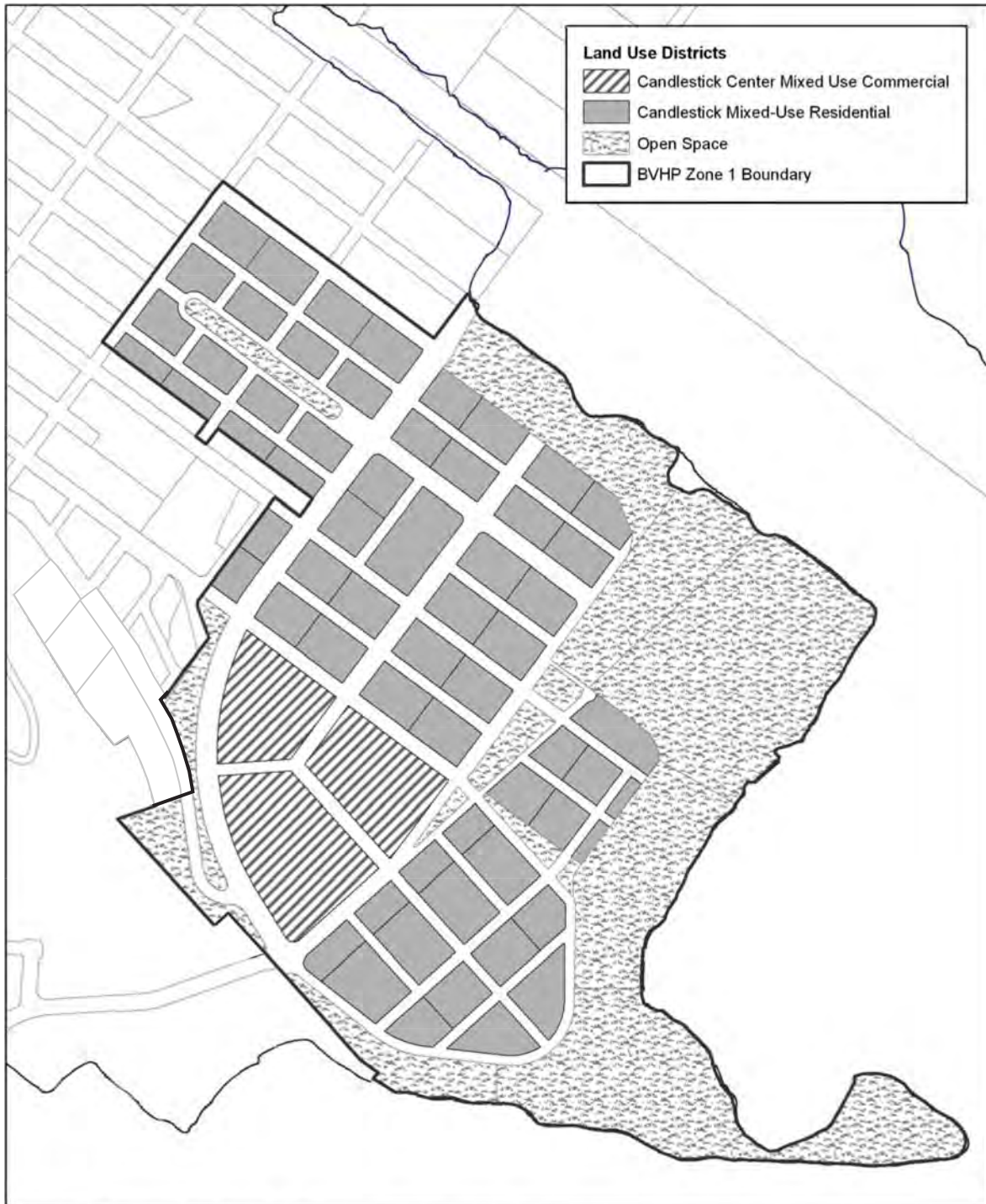


July 2, 2024 Commission Workshop
Memo Attachments

Attachment A: BVHP Plan Land Use Districts



Map 4: Zone 1 Land Use Districts

Bayview Hunters Point Redevelopment Plan
 Office of Community Investment and Infrastructure
 2018



Attachment B: Entitlement Table Comparison

No changes to overall total land use program

	2019			2024 Proposed		
	Candlestick - Approved	Shipyard - Approved	Total - Approved	Candlestick	Shipyard	Total
NON-RESIDENTIAL LAND USE						
Hotel	130,000 SF	120,000 SF	250,000 SF	130,000 SF	120,000 SF	250,000 SF
	220 ROOMS	175 ROOMS	395 ROOMS	220 ROOMS	175 ROOMS	395 ROOMS
R&D/Office	750,000 SF	4,146,500 SF	4,896,500 SF	2,800,000 SF	2,096,500 SF	4,896,500 SF
Regional Retail	170,000 SF	100,000 SF	270,000 SF	170,000 SF	100,000 SF	270,000 SF
Neighborhood Retail	134,500 SF	226,000 SF	360,500 SF	134,500 SF	226,000 SF	360,500 SF
Artists' Studios/Art Center (gsf)	0 SF	255,000 SF	255,000 SF	0 SF	255,000 SF	255,000 SF
Community Uses	50,000 SF	50,000 SF	100,000 SF	50,000 SF	50,000 SF	100,000 SF
Maker Space (gsf)	0 SF	75,000 SF	75,000 SF	0 SF	75,000 SF	75,000 SF
Institution (gsf)	0 SF	410,000 SF	410,000 SF	0 SF	410,000 SF	410,000 SF
Football Stadium (gsf)	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
	0 SEATS	0 SEATS	0 SEATS	0 SEATS	0 SEATS	0 SEATS
Performance Venue/Arena	5,000 SF	0 SF	5,000 SF	5,000 SF	0 SF	5,000 SF
	4,400 SEATS	0 SEATS	4,400 SEATS	4,400 SEATS	0 SEATS	4,400 SEATS
Film Arts Center	64,000 SF	0 SF	64,000 SF	64,000 SF	0 SF	64,000 SF
	1,200 SEATS	0 SEATS	1,200 SEATS	1,200 SEATS	0 SEATS	1,200 SEATS
NON-RESIDENTIAL LAND USE	1,303,500 SF	5,382,500 SF	6,686,000 SF	3,353,500 SF	3,332,500 SF	6,686,000 SF
	220 ROOMS	175 ROOMS	395 ROOMS	220 ROOMS	175 ROOMS	395 ROOMS
	5,600 SEATS	0 SEATS	5,600 SEATS	5,600 SEATS	0 SEATS	5,600 SEATS
RESIDENTIAL LAND USE	7,218 HOMES	3,454 HOMES	10,672 UNITS	7,218 HOMES	3,454 HOMES	10,672 HOMES

Attachment C: 2019-2024 Land Use Map Comparison

Land Use Map Comparison



RESIDENTIAL DENSITY LEGEND (2019 AND 2024)



Attachment D: Building Height Comparison

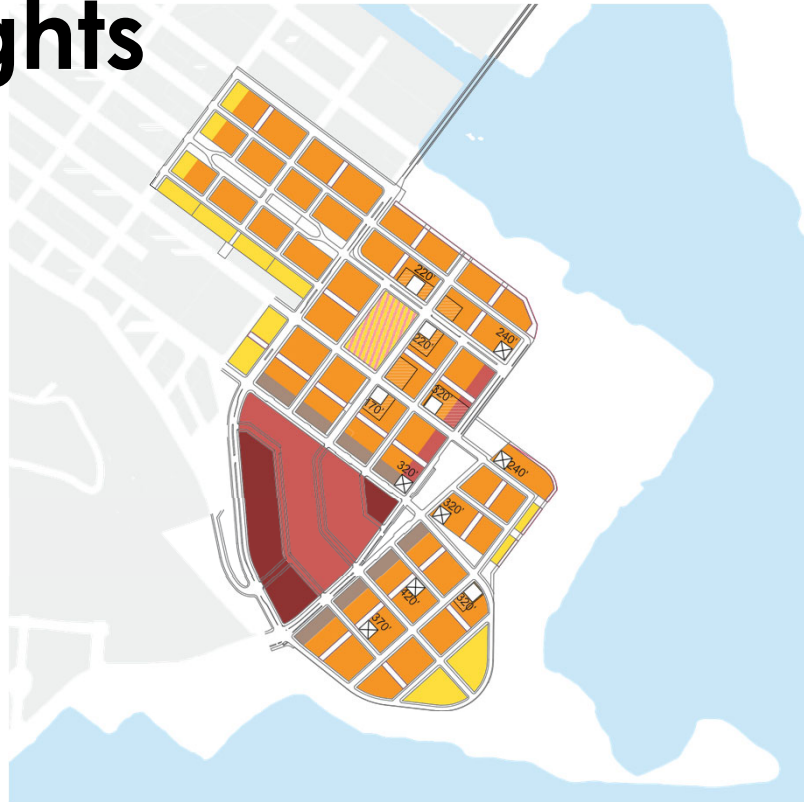
Building Heights

2019 Maximum Building Heights remain the same, except for Candlestick Center:

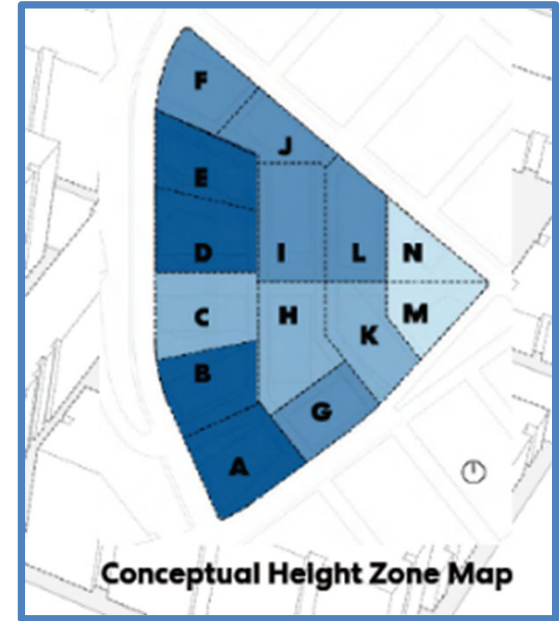
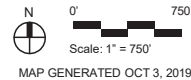
2019 Candlestick Center
85 – 120 feet

2024 Proposed Candlestick Center
85 - 180 feet

Why the change:
R&D have special design criteria based on their work, require larger floor plates, service areas, and result in different building volumes than traditional office.



MAXIMUM BUILDING HEIGHT

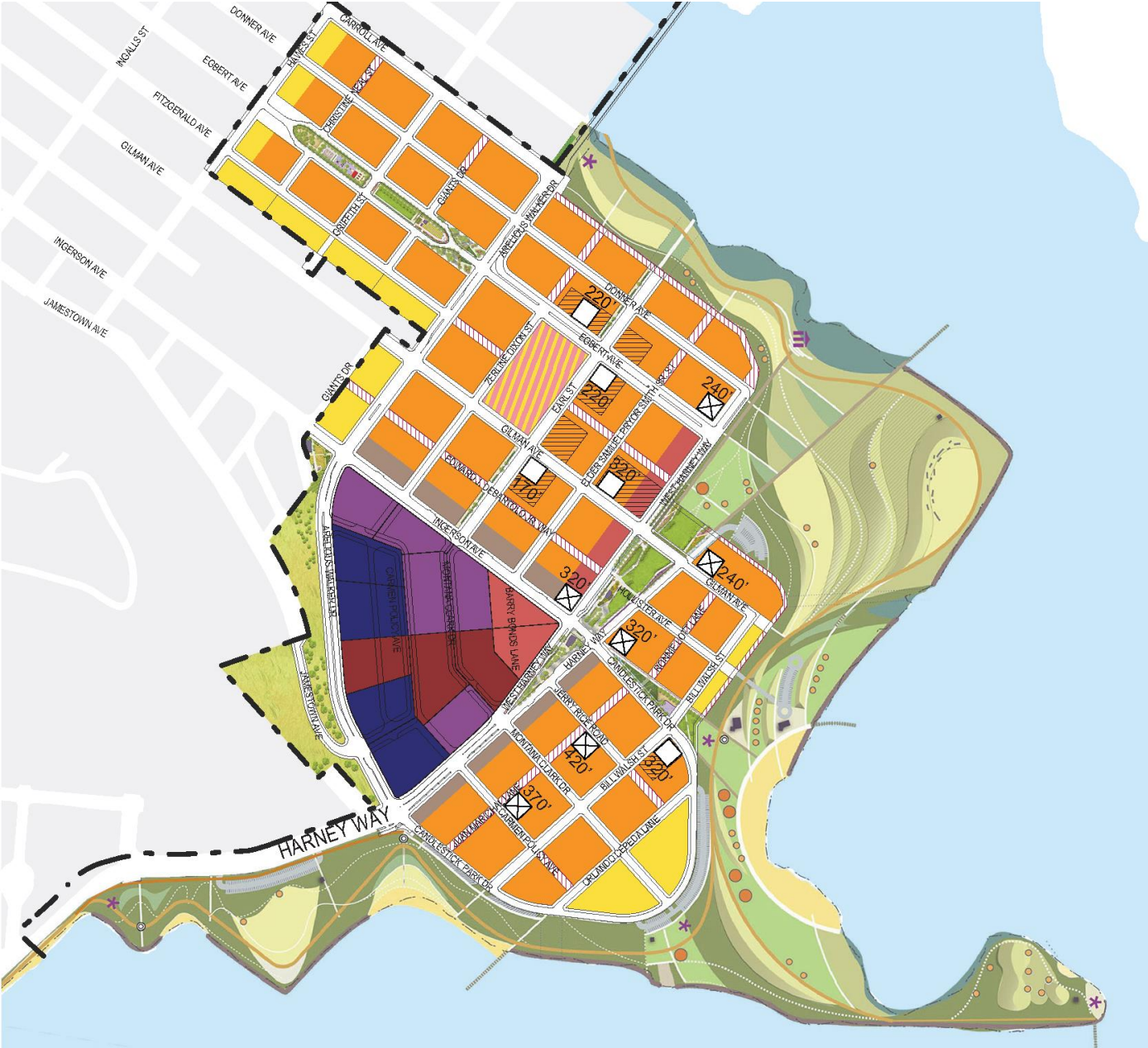


Conceptual Height Zone Map



Attachment E: Maximum Building Heights

2024 Maximum Building Heights



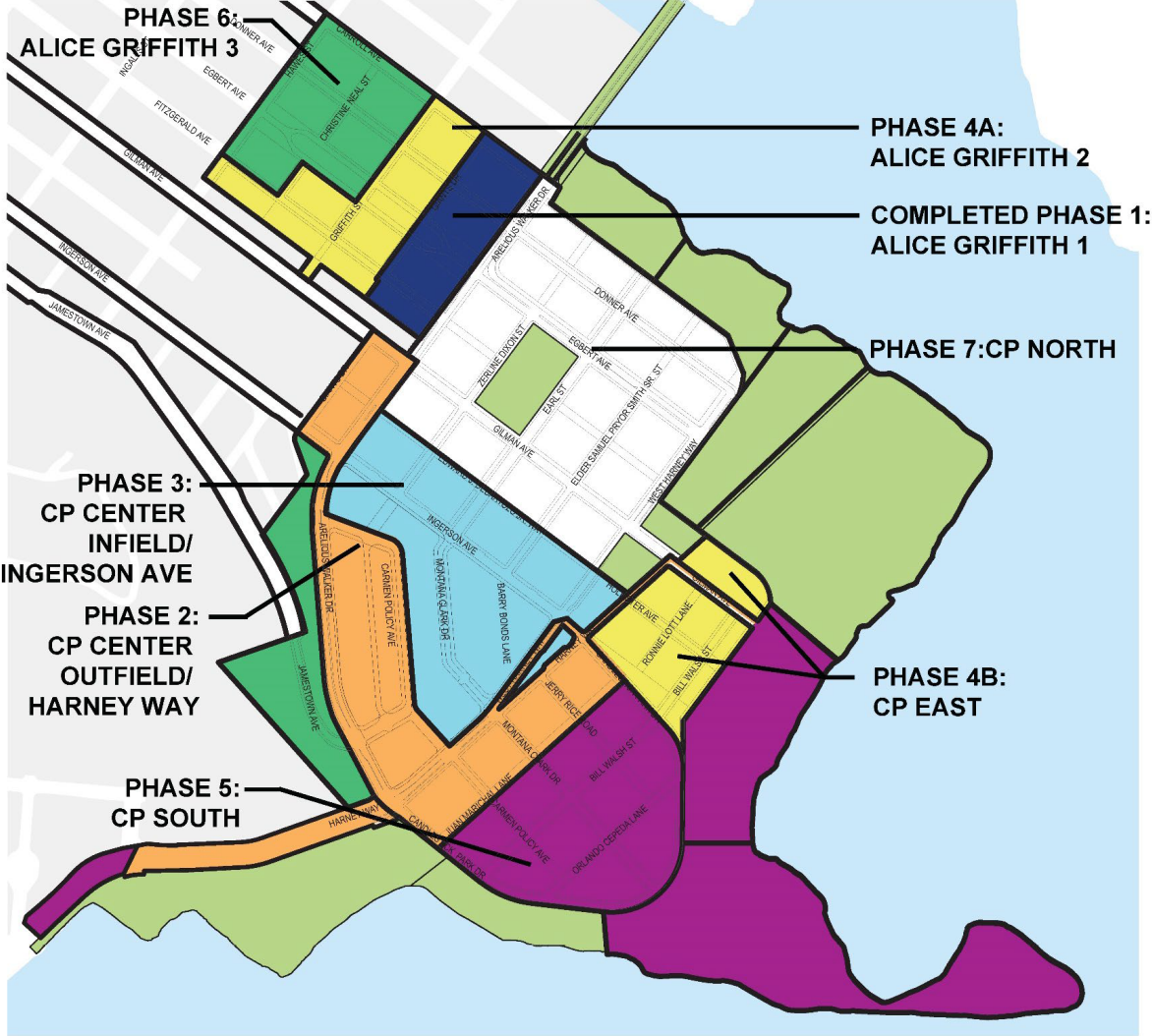
- 180 Feet
- 160 Feet
- 120 Feet
- 85 Feet
- 80 Feet
- 65 Feet
- 40 Feet
- Mid-block Break
- X Fixed High-rise Tower Location
- Encouraged High-rise Tower Location
- Allowable High-rise Tower Location Zone

Attachment F: 2024 2019 Phasing Plan Comparison

new phasing, same results. smaller phases for more efficient and incremental connections. community and development can be even more naturally integrated as each phase is completed.



2019 – 3 major phases with 17 sub-phases



Proposed 2024 – simplify approach: 7 phases only as shown

Attachment G: 2024 Phasing Plan Duration

Phasing Plan dates for infrastructure per updated Schedule of Performance

Phase 1: COMPLETED

Phase 2: 2025-2028

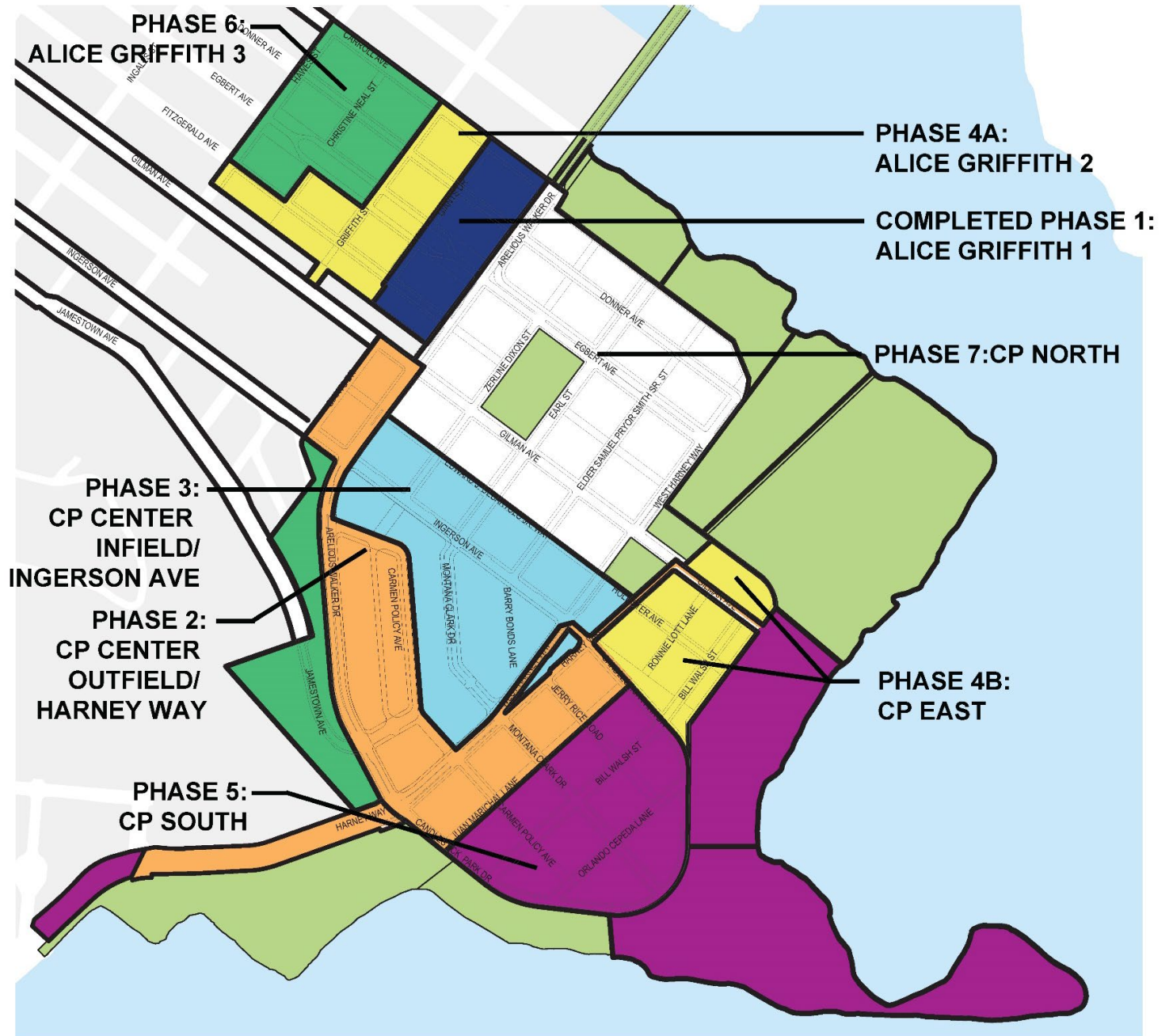
Phase 3: 2029-2032

Phase 4a/4b: 2032-2035

Phase 5: 2035-2038

Phase 6: 2039-2042

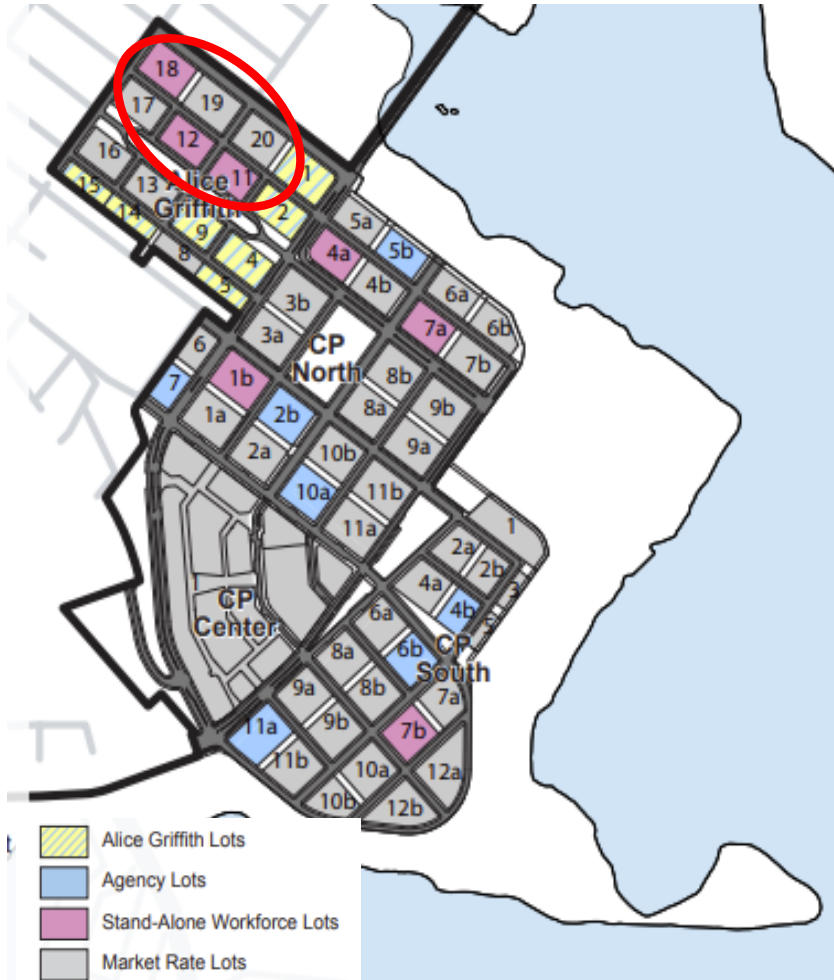
Phase 7: 2045-2048



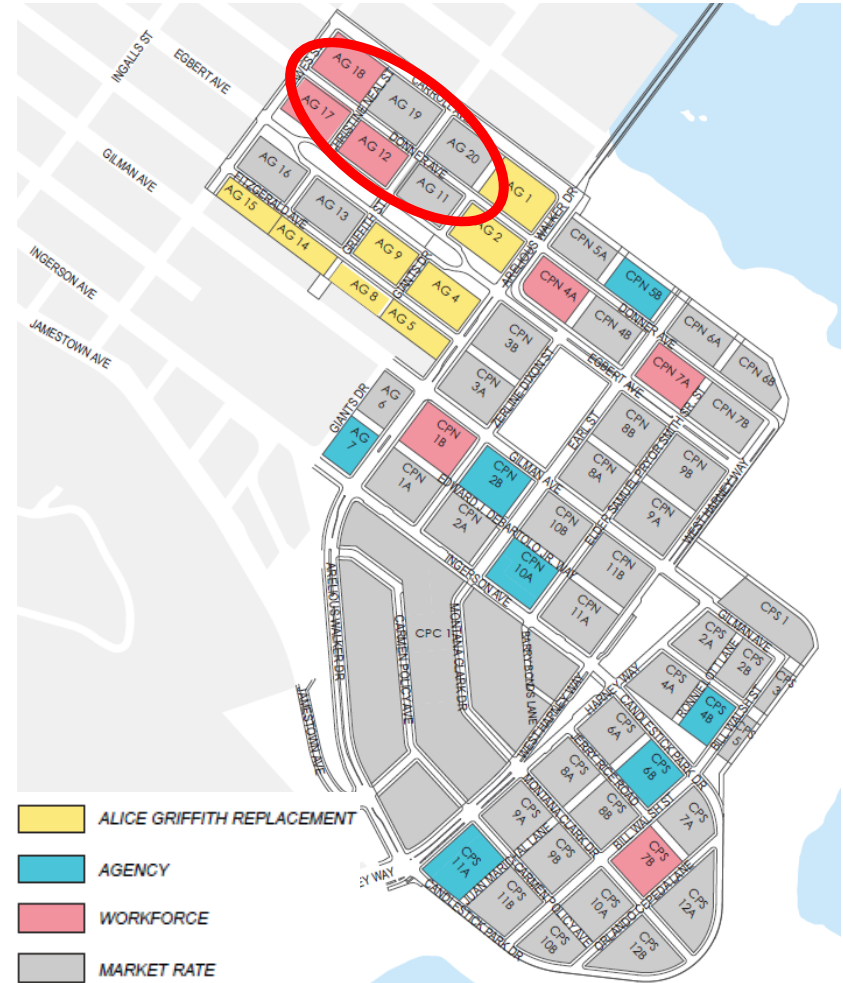
Attachment H: 2019-2024 Housing Map Comparison

2019 CP Housing Map

Amend BMR Housing Map to convert AG 11 from a Stand-Alone Workforce Lot to a Market-Rate lot and Convert AG 17 from Market-Rate Lot to Stand-Alone Workforce Lot



2024 CP Housing Map



Attachment I: 2024 Project Approval Bodies

Future Approvals

The approvals required to implement the 2024 Project Amendment are anticipated to include the following:

PROJECT APPROVALS	
<i>Project Approval</i>	<i>Agency</i>
1 CP D4D	OCII Commission; San Francisco Planning
2 4th Amendment to Disposition and Development Agreement including CP Phasing Plan & Schedule of Performance) (assumes inclusion of 2,800,000 sf R&D/office uses, and DRDAP)	Commission CII Commission; Oversight Board; Department of Finance (DOF)
3 Amendments of the Bayview Hunters Point Redevelopment Plan and Hunters Point Shipyard Redevelopment Plan to increase permitted amount of R&D/office uses at CP and commensurately reduce those uses at HPS2, by up to an additional 2,050,000 sf, for a total of 2,800,000 sf at CP, together with amendments of Major Phase 1 CP	OCII Commission; San Francisco Board of Supervisors
4 CP-HPS2 Transportation Plan and Transit Operating Plan to describe option without other privately owned parcels, amend parking ratio, and update transit phasing plan dates	SFMTA Director
5 CP Infrastructure Plan to describe options without other privately owned parcels and location options for Outfall #2	Director of San Francisco Department of Public Works (SFPD); Director of SFPUC
6	

Attachment J: Summary of Proposed Changes
to Project Documents

Attachment J

SUMMARY OF PROPOSED CHANGES TO PROJECT DOCUMENTS

The following table summarizes the key changes proposed in each of the Project documents to implement the Developer's 2024 proposed Project changes. The attached materials provide a more detailed summary of the proposed changes in each of the Project documents.

Document	Summary of Key Proposed Changes
BVHP Redevelopment Plan	<ul style="list-style-type: none">- Transfer approximately 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 to be allowed within the Mixed Use Residential zone;- Extend the limitations relating to time for establishing loans, advances, and indebtedness, the effectiveness of the redevelopment plan, and the time to repay indebtedness and receive property taxes, in connection with the Project;- Authorize property tax increment revenues from the Shipyard Site and Candlestick Site to be combined to fund costs under the Project agreements;- 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 the Shipyard Site and Candlestick Site;- Other minor amendments to the definitions, regulations, and standards of the BVHP Plan.
HPS Redevelopment Plan	<ul style="list-style-type: none">- Transfer approximately 2,050,000 square feet of commercial uses from the Shipyard Site to commercially-zoned areas of Candlestick Point;- Authorize the transfer of residential units from the Shipyard Site to Candlestick Point;- Extend the limitations relating to time for establishing loans, advances, and indebtedness, the effectiveness of the redevelopment plan, and the time to repay indebtedness and receive property taxes, in connection with the Project;- Authorize property tax increment revenues from the Shipyard Site and Candlestick Site to be combined to fund costs under the Project agreements;- 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 the Shipyard Site and Candlestick Site;- Other minor amendments to the definitions, regulations, and standards of the HPS Plan.

Fourth Amendment to DDA	<ul style="list-style-type: none"> – Sets forth proposed land use program and updates maps; – Streamline planning process by eliminating Sub-Phase Application requirement; – Implement 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; – Remove Outside Dates for submitting a Complete Major Phase while retaining Outside Dates for the Commencement and Completion of Infrastructure; – Clarify Developer requirement for providing Adequate Security; – Establish process for Developer and Agency to prepare an amended and restated DDA that incorporates the First Amendment, Second Amendment, Third Amendment, and Fourth Amendment to the DDA. – Other clarifying changes.
Development Plan	<ul style="list-style-type: none"> – Land use map to be updated consistent with proposed land use changes.
Phasing Plan (Candlestick Point)	<ul style="list-style-type: none"> – Eliminate Sub-Phases and adjust Major Phase boundaries to reflect proposed development plan.
Schedule of Performance (Candlestick Point)	<ul style="list-style-type: none"> – Outside Dates for Commencement and Completion of Infrastructure and Completion of Parks are changed per Phasing Plan
Design Review & Document Approval Procedure	<ul style="list-style-type: none"> – Eliminate Sub-Phase and Design Development process; – Other clarifying changes.
Below Market Rate Housing Plan	<ul style="list-style-type: none"> – Adjust dates in Cumulative Agency Subsidy schedule to reflect updated development timeline and Schedule of Performance; – Adjust timing for payment of Agency Subsidy for remaining Alice Griffith Replacement Units and remaining associated Subsidized Agency Affordable Units.
Financing Plan	<ul style="list-style-type: none"> – Implement SB 143 by authorizing tax increment revenue to flow between Candlestick Point and Shipyard Site; – Update Summary Proforma framework; – Eliminate Major Phase Increment Allocation framework; – Other clarifying changes.
Infrastructure Plan	<ul style="list-style-type: none"> – Supplement the Infrastructure Plan with an alternative infrastructure design if certain private parcels are not acquired; – Provide an alternative alignment for Outfall #2; – Remove sub-phase references; – Revise figures and text to align with updated sea level rise guidance; – Other clarifying and conforming changes.

<p>Transportation Plan</p>	<ul style="list-style-type: none"> - Modify parking ratio at Candlestick Point to reflect updated development program and research and development and office use contemplated at Candlestick Center; - Modify Transit Operating Plan to be consistent with revised phasing plan; - Include changes to reflect SFMTA’s requests to delay CPX and BRT to later phases, advance 29-Sunset and 56 Rutland to Major Phase 2 and change the frequency of service to 10 minutes (instead of 5 minutes). - Other clarifying and conforming changes.
<p>Candlestick Point Design for Development</p>	<ul style="list-style-type: none"> - Establish supplementary standards and guidelines for the Candlestick Center “Innovation District”; - Establish standards applicable to a Central Promenade, which is envisioned to be a vibrant community gathering space; - Increase the maximum allowable building height at specified parcels along Arelious Walker Drive to up to 180 feet; range of maximum allowable building heights for the remainder of Candlestick Center would be 85 to 160 feet (prior heights were 85 to 120 feet); - Provide other new design controls to implement the “Innovation District”.
<p>First Amendment to Tax Increment Allocation Pledge Agreement</p>	<ul style="list-style-type: none"> - Implement SB 143 by establishing the time for establishing loans, advances, and indebtedness, and the time to repay indebtedness and receive property taxes, in connection with the Project; - Implement SB 143 by authorizing tax increment revenue to flow between Candlestick Point and Shipyard Site; - Other clarifying changes.