



# SAN FRANCISCO PLANNING DEPARTMENT

## PUBLIC NOTICE

### Availability of Draft Environmental Impact Report

*Date:* October 15, 2014  
*Case No.:* 2011.0490E  
*Project Title:* 5M Project  
*Zoning:* Existing: C-3-S (Downtown Support) and Residential Service District (RSD)  
160-F and 40-X/85-B Height and Bulk District  
Proposed: Fifth/Mission Special Use District  
*Block/Lot:* Block 3725, lots 005, 006, 008, 009, 012, 042, 043, 044, 045, 046, 047,  
076, 077, 086, 089, 090, 091, 093, 097, 098, and air rights parcels 094,  
099 and 100  
*Lot Size:* 169,963 square feet (approximately 4 acres)  
*Project Sponsor:* Forest City Enterprises, Inc.  
*Project Contact:* Audrey Tendell — (415) 836-5980  
*Staff Contact:* Michael Jacinto — (415) 575-9033  
[michael.jacinto@sfgov.org](mailto:michael.jacinto@sfgov.org)

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

A draft environmental impact report (Draft EIR) 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 Negative Declarations and EIRs web page ([sf-planning.org/sfceqadocs](http://sf-planning.org/sfceqadocs)). CDs and paper copies are also available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9033)

#### Project Description

The proposed project would entail the development of office, retail, residential, cultural, educational, and open space uses in the southwest quadrant of Fifth and Mission Streets in Downtown San Francisco.

The project would result in the retention and renovation/rehabilitation of two buildings (the Chronicle Building at 901-933 Mission Street, constructed in 1924, and the Dempster Printing Building at 447-449 Minna Street, constructed in 1907), the demolition of six existing buildings (910 Howard Street, 912 Howard Street, 924-926 Howard Street, and 190 Fifth Street, 110 Fifth Street, and 430 Natoma Street), demolition of a two-story connector between 901 Mission and 110 Fifth Streets, and the construction of four new buildings (plus a connector between two buildings) on the site. Buildings would range in height from approximately 50 feet to 470 feet (including non-occupiable architectural features). Two project options (with substantially the same overall gross square footage but with varying compositions of residential and office uses) are considered in the EIR; these are referred to as the "Office Scheme" and "Residential Scheme."

Under the Office Scheme, the completed project would include a total of 1,827,000 gsf of renovated existing buildings and new construction, comprising up to 871,900 gsf of office uses (554,200 gsf of net new office space); 802,500 gsf of residential uses (914 dwelling units); and 152,600 gsf of active ground floor uses. Up to 663 vehicle parking spaces would be provided in a garage with three subterranean levels. About 44,600 square feet of shared open space (including 34,450 square feet of privately-owned publicly-accessible open space) would be provided throughout the site.

Under the Residential Scheme, the completed project would include a total of 1,808,800 gsf of renovated existing buildings and new construction, comprising up to 598,500 gsf of office uses (280,800 gsf of net new office space); 1,057,700 gsf of residential uses (approximately 1,209 dwelling units); and 152,600 gsf of active ground floor uses. Up to 756 vehicle parking spaces would be provided in three subterranean levels. About 62,100 square feet of shared open space (including 34,450 square feet of privately-owned publicly-accessible open space) would be provided throughout the site.

The project would also result in changes to the site's existing vehicular and pedestrian circulation patterns, primarily to Mary Street. The project also proposes changes to existing development controls for the site (including increases in permitted height and bulk) through General Plan, Planning Code, and Zoning Map text amendments, including a Special Use District (SUD), together with detailed design standards and guidelines for implementation of the project established through a Design for Development (D4D) document.

The Draft EIR found that implementation of the proposed project would result in significant unavoidable impacts related to cultural and paleontological resources; transportation and circulation; and air quality. The project site also contains hazardous materials as defined under Section 65962.5 of the Government Code, which would be remediated in accordance with State law.

A **public hearing** on this draft EIR and other matters has been scheduled by the City Planning Commission for **November 20, 2014**, in Room 400, City Hall, 1 Dr. Carlton B. Goodlett Place, call (415) 558-6422 the week of the hearing for a recorded message giving a more specific time.)

**Public comments** will be accepted from **October 15, 2014** to 5:00 p.m. on **December 1, 2014**. Written comments should be addressed to Sarah B. Jones, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Comments received at the public hearing and in writing will be responded to in a Response to Comments document.

If you have any questions about the **environmental review** of the proposed project, please call Michael Jacinto, environmental coordinator, at (415) 575-9033.





SAN FRANCISCO  
**PLANNING DEPARTMENT**

---

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479