

OCII Commission Workshop

July 2, 2024 Candlestick Presentation Agenda

Candlestick Presentation Team: Catarina Kidd, FivePoint; Geeti Silwal, Perkins + Will; La Shon Walker, FivePoint

1. Background and context
2. Summary of proposed updates
3. Redevelopment Plans, Design for Development, DDA and Exhibits
4. Community benefits, outreach and feedback
5. Questions



1. Background and context



Conceptual Aerial View of Candlestick

ALICE
GRIFFITH

CANDLESTICK
CENTER

To/From 101

HARNEY WAY



Project Overview

- City approved in 2010
- Delivers up to 10,672 new homes, approximately 32% of which will be affordable
- Millions of square feet of commercial uses
- Over 300 acres of parks and open space
- Significant jobs and community benefits
- Candlestick and Shipyard intended to be developed together
- Shipyard Site has faced unprecedented delays due to the ongoing investigation, re-testing, and litigation related to the fraudulent work by the Navy's contractor.

Timeline for Candlestick and Shipyard

2007 Commission and Board of Supervisors approval for Candlestick and Shipyard Phase 2 Conceptual Framework

2008 Voters pass Proposition G, setting in motion the revitalization of Candlestick and Shipyard in accordance with the conceptual framework

2010 Disposition and Development Agreement (DDA) for Candlestick and Shipyard Phase 2

2012 California Legislature dissolves redevelopment agencies; OCII successor agency

2013 SF 49ers play last game at Candlestick Park and move to Santa Clara in 2014

2015 Groundbreaking for first homes at Alice Griffith; Candlestick Point Stadium is demolished and land development for Candlestick Retail District commences

2016 Voters pass Proposition O; office and R&D development at Candlestick and Shipyard exempted from limits of Measure M

2015-2019 Hundreds of community meetings **completed**; schematic designs for parks; permitting applications for infrastructure; Alice Griffith completed with 337 homes; community **benefits** plan ongoing

2016/17 Planning commences with community outreach with R&D/Innovation placed at Shipyard

2018 Commission and Board of Supervisors approval for updated Shipyard plans; updated Candlestick plan from retail at CP Center to office/mixed use commences; US Navy re-testing of Shipyard site due to Navy contractor fraud, resulting in Excusable Delay of Shipyard (no land transfers to City/FivePoint)

2019 Commission approval of Candlestick Major Phase application with office as economic engine

2021-2024 Plan time limits set to expire; team studied plan feasibility and drafted state legislation. SB 143 passed in 2023; continued work with various public partners regarding plan updates.

Project Status – Active and Ongoing Investments

Housing

- Completion of Phase 1, contributions to rebuild Alice Griffith, demolition of former Alice Griffith
- Schematic Design Applications approved for (4) residential blocks on Harney Way

Continued Community Investment over past ~14 years

- To date, ~\$136M in contributions toward community benefits plan, including affordable housing, job training, education, arts, culture, and food security

Additional hundreds of millions invested:

- Demolition of Candlestick Stadium; ground improvements at Candlestick
- Commercial kitchen at Shipyard completed, home of Ujamaa Kitchen
- Various interim improvements at Shipyard

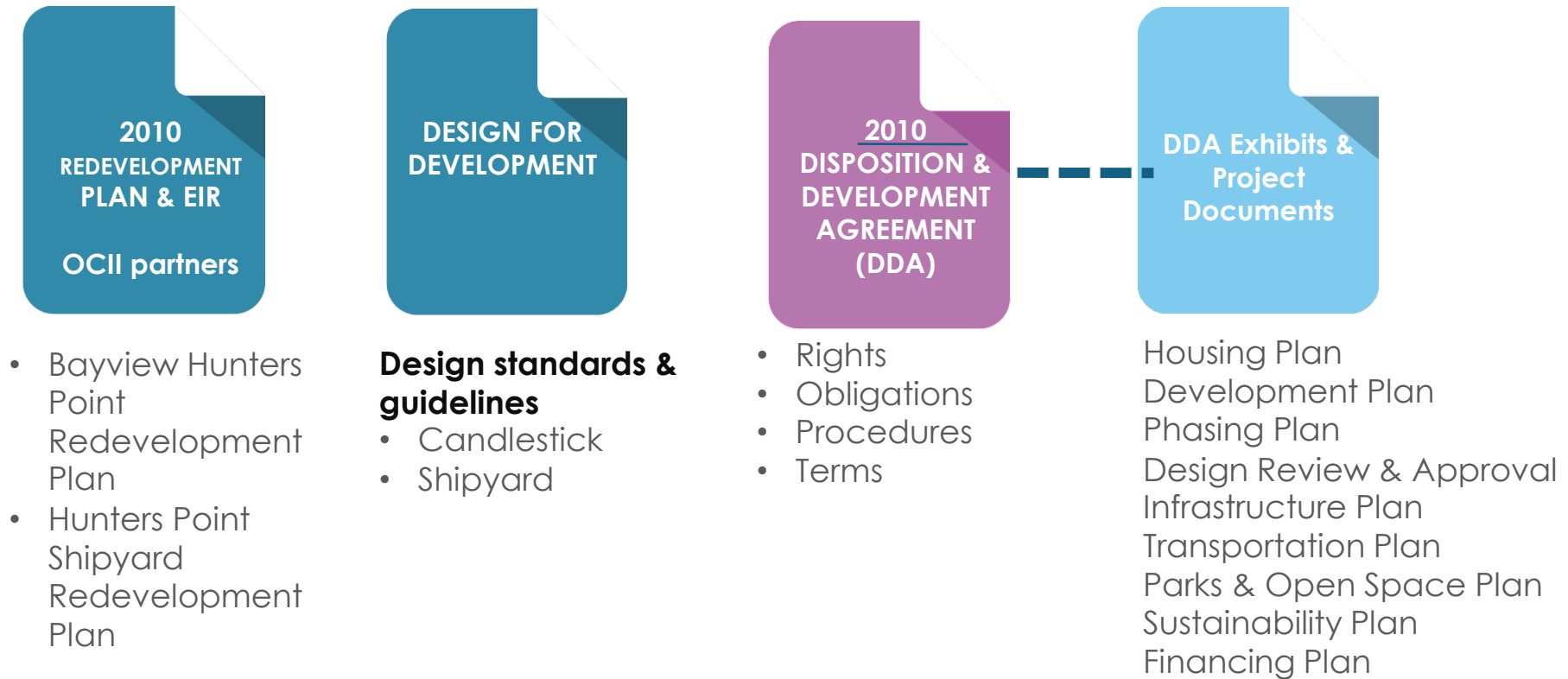
Project Progress and Timeline

- 2018 to present - US Navy's extraordinary delays at Shipyard
- We do not own land at Shipyard, though land transfers were supposed to happen in 2010 and onward.
- 2022- 2023 – Our team worked with CA State Legislature to pass legislation that allows adjustment of time limits and financing for Candlestick and Shipyard redevelopment plans
- 2024 – Our team worked with public partners at City & County of San Francisco to draft amendments to local plans

Current Approved Project

Approved Plans

How Candlestick & Shipyard are organized and regulated



7,218 homes with 32% affordable

2018/2019 Approved Housing Table

AMI PERCENTAGE	TYPE OF BMR UNIT	PERCENTAGE OF TOTAL UNITS	NUMBER OF BMR UNITS ¹
0–60%	Alice Griffith Replacement Units	Alice Griffith Percentage	256
0–60%	Agency Affordable Units	Agency Percentage	1,388
0–60%	Senior BMR Units ⁴	Senior BMR Percentage	105
80–100% ²	Inclusionary Units	3.45%	258
120%	Inclusionary Units	4.25%	446
140%	Workforce Units	4.25%	446
141%–160% ³	Workforce Units	4.25%	446
TOTAL BMR UNITS:		31.86%	3,345

¹Assuming 10,500 Units

²Units in this tier must be on average Affordable with an AMI Percentage equal to ninety percent (90%).

³Units in this tier must be on average Affordable with an AMI Percentage equal to one hundred fifty percent (150%).

⁴In 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

⁵Assuming 172 Units transferred from Phase 1

Parks & Open Spaces

- New/improved state parks including Bay Trail/Blue Greenway connection with \$50M financial contribution from primary developer
- Other open spaces:
Earl Street Boulevard Park
Central Promenade
Bayview Hillside & Jamestown open space
Alice Griffith Community Garden
Yosemite Slough Wetland Restoration



Transportation Plan

Provide multimodal transit options for the community; move people to things and things to people

Implement realistic but flexible parking requirements and zones

Advance mass transit opportunities such as extending route 29 and 56. Introducing CPX and BRT

Transit is delivered in phases as infrastructure and development is built out



The proposed transit service plan with improvements by SFMTA.

SUSTAINABILITY PLAN

The project commits to LEED Neighborhood Development-GOLD

It promotes the ECO GRID - Solar Energy | Recycled Water

Focus on public well being and quality of life

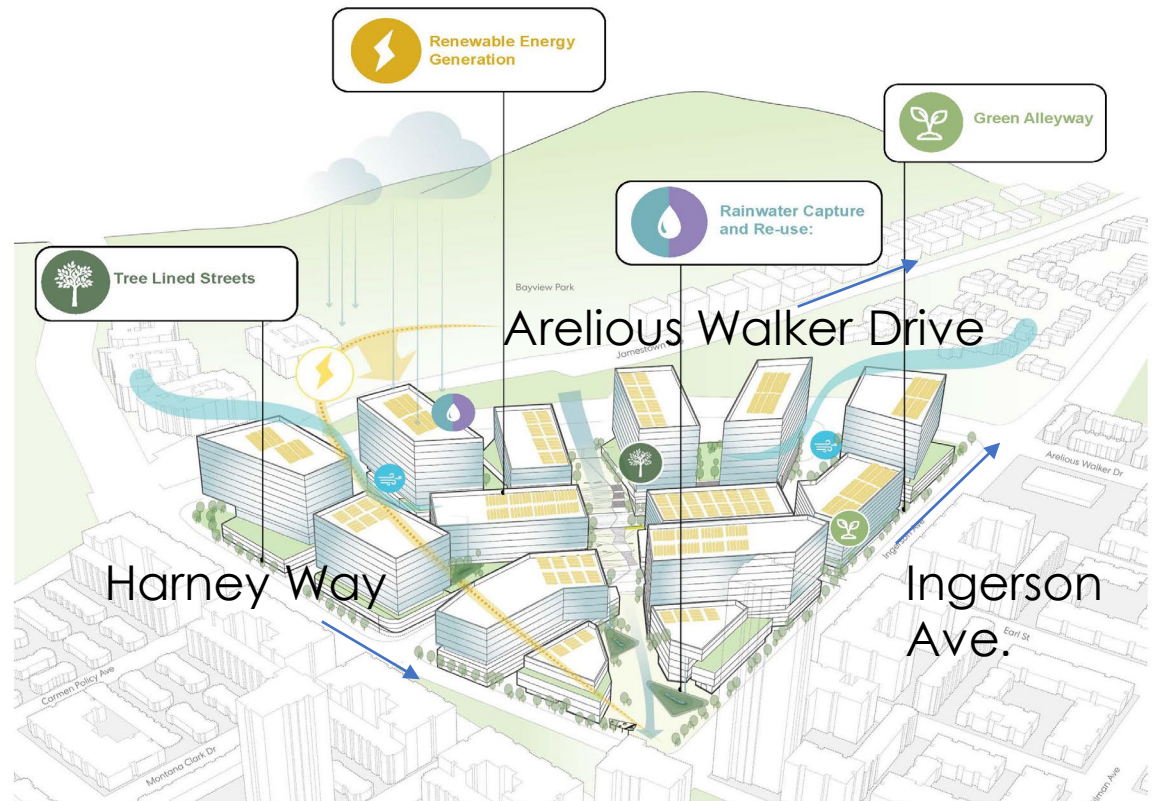
Ensures resource efficiency

Utilized advance Information and Communication Technology (ICT)

Candlestick will be managing sea level rise and other sustainability concerns



Climate Action Strategies

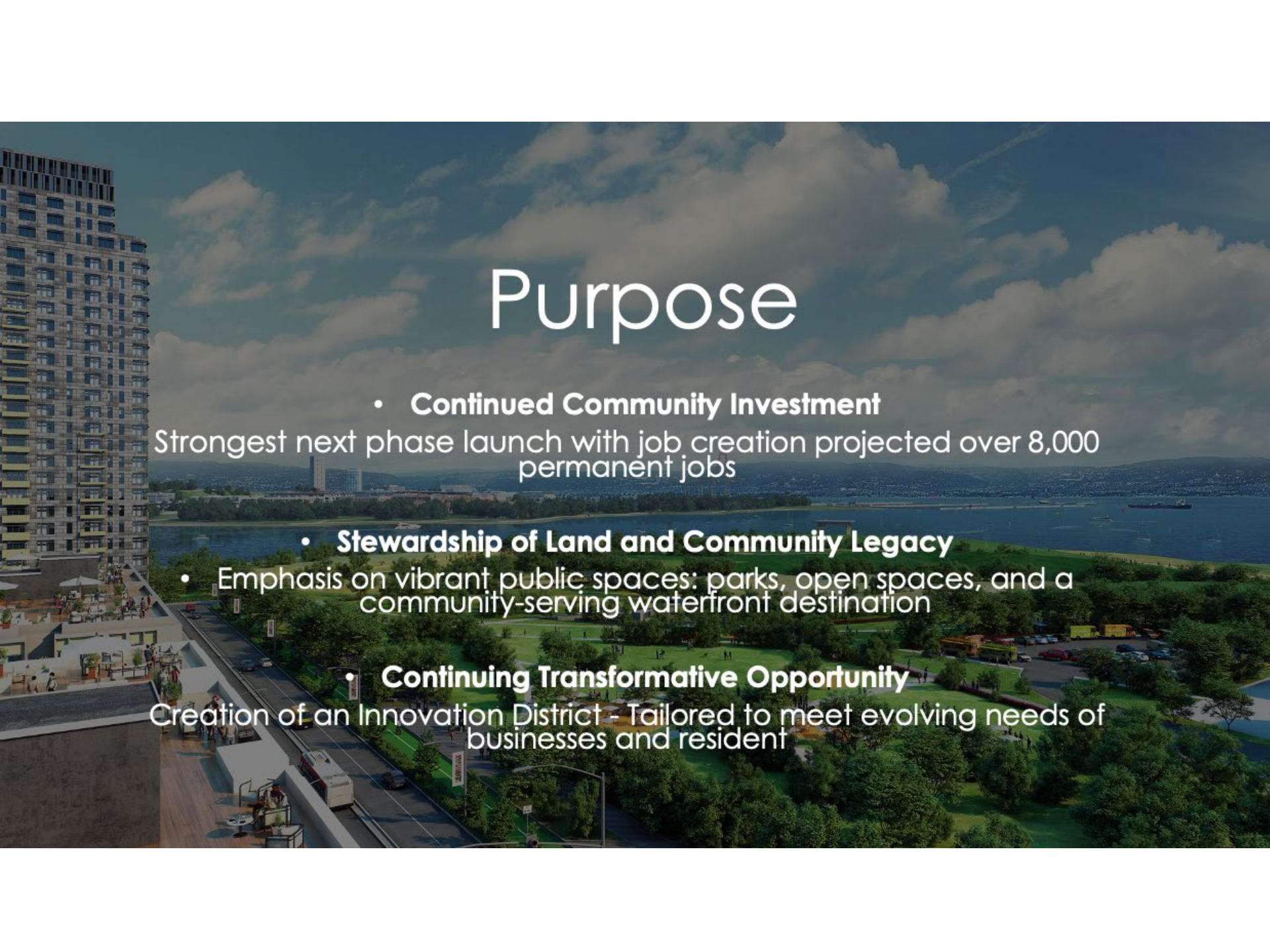


How is the project financed?

How is the project financed?

- **Land sales**
- **Tax Increment Financing (TIF)**
Private development increases property values, which in turn produce tax revenues. Costs for infrastructure are funded up front by developer and reimbursed through TIF over time.
- **Community Financing Districts (CFDs)** -special tax district formed to fund public improvements and maintenance

2. Summary of proposed updates



Purpose

- **Continued Community Investment**

Strongest next phase launch with job creation projected over 8,000 permanent jobs

- **Stewardship of Land and Community Legacy**

- Emphasis on vibrant public spaces: parks, open spaces, and a community-serving waterfront destination

- **Continuing Transformative Opportunity**

Creation of an Innovation District - Tailored to meet evolving needs of businesses and resident

2024 Summary of Major Changes

1. **Extend time limits** for public financing and update related documents
2. Transfer of **approximately 2.05M sq.ft. of R&D/office use from Shipyard to Candlestick Point**, resulting in 3M sq.ft. of non-residential at both Candlestick Point and Shipyard
3. Increase **flexibility of land uses**
 - Clarify that R&D and related uses such as AI, medical devices, labs, robotics etc. are authorized within Candlestick Center
 - Allow the 130,000 sq.ft. hotel, 64,000 sq.ft. (1,200 seat) film arts center, and 5,000 sq.ft. (4,400 seat) performance venue to be located within either the Candlestick Mixed Use Residential District or Candlestick Point Center
4. Allow **parking ratio of 2/1000 sq.ft.** for the R&D uses first 1.7M sq.ft. using phased approach
5. Amend **height limits to a range of 85 to 180'** for Candlestick Point Center
6. **Streamlining** application process to deliver housing more quickly

Innovation District

Place of Economic and Social Vitality



Conceptual Illustration

Welcoming Arrival Moment

View from Harney Way & Ingerson Avenue



Conceptual Illustration

Inviting the Community

View from the Central Promenade



Conceptual Illustration

Signature Gateway Buildings

View from Harney Way & Arelious Walker Drive

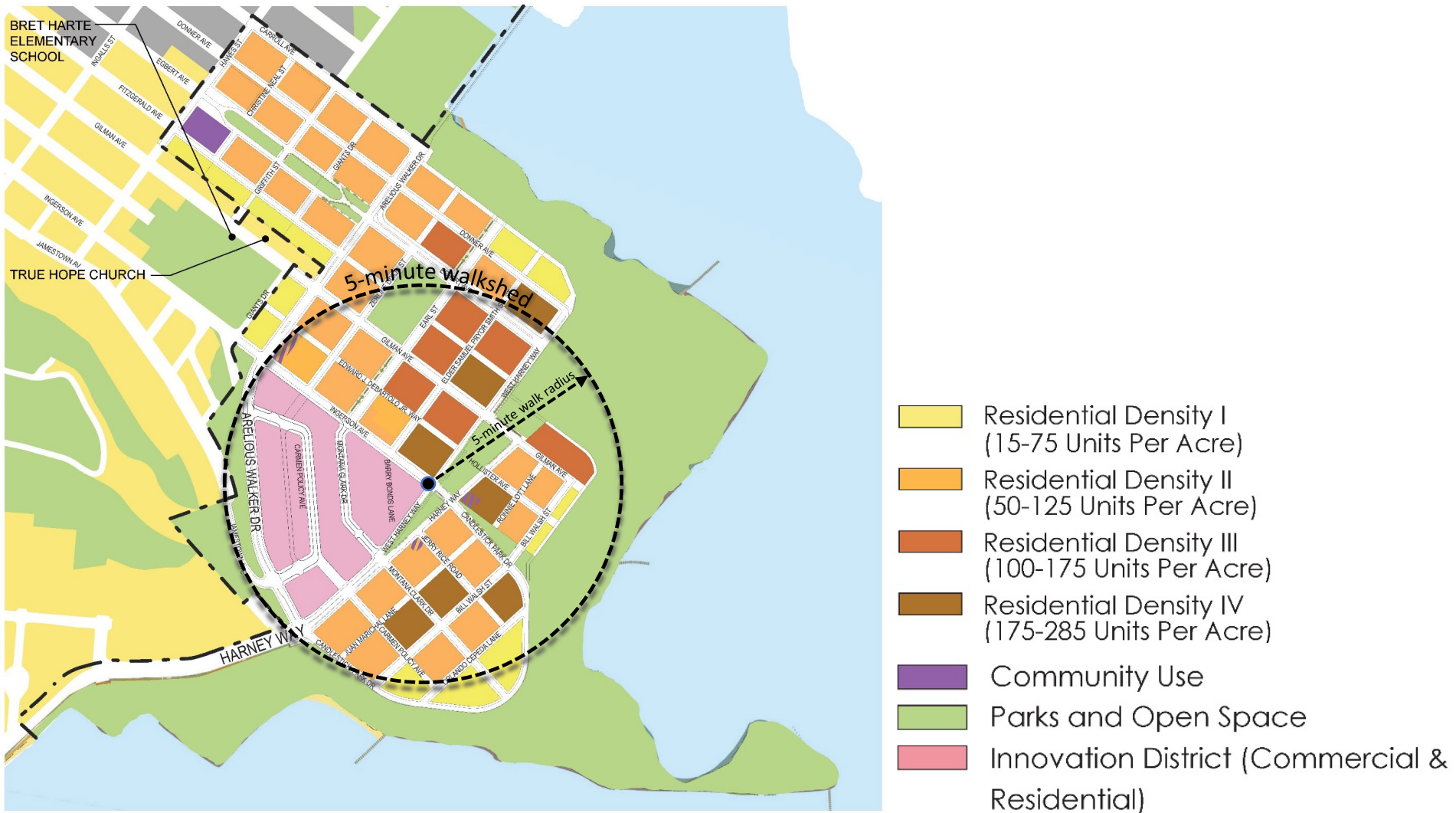


Conceptual Illustration

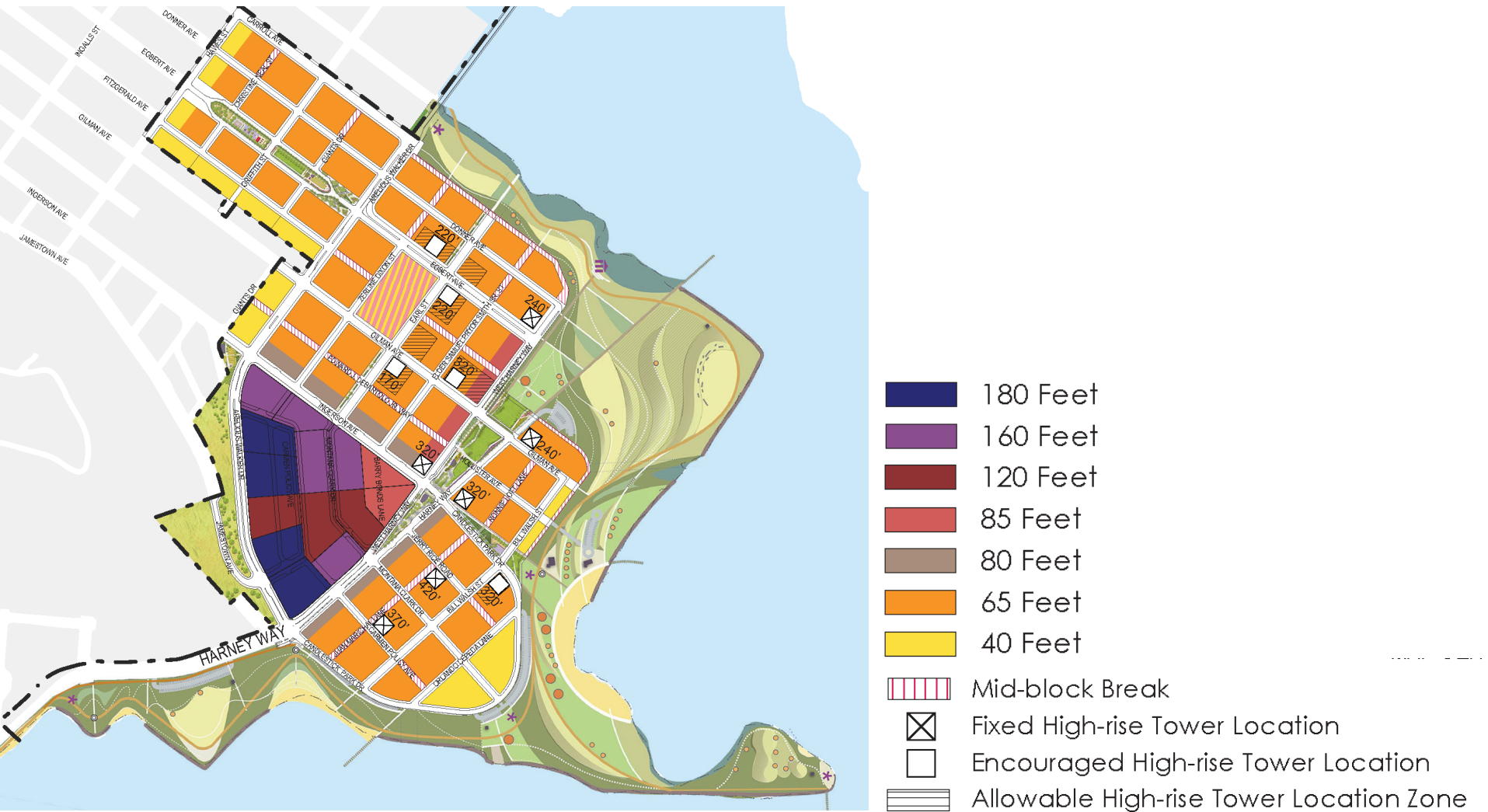
Walkable Connected Neighborhood



Rich Mix of Land Uses



Maximum Building Heights



Varied Increased Building Heights

Research and development buildings have unique design criteria that require larger floor plates and different building volumes than traditional office buildings. The height limits would utilize natural grade differences to step down toward the bay, orienting the longer side of buildings perpendicular to Arellous Walker Drive to maximize visibility and sunlight, create wind protection, and incorporate human scale elements and activation required at street level.



Height Range	
2019 Existing	2024 Proposed
85 – 120 feet	85 – 180 feet

Ground Level Vibrancy

VIEW FROM INGERSON AVENUE



CHILD CARE



FARMERS MARKET



LOCAL RETAIL



RESTAURANTS AND CAFES



HEALTH CLINIC

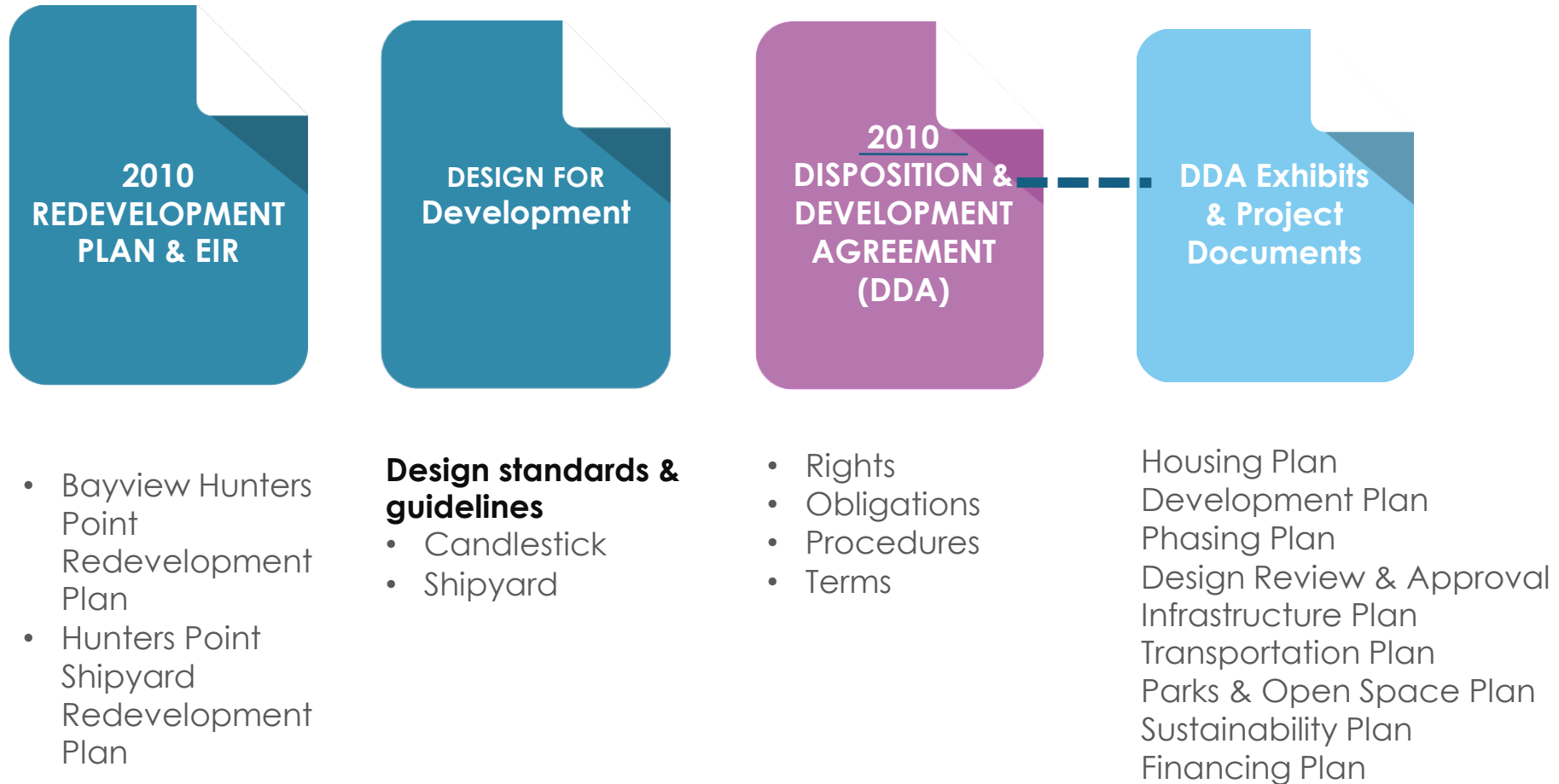


LOCALLY GROWN FOOD

3. Proposed Amendments of Redevelopment Plans, Design for Development, DDA and Exhibits

Approved Plans

Details of Proposed Amendments



BVHP and HPS Redevelopment Plans

Land Use and Development Program Modifications:

- Transfer 2,050,000 square feet of commercial uses from the Shipyard Site to commercially-zoned areas of Candlestick Point.
- Clarify that certain commercial uses currently authorized within the Shipyard Site are also allowed within the Candlestick Site.
- Allow certain commercial uses currently authorized at the Candlestick Mixed Use Commercial zone within the Mixed-Use Residential land use district as Principal (hotel) or Secondary Uses (performance venue).
- Allow residential units to be transferred from the Shipyard Site to Candlestick Site subject to subsequent OCII Commission approval and any necessary environmental review.

BVHP and HPS Redevelopment Plans

Redevelopment Plan Time Limits: The proposed amendments to the RD Plans change the following:

- a) time for establishing loans, advances, and indebtedness
- b) the effectiveness of the RD Plans, and
- c) the time to repay indebtedness and receive property taxes, in connection with Zone 1 of Project Area B and Phase 2 of the Hunters Point Shipyard Project Area.

Why are these amendments needed:

- Given the extraordinary Navy delays facing the Project, the Developer and OCII would not be able to complete all project activities within Candlestick Point and the Shipyard Site without further extension of the redevelopment plan time limits.
- The expiration of the time limit on establishing loans, advances and indebtedness on June 1, 2026 would prevent OCII from entering into new bonded indebtedness necessary to carry out its redevelopment activities within Candlestick Point.

BVHP and HPS Redevelopment Plans

BVHP RD Plan – Zone 1 of Project Area B		
	Current	Proposed
Incurring Debt	6/1/2026	30 years from the 2024 Plan Amendment Date.
Plan Effectiveness	6/1/2036	30 years from the 2024 Plan Amendment Date.
Repay Indebtedness and Receive Property Taxes	6/1/2051	45 years from the 2024 Plan Amendment Date.
Automatic Extension	--	For the sole purpose of using property tax revenues generated from Zone 1 of the BVHP Project Area to fund Qualified Project Costs in Phase 2 of the HPS Project Area, each time limit shall be automatically extended for a period equal to the time between the 2024 Plan Amendment Date and the date that the Navy transfers all portions of Phase 2 of the HPS Project Area (excluding Parcel F) to the Developer, provided the automatic extension period does not exceed fifteen (15) years.

HPS RD Plan – Phase 2 of HPS Project		
	Current	Proposed
Incurring Debt	20 years after first \$100,000 in increment received (2033)	30 years from the date of conveyance to the Developer all Phase 2 parcel(s) required for the completion of development of the first Major Phase located within Phase 2 ("Initial HPS Transfer Date")
Plan Effectiveness	30 years after first \$100,000 in increment received (2043)	30 years from Initial HPS Transfer Date
Repay Indebtedness and Receive Property Taxes	45 years after first \$100,000 increment received (2058)	45 years from the Initial HPS Transfer Date
Automatic Extension	--	Each time limit shall be automatically extended, without further amendment to the HPS Plan, for a period equal to the time between Initial HPS Transfer Date and the date that the Navy completes the conveyance of all portions of Phase 2 of the HPS Project Area, excluding Parcel F, to the Developer; provided that such automatic extension period shall not exceed a period of fifteen (15) years.

BVHP and HPS Redevelopment Plans

Increase in Indebtedness Limit (public financing capacity).

The proposed amendments to the BVHP and HPS RD Plans adjust the limit on the amount of bonded indebtedness that can be outstanding at one time by establishing a single limit on the amount of bonded indebtedness applicable to both Zone 1 of the BVHP Plan and Phase 2 of the HPS Project Area in the amount of \$5.9 billion.

Limit on Bonded Indebtedness		
	Current	Proposed
Limit on Bonded Indebtedness	\$800 million (BVHP RD Plan) \$900 million (HPS RD Plan) (\$1.7B total)	\$5.9 billion (combined limit on bonded indebtedness for Zone 1 of Project Area B and Phase 2 of HPS Project Area)

4th Amendment to DDA

Developer and OCII are entering into a Fourth Amendment that proposes the following key terms:

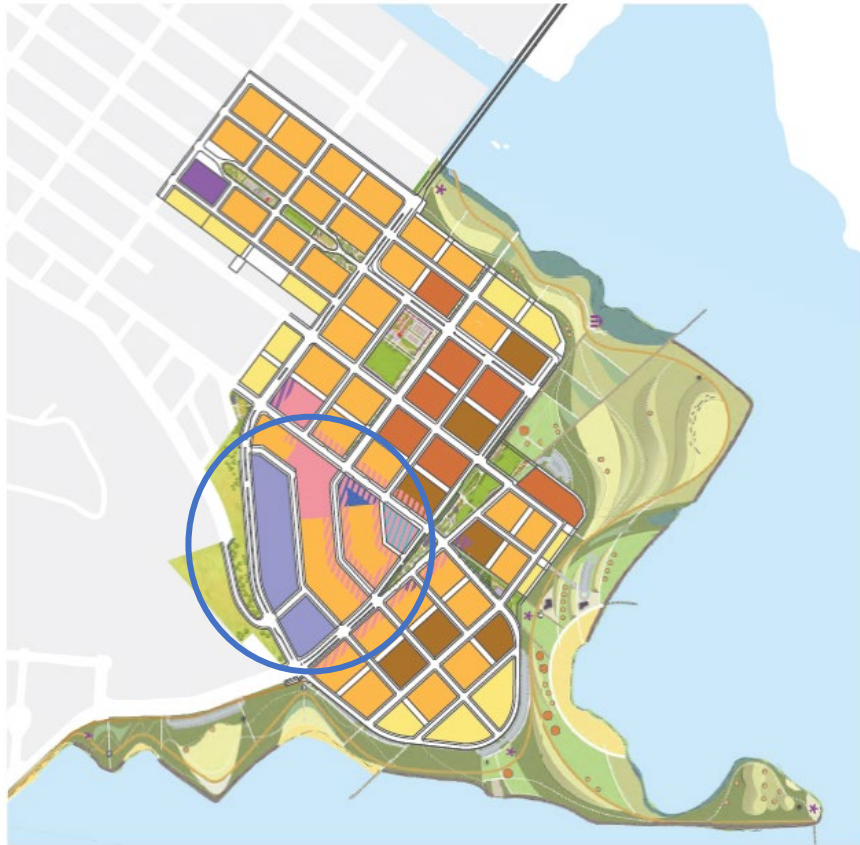
- **Updated Program.** Sets forth the proposed development program with the transfer of 2,050,000 square feet of office and research and development from the Shipyard Site to Candlestick Site;
- **Streamline Development Process.** Streamlines the planning process by eliminating the Sub-Phase Application requirement;
- **SB 143.** Implements SB 143 by establishing the time limit for the effectiveness of the BVHP and HPS Plans, which are coterminous with the Term of the DDA;
- **SOP Framework.** Removes Outside Dates for submitting a Complete Major Phase while retaining Outside Dates for the Commencement and Completion of Infrastructure;
- **Adequate Security.** Clarifies Developer requirement for providing Adequate Security;
- **Amended and Restated.** Establishes a process for the Developer and OCII to prepare an amended and restated DDA that incorporates the First, Second, Third, and Fourth Amendments to the DDA.

Development Plan

The Development Plan generally illustrates the location and types of land uses contemplated for the Project. The Developer is proposing changes primarily to the land use program at Candlestick Point.

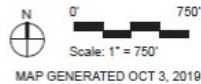
- Developer is seeking the transfer of 2,050,000 square feet of research and development and office space from the Shipyard Site to Candlestick Point. This change does change the Project's overall total non-residential square footage. The change merely reallocates already approved square footage on the Shipyard Site to Candlestick Point.
- There are no changes proposed to the distribution of residential units between Candlestick Point and the Shipyard Site.
- There are no changes proposed to the parks and open space contemplated on Candlestick Point.

2019 CP Development Plan



LAND USE

- 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
- Ground Floor Retail
- Hotel
- Film Arts Center
- Commercial (Office, R&D)
- Existing Use to Remain

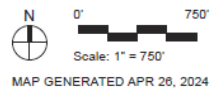


2024 CP Development Plan



LEGEND

- 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
- Innovation District (Commercial & Residential)
- Existing Use to Remain



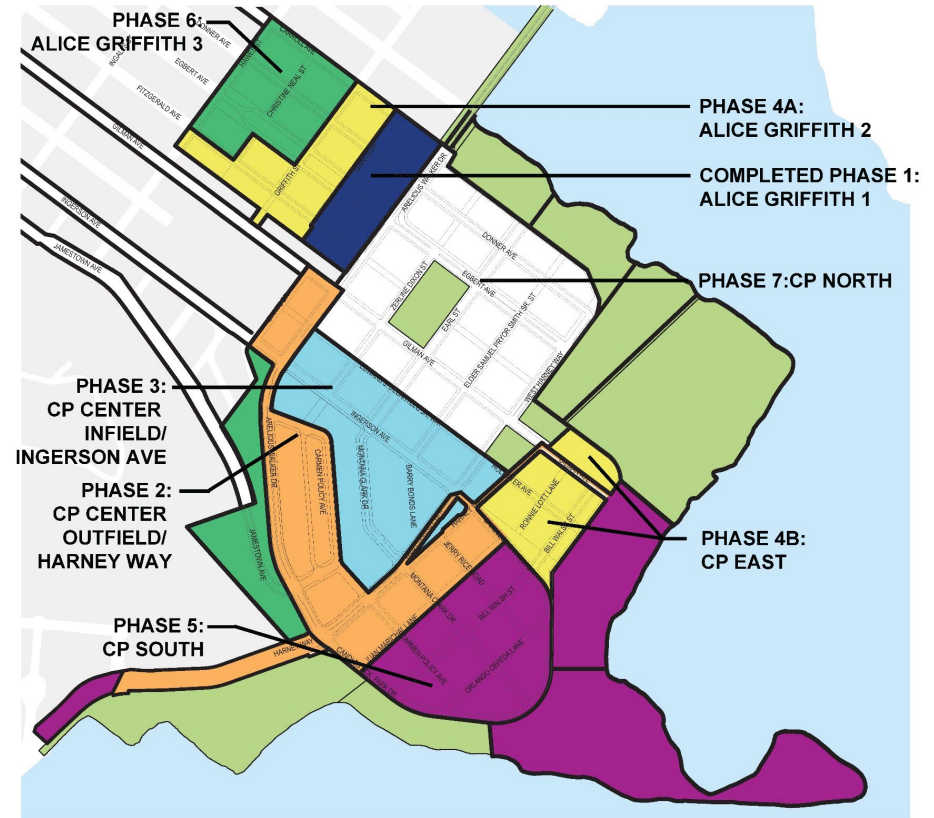
Phasing & Schedule of Performance

- The Schedule of Performance provides Commencement and Completion Outside Dates for Infrastructure in connection with a Major Phase and the Completion Outside Dates for Associated Public Benefits. Sub-Phases and Major Phase Application Outside Dates are removed.
- The Phasing Plan identifies the geographic location and boundaries of a Major Phase.
 - The number of Major Phases on Candlestick Point is increased from three (3) to seven (7).
 - The Phasing Plan reflects the development of Alice Griffith (referred to as CP-01 in other Project documents) which has been completed and is referred to as Major Phase 1.

2019 CP Phasing Plan 2015-2034



2024 CP Phasing Plan 2025-2045



Phasing Plan dates for infrastructure per updated Schedule of Performance

Phase 1: COMPLETED

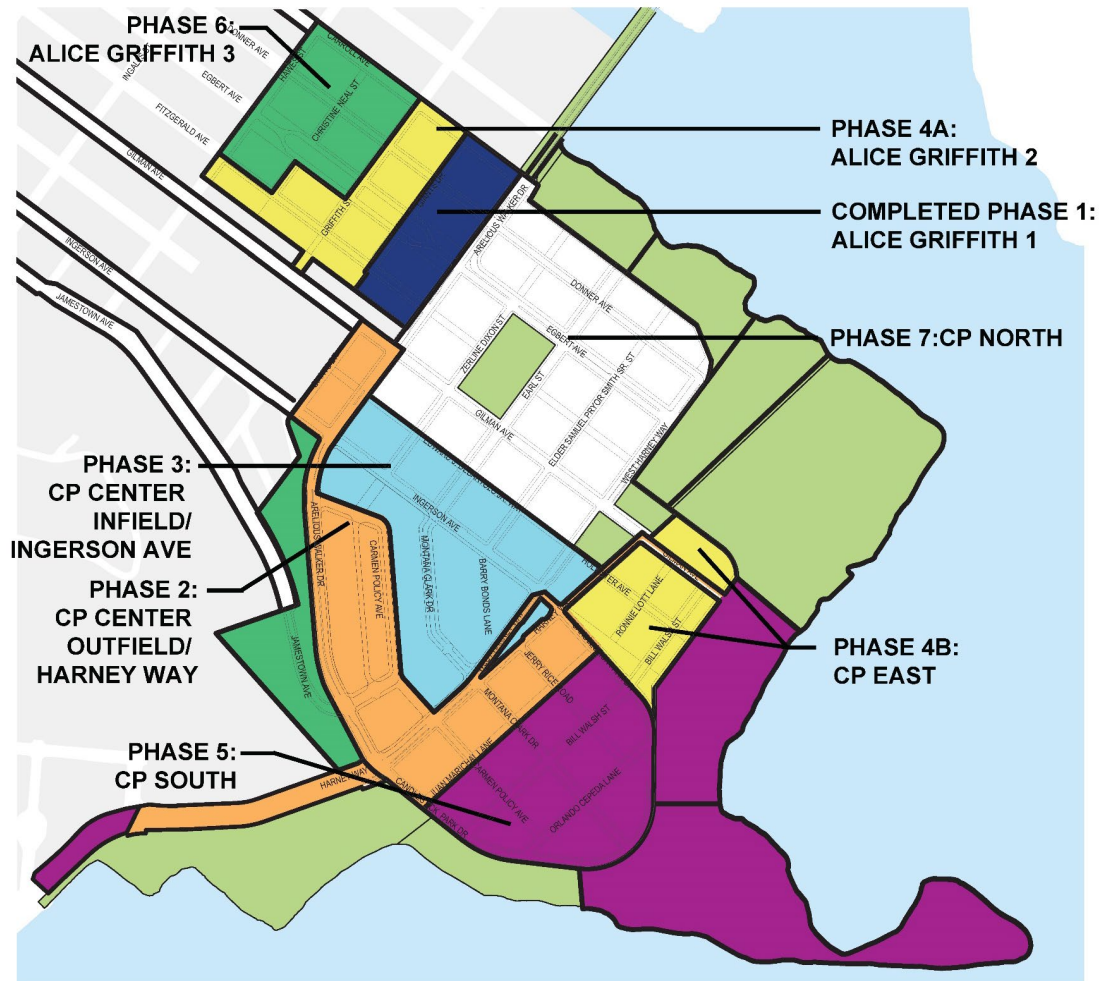
Phase 2: 2025-2028

Phase 3: 2029-2032

Phase 4a/4b: 2032-2035

Phase 6: 2039-2042

Phase 7: 2045-2048



Design Review & Document Approval Procedure (“DRDAP”)

The DRDAP sets forth the procedures for reviewing the designs, plans, and specifications for Infrastructure and Vertical Improvements for the Project. The proposed amendments to the DRDAP are intended to streamline the review process and timelines for the development of the Project as a priority project.

With smaller proposed phases, the proposed amendments to the DRDAP include the following:

- Eliminate the Sub-Phase and replace the Design Development process to a more iterative Construction Design document review while retaining the community, CAC, and Commission process over Schematic Designs and Major Phase Applications.
- Refine submittal requirements for Major Phase Applications and Vertical Applications to align with the applicable planning and design stage of development.

Housing Map



Arelious Walker Drive

Harney Way

BMR Housing Plan

Adjust Dates in Cumulative Agency Cap Schedule

- Developer required to pay to OCII for each Subsidized Agency Affordable Unit on an Agency Lot.
- BMR Plan sets forth a Cumulative Subsidy Cap which identifies the maximum aggregate payment of Agency Subsidy that Developer is required to make before a corresponding date (which may be extended by Excusable Delay).
- Proposed amendments:
Adjust the dates in the Cumulative Agency Subsidy schedule to reflect the delayed development timeline and the updated Schedule of Performance.

Current Dates	Proposed Dates
2021	2033
2022	2034
2023	2035
2024	2036
2025	2037
2026	2038
2027	2039
2028	2040
2029	2041
2030	2042

Subsidy and Housing Map. To advance more residential units to Major Phase 4:

- Adjust the timing for Developer payment of the Agency Subsidy for the remaining 30 Alice Griffith Replacement Units and remaining associated Subsidized Agency Affordable Units; and
- Amend the BMR Housing Map to convert AG 11 from a Stand-Alone Workforce Lot to a Market-Rate Lot and convert AG 17 from a Market-Rate Lot to a Stand-Alone Workforce Lot. The number of Workforce Units will remain the same.

2019 CP Housing Map



2024 CP Housing Map



Infrastructure & Transportation Plans

- **Infrastructure is the next priority**
- **No changes to commitments within the Approved Infrastructure Plan and Transportation**
- Proposed amendments allow alternatives if private parcels are not acquired
- Provides for alternative alignment for stormwater management
- Align with updated sea level rise guidance

Transportation Plan

Land Use	Rate
Residential	1.0 space per unit
Regional Retail	2.7 spaces per 1,000 square feet
Neighborhood Retail/Maker Space	CP: 1.0 space per 1,000 square feet HPS2: 2.7 spaces per 1,000 square feet up to 175,000 square feet, plus 1.0 space per 1,000 square feet in excess of 175,000 square feet
Office/Research & Development (R&D)	CP: 2.0 spaces per 1,000 square feet for the first 1,700,000 square feet A parking study will be completed to determine the parking ratios for the remaining 1,100,000 square feet. ¹ HPS2: 1.3 spaces per 1,000 square feet
Hotel	0.25 spaces per room
Film Arts Center	1 space for every 8 seats up to 1,000 seats, plus 1 space for every 10 seats in excess of 1,000 seats
Artists' Space	1.0 space per 2,000 square feet
Community Uses	1.0 space per 2,000 square feet
Institution/School	0.07 spaces per 2,000 square feet
Marina Slips	0.6 spaces per slip
Performance Venue	1 space per 15 seats
Grocery Store	2.7 spaces per 1,000 square feet

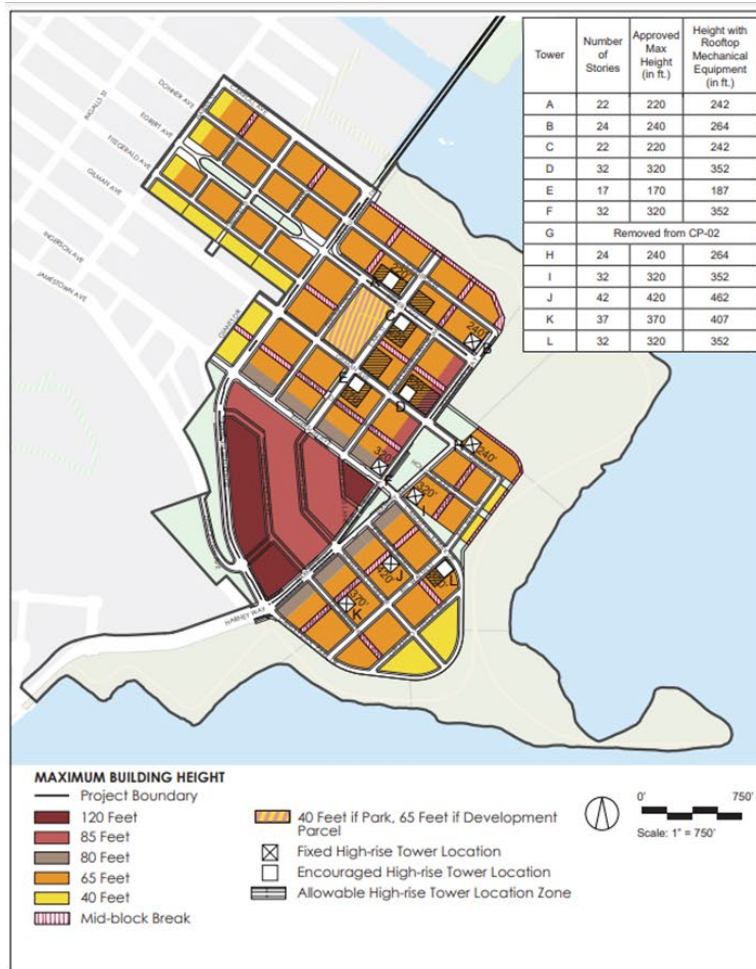
CP Design for Development (D4D)

The CP D4D establishes design standards and guidelines for the development of Candlestick Point. The proposed amendment to the CP D4D establishes a supplementary chapter – *Chapter A5.3 Candlestick Center Innovation District* – which sets forth standards and guidelines to advance the development of Candlestick Center. The standards and guidelines set forth in Chapter A5.3 are generally described below:

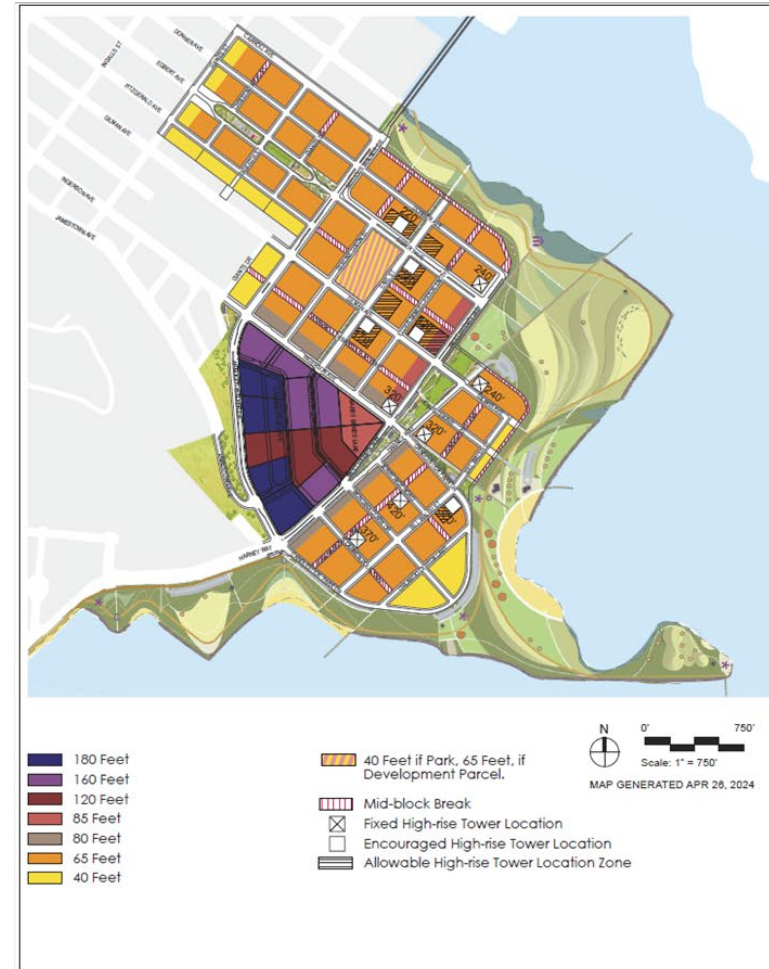
- **Urban Design Framework:** Standards and guidelines that prioritize ground floor active uses to promote street-level vibrancy; preserve view corridors to maintain the development's connection with its distinctive setting; and contemplate a diverse mix of land uses.
- **Public Realm:** Standards and guidelines that focus on connecting the surrounding open space network with Candlestick Center; establish standards applicable for the design of the Central Promenade which is envisioned to be the connecting spine of Candlestick Center and a vibrant community gathering space that is privately maintained but open to the public; and establish a street network that promotes a multi-modal environment.

- **Urban Form:** Increase the maximum allowable building height along Arelious Walker Drive to 180 feet to accommodate buildings designed for research and development. The height limits proposed in the CP D4D are intended to be a range between 85 feet to 180 feet.

2019 CP Center Maximum Building Heights



2024 CP Center Maximum Building Heights



Wind and shadow

- Utilized a conservative analysis of Candlestick Center's proposed increase height of up to 180'; height increases are within the range studied as part of Candlestick's certified EIR
- Analysis undertaken for shadow consistent with Planning Code Section 295
- No new significant impacts for either wind or shadow; all buildings at Candlestick are subject to mitigation measures for wind mitigation design
- Orientation of the street grid in CP would not align directly with predominant west and west-northwest wind directions and, thus, would not result in channeling of winds along street corridors. No changes to the street grid & other design features that mitigate for wind.

Pledge Agreement

The City and County of San Francisco ("City") and OCII are parties to the Tax Increment Allocation Pledge Agreement ("Pledge Agreement") which is dated for reference purposes as of June 3, 2010. A First Amendment to the Pledge Agreement is proposed to implement SB 143 as follows:

- Establish the time limits applicable to incurring debt and repayment of debt/receipt of property taxes as described in the BVHP and HPS RD Plans;
- Clarify that tax increment revenue can flow between Phase 2 of the HPS Project Area and Zone 1 of Project Area B; and
- Adjust the limit on the amount of bonded indebtedness that can be outstanding at one time by establishing a single limit on the amount of bonded indebtedness applicable to both Zone 1 of the BVHP Plan and Phase 2 of the HPS Project Area in the amount of \$5.9 billion.

Financing Plan

The Financing Plan establishes the framework and terms for funding the Project. The principal changes to the Financing Plan include the following:

- Updating the Summary Proforma framework to clarify that the amounts shown in the Summary Proforma are only intended to be estimates;
- Implementing SB 143 by authorizing tax increment revenue to flow between Candlestick Point and the Shipyard Site;

Timeline & near-term priorities

3 – 5 year outlook

Public & community processes

MAPPING GROUND IMPROVEMENTS INFRASTRUCTURE PERMITS

Activate
construction site
2025

Harney Way &
Arelious Walker
Drive

MAJOR PHASE APPLICATION

Smaller area
planning &
development
proposal
showing, building
envelopes, land
use, housing,
public benefits
and
environmental
reporting.
(For CP Center
Outfield &
Housing at Blocks
6 & 7)

SCHEMATIC DESIGN DOCUMENTS

Design concepts
for individual
buildings and
developments.

Note: Homes on
Harney Way
blocks already
have design
approval

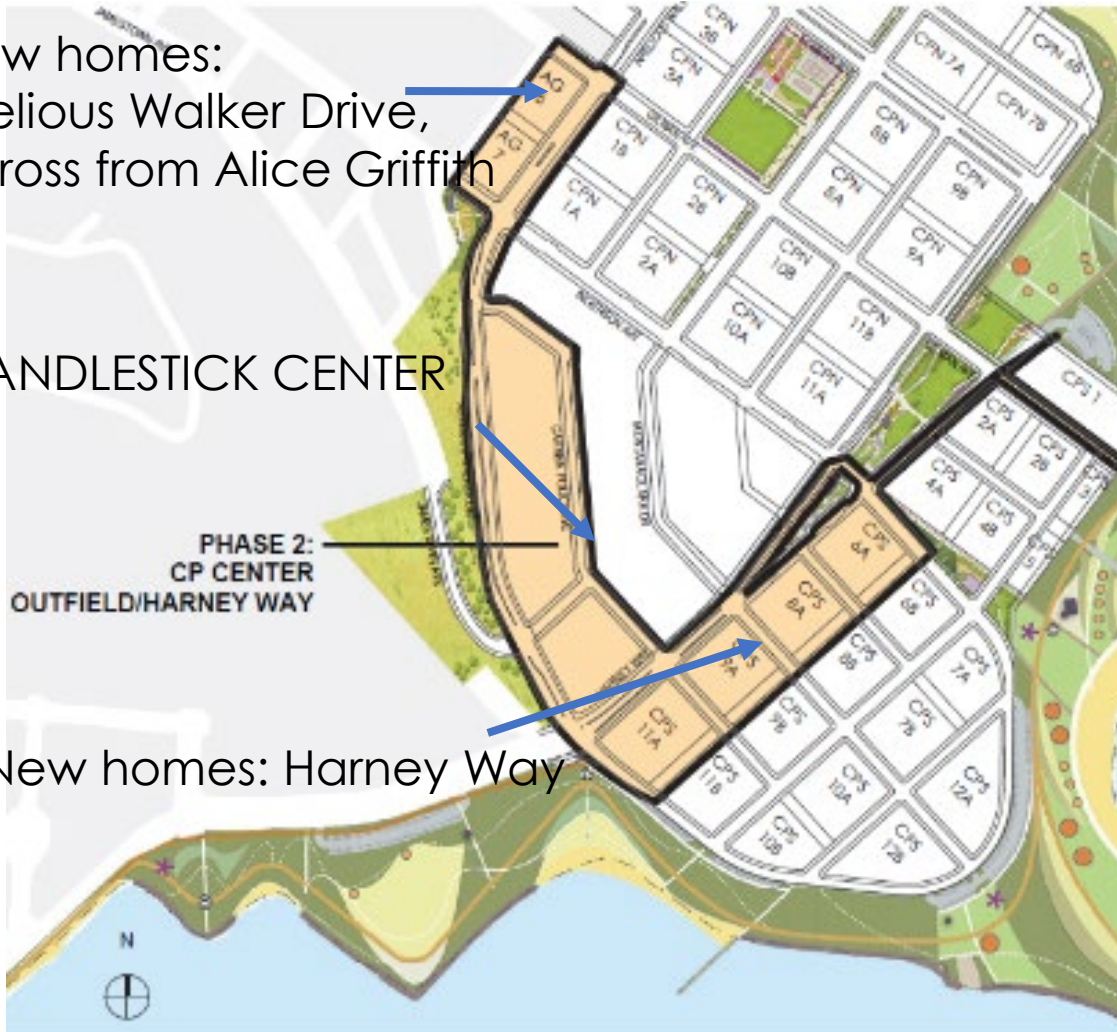
2025 – build infrastructure for 675 new homes

New homes:
Arelious Walker Drive,
across from Alice Griffith

CANDLESTICK CENTER

PHASE 2:
CP CENTER
OUTFIELD/HARNEY WAY

New homes: Harney Way



**Infrastructure and
mapping
processes will
begin in August
2024**

Harney Way
Arelious Walker
Drive
Carmen Policy
Ave.
Stormwater
Outfall #2
Sea Level Rise
mitigations

Phase 2 Housing Data

- 397 market rate homes
- 42 inclusionary (80-120% AMI)
- 236 deeply affordable homes

Affordable Housing

- Phase 2 + completed Phase 1 (Alice Griffith): 61% affordable (615 homes of 1012 total)
- Phase 2 only – 41% BMR

4. Community benefits, outreach and feedback

Community contributions, collaborations & successes from 2010 to today

Community Benefits

- \$116M DDA-related contributions
- \$20 million additional contributions
- Community Facilities for Bayview residents and businesses

Business Incubator Space Program

Education & Scholarship Fund

Affordable Housing

Community Builder Program

Community Benefits Fund

Community Real Estate Broker Program

Workforce & Job Training

Housing Initiatives

International African Marketplace

Southeast Health Center Predevelopment Contribution

\$136M+
CONTRIBUTED
SO FAR



2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026		
	SF Foundation \$7,773,000 Contributed in 2011 - 2012																	
	SF Foundation (Implementation Committee) \$750,000																	
General Philanthropy in Community to support local non-profits and community initiatives																		
				Infrastructure for new Alice Griffith affordable housing \$31,868,000					Subsequent to completion of Alice Griffith Infrastructure \$450,000									
					Subsidies to build Alice Griffith \$41,800,000				Old Alice Griffith Tenant Relocation & subsequent demolition \$10,305,000									
						Construction of Eclectic Cookery houses small food businesses \$15,000,000				Eclectic Cookery concessions \$121,000								
			Community Health & Wellness (Southeast Health Center) \$100,000	Scholarship Fund \$500,000						Community Health & Wellness (Southeast Health Center) \$1,900,000								
				Bayview Scholarship Fund \$500,000	Artist Parcel Infrastructure for construction of future Artist Replacement Building \$13,000,000													
State Park Foundation Yosemite Slough Wetlands \$380,000				State Parks \$6,600,000							State Park Foundation Yosemite Slough Wetlands \$1,500,000							
				Community Health & Wellness (Southeast Health Center) \$250,000							Community Health & Wellness (Southeast Health Center) \$1,900,000							
				Construction Assistance Fund \$1,764,646							Legacy Fund 5-year program \$202,400							
				Credit Support \$250,000						Donated 500,000 masks & 2,000 bottles of hand sanitizer to City of SF during Covid								
Community Ambassador Program - Omega Boys Club \$1,150,000										Assist City with Ongoing Beautification outside of our property								
					ICA Program													

Jobs & Employment

- Major Phase 2 - approx. 3,300 jobs
- 50% local hire for the 3 District 10 zipcodes (94107, 94124, 94134)

Construction



8000+
POTENTIAL
PERMANENT
JOBS

Retail, Restaurants, Entertainment



4000+
CONSTRUCTION
JOBS

Research and Development

Life Sciences



Active Uses

Offices



Hotels

Site Services

Public Services

Property Management



Community Outreach



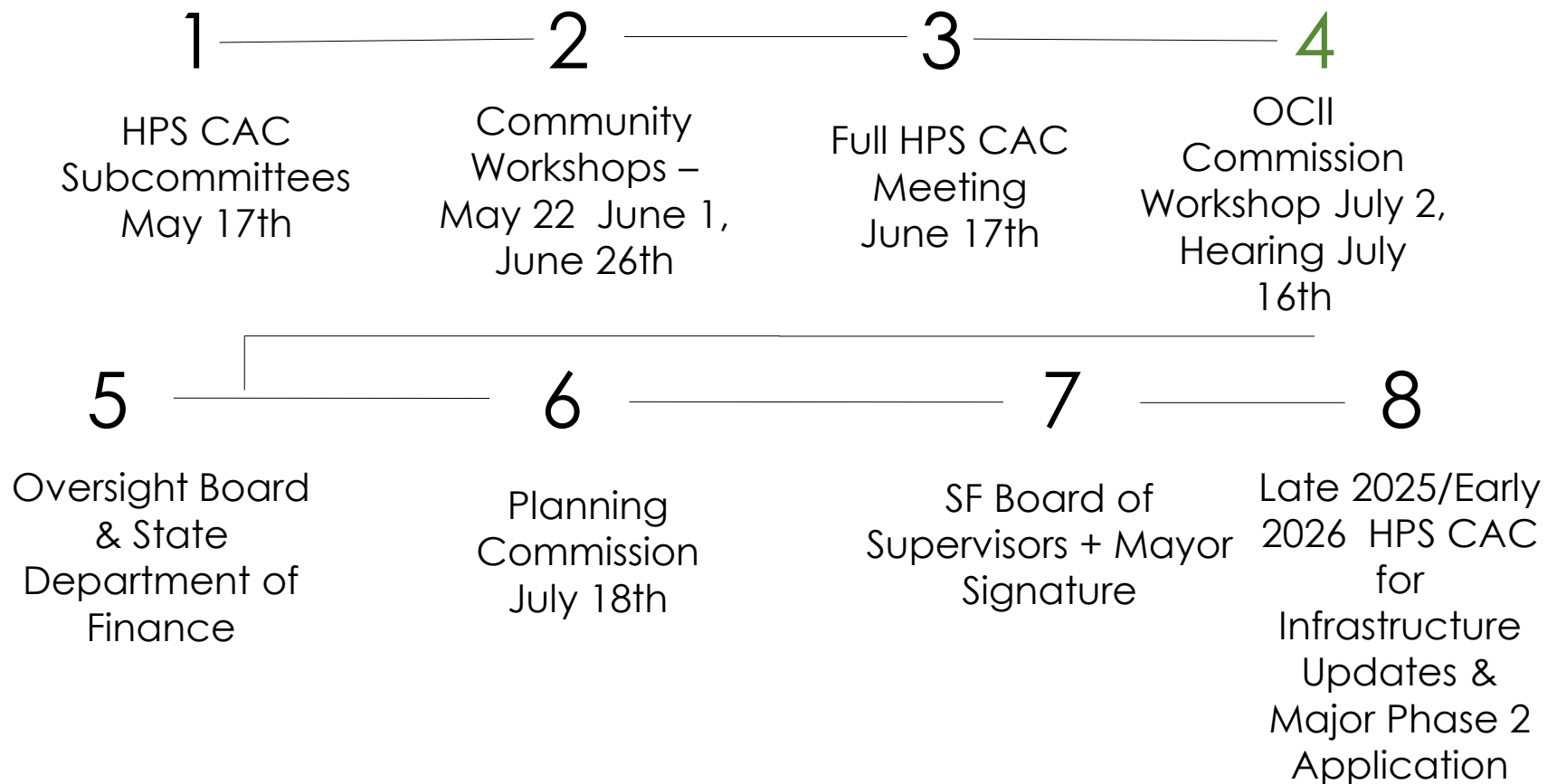
Community Feedback

- Developer hosted three community at-large workshops, two CAC meetings, and met with Bayview Hill community.
- Additional meetings will be held in community this week and next week.
- Following the noticing of Redevelopment Plan amendments, OCII also received several individual public questions.
- On June 17, 2024, the CAC unanimously approved the proposed Amendments.

Community Comment Categories include:

- Timing of CP development: When is it starting next, where and how it will be managed to reduce dust and damage (for Phasing, Infrastructure and Housing)
- Jobs: Residents and small business owners wanted to know types and timing of opportunities and that BVHP would be prioritized
- Gentrification – assure no one is displaced
- Affordability – what is AMI and BMR definitions
- Project Finance – how is project financed?
- Impact on adjacent neighborhoods (heights supporting both more and less, parking, managing construction site)
- Traffic/Transit/Bike network
- Community Amenities in the next phase
- Community Outreach – additional types requested (such as youth, AG, hybrid access, etc.)

timeline. the public review process.



5. Questions

