

447 Battery & 530 Sansome

SAN FRANCISCO

FIRE STATION NO. 13

SE



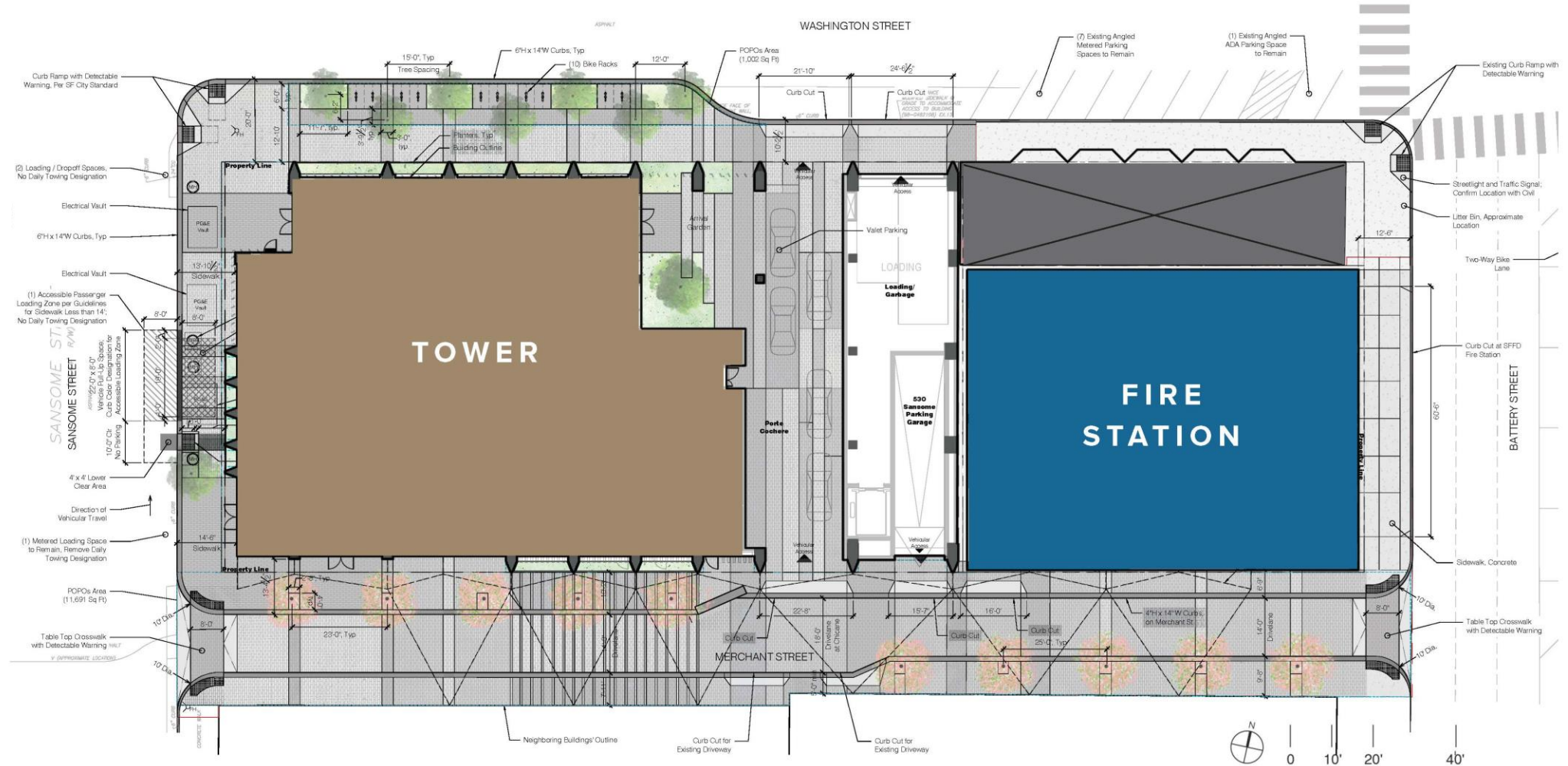
 RELATED

Site Context



Public Space Improvements

- The Project will convert all of Merchant Street between Battery and Sansome Streets into a shared street/living alley with $\pm 12,695$ SF of privately maintained public open space improvements
- Installation of a raised crossing and roadway ramp at the intersection of Sansome St and Merchant St
- Installation of benches under proposed street trees



Materials and Site Elements

	Curbs on Merchant - Basalt Stone		Long Format Paving - Brick, Stone Setts and Concrete Unit Paver
	Curbs - Integral Color Concrete		
	10 - Bike Racks		

Tree Legend

	10 - Higan Cherry Tree, <i>Prunus x subhirtella 'Autumnalis'</i>
	9 - Primrose Tree, <i>Lagunaria patersonii</i>

POPOs

Approximate Area: 12,700 Sq Ft

NEW FIRE STATION 13

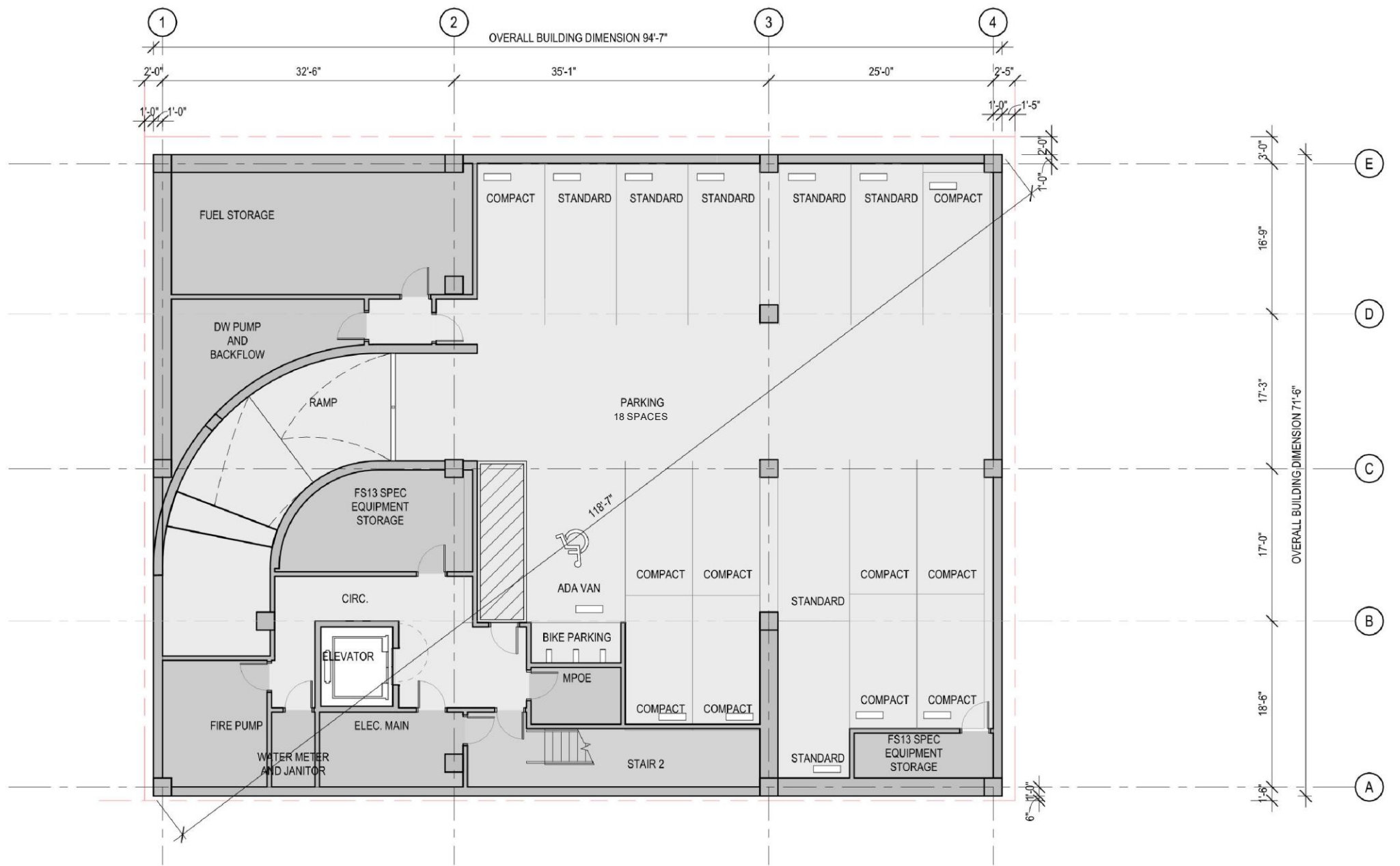


Timeline

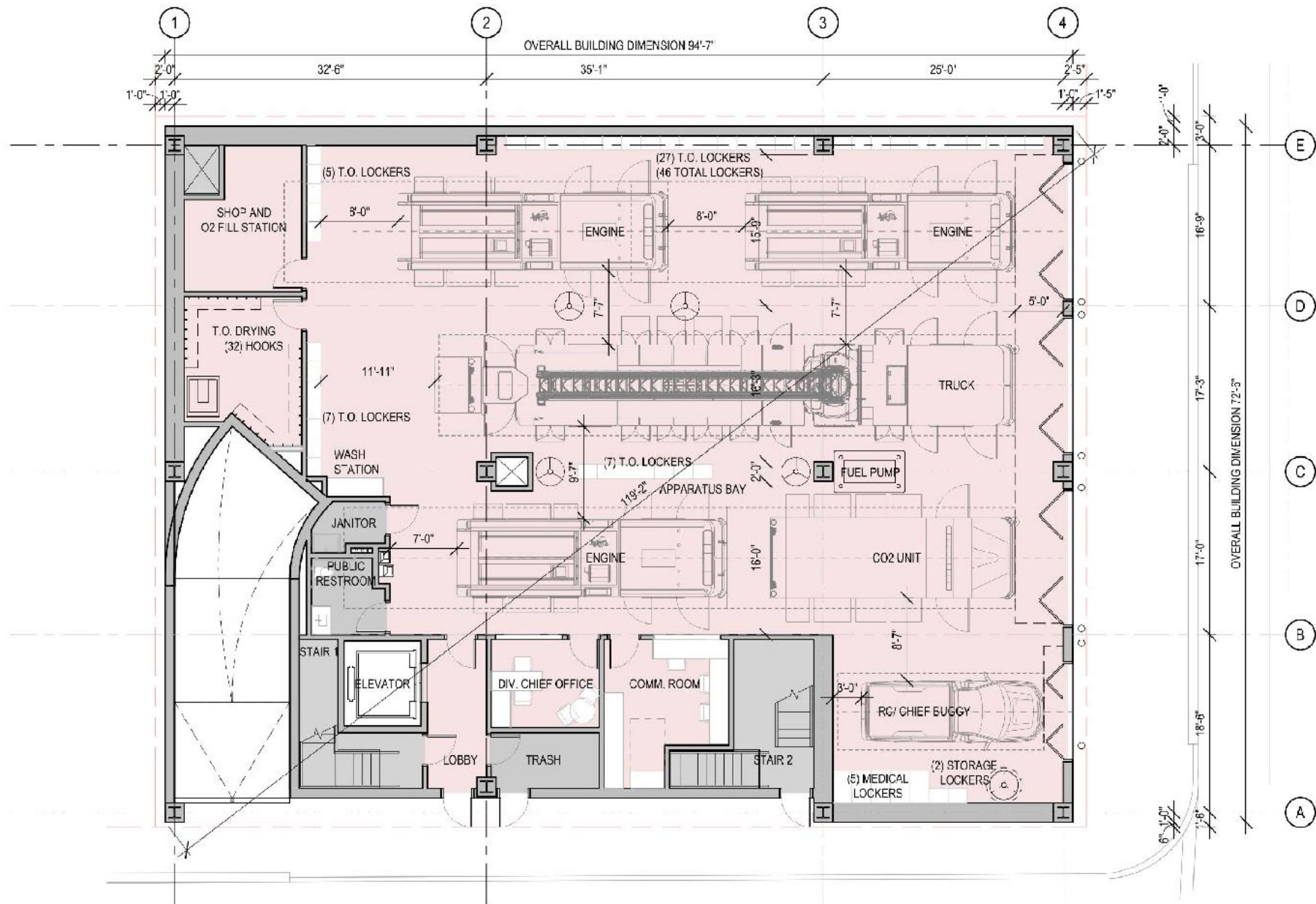
- **December 2018:** Sponsored by the local district supervisor, the City & County of San Francisco (“CCSF”) issues Requests for Proposals (“RFP”) to qualified developers to redevelop 530 Sansome parcel
- **March 2019:** Project Sponsor responds to CCSF’s RFP for 530 Sansome with a development comprised of a new fire station, 200-key hotel, ±37,000sf of office, ±32,000sf gym, and ± 7,900sf of retail by including the 425-445 Washington parcels (“Original Program”)
- **June 2019:** Project Sponsor acquires 425-445 Washington parcels
- **July 2020:** Conditional Property Exchange Agreement (“CPEA”) executed between Project Sponsor and CCSF for 530 Sansome and 425-445 Washington parcels for the Original Program
- **August 2021:** CCSF adopts requisite approvals for the Original Program
- **July 2022:** 1st Amendment to CPEA executed to extend the project schedule in response to COVID-19 Pandemic
- **March 2023:** 2nd Amendment to CPEA executed to extend the project schedule in response to COVID-19 Pandemic. CCSF ratifies the amendment pursuant to Resolution No. 543-21 and Resolution No. 096-24.
- **May 2024:** Project Sponsor executes Option Agreement with the new 447 Battery owner (the former lender)
- **August 2024:** CCSF, SFFD, and Project Sponsor submit application for the Proposed Project, which includes 530 Sansome, 425-445 Washington, and 447 Battery parcels
- **December 2024:** CCSF passes Resolution No. 629-24 generally endorsing key terms for a proposed amendment to the CPEA with a new development agreement for the Proposed Project with any final amendment and a development agreement subject to the approval of the Board of Supervisors
- **March 2025:** Publication of the Draft EIR
- **Spring-Fall 2025:** Public hearings to approve CEQA findings, zoning map amendment, General Plan Amendment, amendment to CPEA, and development agreement
- **2027:** 39-month construction period. During construction, SFFD personnel and firetrucks would be relocated to nearby offsite fire stations and would continue to serve the Financial District neighborhood and City in general
- **2030:** Complete construction for new SFFD Fire Station 13 and Mixed-Use Tower

Entitlements Comparison

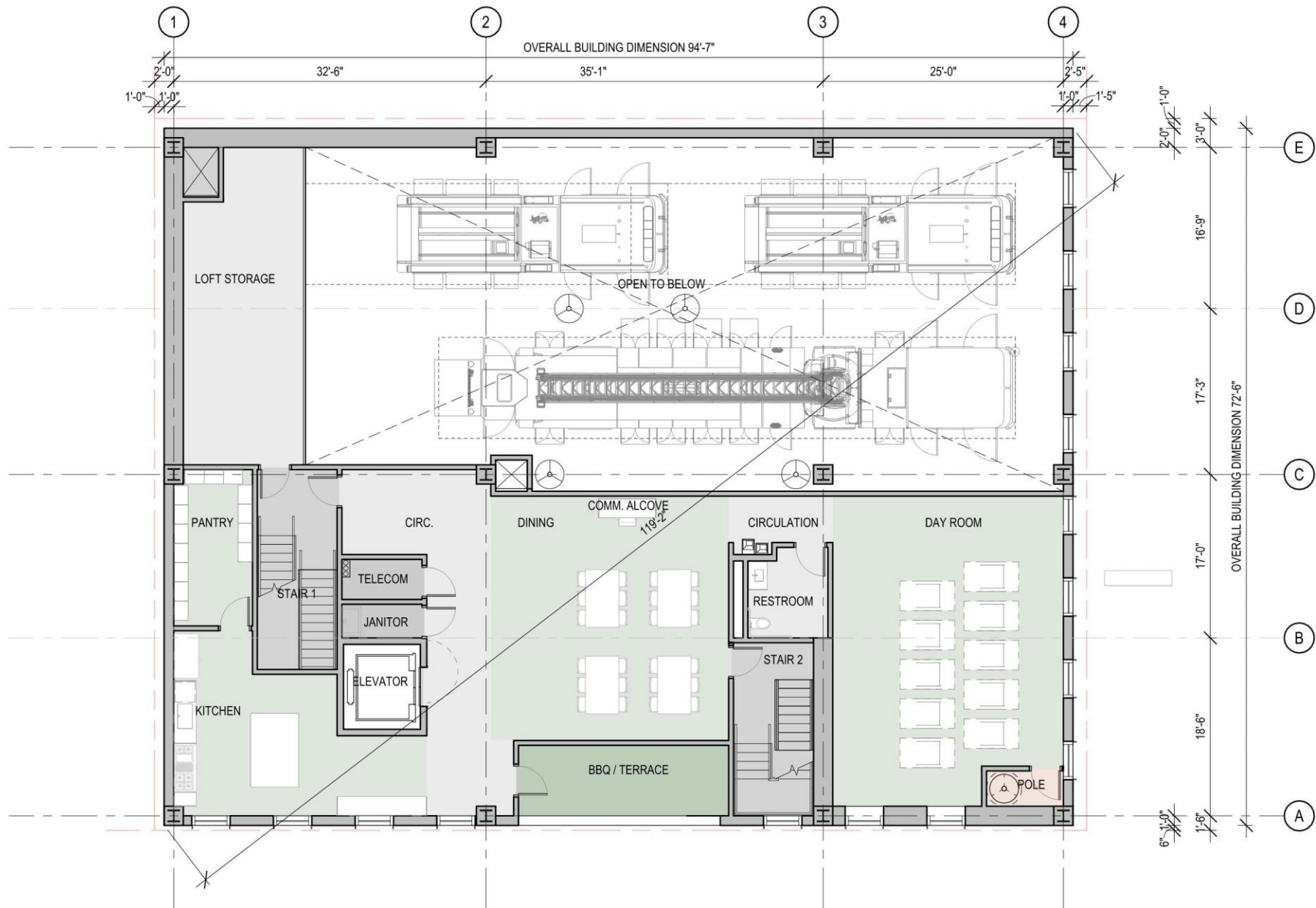
	2021 PROPOSAL	2025 PROPOSAL
Tower Height	218 Feet / 19 Stories	574 Feet / 41 Stories
Hotel Rooms	200 Hotel Rooms	100-200 Hotel Rooms
Office	40,490 SF	344,840-390,035 SF
Amenities / Meeting / Ballroom	0 SF	37,330 SF
Retail / Restaurants / Fitness	41,700 SF	7,405 SF
Parking Spaces	30	74
Bicycle Parking	42	97
Fire Station Height	44 Feet / 4 Stories	60 Feet / 4 Stories
Fire Station Size	28,440 SF	31,200 SF
Fire Station Parking Spaces	18	18
Fire Station Bicycle Parking	6	6



Fire Station 13: Basement



Fire Station 13: Floor 1



Fire Station 13: Floor 2



Fire Station 13: Floor 3



Fire Station 13: Floor 4