

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

January 4, 2018

Mayor's Office of Housing and Community Development
City and County of San Francisco
1 South Van Ness Avenue, 5th Floor

San Francisco, CA 94103
415-701-5598

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Mayor's Office of Housing and Community Development

REQUEST FOR RELEASE OF FUNDS

On or about February 5, 2018 the Mayor's Office of Housing and Community Development of the City and County of San Francisco (MOHCD) will authorize the San Francisco Housing Authority (SFHA) to submit a request to the United States Department of Housing and Urban Development Office of Public Housing for the release of Project Based Section 8 Vouchers under Section 8(o)(13) of the Housing Act of 1937 (42 U.S.C. § 1437f(o)(13)), as amended, to undertake a project known as 88 Broadway/735 Davis Street Affordable Housing Development

The approximately 48,620-square-foot project site is located at 88 Broadway (Lot 007) and 735 Davis Street (Lot 008). The project site is located on the block bounded by Broadway to the south, Vallejo Street to the north, Front Street to the west, and Davis Street to the east within San Francisco's North Beach neighborhood, and the Northeast Waterfront Historic District and Waterfront Special Use District No. 3.

The proposed project would demolish the two existing surface parking lots at the site, which provide 180-public parking spaces, and construct two new 65-foot-tall (up to 75 feet with rooftop appurtenances), six-story mixed-use residential buildings containing approximately 178 affordable dwelling units and approximately 6,400 square feet of ground floor commercial space (estimated 5,000 square feet in the family housing building and 1,200 square feet in the senior housing building). An approximately 4,300-square-foot childcare facility for public use would also be included on the ground floor of the family housing building.

Construction of the two buildings would result in an approximately 146,000-square-foot family housing building (fronting Front Street) and an approximately 45,300-square-foot senior housing building (fronting Davis Street). The senior housing building would step down from 65 feet at its western façade to 45 feet at its eastern (Davis Street) façade.

The family housing building would provide 125 affordable dwelling units within approximately 98,900 square feet of residential space, as well as a 4,300-square-foot child care facility, 5,200 square feet of commercial space, 4,800 square feet of multi-purpose/property management offices/lobby space, and 7,900 square feet of residential services (laundry/mechanical/trash rooms). The senior housing building would provide 53 affordable housing units within approximately 28,100 square feet of residential space, as well as 1,200 square feet of commercial space, 2,000 square feet of multi-purpose/property management offices/lobby space, and 3,100 square feet of residential services (laundry/mechanical/trash rooms).

The family housing building would also provide a total of approximately 9,000 square feet of common open space for residents with the following: a 2,000 square-foot open podium courtyard on the second floor; a 1,000 square-foot deck on the fifth floor and 1,200 square-foot deck on the sixth floor; and a 3,200 square-foot terrace and 1,400 square-foot community garden on the roof. The senior housing building would include approximately 3,100 square feet of common open space available to residents with an 800 square-foot open courtyard on the first floor and a 2,300 square-foot roof deck on the fifth floor.

The project would include provisions for bicycle parking only. No off-street vehicular parking spaces would be provided at the project site; however, the project proposes three on-street loading zones that would meet the ADA standards. The proposed project would convert two existing metered parking spaces on Front Street to a loading zone to service the family housing building, two existing metered parking spaces on Davis Street to service the senior housing building, and two existing metered parking spaces on Vallejo Street to service the childcare space. Bicycle parking spaces on the project site would include 122 Class 1 spaces and 20 Class 2 spaces for residential and commercial uses.

The project sponsor proposes a north/south mid-block passage to connect Vallejo Street and Broadway. An east/west mid-block passage would connect the family housing building's residential lobby to Davis Street. A total of 21 street trees would be planted along the four frontages of the project. The proposed project would include excavation of approximately 4,000 cubic yards of material to a maximum depth of four feet below grade to accommodate building foundations and between 70 to 100 feet below grade to accommodate

the required piles. The project is anticipated to be constructed applying a deep foundation system with pile and grade beams.

Project demolition and construction would take approximately 19 months beginning in August 2018 with completion by March 2020; both buildings would be constructed concurrently. The construction for the larger, family building would occur over the full 19-month period, and construction of the smaller, senior building would take place over the first 13 months. Construction of the two buildings would include the following: demolition (1 month), shoring and excavation (1 month), foundation (1 to 3 months), building construction (10 to 12 months), and installation of facades (3 to 4 months). During the construction phase of the proposed project, worker parking would occur off-site. As the entire project site would be under construction at the same time, no designated parking for construction workers would be provided on-site, and they would be expected to park on the street or in nearby garages, or to use transit. The proposed project would generate up to 365 tons of asphalt demolition debris and excavation of approximately 4,000 cubic yards of soil export.

FINDING OF NO SIGNIFICANT IMPACT

The Mayor's Office of Housing and Community Development has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 and may be examined or copied weekdays 9 A.M to 5 P.M. The ERR can also be viewed at the MOHCD website at <http://www.sfmohcd.org/index.aspx?page=1314>. The ERR can also be viewed at <https://www.hudexchange.info/programs/environmental-review/environmental-review-records>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Mayor's Office of Housing and Community Development, City and County of San Francisco, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103, attn.: Eugene Flannery or to Eugene.flannery@sfgov.org. All comments received by 5:00 pm on February 4, 2018 will be considered by the Mayor's Office of Housing and Community Development prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City and County of San Francisco Mayor's Office of Housing and Community Development certifies to HUD that Katha Hartley in her capacity as Director of the Mayor's Office of Housing and Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Mayor's Office of Housing and Community Development to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to the Responsible Entity's (RE) Request for Release of Funds and Environmental Certification for a period of fifteen days following the anticipated submission date specified above or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Mayor's Office of Housing and Community Development; (b) the Mayor's Office of Housing and Community Development has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58 or by CEQ regulations at 40 CFR 1500-1508, as applicable; (c) the Mayor's Office of Housing and Community Development has omitted one or more steps in the preparation, completion or publication of the Environmental Assessment or Environmental Impact Study per 24 CFR Subparts E, F or G of Part 58, as applicable; (d) the grant recipient or other participant in the development process has committed funds for or undertaken activities not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification; (e) another Federal, State or local agency has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Director, Public and Indian Housing, United States Department of Housing and Urban Development, 1 Sansome St #1200, San Francisco, CA 94104. Potential objectors should contact Director, Public and Indian Housing, San Francisco Regional Office — Region IX, One Sansome Street, Suite 1200 San Francisco, California 94104-4430 to verify the actual last day of the objection period.

Katha Hartley
Director, Mayor's Office of Housing and Community Development