



**U.S. Department of Housing and Urban
Development**
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: United-Playaz-Facility---1044-Howard-St---EDI-CPF-23

HEROS Number: 900000010340515

Project Location: 1044 Howard St, San Francisco, CA 94103

Additional Location Information:

The approximately 3,240-square-foot project site (approximately 0.07 acres) is located at 1044 Howard Street, San Francisco, CA, 94103, at the northeast corner of Howard and Russ Streets (Assessor's Block 3726/Lot 019). The site is on the north side of Howard Street between Sixth and Seventh Streets, in the South of Market (SoMa) neighborhood. (In the SoMa area, streets that run in the northwest/southeast direction, such as Sixth and Seventh Streets, are generally considered north/south streets, whereas streets that run in the southwest/northeast direction, such as Howard Street, are generally considered east/west streets.)

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

United Playaz, a violence prevention and youth development organization based in San Francisco's South of Market (SoMa) neighborhood, proposes to renovate, seismically rehabilitate, and expand an existing building to develop a two-story community hall. The project would include three meeting rooms, staff offices, a kitchen, rest rooms, and utility and circulation space. Most of the second level would be devoted to an outdoor terrace that would include seating areas, landscaping, and a single-hoop basketball court. A new elevator would connect the building's two levels. The project would provide a total of about 4,400 square feet of interior space, while the second-story outdoor terrace would be nearly 2,050 square feet in size. The project would be a substantial rehabilitation of the existing building, demolishing the west, north, and east walls while retaining most of the existing Howard Street concrete masonry unit (CMU) wall. New, reinforced CMU west, north, and east walls would be constructed around a new steel structural frame. The existing floors and roof would be replaced with a concrete-over-metal deck system. The project would upgrade the existing concrete perimeter foundations, which would be tied to the new steel structural system. Mechanical, electrical, and plumbing systems would also be replaced. The primary exterior finish would be a direct-applied exterior finish system (comparable to stucco) over the CMU walls on the south (Howard Street) and west (Russ Street) facades. On the second story, the outdoor terrace walls would include large expanses of decorative fencing consisting of a metal frame infilled with perforated aluminum panels of varying porosity. Portions of the fencing would be infilled with high-performance glass for greater light penetration and visibility. The project would have a height of approximately 30.5 feet to the roof, and a maximum height of about 35 feet to the top of the elevator penthouse, near the building's northeast

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corner. The overall massing would be comparable to that of the existing building, although the new walls around the second-floor terrace would give the appearance of two stories across the entire site, whereas the existing building is a single story except at the rear. The project's main entrance would be on Howard Street, as is the case with the existing building.

Funding Information

| Grant Number | HUD Program | Program Name | |
|---------------------|--|--|----------------|
| B-23-CP-CA-0190 | Community Planning and Development (CPD) | Community Project Funding (CPF) Grants | \$4,000,000.00 |

Estimated Total HUD Funded Amount: \$4,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$25,000,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

| Law, Authority, or Factor | Mitigation Measure or Condition |
|------------------------------------|--|
| Contamination and Toxic Substances | <p>Sites known to contain hazardous soils or groundwater conditions in San Francisco are governed by San Francisco Health Code Article 22A, also known as the Maher Ordinance. The site is within the Maher Area. Essel Environmental conducted a Phase I Environmental Site Assessment (ESA) at the project site (see Attachment 2 - Phase I ESA).</p> <p>Hazardous Conditions On-Site: Based on the Phase I ESA, two recognized environmental conditions (RECs) were identified. A Maher Ordinance-required subsurface investigation consisted of soil borings and air samples. The soil sampling found that lead and arsenic levels exceeded the commercial environmental screening levels (ESLs). This would require soil removed from the top 3.5 feet of excavation to be properly disposed of. One of the sub-slab air samples exceeded the commercial "cancer risk" ESL for tetrachloroethene (PCE), a common dry-cleaning solvent. Consequently, mitigation is required.</p> <p>Asbestos-Containing Materials and Lead-Based Paint:</p> |

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| | <p>The existing building was constructed in 1964; therefore asbestos-containing materials (ACM) are potentially present. The building materials within the subject property building were observed to be in poor condition.</p> <p>State agencies, in conjunction with the US EPA and OSHA, regulate removal, abatement, and transport procedures for ACM. Additionally, the regulations include warnings that must be heeded and practices that must be followed to reduce the risk for asbestos emissions and exposure. Finally, BAAQMD must be notified prior to the onset of demolition or construction activities with the potential to release asbestos.</p> <p>The building was constructed prior to the 1978 prohibition on lead-based paint; therefore, such paint is potentially present. It is recommended that suspect paints and coatings be tested for lead prior to any additional disturbance and disposal. Old peeling paint can contaminate near surface soil, and exposure to residual lead can have adverse health effects, especially in children. Federal, state, BAAQMD, and City laws and regulations govern lead-based paint abatement.</p> <p>Conclusion: Implementation of the mitigation measure and compliance with regulations described above (Maher Ordinance; federal and state regulations for the removal of ACM and lead-based paint) and all applicable federal and state Occupational Safety and Health Administration's (OSHA) regulations would prevent adverse impacts with respect to contamination and toxic substances.</p> |
| <p>Permits, reviews, and approvals</p> | <p>Building permits issued by the City and County of San Francisco are anticipated to be obtained by or before January 2024.</p> |
| <p>Air Quality</p> | <p>San Francisco Construction Dust Control Ordinance (San Francisco Health Code Article 22B, and San Francisco Building Code Section 106.3.2.6): All site preparation work, demolition, or other construction in San Francisco that could create dust or expose or disturb more than 10 cubic yards or 500 square feet of soil, must comply with specified dust control</p> |

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| | measures. |
| Historic Preservation | Accidental Discovery of Archaeological Resources: If prehistoric or historic-period archaeological resources are encountered during construction, work shall be temporarily halted in the vicinity of the discovered materials and workers shall avoid altering the materials and their context. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies. |
| Land Development | San Francisco Building Code: The San Francisco Building Code derives from the adopted 2022 California Building Code. This code is administered and enforced by the San Francisco Department of Building Inspection (DBI), and compliance with all provisions is mandatory for all new development and redevelopment in the City. Throughout the permitting, design, and construction phases of a building project, Planning Department staff, DBI engineers, and DBI building inspectors confirm that the SFBC is being implemented by project architects, engineers, and contractors, including seismic and soil investigations and recommendations. San Francisco Construction Site Runoff Control Ordinance (Article 4.2 of the Public Works Code): Under the ordinance, any construction project that disturbs 5,000 square feet or more of land must apply to the SFPUC for a Construction Site Runoff Control Permit prior to the start of work and submit an Erosion and Sediment Control Plan that sets forth best management practices (BMPs) intended to control erosion control and sediment. |
| Noise Abatement and Control | 24 CFR Part 51 Subpart B: It is a HUD goal that the interior auditory environment shall not exceed a day-night average sound level of 45 decibels. |

Project Mitigation Plan

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This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).