Notification of Project Receiving Environmental Review

Date: June 14, 2019
Case No.: 2018-016691ENV
Project Title: 301 Mission Street, Millennium Tower Perimeter Pile Upgrade Project
Zoning: C-3-O(SD) – Downtown-Office (Special Development) Zoning District
Transit Center C-3-O(SD) Commercial Special Use District
Transbay C-3 Special Use District
450-S and 700-S-2 Height and Bulk Districts
Block/Lot: 3719 / Lots 020-440
Lot Size: 50,500 square feet (1.16 acres)
Plan Area: Transit Center District Plan, a sub-area plan of the Downtown Plan
Transbay Redevelopment Plan, Zone 2
Project Sponsor: James Abrams – (415) 999-4402
jabrams@jabrams.com
Staff Contact: Kei Zushi – (415) 575-9038
CPC.301missionCEQA@sfgov.org

INTRODUCTION:

The Millennium Tower Homeowner’s Association (“MTHA”) submitted three building permit applications including application numbers 201812047402, 201812077819, and 201812077828 to the City and County of San Francisco’s (“City”) Department of Building Inspection on December 4, 2018 and December 7, 2018 for a proposed structural upgrade related to the Millennium Tower’s building foundation. As described in detail below, MTHA’s general purpose for its proposed project is to address the sinking and tilting of the Millennium Tower located at 301 Mission Street. This notice summarizes information that MTHA representatives have submitted to the City as part of the environmental review associated with the building permits for the MTHA’s proposed structural upgrade project and related City approvals and permits. The purpose of this notice is to provide information about the environmental review for the proposed project to potentially interested parties and provide them with an opportunity to submit comments to the City.

PROJECT DESCRIPTION:

The proposed project is associated with the 50,500-square-foot (sf) (1.16-acre) parcel (Assessor’s Block 3719, Lots 020-440) at 301 Mission Street located on the south side of Mission Street between Fremont and Beale streets within San Francisco’s Financial District. The project site includes the 301 Mission Street parcel as well as portions of the public right-of-way on Fremont, Beale, and Mission streets adjacent to the parcel. It is on the block bounded by Mission Street to the north, Fremont Street to the west, Beale Street to the east, and the Transbay Transit Center to the south. The area of soil disturbance associated with the project would be located primarily in the public right-of-way.

Assessor’s Block 3719, Lots 020-440 are occupied by two buildings constructed as part of a single development project beginning in 2006 and completed in 2009. The multiple lots on the site reflect that the dwelling units are condominium units. The development project’s environment impacts were analyzed in
an Environmental Impact Report (EIR), Planning Department Case No. 2001.0792E. The parcel includes: (1) the 58-story, 645-foot-tall Millennium Tower (301 Mission Street) on the western portion of the site; and (2) a 12-story, 125-foot-tall midrise structure and atrium (collectively called the Podium building) on the eastern portion of the site. The Tower and Podium buildings include approximately 551,000 square feet of residential space (419 dwelling units), 9,400 square feet of ground level retail/commercial space (bank and restaurant), 24,365 square feet of open space, including an approximately 2,961-sf privately owned, publicly accessible atrium open space on the ground floor of the Podium building. A total of 339 parking spaces are provided in four basement levels under the Podium building. The project site also includes an approximately 13,900-sf area within the existing Mission, Beale, and Fremont streets public right-of-way, including sidewalks, vehicular lanes, and parking, adjacent to the Tower and Podium buildings.

The Tower building covers a footprint of approximately 32,960 square feet and its foundation system consists of a 10-foot-thick reinforced concrete mat foundation that is supported by 942, 14-inch-square precast pre-stressed concrete piles. The piles were driven through the two uppermost soil layers (artificial fill underlain by Young Bay Mud) and extend approximately 75 to 85 feet below ground surface (bgs) to the Colma Sand soil layer. The piles do not extend to the Franciscan Complex bedrock that underlies the site at varying depths ranging from approximately 220 to 240 feet bgs. In accordance with information that the project sponsor has provided, since completion of the Tower in 2009, the project site has experienced differential settlement due to consolidation and compression of the soil layer beneath the Colma Sand, which is known as Old Bay Clay. The greatest amount of settlement, at 17.3 inches, has occurred at the northwest corner of the Tower building, such that the top of the building tilts approximately 15.5 inches to the northwest near the corner of Mission and Fremont streets.

The proposed project consists of a structural upgrade related to the Tower foundation that includes installation of an extension of the existing mat foundation at the northwest corner of the Tower building, supported by 52 new piles extending to bedrock. This structure is also referred to as ‘the collar foundation’ and it would connect to the existing Tower building foundation. In addition to preventing further settlement in the northwest corner of the Tower’s existing foundation, the project sponsor has stated that this effort may allow for gradual tilt correction of the Tower building over time. The structural upgrade would involve the installation of 52 cast-in-place reinforced concrete piles beneath the sidewalk areas, totaling approximately 2,130 square feet, within an approximately 10-foot-wide zone along the Mission (north) and Fremont (west) Street sides of the Tower building. Each of the piles would have a diameter of 36 inches through the Young Bay Mud and Colma Sands to a depth of approximately 80 feet, a diameter of 24 inches to the Franciscan Complex bedrock at approximately 220 feet bgs, and a 20-inch diameter by 30- to 50-foot-long extension into the bedrock. Once pile placement is complete, an eight-foot reinforced concrete extension of the existing concrete mat foundation would be constructed outward in the direction of the new piles. The new piles would be connected to the extended mat via a hydraulic jack system that would transfer load from the existing foundation to the new piles.

Approximately 4,500 cubic yards of soil under the affected sidewalk areas would be excavated to depths of approximately 25 feet bgs. The total duration for construction is anticipated to be 22 months. Construction activities would be staged along the perimeter of Fremont, Mission, and Beale streets, requiring the closure of one travel lane and sidewalks along Fremont and Mission streets and restricting
pedestrian access on the sidewalk along Beale Street during portions of the construction period. The existing bank at the northwest corner of the Tower would be closed during construction. Approximately four-foot-wide pedestrian walkways with overhead and side protection would be provided along a portion of the site’s Mission Street frontage and the entirety of the Beale Street frontage to maintain access to the Tower and Podium buildings and allow a through path of travel for pedestrians along Beale Street. There would be no pedestrian access along the Fremont and Mission streets sides of the Tower building during the entirety of construction, because the structural upgrade construction would occur in the sidewalk area.

A project-specific construction and transportation management plan would be prepared and implemented as part of the project. The transportation management plan will address temporary, construction period changes to circulation in and around the project site. Potential impacts resulting from project construction on existing and future Muni transit service routes in the project area will be analyzed as part of the environmental review.

**PURPOSE OF NOTICE:**

The project is being studied by the Planning Department’s Environmental Planning Division to determine its potential environmental effects. Public comments concerning the potential environmental effects of this project are welcomed. In order for your concerns to be fully considered or to ensure your receipt of future environmental review documents for this project, please contact the staff identified above by June 28, 2019. This notice is routinely sent to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. In addition, this notice is sent to people who have requested to receive notice regarding this site. Anyone receiving this notice is encouraged to pass on this information to others who may have an interest in the project.

Environmental review provides information on physical environmental effects and does not make recommendations on the project itself. Other review or approval actions may be required for the project. These actions may involve further public notification and public hearings. If you have comments on the proposed project that pertain to the Planning Department’s review of the project other than physical environmental effects, please note the file number and contact Claudine Asbagh, Northeast Quadrant Principal Planner, at (415) 575-9165 or email her at Claudine.Asbagh@sfgov.org.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department’s website or in other public documents.