

MEMORANDUM

March 9, 2017

TO: MEMBERS, PORT COMMISSION
Hon. Willie Adams, President
Hon. Kimberly Brandon, Vice President
Hon. Leslie Katz
Hon. Eleni Kounalakis
Hon. Doreen Woo Ho

FROM: Elaine Forbes
Executive Director

SUBJECT: Informational presentation by the City of San Francisco's Office of Economic and Workforce Development (OEWD) on the Southern Bayfront (Mission Bay, Central Waterfront, Bayview Hunters Point, Candlestick areas) interagency coordination to guide community and citywide investment

DIRECTOR'S RECOMMENDATION: Information Only; No Action Requested

Executive Summary

In May 2016, OEWD provided the Port Commission a presentation on the Southern Bayfront interagency coordination and negotiating framework. This update provides an overview of the work completed since then and next steps.

The Southern Bayfront interagency coordination focuses on eight specific projects including: 1) Port's Mission Rock; 2) Golden State Warriors Arena; 3) Port's Pier 70 projects; 4) former Potrero Power Plant site; 5) former Hunters Point Power Plant site; 6) India Basin; 7) Hunters Point Shipyard and 8) Candlestick; and Executive Park. Collectively, OEWD refers to these projects as the Southern Bayfront. OEWD seeks to manage and coordinate public benefits and investment in community facilities and infrastructure from these projects so that the projects revitalize underutilized properties and open the industrial waterfront to the public and deliver maximum public benefits to existing and future populations. OEWD is responsible for ensuring that each project provides site-specific and off-site improvements that are coordinated and strategic, and contribute to transportation, open space, affordable housing and community facility needs that benefit the broader southeast San Francisco community. These projects are proposed on waterfront sites under the jurisdiction of the City's Planning department,

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the Office of Community Investment and Infrastructure (OCII), Recreation and Parks Department, California State Parks, and private landowners, in Mission Bay, the Central Waterfront, India Basin, Hunters Point, Candlestick Point, and Executive Park. The Southern Bayfront Projects will deliver 20,000 new households of which 33% will be affordable, 38,000 new jobs and 520 acres of new and renovated parks and open space as well as other public facilities and infrastructure.

The Port is investing enormous resources on projects to improve properties south of China Basin. It requires the support of partnerships and collaboration with the City, Port development partners, neighborhood and public stakeholders, and San Francisco voters. The Office of Economic and Workforce Development (OEWD) is responsible for coordinating major community, infrastructure and development projects in southeast San Francisco. These projects also are being planned and executed in coordination with creation of a network of new public open spaces to realize the Blue Greenway, including Crane Cove Park at Pier 70 and other southern waterfront open space improvements.

Since May 2016, OEWD has presented the Southern Bayfront Negotiating Framework to a number of City Commissions and Boards and to neighborhood and stakeholder groups. Input received has evolved the framework to address issues, including: a) prioritizing affordable housing; b) advancement of workforce development; c) investment of local transportation improvements prior to new development; d) insuring projects plan and are addressing sea level rise; and e) projects should design and utilize state of the art sustainability development measures. OEWD Development Director, Ken Rich and Michaele Martin, Project Director and Carli Payne, Land Use Development and Transportation Integration Manager as the San Francisco Municipal Transportation Agency will provide a presentation on the Southern Bayfront at the March 14, 2017 Port Commission meeting.

Port's Strategic Objective

The Southern Bayfront Negotiating Framework and the Port's projects support's the Port's Strategic Objectives in the following ways:

Renewal

- Engage in an adaptive reuse strategy for the historical preservation of pier and shed maritime and commercial assets.
- Create a Maritime Eco-Industrial Strategy for southern waterfront lands from Pier 80 to Pier 96 to maintain a core area for maritime cargo and industrial uses that are designed and managed compatibly with the Blue Greenway open space network.
- Expand the Port's necklace of public open spaces and provide a broad array of recreational amenities and activities.

Engagement

- Regularly engage in meaningful public participation and incorporate community feedback into Port initiatives.
- Enhance strategic partnerships with citizen advisory committees and government agencies.

Livability

- Work with transportation agency partners to ensure an integrated transportation plan that includes programs to ease traffic congestion along the waterfront and expand public transit - including water taxis and ferries – as well as pedestrian and bicycle access.
- Promote light manufacturing and industrial job opportunities in the City by marketing Port industrial facilities to boutique manufacturing businesses.
- Meet or exceed mandates for affordable housing in new waterfront communities (Pier 70 and 337).

Resiliency

- Assess all pending and new projects for the effects of rising sea level and ensure appropriate adaptation measures can be implemented.

Sustainability

- Enhance the Port's Climate Action Plan to meet the City's Climate Goals by implementing policies to protect the Bay's ecology and other natural environment through sensitive development of open spaces, stormwater management, and management practices.

Economic Vitality

- Ensure that commercial development of piers with deep water berths incorporate a maritime program to retain productive use of the berths and adjacent aprons.
- Implement a balanced strategy to the real estate portfolio and asset management to maximize value and income stream to the Port.

Pier 80-96 Maritime Eco-Industrial Strategy

The Southern Bayfront strategy seeks to accommodate major city growth while maintaining areas for continued industrial use, including Port maritime businesses and adjacent industrial lands. Maritime industries have and continue to be a major generator of well-paid, blue collar union jobs and are an important part of the San Francisco's economic base. The Port has developed and is implementing a Pier 80-96 Maritime Eco-Industrial Strategy¹ to protect and support new cargo business opportunities at Piers 80, 92 and 94-96, and complementary light industrial production, manufacturing and repairs ("PDR") businesses on adjacent upland properties to help retain a viable industrial business and service base in San Francisco. The Southern

¹ http://sfport.com/sites/default/files/032216_Piers%2080-96%20Strategy.pdf

Bayfront strategy is crafted to also support these continued maritime and industrial businesses.

Community Benefits and Infrastructure

The numerous projects proposed in the Southern Bayfront provide a critical mass of economic development to advance broad, area-wide improvements to benefit the broader southeast San Francisco community. The Southern Bayfront strategy enables involved City and State agencies and development partners to review the contributions of each project comprehensively. OEWD staff will outline the approach and scope of the Southern Bayfront Strategy which serves to achieve the following objectives:

- Ensure managed and equitable growth that provides district and citywide public benefits
- Create affordable, mixed use neighborhoods that benefit local residents
- Improve City resilience and adaptation to sea level rise
- Addressing and contributing to expanded transportation system capacity for current and future population
- Major expansion of waterfront parks, improved shoreline, public open space and recreational use along the Blue Greenway
- Incorporate innovative technologies that also provide long-term environmental benefit in Southeast San Francisco
- Evaluation of opportunities for investments to improve community and safety services for a growing population
- Commitment to workforce development in construction and new retail, PDR and office-related employment opportunities
- Develop and leverage public and private investments to create creative public finance tools

Next Steps

OEWD and the relevant sponsoring City agencies will utilize the Southern Bayfront Negotiating Strategy as a basis for negotiating community investments, benefits and improvements for each of the large scale development projects and to make certain all City agencies are coordinating needs and project delivery. It is recognized that no individual project will fulfill all of the goals, but collectively all of the projects will deliver the necessary benefits and improvements.

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