

Ballot Simplification Committee

Approved Digest - Tuesday, July 30, 2013: Packard, Fasick, Fraps, Jorgensen

Any Requests for Reconsideration due 4 p.m. on Wednesday, July 31, 2013

8 Washington Initiative *(working title only, subject to change)*

The Way It Is Now:

The site proposed for development as 8 Washington Street is 3.2 acres bounded by the Embarcadero, Washington Street and Drumm Street (the Site). Approximately 80% of the Site is owned by Golden Gateway Center and used as walkways and a private tennis and swim club. The remaining 20% is a public parking lot under the jurisdiction of the City and County of San Francisco's Port Commission.

In 2012 the Board of Supervisors (the Board) approved a development project for the Site involving construction of two mixed-use buildings containing 134 residential units, ground floor restaurants and retail, a private fitness and swim facility, a public park and open spaces, and underground public and private parking. Aspects of this project were also approved by the San Francisco Planning Commission, the Port Commission and the California State Lands Commission.

In approving the development project, the Board also adopted an Ordinance to increase the legal building heights on a portion of the project. A referendum (Proposition __) was filed requiring that the Ordinance be submitted to the voters.

This initiative (Proposition __) dealing with the same Site then qualified for the ballot.

The Proposal:

Proposition __ would create a special use district known as the 8 Washington Parks, Public Access and Housing District. The district would require the 8 Washington Street Site project to include:

- two buildings housing a total of between 121 and 141 residential units;
- an increase in the legal building heights on an approximately half-acre portion (16% of the Site) along Drumm Street from 84 feet to 92 feet in one section and from 84 feet to 136 feet in another;
- a private fitness and swim center, with a two-story height limit;
- a height limit of 6 stories for the residential building along the Embarcadero;
- payment by the developer to the affordable housing fund of the City and County of San Francisco;

- public parks, open space, walkways and sidewalks on at least 20% of the Site;
- new and expanded pedestrian access to the waterfront and enhanced bicycle and pedestrian safety;
- ground floor retail and cafés; and
- underground private and public automobile and bicycle parking.

The project will create new construction and permanent jobs and increase revenue for the Port and the City.

Proposition ____ also would limit the City Planning Director's time to review a proposed plan for the Site.

A "YES" Vote Means: If you vote "yes," you want to approve the 8 Washington Street Site project.

A "NO" Vote Means: If you vote "no," you do not want to approve the 8 Washington Street Site project.

word count: 417 [suggested word limit: 300].