



SFMTA

Building Progress: Potrero Yard Neighborhood Working Group

January 2024 | Meeting #40



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Detailed Agenda

1. Welcome — 5 minutes
2. Member & SFMTA Announcements — 5 minutes
3. Schedule Update – 5 minutes
4. Project Updates: Entitlements – 10 minutes
5. Project Updates: Environmental Studies Update – 45 minutes
6. Project Updates: Parking – 45 minutes
7. Next Steps — 5 minutes
8. Public comment - members of the public who wish to participate in the meeting virtually will be placed on mute, regardless of joining via video or by phone, until the Public Comment section.



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Member and SFMTA Announcements

John Angelico, SFMTA



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Announcements: SFMTA

Jan. 20 Muni Service Changes

15 Bayview Hunters Point Express, new stops:

- Hudson Ave & Cashmere St IB/OB
- Near 4th & King Caltrain: 3rd & Brannan IB and 4th & Berry OB

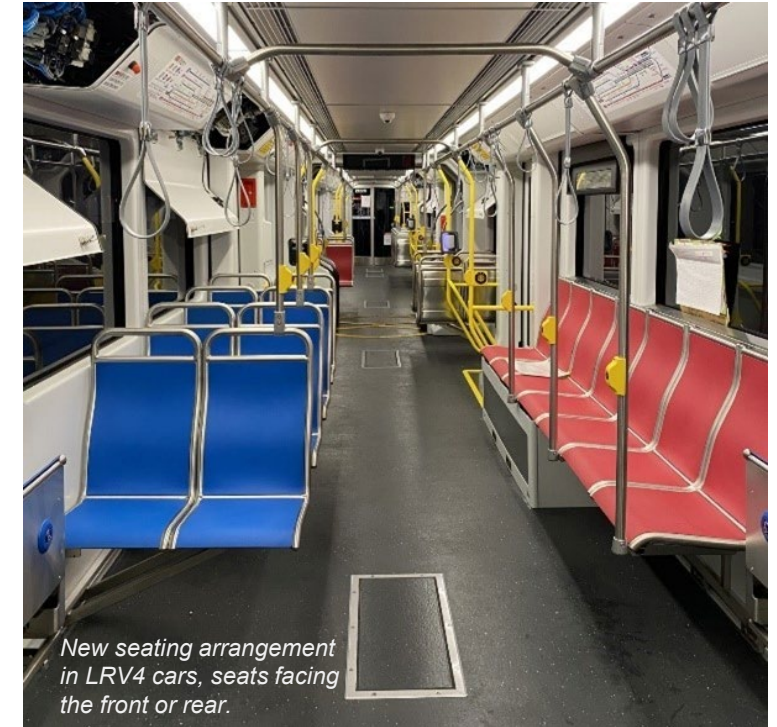
Increased frequency for schools (select weekday times)

- 24 Divisadero
- 29 Sunset
- 38R Geary Rapid
- 44 O'Shaughnessy
- 48 Quintara-24th Street
- 49 Van Ness/Mission
- 28 19th Avenue (wknd)

Decreased frequency (weekday)

- 5 Fulton and 5 Fulton Rapid
- 9 San Bruno
- 33 Ashbury/18th

First LRV4s with New Seating Rolling Out



New seating arrangement in LRV4 cars, seats facing the front or rear.

All vehicles are being updated to include transverse seats, but only newer LRV4 vehicles can be equipped with double-transverse seating options. These newer LRV4s will be the final phase of LRV4 vehicles joining the Muni fleet before a preventative brake rebuild, \$20 million overhaul and upgrade will improve reliability and extend the manufacturer's warranty on our new vehicles

Also, older LRV4s are being redone: "Butt-dimples" are returning for a more comfortable ride!

(* newer cars can handle the structural reinforcement to support extra weight of two passengers)

Announcements: Working Group

Working Group members please share upcoming events or activities with the Working Group, SFMTA, and PNC.



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Schedule Updates

Jennifer Trotter, PNC



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Schedule Updates: December 2023

In December, PNC presented a project update to the SF Black & Latino Business Association on (December 1, 2023)

In January, the SFMTA and PNC plan to:

- Present to the Planning Commission (January 11, 2024)*
- Release the draft LBE Plan for public comment (January 12, 2024)*

**Dates subject to change*



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Entitlements Updates

Chris Jauregui, PNC



Bryant Street Housing – Transition to Family Housing



The proposed housing program is subject to funding sources and market feasibility.

MY-T evaluated how a first phase of housing could be maximized within the building envelope that will garner both Entitlements approval and position the Project for competitive funding sources.

By adjusting the design of the first phase of housing to **build to the maximum allowable height of 150'** allows critical challenges to be addressed:

- ✓ **Construct the elevator cores immediately up to 150'.**
- ✓ **Ensure the ground level retail and streetscape are built out.**
- ✓ **Create a competitive unit mix for funding.**

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Bryant Street Housing – Change in Unit Mix

A key affordable housing funding source, California Tax Credit Allocation Committee (TCAC), requires that affordable family housing projects must have at least **25% of their units be 2-bedrooms** and **25% of units be 3-bedrooms**.

Our design team has determined that to accommodate these requirements the maximum feasible number of units at Potrero Yard will change. The total number of bedrooms will remain substantially similar.

	STUDIO	1 BDRM	2 BDRM	3 BDRM	TOTAL (Jan 2024)	TOTAL (April 2023)
UNIT COUNT	72	159	157	77	465	513
BEDROOM COUNT	72	159	314	231	776	780

The SFMTA and PNC are requesting that the Potrero Yard Modernization Project be Entitled to include up to 465 residential units with up to 776 bedrooms.



Entitlements: Refined Project



The proposed **Refined Project** includes:

- 4 story bus yard
- Up to 465 residential units with up to 13 stories and maximum height of 150 feet (environmental studies conducted analyzed up to 513 residential units)
- Approximately 92,000 square feet of open space
- Class 1 bicycle parking (long term)
- Protected and widened bike lanes with new crosswalk on 17th Street



Entitlements: Refined Project Variant



The **Refined Project Variant** includes

- Space for paratransit ramps, circulation, parking
- Maximum of 103 residential units
- Approximately 6,000 square feet of open space on roof of Bryant Street housing
- Class 1 bicycle parking (long term)
- Protected and widened bike lanes with new crosswalk on 17th Street



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Schedule Updates: City / County Engagement

Agency	Date	Result
SF County Transportation Authority	December 5, 2023	Approved – Prop L funding of \$12M for Potrero Yard
SF Board of Supervisors	December 5, 2023	Legislation Introduced – Supervisor Ronin introduced legislation for Special Use District (SUD)
SF Recreation and Parks Commission	December 21, 2023	Recommended – Shadow on Franklin Square is not significantly adverse
SF Board of Supervisors	January 9, 2024*	Amended version of Special Use District legislation (to include design guidelines and Muni logo)
SF Planning Commission	January 11, 2024*	TBD (seeking recommendation to adopt General Plan Ordinance with Special Use District, FEIR certification)

**subject to change*

NOTE: additional approvals from the SFMTA Board and Board of Supervisors are expected in 2024 (to be scheduled).

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Additional City / County Engagement

To obtain Entitlements, the Project will be reviewed and approved by the SF Board of Supervisors and Mayor. Full Entitlements are important to remain competitive in a key upcoming affordable housing funding source (Affordable Housing Sustainable Communities), which is anticipated to be due in March 2024.

Agency	Date	Result
SF Board of Supervisors –Land Use and Transportation Committee	TBD (February 2024)*	TBD (seeking approval of Planning Ordinance, General Plan Ordinance)
SF Board of Supervisors (First Reading)	TBD (March 2024)*	TBD (seeking approval of Planning Ordinance, General Plan Ordinance)
SF Board of Supervisors (Final Reading)	TBD (March 2024)*	TBD (seeking approval of Planning Ordinance, General Plan Ordinance)
SF Mayoral Signing	TBD (March 2024)*	TBD (seeking approval of Planning Ordinance, General Plan Ordinance)

**subject to change*

NOTE: additional approvals from the SFMTA Board and Board of Supervisors are expected in 2024 (to be scheduled).





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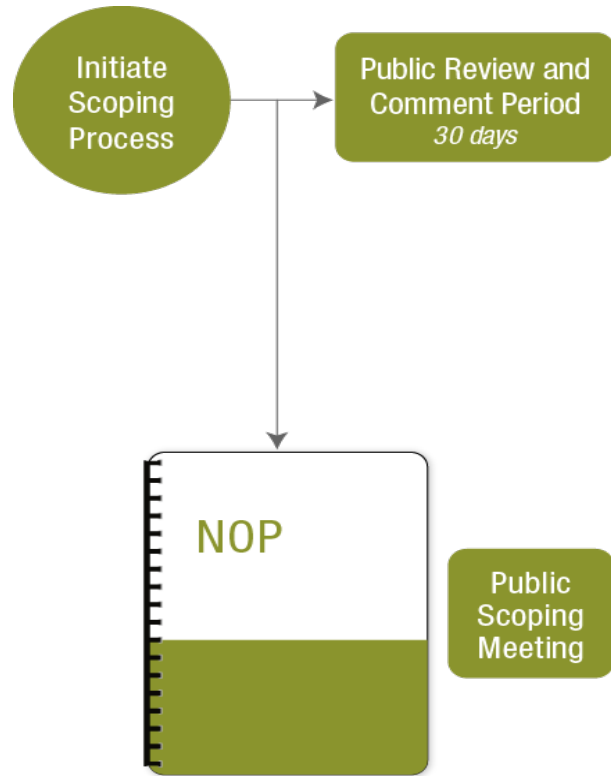
Update: Environmental Studies

Bonnie Jean von Krogh, SFMTA
Chris Jauregui, PNC

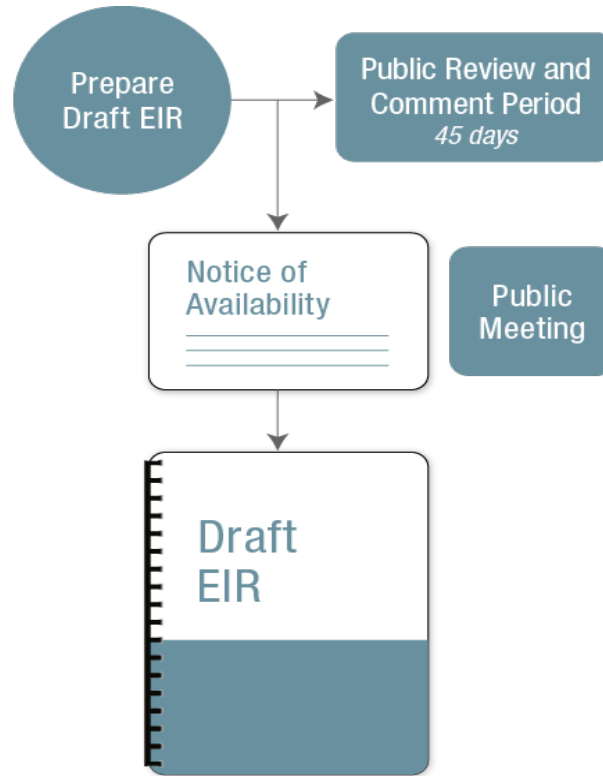


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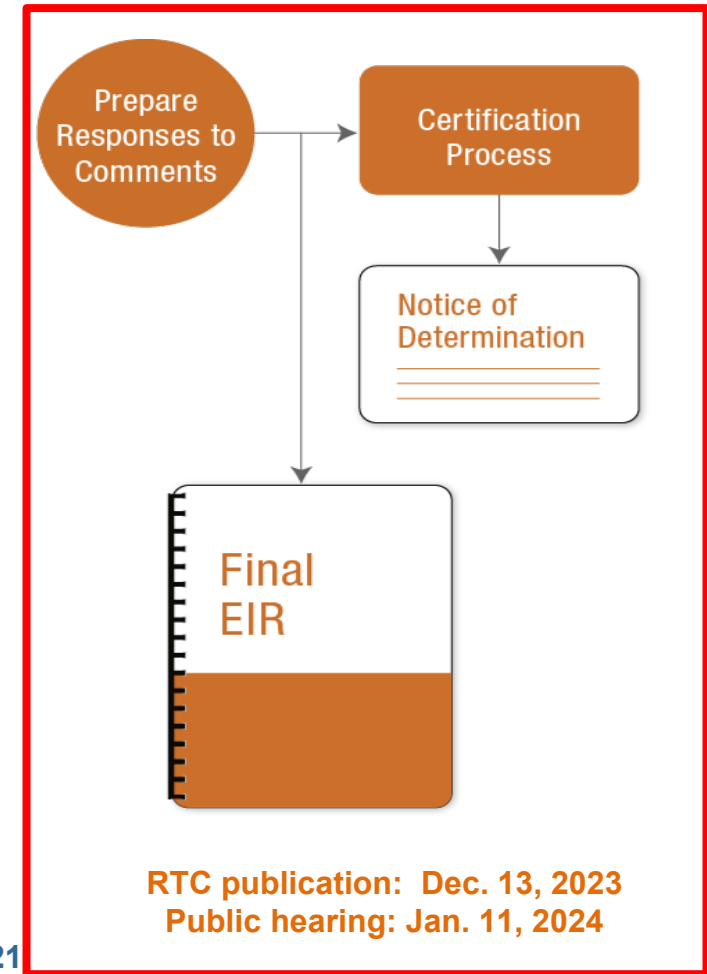
California Environmental Quality Act (CEQA) Process



NOA/NOP mailed: Aug. 19, 2020
NOP circulated: Aug. 19 – Sept. 18, 2020
Virtual Scoping Meeting – Sept. 2, 2020



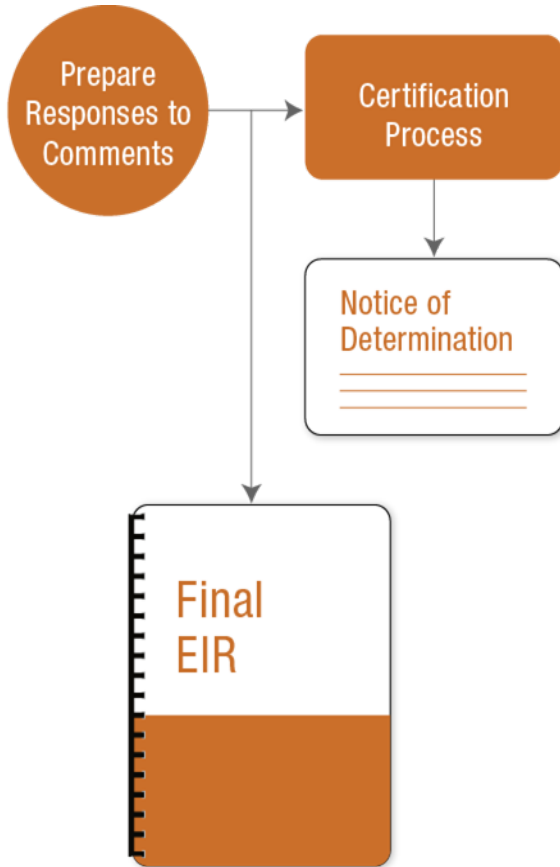
DEIR publication: June 30, 2021
Public hearing: Aug. 26, 2021
Public comment period: July 1 – Aug. 31, 2021



RTC publication: Dec. 13, 2023
Public hearing: Jan. 11, 2024

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Final Environmental Impact Report (FEIR)



Final EIR Contents posted on December 13, 2023:

- Draft EIR (Volumes 1 & 2)
- Response to Comments (Volume 3)
 - Written responses to comments received during public review period (July 1, 2021 through August 31, 2021) – comments received after public comment period will not be responded to in writing
 - Refinements to Draft EIR Project and potential environmental effects of **Refined Project** and **Refined Project Variant** (Paratransit Option)
 - Supplemental Technical Analyses

RTC publication: Dec. 13, 2023
FEIR certification hearing: Jan. 11, 2024

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FEIR: Public Document Posting

Final EIR Contents (DEIR and Response to Comments) can be found at <http://tinyurl.com/PYFinalEIR>*

*Full link is https://sfplanning.org/environmental-review-documents?field_environmental_review_catg_target_id=All&items_per_page=All

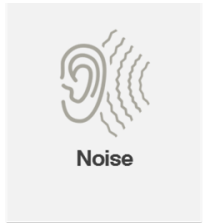
Environmental Review Documents | SF Planning

https://sfplanning.org/environmental-review-documents?field_environmental_review_catg_target_id=All&items_per_page=All

Title	Review Category and Related Documents	Latest Publication Date	Comment Period	Staff Contact
<p>Potrero Yard Modernization Project - 2500 Mariposa Street 2019-021884ENV</p> <ul style="list-style-type: none"> • Notice of Public Hearing Newspaper ad (06/30/21) • Notice and Public Scoping Newspaper ad (08/19/20) • Video presentation for the Potrero Yard Modernization Project - Environmental Impact Report (EIR) Scoping Meeting • Public Scoping Meeting Event Details • Video recording of the virtual public scoping meeting held on September 2, 2020 	<p>Environmental Impact Reports and Negative Declarations</p> <ul style="list-style-type: none"> • Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting • PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report • Español: PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report • 中文: PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report • Filipino: PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report • Draft Environmental Impact Report (DEIR) • DEIR Appendix A – Notice of Preparation and Notice of Public Scoping Meeting • DEIR Appendix B – Initial Study • DEIR Appendix C – Public Works Standard Construction Measures • DEIR Appendix D – Historic Architectural Resources Evaluations • DEIR Appendix E – Transportation and Circulation Supporting Information • DEIR Appendix F – Noise Supporting Information • DEIR Appendix G – Air Quality Supporting Information 	12/13/2023	07/01/2021 until 5:00pm 08/31/2021	Jennifer McKellar CPC.PotreroYardEIR@sfgov.org



Mitigation Monitoring & Reporting Program (MMRP): Noise

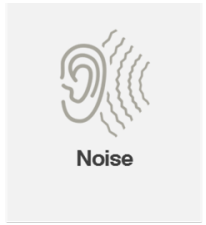


Adopted Mitigation Measure	Prior to the start of Construction	During Construction	Post-Construction or Operational	Summary
M-NO-1: Construction Noise Control	X	X		<ul style="list-style-type: none"> • Noise Control Plan (acoustical engineer) • Construction activity limited to 90 dB • On-site Construction Noise Manager • Notify public of construction noise
M-NO-2: Vibration-Sensitive Equipment at 2601 Mariposa Street (KQED)	X	X		<ul style="list-style-type: none"> • Notify of construction activities potentially capable of interfering with vibration-sensitive equipment • Identify Community Liaison to respond to concerns from occupants



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MMRP: Noise



Adopted Mitigation Measure	Prior to the start of Construction	During Construction	Post-Construction or Operational	Summary
M-NO-3: Fixed Mechanical Equipment Noise Control for Building Operations	X		X	Demonstrate fixed mechanical equipment meets noise requirements: 1) 55 dB interior (daytime), 45 dB interior (nighttime) 2) 8 dB increase on ground floor

FEIR: Transportation & Circulation



Supplemental Transportation and Circulation Assessments were conducted for the Refined Project and Refined Project Variant.

The Assessment found that **the Refined Project would result in a reduction in travel demands compared to what was identified in the Draft EIR.** The reduction in travel demands* is due to the following changes in the Refined Project:

- A transit facility that would be about 24,000 square feet smaller than the DEIR Project
- At least 62 fewer units (46 fewer bedrooms) compared to the DEIR Project
- Approximately 30,000 fewer square feet of retail use than the DEIR Project

* “travel demands” refers to new vehicle, transit, walking, and bicycling trips that would be generated.

FEIR: Transportation & Circulation



The Assessment found that the Refined Project Variant (Paratransit) would result in a reduction in travel demands* compared to the Refined Project and what was identified in the Draft EIR. The reduction in travel demands is due to the following changes in the Refined Project:

- Add 130,000 square feet of space for paratransit ramps, circulation, and parking
- 15,000 square feet of space for paratransit vehicle service areas
- 11,000 square feet of space for paratransit administration and common areas
- Decrease in residential dwelling units to a maximum of 103 residential units

* “travel demands” refers to new vehicle, transit, walking, and bicycling trips that would be generated.

FEIR: Utilities and Service Systems



Supplemental Water Supply Assessment was conducted for the Refined Project Variant. The SFPUC found on November 28, 2023 that **the Refined Project Variant meets state and local water demand requirements** including:

- San Francisco's Non-potable Water Ordinance (project exceeds requirements by reusing bus washdown water, rainwater, and graywater to meet toilet and urinal flushing, clothes washing, irrigation, and drain tap priming)
- 2023 Interim Water Demand Projections
- Urban Water Management Plan

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MMRP: Cultural Resources

Adopted Mitigation Measure	Prior to the start of Construction	During Construction	Post-Construction or Operational	Summary
M-CR-1(a): Documentation of Historical Resource	X			<ul style="list-style-type: none"> • Conduct Historic American Building / Historic American Landscape Survey-like (HABS/HALS-like) to document building features • Video record site before demolition or site permits issued with narration • Produce Print-on-Demand softcover book with historical content for public distribution
M-CR-1(b): Salvage Plan	X			<ul style="list-style-type: none"> • Good faith effort to salvage materials of historical interest to be used in interpretive program (see Mitigation Measure M-CR-1-c for more information on interpretative program)

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MMRP: Cultural Resources (continued)

Adopted Mitigation Measure	Prior to the start of Construction	During Construction	Post-Construction or Operational	Summary
M-CR-1(c): Interpretation of the Historical Resource	X			<ul style="list-style-type: none"> • Permanent on-site interpretive displays or screens to illustrate site's history • Themes include property's historical significance as part of SF Municipal Railway, U.S. first publicly owned street railway, distinctive car barn, etc
M-CR-1(d): Oral Histories	X			<ul style="list-style-type: none"> • Transcripts of interviews conducted of former SFMTA employees, or community members who may offer informative historical perspectives • Narrative project summary report • Copies of oral history submitted to SF Public Library and other interested historical institutions



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MMRP: Tribal Cultural Resources

Adopted Mitigation Measure	Prior to the start of Construction	During Construction	Post-Construction or Operational	Summary
M-TCR-1: Tribal Cultural Resources Preservation and/or Interpretive Program	X	X	X	<ul style="list-style-type: none"> • Consult affiliated Native American tribal representatives if a significant archeological resource is found during ground-disturbing activities • When feasible and effective to preserve-in-place, prepare an Archeological Resource Preservation Plan (ARPP) • If City in consultation with Native American tribal representatives determine that preservation-in-place is not sufficient/feasible, then implement interpretive program of the tribal cultural resource that may include Native American created art installation, oral histories with local Native Americans, artifact displays, or educational panels



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Engaging City / County Entities: Planning Commission

Your voice matters! Since 2018, the Working Group has influenced and shaped the Potrero Yard Modernization Project. **On January 11th at 12 p.m. the SF Planning Commission is slated to consider certifying the Project's Final EIR and recommending the adoption of the Special Use District.**

We request your support by:

1. Making a public comment (typically limited to 3 minutes) by agenda item
 - In person attendance (City Hall, Commission Chambers – Room 400)
 - **NOTE:** beginning in 2024, the Planning Commission will no longer accept virtual public comments during the meeting
1. Writing the Planning Commissioners by emailing:
 - Gabriela Pantoja (Senior Planner) gabriela.pantoja@sfgov.org
 - Commission Secretary commissions.secretary@sfgov.org

COMMISSIONERS:

Rachel Tanner, President | Kathrin Moore, Vice-President | Derek W. Braun, Commissioner | Sue Diamond, Commissioner | Joel Koppel, Commissioner | Theresa Imperial, Commissioner | Gabriella Ruiz, Commissioner





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Update: Parking

John Angelico, SFMTA
Myrna Ortiz, PNC
Jennifer Trotter, PNC



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Transit-First Policy & Maximizing Housing

- This Project is in compliance with the **City's Transit-First Policy (since 1973)**, focused on promoting incentives that reduce traffic congestion and using proven strategies that make transit, walking and bicycling the city's preferred modes of travel.
- The City has established policies and programs to ensure San Francisco can support the production of over 80,000 new housing units by 2030. As part of this effort, the Mayor's Office of Housing and Community Development (MOHCD), one of PNC's key funders, is **prioritizing funding for new affordable housing units over vehicle parking**.
- To support and encourage residents' use of active transportation, PNC and SFMTA are developing **Transportation Demand Management (TDM) plans** that consider existing and new transportation resources for residents and SFMTA employees.

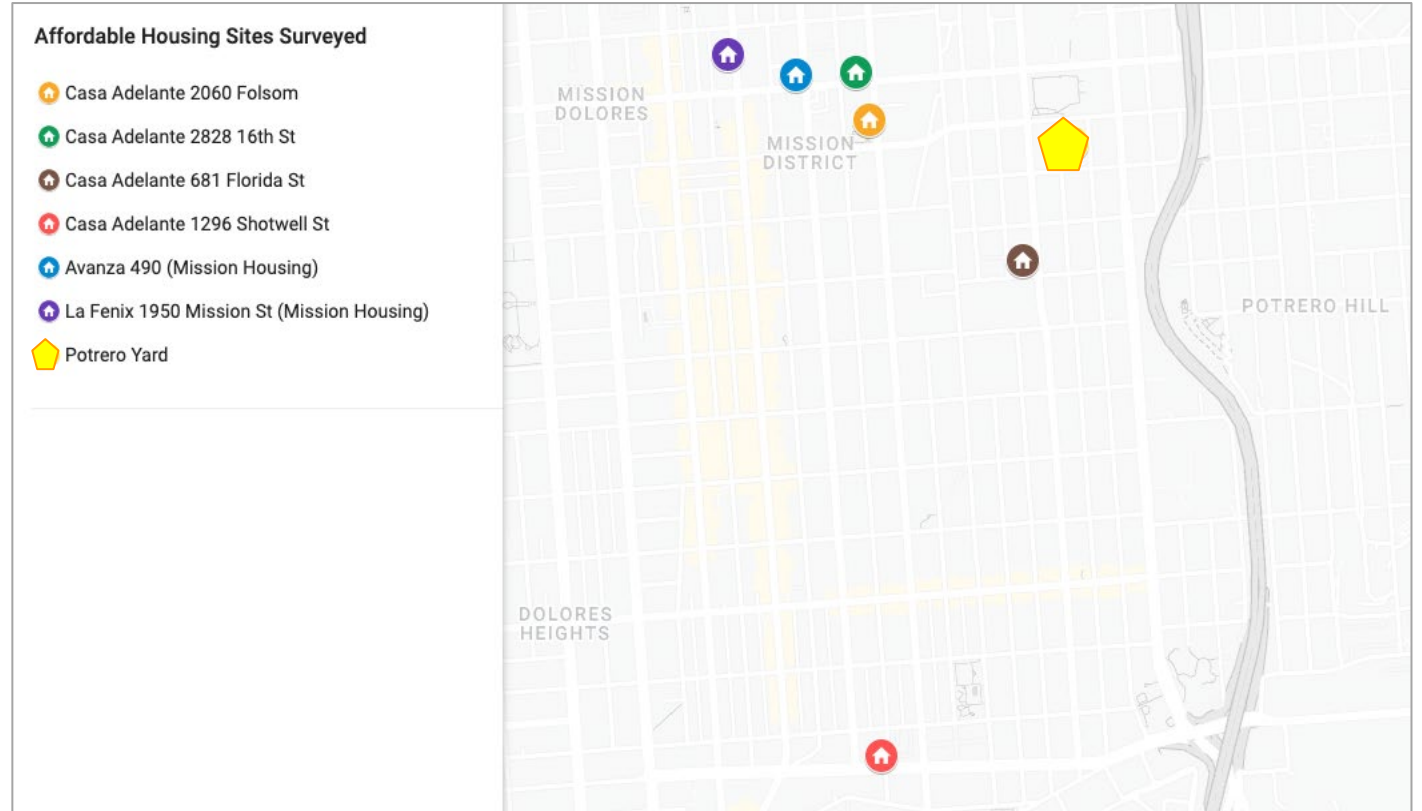


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Transportation Study Overview – Affordable Housing Resident Survey

Promotoras Activas (outreach team staff) were on-site at the **six (6) affordable building sites**, including MEDA’s Casa Adelante and Mission Housing sites, to administer the survey and conducted outreach to residents at key rush hours throughout the weekdays & weekends, to gather data on resident transportation modes, vehicle ownership, and parking.

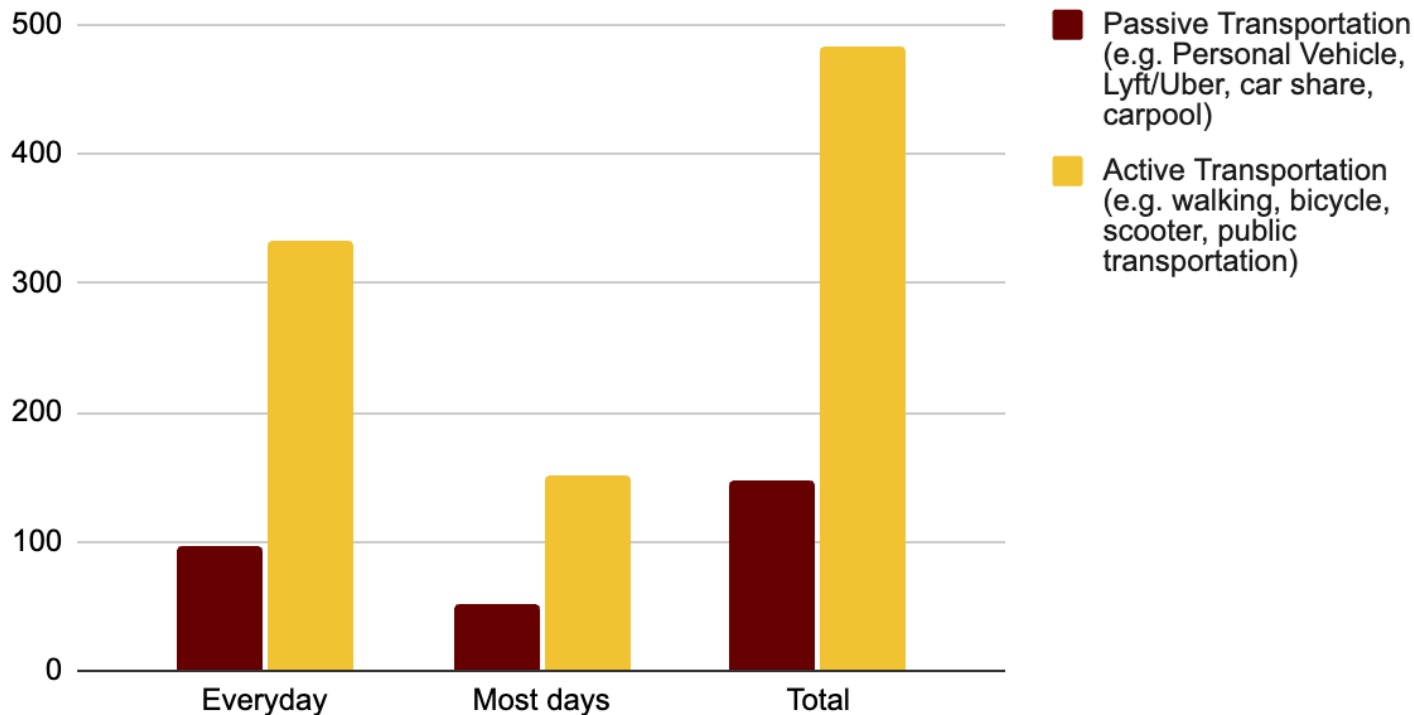
- **Timeframe:** Survey was open from June 3rd - June 19th, 2023
- **Result:** 426 responses (86.7% of respondents were from family housing buildings)
- Survey was offered in **three languages:**
 - Spanish (62.7%)
 - English (26.1%)
 - Chinese (11.3%)



Majority of Residents Use Active Transportation Most Frequently

Passive Transport vs. Active Transport

Broken down by frequency



When asked how often they use various methods of transportation, a greater number of residents reported using **active transportation**, such as walking, bicycle, scooters, and/or public transportation, **most frequently (everyday or most days)**.

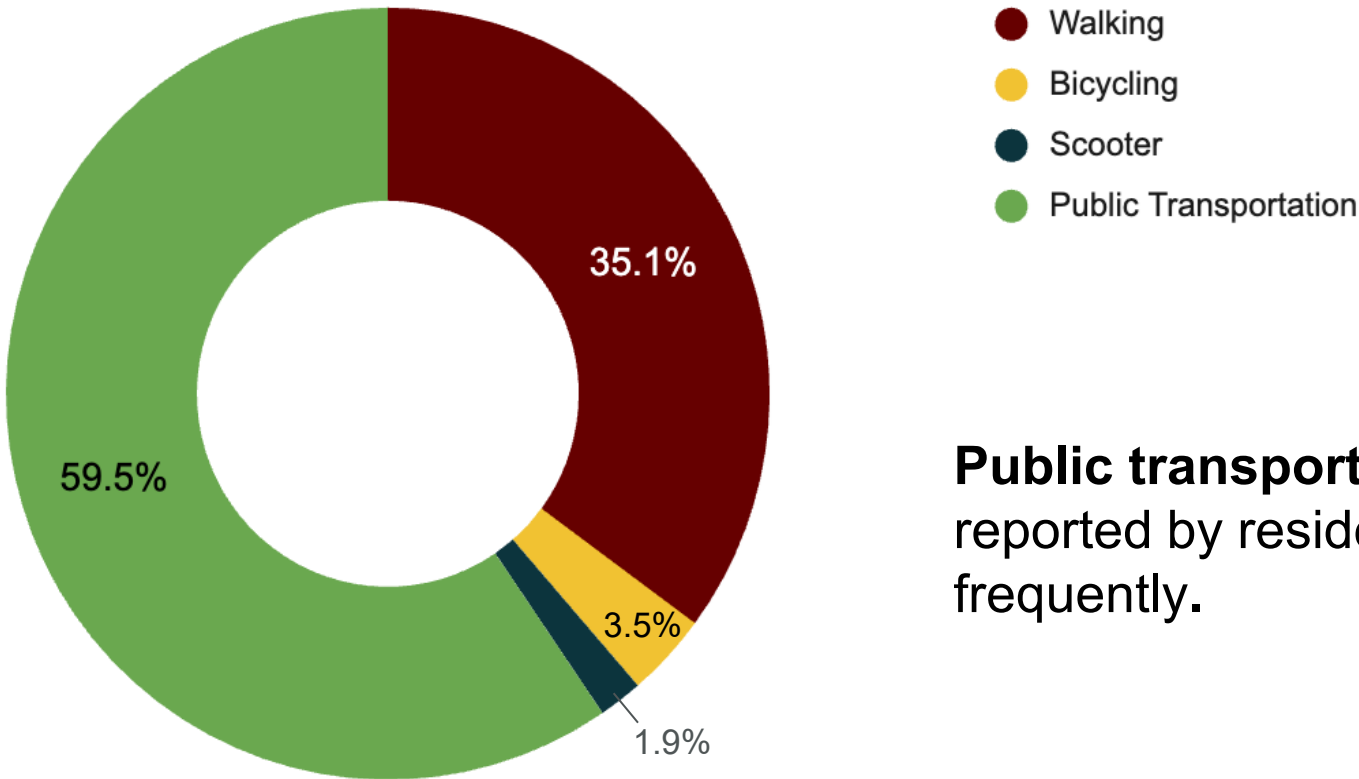
Additionally, 54% of respondents shared that they do not own a personal vehicle.



Active Transportation Used Most Frequently

Active Transportation - Most Days or Everyday

Broken down by mode of transit. n=484

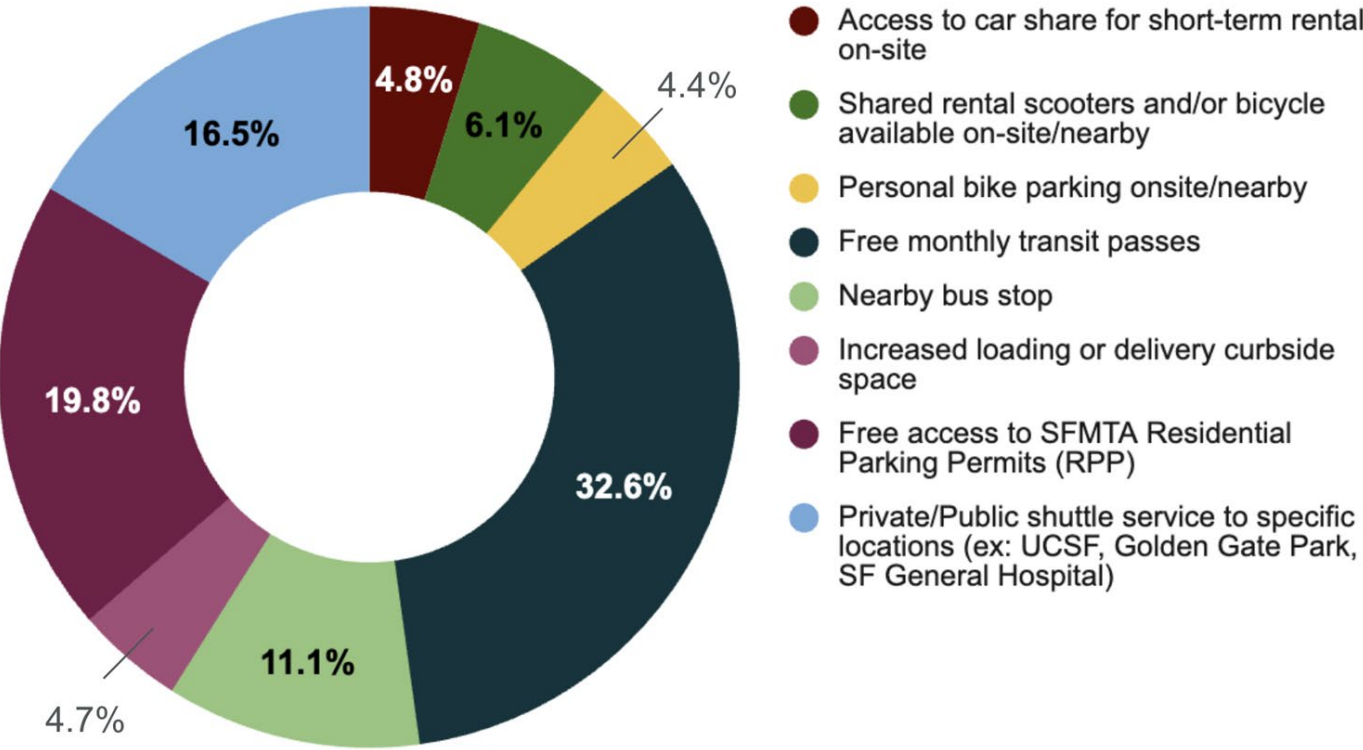


Public transportation and walking were reported by residents to be used the most frequently.



Transportation Study Results – Amenities to Support Getting Around

Preferred Transportation Amenities



We asked **what kind of amenities or services would make it easier to get around** to better understand their needs and priorities.

Many of the services or amenities that residents preferred are addressed in the Project’s draft TDM Plan. We continue to explore funding opportunities to secure the resources to provide these services to residents.



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Meeting Transportation Needs

During the April 4, 2023 Working Group meeting, a discussion on resident and employee transportation needs was held. Here is an update to suggestions that were received from the Working Group:

Recommendation	Status
Notify the general public that the Project does not include resident parking.	Enhanced communications efforts to make clear that the Reimagined Potrero Yard does not include resident parking, including: <ul style="list-style-type: none">• Presentations made to 65 community groups• Attendance at 9 festivals with an estimated total engagement of 5,000 attendees• Poster boards used during public meetings, inreach meetings, and other public engagement
Coordinate with Potrero Center to use their parking lot.	PNC contacted the Potrero Center landlord to request use of their parking lot for resident parking needs. The landlord was not able to provide parking spaces to PNC due to insurance liability and required minimum parking ratios. SFMTA is in discussion regarding the possibility of using nearby parking areas to meet employee parking needs for those that arrive when transit is not available.

Meeting Transportation Needs (continued)

Recommendation	Status
<p>Reserve on-street spaces for car-share or include additional car-share spaces in the facility.</p>	<p>Qualified Vehicle Sharing Organizations (VSO) – currently include Zipcar, Getaround fleet, and Truqit. Each VSO can submit a permit to SFMTA to propose location(s). If there are no issues with the permit, the VSO must outreach to the fronting property and properties on either side of the location. Following outreach, proposed locations go to a public hearing and then on to the SFMTA Board for their deliberation and approval (usually as a consent calendar matter). There is an online map of existing on-street car-share spaces in SF.</p> <p>Additionally, the public can suggest new locations for on-street shared vehicle parking spaces.</p> <p>PNC has increased the number of car-share spaces in the facility for residents and SFMTA employees. A total of five (5) car-share spaces will be available, about doubling the number of spaces included in the 50% draft Schematic Design.</p>



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Meeting Transportation Needs (continued)

Recommendation	Status
Research lot 1850 Bryant Street development plans as a potential new parking lot.	The vacant lot at 1850 Bryant Street is entitled by a private developer for 250,000 SF life sciences lab and office building.
Ban Potrero Yard residents from applying or receiving a Residential Parking Permit (RPP).	The SFMTA does not discriminate against any resident type from applying for an RPP. Any resident may apply for an RPP in their zone.
Provide a bicycle subsidy in addition to or instead of monthly transit passes proposed	PNC is exploring funding opportunities for bicycle subsidies for affordable housing residents. For example, we might be able to apply for funding for this type of program through the Affordable Housing Sustainable Communities (AHSC) funding opportunity.

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Meeting Transportation Needs (continued)

Recommendation	Status
Ensure that new residents are aware of the Residential Parking Permit (RPP) program requirements and application process.	<p>When buildings get added to an RPP area, the SFMTA sends a notification letter to all building residents with information about residential parking permits and how to apply. We will ensure all Potrero Yard residents are sent RPP information.</p> <p>PNC will provide information on RPP to new residents during the move-in process.</p>
Can scooters be made available for residents to use?	<p>Spin and Lime were issued scooter permits by the SFMTA. These scooter providers meet San Francisco’s high standards for safety, equity and accountability. Spin and Lime are each currently permitted to operate up to 2,750 scooters and individually decide where to locate the scooters. The scooter users are required to meet certain parking requirements – more information provided here.</p>

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Meeting Transportation Needs (continued)

Recommendation	Status
<p>Since the proposed Project includes removing an accessible parking space on 17th Street, will a new accessible parking space be created to maintain equitable access to the Project site and nearby homes and businesses.</p>	<p>The PNC proposal includes an accessible parking space on Hampshire Street on the Northeast side.</p> <p>The SFMTA's policy is to replace accessible parking spaces eliminated by street changes.</p>
<p>With the proposed bicycle lane improvements on 17th Street and the SFMTA's nearby 17th Street Quick Build Project on 17th Street west of Potrero Avenue, there remains a block between Hampshire Street and Potrero Avenue in which the bicycle lane still needs improvement.</p>	<p>The SFMTA can address the block of 17th Street between Hampshire and Potrero Avenue through a bike spot improvement project.</p>





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Next Steps

Chris Jauregui, Potrero Neighborhood Collective (PNC)



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Next Steps

PNC and the SFMTA have the following community outreach activities planned (subject to change):

- Planning Commission Hearing: January 11, 2024
- Next Working Group meeting: February 13, 2024 (Happy Mardi Gras!)
- Listening Sessions with various community stakeholders including (schedules pending, dates TBD)
 - Please let us know if there are local residents, businesses, organizations, or other community members that may be interested in learning more the Project



Public Comment

- Do any members of the public wish to comment?
- If you are joining via a computer, please use the raise your hand feature and we will unmute you.
- Joining by phone? We will unmute folks one at a time and call out the last four digits of your phone number.
- Please state your name and organizational affiliation.

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Contact Us

John Angelico

Public Information Officer

John.Angelico@SFMTA.com

415.646.4783

Bonnie Jean von Krogh

Building Progress Public Affairs Manager

BonnieJean.vonKrogh@SFMTA.com

415.646.2447

Chris Lazaro

Program Director in Building Progress - Potrero Yard Modernization Project

Chris.Lazaro@SFMTA.com

Potrero Neighborhood Collective

PotreroYard@plenaryamericas.com

(new email address)

Sign Up for Project Updates

[SFMTA.com/PotreroYard](https://www.sfmta.com/PotreroYard)



Special Use District Overview

- **Purpose:** The purpose of the Potrero Yard Special Use District (SUD) is to facilitate development of the Potrero Yard Modernization Project by allowing uses beyond SFMTA's growing facility, maintenance, and operational needs, including residential uses and non-residential uses.
- **General Plan:** The Project will occupy a site zoned Public (P) and falling within the General Plan's Mission Area Plan. Legislative amendments to the Planning Code and Mission Area Plan to effectuate and control the Project's uses and physical envelope given the blend of public, residential, and retail uses.
- **Compliance:** The Project will comply with a new SUD in the Planning Code setting forth the permitted uses and overarching development controls for the site. Following amendments to two height and bulk maps incorporated into the Mission Area Plan, the Project will comply with all aspects of the General Plan.
- **Uses:** included in the Special Use District are three (3) types of uses:
 - Public Uses: transportation facility and public utility yard
 - Residential Uses: authorized as Planned Unit Development. No density limit.
 - Non-Residential Uses: retail allowed on the first floor.

Special Use District Residential Controls

- **Usable Open Space**
 - Dwelling units shall have access to 80 square feet of private or common usable open space or 54 square feet of publicly accessible usable open space.
 - In the event Public Facilities or Public Transportation Facilities are constructed on portions of the building above 75 feet in height, the amount of usable open space required for each dwelling unit shall be reduced to 50 square feet of private or common usable open space.
- **Dwelling Unit Mix:** Applicable requirements included in the Eastern Neighborhoods Mixed Use Districts.

Special Use District Building Standards

- **Sign Regulations:** Freestanding sign to not exceed 15 feet in height, 70 feet in width, and 490 square feet in area on any side. Freestanding sign will not project more than 4 feet into the public right of way.
- **Streetscape Plan:** The streetscape and pedestrian improvement requirements set forth in Section 138.1 shall apply. Review by Planning Department required.
- **Height and Bulk below 75 feet:** No bulk, FAR, setback, lot coverage, or rear yard requirements for any uses within the portion of the building below 75 feet in height.
- **Height and Bulk above 75 feet:** Setback, lot coverage, and massing separation requirements will be included.

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FEIR: Air Quality



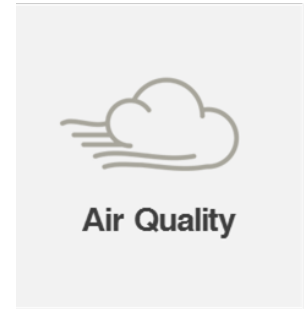
Supplemental Air Quality Assessment conducted for the Refined Project and found that **the Refined Project Variant would not result in any new significant air quality impacts not already identified in the Draft EIR nor any substantial increases in the severity of air quality.**

The Supplemental Air Quality Assessment considered changes from DEIR Project and Refined Project Variant, including but not limited to:

- Construction techniques
- Level of effort required for construction
- Building Mass
- Extended construction duration and phasing
- Decrease in construction haul truck trips
- Changes in building square footage

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MMRP: Air Quality



Two air quality mitigation measures have been adopted:

Adopted Mitigation Measure	Prior to the start of Construction*	During Construction**	Post-Construction or Operational	Summary
M-AQ-1: Off-Road Construction Equipment Emissions Minimization	X	X		<ul style="list-style-type: none"> • Engine Requirements • Construction Emissions Minimization Plan • Monitoring (biannual and final reports)
M-AQ-3: Emergency Diesel Generator Health Risk Reduction Plan	X		X	<ul style="list-style-type: none"> • All emergency diesel generator meet Tier 4 emission standards or be battery-powered • Emergency Diesel Generator Health Risk Reduction Plan required to receive permit from Bay Area Air Quality Management District

* Prior to any ground disturbing activities at the project site.

** Construction is broadly defined to include any physical activities associated with construction of a developed project, including but limited to site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction



BUILDING PROGRESS

MMRP: Wind and Shadow



One mitigation measures have been adopted:

Adopted Mitigation Measure	Prior to the start of Construction*	During Construction**	Post-Construction or Operational	Summary
M-WI-1(a): Design Measures to Reduce Project-Specific Wind Impacts	X			<ul style="list-style-type: none"> Wind impact mitigation report that identifies design measures to reduce project's wind impact
M-WI-1(b): Additional Wind Testing	X			<ul style="list-style-type: none"> If changes to building design or massing are proposed after FEIR is certified, additional wind analysis may be required to confirm the modified design does not result in any 9-hour wind hazard exceedances and to minimize 1-hour wind hazard exceedances.

BUILDING PROGRESS

MMRP: All Others

Adopted Mitigation Measure	Prior to the start of Construction*	During Construction**	Post-Construction or Operational	Summary
M-GE-6(a): Inadvertent Discovery of Paleontological Resources	X	X		<ul style="list-style-type: none"> • Provide Worker Awareness Training to all project construction workers prior to commencing construction and throughout ground disturbing activities (Paleontological Resources Alert Sheet) • Stop work procedures to be followed if bones or other potential fossils are unearthed at project site • If qualified paleontologist determines that a paleontological resource is of scientific importance, prepare a Paleontological Mitigation Program to document and recover resource

BUILDING PROGRESS

MMRP: All Others

Adopted Mitigation Measure	Prior to the start of Construction*	During Construction**	Post-Construction or Operational	Summary
M-GE-6(b): Preconstruction Paleontological Evaluation for Class 3 (Moderate) Paleontological Sensitivity Sediments during Construction	X	X		<ul style="list-style-type: none"> • Qualified paleontologist develop a site-specific Preconstruction Paleontological Monitoring Plan before soil-disturbing activities occur at project site • Document monitoring conducted and any data recovery completed for significant paleontological resource finds discovered