



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE

Availability of a Notice of Preparation of an Environmental Impact Report for the Fifty First Street Project Planning Department Case No. 2006.1523E

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A Notice of Preparation (NOP) has been issued by the San Francisco Planning Department in connection with this project. A copy of the NOP is available for public review at the Planning Department offices at 1660 Mission Street, 1st Floor Planning Information Counter. The NOP is also available at the Planning Department web site: <http://tinyurl.com/meacases>.

Project Description: The project sponsor, Marcus Heights, LLC, proposes to demolish four existing structures and develop three towers, ranging in height from 184 to 915 feet, on seven lots located at the northwest corner of First and Mission Streets. The project site is located within the First and Mission Historic District and comprises seven parcels (Block 3708, Lots 6, 7, 9, 10, 11, 12, 55), and portions of Elim Alley and Jessie Street, is approximately 56,860 square feet in size. The three proposed towers would include a mix of office (approximately 1.25 million square feet), residential (about 182 dwelling units), retail (approximately 43,000 square feet), and hotel (about 266 rooms) use, along with a 15,000-square-foot performance theater, five levels of below grade parking (about 310 spaces), off-street loading spaces, and publicly accessible open space. The proposed project would remove all four existing structures on the site, at 50, 62, 76-78 and 88 First Street; three parcels on Mission Street are vacant. The project sponsor is considering two options (Option A and Option B) for access to, and circulation through, the project site. A more detailed project description is provided in the NOP.

The project as proposed would require approval of the proposed Transit Center District Plan and accompanying rezoning that would increase height limits on certain parcels, including part of the project site; alternatively, the project would require site-specific amendment of the *Planning Code* and *General Plan* height maps (approval by the Board of Supervisors upon recommendation of the Planning Commission). The proposed project would require review and approval under *Planning Code* Section 309, potentially including exceptions (under current *Planning Code* provisions), with regard to building bulk (Section 270, including less than the required upper-tower volume reduction under Section 270(d)(3)(B)), separation of towers (Section 132.1(c)), accessory parking (Section 151.1), rear yard requirements (Section 134(d)); ground-level winds (Section 148), the prohibition on curb cuts along a Transit Preferential Street (First Street) where an alternative frontage is available (Section 155(r)(4)), and potentially other exceptions to be determined; Conditional Use Authorization to establish a hotel with more than 200 rooms (Section 216(b)(ii)); Planning Commission allocation of office space under Planning Code Section 321 (Office Development Annual Limit); and demolition and building permits from the Department of Building Inspection. The project may require approval by the Planning Commission, upon the recommendation of the Recreation and Park Director and/or Commission, for shadow on public open spaces (*Planning Code* Section 295). The vacation of a portion of Elim Alley, and the partial closure and reconfiguration of Jessie Street would require approval by the Board of Supervisors and other city agencies. Approvals may also be required from the Department of Public Works and Municipal Transportation Agency for street use during construction, and from the Bay Area Air Quality Management District for one or more emergency generator(s).

The Planning Department has determined that an Environmental Impact Report (EIR) must be prepared for the proposed project prior to any final decision regarding project approval. 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 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.

Public Scoping Process:

Pursuant to the State of California Public Resources Code Section 21083.9 and California Environmental Quality Act Guidelines Section 15206, a public scoping meeting will be held to receive oral comments concerning the scope of the EIR. This meeting will be held on **Tuesday October 19, from 6:00 pm to 8:30 pm** at the **SPUR Urban Center (654 Mission Street, Fourth Floor)**. Written comments will also be accepted at this meeting and until **5:00 p.m. on Friday, October 29, 2010**. Written comments should be sent to Bill Wycko, Fifty First Street Project, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

If you work for a responsible State agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane 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. Please include the name of a contact person in your agency.

If you have any questions about the **environmental review** of the proposed project, please call **Jessica Range** at **415-575-9018**.