



# Major Phase 1 Application Amendment and Related Changes for Candlestick Point

Commission on Community Investment and  
Infrastructure

10/15/19

# Agenda

- 1) Approval Actions Summary
- 2) Development Plan Process
- 3) Prior Approvals
- 4) Summary of Major Phase Updates
  - Candlestick Center/CP-02
  - Alice Griffith Neighborhood
  - Schedule of Performance
  - Relocation of Additional Community Facility Lot
- 5) Associated Document Changes
  - Transportation Plan
  - Infrastructure Plan
- 6) CP Design for Development Amendment
- 7) Community Outreach
- 8) Current Contracting and Workforce Status
- 9) Next Steps

# Approval Actions

| <b><u>Resolution No.</u></b> | <b><u>Action</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 25-2019                      | Adopting Environmental Findings                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 26-2019                      | Adopting Amendment to the Candlestick Point Design for Development                                                                                                                                                                                                                                                                                                                                                                                             |
| 27-2019                      | Approving a Major Phase Amendment for Candlestick Point and associated revisions to the Infrastructure Plan, Transportation Plan; Conversion of Non-Residential Uses Within the Bayview Hunters Point Redevelopment Plan Area and Transfer of R&D/Office Use from Hunters Point Shipyard Redevelopment Plan Area to the Bayview Hunters Redevelopment Plan Area; and Approving Modifications to Phasing Plan and Schedule of Performance for Candlestick Point |

# Candlestick Point Site





# Candlestick Point New Neighborhoods



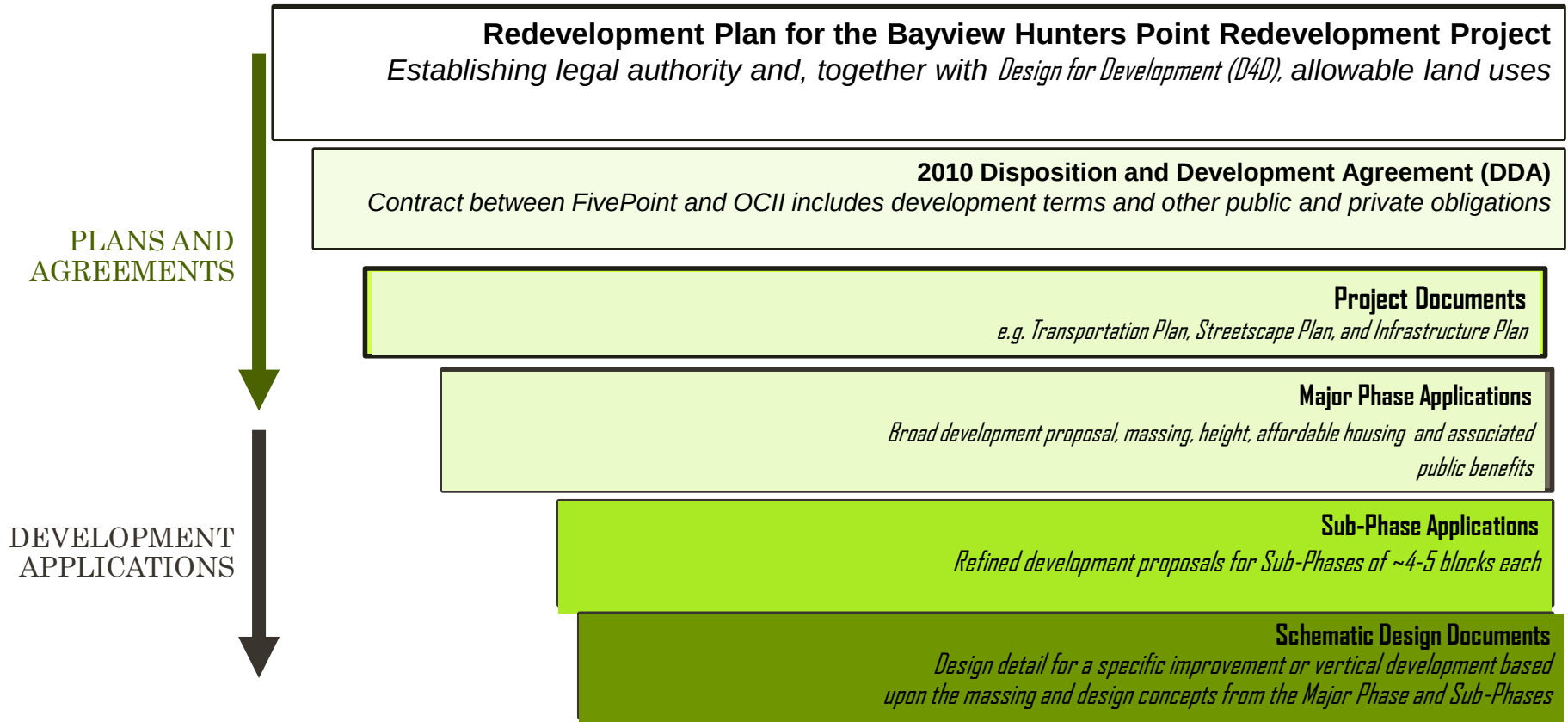


# Major Phase 1 CP- Sub-Phases



# Plans, Agreements, and Development Applications

WHICH ESTABLISH PLANNED DEVELOPMENT AND PUBLIC INFRASTRUCTURE



# Candlestick Point Prior Approvals

- BVHP Redevelopment Plan
- Design for Development (“D4D”)
- Disposition and Development Agreement (“DDA”)
- 2014 Major Phase 1 CP
- 2014 Sub-Phase CP-01 (Alice Griffith)
- 2016 Major Phase 1CP Amendment
- 2017-19 Schematic Design Approvals in CP-03 and -04



# Existing CP/HPS2 Requirements – Affordable Housing

## No amendments proposed to BMR Housing Plan

- CP/HPS2 Total Housing: 10,672 Units – *No change*
- CP/HPS2 BMR Housing: 3,363 Units – *No change*
- CP/HPS2 BMR Inclusionary % Per Building: 5%-20% - *No change*
- CP-02 Senior BMR Inclusionary: 104 Units - *No change*
- CP Total Housing: 7,218 Units – *No change*

## Current CP Housing Status:

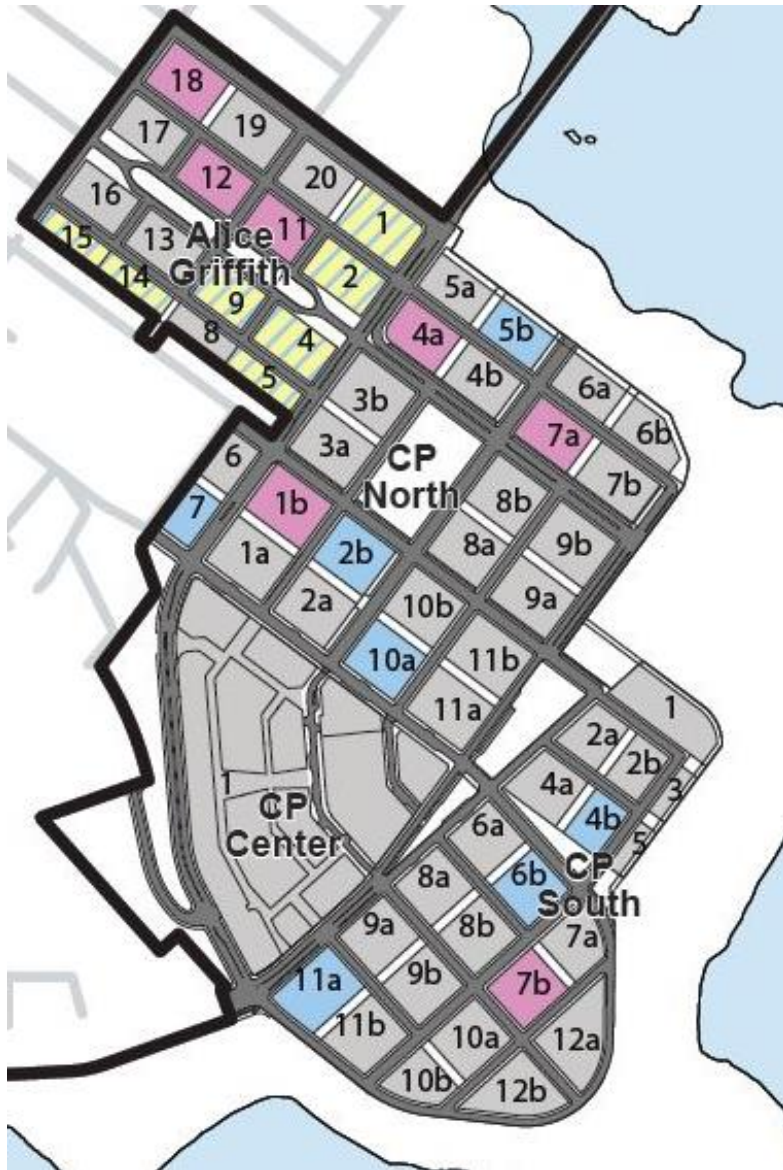
- ***337 Units Completed in Alice Griffith Phases 1-4***
  - ***337 = 226 Alice Griffith Replacement Units + 111 OCII Affordable Units***

# Total Project Housing and Major Phase 1 CP Housing

| AMI %                          | Unit Type                        | # BMR Units<br>- CP/HPS2<br>Total | #BMR Units -<br>CP Major<br>Phase 1 |
|--------------------------------|----------------------------------|-----------------------------------|-------------------------------------|
| 0-60%                          | Alice Griffith Replacement       | 256                               | <b>256</b>                          |
| 0-60%                          | OCII units                       | 1,388                             | <b>640</b>                          |
| 0-60%                          | Inclusionary CP-02 Senior<br>BMR | 104                               | <b>104</b>                          |
| 80-100%                        | Inclusionary                     | 277                               | <b>69</b>                           |
| 101-119%                       | Inclusionary                     | 57                                | <b>0</b>                            |
| 120%                           | Inclusionary                     | 389                               | <b>69</b>                           |
| 140%                           | Workforce                        | 446                               | <b>0</b>                            |
| 141%-160%                      | Workforce                        | 446                               | <b>0</b>                            |
| TOTAL Below Market Rate Units  |                                  | 3,363                             | <b>1,138</b>                        |
| <i>Total Market Rate Units</i> |                                  | 7,309                             | <b>1,811</b>                        |
| TOTAL HOUSING UNITS            |                                  | 10,672                            | <b>2,949</b>                        |
| % Affordable                   |                                  | 32%                               | <b>39%</b>                          |

# DDA Housing Map (**CP only**)

No changes being proposed to OCII, AG or Workforce Units unit counts for CP



| Area          | OCII Units   | AG Units   | Workforce Units | Totals       |
|---------------|--------------|------------|-----------------|--------------|
| AG            | 308          | 256        | 237             | <b>801</b>   |
| CP-N          | 354          | 0          | 330             | <b>684</b>   |
| CP-S          | 371          | 0          | 120             | <b>491</b>   |
| <b>Totals</b> | <b>1,033</b> | <b>256</b> | <b>687</b>      | <b>1,976</b> |

-  Alice Griffith Lots
-  Agency Lots
-  Stand-Alone Workforce Lots
-  Market Rate Lots

***Note - Inclusionary BMR's not shown here; but proposed change will re-arrange & increase Market Rate/Inclusionary Housing within CP Center***

# Occupancy Preferences\*

1. Certificate of Preference Holders – Hunters Point
2. Certificate of Preference Holders – All others
3. Rent Burdened or Assisted Housing Residents
  - *Persons paying more than 50% of income towards rent, or persons residing in public housing or Project-Based Section 8 housing*
4. Displaced Tenant Housing Preference
5. Neighborhood Preference
6. San Francisco Residents & Workers

*\*additional preferences may be added as necessary, e.g. for returning AG households on AG Phases 5 & 6*



# Existing CP/HPS2 Requirements – Community Benefits

- Community benefits fund
- Community builder program
- Community health and wellness contributions
- Community real estate program
- Construction assistance program
- Education Improvement Fund
- Housing initiatives
- Scholarship fund
- Contracting and Workforce initiatives

# Candlestick Major Phase 1 Current Status

| Sub-Phase | Description                                                 | Status                              |
|-----------|-------------------------------------------------------------|-------------------------------------|
| CP-01     | Alice Griffith Ph. 1-4                                      | Completed                           |
| CP-02     | "Candlestick Center"                                        | Sub-Phase                           |
| CP-03     | Housing with Retail at the Ground Floor, Community Use Lot  | Designs Approved for Housing Blocks |
| CP-04     | Housing with Retail at the Ground Floor                     | Designs Approved for all Blocks     |
| CP-05     | Remaining Alice Griffith, Other Housing & Community Use Lot | Future Sub-Phase                    |



# **Proposed Amendments**

# Major Phase Application Updates

## 1. Candlestick Center Program Changes

- Increase Office use
- Decrease Regional Retail use
- Increase Neighborhood Retail use
- Increase Housing Units
- Decrease Performance Space use
- Adjust Community Facility Space
- Reconfigure Parking
- Remove tower site
- Change Heights



# Major Phase Application Updates

## 2. Modifications to Schedule of Performance and Project Phasing Plan

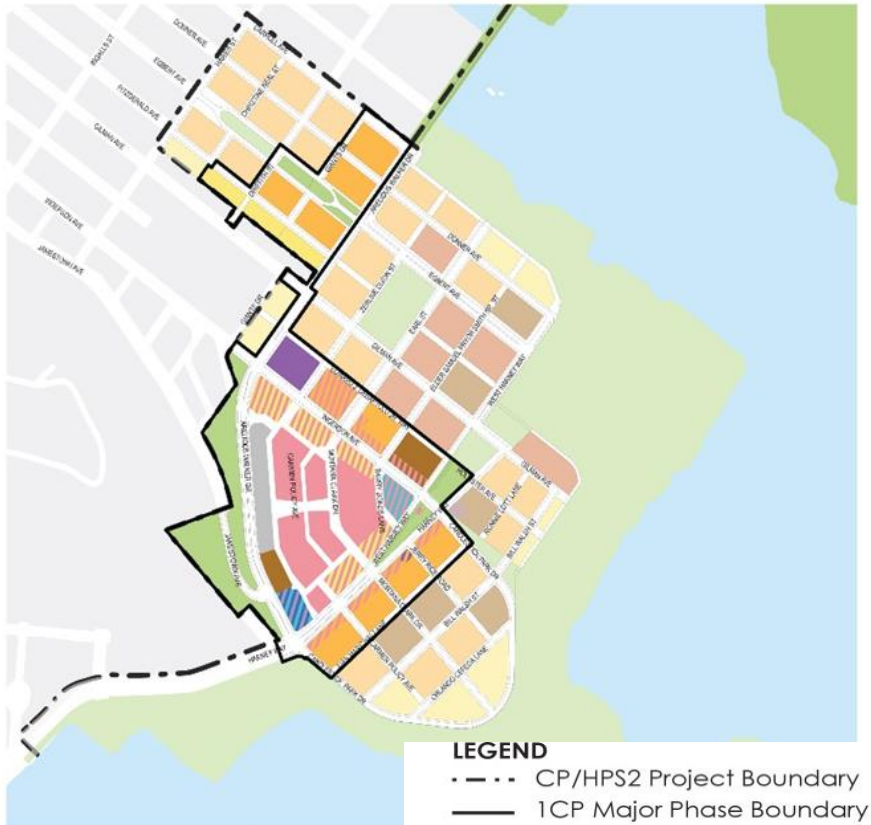
- One to three year shift in Sub-Phase timing

## 3. Alice Griffith Neighborhood Changes

- Relocation of Additional Community Lot from Block CPN 1A to Block AG 16
- FranDelJa Child Care Playground Site Retention

# Land Use Map Comparison

Current



## LEGEND

- - - CP/HPS2 Project Boundary
- 1CP Major Phase Boundary

- Residential Density I (15-75 Units Per Acre)
- Residential Density II (50-125 Units Per Acre)
- Residential Density III (100-175 Units Per Acre)
- Residential Density IV (175-285 Units Per Acre)

Proposed



- Community Use
- Parks and Open Space
- Retail
- Hotel
- Film Arts Center
- Commercial (Office, R&D)
- Existing Use to Remain

# Candlestick Center (CP-02)





# Land Use Comparison: “Outfield”

**Proposed Retail Center Site Plan 2017**



**2019 Proposed Mixed Use: Office, Residential and Retail**



# Proposed Outfield Program



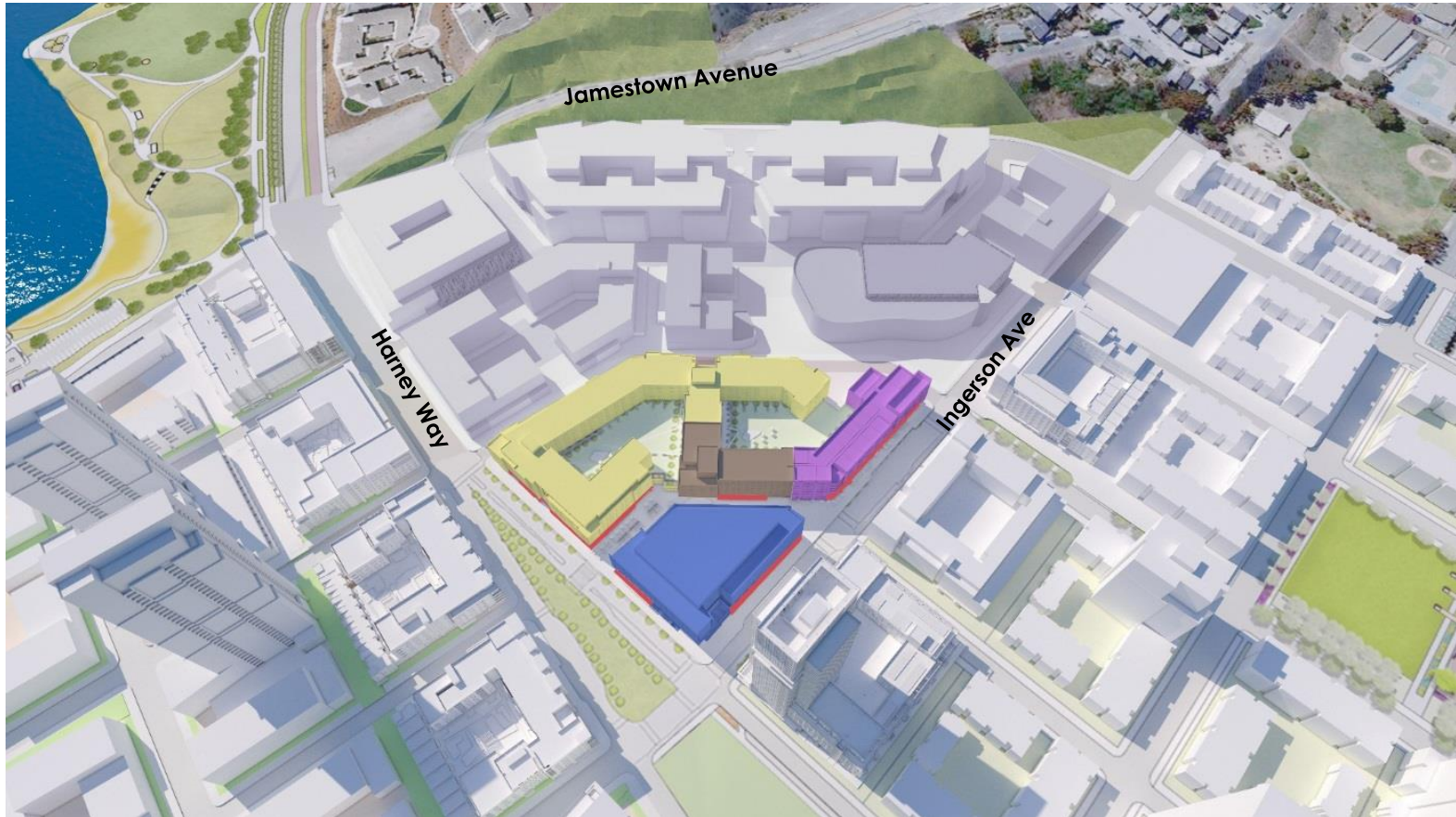
| Office     | Retail | Residential |
|------------|--------|-------------|
| 750,000 SF | 70,000 | 579 units   |

All square footages shown are approximate and may change through the approval process.



# Proposed Infield Program

\* Implementing Stand-alone BMR Senior Housing, allowed per 2018 DDA 3<sup>rd</sup> Amendment



| Multi-Family | Senior Housing* | Hotel      | Film Arts Center | Retail     |
|--------------|-----------------|------------|------------------|------------|
| 314 Units    | 104 Units       | 130,000 SF | 64,000 SF        | 105,793 SF |

# Major Phase 1 Land Uses Comparison

|                                    | Current Plan            | Proposed Change<br>(+/-)* | Revised Total           |
|------------------------------------|-------------------------|---------------------------|-------------------------|
| Housing Units                      | 2,521                   | 428                       | 2,949                   |
| Office GSF                         | 150,000                 | 600,000                   | 750,000                 |
| Regional Retail GSF                | 635,000                 | (465,000)                 | 170,000                 |
| Neighborhood Retail GSF**          | 125,000                 | 7,100                     | 132,100                 |
| Community Facilities<br>Spaces GSF | 32,000                  | (12,000)                  | 20,000                  |
| Performance Venue GSF              | 75,000                  | (6,000)                   | 69,000                  |
| Hotel Rooms                        | 150,000 sf<br>(220 rms) | (20,000 sf)               | 130,000 sf<br>(220 rms) |
| Open Space Acres                   | 9.3                     | No change                 | 9.3                     |

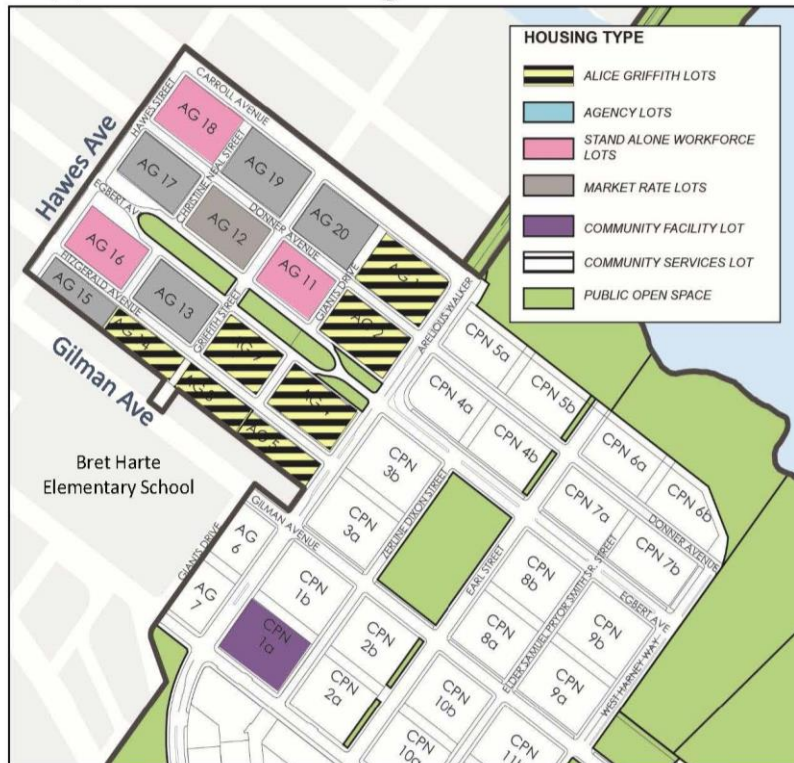
\*Increases to Land Use amounts are allowed through the conversion of other land uses and the transfer of 118,500 sf of office entitlement from Shipyard Phase 2; **no change to total project entitlement**

\*\*Current Plan for Neighborhood Retail figure shows max entitlement allowed, however amount of sf approved through Schematic Designs currently equals 97,307 sf

# Alice Griffith Neighborhood Plan

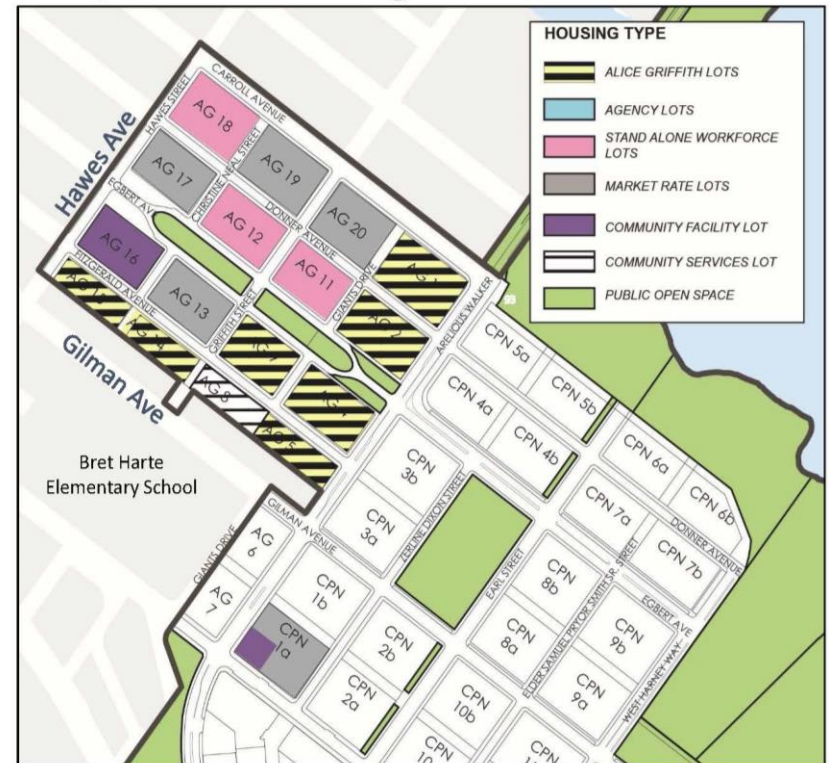
- Relocation of the one-acre Additional Lot from Candlestick Point North to Alice Griffith

Approved AG Housing/Land Use Plan



Note: CPN 1A is outside of Alice Griffith Neighborhood

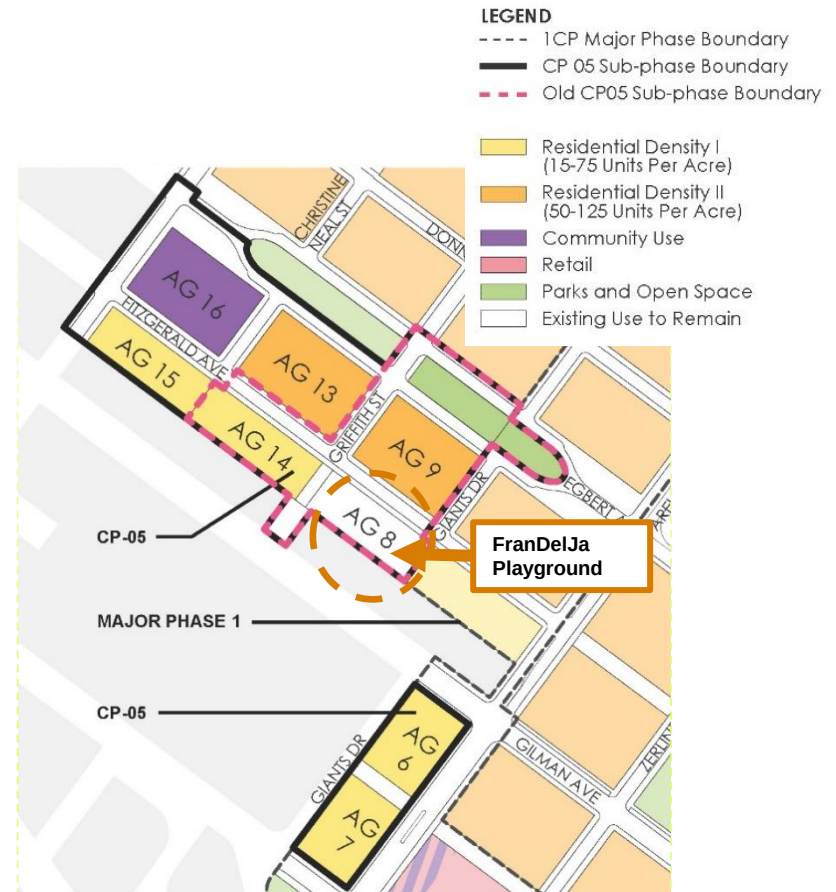
Proposed AG Housing/Land Use Plan





# Alice Griffith Neighborhood Plan

- Retention of the FranDelJa Child Development Center playground at Fitzgerald Ave.
- Affordable housing units planned for Block AG 8 will be distributed to other blocks





# Community Facilities Spaces

- 7.5% gross retail space to be made available to local community and local businesses
- Gross retail space is being reduced; CFS being reduced to stay at 7.5% of new retail total

| Current CP Plan | Proposed CP Plan |
|-----------------|------------------|
| 35,000 sf       | 23,000 sf        |

- Change occurring in Candlestick Center;
- No changes to CFS in CP-03 or CP-04

# Community Facilities Spaces

Major Phase 1 CP = 20,000

Major Phase 2 CP = 3,000



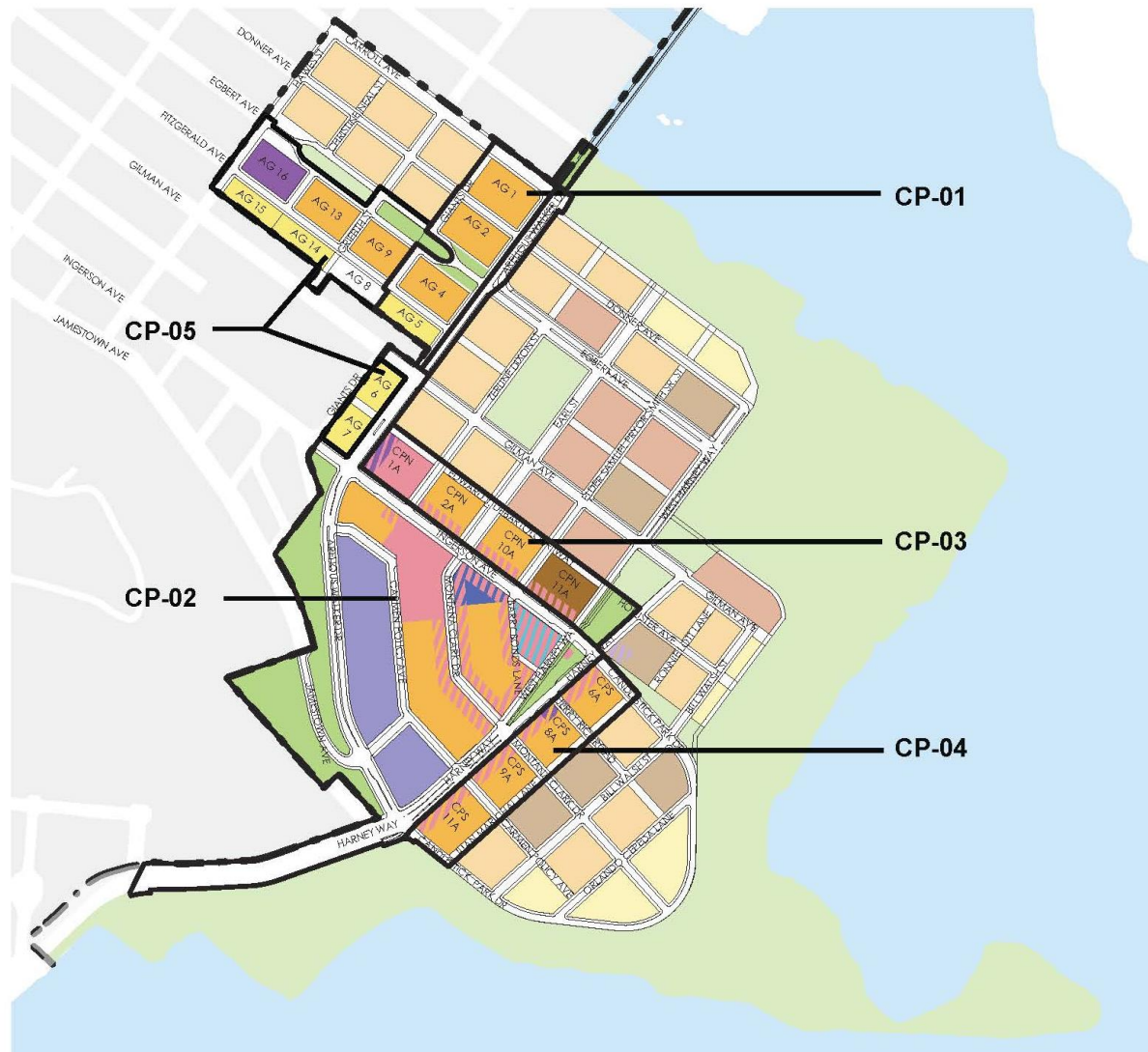
# Proposed Land Uses by Sub-Phase

## LEGEND

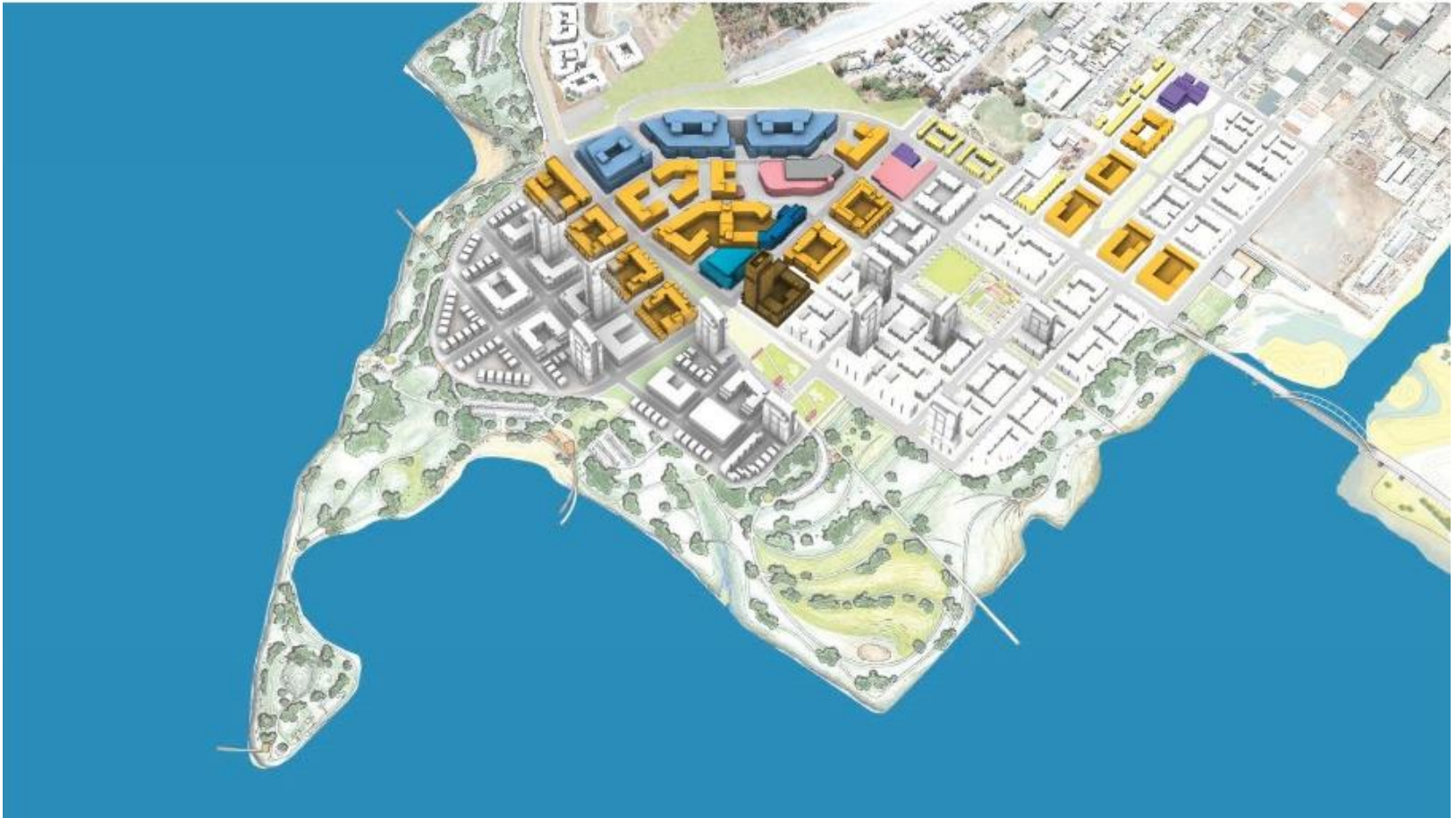
- CP/HPS2 Project Boundary
- Sub-phase Boundary

- Residential Density I  
(15-75 Units Per Acre)
- Residential Density II  
(50-125 Units Per Acre)
- Residential Density III  
(100-175 Units Per Acre)
- Residential Density IV  
(175-285 Units Per Acre)

- Community Use
- Parks and Open Space
- Retail
- Hotel
- Film Arts Center
- Commercial (Office, R&D)
- Existing Use to Remain



# Major Phase 1 Aerial Overview





# Design for Development (D4D)

## Development Standards: (examples)

- building setbacks
- mid-block breaks
- site coverage and bulk
- ground floor activation
- maximum building heights



- Street Network or Emergency Vehicle Access (EVA)
- Build-To-Lines
- Required At-grade Activation
- Retail Priority Zone
- Central Plaza
- ↔ Location of Pedestrian Passes
- Public Promenade

- Enhanced Sidewalk
- ↔ Optional Paseo
- ★ Signature Building with Entrance Plaza
- ★ Gateway Element

Note: Street names within Candlestick Center are for identification purposes only, and will be confirmed through Major Phase Application/Sub-Phase Application.

# Design for Development (D4D) Updates

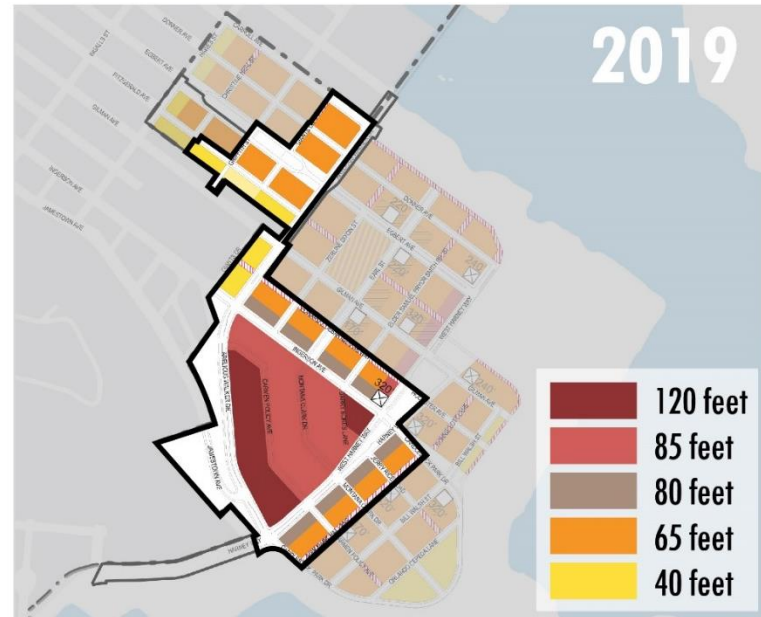
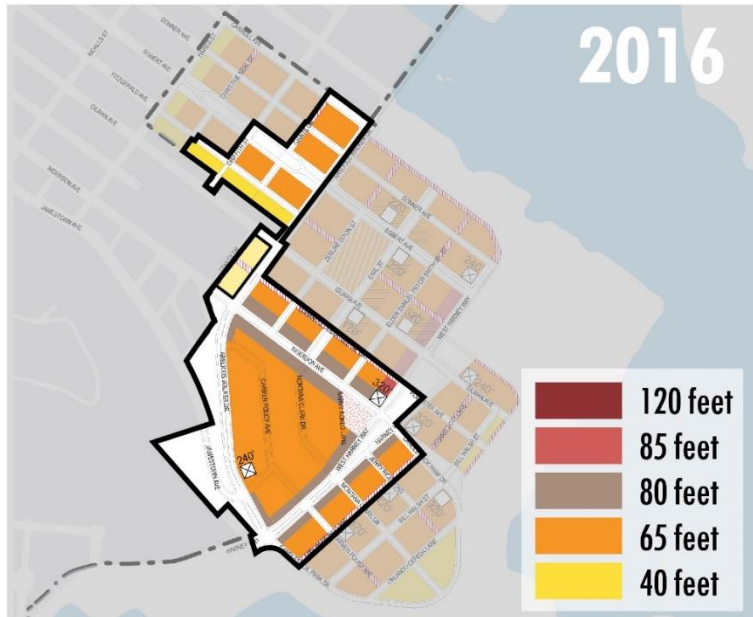
**In collaboration with Developer and Planning Staff - Established development controls for new land use program in CP-02:**

- Modern Bulk and Massing
- Activated Ground Plane
- Height Changes

## **Refine Candlestick-wide controls**

- Height Exception: Allows 10% of a tower's height for rooftop equipment (consistent with City-wide controls)
- Allowance for Deviations: property owners can request to deviate up to 10% from certain controls, except bulk and height (consistent with Shipyard Phase 2 D4D)
- Delete obsolete sections

## D4D Updates: Height Changes



- Removal of a 240' tower (near Arelious Walker Dr)
- Increase from 65'/85' to 120' along the majority of Arelious Walker Dr
- Increase from 65' to 85' within the interior portions of Candlestick Center
- Increase from 80' to 85' along Harney Way, Ingerson Ave, Arelious Walker Dr

# Schedule of Performance Changes

## Changes of 1 to 3 years at Sub-Phase level

### Current:

| Candlestick Point |                              |
|-------------------|------------------------------|
| Major Phase       | 2018 Completion Outside Date |
| Major Phase 1     | 2024                         |
| Major Phase 2     | 2027                         |
| Major Phase 3     | 2036                         |

### Proposed:

| Candlestick Point |                         |
|-------------------|-------------------------|
| Major Phase       | Completion Outside Date |
| Major Phase 1     | 2025                    |
| Major Phase 2     | 2029                    |
| Major Phase 3     | 2033                    |



# Infrastructure Plan Changes

- Amendments include:
  - Sea Level Rise Design Criteria
  - Proposed Utility Easement along Carmen Policy Avenue
  - Updates to the text to recognize the possible need for an alternative water source for the Auxiliary Water Supply System (“AWSS”) design for fire protection
  - Conforming changes per the Transportation Plan

# Transportation Plan Changes

- Transit Phasing Updates
- Elder Samuel Pryor Smith Sr. Street modified to accommodate a shared auto/bus lane for route 29
- Harney Way modified to provide access to the State Park, and an interim BRT route via Executive Park Boulevard
- New bus stop at Arelious Walker and Harney Way

# Transit serving Candlestick Point



Transit operations are governed by SFMTA

# Environmental Review

- **Project EIR:** SFRA Commission and Planning Commission certified the Final Environmental Impact Report for the CP/HPS2 Project in compliance with CEQA on June 3, 2010
- **Previous Addenda:** Five Addenda to the EIR since 2010
- **Addendum 6:** issued October 1, 2019
  - Evaluates the environmental effects of the proposed Plan Amendments and amendments to the supporting documents
  - Recommends modifications to 5 mitigation measures adopted in the FEIR
  - Concludes that the proposed 2019 Actions are within the scope of the Project analyzed in the FEIR (including variants therein) and will not result in any new significant impacts or a substantial increase in the severity of previously identified significant effects, altering the conclusions reached in the FEIR
  - Addendum 6 uses VMT-based threshold for measuring significance of transportation impacts due to vehicle trips



# Environmental Review

## **Adoption of a Vehicle Miles Travelled (VMT)-based Threshold for Measuring Significance under CEQA**

- CEQA requires public agencies to analyze the environmental effects of their actions, and mitigate potentially significant effects where feasible.
- Agencies use standards or thresholds to determine whether an effect is significant.
- For impacts associated with vehicle trips, recent changes to CEQA require agencies to transition from thresholds based on intersection Level of Service (LOS) to ones based on induced vehicle miles travelled (VMT).

## **Environmental Review**

### **Adoption of a Vehicle Miles Travelled (VMT)-based Threshold for Measuring Significance under CEQA (cont.)**

- Staff has reviewed both the State's and the City Planning Department's technical guidance concerning VMT-based standards.
- Staff recommends that the Commission adopt a VMT standard for purposes of analyzing these 2019 Candlestick Center actions (2019 Actions) as recommended by the State's technical guidance (and as supplemented for vehicle impacts by the Planning Department's guidance)

# Current Contracting and Workforce Status

- **SBE:** \$168M (62%) to SBE's, incl. \$53M (20%) to BVHP
  - **Professional Services:** \$24M (67%)
  - **Construction Services:** \$144M (61%)
- **Workforce:**
  - **Construction:** 32% by SF Residents; 15% by BVHP Residents
  - **Design Professional Trainees:** 46 college student trainees
    - Diversity in student pool: 92% minority, 59% women
    - SF City College, SF State, Academy of Art, California College of the Arts, Tuskegee, UC Berkeley, UC Davis
- **Permanent:**
  - No Retail/Commercial development completed yet
  - Hiring agreement to be negotiated

# Community Outreach

- ✓ February 14<sup>th</sup>- Joint CAC PD&F and Housing Subcommittees
- ✓ March 2nd -Community Meeting at Bret Harte
- ✓ March 4th -Bayview Hill Neighborhood Association Meeting
- ✓ March 4th -Alice Griffith Tenants Meeting
- ✓ March 11th -Full Citizens Advisory Committee Meeting
- ✓ July 23rd -Community Meeting at the Bayview Opera House
- ✓ September 12<sup>th</sup> -CAC Subcommittee
- ✓ October 7<sup>th</sup>- Full CAC

# Commissioner Working Groups

First meetings to occur in Spring 2020:

| Working Group                | Commissioner          |
|------------------------------|-----------------------|
| Contracting and Workforce    | Commissioner Rosales  |
| Small Business Opportunities | Commissioner Brackett |
| Housing                      | Commissioner Scott    |
| Equity                       | Commissioner Bustos   |



# Proposed Vertical Construction Completions Timeline

## 2022 - 2025: Candlestick Center Outfield

- 579 Housing Units
- 70,000 sf Retail
- 750,000 sf Office
- Bayview Hillside & Jamestown Walker Slope Open Space
- Gilman Avenue and Harney Way Streetscape
- Transit – CPX Express to Downtown, Bart, Caltrain

## 2023 - 2026: Candlestick Center Infield plus CP-03, 04

- 1,682 Housing Units, Including Senior
- 232,100 sf. Retail
- 64,000 sf. Film Arts Center
- 130,000 sf. Hotel
- Willie Mays Plaza
- Transit – Extension of the 29

## Years 2027 - 2029: CP-05

- 351 Housing Units
- Alice Griffith Neighborhood Park 1 (south east of Griffith street)

# Next Steps

- Planning Commission Hearing on 10/24/19 (D4D)
- Mapping & Street Improvement Permit Review
- Commence street and utility construction

**THANK YOU**