

## **Ballot Simplification Committee**

**FINAL Digest - Monday, August 5, 2013: Packard, Fasick, Fraps, Jorgensen, Unruh**

**Any Requests for Reconsideration were 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 privately operated tennis and swim facility. 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 privately operated fitness and swim facility, a public park and open spaces, and underground public and private parking.

In approving the development project, the Board also adopted an Ordinance to increase the legal building height limits on a portion of the project. Then a referendum (Proposition \_\_) qualified for the ballot requiring that the Ordinance be submitted to the voters.

Later, this initiative (Proposition \_\_) dealing with the same Site 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 height limits 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 privately operated fitness and swim facility, 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 as required by law;

- a public park, 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;
- underground private and public automobile and bicycle parking; and
- increased revenue for the Port and the City.

**A "YES" Vote Means:** If you vote "yes," you want to approve the 8 Washington Street Site development project, which includes new housing, retail and recreational facilities and open space. It would also increase the building height limits on a portion of the Site.

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

word count: 407 [suggested word limit: 300].