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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 #: _____

Project Title: Matson Block Project

Lead Agency: San Francisco Planning Department

Contact Name: Rachel Schuett

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Project Location: San Francisco San Francisco
County

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

The project sponsor is proposing to demolish all existing buildings on the site except for the 215 and 245 Market Street buildings, and the 25 Beale Street building which would be converted to residential use. A new 1,225-foot-tall tower would be constructed on the southern portion of the block. The proposal includes approximately 2.4 million gross square feet of mixed-use development, comprised of up to: 437 residential units; 350 hotel rooms; 1.9 million gross square feet of office uses of which up to 250,000 gross square feet could be institutional uses; up to 250,000 gross square feet of retail uses of which up to 100,000 gross square feet could be entertainment; up to 7,500 gross square feet of outdoor entertainment uses and up to 480 parking spaces. New open space would be created in a ground-level courtyard. A variant is proposed which would comprise a second 400-foot-tall tower along Main Street that would include either hotel or residential uses.

Demolition, renovation, and construction of the proposed project would occur in several phases, with partially concurrent schedules. Demolition is anticipated to begin at the end of 2026, with all phases of construction completed by the end of 2032. Demolition is expected to take approximately 18 months.

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

The project could have potentially significant wind, shadow, transportation and air quality impacts.

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

At this time there are no known areas of controversy or issues raised other than the potential for significant environmental impacts.

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

Bay Area Air Quality Management District