



SAN FRANCISCO GATEWAY PROJECT

PRESENTATION TO BVHP ENVIRONMENTAL JUSTICE RESPONSE TASK FORCE

JUNE 21, 2023



San Francisco
Planning

Agenda

- Introductions
- Project Overview and Approvals
- Environmental Review Process
- Development Agreement Process
- Opportunities to Participate

WHO WE ARE

Born and raised in San Francisco

We are the world's leader in logistics real estate. We own, build and operate modern facilities through all points of the supply chain

Founded in 1983 We just turned 40!

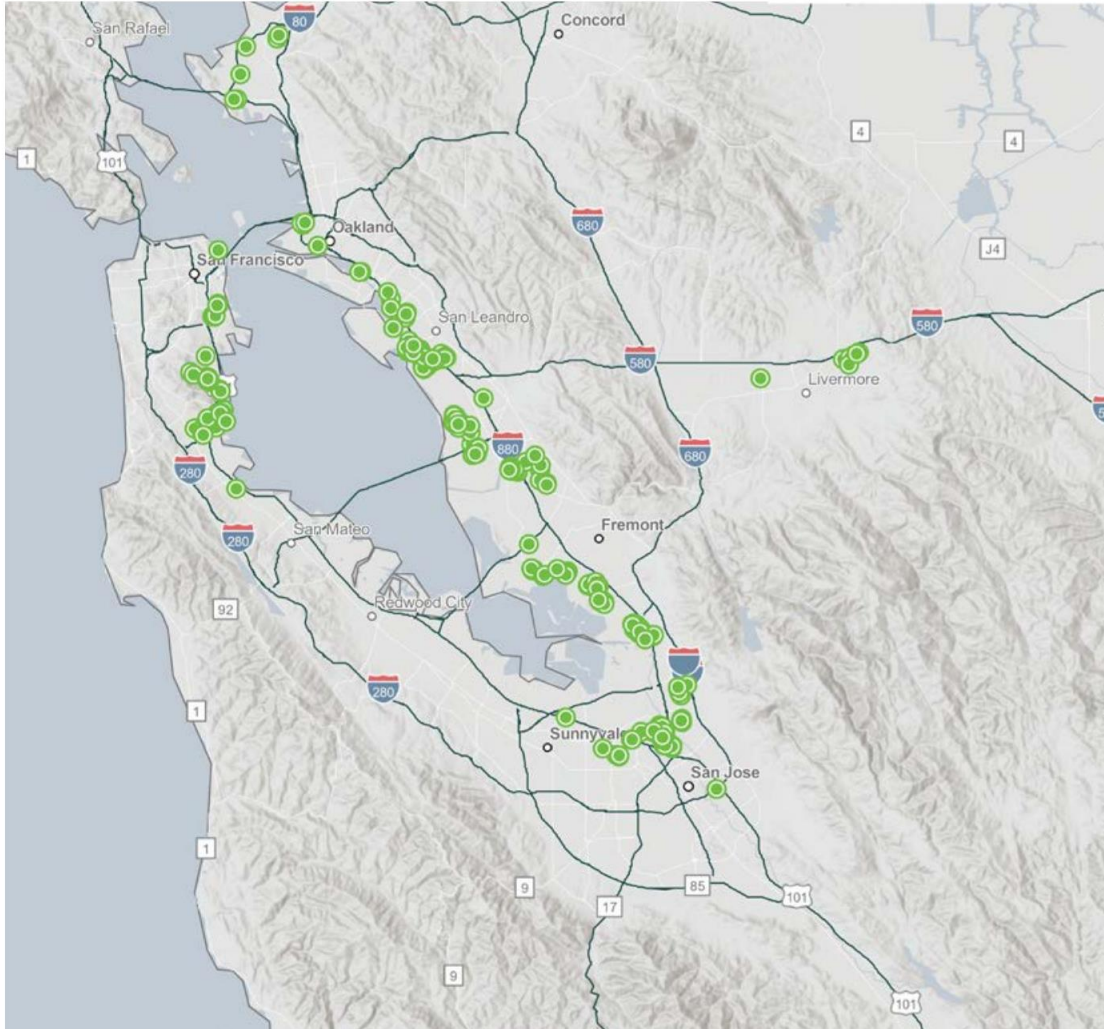
We are leading the industry to a more efficient and sustainable future with investments in energy + sustainability, mobility and workforce

Serving critical community needs

We provide space for businesses to operate and thrive



PROLOGIS IN THE BAY AREA



30 million square feet
Across 293 buildings in the Bay Area

Our tenants and their customers service critical needs:



Transporting **produce** from farms to restaurants



Transporting **home goods & furniture** from makers to homes

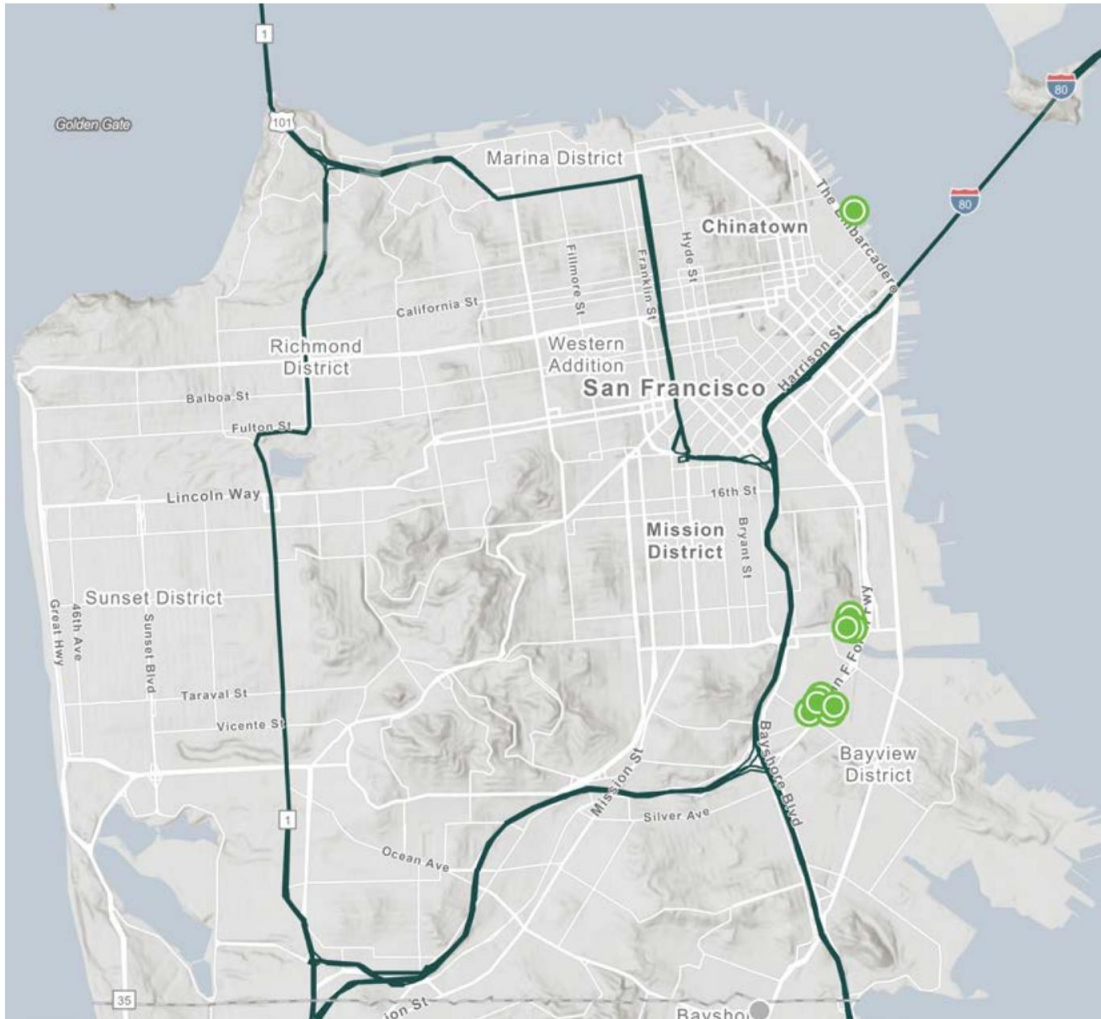


Transporting **building materials & supplies** for contractors to build



Transporting **medical supplies & vaccines** to your local drugstore

PROLOGIS IN SAN FRANCISCO

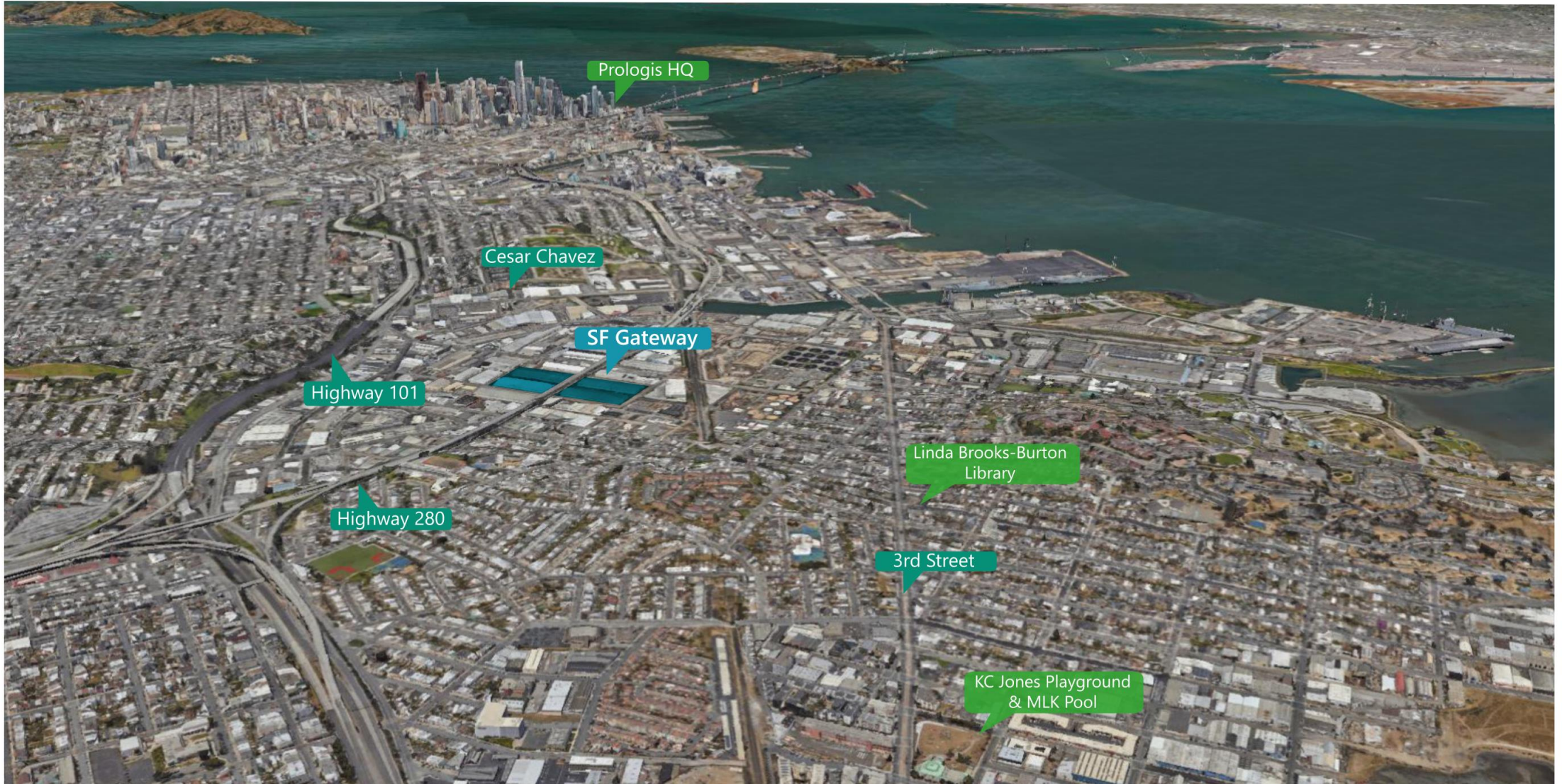


800,000 square feet
Across 10 buildings in San Francisco

Our buildings support **925 full-time jobs** and over 30 regional and local businesses, including:



WHERE WE ARE : SF GATEWAY



SF GATEWAY VISION



EXISTING

- 4 single story warehouse buildings built in the 1940's
- Site purchased and operated by Prologis since 2014
- 448,000 sf of PDR space
- Underdeveloped and not accepted streets



PROPOSED

- 2 new three-story buildings
- 700,000 sf of new PDR space (2 million total gross sf)
- 4,000 linear ft of improved infrastructure and streetscape

SF GATEWAY VISION



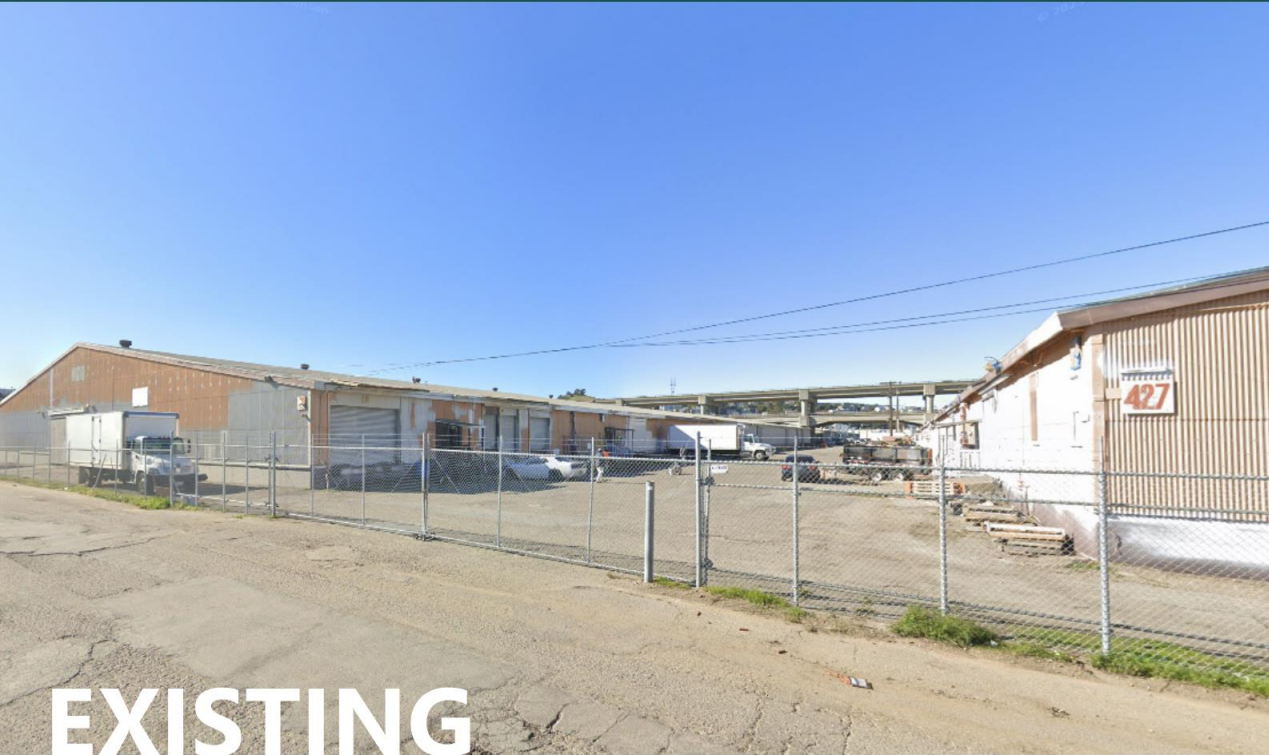
EXISTING



PROPOSED

Storefront retail space along McKinnon Avenue

SF GATEWAY VISION



EXISTING



PROPOSED

Main building entrances at Toland and Rankin

SF GATEWAY VISION



EXISTING



PROPOSED

Art opportunities at McKinnon Avenue and Selby Street

SF GATEWAY VISION



Storefront maker space along Kirkwood Avenue

SF GATEWAY GUIDING PRINCIPLES



GOOD JOBS

Generating good PDR jobs and helping our neighborhoods recover

- Deliver high quality, low barrier PDR jobs
- Generate a significant number of union construction jobs and apprenticeships
- Provide substantial workforce training and hiring programs for local community members
- Support local small business



COMMUNITY FOCUS

Investing in the Bayview Hunters Point community and forming long term partnerships

- Develop lasting infrastructure improvements, to enhance safety and well being of the neighborhood
- Foster local entrepreneurship through maker and retail spaces
- Amplify local artists through installation opportunities
- Engage in long-term collaboration with local business and PDR partners to support Bayview Hunters Point



INNOVATIVE INDUSTRIAL

Committing to the development of modern, sustainable and responsible PDR

- Embrace design innovation through multi-level urban infill development
- Improve resiliency and stability of local supply chain
- Invest in largest solar array in the city, leading transition to a cleaner electrified future
- Commit to significant environmental goals (operation & construction)

SF Gateway Project Timeline



Opportunities for Public Input

PUBLIC INPUT AND CITY APPROVALS | TIMELINE SUBJECT TO UPDATES

2019

2020

2021

2022

2023

2024

Project Sponsor Public Outreach



Preparation of Technical Environmental Studies



Notice of Preparation and Initial Study
published for public review and comment



Responses to Comments

Public Comment on Draft Environmental Impact Report (EIR)



EIR Certification
Hearing

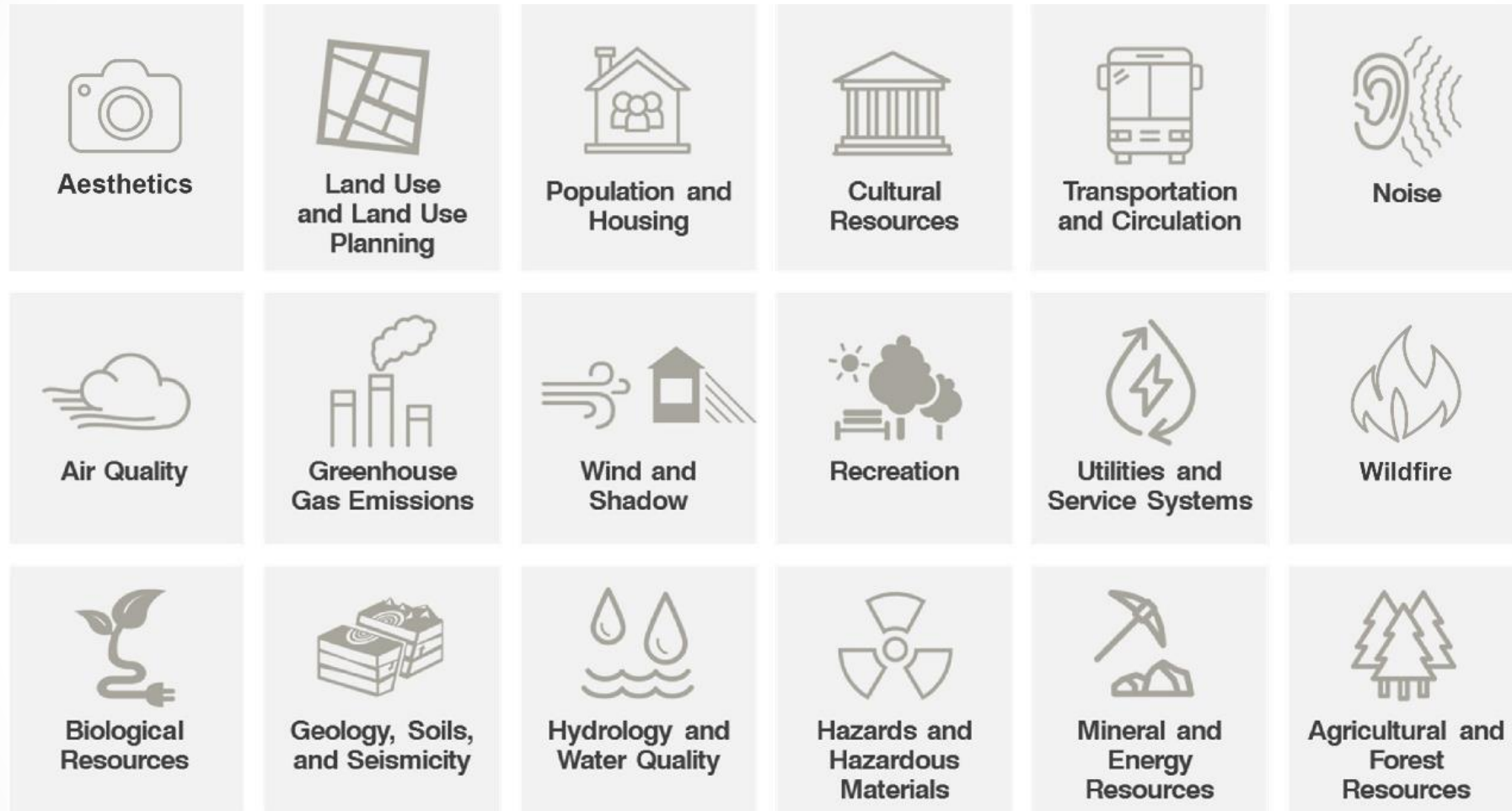


Planning Commission
Entitlement Hearing



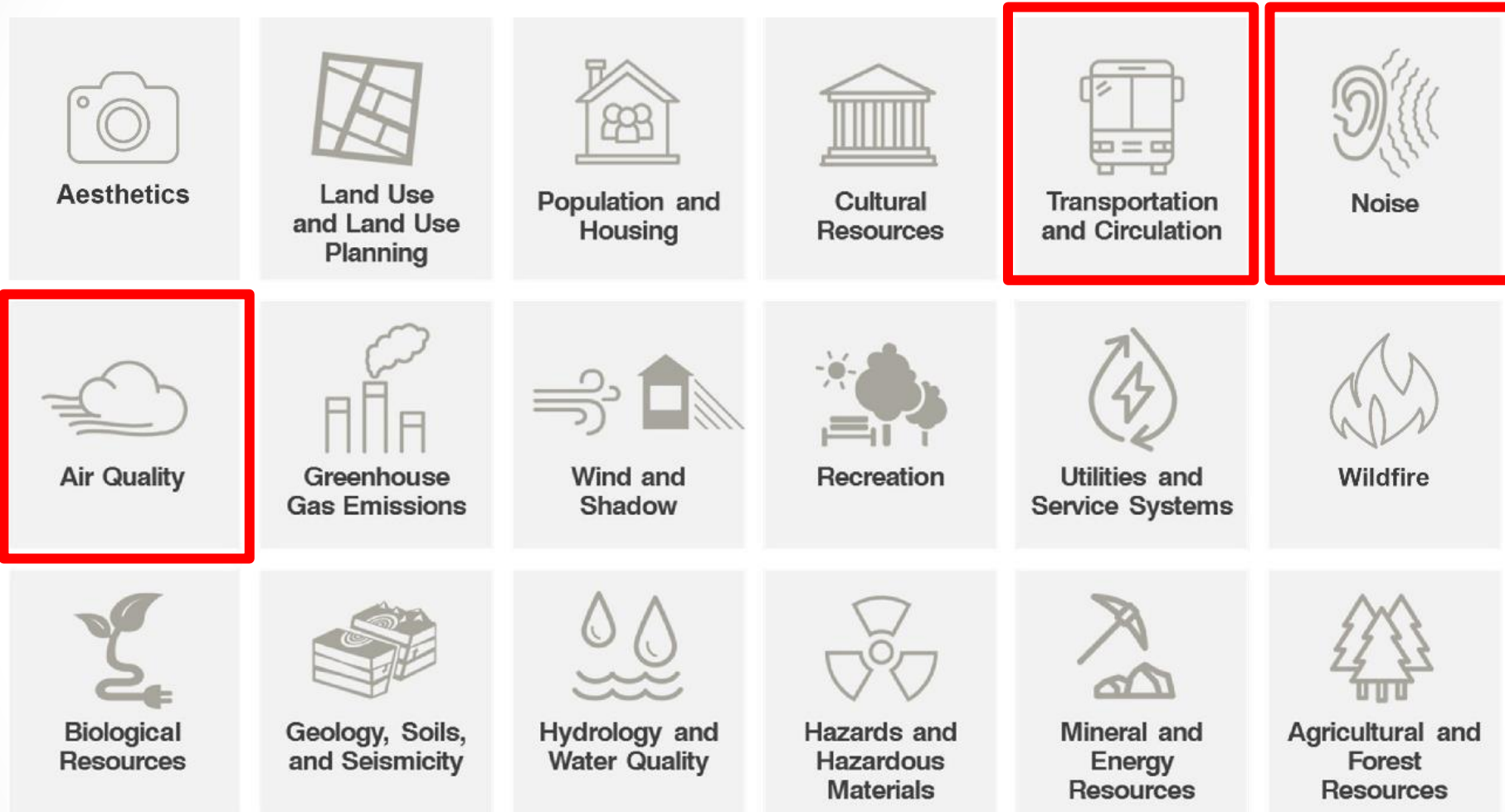
Board of Supervisors
DA, Zoning Code/Map Amendments

CEQA Topics



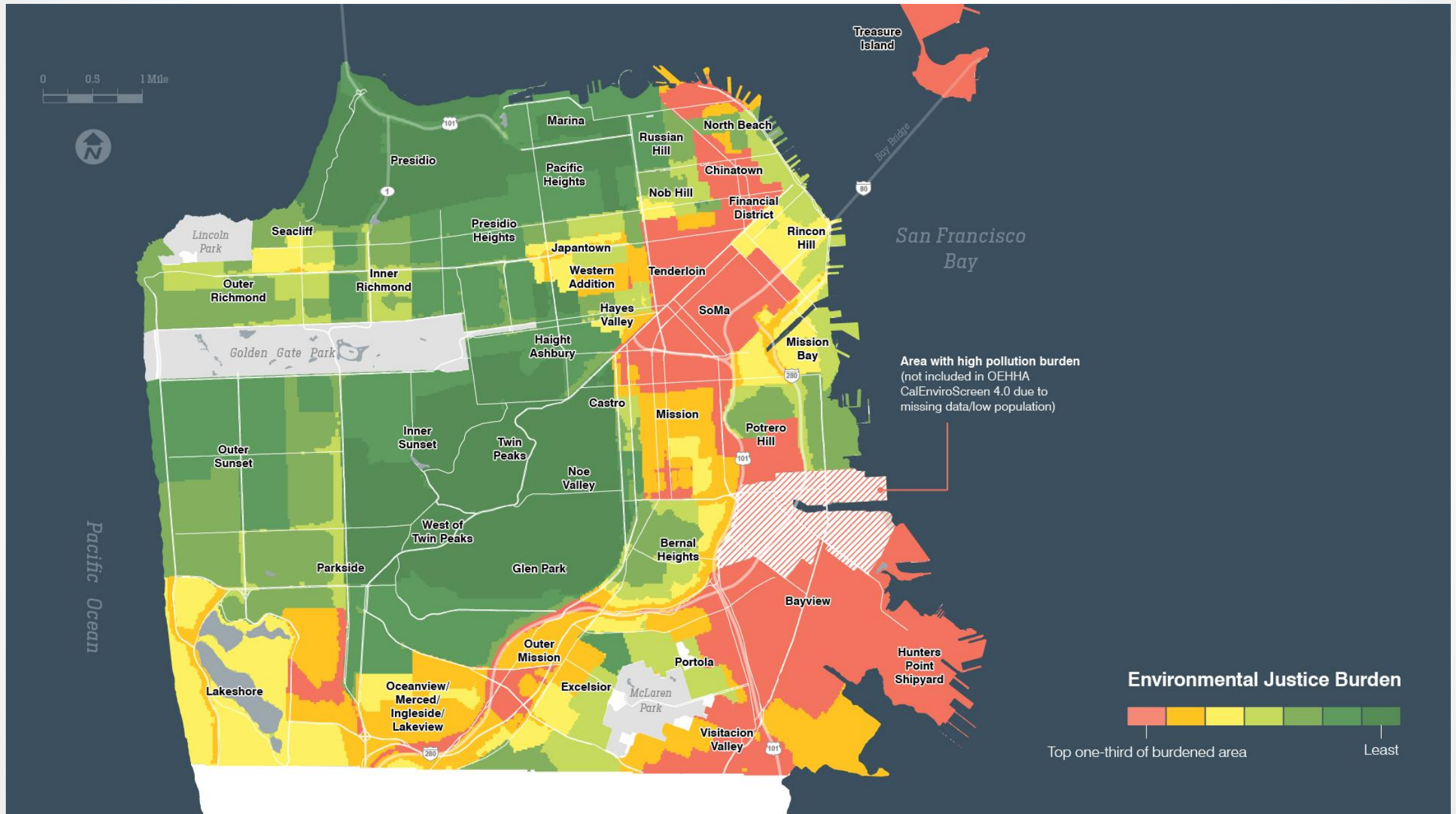
CEQA review must consider both **project-specific** and **cumulative** effects

CEQA Topics - To be addressed in the Environmental Impact Report



CEQA review must consider both **project-specific** and **cumulative** effects

Role of Existing Conditions in Environmental Review and Entitlement Process



Development Agreements (DA's)

What is a Development Agreement?

- Contract agreement between city and developer of a specific property

How are DA's different from other projects?

- Planning code governs the use and design of all buildings in San Francisco
- DAs provide certainty for developers, and sometimes exceptions from standard requirements
 - Potrero Power Station, India Basin, Schlage Lock, 5M, Balboa Reservoir
- DAs provide significant public benefits (such as affordable housing, parks, community facilities)
- DAs are typically constructed over longer period, in phases (including buildings and public benefits)
- DAs must be approved by Board of Supervisors

DEVELOPMENT AGREEMENTS: **EXAMPLES OF PUBLIC BENEFITS**

CULTURAL DISTRICT SUPPORT
+ YOUTH PROGRAMS
5M



ART & PRODUCTION SPACE
Pier 70



EDUCATOR HOUSING
Balboa Reservoir



WORKFORCE TRAINING
California Pacific Medical Center



Additional Community Benefits
Various Projects

- Affordable Housing, Childcare Center, Public Park at Balboa Reservoir
- Wellness Center + Community Space at Alice Griffith, Potrero Power, Hunters View, & Sunnydale
- Safe Routes to School Funding at Parkmerced
- Waterfront Parks, Public Electric Vehicle Chargers at India Basin
- Community Center, parks, car-share memberships and Clipper Cards at Schlage
- Restoration and non-profit space at 5M/Old Mint

SF GATEWAY COMMUNITY BENEFITS



LOCAL BUSINESS SUPPORT



LOCAL JOBS



INFRASTRUCTURE AND TRANSPORTATION

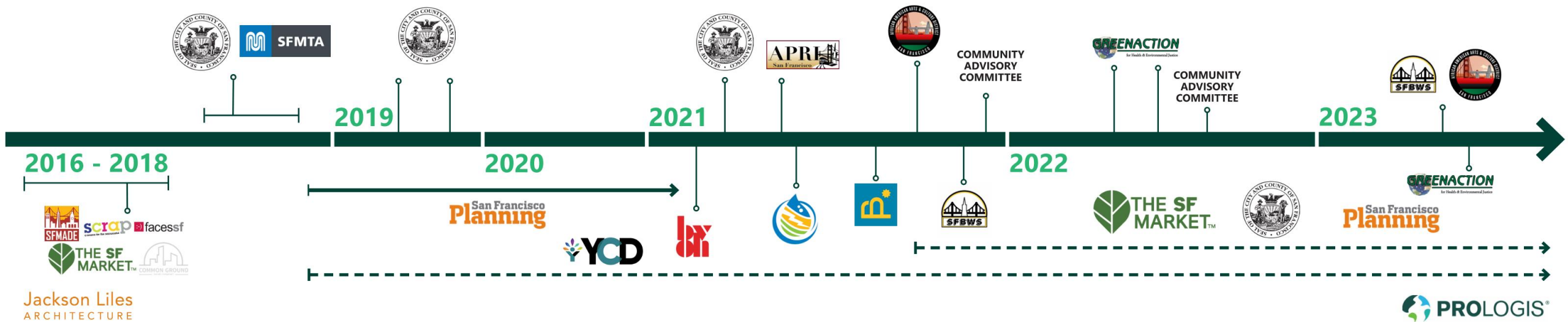


ENVIRONMENT

GOOD JOBS

COMMUNITY FOCUS

INNOVATIVE INDUSTRIAL



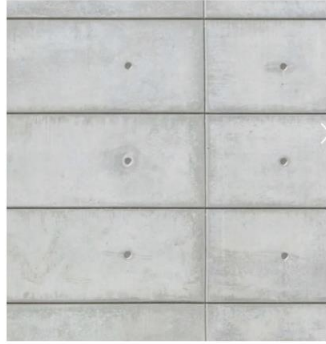
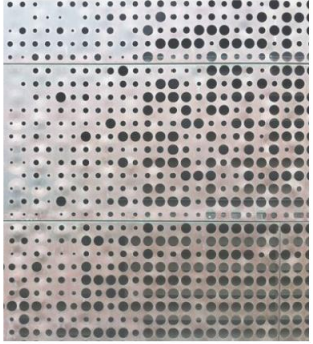
BVHP COMMUNITY MEETING



Please join us!

*Sf Gateway community-wide
presentation and Q+A*

Southeast Community Center
Wednesday, June 28th, 2023
4:30pm - 6:00pm



THANK YOU!



DEVELOPMENT PROCESS OVERVIEW



Development **Why Does Development Occur?**

- Most of the City's land is privately owned by individual homeowners, commercial real estate companies, or nonprofit organizations
- Over time, private sites are developed to:
 - Rebuild outdated or unsafe structures
 - Expand or renovate individual homes or buildings
 - Create new buildings to sell/rent on the open market



Balboa Reservoir

Development: **Two Types of Project Approvals**



Property owner is proposing to build under the existing rules and within their rights.

- Development is consistent with existing zoning (project is "by right").
- Not seeking policy changes, zoning changes, or special approvals.
- Most common type of development.
- Public is notified of the project and has specified opportunities to weigh in.



Property owner is seeking a change in zoning, policy change, or some other discretionary approval.

- Development is not consistent with existing zoning.
- Project Seeks changes to the rules and will provide a more robust public benefits package.
- A development agreement (DA) is a tool that can be used to capture policy changes and codify public benefits.
- Public is invited to participate in a robust community engagement process.

Development: **City Requirements**

San Francisco requires specific fee payments and building features from new developments, to ensure they contribute to the City's public spaces, public utilities, and services. The requirements depend on the type, size, and location of the project. They generally include:

- **Streetscape improvements** (street trees, sidewalk widening and bulb-outs, bike racks)
- **Fees** to support schools, parks, transit, utilities, as well as childcare, universal pre-K, and other services
- For projects with housing, **affordable housing units** (on-site, off-site, or payment of a fee)

DEVELOPMENT AGREEMENTS



Development Agreements **What is a Development Agreement (DA)?**

- A contract between the City and a developer that grants the necessary development rights to execute a project and codifies the projects' specific uses, design, regulations, and policies.
- Requires discretionary approval actions via legislation through the Planning Commission and Board of Supervisors.
- Can be used on any type of land or project. Once finalized, the DA remains effective on the project site even if the site is sold to another developer or owner.
- DA projects are typically constructed over time, often in phases, and often include the creation of new infrastructure such as blocks and streets, parks, and community facilities.
- DA projects provide significant public benefits (such as affordable housing, parks, community facilities) that are responsive to the neighborhood's needs and tailored to the project itself.
- DAs include measures to keep projects accountable such as frequent reporting requirements, robust monitoring procedures, and ongoing community coordination.

Development Agreements **Who Plays a Role in DAs?**



Community (You!)

Share ideas about the project design, amenities, and community benefits

Advocate for the needs of the community/neighborhood

Share feedback



Government ("City")

Facilitate the entitlement process

Ensure community interests are heard and considered

Ensure developer commitments are fulfilled, accountability



Developer

Listen to the ideas from the City and community to design a feasible project

Act in good faith during community benefits negotiations

Construct and implement per what is written in the Development Agreement (DA)

Development Agreements **Working Towards Community Benefits**

Things to consider:

- Short- and long-term changes to your neighborhood caused by the project.
- Potential benefits of the projects to the community.
- Opportunities for the project to support existing neighborhood goals/efforts.
- Level and type of community benefits appropriate to the proposed project.
- What could be included in the project that would address any concerns about the project.
- Ways to increase a project sponsor's ability to offer more community benefits, such as reducing developer's cost or increasing the size of development.

DEVELOPMENT AGREEMENTS: **EXAMPLES OF PUBLIC BENEFITS**

CULTURAL DISTRICT SUPPORT + YOUTH PROGRAMS 5M



ART & PRODUCTION SPACE Pier 70



EDUCATOR HOUSING Balboa Reservoir



WORKFORCE TRAINING California Pacific Medical Center



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Get Involved in the Development Process

- Learn more about projects happening in your [neighborhood](#)
- [Register](#) your neighborhood organization with the Planning Department to receive notices about projects.
- Attend project sponsor community meetings
- Comment on scope of environmental review and Draft Environmental Impact Report (EIR)
- Submit public comment to Planning Commission and Board of Supervisors
- Attend project hearings at Planning Commission and Board of Supervisors