



HUNTERS POINT SHIPYARD PHASE II - CANDLESTICK POINT
PROJECT SUMMARY

The Hunters Point Shipyard-Candlestick Point development project covers approximately 700-acres along the southeastern waterfront of San Francisco. After more than a decade of planning efforts relating to these sites, in May 2007, the Mayor, the Board of Supervisors, the San Francisco Redevelopment Agency Commission, and the two community-based advisory organizations, the Hunters Point Shipyard Citizens Advisory Committee and the Bayview-Hunters Point Redevelopment Project Area Committee, endorsed a "Conceptual Framework" for the integrated redevelopment of Candlestick Point and the Hunters Point Shipyard. In June 2008, San Francisco voters overwhelmingly approved Proposition G, the Bayview Jobs, Parks and Housing Initiative which set forth guiding principles for the integrated development of the two sites, consistent with the Board and Mayor approved Conceptual Framework. Consistent with the Initiative, the proposed development program encompasses the following elements:

- Approximately 10,500 residential housing units across the project site, including a mix of rental and for-sale units, both affordable (approximately 32%) and market-rate. The affordable homes, to be built largely by the City's redevelopment agency, will target very-low, low and moderate-income households.
- The rebuilding of the Alice Griffith Public Housing Development, also known as Double Rock, to provide one-for-one replacement of existing units targeted to the same income levels as those of the existing residents and to ensure that eligible Alice Griffith Housing residents have the opportunity to move to the new, upgraded units.
- Approximately 2,500,000 sq. ft. of "green" office, research and development uses on the Shipyard oriented around a life science and technology campus. The City intends to create a major "green technology" cluster on this site.
- Approximately 150,000 sq. ft. of green office/research & development or other commercial space on Candlestick Point.
- More than 300 acres of new and restored open space and active recreation areas, which includes neighborhood parks within Candlestick Point and the Shipyard, new waterfront parks around the entire perimeter of the Shipyard connecting to the region's bay trail, and a major renovation of the Candlestick Point State Recreation Area into a "Crissy Field" of the southeast with restored habitat areas and public access to the water. These park and open space areas cover over half the site's acreage and represent San Francisco's largest park development since Golden Gate Park.
- Approximately 750,000 sq. ft. of regional and neighborhood-serving retail on Candlestick Point.
- Approximately 125,000 sq. ft. of neighborhood-serving retail, including a retail town center on the Shipyard.

- A 150,000 sq. ft. (220 room) hotel on Candlestick Point.
- Permanent new and renovated space for the existing Shipyard artists with construction phased to ensure that the artists have the right to move to the new or renovated space without being displaced.
- Potential inclusion of space for a 10,000-seat performance venue on Candlestick Point.
- Space for a new, 69,000-seat, world-class football stadium for the 49ers and related “dual-use” active recreation fields and green parking areas on the Shipyard.

The Shipyard-Candlestick project will require substantial new public infrastructure, including new roads and transit centers, significant improvements to regional transit hubs, the creation of new connections to existing City transit centers, and a ferry terminal on the Shipyard.

All told, the project is expected to generate over 10,000 permanent jobs and thousands of ongoing construction jobs throughout the build-out of the project, many of which will be targeted at Bayview residents through the City’s workforce development programs like “City Build.”

Shipyard Environmental Cleanup

The City is working with the Navy and federal and environmental regulators to expedite cleanup and transfer of the Shipyard to both meet the 49ers timelines and to allow the City to move forward with community benefits like parks, affordable housing and jobs for Bayview Hunters Point residents. With or without the 49ers, there is an urgent need for the Navy to fulfill its obligations under the Conveyance Agreement and convey the remainder of the Shipyard parcels to the City as quickly as possible in a condition that is consistent with the City’s reuse plans.

Next Steps

In December 2008, the Redevelopment Agency and Board of Supervisors approved a project financing plan. The financing plan serves as the basis for negotiating a comprehensive disposition and development agreement with the project developer, which sets forth the final development plan and program and the developer’s obligations pursuant to an agreed upon schedule.

In January 2009, the two citizens groups with jurisdiction over the project, the Mayor’s Hunters Point Shipyard Citizen’s Advisory Committee (CAC) and the Bayview Hunters Point Project Area Committee (PAC), endorsed the project’s Urban Design Plan. The Urban Design Plan provides policy direction and guiding principles for the development of the urban form and proposed land use program, which includes both stadium and non-stadium development plan alternatives. The Urban Design Plan serves as the basis for the City’s development control documents (Design for Development, Open Space and Streetscape Master Plans), which will be used by the City to implement project as it gets built out, and as the basis for the City’s general plan and the Shipyard & Bayview Hunters Point redevelopment plan amendments.

Within the next year the City and the developer will sign a Disposition and Development Agreement (DDA), which obligates the developer to construct the horizontal infrastructure

improvements including the parks, roads, utilities and transportation infrastructure improvements as well as provide funding for various affordable housing and community benefit programs. Components to be finalized in the coming months and included in the DDA include:

- *Open Space and Streetscape Master Plans*
- *Transportation Infrastructure and Service Plans*
- *A Sustainability Plan* will provide targeted goals for the project including a LEED Platinum standard for Neighborhood Development, specific green building guidelines equivalent to LEED NC GOLD, specific targets for energy consumption and water supply demand reductions as well as on-site stormwater treatment and construction waste diversion from landfills.
- *A Housing Plan* will provide for the development of market-rate, affordable, public housing replacement at Alice Griffith, and workforce housing units.
- *A Community Benefits Plan* will provide for a wide range of funding, facilities and programs intended to benefit the local Bayview community, including the City's workforce training strategy for the development.