

MEMORANDUM

May 5, 2016

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
Interim 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

The Port is investing enormous effort 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. For Port projects, OEWD leads the developments at Pier 70 and SWL 337 (Mission Rock) under a delegation agreement approved in Port Commission Resolution 12-48 in May 2012. The Port's development project managers are working with OEWD to advance these projects, as well as the rehabilitation of the 20th Street Historic Buildings at Pier 70, now under construction by Orton Development Inc. 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.

In addition to Port projects, new projects are proposed on waterfront sites under the jurisdiction of Recreation and Parks Department, Office of Community Investment and

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Infrastructure (OCII), California State Parks, and private landowners, in Mission Bay, Central Waterfront, India Basin, Hunters Point, Candlestick Point, and Executive Park. Collectively, OEWD refers to these projects in southeast San Francisco as the Southern Bayfront. OEWD seeks to manage and coordinate public benefits from these projects so that the projects revitalize underutilized properties and open the industrial waterfront to the public and deliver maximum public benefits. 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. OEWD Development Director, Ken Rich, and his colleagues, Leigh Lutenski and Mike Martin, will provide a presentation on the Southern Bayfront at the May 10, 2016 Port Commission meeting.

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 an important part of the San Francisco's economic base. As presented at the April 26, 2016 Port Commission meeting, the Port is preparing a new maritime terminal agreement with Pasha Automotive Services which will introduce automobile import cargo operations, automobile preparations and detailing services at Pier 80, adding up to 150 new maritime and industrial employees at full operation. With the advice and support of its Maritime Commerce and Southern Waterfront Advisory Committees, the Port has developed 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 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

¹ Link to Port Eco-Industrial report

- 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

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