

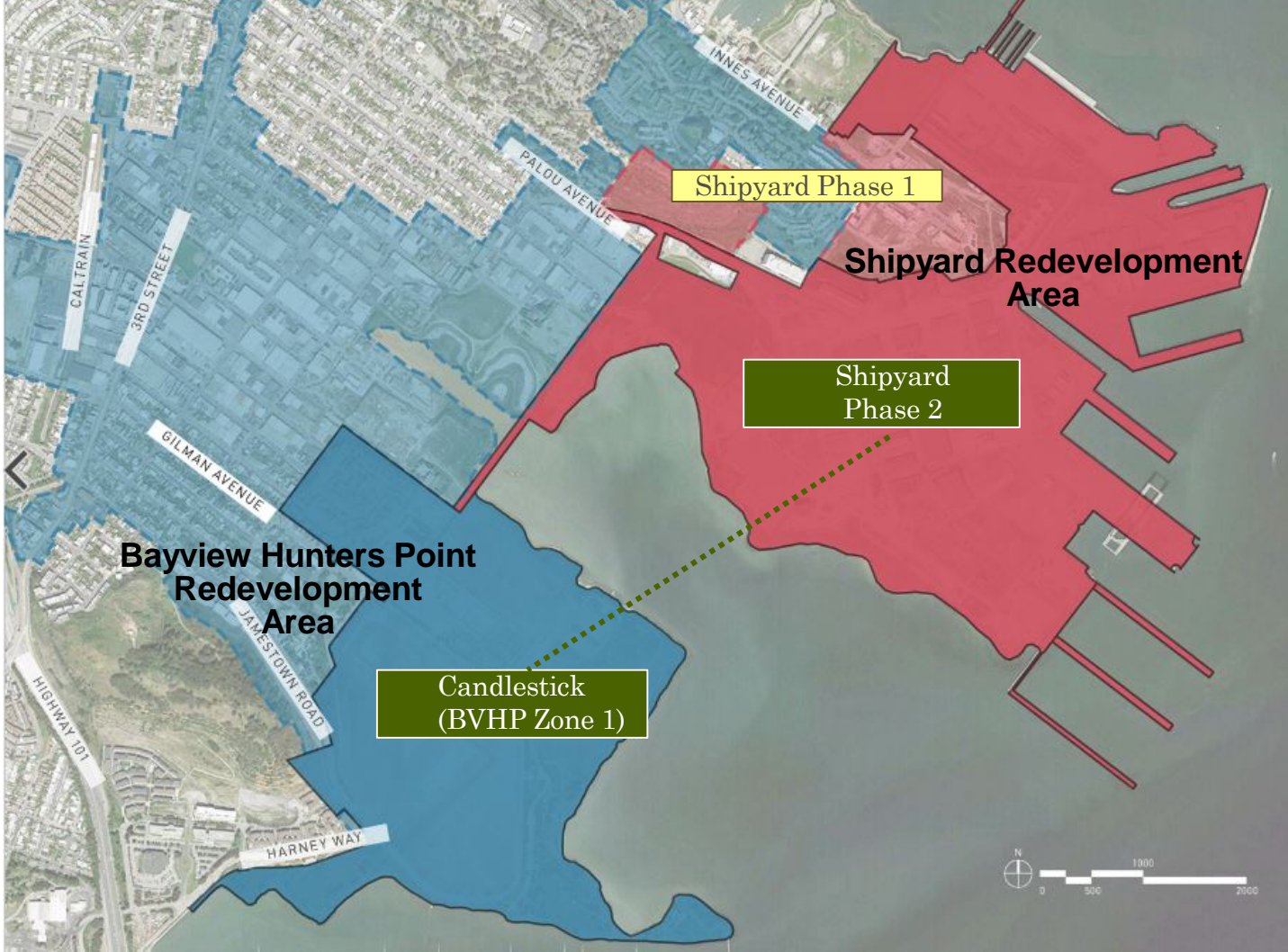


Redevelopment Plan Amendments
for the
Candlestick Point /
Hunters Point Shipyard Phase 2
Project

June 26, 2018

Agenda

1. Rationale for Amendments & Project Background
2. Summary of Amendments
3. Community and Public Outreach
4. Approval Actions



Shipyard Phase 1 (Lennar)

Candlestick Point / Shipyard Phase 2 (FivePoint)

Project Changes: Why & What

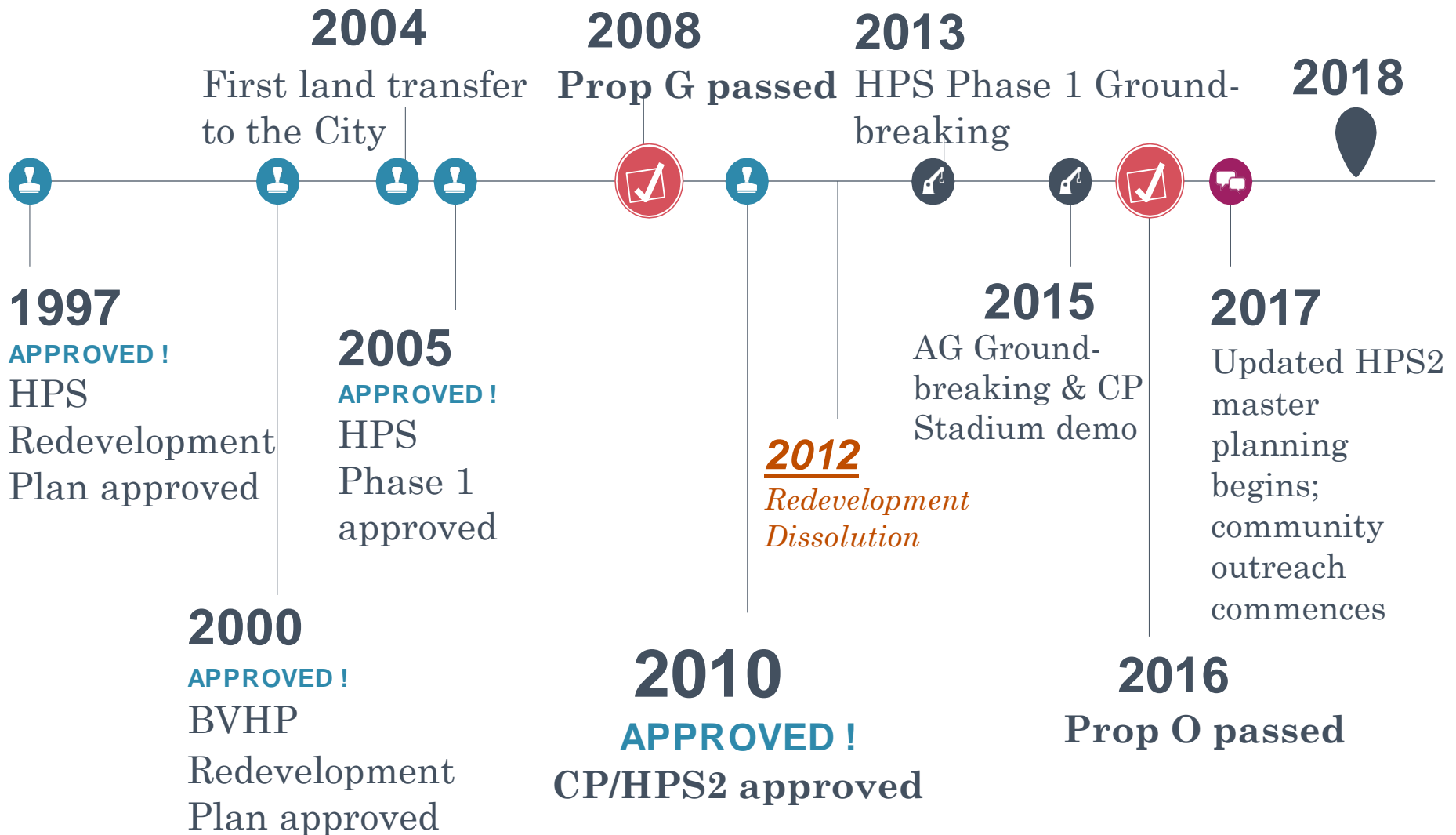
WHY:

- 2010 Assumptions:
 - 49ers were to stay in SF and build new stadium in Shipyard (“Stadium Alternative” in DDA)
 - Non-stadium Alternative was included in DDA with Housing and some Office/R&D space as back-up
- 2018:
 - 49ers are in Santa Clara
 - Non-stadium Alternative isn’t as refined as needed
 - Developer proposal:
 - More robust mix of land uses to maximize uses in Redevelopment Plan
 - Maintain historic street-grid in the Shipyard Phase 2
 - Eco-grid potential

WHAT:

- Redevelopment Plan Amendments to conform entitlement amounts

Project Background



Current CP/HPS2 Project

- Housing:

- 10,500 Housing Units
- 32% Affordable in a “Housing Ladder” serving 0-160% AMI
 - Alice Griffith Public Housing Revitalization
 - OCII 100% Affordable sites serving families, seniors, special needs
 - Developer Inclusionary Housing up to 120% AMI
 - Developer Workforce Housing up to 160% AMI

- New Neighborhoods:

- Mix of uses: commercial, retail, hotel, community facilities
- New infrastructure with sustainability goals and sea level rise protections
- 300+ acres of parks and open space
- Comprehensive Transportation Plan serving Project and surrounding area

- Community Benefits:

- Financial Contributions: Workforce, Health & Wellness, Education etc
- Community Real Estate: Artist Complex, Community Facility Lots, Community Retail Space
- Construction Assistance Program
- Contracting & Workforce Programs (SBE, Local Hire, etc)

2010 Stadium & 2010 Non-Stadium



- Residential
- Office/R&D
- Mixed-use
- Community Facilities Lots
- Retail/Commercial/Artists



HPS2 PROPOSED SHIPYARD LAND USE

LEGEND

- Residential Density I
Townhomes
- Residential Density II
Multi-Story Flats
- Residential Density IV
High Rise
- Artist
- Commercial (Includes R&D, Office and Hotel)
- Commercial/Parking
- Community Use Utilities
- Recycled Water Treatment Plant



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

**Ground floor neighborhood retail/makerspace/PDR space is allowed per redevelopment plan. To the extent permitted by the Hunters Point Shipyard Redevelopment Plan and underlying site conditions, institutional uses may be developed on any block within The Shipyard.*

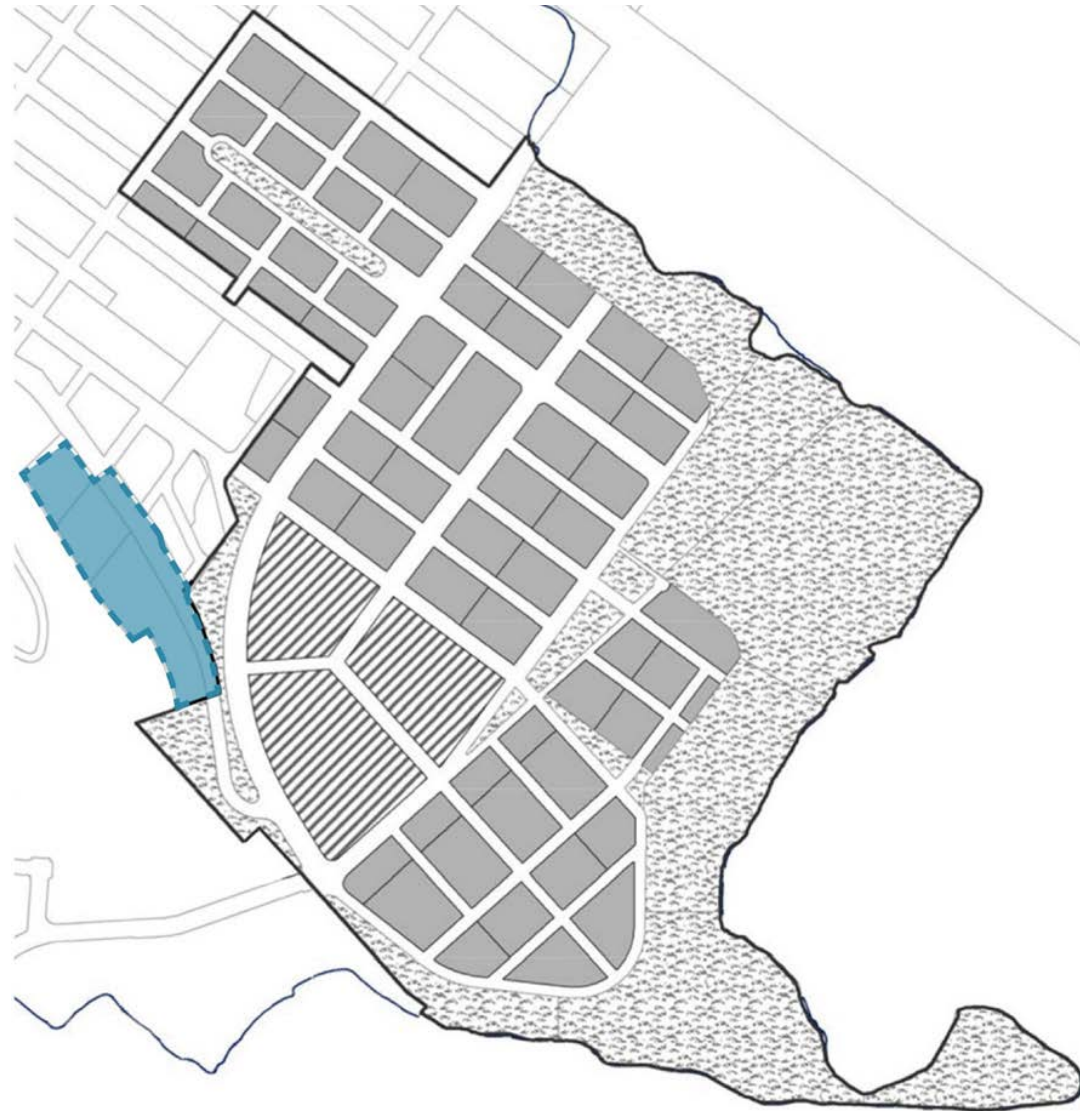
HPS & BVHP Redevelopment Plan Amendments - Highlights

- **Land Use Districts:** names changed to match new HPS2 vision
- **Land Use Entitlement Sq. Ft.:** adjustments within existing caps to permit a more diverse land use mix
- **Transferable Sq. Ft. to CP:** 118,500 sq. ft. of R&D/Office uses to be transferable from HPS2 to Candlestick Point
- **Convertible Sq. Ft.:** land uses can be further shifted within approved uses, subject to further analysis and approval
- **Jamestown Parcel:** shift of a parcel not owned by Developer to Zone 2 of BVHP Project Area (Planning Code jurisdiction)

The HPS2 Vision calls for 4 Districts and 4 Key Features



BVHP Redevelopment Plan: Jamestown Parcel



Land Use Entitlement Adjustments within HPS & BVHP Redevelopment Plans

- **Reduction** in R&D/Office square footage
- **Reallocation** across other uses: Hotel, Retail, Institutional
- **No Changes** to Performance Venue, Artists, Community Use, or total Residential Units

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
TOTAL	6,747,000	6,747,000	0

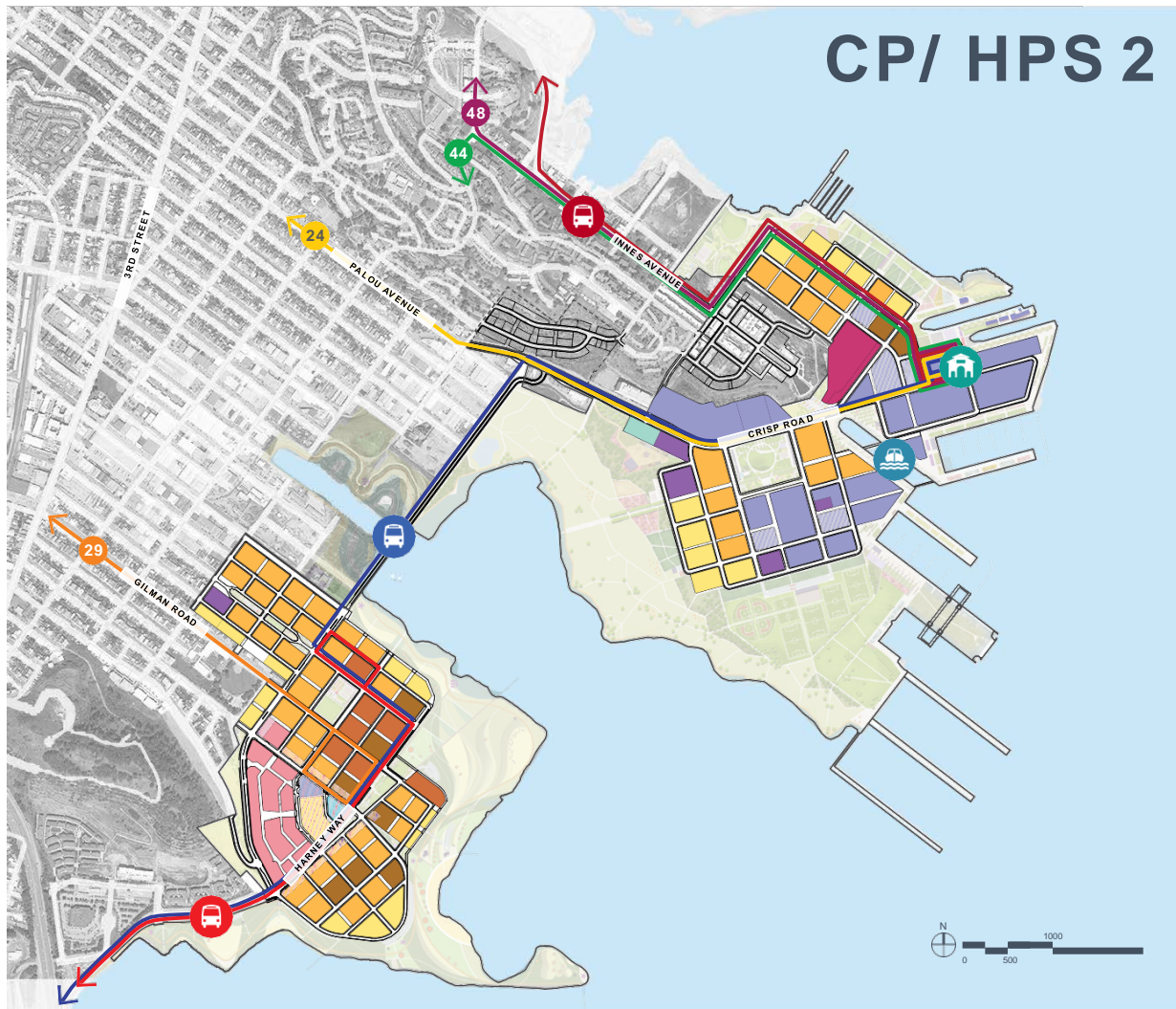
Redevelopment Plan Land Use Entitlement Changes

	2010 Redevelopment Plans			2018 As Proposed			+/- <i>Total Net Change</i>
	HPS 1	CP/HPS2	Total	HPS 1	CP/HPS2	Total	
Housing Units	1,600	10,500	12,100	1,428	10,672	12,100	0
Non-Residential Sq. Ft.							
Artist Studio		255,000	255,000		255,000	255,000	0
Community Use	52,000	100,000	152,000	52,000	100,000	152,000	0
FAC/Performance Venue		75,000	75,000		75,000	75,000	0
Hotel		150,000	150,000		270,000	270,000	+120,000
Institution		-	-		410,000	410,000	+410,000
R&D/Office		5,150,000	5,150,000		4,415,000	4,415,000	-735,000
Regional Retail		635,000	635,000		735,000	735,000	+100,000
Neighborhood Retail	80,000	250,000	330,000	9,000	351,000	360,000	+30,000
Maker Space		-	-		75,000	75,000	+75,000
Non-Residential Sq. Ft. Totals	132,000	6,615,000	6,747,000	61,000	6,686,000	6,747,000	0



- Sports Fields & Courts
- Active Play Areas
- Passive Open Space
- Dog Parks
- Blue Greenway / Bay Trail extension

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



CP/ HPS 2

PUBLIC TRANSPORTATION

TRANSIT

- HPX
- CPX
- BRT
- 44 O'Shaughnessy
- 48 Quintara
- 24 Divisadero
MP 3 only
- 29 Sunset
- New transit Center
- Proposed Water
- Taxi

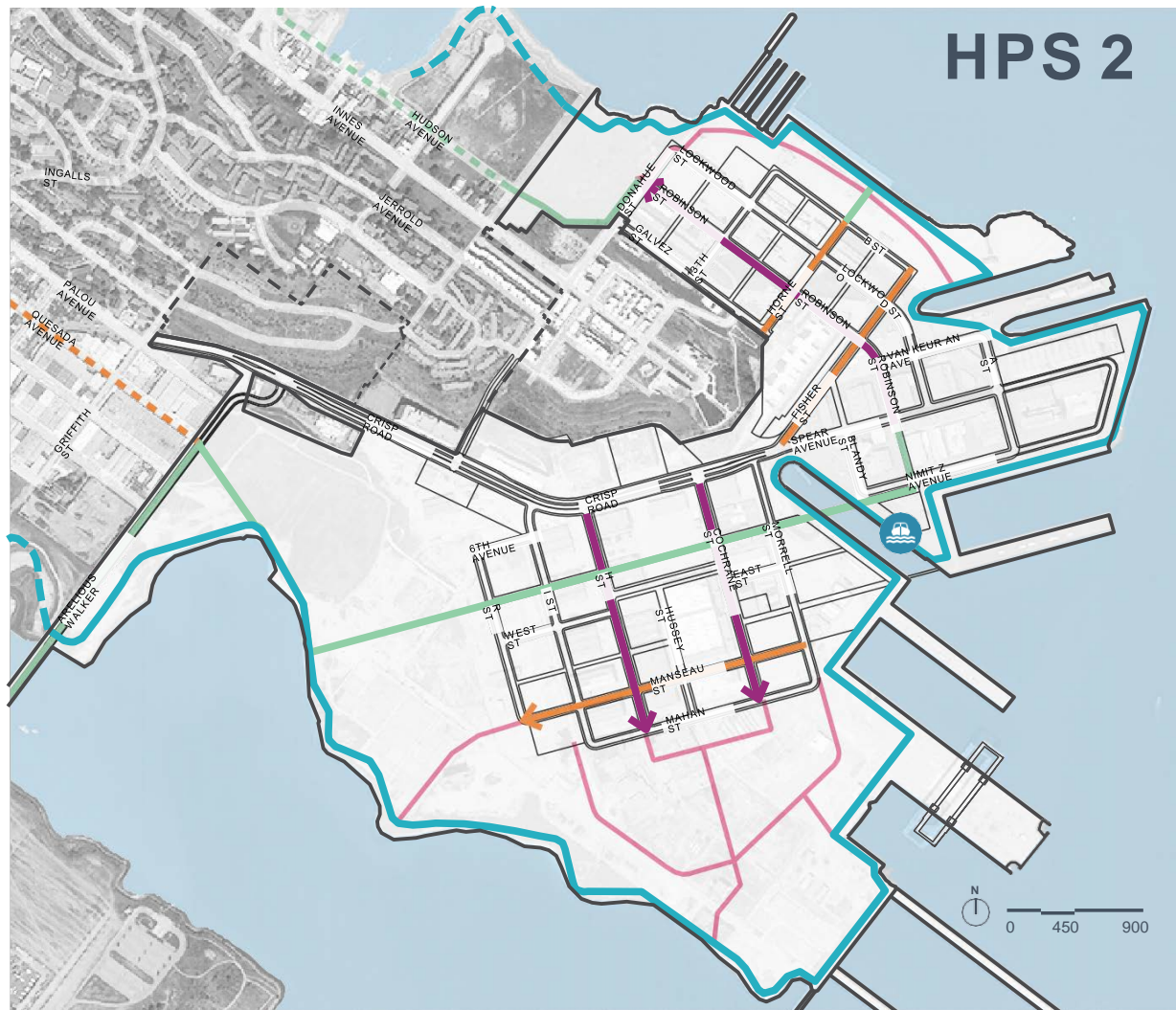
Timing of Water Taxi is to be determined.

Water Taxi Icon Design by Luis Prado from the Noun Project.

LAND USE

- Residential Density I (Townhomes)
- Residential Density II (Multi-Story Flats)
- Residential Density IV (High Rise)
- Artist
- Commercial (Includes R&D, Office and Hotel)
- Commercial/Parking
- Community Use
- Utilities (Recycled Water Treatment Plant)

Note: Transit maps are conceptual only.



BICYCLE/ PEDESTRIAN

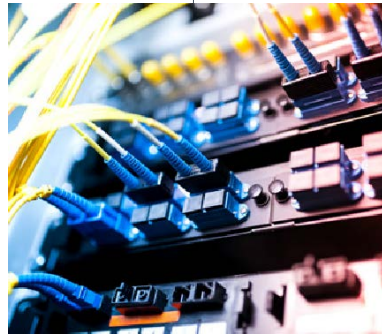
LEGEND

- Blue Greenway
- Class I Shared Path
- Class II Bike Lane
- Class IV Bike Lane
Buffered From Traffic
- Parks Bike Connections
- Off-Site Bike Connections

Note: Bicycle facilities through Shoreline Open Space Area to be designed with corresponding park improvements.

INFRASTRUCTURE

the ECO- GRID



Telecom



*Solar Energy &
Battery Storage*



*Recycled Water
Treatment Facility*



*Geothermal Heating
& Cooling*

Community & Public Outreach

- **AUG 2017:** HPS CAC
- **OCT 2017:** Community Open House #1
- **NOV 2017:** HPS CAC
- **JAN 2018:** Community Open House #2
- **FEB 2018:** HPS CAC
- **MAR 2018:**
 - HPS CAC
 - Parks, Recreation & Open Space Advisory Committee
 - Recreation & Parks Commission
 - MTA Board - Policy & Governance Subcommittee
 - OCII Commission
 - Historic Preservation Commission
 - Planning Commission
- **APR 2018:**
 - MTA CAC - Operations & Customer Service Subcommittee

Approvals to Date

- **APR 2018:**
 - HPS CAC
 - OCII Commission
 - Planning Commission

- **MAY 2018:**
 - MTA Board
 - Oversight Board

- **JUN 2018:**
 - State Lands Commission

Actions

- Ordinances adopting amendments to Hunters Point Shipyard and Bayview Hunters Point Redevelopment Plans

Thank You