MARCH 20, 2018
OCII COMMISSION
CANDLESTICK POINT & HUNTERS POINT SHIPYARD
PROJECT UPDATE
AGENDA

INTRODUCTION

LAND USE & HOUSING

PARKS & OPEN SPACE

TRANSPORTATION

THE ECO-GRID

COMMUNITY BENEFITS

ECONOMIC IMPACT

NEXT STEPS

QUESTIONS?
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

PROJECT TIMELINE

OUR HISTORY

1997
APPROVED!
Hunters Point Shipyard Redevelopment Plan approved

2004
First land transfer to the City

2007
APPROVED!
Board approves CPHPS2 conceptual framework

2008
Prop G passed

2010
APPROVED!
Candlestick Point & Hunters Shipyard Phase 2 approved

2013
Phase 1 groundbreaking

2015
Alice Griffith groundbreaking
Candlestick Point Stadium demolished

2016
Prop O passes
Northside Park design community outreach

2017
Updated Shipyard master plan community outreach commences

2018
TODAY

Over 250 Community Meetings

Ongoing meetings with HPS CAC & Community Outreach regarding project implementation

TODAY

PROJECT TIMELINE

OUR HISTORY
WHY ARE WE UPDATING THE PLAN?

01  Creating a more integrated community by providing a greater mix of uses

02  Re-imagining and providing more parks and open space

03  Increasing the number of historic buildings that could be retained at the Shipyard

04  Incorporating best practice green energy and sustainable infrastructure
WHAT WE ARE PROPOSING:

01 Opportunities for more:
  • Schools
  • Parks & open space
  • Research & development space
  • Retail/makerspace
  • Hotel space
  • Adaptive re-use of existing buildings
  • More robust bicycle network
  • Complete network of transit-only lanes throughout the site

02 A more robust and diverse mix of uses that has the potential to create more local jobs and generate significantly more general fund revenues
WHAT WE ARE PROPOSING: CONT’D

03 To incorporate the new plan, authorizing an additional 2M square feet of commercial uses to align the DDA and the Redevelopment Plan

04 Rebalancing the number of homes over the Shipyard and Candlestick
WHAT’S THE SAME?

01 No increase in total square footage approved in the Redevelopment Plan

02 Commitment to affordable housing at approximately 32%

03 Backbone infrastructure

04 High quality transit service, active transportation options, and robust transportation demand management program
The Hunters Point Shipyard has a rich tapestry of materials, scales, and narratives dating primarily from US naval heritage. By enhancing the visibility of these elements, future residents will experience a layered narrative that enriches contemporary life and extends the Bayview neighborhood. Drawing from such a wide range of characteristics allows the development to capitalize on features that are irreplaceable.

1

EMBRACE THE LEGACY, AUTHENTICITY, AND UNIQUE CHARACTER OF THE SHIPYARD AS WE LOOK TO THE FUTURE
The Hunters Point Shipyard has a rich tapestry of materials, scales, and narratives dating primarily from US naval heritage. By enhancing the visibility of these elements, future residents will experience a layered narrative that enriches contemporary life and extends the Bayview neighborhood. Drawing from such a wide range of characteristics allows the development to capitalize on features that are irreplaceable.
Artist’s rendering conceptual only. Proposed land use is conceptual only.
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

PROPOSED SHIPYARD LAND USE

- **3,454** planned residential units
- **255,000** sq ft planned for artist studios & gallery space
- **4.25 MILLION** sq ft of planned office & R&D space
- **50,000** sq ft of planned community use
- **401,000** sq ft of planned retail & makerspace
- **410K** sq ft of planned institutional space
- **120,000** sq ft of planned hotel space
- **240** acres of planned total parks & open space

Artist’s rendering conceptual only. Proposed land use is conceptual only.
SHIPYARD PHASE 2
GSF COMPARISON

<table>
<thead>
<tr>
<th>LAND USE &amp; HOUSING</th>
<th>2010 HPS RDP</th>
<th>2010 DDA</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>4,275</td>
<td>4,275</td>
<td>3,454</td>
</tr>
<tr>
<td>Research &amp; Development</td>
<td>5,000,000</td>
<td>3,000,000</td>
<td>4,265,000</td>
</tr>
<tr>
<td>Retail</td>
<td>125,000</td>
<td>125,000</td>
<td>401,000</td>
</tr>
<tr>
<td>Neighborhood Retail</td>
<td>125,000</td>
<td>125,000</td>
<td>226,000</td>
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<tr>
<td>Regional Retail</td>
<td>0</td>
<td>0</td>
<td>100,000</td>
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<tr>
<td>Makerspace</td>
<td>0</td>
<td>0</td>
<td>75,000</td>
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<tr>
<td>Hotel</td>
<td>0</td>
<td>0</td>
<td>120,000</td>
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<tr>
<td>Artist</td>
<td>255,000</td>
<td>255,000</td>
<td>255,000</td>
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<tr>
<td>Community Use</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
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<tr>
<td>Institutional</td>
<td>0</td>
<td>0</td>
<td>410,000</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>5,430,000</strong></td>
<td><strong>3,430,000</strong></td>
<td><strong>5,501,000</strong></td>
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</table>
LAND USE & HOUSING
AFFORDABLE HOUSING

3,363 BELOW MARKET RATE homes at Candlestick and The Shipyard

LEGEND

- Alice Griffith Replacement
- Agency
- Workforce
- Market Rate
- Proposed Senior BMR Housing
- Hunters Point Phase 1 Project Boundary
- Hunters Point Phase 2 & Candlestick Project Boundary
The proposed project is to allow the consolidation of 105 Inclusionary Units into a 100% affordable housing development targeted to low income senior residents:

01 The project would be located in Candlestick Point Sub-Phase CP-02, centrally located adjacent to the retail center, film and arts center, hotel and market rate housing.
Current BMR Housing Plan requires the Developer to provide between 5%-20% of units on market rate blocks as inclusionary units serving 80%-120% AMI

Allows the Developer to pursue a standalone Senior BMR development (0-60% AMI)

The proposed plan accelerates the delivery of affordable housing units, and provides a deeper level of affordability by consolidating 105 inclusionary units into one building
Approximately 105 units would be provided for senior BMR residents:
- 1 Bedrooms, Junior 1 Bedrooms and some 2 Bedroom
- Amenities provided to serve seniors, including storage lockers, a fitness room, a lounge, a multi-purpose room, a library, an additional private open space and a roof top deck for exclusive use by residents
- Approximately 52 parking stalls provided at no charge

The proposal does not change the total number of BMR units at Candlestick and Hunters Point Shipyard
Currently, where the residential parking ratio is less than 1:1, parking is offered in order of household size, from largest to smallest.

Proposal to give Certificate of Preference (COP) holders the same priority as the largest household size.
# PROPOSED CPHPS2 BMR TABLE

<table>
<thead>
<tr>
<th>AMI PERCENTAGE</th>
<th>TYPE OF BMR UNIT</th>
<th>PERCENTAGE OF TOTAL UNITS</th>
<th>NO. OF BMR UNITS¹</th>
<th>NO. CONSTRUCTED TO DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>0‒60%</td>
<td>Alice Griffith Replacement Units</td>
<td>Alice Griffith Percentage</td>
<td>256</td>
<td>207 constructed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>19 under construction</td>
</tr>
<tr>
<td></td>
<td>Agency Affordable Units</td>
<td>Agency Percentage</td>
<td>1,388</td>
<td>99 constructed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12 under construction</td>
</tr>
<tr>
<td>0‒60%</td>
<td>Senior BMR Units³</td>
<td>Senior BMR Percentage</td>
<td>105</td>
<td>0</td>
</tr>
<tr>
<td>80‒100%²</td>
<td>Inclusionary Units</td>
<td>3.45%</td>
<td>258</td>
<td>19 approved (not yet constructed)</td>
</tr>
<tr>
<td>120%</td>
<td>Inclusionary Units</td>
<td>4.25%</td>
<td>446</td>
<td>20 approved (not yet constructed)</td>
</tr>
<tr>
<td>140%</td>
<td>Workforce Units</td>
<td>4.25%</td>
<td>446</td>
<td>0</td>
</tr>
<tr>
<td>141%‒160%³</td>
<td>Workforce Units</td>
<td>4.25%</td>
<td>446</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL BMR UNITS:</strong></td>
<td><strong>31.86%</strong></td>
<td><strong>3,345</strong></td>
<td><strong>376</strong></td>
</tr>
<tr>
<td>80%</td>
<td>Phase 1 Units</td>
<td>10.5%⁵</td>
<td>18</td>
<td>0 constructed</td>
</tr>
</tbody>
</table>

1. Assuming 10,500 Units
2. Units in this tier must be on average Affordable with an AMI Percentage equal to ninety percent (90%).
3. In the event that the Developer elects not to pursue the Senior BMR option, the 105 Units allocated to that project are to be constructed as 80%-100% AMI Inclusionary Units.
4. Assuming 172 Units transferred from Phase 1.
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

SHIPYARD R&D/OFFICE

2010 REDEVELOPMENT PLAN
5,000,000 SF

2018 REDEVELOPMENT PLAN & DDA
4,265,000 SF

DDA
3,000,000 SF
authorized development

LEGEND

- R&D/Office
- Commercial Parking & R&D/Office

Artist's rendering conceptual only. Proposed land use is conceptual only.
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

SHIPYARD HERITAGE BUILDINGS

LEGEND
- National Registry Building
- To be Studied for Retention, as Required per 2010 Approval
- To be Considered for Adaptive Reuse
- Artist Building
BUILDING 411

Artist's renderings are conceptual only. There is no guarantee that the project will be approved, developed or built as shown.

BUILDING 411 LOCATION
Scale: NTS

EXISTING BUILDING
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

SHIPYARD INSTITUTIONAL, COMMUNITY & ARTIST SPACE

**LEGEND**
- Community Use
- Artist Studios

<table>
<thead>
<tr>
<th>Year</th>
<th>Institutional SF</th>
<th>Community Use SF</th>
<th>Artist Studios SF</th>
</tr>
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<tbody>
<tr>
<td>2010</td>
<td>0 SF</td>
<td>50,000 SF</td>
<td>255,000 SF</td>
</tr>
<tr>
<td>2018</td>
<td>410,000 SF</td>
<td>50,000 SF</td>
<td>255,000 SF</td>
</tr>
</tbody>
</table>

Artist's rendering conceptual only. Proposed land use is conceptual only.
D4D
WHAT IS THE D4D?

01 Outlines the urban design vision defined by the public realm for the Shipyard and its neighborhoods.

02 Establishes building design standards and guidelines related to building design (height, bulk and mass), private open space, signage and lighting.

03 Design standards are tailored to the specific size of proposed buildings, with additional standards required for larger buildings.
ARELIOUS WALKER
MANSEAU ST
MAHAN ST
HUSSEY ST
COCHRANE ST
MORRELL ST
H ST
I ST
R ST
WEST ST
CRISP ROAD
SPEAR AVENUE
NIMITZ AVENUE
VAN KEURAN AVE
STROBINSON ST
CRISP ROAD
ROBINSON ST
GALVEZ ST
LOCKWOOD ST
ROBINSON ST
HORNE ST
FISHER ST
13TH ST
DONAHUE ST
INNES AVENUE
QUESADA AVENUE
PALOU AVENUE
EAST ST
6TH AVENUE
HUDSON AVENUE
GRIFFITH ST
JERROLD AVENUE
INGALLS ST
B ST
BLANDY ST
LOCKWOOD ST
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE
NEIGHBORHOOD DISTRICTS

Legend
- Hunters Point Hill Residential
- North Shoreline District
- Village Center District
- Wharf District
- Warehouse District
- Parks & Open Space District

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CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

SHIPYARD MAXIMUM BUILDING HEIGHTS

LEGEND

- Max Height 40’
- Max Height 55’
- Max Height 65’
- Max Height 75’
- Max Height 85’
- Max Height 100’
- Max Height 120’
- Max Height 270’
  *Tower B*
- Max Height 370’
  *Tower A*

Existing Building
Flexible Tower Zone
Encouraged Tower Location

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WHAT’S NEW?

01  Additional dog runs and children's play areas

02  New emphasis on Dry Dock 4 with Water Room Plaza

03  Consolidation of three small parks to create the Green Room (privately owned, publicly accessible)

04  Incorporation of stormwater gardens
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

WATER ROOM

LEGEND

- Water Room & Pedestrian/Bicycle Bridge
  Open to public no later 2029
- Potential Pedestrian Bridge Connection

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

Legend

- Sport Courts & Field Locations:
  - Soccer Fields
  - Tennis Courts
  - Basketball Courts
  - Bocce Ball Courts
  - Softball Diamonds
  - Baseball Diamonds
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

OUTDOOR AFRICAN INT’L MARKETPLACE & FESTIVAL SPACE

LEGEND

Festival Space & Outdoor International African Marketplace

Note: Additional indoor African International Marketplace proposed at Candlestick

Artist’s rendering conceptual only. Proposed land use is conceptual only.
PROJECT PHASING
The Schedule of Performance (outlines the outside day by which the Developer is required to deliver certain community benefits including parks and off-site road improvements) has been updated to reflect reduction in major and sub phases, and proposed conveyance of land.

Note: All dates are projections and subject to Navy conveyance. 2018 dates refer to construction associated with new artist building.
TRANSPORTATION
Proposed extensive transit improvements at Shipyard and Candlestick include:

- A new transit center at the Shipyard
- New bus rapid transit (BRT) to MUNI, BART and CalTrain stations
- New downtown express shuttle (HPX, CPX)
- Proposed water taxi
- Full time transportation coordinator to manage real time transportation needs for residents, employees and visitors
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

TRANSIT
PUBLIC TRANSPORTATION

Phase 1
±2018–2026

LEGEND
- HPX
- CPX
- 44 O’Shaughnessy
- 48 Quintara
- 23 Monterey
- 24 Divisadero (MP 3 only)
- 29 Sunset

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

Proposed Water Taxi Timing of Water Taxi is to be determined.

Note: All dates are projections and subject to Navy conveyance. 2018 dates refer to construction associated with new artist building. Transit maps are conceptual only.
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

Phase 2 ±2021–2030

TRANSIT PUBLIC TRANSPORTATION

LEGEND

- HPX
- CPX
- BRT
- 44 O’Shaughnessy
- 48 Quintara
- 23 Monterey MP 1 & 2 only
- 29 Sunset

Proposed Water Taxi
Timing of Water Taxi is to be determined.
Water Taxi Icon Design by Luis Prado from the Noun Project.

Note: All dates are projections and subject to Navy conveyance. 2018 dates refer to construction associated with new artist building. Transit maps are conceptual only.
Phase 3
±2023–2031

CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

TRANSIT
PUBLIC TRANSPORTATION

**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.**

**Note:** All dates are projections and subject to Navy conveyance. 2018 dates refer to construction associated with new artist building. Transit maps are conceptual only.
Note: Bicycle facilities through Shoreline Open Space Area to be designed with corresponding park improvements.
The project will include 6 miles of the 13 mile Shoreline Trail.

Connection to downtown

Proposed transit maps are conceptual only.

Map Credit: http://bluegreenway.org/#/about/map/
THE ECO-GRID
INFRASTRUCTURE

the ECO-GRID

Telecom  Solar Energy & Battery Storage  Recycled Water  Geothermal Heating & Cooling
RECYCLED WATER TREATMENT

Production

Collection

Treatment

Distribution

Re-Use

Proposed infrastructure is conceptual only.
COMMUNITY BENEFITS
COMMUNITY BENEFITS

Existing community benefits, including:

- Community benefits fund
- Community builder program
- Community health and wellness contributions
- Community real estate program
- Construction assistance program
- Education Improvement Fund
- Housing initiatives
- International African marketplace
- Scholarship fund
- Workforce initiatives
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OCII will transfer ownership of Building 813 to the developer, to be redeveloped for commercial uses. As part of the transaction, the developer has agreed to:

01 Deliver 75,000 GSF for makerspace, which facilitates incubator space for emerging creative businesses and technologies, which are under supplied in the city.

02 Provide additional improvements to community facility tenancies to help local businesses, cafes, restaurants and retail stores at the Shipyard and Candlestick.

03 These incubator spaces and emerging businesses will be integrated with other uses throughout the Shipyard.
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

WHAT’S PROPOSED: MAKERSPACE

01 Marketing plans for makerspace will be presented to the HPS CAC
   • If after 12 months of marketing and the Developer is unable to find a suitable tenant, the Developer may lease the space unrestricted for up to 5 years
   • At the end of the 5 years, the Developer must re-start the makerspace marketing plan

02 The makerspace restriction will be lifted if:
   • The Developer successfully leases the space for 10 years; or
   • The Developer is unsuccessful after three attempts to lease the space (15 years)
WHAT’S PROPOSED: COMMUNITY FACILITIES

01 Marketing plans for community facilities will be presented to the HPS CAC

02 Community facilities will be marketed exclusively to the BVHP community for 12 months

03 Developer will present a shortlist of qualified applicants for the CAC to make a determination on the successful applicant/s

04 If after 12 months of marketing and the Developer is unable to find a suitable tenant, the Developer may lease the space unrestricted for up to 5 years

05 At the end of the 5 years, the Developer must re-start the community facilities marketing plan
ECONOMIC IMPACT
A greater mix of commercial uses provide approximately:

01 ±50% more permanent local jobs (total of ±15,500 jobs)

02 ±49% more construction jobs (total of ±8,300 jobs)

03 ±$47M in net General Fund revenues—nearly three times that of the 2010 plan
   - Increased property taxes, transfer taxes, sales tax, hotel tax and payroll tax
A greater mix of commercial uses provide approximately:

04 ±$20M annual tax increment at ultimate build out for affordable housing in the city

05 Maintained of parks funded through the CFD

06 Option for Payment In Lieu of Taxes (PILOT) on tax-exempt entities at OCI’s discretion
NEXT STEPS
AGREEMENTS TO BE AMENDED

01
2010 HPS & BVHP REDEVELOPMENT PLAN
Establishes legal authority and permitted land uses
Conforming amendments will also be made to the BVHP Redevelopment Plan

02
PHASE 1 & 2 DISPOSITION & DEVELOPMENT AGREEMENT (DDA)
Grants development rights to FivePoint and requires certain obligations regarding public facilities and community benefits

03
PROJECT DOCUMENTS
Conforming amendments to the DDA
Exhibits to reflect the updated master plan
- BMR Housing Plan
- Community Benefits Plan
- D4D
- DRDAP
- Financing Plan
- Infrastructure Plan
- Parks & Open Space Plan
- Schedule of Performance
- Sustainability Plan
- Transportation Plan
COMMUNITY OUTREACH

2017

AUG 2017
HPS CAC Planning, Development & Finance (PDF) Subcommittee

OCT 2017
Community Open House No. 1

NOV 2017
HPS CAC PDF Subcommittee & Full CAC re: parks and open space

2018

JAN 2018
Community Open House No. 2

FEB 2018
HPS CAC PDF Subcommittee re: transportation & eco-district

MAR 2018
HPS CAC Business & Employment Subcommittee
HPS CAC Housing Subcommittee
Parks, Recreation & Open Space Advisory Committee re: parks and open space
Recreation and Park Commission re: parks and open space
SFMTA Policy and Governance Subcommittee
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

PROJECT TIMELINE

OUR FUTURE

FALL 2017
Community Outreach & Public Meetings

WINTER 2017
Community Outreach & Public Meetings

SPRING 2018
REQUESTING APPROVAL BY OCII COMMISSION, PLANNING COMMISSION, & BOARD OF SUPERVISORS:
- Redevelopment Plan
- DDA & Associated Exhibits

FALL 2018
REQUESTING APPROVAL BY OCII COMMISSION:
- Major Phase Application
- Streetscape Master Plan
- Signage Master Plan

Crane Icon Design by Dinosoft Labs from the Noun Project
ACTION TO BE TAKEN

OCII Commission, April 17, 2018

01 Approval of Addendum No. 5 and determination of no new significant impacts

Approval of amendments to:
• HPS & BVHP Redevelopment Plans
• 7th Amendment to the Phase 1 DDA
• 3rd Amendment to the Phase 2 DDA:
  - BMR Housing Plan
  - Community Benefits Plan
  - DRDAP
  - Financing Plan
  - Infrastructure Plan
  - Parks and Open Space Plan
  - Schedule of Performance
  - Sustainability Plan
  - Transportation Plan
• D4D
QUESTIONS?
# AMI Levels 2017

<table>
<thead>
<tr>
<th>AMI Percentage</th>
<th>Type of BMR Unit</th>
<th>Maximum Household Income (Approximate)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1 Person</td>
</tr>
<tr>
<td>0‒60%</td>
<td>Alice Griffith Agency Senior BMR Units</td>
<td>Up to $48k</td>
</tr>
<tr>
<td>80‒100%</td>
<td>Inclusionary Units</td>
<td>$64k‒$80k</td>
</tr>
<tr>
<td>120%</td>
<td>Inclusionary Units</td>
<td>$96k</td>
</tr>
<tr>
<td>140%</td>
<td>Workforce Units</td>
<td>$113k</td>
</tr>
<tr>
<td>140‒160%</td>
<td>Workforce Units</td>
<td>$113k‒$129k</td>
</tr>
</tbody>
</table>

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