

Hunters Point Shipyard & Bayview Hunters Point Redevelopment Plan Amendments Implementing Voter-Approved Proposition O

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Today's Action:

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Recommend amendments to the Hunters Point Shipyard and Bayview Hunters Point Redevelopment Plans to the Board of Supervisors to implement voter-approved Proposition O.

- **Proposition O:** exempts the Hunters Point Shipyard and Candlestick Point (HPS/CP) project from the City's annual office development limit.

Presentation Overview

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

Hunters Point Shipyard & Candlestick Point Project

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Redevelopment Plans

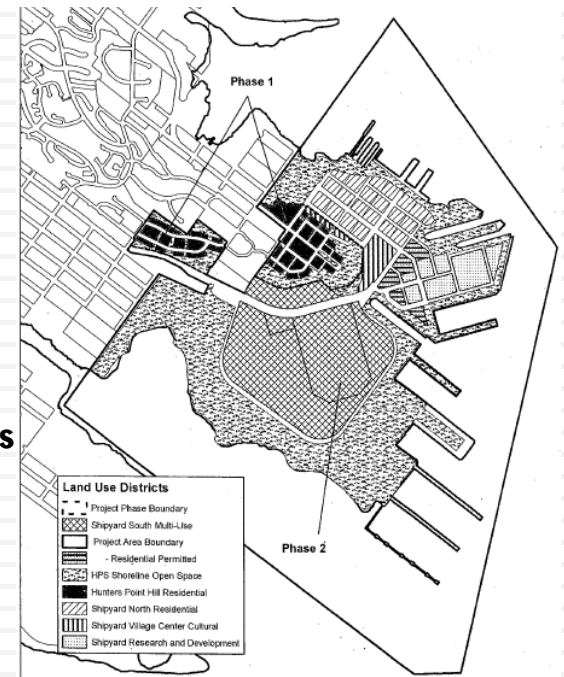
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TWO REDEVELOPMENT PLANS ESTABLISH:

- **Project Area/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**

Proposition O

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

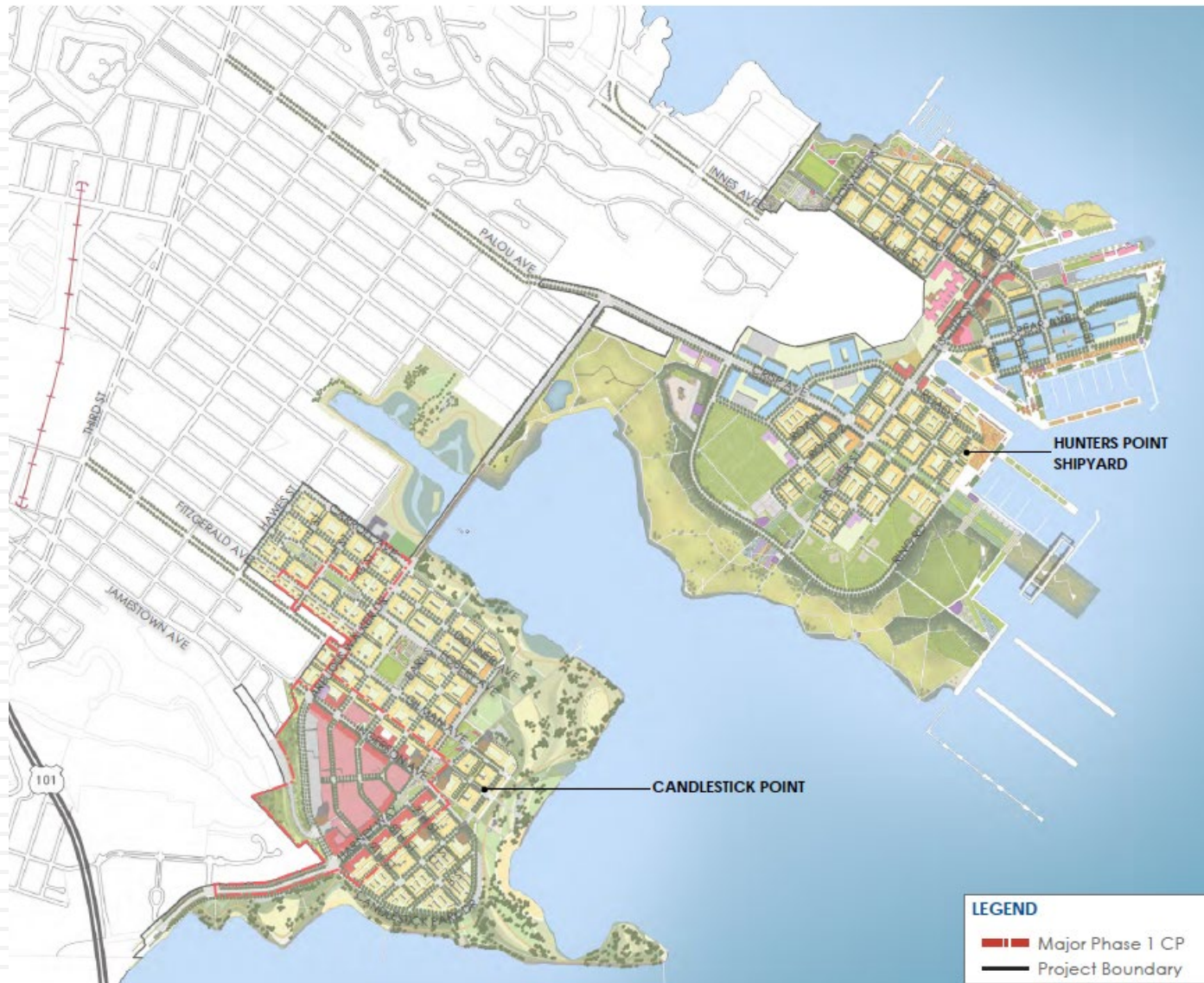
- Approved by San Francisco voters November 8, 2016
- Exempts new office space to be developed within the HPS/CP Project from Proposition M

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

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

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Plan Amendments

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- 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

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- 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:

	Hunters Point Shipyard	Candlestick Point	Total
Redevelopment Plan	5,000,000	150,000	5,150,000
DDA	3,000,000	131,000	3,131,000

Plan Amendments – Benefit

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

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- CAC recommended adoption of Plan Amendments.
- Commission hearing notice published for three weeks and mailed to Project Areas' property owners and occupants.
- OCII reviewed EIR for HPS/CP Project and Plan Amendments and determined Plan Amendments require no additional environmental review.
- OCII staff prepared Report to Board of Supervisors.

Requested Commission Actions

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- Adopt environmental review findings pursuant to CEQA and approve Plan Amendments.
- Approve and transmit Report to the Board of Supervisors.
- Submit recommendation and Plan Amendments to Board of Supervisors.

THANK YOU

