

Mission Rock*

Digest by the Ballot Simplification Committee

Status: Draft for Consideration

On: Monday, July 27, 2015

Members: Packard, Fasick, Fraps, Jorgensen, Unruh

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Deadline to Request Reconsideration: TBD

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. The site known as Mission Rock consists mostly of Pier 48 and Seawall Lot 337 (SWL 337), bounded to the north by China Basin Channel, west by Third Street, east by Piers 48 and 50, and south by Mission Rock Street.

SWL 337 includes a paved lot used for public parking, including San Francisco Giants baseball games, and special events. Pier 48 includes open space and two historic buildings used for parking, special events and warehousing.

The Port holds Mission Rock subject to the State's public trust. The trust restricts allowable uses and usually prohibits residential and general office uses. State legislation authorizes lifting the trust's use restrictions on SWL 337 to allow the Port to generate revenues from development and spend them for trust purposes on its other property.

The Port adopted a vision statement for mixed-use development of Mission Rock after engaging in a multi-year community planning process. Through a competitive solicitation the Port selected a developer to create a project consistent with that statement.

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.

As of January 1, 2014, and currently, the 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 is designated as open space with building heights limited as of January 1, 2014, and currently, to no more than one-story.

The Proposal: This measure would retain the 40-foot height limit on Pier 48, retain the Pier 48 apron as open space and limit buildings to no more than one-story high on eight acres of open space elsewhere in Mission Rock.

This measure would increase the height limit on up to 10 acres in Mission Rock other than Pier 48 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 to typical floors not exceeding 12,000 square feet; and
- buildings on the rest of the 10 acres would be allowed heights up to 190 feet.

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.

This measure would make it City policy to encourage developing Mission Rock provided the project:

**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;
- creates approximately eight acres of parks, open spaces and recreational opportunities;
- rehabilitates and renovates Pier 48 to historic standards;
- creates space for restaurants, retail, commercial, production, manufacturing, artist studio, small business and non-profit uses; and
- creates 3,100 parking spaces, including an above-ground structure with up to 2,300 spaces.

This measure would adopt other City policies relating to planning for the project's design, transportation, and infrastructure financing.

A "YES" Vote Means: If you vote "yes," you want to increase the height limit for certain portions of Mission Rock; and make it City policy to encourage 33% affordable housing for this site, as well as 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.