



SAN FRANCISCO  
PLANNING + URBAN RESEARCH  
ASSOCIATION

654 Mission Street  
San Francisco, California  
94105

415.781.8726 t  
415.781.7291 f

[www.spur.org](http://www.spur.org)

**Co-Chairs**

Andy Barnes  
Linda Jo Fitz

**Executive Director**  
Gabriel Metcalf

**Urban Center Director**  
Diane Filippi

**Vice Chairs**

Lee Blitch  
Mary McCue  
Bill Rosetti  
Jim Salinas, Sr.  
Lydia Tan  
V. Fei Tsen

**Treasurer**

Bob Gamble

**Secretary**

Tomiquia Moss

**Immediate Past Chair**  
Tom Hart

**Advisory Council  
Co-Chairs**

Michael Alexander  
Paul Sedway

**Board Members**

Carl Anthony  
David Baker  
Fred Blackwell  
Chris Block  
Margo Bradish  
Larry Burnett  
Michaela Cassidy  
Charmaine Curtis  
Gia Daniller  
Oscar De La Torre  
Kelly Dearman  
Shelley Doran  
Oz Erickson  
Norman Fong  
David Friedman  
Gillian Gillett  
Chris Gruwell  
Anne Halsted  
Dave Hartley  
Mary Huss  
Chris Iglesias  
Laurie Johnson  
Ken Kirkey  
Travis Kiyota  
Patricia Klitgaard  
Florence Kong  
Rik Kunnath  
Ellen Lou  
Janis MacKenzie  
John Madden  
Jacinta McCann  
John McNulty  
Chris Meany  
Ezra Mersey  
Mary Murphy  
Paul Okamoto  
Brad Paul  
Chris Poland  
Teresa Rea  
Byron Rhett  
Wade Rose  
Victor Seeto  
Elizabeth (Libby) Seifel  
Chi-Hsin Shao  
Raphael Sperry  
Bill Stotler  
Stuart Sunshine  
Michael Teitz  
Will Travis  
Jeff Tumlin  
Steve Vettel  
Debra Walker  
Brooks Walker, III  
Cynthia Wilusz-Lovell

December 13, 2011

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Commissioners:

The San Francisco Planning and Urban Research Association (SPUR) supports the 8 Washington/Sea Wall Lot 351 Project. We believe that the proposed development is a significant improvement for a key intersection on the City's northern waterfront.

8 Washington presents a unique opportunity to replace a surface parking lot and private tennis club with pedestrian friendly, publicly accessible open space, housing, a renovated space-efficient club, ground-floor retail and underground parking. We are pleased with the latest proposal for the project, which includes an aquatics center, the addition of green roofs to the project and a forty-five hundred square foot playground within the public park along the Embarcadero.

SPUR supports the proposed project heights, which are appropriate for the area and fit the scale of the surrounding neighborhoods. The project sponsor has made adjustments to the design and scale of the buildings, to reflect the scale of the surrounding buildings and allow for suitable density. Given the proximity of this project to much taller buildings, including the Golden Gateway, the scale of this project is modest and appropriate.

We would like to point out that these heights are also responsive to the planning ideas that came out of the Northeast Embarcadero Design Study. This was a 16-month planning process with community stakeholders, urban design professionals and Planning staff. The Northeast Embarcadero Study yielded the public realm and height guidelines that have shaped the 8 Washington Project into its current form, including the manner in which the project varies in height as it draws closer to the water and nears the park.

In addition, it is important to note that the project is located in close proximity to many major transportation lines, including BART, muni and ferry lines and the F-line streetcar. 8 Washington's proximity to transit, services and the region's densest employment center – San Francisco's Downtown - will encourage residents and visitors to bicycle, walk and ride transit instead of making new car trips.

We are impressed with the public access components of the project – the public park and landscaped commons – and appreciate the efforts to re-connect the city streets to the waterfront with view corridors and pedestrian access. SPUR strongly believes that the project will radically improve the pedestrian experience on the western side of the Embarcadero. Currently pedestrians are met with a high green fence used to protect tennis courts. The current use does nothing to activate this important street frontage and detracts significantly from the pedestrian experience.

We urge you to support the 8 Washington project when it comes before you in the future.

Sincerely,

A handwritten signature in black ink, appearing to be 'SK' or similar initials, written in a cursive style.

Sarah Karlinsky  
Deputy Director, SPUR