

1

Amendments to Hunters Point Shipyard and
Bayview Hunters Point Redevelopment Plans
Implementing Voter-Approved Proposition O

Nadia Sesay

Interim Executive Director

Office of Community Investment and Infrastructure (OCII)

June 6, 2017



Purpose of Plan Amendments

2

- **Proposition O:** exempts the Hunters Point Shipyard Phase 2 and Candlestick Point (HPS/CP) Project from the City's annual office development limit.
- **Amendments to Redevelopment Plans:** make conforming amendments to the HPS and BVHP Redevelopment Plans to reflect the passage of Proposition O.

Presentation Overview

3

- HPS/CP Project Background
- HPS and BVHP Plans
- Proposition O
- Plan Amendments

Hunters Point Shipyard and Candlestick Point Project

4



Redevelopment Plans

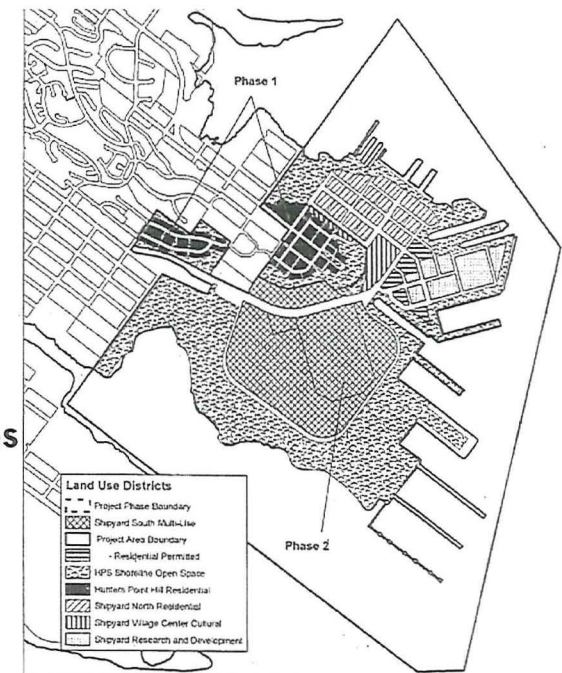
5

TWO REDEVELOPMENT PLANS ESTABLISH:

- Project Areas/Boundaries
- Land Use Districts
- Development Limitations
 - Height
 - # of Housing Units
 - Arterial Streets
- Affordable Housing Goals
- Permitted Interim & Temporary Uses
- Development Fees & Exactions
- Project Financing



**BAYVIEW HUNTERS POINT
AREA B, ZONE 1
(CANDLESTICK POINT)**



**HUNTERS POINT
SHIPYARD**

Propositions M and O

6

Prop. M: Office Development Annual Limit (1986)

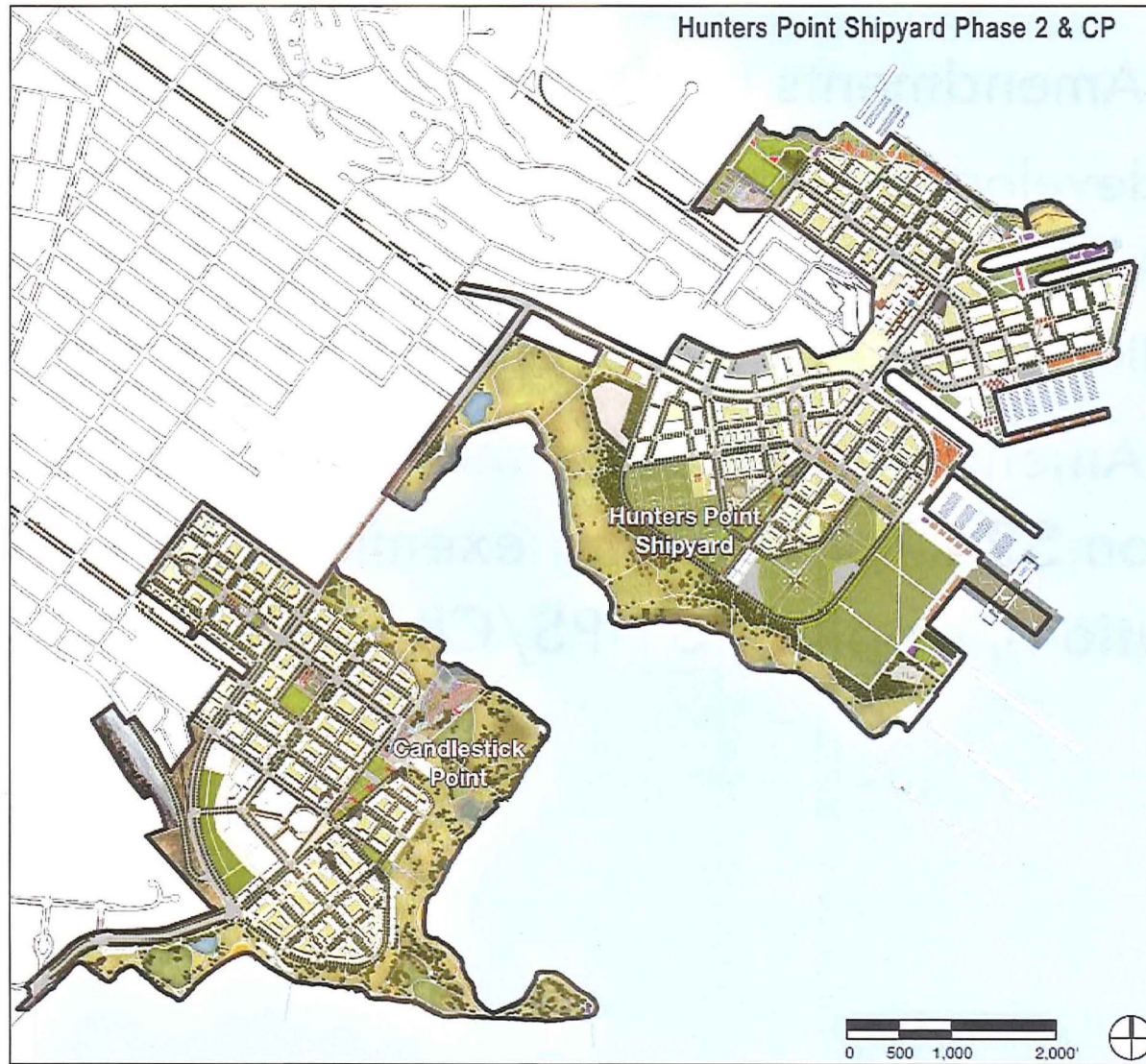
- Approved by San Francisco voters in 1986
- Sets 950,000 square foot annual cap on office development
- Codified in Planning Code Sections 320-325

Prop. O: Hunters Point Shipyard Candlestick Point Jobs Stimulus Proposition (2016)

- Approved by San Francisco voters November 8, 2016
- Exempts new office space to be developed within the HPS/CP Project from Proposition M

Area Affected by Prop. O: The “HPS/CP Project”

7



Plan Amendments

8

- Plan Amendments implement Prop. O.
 - Redevelopment Plans currently refer to Prop. M.
 - References were not deleted by Prop. O because local ballot measures may not amend redevelopment plans.
- Plan Amendments specify that Planning Code Section 324.1, containing exemptions from office limitations, applies to HPS/CP Project.

Plan Amendments – Con't

9

- Plan Amendments will allow office development already authorized under Redevelopment Plans and CP/HPS Phase 2 DDA to be delivered predictably, reliably and efficiently.
- Plan Amendments do not change the amount of office space entitlement in either HPS or CP:

	Hunters Point Shipyard	Candlestick Point	Total
Redevelopment Plan	5,000,000	150,000	5,150,000
DDA	3,000,000	134,500	3,134,500

Plan Amendments – Benefits

10

- Help achieve Redevelopment Plans' economic goals and objectives by ensuring:
 - Pace of job-generating office development in HPS/CP Project is not interrupted by Prop. M office development limitations.
 - Associated economic and community benefits of the HPS/CP Project can be delivered in a timely manner.

Requirements for Plan Amendments

11

- CAC recommended adoption of Plan Amendments.
- OCII reviewed EIR for HPS/CP Project and Plan Amendments and determined Plan Amendments require no additional environmental review.
- Commission on Community Investment and Infrastructure recommended adoption of the Plan Amendments.
- Planning Department determined Plan Amendments conform with the General Plan.
- OCII staff prepared Report to Board of Supervisors.

THANK YOU

