REDEVELOPMENT OF RECOLOGY'S TUNNEL & BEATTY SITE
Project Description

OVERVIEW

Recology is planning a comprehensive redevelopment of its Tunnel and Beatty site, which will provide vital infrastructure for managing the City of San Francisco's solid waste stream. The project will involve replacement of most of the buildings currently on the site with new recycling and resource recovery facilities, maintenance facilities, administrative offices, and supporting operations buildings. The project is planned to be LEED certified and will serve as a world-class model of sustainable infrastructure.

The site is located to the west of Highway 101 at the Candlestick Point exit. It spans from the City and County of San Francisco on the north, across the San Mateo County line, into the City of Brisbane on the south.

There are two main objectives for the project:

- To replace aging and deteriorating infrastructure
- To provide the infrastructure needed to achieve the City of San Francisco's goal of zero waste

Many of the Recology buildings at the Tunnel and Beatty complex are over 50 years old. In addition, buildings on the southern portion of the site were constructed on top of a solid waste landfill and have experienced significant settlement. Utilities at the site have failed repeatedly in recent years due to differential settlement and corrosion. Also, the site is not efficiently configured for either current or future operations as a consequence of it being adapted incrementally over the years rather than it being cohesively designed. Due to growing operational needs, space constraints have resulted in some recycling operations that were previously conducted at the site being moved off site, resulting in trucking inefficiencies, additional traffic, and greater air emissions.

Since operations began at the site, much has changed about the way that waste materials are managed. In 1989, the State mandated that all local jurisdictions divert 50% of discarded materials from landfill. Subsequently, San Francisco adopted policies that call for 75% diversion of material from landfill by 2010 and zero waste by 2020. In support of these policies, San Francisco passed an ordinance that took effect in October 2009 mandating separation of recyclable materials, organic materials, and other materials by all residents and businesses. The Tunnel and Beatty redevelopment project addresses the need for new facilities to process these segregated streams for resource recovery and diversion to markets and to advance toward the City's objective of zero waste.

The technologies used in resource recovery are rapidly changing. The facilities are being planned to anticipate technological advancement and to accommodate such changes over time. For environmental and efficiency purposes, the plan is to consolidate off-site recycling and corporation yard facilities onto one location. Ingress and egress to the site are also being

redesigned for greater functionality and for integration with adjacent regional transportation improvements.

PROJECT COMPONENTS

The major components planned for the project are:

- Recycling Facilities
  - Paper and container recycling (blue cart)
  - Mixed waste processing and recycling (black cart)
  - Construction-and-demolition waste recycling
  - Public disposal and recycling
  - Reuse area
  - Buy-back recycling
- Organics Processing Facility (green cart)
- Transfer Station
- Household Hazardous Waste Collection Facility
- Vehicle Maintenance Facility
- Container Maintenance Facility
- Entrance Facility Upgrades (scales, scale-house, roads)
- Environmental Learning Center
- Artist-in-Residence Gallery
- Administrative Offices
- Vehicle Parking
- Energy Generation
  - Solar
  - Wind
  - Anaerobic digestion
- Landscaping

These project components fall into five general use categories:

1. Administrative
2. Operations
3. Maintenance
4. Parking
5. Site work

The Administrative facilities will be approximately 60,000 to 80,000 square feet and include offices, customer service, meeting rooms, an environmental learning center, and related public education display areas (e.g., Artist-in-Residence gallery).

Operations facilities will include a paper and container recycling facility, a buy-back recycling facility, a construction-and-demolition waste recycling facility, an organics processing facility, a mixed waste processing facility, a public disposal and recycling facility, a transfer station, a household hazardous waste facility, dispatch buildings for collection and transfer operations, scale-houses, and scales. The Operations facilities will require approximately 800,000 square feet of enclosed area.

Maintenance facilities will require approximately 140,000 square feet of enclosed area. These facilities will serve for vehicle as well as container maintenance.

Fleet parking requires parking spaces for about 600 trucks and 800 employee vehicles.

Project site work includes on-site roads, paving, utilities, and landscaping.

The square footage estimates provided include both new and existing buildings. Anticipated full build out of the program will be implemented in phases. The energy generation components will be incorporated into building design and elsewhere on site as appropriate.