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TOTAL PARKING COUNT

Section 151, 159, 166, 249.32

Required:

Family Dwelling Units Parking (Section 249.32(b)(1))	0 to .75/du off-street spaces 330du x .75 = 247.5 spaces max.
Senior and Affordable housing (Section 249.32(b)(1) and Table 151)	No parking spaces required.
Space Efficient Parking (Section 249.32(b)(2)(vii))	Stacker/Lift requirement: parking in excess of .5/du must be parked in stackers. 330du x .5 = max 165 standard (non stacker/lift) spaces and min of 82 stacker/lift spaces
Dental Clinic (Section 249.32(b)(1) and 159(c/d))	Up to 51 replacement parking spaces. Located within a walking distance of 800 feet from outside entrance of structure to each off street parking space along the pedestrian path of travel.
Car Share Parking (Section 166, Table 166)	2, plus 1 for every 200 dwelling units over 200 2 + 1 = 3 Car Share spaces
Bicycle Parking Spaces (Section 155.5 Table 155.5)	25 Class 1 spaces plus one Class 1 space for every 4 dwelling units over 50. 25 + 70 = 95 bicycle spaces

Provided:

BLDG. NO.	RESIDENTIAL PARKING (RP)	RES. PARKING (PARKING LIFT) (RL)	RES. PARKING (TANDEM)	UCSF DENTAL CLINIC PARKING* (DC)	CAR SHARE PARKING	TOTAL CAR PARKING	BICYCLE SPACES**	GROSS GARAGE AREA (S.F.)	COMMENTS
BLDG. 1	1	69	0	51	0	121	40	57,527	
BLDG. 2	94	85	0	0	10	189	85	62,241	2 res. stalls for Senior Housing
SITE PARKING						0	0		No site parking
TOTAL PARKING	95***	154***	0	51	10	310	125	119,768	

*Dental Clinic parking spaces within 455' path of travel from Dental Clinic. See sheet OA1.1
 **Class 1: facilities which protect the entire bicycle against theft and weather, including wind driven rain
 *** Meets Special Use District parking efficiency requirements (Section 249.32(b)(2)(vii)): 95 < 165 max standard spaces and 154 > 82 min stacker/lift spaces

FAMILY DWELLING UNIT COUNT

(WOOD PARTNERS)

BLDG. NO.	STUDIO (U.P. 1BR)	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL DWELLING UNITS	GROSS BUILDING AREA (S.F.)	COMMENTS
BLDG. 1A	13	21	22		56	57,433	
BLDG. 1B	18	20	23		61	58,644	
BLDG. 2C	9	27	20		56	73,231	
BLDG. 2D	14	27	15		56	67,794	
BLDG. 2E	18	38	22	2	80	79,469	
BLDG. 3 - RES. COMMUNITY BLDG.					0	6,445	
BLD.G 4A - WOODS HALL	4	17			21	24,790	
BLDG. 4B - WOODS HALL ANNEX					0	12,641	
TOTAL	76	150	102	2	330	380,447	

SENIOR AFFORDABLE DWELLING UNITS

(55 LAGUNA, L.P.)

BLDG. NO.					
BLDG. 5 - OPEN HOUSE BLDG.	1	68	1	70	54,983
BLDG. 5 - SENIOR ACTIVITY CENTER					8,615
BLDG. 6 - RICHARDSON HALL	10	27	3	40	41,961
BLDG 6 - RETAIL					2,410
BLDG. 6 - OFFICES					2,717
TOTAL	11	95	4	110	110,686

OPEN SPACE CALCULATION

CODE REQUIRED	UNITS	UNITS WITH COMPLIANT PRIVATE OPEN SPACE PROVIDED (AVERAGE 66.7 SF)	TOTAL PRIVATE OPEN SPACE REQ'D	UNITS REQUIRING COMMON OPEN SPACE	TOTAL COMMON USE OPEN SPACE REQ'D	TOTAL COMMON USE OPEN SPACE PROVIDED	TOTAL PRIVATE OPEN SPACE PROVIDED*	TOTAL OPEN SPACE PROVIDED
NC-3 FAMILY	80 SF/DU PRIVATE 106.4 SF/DU COMMON (80x1.33)							
NC-3 SENIOR	40 SF/DU PRIVATE (50% OF NC-3 REQUIREMENT) 53.2 SF/DU COMMON (40x1.33)							
RM-3	60 SF/DU PRIVATE 79.8 SF/DU COMMON (60x1.33)							
PROVIDED PER UNIT COUNT								
NC-3 FAMILY	112	16		96	10,214	9840	3,335	
NC-3 SENIOR	110			110	5,852	6570		
RM-3 FAMILY	218	24		194	15,481	17330	4,188	
TOTAL	440	40		400	31,548	33,740	7,523	41,263
MISC. OUTDOOR AREA PROVIDED								
RESIDENTIAL USE OPEN SPACE	41,263							
WALLER PARK	28,000							
COMMUNITY GARDEN	10,600							

NOTE: DENTAL CLINIC PROPERTY IS EXCLUDED FROM OPEN SPACE CALCULATIONS

UNITS SERVED BY PRIVATE OPEN SPACE*

NC-3 FAMILY (BUILDING 1A & 2C)	UNIT TYPE	COUNT	AREA (S.F.)
	B1	3	275
	D1	12	200
	D1	1	110
NC-3 FAMILY SUB-TOTALS		16	3,335
RM-3 FAMILY (BUILDING 1B, 2D & 2E)			
	B1	6	135
	B1	1	173
	B2	1	122
	D1	13	200
	D1	3	161
RM-3 FAMILY SUB-TOTALS		24	4,188
TOTALS		40	7,523



55 LAGUNA
AERIAL MAP



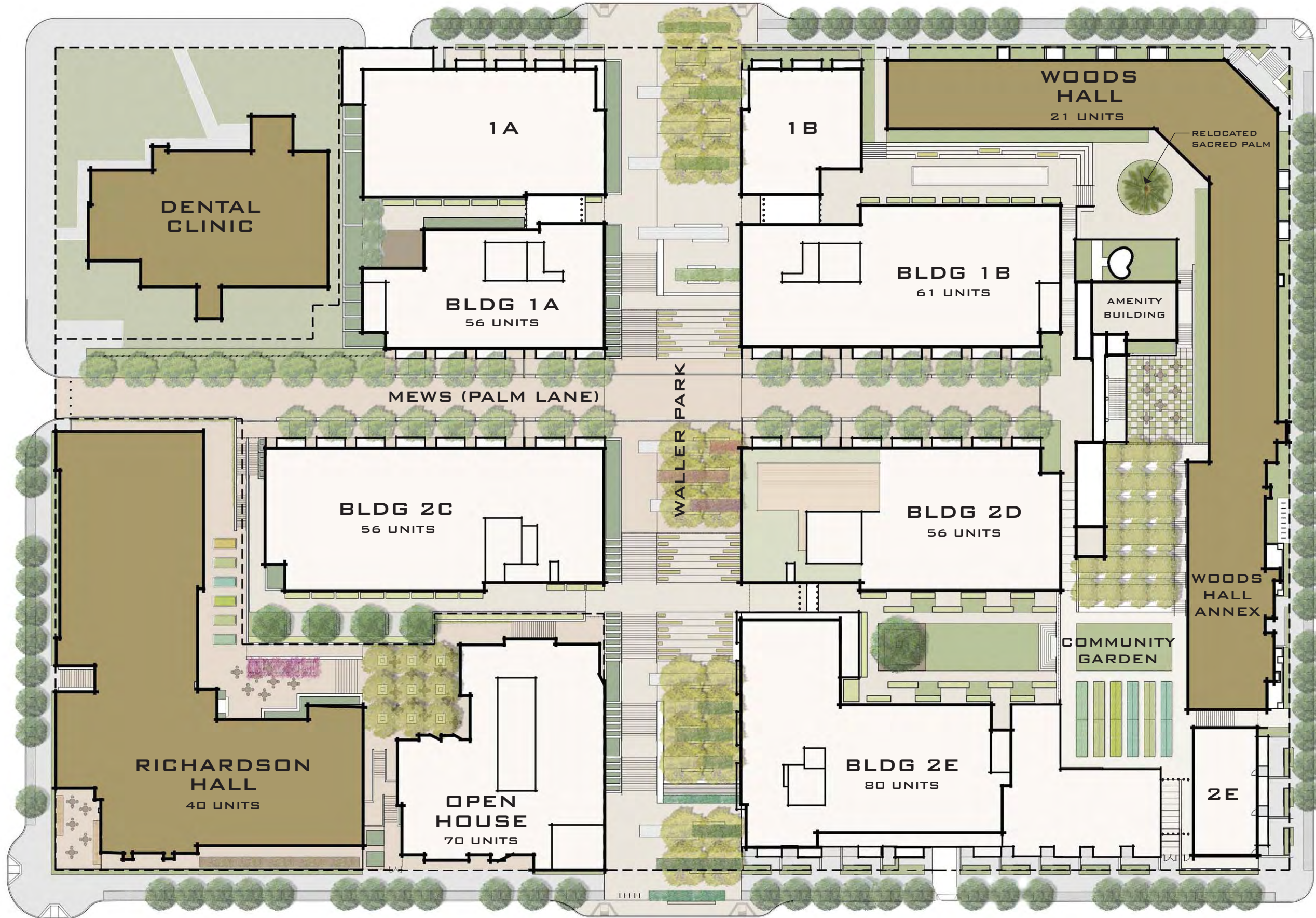
55 LAGUNA
PREVIOUSLY ENTITLED PLAN

BUCHANAN ST.

HERMANN ST.

HAIGHT ST.

LAGUNA ST.



55 LAGUNA
SITE PLAN

BUCHANAN ST.



- PUBLIC
- SEMI-PUBLIC
- PRIVATE
- GATE
RESIDENT
ACCESS ONLY
- GATE
RESTRICTED
PUBLIC ACCESS
(DAY TIME OPEN,
NIGHT TIME CLOSED)
- POTENTIAL
ACCESS FROM
HAIGHT

HERMANN ST.

MEWS (PALM LANE)

WALLER PARK

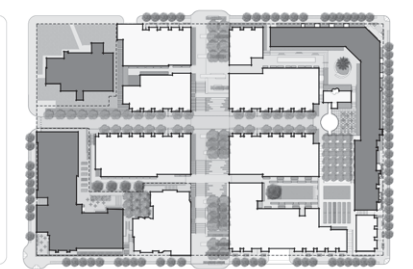
LAGUNA ST.

HAIGHT ST.

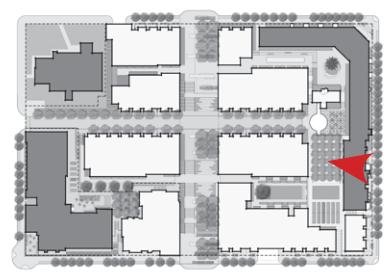


55 LAGUNA

SITE ACCESS DIAGRAM

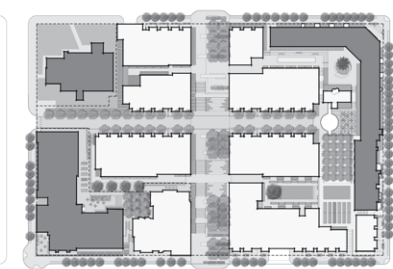


55 LAGUNA
OVERALL VIEW



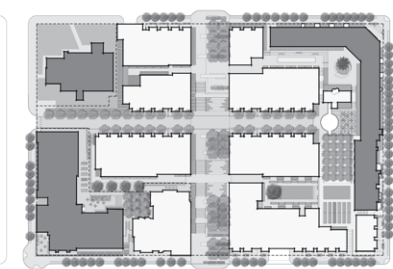
STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
COURTYARD / COMMUNITY GARDEN ELEVATION



STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
HAIGHT STREET ELEVATION

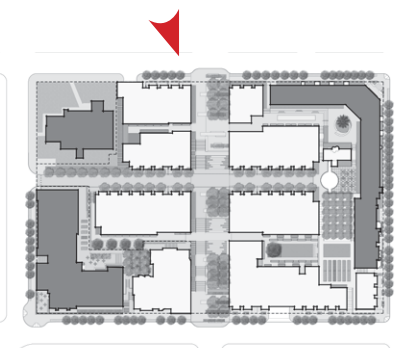


STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
LAGUNA STREET ELEVATION

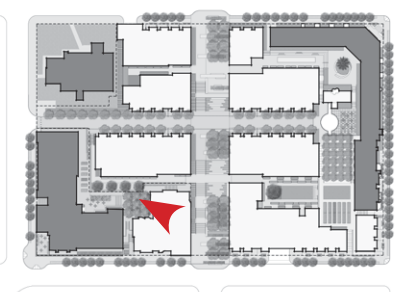


BUCHANAN ST.



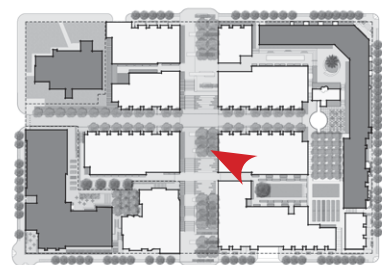
**STREET
WALLER PARK
MEWS
COURTYARDS**

**55 LAGUNA
BUCHANAN STREET ELEVATION**



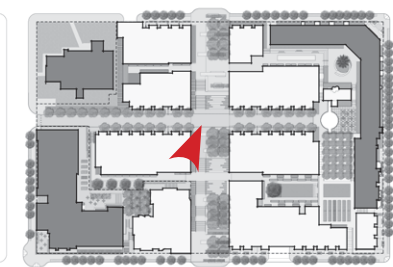
STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
COURTYARD VIEW



STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
WALLER PARK ELEVATION



STREET
WALLER PARK
MEWS
COURTYARDS

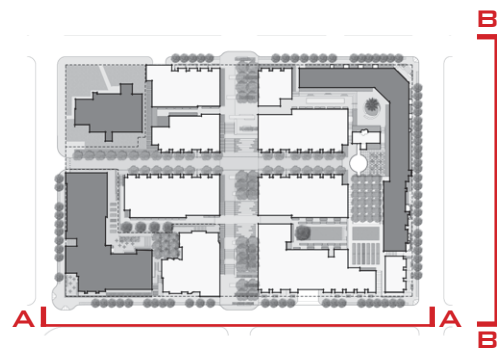
55 LAGUNA
MEWS (PALM LANE) ELEVATION



A. LAGUNA STREET ELEVATION



B. HAIGHT STREET ELEVATION

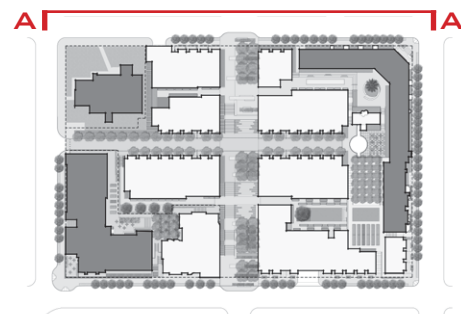


**STREET
WALLER PARK
MEWS
COURTYARDS**

**55 LAGUNA
STREET ELEVATIONS**



A. BUCHANAN STREET ELEVATION



**STREET
WALLER PARK
MEWS
COURTYARDS**

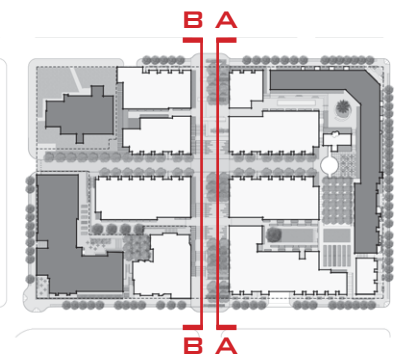
**55 LAGUNA
STREET ELEVATION**



A. WALLER PARK ELEVATION (LOOKING NORTH)



B. WALLER PARK ELEVATION (LOOKING SOUTH)



STREET
WALLER PARK
 MEWS
 COURTYARDS

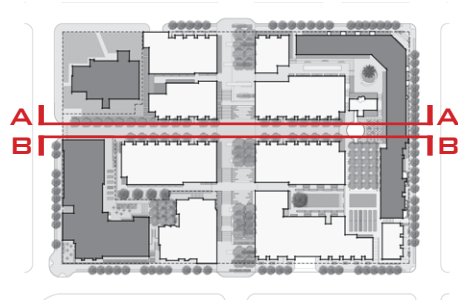
55 LAGUNA
 WALLER PARK ELEVATIONS



A. PALM LANE ELEVATION (LOOKING WEST)



B. PALM LANE ELEVATION (LOOKING EAST)



STREET
WALLER PARK
MEWS
COURTYARDS

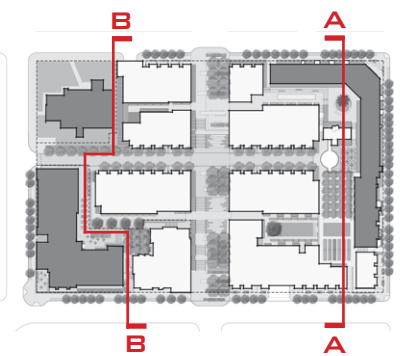
55 LAGUNA
PALM LANE ELEVATIONS



A. COURTYARD ELEVATION (LOOKING SOUTH)



B. COURTYARD ELEVATION (LOOKING NORTH)



STREET
WALLER PARK
MEWS
COURTYARDS

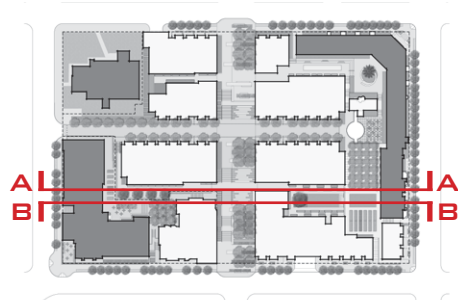
55 LAGUNA
COURTYARD / COMMUNITY GARDEN ELEVATION



A. COURTYARD ELEVATION (LOOKING WEST)

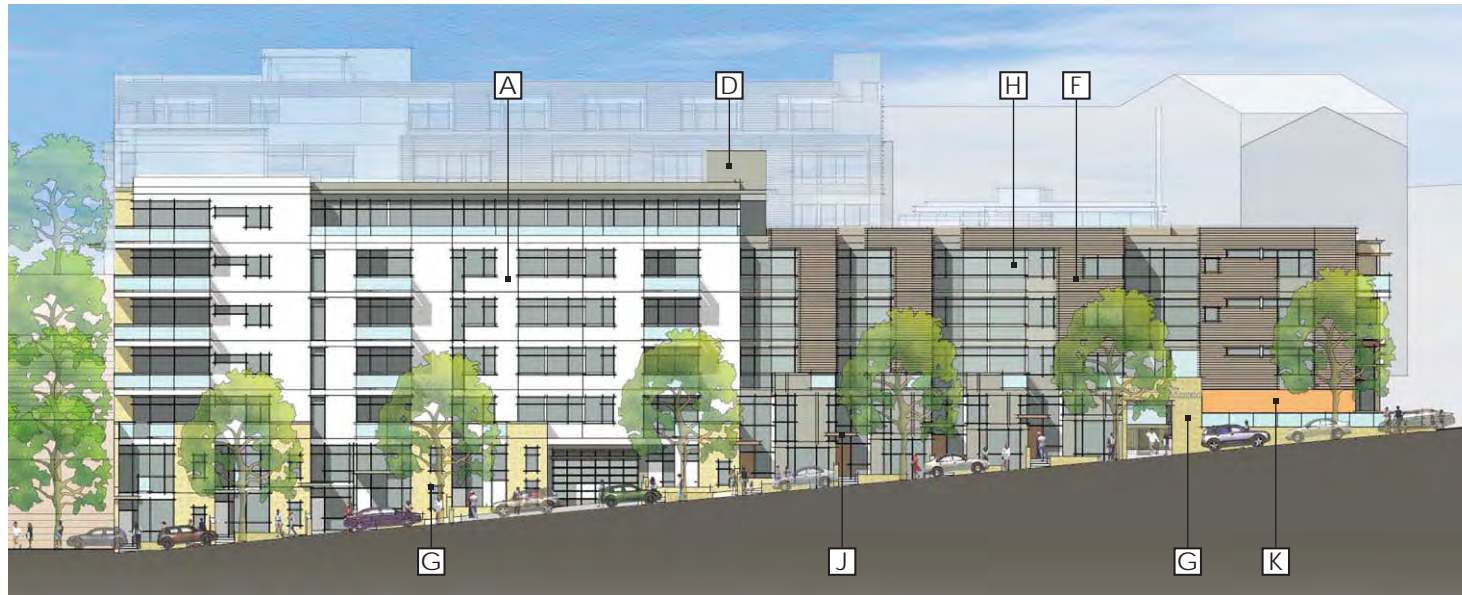


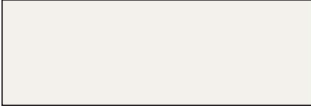


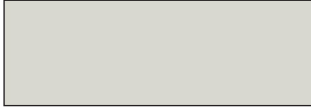
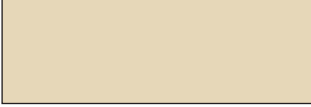
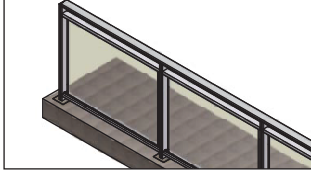
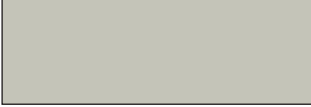




B. COURTYARD ELEVATION (LOOKING EAST)

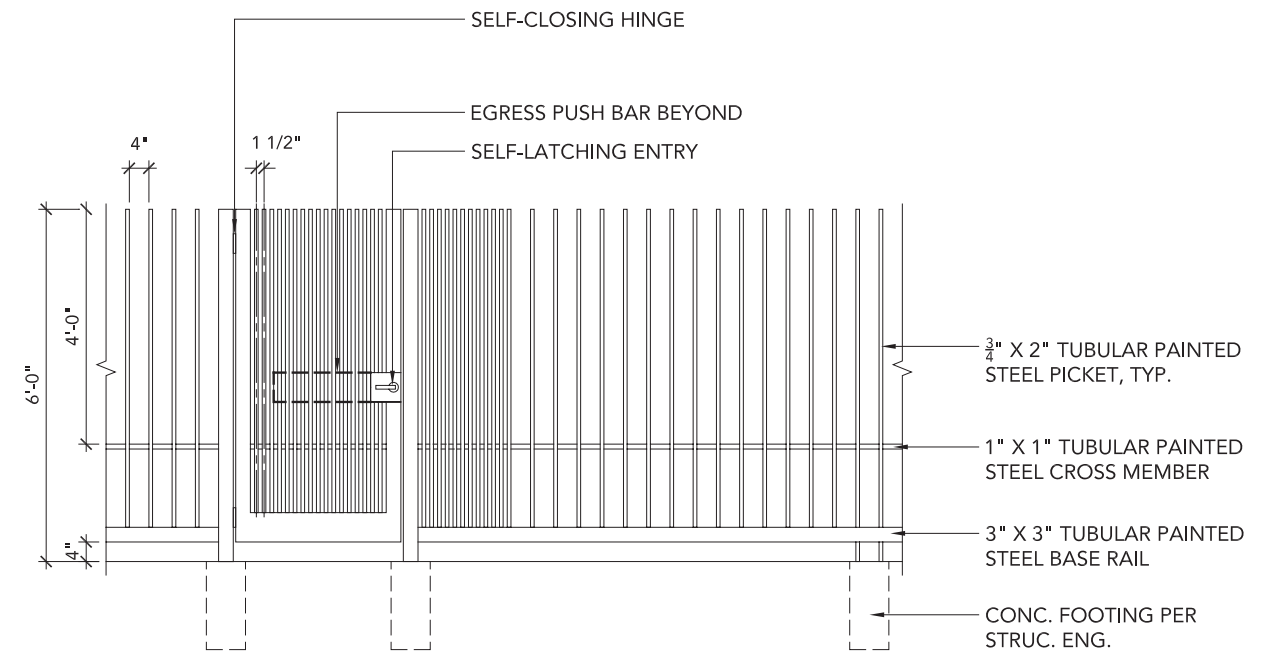


STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
COURTYARD / COMMUNITY GARDEN ELEVATION



	A STUCCO PAINTED		G BRICK
	B STUCCO PAINTED		H PAINTED ALUMINUM WINDOW
	C STUCCO PAINTED		I GLASS RAIL
	D STUCCO PAINTED		J PAINTED METAL PANEL
	E STUCCO PAINTED		K ART WALL
	F CEMENT BOARD SIDING		



3 FENCE
 SCALE: 0 1' 2' 3' 4'
 Typ. Elevation
 Fence_Gate.dwg

55 LAGUNA

MATERIALS



January 24, 2012

Mr. Mike Buhler
Executive Director
San Francisco Architectural Heritage
2007 Franklin Street
San Francisco, California 94109

Dear Mr. Buhler,

In compliance with the National Environmental Policy Act (NEPA) of 1969, as amended; and Title 24 Part 58 of the Code of Federal Regulations, as amended; the Mayor's Office of Housing (MOH) intends to prepare an Environmental Assessment (EA) that will analyze the effects of the proposed 55 Laguna Street Project on historic architectural resources, among other factors of the environment. Funding for the project may include HUD funds from programs such as Community Development Block Grant (CDBG) funds and other federal sources.

The proposed project includes construction of approximately 440 dwelling units, including 109 units of affordable senior housing, on the former site of the University of California Extension campus, which occupies most of the two city blocks bounded by Haight, Laguna, Hermann, and Buchanan streets, in the City's Hayes Valley neighborhood (See Figure 1). Mercy Housing California, along with Openhouse, will develop the 109 senior housing units through a combination of adaptive reuse of the remaining main portion of Richardson Hall – a City Landmark (No. 256) – and a new structure at the corner of Laguna and Waller streets. The Mercy/Openhouse senior housing component of the project will necessitate the demolition of the "annex," or "administration" wing of Richardson Hall, which is listed on the National Register of Historic Places.

In addition to the Mercy/Openhouse component of the project, a for-profit developer, Wood Partners, will develop some 330 market-rate housing units in several new buildings and through the rehabilitation of another City Landmark building (No. 257), Woods Hall. Wood Partners will also adaptively reuse a third City Landmark structure (No. 258), Woods Hall Annex, as a Community Center. Landscape improvements include a linear park on the former Waller Street right-of-way, other open space, internal streets, and subsurface parking. The Wood Partners market-rate housing will necessitate demolition of Middle Hall, which is also listed in the National Register of Historic Places.

The site was previously used by the University of California-Berkeley as an extension campus and by the French-American International School (FAIS) and currently contains four buildings. These unoccupied buildings include Woods Hall, Woods Hall Annex, Richardson Hall and Annex, and Middle Hall, totaling 101,910 square feet. Located on the southwestern corner of the proposed project site, at the intersection of Hermann and Buchanan streets, is a single story dental clinic, approximately 18,000 square feet in size, that is currently occupied by the University of California San Francisco (UCSF) Dental School. The dental clinic is not part of the project and will remain on the site.

telephone: 415.391.7486

email: chris@verplanckconsulting.com

57 Post St., Suite 512, San Francisco, CA 94104



Figure 1. Project Location
Source: Bing.com; annotated by Chris VerPlanck

The proposed project site slopes steeply downward from west to east and is consequently divided into two terraces. The majority of the existing buildings occupy the periphery of the site on the upper and lower terraces, with surface parking generally in the center of the site. All of the existing buildings on the site were constructed between 1924 and 1935 as the campus of the San Francisco State Teachers' College (now San Francisco State University), which conveyed the property to the University of California when it relocated to its current campus on 19th Avenue in 1957.

Designed by California State Architect George B. McDougall, the campus buildings exhibit characteristics of both the Spanish Colonial Revival and Art Deco styles of architecture. Middle Hall, the oldest campus building, was originally built as a gymnasium in 1924 with classroom and office space added later. It is a one-and-a-half-story building located behind Woods Hall. Woods Hall, constructed in 1926, is a two-story, L-shaped building located at the northwestern corner of the upper terrace, along Buchanan and Haight streets. Attached to the east side of Woods Hall is Woods Hall Annex, which was constructed in 1935 with assistance from the WPA. It is located along Haight Street and positioned on the lower terrace. Richardson Hall, constructed in 1930, is a two-story, L-shaped building located on the lower terrace of the site, at the corner of Hermann and Laguna Streets. Within Richardson Hall, along its Laguna Street elevation, is a two-story auditorium and an attached single-story administration wing constructed in 1924, Richardson Hall Annex.

As part of its compliance duties under Section 106 of the National Historic Preservation Act (NHPA), MOH's lead consultant on this project, ESA, has asked my office to prepare a Historic Property Survey Report (HPSR) to evaluate the effects of the proposed project on historic resources.

It is the purpose of this letter to initiate consultation with San Francisco Architectural Heritage for this project. Among other things, we would like this consultation to address the cultural and historical resource issues involving this project

pursuant to Section 106 of the NHPA (36 CFR Part 800). We are inviting your comments on this project pursuant to 36 CFR 800.4, as well as any other information that you may have on the property or the proposed project.

Your response to this letter is greatly appreciated. Please provide a response by February 15, 2012 so that we may discuss this undertaking and any of those identified areas of interest. Should you have any questions about this project, you may contact Mr. Eugene Flannery at the Mayor's Office of Housing, City and County of San Francisco, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103, Eugene.flannery@sfgov.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris VerPlanck".

Christopher VerPlanck



January 24, 2012

Mr. Anthony Veerkamp
Senior Program Officer
National Trust for Historic Preservation
5 3rd Street, Suite 707
San Francisco, California 94103

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Sincerely,

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Christopher VerPlanck



January 24, 2012

Ms. Anthea Hartig
Executive Director
California Historical Society
678 Mission Street
San Francisco, California 94103

Dear Ms. Hartig,

In compliance with the National Environmental Policy Act (NEPA) of 1969, as amended; and Title 24 Part 58 of the Code of Federal Regulations, as amended; the Mayor's Office of Housing (MOH) intends to prepare an Environmental Assessment (EA) that will analyze the effects of the proposed 55 Laguna Street Project on historic architectural resources, among other factors of the environment. Funding for the project may include HUD funds from programs such as Community Development Block Grant (CDBG) funds and other federal sources.

The proposed project includes construction of approximately 440 dwelling units, including 109 units of affordable senior housing, on the former site of the University of California Extension campus, which occupies most of the two city blocks bounded by Haight, Laguna, Hermann, and Buchanan streets, in the City's Hayes Valley neighborhood (See Figure 1). Mercy Housing California, along with Openhouse, will develop the 109 senior housing units through a combination of adaptive reuse of the remaining main portion of Richardson Hall – a City Landmark (No. 256) – and a new structure at the corner of Laguna and Waller streets. The Mercy/Openhouse senior housing component of the project will necessitate the demolition of the "annex," or "administration" wing of Richardson Hall, which is listed on the National Register of Historic Places.

In addition to the Mercy/Openhouse component of the project, a for-profit developer, Wood Partners, will develop some 330 market-rate housing units in several new buildings and through the rehabilitation of another City Landmark building (No. 257), Woods Hall. Wood Partners will also adaptively reuse a third City Landmark structure (No. 258), Woods Hall Annex, as a Community Center. Landscape improvements include a linear park on the former Waller Street right-of-way, other open space, internal streets, and subsurface parking. The Wood Partners market-rate housing will necessitate demolition of Middle Hall, which is also listed in the National Register of Historic Places.

The site was previously used by the University of California-Berkeley as an extension campus and by the French-American International School (FAIS) and currently contains four buildings. These unoccupied buildings include Woods Hall, Woods Hall Annex, Richardson Hall and Annex, and Middle Hall, totaling 101,910 square feet. Located on the southwestern corner of the proposed project site, at the intersection of Hermann and Buchanan streets, is a single story dental clinic, approximately 18,000 square feet in size, that is currently occupied by the University of California San Francisco (UCSF) Dental School. The dental clinic is not part of the project and will remain on the site.

telephone: 415.391.7486

email: chris@verplanckconsulting.com

57 Post St., Suite 512, San Francisco, CA 94104



Figure 1. Project Location
Source: Bing.com; annotated by Chris VerPlanck

The proposed project site slopes steeply downward from west to east and is consequently divided into two terraces. The majority of the existing buildings occupy the periphery of the site on the upper and lower terraces, with surface parking generally in the center of the site. All of the existing buildings on the site were constructed between 1924 and 1935 as the campus of the San Francisco State Teachers' College (now San Francisco State University), which conveyed the property to the University of California when it relocated to its current campus on 19th Avenue in 1957.

Designed by California State Architect George B. McDougall, the campus buildings exhibit characteristics of both the Spanish Colonial Revival and Art Deco styles of architecture. Middle Hall, the oldest campus building, was originally built as a gymnasium in 1924 with classroom and office space added later. It is a one-and-a-half-story building located behind Woods Hall. Woods Hall, constructed in 1926, is a two-story, L-shaped building located at the northwestern corner of the upper terrace, along Buchanan and Haight streets. Attached to the east side of Woods Hall is Woods Hall Annex, which was constructed in 1935 with assistance from the WPA. It is located along Haight Street and positioned on the lower terrace. Richardson Hall, constructed in 1930, is a two-story, L-shaped building located on the lower terrace of the site, at the corner of Hermann and Laguna Streets. Within Richardson Hall, along its Laguna Street elevation, is a two-story auditorium and an attached single-story administration wing constructed in 1924, Richardson Hall Annex.

As part of its compliance duties under Section 106 of the National Historic Preservation Act (NHPA), MOH's lead consultant on this project, ESA, has asked my office to prepare a Historic Property Survey Report (HPSR) to evaluate the effects of the proposed project on historic resources.

It is the purpose of this letter to initiate consultation with the California Historical Society for this project. Among other things, we would like this consultation to address the cultural and historical resource issues involving this project pursuant

to Section 106 of the NHPA (36 CFR Part 800). We are inviting your comments on this project pursuant to 36 CFR 800.4, as well as any other information that you may have on the property or the proposed project.

Your response to this letter is greatly appreciated. Please provide a response by February 15, 2012 so that we may discuss this undertaking and any of those identified areas of interest. Should you have any questions about this project, you may contact Mr. Eugene Flannery at the Mayor's Office of Housing, City and County of San Francisco, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103, Eugene.flannery@sfgov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris VerPlanck", with a long horizontal flourish extending to the right.

Christopher VerPlanck



March 27, 2012

Cynthia Servetnick
Save the Laguna Street Campus
845 Sutter Street, No. 515
San Francisco, CA 94109

Dear Ms. Servetnick,

In compliance with the National Environmental Policy Act (NEPA) of 1969, as amended; and Title 24 Part 58 of the Code of Federal Regulations, as amended; the Mayor's Office of Housing (MOH) intends to prepare an Environmental Assessment (EA) that will analyze the effects of the proposed 55 Laguna Street Project on historic architectural resources, among other factors of the environment. Funding for the project may include HUD funds from programs such as Community Development Block Grant (CDBG) funds and other federal sources.

The proposed project includes construction of approximately 440 dwelling units, including 109 units of affordable senior housing, on the former site of the University of California Extension campus, which occupies most of the two city blocks bounded by Haight, Laguna, Hermann, and Buchanan streets, in the City's Hayes Valley neighborhood (See Figure 1). Mercy Housing California, along with Openhouse, will develop the 109 senior housing units through a combination of adaptive reuse of the remaining main portion of Richardson Hall – a City Landmark (No. 256) – and a new structure at the corner of Laguna and Waller streets. The Mercy/Openhouse senior housing component of the project will necessitate the demolition of the "annex," or "administration" wing of Richardson Hall, which is listed on the National Register of Historic Places.

In addition to the Mercy/Openhouse component of the project, a for-profit developer, Wood Partners, will develop some 330 market-rate housing units in several new buildings and through the rehabilitation of another City Landmark building (No. 257), Woods Hall. Wood Partners will also adaptively reuse a third City Landmark structure (No. 258), Woods Hall Annex, as a Community Center. Landscape improvements include a linear park on the former Waller Street right-of-way, other open space, internal streets, and subsurface parking. The Wood Partners market-rate housing will necessitate demolition of Middle Hall, which is also listed in the National Register of Historic Places.

The site was previously used by the University of California-Berkeley as an extension campus and by the French-American International School (FAIS) and currently contains four buildings. These unoccupied buildings include Woods Hall, Woods Hall Annex, Richardson Hall and Annex, and Middle Hall, totaling 101,910 square feet. Located on the southwestern corner of the proposed project site, at the intersection of Hermann and Buchanan streets, is a single story dental clinic, approximately 18,000 square feet in size, that is currently occupied by the University of California San Francisco (UCSF) Dental School. The dental clinic is not part of the project and will remain on the site.

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Figure 1. Project Location
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The proposed project site slopes steeply downward from west to east and is consequently divided into two terraces. The majority of the existing buildings occupy the periphery of the site on the upper and lower terraces, with surface parking generally in the center of the site. All of the existing buildings on the site were constructed between 1924 and 1935 as the campus of the San Francisco State Teachers' College (now San Francisco State University), which conveyed the property to the University of California when it relocated to its current campus on 19th Avenue in 1957.

Designed by California State Architect George B. McDougall, the campus buildings exhibit characteristics of both the Spanish Colonial Revival and Art Deco styles of architecture. Middle Hall, the oldest campus building, was originally built as a gymnasium in 1924 with classroom and office space added later. It is a one-and-a-half-story building located behind Woods Hall. Woods Hall, constructed in 1926, is a two-story, L-shaped building located at the northwestern corner of the upper terrace, along Buchanan and Haight streets. Attached to the east side of Woods Hall is Woods Hall Annex, which was constructed in 1935 with assistance from the WPA. It is located along Haight Street and positioned on the lower terrace. Richardson Hall, constructed in 1930, is a two-story, L-shaped building located on the lower terrace of the site, at the corner of Hermann and Laguna Streets. Within Richardson Hall, along its Laguna Street elevation, is a two-story auditorium and an attached single-story administration wing constructed in 1924, Richardson Hall Annex.

The project sponsor, Mercy Housing has asked my office to prepare a Historic Property Survey Report (HPSR) to evaluate the effects of the proposed project on historic resources to assist the Mayor's Office of Housing in its responsibilities as the Lead Agency.

It is the purpose of this letter to consult with the Save the Laguna Street Campus for this project. Among other things, we would like this consultation to address the cultural and historical resource issues involving this project pursuant to Section

106 of the NHPA (36 CFR Part 800). We are inviting your comments on this project pursuant to 36 CFR 800.4, as well as any other information that you may have on the property or the proposed project.

Your response to this letter is greatly appreciated. Please provide a response by April 15, 2012 so that we may discuss this undertaking and any of those identified areas of interest. Should you have any questions about this project, you may contact Mr. Eugene Flannery at the Mayor's Office of Housing, City and County of San Francisco, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103, Eugene.flannery@sfgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris VerPlanck", with a long horizontal flourish extending to the right.

Christopher VerPlanck



January 24, 2012

Muwekma Ohlone Tribe
Administrative Office
2574 Seaboard Avenue
San Jose, California 95131

To Whom It May Concern,

In compliance with the National Environmental Policy Act (NEPA) of 1969, as amended; and Title 24 Part 58 of the Code of Federal Regulations, as amended; the Mayor's Office of Housing (MOH) intends to prepare an Environmental Assessment (EA) that will analyze the effects of the proposed 55 Laguna Street Project on subsurface archaeological resources, among other factors of the environment. Funding for the project may include HUD funds from programs such as Community Development Block Grant (CDBG) funds and other federal sources.

The proposed project includes construction of approximately 440 dwelling units, including 109 units of affordable senior housing, on the former site of the University of California Extension campus, which occupies most of the two city blocks bounded by Haight, Laguna, Hermann, and Buchanan streets, in the City's Hayes Valley neighborhood (See Figure 1). Mercy Housing California, along with Openhouse, will develop the 109 senior housing units through a combination of adaptive reuse of the remaining main portion of Richardson Hall – a City Landmark (No. 256) – and a new structure at the corner of Laguna and Waller streets. The Mercy/Openhouse senior housing component of the project will necessitate the demolition of the "annex," or "administration" wing of Richardson Hall, which is listed on the National Register of Historic Places.

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The site was previously used by the University of California-Berkeley as an extension campus and by the French-American International School (FAIS) and currently contains four buildings. These unoccupied buildings include Woods Hall, Woods Hall Annex, Richardson Hall and Annex, and Middle Hall, totaling 101,910 square feet. Located on the southwestern corner of the proposed project site, at the intersection of Hermann and Buchanan streets, is a single story dental clinic, approximately 18,000 square feet in size, that is currently occupied by the University of California San Francisco (UCSF) Dental School. The dental clinic is not part of the project and will remain on the site.

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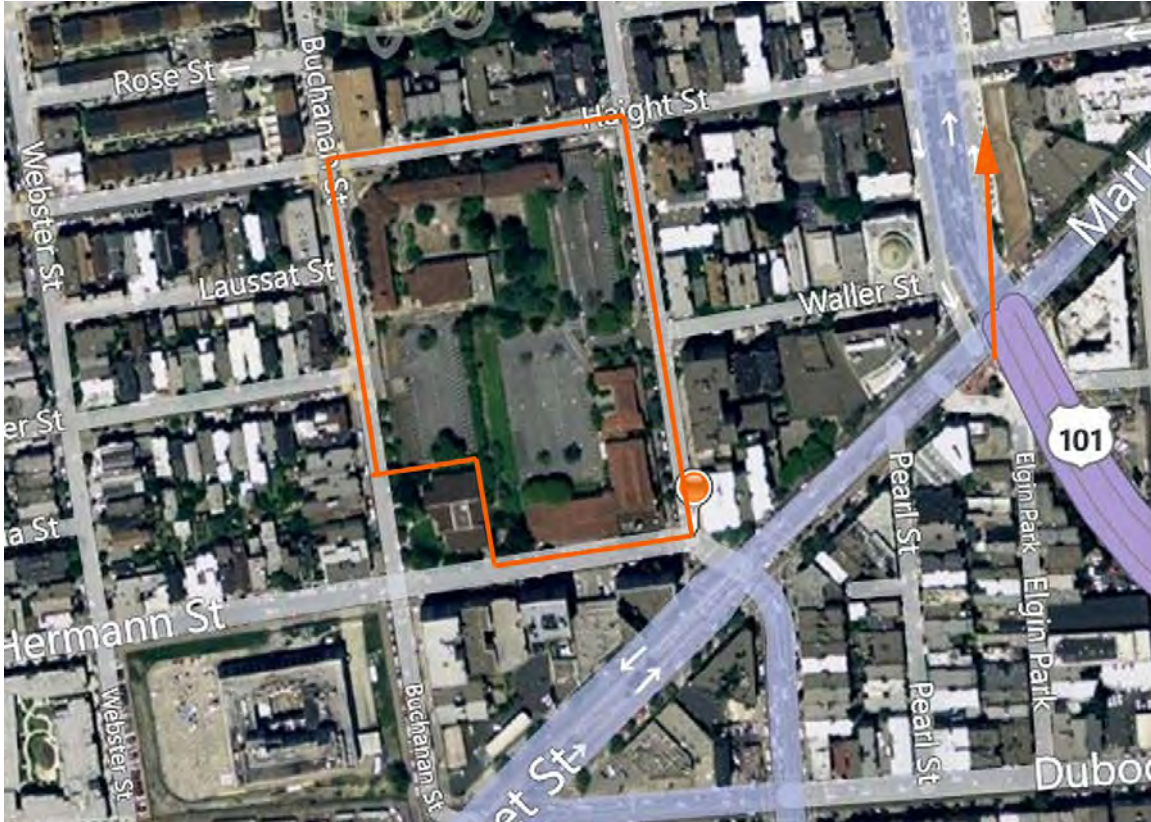


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As part of its compliance duties under Section 106 of the National Historic Preservation Act (NHPA), MOH's lead consultant on this project, ESA, has asked my office to prepare a Historic Property Survey Report (HPSR) to evaluate the effects of the proposed project on historic resources.

It is the purpose of this letter to initiate consultation with the Muwekma Ohlone Tribe for this project. Among other things, we would like this consultation to address the cultural and historical resource issues involving this project pursuant to

Section 106 of the NHPA (36 CFR Part 800). We are inviting your comments on this project pursuant to 36 CFR 800.4, as well as any other information that you may have on the property or the proposed project.

Your response to this letter is greatly appreciated. Please provide a response by February 15, 2012 so that we may discuss this undertaking and any of those identified areas of interest. Should you have any questions about this project, you may contact Mr. Eugene Flannery at the Mayor's Office of Housing, City and County of San Francisco, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103, Eugene.flannery@sfgov.org.

Sincerely,

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Christopher VerPlanck