

TEAM SNAPSHOT

San Francisco, California



CAL BROOMHEAD *team lead*

ENERGY PROGRAMS MANAGER, SAN FRANCISCO DEPARTMENT OF ENVIRONMENT

Neighborhood development experience Designed a door-to-door sustainability education campaign; developed small business energy program with 30+ neighborhoods; led solar and home energy workshops

I want to learn about metrics for long term governance.

One challenge I'd like to address is financing infrastructure developments in underdeveloped areas.



JOSE CAMPOS

PLANNING DIRECTOR, SAN FRANCISCO REDEVELOPMENT AGENCY

Neighborhood development experience Led neighborhood redevelopment programs in San Diego.

I want to learn about district-level green energy infrastructure financing.

One challenge I'd like to address is effectively getting property owners and developers to agree to legal and financing agreements to install district energy and heating infrastructure.



MARLA JUROSEK

PLANNING & REGULATORY COMPLIANCE DIVISION MANAGER,
SAN FRANCISCO PUBLIC UTILITIES COMMISSION, WASTEWATER ENTERPRISE

Neighborhood development experience Manages, develops and implements stormwater and wastewater policies; educates on stormwater and wastewater green and grey infrastructure.

I want to learn about performance metrics for district-scale water and wastewater management.

One challenge I'd like to address is validating ratepayer investment in a decentralized infrastructure for a dense urban area with an existing centralized infrastructure.



PAULA KEHOE

WATER RESOURCES DIVISION MANAGER, SAN FRANCISCO PUBLIC UTILITIES COMMISSION

Neighborhood development experience Manages the siting and stakeholder involvement process for recycled water and groundwater facilities within the City and County of San Francisco.

I want to learn about cost effective alternate water source collection and treatment systems for large-scale commercial and mixed-use residential developments and districts.

One challenge I'd like to address is sharing alternate water sources for non-potable use with property owners.



KATE MCGEE

LEAD SUSTAINABILITY PLANNER, SAN FRANCISCO PLANNING DEPARTMENT

Neighborhood development experience Managed the implementation of two EcoDistricts in San Francisco; improved business opportunities through a non-profit residents association; policy development

I want to learn about key drivers necessary to support EcoDistrict implementation.

One challenge I'd like to address is information-sharing and asset management for our forthcoming public-private partnerships and sustainable management association.



MANUEL RAMIREZ

MANAGER, STRATEGIC & LONG-TERM PLANNING,
SAN FRANCISCO PUBLIC UTILITIES COMMISSION, POWER ENTERPRISE

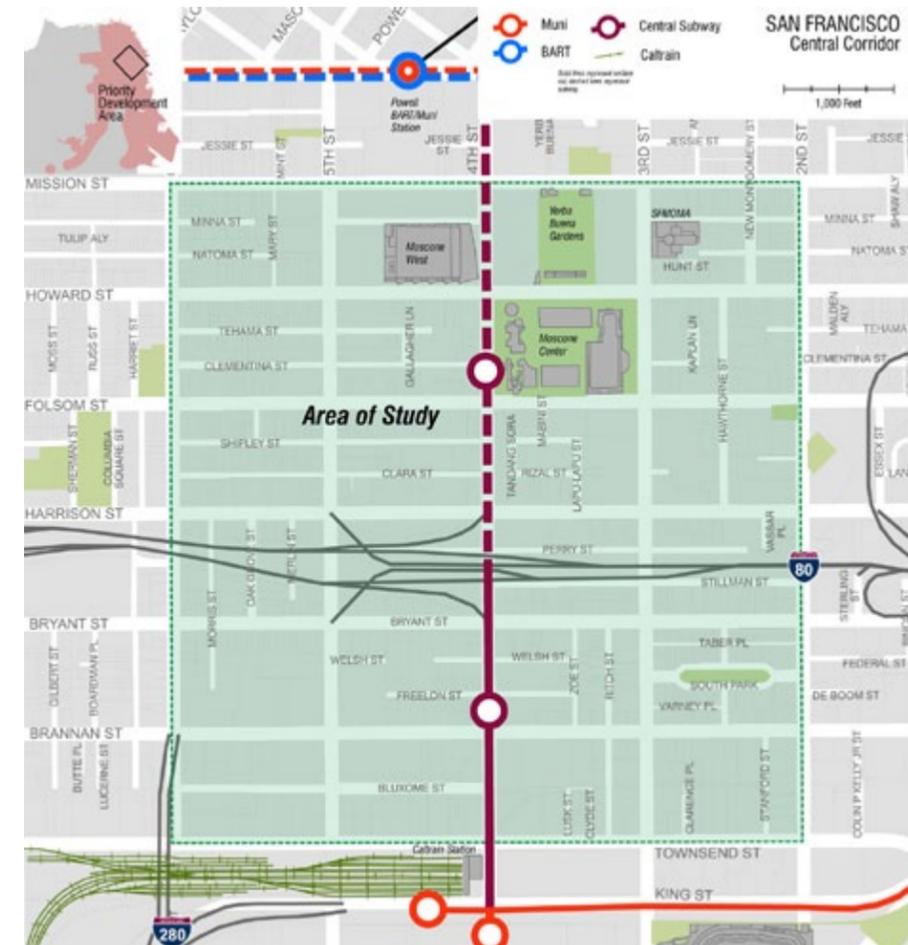
Neighborhood development experience Researches district-level net-zero energy approaches; developed energy feasibility and long-term GHG-free energy plans

I want to learn about approaches to district-level energy infrastructure, particularly district heating.

One challenge I'd like to address is how cities partner with developers to effectively build energy infrastructure to support micro-grids.

PROJECT SNAPSHOT

Central Corridor



The “Central Corridor” area is a 24 square block area south of Market Street, from Mission Street to Townsend, and from 2nd Street to 6th Street that includes the CalTrans train station, a freeway and the Moscone Convention Center. This once-industrial area is now positioned to become a growing center of the city’s and region’s high-tech industry. With the construction of the Central Subway (scheduled to begin operation in 2018), undeveloped or underdeveloped parcels in the corridor offer significant development opportunity. The Central Corridor Plan will propose rezoning this area for dense, transit-oriented, mixed-use growth and hopes to capitalize on rezoning to incorporate district-level energy and water infrastructure.

Currently, the City’s Planning Department has been charged with creating a district plan

and has successfully developed an integrated community vision for the southern portion of the district. These proposed changes are based on a synthesis of community input, past and current land use efforts, and analysis of long-range regional, citywide and neighborhood needs. Significant up-zoning from industrial to commercial and high-rise residential is also currently proposed for the area. The expectation is that up-zoning will enable development of office space, which is in high demand in this part of town. Additionally, public realm improvements and the expansion of the subway line will also help to promote building improvements. The pace of that change will depend on the economy; yet, any requirements placed into the plan now will be realized over time.

Why this neighborhood?

The Central Corridor neighborhood has been selected because the timing is right for integrating neighborhood scale improvements into the Plan. Planning is nearly complete and the project is about to commence the Plan’s EIR, which will include EcoDistrict concepts. Success in implementing this plan is assured because the Central Corridor project has strong support from the City’s elected officials and the community.

top 3 Neighborhood PRIORITIES:

1. Capturing opportunities from the new Muni light rail line construction (i.e., new fiber optic line, recycled water, district heat); and from the current upzoning that will bring jobs, residents and hotels
2. Learning lessons from the expansion and upgrading of the Moscone Convention Center
3. Identifying the opportunities for the areas below the existing freeway and some City-owned properties for public amenities, green space, storm water storage, art, etc.

top 3 Neighborhood CHALLENGES:

1. Unifying an area with multiple interest zones, different interest groups and unique needs and interests
2. Changing code may be necessary to move ground water across properties in response to the fact that 55 million gallons/year of ground water is pumped out of the area into the sewer
3. Financing major infrastructure such as a district energy system, when the area will be redeveloped over a long period of time