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July 31, 2013

Members, Ballot Simplification Committee
Department of Elections
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 48
San Francisco, CA 94102

Re: Request for Reconsideration of Approved Digest for "8 Washington Referendum"

Dear Members of the Ballot Simplification Committee:

On behalf of San Franciscans for Parks, Jobs, and Housing and the proponents of the "8 Washington Parks, Public Access, and Housing Initiative," we would like to thank each of you for your thoughtful consideration of the ballot digest at yesterday's meetings. We think that the Ballot Simplification Committee ("BSC") did an incredible job of grappling with some highly technical issues and balancing the issues involved. This notwithstanding, we respectfully submit this request for reconsideration in hopes that our comments and suggestions will assist the BSC in finalizing the digest.

1. Addition of Percentages and Use of Square Feet instead of Acres

We urge the BSC to include percentages and use square feet instead of acres in the other sections of the digest. The BSC used percentages in the "The Way It is Now Section" and we suggest including it in the other sections for purposes of consistency. In addition, we believe that a typical San Francisco voter will have difficulty determining the size of various aspects of the project if the sizes are discussed in acres. As one of the BSC members noted yesterday, "City people" do not think in terms of acres which is more frequently used in rural areas. We would recommend that the sizes in the digest should be discussed in square feet because most San Franciscans use square feet as a measure of size because this is how apartments and homes in the City are marketed.

We hope that the BSC would take these suggestions and offer the following language:

The Way It Is Now:

The site proposed for development as 8 Washington Street is a 139,000 square feet site 3.2 acres bounded by the Embarcadero, Washington Street and Drumm Street (the Site). Approximately 111,000 square feet (80% of the Site) is owned by Golden Gateway Center...

The remaining 28,000 square feet (20% of the Site) is a public parking lot under the jurisdiction of the City and County of San Francisco's Port Commission.

The Proposal:

Proposition ___ is a Referendum to approve an Ordinance that would increase the legal building heights on an approximately 22,000 square feet half-acre portion (16% of the Site)

along Drumm Street from 84 feet to 92 feet in one section and from 84 feet to 136 feet in another section.

A "YES" Vote Means: If you vote "yes," you want the Ordinance increasing legal building heights on an approximately 22,000 square feet half-acre portion (16% of the Site) of the 8 Washington Street Site along Drumm Street to take effect.

A "NO" Vote Means: If you vote "no," you do not want the Ordinance increasing legal building heights on an approximately 22,000 square feet half-acre portion (16% of the Site) of the 8 Washington Street Site along Drumm Street to take effect.

The site proposed for development as 8 Washington Street is a 138,000 square foot site 3.2 acres bounded by the Embarcadero, Washington Street and Drumm Street (the Site). Approximately 110,000 square feet (80% of the Site) is owned by Golden Gateway Center....

The remaining 28,000 square feet (20% of the Site) is a public parking lot under the jurisdiction of the City and County of San Francisco's Port Commission...

...an increase in the legal building heights on an approximately 22,000 square feet half-acre portion (16% of the Site) along Drumm Street from 84 feet to 92 feet in one section and from 84 feet to 136 feet in another...

2. Additional Detail Regarding Current Site

We believe that the digest should include additional detail regarding the current state of the Site.

First, we request that the BSC add the word "fenced" as a descriptor for the "private tennis and swim club." At one point in yesterday's meeting, a BSC member suggested including the word "fenced" as a descriptor for the parking lot. After being informed that the fence was around the tennis and swim club, the member indicated it was not necessary without explaining why it should have been included if the parking lot was fenced but not if it was the club that was fenced. We urge the BSC to add the "fenced" to let people know that the club is surrounded by a 1,735 long foot fence.

Second, we request that the BSC inform the voters that the tennis and swim club currently blocks pedestrian access to the waterfront from Jackson Street and Pacific Avenues. One of the most important benefits of the project is that it will increase access to the waterfront. Several people at yesterday's hearing specifically mentioned the current lack of access which shows that it is important for the voters to know that access is currently blocked by the tennis and swim club.

Third, we request that the BSC specify that the parking lot currently at the site is an above-ground asphalt parking lot. While describing the project, the digest currently specifies that the new parking will be underground. We believe that a similar descriptor should be included so that the voters understand the project will result in the parking being moved from above-ground to underground. In addition, we think it is important for the voters to know that the parking lot is asphalt because asphalt is non-porous and results in environmentally-damaging runoff into the San Francisco Bay.

Fourth, we request that the BSC specify that the current parking lot is on The Embarcadero. In other aspects of the digest, most notably the sections dealing with heights, the digest informs

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voters of the specific location of the issue being discussed. We believe that the voters likewise should be informed that the parking lot is located on The Embarcadero.

The changes described above are incorporated into the following language:

Approximately 80% of the Site is owned by Golden Gateway Center and used as walkways and a fenced private tennis and swim club that blocks pedestrian access to the waterfront from Jackson Street and Pacific Avenue. The remaining 20% is an above-ground asphalt public parking lot on The Embarcadero under the jurisdiction of the City and County of San Francisco's Port Commission.

We look forward to discussing these issues with you at Monday's meeting.

Very truly yours,



Kevin R. Heneghan

**PROPOSED DIGEST – REFERENDUM
MARKED-UP VERSION**

8 Washington Referendum *(working title only, subject to change)*

The Way It Is Now:

The site proposed for development as 8 Washington Street is 3.2 acres bounded by the Embarcadero, Washington Street and Drumm Street (the Site). Approximately 111,000 square feet (80% of the 8 Washington Street Site) is owned by Golden Gateway Center and used as walkways and a private tennis and swim club. The remaining 28,000 square feet (20% of the Site) is a public parking lot under the jurisdiction of the City and County of San Francisco's Port Commission.

In 2012 the Board of Supervisors (the Board) approved a development project for the Site involving construction of two mixed-use buildings containing 134 residential units, ground floor restaurants and retail, a private fitness and swim facility, a public park and open spaces, and underground public and private parking.

In approving the development project, the Board also adopted an Ordinance (the Ordinance) to increase the legal building heights on an approximately half-acre portion (16% of the Site). The existing height limit is 84 feet. The Ordinance would increase the height limit to 92 feet in one section along Drumm Street and 136 feet in another.

A referendum was filed requiring that the Ordinance be submitted to the voters. The Ordinance will not go into effect unless a majority of voters vote in favor of it.

The Proposal:

Proposition ___ is a Referendum to approve an Ordinance that would increase the legal building heights on an approximately half-acre portion (16%) of the 8 Washington Street Site along Drumm Street from 84 feet to 92 feet in one section and from 84 feet to 136 feet in another section.

A "YES" Vote Means: If you vote "yes," you want the Ordinance increasing legal building heights on an approximately half-acre portion (16%) of the 8 Washington Street Site along Drumm Street to take effect.

A "NO" Vote Means: If you vote "no," you do not want the Ordinance increasing legal building heights on an approximately half-acre portion (16%) of the 8 Washington Street Site along Drumm Street to take effect.

word count: 306 [suggested word limit: 300]

PROPOSED DIGEST – REFERENDUM CLEAN VERSION

8 Washington Referendum *(working title only, subject to change)*

The Way It Is Now:

The site proposed for development as 8 Washington Street is 3.2 acres bounded by the Embarcadero, Washington Street and Drumm Street (the Site). Approximately 111,000 square feet (80% of the 8 Washington Street Site) is owned by Golden Gateway Center and used as walkways and a private tennis and swim club. The remaining 28,000 square feet (20% of the Site) is a public parking lot under the jurisdiction of the City and County of San Francisco's Port Commission.

In 2012 the Board of Supervisors (the Board) approved a development project for the Site involving construction of two mixed-use buildings containing 134 residential units, ground floor restaurants and retail, a private fitness and swim facility, a public park and open spaces, and underground public and private parking.

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Proposition ___ is a Referendum to approve an Ordinance that would increase the legal building heights on an approximately half-acre portion (16%) of the 8 Washington Street Site along Drumm Street from 84 feet to 92 feet in one section and from 84 feet to 136 feet in another section.

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