



Candlestick Point / Hunters Point Shipyard Phase 2
Public Utilities Commission

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THOMAS
BALSLEY
ASSOCIATES

May 25, 2010

Public Process



In the last 3 years, more than 230 meetings have been held in the Bayview and throughout the City to discuss the Project.

- 17 + years of Community Based Planning
- Recent Major Milestones
 - Conceptual Framework (2007)
 - Proposition G (2008)
 - Financing Plan (2008)
 - Urban Design Plan (2009)
 - SB 792 (2009-2010)
 - Draft EIR and Comments & Responses (2009 - 2010)

Project Public Benefits

- **32% below market rate housing (3,345 units) at a range of income levels**
- **Rebuild of Alice Griffith with a 1 for 1 replacement of the existing units with no displacement of existing residents**
- **New and renovated replacement studio space for the Shipyard artists**
- **More than 300 acres of new and improved parks and open space**
- **More than \$1 billion in transportation and public utility improvements**
- **Opportunity site for a new 49ers stadium**

Project Public Benefits

- **Approximately 1,500 construction jobs per year over the build out of the project and more than 10,000 permanent jobs**
- **Dedicated land for community facilities, arts center**
- **Additional community benefits totaling \$83 million including:**
 - » **Community First Housing Fund**
 - » **Workforce Development Fund**
 - » **Construction Assistance Program and Insurance and Credit Support**
 - » **Scholarship Fund**
 - » **Pediatric Health & Wellness**
 - » **Education Improvement Fund**
 - » **Community Benefits Fund**
- **Other Benefits:**
 - » **Dedicated Space for Library Services**
 - » **Community Builders**
 - » **Community Brokers Program**
 - » **International African Marketplace**

Sources of Funds - \$2.4 Billion Total

- **Public Infrastructure - \$1.3 Billion**
 - Utility Infrastructure - \$650 million
 - Demolition and Site Grading \$100 million
 - Transportation Improvements \$400 million
 - Parks and Open Space \$171 million

- **Below Market Housing - \$470 million**

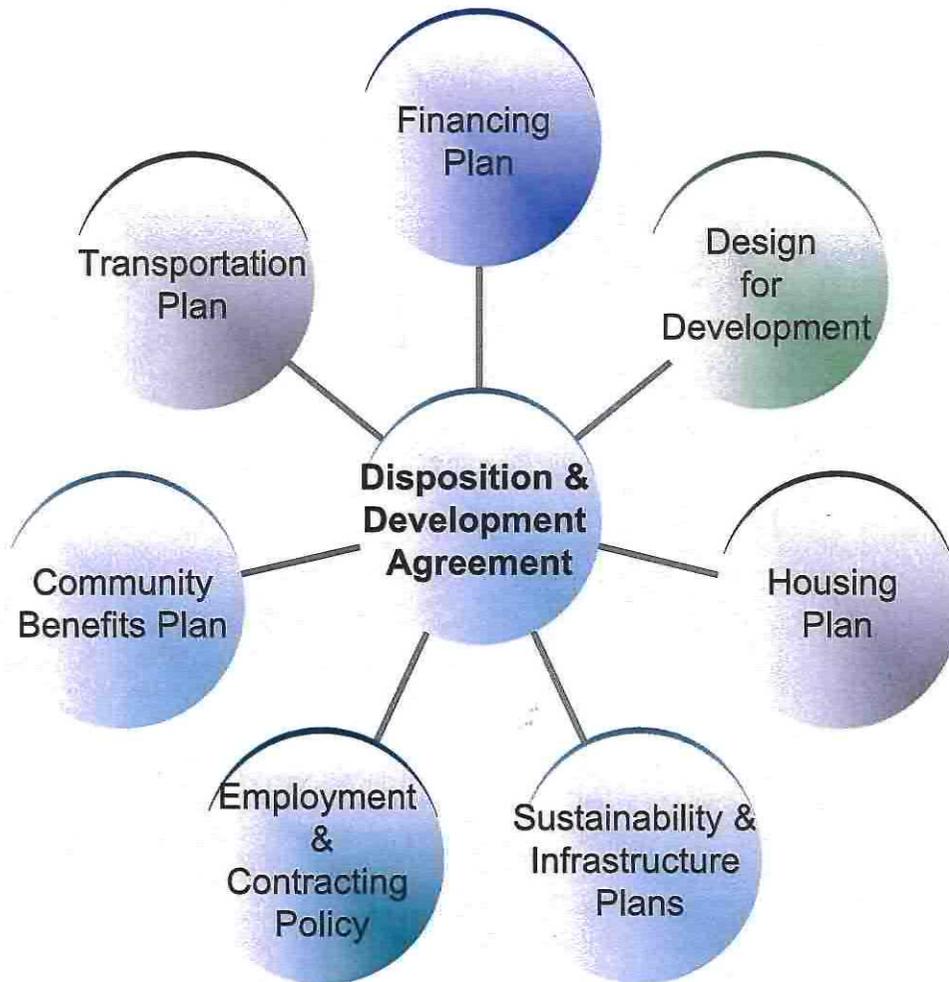
- **Additional Community Benefits - \$83 million**

- **Other Costs - \$565 million**
 - Community and Public Facilities
 - Project Planning and Entitlements
 - Governmental Fees
 - Marketing, Project Management, Property Management and Closing Costs

Uses of Funds - \$2.4 Billion Total

- **Private Capital (Developer Equity/Debt) - \$727 million**
- **Land Secured Tax Exempt Financing that would not exist “but for” the Project:**
 - Tax Increment Financing - \$1.1 billion
 - Mello Roos Community Facility District - \$605 million
- **Non-recourse to the City’s General Fund**

The Disposition and Development Agreement



Other Project Documents

- Environmental Impact Report
- Planning & Redevelopment Plan Amendments
- Subdivision Code Amendments
- State and City Parks Land Transfer Agreements
- Planning and City Cooperation Agreements
- Other City Agreements

Existing Project Site



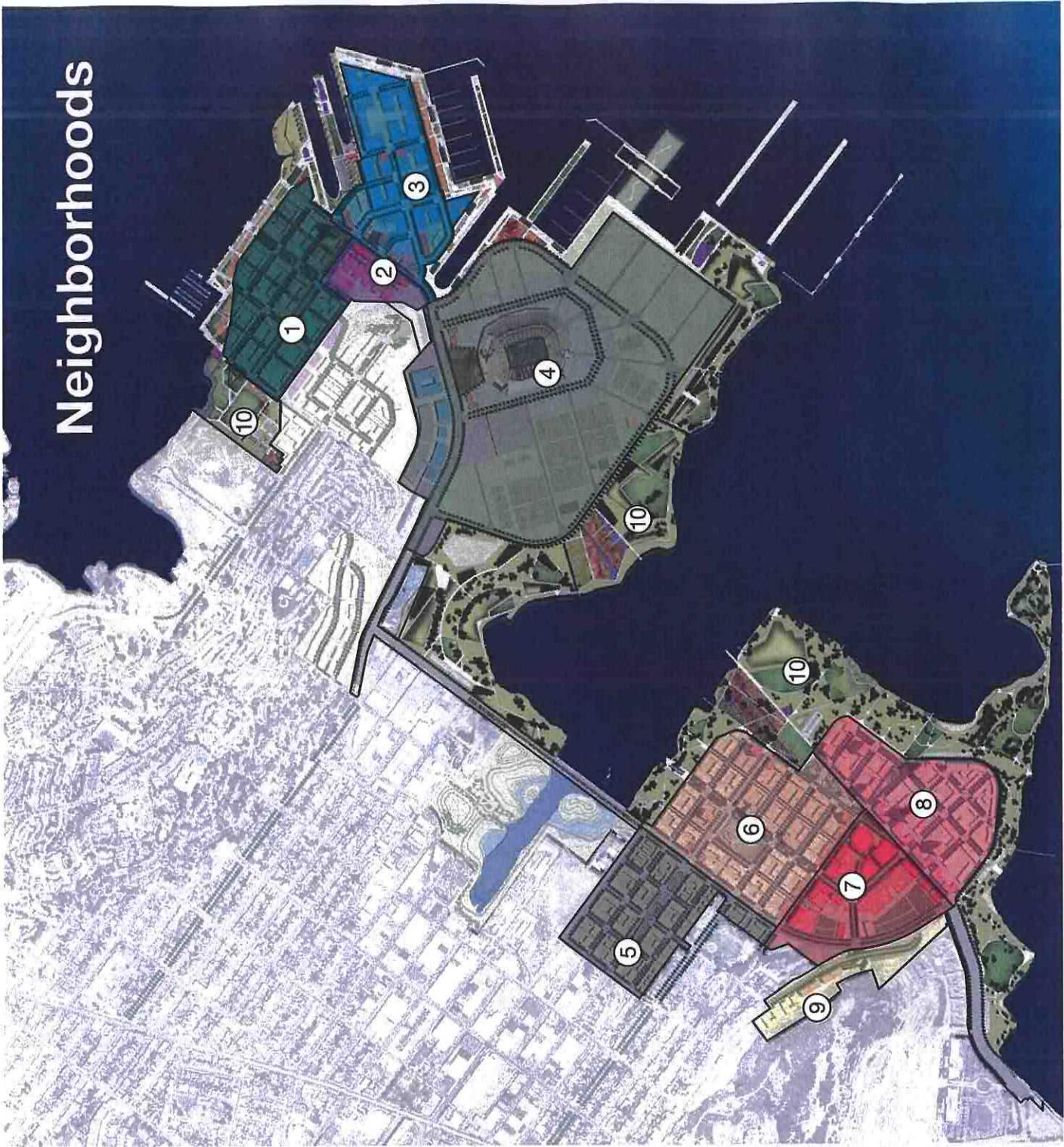
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PHASE II LAND USE & DEVELOPMENT PROGRAM

	HUNTERS POINT SHIPYARD	CANDLESTICK POINT	TOTAL
Units	2,650	7,850	10,500
Neighborhood Retail (sq.ft.)	125,000	125,000	250,000
Regional Retail (sq.ft.)	-	635,000	635,000
Artist's Studio (sq.ft.)	225,000	-	225,000
Office/R&D (sq.ft.)	2,500,000	190,000	2,690,000
Hotel (sq.ft.)	-	150,000	150,000
Arena (sq.ft.)	-	75,000	75,000
Community Facilities (sq.ft.)	50,000	50,000	100,000
Open Space (acres)	231.6	104.8	336.4

- Community Use
- Mixed-use
- Retail/commercial
- Low rise Residential
- Mid rise Residential
- High rise Residential
- Research & Development



Neighborhoods



- ① Shipyard North
- ② Shipyard Village Center
- ③ Shipyard R&D
- ④ Shipyard South
- ⑤ Alice Griffith
- ⑥ Candlestick North
- ⑦ Candlestick Center
- ⑧ Candlestick South
- ⑨ Jamestown
- ⑩ Open Space Network



Distinct Neighborhoods



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Affordable Family Housing Alice Griffith



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The Arts Plaza

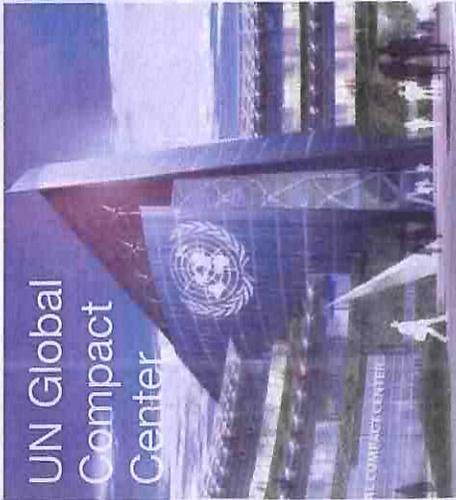


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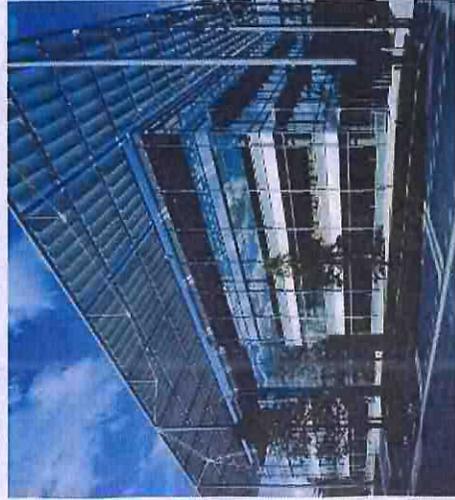
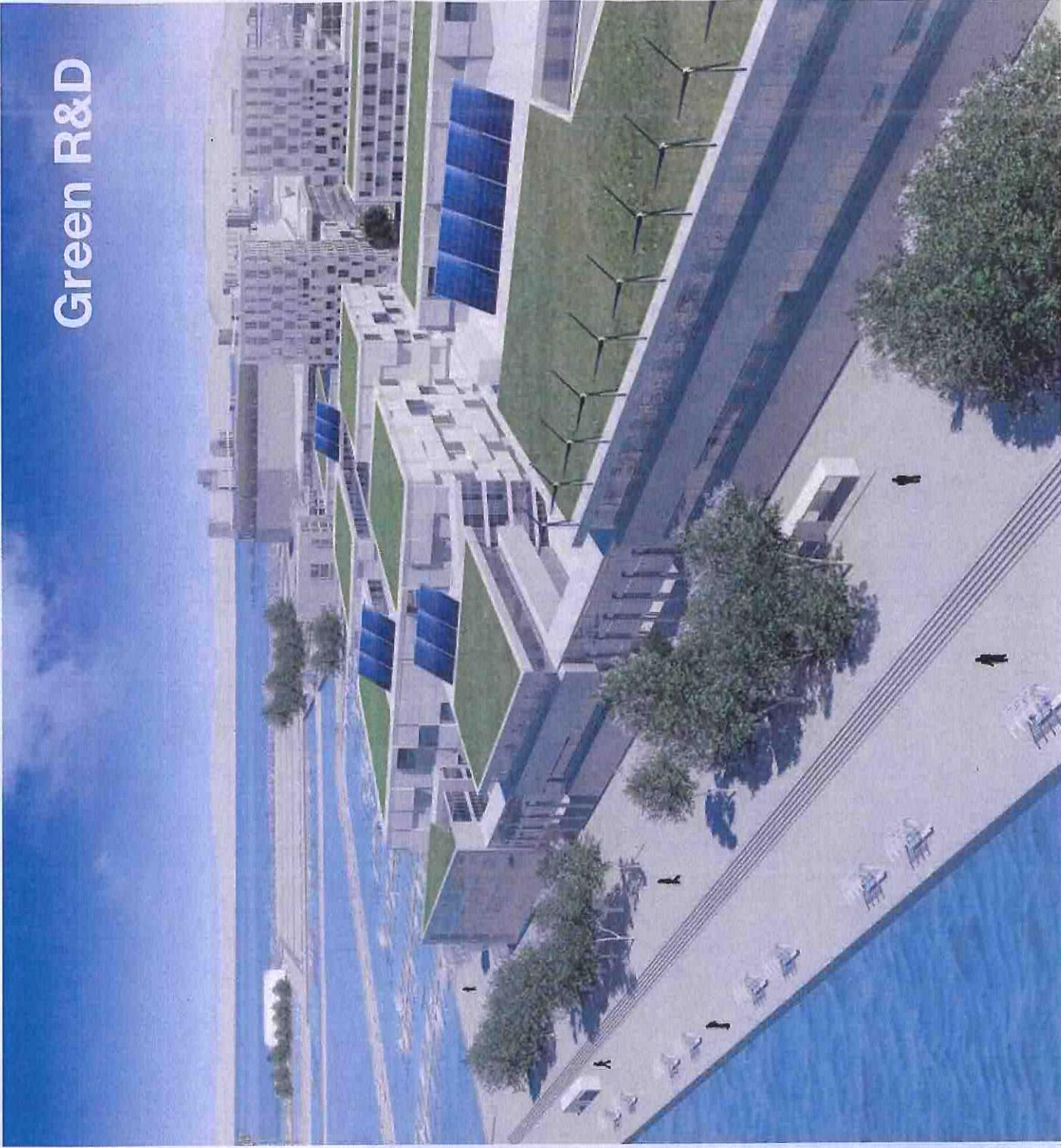
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CANDLESTICK POINT / HUNTERS POINT SHIPYARD

UN Global Compact Center



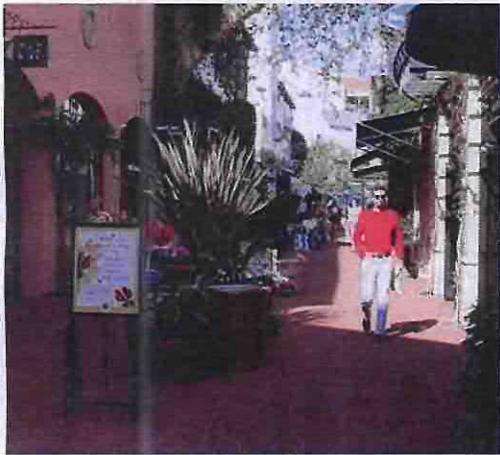
Green R&D



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Neighborhood Retail



Publicly Accessible Waterfront



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Stadium



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Non-Stadium Options



- 5,000,000 square feet of Research & Development Space
- 327 acres of parks



- 3,000,000 square feet of Research & Development Space
- 4,275 residential units on the Shipyard (1,625 units shifted from Candlestick)
- 326.6 acres of parks



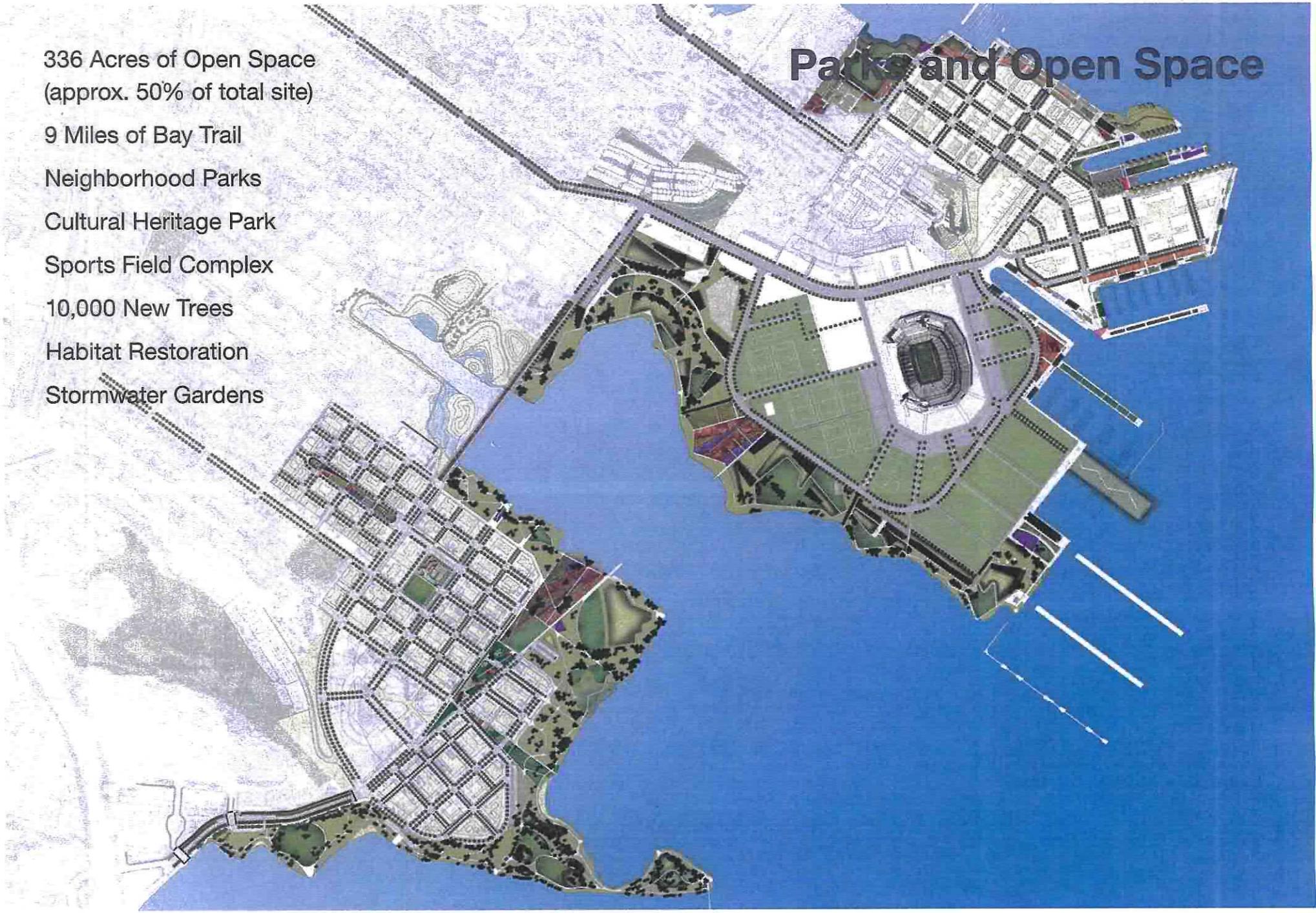
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CANDLESTICK POINT/HUNTERS POINT SHIPYARD

Parks and Open Space

- 336 Acres of Open Space (approx. 50% of total site)
- 9 Miles of Bay Trail
- Neighborhood Parks
- Cultural Heritage Park
- Sports Field Complex
- 10,000 New Trees
- Habitat Restoration
- Stormwater Gardens



Sustainability – Habitat Preservation & Enhancement



Storm water treatment marsh



Grassland, beach & tidal marsh habitats



Treatment of street & building run-off



Remove invasive plant species



Increase trees & shrubs on State Recreation Area by 50%



Street trees, swales & neighborhood parks

SFPUC Approvals for Candlestick Point/Hunters Point Shipyard Phase 2 Project

- Interagency Cooperation Agreement
 - Attaches Infrastructure Plan
 - Establishes rights and responsibilities with respect to review and acceptance of public infrastructure provided by developer
- CEQA findings
- Acceptance of oversight responsibility under Mitigation Monitoring and Reporting Program