

Citizens Advisory Committee of the
Eastern Neighborhoods Plan,
City and County of San Francisco



**Notice of Meeting
&
Agenda**

1650 Mission Street, 4th Floor, Room 431
Monday, April 17, 2017

6:00 PM

Walker Bass
Chirag Bhakta
Joe Boss
Don Bragg
Marcia Contreras

John Elberling
Keith Goldstein
Bruce Kin Huie
Henry Karnilowitz
Toby Levy

Fernando Martí
Dan Murphy
Kristian Ongoco
Abbie Wertheim

The Agenda is available at the Planning Department 1650 Mission Street, 4th floor and, on our website at encac.sfplanning.org, and at the meeting.

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the February 13, 2017 and March 20, 2017 CAC Meetings.
3. Southern Bayfront Strategy and Pier 70. Presentation by OEWD staff on the Southern Bayfront Strategy, a set of City objectives regarding infrastructure finance and delivery in relation to several master development projects along the southern waterfront, including Pier 70. The Pier 70 portion of the presentation will include potential community benefits envisioned as part of the project.
4. Central Waterfront / Dogpatch Public Realm Plan. Presentation by staff on possible implementation strategies for financing and delivering infrastructure projects within the Central Waterfront Plan Area, followed by discussion and potential action.

5. Acquisition of New Park in Soma. Update from Recreation and Park staff on the acquisition of property in SOMA to create a new park. Recreation and Park staff is asking for CAC support for the acquisition. Presentation to be followed by discussion and potential action.
6. In-Kind / Capital Projects Working Group Report Back. Report back from members of the Working Group, followed by discussion and potential action.
7. Dogpatch Community Hub. Update by Dogpatch Neighborhood Association member, Katherine Doumani and Heidi Dunkelgod on the Dogpatch Community Hub, followed by discussion and potential action.
8. CAC Response to the Five-Year Monitoring Report. Ongoing discussion on the Five-Year Monitoring Report, and the CAC's response, followed by potential action.
9. Public Comment. At this time, members of the public may address the Citizens Advisory Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee but do not appear on the agenda. With respect to agenda items, the public will be given an opportunity to address the Committee when the item is reached in the meeting. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a Committee from taking action or discussing any item not appearing on the posted agenda, including those items raised at Public Comment. In response to public comment on an item that is not on the agenda, the Committee is limited to:

- Briefly responding to statements made or questions posed by members of the public, or
- Requesting staff to report back on the matter at a subsequent meeting, or
- Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at the Planning Department, 1650 Mission St., Room 431, fourth floor, San Francisco, CA. The closest accessible BART station is the Van Ness Avenue station located at the intersection of Market Street and Van Ness Avenue. Accessible curbside parking has been designated at points along Mission Street. Accessible MUNI lines serving the Planning Department are the 14 Mission, 26 Valencia, 47 Van Ness, 49 Van Ness/Mission, and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Department's ADA Coordinator, Candace SooHoo, at (415) 575-9157 or candace.sooHoo@sfgov.org at least 72 hours in advance of the meeting to help ensure availability. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings.

Language Assistance: To request an interpreter, please contact the Candace SooHoo, at (415) 575-9157, or candace.sooHoo@sfgov.org at least 72 hours in advance of the meeting.

SPANISH

Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (415) 575-9010. Por favor llame por lo menos 72 horas de anticipación a la audiencia.

CHINESE

聽證會上如需語言協助或要求輔助設備，請致電(415) 575-9010。請在聽證會舉行之前的至少72個小時提出要求。

FILIPINO

Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (415) 575-9121. Mangyaring tumawag nang maaga (kung maaari ay 72 oras) bago sa araw ng Pagdinig.

RUSSIAN

За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (415) 575-9121. Запросы должны делаться минимум за 72 часов до начала слушания.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Richard Knee, Chair of the Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

PUBLIC COMMENT

At this time, members of the public may address the Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee except agenda items. With respect to agenda items, your opportunity to address the Committee will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Committee has closed the public hearing, your opportunity to address the Committee must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a committee from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the committee is limited to:

1. responding to statements made or questions posed by members of the public; or
2. requesting staff to report back on a matter at a subsequent meeting; or
3. directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))
4. submitting written public comment to Mat Snyder, 1650 Mission Street Ste. 400, San Francisco, CA 94103
mathew.snyder@sfgov.org

**Citizens Advisory Committee of the
Eastern Neighborhoods Plan,
City and County of San Francisco**

**Meeting Minutes
Monday, February 13, 2017**

6:00 PM

Members Present: Walker Bass, Chirag Bhakta, Don Bragg, Marcia Contreras, Keith Goldstein, Bruce Kin Huie, Henry Karnilowitz, Toby Levy, Fernando Martí, Dan Murphy, Abbie Wertheim pursuits

Members Absent: Joe Boss, John Elberling, Robert Lopez, Kristian Ongoco

Staff Members Present: Mat Snyder, Claudia Flores, Planning Department

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the November 29, 2016 CAC Meeting.
3. Review and Approve Minutes from the January 9, 2017 CAC Meeting.

MOTION NO.	2017-02-01
ACTION:	To approve minutes from November 29, 2016 and from January 9, 2017.
MOTION:	Murphy
AYES:	Bass, Bhakta, Bragg, Contreras, Goldstein, Huie, Karnilowitz, Levy, Marti, Murphy, Wertheim
NOES:	[none]
ABSTAIN:	[none]
ABSENT:	Boss, Elberling, Lopez, Ongoco

4. Mission Action Plan 2020. Presentation by staff on the Mission Action Plan (“MAP”) 2020 Report, followed by comment, and potential action.
Item Heard. No Action taken.

5. Five-Year Monitoring Report Next Steps. As a standing agenda item, review of the CAC's response to the 2011-2015 Eastern Neighborhoods Five-Year Monitoring Report and discussion of what next steps the CAC would like to take in addressing issues raised in the response, followed by potential action.
Item Heard. No official Action Taken. Discussion focused around upcoming Board of Supervisors Land Use Committee presentation February 27, 2017. Keith Goldstein to summarize points the CAC wants to make at the presentation, and send them to staff for distribution to the CAC.

6. Public Comment.

Meeting Adjourn 8:00 pm.

**Citizens Advisory Committee of the
Eastern Neighborhoods Plan,
City and County of San Francisco**

**DRAFT Meeting Minutes
Monday, March 20, 2017 – 6:00 PM**

Members Present: Walker Bass, Chirag Bhakta, Joe Boss, Don Bragg, Marcia Contreras, Keith Goldstein, Bruce Kin Huie, Dan Murphy, Kristian Ongoco, Abbie Wertheim

Members Absent: John Elberling, Henry Karnilowitz, Toby Levy, Robert Lopez, Fernando Martí

Staff Present: Mat Snyder, Robin Abad, Planning Department; Stacy Bradley, Recreation and Parks Department; Kelli Rudnick, SF Public Works; Nick Carr, SFMTA

The Agenda is available at the Planning Department 1650 Mission Street, 4th floor and, on our website at encac.sfplanning.org, and at the meeting.

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the February 13, 2017 CAC Meeting.
Action not taken.
3. Central Waterfront / Dogpatch Public Realm Plan. Presentation by staff on the Central Waterfront / Dogpatch Public Realm Plan, its process, and identified projects including a report on cost estimates and community preferences, followed by discussion and potential action. (0:0)
Item heard. No official action taken. The Chair requested staff to return to the CAC at the next meeting with more specifics on a potential proposal for implementation on a three-year, six-year, and nine-year time horizon..
4. Current State and Pace of Development in Dogpatch. Discussion led by Bruce Huie, CAC Chair, on the current state of development in Dogpatch, followed by potential action. (1:06)
Item heard. No official action taken.

5. Green Benefit District Project List and Update. Presentation by Julie Christensen, Executive Director of the Green Benefit District (GBD), on the GBD's project list and statuses, followed by discussion and potential action. (1:12)
Item heard. No official action taken.

6. Dogpatch Community Hub. Presentation by Dogpatch Neighborhood Association member Emily Gogol on the proposed Dogpatch Center for Arts & Culture (dcenter.org), followed by discussion and potential action. (1:31)
Item heard. No official action taken.

7. CAC Response to the Five-Year Monitoring Report. Discussion led by Keith Goldstein, CAC Vice Chair, on the March 13 presentation to the Board of Supervisor's Land Use Committee on the Monitoring Report, and the CAC's response, followed by potential action. (1:50)
Item heard. No official action taken.

Meeting Adjourned 8:15 pm.

EASTERN NEIGHBORHOODS CITIZEN ADVISORY COMMITTEE

April 17, 2017

EN Related Planning Efforts - Updates

Central Waterfront / Dogpatch Public Realm Plan

Upcoming: Plan unveiling

Update: Interagency Staff completed two workshops in February, the first regarding Esprit Park and the second regarding streetscaping throughout Dogpatch. The Team has now projected the costs of all possible streetscape projects and their components and will be sharing more detailed analysis with the CAC at this subject meeting, following up on last meeting's follow-up requests from the CAC. Other stakeholder groups that have been engaged include the Dogpatch Neighborhood Association, UCSF, The Potrero Boosters, and the Green Benefit District. The team also developed a schematic design for Esprit Park with detailed estimates for hard costs. Interagency team to meet with community teams focused around Tunnel Top Park, Warm Water Cove, and Minnesota Grove in the next month to refine draft concept designs and develop detailed cost estimates

Planning staff working with MTA staff in creating design framework for Indiana Street bikeway. The framework now includes potential rerouting to Minnesota, north of 19th Street; as well as the portion north of Mariposa which will connect Indiana / Minnesota through Mission Bay to 17th and/or 16th Streets.

Staff Contact: Robin Abad 575-9173 / robin.abad@sfgov.org

Web: <http://sf-planning.org/central-waterfront-dogpatch-public-realm-plan>

Railyard Alternatives and I-280 Boulevard Feasibility Study (RAB)

Upcoming: Staff is offering the CAC a guided walking tour for the RAB Study on Friday, April 28. RSVP via Eventbrite per e-mail invite. Additional dates will be made available in May and June - a separate e-mail will be sent to those that aren't able to make the April walking tour dates. Please stay tuned.

Update: Planning staff has formed a Citizen Working Group to better understand the intricacies of the study, provide a public form, and based on discussions in the working group, aid in informing recommendations for the second phase of the RAB study. Presentations for Meetings #1 through #5 can be found on-line at the web address below.

Staff Contact: Susan Gygi 575-9194 / susan.gygi@sfgov.org

Web: <http://sf-planning.org/rab>

Mission Action Plan 2020 (MAP 2020)

Upcoming: Legislation to implement some of the items in the Plan currently being developed. Mission 2020 progress report to be provided by July. Completion of EN Public Benefits Study in Spring / Summer 2017.

Update: On March 2, the Planning Commission endorsed the Mission 2020 Plan, extended the Mission 2016 Interim controls and recommended approval to the BOS the following MAP2020-related legislation: (1) PDR-related amendments to the Planning Code to help strengthen PDR zones for businesses.

Staff Contact: Claudia Flores 558-6473 / claudia.flores@sfgov.org

Web: <http://sf-planning.org/mission-action-plan-2020>

Central SOMA

Upcoming: Initiation of Area Plan Approvals proposed for late Spring, 2017.

Update: Public Comment Period for EIR ended February 13, 2017

Staff Contact: Steve Wertheim 558-6612 steve.wertheim@sfgov.org

Web: <http://sf-planning.org/central-soma-plan>

Other Upcoming Planning Effort:

PDR Studies

Southern Waterfront Strategy

Needs Assessment

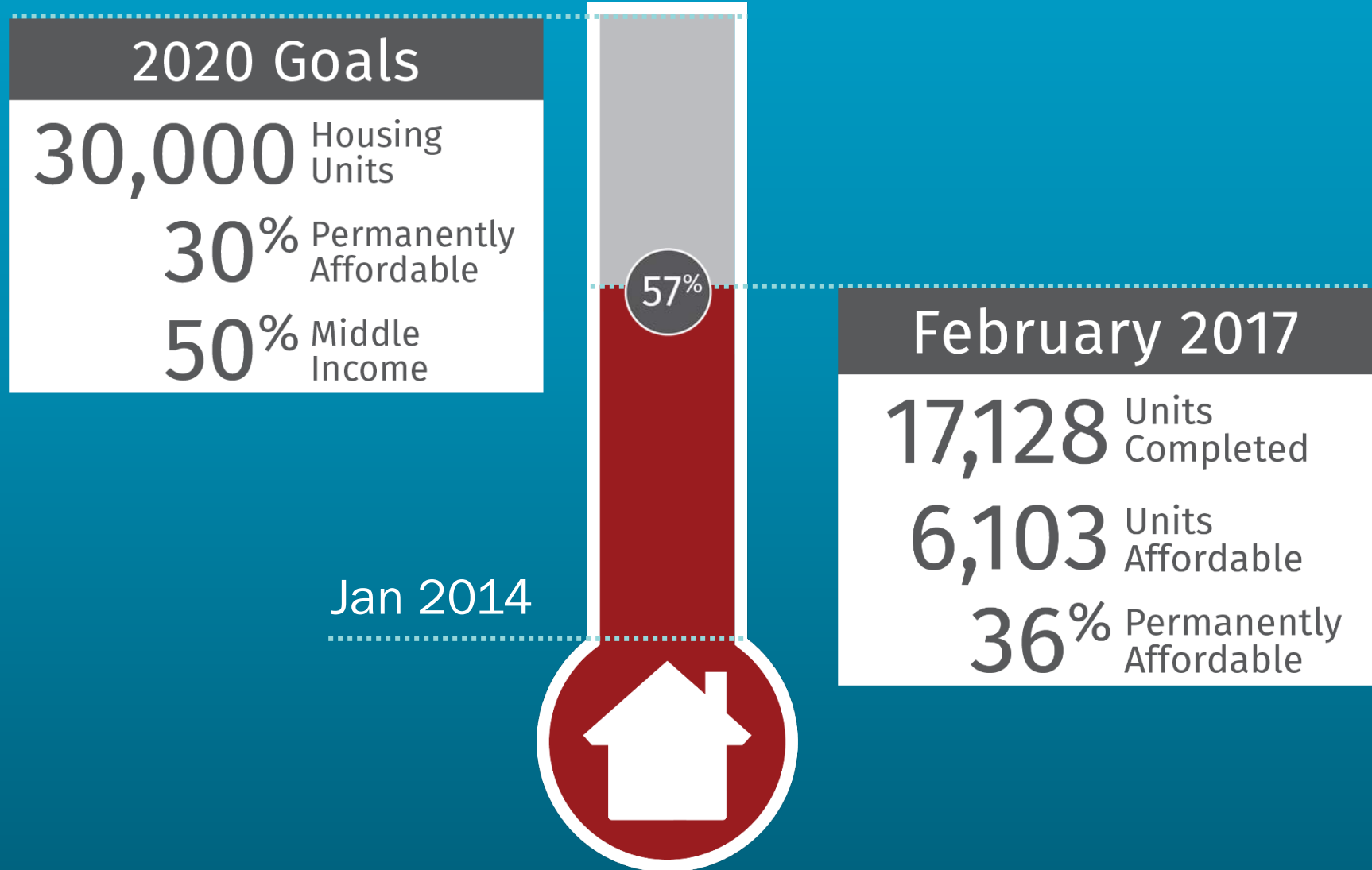
An aerial photograph of the San Francisco Bayfront, showing a mix of urban development, industrial sites, and waterfront areas. The city skyline is visible in the background under a clear sky. A large yellow rectangular box is overlaid on the top half of the image, containing the main title. Below it, a light blue rectangular box contains the subtitle and date. The foreground shows a large body of water with several piers and industrial structures.

The Southern Bayfront Negotiation Framework

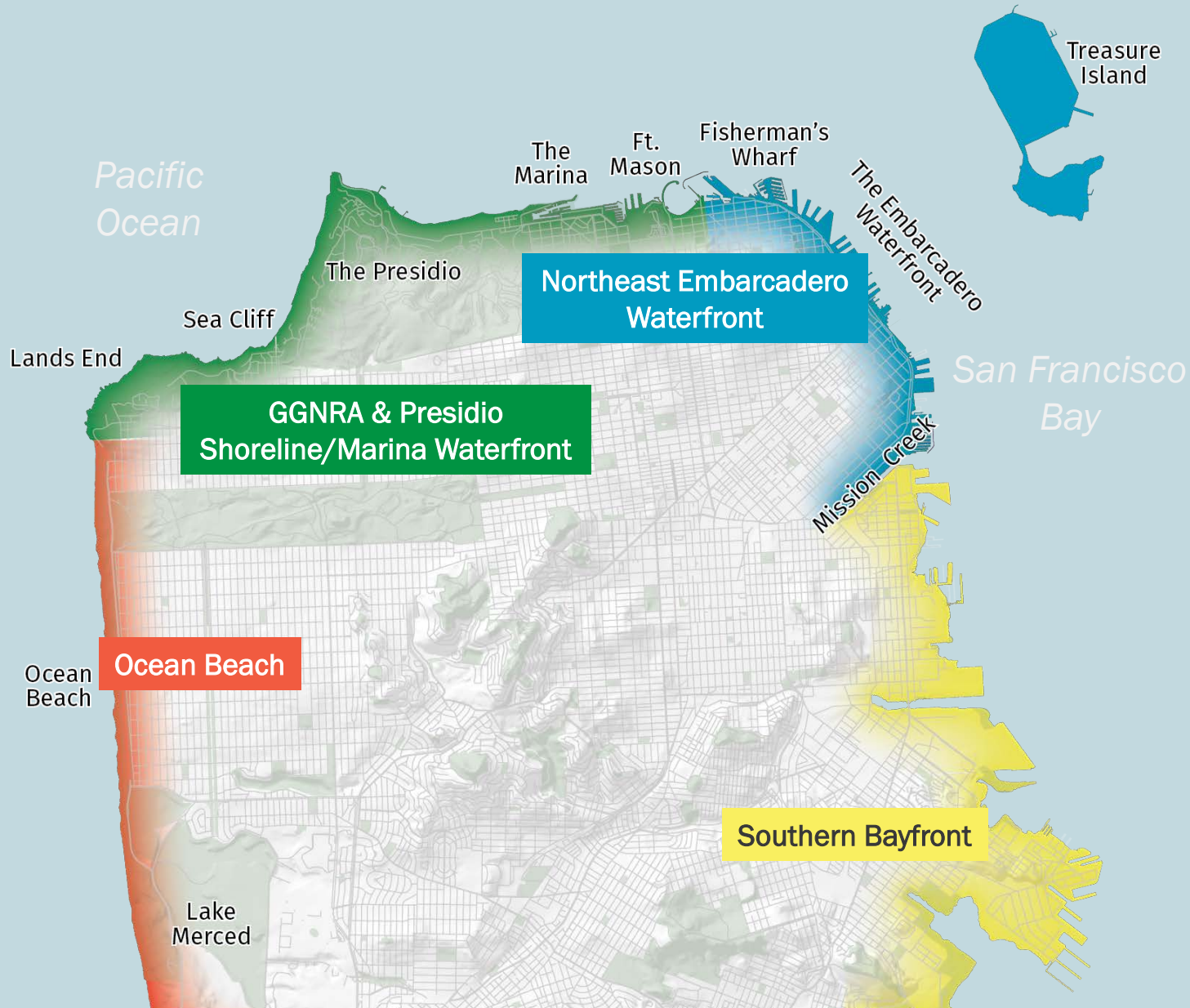
Eastern Neighborhoods CAC | April 17, 2017



Housing

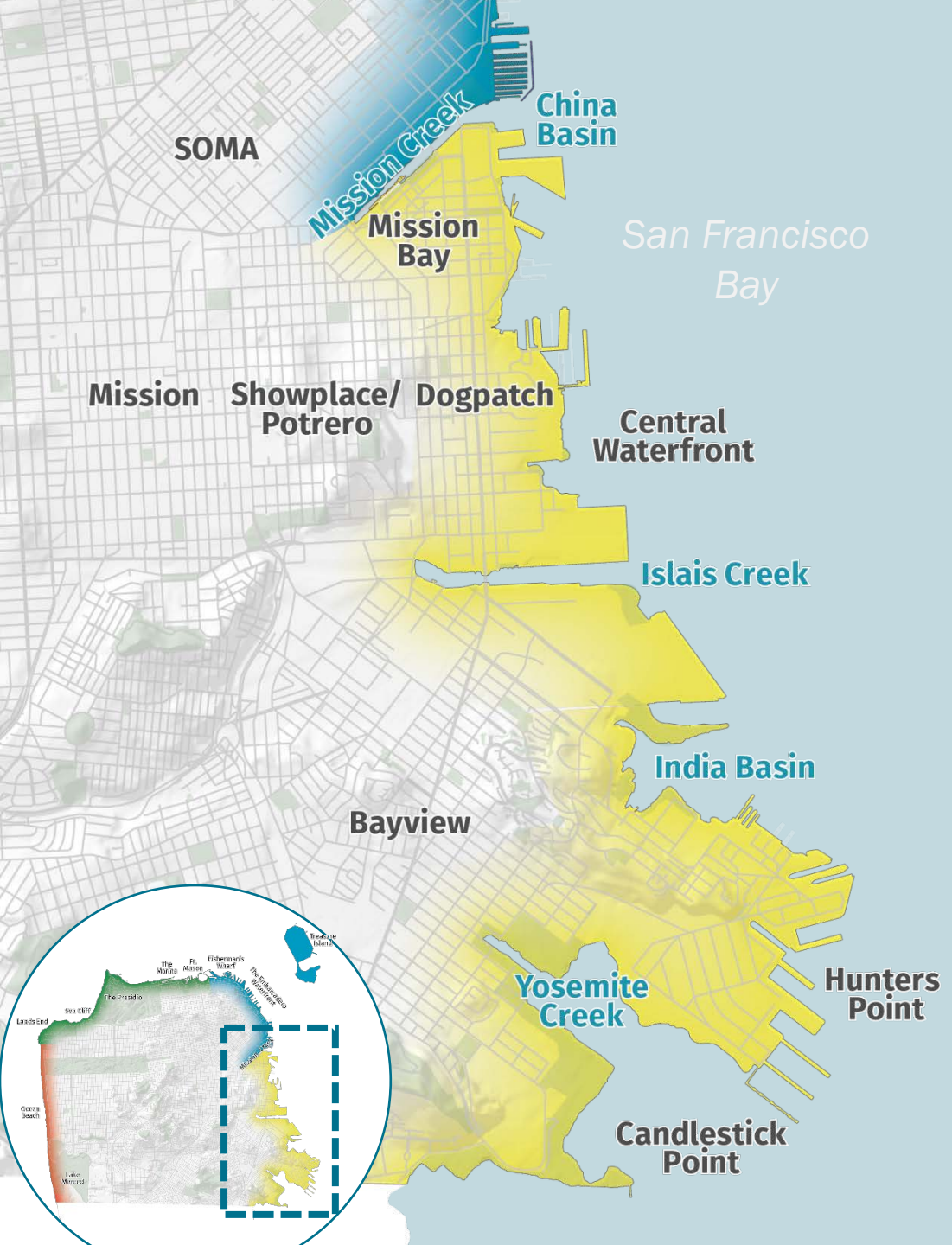


San Francisco Waterfront



Strategies are needed to address challenges to San Francisco's waterfront overall.

Focused strategies are needed for distinct stretches of the waterfront.



Southern Bayfront



36,000

People Already
Live Nearby



23,000

People Already
Work Nearby

The Southern Bayfront is a collection of dynamic neighborhoods, vibrant communities, and a large and multi-faceted waterfront.

Now proposed projects seek to bring new investment to this district...

How do we focus investment to address the needs of the diverse communities within the Southern Bayfront, while also serving the needs of a growing city?



Southern Bayfront



20,000 New Households

This equals over 40,000 new residents
33% of these new households will be affordable



6,700 Affordable Households

New affordable households will include a mixture of rental apartments and for-sale condos



38,000 New Jobs

These new permanent jobs will be created across a mix of industries such as office, PDR and retail



520+ New and Renovated Acres of Open Space

This is half the size of Golden Gate Park and is nearly all of the new public open space planned in the City

Southern Bayfront



Proposed investments seek to revitalize underutilized waterfront properties, transform them into assets for the community, and create new places to live, work, and create on former industrial, non-residential land.

A **coordinated negotiation framework** will leverage investment to provide significant value to residents and neighborhoods.

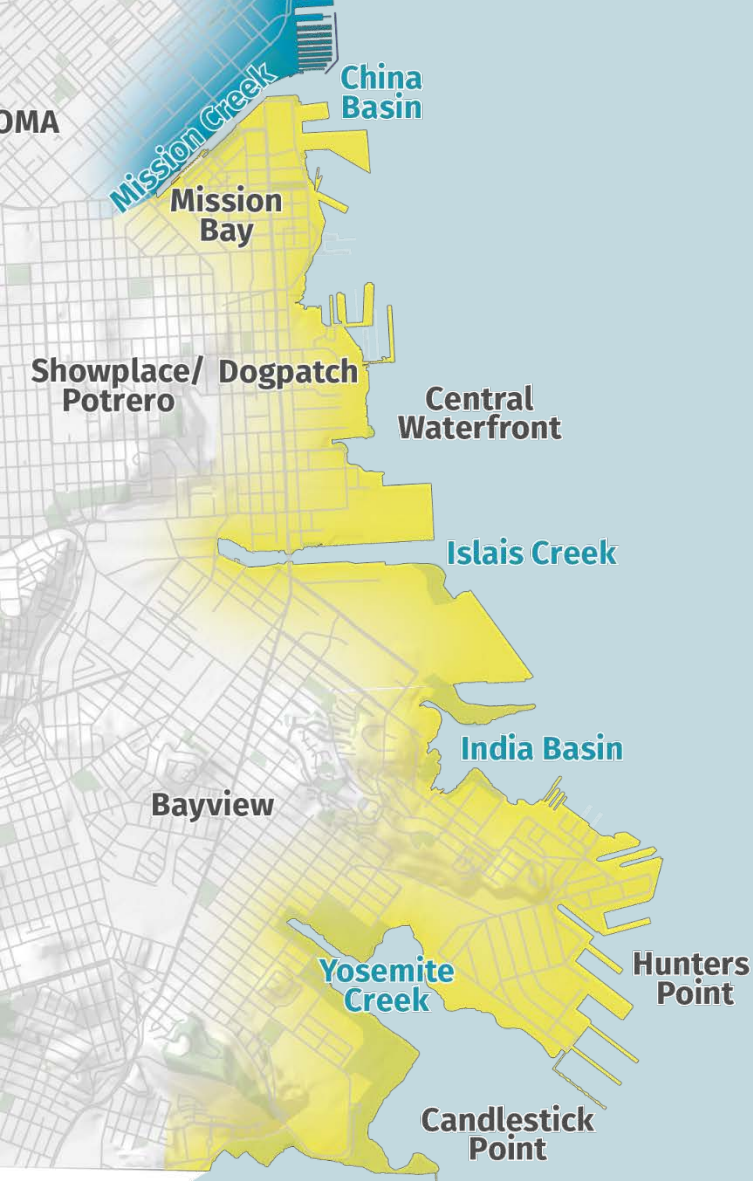
Southern Bayfront



Project Approvals

	4Q 2016 Fall/ Winter	1Q 2017 Winter	2Q 2017 Spring	3Q 2017 Summer	4Q 2017 Fall/ Winter	2018	2019
Mission Rock			Draft EIR		Project Approval		
Pier 70	Draft EIR			Project Approval			
India Basin			Draft EIR		Project Approval		
Former Potrero Power Plant			Community planning process			Draft EIR	Project Approval
Former Hunters Point Plant			Community planning process			Draft EIR	Project Approval

Southern Bayfront

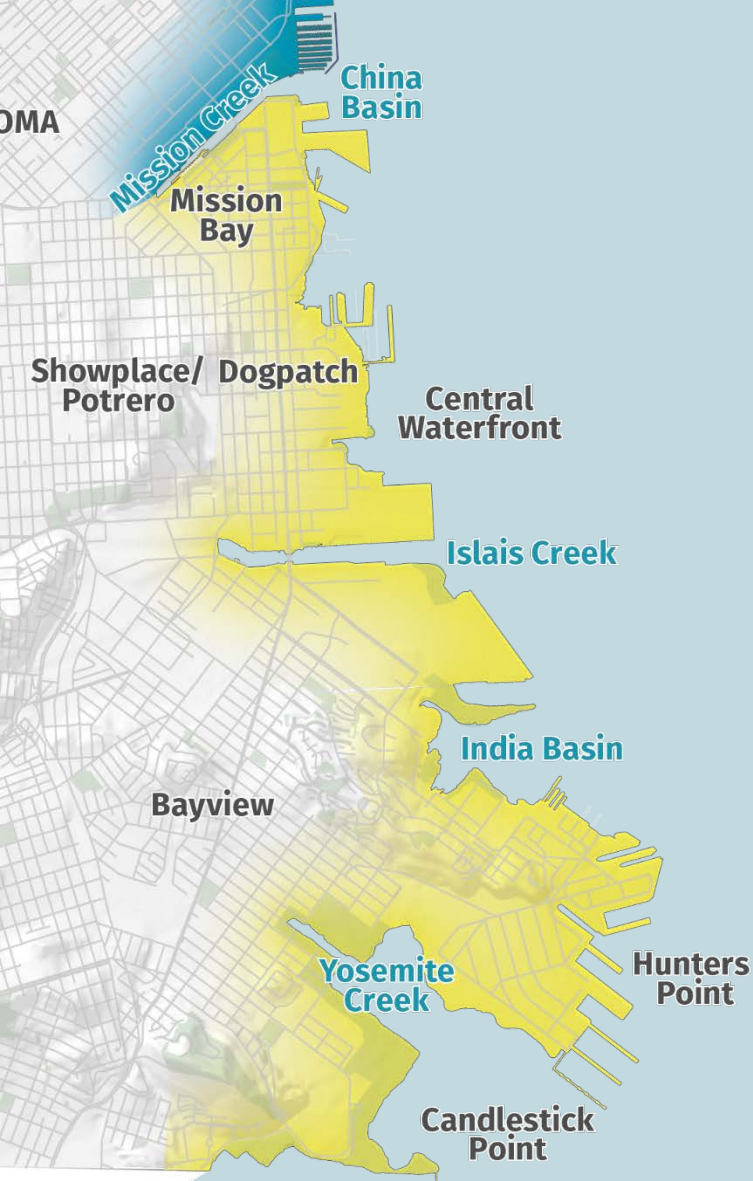


Outreach

City Commission presentations:

- Planning Commission – May 5, 2016
- RPD Commission – May 10, 2016
- Port Commission – May 19, 2016
- SFMTA Board – July 19, 2016
- OCII Commission – August 2, 2016

Southern Bayfront

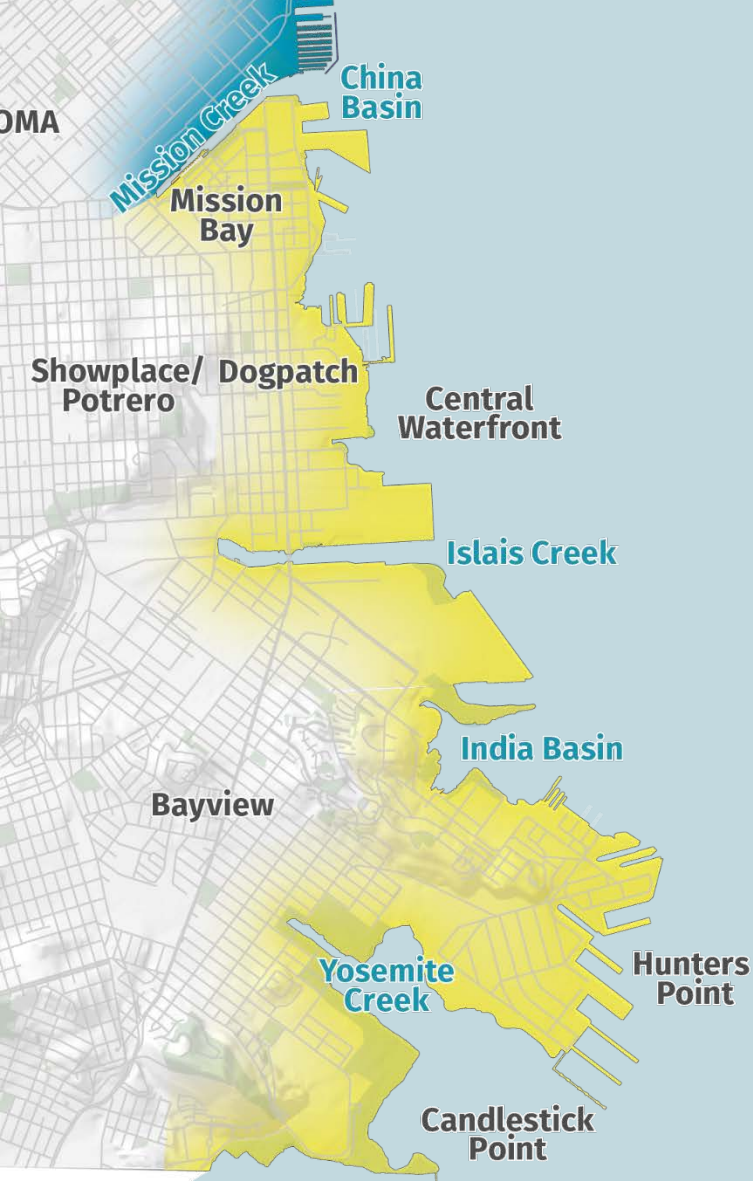


Outreach

Community presentations (as of March 2017):

- Ballpark/Mission Bay Transportation Coordinating Committee – June 16, 2016
- SPUR – July 5, 2016
- Mission Bay CAC – July 14, 2016
- Housing Action Coalition – September 9, 2016
- Hunters Point Shipyard CAC – September 12, 2016
- Bayview Hunters Point CAC – October 5, 2016
- Eastern Waterfront Council – October 20, 2016
- Potrero Hill Boosters – October 25, 2016
- India Basin Waterfront Task Force – February 21, 2017

Southern Bayfront

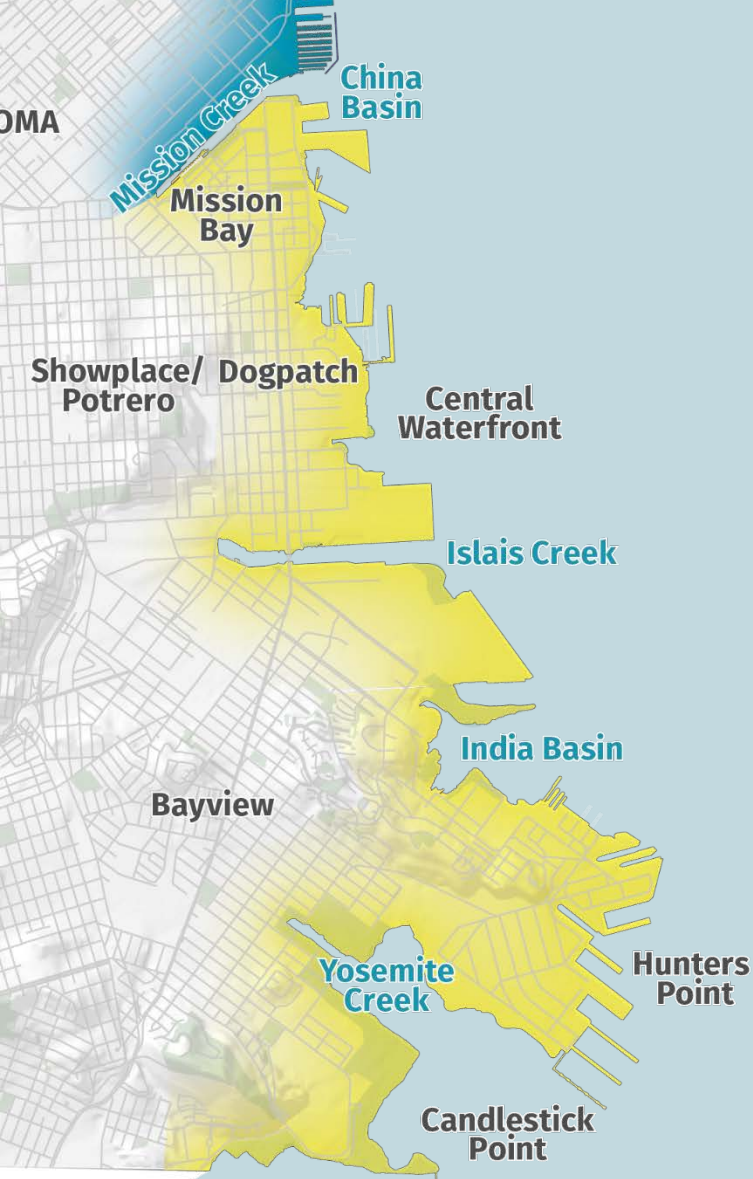


Outreach

Key Feedback:

- Affordable housing should be prioritized for existing neighborhood residents
- Projects should contribute to advance workforce training programs to develop a pool of qualified San Francisco workers
- Workforce training should target specific project employment opportunities
- Local transportation and streetscape improvements should occur at the same time or ahead of project implementation
- Projects should limit the amount of new car trips they generate
- Existing residents should have access to the new waterfront open spaces
- New open spaces should feel public even if built by private developers
- Projects need to plan for sea level rise impacts and protect our southeast shoreline communities
- Projects should be designed with innovative and strong sustainability principles

Southern Bayfront



Negotiation Framework

Ensuring equitable and beneficial growth

Proposed projects are being negotiated cohesively to ensure appropriate and coordinated public benefits for the district and citywide.

Developing a unified negotiation framework

Each project will contribute to the goals of our Southern Bayfront strategy in the following focus areas:



Southern Bayfront



6,700

Affordable Households

33% of total new households constructed; will include a mixture of rental apartments and for-sale condos

Negotiation Framework

**Housing
Affordability**

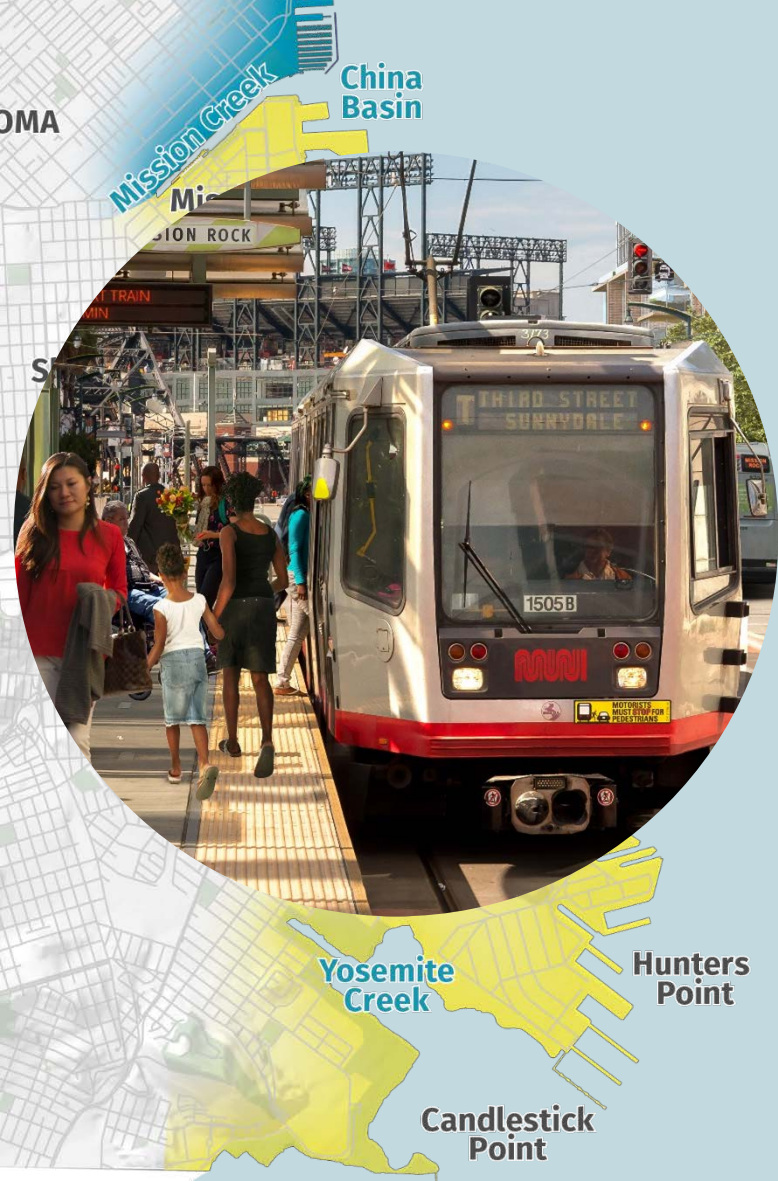
Achieve 33% affordability on average across all new housing units

- 6,700 net new affordable units created for San Francisco through parcel dedication, inclusionary BMR, non-profit developer partnerships, and small sites acquisitions
- Focus on middle-income family units to provide housing for San Francisco's workforce

Enable existing local residents to move into new affordable housing units

- Utilize the City's Neighborhood Preference Program and HUD's Willie B. Kennedy decision as applicable
- Employ a targeted marketing plan to ensure that existing local residents are aware of new housing opportunities

Southern Bayfront



Negotiation Framework

Transportation

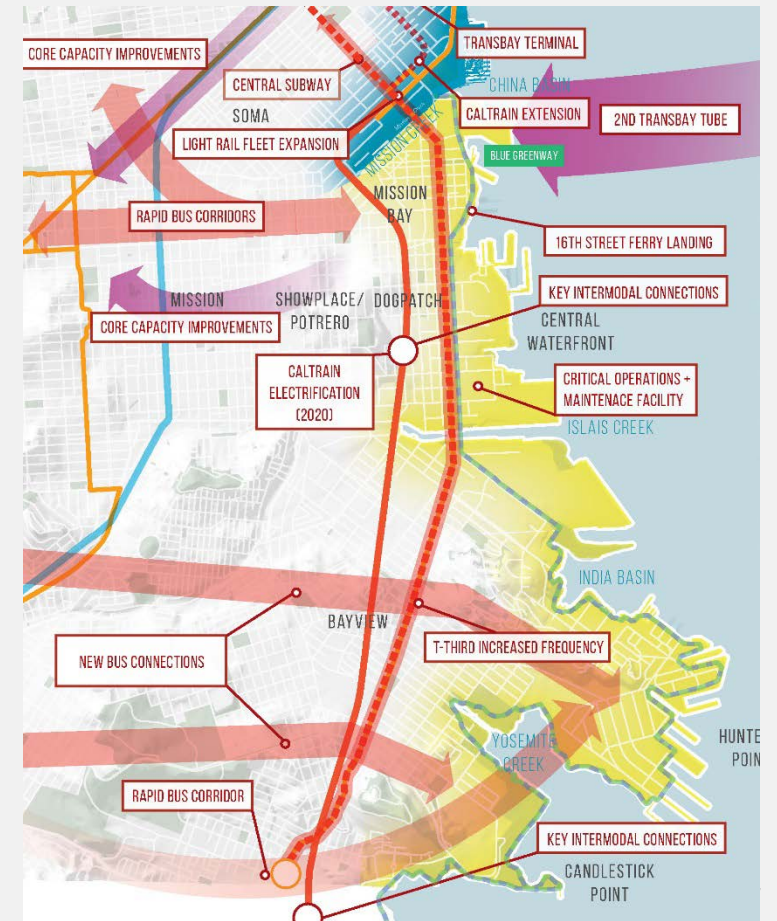
Build on Transportation Investments Underway

2017-2020

- Central Subway
- T-Third Increased Frequency
- Blue Greenway
- Transbay Terminal
- Islais Creek Facility
- 16th Street Rapid Bus

2020-2030

- Geneva Harney BRT
- 16th St. Ferry Landing
- Caltrain extension



Southern Bayfront



Negotiation Framework

Transportation

Transportation Obligations

- Enhance transit reliability and capacity
- Fill gaps to support safe walking and bicycling
- Next generation of transportation needs

Transportation Demand Management (TDM)

- Establish performance targets
- Design TDM Plan to meet targets
- Monitor and adjust over time

Southern Bayfront



Negotiation Framework

Transportation

Site Design

- Design sites to prioritize transit, walking, biking
- Build Bay Trail segments on-site
- Focus highest densities nearest transit
- Restore, create, and connect with historic grid

Southern Bayfront



520+

New and Renovated
Acres of Open Space

This is half the size of Golden Gate Park and is nearly all of the new public open space planned in the City

Negotiation Framework

Open
Space

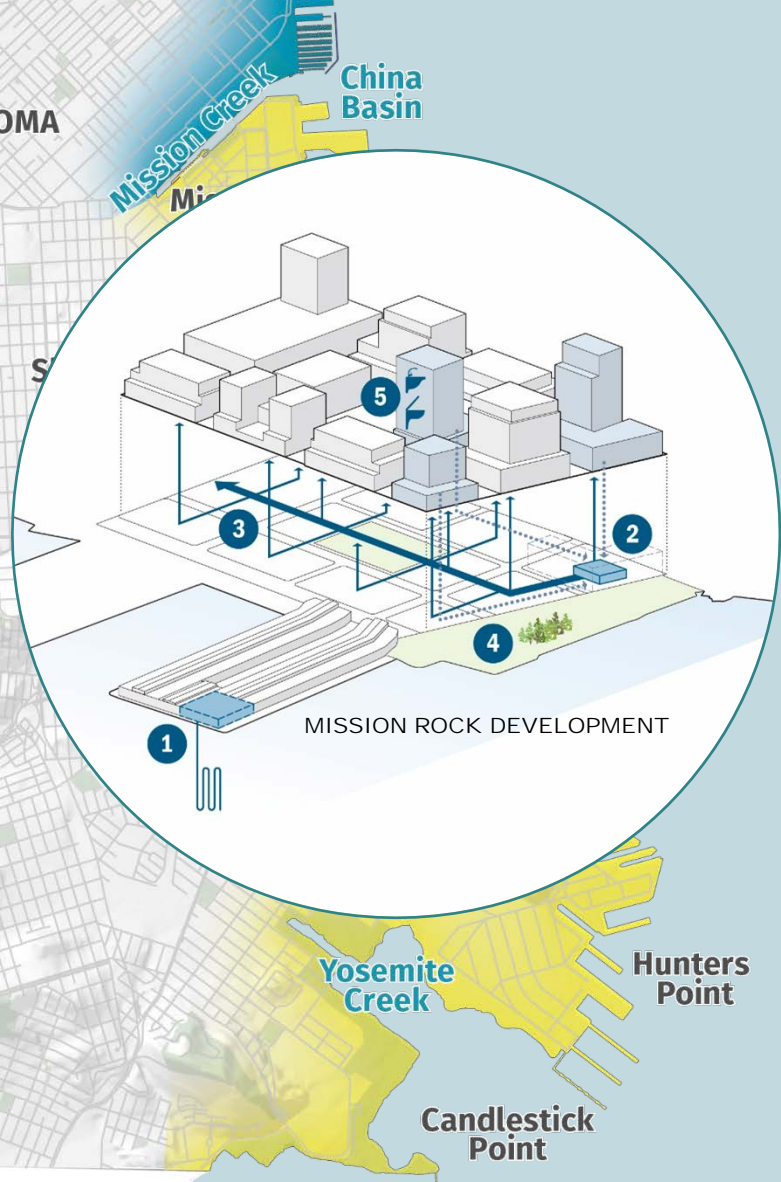
Construct permanent public open space for neighborhood and Citywide use

- Neighborhood amenities (ex. playgrounds, dog parks) and water recreation (ex. boat launches, kayaking) in all projects
- Provide a large recreational asset in an accessible location within the district

Design open spaces that are expressly public and accessible to existing residents

- Projects will meet public design and wayfinding standards developed by Rec and Park, Port, and Planning
- Public open spaces will adopt consistent operating rules and regulations developed by Rec and Park and Port
- All open spaces will provide public user information through established outlets (ex. Rec and Park's website)

Southern Bayfront



Negotiation Framework

Sustainability

Centralized Infrastructure Strategies

- Centralized water treatment and reuse
- District-scale thermal energy capture
- Microgrids: direct DC and resilient energy planning

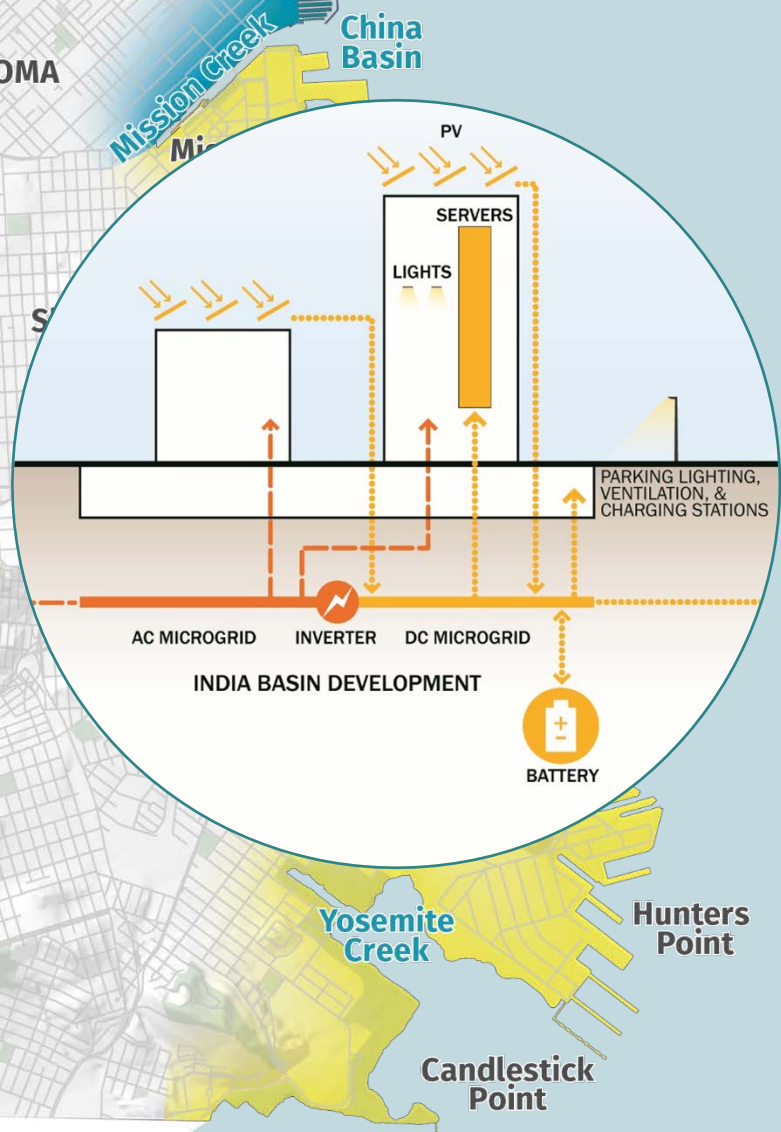
Low Carbon Communities

- Alternative transportation options
- All-electric buildings that can get “greener” over time
- On-site electrical vehicle charging and use

Evolving Ecosystems and Habitat

- Innovative coastal adaptation strategies create a ‘living shoreline’ to protect developments from rising sea levels while promoting diverse ecologies

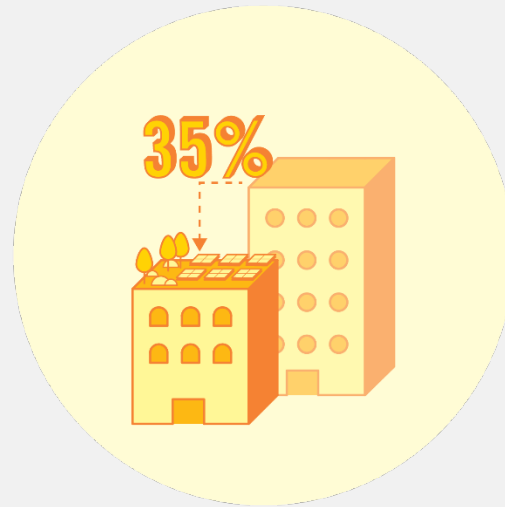
Southern Bayfront



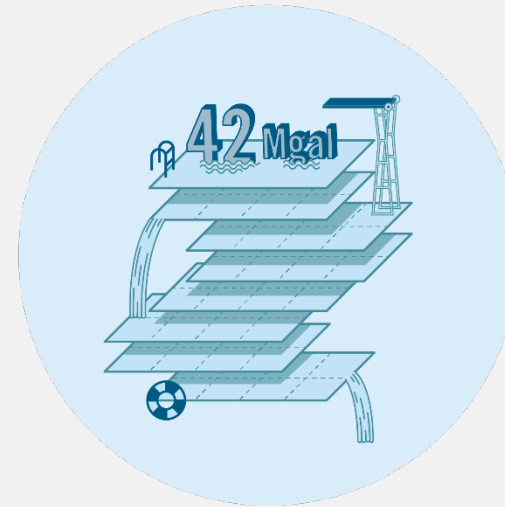
Negotiation Framework



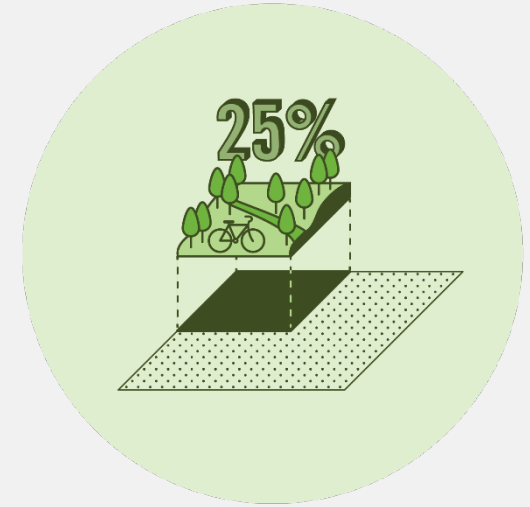
Together, projects will achieve these sustainability goals at a minimum:



35% reduction in building greenhouse gas emissions over a typical San Francisco development



42 million gallons (64 Olympic pools) of potable water saved each year.



25% of developed area dedicated to green space

Southern Bayfront



Negotiation Framework

Sea Level
Rise

Make the Southern Bayfront resilient to Sea Level Rise

- Mission Rock, Pier 70, and India Basin are implementing elevations for buildings and streets that will withstand the most likely 2100 sea level rise and coastal storm projection
- These projects also include adaptive open space to maintain recreation and public access as the shoreline changes

Generate funding for Citywide Sea Level Rise protections in 2040 and beyond

- Negotiate public financing mechanisms within each project to provide long-term public funding for Citywide sea level rise protection projects

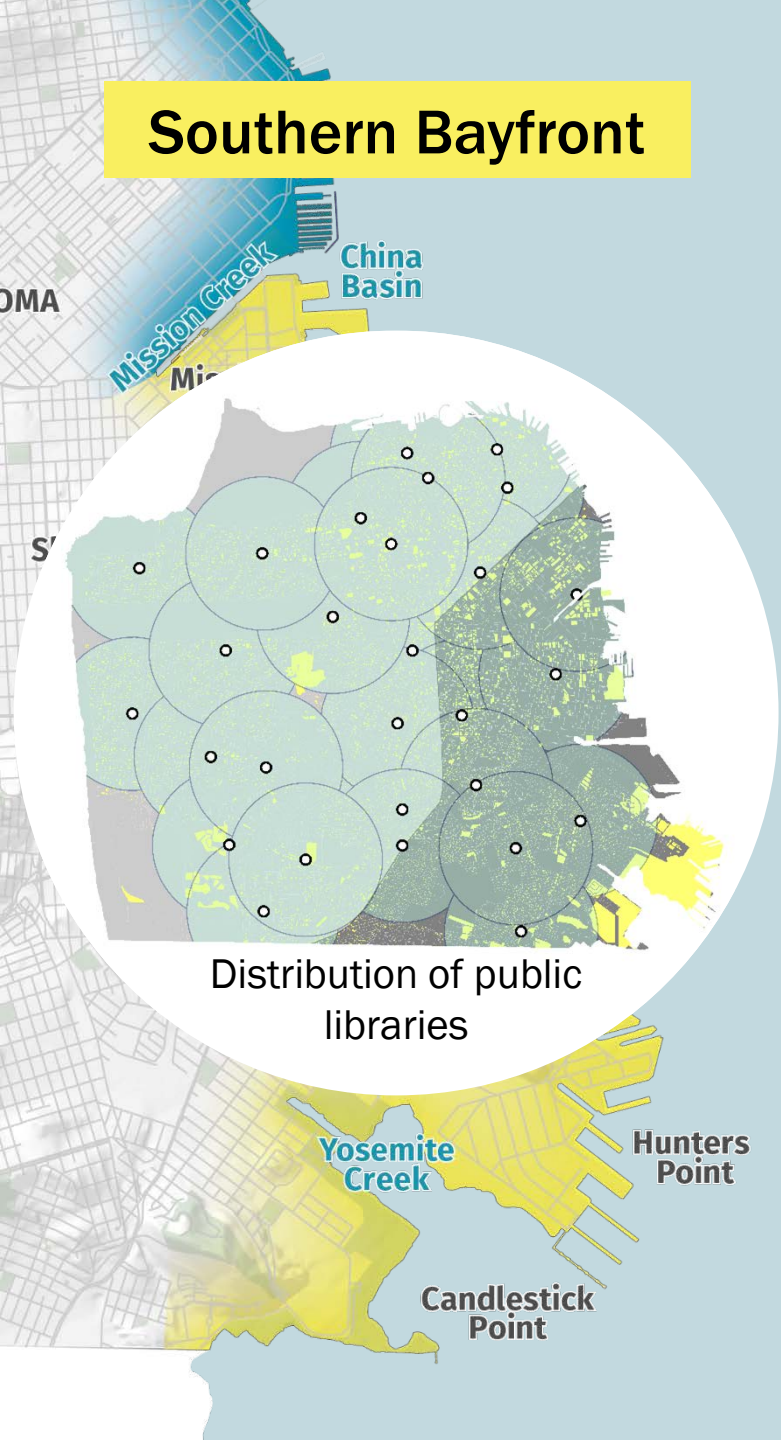
Southern Bayfront

Negotiation Framework

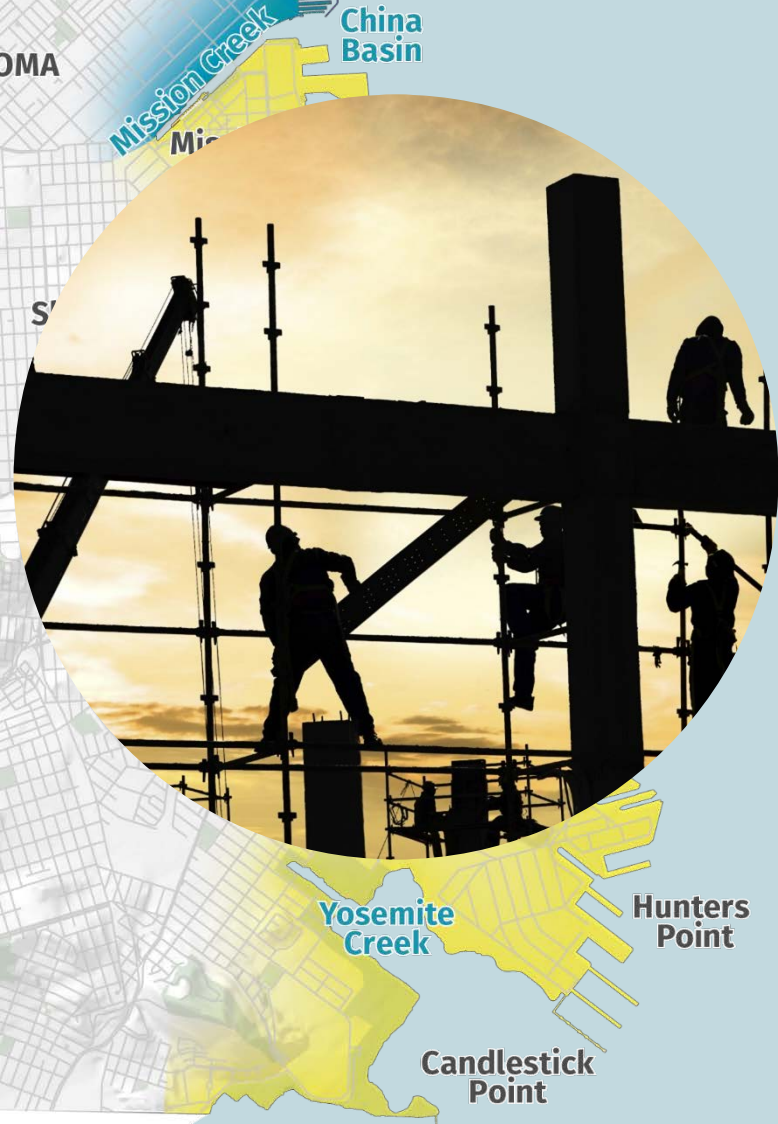
Community Facilities

Facilitate access to district-serving community services

- Community facilities include childcare centers, fire stations, police stations, schools, libraries, grocery stores, and health centers
- The City will work with public and non-profit service providers to identify needed facilities in underserved communities
- Projects will reserve space within each development that can be used for community facilities, which will allow service providers to establish outlets in underserved communities



Southern Bayfront



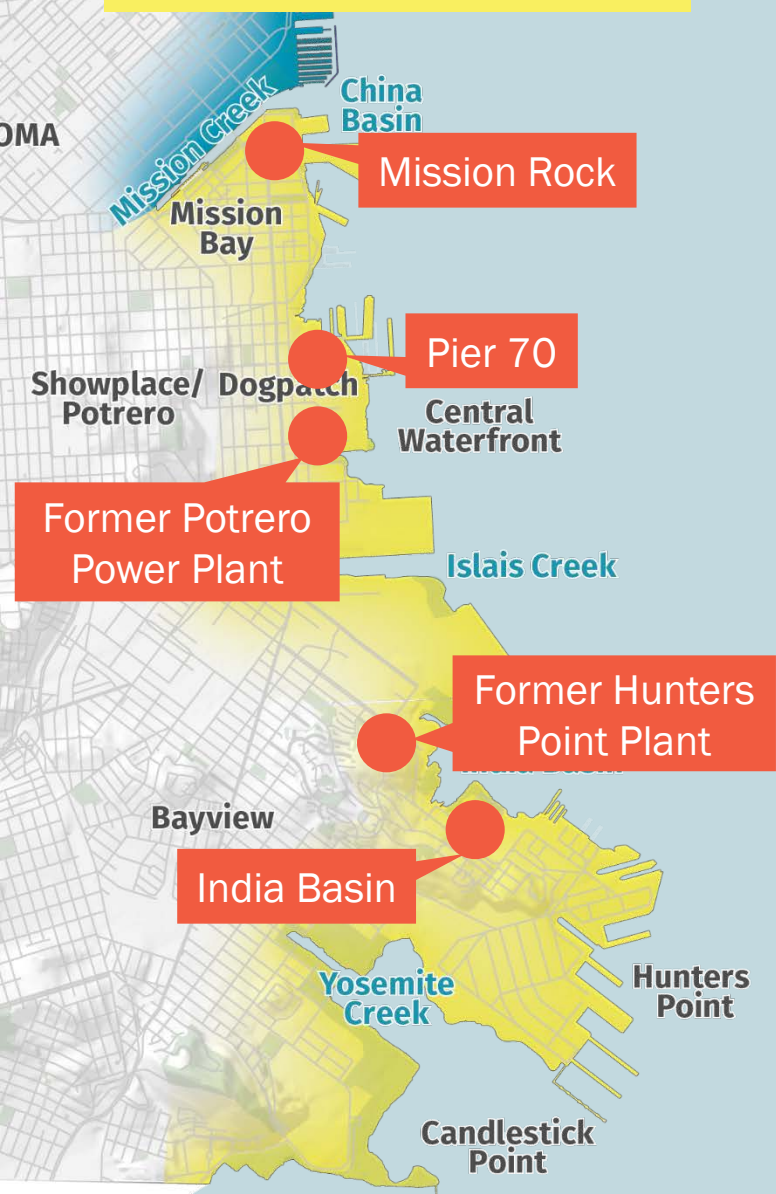
Negotiation Framework

Workforce
Development

Secure commitments for project-specific employment opportunities

- Projects will contribute funding towards Citybuild training programs in sectors that the projects will employ
- Projects will commit to hiring workers from these training programs during and after construction
- Examples include waterfront construction (pile driving, dredging) and permanent employment (gardeners, building engineers, retail workers)

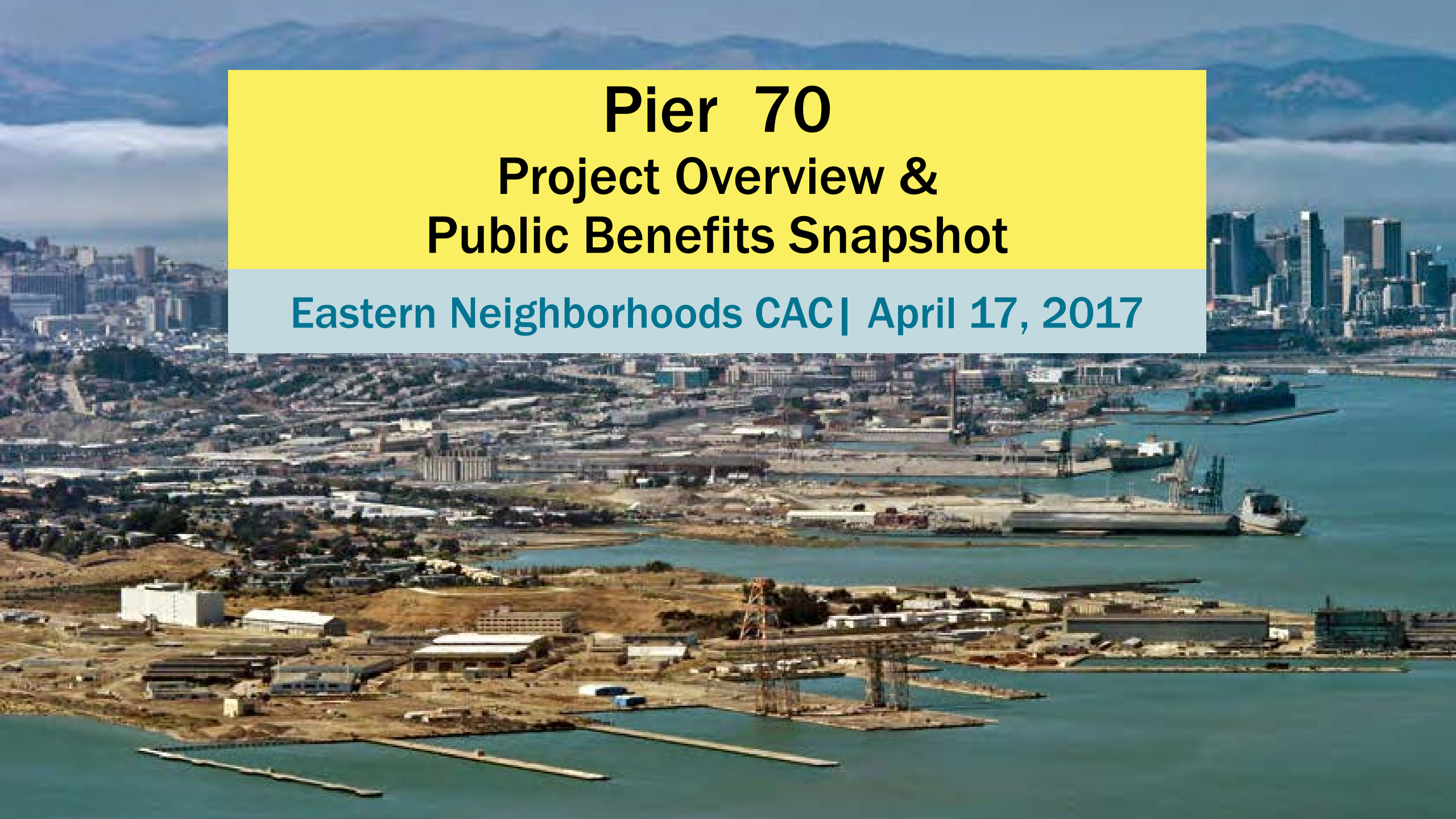
Southern Bayfront



Next Steps

2017 – 2019 Project Approvals

- During its approval process, each project will demonstrate how it satisfies the Southern Bayfront framework and contributes to the overall goals we've outlined
- While each project may not fulfill every goal, the projects will **collectively achieve** the package of Southern Bayfront community benefits

An aerial photograph of San Francisco, California, showing the city skyline, the bay, and the industrial area of Pier 70. The text is overlaid on a yellow and light blue background.

Pier 70

Project Overview & Public Benefits Snapshot

Eastern Neighborhoods CAC | April 17, 2017

GATHERINGS

community meetings

workshops

artist narratives

photo journal

open houses

events

STAKEHOLDERS

residents

artists/artisans

community stakeholders

business owners

CWAG

city agencies

visitors

50+ events
75,000+ people





Potrero Hill

Dogpatch

Mission Bay

Fisherman's Wharf
Embarcadero

Candlestick Point

Hunter's Point

Warm Water Cove Park

*Pier 70
area*

AT&T Ballpark

Ferry Building

India Basin Shoreline Park

Crane Cove Park

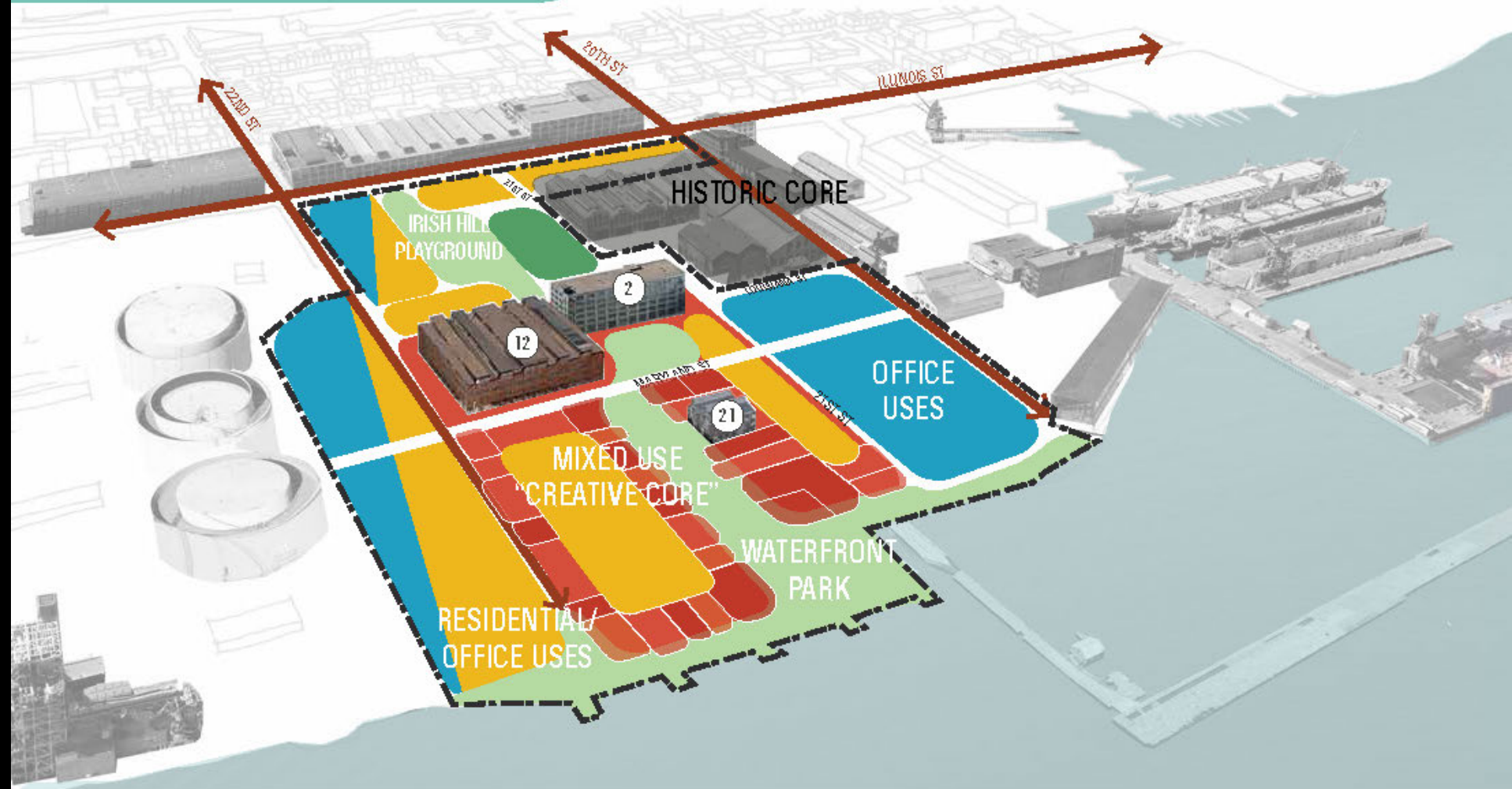
*Industrial
History*

Dogpatch Sensibility

*New Urban
Waterfront*

Pier 70...where
industrial history and
Dogpatch sensibility
meet at the water

CONCEPT FRAMEWORK



URBAN MIXED-USE WATERFRONT DISTRICT



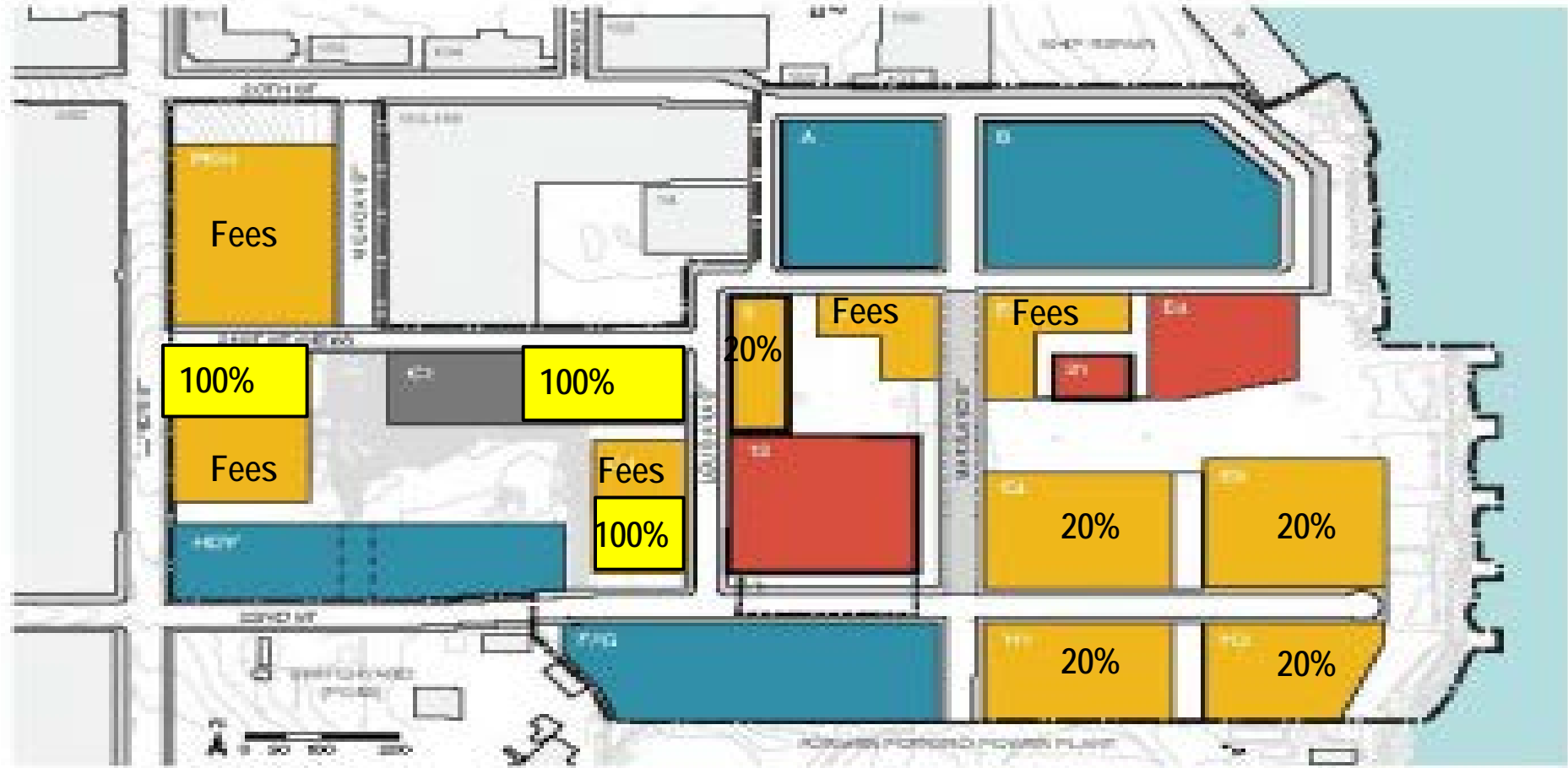
- COMMERCIAL OFFICE
- RESIDENTIAL
- RETAIL, ARTS, AND LIGHT INDUSTRIAL
- DISTRICT PARKING

Affordable Housing

30% of all on-site units will be affordable.

- 20% inclusionary units in all residential rental buildings.
- 3 dedicated 100% affordable housing parcels > 330 units total.
- Project generated gap funding
 - Tax increment from the PG&E Hoedown Yard, after relocation and City sale.
 - Jobs Housing Linkage Fees paid by office development
 - In lieu affordable housing fee paid by condominium projects
- Units focused towards District 10 residents: affordable housing marketing program, neighborhood preference program.





Affordable Housing Integration
 Mid-Point Scenario- Possible Layout



Transportation

1. TDM Plan: 20% reduction in project trips through
 - A transit pass program for residential units;
 - A publicly accessible shuttle service
 - One or more new bikeshare stations on-site
 - Bicycle parking, showers, and lockers throughout the development.
2. Transportation Sustainability Fee = \$40-50 million dollars to fund things like:
 - T-Third service increase, maintenance and enhancements
 - Increased transit service to the area (10, 11, new XX line)
 - Priority bike connections to and through neighborhood
 - Streetscape improvements
 - Traffic calming

Transportation Demand Management

ESTABLISHMENT OF PIER 70 TMA

ON-SITE SHUTTLE TO REGIONAL TRANSIT

MARKETING & EDUCATION MATERIALS

PROHIBIT RPP WITHIN PIER 70

ANNUAL MONITORING

Mitigation Measures

20% REDUCTION IN PROJECT TRIPS

NEW MUNI BUSES

INTERSECTION IMPROVEMENTS &
SIGNALIZATION

Impact Fees

APPROX. \$50 MILLION GENERATED TO
IMPROVE TRANSIT & TRANSPORTATION
NETWORK

TRANSIT INVESTMENTS

improved
**neighborhood
connectivity**

& future Dogpatch bus route
(XX) being contemplated



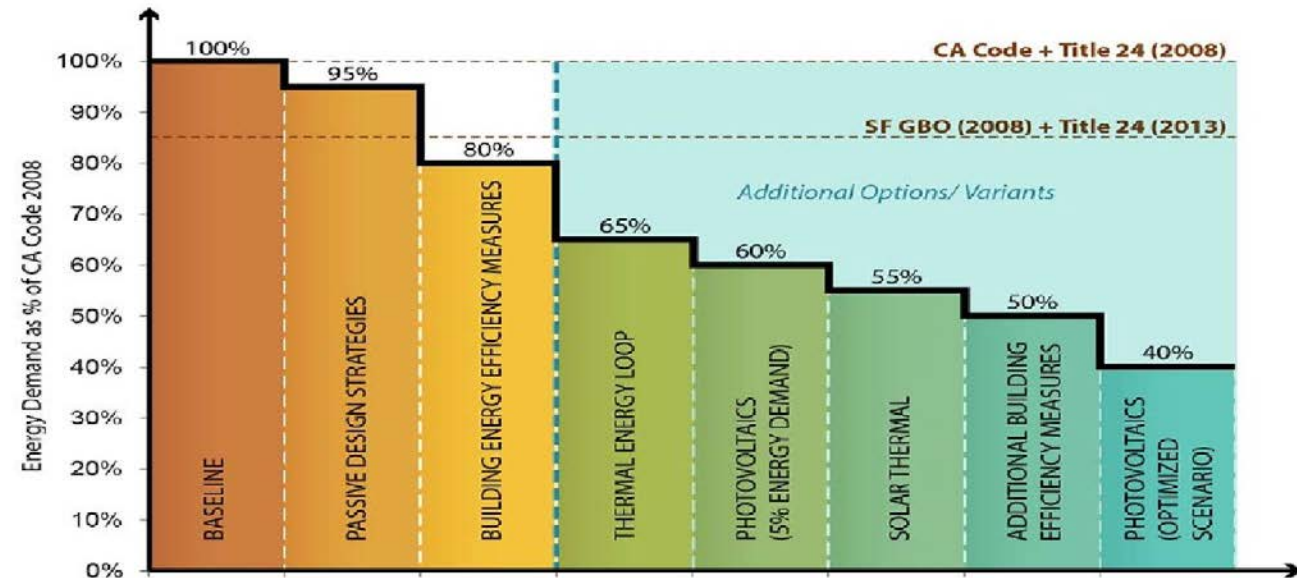


Environmental Sustainability

1. Meet/exceed local codes: Green Building, Mandatory Recycling, Better Roofs Policy, etc
2. Potential district systems:
 - Grey or blackwater; solar/efficient street lighting; thermal water systems & energy loop

ENERGY DEMAND REDUCTION MEASURES

Demand reduction numbers are based on high level calculations of industry standards and regional context. Additive effects have been taken into account.

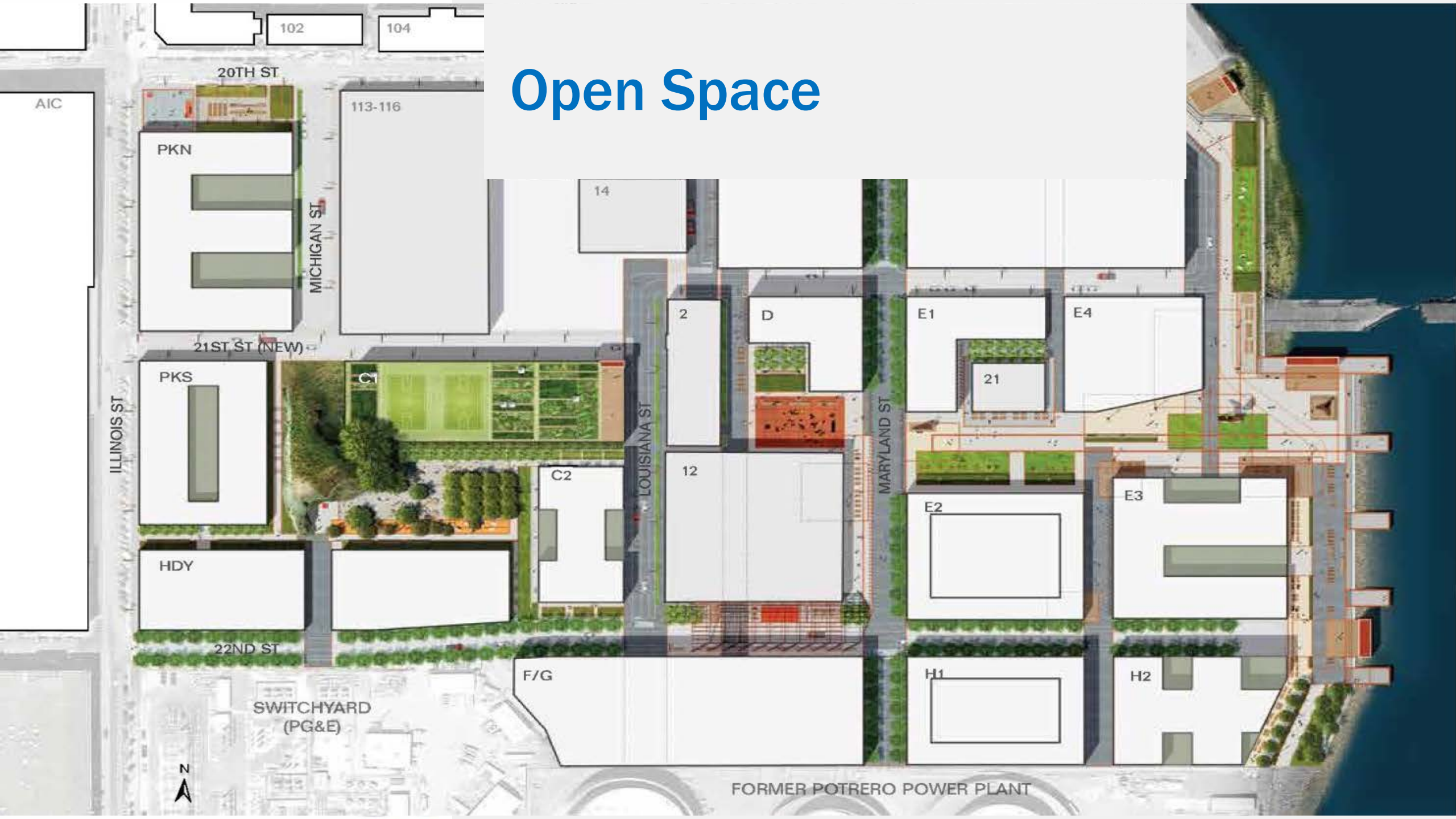




Sea Level Rise

1. On-site improvements, elevated buildings and open space to accommodate 66” of sea level rise plus 100 year flood (except near the shoreline).
2. New, long-term funding stream for shoreline protection > \$1.1 - 2.3 billion over the next 100 years.

Open Space



102

104

20TH ST

AIC

PKN

113-116

MICHIGAN ST

14

2

D

E1

E4

21ST ST (NEW)

PKS

C1

12

21

ILLINOIS ST

LOUISIANA ST

MARYLAND ST

C2

E2

E3

HDY

22ND ST

F/G

H1

H2

SWITCHYARD
(PG&E)



FORMER POTRERO POWER PLANT



Economic Access & Diversity

10,000 permanent jobs

11,000 construction jobs

- 30% Mandatory Local Hire as public project.
- Local Business Enterprise (“LBE”) participation requirement.
 - outreach coordinator with expertise in working with disadvantaged communities
 - marketing and outreach with a specific focus on southeastern neighborhoods
- First Source Agreement for End Uses.
 - trained local workers in relevant long-term retail, technology positions
 - Small Business Program targeting District 10 small business opportunities in retail, PDR and other commercial



Arts, Industrial Uses & Public Facilities

1. Arts & Cultural Uses:

- New arts facility; developed in concert with a local nonprofit, that provides below market leasing to arts organizations and artists;
- New, state-of-the-art replacement studio space for Noonan Tenants.

2. Industrial Facilities:

- Minimum 50,000 square feet of PDR
- Building 12 as a Market Hall for local makers

3. On-Site Child Care: up to 100 spaces



Historic Resources

1. Historic Building Rehabilitation in accordance with the Secretary of the Interior's Standards
 - Historic Building 12, Historic Building 21, Historic Building 2 (option parcel)
2. Interpretation for the Union Iron Works Historic District

