



# Pier 96 C&D Recycling Facility Proposal

# Recology Pier 96 Recycle Central



- **Pier 96 L-12540:** Recycle Central blue bin recycling (5 acres, including 200,000 SF shed)
- **Backlands L-14705:** Sustainable Crushing concrete and asphalt recycling facility on 7 acres
- **501 Tunnel Avenue:** Home to most Recology operations, including the Transfer Station for compostables and trash and construction & demolition (C&D) debris recycling

## Recology Pier 96 Recycle Central



- Recycle Central employs 175 people. These are well-paid, mostly entry-level positions with promotive opportunities
- Recology has hired 161 employees from the 94107, 94124 and 94134 zip codes

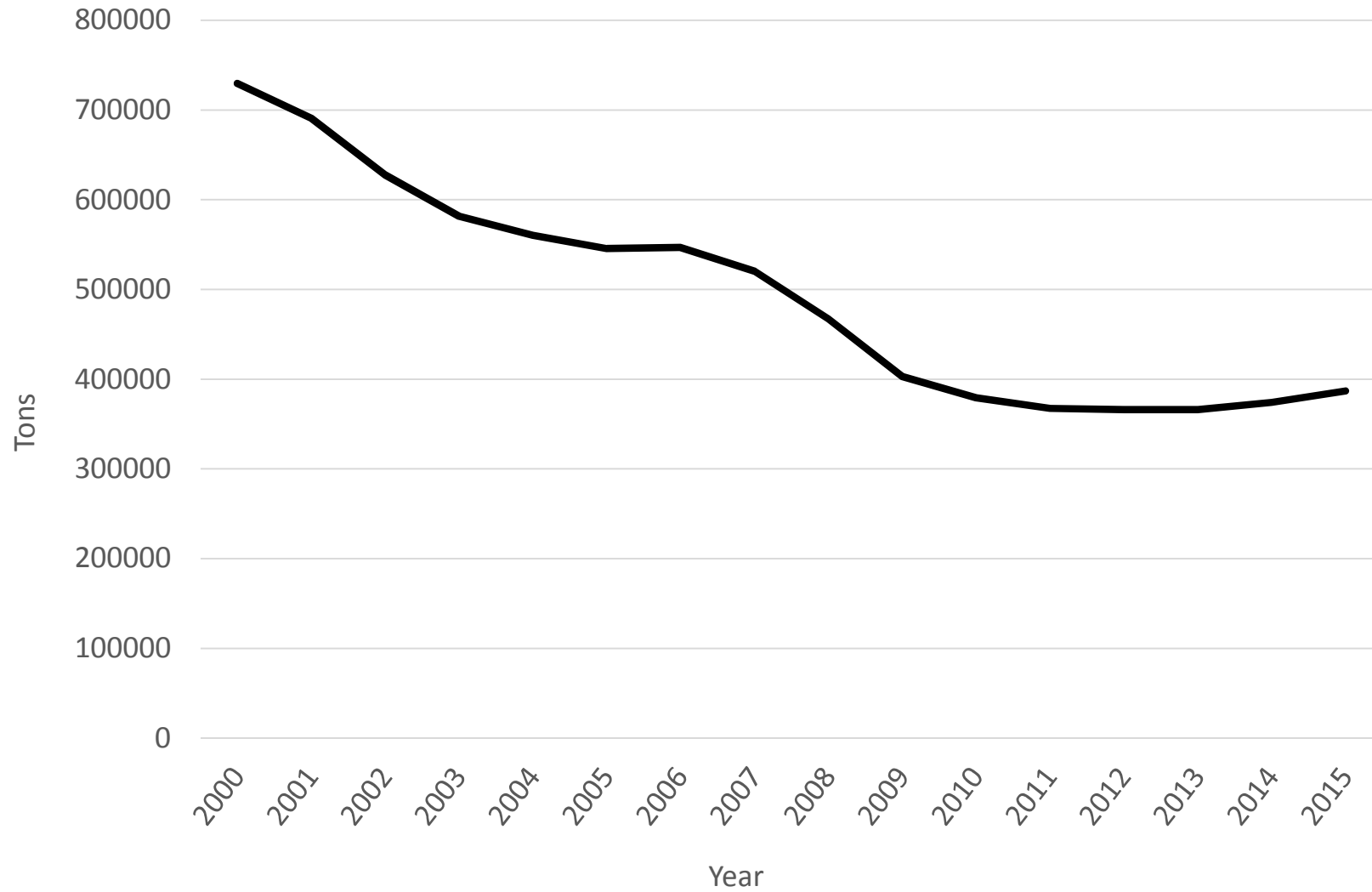
75% Landfill Diversion by 2010

Zero Waste To Landfill by 2020

Highest & Best Use

Consumer & Producer Responsibility

# Material Sent To Landfill by Recology

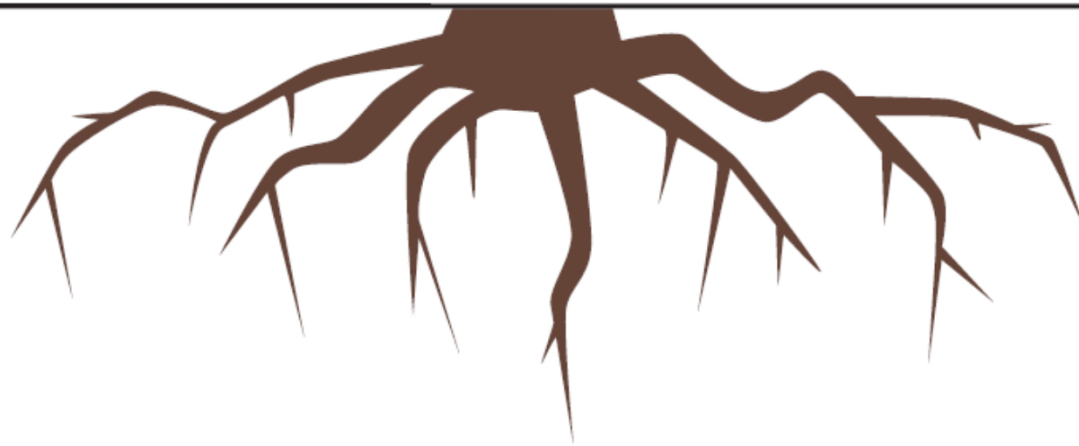


# San Francisco Mandatory Commercial Recycling



# San Francisco Climate Action Plan

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The four main strategies to reach our climate goals:

-  **Zero** waste to landfill
-  **50%** of trips taken by sustainable modes
-  **100%** renewable energy
-  **Protect** and grow the carbon sink

## Steps Proposed in Current Rate Application to Make Progress Toward Zero Waste

- Larger blue recycling bins and smaller black (trash) bins
- More space at Tunnel Avenue to process Black Bins (Trash) by relocating Construction and Demolition Debris Recycling (proposed to Pier 96)
- Increase Construction and Demolition Debris Recycling with new sorting and processing equipment



# Recology Proposed Construction and Demolition Debris Recycling at Pier 96



- Add 7 acres, including the Pier 96 M&R Building to an amended or new Pier 96 lease (L-12540)
- Shared truck scale for both operations
- \$70 million investment, including \$20 million in new recycling equipment
- \$1.7 million in new rent, offset by rent credit for Commission approved site improvements

# Pier 96 Today



- Existing interim tenants relocated, likely to Pier 94
- Continued maritime berthing along Pier 96 apron with non-exclusive stringer access
- Rail relocated consistent with prior Port plans
- Parties to address **current** flood risk at Pier 96

# Proposed Pier 96 Lease Expansion Area



# Pier 96 Conceptual Rendering



New paving with stormwater improvements



State-of-the-art sorting



## Preliminary Analysis

- Pier 96 maritime terminal closed in 1998
- Pier 96 LASH area has 6' water depth; shallow draft vessels will continue to have access to berths and stringer space
- Zoning permits industrial uses
- Use is consistent with Piers 80-96 Maritime Eco-Industrial Strategy and will bring investment to the area
- Piers 80-96, equipped with C&D Recycling and rail and water access, can help the City and Port process debris after a major seismic event
- Proposed lease term (12 years, with 2 five year options) is consistent with Waterfront Land Use Plan Southern Waterfront interim leasing policies

## Community Outreach

With direction from the Commission, staff will conduct the following outreach:

- Southern Waterfront Advisory Committee
- Maritime Commerce Advisory Committee
- India Basin Neighborhood Association
- Eco-Center meeting, including Bay Institute, Audubon Society and other Heron's Head Park advocates
- Board of Supervisors President London Breed and District 10 Supervisor Malia Cohen

## Next Steps

With direction from the Commission and after conducting public outreach to determine public support, staff will pursue the following next steps:

- Public trust and Waterfront Plan analysis of the proposed use;
- Consult with State Lands and BCDC;
- Exclusive Negotiating Agreement and Term Sheet;
- Port Commission and Board of Supervisors Term Sheet endorsement and Chapter 29 fiscal feasibility analysis; and
- Environmental Evaluation under CEQA.