



## HPS CAC

Candlestick Report for 2025 Work Plan  
San Francisco, California

FIVEPOINT.

January 21, 2025



# Looking Ahead to 2025/2026



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NEAR-TERM PLAN		2025				2026			
PROJECT SCHEDULE/Work Product	Months Duration	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Candlestick MUPs - Update	3								
CP-01 Infrastructure Acceptance	6-9								
Alice Griffith Interim Uses	6-12								
Major Phase 2: Final Map	6-9								
Public Improvement Agreement	6-9								
RAISE Grant Contracts	6								
Ground Improvement, Demo Permit, Bid & Award	6								
Ground Improvement Work	15								
State Parks land transfers	4								
Street Improvement Permit, Infrastructure Drawings	7-9								
Backbone Infrastructure Bid & Award	TBD								
Infrastructure Construction	18								

# Coordination and Collaboration with Public Agencies

- SF Office of Community Investment and Infrastructure
- Mayor's Office
- SF Public Works: Infrastructure Task Force, Subdivision and Mapping
- SF Public Utilities Commission
- SF Municipal Transportation Agency
- Candlestick Point State Recreational Area
- Bay Area Air Quality Management District
- Regional Water Quality Control Board
- San Francisco Bay Conservation and Development Commission
- Port of San Francisco

# Components of Infrastructure

## Utilities, Energy & Ground Improvements

### Install:

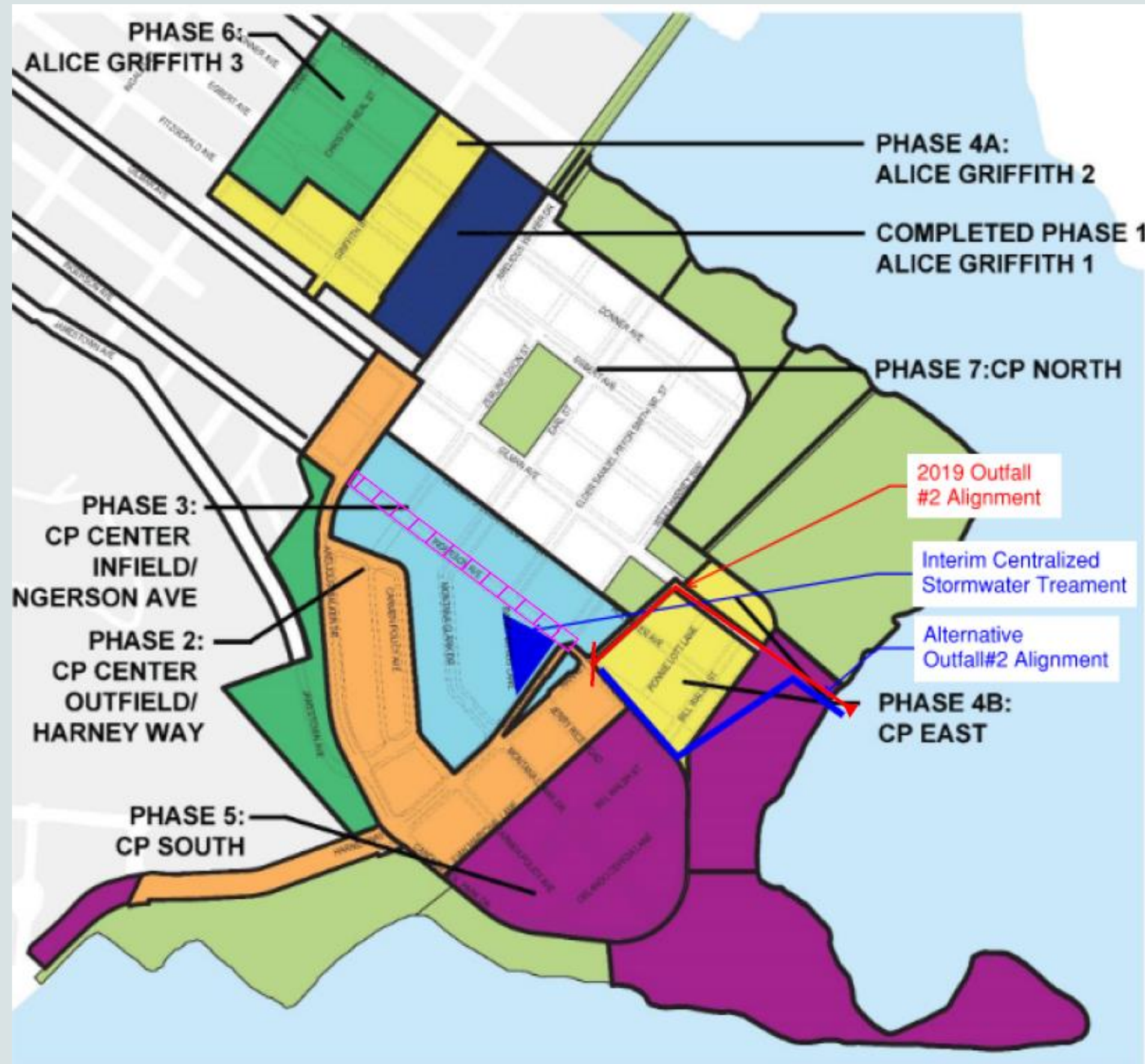
- Sea Level Rise mitigations
- Stormwater systems
- Low Pressure Water System
- Auxiliary Water Supply
- Recycled Water
- Sanitary Sewer
- Joint Trench (electric, gas, communications)





# Components of Infrastructure

## Outfall #2 – Plan and Profile



Example Image above: Laguna Street Outfall, SFPUC

Left: Candlestick Plan Site Plan with potential outfall alignments that traverse future streets and and State Parks



# Components of Infrastructure

Streets, sidewalks, bike lanes, landscape

Construct:

Arelious Walker Drive

Harney Way

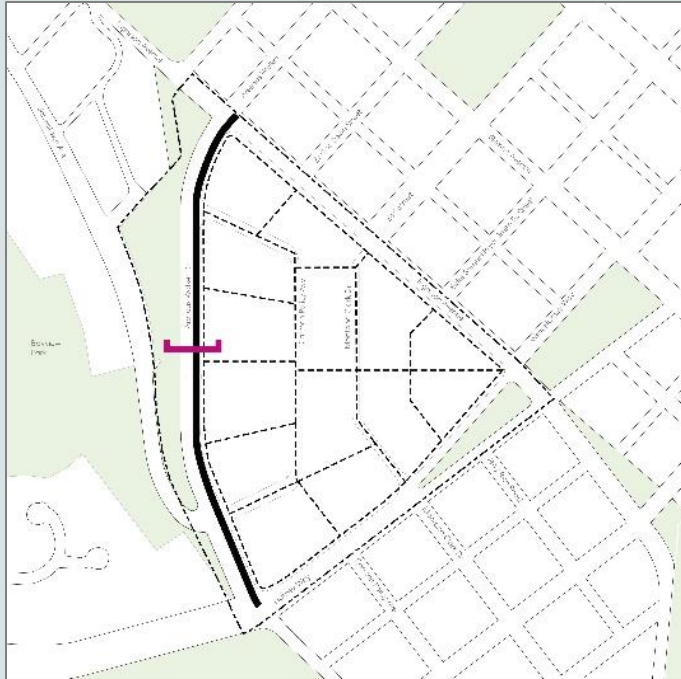
Carmen Policy Ave.



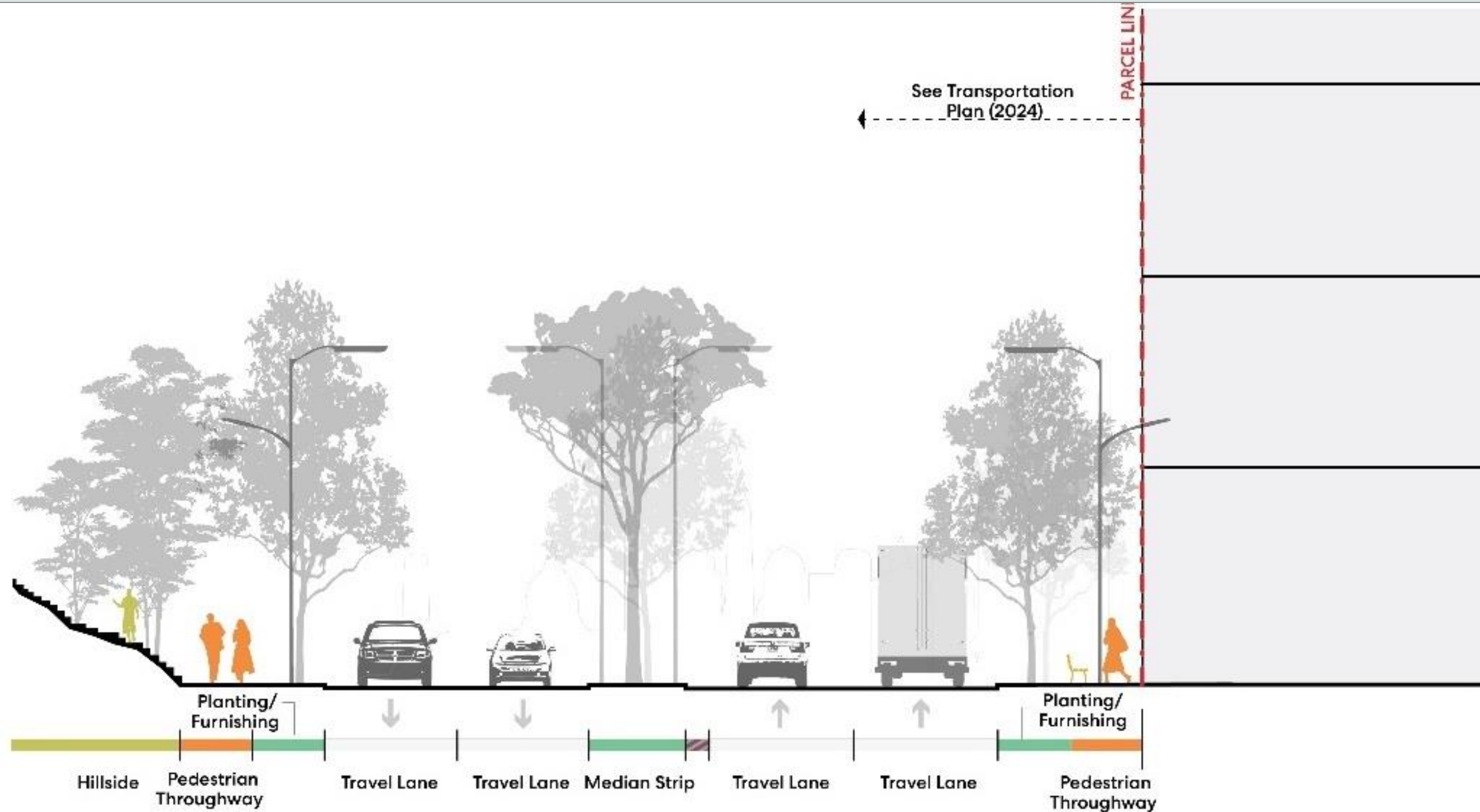


# Components of Infrastructure

## Street Sections – Arelious Walker Drive directly below the hill at Jamestown Ave.



- Commercial Street
- Modeled after many of San Francisco's most vibrant streets
- Serves as a primary arterial that connects adjacent neighborhoods.



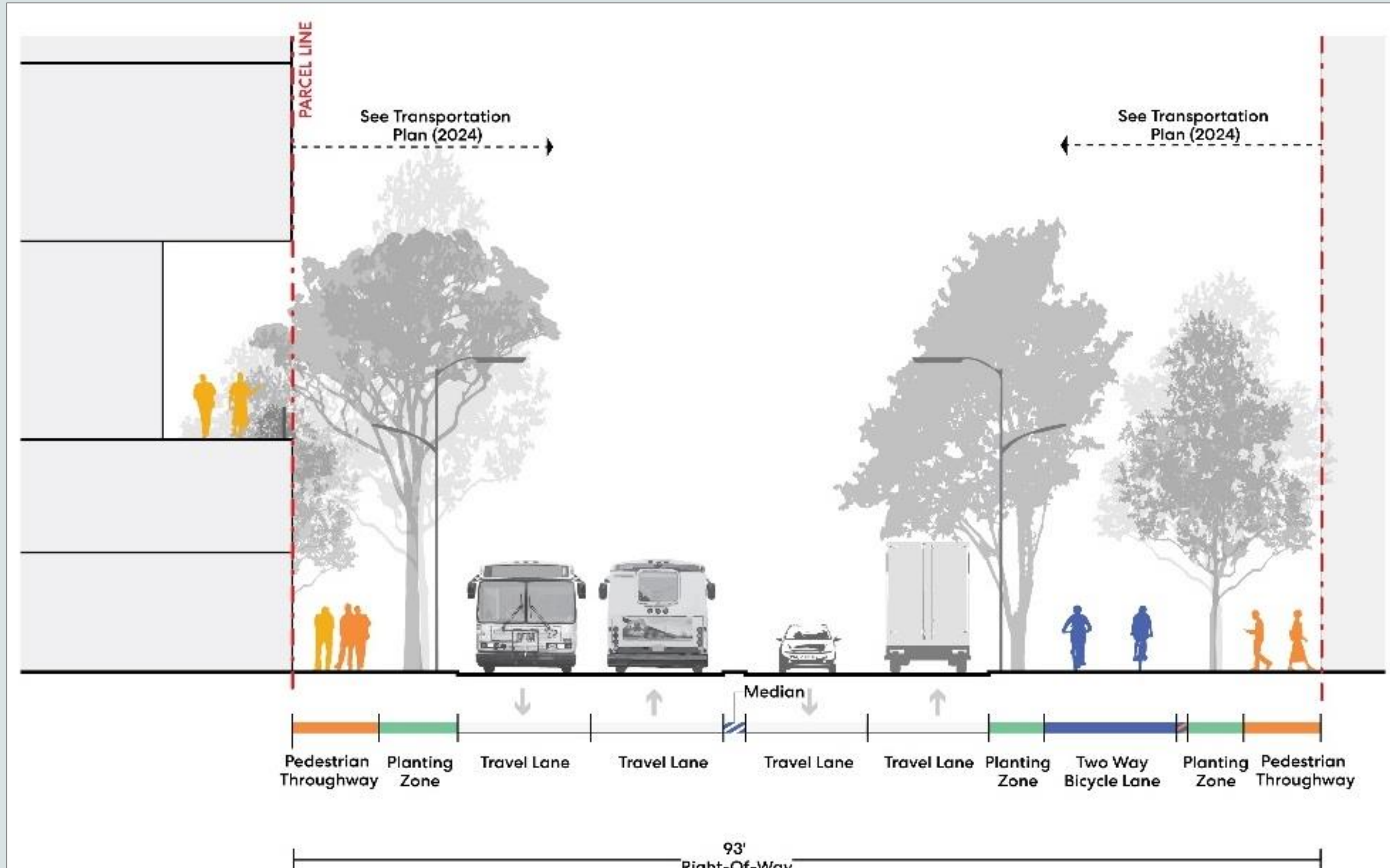


# Components of Infrastructure

## Street Section – “new” Harney Way, extending existing Harney Way



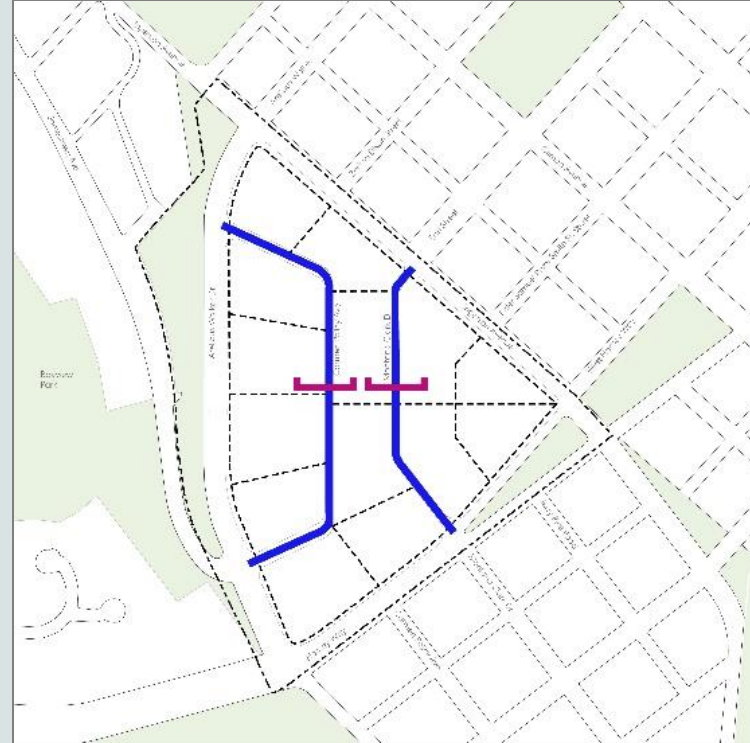
- Commercial Street
- Features BRT/Transit Priority Lane, pedestrian and 2-way bike lanes
- Direct connection between Highway 101 and San Francisco neighborhoods to the north
- Civic backbone, a network of city scale streets



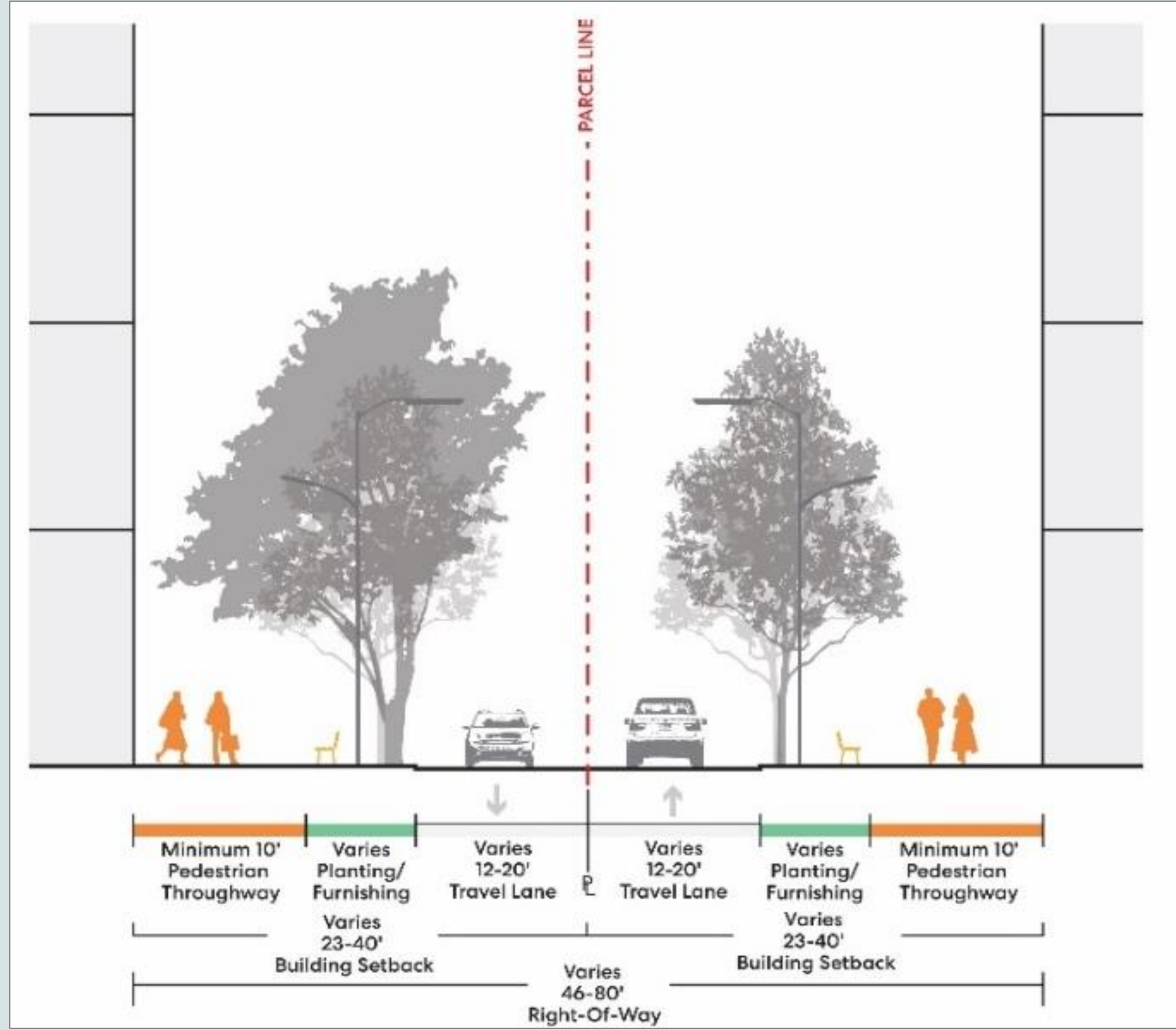


# Components of Infrastructure

## Street Section – Carmen Policy Ave.



- Interior private street will divide Candlestick Center into blocks
- Connects with the surrounding street grid
- May serve the back-of-house for buildings, including as emergency vehicle access, parking entrances, ADA access, and commercial loading zones, as some of these functions are prohibited on Harney Way and Ingerson Avenue.





# Estimated Construction Jobs for all Phases: ~4,100+

## Estimated Construction Jobs by Year within the next decade:

Major Phase 2	Est Jobs
Harney Way, Walker Dr., Outfield	
Years: 2025-2028	
Estimated total Phase 2	263
Major Phase 3	
Ingerson Ave., Infield	
Years: 2029-2031	
Estimated total Phase 3	540
Major Phase 4	
CP East, Alice Griffith	
Years: 2032-2035	
Estimated total – Phase 4	744

Sources:  
On-site Construction Analysis: TRC, 2024  
Fiscal Impact Analysis, EPS, 2024



# Job Types

Horizontal (Site Preparation)	Prospective Specialized Equipment <sup>1</sup>	Example of Typical Job Titles
Demolition	Excavators, Off Road Dump Truck, Loaders, Dozer, Water Trucks	Accountant/Bookkeeper Business Manager Cement Mason Construction Superintendent Coastal Engineer Civil Engineer Environmental Engineer Environmental Planner Equipment Operator Field Manager Geologist Geotechnical Engineer Inspector Laborer Landscape Designer/Architect Landscape Contractor Security Manager Structural Engineer Surveyor
Grading & Infrastructure	Excavators, Loaders, Bobcat, Compactors, Water Truck, Off Road Dump Truck, Grader, Asphalt Layer, Soil stabilizer, Roller, Dozers	
Vertical (Buildings)		All of the above titles plus:
Foundation Piles/Structures/Rough-in	Excavators, Loaders, Water Trucks, Cranes, Man Lift	Architect Artist Carpenter Electrician Flooring Contractor HVAC Technician Interior Designer Painter Plumber Rebar Specialist Roofer Sales/Marketing Sign Fabricator Tiling Installer
Interior and Exterior Finishes	Loader, Man Lift, Sweeper, Rough Terrain, Forklift	



# Small Business Opportunities on Harney Way

- **12,000 square feet of Community Facilities Spaces** reserved for small business owners rent-free, including International African Marketplace
- **Application & selection process:**  
HPS CAC with community input
- **Permanent Jobs categories anticipated in next 2 phases:**
  - Neighborhood Retail & Restaurant
  - Public Service
  - Property Management
  - Research & Development
  - Life Sciences
  - Office/Administration



Housing - Conceptual Design with ground floor neighborhood-serving spaces including Community Facility Spaces



# Presentation Team



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