

January 8, 2008

Tom Walsh/Toby Levy
Levy Design Partners
90 South Park Street
San Francisco, CA 94107

Dear Mr. Walsh and Ms. Levy:

We wish to thank you for your participation in our community process on November 17, 2007. Over 80 community residents, merchants, city staff and officials, and other stakeholders discussed the proposed mixed-use development at the former Woolworth's building at 4550 Mission Street. After a 45-minute introduction and presentation on three proposals and an hour of discussion, those who voted (56) achieved unanimous consensus on Option 2, the proposal to extend the allowable height of the proposed project to allow for a higher commercial ceiling height (from 40' to 47'). A majority of attendees (55) supported an alternate proposal, Option 3, to increase the height of the proposed building (19 voted against it- citing concerns that increased density would have on the area's parking and aesthetic).

The purpose of the town hall was to determine which project best fits our neighborhood and is supported by a various cross section of stakeholders. Given the results of the town hall, we were able to gauge the level of support for a higher density project and you proposed to provide community benefits contingent on building the higher density, 24 unit, 54' project (Option 3). Your initial offer to provide for a community room/meeting space in the commercial area, to provide four affordable units of the 24 to be built (2, two bedroom and 2, one bedroom units) and additional community benefits as determined by stakeholders were well-received by a committee created following the town hall. This committee met on January 2, 2008, then met with our larger community group to obtain consensus and broad-based support. Following our January 3 meeting, we request the following community benefits to support the permits required to build the higher density project:

1. **Affordable units:** One (1)- three (3) bedroom unit, two (2) two-bedroom units, one (1)- one (1) bedroom unit. We share a commitment to retain the family character of our community.
2. **Deeper affordability:** units will be available for buyers at 60-80% of Area Median Income (AMI). We share a deep commitment to provide affordable housing for working families.
3. **Parking:** We understand that any commercial space larger than 5,000 square feet is required to provide commercial parking. We request that the developer explore options to provide parking for commercial customers and have taken the initiative to provide you with some concrete ideas for addressing this issue:
 - Stacking

- Additional underground parking spaces
- Shared parking arrangements (either on site - commercial spaces shared with residential spaces or off-site in nearby lots such as the city-owned lot or other store's lots)
- Change parking meter configuration to include some short-term meters and loading zones in city owned lot behind site
- Provide employee-parking off-site
- Provide some off-site residential spaces for less money (to make spaces in the building available for the commercial units)
- Develop an off-site parking structure
- Inventory all of the public parking spaces in the neighborhood - include parking information, a map, or signs in materials that advertise the corridors
- To encourage Transit Oriented Development:
 - Provide a space for City Car Share
 - Provide bicycle or motorcycle parking options (bike lockers)

4. **Retain commercial tenant:** Our priority is to retain existing tenant Furniture 4 Less. We support existing tenant's first right of refusal.

- Work with EAG to attract viable tenant should Furniture 4 Less decide not to occupy commercial space. (See attached list of business types we will attract and those that are restricted).
- Commercial spaces be a minimum square footage to accommodate these business types.
- Lease terms and long-term economic stability: We request that tenants be offered no less than five-year leases with three five-year options to extend their lease for a potential lease length of 20 years. This is to ensure the economic stability of the tenant and the commercial corridor.

5. **Urban Design Elements:** To address aesthetic, streetscape needs and public safety concerns, we request that the developer:

- Work with a landscape architect to provide street trees, lighting and public art.
- Work with the Department of Public Works Bureau of Urban Forestry to ensure trees and other improvements work well in our neighborhood's climate and integrate well with existing landscape.

- Establish a long-term maintenance plan for those improvements should also be included in any final agreement.
- Explore installation of a crosswalk at Harrington and Mission St. given increased density and foot-traffic and to address the impact on pedestrian safety.

6. **Community Benefit District (CBD) support:** EAG is currently exploring establishing an entity to maintain the Mission Street commercial corridor. See attached fact sheet for more information about the CBD. We seek your support in the form of a signature and a vote for the self-assessment and welcome your participation in the formation of the CBD.

Since 2003, our organization and other stakeholders have been working to create an exciting, viable mixed-use project that will serve as an anchor for our Mission Street commercial corridor. We have a vested interest in the project's design and completion and look forward to working with you to finalize the plans for the building and move forward expeditiously.

Our working committee is comprised of six diverse community stakeholders and interest groups authorized to negotiate a final agreement with you and move the project forward to the planning department. We would like to meet with you and the District 11 Supervisor Gerardo Sandoval so that we can move the project forward with a finalized agreement. Feel free to contact me at (415) 585-0110 to schedule a follow up meeting. Thank you again for your patience and willingness to work with our community to create a truly exciting commercial and residential space in our neighborhood.

Sincerely,



Cristy Johnston
Director, Excelsior Action Group

Cc: EAG Land Use Committee (Patty Devlieg, Oscar Grande, Mary Harris, Roy Recio, Ahsha Safai)
Supervisor Sandoval