



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 city, likely San Francisco, showing a large body of water on the left, a large undeveloped plot of land in the center, and a dense urban area on the right. The text is overlaid on the image.

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



RESTAURANT R

DOMAIN

CANDLESTICK

CANDLESTICK

CANDLESTICK

WILDWOOD

6L1K274

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:

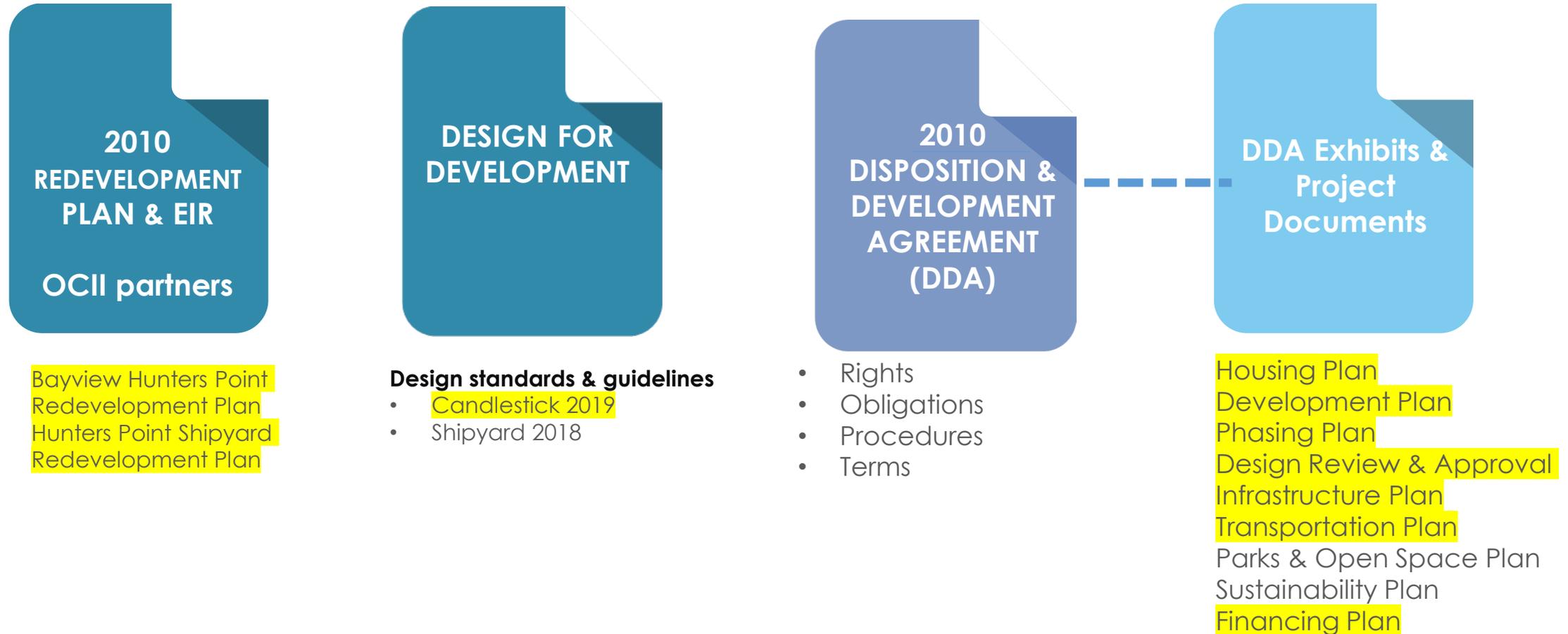
- Demolition of Candlestick Stadium
- Preliminary ground improvements at Candlestick
- Commercial cookery at Shipyard completed
- Various interim improvements at Shipyard
- Substantial investments in critical infrastructure improvements to create a self-sustaining, well-integrated neighborhood
- Ongoing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

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

Candlestick Advantages

- 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)

Phasing Plan dates for infrastructure per updated Schedule of Performance

Phase 1: COMPLETED

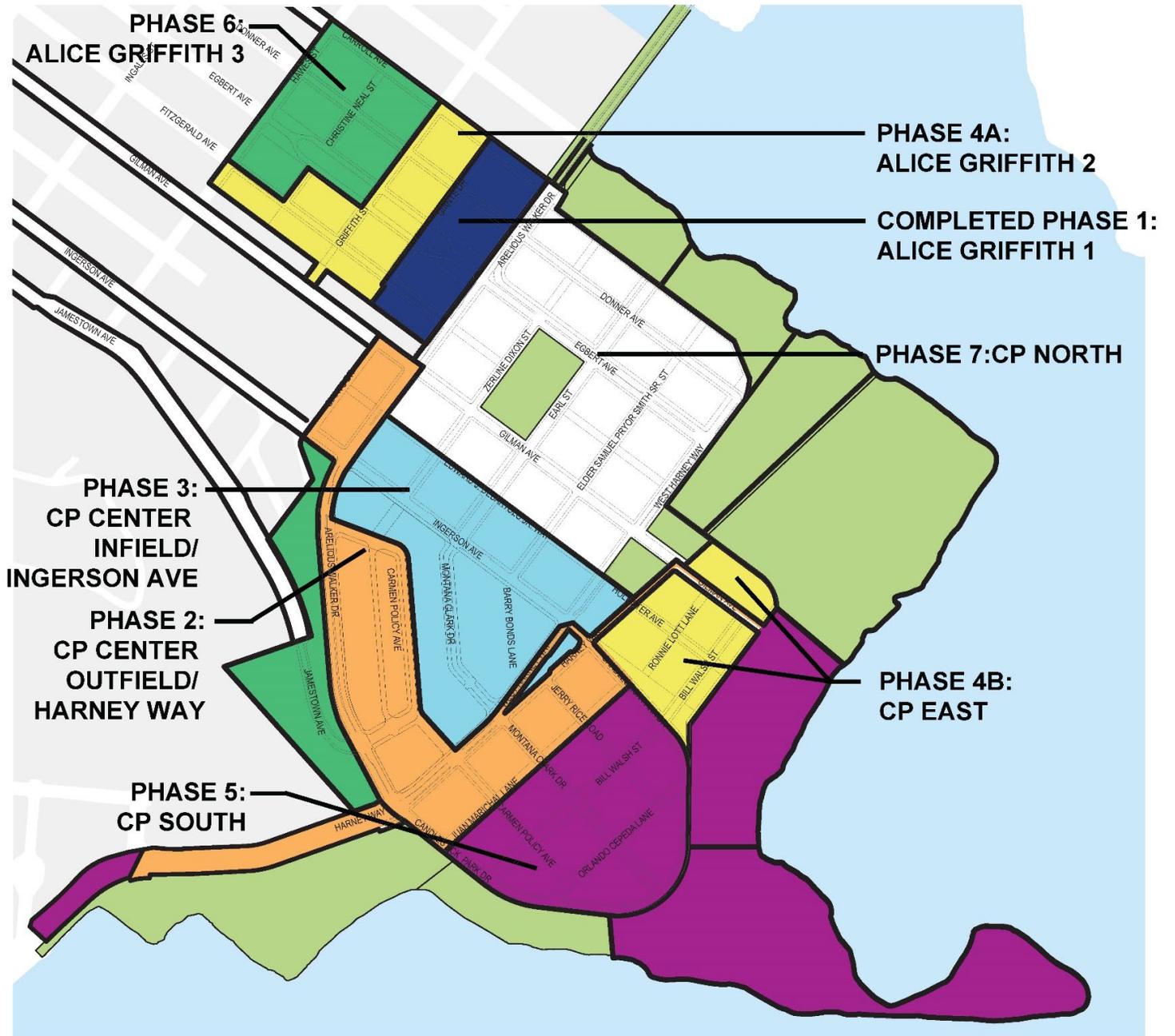
Phase 2: 2025-2028

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. ¹ 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

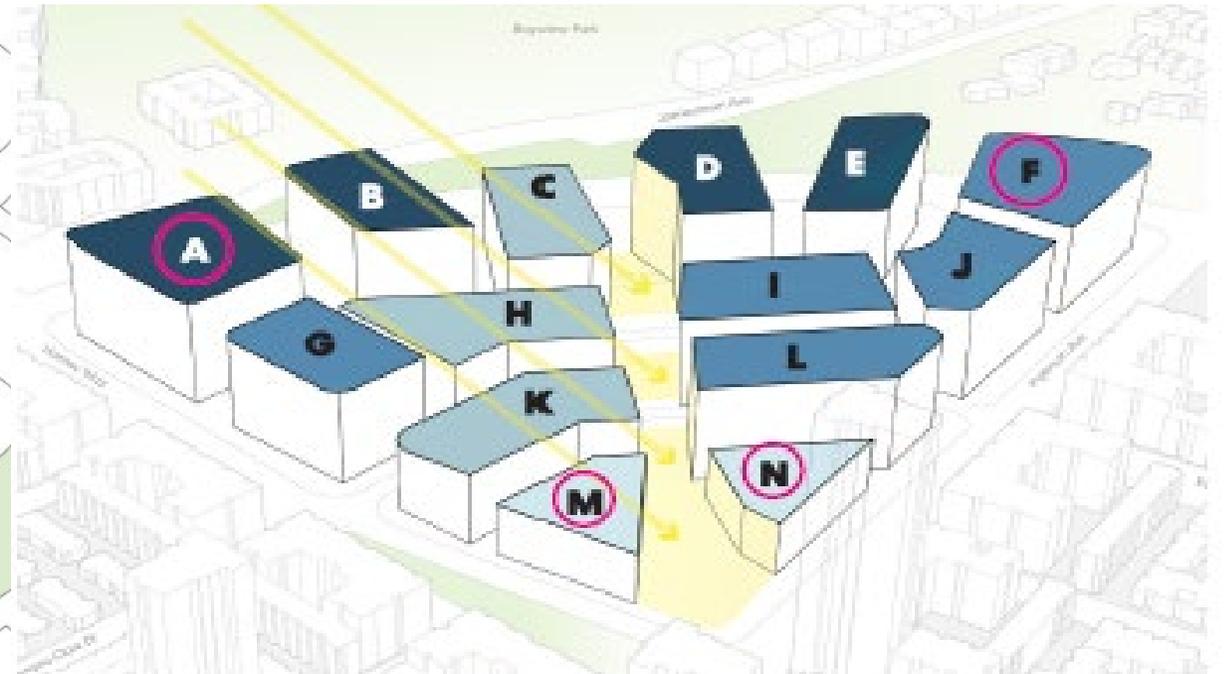
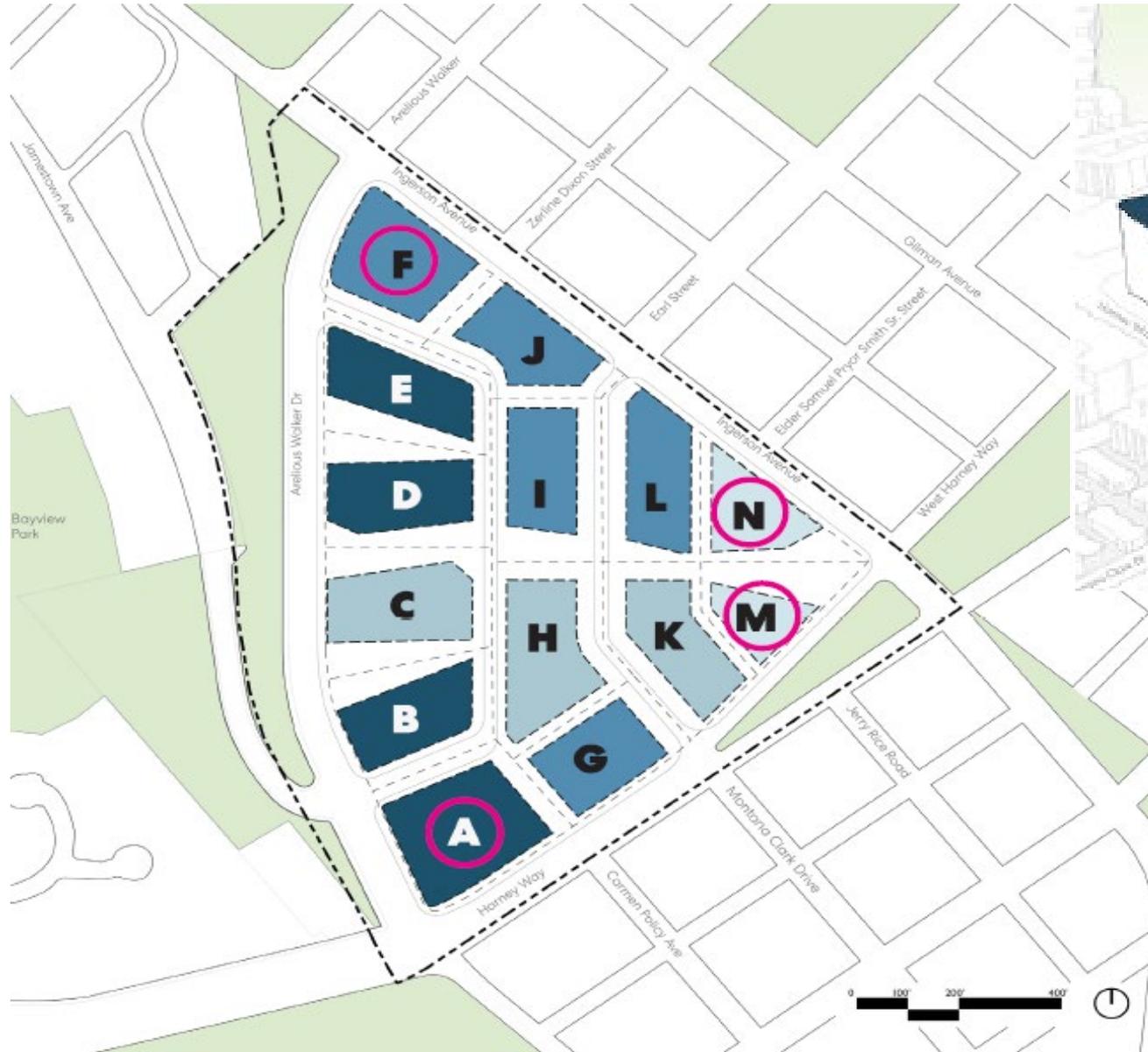
- Candlestick's design standards and guidelines
- One new chapter: "A5.3 Candlestick Center – Innovation District"
- No changes to other chapters of Design for Development
- Design criteria for a more flexible and adaptable commercial area
- Paseos, mid-block breaks, and central promenade are key frameworks 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
- X Fixed High-rise Tower Location
- Encouraged High-rise Tower Location
- Allowable High-rise Tower Location Zone

Maximum Building Heights





Draft View 6 – From Harney Way and Arelious Walker Drive



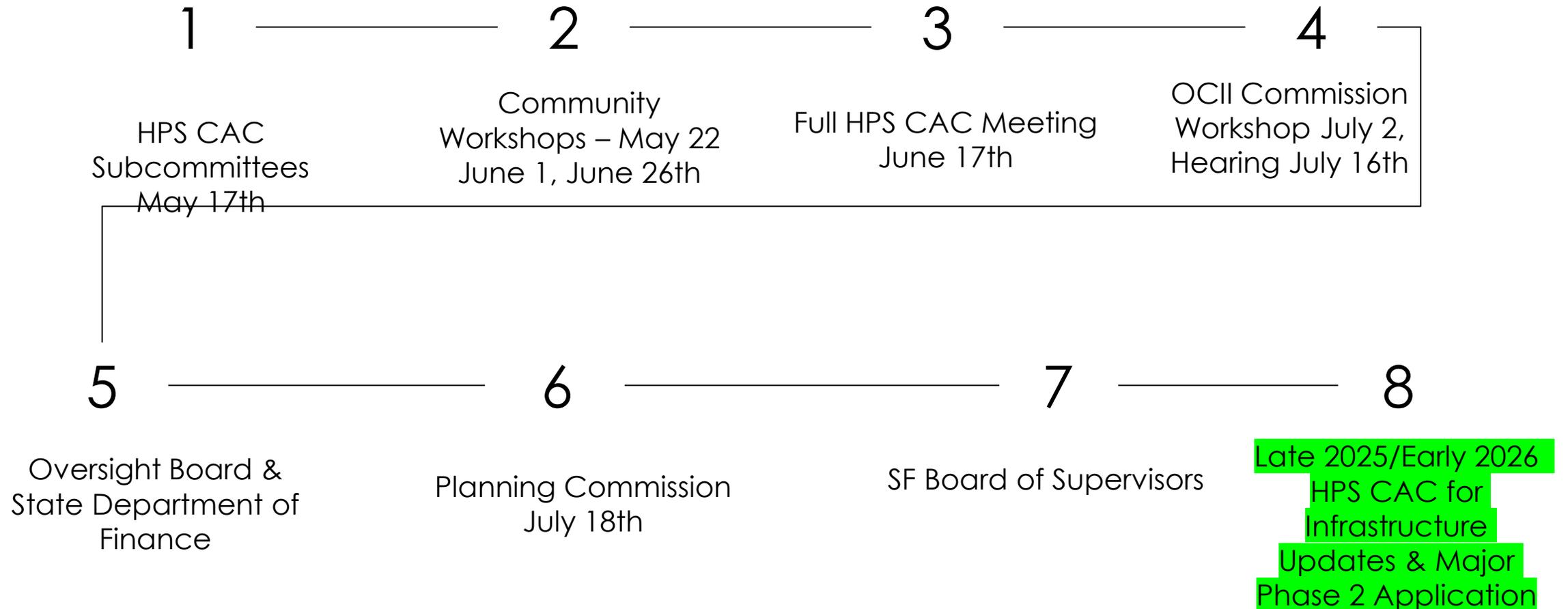
Draft View 3 – From Bayview Hill



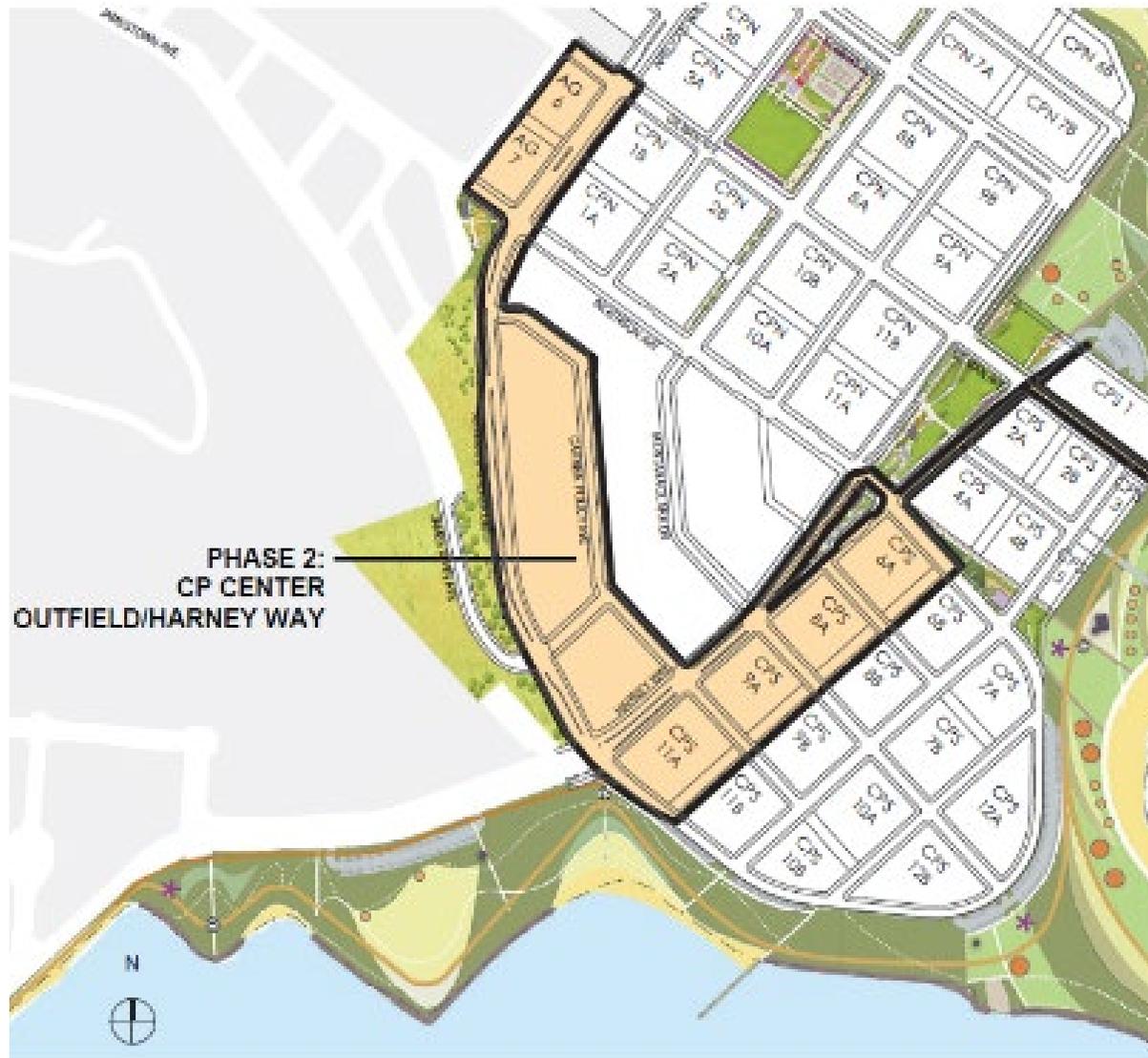
Financing Plan

- 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

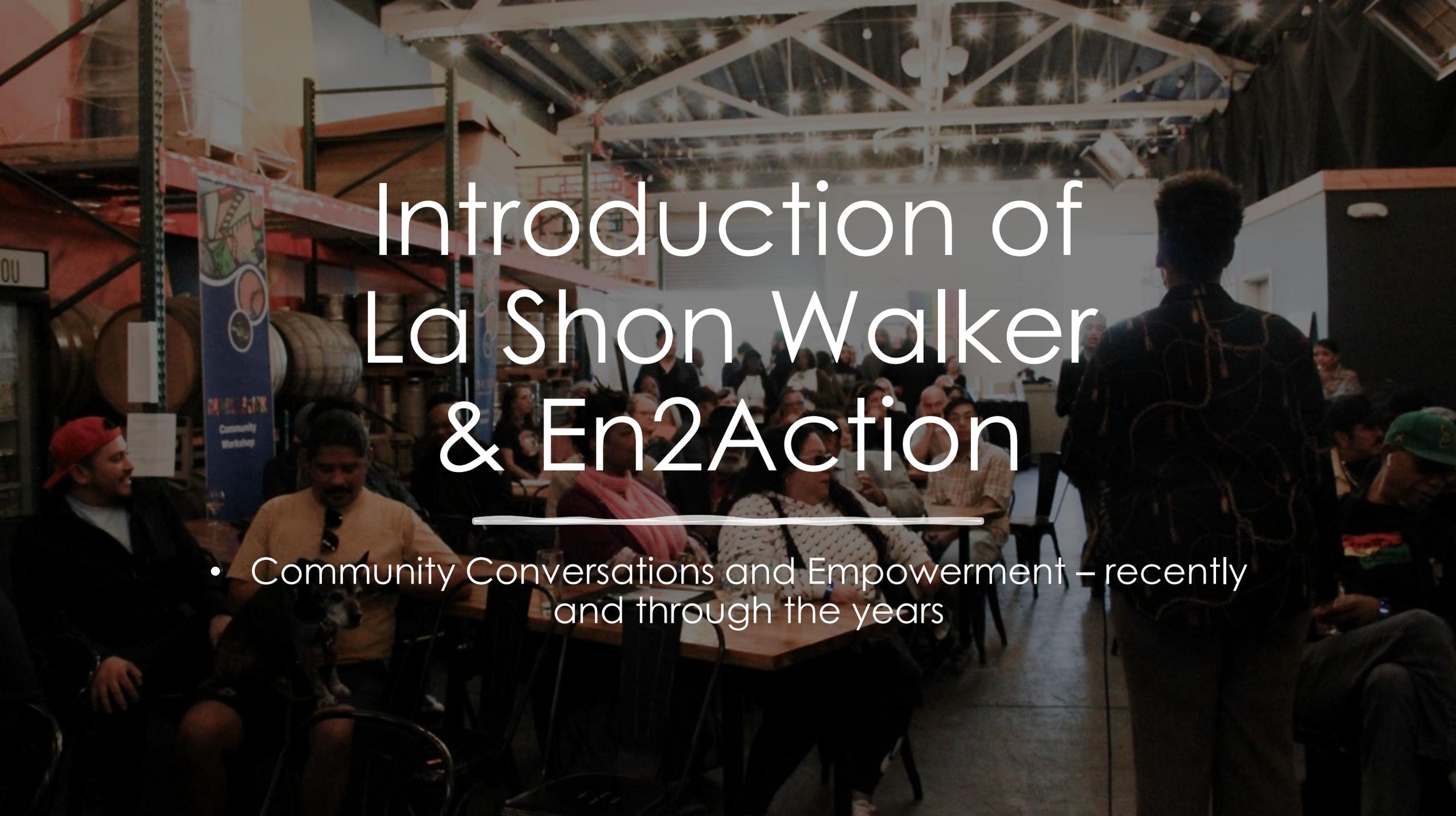
Smaller area
planning &
development
proposal showing,
building envelopes,
land use, housing,
public benefits and
environmental
reporting.

(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



Introduction of La Shon Walker & En2Action

- Community Conversations and Empowerment – recently and through the years