

An aerial photograph of San Francisco, showing the city skyline, the bay, and various industrial and residential areas. A large, rectangular area in the lower-middle part of the image is highlighted in a solid green color, indicating the project site. The text is overlaid on this image.

# San Francisco Gateway Project

## 749 Toland Street and 2000 McKinnon Avenue



**San Francisco**  
**Planning**



SAN FRANCISCO  
OFFICE OF ECONOMIC &  
WORKFORCE DEVELOPMENT

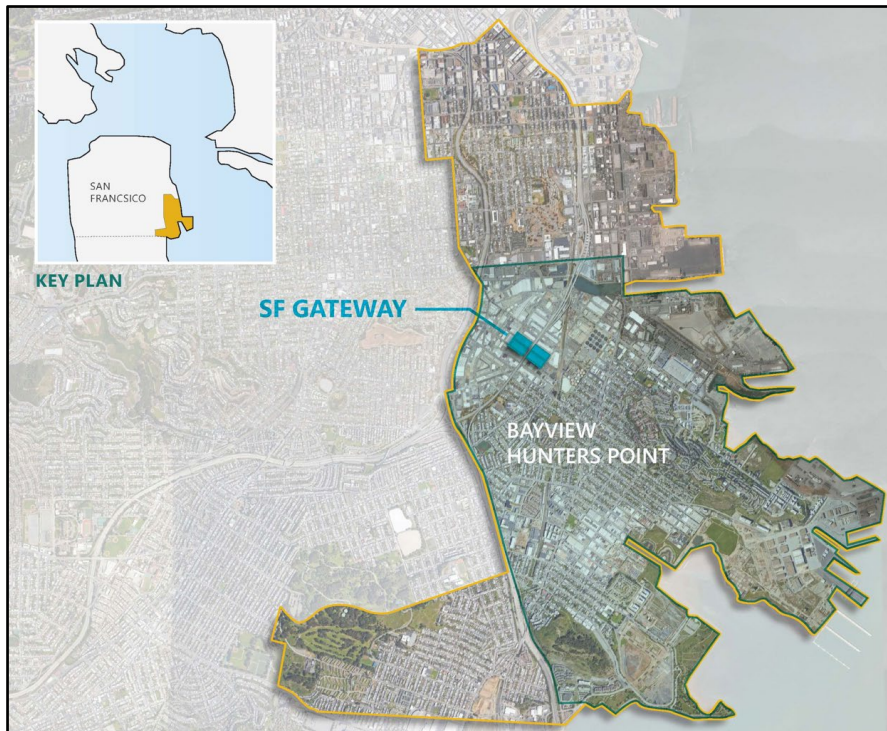
LAND USE AND  
TRANSPORTATION COMMITTEE  
NOVEMBER 3, 2025

# AGENDA

- Project Overview
- Proposed Legislation
- Development Agreement Features
- Fiscal Impact

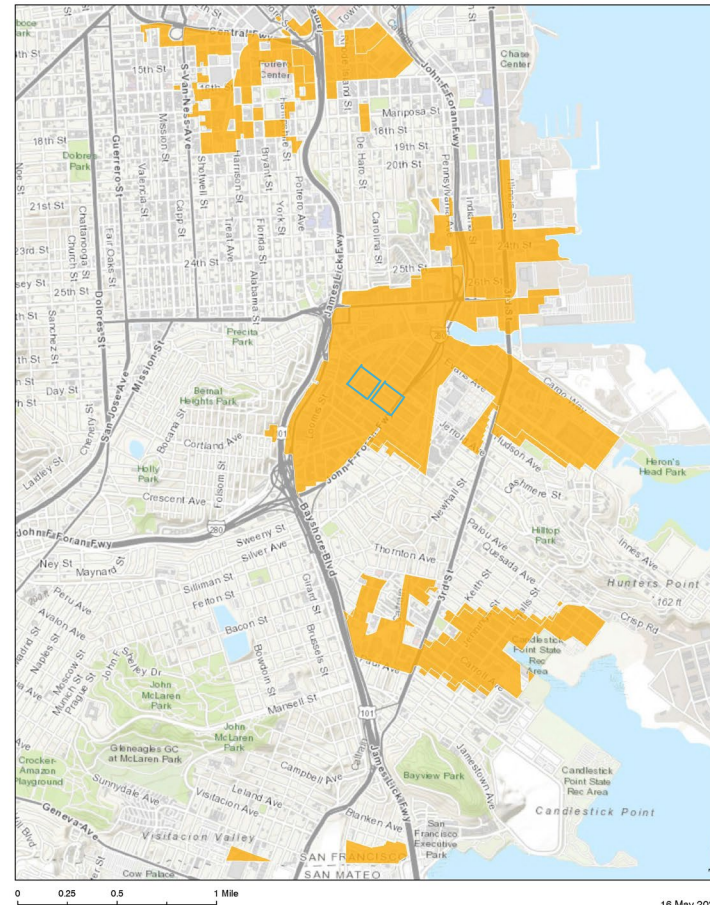


# PROJECT OVERVIEW



PDR Zoning

San Francisco  
Planning



16 May 2025

# PROJECT OVERVIEW



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



- 2 new three-story buildings
- 1,637,000 SF of flexible PDR space (~2 million total gross SF including active roofs) appropriate for warehouse/distribution, storage, parcel delivery, etc.
- 8 city blocks of improved infrastructure and streetscape

# PROPOSED LEGISLATION

- [File 250426](#): Ordinance amending the Planning Code and the Zoning Map to establish the San Francisco Gateway Special Use District
- [File 250427](#): Ordinance approving a Development Agreement between the City and County of San Francisco and Prologis, L.P.

# PLANNING CODE TEXT AMENDMENTS

Creates the **San Francisco Gateway Special Use District** (Section 249.7) which:

- Principally permits Private Parking Garage;
- Principally permits Parcel Delivery Service up to 225,000 square feet of Occupied Floor Area (OFA) in the Project and conditionally permits it beyond 225,000 square feet;
- Allows up to 8,500 square feet of OFA of Retail Sales and Service Uses;
- Establishes off-street parking ratios for Retail Sales and all other uses;
- Streetscape Improvements and Transportation Demand Management requirements are governed by the Development Agreement;
- Permits additional features as building height exemptions in addition to those listed in Section 260(b); and
- Outlines the design review process for the development including confirming compliance with the San Francisco Gateway SUD, DA, DSG, and CUA.

# DEVELOPMENT AGREEMENT BENEFITS AND KEY TERMS

- 20-year term with two five-year options to extend
- Improvement of surrounding street segments (8 blocks) to City standard, paving the way for City acceptance of those streets
- \$8 Million in direct contributions to support workforce development, youth education and childcare, neighborhood infrastructure beyond the project's boundaries, and small businesses



# DEVELOPMENT AGREEMENT BENEFITS AND KEY TERMS

- A community engagement plan to ensure stakeholders stay involved and informed
- Robust workforce development agreements (First Source and Local Hire) for construction and end-use job opportunities
- Strong LBE Utilization Plan with direct opportunities for Bayview Hunters Point businesses



# FISCAL IMPACTS

- Over \$16 million in one-time development impact fees (includes transportation, schools, and capacity fees)
- Approximately \$7 million annually in net new General Fund revenues at full Project buildout
- Operations will support an estimate \$514 million in new annual spending in San Francisco's economy at full buildout



THANK YOU



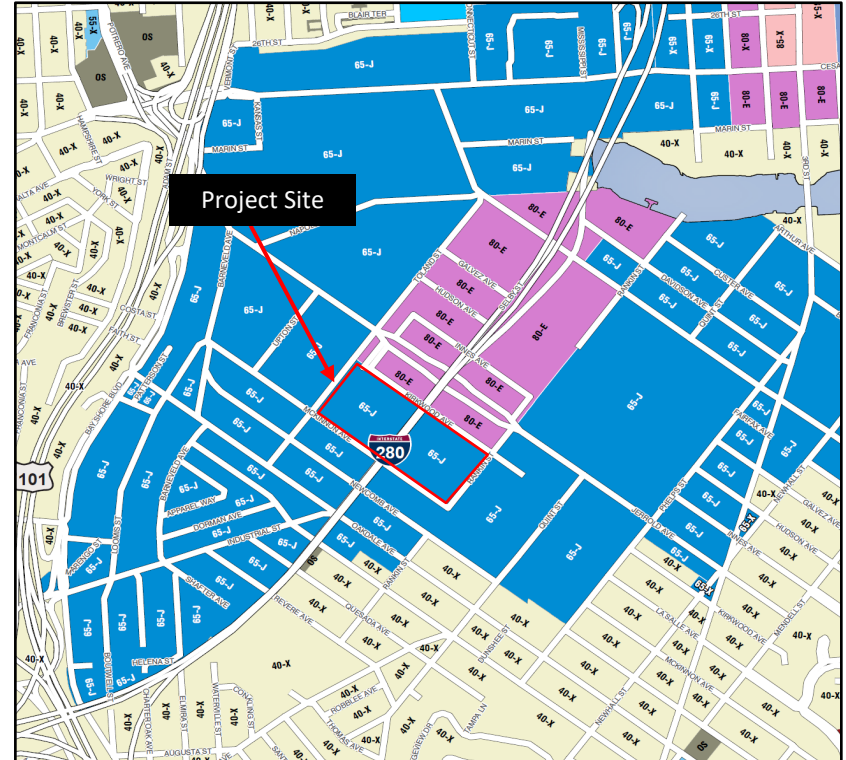
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# Additional contextual slides

# Zoning Map Amendments

- Zoning Map SU10 to illustrate the San Francisco Gateway Special Use District.
- Zoning Map HT10 to change the Height and Bulk District from 65-J to 97-X.





# Planning Commission Project Approvals

- Certify the Final Environmental Impact Report pursuant to the California Environmental Quality Act (“CEQA”).
- Adopt findings under CEQA, including findings rejecting alternatives as infeasible and adopting a Mitigation Monitoring and Reporting Program.
- Recommend that the Board of Supervisors approve the proposed Ordinance, as introduced to amend the Planning Code to create the San Francisco Gateway Special Use District (SUD), Planning Code Section 249.7, at the subject properties and amend Zoning Maps to illustrate the San Francisco Gateway SUD and change the Height and Bulk Zoning District from 65 to 97-X.
- Recommend that the Board of Supervisors approve a Development Agreement between the City and County of San Francisco and Prologis, L.P.
- Recommend the Commission adopt the San Francisco Gateway Design Standards and Guidelines document; and
- Grant a Conditional Use Authorization pursuant to Planning Code Sections 303 and 304 for a Planned Unit Development that would authorize the construction of the Project.

# COMMUNITY COMMITMENT & OUTREACH



## ITEMS FOR PLANNING COMMISSION CONSIDERATION

### Environmental Impact Report

Draft EIR - August 2023

Final EIR & Response To Comments (RTC) - May 7, 2025

*All impacts will be reduced to a less-than-significant level with mitigation*

### Special Use District

Establishes necessary use flexibility for site parcels

Project parking paired with enhanced TDM measures

Defines design review process

### Amendments to Zoning Maps

### Conditional Use Authorization for Planned Unit Development

Authorizes proposed design

Allows for exceptions to development standards, such as height measurements

### Development Agreement

Agreement between City and Prologis that includes, among other components:

- Community Benefits

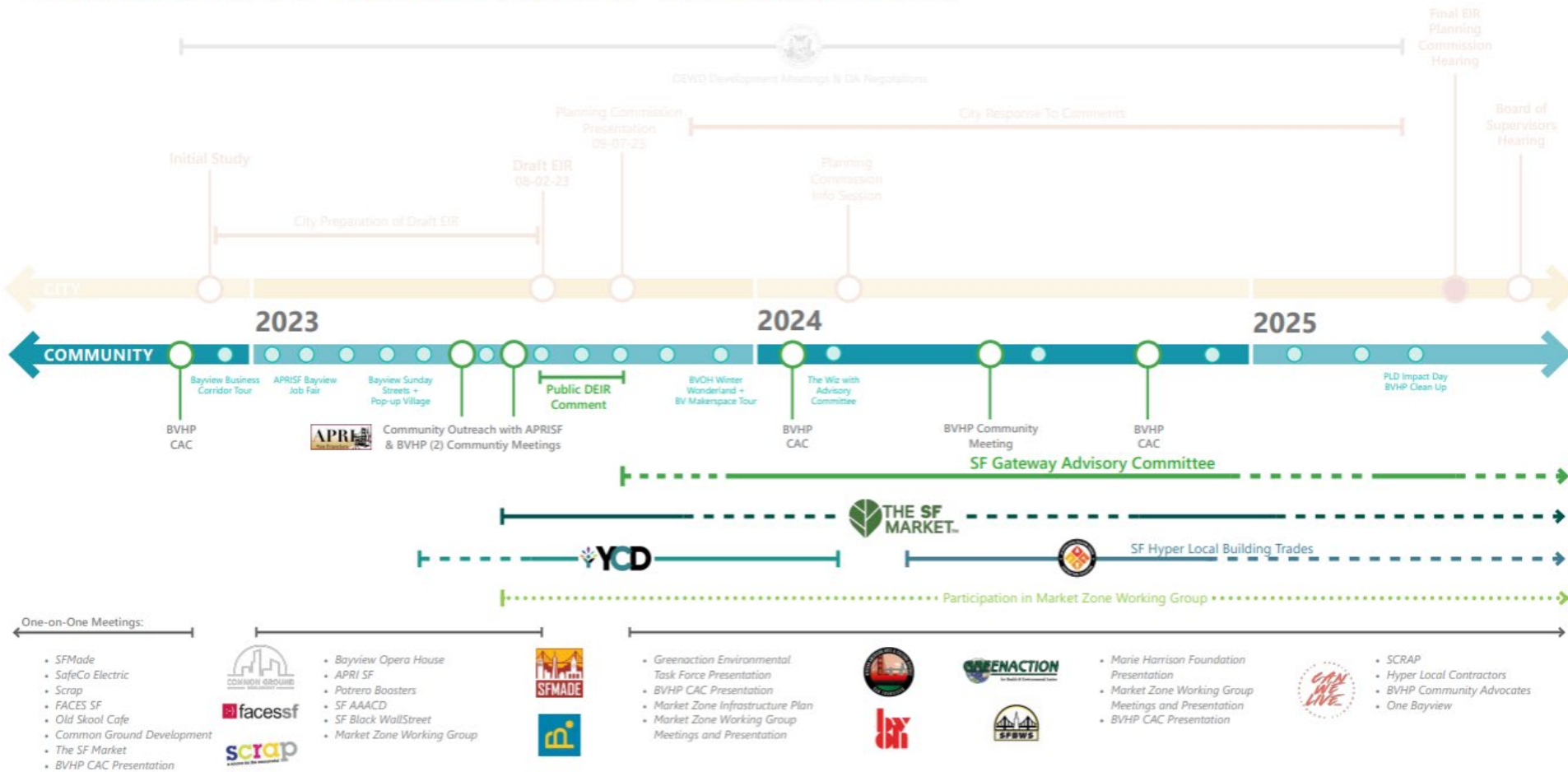
- Sustainability Plan

- Infrastructure Plan

### Design Standards and Guidelines

Establishes standards for design modification

## COMMUNITY COMMITMENT & OUTREACH



# COMMUNITY BENEFITS

## EARLY EDUCATION & ARTS SUPPORT

- Affordable Childcare Support
- Early Education Program Support
- Arts Funding and Implementation

## SMALL BUSINESS & PDR SUPPORT

- Bayview Small Business Support
- Affordable PDR Program

## SUSTAINABILITY

### Project Sustainability Plan

**LEED Gold & Zero Carbon**  
Committing to certifications that set high standards for design and operations

**Expansive Rooftop Solar**  
Offsetting full building electrical demand

**Extensive Infrastructure for Electrification**  
Simplifying the transition to electrification

**Environmental Equity Support**  
Supporting Bayview Hunters Point community organizations that seek an equitable transition to clean energy

## JOB TRAINING & WORKFORCE SUPPORT

- Construction Job Training
- Contractor Development Program
- Operational Job Training

*Project Labor Agreement*  
*Hyper Local Contractor Agreement*

## MARKET ZONE IMPROVEMENTS

- Project Streetscape Improvements
- SF Market Capital Project Support
- Market Zone Neighborhood Infrastructure



# PROJECT SUSTAINABILITY PLAN

Commit to  
Zero Carbon



Expansive  
Rooftop Solar



Maximize  
EV Charging



## PROJECT CORNERSTONES

- Reduce Carbon Emissions
- Provide and Utilize Renewable Energy
- Reduce Energy Consumption
- Enable Electrification
- Promote Community & Workforce Well-Being
- Build Resilience

### SUSTAINABILITY & RESILIENCE PLAN | PROJECT FEATURES MATRIX

1 REDUCE CARBON EMISSIONS			SUPPORTING STANDARDS			
TOPIC	KEY FEATURES	DESCRIPTION	CECA 104	USE 1040	ZERO CARBON	CALGREEN TIER 2
EMBODIED CARBON REDUCTION	Design and construction will reduce emissions related to material extraction, transportation, assembly, and construction as compared to a baseline project of this type	Reduce the Project's GWP (global warming potential) by 20% or more below Project baseline		✓	✓	✓
CARBON ACCOUNTING	Utilize sustainability experts to support and guide Plan and to track and validate the Project's commitment to reducing embodied carbon emissions	Complete zero carbon roadmap to guide Project development, articulate best practices, and provide pathway to meeting or exceeding commitments  Pursue as a goal - Third party carbon accounting to determine actual emissions reduction from construction as compared to baseline			✓	
TRUCK IDLING	Design incorporates vehicle ramping to move trucks on-site and into loading positions quickly, minimizing off-site idling and street congestion. Restricted on-site idling times reduce emissions further	Limit on-site truck idling to a maximum of 2 minutes	✓	✓		
CLEAN AIR VEHICLE AND BIKE PARKING	Prioritize parking availability for clean vehicles	Meet or exceed CalGreen Tier 2 Voluntary Measure by designating 50% total parking spaces for zero emission and or high efficiency vehicles  Meet or exceed CalGreen short-term and long-term bicycle parking requirements	✓	✓	✓	✓
VEHICLE MODEL YEAR	Ensure that visiting large trucks are running on current engine technology to minimize emissions	Limit model year of visiting trucks such that they are no more than nine years old upon the completion of project construction activities	✓			
GENERATOR EFFICIENCY	Reduce diesel emissions by maintaining high performance generator	Meet or exceed air board's Tier 4 final off-road emissions standards for on-site generator	✓			
MAKER SPACE EMISSIONS	Reduce emissions of stationary equipment by setting limit on daily NOx emissions	Limit NOx emissions of Maker Space activities to no more than 10 lbs/day	✓			
OPERATIONAL EMISSIONS MANAGEMENT PLAN	Provide process of assessment and reporting to ensure project NOx emissions do not exceed thresholds	Implement OEMP to track and demonstrate that the Project's net operational emissions do not exceed air district threshold	✓			

# STREETSCAPE DESIGN & INFRASTRUCTURE PLAN



## STREETSCAPE IMPROVEMENTS

Include the following new elements as formalized in the Infrastructure Plan:

- Full width of streets improved
- Curb & gutter
- Sidewalks
- Street trees
- New street lights
- Sewer & water upgrades

## INFRASTRUCTURE PLAN (IP)

The IP has been coordinated with the following key agencies:

- Department of Public Works
- SF Public Utilities Commission
- SF Municipal Transportation Agency
- SF Fire Department

