

James A. Whitaker II  
201 Harrison St. Apt. 229  
San Francisco, CA 94105-2049

April 16, 2009

Christopher Zupsic  
Portland-Pacific  
P.O. Box 192150  
San Francisco, CA 94119-2150

RE: Development of 430 Main Street

Dear Mr. Zupsic:

Thank you for contacting me about your project on the 430 Main / 429 Beale properties.

In short, I would like to see Portland-Pacific address Rincon Hill Plan Objectives 1.2, 2.1, 3.1, 3.4, 3.5, 3.6, 3.7, 3.8, 4.1, 4.4, and 4.6 along with Rincon Hill Plan Policies 3.2, 3.3, 3.4, 3.5, 3.7, 3.9 and 4.8.

I applaud additional residential housing in Rincon Hill, but I also insist on retaining Rincon Hill's livability as we transition to a densely-populated residential neighborhood. This means transitioning into an aesthetically pleasing residential community that maintains adequate access to light, air, and open space by adequately differentiating the bulk of buildings in the middle of the blocks and on those sides facing streets so that residents' homes are healthy, bright with natural light, and provide common open spaces for recreation to make up for the lack of public open space in Rincon Hill. For those of us who work 60-80 hours a week in the Financial District and other nearby spots, our homes are an oasis on the weekends – and access to light, air, and open space all contribute to a healthy, livable environment at 201 Harrison Street and other nearby buildings.

One of the main elements of the design I would like you to address is lowering the height of building in the middle of the block between Main and Beale Streets. Lowering the building height in the middle, not unlike BayCrest Towers, would help “Minimize shadows on streets, open spaces and residential units” as required by the Rincon Hill Plan under Policy 3.9. Such a change would also “MAINTAIN VIEW CORRIDORS THROUGH THE AREA” as required by Rincon Hill Plan Objective 3.5. Also, “PRESERVE VIEWS OF THE BAY AND THE BAY BRIDGE FROM WITHIN THE DISTRICT AND THROUGH THE DISTRICT FROM DISTANT LOCATIONS, WHICH ARE AMONG THE MOST IMPRESSIVE IN THE REGION” as required by Objective 3.4 of the Rincon Hill Plan.

Since 430 Main and 429 Beale are in fact two lots, perhaps two buildings can share up to the first 3 floors, but then taper in the middle of the block with setbacks as they go above the first three floors.

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As mentioned during public comment at the April 9, 2009 Planning Commission hearing, BayCrest Towers prides itself on trying to do its part for the environment. Our solar panels should be able to function with whatever building design is settled upon.

The spacing of the building at 3 feet seems a little tight for maintaining both the BayCrest Towers residents' windows and whatever should end up on the north side of the 430 Main and 429 Beale buildings. Most of the blocks in the Rincon Hill neighborhood are master planned blocks of substantially larger size than the two lots at 430 Main and 429 Beale, and I believe the current spacing was a mistake, an oversight error. I liked the suggestion from one of our neighbors that we keep at least 5 feet between the buildings in order to comply with an OSHA safety standard.

Commissioner Lee's suggestion that you cut down the square footage of the 2-bedroom units to 800 square feet seems like it would significantly help in our quest to eliminate the bulk in the middle of the building that obstructs the current view corridor and would create a significant negative impact on the BayCrest Towers residential units and common open space area in the middle of the building by blocking adequate access to sunlight and air.

I have many more opinions, but I'm afraid my full-time job does not allow much free time in order to provide more feedback. However, I look forward to meeting with you next Wednesday along with my other neighbors.

Sincerely,

James A. Whitaker II

CC: BayCrest Towers HOA's Board of Directors