


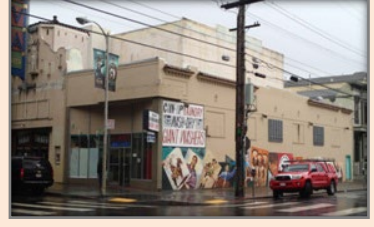


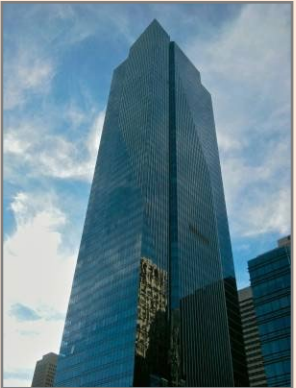









ALLWEST





SF Health Code Article 22A & SF Bldg. Code Article 106A.3.4.2

Maher Related Services 2012 – 2024

Location/Date	Client	Former/New Land Use	Property Description	
1950 Page Street 2023	San Francisco High School for the Arts	School Facilities Renovation	The school plans to add a 3 rd floor and penthouse to the building's existing 2 floors. During the project the pool will be replaced by a parking garage. Since greater than 50 cubic yards of soil will be excavated, in this case approximately 617 yards, San Francisco's Maher Act will be triggered.	
16th and Treat Ave 2022	Ridge Capital Investors	Office Building and parking lot	The subject 0.91 acre property is developed with a 2-story and mezzanine office/R&D building, containing 24,030 square feet of floor area. The remainder of the site primarily includes a paved parking lot on its southern extent. Proposed developments at the site includes the vertical addition of one story to the existing site structure and the construction of a new 4 story 102,507 square foot building in the existing parking lot.	
265 Shipley Street 2019	Shamrock Properties	Vacant/Residential	The subject property is sited on two parcels, each comprising 1,873 square feet (0.04 acres). The parcels are currently paved with cement. A development of a 4-story mixed-use nine-unit residential building with a partial basement parking level is proposed on the subject property.	
2799 24th Street 2019	John Muhaweih	Coin-Op Laundry/Residential	The subject property, located in the Mission District, consists of a rectangular parcel approximately 0.053 acre (2,321 square feet) in size. The parcel is developed with a one-story, wood frame, rectangular-plan commercial building. The existing laundromat will be demolished and a new 7 unit, 5 story residential building with commercial space on the ground floor constructed.	

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301 Mission 2018/2019	Mission Street Development, LLC	Commercial/Commercial and Residential	<p>The property is a rectangular, approximately 1.16 acre parcel developed with two buildings: the 2009 constructed 58-story Millennium Tower and the 9-story mid-rise and 3-story atrium Podium building. The Millennium Tower at 301 Mission Street is located on the southeast corner of Fremont Street and Mission Street. AllWest's work was related to the building's foundation repairs.</p> 
470 West Portal 2018	450 Architects, Inc.	Parking Lot/High School Gymnasium	<p>The San Francisco Waldorf High School complex occupies the 0.55 acre parcel. The existing 24,072 square foot building covers approximately 20% of the subject property. The parking area is proposed to house the new gymnasium, classroom and lobby.</p> 
22-28 Second St. 2018	Kensington Investment Group	Office/Office	<p>Approximately 0.09 acre developed with a seven-story commercial building of 28,383 square feet with a full basement constructed in 1914, occupies the entire property. The building is occupied by a restaurant and lobby on the first floor and various office tenants and vacant spaces on the upper six floors. The basement is unoccupied and partitioned into vacant tenant spaces.</p> 
1776 Green St. 2018	Local Capital Group	Auto Repair/Mixed Use	<p>Approximately 0.17 acres with a single-story light-industrial building with a basement and mezzanine occupied by an auto body shop in the Cow Hollow neighborhood.</p> 

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550 7th St. 2017	Vantage Property Investors	Industrial/Office	<p>Approximately 0.18 acre located in a commercial/light-industrial area of the Downtown neighborhood of San Francisco. The subject property is developed 9,000 square foot commercial/light-industrial building, which is currently vacant, but had been used by wholesale meat companies since construction in 1936.</p> 
1072 - 1076 Howard St. & 575 Natoma St. 2017	Vantage Property Investors	Industrial/Office	<p>Approximately 0.19 acre site with a 8,287-square-foot, single-story reinforced concrete industrial building with a 1,475-square-foot partial mezzanine/second floor on the southeast side and a narrow perimeter mezzanine around the majority of the remainder of the building. The building, constructed in 1923, comprises approximately 1,500 square feet and occupies the entire property.</p> 
145 Leavenworth St. 2017	Forge Land Company	Parking Lot/Residential	<p>Approximately 0.157 acre, located in a mixed residential and commercial area in the Tenderloin district of San Francisco. The adjoining 361 Turk Street property to the west is accessed through a tunnel beneath the intervening building. The subject property is developed as a parking lot.</p> 
361 Turk St. 2017	Forge Land Company	Parking Lot/Residential	<p>Approximately 0.236 acre located in a mixed residential and commercial area in the Downtown neighborhood of San Francisco. The subject property is developed as a parking lot.</p> 

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1699 Market St. 2016	Rescore	Retail/Residential	<p>Approximately 0.594 acre with a partial two-story, 22,733-square-foot steel-frame and reinforced concrete building on a concrete slab foundation. The subject building is occupied by FLAX Art Supplies for retail purposes, but is currently in the process of being vacated.</p> 
901 Tennessee St. 2016	Local Development Group	Warehouse/Residential	<p>Approximately 0.229 acre with a single-story, 9,000-square-foot warehouse building on a concrete slab foundation. The building was constructed in 1948. The subject property is utilized as a fitness center/gym</p> 
1140 Folsom St. 2014	Pillar Capital	Retail/Residential	<p>The subject property is an approximately 0.76 acres formerly with an approximately 14,581-square foot, two story warehouse built in 1946 and the remainder of the property covered by an asphalt paved parking lot. The warehouse and parking lot were used as paid public parking.</p> 
615 Front St. 2013	Oberndorf Enterprises	Office/Office	<p>Approximately 0.102 acre with an approximately 9,993 square foot, two-story commercial unreinforced masonry building with a partial basement. In addition there is a partially paved rectangular courtyard of approximately 1,200 square feet west of the rear of the building</p> 

Location/Date	Client	Former/New Land Use	Property Description	
270 Brannan St. 2012	SKS	Office/Office	<p>Approximately 0.9 acre formerly with an approximately 17,350 square foot, 15-foot high one-story plus penthouse office building occupied by a single tenant. Site is located in a commercial and residential area of the City and County of San Francisco.</p>	