



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE

Availability of Draft Environmental Impact Report for 706 Mission Street – The Mexican Museum and Residential Tower Project Planning Department Case File No. 2008.1084E State Clearinghouse No. 2011042035

A Draft Environmental Impact Report (DEIR) has been prepared by the San Francisco Planning Department in connection with this project. The report is available for public review and comment on the Planning Department's webpage (<http://tinyurl.com/sfceqadocs>) under case number 2008.1084E. CDs and paper copies are also available at the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor. Referenced materials are available for review at the Planning Department's office at 1650 Mission Street, Suite 400, as part of Case File No. 2008.1084E. (Call 575-9031 for more information.)

Project Description: The project site is on the northwest corner of Third and Mission Streets, near the southern edge of San Francisco's Financial District neighborhood, and consists of three lots: the entirety of Assessor's Block 3706, Lots 093 and 275, and portions of Assessor's Block 3706, Lot 277. Together, these lots cover an area of approximately 63,468 square feet or approximately 1.45 acres. The eastern portion of the project site is occupied by the 10-story, 154-foot-tall Aronson Building (a 144-foot-tall building with a 10-foot-tall mechanical penthouse). The historically important Aronson Building has a retail use on the ground floor and office uses on the floors above. The western portion of the project site is vacant at the surface, and this location has been chosen as the future permanent home of The Mexican Museum. Below grade, the western portion of the project site contains a two-level, double-height, approximately 18,000-gsf vacant structure that was constructed when the Jessie Square Garage was originally built. The project site includes the four-level Jessie Square Garage, which is underneath Jessie Square. The garage has 442 parking spaces and is open to the public. The project site does not include the at-grade Jessie Square plaza, which is adjacent to and west of the project site.

The proposed project consists of the construction of a new 47-story, 550-foot-tall tower (a 520-foot-tall building with a 30-foot-tall elevator/mechanical penthouse) with two floors below grade. The new tower would be adjacent to and physically connected to the Aronson Building, which would be restored and rehabilitated as part of the proposed project. The proposed project would include a mix of residential, museum, restaurant/retail, and possibly office uses. The new tower would contain up to 43 floors of residential space, including mechanical areas, and 4 floors of museum space. The Aronson Building's existing retail and office uses on the ground through tenth floors and basement-level storage and utility space would be reconfigured under the proposed project. Under the proposed project, the Aronson Building would contain retail/restaurant space on the ground floor and museum space on the second and third floors. In addition, two flex space options are proposed for the fourth through tenth floors of the Aronson Building. The residential flex option would convert these seven floors from office use to up to 28 residential units, and the office flex option would continue their use as office space. City and County of San Francisco, as the Successor Agency to the San Francisco Redevelopment Agency (Successor Agency) and its Oversight Board would convey portions of lot 277 to the project sponsor for this development. The Mexican Museum would occupy the ground through fourth floors of the proposed tower and the second and third floors and possibly some of the ground floor of the Aronson Building.

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The existing Jessie Square Garage would provide parking for the proposed project. As part of the proposed project, the Successor Agency and its Oversight Board, in addition to the San Francisco Municipal Transportation Agency (SFMTA) and the SFMTA Board of Directors, which have jurisdiction over City-owned parking garages, would convey the Jessie Square Garage and its entrance ramp to the project sponsor. The garage would be converted from a publicly owned garage to a privately owned garage. The total number of parking spaces in the Jessie Square Garage would increase from 442 to 470 with the project. Of the 470 parking spaces, 210 spaces on the upper two levels would remain available to the general public. These 210 spaces would include parking for St. Patrick's Church, the Contemporary Jewish Museum, and The Mexican Museum. The remaining 260 spaces would include parking for the project residents and leased parking. In addition to the proposed project, seven vehicular access variants are being analyzed for the proposed project. The vehicular access variants differ from the proposed project in how vehicles enter and exit the project site and the Jessie Square Garage.

The proposed project would require rezoning to a Downtown Residential District (DTR), or alternatively, a Special Use District (SUD) overlay to the C-3-R could be established, or an SUD overlay on the DTR. The proposed project would also require a Section 309 Determination of Compliance and Request for Exceptions, or in the event rezoning to DTR is pursued, a Section 309.1 Design Review and Request for Exceptions.

Draft EIR Findings: The Draft EIR for this project found that implementation of the proposed project, and with the reasonably foreseeable future projects, including potential future development under the draft Transit Center District Plan, would contribute to net new shadow to several downtown public open spaces and would make a cumulatively considerable contribution to a significant cumulative shadow impact. The Draft EIR found that vehicular access Variant 6 would result in significant and unavoidable traffic impacts due to project contribution during the weekday PM peak hour to the existing poor operating conditions at the intersection of Fourth and Market Street; result in a significant and unavoidable impact due to conflicts with transit operations on Mission Street; and result in cumulatively considerable contributions to significant cumulative traffic impacts at the intersections of Fourth and Market Streets and Fourth and Mission Streets. The Draft EIR also found that Variant 7 would result in a significant and unavoidable traffic impact at the intersection of Fourth and Market Streets; result in a significant and unavoidable impact to transit operations on Mission Street; and result in cumulatively considerable contributions to significant cumulative traffic impacts at the intersections of Fourth and Market Streets and Fourth and Mission Streets.

A **public hearing** on this Draft EIR and other matters has been scheduled by the Planning Commission for **August 2, 2012**, in Room 400, City Hall, 1 Dr. Carlton B. Goodlett Place, beginning at 12:00 p.m. or later. (Call 558-6422 the week of the hearing for a recorded message giving a more specific time.)

Public comments will be accepted from **June 28, 2012** to 5:00 p.m. on **August 13, 2012**. Written comments should be addressed to Bill Wycko, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or to bill.wycko@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Comments and Responses document. If you have any questions about the **environmental review** of the proposed project, please contact **Debra Dwyer** at **415-575-9031** or Debra.Dwyer@sfgov.org.