



## **Information Sheet (6/6/2019)**

### **301 Mission/Millennium Tower Perimeter Pile Upgrade Project**

#### **Planning Department Case No. 2018-016691ENV**

#### **What's the background for this project?**

The Millennium Tower (Tower) is a 58-story, 645-foot-tall mixed-use development tower building and a 12-story, 125-foot-tall podium building co-located at 301 Mission Street. Since its construction in 2009, the tower building has experienced settlement due to compression of the soil layer beneath its foundation. The Millennium Tower Homeowner's Association (MTHA) has provided monitoring data indicating that the greatest amount of settlement (17.3 inches) has occurred near the intersection of Mission and Fremont Streets, causing the top of the tower building to tilt approximately 15.5 inches to the northwest.

#### **What's happening now? What isn't happening?**

The MTHA is proposing to implement a structural upgrade to the tower building's foundation along Mission and Fremont streets to address the sinking and tilting and prevent further settlement.

Specifically, the proposed Millennium Tower Perimeter Pile Upgrade Project includes the installation of approximately 52 perimeter piles (vertical structural supports) drilled into the ground beneath the sidewalk. The piles would support a new, additional foundation - colloquially referred to as a "collar" foundation - that would be tied to the tower building's existing foundation to provide greater support. The project, if approved, would not change any existing land uses on the Tower site.

The MTHA has applied for various City permits and approvals related to the project. The **San Francisco Planning Department (Planning Department)** is conducting environmental review for the project under the California Environmental Quality Act (CEQA).

Construction activities have not yet started, as the necessary permits cannot be considered for approval until the Planning Department has completed the environmental review and published the results.

#### **What is the project timeline?**

Based on the tentative schedule, the Planning Department anticipates publishing a preliminary environmental review document in November 2019. The document will address the project's potential physical environmental impacts, such as effects to transportation, air quality, and noise during the construction period. Review of all necessary permit applications will take place within approximately one-month *after* the environmental review process has been completed. Project construction is anticipated to last approximately 22 months.

**What are the other agencies doing?**

The **San Francisco Department of Building Inspection (DBI)** is reviewing the proposed structural design and all building permits filed for the project to ensure the structural integrity of the proposed work. DBI is working closely with an independent expert engineering peer review panel to review the project design. The City anticipates completion of the peer review process by approximately June 30, 2019.

**San Francisco Public Utilities Commission (SFPUC)**

Any groundwater encountered during construction will need to be removed from the site. Prior to any removal, the SFPUC will test groundwater samples to ensure compliance with SFPUC standards. The project team must obtain permit(s) from SFPUC in compliance with federal and state requirements.

**San Francisco Public Works (Public Works)** is reviewing all permanent and construction-related occupancy of the public right-of-way, along with street tree removal permits.

The **San Francisco Municipal Transportation Agency (SFMTA)** is reviewing the construction logistics plan, including proposed street and sidewalk use as well as traffic, transit, bicycle, and pedestrian rerouting associated with project construction.

The **San Francisco Department of Public Health** is reviewing the project for conformance with applicable City regulations related to soil and groundwater contamination, collectively known as the Maher Ordinance.

**How could this project affect me?**

During the construction period, large construction equipment would be operated and stored within the public right-of-way along Fremont, Mission, and Beale Streets. These construction areas would be closed to the public.

On weekdays, construction work is anticipated to occur between 7 am and 8 pm as is permitted by the Noise Ordinance ([San Francisco Police Code Article 29](#)). There may be occasional weekend work between 7 am and 8 pm. Nighttime equipment and material deliveries are anticipated during an approximately nine-month portion of the project. Construction activities occurring at night (i.e., 8 pm to 7 am) would require special permits from SFMTA and DBI. Residents and employees in nearby buildings may experience noise from project construction activities. Public Works and SFMTA anticipate that some of the travel lanes and sidewalks adjacent to the project site would be closed temporarily to enable the construction to proceed safely. In addition, SFMTA may relocate existing Muni and other bus stops near the project site during construction.



A consultant is developing a transportation management plan with input from the project sponsor and in coordination with City staff to minimize disruption in the project vicinity.

If you have concerns about project construction activities, please contact Nick Roosevelt of J. Abrams Law, P.C. at (415) 549-8650 or [nroosevelt@jabramslaw.com](mailto:nroosevelt@jabramslaw.com).

**Is there any public notification of the environmental review?**

As part of the environmental review for the project, the Planning Department will distribute a Notification of Project Receiving Environmental Review (also known as a Neighborhood Notice) to the residents and property owners on-site and within 300 feet of the Tower site, as well as to neighborhood organizations in the vicinity and persons who have submitted a written request for a copy of the Neighborhood Notice to the Environmental Review Coordinator listed below.

The Planning Department issues a Mitigated Negative Declaration (MND) if it determines that the proposed project, with mitigation, could not have a significant adverse effect on the environment. If the Planning Department prepares a preliminary MND for the project, it will distribute a Notice of Availability of and Intent to Adopt a Mitigated Negative Declaration to Tower residents and property owners and other residents and property owners within 300 feet of the Tower site, as well as to organizations and individuals who have submitted a written request for a copy of the Notice to the Environmental Review Coordinator listed below. The Planning Department will also post the Notice of Availability of and Intent to Adopt a Mitigated Negative Declaration on the Planning Department's website at <https://sfplanning.org/environmental-review-documents>. Publication of an MND is not a decision by the City to carry out or not to carry out the proposed project.

Public Works will post additional public notice of public hearing(s) before the Board of Supervisors regarding one or more approval actions associated with the project.

**How can I participate/obtain more information?**

You can participate in several stages of the project review and approval process.

You can: (1) submit comment during the public comment period following the distribution of the Neighborhood Notice or following publication of the preliminary environmental review document; (2) access the environmental review document and Notice of Availability on the Planning Department's website at <https://sfplanning.org/environmental-review-documents>; and (3) provide comment at any public hearings that may take place as part of the project review and approval process.

The project-related plans, the Neighborhood Notice, and other information related to the environmental review of the project are available at the Planning Department's Property

Information Map accessible online at <http://propertymap.sfplanning.org>. Search for 301 Mission Street or 2018-016691ENV.

For questions related to the project's potential physical environmental effects or the CEQA review process, please contact Kei Zushi, Environmental Review Coordinator, at (415) 575-9038 or [CPC.301missionCEQA@sfgov.org](mailto:CPC.301missionCEQA@sfgov.org).

For questions related to the Planning Department's review of the project outside of the CEQA process, please contact Claudine Asbagh, Principal Planner, at (415) 575-9165 or [Claudine.Asbagh@sfgov.org](mailto:Claudine.Asbagh@sfgov.org).