

July 30, 2013

Ballot Simplification Committee
1 Dr. Carlton B. Goodlett Place
City Hall, Room 48
San Francisco, CA 94102

Re: Initiative Ordinance for 8 Washington Height Limit Increase & Development Project

Dear Members of the Committee:

The 8 Washington Initiative Ordinance contains the exact same height limit increase language as the 8 Washington Referendum measure does. Both measures would increase the height limits at the 8 Washington Site from 84 feet up to 92 and 136 feet. As a result, it is crucial that the same language used to describe the height limit increase in the referendum digest also be used in the initiative digest. If the language used is different, voters will infer that the measures are different when in fact, as to the height limit increase, they are the same.

The 8 Washington initiative ordinance would make three fundamental changes to existing law that voters should be informed about in the title, text of the digest, and question:

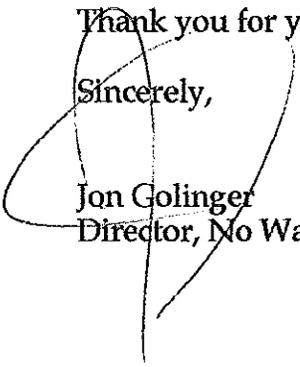
- 1) **Increases the legal building height limits from 84 feet to 92 feet and to 136 feet.**
- 2) **Creates a new "administrative clearance" process that would restrict the City's Planning Director's time and discretion to review a proposed plan for the Site.**
- 3) **Creates a new special use district for a development project with specified features.**

Therefore, the title, text of the digest, and Yes/No question should reflect all three of these and not simply the approval of the development project, as the draft digest suggests.

We offer specific language for this and other suggested edits to the draft digest for accuracy and clarity. Please see the attached revised version of the draft digest for our suggested language.

Thank you for your consideration and for your important public service.

Sincerely,


Jon Golinger
Director, No Wall on the Waterfront

8 Washington Height Limit Increase and Development Project

The Way It Is Now:

8 Washington Street is a 3.2 acre site bounded by the Embarcadero, Washington Street and Drumm Street (the "Site"). Most of the Site is private property that Golden Gateway Center owns and uses as a recreation center. The remainder is open space, walkways, sidewalks, and a public lot under the jurisdiction of the City and County of San Francisco's Port Commission (the "Port") that is currently used by the Ferry Building for public parking.

The entire Site has an 84 foot height limit.

Existing law does not restrict the City Planning Director's time or discretion in reviewing any new proposed plan for the Site.

The Proposal:

Proposition ___ would adopt new zoning for the Site, restrict the Planning Director's time and discretion in reviewing a proposed plan for the site, and create a new special use district for the Site, allowing a development project.

Proposition ___ would increase the legal building height limits on an approximately half acre portion of the Site from 84 feet to 92 feet on one portion and to 136 feet on another portion.

Proposition ___ would create a new "administrative clearance" process that would limit the City's Planning Director's time and discretion to review a proposed plan for the Site.

Proposition ___ would create a new special use district for a development project that includes:

- between 121 and 141 residential units;
- since no affordable housing will be built on the Site, the developer will pay into the City and County of San Francisco's (the "City") affordable housing fund in accordance with the requirements of city law;
- public parks, open space, walkways and sidewalks on at least 20% of the Site land area;
- a fitness and swim center and cafe;
- ground floor retail and cafes; and
- underground automobile and bicycle parking.

A "YES" Vote Means: If you vote "yes," you want to approve the height limit increase, new administrative clearance process, and development project described in Proposition ___.

A "NO" Vote Means: If you vote "no," you do not want to approve the height limit increase, new administrative clearance process, and development project described in Proposition ___.

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Moved up [1]: Proposition ___ would create a new "administrative clearance" process that would limit the . City's Planning Director's time and discretion to review a proposed plan for the Site. .

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