

San Francisco Planning Department

Candlestick Point – Hunters Point Shipyard Phase 2

General Plan and Planning Code Amendments



SAN FRANCISCO
PLANNING DEPARTMENT

Board of Supervisors Land Use and
Transportation Committee
June 25, 2018

Candlestick Point – Hunters Point Shipyard Phase 2

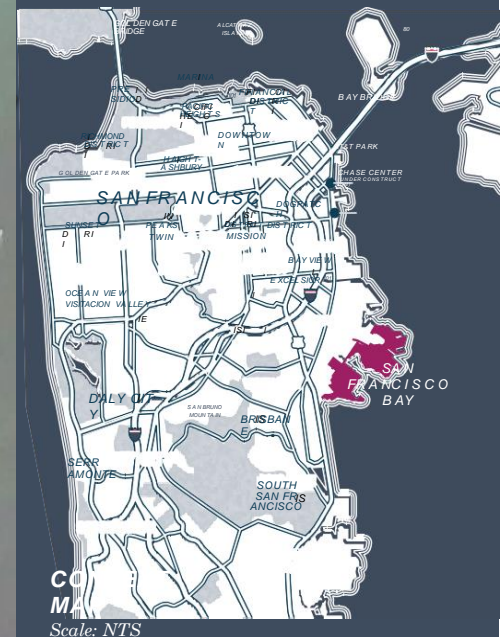
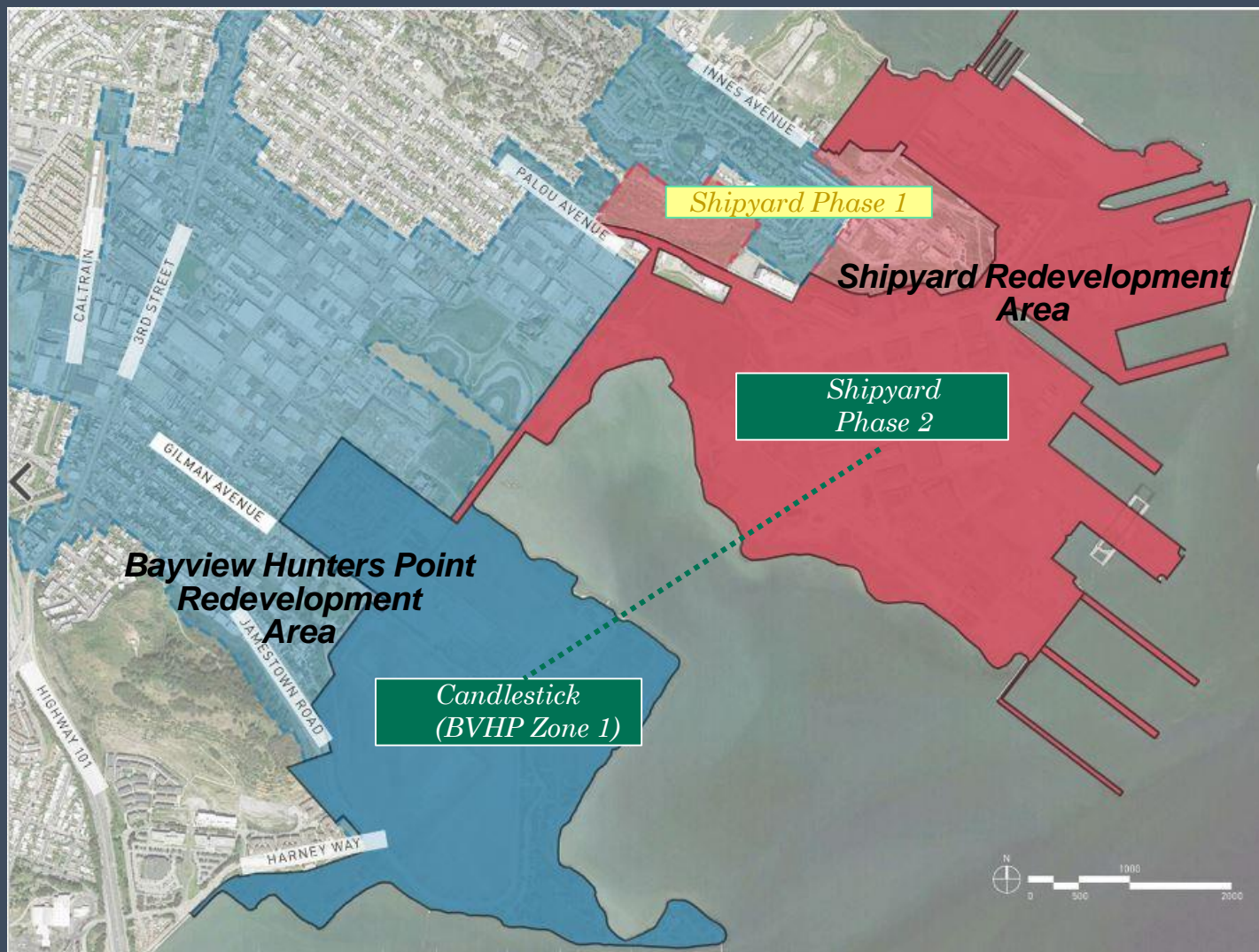
1. General Plan Amendments

- Amendments to the Candlestick Hunters Point Sub-Area Plan
 - Revising boundaries of all maps
 - Conforming changes to all maps throughout the GP
- Amendments to the Hunters Point Shipyard Area Plan
 - Revising text regarding previously proposed stadium
 - Revising maps regarding previously proposed stadium

2. Planning Code Map Amendments

- Revising boundaries of the Candlestick Point Activity Node SUD and the CP Height and Bulk Districts





Shipyard Phase 1 (Lennar)

Candlestick Point / Shipyard Phase 2 (FivePoint)

Shipyard – Original Proposal 2010



Shipyard – Current Proposal 2018



Candlestick Point – Hunters Point Shipyard Phase 2

Housing Units between Candlestick, HPS 1 and HPS 2 remain consistent

Land Use	2010	2018	Net Change
R&D/Office	5,150,000	4,415,000	-735,000
Hotel, Retail, Institutional	1,115,000	1,850,000	+735,000
Performance Venue, Artists, Community Use	482,000	482,000	0



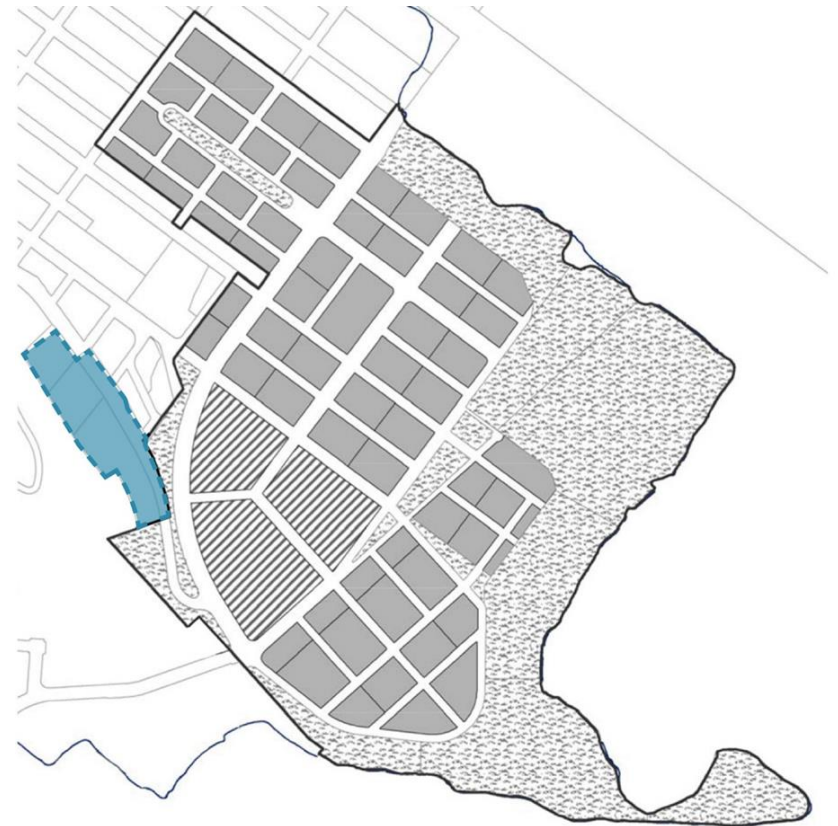
Candlestick Point

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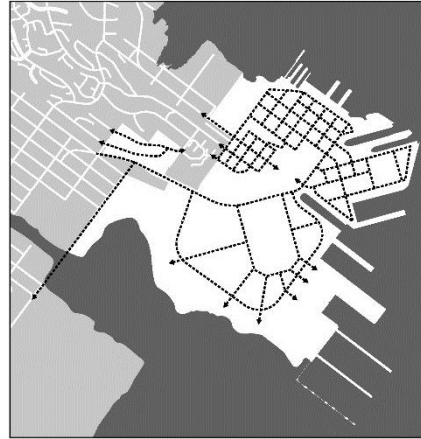


Hunters Point Shipyard

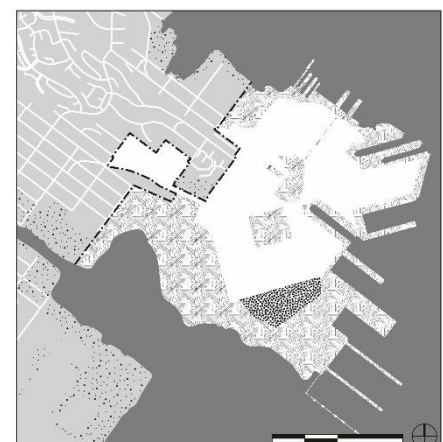
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Map 07: Pedestrian Circulation Network



Map 08 Open Space Network

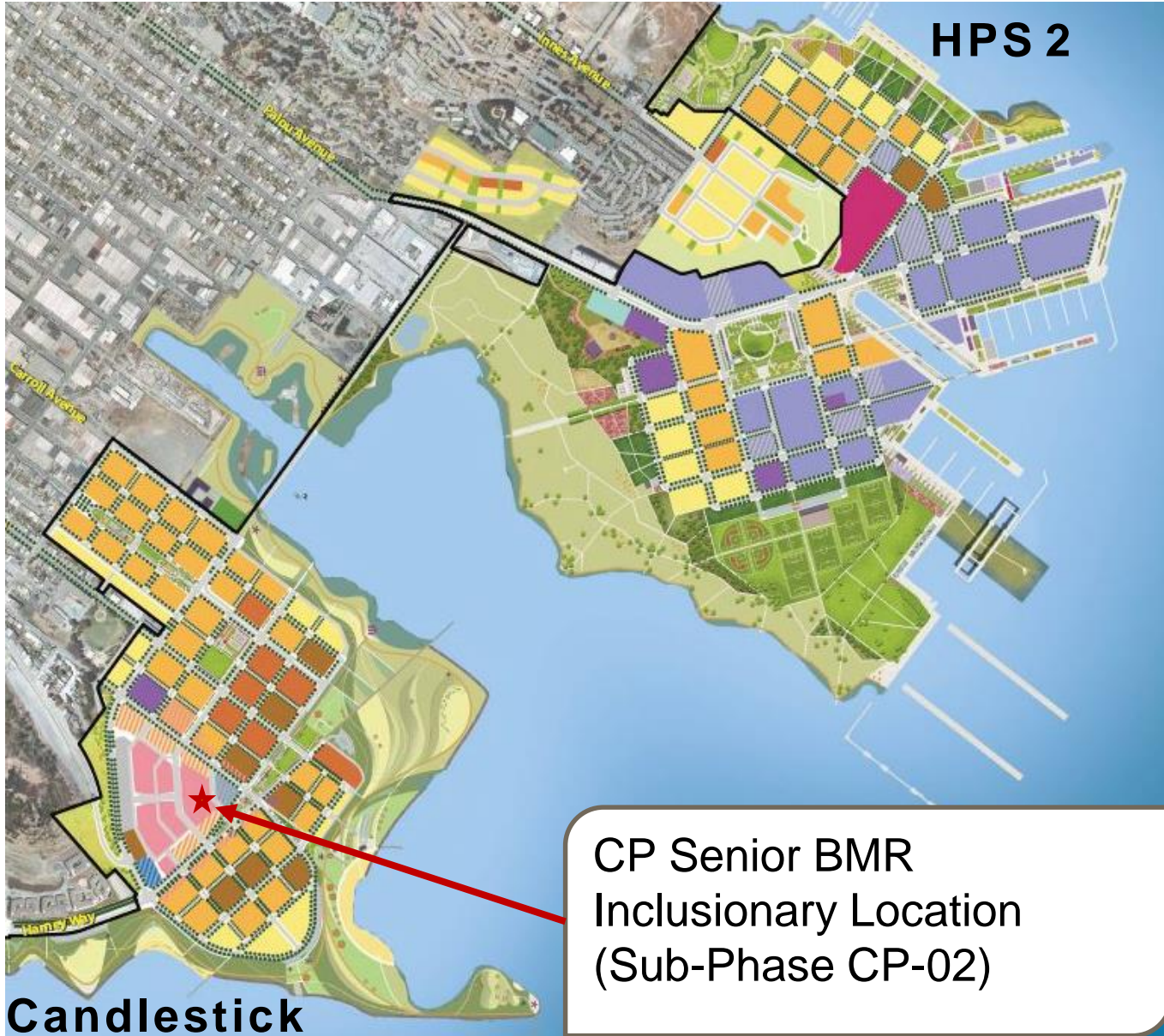




BMR Housing Plan Amendment
for
Candlestick Point:

Senior Inclusionary Project

Creation of Senior BMR Inclusionary Category in CP-02



Candlestick Senior BMR Inclusionary Project

- **Inclusionary Amendment:** allows option for inclusionary units to be consolidated in a senior rental project funded by the Developer
- **AMI:** Units would serve 60% AMI and below (rather than currently required 80%-120% AMI)
- **Accelerates delivery of BMRs:** Senior project brings ~62 units on line sooner than if developed with standard CP/HPS2 inclusionary program

BMR Category	Housing Type	# of BMR Units – Current	# of BMR Units – with Amendment
OCII 100% Affordable	0-60% AMI	1644	1644
Developer Senior Inclusionary	0-60% AMI	0	104
Developer Inclusionary	80-120% AMI	809	705
Developer Workforce	140-160% AMI	892	892
TOTAL BMR Units		3,345	3,345

Thank You