

Candlestick Point South Blocks 6A and 8A Schematic Design Approval

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Office of Community Investment and Infrastructure (OCII)

May 16, 2017



Presentation Overview

- Commission Action
- CPS Blocks 6A and 8A
 - ▣ Development Program
 - ▣ Schematic Designs
 - ▣ Community Benefits
 - ▣ Conditions of Approval
- Next Steps

Commission Action

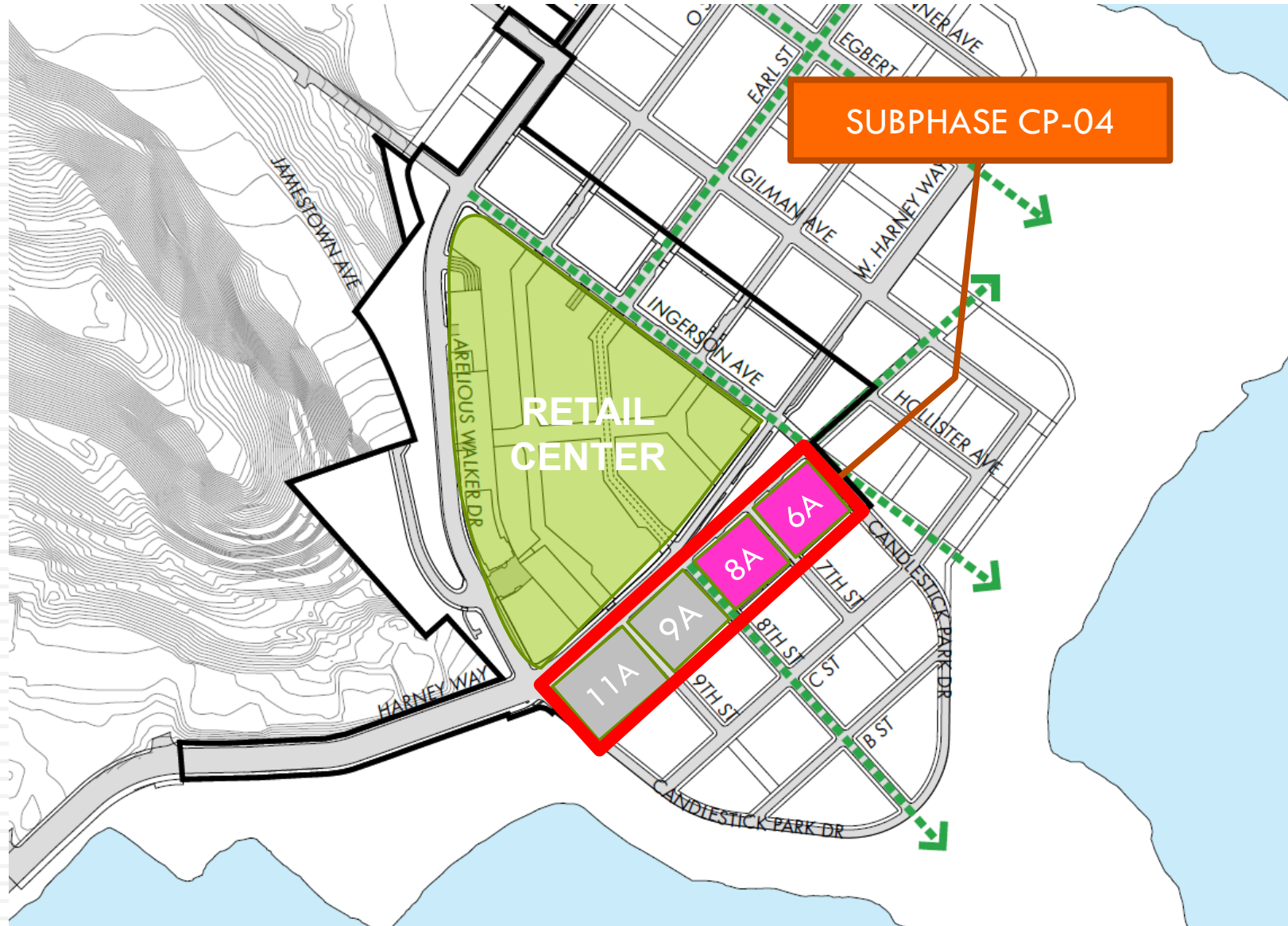
- Conditionally approving Schematic Designs for Candlestick Point South Blocks 6A and 8A; two mixed use residential and retail buildings.

	6A	8A	Total
Units	128	127	255
Retail	16,600 sf	12,500 sf	29,100 sf
Community Facilities Space	3,000 sf	5,000 sf	8,000 sf
Parking	107	107	214

Hunters Point Shipyard & Candlestick (“HPS/CP”) Project



CPS Block 6A and 8A Site Map



CPS 6A Development Program

- ❑ 1.25 acre Block
- ❑ 6-story (80 ft max height) development
- ❑ 128 for sale housing units
 - 117 flats
 - 11 townhomes
 - 13 affordable units
- ❑ 16,600 sf of ground floor retail space facing Harney Way
- ❑ 3,000 sf of Community Facilities Space
- ❑ 107 stall parking garage
- ❑ Shared Amenities
 - 9,200 sf interior courtyard
 - Bike Shop



CPS 8A Development Program

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- ❑ 1.32 acre Block
- ❑ 6-story (80 ft max height) development
- ❑ 127 for sale housing units
 - 116 flats
 - 11 townhomes
 - 13 affordable units
- ❑ 12,500 sf of ground floor retail space facing Harney Way
- ❑ 5,000 sf of Community Use Space for the International African Market
 - 107 stall parking garage
- ❑ Shared Amenities
 - 10,000 sf interior courtyard
 - Bike Shop



Presentation by Architect



CANDLESTICK POINT BLOCK 6A & 8A

04/24/2017
OCII - SCHEMATIC DESIGN RESUBMITTAL

DESIGN TEAM

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CPS 6A and 8A: Community Benefits

- ❑ Affordable Housing
- ❑ Community Facilities Space
- ❑ Community Benefits Fund
- ❑ Small Business and Workforce



CPS Block 6A – Affordable Housing

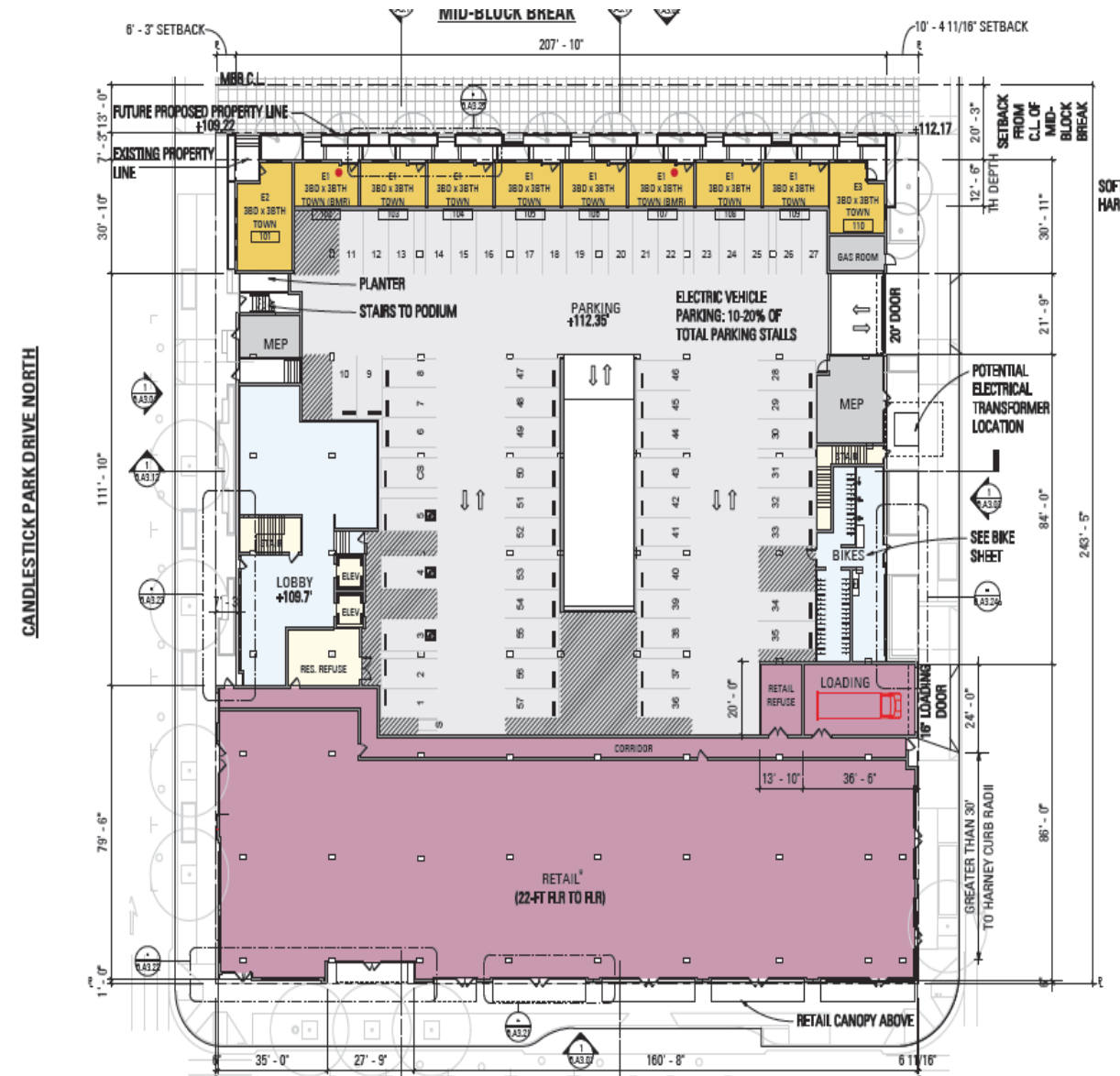
BMR Unit #	Bedroom Size	Size (Square Feet)	Unit Type	AMI (%)	Unit #
7 th Floor	3bd x 3bth	1,380	Flat	120	713
6 th Floor	3bd x 3bth	1,380	Flat	120	617
6 th Floor	2bd x 1bth	1,000	Flat	120	621
5 th Floor	3bd x 3bth	1,380	Flat	100	519
5 rd Floor	2bd x 1bth	1,020	Flat	100	505
4 rd Floor	3bd x 3bth	1,380	Flat	120	417
4 nd Floor	2bd x 1bth	1,045	Flat	90	410
4 nd Floor	2bd x 1bth	1,000	Flat	120	421
3 nd Floor	3bd x 3bth	1,380	Flat	90	319
3 nd Floor	2bd x 2bth	1,020	Flat	120	324
3 nd Floor	3bd x 2bth	1,020	Flat	120	308
Ground Floor	3bd x 3bth	1,350	Townhouse	120	107
Ground Floor	3bd x 3bth	1,350	Townhouse	80	102
AVERAGE:	2.5 bedrooms				

CPS Block 8A – Affordable Housing

BMR Unit #	Bedroom Size	Size (Square Feet)	Unit Type	AMI (%)	Unit #
7 th Floor	3bd x 2bth	1,380	Flat	120	707
6 th Floor	3bd x 3bth	1,380	Flat	120	617
6 th Floor	2bd x 1bth	1,000	Flat	120	621
5 th Floor	2bd x 2bth	1,360	Townhouse	120	509
5 rd Floor	2bd x 2bth	1,050	Flat	100	522
4 rd Floor	3bd x 3bth	1,380	Flat	120	417
4 nd Floor	2bd x 2bth	1,050	Flat	100	412
4 nd Floor	2bd x 1bth	1,000	Flat	100	421
3 nd Floor	3bd x 3bth	1,380	Flat	80	319
3 nd Floor	2bd x 2bth	1,050	Flat	90	313
3 nd Floor	2bd x 1bth	1,020	Flat	90	305
Ground Floor	3bd x 3bth	1,750	Townhouse	120	101
Ground Floor	3bd x 3bth	1,350	Townhouse	80	105
AVERAGE:	2.5 bedrooms				

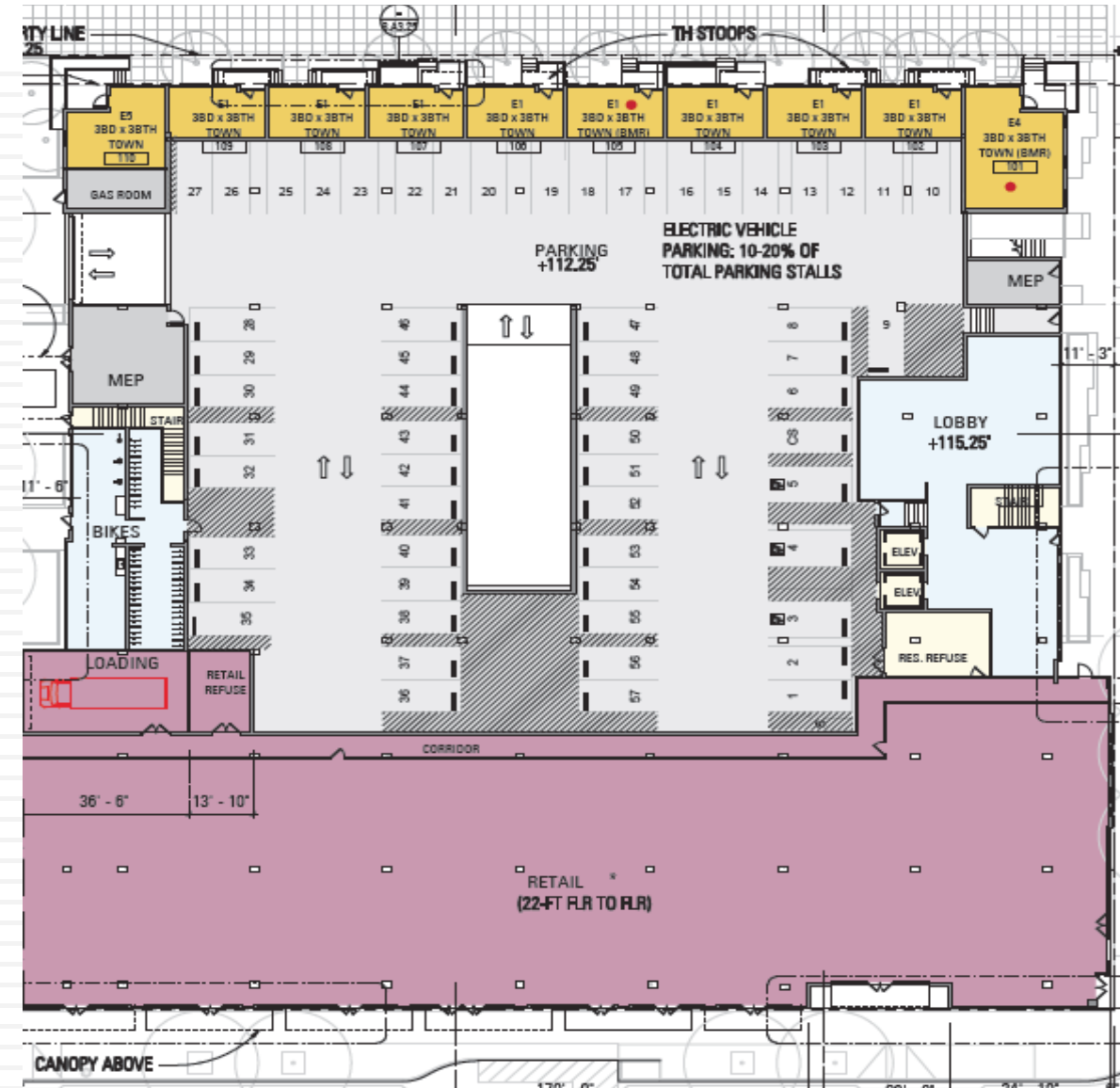
CPS 6A: Community Facilities Space

- ❑ CPS Block 6A includes 3,000 sf of Community Facilities Space
- ❑ Community serving entities shall not pay a purchase price or base rent for the space
- ❑ Community Facilities Space should be used to:
 - (1) enhance the overall quality of life of residents in the project area and BVHP; and,
 - (2) support the creation of a vibrant new neighborhood in the project area.



CPS 8A: Community Facilities Space

- CPS Block 8A includes 5,000 sf of Community Facilities Space
- Designated Space for the International African Market



CPS 8A: International African Marketplace

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- Phase 1 and Phase 2 Community Benefit Program
- IAM will serve as economic development engine for BVHP by:
 - Housing activities of cultural diversity representing the African Diaspora
 - Serving as a retail development center for BVHP vendors and artists.
 - Hosting events at the Wedge Plaza relating to the African Diaspora.



Community Benefits Fund

CPS Blocks 6A and 8A will contribute 0.5% of sales price of each market-rate unit to the Community Benefits Fund

- Legacy Foundation Five-Year Strategic Plan Prioritizes funding:
 - Education & Workforce
 - Homeownership
 - Neighborhood Building



CPS Block 6A and 8A - Small Business & Local Workforce

- Small Business & Local Workforce Policies:
 - 50% of contracts awarded to BVHP Small Business Enterprises, then SF SBEs.
 - 50% of construction work-hours performed by qualified BVHP residents, then SF residents
- Small Business Professional Services Contracting:
 - 81.8% SBE participation
 - 11.9% are from minority-owned firms
 - 13.4% from women-owned firms

Community Review

- **CAC review/approved at its January 2017 and March 2017 meetings.**
 - Supportive of the designs
 - Developer addressed all design questions posed by CAC Committee members.

CPS Block 6A – Conditions of Approval

During Design Development (“DD”), the Developer will:

- Further develop:
 - ▣ the design of the bicycle workshop spaces
 - ▣ refine the building materials palette
- Develop a detailed lighting plan
- Identify the location of the 3,000 sf of Community Facilities Space within the ground-floor
- Provide Schematic Designs for Sub-Phase CP-04 mid-block break
- Ensure storefronts promote pedestrian interest at the ground level

CPS Block 8A – Conditions of Approval

During Design Development (“DD”), the Developer will:

- Further develop:
 - the design of the bicycle workshop spaces
 - building materials palette
- Develop a detailed lighting plan
- Identify the location of the 5,000 sf of Community Facilities Space within the ground floor
- Provide Schematic Designs for Sub-Phase CP-04 mid-block break
- Ensure storefronts promote pedestrian interest at the ground level

Mid-Block Break (“MBB”)



- MBBs in Sub-Phase CP-04 run through 4 development blocks
 - Blocks CPS 6A, 8A, 9A, and 11A

Proposed Condition of Approval:

- To create a uniform public realm, Staff recommend deferring designs for CPS Blocks 6A and 8A MBB
- Developer to provide one design set to cover the entire Sub-Phase

CPS Blocks 6A and 8A – Conditions of Approval

Number and Location of BMR Units. Each development will include 13 BMR Units with the affordability levels as identified in the CPS Blocks 6A and 8A SD set.

Marketing of BMR Units. The Developer will comply with OCII's most current marketing protocol and timeline for BMR units, including early outreach.

Schedule & Next Steps

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- OCII Staff will review Design Development then Construction Documents
- Estimated Construction Schedule:
 - Start construction in Fall of 2018
 - Complete construction 2020

THANK YOU



Hunters Point Shipyard & Candlestick Point (HPS/CP)

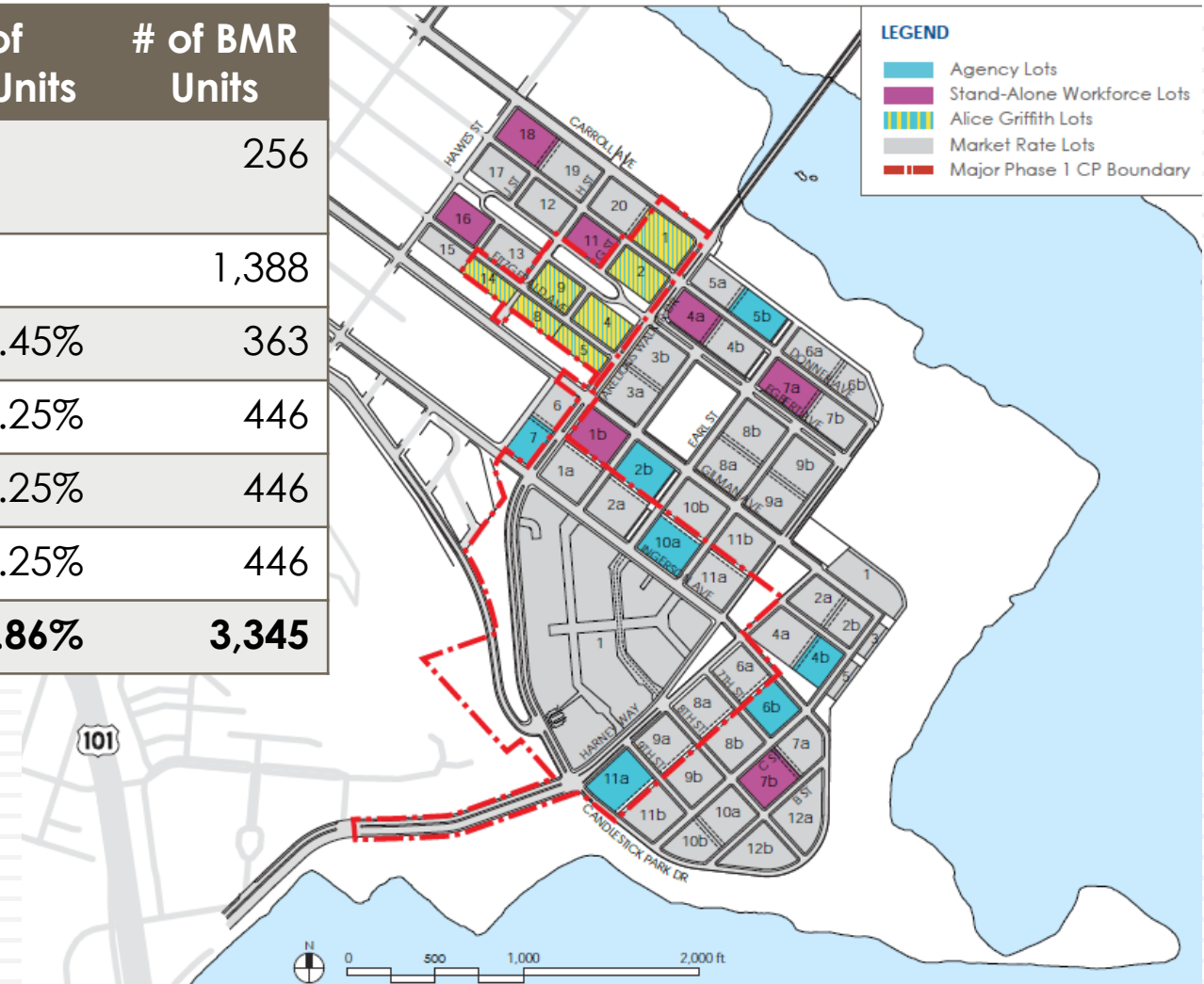
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- 12,100 homes, 32% below-market
- 352 acres of parks and open space
- 3,150,000 sq. ft. of R&D/office space, producing more than 12,000 permanent jobs
- 885,000 sq. ft. of retail
- 325,000 sq. ft. of artist and community facilities
- \$83.2 Million in Community Benefits
- Rebuilding of Alice Griffith Public Housing
- New Bus Rapid Transit, express busses and extending crosstown lines



Phase 2 Affordable Housing Program

AMI %	Type	% of Total Units	# of BMR Units
0-60%	Alice Griffith Replacement Units		256
0-60%	Agency Affordable Units		1,388
80-100%	Inclusionary Units	3.45%	363
120%	Inclusionary Units	4.25%	446
140%	Workforce Units	4.25%	446
140-160%	Workforce Units	4.25%	446
TOTAL BMR		31.86%	3,345



Area Median Income (AMI) for San Francisco

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Income Definition	1 Person	2 Person	3 Person	4 Person	5 Person
60% OF MEDIAN	\$45,250	\$51,700	\$58,150	\$64,600	\$69,800
80% OF MEDIAN	\$60,300	\$68,900	\$77,550	\$86,150	\$93,050
90% OF MEDIAN	\$67,850	\$77,550	\$87,250	\$96,950	\$104,650
100% OF MEDIAN	\$75,400	\$86,150	\$96,950	\$107,700	\$116,300
110% OF MEDIAN	\$82,950	\$94,750	\$106,650	\$118,450	\$127,950
120% OF MEDIAN	\$90,500	\$103,400	\$116,350	\$129,250	\$139,550

Effective Date: 3/28/2016

San Francisco Mayor's Office of Housing and Community Development

Notes:

1. Source: U.S. Dept. of Housing and Urban Development, published March 28, 2016.
2. Figures derived by SF MOH from HUD's 2016 Median Family Income for a 4 person Household for San Francisco ("HMFA"), unadjusted for high housing costs, and are rounded to the nearest \$50.
3. Additional information on HUD's defined income limits can be found at:
<http://www.huduser.org/portal/datasets/il.html>

Area Median Income (AMI) for San Francisco

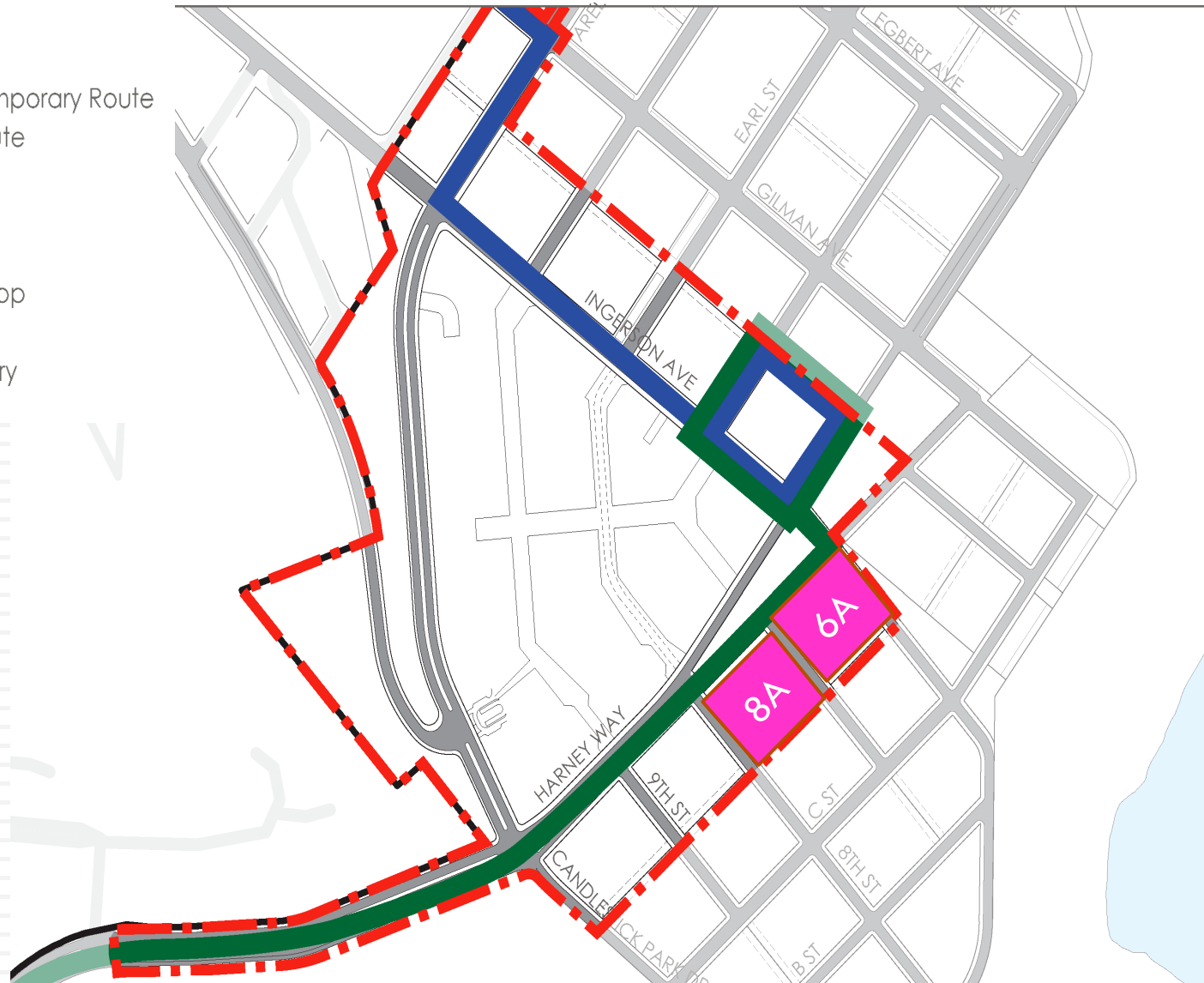
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Year	100% AMI; 4-person household	% increase from previous year	Effective Date	More than 5%?	
1996	\$61,300		2/27/1996		
1997	\$64,400	5.06%	1/30/1997	←←←	
1998	\$68,600	6.52%	1/27/1998	←←←	
1999	\$72,400	5.54%	1/29/1999	←←←	
2000	\$74,900	3.45%	3/9/2000		
2001	\$80,100	6.94%	4/13/2001	←←←	
2002	\$86,100	7.49%	1/31/2002	←←←	
2003	\$91,500	6.27%	2/20/2003	←←←	
2004	\$95,000	3.83%	2/3/2004		
2005	\$95,000	0.00%	2/10/2005		
2006	\$91,200	-4.00%	3/8/2006		
2007	\$86,500	-5.15%	6/15/2007		
2008	\$94,300	9.02%	4/1/2008	←←←	
2009	\$96,800	2.65%	3/31/2009		
2010	\$99,400	2.69%	5/25/2010		
2011	\$101,600	2.21%	6/6/2011		
2012	\$103,000	3.62%	1/1/2012		
2013	\$101,200	-1.75%	1/1/2013		
2014	\$97,100	-4.05%	1/1/2014		
2015	\$101,900	4.94%	3/6/2015		
2016	\$107,700	5.69%	3/28/2016	←←←	

Candlestick – Interim Transit

LEGEND

- MUNI Route 56 Interim/Temporary Route
- MUNI Route 29 Interim Route
- MUNI Route 29 Final Route
- 28L/BRT Route
- CPX Route
- 28L/BRT and CPX Route Stop
- Bus Stop
- Major Phase 1 CP Boundary



Candlestick – Final Transit

