

Ballot Simplification Committee - DRAFT for Consideration on Wednesday, July 30, 2014

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

The Way It Is Now:

Pier 70 is a 66-acre waterfront property owned by the City, through its Port Commission (Port), and located east of Dogpatch and south of Mission Bay. Historically, Pier 70 was an industrial site, used primarily as a shipyard. Currently Pier 70 is used for artist studios, ship repair, and storage. Pier 70 includes historic buildings and the National Register of Historic Places lists Pier 70 as the Union Iron Works Historic District. Pier 70 does not now afford public access to the Bay.

The Port holds Pier 70 as a public trust asset for the benefit of all the State's people. Pier 70 includes a mix of trust and non-trust parcels. The public trust restricts the allowable uses of trust property and usually prohibits residential and general office uses. State legislation authorizes a trust exchange for parcels within Pier 70 to provide public access to the Bay, create a site suitable for non-trust development, and generate revenues for trust uses.

After a three-year community planning process, the Port created a master plan to reuse Pier 70. The Port designated a 28-acre portion of Pier 70 at its southeastern edge, roughly bounded by 20th Street, Michigan Street, 22nd Street, and the Bay, as a development opportunity site. This development site does not include the ship repair area, the cove, or the area containing the historic buildings on 20th Street.

In 2011, following a competitive solicitation of development proposals the Port selected Forest City Development California to develop the 28-acre site. The developer proposes a mixed-use project with residential, office, retail, arts spaces, and public open space and recreation areas. The project would require the trust exchange within Pier 70 under the state legislation.

The current height limit for buildings on the site is 40 feet.

The Proposal:

Proposition __ is an ordinance that would increase the height limit for buildings on the Pier 70 development site 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 as consistent with the public trust and the state trust exchange legislation.

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

- nine acres of waterfront parks and recreation areas;
- approximately 1,000 to 2,000 new residential units, with the majority available for rent and 30% 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 on Pier 70;
- between approximately 1-2 million square feet of new commercial and office space; and
- parking and transportation infrastructure improvements.

A "YES" Vote Means: If you vote "yes," you want to increase the height limit for buildings on the Pier 70 development site to 90 feet.

A "NO" Vote Means: If you vote "no," you do not want to make this change.

word count: 516 [suggested word limit: 300]