



The Southern Bayfront Negotiation Framework

SFCTA CAC | October 26, 2017

City Family Partners:

OEWD

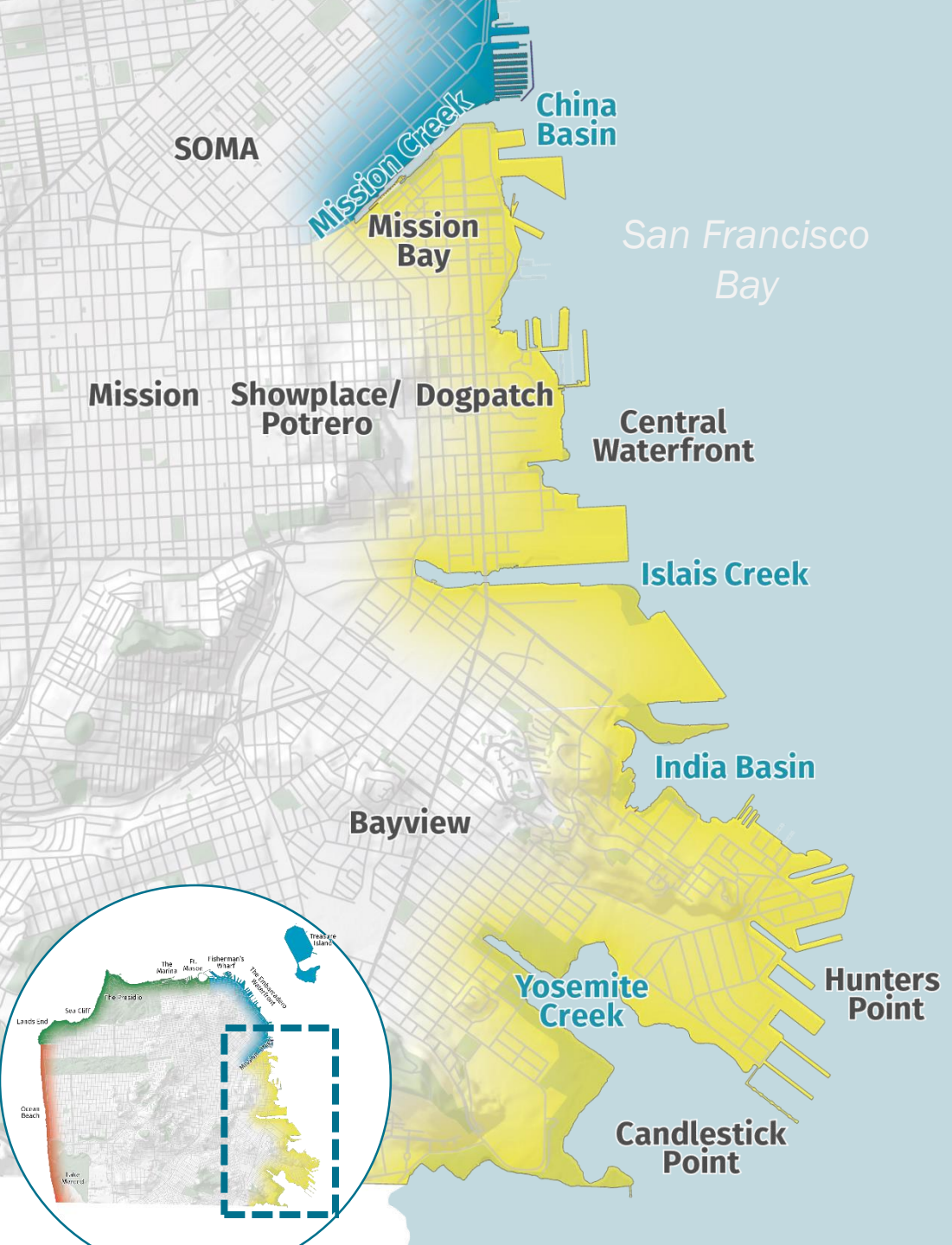
Planning

Port of SF

SFMTA

Recreation and Parks

OCII



Southern Bayfront



36,000

People Already Live Nearby



23,000

People Already Work Nearby

How do we focus investment to address the needs of the diverse communities within the Southern Bayfront, while also serving the needs of a growing city?



Southern Bayfront



20,000 New Households

Over 40,000 new residents



6,700 Affordable Units

33% of new households to be affordable



38,000 New Jobs

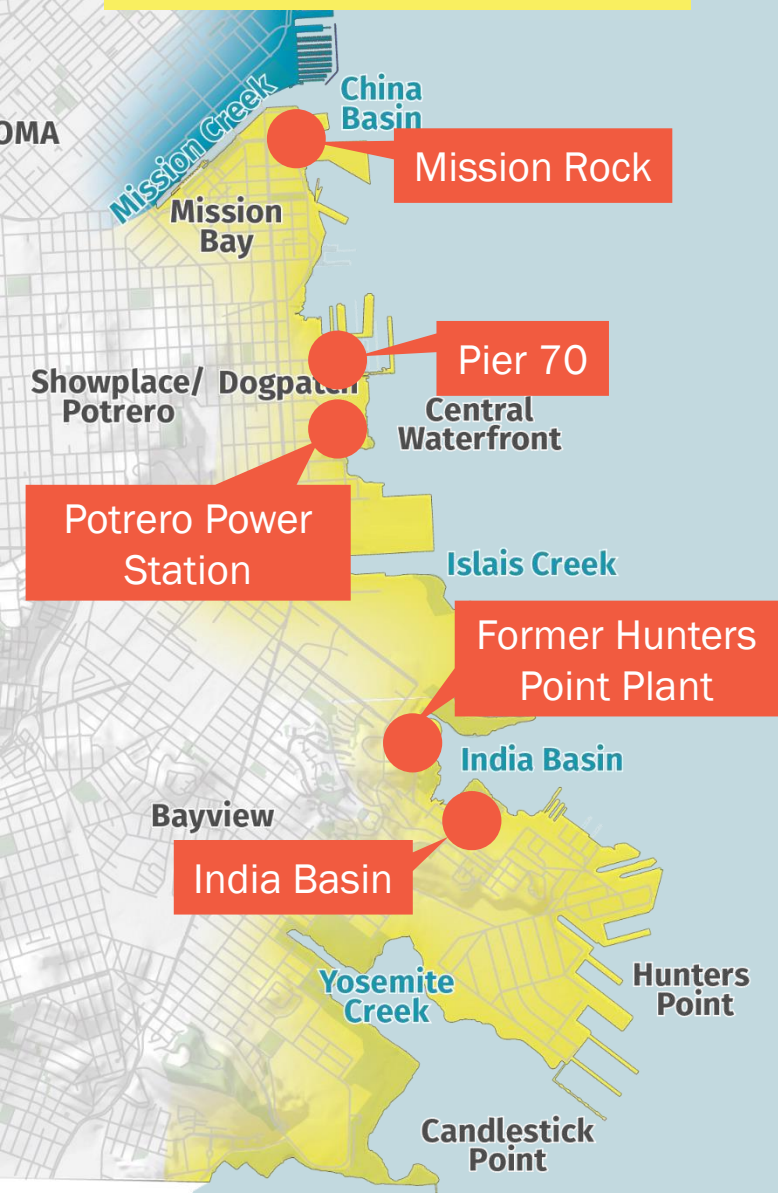
Office, PDR and retail



520+ New and Renovated Acres of Open Space

Half the size of Golden Gate Park. Nearly all of new public open space in the City

Southern Bayfront



Housing Affordability

33% of all new units will be affordable below 150% AMI

Transportation

Enhance transit networks locally and citywide

Sustainability

Use centralized utility systems to reduce resource consumption

Sea Level Rise

Build resilient communities and fund future protection projects

Negotiation Framework

Community Facilities

Reserve storefront space for public and nonprofit services

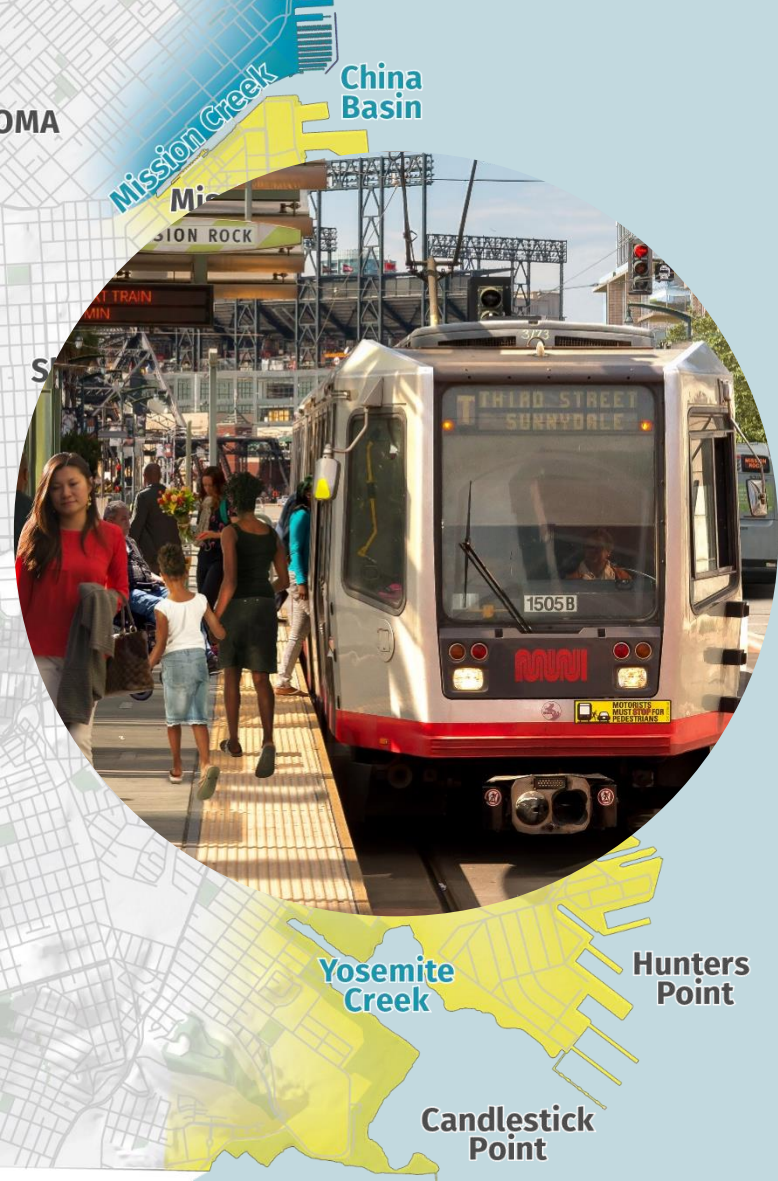
Open Space

Create a network of public waterfront parks and recreation

Workforce Development

Create project-specific employment opportunities

Southern Bayfront



Negotiation Framework

Transportation

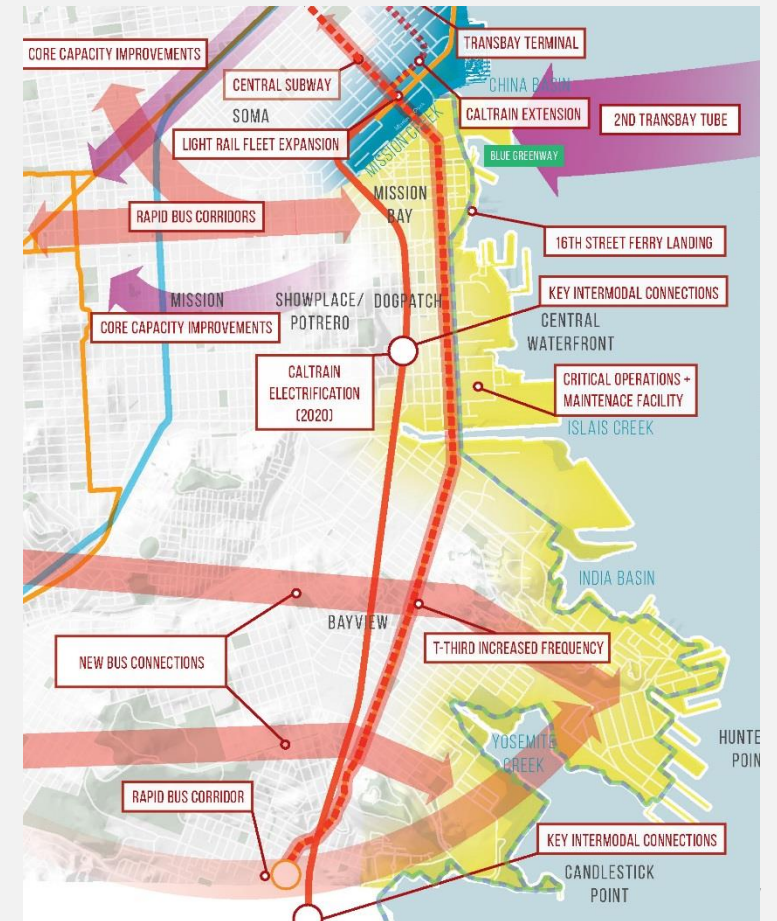
Build on Transportation Investments Underway

2017-2022

- Central Subway
- T-Third Increased Frequency
- Blue Greenway
- Transbay Terminal
- Islais Creek Facility
- 16th Street Rapid Bus
- Caltrain electrification
- Bikeshare Expansion
- 16th St. Ferry Landing

2022-2030

- Geneva Harney BRT
- Caltrain extension



Southern Bayfront



Negotiation Framework

Transportation

1. Site Design

- Design sites to prioritize transit, walking, biking
- Focus highest densities nearest transit
- Restore, create, and connect with historic grid
- Build Bay Trail segments on-site

2. Transportation Demand Management (TDM)

- Establish performance targets
- Design TDM Plan to meet targets
- Monitor and adjust over time

Southern Bayfront



Negotiation Framework

Transportation

3. Transportation Mitigations

- Transit delay
- Transit capacity
- Pedestrian safety
- Loading

4. Transportation Sustainability Fee

- Enhance transit reliability and capacity
- Fill gaps to support safe walking and bicycling
- Next generation of transportation needs

Southern Bayfront



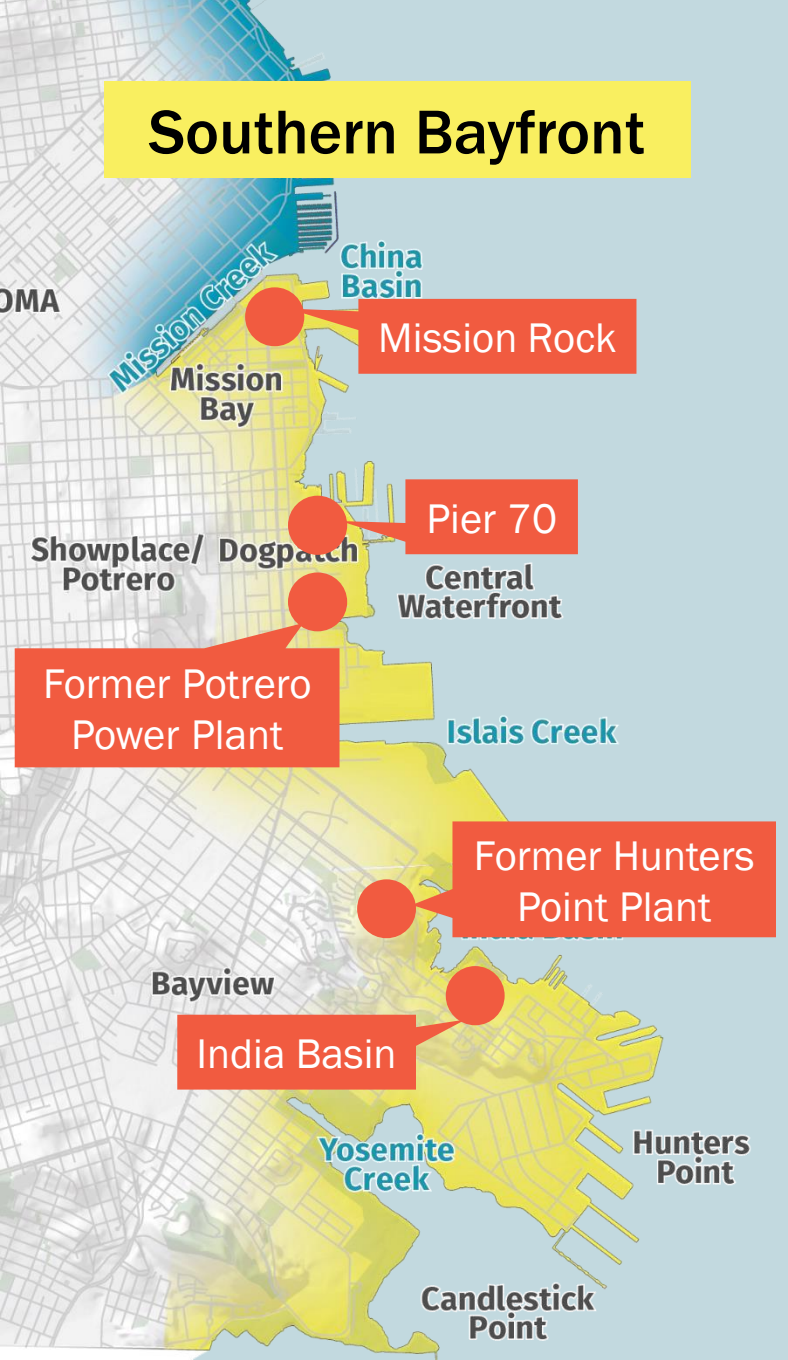
Negotiation Framework

Transportation

Coordination with other funding and development

- Complementing investments from UCSF Cushioning
- Investments in Southern Bayfront support larger system needs
- Transportation to connect with and support surrounding growth

Southern Bayfront



Thank You!

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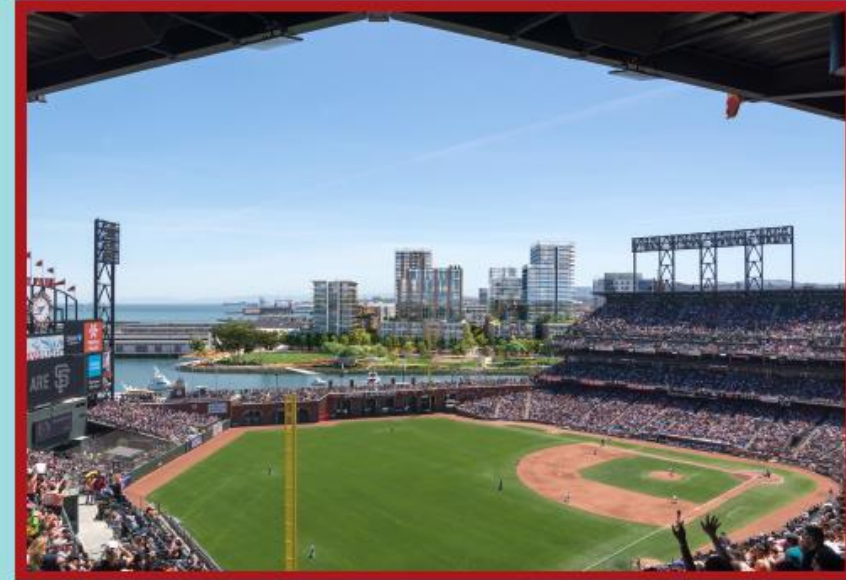
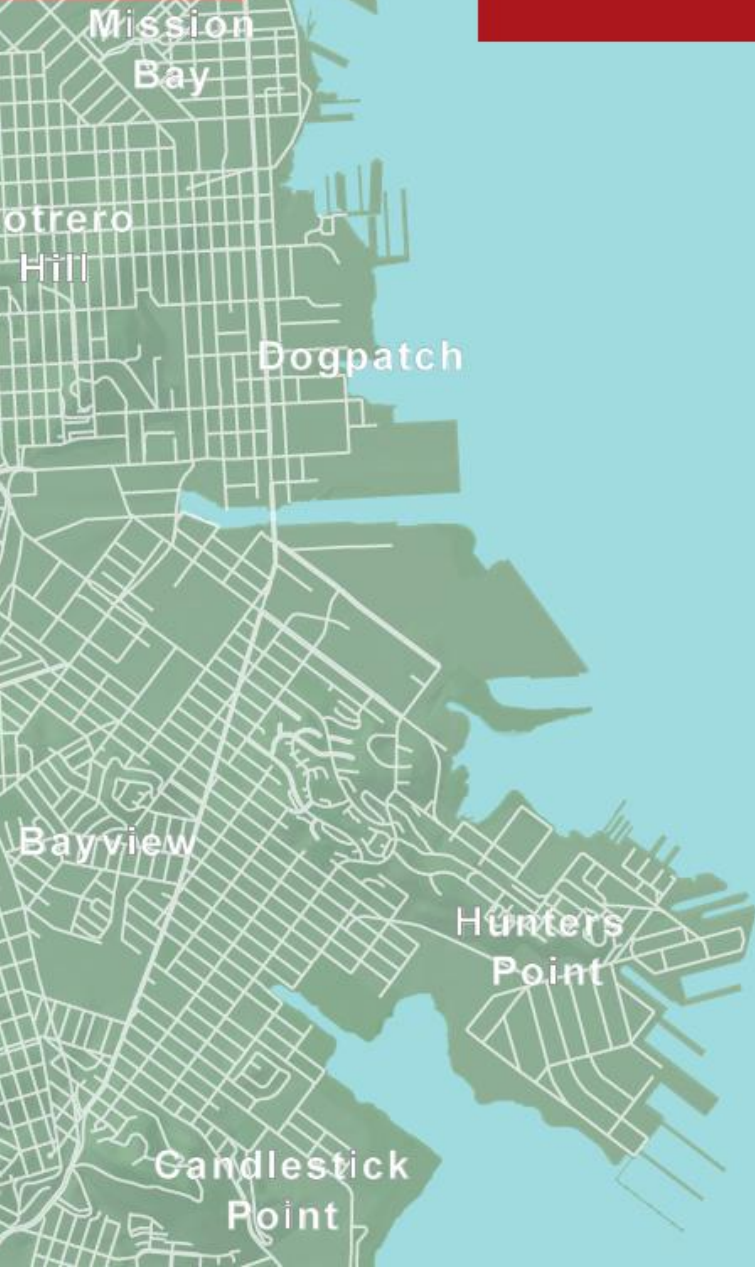
Southern Bayfront

Project Approvals

	4Q 2016 Fall/ Winter	1Q 2017 Winter	2Q 2017 Spring	3Q 2017 Summer	4Q 2017 Fall/ Winter	2018	2019
Mission Rock			Draft EIR		Project Approval		
Pier 70	Draft EIR				Project Approval		
India Basin				Draft EIR		Project Approval	
Former Potrero Power Plant			Community planning process			Draft EIR	Project Approval
Former Hunters Point Plant			Community planning process			Draft EIR	Project Approval

Mission
Rock

MISSION ROCK



MISSION ROCK



Housing Affordability

40% of all new units affordable at 45% to 150% AMI

Transportation

\$45M (\$90M total) to pay for specified transit, bike and ped connections.

Sustainability

100% renewable building energy, 20% reduction in vehicle trips, water recycling and waste diversion

Sea Level Rise

Accommodates 66" rise plus 100 yr flood CFD provides over \$2B for shoreline protection

Historic Resources

Renovation of Pier 48 historic sheds

Community Facilities

Up to 15,000 gsf for a community serving facility

Open Space

8 acres total
- China Basin Park
- Mission Rock Sq
- Channel Wharf

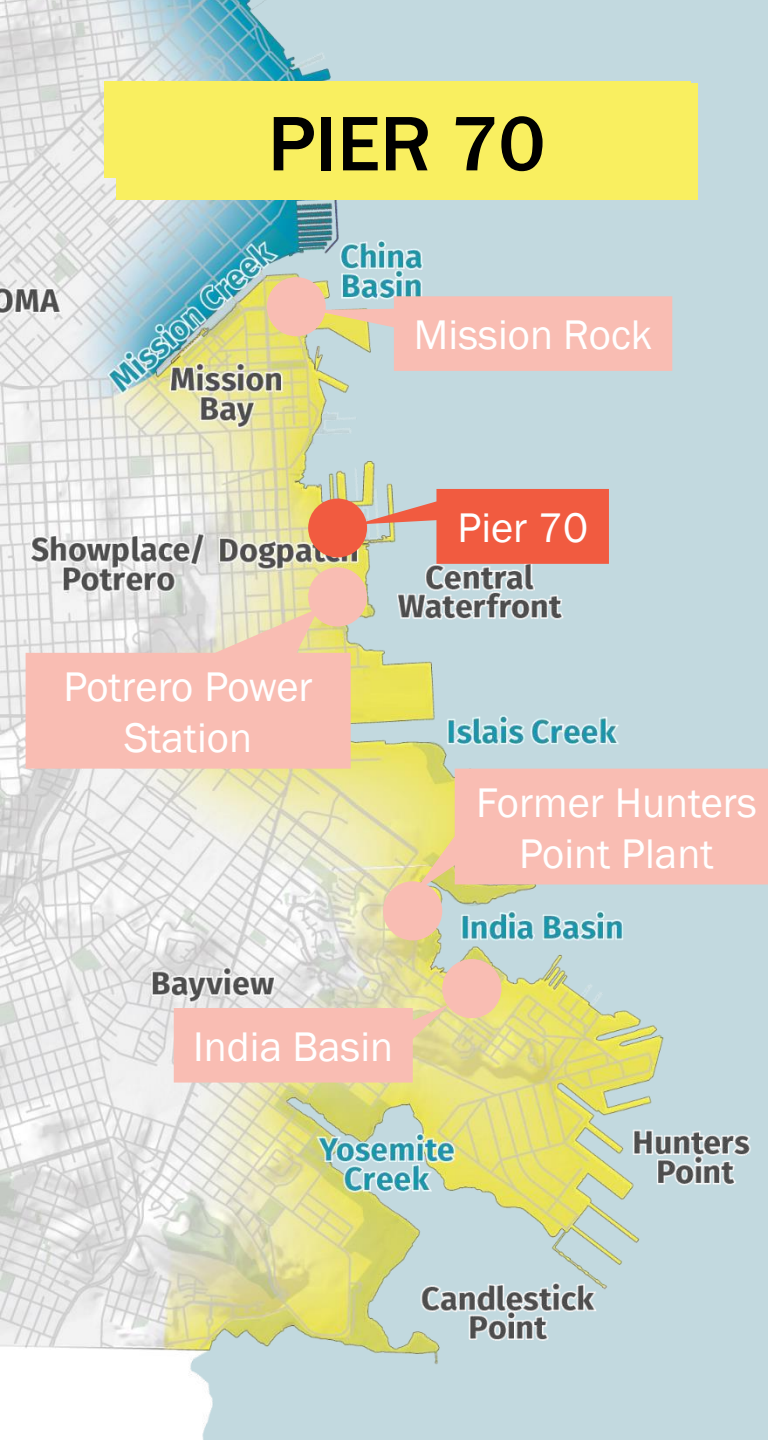
Workforce Development

30% Local Hire; LBE and FSHA programs; \$1M to build OEWD capacity

PIER 70



PIER 70



Housing Affordability

30% of all new units will be affordable at or below 80% AMI; Units & marketing focused towards D10

Transportation

\$45M (\$90M total) to pay for specified transit, bike and ped connections.

Sustainability

Grey-blackwater system
Solar/efficient st lights
Thermal water system
Thermal energy loop

Sea Level Rise

Accommodates 66" rise plus 100 yr flood
CFD provides over \$2B for shoreline protection

Historic Resources

Union Iron Works District
Historic Building Rehab
Irish Hill commemoration

Community Facilities

Arts & Culture Building
On-Site Child Care
\$2.5M towards ngd ctr

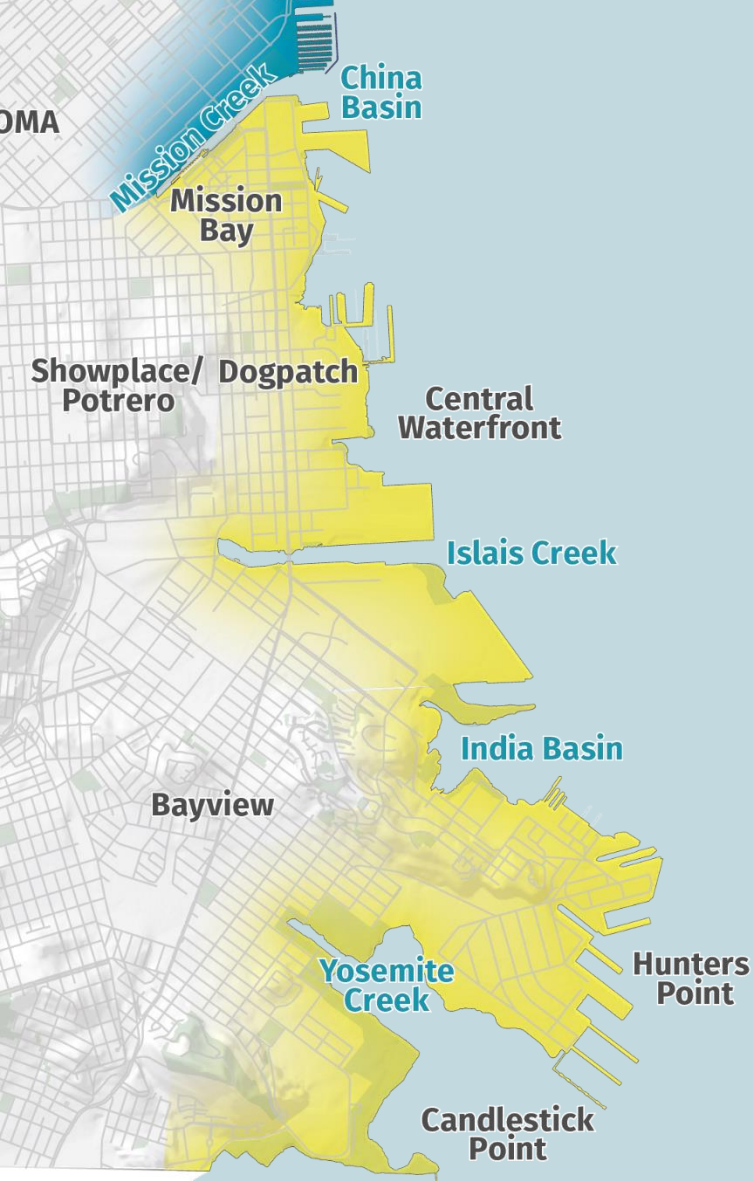
Open Space

9 acres total
- 1 acre playground
- Irish Hill experience
- Bay Trail connections

Workforce Development

30% Local Hire req'd
Local Business (LBE)
First Source- Retail, Off
Small Business Plan

Southern Bayfront

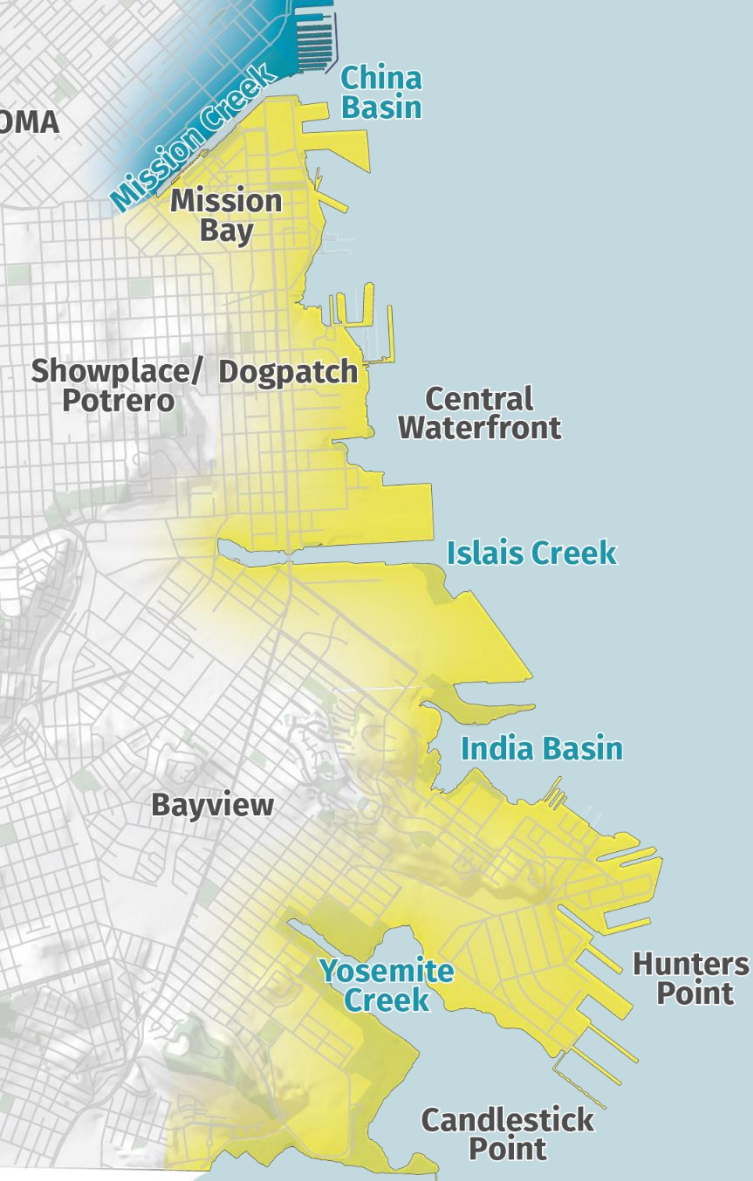


Outreach

City Commission presentations:

- Planning Commission – May 5, 2016
- RPD Commission – May 10, 2016
- Port Commission – May 19, 2016
- SFMTA Board – July 19, 2016
- OCII Commission – August 2, 2016
- Planning Commission – March 9, 2017
- Port Commission – March 14, 2017
- BOS Land Use and Transportation Committee – June 12, 2017

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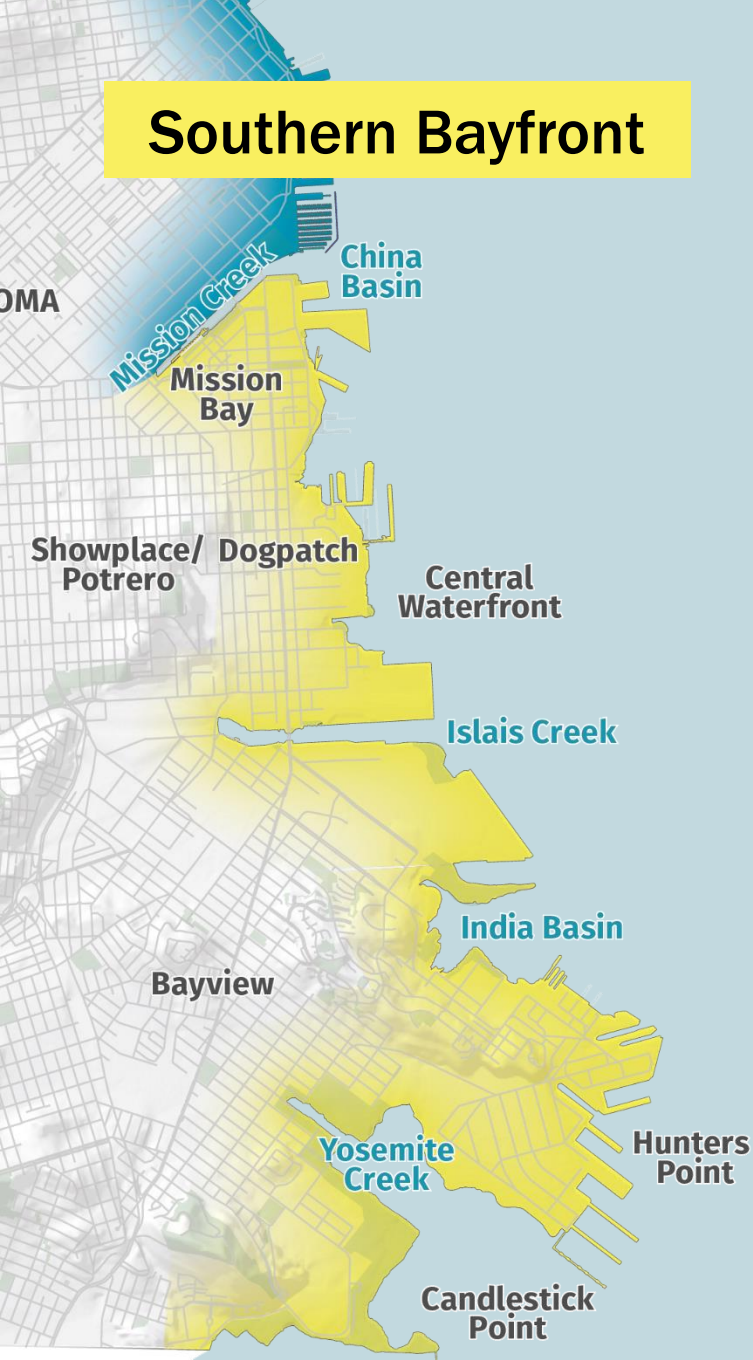


Outreach

Community presentations (as of June 2017):

- Ballpark/Mission Bay Transportation Coordinating Committee – June 16, 2016
- SPUR – July 5, 2016
- Mission Bay CAC – July 14, 2016
- Housing Action Coalition – September 9, 2016
- Hunters Point Shipyard CAC – September 12, 2016
- Bayview Hunters Point CAC – October 5, 2016
- Eastern Waterfront Council – October 20, 2016
- Potrero Hill Boosters – October 25, 2016
- India Basin Waterfront Task Force – February 21, 2017
- Eastern Neighborhoods CAC – April 17, 2017
- Central Waterfront Advisory Group – May 1, 2017

Southern Bayfront



Outreach

Key Feedback:

- Affordable housing should be prioritized for existing neighborhood residents
- Projects should contribute to advance workforce training programs to develop a pool of qualified San Francisco workers
- Workforce training should target specific project employment opportunities
- Local transportation and streetscape improvements should occur at the same time or ahead of project implementation
- Projects should limit the amount of new car trips they generate
- Existing residents should have access to the new waterfront open spaces
- New open spaces should feel public even if built by private developers
- Projects need to plan for sea level rise impacts and protect our southeast shoreline communities
- Projects should be designed with innovative and strong sustainability principles