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
• 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

Year

Tons

San Francisco Climate Action Plan

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
• 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.