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SAN FRANCISCO WATERFRONT  
PARTNERS LLC  
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RECONNECTING THE CITY  
WITH ITS WATERFRONT

8 WASHINGTON STREET  
PROJECT



# 8 WASHINGTON STREET

## Reconnecting the City with Its Waterfront

### Transforming a Parking Lot

The **8 Washington Street project** builds on the momentum of improvements to the central and northern waterfront that began after the removal of the Embarcadero Freeway. Surface parking will be relocated underground while residential housing, green space, recreation and retail will be added in its place, with two-thirds of the land in the proposed plan dedicated to recreation and open space uses. The project will secure the future of the Golden Gateway Tennis & Swim Club and will significantly improve its swim and fitness facilities.

### Creating a Community-Focused Plan

Over the past two years, **San Francisco Waterfront Partners** has been working with the community to come up with a plan that meets the diverse expectations of all the stakeholders, while respecting the scale and character of the neighborhood. The proposed plan strives to exceed the Port of San Francisco's goals for the area identified in the Waterfront Land Use Plan, and more importantly, deliver improved amenities, opportunities and open space to the neighborhood and business community.



The proposed project area is bounded by The Embarcadero, Washington, Drumm and Jackson Streets.

## WHAT IS THERE NOW

### Surface parking lot



### Fence around tennis courts along The Embarcadero



### No public open space or connection to waterfront



## PROPOSED 8 WASHINGTON NEIGHBORHOOD

### Green Open Space

- Two thirds of the project's ground floor area dedicated to recreational and open space
- New outdoor public green space
- Jackson Street connected to the waterfront with views
- Improved safety for pedestrians, bicyclists and public transit riders

### Restaurants, cafes and retail shops

- Street level retail and restaurants

### More housing, including affordable units

- Provides approximately 170 residential housing units and allows for the creation of approximately 34 affordable units

### More parking, less congestion

- Unsightly surface parking replaced with underground parking
- Additional, more accessible parking provided for visitors to the Farmer's Market, Ferry Building and waterfront businesses
- Improved traffic flow on The Embarcadero and neighborhood streets
- Enhanced streetscape
- Secure parking for bicycles and car share

### Improved Recreational Facilities

- Upgraded and maintained Golden Gateway Tennis & Swim Club; improvements secure its future as a neighborhood amenity
- New, expanded full service athletic club, gymnasium and outdoor recreation space
- More fitness classes and amenities to members
- Expanded and improved outdoor heated pools
- Tournament capacity maintained for tennis courts

Mixed-use residential project



Restaurants & cafe seating along The Embarcadero



Public access connecting Jackson Street to the waterfront



## Anticipated Schedule

Meet with community to develop and refine proposed plan

2005 – 2008

Continuous community and agency coordination throughout the project

Draft Environmental Impact Report (Draft EIR)

Spring 2008

Final Environmental Impact Report (Final EIR)

Summer 2008

Final design and construction

Fall 2008 – Spring 2009



## About San Francisco Waterfront Partners, LLC

**San Francisco Waterfront Partners, LLC** is a partnership between **Pacific Waterfront Partners, LLC** and the California State Teachers' Retirement System (CalSTRS). **Pacific Waterfront Partners**, the development manager, is a San Francisco based real estate development and investment management firm. The firm has built its reputation on developing projects that enhance, not just the immediate project area, but the greater community environment. The firm completed the historic rehabilitation of Piers 1 1/2, 3 and 5, which has won numerous awards and accolades for its public amenities, open space and attention to historic detail. [www.PacificWaterfront.com](http://www.PacificWaterfront.com)

## Proposed Golden Gateway Tennis & Swim Club Improvements

