



THE SPIRIT OF SAN FRANCISCO

OCII Commission Workshop

October 1, 2019

Workshop Agenda

- 1. Purpose**
- 2. Background**
- 3. 2019 Proposed Changes**
- 4. Next Steps**

Location and Existing Conditions



CANDLESTICK

Purpose

CANDLESTICK

An architectural rendering of a modern urban plaza. The scene features several multi-story buildings with large glass windows and balconies. In the center, a wide, paved plaza is filled with people engaged in various activities: walking, playing sports, and socializing. There are trees, streetlights, and a small food truck with colorful balloons. A blimp is visible in the sky. The overall atmosphere is lively and community-oriented.

Create Jobs

- **Increase range of opportunities and economic relevance**
- **Invites a work force with a full range of interests, talents and education**
- **50% SBE & Local Workforce Goals Remain**



Build More Housing Sooner

- Respond to the housing crisis
- Advance 428 units into the first Major Phase
- Results in total of 2,949 units Major Phase 1 (39% BMRs)
- 104 units of senior affordable housing + 1 for on-site services
- 52% (or 1,748) of the total Shipyard + Candlestick affordable housing units (3363) are at 60% or below of the area median income



Implement 2018 Project Approvals

- **Flexibility in uses allowed to accommodate changes in market conditions such as:**
 - **Conversion between non-residential uses (e.g., retail to office)**
 - **Transfer of up to 118,500 square feet of R&D/office entitlement from the Shipyard to Candlestick.**



Planning for Success at Candlestick Center

- **Housing increase, including affordable senior housing**
- **Office increase**
- **Right-sized Retail**

A photograph of a child playing on a red and yellow playground structure. A large, semi-transparent circular overlay is positioned on the left side of the image, containing text. The background shows a red fence and green foliage.

Ensure Childcare Resources

- **Prioritize on-site childcare**
- **Maintain existing FranDeJa Child Development Center playground**
- **More child-care resources will accompany office and hotel uses**

Background

CANDLESTICK

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
CP-05	Remaining Alice Griffith, Other Housing & Community Use Lot	Future Sub-Phase



Community Benefits

- **Scholarship Fund contribution**
- **Education Improvement Fund contribution**
- **Community Health and Wellness contribution**
- **Construction Assistance Program**
- **Credit Support Contribution**
- **Community Real Estate Broker Program**
- **Community Benefits Fund**
- **Community Facilities Lots: Site for a fire station, safety hub, and/or school**
- **Community Facilities Space: 7.5% of retail**

Contracting and Workforce Programs

Construction & Permanent Hiring Goals:

- 50% of hires be qualified BVHP Residents, then SF Residents with first consideration to BVHP Residents

Contracting Goals & Programs:

- 50% of contract dollars to SBEs, with first consideration to BVHP businesses, then to SF

2019 Proposed Changes



Proposed Changes

Candlestick Center Program

- **More Housing, More Office & Right-sized Retail at Candlestick Center**
- **Updates to the Candlestick Design for Development Document (D4D)**

Updates to Project Phasing

Alice Griffith Neighborhood

- **Community Use Site**
- **FranDelJa Child Development Center playground**

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)

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



Proposed

Proposed Land Uses by Sub-Phase

LEGEND

- - - CP/HPS2 Project Boundary
 — Sub-phase Boundary

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

-  Community Use
-  Parks and Open Space
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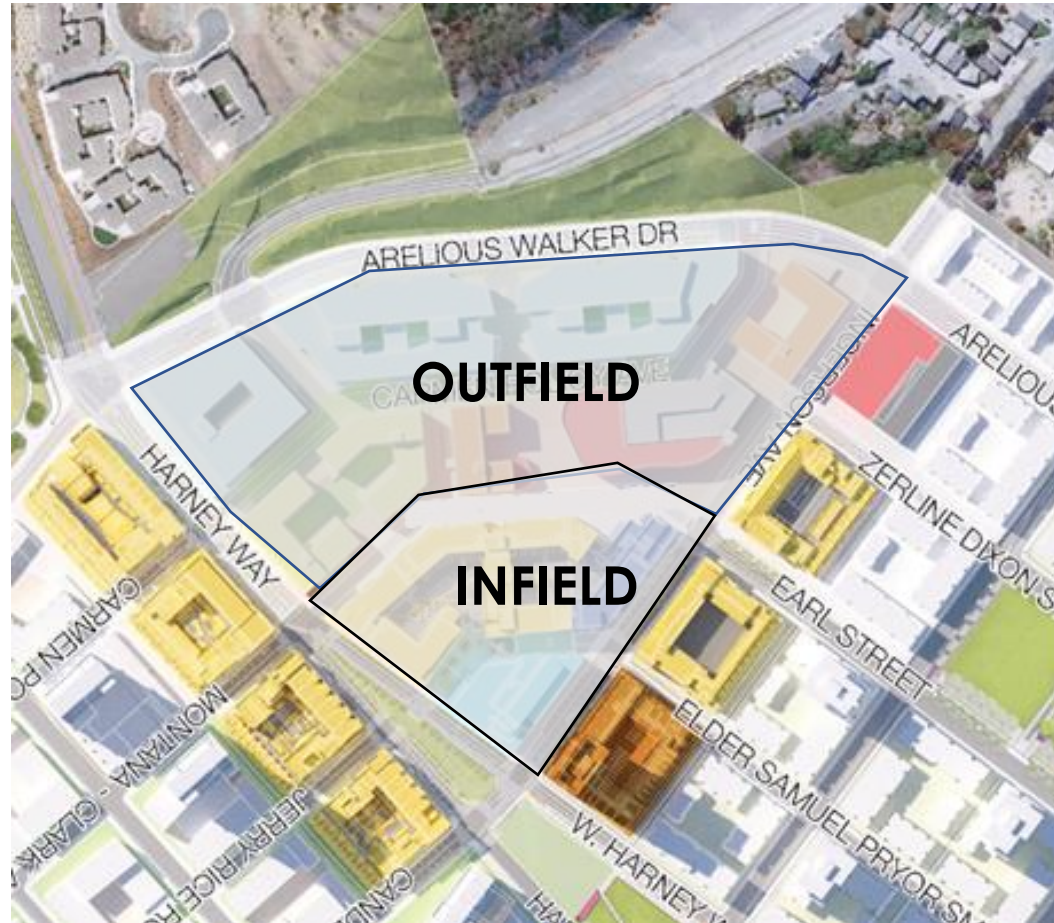


Major Phase 1 Land Uses Comparison

	Current Plan	Proposed Change (+/-)*	Revised Total
Housing Units	2,521	428	2,949
Office GSF	134,500	615,500	750,000
Regional Retail GSF	635,000	(465,000)	170,000
Neighborhood Retail GSF	131,000	1,100	132,100
Community Facilities Spaces GSF	32,000	(12,000)	20,000
Performance Venue GSF	75,000	(11,000)	64,000
Hotel Rooms	220	No change	220
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**

Candlestick Center (CP-02)



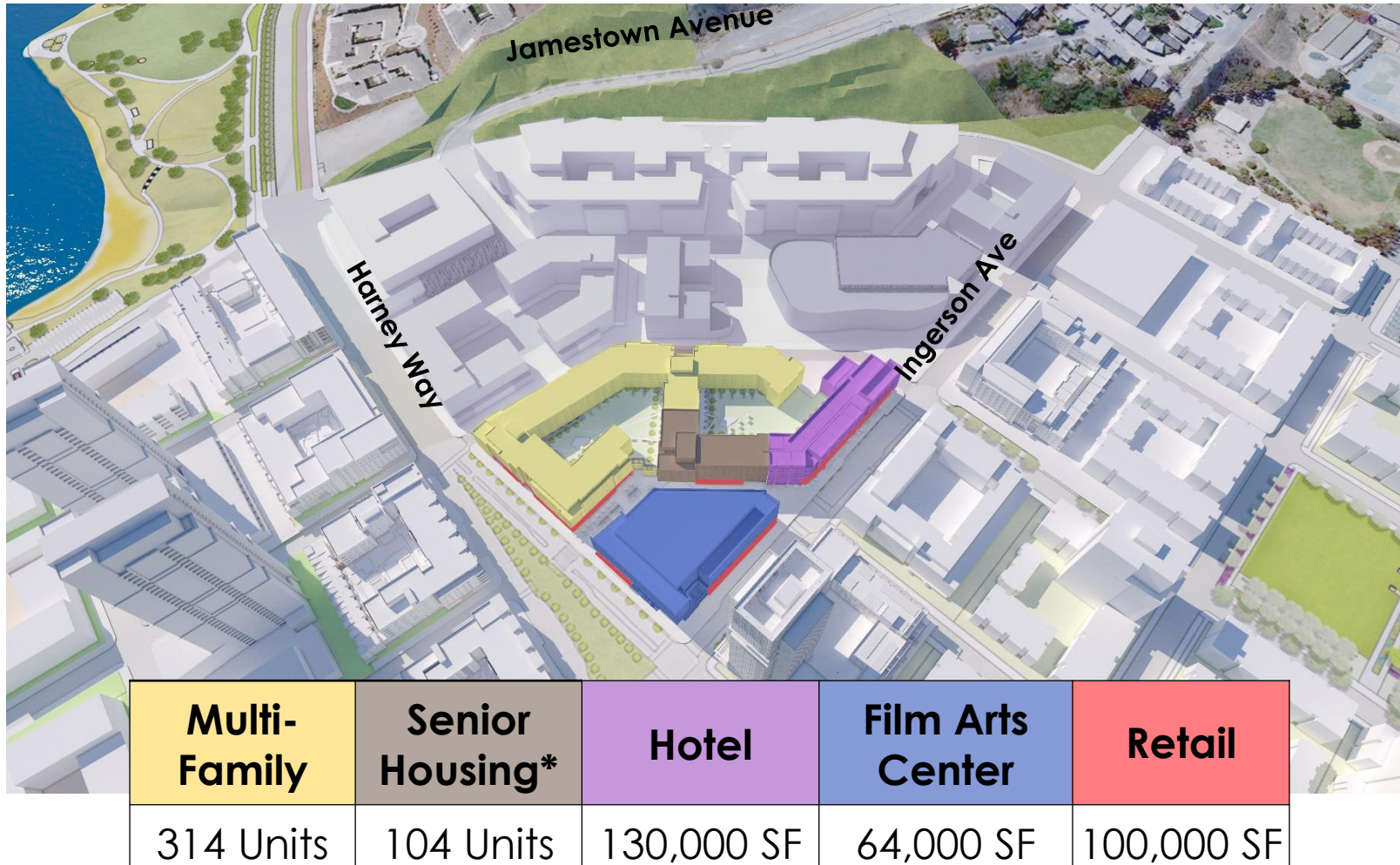
Proposed Outfield Program



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

Proposed Infield Program

*** Implementing Stand-alone BMR Senior Housing, allowed in 2018 DDA Amendments**



Design for Development (D4D) Updates

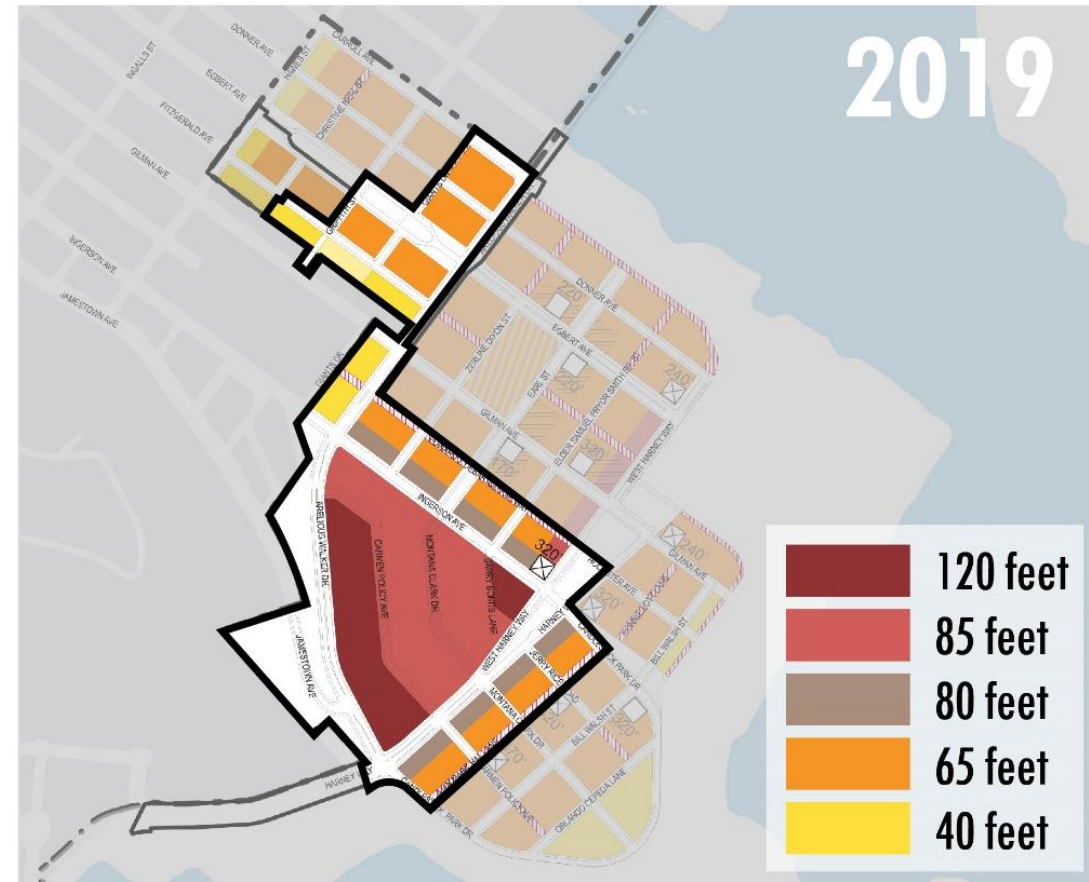
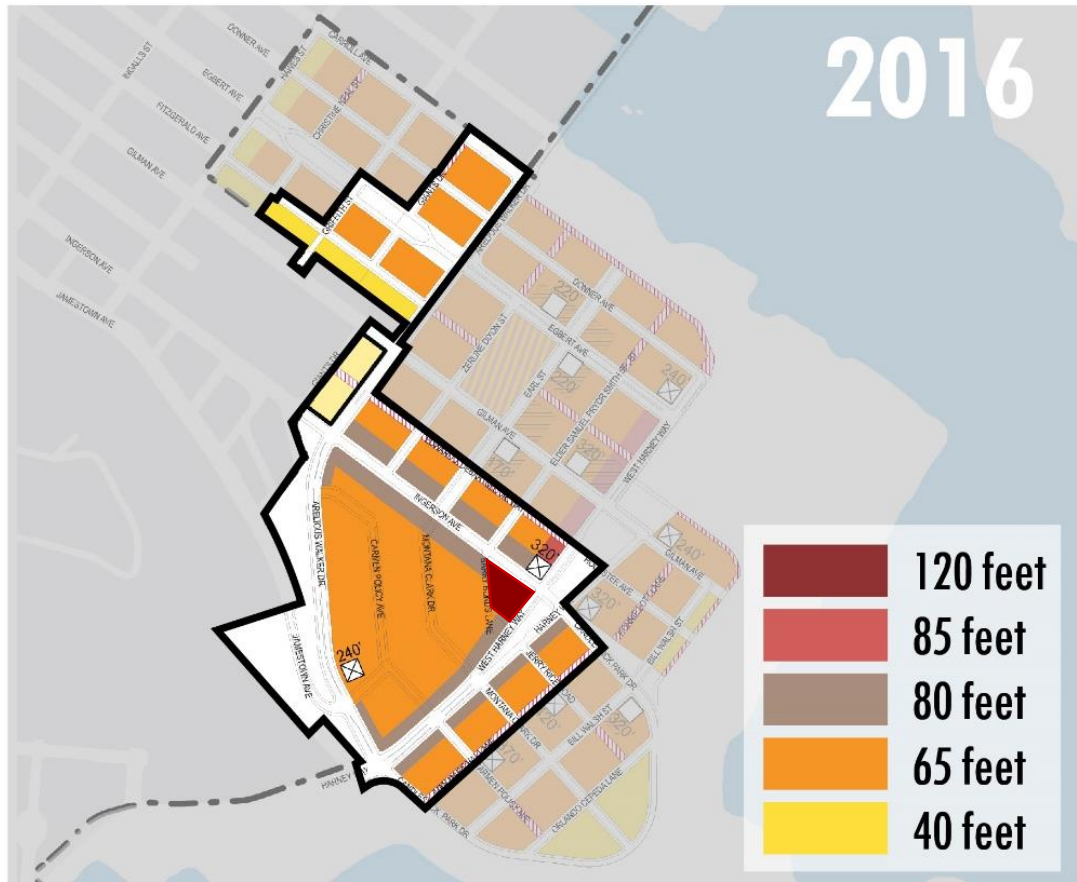
In collaboration with Planning and OCII Staff - Established development controls for new land use program in CP-02:

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

Refine Candlestick-wide controls

- Height Exception: Allows 10% of a tower's height for elevator overruns and rooftop mechanical 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)

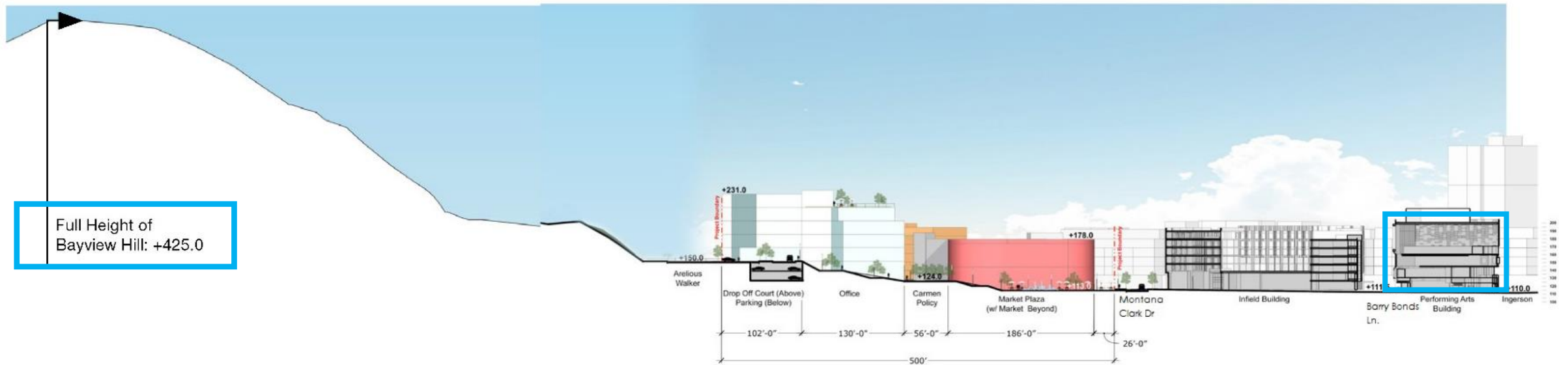
D4D Updates: Height Changes



- Removal of a 240' tower (near Arelious Walker Dr)
- Increase heights to 120' along the majority of Arelious Walker Dr
- Increase to 85' within the interior portions of CP-02 and along Harney Way, Ingerson Ave, Arelious Walker Dr

Proposed Height: Candlestick Center

Bayview Hill views protected



Community Facilities Comparison

- **7.5% gross retail space to be made available to local community and local businesses**
- **Change in gross sf from 2016 (35,000 sf) to 2019 (23,000 sf)**

Map of the Candlestick Point State Recreation Area showing various lots and their sizes. The map includes labels for streets like Jamestown Ave, Harney Way, and various lot numbers (AG, CPN, CPS). Blue arrows point from lot numbers to their corresponding sizes listed on the left.

Lot Number	Size
AG 6	4,000 square feet
AG 7	4,000 square feet
CPN 2A	3,000 square feet
CPN 11A	3,000 square feet
CPS 4A	5,000 square feet
CPS 6A	4,000 square feet
CPS 8A	3,000 square feet
CPS 9A	3,000 square feet

4,000 square feet

3,000 square feet
Candlestick Point
State Recreation Area

3,000 square feet

5,000 square feet
International African Marketplace

4,000 square feet

View to the Plaza from Arelious Walker Drive



Ingerson Avenue & Montana-Clark Drive



Artist rendering, conceptual only; there is no assurance that this project will be approved or developed as shown.

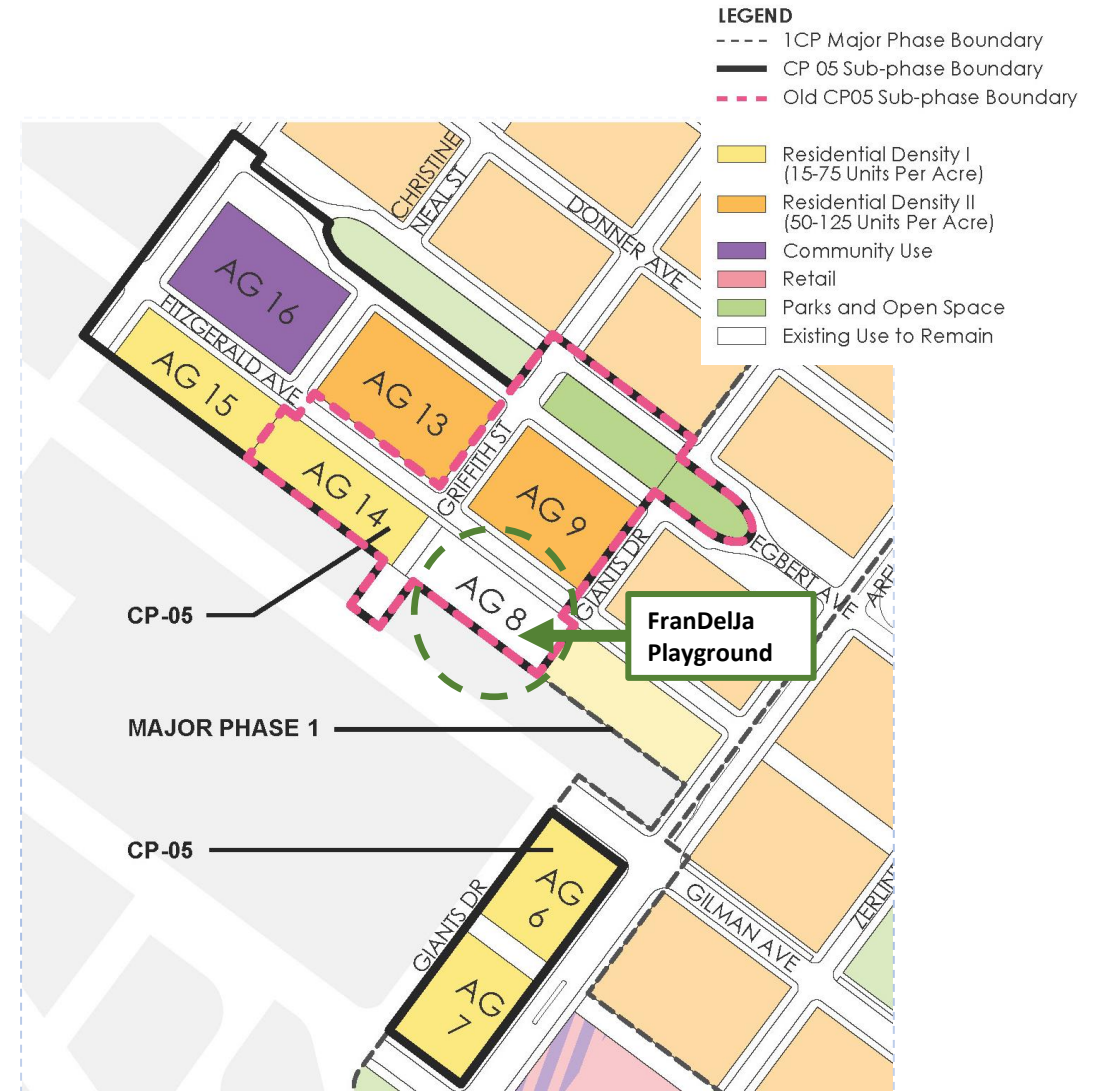
Film Arts Center



Artist rendering, conceptual only; there is no assurance that this project will be approved or developed as shown.

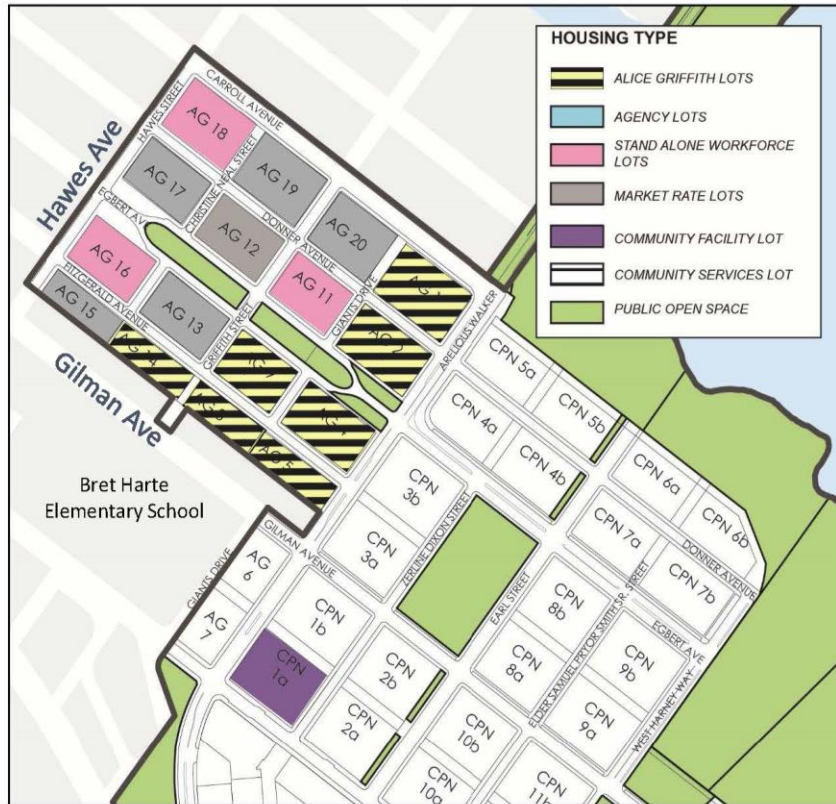
Alice Griffith Neighborhood Plan

- Relocation of the one-acre Communities Facilities Lot from Candlestick Point to Alice Griffith
- Retention of the FranDeJa Child Development Center playground at Fitzgerald Ave.
- Affordable housing units planned for Block AG 8 will be distributed to other blocks



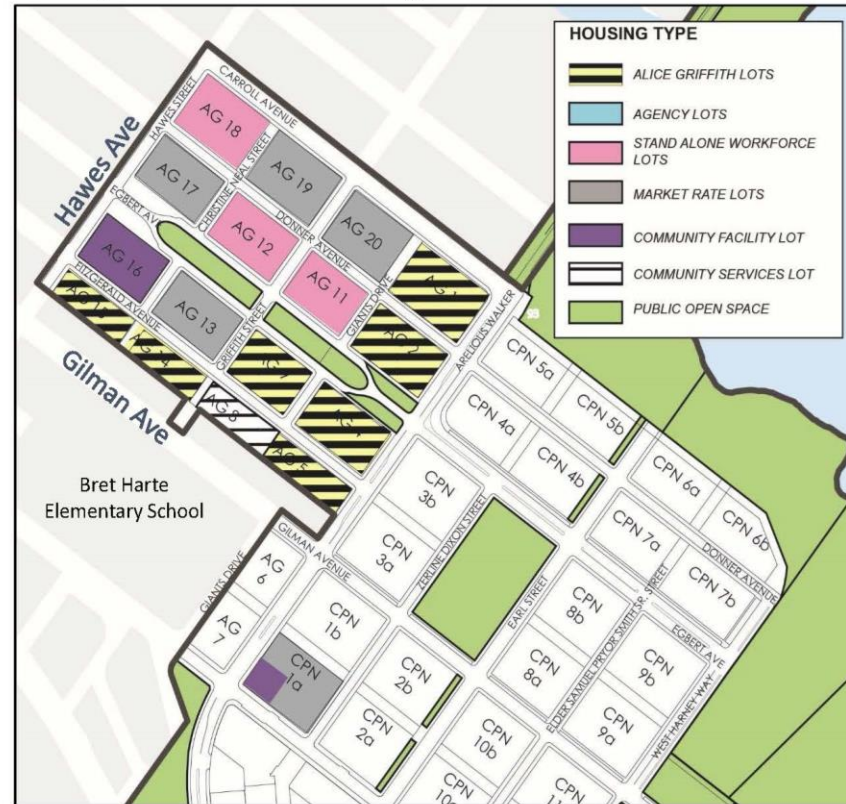
Alice Griffith Neighborhood Plan

Approved AG Housing/Land Use Plan



Note: CPN 1A is outside of Alice Griffith Neighborhood

Proposed AG Housing/Land Use Plan



Transportation Plan Updates

Transit Phasing Updates

**Elder Samuel Pryor Smith Sr. Street
modified to accommodate a shared
auto/bus lane**

**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**

Infrastructure Plan Updates

Sea Level Rise Design Criteria

**Proposed Utility Easement along Carmen
Policy Avenue.**

**Recycled Water Connection from the
Shipyard**

Job Opportunities at Candlestick

3,325 - 4,500 Jobs

- Hotel **175 - 200**
- Office **1,875 – 2,725**
- Multi-Family Residential Operations **275 - 300**
- Community & Parks **150 - 175**
- Retail, Dining & Entertainment **850 - 1,100**
- Construction **3,950 Construction Days**
- 50% good faith local hire goal
- Workforce agreement negotiation, prior to schematic design approval for Candlestick Center



Vertical Construction Schedule

what year will buildings
and amenities be
completed?

2022 - 2025: Candlestick Center Outfield

- **579 Housing Units**
- **70,000 sq.ft. Retail**
- **750,000 sq.ft. 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

- **1,718 Housing Units, Including Senior**
- **235,000 sq.ft. Retail**
- **64,000 sq.ft. Film Arts Center**
- **130,000 sq.ft. Hotel**
- **Willie Mays Plaza**
- **Transit – Extension of the 29**

Years 2027 - 2029: CP-05

- **351 Housing Units**
- **Alice Griffith Park 1**
- **Community Block**

2019 Community Input

- February 14th 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
- CAC Subcommittee: September 12th

Next Steps



Land Use Approvals

- **CAC: October 7th**
- **OCII Commission Hearing: October 15th**
- **Planning Commission Hearing: October 24th**

- A complete neighborhood:
Jobs near housing, transit, shopping,
dining, services, parks & open space, &
childcare
- Housing for all income levels
- Community Benefits



END PRESENTATION