

Ballot Simplification Committee - DRAFT for Consideration on Tuesday, July 30, 2013

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

The Way It Is Now:

8 Washington Street is a 3.2 acre site bounded by the Embarcadero, Washington Street and Drumm Street (the "Site"). Most of the Site is private property that Golden Gateway Center owns and uses as a private tennis and swim club. The remainder is a public parking lot under the jurisdiction of the City and County of San Francisco's Port Commission (the "Port").

In 2012 the Board of Supervisors (the "Board") approved a development project for the Site allowing construction of two mixed-use buildings containing 134 residential units, ground floor restaurants and retail, a fitness and swim facility, public parks and open space, and underground parking.

In approving the development project, the Board also adopted an Ordinance (the "Ordinance") to increase the allowable building heights on an approximately half acre portion of the Site along Drumm Street from 84 feet to 92 feet on one portion and 136 feet on another portion. Without the Ordinance, the entire Site has an 84 foot height limit.

Before the Ordinance went into effect, opponents of the proposed development filed a referendum petition. The referendum requires that the Ordinance be submitted to the voters. The Ordinance will not go into effect unless a majority of voters vote in favor of it.

The Proposal:

Proposition ____ would adopt new zoning for the Site and allow a development project that includes:

- between 121 and 141 residential units;
- payment by the developer into the City and County of San Francisco's (the "City") affordable housing fund;
- public parks, open space, walkways and sidewalks on at least 20% of the Site;
- a fitness and swim center and cafe, all with a two-story height limit;
- ground floor retail and cafes;
- an increase in the allowable building heights on an approximately half acre portion of the Site along Drumm Street from 84 feet to 92 feet on one portion and 136 feet on another portion;
- a height limit of 5-6 stories for the residential building along the Embarcadero; and
- underground automobile and bicycle parking.

Proposition ____ would create a new “administrative clearance” process that would limit the City’s Planning Director’s time and discretion to review a proposed plan for the Site.

A "YES" Vote Means: If you vote "yes," you want to approve the development project described in Proposition ____.

A "NO" Vote Means: If you vote “no,” you do not want to approve the development project described in Proposition ____.

word count: 394 [suggested word limit: 300].