



THE SPIRIT OF SAN FRANCISCO

June 17, 2024  
HPS CAC

1. Introductions
2. Context and Background
3. Purpose
4. Proposed amendments
5. Community Outreach Update



An aerial photograph of a coastal city, likely San Francisco, showing a large body of water, a bridge, and hills in the background. The image is faded to serve as a background for the text.

# Introductions

FivePoint Team

En2Action – Community Empowerment

Perkins + Will – Architecture and Urban Design

BKF – Civil Engineering

Fehr & Peers – Transportation





ALICE GRIFFITH

CANDLESTICK  
CENTER

HARNEY WAY

To/From 101



# Commitments of the Candlestick Plan 2010-present

- Envisioned as a gathering hub with **job-producing** commercial centers, retail, **community** spaces
- Candlestick will be a significant contributor to San Francisco's housing goals, with plans for **7,218 new homes**
- Community Benefits Plan
- Emphasis on vibrant public spaces: **parks**, open spaces, and a community-serving **waterfront destination**
- **Complete streets, safe routes** for wheelchairs, pedestrians, bicycles and cars
- Environmental Stewardship, sustainability, sea level rise



# The Meaning of Affordable Homes

Income Definition	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person
15% OF MEDIAN	\$15,750	\$18,000	\$20,250	\$22,500	\$24,300	\$26,100	\$27,850	\$29,650	\$31,450	\$33,250	\$35,050
20% OF MEDIAN	\$21,000	\$24,000	\$26,950	\$29,950	\$32,350	\$34,750	\$37,150	\$39,550	\$41,950	\$44,350	\$46,750
25% OF MEDIAN	\$26,250	\$30,000	\$33,700	\$37,450	\$40,450	\$43,450	\$46,450	\$49,450	\$52,450	\$55,450	\$58,450
30% OF MEDIAN	\$31,450	\$35,950	\$40,450	\$44,950	\$48,550	\$52,150	\$55,750	\$59,350	\$62,950	\$66,550	\$70,150
35% OF MEDIAN	\$36,700	\$41,950	\$47,200	\$52,450	\$56,650	\$60,850	\$65,050	\$69,250	\$73,450	\$77,650	\$81,800
40% OF MEDIAN	\$41,950	\$47,950	\$53,950	\$59,950	\$64,750	\$69,550	\$74,300	\$79,100	\$83,900	\$88,700	\$93,500
4											0
5											0
5											0
6											0
6											0
7											0
7											0
7											0
75% OF MEDIAN	\$78,700	\$89,950	\$101,150	\$112,400	\$121,400	\$130,400	\$139,350	\$148,350	\$157,350	\$166,350	\$175,300

**2024**  
**MAXIMUM INCOME BY HOUSEHOLD SIZE**  
 derived from the  
**Unadjusted Area Median Income (AMI)**  
**for HUD Metro Fair Market Rent Area (HMFA) that Contains San Francisco**

## San Francisco Mayor's Office of Housing and Community Development

### Notes:

1. Source: U.S. Dept. of Housing and Urban Development, published: 04/01/2024
2. Figures derived by SF MOHCD from HUD's 2024 Median Family Income for a 4 person Household for San Francisco ('HMFA'), unadjusted for high housing costs, and are rounded to the nearest \$50.
3. Additional information on HUD's defined income limits can be found at: <http://www.huduser.org/portal/datasets/il.html>
4. Figures above further derived via application of MOHCD AMI Hold Harmless Policy, effective 05/03/2019: <https://tinyurl.com/SFAMIHoldHarmless>

Effective Date: 04/30/2024

115% OF MEDIAN	\$120,650	\$137,900	\$155,100	\$172,350	\$186,150	\$199,950	\$213,650	\$227,450	\$241,250	\$255,050	\$268,800
120% OF MEDIAN	\$125,900	\$143,900	\$161,800	\$179,800	\$194,200	\$208,600	\$222,950	\$237,350	\$251,750	\$266,150	\$280,500







# Project Status – Active and Ongoing Investments

## **Housing**

- Completion of Phase 1, contributions to rebuild Alice Griffith, demolition of former Alice Griffith
- Schematic Design Applications approved for (4) blocks on Harney Way

## **Continued Community Investment over past ~14 years**

- To date, ~\$136M in contributions toward community benefits plan, including affordable housing, job training, education, arts, culture, and food security

Additional hundreds of millions invested:

- Demolition of Candlestick Stadium
- Preliminary ground improvements at Candlestick
- Commercial cookery at Shipyard completed
- Various interim improvements at Shipyard
- Substantial investments in critical infrastructure improvements to create a self-sustaining, well-integrated neighborhood
- Ongoing management of Candlestick site

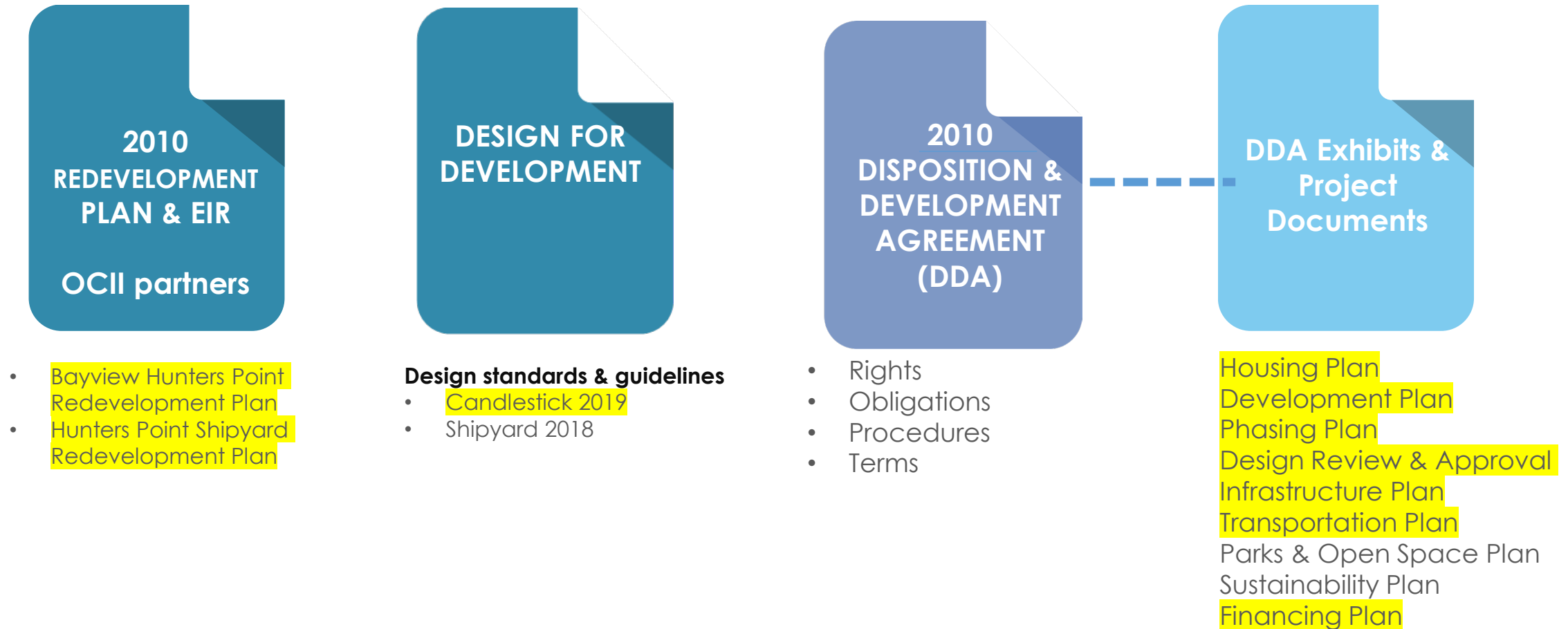
## **Project Progress and Timeline**

- 2018 to present - US Navy's extraordinary delays at Shipyard
- We do not own land at Shipyard, though land transfers were supposed to happen in 2010.
- 2022- 2023 – Our team worked with CA State Legislature to pass legislation that allows adjustment of time limits to Candlestick and Shipyard redevelopment plans
- 2024 – Our team worked with public partners at City & County of San Francisco to draft amendments to local plans



# Approved Plans

*How Candlestick & Shipyard are organized and regulated*





# Purpose

- **Continued Community Investment**

Strongest next phase launch with job creation projected over 8,000 permanent jobs

- **Stewardship of Land and Community Legacy**

- Emphasis on vibrant public spaces: parks, open spaces, and a community-serving waterfront destination

- **Continuing Transformative Opportunity**

Creation of an Innovation District - Tailored to meet evolving needs of businesses and resident



# Research & Development (R&D) and Innovation Districts

## **Examples of R&D land uses:**

- Life Sciences, laboratory, hardware development, prototyping, research, pharmaceuticals, bio-tech, cloud technologies

## **Examples of successful Innovation Districts:**

- Mission Bay, San Francisco, CA
- Kendall Square Innovation Hub, Cambridge, MA
- Jamsil District, Seoul, South Korea







# Candlestick's Competitive Advantage

## City of San Francisco Competitive Challenges

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- Parking (ratio and cost)
- Transit
- Tax burdens
- Various Departments Permitting/Approval turnaround times

## Candlestick Advantages

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- Mixed use housing on site
- Proximity to Mission Bay and Oyster Point (prominent life science hubs)
- Key access to UCSF, South Bay, Stanford
- Scale and visibility from Hwy 101
- Access to amenities, waterfront and parks

# 2024 Proposal

1. **Extend time limits** for public financing and update related documents
2. Transfer of **approximately 2.05M sqft. of R&D/office use from Hunters Point Shipyard to Candlestick Point**, resulting in 2.8M sqft. at Candlestick Point and ~2M sqft. at Hunters Point Shipyard
3. Increase **flexibility of land uses**
  - Clarify that R&D and related uses such as AI, medical devices, labs, robotics etc. are authorized within Candlestick Center
  - Allow the 130,000 sqft. hotel, 64,000 sqft. (1,200 seat) film arts center, and 5,000 sqft. (4,400 seat) performance venue to be located within either the Candlestick Mixed Use Residential District or Candlestick Point Center
4. Allow **parking ratio of 2/1000 sq.ft.** for the R&D uses first 1.7M sq.ft. using phased approach
5. Amend **height limits to a range of 85 to 180'** for Candlestick Point Center



# Documents to be amended

- BVHP Redevelopment Plan
- HPS Redevelopment Plan
- Fourth Amendment to the Disposition and Development Agreement
- Development Plan
- Phasing Plan
- Schedule of Performance
- Design Review & Document Approval Procedure
- Below Market Rate Housing Plan
- Financing Plan
- Infrastructure Plan
- Transportation Plan
- Candlestick Design for Development
- First Amendment – Tax Increment Allocation Pledge Agreement

# Redevelopment Plans

- BVHP Redevelopment Plan
- HPS Redevelopment Plan
- Key changes – transfer of ~2M sq.ft. R&D entitlement, some land uses at CP center also allowed in other areas of Candlestick, extension of plan time limits for financing, land use definitions for clarity and flexibility



# DDA

- Conforming edits to Redevelopment Plan
- Establish **time limits** for the plans
- Update **schedule of performance**
- **Streamline design review** & document approval procedure (“DRDAP”): why....
  - Removal of duplicate processes, especially at staff level
  - Importance of time
  - It helps us be competitive



- Residential Density I  
(15-75 Units Per Acre)
- Residential Density II  
(50-125 Units Per Acre)
- Residential Density III  
(100-175 Units Per Acre)
- Residential Density IV  
(175-285 Units Per Acre)
- Community Use
- Parks and Open Space
- Innovation District (Commercial &  
Residential)



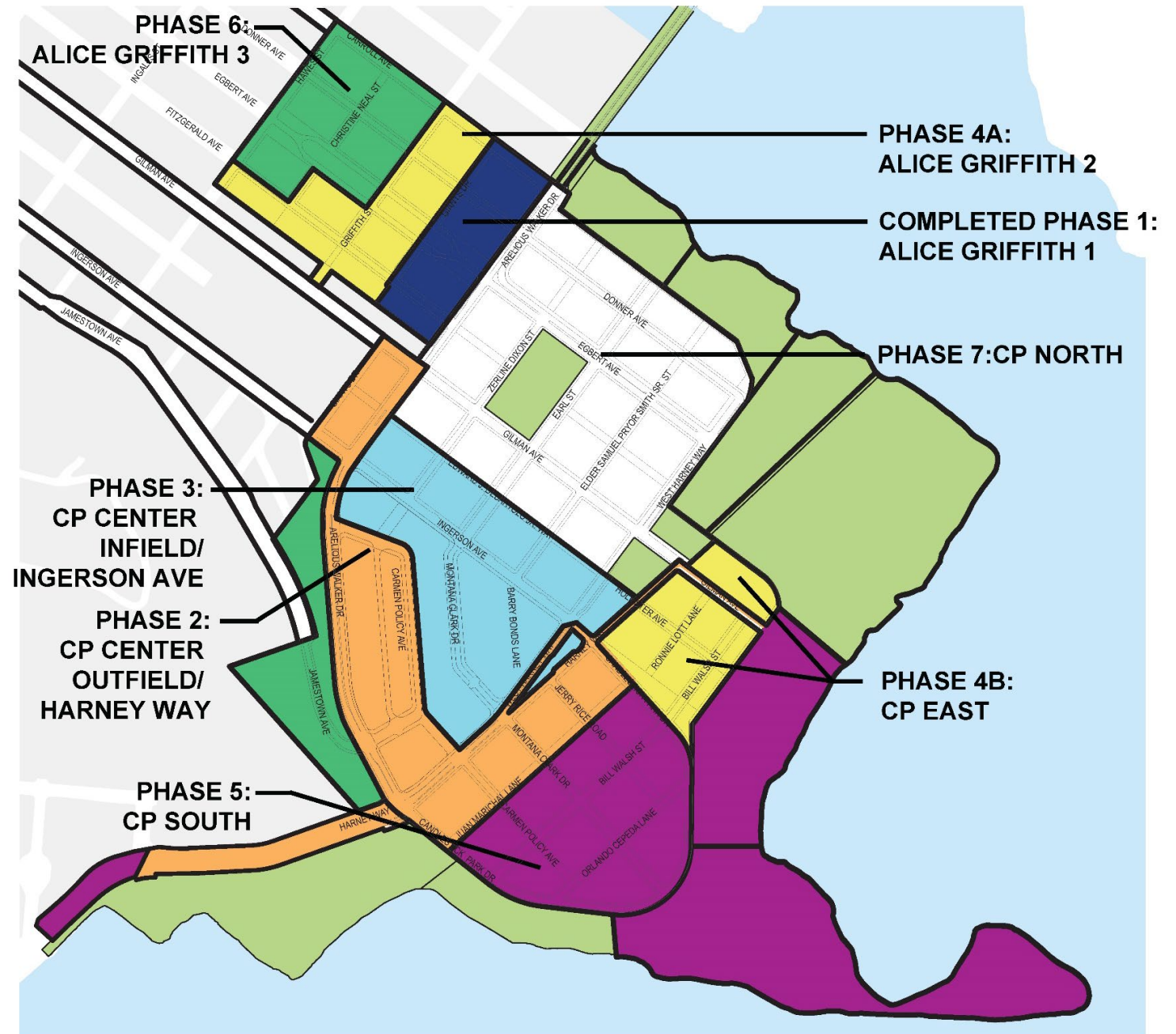
## Phase 1: COMPLETED

### Phase 3: 2029-2032

## Phase 4a/4b: 2032-2035

## Phase 6: 2039-2042

## Phase 7: 2045-2048





# Infrastructure Plan

- **Infrastructure is our next priority**
- **No changes to commitments within the Approved Infrastructure Plan**
- Proposed amendments allow alternatives if private parcels are not acquired
- Provides for alternative alignment for stormwater management
- Align with updated sea level rise guidance

# Transportation Plan

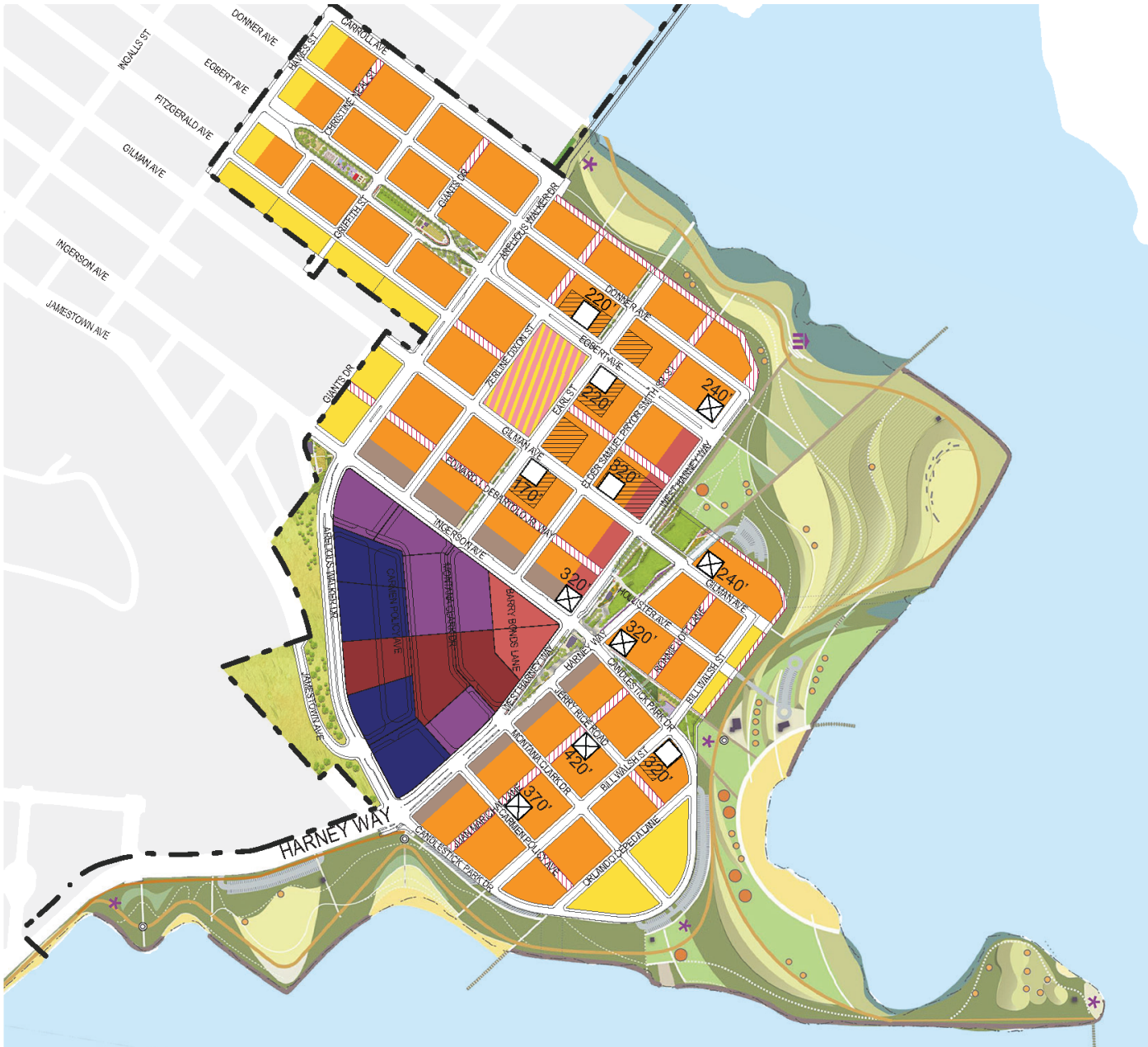
Land Use	Rate
Residential	1.0 space per unit
Regional Retail	2.7 spaces per 1,000 square feet
Neighborhood Retail/Maker Space	CP: 1.0 space per 1,000 square feet HPS2: 2.7 spaces per 1,000 square feet up to 175,000 square feet, plus 1.0 space per 1,000 square feet in excess of 175,000 square feet
Office/Research & Development (R&D)	CP: 2.0 spaces per 1,000 square feet for the first 1,700,000 square feet A parking study will be completed to determine the parking ratios for the remaining 1,100,000 square feet. <sup>1</sup> HPS2: 1.3 spaces per 1,000 square feet
Hotel	0.25 spaces per room
Film Arts Center	1 space for every 8 seats up to 1,000 seats, plus 1 space for every 10 seats in excess of 1,000 seats
Artists' Space	1.0 space per 2,000 square feet
Community Uses	1.0 space per 2,000 square feet
Institution/School	0.07 spaces per 2,000 square feet
Marina Slips	0.6 spaces per slip
Performance Venue	1 space per 15 seats
Grocery Store	2.7 spaces per 1,000 square feet



# Design for Development

- Candlestick's design standards and guidelines
- One new chapter: "A5.3 Candlestick Center – Innovation District"
- No changes to other chapters of Design for Development
- Design criteria for a more flexible and adaptable commercial area
- Paseos, mid-block breaks, and central promenade are key frameworks to creating human scale and connection
- Key requested changes: Central Promenade & heights limits

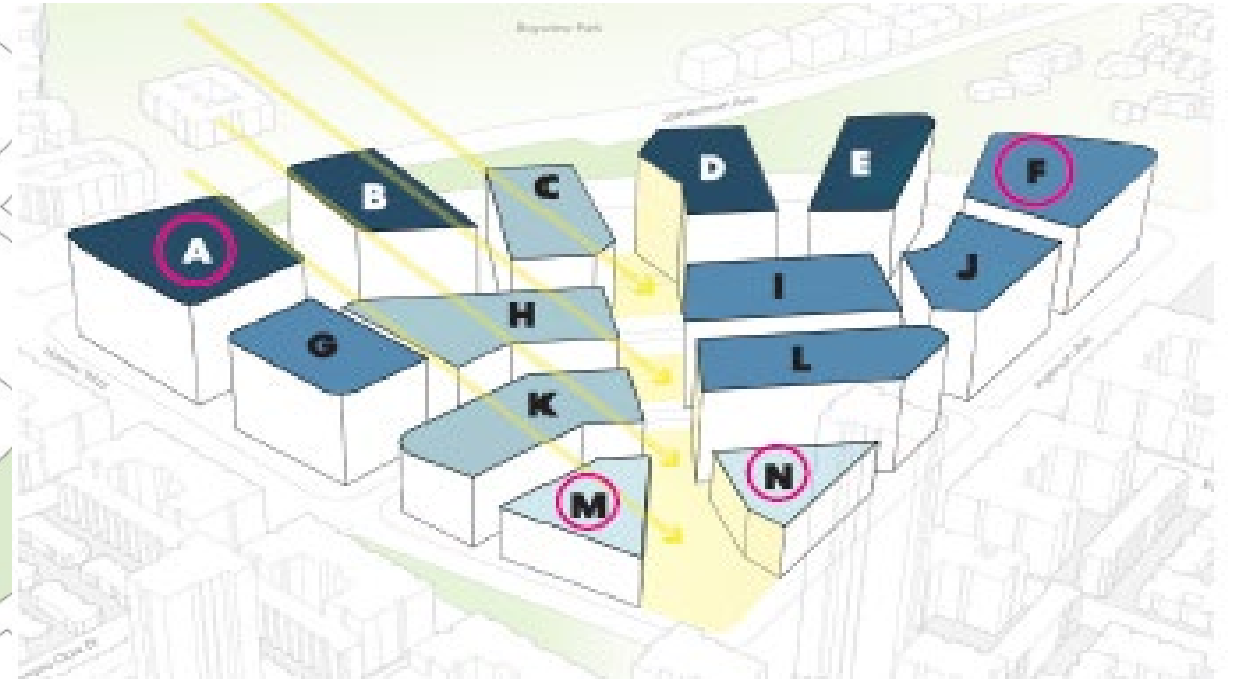
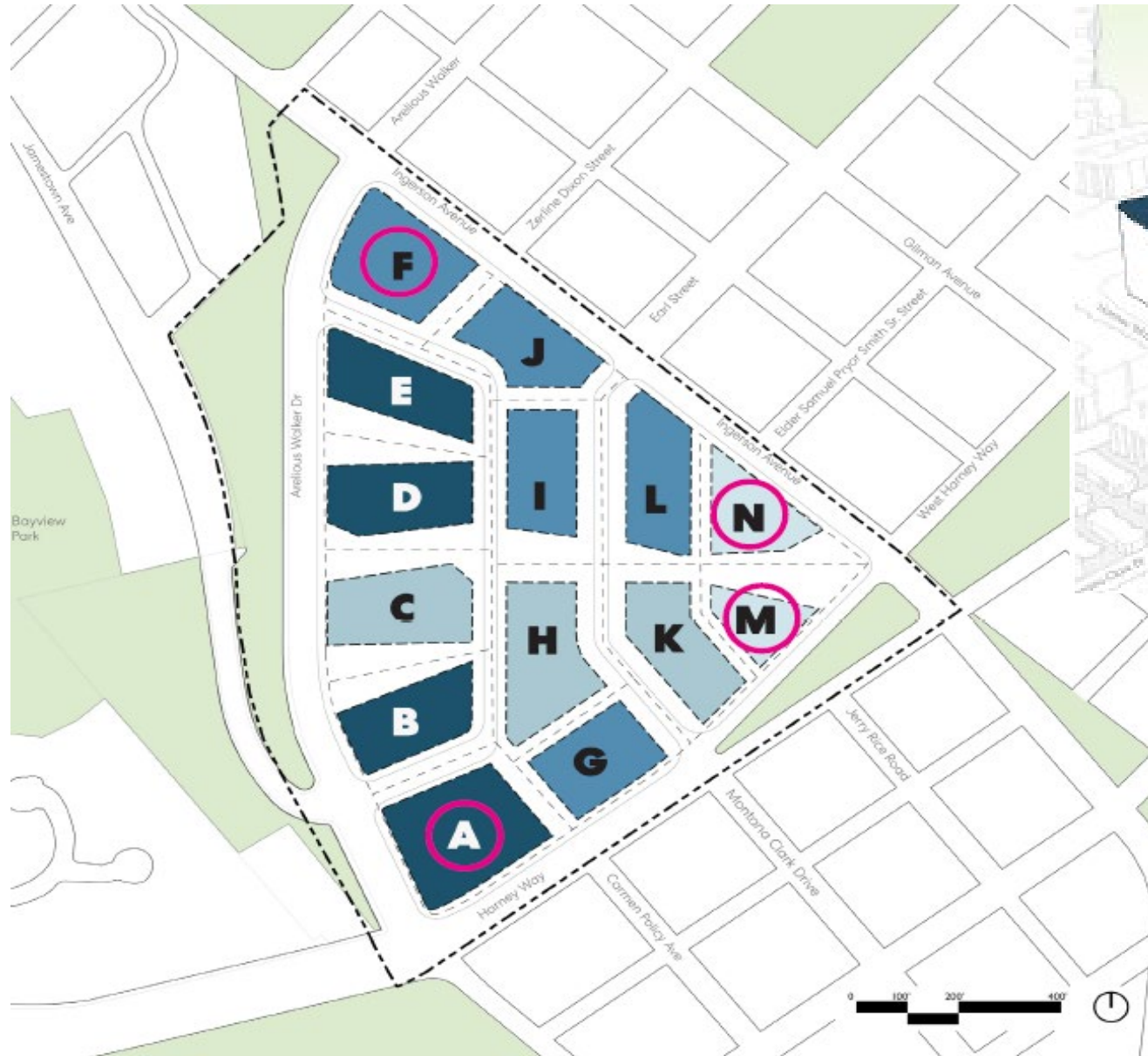
# Maximum Building Heights



- 180 Feet
- 160 Feet
- 120 Feet
- 85 Feet
- 80 Feet
- 65 Feet
- 40 Feet
- Mid-block Break
- Fixed High-rise Tower Location
- Encouraged High-rise Tower Location
- Allowable High-rise Tower Location Zone



# Maximum Building Heights





**Draft** View 4 – From the Intersection of Harney Way and Ingerson Ave





**Draft** View 6 – From Harney Way and Arelious Walker Drive





**Draft** View 3 – From Bayview Hill

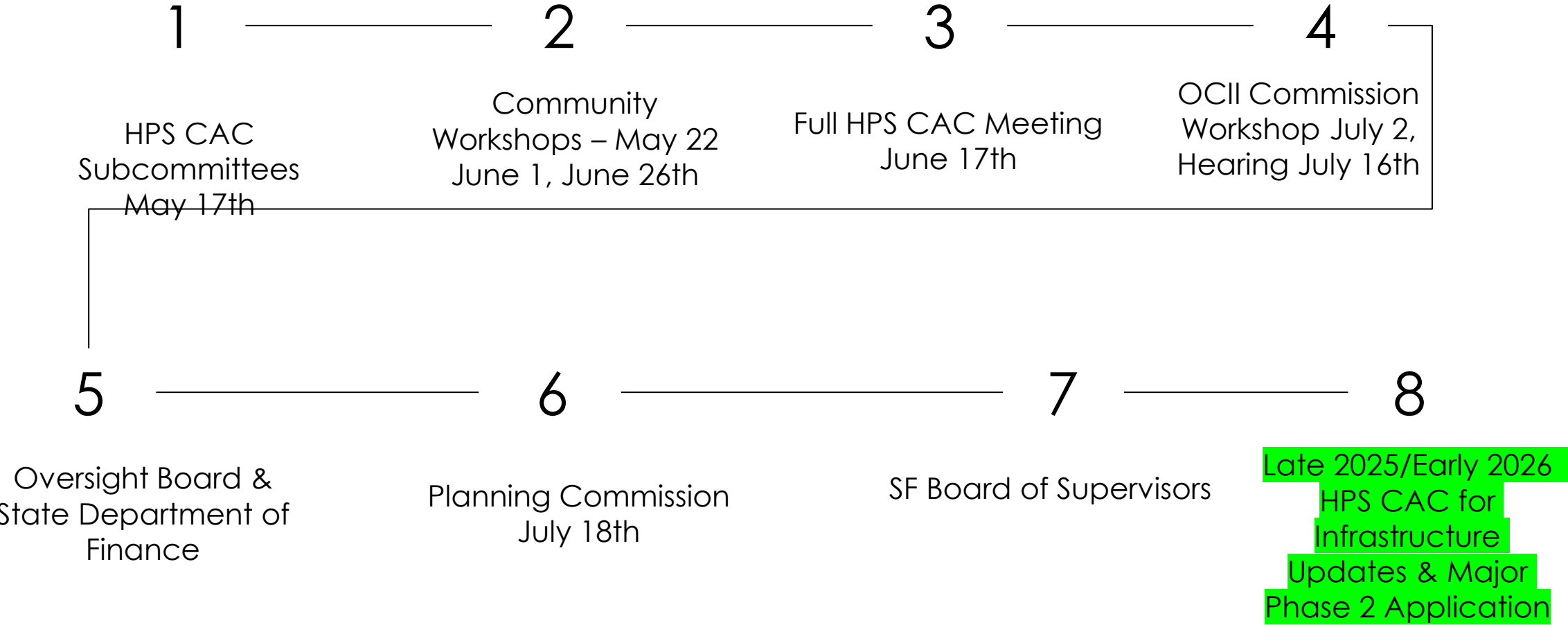




# Financing Plan

- Our team worked for two years to study and draft legislation to address financing risks due to expiring plans.
- This work was presented to California legislature in 2023, which approved exemption of redevelopment time limits 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, Tax Increment Financing, and related documents
- Success at Candlestick will allow revenue to flow to Shipyard Phase 2 for future public infrastructure

timeline. the public review process.





# 2025 – build infrastructure for 675 new homes



## **Infrastructure Task** **Force Reconvene** **August 2024**

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

# Timeline & near-term priorities

## 3 – 5 year outlook

MAPPING  
GROUND  
IMPROVEMENTS  
INFRASTRUCTURE  
PERMITS

Activate  
construction site  
2025

Harney Way &  
Arelious Walker Drive

MAJOR PHASE  
APPLICATION

Smaller area  
planning &  
development  
proposal showing,  
building envelopes,  
land use, housing,  
public benefits and  
environmental  
reporting.


(For CP Center  
Outfield & Housing  
at Blocks 6 & 7)

SCHEMATIC  
DESIGN  
DOCUMENTS

Design concepts for  
individual buildings  
and developments.

Note: Homes on  
Harney Way blocks  
already have design  
approval



A photograph of a community event held in a large, industrial-style space, possibly a warehouse or a converted building. The ceiling is high with exposed wooden beams and is decorated with numerous warm-toned string lights. In the foreground and middle ground, several people are seated at long wooden tables, engaged in conversation. A man in a red cap is visible on the left, and a woman is sitting next to him. In the background, more people are visible, and there are large wooden barrels stacked against a wall. A sign on the left side of the image reads "Community Workshop". The overall atmosphere is warm and communal.

# Introduction of La Shon Walker & En2Action

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- Community Conversations and Empowerment – recently and through the years