



North Beach Neighbors
P.O. Box 330115
San Francisco, CA 94133
northbeachneighbors.org

October 6, 2021

TO: San Francisco Planning Department

RE: 425 Broadway Proposed Development

North Beach Neighbors is a San Francisco non-profit organization comprised of nearly 300 dues-paying members. Since 1981, we have advocated on behalf of the neighborhood to create a vibrant, inclusive community.

With these goals in mind, we write to you today to express our support for the proposed development at 425 Broadway Street. Our organization supports this development as it is infill housing that will transform a parking lot wedged between two underutilized buildings. We believe the location, a stretch of Broadway that has been challenged for decades, is in need of further mixed-use activity and ground floor activation. Finally, we have been encouraged by the evolution of the design and massing of the building and feel it will be a positive contribution to the adjacent buildings and neighborhood setting.

We state our support with a strong preference of the following:

- A greater commitment to public space. We look forward to a landscaped Verdi Place, and we expect the public space to remain accessible. We would welcome additional landscaping or contribution to nearby streetscapes with trees or sidewalk gardens.
- Flexible use and community space. We have concerns regarding the high concentration of office space in the current climate. To mitigate this, we ask for the space to be ready to be flexible in its use until it is filled. We would be happy to partner to make this space available to nearby nonprofits, schools, and community organizations, for their use as we wait for office work patterns to recover.

We look forward to continuing to engage on this project to make sure that it contributes to the incredible neighborhood of North Beach.

Sincerely,

A handwritten signature in blue ink that reads 'Bruno Kanter'.

Bruno Kanter
President, North Beach Neighbors

A handwritten signature in black ink that reads 'Daniel J. Sauter'.

Danny Sauter
Chair, Planning & Zoning Committee