



SAN FRANCISCO PLANNING DEPARTMENT

Section 106 Review and Comment

Hearing Date: December 15, 2010
Filing Date: November 02, 2010
Case No.: **2007.1250F**
Project Address: **333 Harrison Street**
Current Zoning: RH DTR (Rincon Hill Downtown Residential Mixed Use) District
65-X Height and Bulk District
Block/Lot: 3766/009
Project Sponsor: Emerald Fund, Inc.
532 Folsom Street, Suite 400
San Francisco, CA 94105
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PROPERTY DESCRIPTION

The approximately 72,858-square-foot Harrison & Fremont Project (the "Project") site is located in the Rincon Hill Downtown Residential District on Lot 009 in Assessor's Block 3766 on the block bounded by Harrison Street to the north, Beale Street to the east, the Bay Bridge West Approach to the south and the Fremont Access Ramp to the west. The Project site is currently owned by Caltrans, which uses it for Bay Bridge construction staging, and was previously used as a commuter parking lot. The applicant, Emerald Fund, Inc., who sold the site to Caltrans in 1998, will reacquire the site from Caltrans at the conclusion of the Bay Bridge construction work.

Land uses in the immediate project vicinity are primarily high-density residential, but also include retail, office, light industrial, institutional uses, and major transportation facilities. There are numerous existing residential developments in close proximity to the project site, as well as several other residential developments under construction. The 265-foot tall Bridgeview Towers building is adjacent to the Project site along Beale Street, the 450-foot tall Phase II tower of One Rincon Hill is approved for construction across the Fremont Access Ramp, and the 400-foot tall 399 Fremont project is approved for construction across Harrison Street from the project site.

REQUESTED ACTION

The U.S. Department of Housing and Urban Development (HUD) has asked the Planning Department to participate in reviewing the proposed 308-unit residential project under Section 106 of the National Historic Preservation Act. Specifically, HUD has requested review and comment on the documents that has been prepared for the Section 106 review, which identify and evaluate the historic properties included in the Area of Potential Effect (APE) of the undertaking, including:

- Letter from HUD to Planning Department initiating Section 106 review (November 02, 2010),
- Report from ESA, Inc. on behalf of Project Sponsor (September, 2010), which includes:
 - Project Description/Undertaking
 - Area of Potential Effect (APE)
 - Eligibility
 - Assessment of Effects
- Plans and rendering for the proposed project.

The HPC will hold a public hearing on December 15, 2010 to review and comment on the above-mentioned documents. A letter containing the comments of the HPC may be prepared. If so, the letter should conclude with the HPC's views on the effect this undertaking could have upon historic properties, if any, within the APE. The Director of the Planning Department will then forward the letter containing comments of the HPC as well as the comments of the Department to the lead Federal Agency (The U.S. Department of Housing and Urban Development (HUD)) and project sponsor, and send copies to the California Office of Historic Preservation and any other interested parties.

PROJECT DESCRIPTION

The Project includes demolition of the site's existing surface construction yard and parking lot, and construction of a residential development at the rear of the site consisting of up to 308 residential units in a 65-foot high, seven-story structure over below-grade, parking structure containing 204 spaces. The proposed Project would occupy approximately 42 percent of the site, leaving approximately one-half acre adjacent to the Harrison/Fremont corner for acquisition by the City for construction of the Rincon Hill Park, as contemplated in the 2005 Rincon Hill Area Plan.

PARTICIPANTS

Lead Federal Agency

The U.S. Department of Housing and Urban Development (HUD) is the lead agency for the Section 106 review of the proposed project. Any project that involves Federal funding must be reviewed under Section 106 of the National Historic Preservation Act.

Local Federal Representative

The HUD San Francisco Office is currently processing an application for mortgage insurance for 333 Harrison Street, San Francisco. The loan will be insured under Section 221(d)(4) of the National Housing Act. The HUD San Francisco Office has overseen the preparation of the above-referenced documents for the Section 106 review of this undertaking, and has requested review of these documents. The Planning Department, as the Certified Local Government representative, will act as a consulting party in the Section 106 review, per the Section 106 regulations.

Consulting Parties

Consulting parties participate in the Section 106 review by serving as advisory bodies to the lead agency.

ENVIRONMENTAL REVIEW STATUS

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Rincon Hill Plan Environmental Impact Report (hereinafter "Rincon EIR"). The Rincon EIR was prepared, circulated for public review and comment, and, by Motion No. 17007 certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA").

The Rincon EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required.

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), the Planning Department of the City and County of San Francisco (hereinafter "Department") determined that the proposed project was exempt from the environmental review process per Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Commission concurs with said determination.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

On March 19, 2009, the Planning Commission and the Zoning Administrator held a joint hearing and granted the approval of the project pursuant to Planning Code Sections 309.1, 825, and 827 (Motion No. 17844), for determinations of compliance with exceptions and Variances.

STAFF ANALYSIS

The APE is located within the Block 3766 bounded by Harrison Street on the north, Beale Street on the east, Bryant Street on the south, and Fremont Street on the west. Roughly divided by Rincon Hill on the north and South Beach Cove on the south, the block experienced two separate and different histories of development. The southern portion of the block was historically submerged in South Beach Cove, in waters that measured from two to seven feet. The land was reclaimed sometime in the 1860s, and was the location of lumber yards and later the Standard Box Company Buildings until the construction of the San Francisco-Oakland Bay Bridge (SFOBB) in the early 1930s. The APE is primarily located on the northern portion of the block with a small extension into the southern area. The 1852/1853 U.S. Coast Survey map shows the APE as undeveloped on the steep eastern slope of Rincon Hill, which rose from a height of 60 feet along the eastern edge to a height of 80 feet at the corner of Fremont and Harrison Streets.

One recorded structural resource is located within the proposed architectural APE; the SFOBB is listed in the National Register of Historic Places (NRHP). The SFOBB was completed in 1936 and designed by Charles H. Purcell, and was listed in the NRHP in 2002 (NR# 00000525). A portion of the SFOBB including its western anchorage is located in APE. The SFOBB is also immediately adjacent to the southern boundary of the project site. The massive concrete anchorage was significantly altered when the approach to the bridge was widened by Caltrans as part of a seismic upgrade and traffic improvement project on the western approach, which was completed in 2009. These improvements in the APE included

removal and replacement of the uppermost portions of the anchorage, new exit ramp structures, and new concrete shear walls linked to the original construction.

Two additional resources listed in the NRHP are located within a ¼-mile radius of the APE: 1) the Coffin-Redington Building at 301 Folsom Street/300 Beale Street, built in 1937, and located approximately 500 feet north from the APE, and 2) the Folgers Coffee Company Building at 101 Howard Street and Spear Street, built 1905, and located approximately 1,400 feet northeast of the APE. The Sailors Union of the Pacific at 450 Harrison at First Street, constructed in 1950, and located approximately 200 feet west of the APE, has been determined eligible for the NRHP but has not been formally nominated.

The proposed project would have no direct or indirect adverse effects to historic architectural resources, including those within or near the APE. Based on the current and past assessments, the APE has been heavily impacted from historic and modern era construction, including grading and filling for the San Francisco-Oakland Bay Bridge west anchorage. There is a low potential for buried, intact prehistoric and historic-era archaeological resources to be located in the APE. As such, no further investigations are warranted.

Staff concurs with the following elements of the Section 106 review:

- Project Description/Undertaking: Staff concurs with definition of the Undertaking provided by the Project Sponsor and the ESA report.
- Area of Potential Effects: Staff concurs with the APE study provided in the ESA report.
- Eligibility: Staff concurs with the identification of four National Register-eligible properties within the APE.
- Effects: Staff concurs with the finding that the project will have no adverse effect on historic properties. Staff has previously determined that the subject property is not a historic resource and continues to find that the proposed new construction is compatible with the immediate context.

ATTACHMENTS

Sanborn / Parcel Maps

Photographs of subject property and surrounding properties

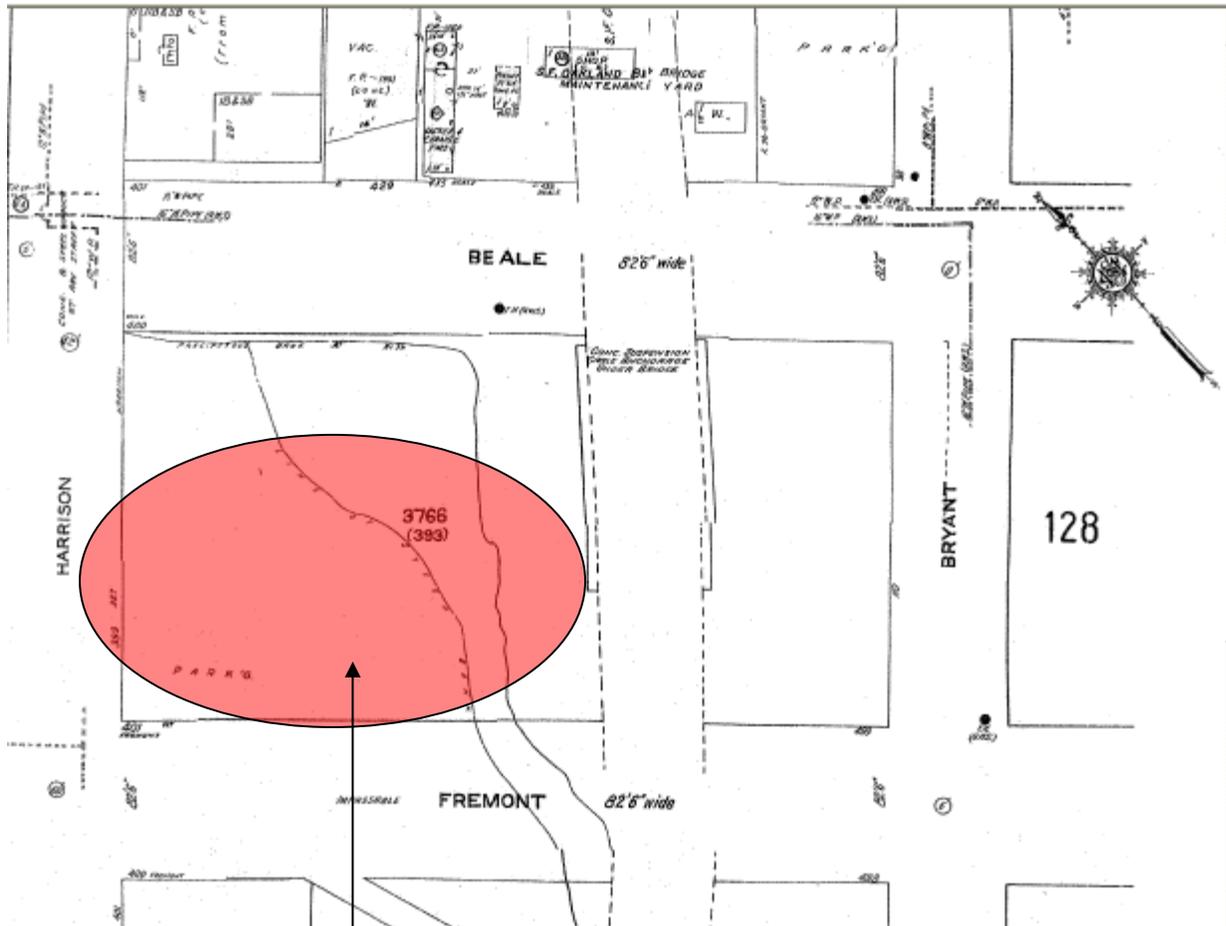
Letter from HUD to Tina Tam, Senior Preservation Planner, initiating Section 106 review (November 02, 2010).

Report from ESA on behalf of Project Sponsor (September, 2010), includes Map of Area of Potential Effects (APE)

Plans for proposed new construction

BF: G:\DOCUMENTS\Section 106\Harrison_333\HPC Case Report.doc

Sanborn Map*



SUBJECT PROPERTY

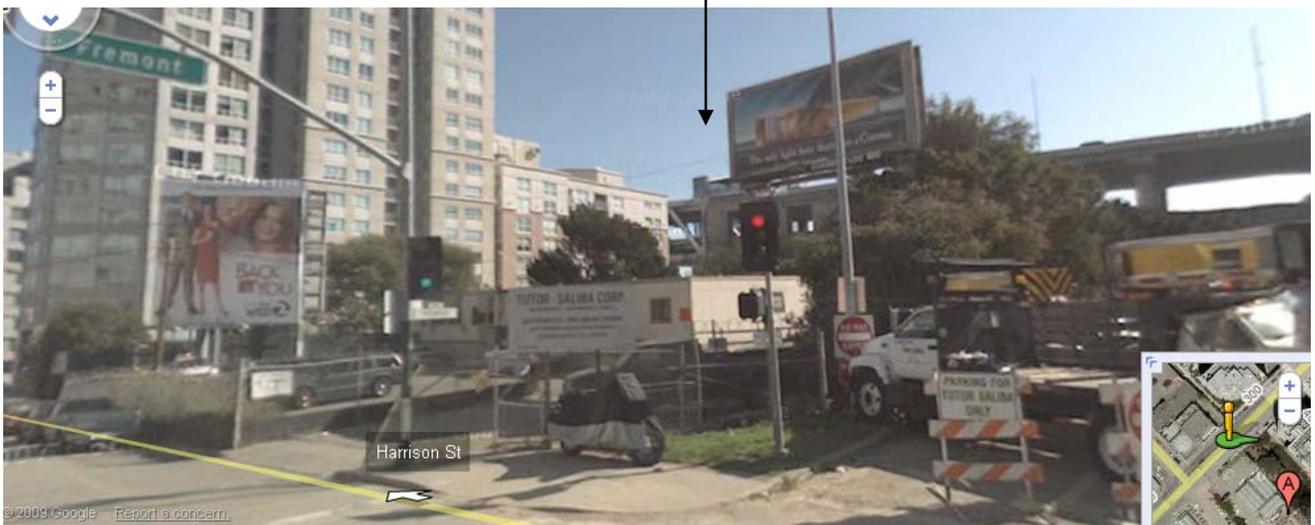
**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Aerial Photo

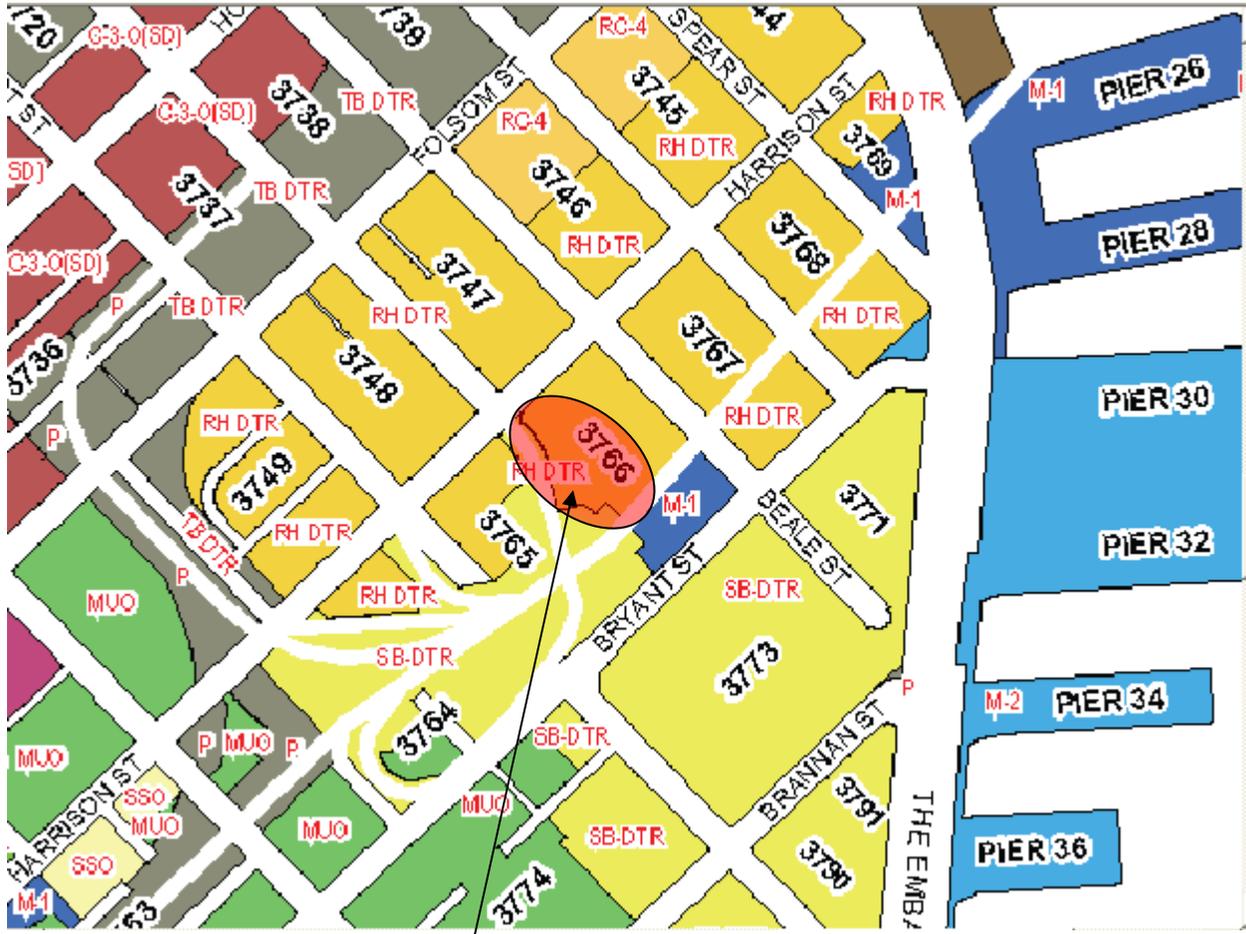


SUBJECT PROPERTY



Historic Preservation Commission Hearing
Case Number 2007.1250F
333 Harrison Street

Zoning Map



SUBJECT PROPERTY

ZONING USE DISTRICTS

- RESIDENTIAL, HOUSE DISTRICTS**
 - RH-1(D) RH-1 RH-1(S) RH-2 RH-3
- RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS**
 - RM-1 RM-2 RM-3 RM-4
- NEIGHBORHOOD COMMERCIAL DISTRICTS**
 - NC-1 NC-2 NC-3 NCD NC-S
- SOUTH OF MARKET MIXED USE DISTRICTS**
 - SPD RED RSD SLR SLI SSO
- COMMERCIAL DISTRICTS**
 - C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)
- INDUSTRIAL DISTRICTS**
 - C-M M-1 M-2

- CHINATOWN MIXED USE DISTRICTS**
 - CRNC CVR CCB
- RESIDENTIAL-COMMERCIAL DISTRICTS**
 - RC-3 RC-4
- REDEVELOPMENT AGENCY DISTRICTS**
 - MB-RA HP-RA
- DOWNTOWN RESIDENTIAL DISTRICTS**
 - RH DTR TB DTR
- MISSION BAY DISTRICTS**
 - MB-OS MB-O
- PUBLIC DISTRICT**
 - P



Historic Preservation Commission Hearing
 Case Number 2007.1250F
 333 Harrison Street



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November 2, 2010

Tina B. Tam
Preservation Coordinator
Certified Local Government
San Francisco Planning Department
1650 Mission Street, Ste 400
San Francisco, CA 94103

Re: 333 Harrison Street
Section 106 Review

Dear Ms. Tam:

HUD would like to formally request that the San Francisco Planning Department, as a Certified Local Government, please perform a review of Section 106 and comment to the California State Historic Preservation Officer for a Project located at 333 Harrison Street.

Please let me know if you have any additional questions about this review.

Thank you for your assistance.

Sincerely,

A handwritten signature in cursive script that reads "Angela Corcoran".

Angela Corcoran
Operations Director
San Francisco Multifamily Hub

Final

**333 HARRISON STREET
CITY AND COUNTY OF SAN FRANCISCO**
Cultural Resources Sensitivity Study

Prepared for
Mr. Peter Bosma
The Emerald Fund
532 Folsom Street
San Francisco, CA
94105-3168

September 2010



Final

**333 HARRISON STREET
CITY AND COUNTY OF SAN FRANCISCO**
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September 2010



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STATEMENT OF CONFIDENTIALITY

This report contains confidential cultural resources location information; report distribution should be restricted to those with a need to know. Cultural resources are nonrenewable, and their scientific, cultural, and aesthetic values can be significantly impaired by disturbance. To deter vandalism, artifact hunting, and other activities that can damage cultural resources, the locations of cultural resources should be kept confidential. The legal authority to restrict cultural resources information is in California Government Code 6254.1 and the National Historic Preservation Act of 1966, as amended, Section 304.

SUMMARY OF FINDINGS

This Cultural Resources Sensitivity Study was prepared for Mr. Peter Bosma of The Emerald Fund for submittal to the U.S. Department of Housing and Urban Development (HUD). This study evaluates the potential effects of the proposed 333 Harrison Street Project on historic architectural and archaeological resources in the project area. Because implementation of the proposed project includes HUD funding, the project is required to comply with Section 106 of the National Historic Preservation Act (NHPA), as amended.

The proposed project, located at 333 Harrison Street at Fremont Street in San Francisco's Rincon Hill neighborhood, would be a 7-story, 65-foot tall residential apartment building containing approximately 326 units, with two levels of subterranean parking no deeper than 20 feet below ground level. A landscaped park is planned between Harrison Street and the apartment building.

The proposed project would have no direct or indirect adverse effects to historic architectural resources, including those within or near the Area of Potential Effect (APE). Based on the current and past assessments, the APE has been heavily impacted from historic and modern era construction, including grading and filling for the San Francisco-Oakland Bay Bridge west anchorage. There is a low potential for buried, intact prehistoric and historic-era archaeological resources to be located in the APE. As such, no further investigations are warranted.

In the event that cultural resources or human remains are uncovered during construction, standard protocols for accidental discovery have been provided at the end of this report.

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CULTURAL RESOURCES SENSITIVITY STUDY

1. Introduction

This Cultural Resources Sensitivity Study was prepared for Mr. Peter Bosma of The Emerald Fund for submittal to HUD. The report documents the historic architecture inventory and archaeological sensitivity study for the 333 Harrison Project. The project is located in San Francisco, as shown on the San Francisco North, California, U.S. Geological Survey 7.5-minute quadrangle map (**Figures 1 and 2**). Because implementation of the proposed project includes HUD funding, the project is required to comply with Section 106 of the National Historic Preservation Act (NHPA), as amended.

The purpose of this cultural resources study, in accordance with Section 106 of the NHPA, is to:

- Identify historic properties, including prehistoric and historic-era archaeological resources, buildings, structures, and places of importance to Native Americans located within the project's Area of Potential Effects (APE);
- Determine whether the proposed project would have an adverse affect on potentially significant cultural resources; and
- Recommend procedures for avoidance or mitigation of adverse effects to potentially significant cultural resources.

Historic-era architectural and structural resources were analyzed by Brad Brewster. Mr. Brewster, architectural historian with 17 years of experience, meets the Secretary of Interior's Professional Qualification Standards for architectural history.

This archaeological sensitivity study was completed by Heidi Koenig who has an M.A. in Cultural Resources Management, is a Registered Professional Archaeologist, and has 10 years of archaeological experience throughout California. Ms. Koenig meets the Secretary of Interior's Professional Qualification Standards for archaeologist.

Project Description

The proposed project is located at 333 Harrison Street at Fremont Street in San Francisco's Rincon Hill neighborhood. Currently, the location is occupied by a relatively-level asphalt paved parking lot. The proposed project is a 7-story, 65-foot tall residential apartment building containing approximately 326 units, with two levels of subterranean parking no greater than 20 feet below ground level. The building would be constructed toward the rear (southeast) of the lot

with an approximate 94-foot setback from Harrison Street. A park would be constructed between Harrison Street and the apartment building. The building's southern elevation would be set back about 30 feet from the northern edge of the west approach of the San Francisco-Oakland Bay Bridge (SFOBB). The upper roadway deck of the Bay Bridge containing west-bound traffic is approximately 65 feet above ground level in this location. As such, the roof of the proposed project would be approximately the same height as the upper roadway deck of the SFOBB (Figures 3 and 4).

Area of Potential Effects

The first step in initiating the Section 106 process is to delineate the APE. According to Section 106 the APE is defined as:

...the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking [36 CFR 800.16(d)].

The proposed APE for archaeological resources includes the areas, surface and subsurface, that could experience ground disturbance as a result of project activities including the entire project parcel (see Figure 2). The proposed *archaeological* APE includes the subject property at 333 Harrison Street, which is approximately 72,000 square feet or about 1.6 acres in size. The property is developed with a surface parking lot on the majority of the lot, and a steeply vegetated slope along its eastern boundary (see project site and APE photos in Appendix A). Ground disturbing activities for the construction of the apartment building and subterranean parking lot will be no deeper than 20 feet below ground surface (bgs). Ground disturbing activities for the park will not exceed 6 feet bgs for installation of utility lines and/or irrigation systems.

The *architectural* APE for the proposed project includes the subject property, all immediately adjacent parcels, and all parcels immediately across Harrison and Fremont Streets from the subject property (see Figure 2). To the east, the architectural APE includes the adjacent Bridgeview Condominiums at 400 Beale Street, 26-story residential building completed in 2006. To the west and across Fremont Street, the APE includes One Rincon development at 425 First Street, which consists of an empty lot along Fremont Street, and the future home of the multi-story Two Rincon development. One Rincon was completed in 2008. To the north and directly across Harrison Street, the APE includes one undeveloped parcel at the corner of Harrison and Fremont Streets. To the south and immediately abutting the project parcel, the APE includes a portion of the San Francisco-Oakland Bay Bridge (SFOBB). Contemporary photos of the project site and APE are provided in Appendix A.

Study Methods

Records Search and Literature Review

A records search was conducted for the project at the Northwest Information Center (NWIC) of the California Historical Resources Information System on September 7, 2010 (File No. 10-0240)

by Heidi Koenig, Registered Professional Archaeologist with ESA. The purpose of the records search was to (1) determine whether known cultural resources have been recorded within or adjacent to the APE; (2) assess the likelihood for unrecorded cultural resources to be present based on historical references and the distribution of nearby sites; and (3) develop a context for the identification and preliminary evaluation of cultural resources. Included in the review were the following sources:

- **NWIC base map** (USGS San Francisco North 7.5-minute topographic map), to identify recorded archaeological sites and studies within a ½-mile radius of the APE.
- **NWIC base map** (USGS San Francisco North 7.5-minute topographic map), to identify recorded resources of the built environment within a ¼-mile radius of the APE.
- **Resource Inventories:** California Department of Parks and Recreation (1976), *California Inventory of Historical Resources*; California Office of Historic Preservation (2010), *Historic Properties Directory Listing by City* (through February 2010).
- **Prehistoric Archaeology:** Stewart, Suzanne (2003), An Overview of Research Issues for Indigenous Archaeology. In *Archaeological Research Issues for the Point Reyes National Seashore - Golden Gate National Recreation Area*, edited by Suzanne Stewart and Adrian Praetzellis. Prepared for the National Park Service; T.L. Jones and K.A. Klar (2007), *Prehistoric California: Colonization, Culture, and Complexity*. pp. 99–124, AltaMira Press; Byrd et al. (2010), *Archaeological Research Design and Treatment Plan for the Transit Center District Plan Area, San Francisco*. Prepared for San Francisco Planning Department, Major Environmental Analysis.
- **Ethnographic Sources:** Richard Levy (1978), Costanoan. In *California, Handbook of North American Indians, Vol. 8*, edited by Robert F. Heizer, pp. 485–495; William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.; L. Kroeber (1925) *Handbook of the Indians of California*. Bureau of American Ethnology Bulletin 78. Smithsonian Institution, Washington, D.C.
- **Historic Background Sources:** Olmsted, Nancy (1991), *Guide to Historic Research in San Francisco*. Prepared for Caltrans District 4, Oakland.
- **Historic Maps:** An extensive on-line historic map collection with over 300 maps and views of San Francisco is available online at <http://davidrumsey.com>; Sanborn Insurance Company (v.d), Fire Insurance Maps of San Francisco, available online at <http://sanborn.umi.com/splash.html>.
- **Environment:** Keith L. Knudsen, Janet M. Sowers, Robert C. Witter, Carl M. Wentworth, and Edward J. Helley (2000), Preliminary Maps of Quaternary Deposits and Liquefaction Susceptibility, Nine-County San Francisco Bay Region, California: A Digital Database. *US Geological Survey Open-File Report 00-444*, Online Version 1.0, Menlo Park, California, available online at <http://pubs.usgs.gov/of/2000/of00-444/>; U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) (2008), Web Soil Survey, available online at <http://websoilsurvey.nrcs.usda.gov>; Jack Meyer (2002), An Overview of Geoarchaeological Research Issues. In *Archaeological Research Issues for the Point Reyes National Seashore - Golden Gate National Recreation Area*, edited by Suzanne Stewart and Adrian Praetzellis. Prepared for National Park Service; Jack Meyer and Jeffery

Rosenthal (2007), *Geoarchaeological Overview of the Nine Bay Area Counties*, Prepared for Caltrans District 4, Oakland.

2. Results of Background Research

Prehistoric Context

A framework for the interpretation of the San Francisco Bay Area is provided by Milliken et al. (2007), who have divided human history in California into three broad periods: the Early Period, the Middle Period, and the Late Period. Economic patterns, stylistic aspects, and regional phases further subdivide cultural patterns into shorter phases. This scheme uses economic and technological types, socio-politics, trade networks, population density, and variations of artifact types to differentiate between cultural periods.

The *Paleoindian Period* (11,500 to 8000 B.C.) was characterized by big-game hunters occupying broad geographic areas – evidence for this period has not yet been discovered in the San Francisco Bay Area. During the *Early Holocene* (8000 to 3500 B.C.), geographic mobility continued and is characterized by the millingslab and handstone as well as large wide-stemmed and leaf-shaped projectile points. The first cut shell beads and the mortar and pestle are first documented in burials during the *Early Period* (3500 B.C. to 500 B.C.), indicating the beginning of a shift to sedentism. During the *Middle Period*, which includes the *Lower Middle Period* (500 B.C. to A.D. 430), and *Upper Middle Period* (A.D. 430 to 1050), geographic mobility may have continued, although groups began to establish longer-term base camps in localities from which a more diverse range of resources could be exploited. The first rich black middens are recorded from this period. The addition of milling tools, obsidian and chert concave-base points, and the occurrence of sites in a wider range of environments suggest that the economic base was more diverse. By the *Upper Middle Period*, mobility was being replaced by the development of numerous small villages. Around A.D. 430 a “dramatic cultural disruption” occurred evidenced by the sudden collapse of the *Olivella*-saucer bead trade network. During the *Initial Late Period* (A.D. 1050 to 1550), social complexity developed toward lifeways of large, central villages with resident political leaders and specialized activity sites. Artifacts associated with the period include the bow and arrow, small corner-notched points, and a diversity of beads and ornaments.

Prehistoric Investigations in the Northern San Francisco Peninsula

This section has been adapted from Byrd et al. (2010), *Archaeological Research Design and Treatment Plan for the Transit Center District Plan Area, San Francisco*.

The first extensive study of the Bay Area’s prehistory consisted of an archaeological survey of shell mounds and middens by N. C. Nelson (1909). More than 425 sites were recorded along the margins of San Francisco Bay. Nelson’s (1909) map contains less than 10 shell mounds in the northern San Francisco peninsula area: most south of Hunters and Candlestick points on the bay side, along with a few near Lands End on the northwest. Many more mounds were certainly present in the area, and Nelson (1910) subsequently states that around 10 mounds were situated in the Hunters Point area. Additional shell mounds have been recorded in the region by others (e.g.,

Laston and Mezes, 1858), and Nelson's (1909) original map also has been used to plot and number sequentially additional mounds in the area (e.g., Olmsted and Olmsted, 1982: Map 2).

Early in the twentieth century, a series of Bay Area shell mounds was excavated, documenting their depths and composition (e.g., Gifford, 1916; Nelson, 1910b; Schenck, 1926; Uhle, 1907). The data that was generated formed the basis of subsequent cultural typologies and sequences for the region based on changes in artifacts, mortuary practices, and shellfish remains. Among these early excavations were Nelson's (1910a) excavations at SFR-7 (the Crocker/Bay Shore Mound) and Loud's (1912) fieldwork at SFR-6 (the Presidio Mound) on the northern San Francisco peninsula.

Very little work was then carried out in the northern San Francisco peninsula until the enactment of environmental laws and the emergence of cultural resource management in the mid 1970s. Since then a series of prehistoric sites have been investigated, most of which have been discovered during urban redevelopment projects and underlying the city of San Francisco. Currently, at least 17 prehistoric sites have been subjected to formal archaeological testing or data recovery excavations. Excavated sites are mainly clustered between Yerba Buena Cove and Mission Bay (nine sites: SFR-28, -112, -113, -114, -135/H, -147, -148, -154/H, and -155), along with six near the northern end of the peninsula (SFR-6/26, -21, -29, -30, -31, and -129), one south of Candlestick Point (SFR-7), and one on Yerba Buena Island (SFR-4).

The excavated sites are mainly shell middens, along with two shell mounds (SFR-6 and -7), and one isolated burial (SFR-28). They are typically situated within sand dunes, and some are well-buried by natural sediments as well as by historic-era fill. Although their full areal extent has not always been fully defined owing to their urban settings, each site is typically a single continuous midden.

A total of 81 radiocarbon samples have been obtained from 13 of the excavated sites. With the exception of a Middle Holocene date from SFR-28 (a deeply buried isolated skeleton), all of the sites date to the Late Holocene. They include sites from the Early, Middle, and Late period, although Early period occupation is currently only documented on Yerba Buena Island. Large numbers of burials have been recovered from three sites: SFR-4 (mostly Early period), SFR-7 (probably Middle period), and SFR-114 (Middle period). Despite the impact of historic-era and modern development, these sites generally contain well-preserved features, intramidden stratigraphy, and diverse cultural assemblages. Many also appear to represent relatively short-term and discrete occupation events.

The nearest sites to the APE include SFR-112 and SFR-135. SFR-112 is a 20- to 70-cm-thick shell midden buried beneath 2.3 meters of dune sand. SFR-135 is also a shell midden, 15- to 40-cm-thick, that had been disturbed by historic construction and was located above the dune sand. Consequently, sites in the northeast San Francisco peninsula have been found both below and above the most recent dune sand deposits, can obviously be disturbed by historic-era and modern construction, or can remain relatively intact from the essential capping provided by paved roadways. A recent discovery in the South of Market area includes a 100-meter-wide, intact midden that was uncovered during utility trenching (Praetzellis, personal communication, 2010).

Ethnographic Background

The APE is within the traditional territory of the Costanoan people, also referred to as Ohlone, Mutsun, and Rumsun (Levy, 1978:485–495). These people, collectively referred to by ethnographers as Costanoan, were actually distinct sociopolitical groups that spoke at least eight languages of the same Penutian language group. The Ohlone occupied a large territory from San Francisco Bay in the north to the Big Sur and Salinas Rivers in the south. The primary sociopolitical unit was the tribelet, or village community, which was overseen by one or more chiefs. The APE is in the greater *Ramaytush* language area (Levy, 1978:485).

Economically, the Ohlone engaged in hunting and gathering. Their territory encompassed both coastal and open valley environments that contained a wide variety of resources, including grass seeds, acorns, bulbs and tubers, bear, deer, elk, antelope, a variety of bird species, marine resources, and small mammals. The Ohlone acknowledged private ownership of goods and songs, and village ownership of rights to land and/or natural resources; they appear to have aggressively protected their village territories, requiring monetary payment for access rights in the form of clamshell beads, and even shooting trespassers if caught. After European contact, Ohlone society was severely disrupted by missionization, disease, and displacement.

Historic Context

During San Francisco's Gold Rush period of the mid-1850s, Rincon Hill became a residential district for the elite because of its relatively peripheral location, bay views, and the ability to develop large-lot, villa-type estates that were in vogue in the 1850s. The elite residential enclave on Rincon Hill eventually expanded to include Harrison Street between First and Second Streets, and First Street between Folsom and Harrison Streets (San Francisco Planning Department, 2005).

During the 1860s, Rincon Hill continued to be the prominent residential district for wealthy and powerful households. Large homes were constructed along portions of First Street and along Fremont Street between Folsom and Harrison Streets. However, despite strong opposition, the Second Street Cut was begun in 1869 in order to provide access between downtown and the South Beach waterfront, resulting in the excavation of the western portion of Rincon Hill along Second Street from Bryant Street to Folsom Street and the lowering of a portion of Harrison Street. The result was a sharp fall in property values on Rincon Hill and its gradual demise as the preferred residential enclave for the local elite. By the end of the 19th century an increasing number of the Victorian mansions on Rincon Hill were empty. Several of these large houses were donated to charitable foundations or converted to lodging houses or hospitals by the 1890s. However, some wealthy families remained in residence on Rincon Hill until the area was destroyed by fire in the 1906 earthquake and fire (San Francisco Planning Department, 2005).

Spacious houses along First Street were replaced after 1906 with cottages and shanties, which in turn were demolished for the Rincon Hill footing of the Bay Bridge in the 1930s (Zeising, 2000).

Historic Architectural/Structural Resources in the Vicinity of the APE

One recorded structural resource is located within the proposed architectural APE; the SFOBB is listed in the National Register of Historic Places (NRHP). The SFOBB was completed in 1936 and designed by Charles H. Purcell, and was listed in the NRHP in 2002 (NR# 00000525). A portion of the SFOBB including its western anchorage is located in APE. The SFOBB is also immediately adjacent to the southern boundary of the project site. The massive concrete anchorage was significantly altered when the approach to the bridge was widened by Caltrans as part of a seismic upgrade and traffic improvement project on the western approach, which was completed in 2009. These improvements in the APE included removal and replacement of the uppermost portions of the anchorage, new exit ramp structures, and new concrete shear walls linked to the original construction.

Two additional resources listed in the NRHP are located within a ¼-mile radius of the APE: 1) the Coffin-Redington Building at 301 Folsom Street/300 Beale Street, built in 1937, and located approximately 500 feet north from the APE, and 2) the Folgers Coffee Company Building at 101 Howard Street and Spear Street, built 1905, and located approximately 1,400 feet northeast of the APE. The Sailors Union of the Pacific at 450 Harrison at First Street, constructed in 1950, and located approximately 200 feet west of the APE, has been determined eligible for the NRHP but has not been formally nominated.

Historic-era Archaeological Resources

Previous Historic-era Archaeological Investigations

This section has been adapted from Byrd et al. (2010), *Archaeological Research Design and Treatment Plan for the Transit Center District Plan Area, San Francisco*.

Many large historical and archaeological projects have occurred in San Francisco, beginning in the late 1970s. These early reports concentrated mainly on the archaeological findings within individual building construction sites, but did not necessarily connect those findings to the archival and documentary record. The San Francisco Redevelopment Agency and the San Francisco Clean Water Program were the driving forces behind additional archaeological work in the 1970s and 1980s. The findings of the Hoff Store (Pastron and Hattori, 1990) are probably the best known of these pre-1990 excavations. Delgado's (2009:113-136) recent book also contains a discussion of Gold Rush-era archaeology in San Francisco's waterfront area, including overviews of the unearthing of the ships *Niantic*, *Apollo*, and *General Harrison*.

Since the early 1990s, large-scale projects such as those sponsored by Caltrans have provided summaries of this archaeological work. For example, in their Research Design and Treatment Plan for the SF-80 Bay Shore Viaduct Seismic Retrofit Project, Mc Ilroy and Praetzellis (1997:9-11) address much of the narrative in this section on previous archaeological work. The reader should refer to that document for additional details; it is only summarized here.

As Mc Ilroy and Praetzellis note, the kinds of historic-era archaeological sites investigated in San Francisco have been early Spanish and Mexican sites (particularly around the San Francisco

Presidio and Mission Dolores); Gold Rush-era sites; sites associated with particular ethnic occupation (particularly Chinese, as well as Hispanic and African-American); buried and submerged ships; and ship-breaking yards.

More recently, the Anthropological Studies Center at Sonoma State University has investigated a number of San Francisco- and Oakland-area blocks that are rich in cultural history as well as archaeological content. Praetzellis (2004:397-405) summarizes these important cultural resources management projects, which have greatly influenced research designs and interpretive studies of San Francisco's historical archaeology. Primary among these are the Cypress Freeway Replacement Project (Praetzellis 2001; Praetzellis and Praetzellis 2004), and the San Francisco-Oakland Bay Bridge, West Approach Replacement Project (Mc Ilroy 2004; Mc Ilroy and Praetzellis 1997; Praetzellis 2004).

Twenty-nine historic-era archaeological sites have been investigated within a ½-mile radius of the APE. Among these include numerous features, including filled well and privies, along blocks west of the APE that were investigated for the San Francisco-Oakland Bay Bridge, West Approach Replacement Project (Praetzellis, 2004). These blocks, delineated as SFR-137H, -138H, -152H, -153H, and 154/H, have been nominated as eligible for listing on the NRHP for their ability to yield important information regarding the history of San Francisco (criterion d). Additional historic-era sites in the vicinity of the APE include a Chinese fishing village (SFR-116H) located on the block bounded by Beale, Bryant, First, and Brannan. During archaeological excavations, more than 12,000 cultural objects were recovered, including whole or fragmentary pieces of Chinese ceramics believed to have been associated with the 1850s Chinese fishing village, as well as artifacts affiliated with the 1906 earthquake and fire. Remnants of several small piers or jetties were also discovered (Pastron, 1990:14-22).

Block Development

The APE is located within the Block 3766 (393) bounded by Harrison Street on the north, Beale Street on the east, Bryant Street on the south, and Fremont Street on the west. Roughly divided by Rincon Hill on the north and South Beach Cove on the south, the block experienced two separate and different histories of development. The southern portion of the block was historically submerged in South Beach Cove, in waters that measured from 2 to 7 feet. The land was reclaimed sometime in the 1860s, and was the location of lumber yards and later the Standard Box Company Buildings until the construction of the SFOBB in the early 1930s.

The APE is primarily located on the northern portion of the block with a small extension into the southern area. The 1852/1853 U.S. Coast Survey map shows the APE as undeveloped on the steep eastern slope of Rincon Hill, which rose from a height of 60 feet along the eastern edge to a height of 80 feet at the corner of Fremont and Harrison streets (**Figure 5**).

By the late 1850s numerous structures had been built in the APE, including a building on Harrison Street and a row of cottages along Fremont (US Coast Survey, 1858/1859; **Figure 6**). It has been surmised that the cottages may have been constructed to house workers from the maritime industry conducted on the shores of South Beach Cove below Rincon Hill (Zeising, 2000:385).

The 1887 Sanborn Fire Insurance Company map indicates that the buildings shown on the 1858/1859 US Coast Survey map appear to have remained intact (**Figure 7**). The map identifies an empty lot at the corner of Harrison and Fremont. A 1-1/2 story duplex is located at 317-319 Harrison with a 1-1/2 story dwelling in the rear lot. Also on Harrison is a 1 story dwelling and a 1-1/2 story dwelling. All of the dwellings on Harrison have several small attached outbuildings. Six small 1-story dwellings front Fremont Street. Four similar 1-story dwellings with basements are located in the back lot. A small alley, Lawrence Place, extends off Fremont where four small 1-1/2 story dwellings are located. Lawrence Place is noted to be constructed on a “platform” and the four dwellings are “built on posts,” supporting them on the steep hillslope of Rincon Hill.

On the reclaimed land below the bluff was the former Pioneer Stove Works, a foundry which existed from 1883 to 1885 (Hupman and Chavez, 1997:186). The roof of that building was level with the platform of the upslope rear dwellings off Fremont Street. The remainder of the block towards Bryant was comprised of lumberyards of Preston & McKinnon and Chas F. Doe & Company.

By 1899/1900, Our Lady of Mercy’s Academy had been constructed on the corner of Harrison and Fremont streets, while the dwellings shown on the earlier 1887 map are still extant (**Figure 8**). The Academy, which existed from 1893 to 1906, was a 1-3 story, wood-framed kindergarten building with a large playground immediately to the east (Hupman and Chavez, 1997:188). The map also shows that the four dwellings on the back lots of Fremont Street were constructed along the “line of platform on posts.” Below the hillslope were the rear lots of the lumberyards for the Hobbs, Wall and Company Box Factory, which existed from 1897 – 1903 and the Standard Box Company (1904 – 1930) (Hupman and Chavez, 1997:188).

All of the buildings at the top of the bluff in the APE were destroyed by fire in 1906 (Hupman and Chavez, 1997:188). By 1913, the APE remained largely undeveloped, and only a “line of steep bank” is shown (**Figure 9**). Additionally the bluff at Beale Street had been cut creating a “precipitous bank 30 feet high.” A 1920 photograph of the APE shows the hillside rutted with trails and empty of any structures. Development in the immediate area was generally sparse at this time, and included a series of small dwellings or “cheap shacks” along Fremont Street. The Standard Box Company, which survived the fire, continued to cover the entire southern half of the block with lumberyards in the reclaimed area below Rincon Hill. The box company remained until 1930 when it was removed for construction of the SFOBB (Hupman and Chavez, 1997:188).

Two historic aerial photographs show the transition of the APE before and after construction of the SFOBB (www.historicaerials.com, accessed September 9, 2010). A 1931 aerial of San Francisco shows the APE at the edge of Rincon Hill as vacant. The slope of Rincon Hill extends to the southeast. A 1946 aerial shows the hillslope has been excavated back further to the northwest, the northeast facing hillslope rutted with trails, and the top of the hillslope containing several large billboards. The aerials show that a parking lot had been constructed on the northern two-thirds of the APE by 1956, and that the entire APE was a parking lot by 1968, taking on its current shape. Historic topographic maps of the APE between 1913 and 1942 also show substantial grading occurred on the block to accommodate the western anchorage of the SFOBB (www.historicaerials.com, accessed September 9, 2010).

Sanborn maps updated to 1950 show the APE continued to be undeveloped (**Figure 10**). The western anchorage of the SFOBB was constructed in the approximate center of the block. It appears likely that the former box factory had been cleared from the project block in the 1930s to make way for construction of the SFOBB. Historic photos of Rincon Hill, including the project site, are provided in **Appendix B**.

3. Site Development

Historic-era and Modern-period Development

The San Francisco block bounded by Harrison Street on the north, Beale Street on the east, Bryant Street on the south, and Fremont Street on the west, which includes the APE, has changed dramatically from its original mid-19th century geologic shape. The bluff of Rincon Hill was originally cut back to the northwest in the 1860s to make room for additional industrial development on the reclaimed cove below (Zeising, 2000:388). Gradually between 1887 and 1912 the bluff continued to be cut back until it ultimately met up with Harrison Street at the corner of Beale. The steeply sloped upper portion of the bluff appeared to remain intact until the construction of the SFOBB when the entire block experienced drastic grading and filling for the construction of the west anchorage, which is located on the southeast portion of the block.

Geologic Background

The San Francisco Bay Area has undergone dramatic landscape changes since humans began to inhabit the region more than 13,000 years ago. Rising sea levels and increased sedimentation into streams and rivers are among some of the changes (Helley et al., 1979). In many places, the interface between older land surfaces and alluvial fans are marked by a well-developed buried soil profile, or a paleosol. Paleosols preserve the composition and character of the earth's surface prior to subsequent sediment deposition; thus, paleosols have the potential to preserve archeological resources if the area was occupied or settled by humans (Meyer and Rosenthal, 2007). Because human populations have grown since the arrival of the area's first inhabitants, younger paleosols (late Holocene) are more likely to yield archeological resources than older paleosols (early Holocene or Pleistocene).

Approximately 10 test borings conducted for a geotechnical investigation indicate the APE is covered by about 2 to 24 feet of undocumented fill over 1.5 to 6 feet of colluvium. Fill is deepest in the southeast and shallowest near the center of the APE. Due to the various grading activities that took place on this site, the areas of shallow colluvium do not correspond to the original slope of Rincon Hill. The fill is composed of sandy clay and clayey sand with gravel, silty sand with gravel, and gravel with sand and clay. Fragments of brick, steel reinforcing bar, and concrete were encountered in the fill. The colluvium is stiff to very stiff sandy clay and dense clayey sand. The colluvium was encountered closest to the surface near the center of the APE in Boring 10. Bedrock consisting of shale, sandstone, and siltstone of the Franciscan Complex was encountered below the colluvium to the maximum depth explored. Bedrock was encountered at depths of about 5 to 28 feet below existing ground surface (Treadwell and Rollo, 2008).

The results of the borings indicate that the APE has been highly disturbed, especially in the southeast and northwest portions of the parcel. The least disturbed area appears to be towards the center of the APE, however only one boring was conducted in this vicinity using a skip-sampling method therefore the conclusions are a generalized profile of the geologic composition. Additionally the grading and filling completed for the construction of the west anchorage of the SFOBB highly disturbed the configuration of the hillslope.

4. Sensitivity Assessment

Prehistoric Archaeological Sensitivity Assessment

Previous assessments of the APE (Hupman and Chavez, 1997:188; Praetzellis and Praetzellis, 1993:Map 3.15) have concluded that the northern two-thirds of the block bounded by Harrison, Beale, Bryant, and Fremont, which includes the APE, does not have the potential to contain prehistoric archaeological resources. This was also concluded for the adjacent block bounded by Harrison, Fremont, Bryant, and First (Mc Ilroy et al., 2003:15). Historically, the bluff of Rincon Hill at the location of the APE was steeply sloped and would not have been an ideal location for use or occupation during the prehistoric period. Additionally the APE has been the location of numerous cutting and filling episodes, especially during the construction of the SFOBB. The geotechnical investigations discussed above support the conclusions that the APE has been disturbed and reworked during the historic and modern eras.

Based on the current and past assessments, the APE has been heavily impacted from historic and modern era construction, including grading and filling for the SFOBB west anchorage. There appears to be a low potential for buried, intact prehistoric archaeological resources to be located in the APE.

Historic-era Archaeological Sensitivity Assessment

A previous assessment of the APE (Hupman and Chavez, 1997:189) determined that the north two-thirds of the block, including the APE, had been significantly cut back and that as a result no significant historic-era features associated with the residences or academy located on that block during the 1800s would have likely survived. Hupman and Chavez also note that because of the massive earth-moving activities that occurred during construction of the SFOBB, it is doubtful that any historic resources are still present (Hupman and Chavez, 1997:189). Finally, Praetzellis also concluded that the northern portion of the block had changed substantially and that only the southern portion of the block, outside of the APE, was sensitive for historic-era archaeological resources (Praetzellis (2000:386).

Mc Ilroy et al. summarized that on the One Rincon project area, located on the adjacent block bounded by Harrison, Fremont, Bryant, and First, historic-era building foundations, pits, and privies would have been “heavily impacted if not destroyed at many, but not necessarily all, locations within the project site” and that layers of refuse, or “sheet refuse” would have been dispersed and not in its original context (2003:15). During excavations for the construction of One Rincon, one intact historic-era archaeological feature was uncovered. This feature however

was located on the historic, upper (southern) expanse of Rincon Hill, in an area that had undergone less earth-moving activities than the lower portions of the hill.

Based on the current and past assessments, the APE has been heavily impacted from historic and modern era construction, including grading and filling for the SFOBB. There appears to be a low potential for buried, intact historic-era archaeological resources to be located in the APE.

Potential Effects to Historic/Architectural Resources

The proposed project would have no direct or indirect adverse effects to historic architectural resources, including those within or near the APE. The proposed residential building would replace a surface parking lot which has existed in various configurations on the project site since 1956, and has no historic value. As no historic architectural resources are located on the project site, no direct effects are anticipated.

The proposed 7-story, 65-foot apartment building would be constructed adjacent to the 26-story Bridgeview Condominiums which was completed in 2006. Due to its recent construction date, the Bridgeview Condominiums is not considered a historic architectural resource. As such, the proposed project would have no indirect effects on this structure in the eastern portion of the APE. Areas of the APE to the north across Harrison Street and to the west across Fremont Street are currently undeveloped and devoid of any structures that could be considered historic architectural resources. The undeveloped lot to the west is the future site of the proposed, multi-story Two Rincon development. The San Francisco Planning Department has approved high-rise concrete residential construction on the undeveloped lots to the north. As such, the proposed project would have no indirect effects on properties to the north and west.

A portion of the National Register-listed SFOBB, including its western anchorage, is located in the southern portion of the APE. The northern edge of the SFOBB is also immediately adjacent to the southern boundary of the project site. The uppermost portions of the massive concrete anchorage were removed when the approach to the bridge was widened by Caltrans as part of a seismic upgrade and traffic improvement project on the western approach, which was completed in 2009. As the proposed project would be constructed approximately 30 feet north of the SFOBB, no direct effects to this historic resource would occur.

The proposed project would, however, change the immediate setting of the SFOBB by constructing a new residential building immediately adjacent to it. The proposed 65-foot-tall apartment building would be constructed directly adjacent to the western anchorage of the SFOBB with a 30-foot setback. However, the proposed project would be no taller than the upper roadway deck, which is also 65 feet tall in this location (see **Figure 5**, which compares the height of the proposed project with the upper deck of the SFOBB). As such, northerly views from the upper deck of the SFOBB by passing motorists will remain unobstructed. Views of the SFOBB western anchorage looking south from Harrison and Fremont Streets would be replaced with views of the proposed project. However, the western anchorage has been significantly modified in this location as part of the recent seismic upgrade and roadway widening program, which included replacement of the uppermost portion of the anchorage, new exit ramp structures, and

new concrete shear walls linked to the original construction. Northerly views of the anchorage will remain available on the southern end of the block from Bryant Street. As such, no indirect adverse effects to the SFOBB as a historic resource are anticipated. After completion of the proposed project, the SFOBB would remain eligible for listing in the National Register.

Two additional resources listed in the NRHP are located within a ¼-mile radius of the APE: 1) the Coffin-Redington Building at 301 Folsom Street/300 Beale Street, built in 1937, and located approximately 500 feet north from the APE, and 2) the Folgers Coffee Company Building at 101 Howard Street and Spear Street, built 1905, and located approximately 1,400 feet northeast of the APE. The Sailors Union of the Pacific at 450 Harrison at First Street, constructed in 1950, and located approximately 200 feet west of the APE, has been determined eligible for the NRHP but has not been formally nominated. Due to the relatively long distances between the proposed project and these resources (between 200 and 1,400 feet), as well as the intervening urban development and surrounding high-volume roadways, no indirect adverse effects to these historic buildings in the APE vicinity are anticipated.

5. Recommendations

No additional work regarding cultural resources is necessary at this time. In the unlikely event that archaeological resources and/or human remains are uncovered during project construction, the following standard mitigation measures for the accidental discovery of archaeological resources are recommended pursuant to the San Francisco Planning Department's Rincon Hill Plan EIR :

Construction activities will immediately be suspended within 50 feet of the find if there is any indication of a potential archaeological resource.

To avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources, as defined in CEQA Guidelines Section 15065.4(a)(c), the project proponent will distribute the Planning Department's archaeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor firms (including demolition, excavation, grading, foundation, pile driving, etc.); and/or to utilities firms involved in soil-disturbing activities within the project site. Prior to any soil-disturbing activities being undertaken, each contractor is responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, supervisory personnel, etc. The project proponent will provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) confirming that all field personnel have received copies of the ALERT sheet.

If the ERO determines that an archaeological resource may be present within the project site, the project proponent will retain the services of a qualified archaeological consultant. The archaeological consultant will advise the ERO as to whether the discovery is an archaeological resource that retains sufficient integrity and is of potential scientific/historical/cultural significance. If an archaeological resource is present, the archaeological consultant will identify and evaluate the archaeological resource. The archaeological consultant will make a recommendation as to what action, if any, is

warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project proponent.

Measures might include: preservation in situ of the archaeological resource; an archaeological monitoring program; or an archaeological evaluation program. The ERO may also require that the project proponent immediately implement a site security program if the archaeological resource is at risk from vandalism, looting, or other damaging actions.

The project archaeological consultant shall submit a Final Archaeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archaeological resource and describing the archaeological and historical research methods employed in the archaeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archaeological resource shall be provided in a separate removable insert within the final report. Once approved by the ERO, copies of the FARR shall be distributed as follows: the relevant California Historical Resources Information System Information Center shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the Information Center. The MEA shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. The project proponent shall receive copies of the FARR as requested in number. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

The treatment of human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity must comply with applicable state laws, including: immediate notification of the coroner of the county within which the project is located and, in the event of the coroner's determination that the human remains are Native American, notification of the California Native American Heritage Commission, who would appoint a Most Likely Descendant (MLD) (PRC Section 5097.98). The archaeological consultant, project proponent, and MLD would then make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5[d]). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project will follow Section 5097.98(e) of the PRC, which states that "the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."

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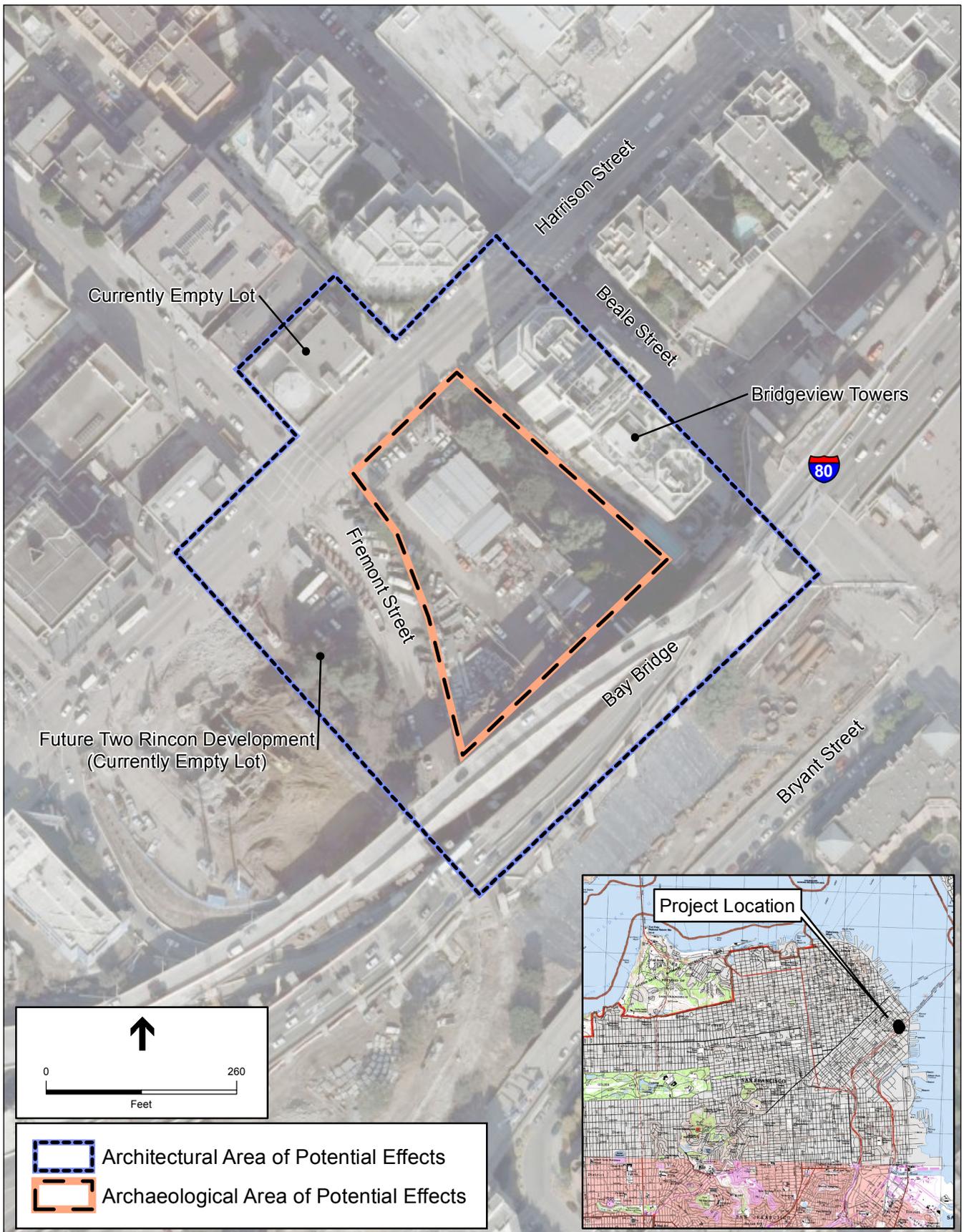
FIGURES



Source: USGS San Francisco North

333 Harrison. 210552

Figure 1
Project Location



Source: Microsoft Virtual Earth, 2010

333 Harrison. 210552

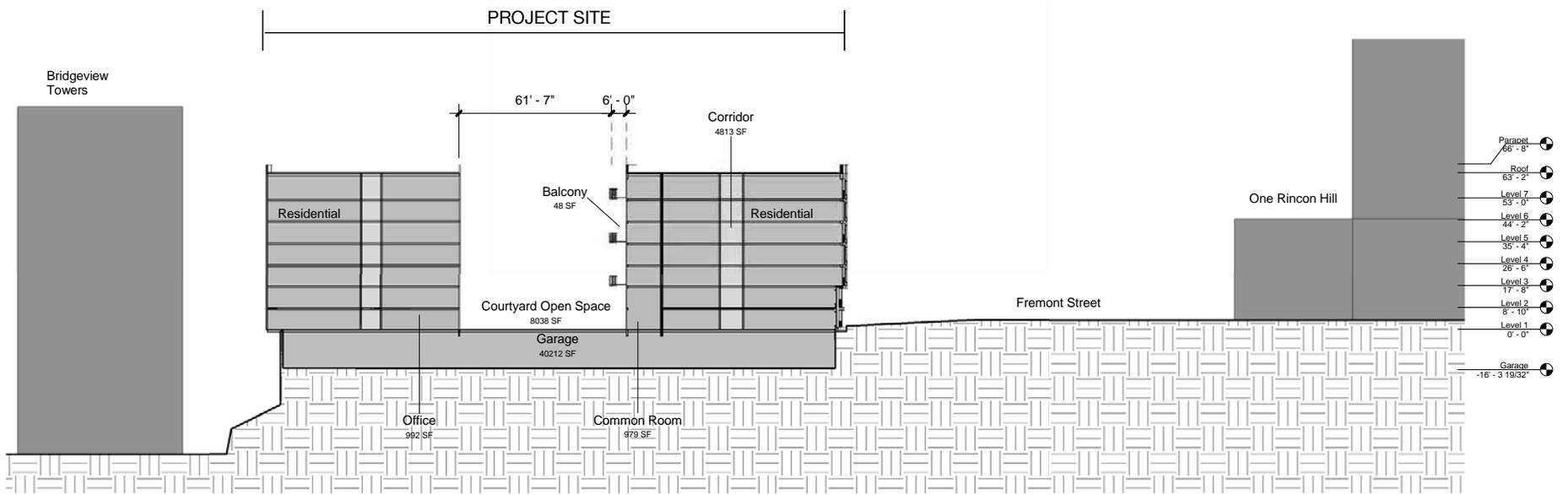
Figure 2
Area of Potential Effects



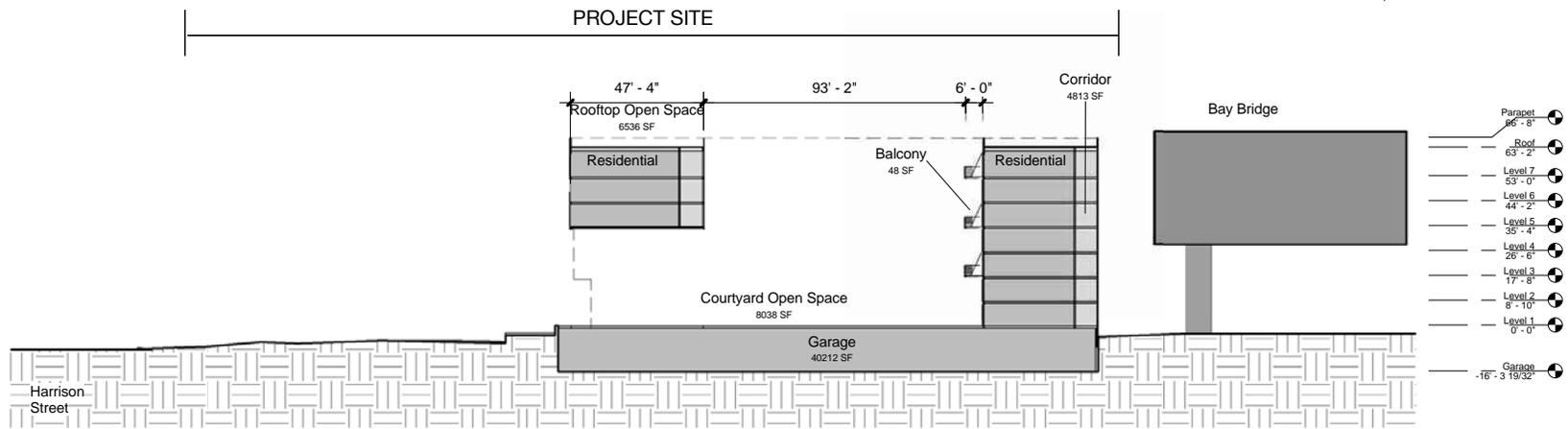
SOURCE: David Baker Partners, 2010

333 Harrison . 210552

Figure 3
Project Site Plan

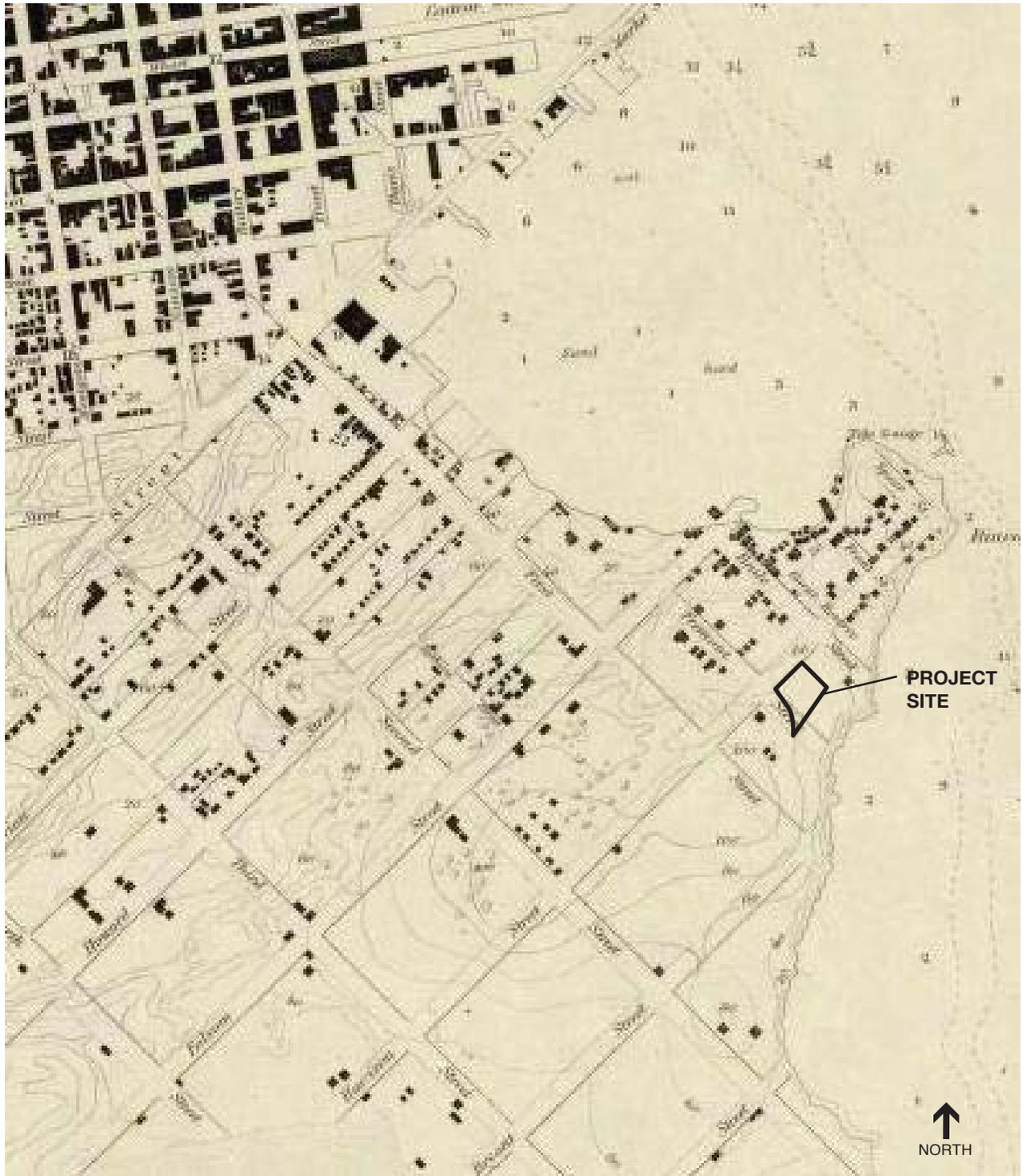


Section 1 | 1



Section 2 | 2

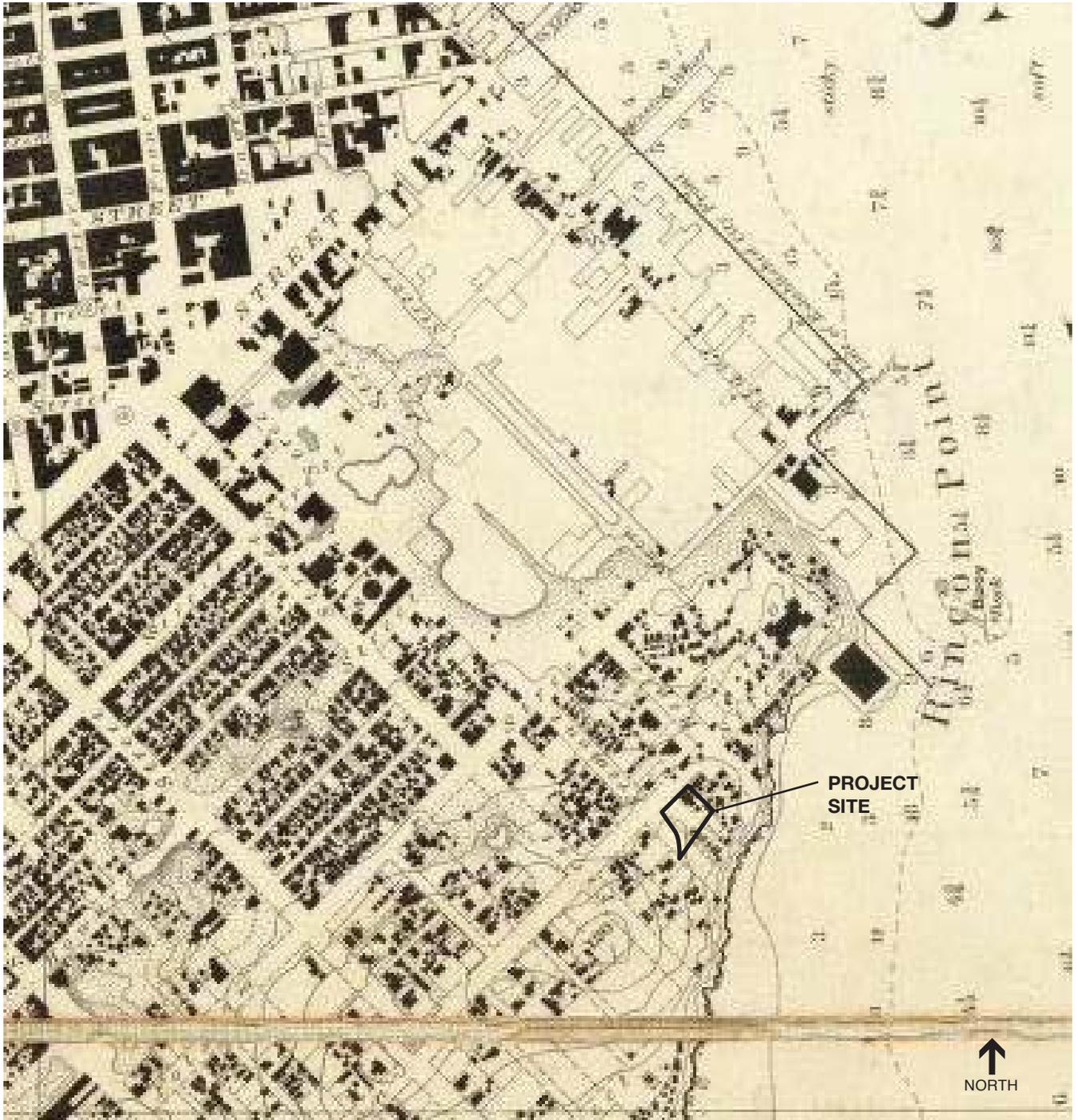
note: 0'-0" datum equals 62.5



SOURCE: David Rumsey, 2010

333 Harrison . 210552

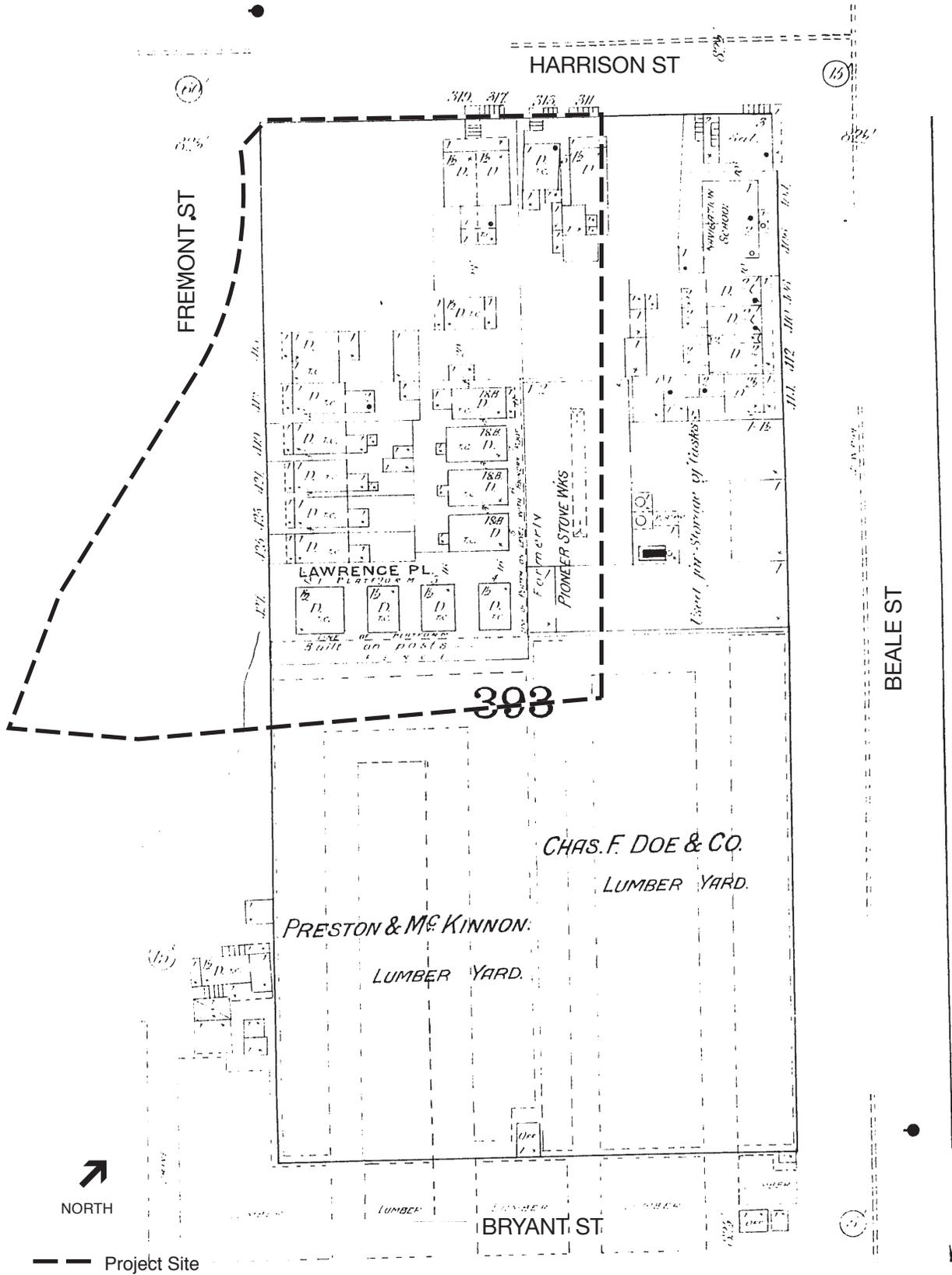
Figure 5
1853 US Coast Survey Map



SOURCE: David Rumsey, 2010

333 Harrison . 210552

Figure 6
1859 US Coast Survey Map



SOURCE: Sanborn

333 Harrison . 210552
Figure 7
 1887 Sanborn Map

APPENDIX A

Project Site Photos

APPENDIX A – PHOTOS OF PROJECT SITE AND ARCHITECTURAL APE



Project Site – Looking south across Harrison Street. Bridgeview Apartments on left.



Project Site – Looking southeast towards San Francisco-Oakland Bay Bridge (modified western anchorage)



Project Site – Looking southwest towards new San Francisco-Oakland Bay Bridge Overpass. Fremont Street underpass in background.



Architectural APE – Looking north across Harrison Street toward empty lots



Architectural APE – Looking north toward empty lots



Architectural APE – Looking west across Fremont Street toward empty lot at One Rincon (future site of Two Rincon)



Architectural APE – Looking east from project site towards Bridgeview Apartments. Vegetated slope between parcels visible in middleground.



Architectural APE – Looking east from project site towards 20-story Bridgeview Apartments.

APPENDIX B

Historic Photos

APPENDIX B – HISTORIC PHOTOS



Source: San Francisco Public Library Historic Photo Collection. No Date. Rincon Hill Regrade. Project site is #3 on Photo: “Harrison St. at Fremont. Grade to be lowered 45 feet.” Also #6: Fremont St, bet. Harrison and Bryant St. Grade to be lowered 63 feet.”



Source: San Francisco Public Library Historic Photo Collection. No Date. Rincon Hill Regrade. Project vicinity is #3 on Photo. Note “Bluff to be cut 39 feet”



Source: San Francisco Public Library Historic Photo Collection. No Date. Lumber yard warehouses on the lower portion of project block. Project site located on bluff in upper right hand corner of photo.



Source: San Francisco Public Library Historic Photo Collection. No Date. Lumber Yards on lower portion of project block. Project site located on bluff in upper left hand corner of photo.

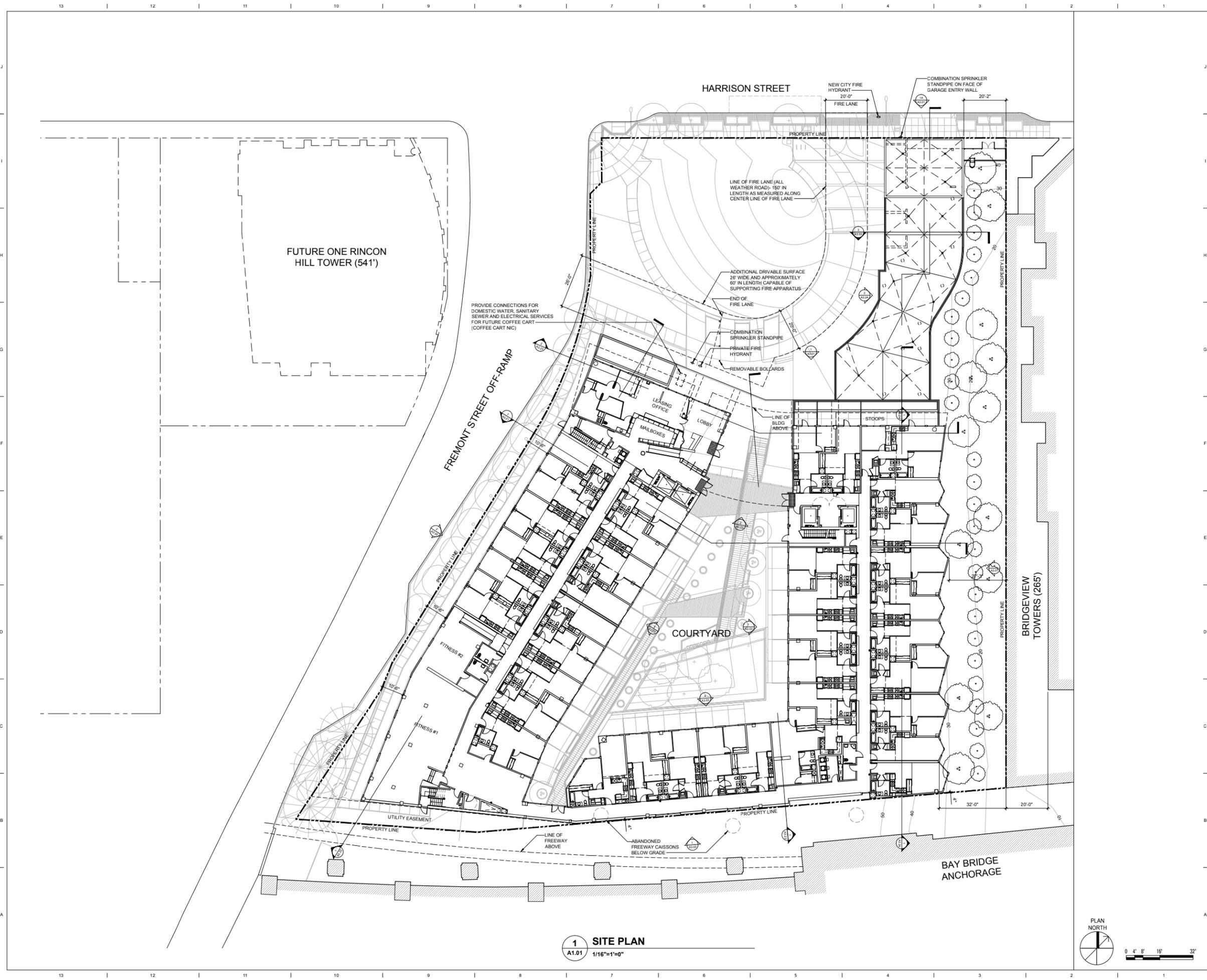


Source: San Francisco Public Library Historic Photo Collection. 1934. Construction of the western anchorage of the Bay Bridge in lower right hand corner. Shanties in foreground along First Street. Project site on the bluff below.



Source: San Francisco Public Library Historic Photo Collection. 1934. Construction of the western approach of the Bay Bridge. Project site to the right and out of view.





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SITE PERMIT SET
JUNE 30, 2010

Harrison-Fremont LLC
 c/o Emerald Fund, Inc.

333 HARRISON

333 HARRISON STREET
 SAN FRANCISCO, CALIFORNIA

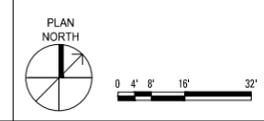
DEVELOPER:
HARRISON-FREMONT LLC
 532 FOLSOM STREET, SUITE 400
 SAN FRANCISCO, CALIFORNIA

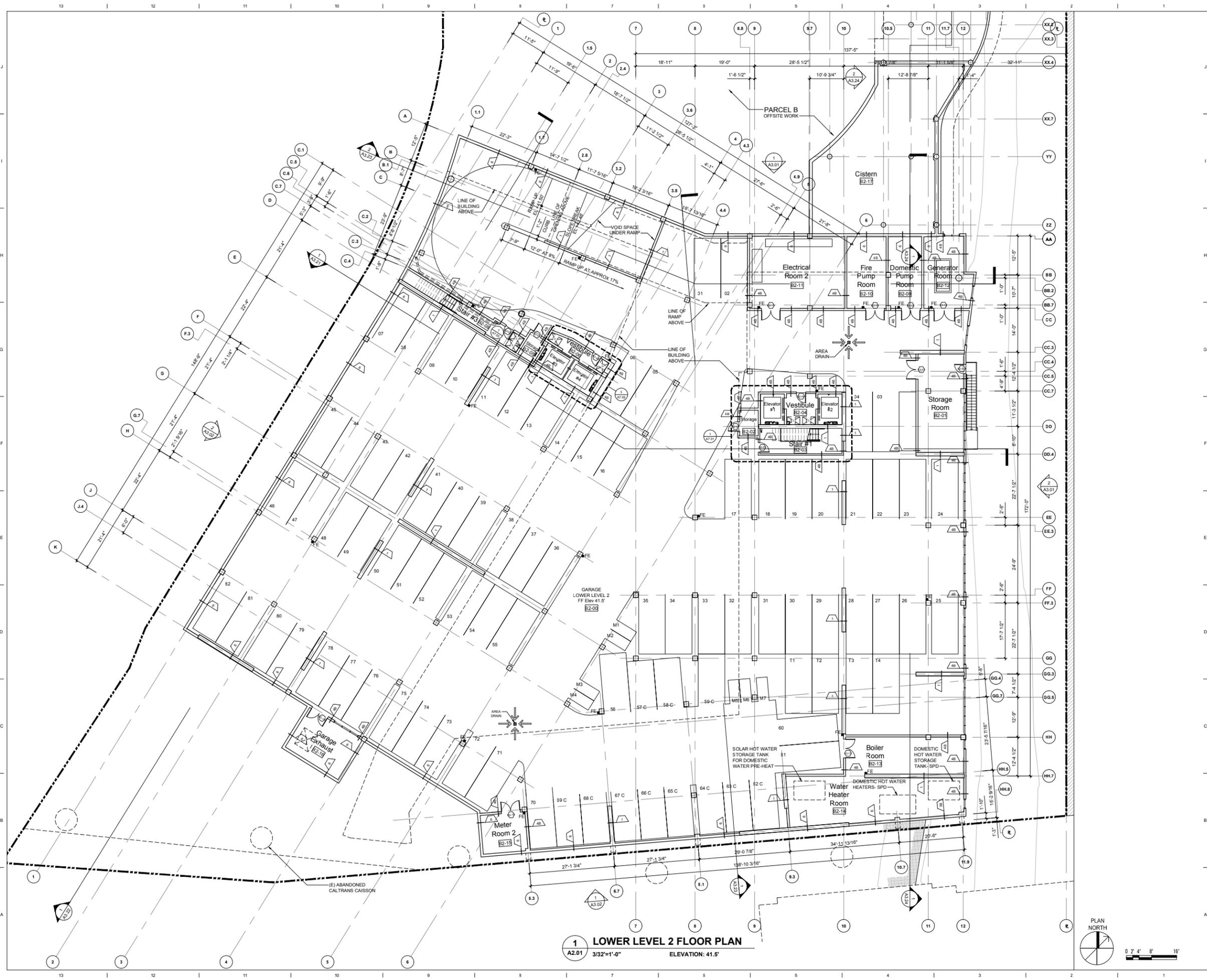
No.	Date	Issue
	06.30.10	SITE PERMIT SUBMITTAL
1	09.27.10	FIRE ACCESS REVISION
2	10.12.10	REVISED STREET PLANTERS

Date	06.30.10
Project No.	0915
Scale	1/16" = 1'-0"
Sheet Title	ARCHITECTURAL SITE PLAN

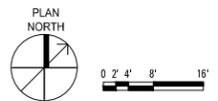
A1.01

1 SITE PLAN
 A1.01 1/16"=1'-0"





1 LOWER LEVEL 2 FLOOR PLAN
 A2.01 3/32"=1'-0" ELEVATION: 41.5'



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JUNE 30, 2010

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333 HARRISON

333 HARRISON STREET
 SAN FRANCISCO, CALIFORNIA

DEVELOPER:
HARRISON-FREMONT LLC
 532 FOLSOM STREET, SUITE 400
 SAN FRANCISCO, CALIFORNIA

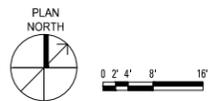
No.	Date	Issue
06.30.10	06.30.10	SITE PERMIT SUBMITTAL

Date: 06.30.10
 Project No.: 0915
 Scale: 3/32" = 1'-0"
 Sheet Title: LOWER LEVEL 2 FLOOR PLAN

A2.01



1 LOWER LEVEL 1 FLOOR PLAN
 A2.02 3/32"=1'-0" ELEVATION: 51.0'



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333 HARRISON

333 HARRISON STREET
 SAN FRANCISCO, CALIFORNIA

DEVELOPER:
HARRISON-FREMONT LLC
 532 FOLSOM STREET, SUITE 400
 SAN FRANCISCO, CALIFORNIA

No.	Date	Issue
1	06.30.10	SITE PERMIT SUBMITTAL

Date	06.30.10
Project No.	0915
Scale	3/32" = 1'-0"
Sheet Title	LOWER LEVEL 1 FLOOR PLAN

A2.02

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333 HARRISON

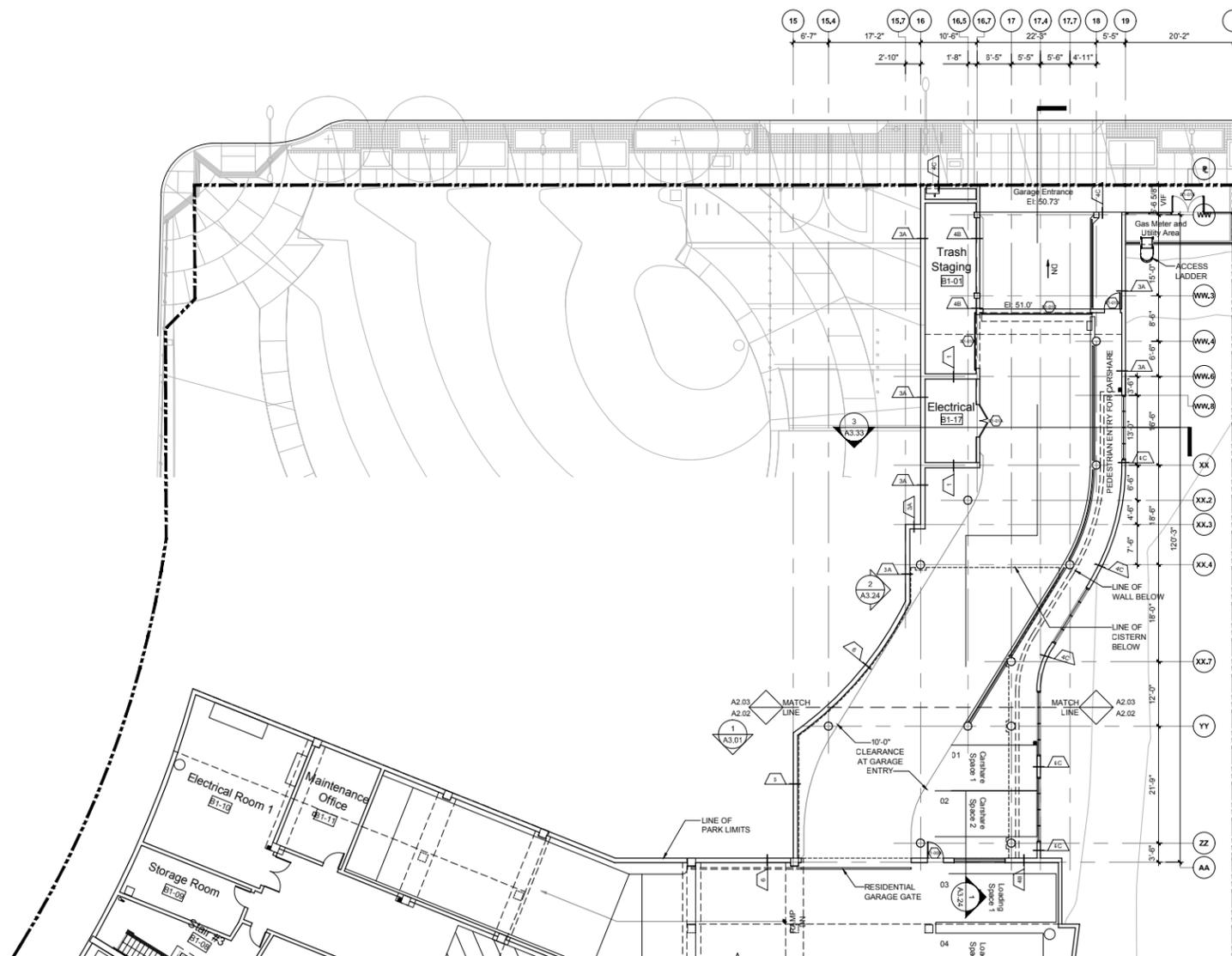
333 HARRISON STREET
SAN FRANCISCO, CALIFORNIA

DEVELOPER:
HARRISON-FREMONT LLC
532 FOLSOM STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA

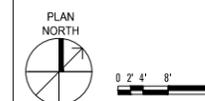
No.	Date	Issue
06.30.10	06.30.10	SITE PERMIT SUBMITTAL

Date	06.30.10
Project No.	0915
Scale	3/32" = 1'-0"
Sheet Title	LOWER LEVEL 1 FLOOR PLAN GARAGE ENTRY

A2.03



1 LOWER LEVEL 1 - GARAGE ENTRY
A2.03 3/32"=1'-0" ELEVATION: 41.5'





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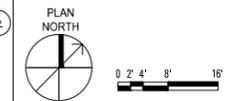
333 HARRISON STREET
 SAN FRANCISCO, CALIFORNIA

DEVELOPER:
HARRISON-FREMONT LLC
 532 FOLSOM STREET, SUITE 400
 SAN FRANCISCO, CALIFORNIA

No.	Date	Issue
06.30.10	06.30.10	SITE PERMIT SUBMITTAL
1	09.27.10	REVIEW COMMENTS RESPONSE

Date	06.30.10
Project No.	0915
Scale	3/32" = 1'-0"
Sheet Title	LEVEL 1 FLOOR PLAN

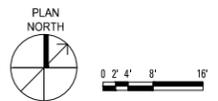
1 LEVEL 1 FLOOR PLAN
 A2.11 3/32"=1'-0" ELEVATION: 42.5'



A2.11



1 LEVEL 2 FLOOR PLAN
 A2.21 3/32"=1'-0" ELEVATION: 72.0'



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 532 FOLSOM STREET, SUITE 400
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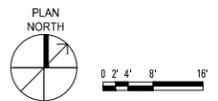
No.	Date	Issue
06.30.10	06.30.10	SITE PERMIT SUBMITTAL
1	09.27.10	REVIEW COMMENTS RESPONSE

Date	06.30.10
Project No.	0915
Scale	3/32" = 1'-0"
Sheet Title	LEVEL 2 FLOOR PLAN

A2.21



1 LEVEL 3 FLOOR PLAN
 A2.31 3/32"=1'-0" ELEVATION: 81.5'



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 SAN FRANCISCO, CALIFORNIA

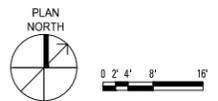
No.	Date	Issue
1	06.30.10	SITE PERMIT SUBMITTAL
1	09.27.10	REVIEW COMMENTS RESPONSE

Date	06.30.10
Project No.	0915
Scale	3/32" = 1'-0"
Sheet Title	LEVEL 3 FLOOR PLAN

A2.31



1 LEVEL 4 FLOOR PLAN
 A2.41 3/32"=1'-0" ELEVATION: 91.0'



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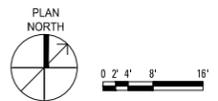
No.	Date	Issue
06.30.10		SITE PERMIT SUBMITTAL
09.27.10		REVIEW COMMENTS RESPONSE

Date	06.30.10
Project No.	0915
Scale	3/32"=1'-0"
Sheet Title	LEVEL 4 FLOOR PLAN

A2.41



1 LEVEL 5 FLOOR PLAN
 A2.51 3/32"=1'-0" ELEVATION: 100.5'



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No.	Date	Issue
06.30.10		SITE PERMIT SUBMITTAL

Date	06.30.10
Project No.	0915
Scale	3/32" = 1'-0"
Sheet Title	LEVEL 5 FLOOR PLAN

A2.51



1 LEVEL 6 FLOOR PLAN
 A2.61 3/32"=1'-0" ELEVATION: 110.0'

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No.	Date	Issue
06.30.10		SITE PERMIT SUBMITTAL

Date	06.30.10
Project No.	0915
Scale	3/32" = 1'-0"
Sheet Title	LEVEL 6 FLOOR PLAN

A2.61



1 LEVEL 7 FLOOR PLAN
 A2.71 3/32"=1'-0" ELEVATION: 119.5'

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 SAN FRANCISCO, CALIFORNIA

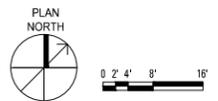
No.	Date	Issue
06.30.10		SITE PERMIT SUBMITTAL

Date	06.30.10
Project No.	0915
Scale	3/32" = 1'-0"
Sheet Title	LEVEL 7 FLOOR PLAN

A2.71



1 ROOF PLAN
 A2.81 3/32"=1'-0" ELEVATION: 129.0'



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333 HARRISON

333 HARRISON STREET
 SAN FRANCISCO, CALIFORNIA

DEVELOPER:
HARRISON-FREMONT LLC
 532 FOLSOM STREET, SUITE 400
 SAN FRANCISCO, CALIFORNIA

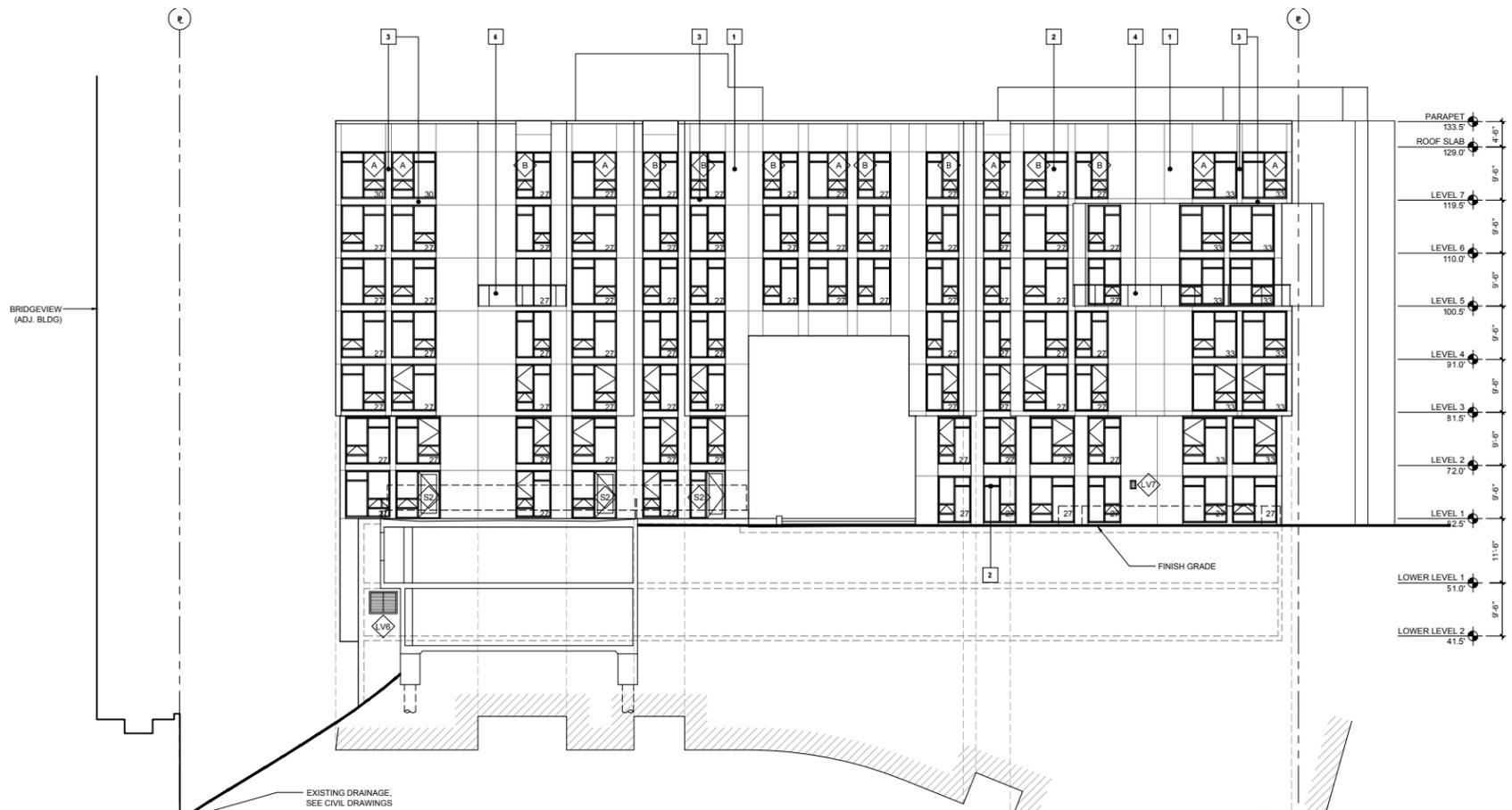
No.	Date	Issue
06.30.10	06.30.10	SITE PERMIT SUBMITTAL

Date	06.30.10
Project No.	0915
Scale	3/32" = 1'-0"
Sheet Title	ROOF LEVEL PLAN

A2.81



2 EAST ELEVATION
A3.01 3/32"=1'-0"



1 NORTH ELEVATION (HARRISON ST)
A3.01 3/32"=1'-0"

- KEYNOTES:**
- 1 CEMENT PLASTER
 - 2 ALUMINUM WINDOWS
 - 3 ALUMINUM PANELS
 - 4 GLASS RAILING
 - 5 CONCRETE
 - 6 ALUMINUM SLIDING DOOR
 - 7 UNIT DECK
 - 8 ALUMINUM STOREFRONT SASH & GLAZING
 - 9 METAL LOUVER
- ELEVATION INDEX:**
- (B) UNIT GRID
 - (R) PROPERTY LINE
 - (C) WINDOW TYPE. SEE WINDOW SCHEDULE A5.02.
 - (R) RESCUE EGRESS WINDOW
 - (39) STC RATING
 - (S8) SEE STOREFRONT SCHEDULE FOR TYPE A5.02.

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SITE PERMIT SET
JUNE 30, 2010

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c/o Emerald Fund, Inc.

333 HARRISON

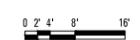
333 HARRISON STREET
SAN FRANCISCO, CALIFORNIA

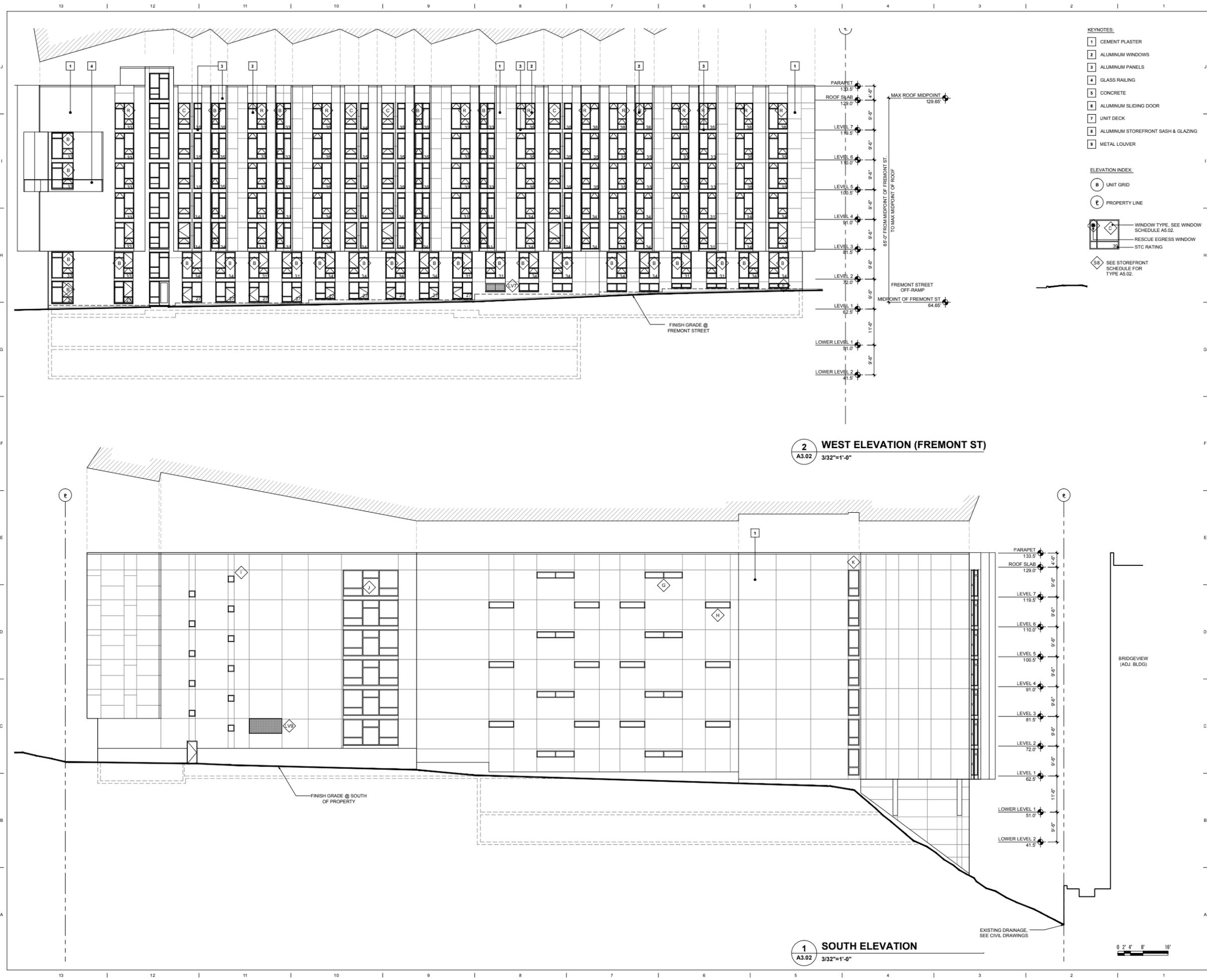
DEVELOPER:
HARRISON-FREMONT LLC
532 FOLSOM STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA

No.	Date	Issue
06.30.10		SITE PERMIT SUBMITTAL

Date	06.30.10
Project No.	0915
Scale	3/32" = 1'-0"
Sheet Title	NORTH AND EAST BUILDING ELEVATIONS

A3.01

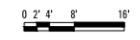




- KEYNOTES:**
- 1 CEMENT PLASTER
 - 2 ALUMINUM WINDOWS
 - 3 ALUMINUM PANELS
 - 4 GLASS RAILING
 - 5 CONCRETE
 - 6 ALUMINUM SLIDING DOOR
 - 7 UNIT DECK
 - 8 ALUMINUM STOREFRONT SASH & GLAZING
 - 9 METAL LOUVER
- ELEVATION INDEX:**
- (B) UNIT GRID
 - (E) PROPERTY LINE
- WINDOW TYPE, SEE WINDOW SCHEDULE A5.02.
 RESCUE EGRESS WINDOW
 STC RATING
 SEE STOREFRONT SCHEDULE FOR TYPE A5.02.

2 WEST ELEVATION (FREMONT ST)
A3.02 3/32"=1'-0"

1 SOUTH ELEVATION
A3.02 3/32"=1'-0"



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JUNE 30, 2010

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c/o Emerald Fund, Inc.

333 HARRISON

333 HARRISON STREET
SAN FRANCISCO, CALIFORNIA

DEVELOPER:
HARRISON-FREMONT LLC
532 FOLSOM STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA

No.	Date	Issue
06.30.10	06.30.10	SITE PERMIT SUBMITTAL

Date	06.30.10
Project No.	0915
Scale	3/32" = 1'-0"
Sheet Title	SOUTH AND WEST BUILDING ELEVATIONS

A3.02

13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

- KEYNOTES:**
- 1 CEMENT PLASTER
 - 2 ALUMINUM WINDOWS
 - 3 ALUMINUM PANELS
 - 4 GLASS RAILING
 - 5 CONCRETE
 - 6 ALUMINUM SLIDING DOOR
 - 7 UNIT DECK
 - 8 ALUMINUM STOREFRONT SASH & GLAZING
 - 9 METAL LOUVER
- ELEVATION INDEX:**
- (B) UNIT GRID
 - (9) PROPERTY LINE
- WINDOW TYPE. SEE WINDOW SCHEDULE A5.02.
 RESCUE EGRESS WINDOW
 STC RATING
 SEE STOREFRONT SCHEDULE FOR TYPE A5.02.

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333 HARRISON

333 HARRISON STREET
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DEVELOPER:
HARRISON-FREMONT LLC
532 FOLSOM STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA

No.	Date	Issue
06.30.10	06.30.10	SITE PERMIT SUBMITTAL

Date	06.30.10
Project No.	0915
Scale	3/32" = 1'-0"
Sheet Title	COURTYARD ELEVATIONS

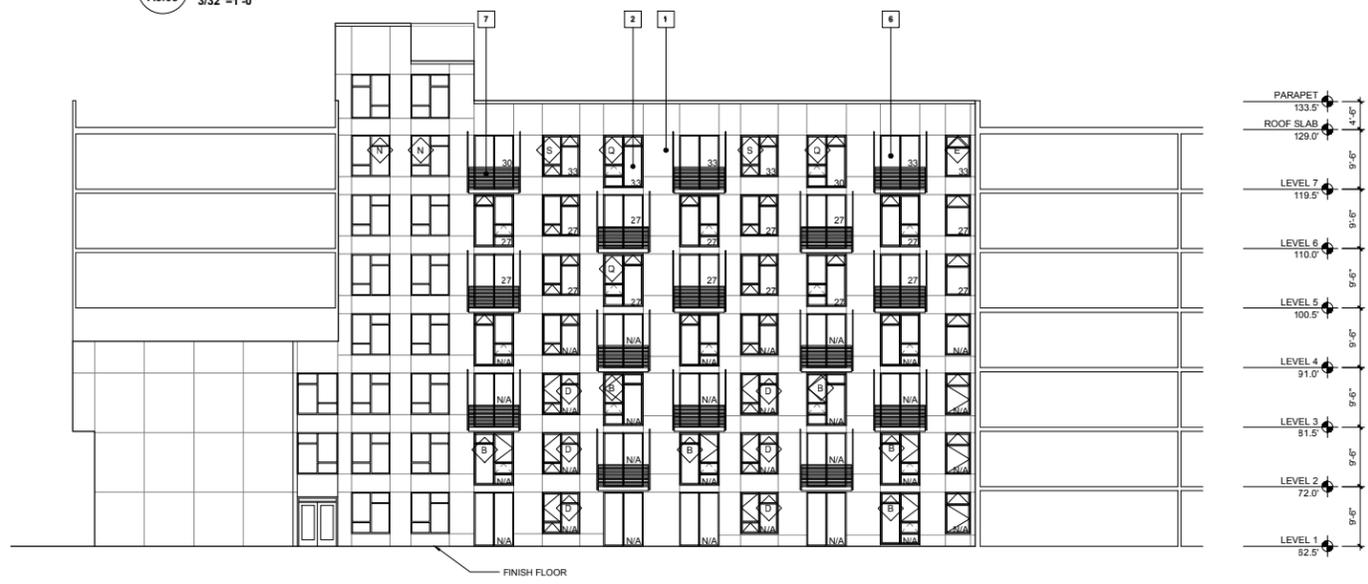
A3.03



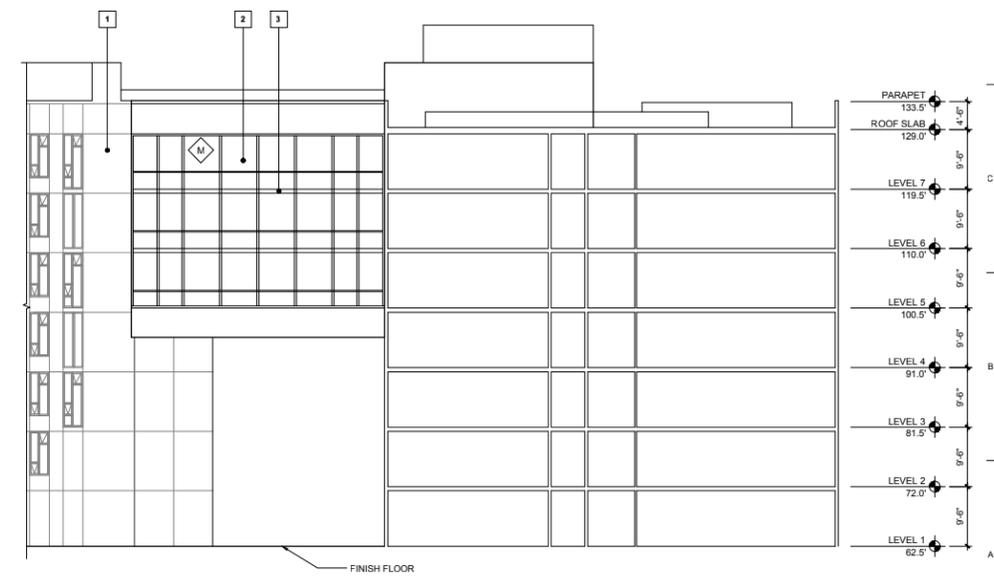
4 WEST COURTYARD ELEVATION
A3.03 3/32"=1'-0"



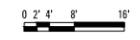
3 SOUTH COURTYARD ELEVATION
A3.03 3/32"=1'-0"



2 EAST COURTYARD ELEVATION
A3.03 3/32"=1'-0"



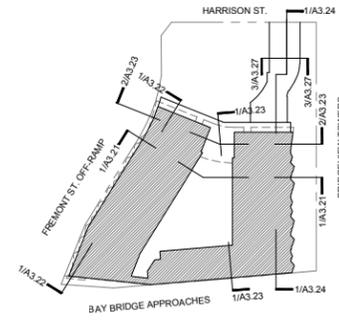
1 NORTH COURTYARD ELEVATION
A3.03 3/32"=1'-0"



13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

**CHRISTIANI
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KEY PLAN

**SITE PERMIT SET
JUNE 30, 2010**

Harrison-Fremont LLC
c/o Emerald Fund, Inc.

333 HARRISON

333 HARRISON STREET
SAN FRANCISCO, CALIFORNIA

DEVELOPER:
HARRISON-FREMONT LLC
532 FOLSOM STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA

DATE: 06/30/10

NO. 0915

DATE 06.30.10

ISSUE SITE PERMIT SUBMITTAL

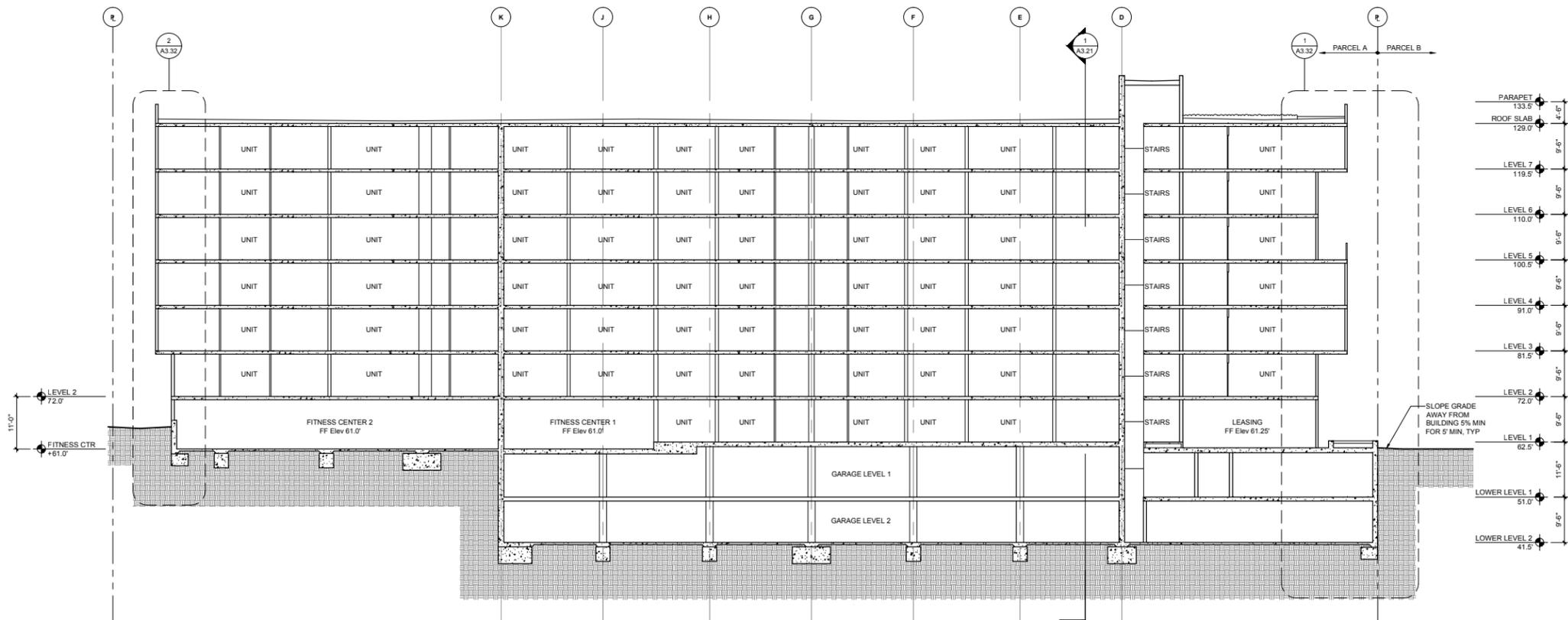
PROJECT NO. 0915

SCALE 3/32" = 1'-0"

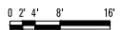
SHEET TITLE BUILDING SECTION

LONGITUDINAL

A3.22

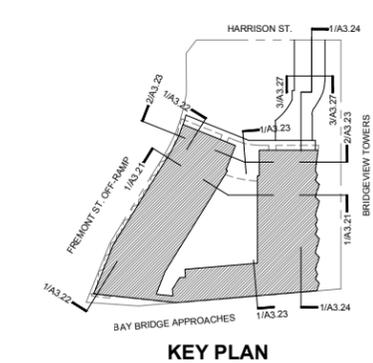


1 BUILDING SECTION-LONGITUDINAL
A3.22 3/32"=1'-0"



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KEY PLAN

**SITE PERMIT SET
JUNE 30, 2010**

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333 HARRISON

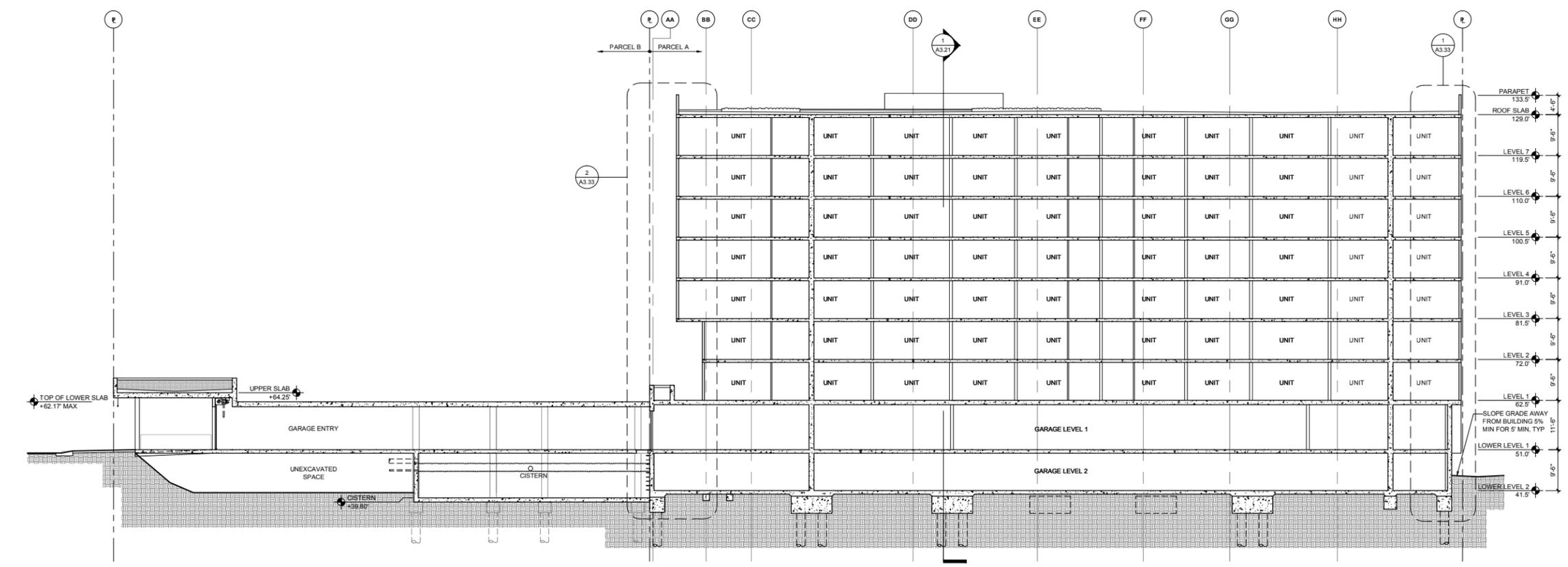
333 HARRISON STREET
SAN FRANCISCO, CALIFORNIA

DEVELOPER:
HARRISON-FREMONT LLC
532 FOLSOM STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA

No.	Date	Issue
06.30.10	06.30.10	SITE PERMIT SUBMITTAL

Date	06.30.10
Project No.	0915
Scale	3/32" = 1'-0"
Sheet Title	BUILDING SECTION LONGITUDINAL

A3.24



1 BUILDING SECTION-LONGITUDINAL
A3.24 3/32"=1'-0"

