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March 7, 2013

RE: Moscone Expansion Project
2013.0154E

Based on the more detailed information made available at the March 3rd MEP Strategic Advisory Committee, we have refined our proposed DEIR Alternative MEP Project for the sake of its practical feasibility, as follows:

- The first floor (inclusive of any Mezzanine) of the South Lobby and Third Street Corner building remains unchanged as a street level lobby as proposed by the MEP.
- The second floor of the South Lobby and Third Street Corner building entirely becomes a floor containing two Meeting Rooms (as now proposed for the MEP's third level) instead of a Ballroom. There would be no additional floors above the South Lobby. This reduces the total height of the South Lobby addition portion of the MEP by approximately 10 feet compared to our previously proposed Alternative. That in turn further reduces its visual and shadow impacts on the adjacent Children's Garden commensurately.
- The third floor of the Third Street Corner building portion of the MEP would be a single Meeting Room, as proposed in our previous Alternative.
- The fourth floor of the Third Street Corner building portion of the MEP would be a smaller Ballroom, instead of another Meeting Room as proposed in our previous Alternative. The total height of the Third Street Corner building would remain approximately the same as our previous Alternative.
- These adjustments would enable the floor level of the fourth floor Ballroom to be lower than the 72 foot height that would mandate high-rise Fire Code requirements for the MEP, a major factor for MEP financial feasibility.

Attached are a very simplified set of floor plans for this refined Alternative adapted from the MEP materials provided to the public. The MEP Design Team can develop technically accurate ones. The bottom line is that the total "functional space" of this Alternative would be the same as MEP now proposes. The only difference is that more

space would be devoted to Meeting Rooms and correspondingly less to a new Ballroom (there are already two existing full-sized Ballrooms in Moscone Center).

Also attached are updated perspectives of our proposed Alternative adapted from the MEP materials provided to the public.

We would have submitted this refined Alternative last month for the MEP EIR Scoping process, but did not learn of the Fire Code details from the City until this week's presentation.

John Elberling
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Chair, YBNC

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