

THIS PRINT COVERS CALENDAR ITEM NO. : 10.2

**SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY**

DIVISION: Sustainable Streets

BRIEF DESCRIPTION:

Requesting that the SFMTA Board of Directors approve parking and traffic changes on portions of Washington, Drumm and Jackson streets as part of streetscape improvements associated with the 8 Washington Street/Seawall Lot 351 Project development, to be constructed as part of the construction related to this project.

SUMMARY:

- The 8 Washington Street/Seawall Lot 351 Project proposes to widen sidewalks and provide bicycle lanes in both directions on Washington Street between The Embarcadero and Drumm Street. This would be accomplished by removing on-street parking on the north side of Washington Street, removing a lane of eastbound traffic on part of this block and narrowing the existing median on this block. The east sidewalk of Drumm Street and the north sidewalk of Jackson Street would be widened by narrowing the existing wide traffic lanes on these streets.
- The Planning Commission certified a Final Environmental Impact Report (FEIR) for the 8 Washington Street/Seawall Lot 351 Project. The Board of Supervisors approved the project.

ENCLOSURES:

1. SFMTAB Resolution
2. CEQA Findings

APPROVALS:

DATE

DIRECTOR _____ April 23, 2013

SECRETARY _____ April 23, 2013

ASSIGNED SFMTAB CALENDAR DATE: May 7, 2013

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PURPOSE

Requesting approval by the SFMTA Board of Directors to make parking and traffic changes in order to widen sidewalks on portions of Washington, Drumm and Jackson streets and add bicycle lanes to a portion of Washington Street as part of streetscape improvements associated with the 8 Washington Street/Seawall Lot 351 Project development, to be constructed as part of the construction related to this project.

GOAL

This project supports the following goals in the SFMTA's Strategic Plan:

Goal 1. Create a safer transportation experience for everyone.

Goal 2. Make transit, walking, bicycling, taxi, ridesharing and carsharing the preferred means of travel.

Goal 3. Improve the environment and quality of life in San Francisco

DESCRIPTION

The 8 Washington Street/Seawall Lot 351 Project is bounded by Washington Street on the south, The Embarcadero on the east and Drumm Street on the west. The project would construct 134 residential units, 15,350 square feet of athletic club space, approximately 19,800 square feet of retail/restaurant space and 382 underground parking spaces.

The streetscape elements of the project would make the following changes to the block of Drumm Street between Washington and Jackson streets:

- Widen the east sidewalk from ten feet to 18 feet; and
- Narrow the curb-to-curb width of this street from 57 feet to 49 feet

The project would make the following changes to the block of Washington Street between The Embarcadero and Drumm Street:

- Widen the north sidewalk from ten feet to 17-24 feet;
- Remove parking on portions of the north side of the block;
- Reduce the number of eastbound lanes from two to one in the middle of the block;
- Provide bicycle lanes in each direction; and
- Narrow the curb-to-curb width of this street 74 feet to 60-67 feet.

The project would make the following changes to a portion of Jackson Street adjacent to Drumm Street:

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- Widen the north sidewalk from ten to seventeen feet from the east side of Drumm Street to 93 feet westerly.

These changes are shown on Figures 1 and 2.

On March 22, 2012, the San Francisco Planning Commission (Planning Commission) certified a Final Environmental Impact Report (FEIR) for the 8 Washington Street/Seawall Lot 351 Project (Planning Commission Motion No. 18560), in compliance with the California Environmental Quality Act (CEQA), and approved a conditional use authorization for a planned unit development (PUD) on the project site (Planning Commission Motion No. 18567).

On May 15, 2012, the San Francisco Board of Supervisors (BOS) affirmed the certification of the FEIR by the Planning Commission for the 8 Washington Street/Seawall Lot 351 Project (BOS Motion No. M12-061) and approved the decision by the Planning Commission to approve the conditional use authorization (BOS Motion No. M12-062).

On June 19, 2012, the Board of Supervisors adopted ordinances to reclassify the height and bulk limits of portions of the project site (BOS Ordinance No. 104-12).

On August 1, 2012, the Department of Elections certified a petition entitled “Referendum Against Ordinance 104-12, 8 Washington Street” (the “Referendum”). On September 4, 2012, the Board of Supervisors voted not to repeal Ordinance No. 104-12 and directed the Department of Elections to place the Referendum on the ballot for the next election, which is currently scheduled for November 5, 2013. Construction of the project as proposed in the FEIR and approved to date requires approval of the change in height and bulk limits as reflected in Ordinance 104-12.

On February 25, 2013, the Planning Department issued an addendum to the 8 Washington Street/Seawall Lot 351 Final Environmental Impact Report (FEIR) addressing the streetscape changes associated with this project. This document concluded that the modified project would not cause any new significant impacts not identified in the FEIR or result in a substantial increase in the severity of previously identified significant impacts.

The City Attorney has reviewed this report and advised that due to the fact that a referendum regarding the 8 Washington Street/Seawall Lot 351 has been placed on the November 5, 2013 ballot, no construction related to this project can occur prior to this election, but that any required approvals related to parking and traffic changes associated with the project may proceed prior to November 5, 2013.

The proposed 8 Washington Street/Seawall Lot 351 streetscape improvements would be paid for by the 8 Washington Street/Seawall Lot 351 Project and would be implemented just prior to the completion of the project's construction. The anticipated timeline for the opening of 8 Washington Street/Seawall Lot 351 Project is the first quarter of 2016. If the 8 Washington Street/Seawall Lot 351 Project does not go forward, the streetscape improvements would not be implemented.

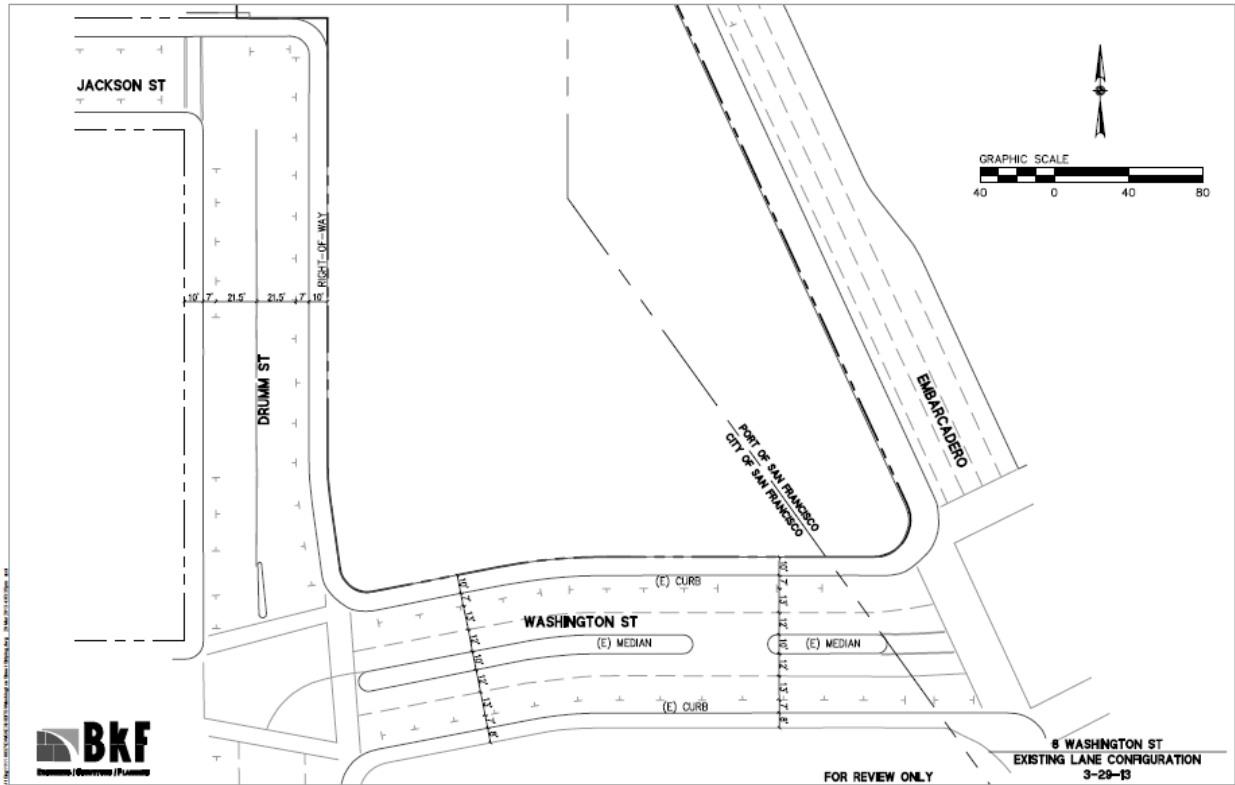


Figure 1
Existing Roadway and Sidewalk Conditions

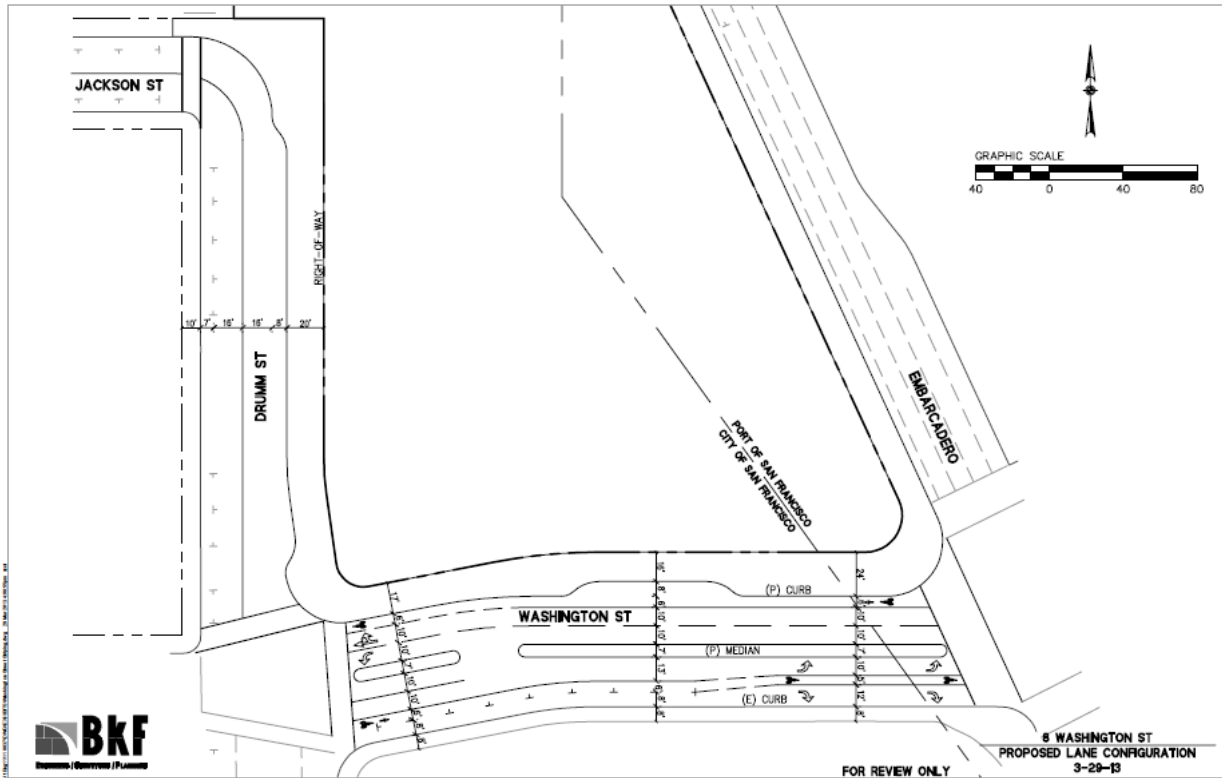


Figure 2
Proposed Roadway and Sidewalk Conditions

ALTERNATIVES CONSIDERED

One alternative considered was to reduce the number of traffic lanes on westbound Washington Street between The Embarcadero and Drumm Street from two lanes to one. This reduction in roadway space would have allowed additional increases in the width of Washington Street sidewalks. However, this change would have required a reduction in the number of left turn lanes on northbound The Embarcadero onto westbound Washington Street from two lanes to one, which would negatively impact the performance of The Embarcadero Roadway. This alternative is infeasible.

FUNDING IMPACT

None. All costs associated with the construction of the 8 Washington Street/Seawall Lot 351 Project will be borne by the project sponsor.

OTHER APPROVALS RECEIVED OR STILL REQUIRED

The San Francisco Planning Department has reviewed this project and issued an Addendum to the 8 Washington Street/Seawall Lot 351 Project Environmental Impact Report dated February 20,

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2013, for project case number 2007.0030E – 8 Washington Street/Seawall Lot 351. A copy of this Addendum is on file with the Secretary to the SFMTA Board of Directors. . A copy of the 8 Washington Street/Seawall Lot 351 FEIR is on file with the Board Secretary, was provided to each Board member, and is available on line at <http://www.sf-planning.org/index.aspx?page=1828>

The Port Commission, Planning Commission, Board of Supervisors, and SFPUC have taken various approval actions related to the project. One action taken by the Board, the approval of a height and bulk change, is subject to a voter referendum, scheduled for the November 5, 2013, election. Other approvals required include approval by the Department of Public Works and the Board of Supervisors of the subdivision map, certain public service easement vacations, and establishment of public improvements.

RECOMMENDATION

Approve the parking and traffic changes in order to widen sidewalks on portions of Washington, Drumm and Jackson streets and add bicycle lanes to a portion of Washington Street as part of streetscape improvements associated with the 8 Washington Street/Seawall Lot 351 Project development, to be constructed as part of the construction related to this project.

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. _____

WHEREAS, The San Francisco Municipal Transportation Agency has received a request, or identified a need for the traffic and parking modifications as follows:

A. ESTABLISH – BICYCLE LANES

Washington Street, both directions, between The Embarcadero and Drumm Street

B. ESTABLISH – TOW-AWAY, NO PARKING ANY TIME

Washington Street, north side, from The Embarcadero to 115 feet westerly

Washington Street, north side, from Drumm Street to 140 feet easterly

Washington Street, south side, from The Embarcadero to 145 feet westerly

C. ESTABLISH – LEFT LANE MUST TURN LEFT

Washington Street at Drumm Street, westbound

D. ESTABLISH – NO PARKING ANYTIME

Drumm Street, east side, from Washington Street to 30 feet northerly (17-foot sidewalk widening)

Drumm Street, east side, from north side of Jackson Street to 70 feet southerly (17-foot sidewalk widening)

Jackson Street, north side, from east side of Drumm Street to 93 feet westerly (sidewalk widening for 7-foot wide bulb) (the remainder of the 300 block of Drumm Street will have a 10-foot sidewalk widening on the east side, but parking will be retained); and

WHEREAS, SFMTA staff has worked with the Planning Department on the design and review of these parking and traffic changes; and

WHEREAS, On March 22, 2012, the Planning Commission reviewed and considered the 8 Washington Street/Seawall Lot 351 Project FEIR, Planning Department File No. 2007.0030E, consisting of the Draft Environmental Impact Report and the Comments and Responses document, and found that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed complied with the provisions of the California Environmental Quality Act ("CEQA"), the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and found further that the FEIR reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the Draft EIR, and certified the completion of said FEIR in compliance with CEQA and the CEQA Guidelines in its Motion No. 18560; and,

WHEREAS, On March 22, 2012, the Planning Commission, in support of its approval of the 8 Washington Street/Seawall Lot 351 Project adopted findings as required by CEQA ("CEQA Findings"), including a Statement of Overriding Considerations and adoption of a Mitigation Monitoring and Reporting Plan ("MMRP") by its Motion No. 18561; and,

WHEREAS, The Board of Supervisors affirmed the certification of the FEIR by Motion No. 12-061 on May 15, 2012; and

WHEREAS, The 8 Washington Street/Seawall Lot 351 Project as adopted by the Planning Commission and described in the CEQA Findings is the same as the Large Fitness Center Project Variant analyzed in the FEIR, Chapter VIII, C & R N.37-44, except that the project as approved by the Planning Commission and described in the CEQA Findings provides for 134 residential units instead of 160 units and 382 parking spaces (127 residential and 255 public) instead of 422 parking spaces (referred to as the “Project”); and

WHEREAS, On June 12, 2012, the Planning Department prepared a memorandum from Paul Maltzer to the Clerk of the Board of Supervisors (the “Parking Memorandum”), that considered the effect of reducing the amount of commercial parking in the Project from 255 spaces to 200 spaces and concluded that such reduction would not result in any additional environmental effects beyond those analyzed in the FEIR for the reasons stated in the Parking Memorandum; and

WHEREAS, Since the certification of the FEIR, adoption of the CEQA Findings and approval of the Project by the Planning Commission as described in the CEQA Findings, and as modified as described in the Parking Memorandum, the Planning Department prepared an Addendum to the FEIR, dated February 20, 2013 (the “Addendum”) that considers further minor modifications to the project; and

WHEREAS, The Addendum analyzes changes in the width of a street median, traffic lanes and sidewalk widths on Washington and Drumm Streets, reduction of eight off-street parking spaces, and the addition of two bike lanes on the block of Washington Street between Drumm Street and The Embarcadero and the Addendum also considers a slight increase in the amount of open space, the vacation of various utility easements, relocation of certain easements and granting of new easements to accommodate the San Francisco Public Utilities Commission’s utilities in the project area; and

WHEREAS, The Addendum concludes that the Project as approved by the Planning Commission and as modified as described in the Parking Memorandum and the Addendum (referred to as the “Modified Project”) is within the scope of the 8 Washington Street/Seawall Lot 351 Project analyzed in the FEIR and will not result in any new significant impacts or a substantial increase in the severity of previously identified significant effects that alter the conclusions reached in the Addendum for the reasons stated in the Addendum, and any supporting documents have been made available to the SFMTA and the public; and

WHEREAS, A copy of the FEIR and Planning Commission Motion No. 18650 is on file with the Office of the Secretary to the SFMTA Board of Directors, and

WHEREAS, Any and all documents referenced in this Resolution may be found in the files of the San Francisco Planning Department, as the custodian of records, at 1650 Mission

Street in San Francisco or on file with the SFMTA's Board Secretary at 1 South Van Ness Avenue, 7th Floor, in San Francisco and are incorporated in this resolution by reference; and

WHEREAS, The public has been notified of the proposed modifications and has been given the opportunity to comment on those modifications through the public hearing process; and

WHEREAS, The SFMTA Board of Directors has considered the FEIR, the CEQA Findings that were previously adopted by the Planning Commission, including the Statement of Overriding Considerations and the MMRP, the Parking Memorandum and the Addendum, now, therefore be it

RESOLVED, The SFMTA Board of Directors adopts the CEQA Findings and the additional CEQA Findings in the Parking Memorandum and the Addendum as its own; and be it further

RESOLVED, The SFMTA Board of Directors additionally finds that (1) implementation of the Modified Project does not require major revisions to the FEIR due to the involvement of the new significant environmental effects or a substantial increase in the severity of previously identified significant impacts; (2) no substantial changes have occurred with respect to the circumstances under which the project analyzed in the FEIR will be undertaken that would require major revisions to the FEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FEIR; and (3) no new information of substantial importance to the project analyzed in the FEIR has become available, which would indicate that (i) the Modified Project will have significant effects not discussed in the FEIR; (ii) significant environmental effects will be substantially more severe; (iii) mitigation measures or alternatives found not feasible, which would reduce one or more significant effects, have become feasible; or (iv) mitigation measures or alternatives, which are considerably different from those in the FEIR, will substantially reduce one or more significant effects on the environment that would change the conclusions set forth in the FEIR; and be it further

RESOLVED, The SFMTA Board of Directors approves the Modified Project; and be it further

RESOLVED, That the SFMTA Board of Directors approves the parking and traffic changes to widen sidewalks on portions of Washington, Drumm and Jackson streets and add bicycle lanes to a portion of Washington Street as part of streetscape improvements associated with the 8 Washington Street/Seawall Lot 351 Project development and authorizes the Director of Transportation or his designee to make the parking and traffic modifications set forth above as part of the construction related to this project.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of May 7, 2013.

Secretary, SFMTA Board of Directors