



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

4/2/12

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Ms. Pereira.

Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9107, monica.pereira@sfgov.org

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San Francisco, CA 94103
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PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional studies (list) Preliminary Transportation Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>


Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

(For Staff Use Only) Case No. 99 5 2 007 1

v.12.22.2010

Address: 401 16th Street
Block/Lot: 3949/001, 001A,
/1200 17th Street

Signed (owner or agent):  Josh Smith Date: 3/23/12
Potrero Partners LLC

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Potrero Partners LLC, Attn Josh Smith, for Owner/Co-Applicant Potrero Partners LLC	Telephone No.	(650) 348-3232
Address	445 Virginia Avenue San Mateo, California 94402	Fax No.	(650) 348-9999
Project Contact	Jay Murphy, Project Director for Co-Applicant Kaiser	Email	jsmith@waldendevlopment.com
Company	Foundation Health Plan, Inc.	Telephone No.	(415) 833-1231
Address	4141 Geary Blvd, Mezzanine Level San Francisco, California 94118	Fax No.	(415) 833-4269
		Email	jay.murphy@kp.org

Site Information

Site Address(es):	901 16 th Street and 1200 17 th Street		
Nearest Cross Street(s)	Mississippi and Missouri Streets		
Block(s)/Lot(s)	3949 / 1, 1A and 2; Block 3950/1	Zoning District(s)	UMU
Site Square Footage	152,460	Height/Bulk District	68-X, 48-X
Present or previous site use	Storage		
Community Plan Area (if any)	Showplace Square/Potrero		

Project Description - please check all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Change of use	<input type="checkbox"/> Zoning change	<input checked="" type="checkbox"/> New construction
<input checked="" type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Lot split/subdivision or lot line adjustment	
<input type="checkbox"/> Other (describe)	Estimated Cost	\$106M Kaiser Project; \$35M Residential Project	
Describe proposed use	Demolish metal warehouses and temporary office buildings; preserve and rehabilitate historic brick office building; lot line adjustment of two lots; construct approximately 200 residential units in 4-story building on 17th Street; construct 5-story Kaiser Permanente medical services building with ground floor retail on 16th Street. Land use approvals needed may include, but are not limited to, a Large Project Authorization with modification of certain development standards and a lot line adjustment. A more detailed project description is attached as Exhibit A.		

Narrative project description. Please summarize and describe the purpose of the project.

The Kaiser Permanente-Potrero Partners Project co-applicants are Kaiser Foundation Health Plan, Inc. ("Kaiser") and Potrero Partners LLC ("Potrero Partners"). Although each co-applicant will own and develop their respective parcels separately, this application is submitted jointly by Kaiser and Potrero Partners in accordance with Public Resources Code 21000 et seq.

Co-Applicant Kaiser desires to construct 189,600 square foot, 68 foot high, 5 story state-of-the-art Kaiser Permanente medical services building in the Showplace Square/Potrero Hill community to provide enhanced medical services to Kaiser Permanente members in the Potrero Hill/Showplace Square/Bayview/Mission/Mission Bay/South of Market neighborhoods of San Francisco and accommodate future growth of Kaiser Permanente members requiring outpatient health care services. Co-Applicant Potrero Partners intends to develop 200 unit, 48 foot high 4 story architecturally attractive residential project that is respectful of the architectural character and urban fabric of Potrero Hill.

A more detailed narrative Project Description is attached as Exhibit A.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
<p>1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district?</p> <p>If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district?</p> <p>If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade?</p> <p>If yes, how many feet below grade would be excavated? <u>32-38</u></p> <p>What type of foundation would be used (if known)? <u>Mat foundation</u></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more?</p> <p>If yes to either Question 3a or 3b, please submit a Geotechnical Report.*</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition?</p> <p>If yes, please submit a <i>Tree Disclosure Statement</i>.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Would the project result in ground disturbance of 5,000 gross square feet or more?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6. Would the project result in any construction over 40 feet in height?</p> <p>If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7. Would the project result in a construction of a structure 80 feet or higher?</p> <p>If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</p> <p>If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?</p> <p>If yes, please describe. Large Project Authorization, Subdivision/Lot Line Adjustment</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10. Is the project related to a larger project, series of projects, or program?</p> <p>If yes, please describe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?</p> <p>If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	218,000	218,000
Retail	0	0	26,900	26,900
Office	4,500	0	148,613 MOB	148,613 M.O.B.
Industrial	105,000	0	0	0
Parking		0	300,000	300,000
Other (specify use)			14,078 non-office medical	14,078 non-office medical
Total GSF	109,500	0	707,600, incl parking	707,600, incl parking
Dwelling units	0	0	200	200
Hotel rooms	0	0	0	0
Parking spaces	75	0	170 Res.; 563 M.O.B.	170 Res.; 563 M.O.B.
Loading spaces	20	0	2	2
Number of buildings	4	0	2	2
Height of building(s)	Varies, up to 47 feet	0	48 Res./68 MOB	48 Res./68 MOB
Number of stories	2	0	4 Res./5 MOB	4 Res./5 MOB

Please describe any additional project features that are not included in this table:
Please see Exhibit A attached.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department’s transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

EXHIBIT A

Project Description 901 16th Street/1200 17th Street Kaiser Permanente-Potrero Partners Project

2.1 INTRODUCTION

The Kaiser Permanente-Potrero Partners Project ("Project") co-applicants are Kaiser Foundation Health Plan, Inc. ("Kaiser") and Potrero Partners LLC ("Potrero Partners"). Although each co-applicant will own and develop its respective parcel separately, this environmental evaluation application is submitted jointly by Kaiser and Potrero Partners. The site currently contains several steel shed industrial buildings used for storage, a small vacant two-story brick office building on 17th Street at Texas Street and surface parking lots on a 3.5 acre site bounded by 16th Street, Mississippi Street and 17th Street (the "Project"). Except for the brick office building, all structures on the site, including any modular buildings, will be demolished and will be replaced with two new buildings.

Co-Applicant Kaiser desires to construct an approximately 189,600 square foot, 68 foot high, 5 story state-of-the-art Kaiser Permanente out-patient medical services building on 16th Street in the Showplace Square/Potrero Hill community to provide enhanced access to medical services to Kaiser Permanente members living in the southeastern neighborhoods of San Francisco (the "Medical Services Building"). The new facility will also accommodate the anticipated future needs of Kaiser Permanente members requiring outpatient health care services in these areas. Co-Applicant Potrero Partners intends to develop an approximately 200 unit, 48 foot high 4 story architecturally attractive residential project on 17th Street that is respectful of the architectural character and urban fabric of Potrero Hill (the "Residential Building").

2.2 PROJECT LOCATION AND SETTING

The Project is located within the boundaries of the Showplace Square/Potrero Hill Area Plan and is zoned Urban Mixed Use with height and bulk controls of 68-X on the northern portion of the site and 48-X on the southern portion of the site. Land use approvals needed to construct the development may include, but are not limited to, a Large Project Authorization (including modification to certain development standards), a lot line adjustment, and grading, demolition and building permits.

2.3 PROJECT CHARACTERISTICS

Kaiser Project: The proposed 189,600 gross square foot Kaiser Permanente medical services building will be located on the northern portion of the site, fronting 16th Street. The building will be approximately 68 feet tall (5 stories). Approximately 148,613 square feet of said uses will be medical office uses, with approximately 26,900 square feet on the ground floor dedicated to retail, personal services and other permitted uses. An additional 14,078 square feet will consist of other non-office uses permitted in floors 2-5 under the Urban Mixed Use designation. No more than 563 parking spaces will be provided in multiple levels of underground parking, the exact number to be based on the number of parking spaces allowed by code for the mix of retail, personal services, medical office and

non office space approved for development. Vehicular access to the underground parking garage and off-street loading area will be provided on Mississippi Street. Construction of the Medical Services Building will occur after demolition and environmental remediation, in a single phase, and will take approximately 24-30 months.

Potrero Partners Project: The proposed 200-unit residential project will be located on the southern portion of the site (fronting 17th Street). The Residential Building will be approximately 48 feet tall (4 stories). Approximately 170 parking spaces will be provided in a single level, underground parking garage with access from Mississippi Street. The existing brick office building at 17th Street and Texas Street, which was recently determined to be eligible for the California Register of Historical Resources, will be preserved and repurposed for the residents of the Project. Construction of the Residential Building will occur concurrently with construction of the Medical Services Building and will last for a similar duration.

Kaiser Green and Mid Block Alley: Situated between the Medical Services Building and the Residential Building will be a landscaped open space of up to 16,800 square feet that will be constructed and maintained by Kaiser and will be open to the public during daylight hours, to be referred to as the “Kaiser Green”. Along the westerly property line, a mid-block alley will be constructed to provide a 24 hour pedestrian and bicycle friendly connection from 17th Street to the proposed Daggett Place Park and points further north and also to provide air and light to the existing residential units located west of the Project site.

2.4 PROJECT FEATURES AND PROJECT PROPONENT IMPROVEMENTS

Certain potential environmental issues associated with the construction and operation of the Project are addressed by the following Project features:

Kaiser Project Construction Impacts

- Noise from construction activities will be controlled through adhering to the restrictions of Article 29 of the San Francisco Police Code.
- Air quality emissions from construction activities will be addressed through adhering to the Bay Area Air Quality Management District’s recommended dust and emission control measures and the mandates of San Francisco Health Code Article 22B. Pursuant to Mitigation Measure G-4 of the Eastern Neighborhoods Area Plan EIR, an analysis of toxic air contaminants (including diesel particulate matter) will be undertaken given the nature and location of the Project. Any diesel generators will be equipped with any required air emissions control technology.
- Per the City’s Green Building Ordinance (Chapter 13C of the San Francisco Building Code), construction and demolition debris will be diverted to recycling and both buildings will be designed for water and energy efficiency.
- The Project proponents are currently undertaking a full environmental investigation of the site conditions in consultation with local and state authorities. The Project will adhere to the notification, testing and other procedures required by the Maher Ordinance (Article 22A of the San

Francisco Health Code). Any contaminated soils found on the site will be appropriately disposed of at a landfill permitted to handle hazardous wastes or aerated and on-site before disposal. Any existing hazardous building materials will be removed and properly disposed of according to local and state procedures.

- None of the buildings that will be demolished are historic resources, as confirmed by Historic Preservation Commission Motion No. M0134. The Project will preserve and repurpose the existing brick office building at 17th Street and Texas Street, which was recently determined to be eligible for the California Register of Historical Resources, for the residents of the Potrero Partners Project. The project is not expected to result in a significant adverse impact on the historical significance of the brick office building.

Kaiser Project Operational Impacts:

- The primary operational noise impacts would likely be associated with loading/delivery operations and rooftop mechanical equipment. Given the limited number of loading spaces and their enclosed location away from sensitive receptors, the delivery operations are not projected to result in adverse noise impacts. Noise from rooftop mechanical equipment will be appropriately shielded to meet Police Code Article 29 noise standards.
- To encourage use of alternative modes of transportation and reduce dependence on automobiles and thereby minimize traffic congestion, traffic noise and improve air quality, Kaiser will:
 - ❖ Provide no fewer than 18 Class 1 and Class 2 bicycle parking spaces, as required by Planning Code Section 155.2;
 - ❖ Provide at least four showers and eight clothes lockers, as required by Planning Code Section 155.3;
 - ❖ Provide not less than 12 car share parking spaces, as required by Planning Code Section 166;
 - ❖ Implement a Transportation Management Program (“TMP”) as required by Planning Code Section 163. Although the details of the TMP are currently being developed, the TMP is expected to be substantially similar to the existing TMP plan for Kaiser Permanente’s San Francisco Medical Center;
 - ❖ Adhere to the City’s Commuter Benefits Ordinance (San Francisco Environment Code Section 427), which requires employers of 20 or more employees to provide specified commuter benefits;
 - ❖ Pay the Transit Impact Development Fee, as required by Planning Code Section 411, to fund public transit improvements;
- Create a mid-block alley on the western portion of the site to provide a setback for the existing residential units that are now located directly adjacent to buildings;
- Design an attractive and aesthetically pleasing project that enhances the neighborhood and creates additional open space;

- Incorporate a number of “green” building features and sustainable design elements, as required by San Francisco Building Code Article 13C and the Commercial Water Conservation measures mandated by Article 13A;
- Design the medical services building to comply with the goals and objectives set forth in the Green Guide for Health Care, a best practices guide for healthy and sustainable building design, construction and operations for the healthcare industry; and
- Design a project with low storm water impact and manage storm water through a system of filtration and runoff management in conformance with San Francisco Public Utilities Commission standards and established best practices.

Potrero Partners Project Operational Impacts:

- To encourage use of alternative modes of transportation and reduce dependence on automobiles and thereby minimize traffic congestion, traffic noise and improve air quality, Potrero Partners will:
 - ❖ Provide not less than 63 Class 1 bicycle parking as required by Planning Code Section 155.5;
 - ❖ Provide three car share parking space, two more than required by Planning Code Section 166;
 - ❖ Provide no more than approximately 170 parking spaces as mandated by Planning Code Section 151.1; and
 - ❖ Provide information on transit service to residents as part of their move-in packets (including, for example, data on location of nearest MUNI and BART lines, lists of schedules and fares and information on Fast Passes and the 511 Regional Rideshare Program.
- Provide an air ventilation/filtration system if necessary for units that warrant it, pursuant to the requirements of San Francisco Health Code Article 38;
- Design a project with low storm water impact and manage storm water through a system of filtration and runoff management in conformance with San Francisco Public Utilities Commission standards and established best practices; and
- Design an attractive and aesthetically-pleasing project that enhances the neighborhood and creates additional open space for the residents of the Potrero Partners building and the surrounding community.

2.5 PROJECT OBJECTIVES

The Project Co-Applicants have the following Project Objectives:

Kaiser Project Objectives

Kaiser's design concept for the medical services building is intended to accomplish the following project objectives:

- Provide improved access to medical services to Kaiser Permanente members in the Potrero Hill/Showplace Square/Bayview/Mission/Mission Bay/South of Market neighborhoods of San Francisco by decentralizing health care services currently provided to these neighborhoods at Kaiser Permanente's Geary and French campuses;
- Accommodate future growth of Kaiser Permanente members requiring outpatient health care services in San Francisco;
- Continue to adhere to Kaiser Permanente's core mission, which is to provide affordable high quality health care services to improve the health of its members and the communities it serves;
- Create additional high quality medical and administrative jobs in the Potrero Hill/Showplace Square/Bayview/Mission/Mission Bay/South of Market neighborhoods of San Francisco;
- Provide better access to health care for the high tech, bio tech, green industry, academic and other industries locating in the growing southeastern neighborhoods in San Francisco;
- Improve the property tax base and generate sales tax revenue for the City of San Francisco;
- Create a user-friendly pedestrian and bicyclist connection between 16th Street and 17th Street, as well as between 17th Street and 7th Street via the Daggett Place Park;
- Design a project that is respectful of the existing residential buildings (999 16th Street and 49 Missouri Street) that are located immediately to the west of the proposed Residential Building and the Medical Services Building; and
- Create additional publicly accessible open space with the Kaiser Green that has a convenient connection to the Daggett Place Park directly across 16th Street.

Potrero Partners' Project Objectives

Potrero Partners' design concept for the residential portion of the site is intended to accomplish the following project objectives:

- Create an architecturally attractive residential project that is respectful of the architectural character and urban fabric of Potrero Hill;
- Meet the housing objectives of the Showplace Square/Potrero Area Plan by providing a critical mass of new dwelling units at the base of Potrero Hill, including family-sized units;
- Create a user-friendly pedestrian and bicyclist connection between 16th Street and 17th Street, as well as between 17th Street and 7th Street via the Daggett Place Park;
- Design a project that is respectful of the existing residential buildings (999 16th Street and 49 Missouri Street) that are located immediately to the west of the Residential Building and the Medical Services Building; and
- Create additional publicly accessible open space with the Kaiser Green that has a convenient connection to the Daggett Place Park directly across 16th Street.

2.6 PROJECT SCHEDULE

Kaiser Project

Construction of the Kaiser Permanente Medical Services Building is anticipated to commence between March 2013 and July, 2013, starting with environmental remediation, excavation, mass grading and fine site grading to meet the requirements of the City of San Francisco. Construction of the underground parking garage and Medical Services Building foundations is anticipated to commence 3-5 months after commencement of the initial construction activities. The project is expected to be completed by the fall of 2016, with a certificate of occupancy anticipated by year end 2016.

Potrero Partners Project

Construction of the Potrero Partners Residential building is anticipated to commence between March 2013 and July, 2013, starting with environmental remediation, excavation, mass grading and fine site grading to meet the requirements of the City of San Francisco. Construction of the underground parking garage and Residential Building foundations is anticipated to commence 3-5 months after commencement of the initial construction activities. The project is expected to be completed by the fall of 2015, with a certificate of occupancy in 2016.

2.7 PROJECT APPROVALS

Land use approvals and construction permits needed to construct the specific development proposed for the Project site may include but are not limited to the following:

- Large Project Authorization with modifications to certain Code standards.
- Grading, demolition and building permits as required from the Department of Building Inspection;
- Lot line adjustment creating the Kaiser Parcel and the Potrero Partners Parcel as separate legal lots.