



**NAIOP SAN FRANCISCO BAY AREA  
REAL ESTATE CHALLENGE**



# NAIOP

COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION

**SAN FRANCISCO BAY AREA CHAPTER**





# CHALLENGEHistory



## FOUNDED

Founded 35 Years  
Ago by Steve  
Chamberlin



## SITES

35  
Site Sponsors



## Participants

350 Student  
Participants



## Jury & Advisors

More than 215 Jurors  
& Advisors



## Audience

Close to 9,000  
Attendees

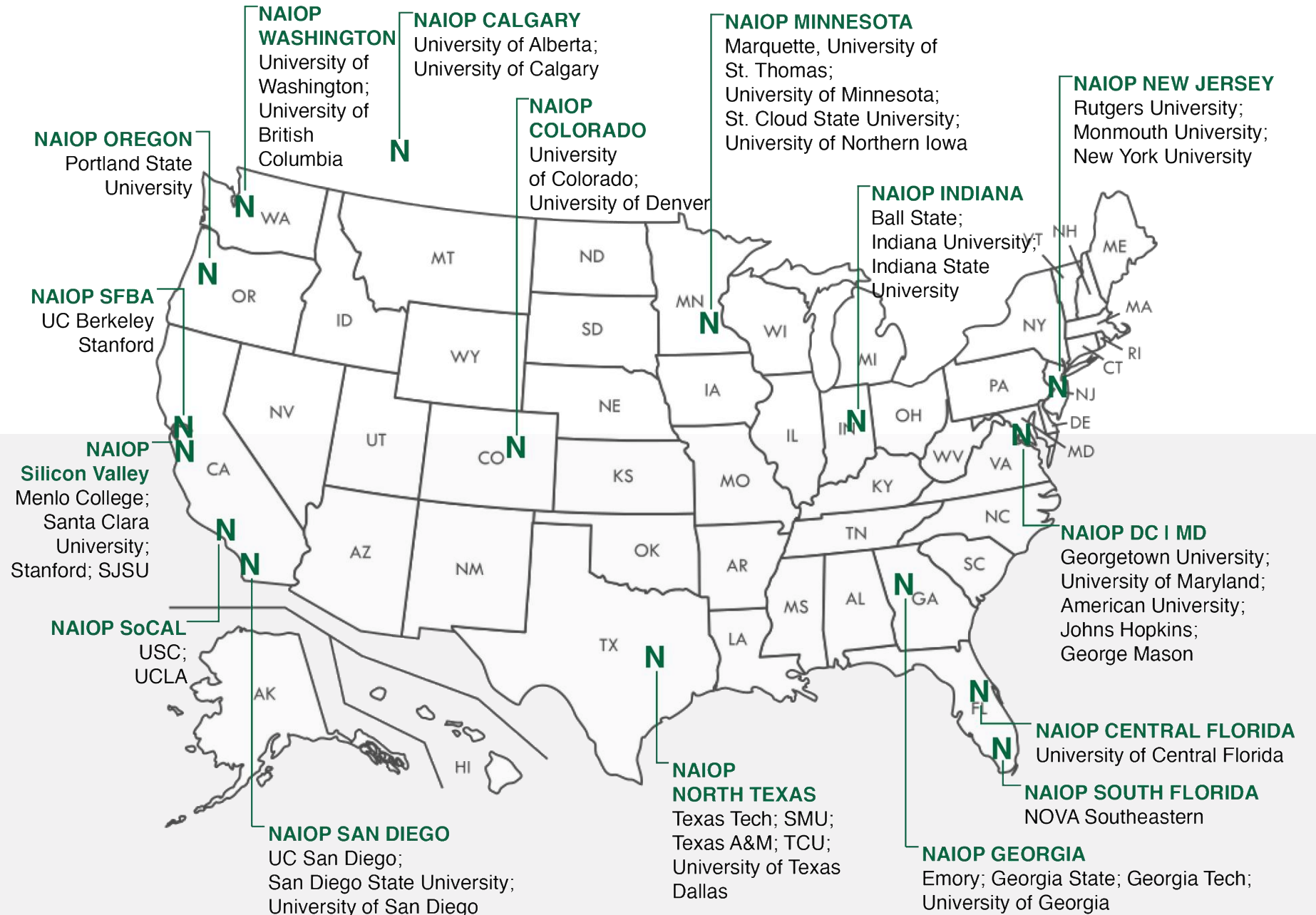


## More Schools

The idea has spread  
nationwide

# History

40+  
Participating  
Schools





# History

## Past Site Locations

### North Bay (4)

- Vallejo (2)
- Santa Rosa
- Napa
- Sausalito

### San Francisco (12)

### South Bay (5)

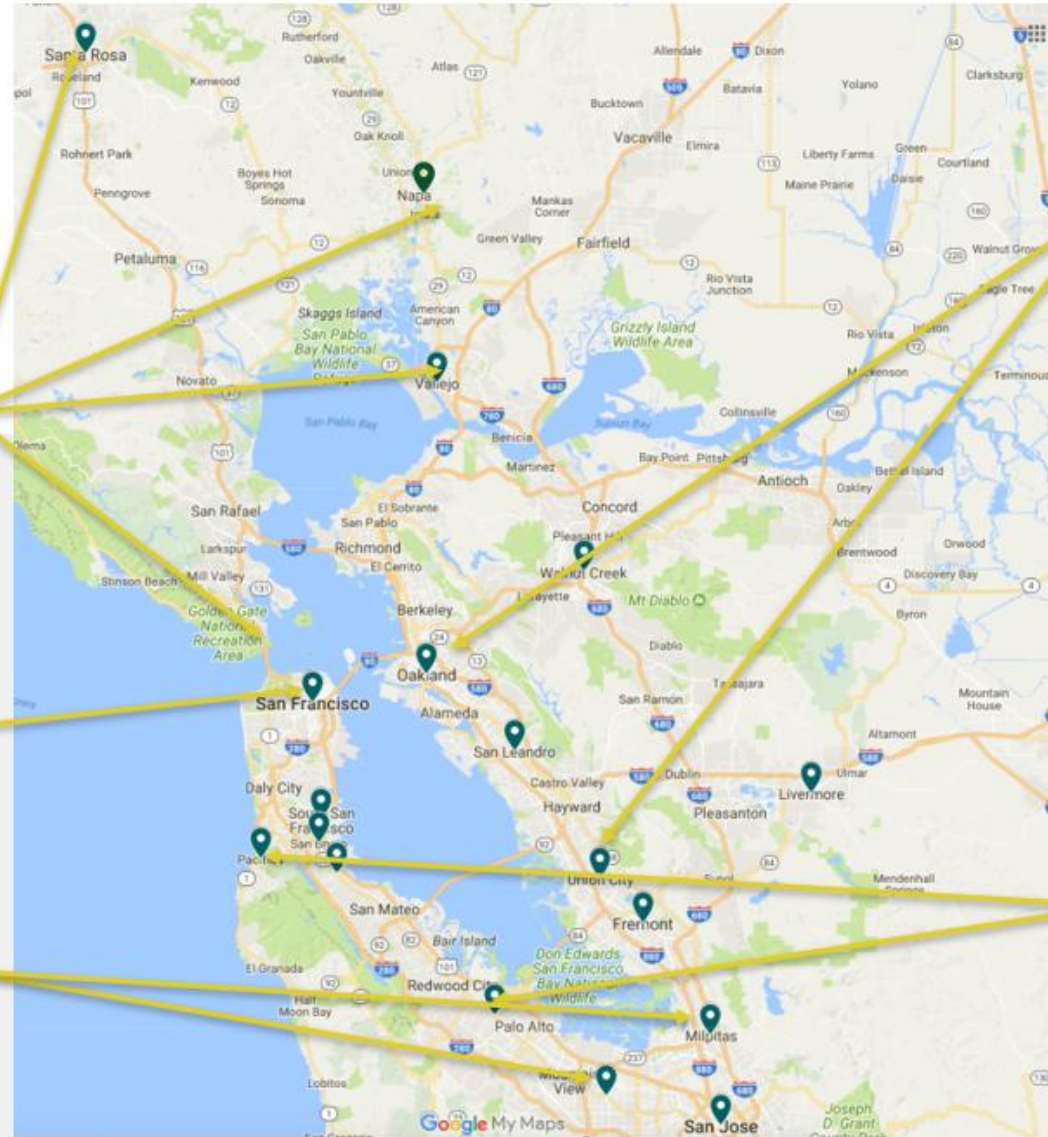
- San Jose (3)
- Sunnyvale
- Milpitas

### Alameda/Contra Costa County (8)

- Oakland (3)
- San Leandro
- Union City
- Livermore
- Walnut Creek
- Fremont

### Peninsula (5)

- Menlo Park
- Pacifica
- Millbrae
- South San Francisco
- San Bruno





# Cal 20

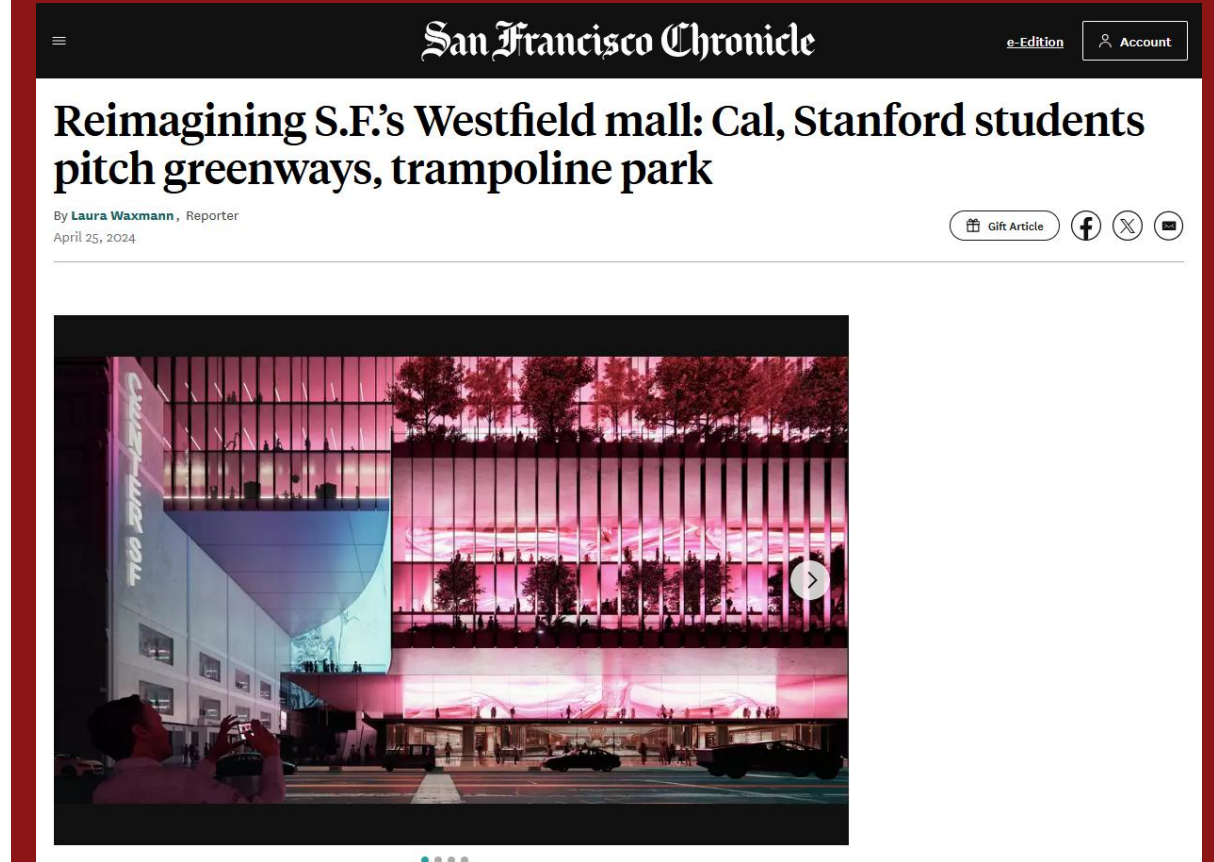


# 14

- |                                  |                                   |
|----------------------------------|-----------------------------------|
| 1990 Port of Oakland             | 2018 Fremont/Warm Springs BART    |
| 1994 Hunter's Pt. Naval Yd.      | 2019 San Jose Reg. Water Facility |
| 1995 San Leandro BART            | 2020 Justin-Siena High School     |
| 1996 Hegenberger Oakland         | 2022 City of Sausalito            |
| 1998 Spieker Sunnyvale           | 2023 – SF Market                  |
| 2000 Port of SF, Pier 70         |                                   |
| 2001 Mare Island Legacy Partners |                                   |
| 2002 Pacifica Site               |                                   |
| 2003 8th and Brannan, SF         |                                   |
| 2008 Port of SF, Piers 90-94     |                                   |
| 2009 Port of SF, Piers 21-23     |                                   |
| 2010 Downtown Walnut Creek       |                                   |
| 2011 City of Livermore           |                                   |
| 2012 Balboa Reservoir            |                                   |
| 2015 Fort Mason, Pier 1          |                                   |

- |                                   |                              |
|-----------------------------------|------------------------------|
| 1991 Menlo Park Site              | 2017 City of San Bruno Plaza |
| 1992 Oakland Rotunda              | 2021 Santa Clara VTA Project |
| 1993 Santa Rosa Convention Center |                              |
| 1997 Octel Headquarters           |                              |
| 1999 Union City BART              |                              |
| 2004 Goodwill Industries (SJ)     |                              |
| 2005 The Villas Park Merced       |                              |
| 2006 Goodwill Industries (SF)     |                              |
| 2007 Solano Co. Fairgrounds       |                              |
| 2013 Millbrae Yard                |                              |
| 2014 Brooks Hall                  |                              |
| 2016 245 S. Spruce Ave., (S. SF)  |                              |









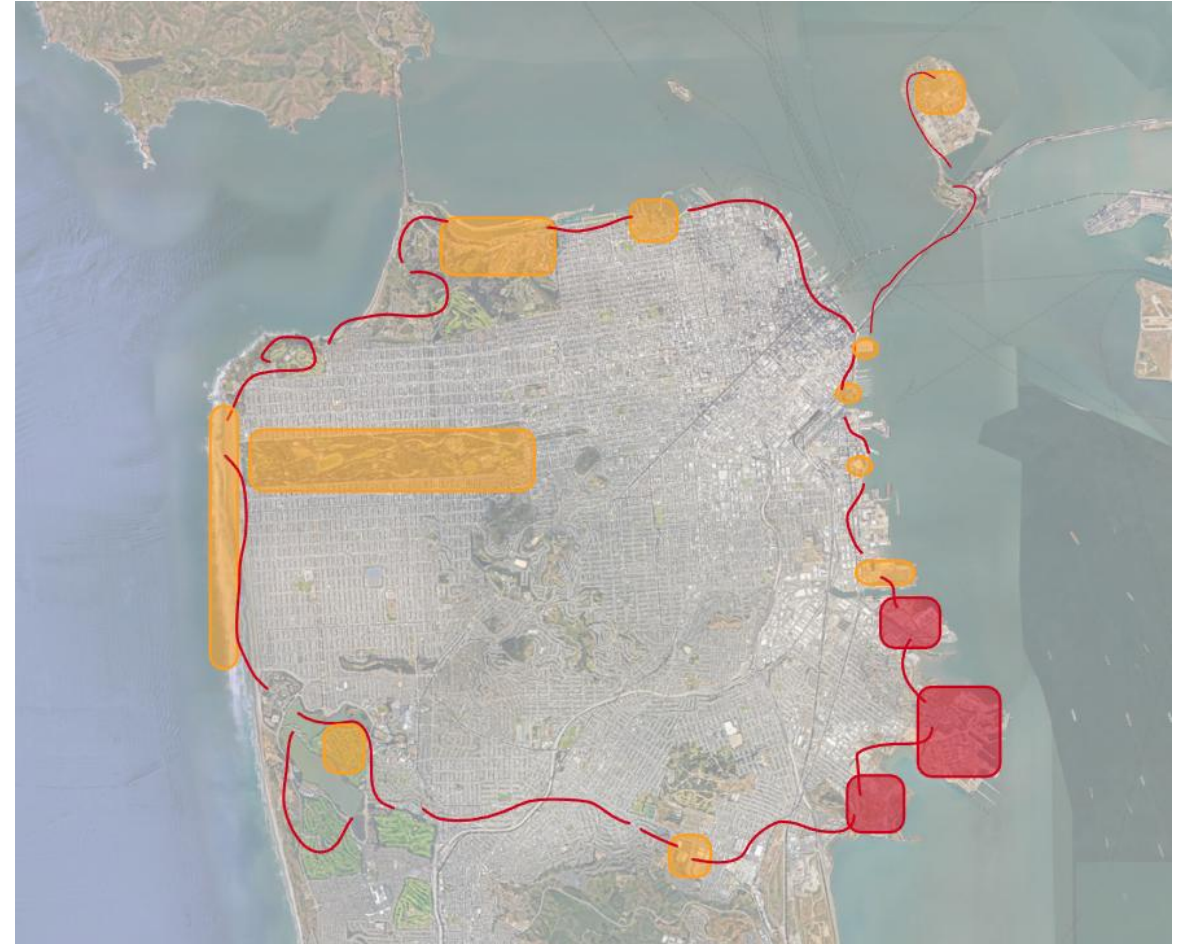


# About World Expositions

- World Expos, often referred to as 'cultural Olympics', occur every five years and last approximately six months.
- Global nations gather to share current and future solutions to address the 'universal challenges of our time'.
- The selected host country provides the site, infrastructure, and logistics while the participating countries build or rent pavilions that they must deconstruct at the end of the Expo.
- HOK's 2020 Dubai World Expo attracted ~25M visitors with peak days of 200,000 to 300,000 visitors.
- Dubai Expo was ~850ac; Riyadh is projected to be ~1,000ac.
- The intent is that an Expo leaves behind generational infrastructure for host cities and communities to use for their betterment.

# San Francisco World Expo 2035 Opportunities

- Combination of large, assembled properties at Hunters Point & Candlestick linked to a waterfront 'necklace' of Expo venues.
- Showcase SF's unmatched waterfront destinations, landmarks and vistas.
- Bring critical infrastructure, ground improvements and community benefits to SE Neighborhoods.
- From 1915 to 2035 - a new southern gateway to San Francisco!













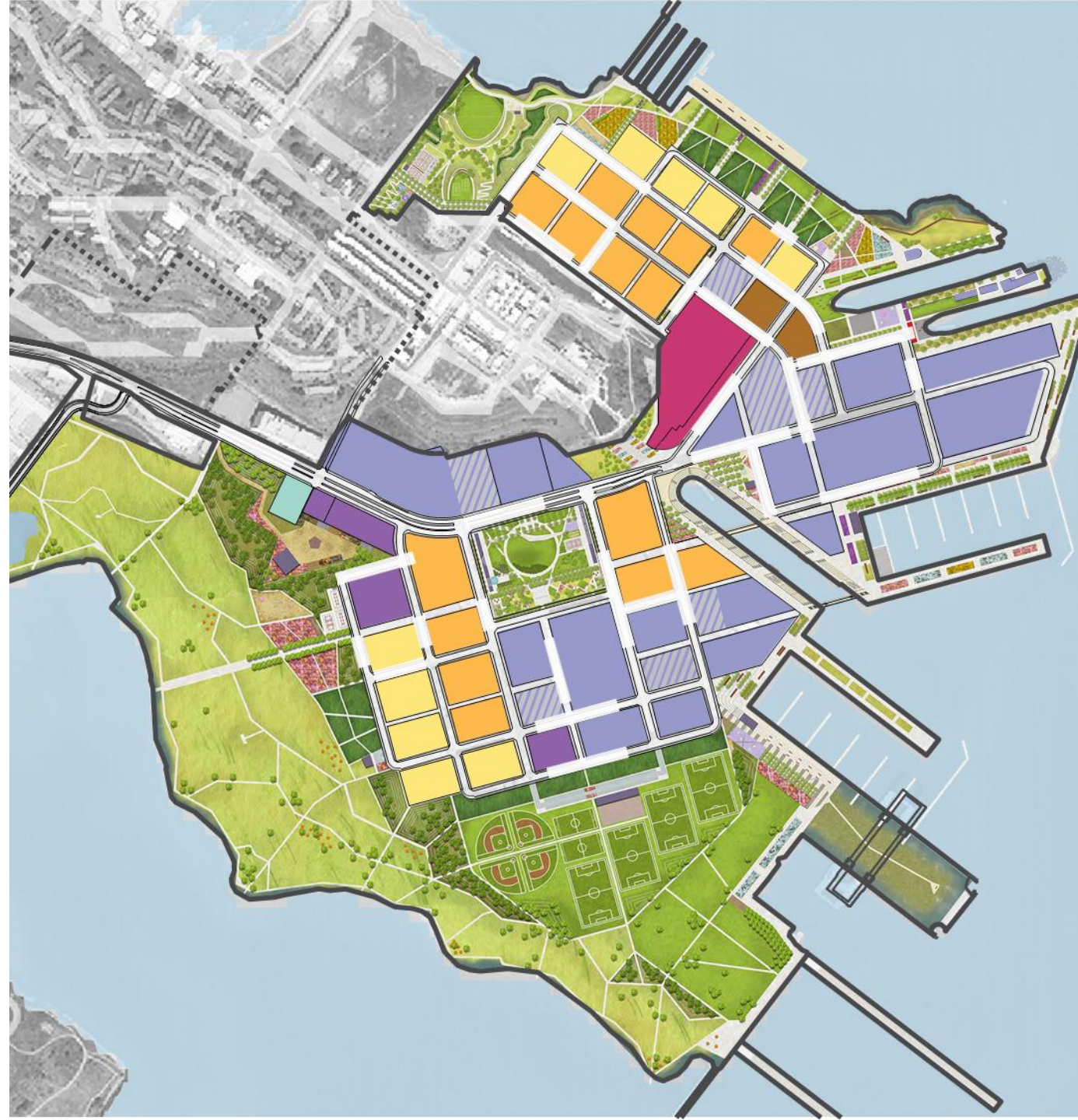






# The Challenge

1. Propose permanent site infrastructure and associated funding to support the Expo and future neighborhood
2. Concept layout of 13 temporary pavilions
3. Propose vision and location for a "centerpiece" anchor pavilion to be permanent
4. Explore post-Expo programming



## Secondary Objectives

1. Open space programming, climate resiliency
2. “String of Pearls” connectivity
3. Interplay with existing historic and art features on site
4. Evening activation

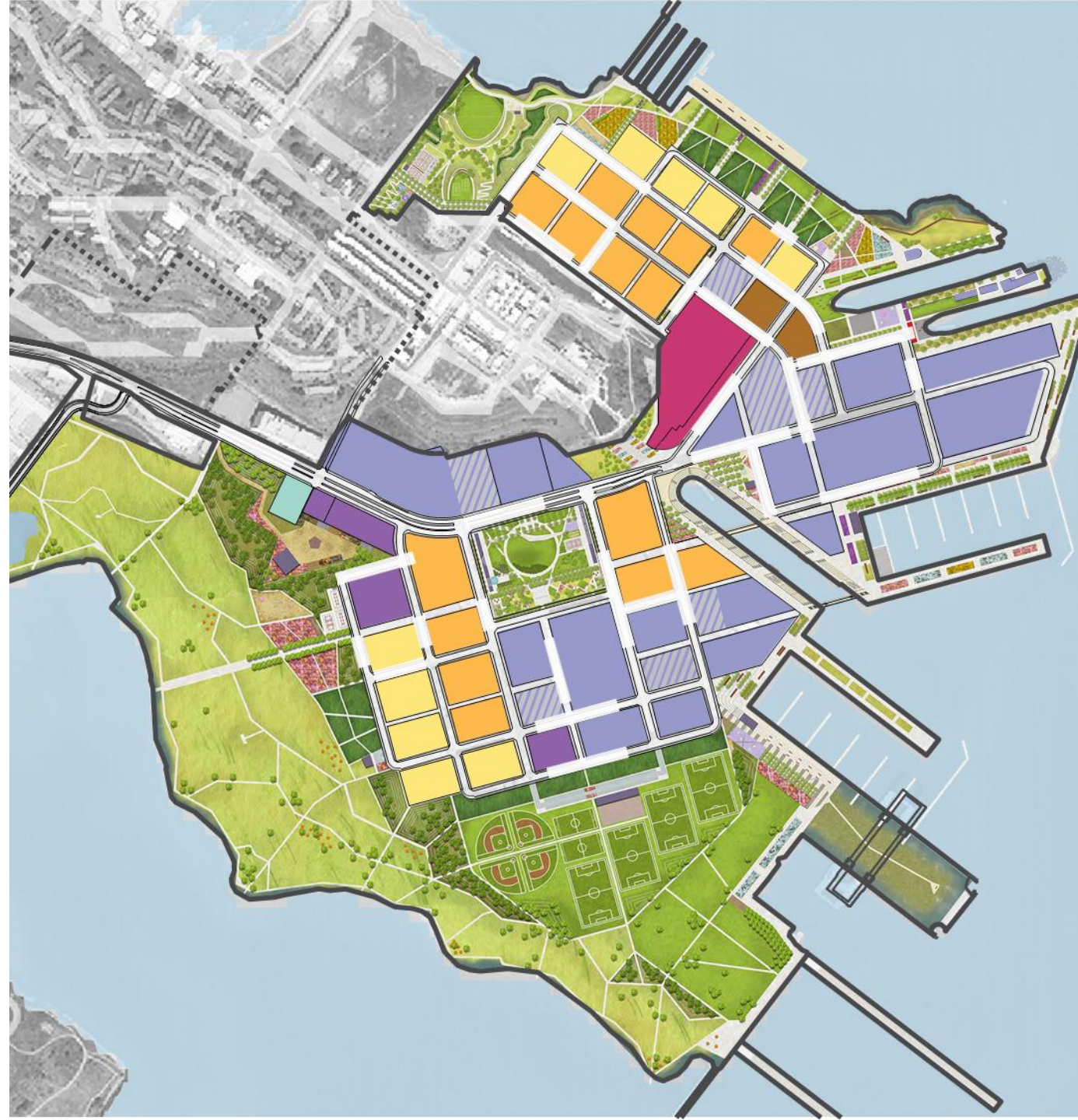


Artist's rendering conceptual only. Proposed land use is conceptual only.



## Secondary Objectives

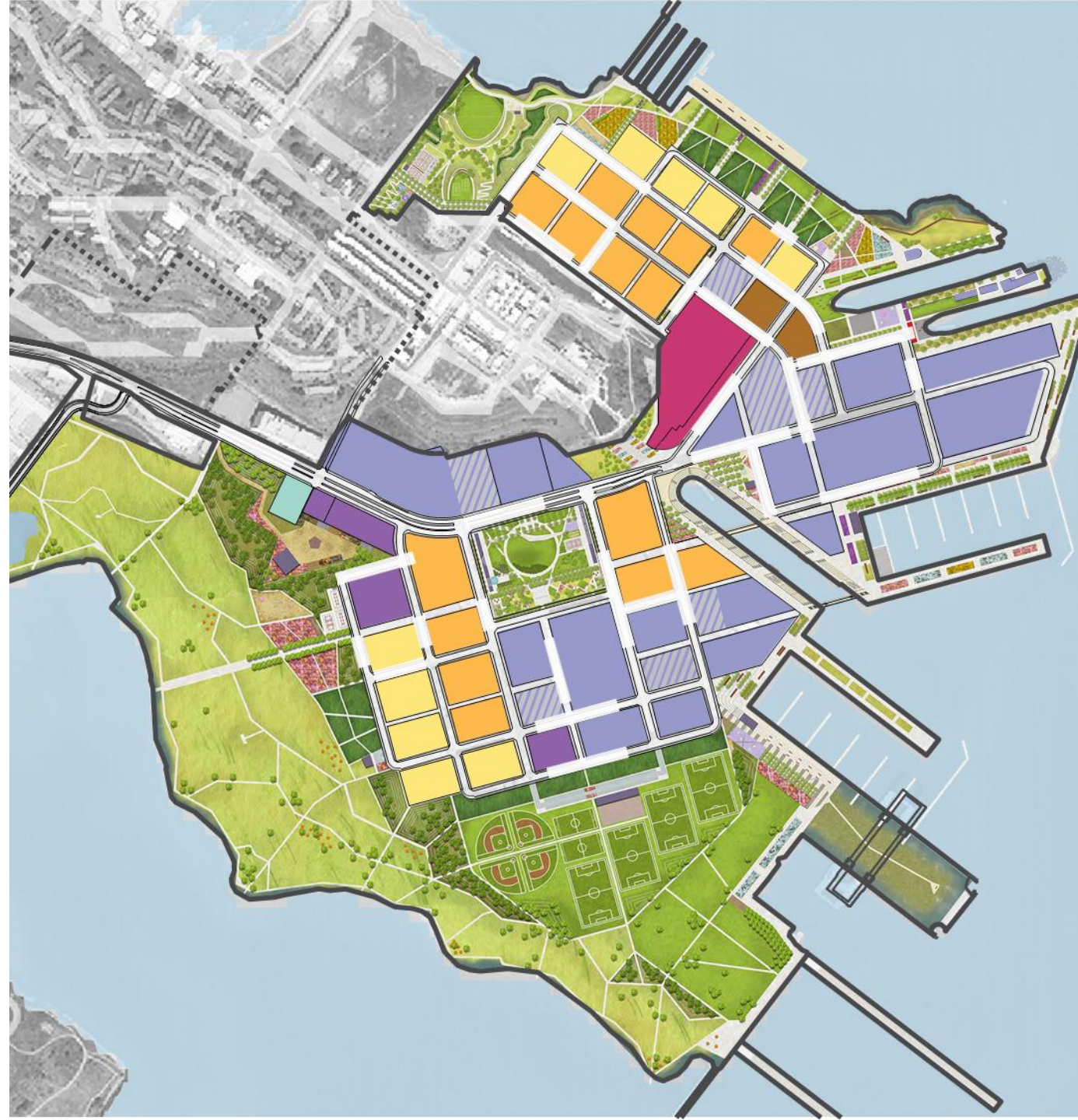
1. Open space programming, climate resiliency
2. “String of Pearls” connectivity
3. Interplay with existing historic and art features on site
4. Evening activation





# Key Assumptions

1. No changes to the Hunters Point Shipyard land use plan
2. Candlestick Point site includes only park/open space area for expo programming
3. Private ownership of any parcels within this area remain in private control
4. State park land remains under control of the state
5. Assume no structures within the designated open space areas





# Key Assumptions

1. No changes to the Hunters Point Shipyard land use plan
2. Candlestick Point site includes only park/open space area for expo programming
3. Private ownership of any parcels within this area remain in private control
4. State park land remains under control of the state
5. Assume no structures within the designated open space areas



Artist's rendering conceptual only. Proposed land use is conceptual only.



An aerial photograph of a coastal city, likely San Francisco, showing a dense urban grid and a waterfront area. A large, semi-transparent white rectangle with a black border is centered over the image, containing the text "Thank you". The map includes numerous street names, such as "LA SALLE AVE", "OAKDALE AVE", "CRISP ROAD", "HAWES AVE", "DOVANTILE ST", "HUDSON AVE", "COLEMAN ST", "ROBINSON ST", "LOCKWOOD ST", "15TH ST", "B ST", "HOBBS ST", "VAN KEURAN AVE", "ROBINSON ST", "SPEAR AVE", "BLADST ST", "NIMITZ AVE", "6TH AVE", "CRISP ROAD", "R ST", "1ST", "H ST", "COOPER AVE", "EAST ST", "MORRIS ST", "MANSEAU ST", "MAHAN ST", "INGERSOLL AVE", "GERRIT ST", "CARROLL AVENUE", "DONNER AVE", "ABRAHAM WALKER", "GILMAN AVE", "ORLANDO CEPEDA LANE", "INGERSOLL AVE", "RONNE LOTT LANE", "WILLE MAYS WAY", "PARK LANE", "WEST HARNEY WAY", "HARNEY WAY", "CANDLESTOCK PARK OR", "MONTANA", "BERRY RICE ROAD", "94 ST", "BARRY DODDS LANE", "GILMAN AVE", "BILL WILSON ST", "WEST HARNEY WAY", "INGERSOLL AVE", "RONNE LOTT LANE", "WILLE MAYS WAY", "PARK LANE", "WEST HARNEY WAY", "HARNEY WAY", "CANDLESTOCK PARK OR", "MONTANA", "BERRY RICE ROAD", "94 ST", "BARRY DODDS LANE", "GILMAN AVE", "BILL WILSON ST". The text "Thank you" is written in a large, black, sans-serif font.

Thank you