



450-0172024-002

Agenda Item **No. 5(h)**
Meeting of May 6, 2025

INFORMATIONAL MEMORANDUM

TO: Commission on Community Investment and Infrastructure

FROM: Thor Kaslofsky, Executive Director

SUBJECT: Candlestick Point/Hunters Point Shipyard Phase 2 Infrastructure Next Steps

On September 3, 2024, the Commission adopted a series of resolutions authorizing amendments to the Candlestick Point – Hunters Point Shipyard Phase 2 project (“Project”), as defined by the Phase 2 Development and Disposition Agreement (“Phase 2 DDA”) between the Office of Community Investment and Infrastructure (“OCII”) and FivePoint (“Developer”), along with the Bayview Hunters Point Redevelopment Plan (“BVHP Plan”) and the Hunters Point Shipyard Phase 2 Redevelopment Plan (“HPS Plan”). The Commission’s action was the first step in a series of local and State approvals (**Table 1**). The state’s approval process concluded on October 23, 2024, when the California Department of Finance approved the Oversight Board Resolution Nos. 03-2024 and 04-2024 (approving the Fourth Amendment to the Phase 2 DDA and the First Amendment to the Tax Allocation Pledge Agreement between OCII and the City and County of San Francisco). The local approval process concluded on November 5, 2024, when the City and County of San Francisco Board of Supervisors unanimously approved amendments to the BVHP Plan, the HPS Plan, and the First Amendment to the Tax Allocation Pledge Agreement. Planning and design work for the next Major Phase at Candlestick Point is currently underway consistent with the revised standards for the Project.

The amendments to the project responded to delays in the Department of the Navy’s (the “Navy”) cleanup of the Hunters Point Shipyard (“Shipyard”), and pandemic-driven changes in the commercial real estate market. The amendments allow the redevelopment of Candlestick Point to resume by transferring over 2 million square feet of Research & Development/Office from the Shipyard to Candlestick Point while the Shipyard is being remediated. However, the amendments do not change the Project’s overall development program, which includes 10,672 homes, approximately 5 million square feet of research and development/office space, 880,000 square feet of retail and hotels, 410,000 square

Daniel Lurie
MAYOR

Thor Kaslofsky
EXECUTIVE DIRECTOR

Dr. Carolyn Ransom-Scott
CHAIR

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Earl Shaddix
COMMISSIONERS

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

628 652 8500

www.sfocii.org

feet of institutional uses, 400,000 square feet of arts and cultural facilities, 100,000 square feet of community uses, and approximately 365 acres of parks and open space to be built on Candlestick Point and the Shipyard.

Table 1. Candlestick Point - Hunters Point Shipyard Phase 2 Approval Process

Entity	Approval Date	Approval Actions
OCII Commission	09/03/2024	<ul style="list-style-type: none"> Addendum 7 CEQA Findings (Reso. No. 22-2024) Report to the Board for Bayview Hunters Point Redevelopment Project Area (Reso. No. 23-2024) Report to the Board for Hunters Point Shipyard Redevelopment Plan (Reso. No. 24-2024) Bayview Hunters Point Redevelopment Plan Amendments (Reso. No. 25-2024) Hunters Point Shipyard Redevelopment Plan Amendments (Reso. No. 26-2024) 4th Amendment to Disposition and Development Agreement (Reso. No. 27-2024) Candlestick Point Design for Development (Reso. No. 28-2024) 1st Amendment to Tax Allocation Pledge (Reso. No. 29-2024)
OCII Oversight Board	09/09/2024	<ul style="list-style-type: none"> 4th Amendment to Development and Disposition Agreement (Reso. No. 03-2024) 1st Amendment to Tax Allocation Pledge (Reso. No. 4-2024)
San Francisco Planning Commission	09/12/2024	<ul style="list-style-type: none"> General Plan Consistency for Amendments to BVHP and Hunters Point Shipyard Redevelopment Plans (Motion No. 21607) Candlestick Point Design for Development (Motion No. 21608)
CA Department of Finance	10/23/2024	<ul style="list-style-type: none"> 4th Amendment to Development and Disposition Agreement 1st Amendment to Tax Allocation Pledge
Board of Supervisors	10/29/2024 & 11/05/2024	<ul style="list-style-type: none"> Amendments to Hunters Point Shipyard Redevelopment Plan (Ordinance No. 253-24) Amendments to Hunters Point Shipyard Redevelopment Plan (Ordinance No. 254-24) 1st Amendment to Tax Allocation Pledge (Reso. No. 538-24)

NEXT STEPS

Candlestick Point will be completed in seven phases over the next 25 years and will deliver over 7,000 housing units, 2.8 million square feet of R&D/Office, over 300,000 square feet of retail, community uses, performance venue, film arts center, and approximately 113 acres of parks and open space (**Table 2**). Construction of brand-new infrastructure will precede vertical construction in each phase, since Candlestick Point currently lacks infrastructure to support a mixed-use development program. Infrastructure construction will take 2-3 years to complete in each phase.

Table 2. Candlestick Point Development Program

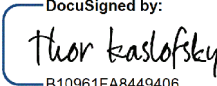
Use	Program
Residential Units	7,218 (34% Below Market Rate)
Non-Residential	
Research & Development/Office	2.8M square feet
Retail	304,500 square feet
Hotel	130,000 square feet
Community Use	50,000 square feet
Performance Venue	4,400 seats
Film Arts Center	1,200 seats
Open Space	~113 acres (~97 acres along the waterfront)

Major Phase 2 will deliver 675 housing units (41% Below Market Rate) and 1.2 million - 1.5 million square feet of commercial space. Infrastructure construction will happen between 2026 and 2028, followed by construction of housing and commercial. OCII, the Developer, and San Francisco Public Work's Infrastructure Task Force ("ITF") are currently working through the City's process for securing infrastructure construction permits, including updating utility plans and other corresponding documents (**Table 3**). The permitting process ensures that the project's public infrastructure, which will be transferred to and operated by the City once constructed, comply with City regulations, standards, and mapping requirements. A portion of Major Phase 2's infrastructure will be funded by a \$20 million US Department of Transportation Rebuilding American Infrastructure with Sustainability and Equity ("RAISE") grant awarded to SFPW, on behalf of OCII and the Developer.

Table 3. Major Phase 2 High-Level Schedule

Task	Duration	Schedule
Candlestick Master Utility Plan – Update	3 months	Jan 2025 – May 2025
RAISE Grant Contract	3 months	Jan 2025 – Oct 2025
Major Phase Application Amendment	6-9 months	Jan 2025 – Oct 2025
Final Map & Public Improvement Agreement	9-12 months	Jan 2025 – Dec 2025
Street Improvement Permit, Infrastructure Drawings	7-9 months	Jan 2025 – Oct 2025
Project Bidding	4-6 months	July 2025 – Dec 2025
Infrastructure Construction	18 months	Dec 2025 – June 2027

(Originated by Inder Grewal, Development Specialist)

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 Thor Kaslofsky
 Executive Director