



THE SPIRIT OF SAN FRANCISCO

At Candlestick, a new chapter in San Francisco's story unfolds – a diverse, community-driven neighborhood that weaves together the area's proud legacy and an innovative vision for a vibrant, accessible waterfront future.

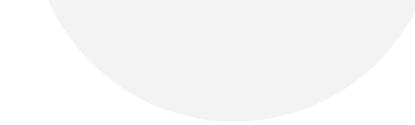
May 16, 2024

Housing CAC Subcommittee

Business & Employment CAC Subcommittee

PD&F CAC Subcommittee

Candlestick Update



agenda

INTRODUCTION

Purpose

What's new?

What's the same?

HOUSING

Phase 2 Housing

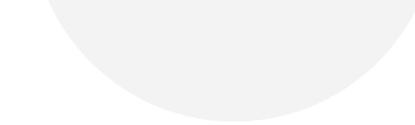
BMR Housing

BUSINESS & EMPLOYMENT

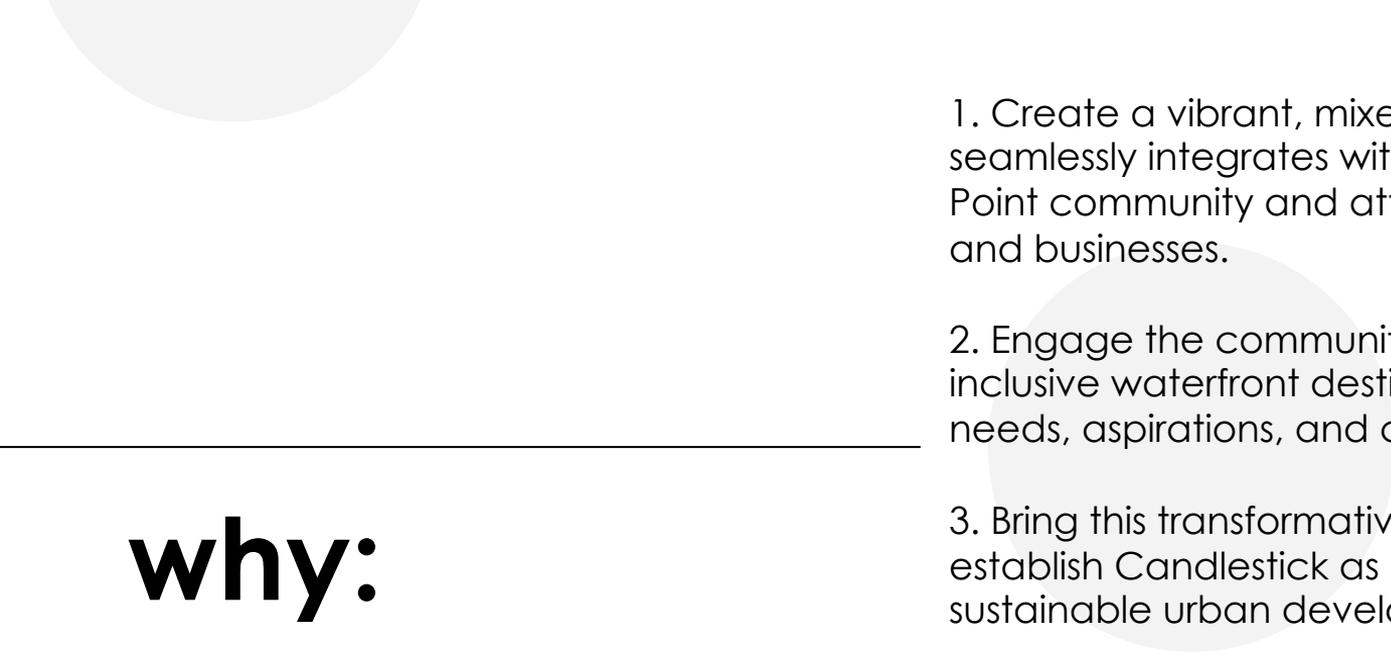
PLANNING, DEVELOPMENT & FINANCE

Next Steps

Questions?

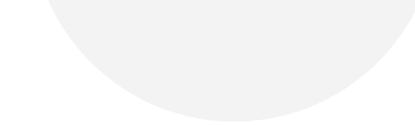


INTRODUCTION



why: purpose

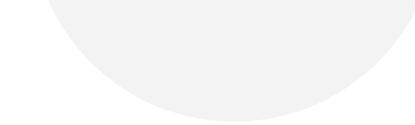
1. Create a vibrant, mixed-use neighborhood that seamlessly integrates with the Bayview Hunters Point community and attracts diverse residents and businesses.
2. Engage the community in shaping a unique, inclusive waterfront destination that prioritizes your needs, aspirations, and cultural heritage.
3. Bring this transformative vision to life and establish Candlestick as a model for equitable, sustainable urban development.
4. Continue the conversation of Candlestick as a resilient, adaptable neighborhood that can thrive in the face of evolving market conditions and community needs.



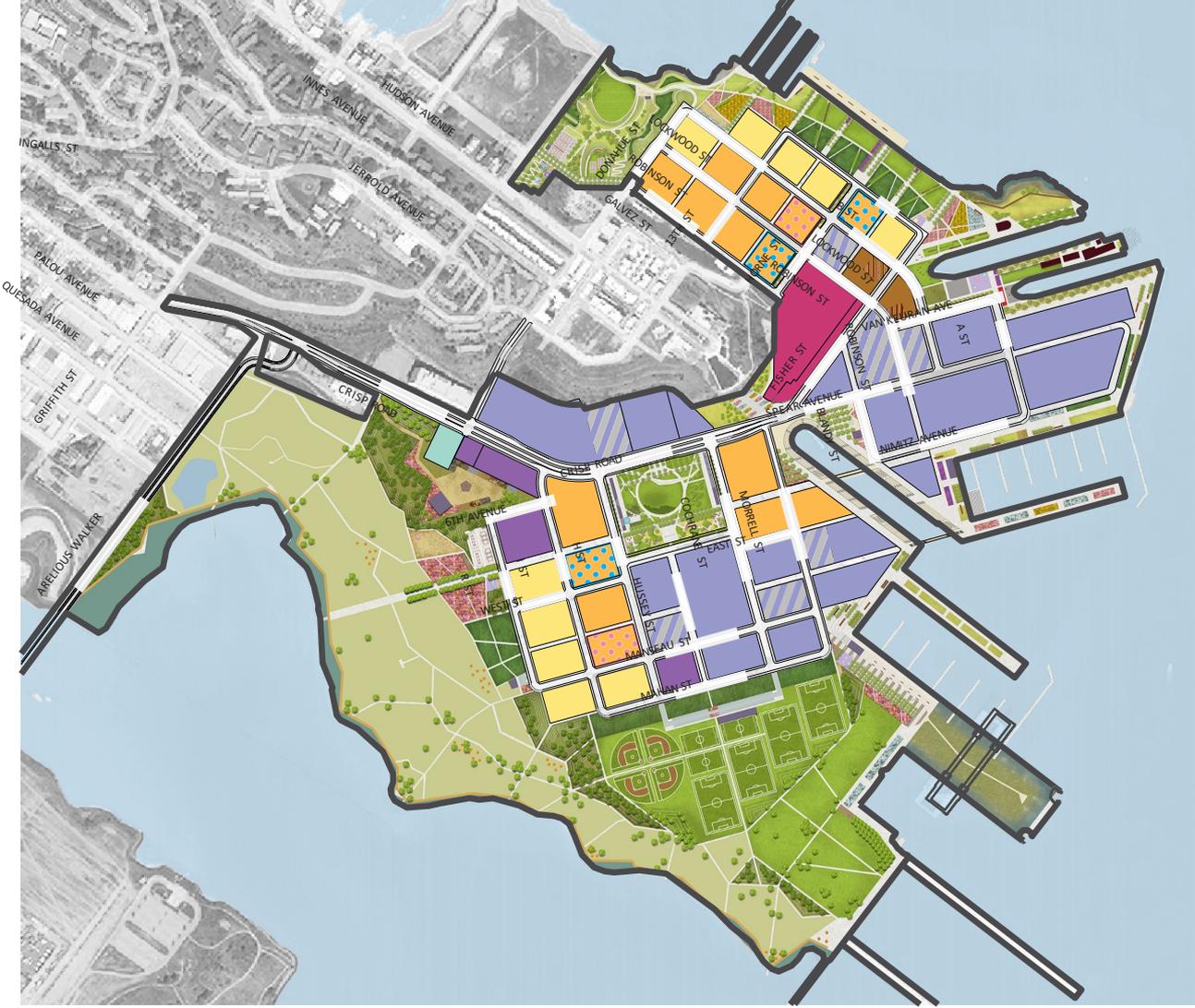
**how:
guiding our
purpose**



**Flexibility
Resilience
Adaptability
Updates**



what's new?



**2017/2018
Shipyard
Approval –
unused R&D
opportunities
transfer to
Candlestick**

| | 2019 | | | 2024 Proposed | | |
|-----------------------------------|------------------------|----------------------|---------------------|---------------------|---------------------|---------------------|
| | Candlestick - Approved | Shipyards - Approved | Total - Approved | Candlestick | Shipyards | Total |
| NON-RESIDENTIAL LAND USE | | | | | | No change |
| Hotel | 130,000 SF | 120,000 SF | 250,000 SF | | | 250,000 SF |
| | 220 ROOMS | 175 ROOMS | 395 ROOMS | No change | No change | 395 ROOMS |
| R&D/Office | 750,000 SF | 4,146,500 SF | 4,896,500 SF | 2,800,000 SF | 2,096,500 SF | 4,896,500 SF |
| Regional Retail | 170,000 SF | 100,000 SF | 270,000 SF | No change | No change | 270,000 SF |
| Neighborhood Retail | 134,500 SF | 226,000 SF | 360,500 SF | No change | No change | 360,500 SF |
| Artists' Studios/Art Center (gsf) | 0 SF | 255,000 SF | 255,000 SF | No change | No change | 255,000 SF |
| Community Uses | 50,000 SF | 50,000 SF | 100,000 SF | No change | No change | 100,000 SF |
| Maker Space (gsf) | 0 SF | 75,000 SF | 75,000 SF | No change | No change | 75,000 SF |
| Institution (gsf) | 0 SF | 410,000 SF | 410,000 SF | No change | No change | 410,000 SF |
| | | | | | | |
| | 0 SEATS | 0 SEATS | 0 SEATS | No change | No change | 0 SEATS |
| Performance Venue/Arena | 5,000 SF | 0 SF | 5,000 SF | No change | No change | 5,000 SF |
| | 4,400 SEATS | 0 SEATS | 4,400 SEATS | No change | No change | 4,400 SEATS |
| Film Arts Center | 64,000 SF | 0 SF | 64,000 SF | No change | No change | 64,000 SF |
| | 1,200 SEATS | 0 SEATS | 1,200 SEATS | No change | No change | 1,200 SEATS |
| NON-RESIDENTIAL LAND USE | 1,303,500 SF | 5,382,500 SF | 6,686,000 SF | No change | No change | 6,686,000 SF |
| | 220 ROOMS | 175 ROOMS | 395 ROOMS | No change | No change | 395 ROOMS |
| | 5,600 SEATS | 0 SEATS | 5,600 SEATS | No change | No change | 5,600 SEATS |
| | | | | | | |
| RESIDENTIAL LAND USE | 7,218 HOMES | 3,454 HOMES | 10,672 UNITS | No change | No change | 10,672 HOMES |

innovation district. multi-dimensional hub



phasing

What has already been completed:

100% affordable Alice Griffith in Phase 1

Continued community benefits payments and results

Why the changes are needed:

New phases: Allows major phase to be **realistic and responsive** to change through **smaller planning areas**

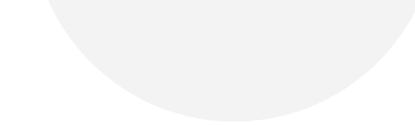
More **efficient phases** relative to ground improvement, infrastructure, arterial roads and adjacent development

Each phase will continue to be a **true mixed use** roll out: commercial, residential, BMR units & Agency blocks for deep affordability, new roads, new stormwater facilities and transit options, including parking, that acknowledges the practical and quality of life needs of current and future members of the community.

what's the same?



| What's new | What's the same |
|--|---|
| more space for R&D at Candlestick | Total Development Program |
| more agile spaces that can adapt to needs of the neighborhood over time | Total of 7,218 residential units With affordable housing at 32% |
| more available jobs for community members | Community Benefits 50% goal for local hire |
| streamlining application process: removal of subphase application (staff duplicate review) | CAC and OCII Commission will continue to review Major Phase & Schematic Design applications |
| More flexible zoning in the Redevelopment Plan to take advantage of waterfront location | Acres of park and open space Community uses |
| Increased height limits at CP Center | Infrastructure Transportation |



HOUSING – 7200+ homes

a closer look at the next phase of development – robust BMR of 41%



HOUSING (total 675 homes) by block number:

- 60 deeply affordable homes (Block 7, SFOCII block)
- ~3 inclusionary homes (Block 6)
- 57 market rate homes (Block 6)
- 340 market rate homes (CPS 6A/8A/9A)
- 39 inclusionary (CPS 6A/8A/9A)
- 176 deeply affordable homes (CPS 11A, SFOCII block)

Other uses:

- Active ground floor & community facilities
- International African Marketplace
- ~1.3M R&D at CP Center Outfield (portion of Innovation District next to Arelious Walker Drive)

Affordable Housing Percentages:

- Phase 2: 41% affordable (278 homes of 675 total)
- Phase 2 + completed Phase 1 (Alice Griffith): 61% affordable (615 homes of 1012 total)

Infrastructure

- Harney Way
- Arelious Walker Drive
- Carmen Policy Ave.
- Stormwater
- Outfall #2
- Sea Level Rise mitigations

2018/2019 Approved Housing Table

| <u>AMI PERCENTAGE</u> | <u>TYPE OF BMR UNIT</u> | <u>PERCENTAGE OF TOTAL UNITS</u> | <u>NUMBER OF BMR UNITS¹</u> |
|-------------------------|----------------------------------|----------------------------------|--|
| 0–60% | Alice Griffith Replacement Units | Alice Griffith Percentage | 256 |
| 0–60% | Agency Affordable Units | Agency Percentage | 1,388 |
| 0–60% | Senior BMR Units ⁴ | Senior BMR Percentage | 105 |
| 80–100% ² | Inclusionary Units | 3.45% | 258 |
| 120% | Inclusionary Units | 4.25% | 446 |
| 140% | Workforce Units | 4.25% | 446 |
| 141%–160% ³ | Workforce Units | 4.25% | 446 |
| TOTAL BMR UNITS: | | 31.86% | 3,345 |

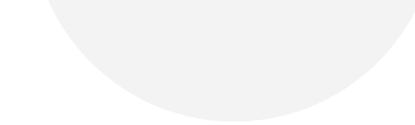
¹Assuming 10,500 Units

²Units in this tier must be on average Affordable with an AMI Percentage equal to ninety percent (90%).

³Units in this tier must be on average Affordable with an AMI Percentage equal to one hundred fifty percent (150%).

⁴In the event that the Developer elects not to pursue the Senior BMR option, the 105 Units allocated to that project are to be constructed as 80%-100% AMI Inclusionary Units

⁵Assuming 172 Units transferred from Phase 1



BUSINESS & EMPLOYMENT

JOBS & EMPLOYMENT



Construction



8000+

POTENTIAL
PERMANENT
JOBS

4000+

CONSTRUCTION
JOBS

Retail, Restaurants,
Entertainment



Research and Development

Life Sciences



Active Uses

Offices



Hotels

Site Services

Public Services



Property Management

occupations and wages

- The approximately 8,250 permanent jobs at CPHPSII will provide opportunities for workers from a broad range of industries and occupations.
- Jobs are expected to be spread across a broad range of occupations, including Office and Administrative Support, Installation Maintenance and Repair, Food Preparation and Service, Sales, Science Occupations, and Management.
- This broad area of jobs and occupations will include hundreds of jobs of across numerous annual wages bands, including \$45,000 - \$75,000, \$75,000 - \$100,000, \$100,000 - \$200,000, and \$200,000+

jobs

industry sectors

Rental and Leasing Services – 289 jobs

Research and Development – 6,894 jobs

Retail Trade - 883 jobs

Hospitality - 186 jobs

Right: FivePoint team supports SF Marin Food Bank, September 2023.



Above: San Francisco African American Arts and Cultural District at 5000 3rd Street mural dedication and celebrating building acquisition, October 2022.



Community contributions, collaborations & successes from 2010 to today

Business Incubator Space Program

Education & Scholarship Fund

Affordable Housing

Community Builder Program

Community Benefits Fund

Community Real Estate Broker Program

Workforce & Job Training

Housing Initiatives

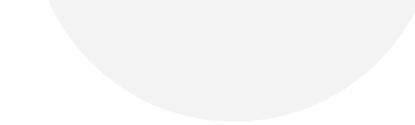
International African Marketplace

Southeast Health Center Predevelopment Contribution

\$136M+
CONTRIBUTED
SO FAR



Above: CPSRA volunteer clean up day and supporting local business, May 2024



PLANNING, DEVELOPMENT & FINANCE



flexible policies at Candlestick to adapt to the market

More flexible zoning in the Redevelopment Plan to take advantage of **waterfront location**; hotel allowed as primary use; visitor serving uses allowed as a secondary use in Mixed Use Residential zone.

Expanded definitions in the Redevelopment Plan for R&D, Maker Space, Green Technology and Ground Floor Active Uses (uses that **promote social and public access along the Central Promenade**)

Flexibility in the Design for Development of Candlestick Center

preserving essence of the plan. housing choices. community benefits. expanded amenities for all.



Spatial Legend

| | |
|--------------------|-------------------|
| Candlestick Center | Open Spaces |
| Arrival Moments | Special Treatment |

Circulation Legend

| | |
|-------------------|-------------------|
| Central Promenade | Pedestrian Paseos |
|-------------------|-------------------|

| | |
|-------------------------------|--------------|
| Historical Marker "The Catch" | Mobility Hub |
| Active Nodes | |

| | |
|-----------|-----------|
| BRT Route | Bus Route |
|-----------|-----------|

central promenade

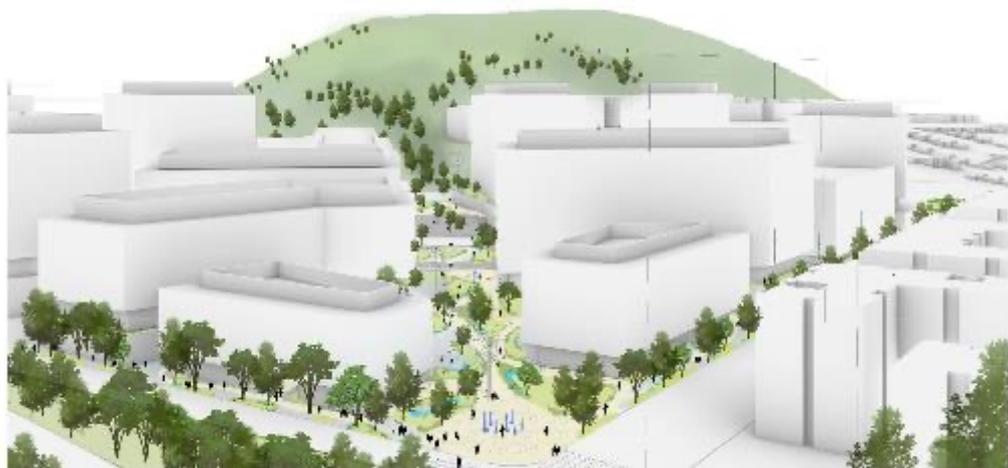


Figure A5.10_Conceptual Central Promenade View

The Central Promenade is a connecting spine. At the heart of the site, this generous pathway not only links the site to its surroundings but creates an inviting and dynamic landscaped community gathering space for all.



Precedent A5.7_The courtyard between the two buildings creates a community space.



Precedent A5.8_The courtyard is a community space.



Precedent A5.9_The courtyard is a community space.



Precedent A5.10_The courtyard is a community space.

building height

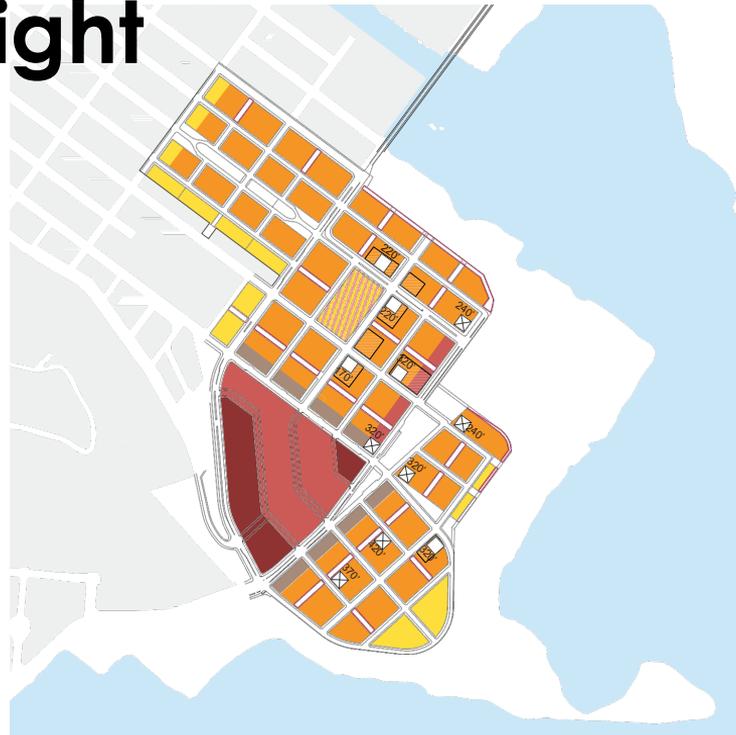
2019 Maximum Building Heights remain the same, except for Candlestick Center:

2019 Candlestick Center
85 – 120 feet

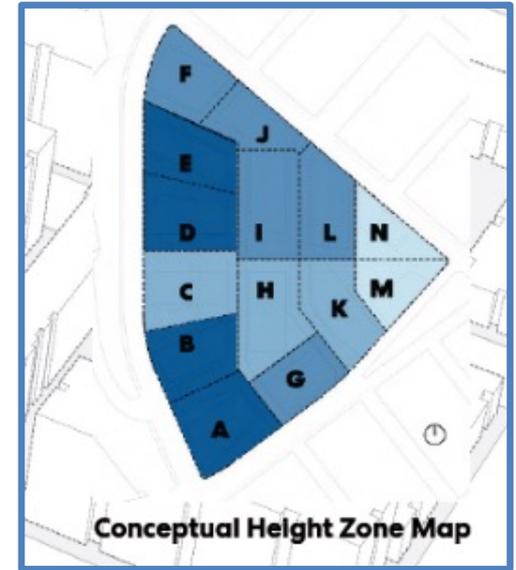
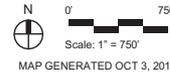
2024 Proposed Candlestick Center
85 - 180 feet

Why the change:

R&D have special design criteria based on their work, require larger floor plates, service areas, and result in different building volumes than traditional office.



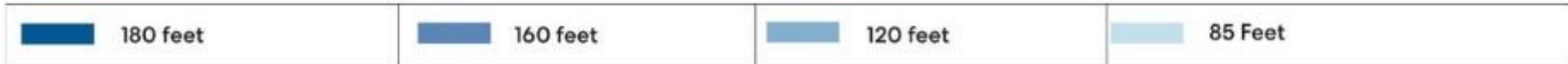
MAXIMUM BUILDING HEIGHT



Conceptual Height Zone Map



proposed building height. building forms allow variety of uses.
maximize sunlight. create wind protection. human scale elements
required at street level.



Financing Plan Updates

- Extraordinary Navy delays
- California legislature approved exemption of redevelopment time limits in 2023 for Candlestick and Shipyard based on those unforeseen delays, subject to review of OCII and oversight board
- Implementing the state approvals through updating of plan time limits, TIF, and related documents

what's next?

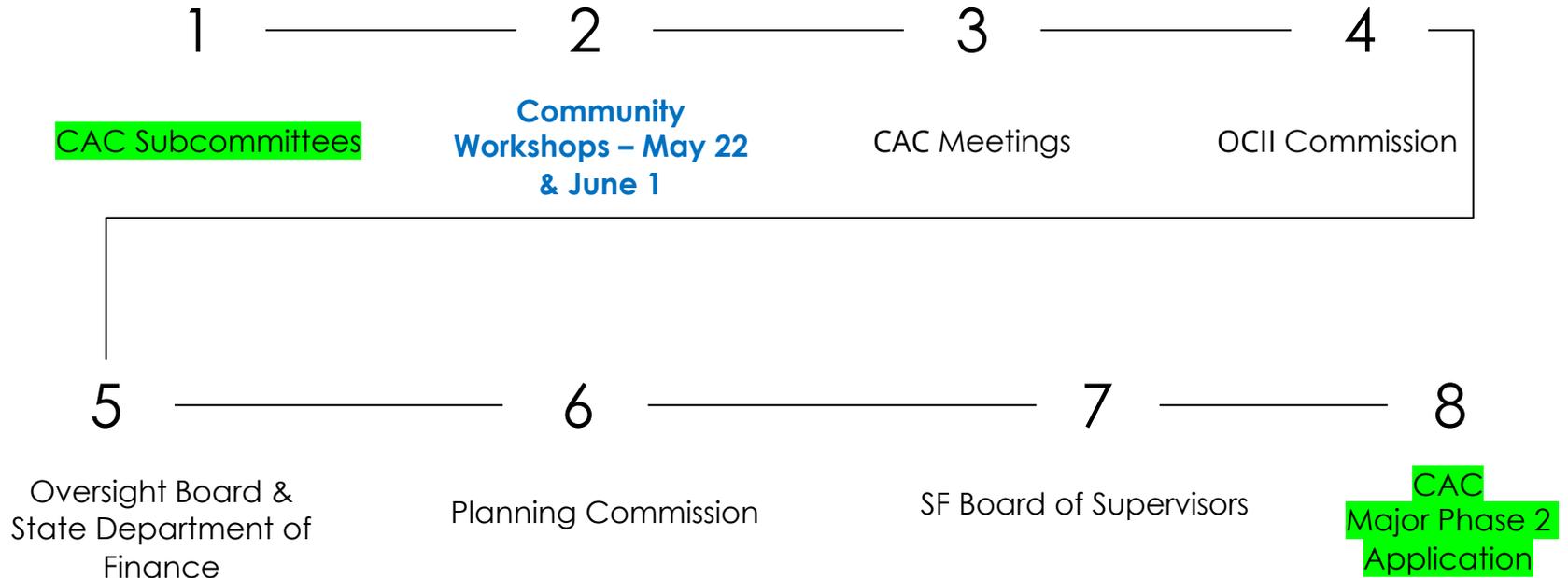
Community Workshops

Wednesday 5/22, 6-8pm

Saturday 6/1, noon-2pm

Location: Laughing Monk SF, 1439 Egbert Ave.

timeline. the public review process.



questions?