San Francisco
Redevelopment Agency

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# HUNTERS POINT SHIPYARD (HPS) PROJECT SUMMARY

**SUMMARY:** The Hunters Point Shipyard ("Shipyard") is a former naval base (closed in 1974) of over 500 acres located along the southeastern waterfront of San Francisco. The Board of Supervisors adopted Redevelopment Plan in 1997 and amended it in 2010 to provide for the integrated planning and development of the Shipyard and the Candlestick Point portion (approximately 280 acres) of the Bayview Hunters Point Redevelopment Area. The Shipyard property is divided into Parcels A through F, and the transfer of parcels occurs in phases after environmental remediation by the Navy.

**PHASE 1:** Pursuant to the Phase 1 Disposition and Development Agreement ("DDA") approved in 2003between the Agency and the joint venture of the Lennar Corporation and Scala Real Estate Partners, Hillwood, and Estein and Associates, USA (collectively "Lennar"), the infrastructure for the first phase of development is underway, full build-out will include:

- 1,600 housing units, 27% to 40% of which will be affordable
- 26 acres of open space
- 10,000 sq.ft. of commercial space
- Land set aside for the development of community facilities
- Job training and contracting programs for community residents and organizations
- $1 million dollars for the local community for additional community benefits

**PHASE 2:** Lennar is also developing the remaining portions of the Shipyard and the Candlestick Point ("CP") area as one development project (Phase 2). The recently finalized Phase 2 DDA development includes:

- 10,500 housing units (on both the Shipyard and CP) 32% of which will affordable
- Over 300 acres of parks and open space (on both the Shipyard and CP) including a complete renovation of the Candlestick Point State Recreation area
- Approximately 125,000 sq. ft. of neighborhood-serving retail on the Shipyard
- Approximately 3 million square feet of "clean" technology research and development space, a clean tech business incubator and the headquarters for the UN Global Compact Sustainability Center located in Building 813 on the Shipyard
- Permanent new and renovated space for the existing Shipyard artists
- Rebuilding the Alice Griffith public housing development consistent with the City's HOPE SF program.
- Approximately 675,000 sq. ft. of regional and neighborhood-serving retail on CP
- A 150,000 sq. ft. (220 room) hotel on CP
- And a stadium opportunity site for the San Francisco 49ers on the Shipyard

In total, Phase 1 and 2 will generate hundreds of new construction jobs each year, and ultimately will create more than 10,000 permanent jobs over the next 20-25 years. To achieve this ambitious development plan, the City and Agency have pledged all of the net available tax increment from the Phase 2 area for the public improvements in the area.

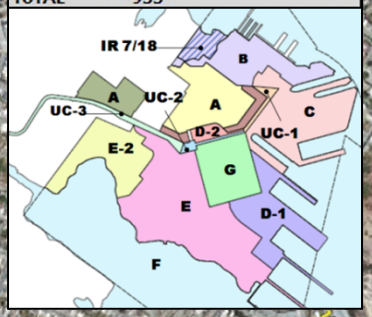
**NEXT STEPS:** For Phase 1, approximately 100 units are anticipated to be available in 2013 and in Phase 2 the first "Major Phase" includes the improvement of Alice Griffith as well as the development of Parcel B and G on the Shipyard in late 2011. Also the City continues to work with the Navy and the environmental regulators to expedite cleanup and transfer of the Shipyard which will continue until 2017.

# CANDLESTICK POINT & HUNTERS POINT SHIPYARD LAND USE & DEVELOPMENT PROGRAM

**CANDLESTICK POINT & HUNTERS POINT SHIPYARD SUMMARY STATISTICS**

| | HUNTERS POINT SHIPYARD | CANDLESTICK POINT | TOTAL |
|---|---|---|---|
| Units | 5,875 | 6,225 | 12,100 |
| 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.) | 3,000,000 | 150,000 | 3,150,000 |
| 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) | 247.8 | 104.8 | 352.6 |

| Parcel | Acres | Transfer | Acres/Year |
|---|---|---|---|
| A | 76 | Apr-05 | n/a |
| D-2 | 6 | Sep-11 | |
| UC-1 | 3 | Nov-11 | |
| UC-2 | 4 | Nov-11 | |
| B | 44 | Nov-11 | |
| G | 40 | Nov-11 | 2011=97 |
| IR 7/18 | 11 | Aug-12 | |
| D-1 | 50 | Nov-12 | 2012=61 |
| C | 75 | Jun-13 | |
| UC-3 | 13 | Aug-13 | 2013=88 |
| E | 129 | Jan-14 | 2014=129 |
| E-2 | 47 | Oct-17 | |
| F | 437 | Jul-17 | 2017=484 |
| TOTAL | 935 | | |




❶ Major Phase 1 HP/CP: **Start 2010- End 2021/19**
❷ Major Phase 2 HP/CP: **Start 2016- End 2023**
❸ Major Phase 3 HP/CP: **Start 2019- End 2027**
❹ Major Phase 4 HP/CP: **Start 2023- End 2031**

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

Innes Avenue
Palou Avenue
3rd Street
Carroll Avenue
Gilman Avenue
Bayview Hill
Harney Way
Bayshore Caltrain Station
101

0 250 500 1,000 2,000 4,000'

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