Workshop Agenda

1. Purpose
2. Background
3. 2019 Proposed Changes
4. Next Steps
Purpose
Create Jobs

- Increase range of opportunities and economic relevance
- Invites a workforce 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
Ensure Childcare Resources

- Prioritize on-site childcare
- Maintain existing FranDelJa Child Development Center playground
- More child-care resources will accompany office and hotel uses
Background
<table>
<thead>
<tr>
<th>Sub-Phase</th>
<th>Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CP-01</td>
<td>Alice Griffith Ph. 1-4</td>
<td>Completed</td>
</tr>
<tr>
<td>CP-02</td>
<td>“Candlestick Center”</td>
<td>Sub-Phase</td>
</tr>
<tr>
<td>CP-03</td>
<td>Housing with Retail at the Ground Floor, Community Use Lot</td>
<td>Designs Approved for Housing Blocks</td>
</tr>
<tr>
<td>CP-04</td>
<td>Housing with Retail at the Ground Floor</td>
<td>Designs Approved</td>
</tr>
<tr>
<td>CP-05</td>
<td>Remaining Alice Griffith, Other Housing &amp; Community Use Lot</td>
<td>Future Sub-Phase</td>
</tr>
</tbody>
</table>
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

Proposed

LEGEND
- CP/HPS2 Project Boundary
- ICP 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 Land Uses by Sub-Phase

LEGEND
- CP/HPS2 Project Boundary
- Sub-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
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Current Plan</th>
<th>Proposed Change (+/-)*</th>
<th>Revised Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Units</td>
<td>2,521</td>
<td>428</td>
<td>2,949</td>
</tr>
<tr>
<td>Office GSF</td>
<td>134,500</td>
<td>615,500</td>
<td>750,000</td>
</tr>
<tr>
<td>Regional Retail GSF</td>
<td>635,000</td>
<td>(465,000)</td>
<td>170,000</td>
</tr>
<tr>
<td>Neighborhood Retail GSF</td>
<td>131,000</td>
<td>1,100</td>
<td>132,100</td>
</tr>
<tr>
<td>Community Facilities Spaces GSF</td>
<td>32,000</td>
<td>(12,000)</td>
<td>20,000</td>
</tr>
<tr>
<td>Performance Venue GSF</td>
<td>75,000</td>
<td>(11,000)</td>
<td>64,000</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>220</td>
<td>No change</td>
<td>220</td>
</tr>
<tr>
<td>Open Space Acres</td>
<td>9.3</td>
<td>No change</td>
<td>9.3</td>
</tr>
</tbody>
</table>

* 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

<table>
<thead>
<tr>
<th></th>
<th>Office</th>
<th>Retail</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>750,000 SF</td>
<td>70,000</td>
<td>579 units</td>
</tr>
</tbody>
</table>
Proposed Infield Program

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

<table>
<thead>
<tr>
<th>Multi-Family</th>
<th>Senior Housing*</th>
<th>Hotel</th>
<th>Film Arts Center</th>
<th>Retail</th>
</tr>
</thead>
<tbody>
<tr>
<td>314 Units</td>
<td>104 Units</td>
<td>130,000 SF</td>
<td>64,000 SF</td>
<td>100,000 SF</td>
</tr>
</tbody>
</table>
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)
• **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)
Community Facilities Spaces
View to the Plaza from Arelious Walker Drive

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

Proposed AG Housing/Land Use Plan

Note: CPN 1A is outside of Alice Griffith Neighborhood
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
what year will buildings and amenities be completed?

Vertical Construction Schedule

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