

Ballot Simplification Committee

Approved Digest-Wednesday, July 30, 2014: Packard, Fasick, Fraps, Jorgensen, Unruh

Requests for Reconsideration due Thursday, July 31, by 3:00 p.m.

Pier 70 (*working title only, subject to change*)

The Way It Is Now:

The City, through its Port Commission (Port) owns a 28-acre area of land roughly bounded by 20th Street, Michigan Street, 22nd Street, and the Bay. This is part of a 69-acre waterfront property known as the Pier 70 area, bounded by Mariposa Street to the north, Illinois Street to the west, 22nd Street to the south, and the Bay.

Historically, the Pier 70 area was an industrial site, used primarily as a shipyard, and does not now allow public access to the Bay. Pier 70 includes historic buildings and the National Register of Historic Places lists Pier 70 as the Union Iron Works Historic District.

After a three-year community planning process, the Port created a master plan to reuse Pier 70 and designated the 28-acre portion for development. The majority of this site is vacant and a portion is used for artists' studios and storage.

In 2011, after a competitive solicitation, the Port selected a development partner for the site. The developer proposes a mixed-use project with residential, office, retail, arts spaces, and public open space and recreation areas.

The current building height limit on the site is 40 feet. The historic buildings on the site, however, are more than 40 feet tall and one is 90 feet tall.

The Proposal:

Proposition __ is an ordinance that would increase the height limit for buildings on the 28-acre development site in the Pier 70 area from 40 feet to 90 feet.

Proposition __ would provide that all aspects of development other than the height limit increase will continue to be subject to public approval processes, including environmental review under the California Environmental Quality Act (CEQA). The height limit increase would not become effective until the Port, after compliance with CEQA, approves the development plan.

Proposition __ would make it City policy to encourage the following major features in developing the site:

- nine acres of waterfront parks and recreation areas that would provide public access to the Bay;
- approximately 1,000 to 2,000 new residential units; most of these units would be rental units, and 30% would be below market rate and affordable for middle- and low-income households;
- restoration and re-use of historic structures;

- space for arts and cultural activities, nonprofits, small-scale manufacturing, retail, and neighborhood services;
- preservation of the artist community currently located in the Pier 70 area;
- between 1 million to 2 million square feet of new commercial and office space;
- parking and transportation improvements; and
- a significant number of permanent jobs and revenue to support public housing facilities.

A "YES" Vote Means: If you vote "yes," you want to:

- increase the height limit for new buildings on the 28-acre development site in the Pier 70 area from 40 feet to 90 feet;
- encourage the City to proceed with public approval processes, including environmental review, for this mixed-use project; and
- make it City policy to encourage parks, housing, cultural space, and job creation for this site.

A "NO" Vote Means: If you vote "no," you do not want to increase the height limit or adopt this City policy.

word count: 497 [suggested word limit: 300]