

Schematic Design Amendment: Rincon Center

Laura Shifley

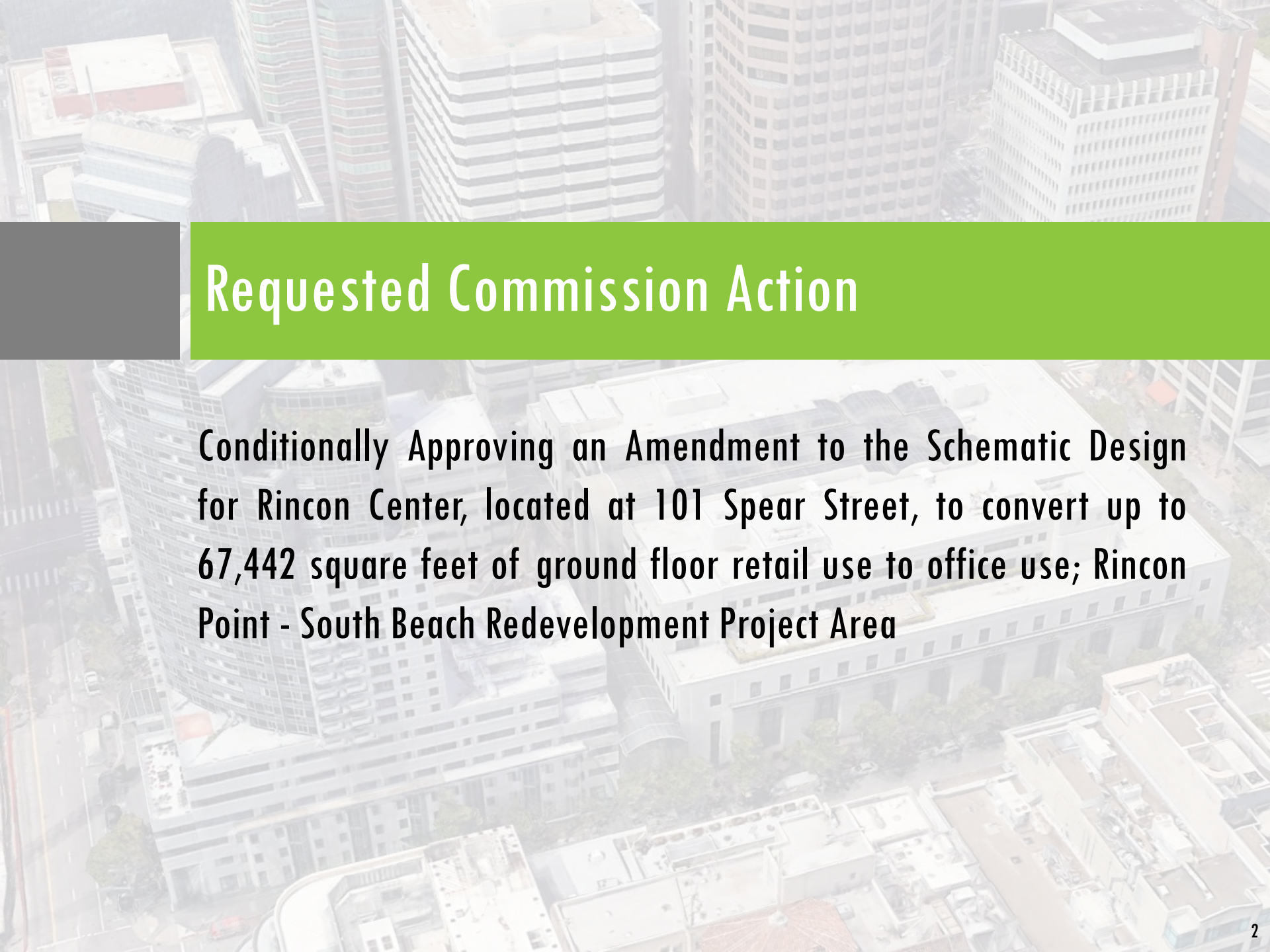
Office of Community Investment and Infrastructure

Project Sponsor

Hudson Pacific Properties

December 1, 2020

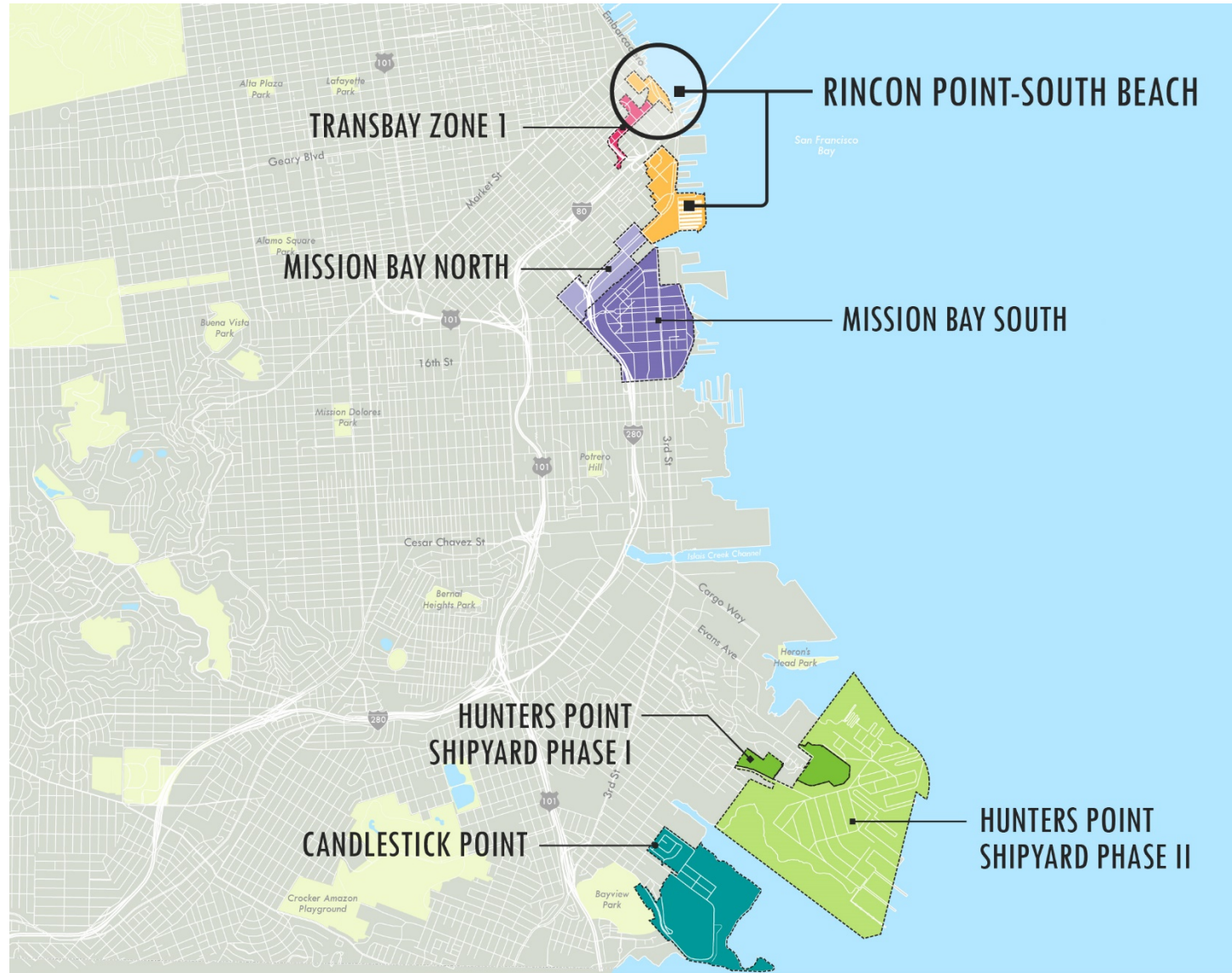




Requested Commission Action

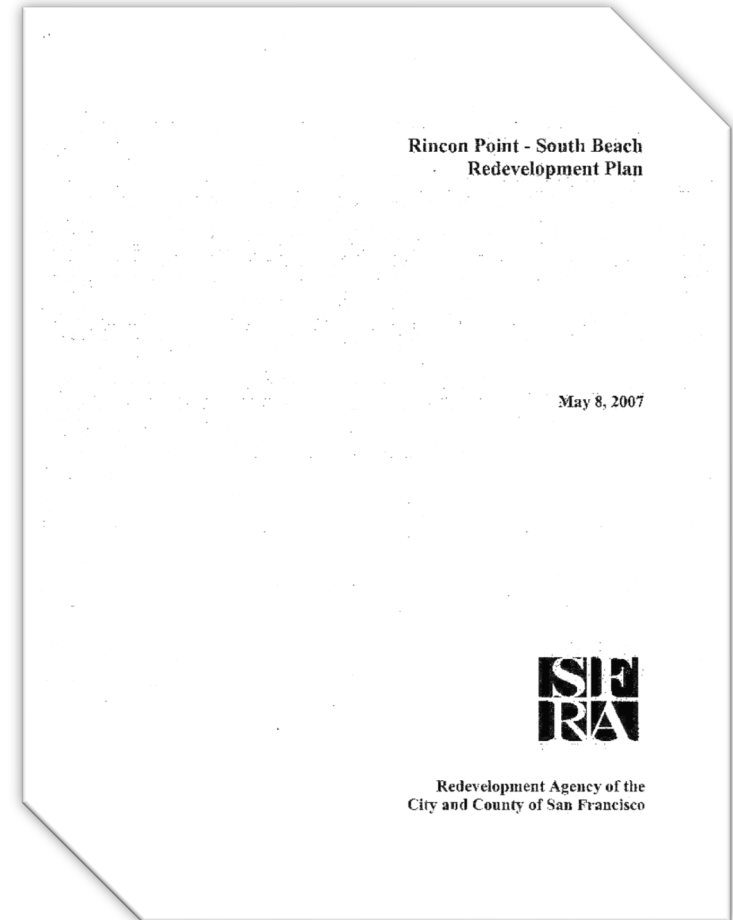
Conditionally Approving an Amendment to the Schematic Design for Rincon Center, located at 101 Spear Street, to convert up to 67,442 square feet of ground floor retail use to office use; Rincon Point - South Beach Redevelopment Project Area

OCII Land Use Authority

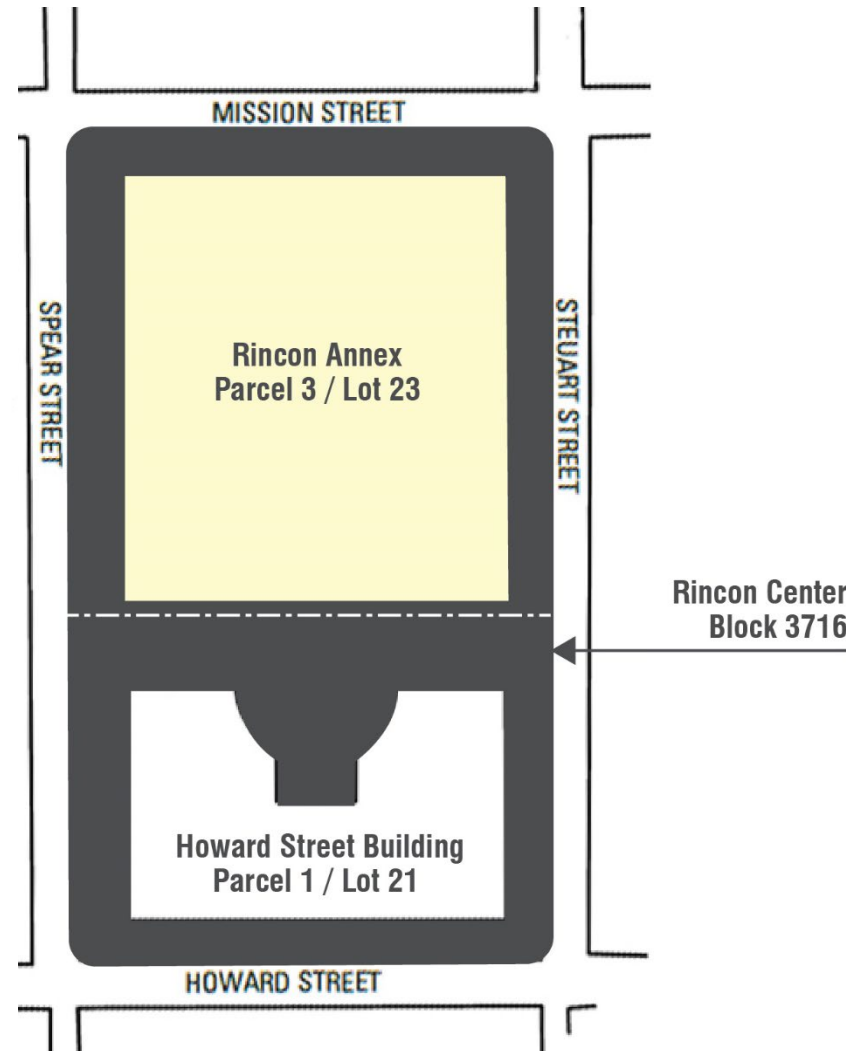
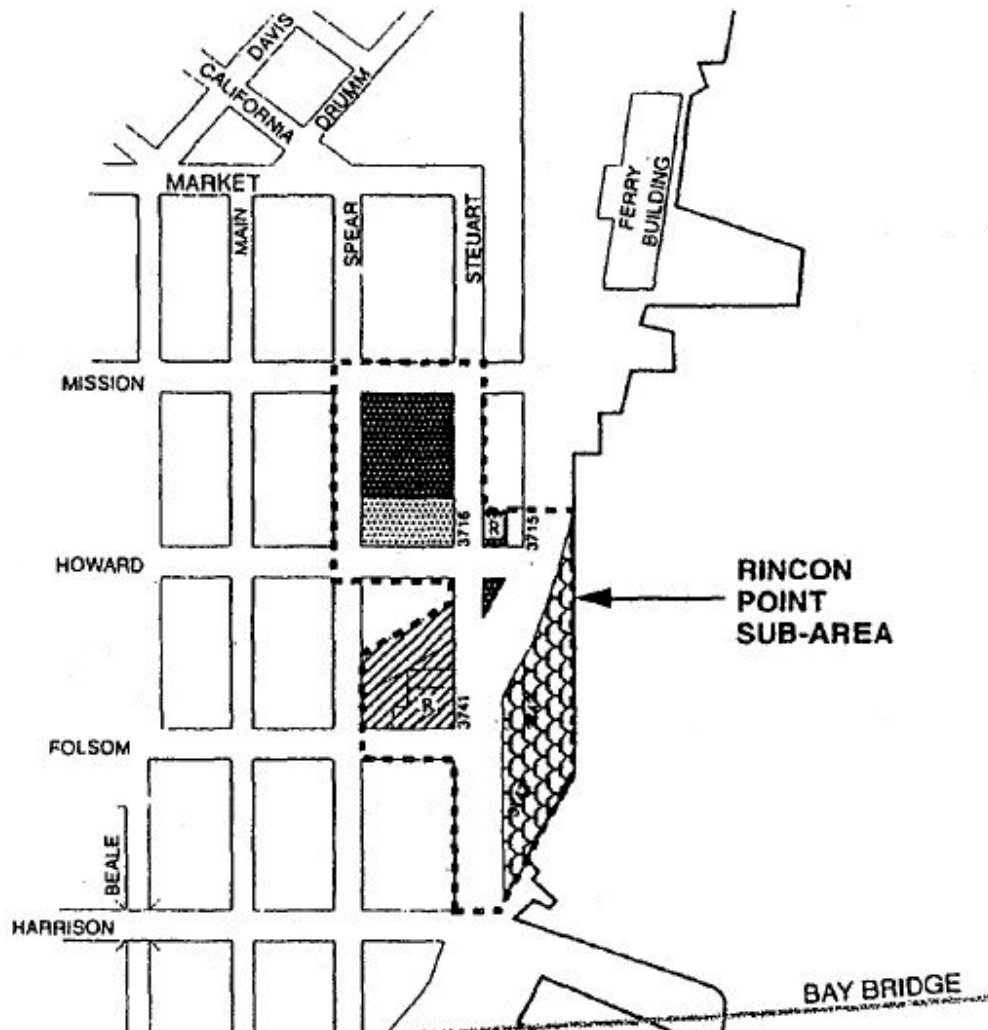


Redevelopment Plan Expiration

- ❑ The Rincon Point-South Beach Redevelopment Plan expires January 5, 2021
- ❑ The underlying Planning Code zoning will apply to the Project Area upon Redevelopment Plan expiration.



Rincon Point Sub-Area + Site



Rincon Center Development

1939 — Rincon Annex Building



1988 — Rincon Center Development

Rincon Center Development



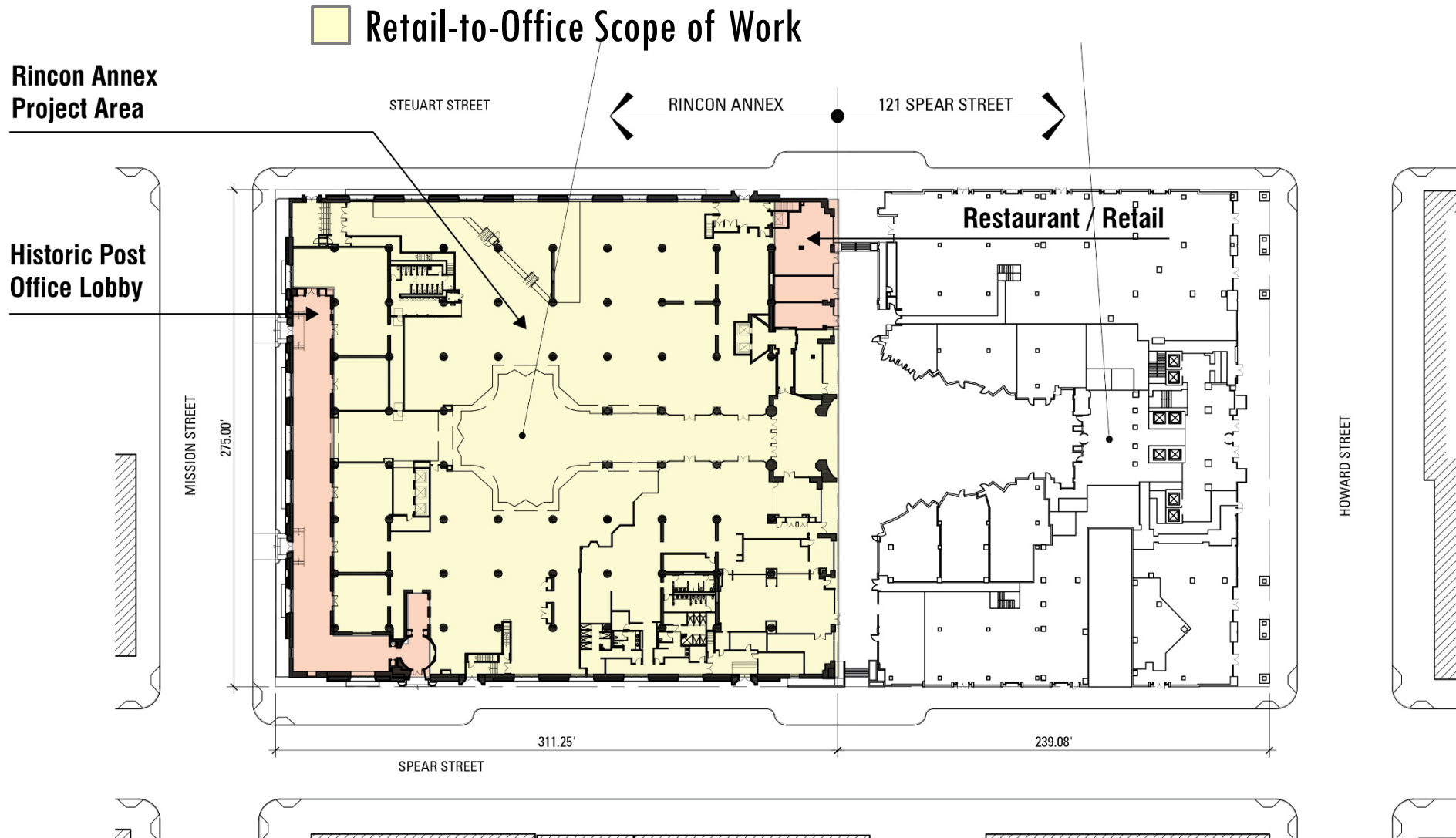
Historic Post Office Lobby



Mid-Block Pedestrian Plaza



Ground Floor Retail-to-Office Conversion



Land Use + Development Authority

- ❑ **The Redevelopment Plan** allows for flexible commercial development to adaptively reuse the historic Rincon Annex. It designates the Rincon Annex as “Commercial” and permits ground-floor office, including “business & professional offices, retail sales & restaurants”
- ❑ **Redevelopment Plan Objectives**
 - *Stimulate and attract private investment. . .*
 - *Provide for job opportunities through economic development improvements, including neighborhood commercial facilities. . .*
- ❑ **The Design for Development** does not prohibit ground floor office use in the Rincon Annex. The project is compliant with the Design for Development standards and urban design guidelines
- ❑ **The Owner Participation Agreement (OPA)** broadly authorizes the adaptive re-use of the historic Rincon Annex building for commercial purposes permitted under the Redevelopment Plan. It does not limit the amount of office use authorized at the ground floor of the Rincon Annex Building, nor does it require retail area at this floor.

Rincon Annex Program Summary

Existing Program						
	Ground-Floor (GSF)	Level 2 (GSF)	Level 3 (GSF)	Level 4 (GSF)	Level 5 (GSF)	Total (GSF)
Retail	70,404 *	-	-	-	-	70,404
Office	-	76,730	68,152	38,167	38,500	221,549
Historic Lobby	7,391	-	-	-	-	7,391
Circulation	3,468	-	-	-	-	3,468
Total	81,263	76,730	68,152	38,167	38,500	302,812
Proposed Program						
Retail	2,962	-	-	-	-	2,962
Office	67,442	76,730	68,152	38,167	38,500	288,991
Historic Lobby	7,391	-	-	-	-	7,391
Circulation	3,468	-	-	-	-	3,468
Total	81,263	76,730	68,152	38,167	38,500	302,812

*Approximately 14,500 of which was previously converted to office prior to OCII approval

Project Team

Melinda Sarjapur | Partner, Reuben, Junius & Rose, LLP

Daniel Frattin | Managing Partner, Reuben, Junius & Rose, LLP

Carl Cade | Vice President of Construction, Hudson Pacific Properties

Joey Feldman | Senior Project Manager, Hudson Pacific Properties

Mark Parry | Director, Hudson Pacific Properties

Ken Brogno | Architect

Existing Rincon Annex Exterior



Existing Rincon Annex Interior



Community Outreach + Engagement

Community Stakeholders

- South Beach | Rincon | Mission Bay Neighborhood Association (“SBRMBNA”)
 - Hudson Pacific has committed to provide SBRMBNA with neighborhood access to conference space either within the Project or in a nearby off-site location
- November 24th, 2020, meeting with the East Cut CBD and the Downtown CBD directors
- There is no active Community Advisory Committee (CAC) in the project area

Adjacent Property Owners

- Carmel Properties, Owner of the residential condominium development at the south end of Rincon Center, provided a letter of support for the Project expressing that the proposed ground floor retail-to-office conversion would revitalize this commercial area and draw more foot traffic to support remaining street-facing retail on the south end of the block.

Compliance and Conditions of Approval

- The project complies with all OCII regulatory documents
- The Project Sponsor shall continue to preserve the historic Post Office murals and maintain the historic lobby as a public lobby, pursuant to the City's Landmark Designation Ordinance No. 10-80
- **Schematic Design Amendment Conditions of Approval:**
 1. The Project Sponsor has voluntarily agreed to comply with
 - OCII's SBE Program
 - Prevailing wage standards and commitment to work with a union-friendly General Contractor
 - San Francisco's First Source Hiring Program
 2. Owner shall provide the SBRMBNA with occasional use of a conference room for so long as Owner operates conference facilities in the area that are available to the public or to multiple tenants in common

CEQA Findings

The Commission's approval of the Schematic Design Amendment is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act ("CEQA") because it would authorize minor alterations to the interior of an existing structure, including interior partitions, plumbing and electrical conveyances, that involve no expansion of an existing or a former use.

Staff Recommendation

OCII Staff recommends that the Commission conditionally approve the amendment to the Schematic Design for Rincon Center, to allow for the ground floor retail-to-office conversion.

An aerial photograph of a dense urban environment, likely a city center. The image shows a variety of architectural styles, including modern glass skyscrapers and older, more traditional buildings. A prominent white building with a flat roof and a large, dark, curved structure on its roof is in the foreground. The word "QUESTIONS" is overlaid in large, white, sans-serif capital letters across the center of the image.

QUESTIONS

*You are watching a Live meeting of the
Commission on Community
Investment and Infrastructure*

PUBLIC COMMENT CALL-IN:

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Press #, then # again

- You will automatically be muted when you get on the line.
- When prompted, dial “*” then “3” to be added to the speaker queue.
- Please listen for the prompt indicating that “***Your line has been unmuted***”.
- This will be your opportunity to speak. You will have 3 minutes. Please speak clearly and slowly.