



# SF GATEWAY

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# VISION & GUIDING PRINCIPLES

*SF Gateway's vision is to provide innovative urban infill PDR space on the leading edge of sustainability and resilience, that supports the Bayview Hunters Point community through meaningful community benefits*

*SF Gateway is guided by the following principles:*

**GOOD JOBS**

**COMMUNITY FOCUS**




**INNOVATIVE PDR**

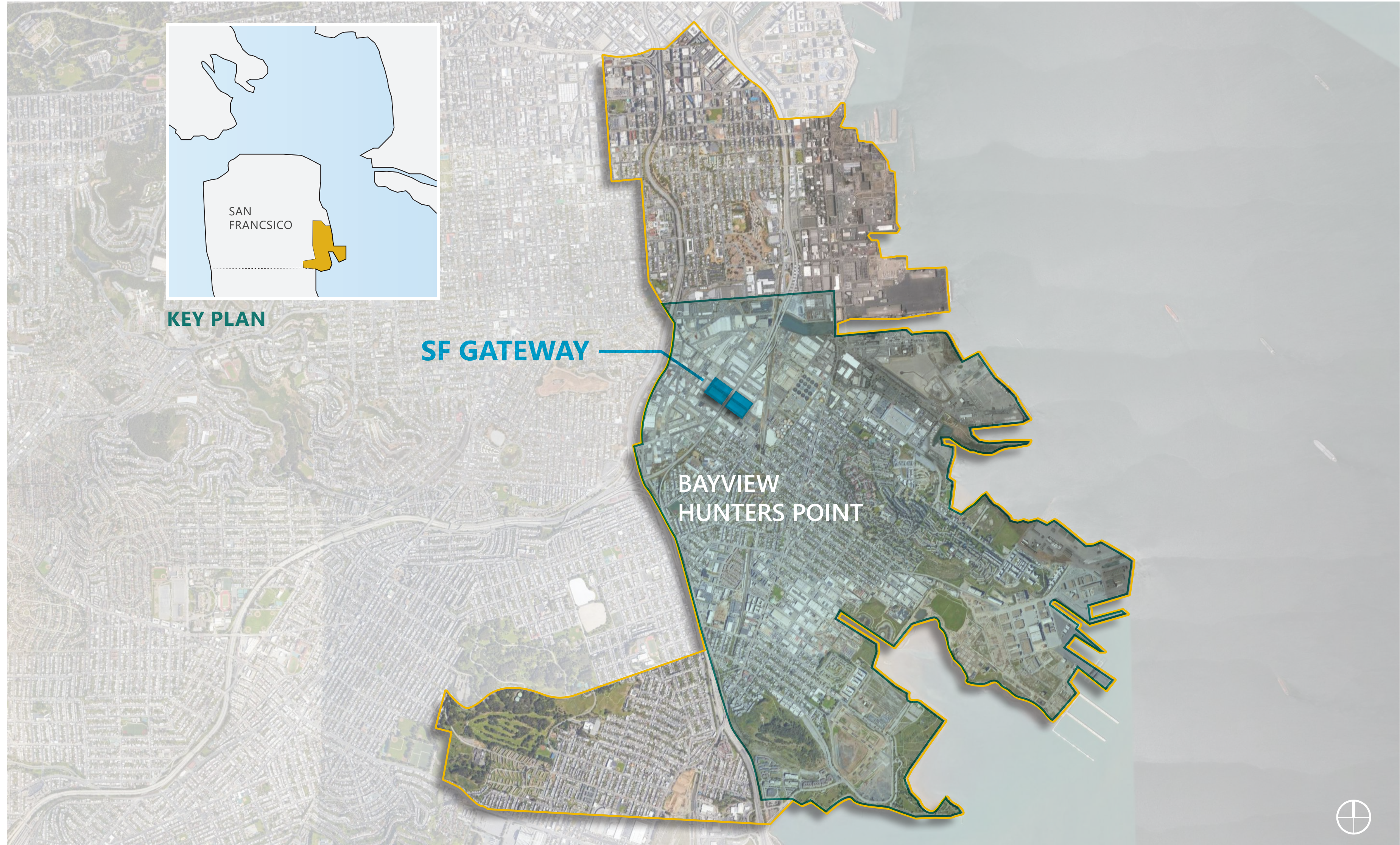


# SF GATEWAY

# SITE CONTEXT

## BAYVIEW HUNTERS POINT & THE CITY

-  SF District 10 Boundary
-  Bayview Hunters Point Area
-  SF Gateway Project Site



# SITE CONTEXT

## PROJECT SURROUNDINGS

-  Boundary of Southeastern Treatment Plant and associated projects
-  Boundary of of The SF Market (formerly SF Wholesale Produce Market)
-  Informal boundary of Market Zone
-  Working Group

### Market Zone Working Group

13 business members  
Over 1,600 workers (45% nighttime)

#### Market Zone Approach

*Work with our neighbors and the City to achieve positive affects for the businesses and employees of the Market Zone.*

#### Market Zone Success

- Working with DPW on various improvements, including:
  - installing new crosswalks at Jerrold Avenue
  - repaving portions of Jerrold Avenue
  - installing new sidewalks at Jerrold and Armstrong Avenues
- Coordinating with City and PGE to study and improve street lighting within the area
- Advocating for City analysis of zone's infrastructure (funded by Prologis)



# PROJECT OVERVIEW

Total Project Area  
**2,160,000 SF**

Flexible PDR Space  
**1,166,800 SF**

Street Level Maker Space  
**35,000 SF**

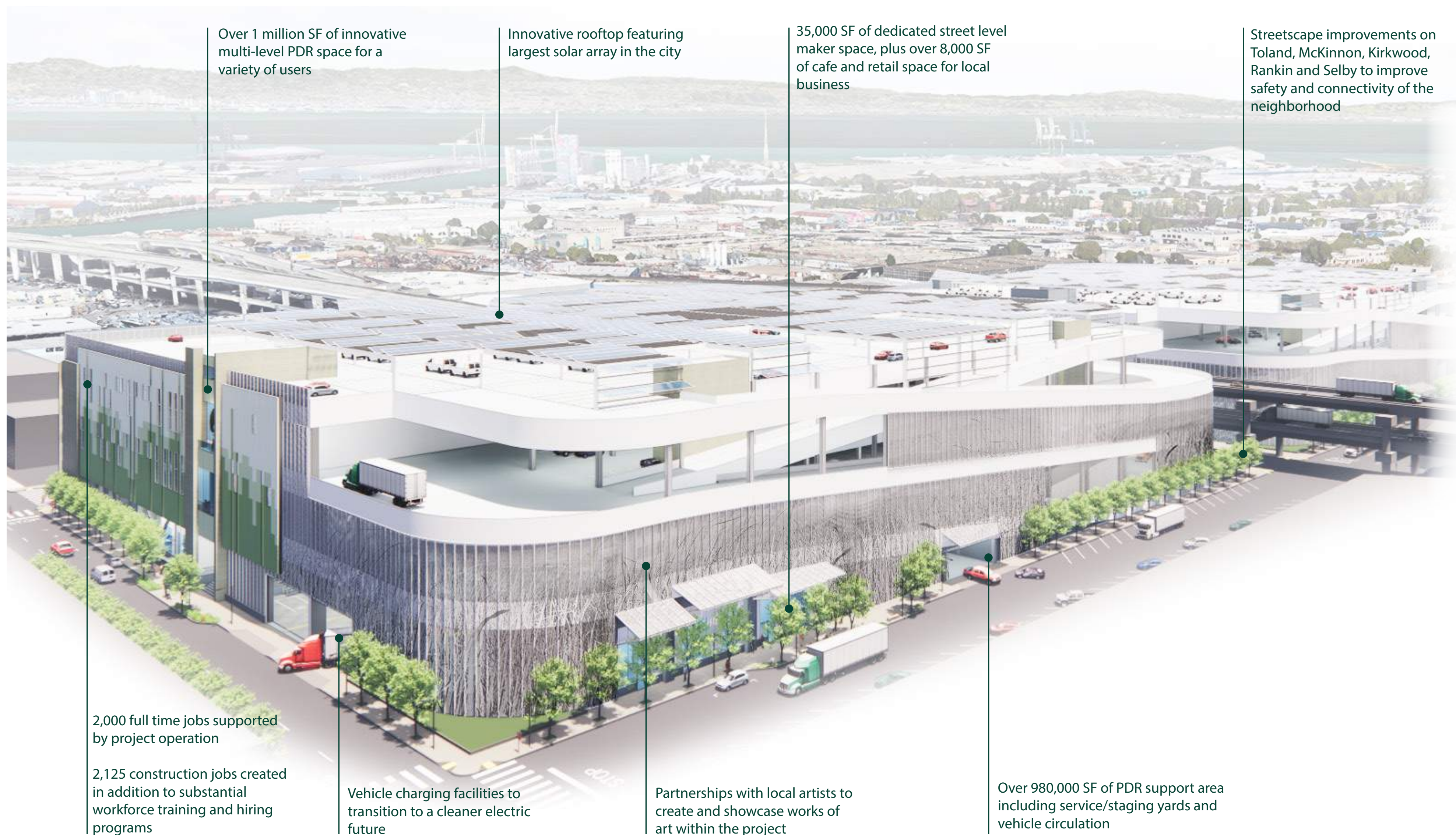
Street Level Retail Space  
**8,400 SF**

PDR Support Space  
**984,800 SF**

Full Time Jobs Supported  
**2,000**

Construction Jobs Created  
**2,125**

Significant **indirect economic benefits** will be delivered by the Project



Over 1 million SF of innovative multi-level PDR space for a variety of users

Innovative rooftop featuring largest solar array in the city

35,000 SF of dedicated street level maker space, plus over 8,000 SF of cafe and retail space for local business

Streetscape improvements on Toland, McKinnon, Kirkwood, Rankin and Selby to improve safety and connectivity of the neighborhood

2,000 full time jobs supported by project operation

2,125 construction jobs created in addition to substantial workforce training and hiring programs

Vehicle charging facilities to transition to a cleaner electric future

Partnerships with local artists to create and showcase works of art within the project

Over 980,000 SF of PDR support area including service/staging yards and vehicle circulation

# SUSTAINABILITY COMMITMENTS & FEATURES

## OUR APPROACH

### PROLOGIS COMMITMENTS

Carbon neutral construction by 2025  
 Net zero operational emissions by 2040

### LEED GOLD CERTIFICATION

Maximize all available credits

### NET ZERO CARBON

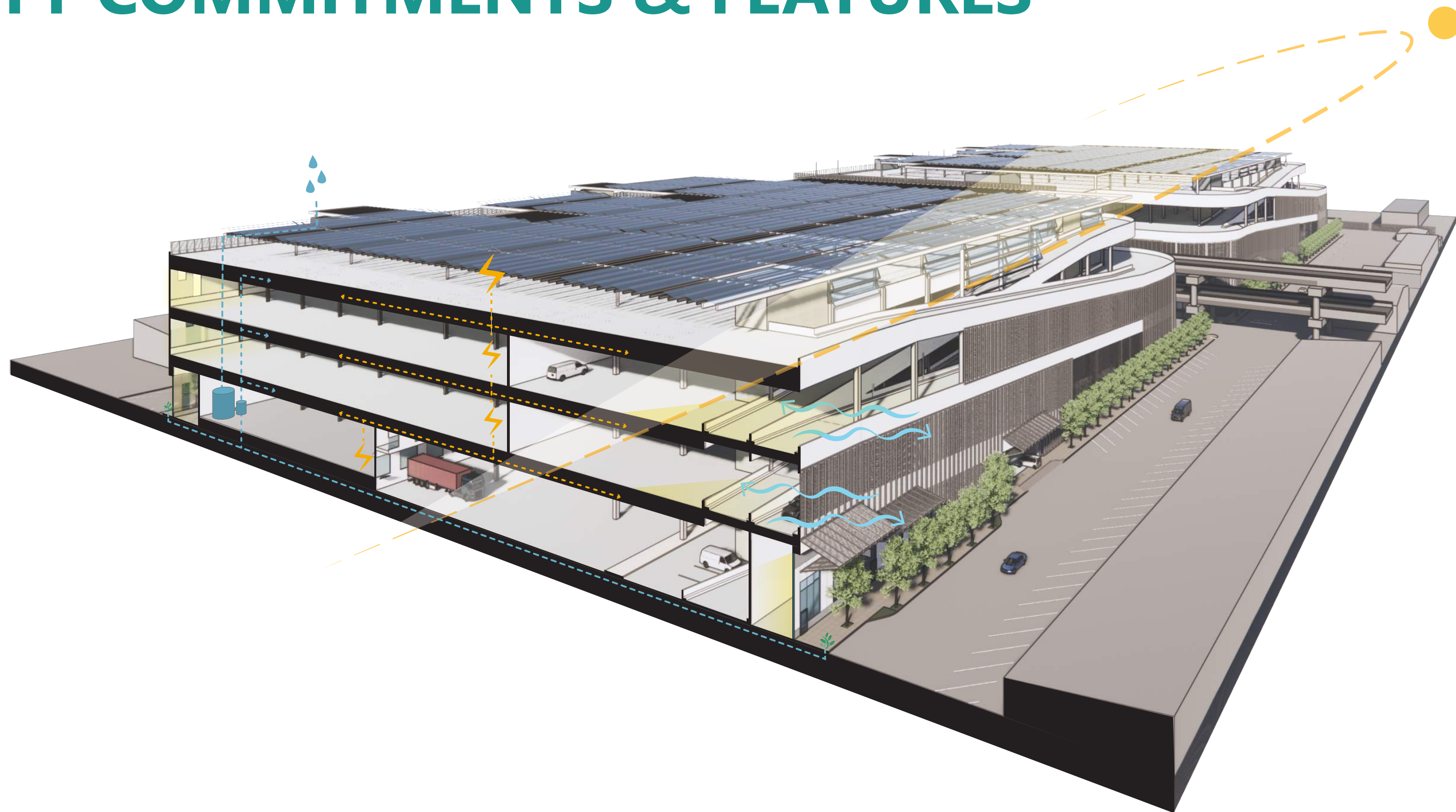
Aggressively explore paths to Net Zero Carbon and/or Energy including LEED and ILFI certifications

### TRANSPORTATION DEMAND MANAGEMENT

Exceed requirements and implement innovative measures

### PRIORITIZING HEALTHY PDR WORKPLACE

Provide a healthy workplace for PDR workers



## HEALTHY WORKPLACE

### PASSIVE & ACTIVE SYSTEMS

Control ventilation, heating & cooling through efficient systems

### INDOOR AIR QUALITY

Sustainable material selection and open air balconies provide access to light, air and views

### ACCESS TO AMENITIES

Activate streetscape with access to local maker and food options

### SAFE & PEDESTRIAN

**ORIENTED RIGHT-OF-WAYS**  
 Project incorporates significant streetscape improvements, including sidewalks, landscaping, bulb-outs, traffic calming, and lighting

## WATER

### STORMWATER MANAGEMENT

Work with SFPUC to maximize benefits of compliance

## CARBON NEUTRAL

### CONSTRUCTION

Team is committed to rigorous reduction in embodied carbon to achieve carbon neutral building construction

### OPERATIONS

Prologis is exploring methods to achieve significant reductions in operational carbon

## EMISSIONS & OPERATIONS

### IMPROVED VEHICLE FLOW & EFFICIENCY

Project design moves vehicles efficiently off-street, reducing congestion and unneeded truck idling

### OPERATIONAL PROTOCOLS

Project will implement mitigation measures to limit idling, provide electric plug-ins for TRUs, utilize all electric industrial equipment (forklifts, pallet jacks, etc.)

## TRANSPORTATION DEMAND MANAGEMENT

### EXCEED REQUIREMENTS

Project will exceed City's TDM requirements

### INNOVATION MEASURES

Project will implement TDM measures that innovate above and beyond City's framework

## ENERGY

### SOLAR COLLECTION

Rooftop array will generate a significant amount of energy to power the buildings

### ON-SITE ENERGY STORAGE

Resilient battery storage system to capture and reuse renewables generated on-site

### ALL ELECTRIC FACILITY

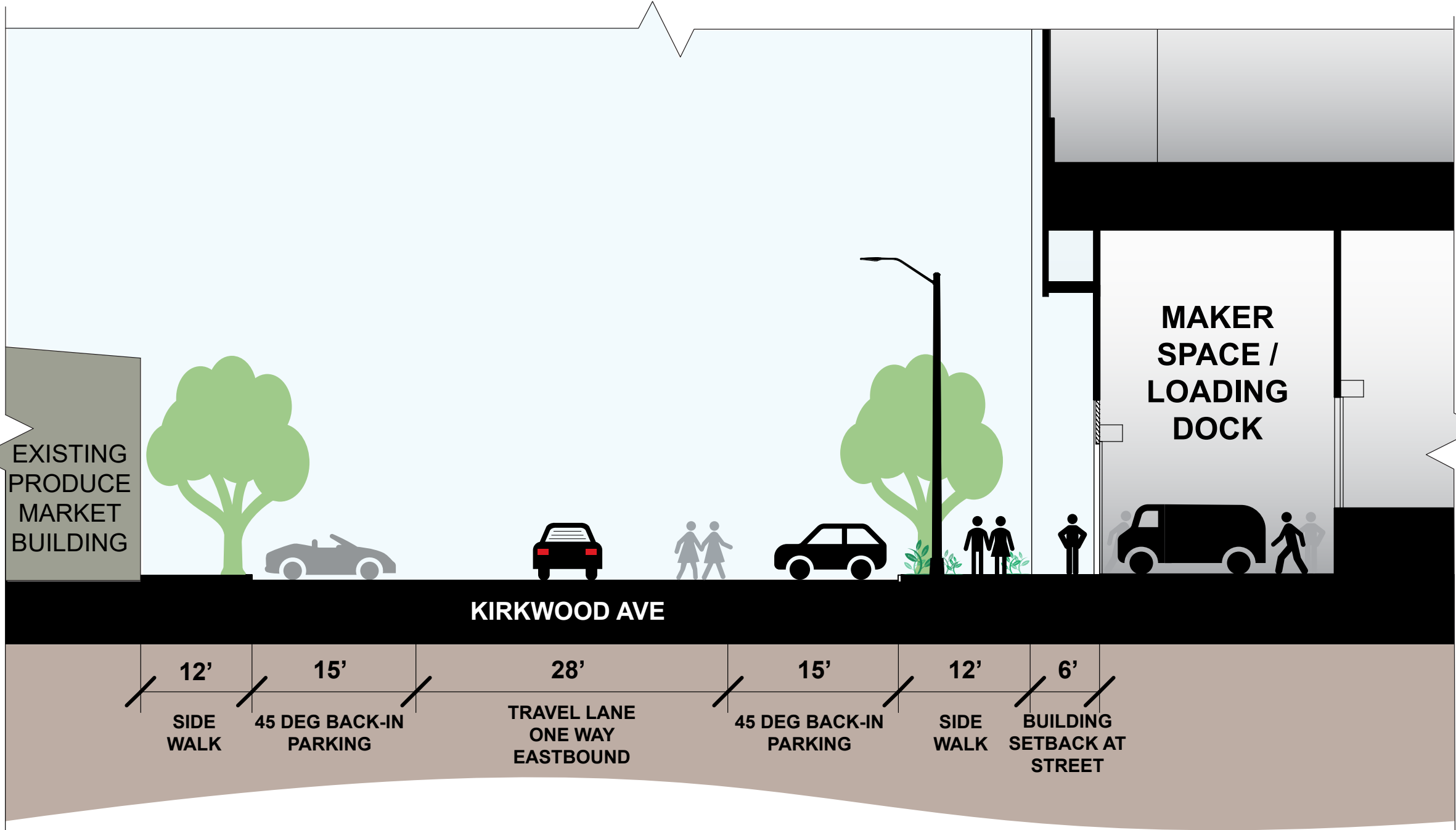
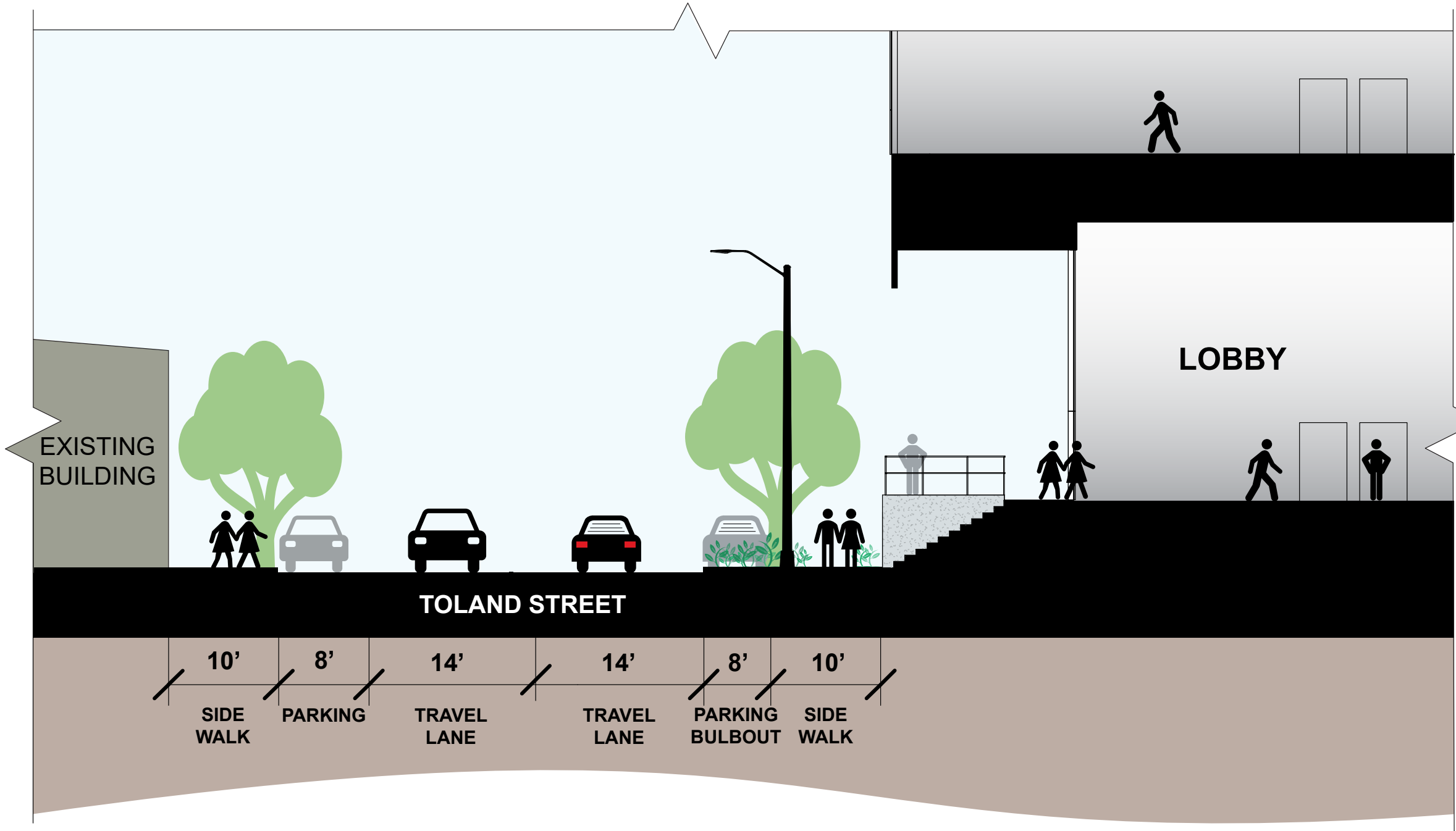
Buildings will be all electric and will run on clean energy

### ELECTRIC VEHICLE CHARGING

Project will be equipped throughout to support electrification of vehicles through robust charging capacity

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# STREETSCAPE DESIGN



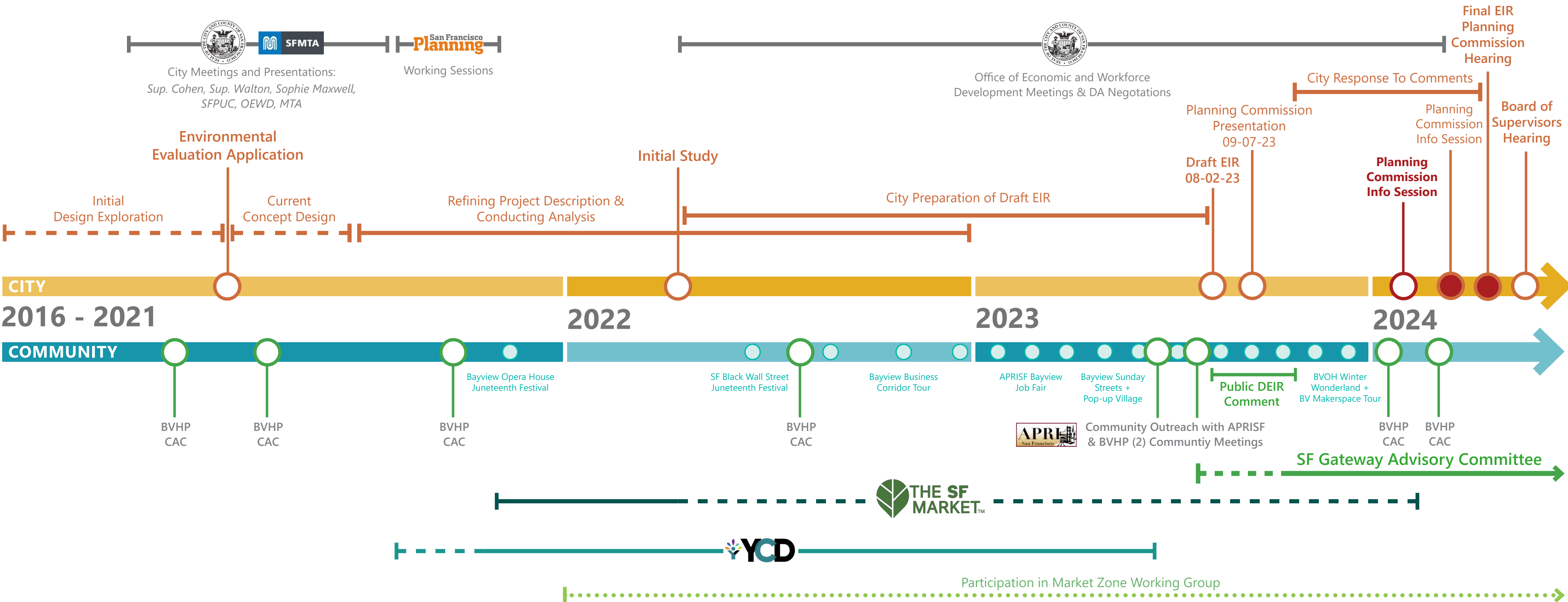
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# STREETSCAPE DESIGN





# PROJECT TIMELINE



- One-on-One Meetings:**
- SFMade
  - SafeCo Electric
  - Scrap
  - FACES SF
  - Old Skool Cafe
  - Common Ground Development
  - The SF Market
  - BVHP CAC Presentation



- One-on-One Meetings:**
- Bayview Opera House
  - APRI SF
  - Potrero Boosters
  - SF AAACD
  - SF Black WallStreet
  - Market Zone Working Group
  - BVHP CAC Presentation



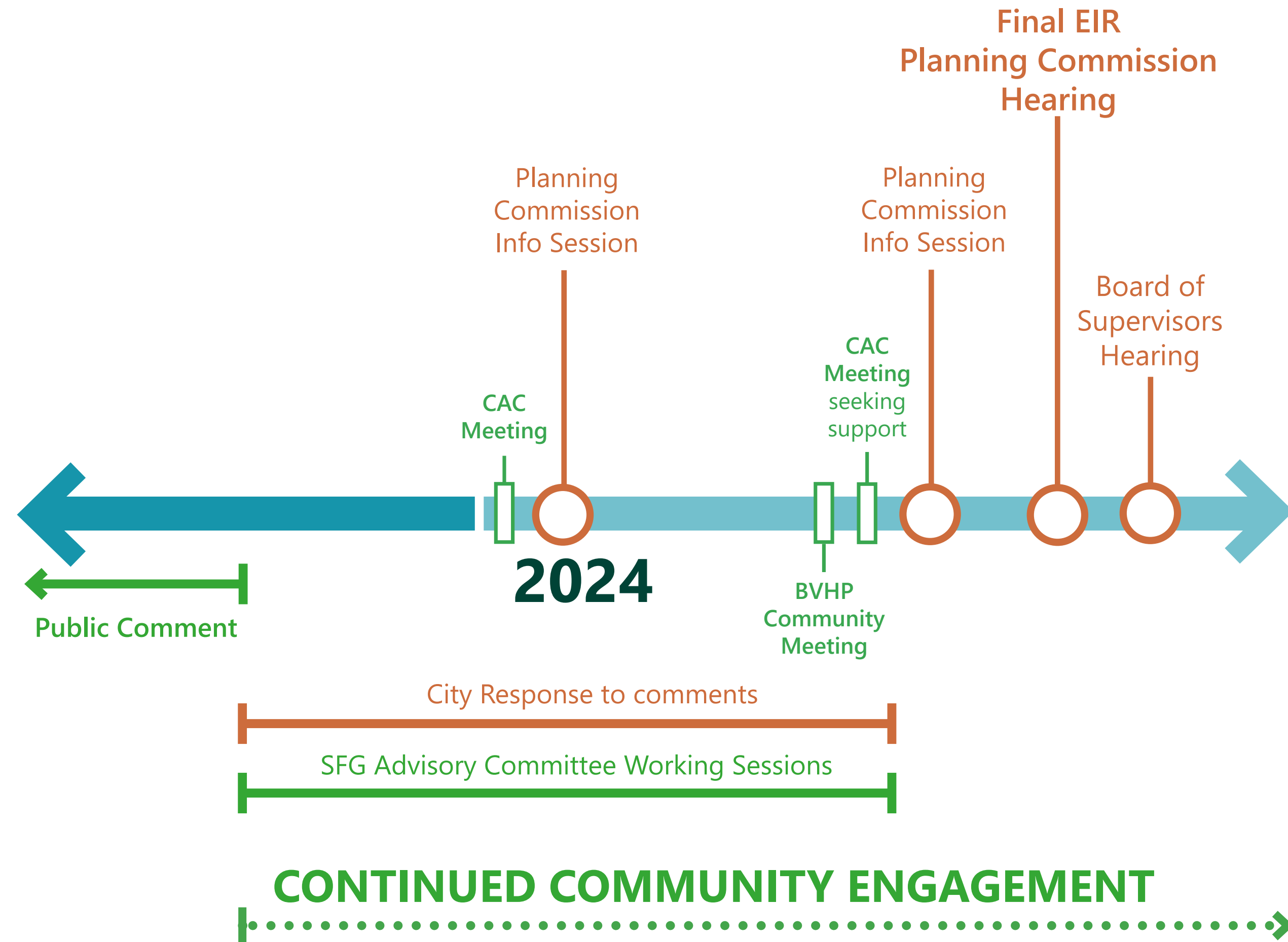
- One-on-One Meetings:**
- Greenaction Environmental Task Force Presentation
  - BVHP CAC Presentation
  - Market Zone Infrastructure Plan



- One-on-One Meetings:**
- Greenaction Environmental Task Force Presentation
  - Market Zone Working Group Meetings and Presentation



# PROJECT TIMELINE



# BENEFIT TO THE COMMUNITY

## \$59,680,000

### PROJECT STREETScape IMPROVEMENTS

#### TRANSPORTATION SUSTAINABILITY FEE

Fee to be directed to Market Zone improvements

### SUSTAINABILITY FEATURES:

#### ON-SITE RENEWABLE ENERGY

Generate enough energy to offset 100% of building operations (up to 6MW per year)

#### NET ZERO ENERGY

Seek Net Zero Certification

#### NET ZERO CARBON

Seek Net Zero Carbon Certification

#### PROACTIVE APPROACH TO MITIGATION

Best practices adopted as mitigation measures

#### OUTDOOR EMPLOYEE WELLNESS SPACE

Dedicated rooftop employee area with seating and landscaping

## Community Benefits \$21,480,000

### MARKET ZONE IMPROVEMENTS

Expanded Streetscape Improvements  
SF Market Redevelopment Plan  
Market Zone Improvements

### JOB TRAINING & WORKFORCE SUPPORT

Construction Job Training  
Contractor Development  
Operational Job Training  
Workforce Stipends

### SMALL BUSINESS & PDR SUPPORT

Bayview Small Business Grants  
Affordable PDR Program  
Maker Support Services  
Hyperlocal Engagement Plan  
Local Retail Support

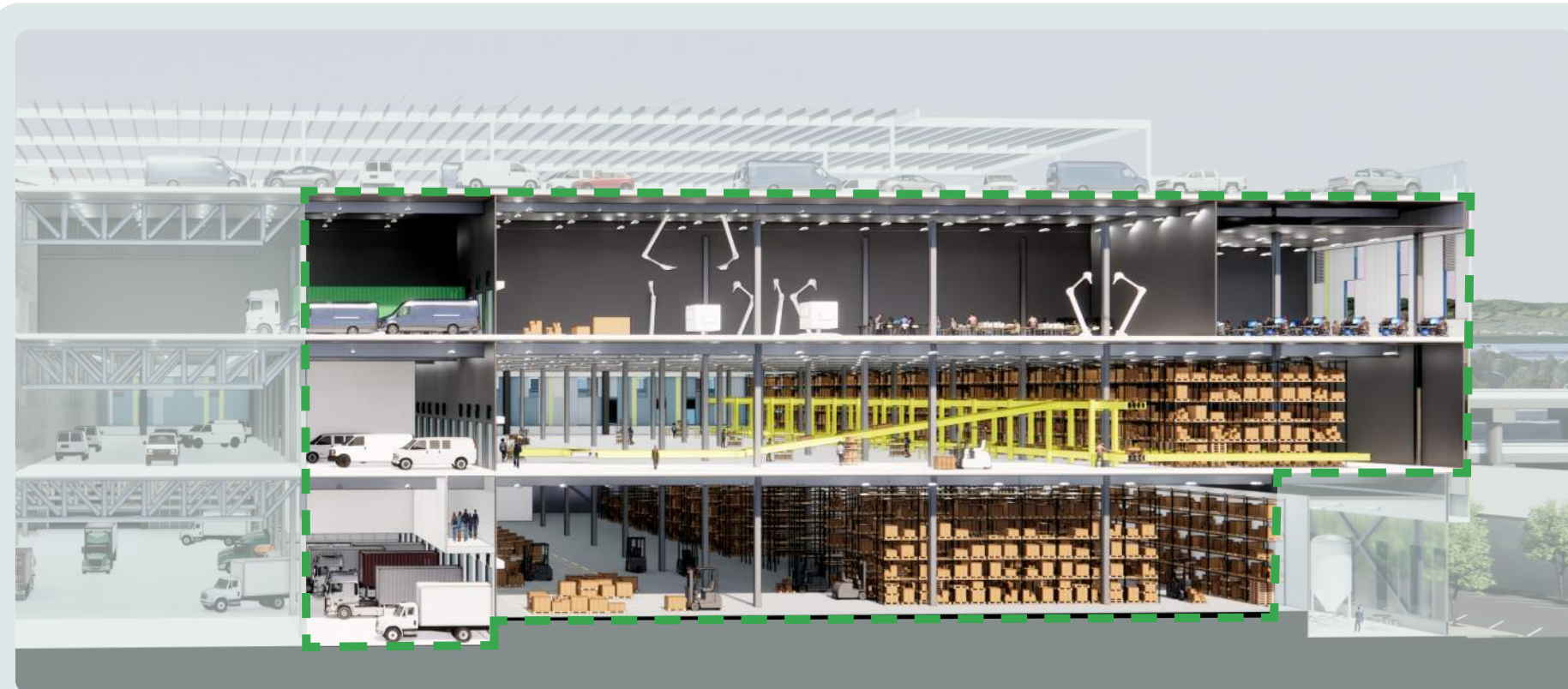
### COMMUNITY, EARLY EDUCATION & ARTS SUPPORT

Electric Vehicles and Air Quality  
Local Arts and Cultural Installation  
Early Education and Career Development  
Affordable Childcare Support

# COMMUNITY BENEFITS



## LOCAL JOBS



### PROJECT FEATURES

**1,980 Permanent On-Site PDR Jobs**

that focus in unique fields of warehousing, distribution, and delivery

**2,100 Construction Jobs**

to provide upward mobility potential with lower barriers to entry and benefits of a union workforce



### WORKFORCE AGREEMENT & LBE UTILIZATION PLAN

#### First Source Hiring Goals

**50% of new hires** for hiring opportunities be local residents

**30% of project work hours** be performed by local residents

#### LBE Utilization Plan

**17% of total cost** of all construction contracts to be completed by Local Business Enterprises (LBE)

- **10%** Micro Local Business Enterprises (Micro-LBE)
- **7%** Local Business Enterprise (LBE)

*First preference will be given to qualified targeted residents, then to qualified local (City) residents.*

#### SF Hyper Local Engagement Plan

Collaborating with SF Hyper Local Building Trades Collective to develop Engagement Plan



### PROJECT ACHIEVEMENTS

#### Training and Certificate Program

Supported YCD program focused on transportation, distribution, and logistic job skills

#### Project Labor Agreement

Executed Project Labor Agreement with San Francisco Building Trades

#### Connecting Youth to Career Pathways

Hosted City of Dreams youth group facility tour and Q&A showcasing breadth of career paths in the industry



**THANK YOU!**