



STONESTOWN DEVELOPMENT PROJECT

LAND USE AND TRANSPORTATION COMMITTEE



San Francisco
Planning



SAN FRANCISCO
OFFICE OF ECONOMIC &
WORKFORCE DEVELOPMENT

July 8, 2024

Summary of Proposed Actions

LAND USE AND TRANSPORTATION COMMITTEE

- General Plan Amendment Ordinance (BOS File No. 240575)
- Planning Code & Map Amendment Ordinance (BOS File No. 240409)

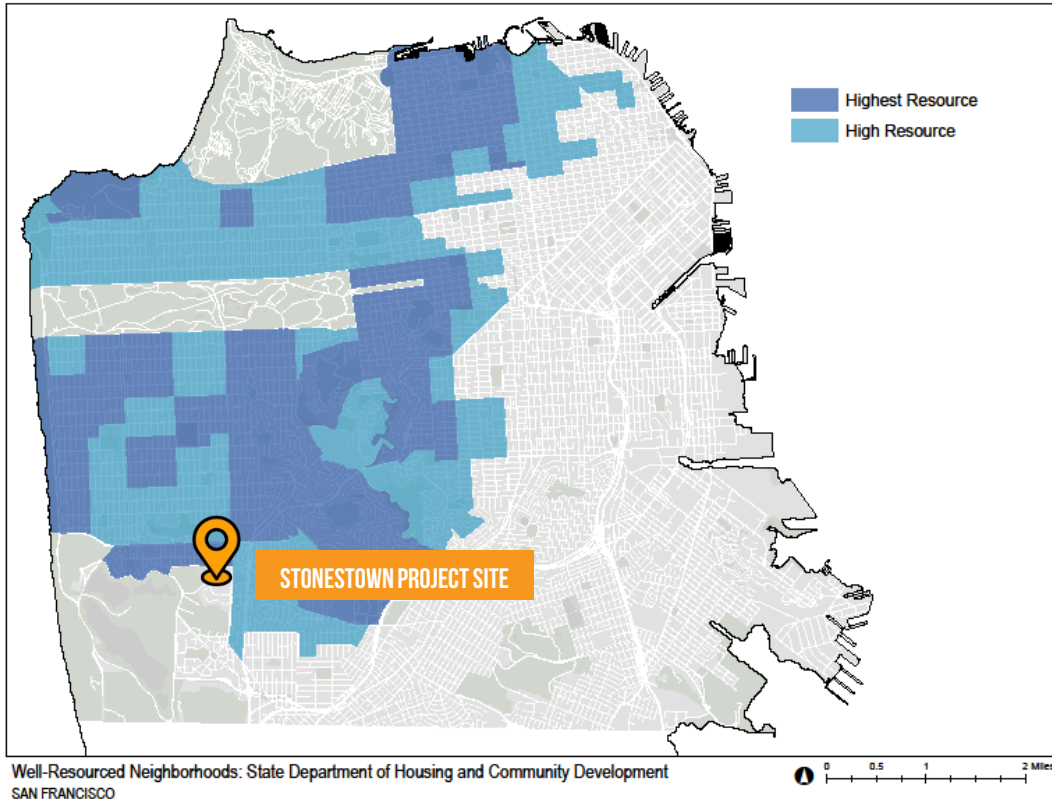
BUDGET & FINANCE COMMITTEE

- Development Agreement Ordinance (BOS File No. 240410)
- Resolution of Intention to form Enhanced Infrastructure Financing District (EIFD) (BOS File No. 240681)

PROJECT OVERVIEW



Housing on San Francisco's West Side



- The Stonestown project site is adjacent to well-resourced neighborhoods on the city's west side.
- Given the City's housing goals, and the site's proximity to transportation, open space and neighborhood amenities, the Stonestown site is well suited for housing development.
- The proposed project is included in the Sites Inventory of the 2022 Housing Element

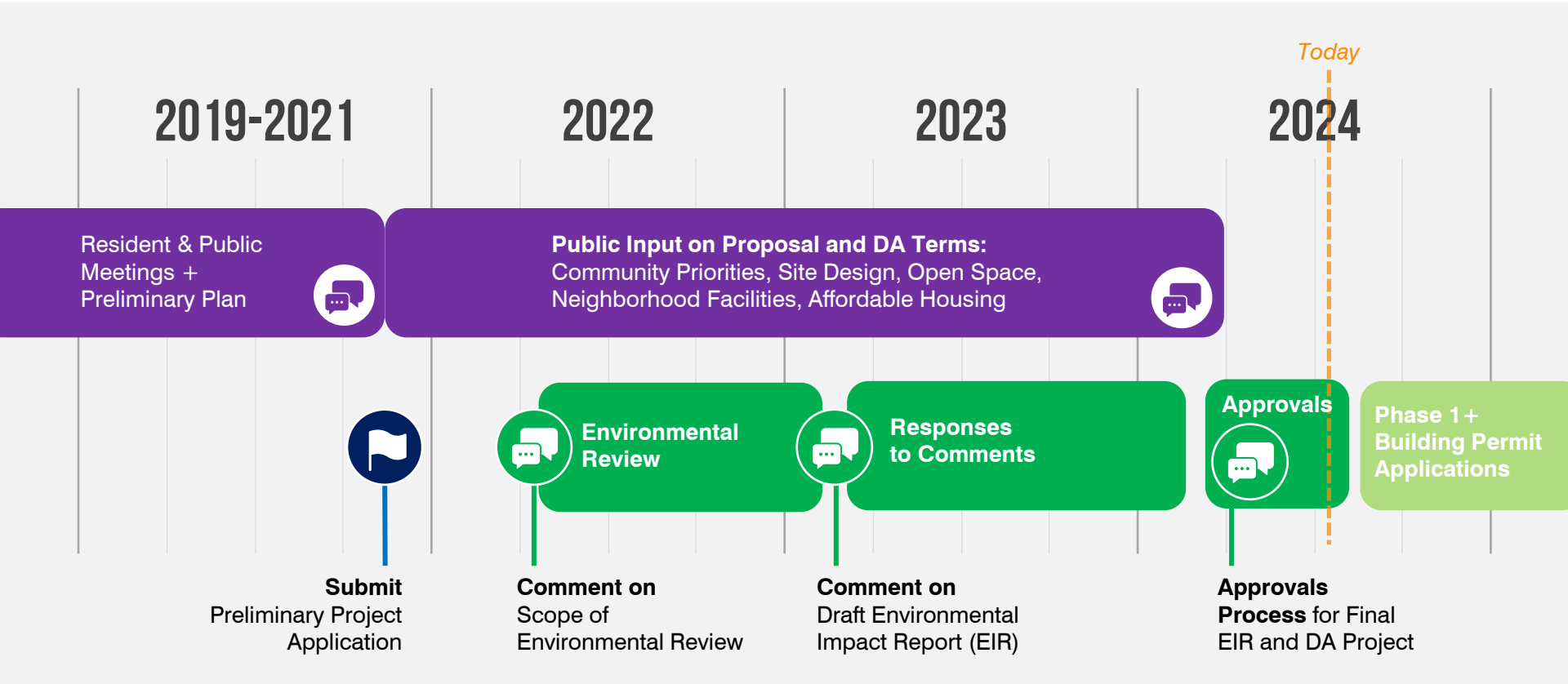
Neighborhood Context



Process and Timeline



Opportunities for Public Input



Outreach and Engagement

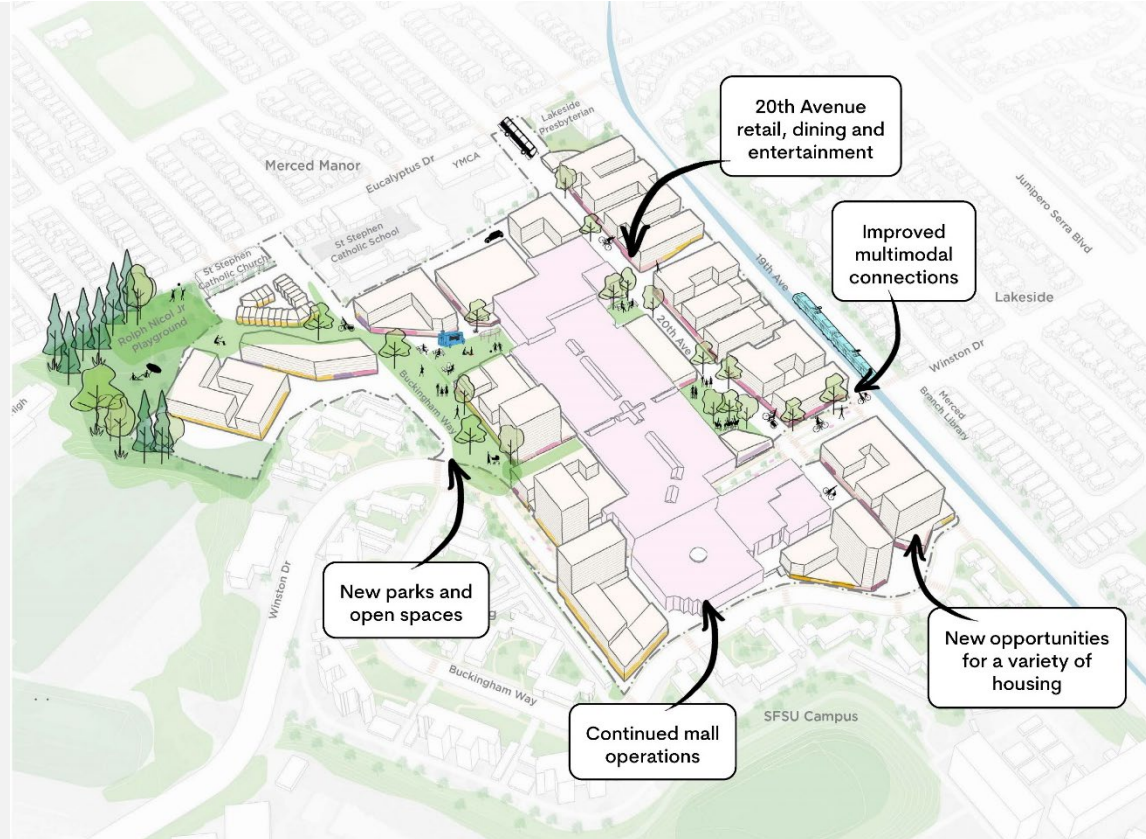
- 8 Public Workshops (600+ attendees).
- 14 Community Working Group Meetings.
- 2,000+ Neighbor Conversations (email, phone, in-person).
- 15,000+ Website visitors.
- 250+ Hours of in-person and zoom office hours.
- Project responded with increased density, reapportioning height, and traffic mitigations.



Project Overview Major Elements

Transforming surface parking lots into a residential neighborhood

- 3,500 new residential units from 3-18 floors, and up to 5 towers
- Nearly 6 acres of publicly accessible parks and plazas
- New retail main street on 20th Avenue
- New safe, accessible bike and pedestrian pathways, and multimodal connections
- Underground and above ground parking



DEVELOPMENT AGREEMENT KEY TERMS



Development Agreement Key Terms

Parks and Open Space

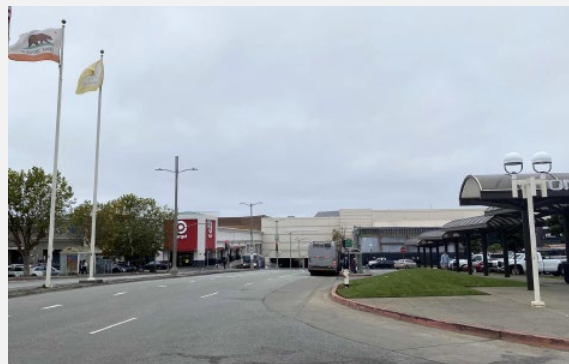
- 6 acres of new publicly accessible open spaces
 - Greenway Park
 - Plazas including Farmers Market plaza
 - Mid-block pedestrian connections throughout site
- Improvements to Rolph Nicol Jr. Playground
- \$1M contribution to Rec Park for future park improvements



Development Agreement Key Terms

Street Redesign and Transportation

- Fully redesigned street network
- Pedestrian-focused design including 20th Ave retail corridor and improved walking connections
- 2-way protected bikeways
- New utilities and green infrastructure
- Bus priority measures, new Muni easement, transit only lane, and two transit operator restrooms
- Transportation Demand Management (TDM) plan with ongoing monitoring
- Project contributes ~\$50M in transportation fees



Mall main entry at Winston Drive (existing)



Winston Drive (proposed)

Development Agreement Key Terms

Community Facilities

Child Care Facility

- New 7,500 sq ft onsite child care facility (or two 4,000 sq ft facilities)
- Space for 100 children and adjacent outdoor space
- Nonprofit provider with partially subsidized rent
- At least 15% would be affordable to low-income households

Senior Center

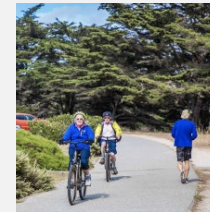
- New 7,000 sq ft onsite senior center
- Provided prior to demolition of the existing YMCA senior center annex
- Rented to a nonprofit operator for \$1 per year



Development Agreement Key Terms

Affordable Housing

- Affordable housing equaling 20% of all units
- Obligation can be met through three methods:
 1. Constructing inclusionary onsite units within market rate buildings
 2. Donating up to three parcels for 100% affordable housing
 3. Paying an affordable housing in-lieu fee on up to 390 units
- Senior Village – Option to convey Parcel E5 to the City for 100% affordable senior housing project
- Prioritize in-lieu fees to support SFSU Educator Village, and 100% affordable housing within 2 miles of the site



Development Agreement Key Terms

Community Benefits

Workforce Agreement

- First Source Hiring for Construction and Operations
- Local Hiring for work in public streets and park
- Local Business Enterprise obligations, including 10% Micro-LBE goal
- Prevailing wage for all public works contracts

Economic Impact

- ~800 jobs in San Francisco annually, during project development
- Direct project impact estimated at >1,000 permanent jobs and >\$325M per year in San Francisco



LEGISLATIVE AMENDMENTS

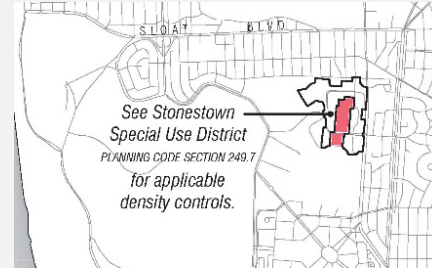
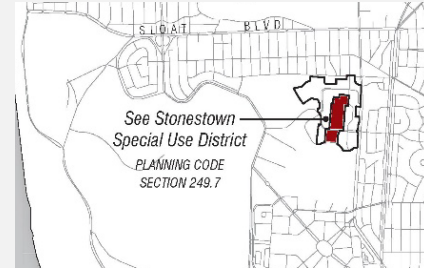


Approvals for Consideration

General Plan Amendments

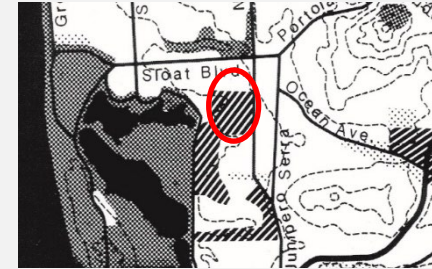
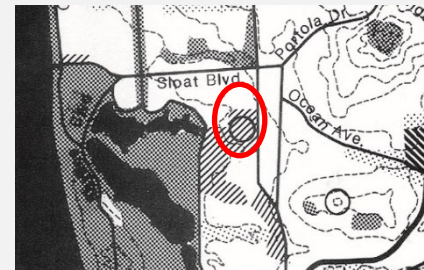
■ Commerce & Industry Element

- Map 1 (“Generalized Commercial and Industrial Land Use Plan”)
- Map 2 (“Generalized Commercial and Industrial Density Plan”)



■ Urban Design Element

- Map 4 (“Urban Design Guidelines for Height of Buildings”)
- Map 5 (“Urban Design Guidelines for Bulk of Buildings”)



■ Land Use Index

- Revised maps to be updated in Index

Approvals for Consideration

Planning Code and Map Amendments

- Establishes Stonestown Special Use District (SUD), Planning Code Section 249.9.
- Establishes NEW zoning (S-MU), heights (HBD) and sign controls (SSD).
- Codifies objective land use and development standards.
- Functions in coordination with the Design Standards & Guidelines document (DSG), which are incorporated by reference.
- Design review process for Development Phases and Minor/Major Modifications to building standards.

| | EXISTING | PROPOSED |
|--------------|---|-----------------------------|
| Zoning | C-2 (<i>Community Business</i>) RH-1 (D) RM-1 | Stonestown Mixed-Use (S-MU) |
| Height Limit | 40'-65' | 30'-190' |



THANK YOU



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