allocation applications requesting \$314.6 billion in CDFI Funds. However, only 1,032 awards have been allocated, totaling \$50.5 billion in tax credit—hence 30 percent of the applicants were awarded tax credit benefits since 2000.

While nonresidential portions of the Project may qualify for NMTC funding, this financing mechanism is not tied to historic preservation of the existing church. On the contrary, this financing vehicle incentivizes new investment, which is maximized under the Proposed Project alternative. Given these dynamics, NMTC is not likely to result in any meaningful reduction of the funding gap or feasibility improvements for the church retention within the Project.

Transferable Development Rights

Background

Many jurisdictions, including San Francisco, allow a trade of development rights between property owners. Development rights are the maximum amount of floor area permitted within local zoning guidelines. The floor area has an economic value that may be sold by public authorities, similar to a cap and trade approach. In particular, metropolitan areas implement transferable development rights (TDR) systems to allow for more flexibility of the zoning in dense, urbanized areas. If a developer chooses to build less floor area than the maximum allowable, he or she may trade the excess density to developers of other sites that would in effect pay for the ability to increase the floor area above the applicable height and bulk controls.

Since the mid-1980s, San Francisco's Planning Department has administered a TDR program that enabled owners of historic properties in C-3 zoning districts to sell development rights to owners, developers, and investors. The excess TDR units may be bought by the new development and the proceeds must be used to preserve the historic property that sold its TDR rights. In the past, TDR pricing has tracked with the overall real estate market for land. Since 2010, TDR prices

⁴ According to the CDFI Fund Mapping Tool, the Project site is listed as a partially qualified low-income community: https://www.cims.cdfifund.gov/preparation/?config=config_bea.xml

have ranged from \$5.51 to \$37.50 per square foot, with most costing between \$18 and \$25 per square foot.

Procedures and Qualifying Criteria

The Project is zoned RC-4/North of Market Residential SUD No. 1 (Residential-Commercial, High Density) and is within an 80-T/130-T Height and Bulk District. This zoning results in no TDR value unless the site is rezoned to a C-District as stipulated by the Planning Code according to the Project sponsor as further outlined in the **Appendix**.

In San Francisco, a certain number of gross floor area units are permissible to be constructed within the C-3 Zoning District. Unused units may be transferred to development lots exceeding the basic floor area ratio limitations. Even if all parcels are rezoned to C-3-G with the church preserved, and if the church is designated as a Category I, II, III or IV eligible for TDR transfer, the upzoning is not certain and would result in a potential TDR value of between \$1.2 million and \$1.4 million, according to the Project sponsor. However, the rezoning and transfer of TDR from the church would only allow for development capacity of about 64 residential units on the other two parcels, which would make the Project infeasible given the funding gap of both preservation options. Were more units than 64 proposed, the TDRs from the church building would need to be used on-site to increase the development potential of the other two parcels, resulting in elimination of the TDR value and requiring a height limit increase for those two parcels.

APPENDIX

450 O'Farrell Street: Rezoning/TDR Options preserving 450 O'Farrell and constructing 176 units and new church facility on 474 O'Farrell and 532 Jones lots

Currently, all three lots are zoned RC-4/North of Market Residential SUD No. 1 and are within an 80-T-130-T height and bulk district.

Option 1: Rezone all three parcels C-3-G and designate 450 O'Farrell as a Category I, II, III or IV building eligible to transfer TDR.

1. Base FAR limit is 6:1, and TDR may be transferred from 450 O'Farrell only if there is unused FAR.
2. A 6:1 FAR would yield 132,636 square feet of gross floor area (22,106 total land area x 6). 450 O'Farrell would consume 26,904 sf of that (the existing building), leaving 105,732 gsf for the residential gsf,¹ yielding about 107 units and no excess FAR transferrable as TDRs. The residential building would exceed the 130-foot height limit by about 70 feet.
3. Within 130-foot height limit, unit yield drops from 176 units to 64 units (4 to 7 units per floor on floors 4-13), consuming 66,000 gsf, leaving about 40,000 TDR, worth approximately \$1.2 million (\$30/TDR).
4. To achieve 176 units, height limit on 474 O'Farrell would need to increase from 130 feet to 300 feet, yielding an FAR of approximately 9:1 and 66,000 TDR would need to be purchased to exceed 6:1 base FAR (costing project \$1.98 million). There would be no TDR to sell.

Option 2: Rezone 450 O'Farrell C-3-G and designate it as a Category I, II, III or IV building eligible to transfer TDR; retain 474 O'Farrell and 532 Jones in RC-4/North of Market Residential SUD zoning.

1. 450 O'Farrell is 12,209.6 sf x 6:1 FAR = 73,258 gsf, producing 46,354 TDR (73,258 less 26,904 existing church), worth approximately \$1.39 million
2. RC-4 density limit is one unit per 125 sf of lot area. 474 O'Farrell and 532 Jones total 9,896 sf/125 = 79 units maximum permitted. 64 units is maximum allowed within 130-foot height limit.
3. To achieve 176 units, height limit on 474 O'Farrell would need to increase from 130 feet to about 300 feet and a special use district would need to be created to increase the allowable density well above 1:125 sf.

¹ Assumes 23,548 sf of church facility and ground floor circulation is exempt from FAR.

TAB D

450

O'FARRELL



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

Cover

AP1.00



Urban Location

NTS



Neighborhood Location

NTS

Sheet List

AP1.00	-	Cover
AP1.01	-	Location Maps and Sheet List
AP1.02	-	Material Palette
AP1.03	-	Survey
AP1.04	-	Site Plan (Existing)
AP1.05	-	Site Plan (Proposed)
AP1.06	-	Site Aerial Photo
AP1.07	-	Streetscape Plan
AP1.08	-	Context Photos
AP1.09	-	Project Data
AP1.10	-	Typical Units
AP1.11	-	Bike Parking Access
AP2.00	-	Floor Plan - Level P1
AP2.01	-	Floor Plan - Level 1
AP2.02	-	Floor Plan - Level 2
AP2.03	-	Floor Plan - Level 3
AP2.04	-	Floor Plan - Level 4
AP2.05	-	Floor Plan - Level 5
AP2.06	-	Floor Plan - Level 6
AP2.07	-	Floor Plan - Level 7-9
AP2.10	-	Floor Plan - Level 10
AP2.11	-	Floor Plan - Levels 11-13
AP2.14	-	Roof Plan
AP3.01	-	Elevation - O'Farrell Street
AP3.02	-	Elevation - Shannon Street
AP3.03	-	Elevation - Jones Street
AP3.11	-	Building Section - Transverse
AP3.12	-	Building Section - Longitudinal
AP4.01	-	Building Detail - Precast
AP4.02	-	Building Detail - Window Wall and Balconies
AP5.01	-	View - O'Farrell from East
AP5.02	-	View - O'Farrell and Shannon
AP5.03	-	View - O'Farrell and Shannon
AP5.04	-	View - O'Farrell and Jones
AP5.05	-	View - Jones Street
AP6.01	-	Axonometric - from Southeast
AP6.02	-	Axonometric - from Southwest
AP7.01	-	Rendering - O'Farrell Street from West (Day) - Closeup
AP7.02	-	Rendering - O'Farrell Street from West (Day)
AP7.03	-	Rendering - O'Farrell Street from East (Day) - Closeup
AP7.04	-	Rendering - O'Farrell Street from East (Day)
AP7.05	-	Rendering - O'Farrell Street from East (Night) - Closeup
AP7.06	-	Rendering - O'Farrell Street from East (Night)

Notes:

- 1 - Parking in the basement is unbundled per SF Planning Code Section 167
- 2 - Bird safe glazing per SF Planning Code Section 139 is not required on this project.

450

O'FARRELL

Project Sponsors:

450 O'Farrell Partners LLC
39 Forrest Street
Suite 201
Mill Valley, CA 94941
Contact: Tyler Evje
Tel: 415 569 4554
Email: TE@thompsondorman.com

Fifth Church of Christ, Scientist

450 O'Farrell Street
San Francisco, CA 94102
Contact: Ela Strong
Tel: 510 579 4179
Email: ela@elastrong.com

Architect:

DLR Group|KwanHenmi
456 Montgomery Street
Suite 200
San Francisco, CA 94104
Contact: Dan Spotswood-Moberly
Tel: 415 901 7230
Fax: 415 777 5102
Email: dspotwood-moberly@dlrgroup.com

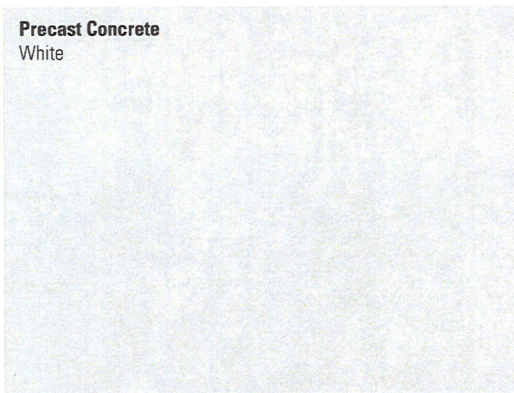
28 JUNE 2018

 DLR Group|KwanHenmi

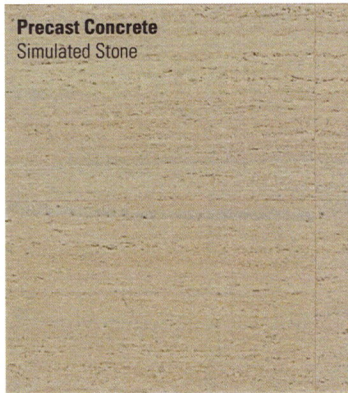
Location Maps
and Sheet List

AP1.01

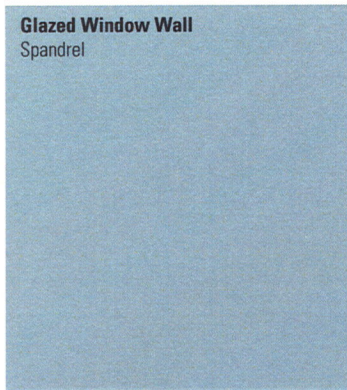
Precast Concrete
White



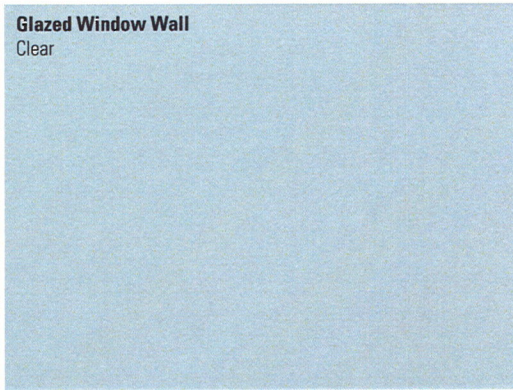
Precast Concrete
Simulated Stone



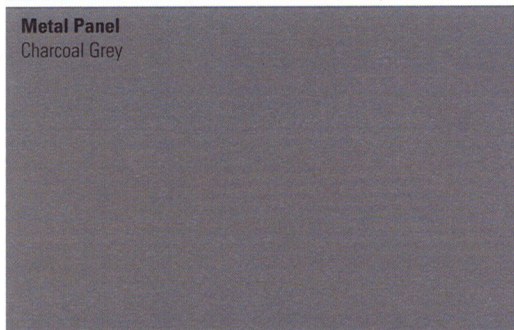
Glazed Window Wall
Spandrel



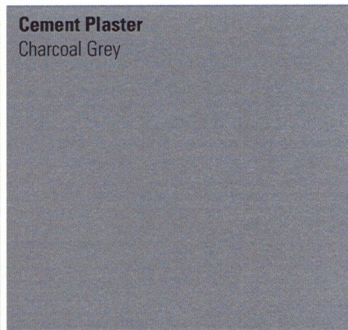
Glazed Window Wall
Clear



Metal Panel
Charcoal Grey



Cement Plaster
Charcoal Grey



Material Palette

Precast Concrete

- White
- Simulated Stone

Glazed Window Wall

- Clear
- Spandrel

Metal Panel

- Charcoal Grey

Cement Plaster

- Charcoal Grey

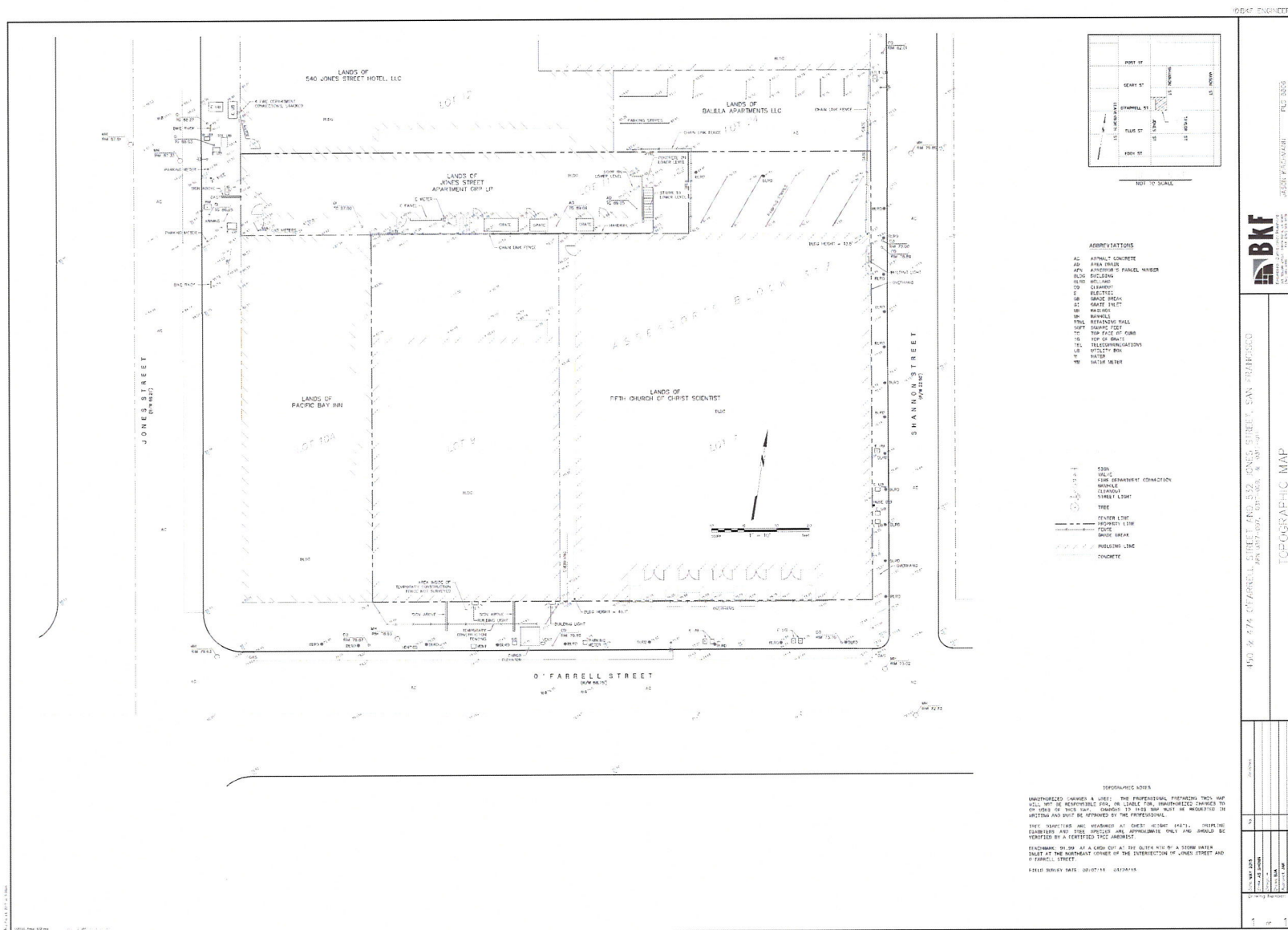
450
O'FARRELL

28 JUNE 2018

 DLR Group | **KwanHenmi**

Material Palette

AP1.02



450
O'FARRELL

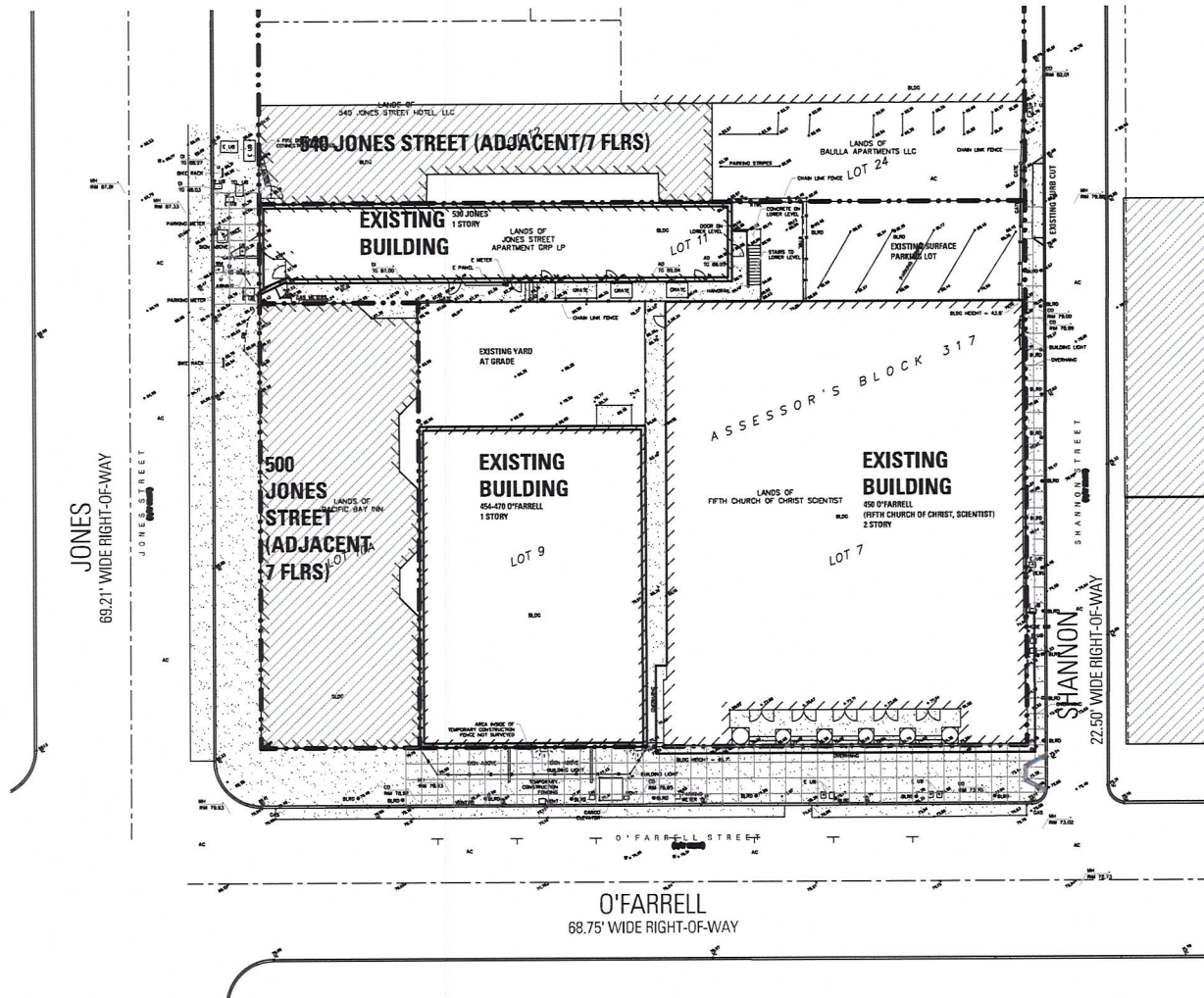
28 JUNE 2018

 **DLR Group** | **KwanHenmi**

Survey

AP1.03

Site Plan



450

O'FARRELL

SCALE: 1" = 30'-0"

0' 15' 30'

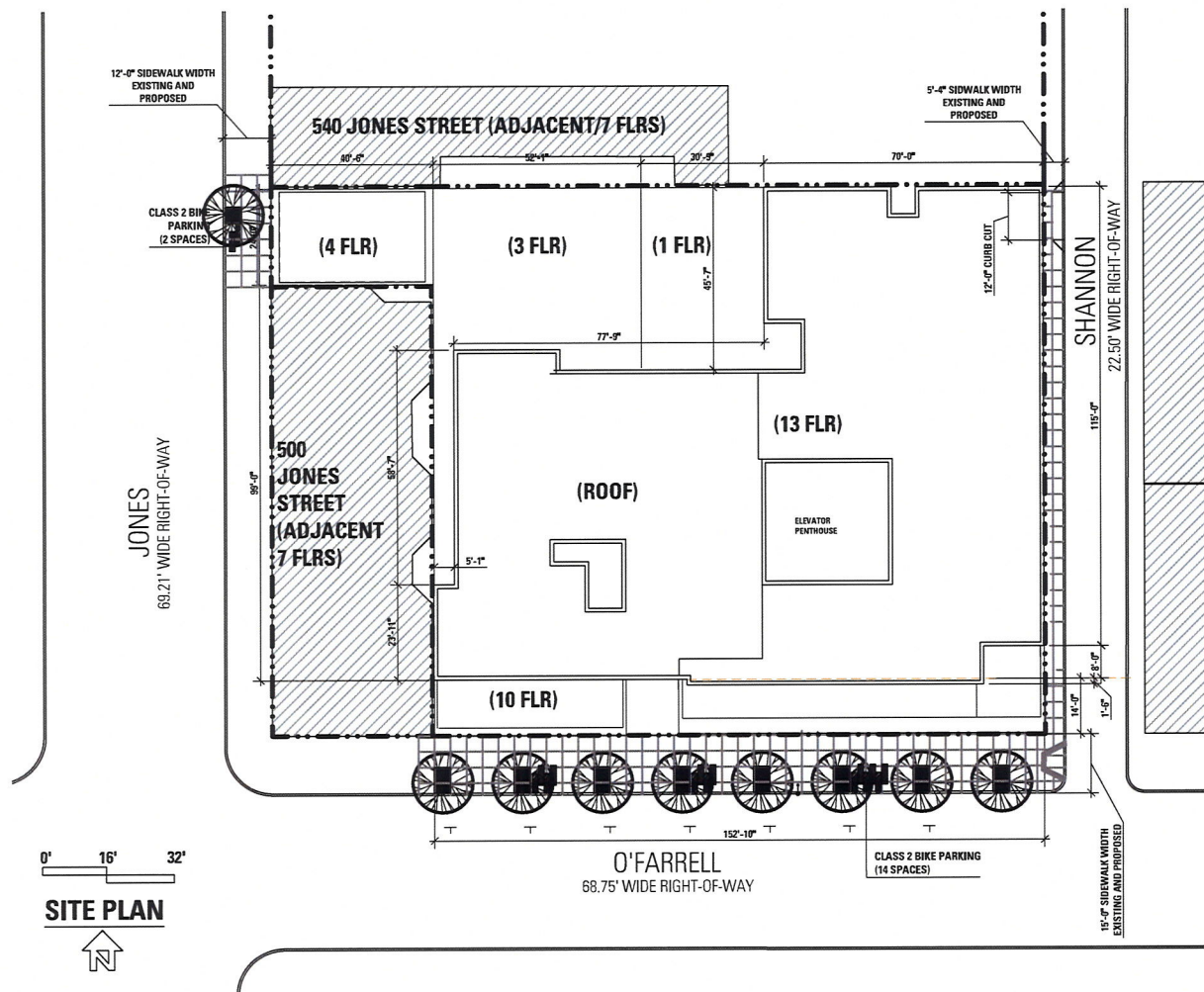
28 JUNE 2018

DLR Group | KwanHenmi

Site Plan (Existing)

AP1.04

450
O'FARRELL



SCALE: 1" = 30'-0"

28 JUNE 2018

 DLR Group | KwanHenmi

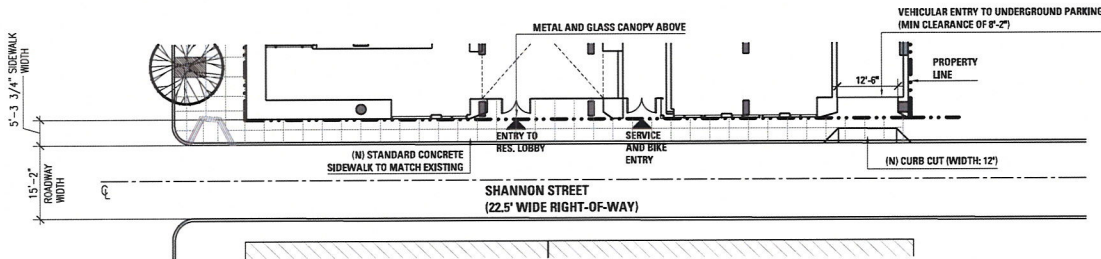
Site Plan (Proposed)

AP1.05

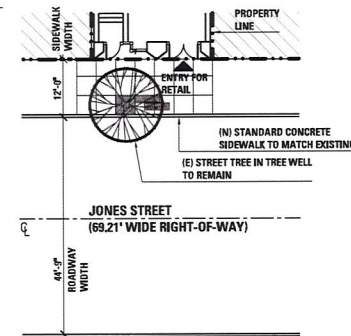
1 SITE AERIAL PHOTO

450

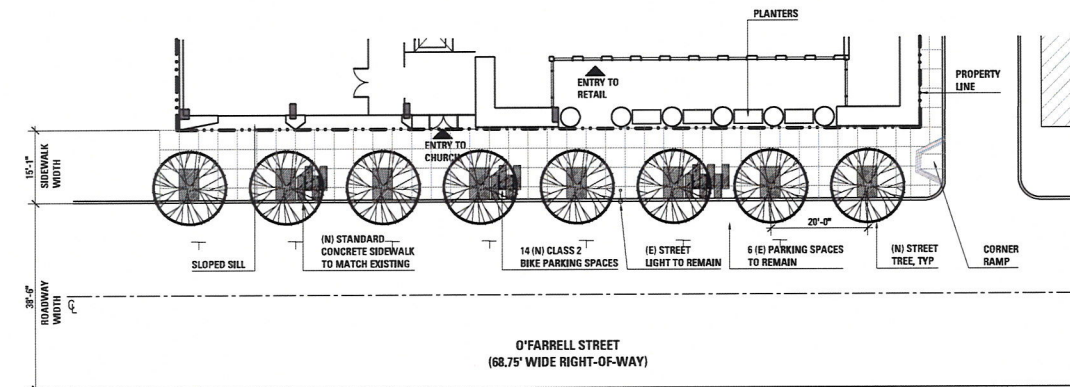
O'FARRELL



2 STREETScape - SHANNON



3 STREETScape - JONES



1 STREETScape - O'FARRELL

28 JUNE 2018

DLR Group | KwanHenmi

Streetscape Plan

AP1.07

450

O'FARRELL



3



4



5



1



2

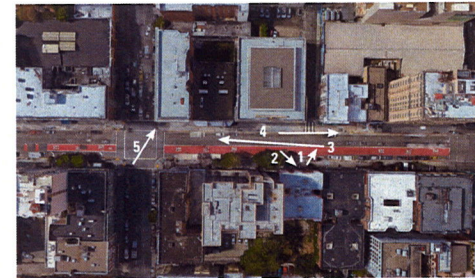


PHOTO KEY

28 JUNE 2018

DLR Group | KwanHenmi

Context Photos

AP1.08

Unit Count and Area Tabulation

S	Jr1	1	2	Total
0	0	0	0	
3	0	2	3	8
1	2	3	5	11
1	1	6	5	13
1	3	6	6	16
1	3	6	6	16
1	3	6	6	16
1	3	6	6	16
1	3	7	5	16
1	3	7	5	16
1	3	7	5	16
1	3	7	5	16
14	30	69	63	176
8.0%	17.0%	39.2%	35.8%	100.0%

* Net of Circulation, Hallways, etc.

[illegible][illegible]

21 Total Units

Church Area	
Lower Level (Level 1)	6,765 sf
Upper Level (Level 3)	2,790 sf
Total	9,555 sf

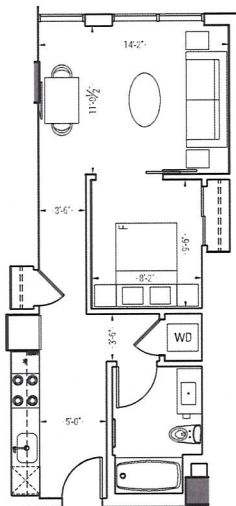
Common	
Courtyard @ Level 4	2,271 sf
Roof Deck	5,800 sf
Common Total	8,071 sf
Provides for	168 unit

450
O'FARRELL

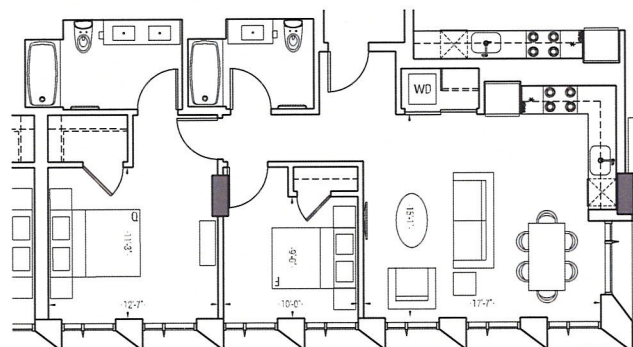
 DLR Group | KwanHenmi

AP1.09

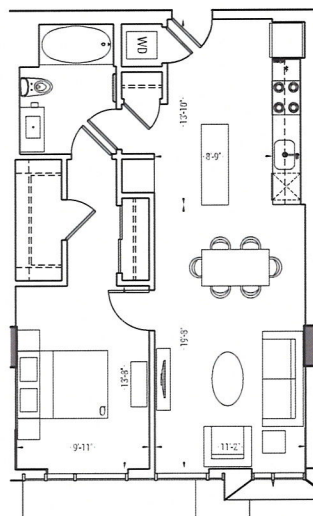
Typical Units



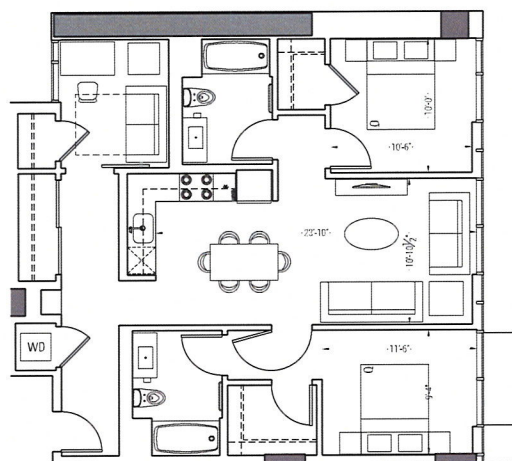
Unit Type S1 (Jr 1 Bed)



Unit Type B3 (2 Bed)



Unit Type A3 (1 Bed)



Unit Type B1 (2 Bed)

450

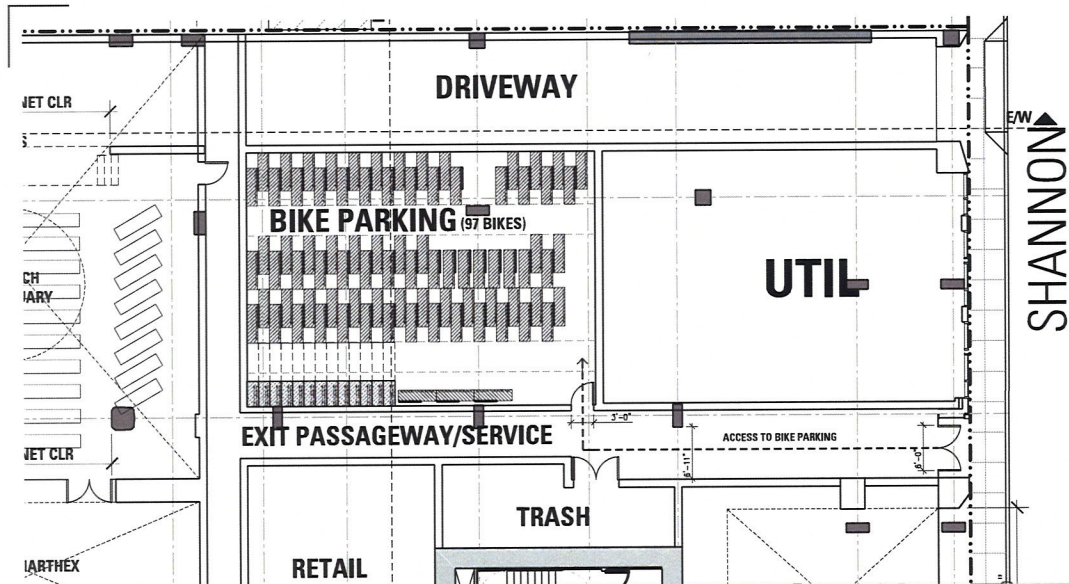
O'FARRELL

28 JUNE 2018

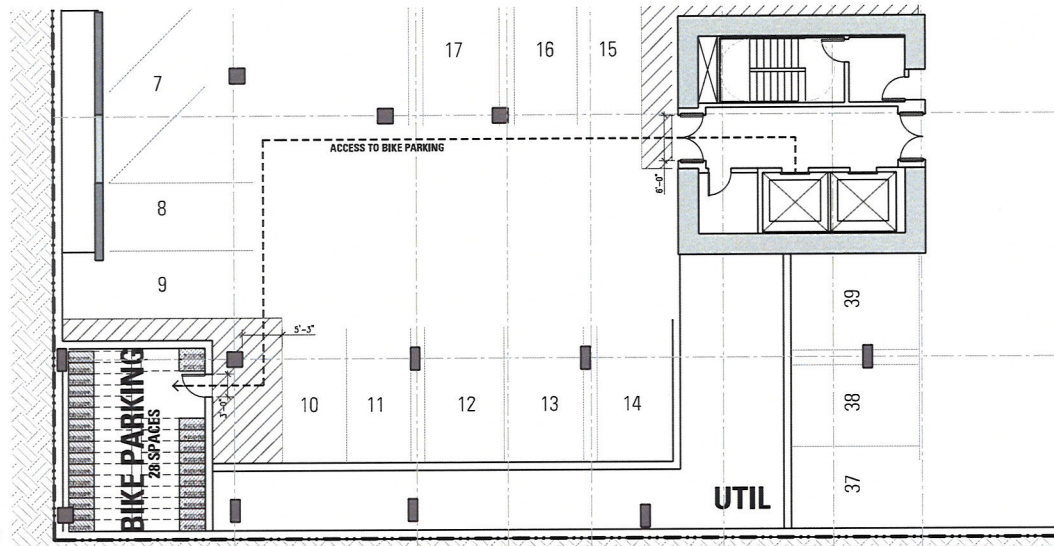
DLR Group | KwanHenmi

Typical Units

AP1.10



BIKE PARKING ACCESS PATH - LEVEL 1



BIKE PARKING ACCESS PATH - LEVEL P1

450

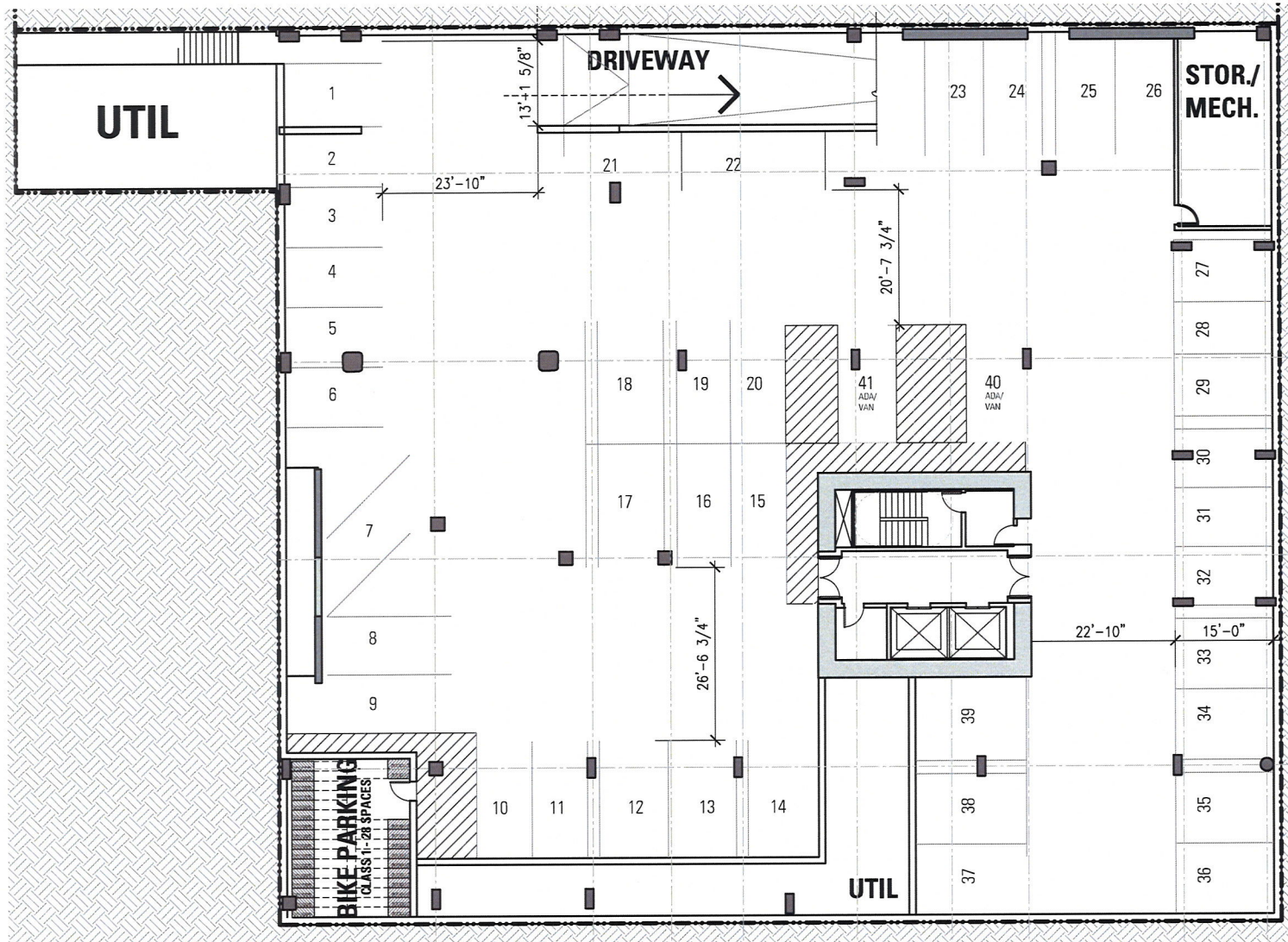
O'FARRELL

28 JUNE 2018

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Bike Parking Access

AP1.11



450

O'FARRELL

NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

SCALE: 1" = 16'-0"

0' 4' 8' 12' 16'

28 JUNE 2018

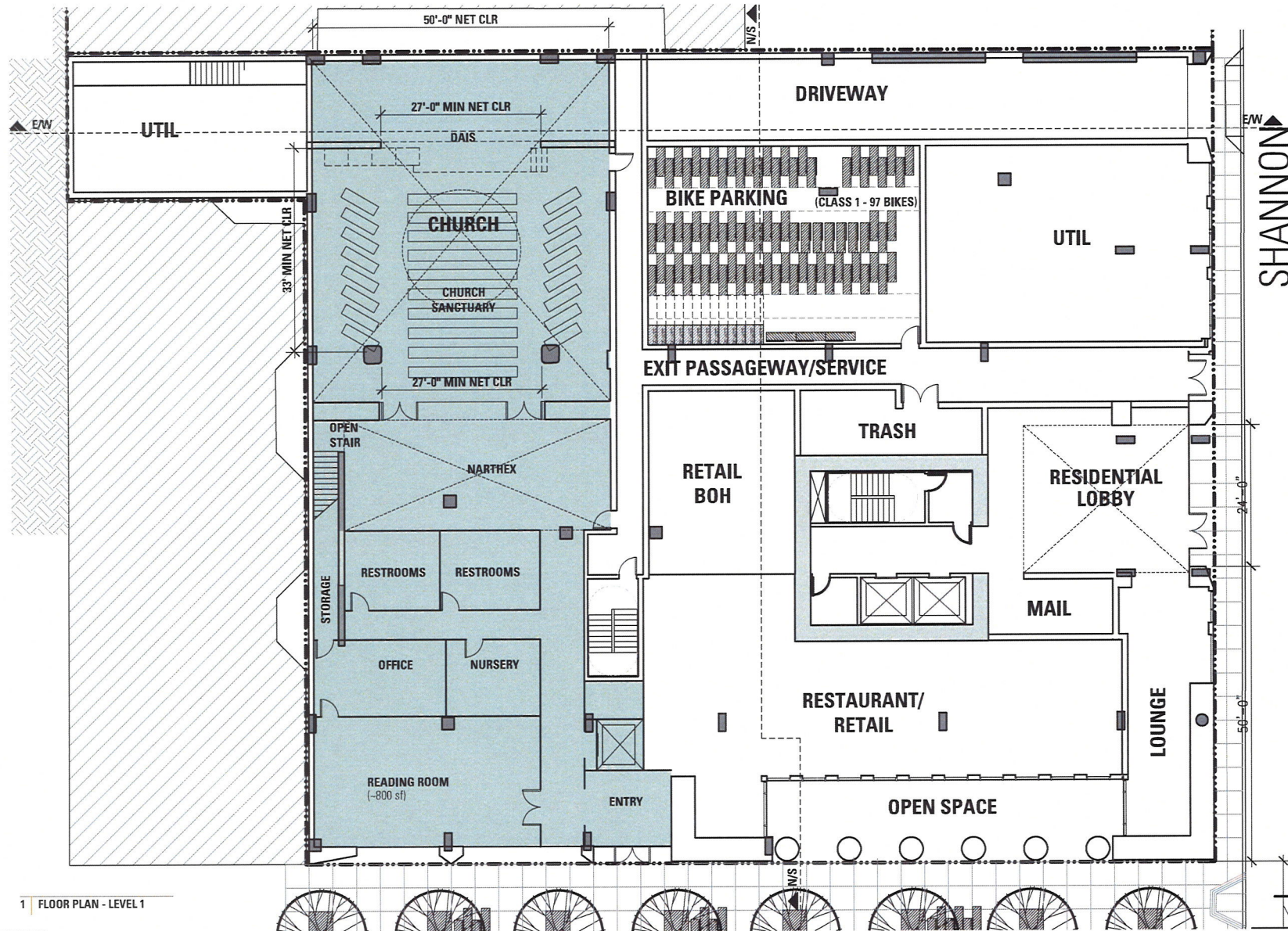
DLR Group | KwanHenmi

Floor Plan
- Level P1

AP2.00

450

O'FARRELL



NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

SCALE: 1" = 16'-0"

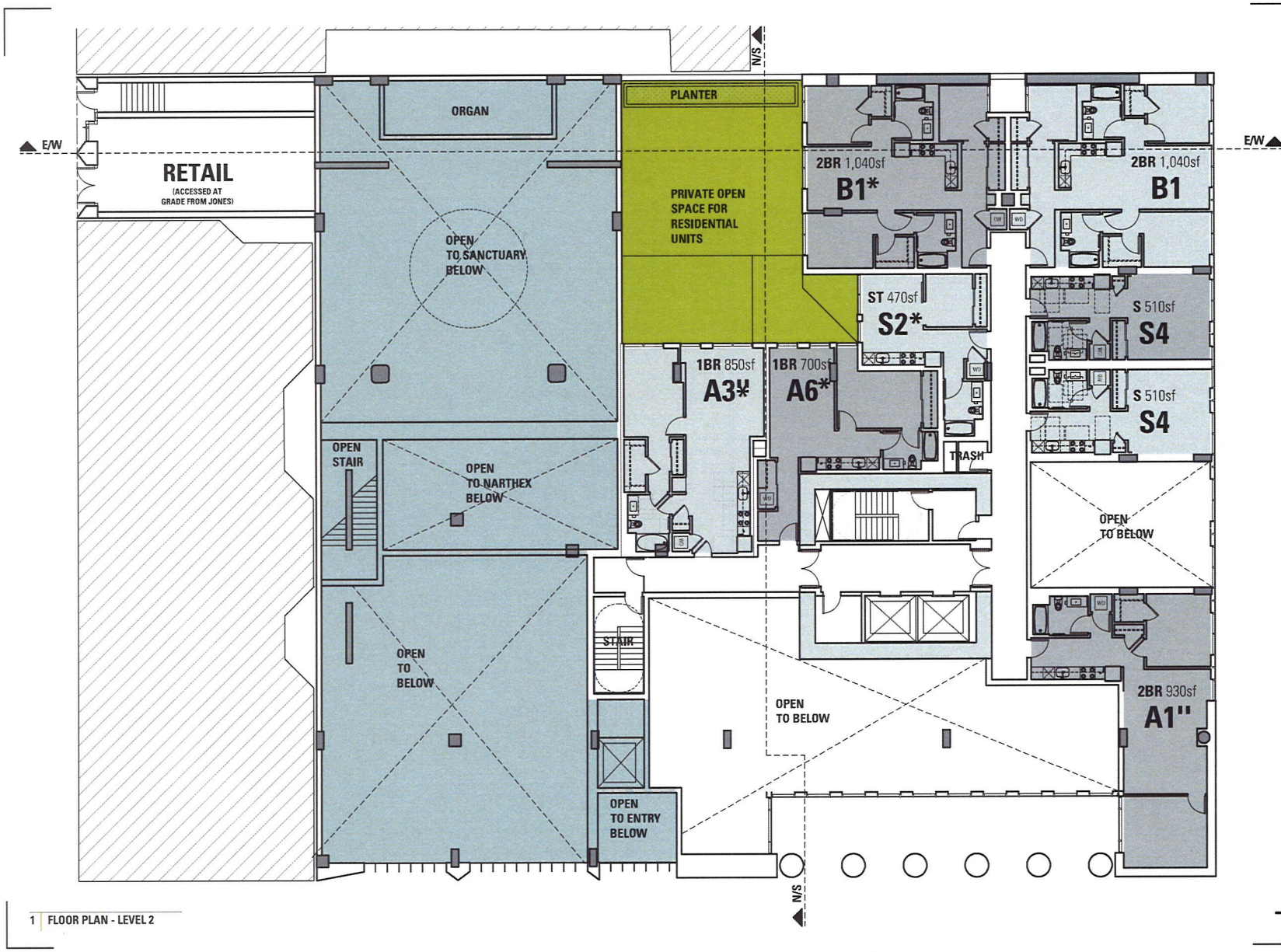
0' 4' 8' 12' 16'

28 JUNE 2018

DLR Group | KwanHenmi

Floor Plan
- Level 1

AP2.01



450

O'FARRELL

NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

SCALE: 1" = 16'-0"

0' 4' 8' 12' 16'

28 JUNE 2018

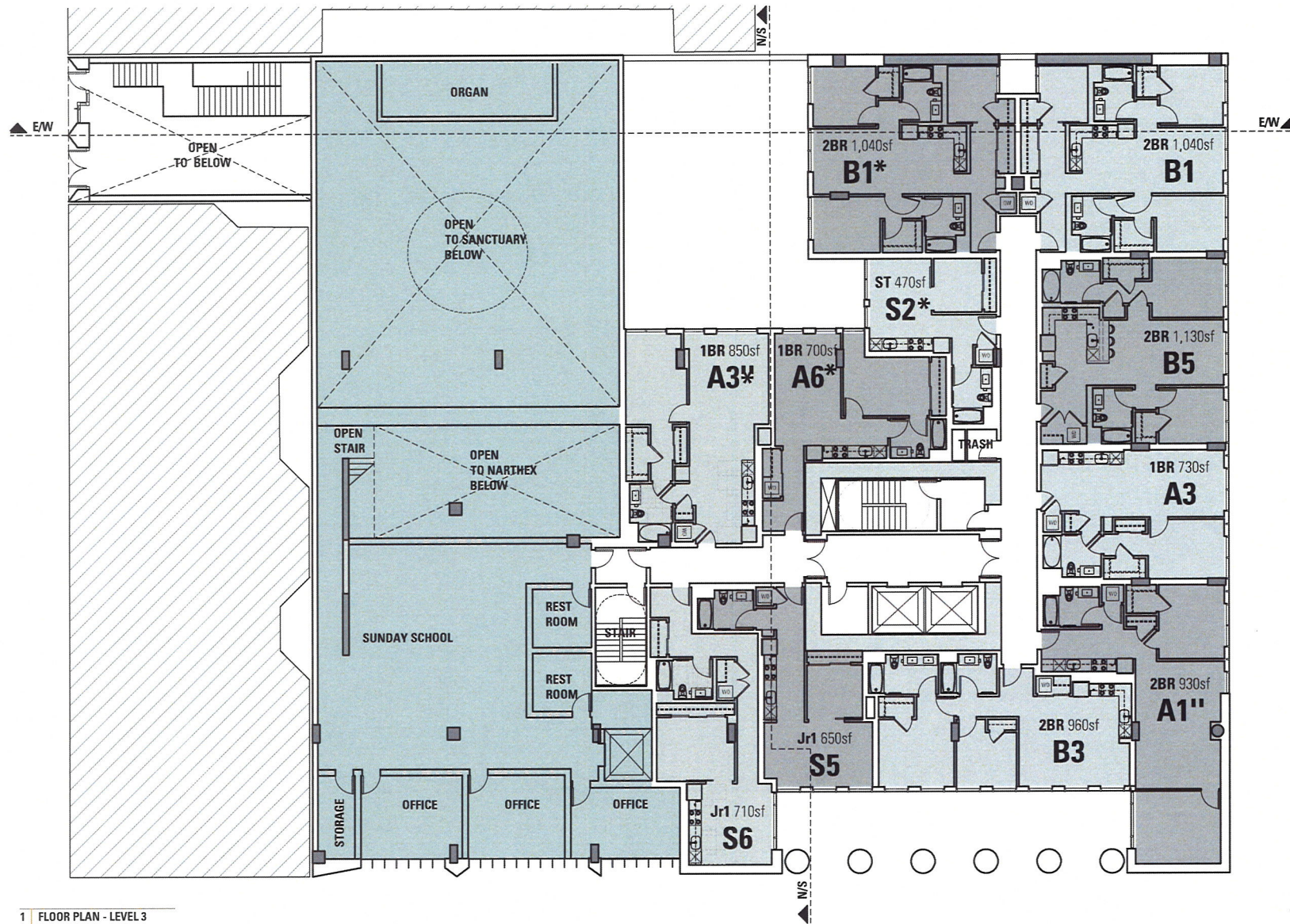
DLR Group | KwanHenmi

Floor Plan
- Level 2

AP2.02

450

O'FARRELL



NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

SCALE: 1" = 16'-0"

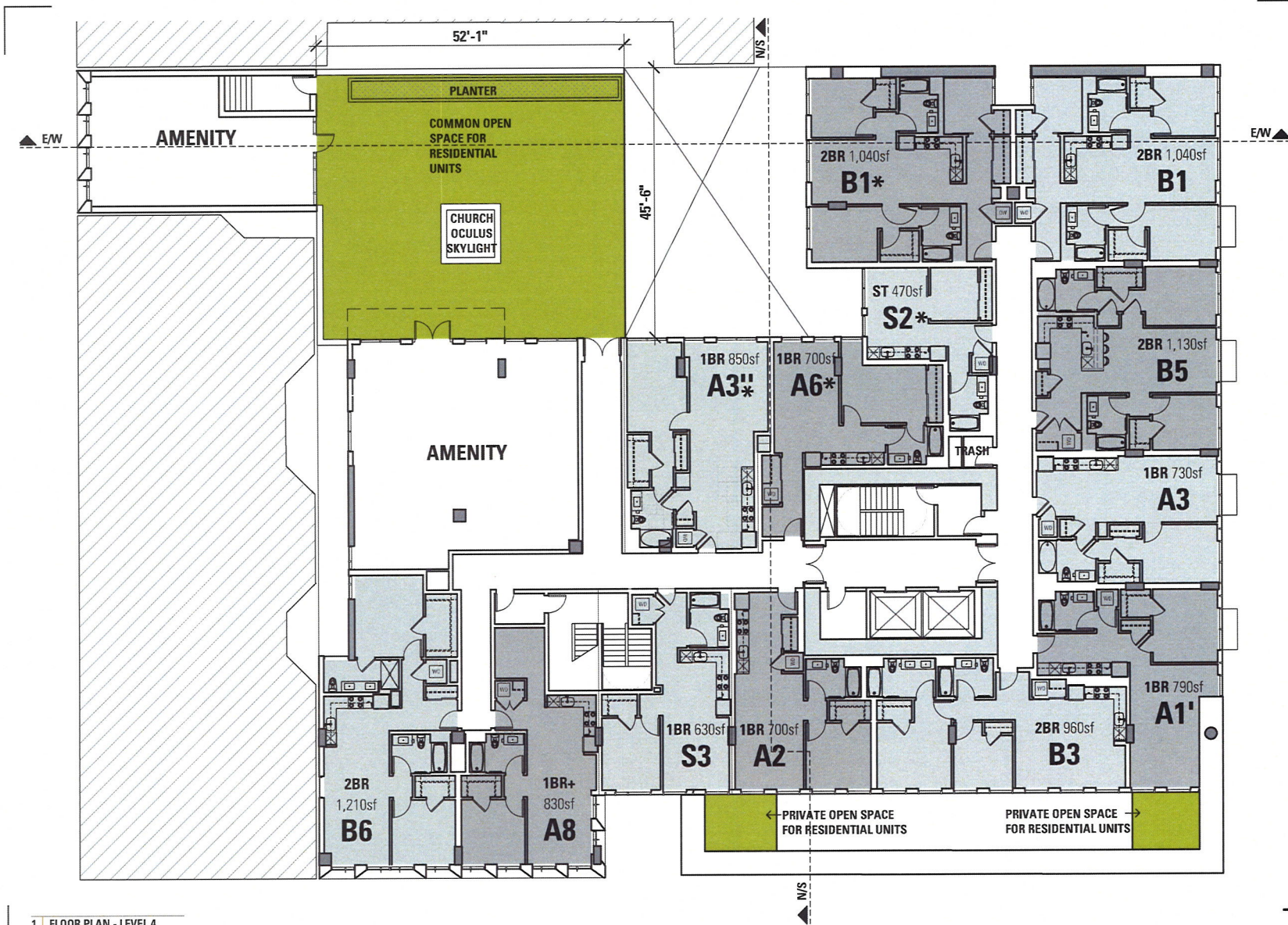
0' 4' 8' 12' 16'

28 JUNE 2018

DLR Group | KwanHenmi

Floor Plan
- Level 3

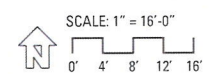
AP2.03



450

O'FARRELL

NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code



28 JUNE 2018

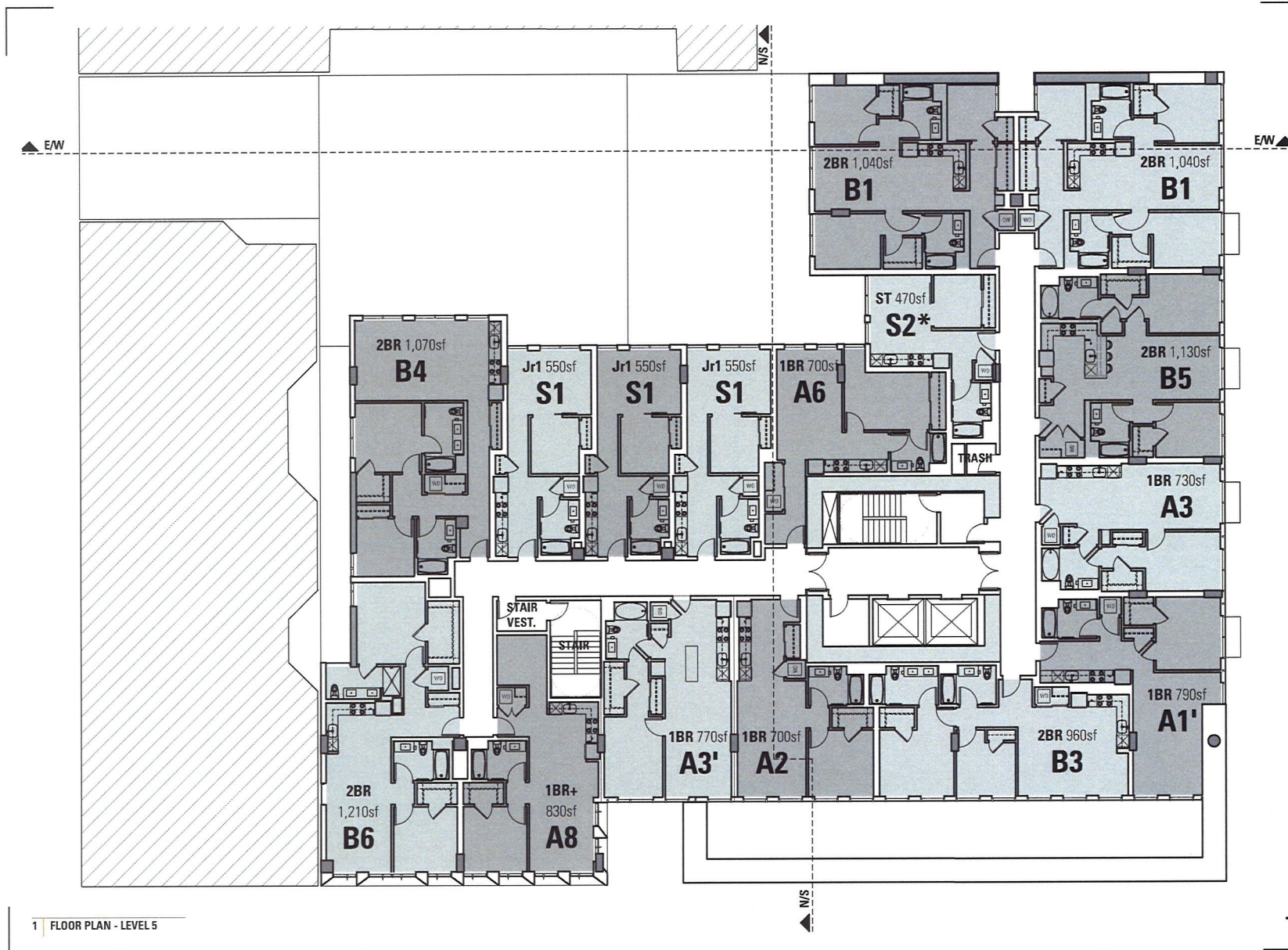
DLR Group | KwanHenmi

Floor Plan
- Level 4

AP2.04

450

O'FARRELL



NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

SCALE: 1" = 16'-0"

0' 4' 8' 12' 16'

28 JUNE 2018

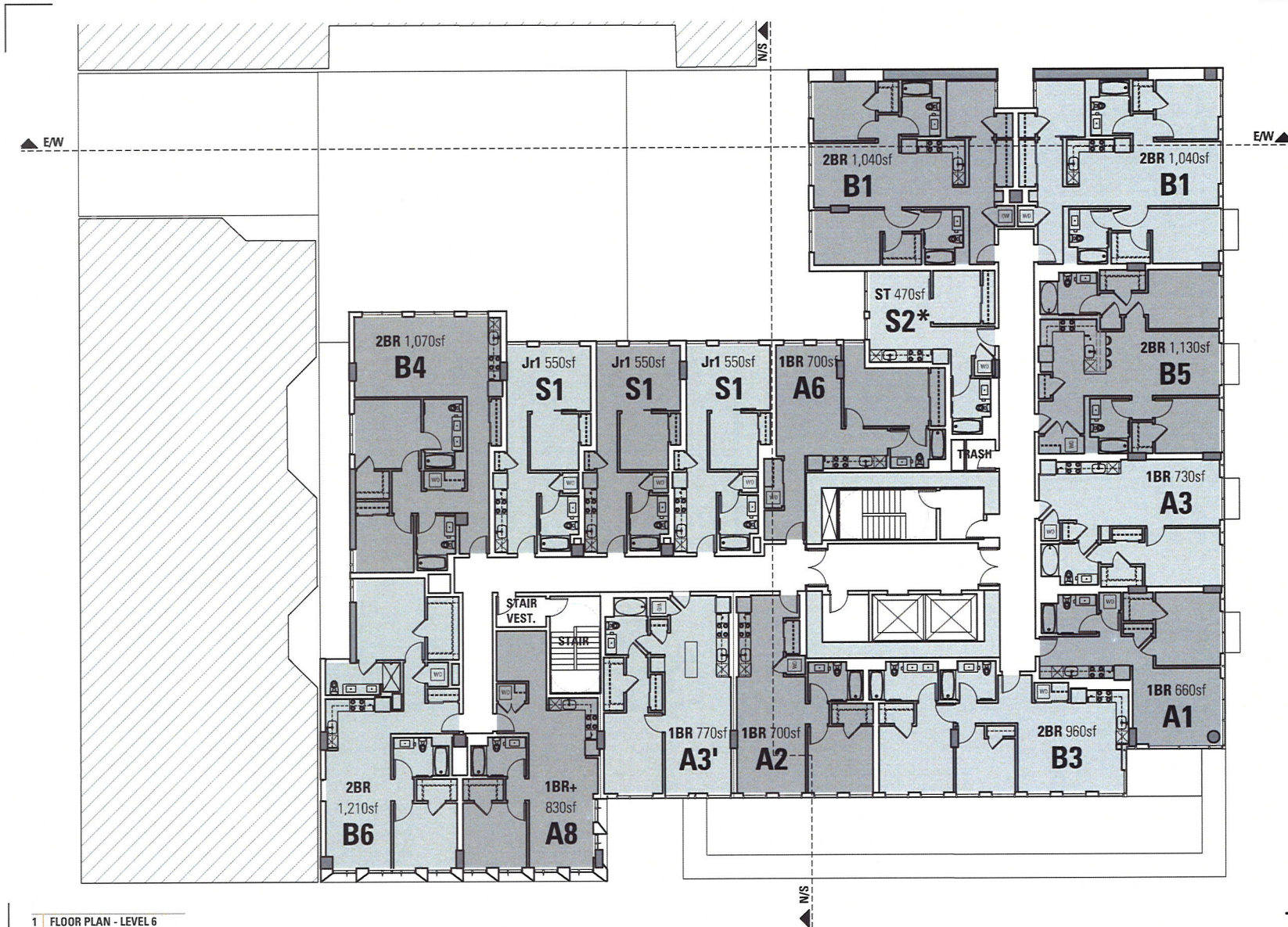
DLR Group | KwanHenmi

Floor Plan
- Level 5

AP2.05

450

O'FARRELL



NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

SCALE: 1" = 16'-0"

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28 JUNE 2018

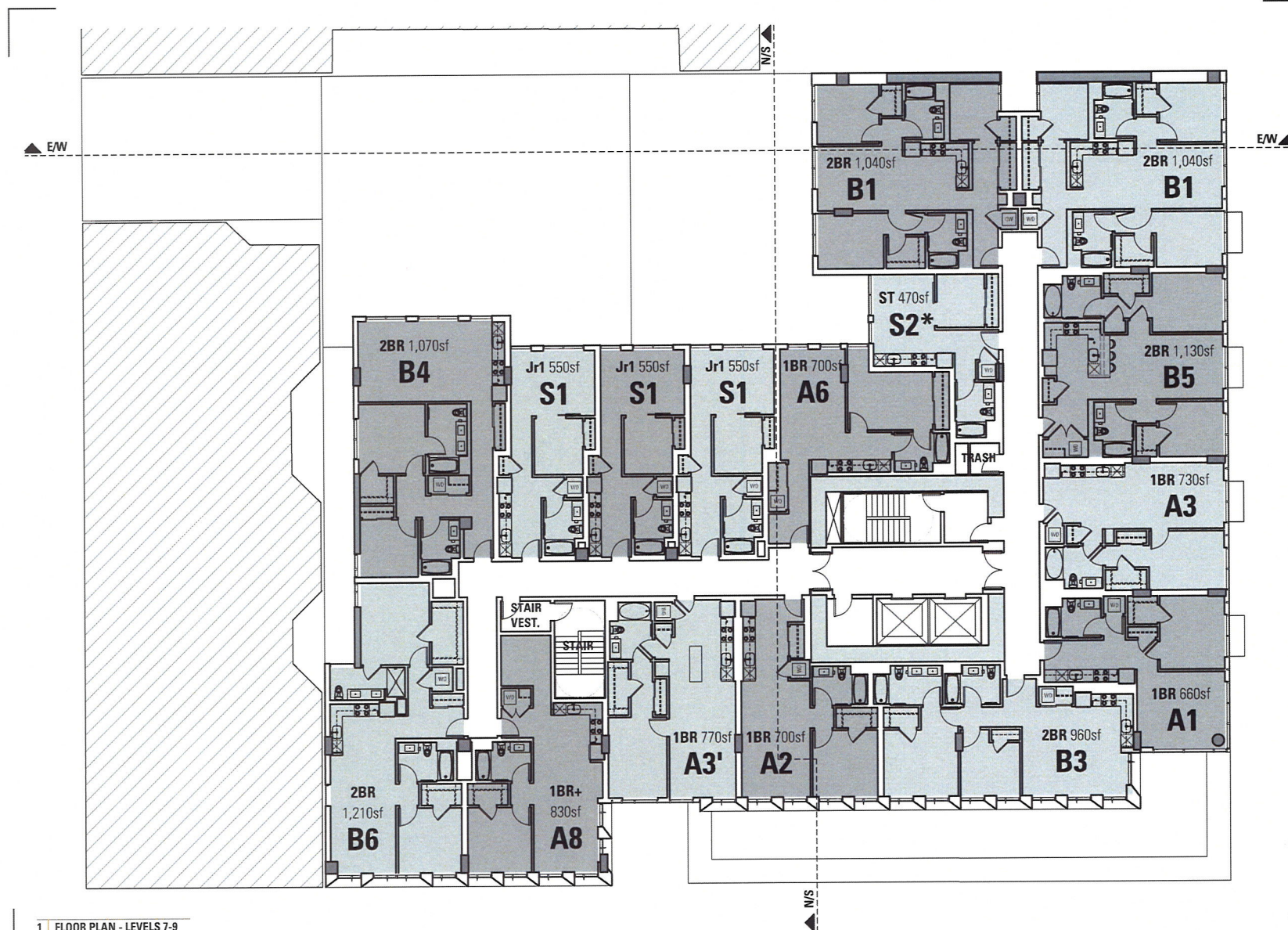
DLR Group | KwanHenmi

Floor Plan
- Level 6

AP2.06

450

O'FARRELL



NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

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28 JUNE 2018

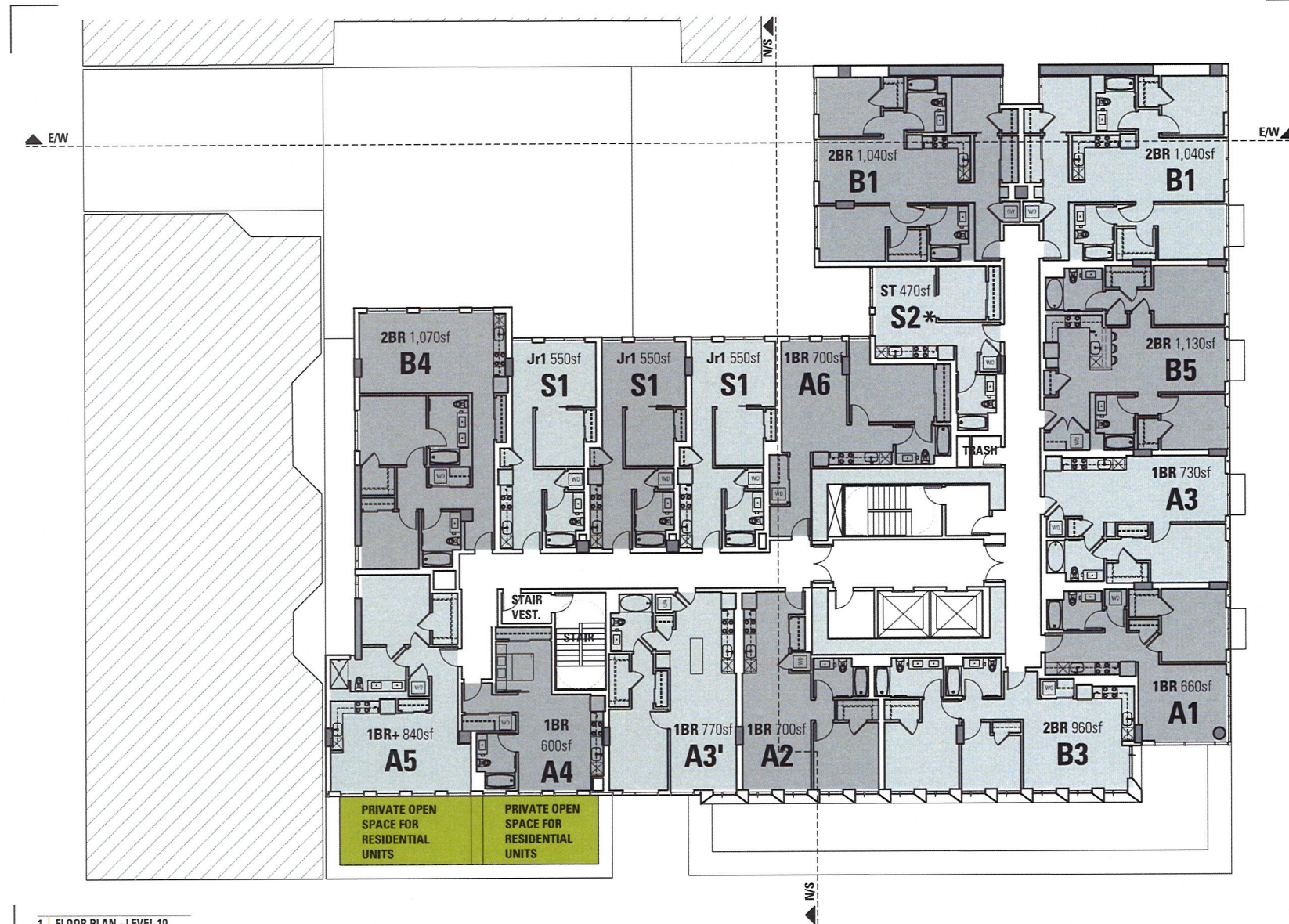
DLR Group | KwanHenmi

Floor Plan
- Levels 7-9

AP2.07

450

O'FARRELL



NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

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28 JUNE 2018

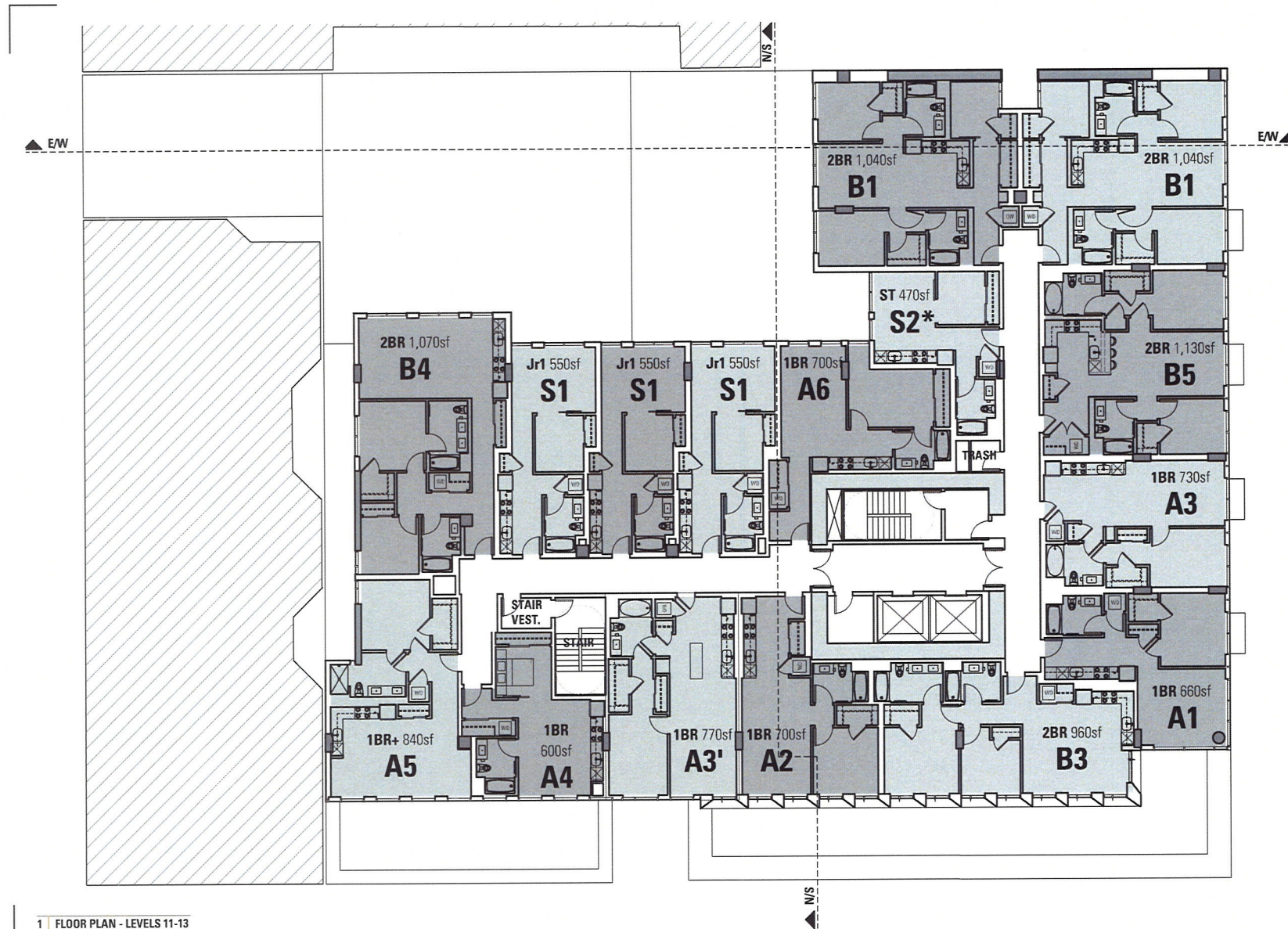
DLR Group | KwanHenmi

Floor Plan
- Level 10

AP2.10

450

O'FARRELL



NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

SCALE: 1" = 16'-0"

0' 4' 8' 12' 16'

28 JUNE 2018

DLR Group | KwanHenmi

Floor Plan
- Levels 11-13

AP2.11

NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

SCALE: 1" = 16'-0"

0' 4' 8' 12' 16'

 DLR Group | KwanHenmi

AP2.14



NOTE: RAILINGS AT THE ROOF SHALL COMPLY WITH THE BIRD-SAFE BUILDING STANDARD

O'FARRELL



SCALE: 1" = 20'-0"

0' 5' 10' 15' 20'

28 JUNE 2018

 **DLR Group** | **KwanHenmi**

**Elevation
- O'Farrell Street**

AP3.01

CEMENT PLASTER
PENTHOUSES

METAL PANEL PARAPET

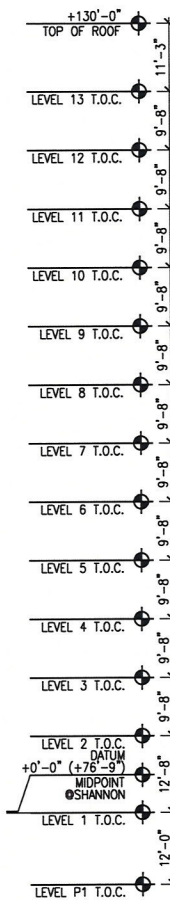
VISION GLAZING
SPANDREL GLAZING

METAL PANEL

METAL BALCONY

EXISTING
(BEYOND -
SEE PLANS)

30'-0"



SCALE: 1" = 20'-0"
0' 5' 10' 15' 20'

28 JUNE 2018

DLR Group | KwanHenmi

Elevation
- Shannon Street

AP3.02



PRECAST CONCRETE SANDED WHITE

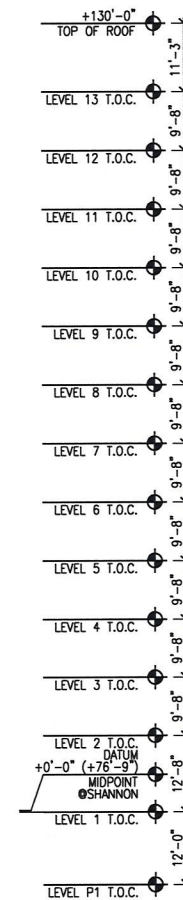
VISION GLAZING

CEMENT PLASTER
PENTHOUSES

CEMENT PLASTER

EXISTING

EXISTING



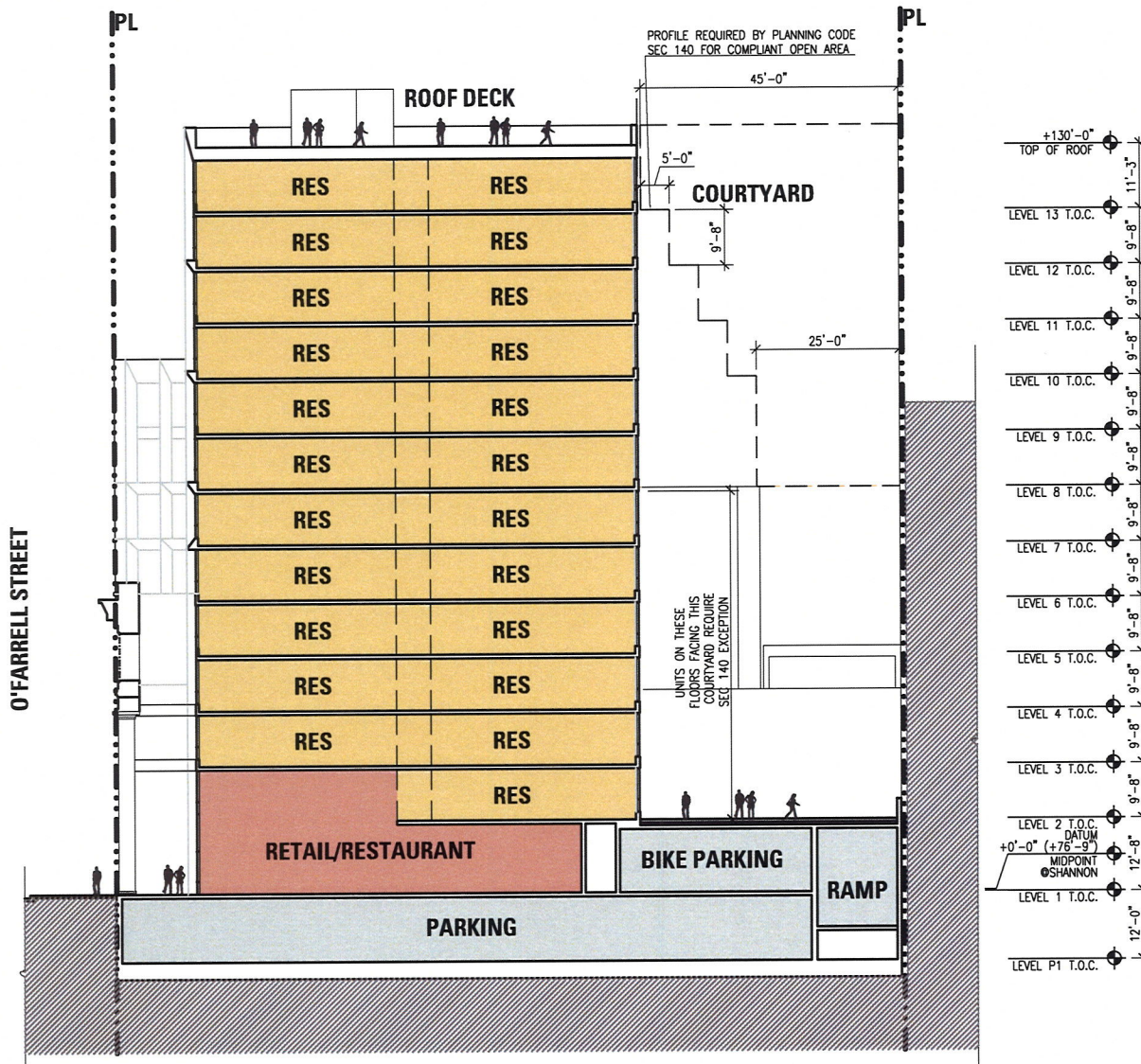
SCALE: 1" = 20'-0"
0' 5' 10' 15' 20'

28 JUNE 2018

 DLR Group | KwanHenmi

Elevation
- Jones Street

AP3.03



450

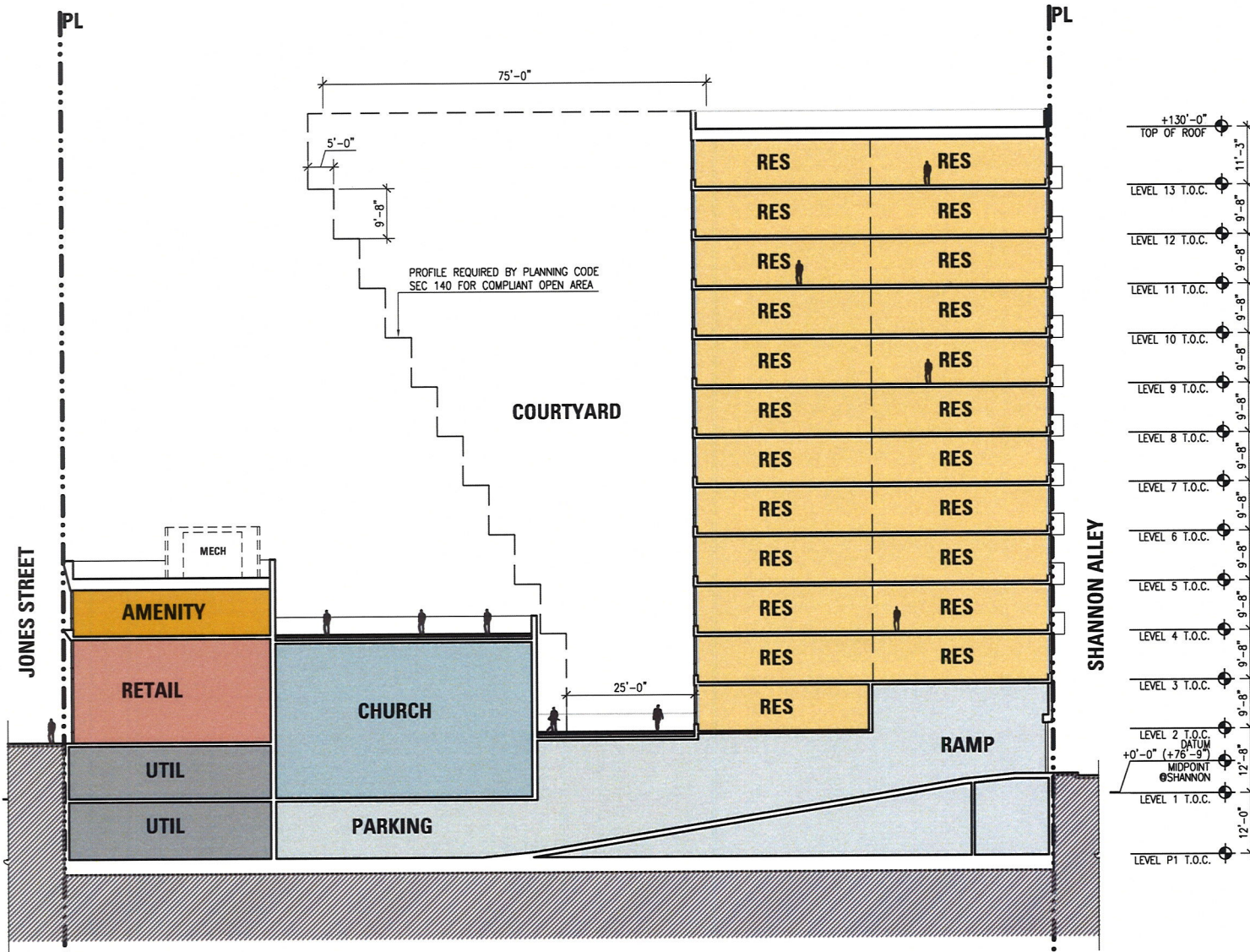
O'FARRELL

28 JUNE 2018

DLR Group | KwanHenmi

**Building Section
- Transverse**

AP3.11



450

O'FARRELL

28 JUNE 2018

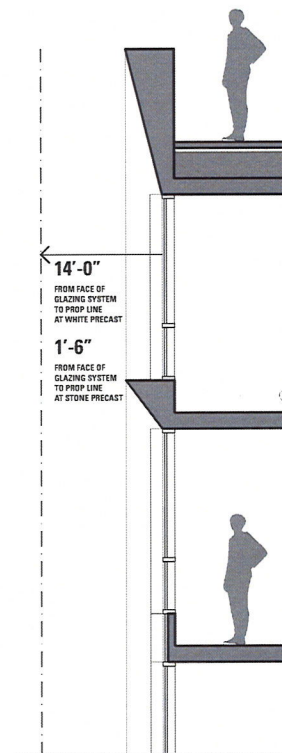
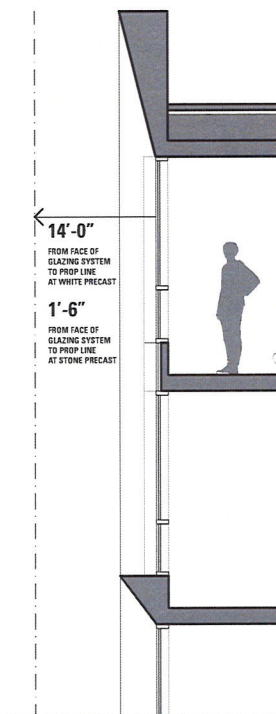
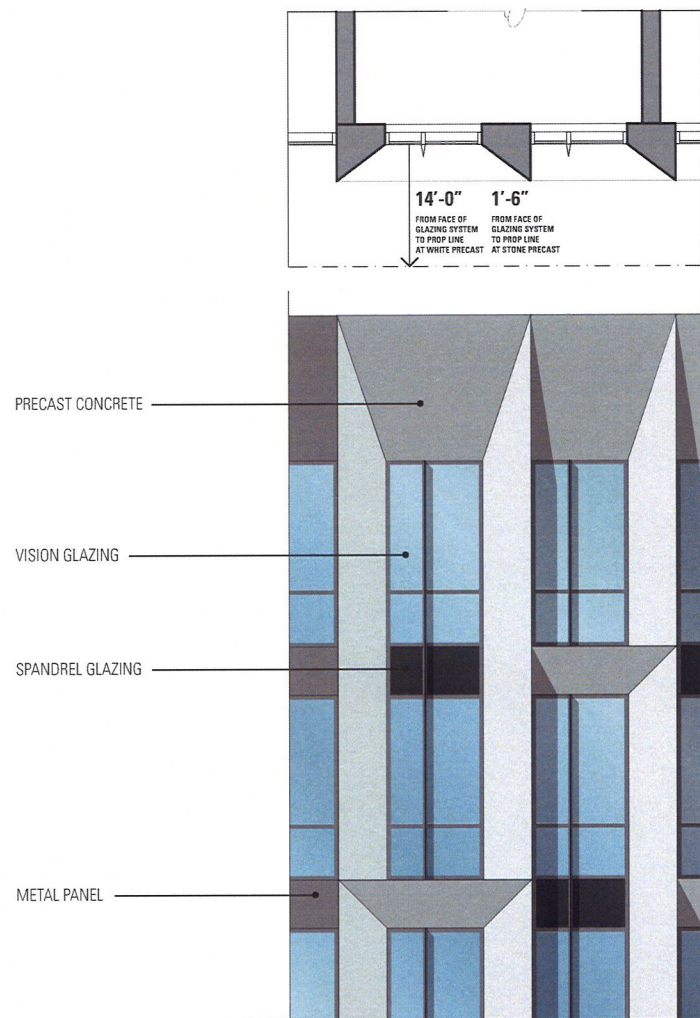
DLR Group | KwanHenmi

Building Section
- Longitudinal

AP3.12

450

O'FARRELL

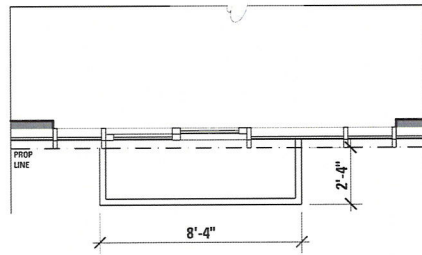


28 JUNE 2018

DLR Group | KwanHenmi

Building Detail
- Precast

AP4.01



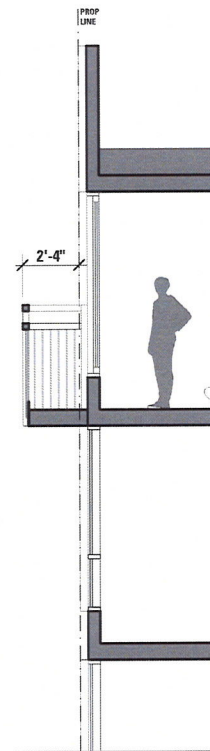
METAL PANEL

METAL BALCONY

VISION GLAZING

SPANDREL GLAZING

METAL PANEL



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

Building Detail
- Window Wall+Balconies

AP4.02



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

View
- O'Farrell from East

AP5.01

PREFERRED PROJECT

FACADE SETBACK 14'
FROM O'FARRELL

THIS BUILDING NOT
PART OF PROJECT



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

View
- O'Farrell and Shannon

AP5.02



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

View
- O'Farrell and Shannon

AP5.03



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

View
- O'Farrell and Jones

AP5.04



450

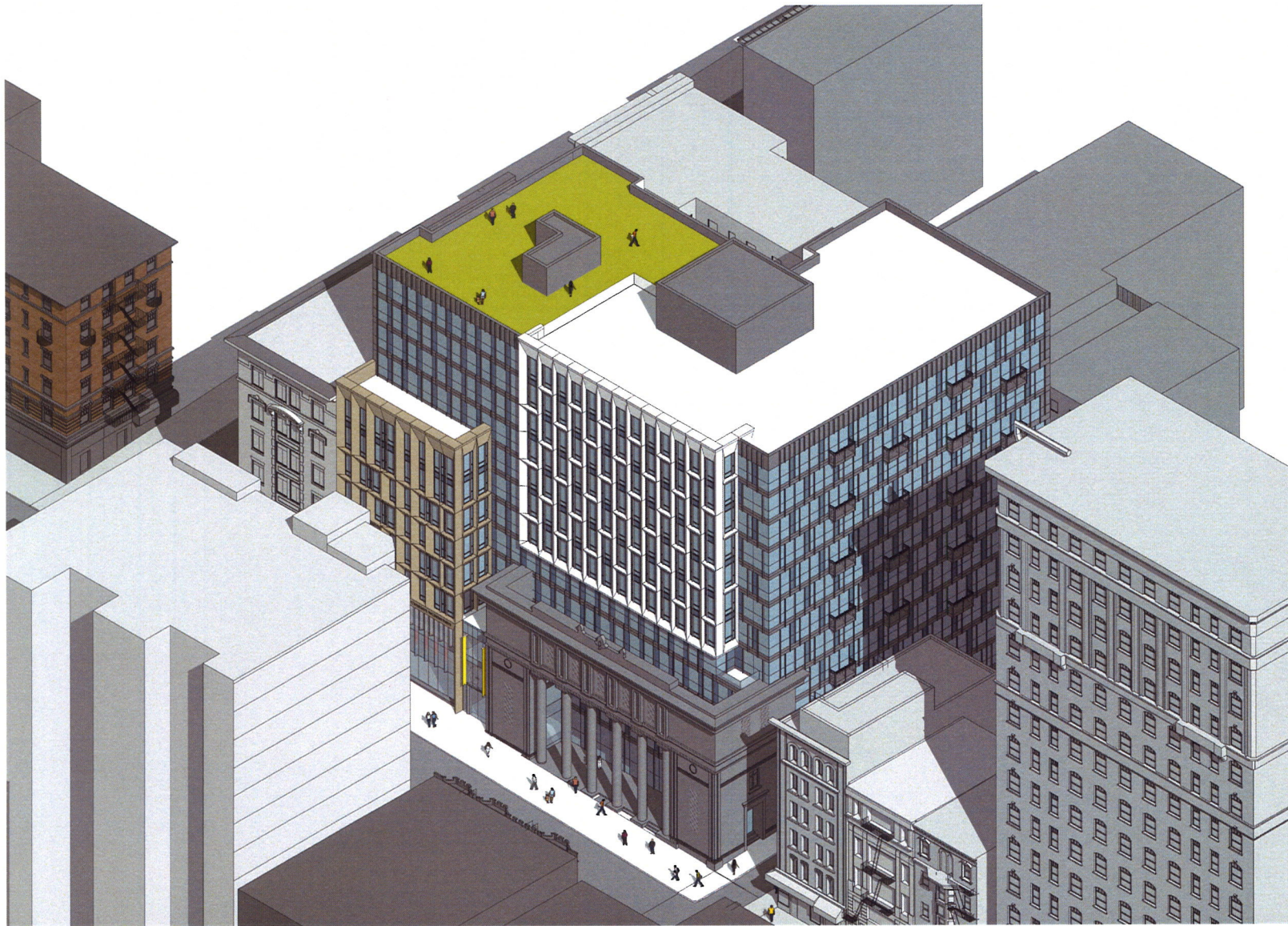
O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

View
- Jones Street

AP5.05



450

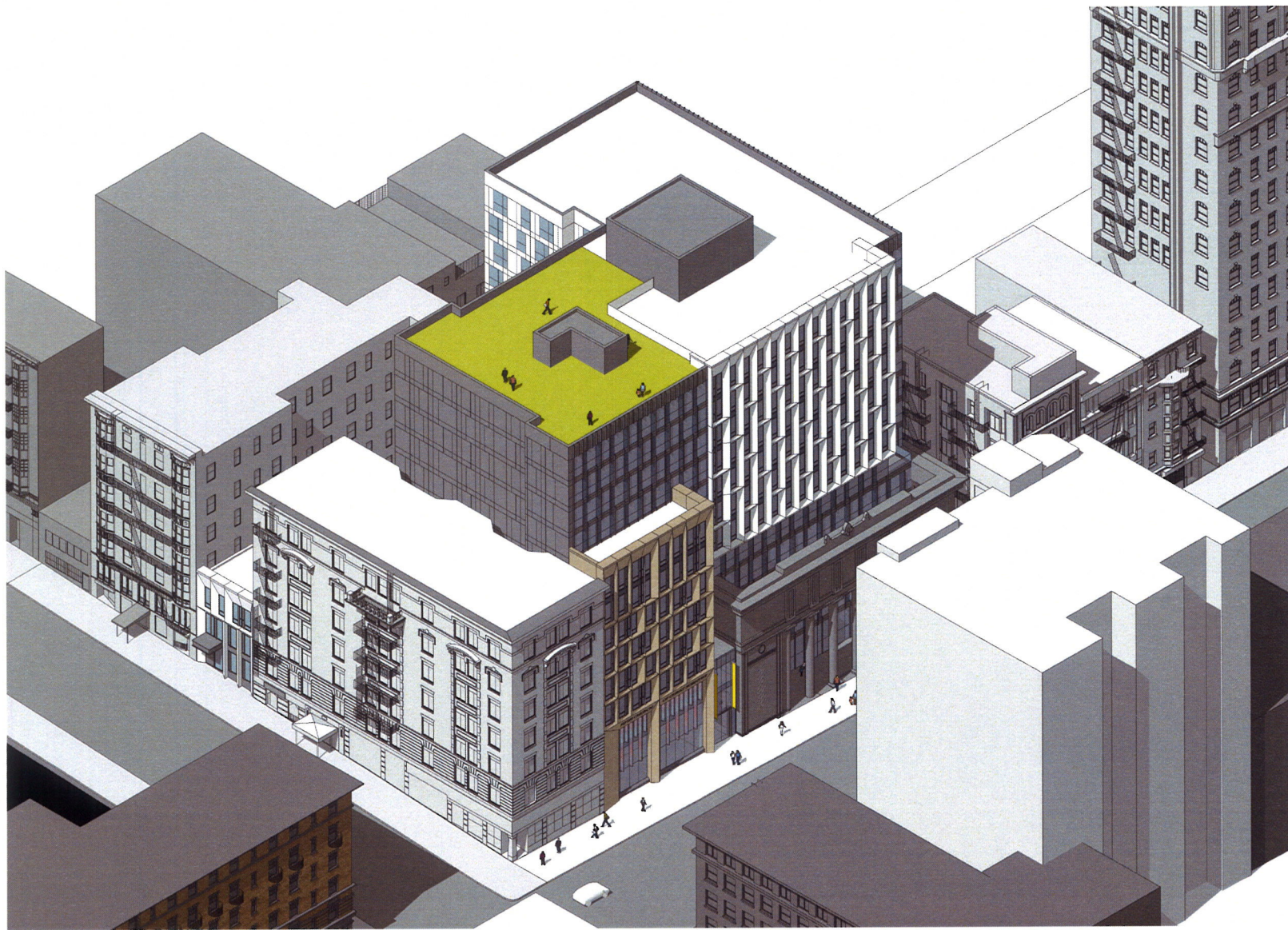
O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

Axonometric
- from Southeast

AP6.01



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

Axonometric
- from Southwest

AP6.02



450
O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

Rendering (Closeup)
- O'Farrell from West (Day)

AP7.01

450

O'FARRELL



28 JUNE 2018

 DLR Group | KwanHenmi

Rendering
- O'Farrell from West (Day)

AP7.02



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

Rendering (Closeup)
- O'Farrell from East (Day)

AP7.03



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

Rendering
- O'Farrell from East (Day)

AP7.04



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

Rendering (Closeup)
- O'Farrell from East (Night)

AP7.05



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

Rendering
- O'Farrell from East (Night)

AP7.06