

## **Mission Rock\***

Digest by the Ballot Simplification Committee

**Status:**           **Approved Digest**

**On:**               Monday, July 27, 2015

**Members:**       Packard, Fasick, Fraps, Jorgensen, Unruh

**Word count:**                       *(suggested 300-word limit)*

**Deadline to Request Reconsideration:**   **2:15 p.m. on Tuesday, July 28, 2015**

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**The Way It Is Now:** The City, through its Port Commission (Port), owns a 28-acre waterfront area located south of AT&T Park across McCovey Cove. Known as Mission Rock, the site consists mostly of Pier 48 and Seawall Lot 337 (SWL 337).

SWL 337 includes a paved lot used for public parking, including San Francisco Giants games and special events. Pier 48 is used for parking, special events and warehousing.

The Port's use of Mission Rock is limited by requirements of the State's Public Trust. Although the Trust usually prohibits residential and general office uses, State legislation has lifted these restrictions on the use of SWL 337.

After engaging in a multi-year community planning process, the Port adopted a vision statement for mixed-use development of Mission Rock and selected a developer to create a project consistent with that statement.

The Mission Rock site is bounded to the north by China Basin Channel, west by Third Street, east by Piers 48 and 50, and south by Mission Rock Street.

In June 2014, San Francisco voters adopted Proposition B, preventing the City from allowing any development on Port property to exceed the height limits in effect as of January 1, 2014 unless the City's voters approved the height limit increase.

The current building height limit on Pier 48 and on a portion of the Mission Rock site near the Channel is 40 feet. The rest of Mission Rock has building heights limited to one-story.

**The Proposal:** Proposition \_\_ would increase the height limit on up to 10 of the 28 acres in Mission Rock so that:

- buildings along Terry Francois Boulevard would have a 120-foot height limit, with building frontages of no more than 40-feet high and uses above 90 feet limited to residential, restaurant or retail;
- three buildings would have a 240-foot height limit, with the portion above 190 feet limited to residential, restaurant or retail uses and floors generally not exceeding 12,000 square feet; and
- buildings on the rest of the 10 acres would be allowed heights up to 190 feet.

Proposition \_\_ would retain the 40-foot height limit on Pier 48 and limit buildings to no more than one-story high on eight acres of open space in Mission Rock.

This measure would require all aspects of development other than the height increase to continue to be subject to public approval processes, including environmental review under the California Environmental Quality Act.

Proposition \_\_ would make it City policy to encourage the development of Mission Rock provided that the project:

- creates approximately eight acres of parks and open spaces; and

*\*Working title, for identification only. The Director of Elections determines the title of each local ballot measure; measure titles are not considered during Ballot Simplification Committee meetings.*

- includes approximately 1,000 – 1,950 residential units, most of which are rental and at least 33% of which are affordable to low- and middle-income households.

The City also encourages the development to include:

- rehabilitation and renovation of Pier 48 to historic standards;
- space for restaurant, retail, commercial, production, manufacturing, artist studio, small business and nonprofit uses; and
- 3,100 parking spaces, including an above-ground parking garage with up to 2,300 spaces.

**A "YES" Vote Means:** If you vote "yes," you want to increase the height limit for 10 of the 28 acres of the Mission Rock site from one story to height limits ranging from 40 to 240 feet provided that the development includes eight acres of parks and open space and housing of which at least 33% is affordable for low- and middle-income households.

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