

Civic Center. San Francisco

240 Van Ness Avenue & 155-165 Grove.

The site is located in the heart of the Civic Center of San Francisco, California, directly across the street from City Hall, a wonderful example of Beaux Arts architecture, and next to the Bill Graham Civic Auditorium and the Davies Symphony Hall.

In addition to iconic historical buildings, Civic Center contains a concentration of government institutions, offices, and public open spaces that make it a focal point of the City's public life, for both residents and tourists alike, including Civic Center Plaza and United Nations Plaza.

The site is located on the far west of the Tenderloin neighborhood where the median household income is just under \$22,000 and poverty rate of 31%. This neighborhood has the highest homeless population around the city and hosts many social and homeless services, non-profit organizations, artists and activists. The neighborhood immediate to the west, Hayes Valley, has witnessed major transformation in the past decade with residential redevelopment replacing a half-mile stretch of land once covered by a freeway. The Hayes Valley neighborhood

showcases contemporary architecture that has been successful in strengthening the sense of place and serving all segments of the population. The Median Household Income for this neighborhood is similar to the citywide rate of about \$82,000. The area is also a regional entertainment and cultural district, defined by the strong collection of cultural institutions, in addition to many new commercial, restaurant, and nightlife establishments.

Many office rehabilitation projects have also made this area a major employment center including prominent companies headquarters such as Twitter, Uber, and Square.

In this context, this underused site has a high potential for the development of a new mixed-used project including strong housing objectives and creative proposals to replicate or replace the existing community garden space. It is also an ideal site to develop a landmark project, with a mix of retrofit and new zero-carbon building, that will highlight the commitment of the City of San Francisco for a sustainable and decarbonized urban development.



Expected program:

High-density residential above ground floor retail or other active ground floor uses, with at least 33 percent affordable housing. In addition, the City seeks creative proposals that would replicate or replace the functions of the approximately 4,000 square foot existing community garden, and expects innovative and cutting-edge technologies to fulfill and exemplify the goals of the Civic Center Sustainable Resource District.

Owner: The City and County of San Francisco.

Plot area:

The Site is 13,751 square feet in size, and comprised of 3 parcels in a T configuration

Type of property transfer intended:

Lease or sale.

Presentation of the site and expectation for its redevelopment

The site is located in the heart of the Civic Center of San Francisco, in a vibrant and strategic location of the city as detailed above.

The Site is also adjacent to the burgeoning Mid-Market area, which has realized a significant amount of residential development and office rehabilitation in recent years, transforming the area into a full-time neighborhood and major employment center. Since 2010, over 1,500 new housing units have been constructed within a 0.25-mile radius in a series of mid-rise and high-rise residential tower projects. Prominent companies have located headquarters in the area in recent years.

Just to the south of this site, the City is undergoing some upzoning and public realm improvement Planning through the Market Street Hub project: <http://sf-planning.org/market-street-hub-project>

The Site is very well served by local and regional transit and multi-modal transportation options. In particular, the Site is located along the Van Ness Bus Rapid Transit (BRT) line, which is anticipated to begin service in 2019. The BRT will provide rapid train-like service in dedicated lanes for a two-mile stretch connecting Civic Center to Fisherman's Wharf to the north. The site is located within 0.25 miles of two transit stations; the Civic Center/UN Plaza station on Market Street provides access to both the Bay Area Rapid Transit (BART) regional commuter rail service and the local MUNI Metro subway system, and the Van Ness Station at Market Street and Van Ness Avenue offers access to all MUNI Metro subway lines. The Site is two blocks off Market Street, where multiple Muni regular and rapid bus lines operate, as well as the historic F streetcar line. The Site is also well served by bicycle infrastructure and several Charge Point electric vehicle charging stations.

The assembled Site is 13,751 square feet in size, with a T configuration, fronting both Grove Street and Van Ness Avenue. There are two existing buildings on the property, both of which are de-commissioned by the City and recommended for demolition as they are unreinforced masonry buildings, subject to collapse from seismic activity. Neither

building is a contributing historic asset. The remaining parcel is currently in use as a community garden.

The City has adopted an overarching policy goal to add 30,000 new residential housing units over a 10-year period, with at least 33 percent of these being below-market-rate housing units affordable to low-income and moderate-income households. Furthermore, Mayor Ed Lee launched the Public Lands for Housing Initiative in 2014, which calls on City agencies to work together to redevelop underutilized publicly-owned sites to produce new housing opportunities.

Therefore, the City seeks a development project on the Site that will maximize the number of residential units, with no fewer than one-third of these units being below-market-rate affordable housing units, and will activate the ground floor.

In addition, the City seeks a sustainable development project that will use the most innovative and cutting-edge technologies to fulfill and exemplify the goals of the Civic Center Sustainable Resource District and the Civic Center Public Realm Plan (<http://civiccentersf.org/about/>). The proposed program should advance the goals and ambitions of these Civic Center focused plans and serve as a model for environmental sustainability design. Finally, the City seeks creative proposals for the Site that would replicate or replace the functions of the approximately 4,000 square foot existing community garden space located on one of the three parcels comprising the Site. This community garden is maintained by a local non-profit organization serving the blind and visually-impaired, so respondents are encouraged to explore potential partnership opportunities with this or other similar social service organizations when developing the program for the project's open space, streetscape, and ground floor components.

Lastly, the Site is comprised of three separate parcels, and all respondents must provide a program that includes all three parcels. Respondents are encouraged to consider a single, unified program for the site, however the City is open to considering a composite of two or even three programs for the three parcels.

Specific planning rules and bidding/purchasing procedure regarding the development of the site

The properties are zoned C-3-G (Downtown General), which permits a wide variety of uses including high-density residential, office, retail, hotel, entertainment, and institutional uses. The Site is classified in the 70-X height and bulk district, which allows for a maximum height of 70 feet above street level and full lot coverage with no required setbacks. Given the flexibility permitted by the C-3-G zoning district and the proximity to City Hall and other Historic Landmark structures, respondents should not assume any zoning or height modifications in their project proposals.

San Francisco maintains a robust planning and environmental review process, with many opportunities for public engagement and input that are applicable to development projects of the scale permitted on this Site. The awardee will be required to follow all required steps of the standard development review and entitlement process for any proposed project. Once the awardee has executed an Exclusive Negotiating Agreement (ENA) (see #6 below), the development team will be required to submit an application for a Preliminary Project Assessment (PPA) before submitting any planning or building applications. The Planning Department will review the application and issue a PPA letter within 90 days outlining all relevant Planning and Design Review requirements and all necessary approvals and further review relevant to the proposed project. The development team will also be required to submit an Environmental Evaluation Application (EEA) to initiate the environmental review process. The EEA may be submitted concurrently with or following the submittal of the PPA. The development team will also be required to file a Historical Resource Evaluation – Supplemental Information form along with the EEA. The EEA will determine what level of environmental review

determination, if any, is required for the proposed projects and outline the next steps.

In addition, the Site is located within the Civic Center Historic District (see Appendix J to Article 10 of the Planning Code for more on this district). Though the Site does not contain any designated historic resource structures, the project will be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission, as per the requirements set forth in Section 1006 of the Planning Code. This process is designed to ensure that proposed development in an historic district is compatible with the defining characteristics of that district.

Please visit www.sfplanning.org for more information on the planning, environmental, and historic review process.

Regarding the bidding procedure for the second phase of the competition, the offer to purchase or lease the real estate would require that offerors respond to a city-issued Request for Proposals/Request for Qualifications (RFP/RFQ). Responses would be rated in accordance with guidelines developed prior to the issuance of the RFP/RFQ. Typically, a reviewing committee composed of technical experts within City staff, along with appropriate representative(s) of the affected community would then rank the responses based on the guidelines established and tender a recommendation. Ultimately, the delivery of an award of lease or sale is a discretionary decision of the Board of Supervisors and Mayor, and the award would be in the form of an Exclusive Negotiating Agreement (ENA). Subsequently, the awardee and City would negotiate a Purchase and Sale Agreement (PSA), which would set forth the exact terms and conditions of a conveyance of rights.

Specific climate or environmental issues regarding the development of the site

The property adjoins a very busy thoroughfare (US Highway 101), also known as Van Ness Avenue at this location, that connects the southern freeways to the Golden Gate Bridge. The Site is located in an Air Pollutant Exposure Zone such that enhanced ventilation may be required for residential uses

(<https://www.sfdph.org/dph/eh/Air/Article38.as>).

The Site is level, and the environs do not tend to suffer from flooding however it is located in an area with a high to medium-high heat vulnerability index, so heat resilient solutions would be valuable for the project. (<https://sfclimatehealth.org/maps/>).

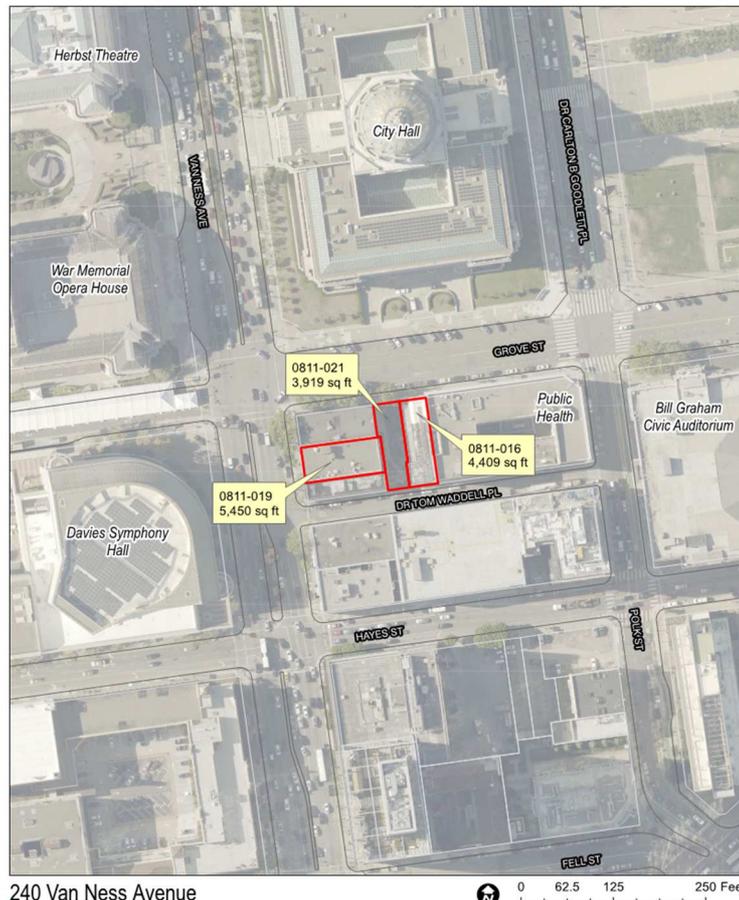
In 2008, the Civic Center District was designated by the City as a “Sustainable Resource District”, promoting it as a future model for sustainability and cutting edge environmental technologies. To implement this vision, the San Francisco Public Utilities Commission recently adopted the Civic Center Sustainable Utility District Plan, which

establishes a set of long-term sustainability objectives for the district in the areas of water usage, wastewater recovery, net-zero energy usage, zero waste, and emergency preparedness. Respondents are encouraged to consult the Plan in development the project proposal and incorporate the district’s sustainability goals as appropriate. For more please visit

<http://www.sfwater.org/Modules/ShowDocument.aspx?documentID=7853>

The City is also undertaking a public realm planning effort, the Civic Center Public Realm Plan, that will create a unified vision for long-term improvements to Civic Center’s plazas, streets, and other public spaces.

The Plan is an interagency effort managed by San Francisco Planning and is part of the City’s ongoing efforts to improve the area as both a neighborhood gathering space and common area for everyone who lives in, works in and visits San Francisco. For more please visit <http://civiccentersf.org/about/>.



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