



## NOTICE OF AVAILABILITY

### TIERED DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SAN FRANCISCO STATE UNIVERSITY CREATIVE ARTS & HOLLOWAY MIXED-USE PROJECT

**DATE:** September 27, 2016

**TO:** Agencies, Organizations, and Interested Parties

**PROJECT TITLE:** Creative Arts & Holloway Mixed-Use Project

**LEAD AGENCY:** The Board of Trustees of the California State University  
401 Golden Shore  
Long Beach, California 90802-4210

San Francisco State University  
1600 Holloway Avenue  
San Francisco, California 94132

**SUBJECT:** Notice of Availability of a Tiered Draft Environmental Impact Report for the San Francisco State University Creative Arts & Holloway Mixed-Use Project

The Board of Trustees of the California State University is the lead agency for the preparation of a tiered environmental impact report (EIR) in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.), and the CEQA Guidelines (14 CCR 15000 et seq.). The EIR is tiered to the Campus Master Plan (CMP) EIR (SCH #2006102050), certified as a Program EIR under CEQA Guidelines Section 15168, by the Board of Trustees of the California State University in November 2007. Under CEQA Guidelines Section 15152, tiering refers to using the analysis of general matters contained in a broader EIR, such as the CMP EIR, with later EIRs and negative declarations on later, site-specific projects, such as the proposed Project.

The Board of Trustees of the California State University has prepared this Notice of Availability of the Draft EIR in accordance with CEQA Guidelines Sections 15087. The Draft EIR addresses the environmental effects of the proposed Creative Arts & Holloway Mixed-Use Project (Project) at San Francisco State University (SF State). The Project would include construction of the Creative Arts replacement building; an associated 800-seat concert hall; and a mixed-use development to include student housing, neighborhood-serving retail, and student support services.

The CMP, adopted by the Trustees in 2007, addresses all aspects of future physical development and land use on the campus to accommodate the enrollment ceiling of 25,000 full-time equivalent (FTE) students. The adopted CMP accommodates a building program of 0.9 million gross square feet of new and replacement non-residential building space, and development or conversion of approximately 1,198 additional units of housing for faculty, staff, and students. The Project is consistent with the CMP building program; however, a revision to the Master Plan map is required to allow for the proposed uses on the identified sites.

**Agencies:** The Board of Trustees of the California State University request agencies' comments on the content of the Draft EIR that is germane to an agency's statutory responsibilities in connection with the Project. Agencies may need to use the EIR to consider permits or other approvals.

**Organizations and Interested Parties:** The Board of Trustees of the California State University request comments on the Draft EIR as they relate to the evaluation of potential environmental issues associated with the Project.

**Project Location:** The approximately 3.6-acre Project site is located in the southern part of the SF State campus, with one parcel (Block 6) on the south side of Holloway Avenue between Cardenas and Varela Avenues, and one parcel (Block 1), referred to as the Tapia Triangle, bounded by Tapia Drive, Holloway Avenue, and Font Boulevard. The Project site is part of University Park South, which was purchased by SF State between 2000 and 2005 and includes a portion of the original Parkmerced development, which extends beyond the campus boundaries to the south. Most of the existing units are occupied by SF State students and affiliates. The Project area is not included in the sites listed pursuant to Government Code Section 65962.5.

**Project Description:** The Project would include demolition of existing housing and construction of new student housing, neighborhood-serving retail, and student support services on Block 6 on the south side of Holloway Avenue. The proposed residences would include apartment-style student housing. Redevelopment of the block would allow for a more compact configuration to increase the supply of on-campus housing in conformance with CMP and Project objectives. This development pattern is also in alignment with Parkmerced's redevelopment plans. The retail and support services space would include uses such as neighborhood-serving retail, student support services, bike storage, study rooms, a copy center, and retail dining, and a modest amount of underground parking to replace parking being removed elsewhere on campus in the vicinity of the Project site. The retail and student support services space would be intended to serve SF State and neighbors in the immediate vicinity of the campus. Proposed retail would not have a regional draw that would attract people from outside of the Project vicinity.

The Project would also include demolition of existing housing and construction of the Creative Arts replacement building and concert hall on Block 1 on the north side of Font Boulevard and Holloway Avenue. This development assumes relocation of the existing Department of Broadcast & Electronic Communication Arts (BECA) program from the existing Creative Arts building, but does not include an increase in enrollment or full-time employees beyond the total campus enrollment cap of 25,000 FTE students analyzed in the 2007 CMP EIR. A concert hall would be located adjacent to the Creative Arts replacement building. The concert hall would

have recording and broadcast capabilities that would provide hands-on learning for BECA students and would serve as a performance venue and state-of-the-art recording studio for chamber orchestras, choral/vocal music, instrumental ensembles, and music groups. It also could host and simulcast lecture series, film festivals, and debates. Events may be open to the campus community only or to the neighborhood and larger community, similar to SF State’s current program of performing arts and lectures housed in the McKenna and Knuth Theaters.

Parking would be provided in the basement of the new residential building on Holloway Avenue to serve neighborhood retail, concert hall events, and visitors to campus. Student residential parking would be limited to accessible spaces. Consistent with the 2007 CMP, parking on Holloway Avenue would relocate a portion of the campus parking supply to the perimeter of campus, removing existing parking along Tapia Drive, and would constitute no net increase in the overall campus parking supply. Table I provides a summary of the key elements of the Project.

**TABLE 1  
PROJECT SUMMARY**

<b>Project Element</b>	<b>Existing Project Site Conditions</b>	<b>Proposed Project Site Conditions</b>	<b>Net Change on Project Site</b>	<b>Campus-wide Development Allowed Under 2007 CMP</b>
Student housing (Block 6)	173 beds (Blocks 1 & 6) 7 units (Block 1)	550 beds	<b>355 beds</b>	1,198 units (approximately 2,995 beds)
Neighborhood-serving retail/student support services (Block 6)	None	25,000 gross square feet (GSF)	<b>25,000 GSF</b>	CMP calls for neighborhood retail on Holloway Avenue, but specific square footage or location on Holloway Avenue is not identified.
Parking facilities	53 auto spaces 9 motorcycle spaces	70 parking spaces	<b>0 parking spaces</b>	No net increase in parking
Creative Arts replacement building (Block 1)	None	75,000 GSF	<b>75,000 GSF</b>	133,500 GSF Creative Arts 149,000 GSF Classroom/Faculty Offices
Concert hall (Block 1)	None	60,000 GSF 800 seats	<b>60,000 GSF 800 seats</b>	Square footage included in Creative Arts space above

**Source:** Data compiled by SF State in 2016.

The Project would also include preparation and implementation of design and sustainability guidelines, and the target of Leadership in Energy and Environmental Design (LEED) Platinum and Net Zero Energy in support of the campus’ Climate Action Plan and core value of resiliency. Transportation improvements would include secured bicycle parking, loading and emergency access, streetscape improvements to benefit pedestrians, and vacating (removing) Tapia Drive to integrate Tapia Triangle into the campus academic core. The Project would connect to existing water and combined sewer services adjacent the site. Stormwater measures would be implemented such that the post-Project site would reduce by 25% the storm flow discharge for a 2-year, 24-hour event compared to pre-Project conditions.

The Project also includes the CMP EIR mitigation measures that were included in the Mitigation Monitoring and Reporting Program adopted as part of the 2007 CMP approval. The mitigation

measures included in this program are already being implemented as part of the CMP, the certified CMP EIR, and the Project and therefore they are considered to be part of the Project and do not need to be readopted.

**Potential Environmental Effects:** A Tiered Initial Study found that the Project could have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but most effects (1) were adequately analyzed in the 2007 CMP EIR pursuant to applicable legal standards and (2) were addressed by mitigation measures based on that earlier analysis. An EIR was determined to be required to analyze only the effects that remain to be addressed that could result in new significant impacts or substantially more severe impacts, including aesthetics, air quality, greenhouse gas emissions, historic resources, and transportation.

All other effects were determined to not warrant further analyses in the Draft EIR as they were determined to be adequately analyzed in the 2007 CMP EIR, based on the analysis in the Tiered Initial Study. Specifically, the Tiered Initial Study determined that the Project would not result in new significant or substantially more severe impacts compared to those identified in the CMP EIR and therefore do not require further analysis in this EIR. Therefore, additional analysis of those topics is not provided in the Draft EIR.

Based on analysis provided in the Tiered Draft EIR, it was determined that there would be less than significant impacts related to aesthetics, air quality, greenhouse gas emissions, and transportation. The Draft EIR also determined that the Project would have a significant and unavoidable cumulative impact that cannot be mitigated to below a level of significance related to Historic Resources. This impact pertains to the Parkmerced Remnant Historic District identified during the preparation of this Draft EIR.

**Public Review Period:** The Board of Trustees of the California State University has issued this Notice of Availability of the Draft EIR in accordance with CEQA Guidelines Sections 15087. A 45-day public review period of the Draft EIR will occur from **September 27, 2016 to November 11, 2016**, in accordance with the CEQA Guidelines (14 CCR 15105). During this period, the Draft EIR will be available for review online at the following website: <http://cpdc.sfsu.edu/plan>

The Draft EIR will also be available for review at the following locations during regular business hours for the locations:

J. Paul Leonard Library at SFSU  
1600 Holloway Avenue  
San Francisco, California 94132

Merced Branch Library  
155 Winston Drive  
San Francisco, California 94132

Ocean View Branch Library  
345 Randolph Street  
San Francisco, California 94132

**Draft EIR Review Comments:** At this time, the Board of Trustees of the California State University is soliciting comments on the content of the Draft EIR. Comments may be submitted by mail, email, or fax, or by attending the Public Meeting (see details below) and submitting a written comment. All comments should indicate a contact person for your agency or organization, if applicable. All comments should be sent to the following address, to arrive no later than 5 p.m. on **November 11, 2016**:

Wendy Bloom  
Director of Campus Planning  
Capital Planning, Design & Construction  
San Francisco State University  
1600 Holloway Avenue  
San Francisco, California 94132  
T: 415.338.3838  
F: 415.338.2960  
[wbloom@sfsu.edu](mailto:wbloom@sfsu.edu)

**Draft EIR Public Meeting:** The Board of Trustees of the California State University will hold a Public Meeting to give agencies and the public an opportunity to receive more information on the proposed Creative Arts & Holloway Mixed-Use Project, and to provide comments on the contents of the Draft EIR. All members of the public and interested persons are welcome to attend and provide written comments. The details of this meeting are as follows:

**Date:** October 18, 2016

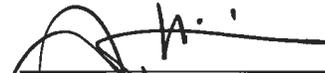
**Time:** 6:30 p.m. to 8:00 p.m.

**Place:** J Paul Leonard Library, Events Room (LIB 121)

**Visitor & Travel Information:** <http://parking.sfsu.edu/visitor-information>

**Campus Map:** <http://www.sfsu.edu/~sfsuemap/>

**FURTHER INFORMATION:** For environmental review information or questions about the Project, please contact Wendy Bloom at 415.338.3838 or [wbloom@sfsu.edu](mailto:wbloom@sfsu.edu).



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Thomas B. Lollini, FAIA  
Senior Associate Vice President  
Physical Planning & Development  
San Francisco State University

September 23, 2016  
Date

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