

# Candlestick's Transformation

## *The Role of the Developer*

- Primary developer transforms land into sites that can support homes, parks, businesses, and neighborhood amenities
- Aspects of development life cycle – some occur concurrently for our large scale, multi-phase project:

Due Diligence & Feasibility

Public communications

Planning & Entitlements

Engineering & Permitting

Financing & Bonding

Geotechnical improvements & Infrastructure Construction

Vertical Development

Marketing & sales

Operations & maintenance

# Candlestick Community

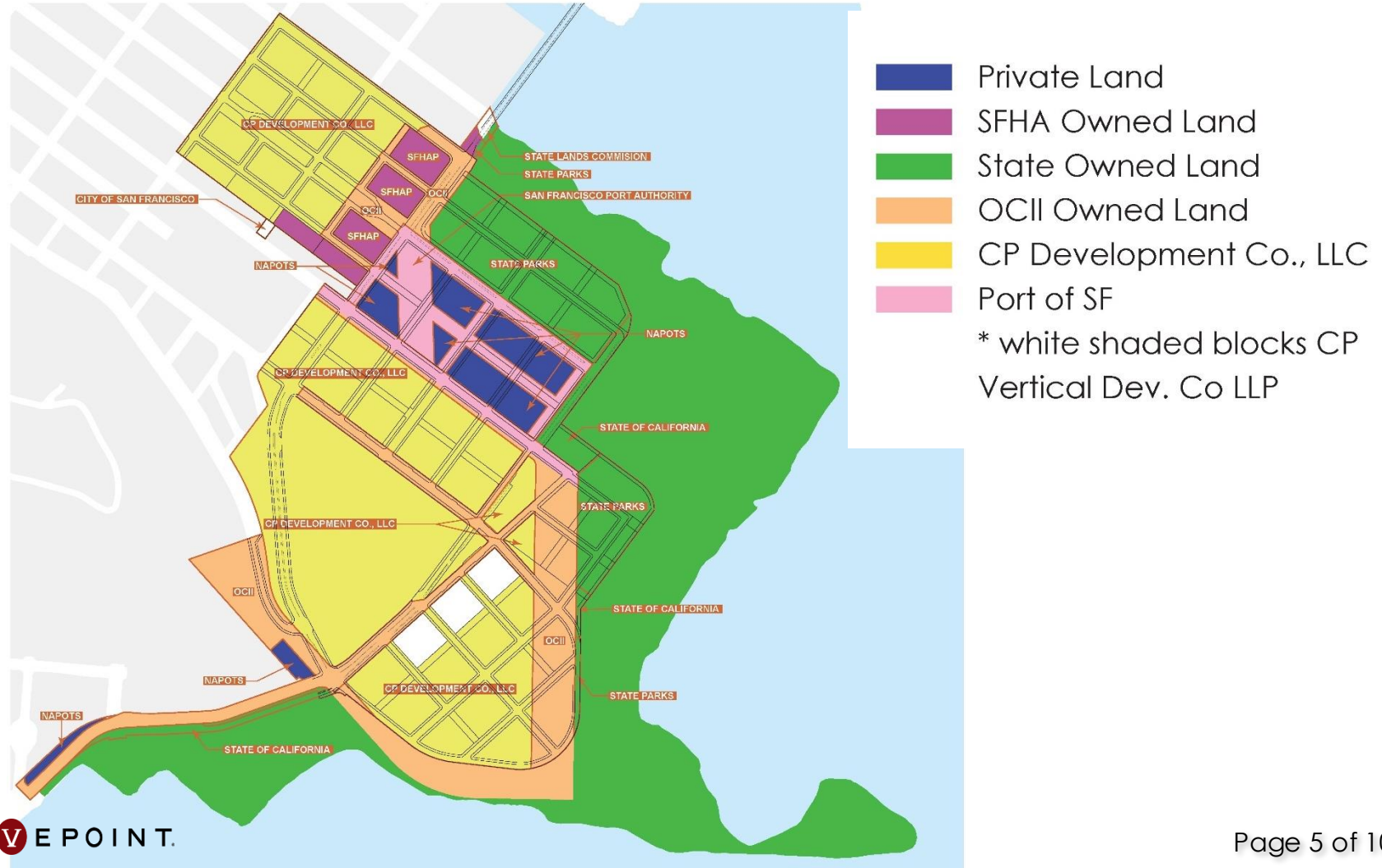
*We work in cooperation with multiple stakeholders*





# Candlestick Community

*We work in cooperation with multiple owners*



# Candlestick Major Phase 2 City Permit Applications\*

| PERMIT                          | Date of Submission                      |
|---------------------------------|---|
| Demo and Surcharge              | June 27, 2025                           |
| Final Map                       | June 27, 2025                           |
| Outfall #2 Improvement Plan Set | August 19, 2025                         |
| Offsite Harney Way Plan Set     | August 25, 2025                         |
| 100% Street Improvement Permit  | September 30, 2025 and October 10, 2025 |

*\* Applications are submitted to the SFPW Infrastructure Task Force's Project Manager. The Project Manager conducts an initial completeness review before routing the application materials to various city departments based on subject matter of each permit.*

# Additional Coordination

ownership and funding requires coordination & agreements from multiple agencies/entities

- Federal Highway Administration/Caltrans (grant agreement)
- State Lands Commission (construction access, permanent operations & maintenance)
- Candlestick Point State Recreational Area (right-of-entry, design coordination, construction access, permanent operations & maintenance)
- SFPUC (Power/Energy agreements)
- PG&E (pole relocations)
- San Francisco Bay Conservation & Development Commission (Outfall#2)
- Regional Water Quality Control Board (Outfall#2)
- US Army Corp of Engineers (Outfall #2)

# Outcomes

*what each permit accomplishes*

| Permits   | Improvement  |
|---|--|
| Demo & Surcharge; Outfall #2 Improvement Plan Set           | Geotechnical<br>Stormwater Outfall #2<br>Improved drainage   |
| Final Map   | Creates lots<br>Ownership, operations and maintenance  |
| 100% Street Improvement Permit; Offsite Harney Way Plan Set | Arelious Walker Drive<br>Harney Way<br>Bike Lanes<br>Sidewalks<br>Street parking & loading zones<br>BRT Lanes<br>Landscaping |



# Closing 2025 Beginning 2026

*what to expect after permit issuance*

- Board of Supervisors Hearing
- Bidding
- Start of construction timeline
- Returning to CAC and quarterly reports

# PRESENTATION TEAM

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