

April 15, 2014

Via Messenger


Mr. John Kwong
Bureau of Street Use and Mapping
Department of Public Works
1155 Market Street, 3rd Floor
San Francisco, CA. 94102

Re: Major Encroachment Permit Application: Automated Waste Collection System
for Hunter's Point Shipyard/Candlestick Point Project Area

Dear Mr. Kwong:

On behalf of Recology, Inc., the project sponsor for the Trans-Vac Automated Waste Collection System ("AWCS") in the Hunters Point Shipyard/Candlestick Point Project area, please find attached a completed Major Encroachment Permit Application ("Application") required for construction and operation of the AWCS. Enclosed please find six (6) copies of the site plans, a \$4,146.14 check for DPW review of the plans and Application, 300' radius maps and mailing labels, and postage for mailing public notice of the DPW Hearing and the Board of Supervisors Land Use Committee meeting on the Application.

Please feel free to contact me at (415) 954-4958 or at idick@fbm.com if you have any additional questions or concerns.

Sincerely,


Ilene Dick

ID

cc: Barbara Moy, DPW
Maurice Quillen
Harry Pliskin

PART 1. A: Assessor Block/Lots Fronting Affected Streets Requiring Permit

4591A-079
4884-026
4884-027
4886-008
4917-002
4918-002
4918-025
4934-002
4934-003
4935-002
4936-020
4963-003
4963-004
5000-001
5005-001
5005-003
5005-004
5005-005
5005-016

PART 2: Project Description: Automated Waste Collection System

The Major Encroachment Permit (“Permit”) is sought for the construction and operation of an Automated Waste Collections System (“AWCS”) in the Candlestick Point-Hunters Point Shipyard project area. Because of the AWCS’ occupancy and use of the City’s Right-of-Way, construction and operation of the AWCS requires issuance by the Board of Supervisors of the Permit after review and recommendation of the Department of Public Works. Exhibit A shows the streets for which the Permit would be required. The lines into the current parcels merely indicate that there will be underground connections between the pipes under the City streets and the private parcels upon which residential, commercial and retail buildings will be constructed as part of the Candlestick Point-Hunters Point Shipyard project area build-out.

The AWCS generally consists of a network of buried 20” diameter steel pipes that will be installed in the City’s streets. These pipes will transport waste streams generated by the residential, retail and commercial uses in Hunters Point below City streets for collection by Recology’s garbage trucks at one of three (3) above-grade facilities. For the Candlestick Point portion of the project area, the collection facility will be on top of the Candlestick Point retail area parking garage, known as the Candlestick Center Garage. See Exhibit B. For the Hunters Point Shipyard portion of the project area, the collection facilities will be located in unenclosed areas at grade at the corner of Spear and “C” Streets and to the north of Ring Road and Crisp Avenue. See Exhibit A.

The AWCS replaces Recology’s traditional waste collection system of multiple garbage trucks stopping to empty garbage, recycling and compost cans at numerous collection points for off-site

disposal with underground tubes that direct the waste from numerous points of origin to a centralized collection facility. See Exhibit C. Once collected from any of the (3) three collection facilities, up to approximately 7 Recology trucks will daily transport the solid waste for off-site disposal from each. To ensure access for repair and maintenance, buried maintenance access vaults would be installed at branch locations along the City's streets.

On a building scale, the project will include loading stations within all the multi-story buildings and outdoor areas on-site owned and operated by the City. These stations will be used exclusively for the disposal of on-site waste. These stations are linked to the below grade pipes under those parcels. Waste inlets will be placed on each building floor attached to chutes. Waste will remain queued in the chutes leading to the pipes until the next vacuum cycle is initiated. Once the vacuum cycle is initiated, the waste is transported via the pipe network in the City's streets to the nearest central collection facility, where it will be picked up by Recology trucks for off-site disposal.

PART 3: Priority General Plan Policies Findings

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The Project is for a Major Encroachment Permit that would allow construction and operation of an automated waste collection system below numerous City streets in the Candlestick Point-Hunters Point Shipyard project area. The Project will result in reduction of the space needs for waste collection areas in residential, commercial and retail buildings throughout the project area. This will free up more usable space for neighborhood-serving retail activity within the project area. By eliminating the presence of garbage cans and larger waste receptacles throughout the project area, the Project will enhance the quality of the residential, retail and commercial experience.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The Project is part of the expansive and sustainable infrastructure that will serve the Candlestick Point-Hunters Point Shipyard project area. No new or existing buildings will be demolished or modified by the Project. With the exception of the two (2) central collection facilities in the Hunters Point area, all Project construction and operation occurs underground, so neighborhood character will remain unaffected by the Project. And because of the phasing of the Project, its construction will precede, or be timed to coincide with, the construction of buildings in a particular area.

By locating the waste collection system underground, the Project eliminates unsightly and nuisance-causing garbage cans and waste receptacles in residential, retail, commercial and open space areas. Moreover, by automating and consolidating waste collection, there will be fewer garbage trucks in and out of the project area emitting greenhouse gases, particulates and noise. And by centralizing the waste collection in one location in each of three neighborhoods in the

project area, noise, odors and associated vermin will be vastly reduced throughout the entire neighborhood.

Collectively, the Project will enhance the quality of living, shopping and working in the Candlestick Point-Hunters Point Shipyard area. The Project minimizes the environmental and public health impacts common to areas where garbage is stored prior to off-site disposal. The Project will thus preserve cultural and economic diversity by minimizing the negative smells, aesthetics and noise that arise from garbage storage and disposal by truck.

3. *That the City's supply of affordable housing be preserved and enhanced;*

The Project will not affect the supply of affordable housing since the Project will be built primarily under City rights of way. No residential uses will be demolished or modified in order to construct or operate the Project.

4. *That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;*

The Project does not generate any significant parking, traffic or transit impacts as it is not creating occupiable space for living, shopping or working in retail or commercial uses. Since there is little or no on-street parking currently on-site, the construction of the Project will not affect on-street parking as the Project is primarily built below grade. Because operation of the Project is below-grade, it will not have any impact on on-street parking. There will be modest parking demand generated by the workers at the central collection facilities. The site is currently well served by MUNI's 19-Polk, 23-Monterey, 29-Sunset and 54-Felton lines; MUNI service is planned to be enhanced as the project area is built out.

The AWCS will reduce the number of hours of garbage truck traffic by at least 70%. The reduction in truck traffic will substantially reduce emissions, congestion, pedestrian/car hazards and noise throughout the project area.

5. *That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;*

The Project does not result in or propose loss of industrial or service sector activity nor will it involve commercial office development. In fact, the Project builds a new, sustainable, high-tech, industrial activity.

6. *That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;*

The Project will be built in accordance with current Building Code and Public Works Code life, fire and seismic safety standards.

7. *That landmarks and historic buildings be preserved;*

The Project will be built below City streets or in new Candlestick Center parking garage. The two (2) new collection facilities in the Hunters Point area will not impact any historic resources or historic districts. There are no landmark or historic buildings affected by Project construction or operation.

8. *That our parks and open space and their access to sunlight and vistas be protected from development.*

The Project involves primarily below grade construction in the City's streets. Only the central collection facilities in Hunters Point and the proposed Candlestick Center garage (which will house the central collection facility for the Candlestick Point area) will involve above grade construction. The FEIR found that there were no significant shadow impacts as a result of the Candlestick Center garage. Neither of the new collection facilities in Hunters Point area are near parks or open space. Thus, the Project would not result in the creation of new shadows on any new or nearby parks or open space during critical daylight hours. There are also no scenic views from any park that are affected by the Project.