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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025050078

Project Title: Freedom West 2.0 (710 McAllister Street, 889 McAllister Street, 735 Gough Street, 550 Fulton Street)

Lead Agency: San Francisco Planning Department

Contact Name: Megan Calpin

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Project Location: San Francisco / San Francisco
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project would demolish 22 existing, low-rise buildings and construct 15 new buildings, ranging in height from 85 feet to 335 feet. The proposed development program includes a mix of residential uses (267 co-op housing units and 2,024 additional residential), a 150-room hotel, commercial and CIE uses, as well as associated vehicular and bicycle parking, freight loading, at-grade privately owned public open space, and a mix of residential common and private open space and open space for childcare. In total, the project would construct approximately 3.7 million gross square feet of mixed-use development. Construction of the proposed project would occur over approximately seven years.The project site would be rezoned from RTO to a new special use district, which would incorporate Design Standards and Guidelines to govern future development.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See ATTACHMENT A

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Potential areas of controversy and unresolved issues for the proposed project, as expressed by agencies and community members, include the following:
-Loss of public parking
-Adding additional off-street parking
-Safety hazards associated with increased traffic volumes
-Noise (long-term construction noise and traffic noise)
-Air quality (human exposure to airborne demolition and construction materials and vehicle emission dissipation post-construction)
-Shadow (specifically along Gough Street)
-Building height and scale incompatibility
-Visual character and private view impacts
-Inconsistencies with the general plan, planning code, and zoning
-Impacts to special status species
-Removal of trees
-Compliance with Stormwater Management Requirements and Design Guidelines in the combined sewer area

Provide a list of the responsible or trustee agencies for the project.

San Francisco Public Works
San Francisco Municipal Transportation Agengy
San Francisco Department of Building Inspection
San Francisco Public Utilities Commission
San Francisco Department of Public Health
Bay Area Air District
Air Resources Board
Caltrans District 4
California Department of Fish and Wildlife District 3
Housing and Community Development
Native American Heritage Commission
Regional Water Quality Control Board District 2
San Francisco Bay Conservation and Development Committee

ATTACHMENT A

Cultural Resources: Historic Architectural Resources

Significant and Unavoidable Impact CR-1 and Impact C-CR-1: The demolition of Freedom West as part of the proposed project and as part of the proposed project in conjunction with the adjacent 870-880 McAllister Street Project, would result in significant impacts under CEQA. Implementation of **Mitigation Measures M-CR-1a**, **Documentation of Freedom West**; **M-CR-1b, Oral Histories**; **M-CR-1c, Interpretive Program**; and **M-CR-1d, Community Memorial Event**, would partially compensate for impacts, however would not reduce impacts to less-than-significant levels.

Noise and Vibration

Significant and Unavoidable Impact NO-1 and **Impact C-NO-1**: The proposed project and proposed project, in combination with cumulative projects, would result in a substantial increase in ambient noise levels during construction at nearby sensitive receptor locations due to construction activities and construction truck traffic. Implementation of **Mitigation Measure M-NO-1, Construction Noise Control** would partially reduce construction noise by implementing noise lessening measures, however project-level and cumulative construction noise impacts would remain significant and unavoidable with mitigation.

Potentially Significant Impact NO-2: Construction of the proposed project would generate excessive groundborne vibration or groundborne noise levels. **Mitigation Measure M-NO-2: Construction near the Western Boundary of the Northern Block** would reduce this impact to a less-than-significant level.

Potentially Significant Impact NO-3**:** Operation of stationary equipment on the project site from the proposed project would result in a substantial permanent increase in ambient noise levels in the immediate project vicinity, or permanently expose noise-sensitive receptors to noise levels in excess of standards in the San Francisco Noise Ordinance. **Mitigation Measure M-NO-3: Fixed Mechanical Equipment Noise Control for Building Operations** would reduce this impact to a less-than-significant level.

Air Quality

Significant and Unavoidable Impact AQ-2 and Impact AQ-3: During construction and operation, the proposed project would result in a cumulatively considerable net increase in a criteria air pollutant for which the project region is in nonattainment status under an applicable federal, state, or regional ambient air quality standard. **Mitigation Measure M-AQ-2a, Super-Compliant VOC Paints During Construction**; **M-AQ-2b, Super-Compliant VOC Paints During Operation**; **M-AQ-2c, Best Available Emissions Controls for Stationary Emergency Generators**; **M-AQ-2d, Promote use of Green Consumer Products**; and **M-AQ-2e, Operational Truck Emissions Reduction**, would partially reduce ROG emissions by requiring low-emission coatings (e.g., paint) and by requiring operational features to reduce emissions from trucks and emergency generators, however would not reduce impacts to less-than-significant levels.

Wind

Significant and Unavoidable Impact WI-1: and Impact C-WI-1: The proposed project and proposed project, in combination with cumulative projects, would create wind hazards in publicly accessible areas of substantial pedestrian use. Implementation of **Mitigation Measures M-WI-1a, Wind Minimization**, and **M-WI-1b, Maintenance Plan for Wind-Reducing Features**, would partially reduce wind-related impacts, but not to less-than-significant levels.

Cultural Resources: Archaeological Resources

***Potentially Significant Impact CR-2, Impact CR-3 and Impact C-CR-2*:** proposed project and proposed project, in combination with cumulative projects, could cause a substantial adverse change in the significance of archeological resources pursuant to §15064.5, and could disturb human remains. **Mitigation Measure M-CR-2: Archeological Testing and Accidental Discovery** would reduce impacts to less-than-significant levels.

Tribal Cultural Resources

***Potentially Significant Impact* TCR-1:** The proposed project could cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074. **Mitigation Measure M-TCR-1: Tribal Cultural Resources Program** would reduce this impact to a less-than-significant level.

Geology and Soils

Potentially Significant Impact GE-6: proposed project could directly or indirectly destroy a unique paleontological resource or site. **Mitigation Measure M-GE-6: Inadvertent Discovery of Paleontological Resources during Construction** would reduce this impact to a less-than-significant level.