



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report and Notice of Public Scoping Meeting

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Date: February 8, 2017
Case No.: 2015-005848ENV
Project Title: 1629 Market Street Mixed-Use Project
Zoning: NCT-3 (Moderate Scale Neighborhood Commercial Transit District)
and P (Public) Zoning Districts
40-X & 85-X Height and Bulk Districts
Block/Lot: 3505/001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 034, 035
Lot Size: 97,617 square feet (2.2 acres)
Project Sponsor: Strada Brady, LLC
William Goodman, 314.276.0707
Lead Agency: San Francisco Planning Department
Staff Contact: Debra Dwyer – 415.575.9031
debra.dwyer@sfgov.org

A notice of preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The report is available to download for public review and comment on the Planning Department's EIRs and Negative Declarations web page (<http://www.sf-planning.org/sfceqadocs>). Paper copies or compact disks (CDs) 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 at the Planning Department's office on the fourth floor of 1650 Mission Street (call 415.575.9031).

PROJECT DESCRIPTION

The approximately 97,617-square-foot (2.2-acre) project site (Assessor's Block 3505, Lots 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 034, and 035) is on the block bounded by Market, 12th, Otis, and Brady Streets within the boundaries of San Francisco's Market & Octavia Area Plan, an area plan of the *San Francisco General Plan (General Plan)*. The project site includes a Bay Area Rapid Transit District (BART)-owned parcel that contains a ventilation structure for the below-grade BART tunnel. Stevenson Street, perpendicular to 12th Street, separates Lots 007 and 008 from the lots to the north fronting Market Street (Lots 001, 033, 033A). Colton Street, perpendicular to Brady Street, turns south into Colusa Place in the middle of the block, then west into Chase Court and wraps around Lots 027 and 028.

The project site is primarily located within the NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) Zoning District. However, the southwestern portion of the site north of Colton Street, occupying approximately 20,119 square feet, is in a P (Public) Zoning District. The P Zoning District is designated in the Market & Octavia Area Plan as the location for a planned open space, referred to as the Brady Open Space. The portions of the project site to the north and east of the planned Brady Open Space

are located within an 85-X height and bulk district, while the portion to the south is located within a 40-X height and bulk district.

The project sponsor, Strada Brady, LLC, proposes a mixed-use project fronting on Market Street between Brady and 12th Streets. The proposed project would demolish the existing United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry (UA) Local 38 building, located at 1621 Market Street, demolish the majority of the Lesser Brothers Building, located at 1629–1637 Market Street, rehabilitate the Civic Center Hotel, located at 1601 Market Street, for residential and retail/restaurant uses, and demolish the 242-space surface parking lots on the project site. The proposed project would construct a new four-story, 58-foot-tall, 27,300-square-foot UA Local 38 building, as well as a 10-story, 85-foot-tall, 187,100-square-foot addition to the Lesser Brothers Building at the corner of Brady and Market Streets containing 198 residential units and 6,600 square feet of ground-floor retail/restaurant space.^{1,2} A 10-story, 85-foot-tall, 118,300-square-foot residential building containing 136 residential units and 2,500 square feet of ground-floor retail/restaurant would be constructed on Market Street between the new UA Local 38 building and the mixed-use building at the corner of Brady and Market Streets. A nine-story, 85-foot-tall, 74,700-square-foot residential building containing 78 residential units would be constructed to the east of the Brady Open Space at the end of Colton Street. The five-story, 55-foot-tall Civic Center Hotel would be rehabilitated to contain 65 residential units and 4,000 square feet of ground-floor retail/restaurant, and a new six-story, 68-foot-tall, 50,900-square-foot Colton Street Affordable Housing building containing up to 107 affordable units would be constructed south of Colton Street as part of the proposed project. The proposed project would construct the new 18,300-square-foot Brady Open Space at the northeast corner of Brady and Colton Streets. In addition, the proposed project would include an approximately 30-foot-deep, two-level, below-grade garage with up to 316 parking spaces (which may include the use of stackers) accessible from Brady and Stevenson Streets, which would require up to 63,400 cubic yards of excavation. Overall, the proposed project would include construction of 498,100 square feet of residential use that would contain up to 477 residential units (including market-rate units and affordable units as required to meet on-site inclusionary requirements under *Planning Code* Section 415), as well as up to 107 affordable units in the Colton Street Affordable Housing building. In addition, the proposed project would construct 27,300 square feet of union facility use, 13,000 square feet of ground-floor retail/restaurant use, and 31,600 square feet of publicly-accessible and residential open space.

The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The Planning Department will prepare an Initial Study (IS) and focused environmental impact report (EIR) to evaluate the physical environmental effects of the proposed project. These studies will assess both project-specific and cumulative impacts for all topics. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant

¹ Square footages presented for the proposed project are approximate.

² Building heights for the existing buildings and the proposed project do not include rooftop mechanical penthouses. In accordance with *Planning Code* Section 260(b)(1)(B), elevator, stair, and mechanical penthouses would be a maximum of 16 feet in height above the roof line.

effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

The Planning Department will hold a **PUBLIC SCOPING MEETING** at 6:00 p.m. on Wednesday, March 1, 2017, at the American Red Cross of the Bay Area San Francisco, located at 1663 Market Street. The purpose of this meeting is to receive oral comments to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff contact listed above at least 72 hours in advance of the meeting. Written comments will also be accepted until 5:00 p.m. on **Friday, March 10, 2017**, and may be submitted at the public scoping meeting, or at the Planning Department, or by letter or email. Written comments should be sent to Lisa M. Gibson, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or to lisa.gibson@sfgov.org. Referenced materials are available for review at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call 415.575.9031).

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact **Debra Dwyer** at **415.575.9031**.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.