

square foot entertainment and shopping center, and other conditional uses, including residential uses, subject to the approval of the City's Planning Commission.

M. ~~L.~~ For several years following the approval of Propositions D and F, the City worked with the 49ers and its developer partner, the Mills Corporation, to pursue a plan for developing the stadium and adjoining entertainment retail shopping center project, but that plan proved to be economically and practically infeasible, and in the Spring of 2005, the 49ers terminated their exclusive negotiation arrangement with the Mills Corporation. In the fall of 2005, the 49ers, after having conducted a competitive process for a new developer partner, selected Lennar Corporation ("Lennar") to explore the feasibility of a new plan for development of a stadium in the context of a comprehensive mixed-use project at Candlestick Point. Over the course of about 18 months, Lennar, working in cooperation with the 49ers and the City, explored a new preliminary plan that would provide for a world-class 49ers stadium and related mixed-use development at Candlestick Point, consisting of about 6,500 new housing units, retail and commercial uses, new public open spaces and major improvements to the state park, and substantial transportation improvements at Candlestick Point.

N. ~~M.~~ In June 2006, following a 10-year planning process, the Board of Supervisors, by Ordinance No. 113-06, adopted the Redevelopment Plan for the Bayview Hunters Point Project Area (the "BVHP Redevelopment Plan"). The BVHP Redevelopment Plan amends and renames the previous Hunters Point Redevelopment Plan and adds a considerable amount of new territory, including Candlestick Point. The primary objective of the BVHP Redevelopment Plan is to revitalize the BVHP community through economic development, affordable housing and community enhancement programs for the benefit of existing BVHP residents and businesses. The policies and programs of the BVHP Redevelopment Plan incorporate community goals and objectives expressed in a Concept Plan that was adopted in 2000 following hundreds of community planning meetings, by the BVHP Project Area Committee ("PAC"). The PAC is a body that was formed in 1997 through a public election by BVHP voters, to work with the Agency and the City and represent the interests of the BVHP community in planning for its future, as required by the Community Redevelopment Law. The Agency will continue to work through the PAC and ~~other~~with the community ~~processes~~ throughout the process of implementing revitalization activities under the BVHP Redevelopment Plan.

O. ~~N.~~ In March 2006, the Board of Supervisors, by Resolution No. 132-06, adopted interim zoning controls (the "Interim Controls") for the Hunters Point Shoreline Area, which is also referred to as Area C and as the Hunters Point Shoreline Activity Node in the BVHP Redevelopment Plan (the "Hunters Point Shoreline Area"). In adopting the Interim Controls, the Board of Supervisors found that "further planning [of this area] is needed to develop appropriate land use controls to assure that the community vision . . . is realized." (Interim Controls at page 3.) In particular, the Board of Supervisors found that "further planning will provide an opportunity to assure that the land use plan for the Hunters Point Shoreline Area is integrated with the most recent nearby development plans . . . in the area of the Hunters Point Shipyard Redevelopment Plan . . ." (Interim Controls at page 4.) In connection with the adoption of the BVHP Redevelopment Plan, the Board of Supervisors confirmed the City's policy to continue further planning and

- Apply green building construction practices, especially energy efficient design for new development.

5. Create a Viable Opportunity for the 49ers to Develop a New Stadium on the Shipyard

- Provide a viable plan for a new stadium on the Shipyard for the 49ers to continue to play their home games in San Francisco.
- The development of the stadium should not involve the issuance of lease revenue bonds (including, but not limited to the Proposition D-authorized bonds), general obligation bonds or similar General Fund debt.
- Maximize the year-round beneficial use of the stadium and associated uses, including beyond 10 to 12 NFL games annually at the stadium.
- Provide for other appropriate sports and recreational uses that complement the stadium.
- Ensure the revitalization of the Project Site, comprised of Candlestick Point and Phase 2 of the Shipyard, and the generation of public benefits to the community and the City from development, even if the 49ers do not build a new stadium at the site.

III Principles to Guide Implementing the Goals for Development

In seeking to achieve the overarching goals described above, the City and the Agency, working with the Primary Developer, Lennar and the 49ers, will apply these guiding principles throughout the planning for the Project and if the Project is approved, its implementation:

A. Generally Applicable Principles

- i. • To ensure the timely development of the Project and realization of the public benefits that it generates, the Project as a whole must be well designed, appropriately phased and financially feasible for the City, the Agency and the Primary Developer.
- ii. • Any development at the Project Site must result in a diverse and economically and environmentally sustainable mixed-use project that revitalizes the Project Site in furtherance of the approved redevelopment plans, with employment, entrepreneurial and housing opportunities and other tangible public benefits for the BVHP community specifically and the City generally. Development should be dense enough to create a distinctive urban form in keeping with San Francisco's denser residential districts and densities should be at a level sufficient to generate revenues to make the Project financially viable and self-sufficient, help pay for transportation and other

infrastructure improvements, and achieve the economic and public benefits described in this document.

- iii. • The proposed Project to be analyzed for environmental review purposes may include housing of approximately 8,500 units. For such purposes, it may also include, in addition to residential use, the following uses on the Shipyard: a new retail town center, permanent space for the existing artist colony and opportunities for major cultural and educational institutions, including a permanent African marketplace (either on the Shipyard or Candlestick Point), up to about 2,000,000 square feet of office, research and development space oriented toward digital arts, green technology and biotechnology uses, a stadium and related parking and other uses, and over 100 acres of waterfront park land on Parcel E and around the entire Bay front perimeter of the Shipyard. For environmental review purposes, the Project may include the following uses, in addition to residential use, on Candlestick Point: a major renovation of the Candlestick Point Recreation Area and a mix of visitor and neighborhood-serving retail and other commercial uses. An illustrative concept plan is attached as Exhibit A, subject to change based on the public review and planning process.
- iv. • The housing program will consist of a mix of market-rate and affordable rental and ownership units. Consistent with the objectives of the BVHP and Shipyard Redevelopment Plans, at least 25% of the new housing units produced as part of the Project will be affordable units (excluding from such minimum percentage replacement units built in the renovation or reconstruction of the Alice Griffith Housing Development subject to the conditions described below), substantially exceeding the minimum amount that California redevelopment law and the City's inclusionary housing ordinance require. The affordable units will serve a range of income levels and household sizes and generations, and will be integrated into the Project as a whole with the market-rate housing. The affordable housing program will be shaped to serve the BVHP community, where the median income of residents is lower than that of the City as a whole. In addition, the affordable housing program will include preferences for Agency Certificate of Preference holders, rent burdened residents (persons paying more than 50% of their income for housing), and assisted residents (persons residing in public housing or project-based Section 8 housing.)
- v. The Project shall provide at affordable rates new or renovated permanent space at the Shipyard sufficient to accommodate the existing artists. The construction of the Project must be phased to ensure that the existing artists have the right to move to the new or renovated permanent space, without being displaced from the Shipyard. To achieve these objectives, the City, the Agency and the Primary Developer will work in consultation with the artists to create the plan for the permanent affordable facilities, including any relocation plan.

greening of BVHP neighborhood streetscapes, (iii) build community facilities, such as schools, libraries and health centers, and (iv) fund workforce and economic development programs to assist in creating job and contracting opportunities for area residents and businesses, and to assist local small businesses.

- xvii. • In recognition of the inclusion of the existing stadium site on Candlestick Point that is under RecPark's jurisdiction, upon expiration of the current stadium lease, the Project shall generate revenues to RecPark for recreational purposes or provide recreational facilities for RecPark, or both.
- xviii. • Private commercial and market-rate residential property developed on the Project Site may be subject to establishing one or more community facility (Mello Roos) or special assessment districts that levy special taxes on that property to help finance the development ~~of~~, maintenance and operation of public parks and open space improvements (including, but not limited to, programs for park use), roads and other public infrastructure.
- xix. • The Primary Developer will provide financial and contractual assurances to assure the City and the Agency that the planned public infrastructure for which the Primary Developer is responsible will be built on time and in accordance with City requirements.
- xx. • In accord with the limitations set forth in the BVHP Redevelopment Plan, neither the City nor the Agency will use eminent domain to acquire any residential property in assembling land needed for the Project and will otherwise abide with the BVHP Redevelopment Plan's restrictions and limitations on eminent domain for non-residential property.
- xxi. • To the extent the Project includes former tidelands that continue to be controlled by the public trust, the Project must be consistent with any applicable requirements under public trust law, subject to any property exchange or other agreements authorized by State law. Any changes to the proposed trust exchange for the Shipyard shall be subject to prior review and comment by the CAC.
- xxii. • The Project must ensure that the stadium on Candlestick Point is demolished at no cost to the City, including the Recreation and Park Department, or the Agency, when the 49ers lease of the existing stadium expires.
- xxiii. • The City, the Agency and the Primary Developer should work with the Navy and the various environmental regulatory agencies with jurisdiction over the Shipyard to explore how to best expedite the cleanup and transfer of the Shipyard, including possibly through one or more "early transfers" of the Shipyard if any such early transfer would otherwise accelerate realization of the goals and public benefits from redevelopment of the Project and still be

49ers that the transportation infrastructure needed for the stadium is complete and in service before the new stadium opens.

D. Principles Applicable to the Non-Stadium Alternative

(i) ~~•~~ If the 49ers do not proceed with a new stadium, ensure that the land on the Shipyard that would otherwise be developed for stadium uses and land at Candlestick Point when it becomes available are redeveloped in a manner consistent with this Framework and the Shipyard Redevelopment Plan and provide additional tangible public benefits, such as new or improved recreational opportunities, beyond those what would have been provided under the stadium alternative.

(ii) Ensure that the Project Site is revitalized, and that the City in general and the community in particular realize public benefits from development of the Project Site, even if the 49ers do not build a new stadium there.

2. **Preliminary Site Plan.** For planning purposes, a preliminary development plan for the Project Site is attached as Exhibit A to this Framework. The preliminary plan includes an alternative for a new stadium for the 49ers primarily on Parcel D of the Shipyard.

~~(a)~~ A. Alice Griffith Housing Development (Double Rock). For planning purposes of this document, the Project Site may include the Alice Griffith Housing Development (also known as Double Rock), subject to the applicable principles set forth in Section 1 of this Framework, including consultation with existing residents and approvals from the Housing Authority and HUD. Notwithstanding anything suggested to the contrary in this Framework, the ENA or the MOU, the Primary Developer shall not by virtue of helping facilitate the planning efforts of the City and the Agency, in cooperation with the Housing Authority, to examine the possibility of a reconstruction or rehabilitation of the Alice Griffith Housing Development, have any rights to undertake any such development.

~~(b)~~ B. RecPark Land. For planning purposes, the Project Site also includes the City's approximately 77-acres, currently under lease to the 49ers, subject to the applicable principles set forth in Section 1 of this Framework and to the MOU.

~~(c)~~ C. Public Trust Land. For planning purposes, the Project Site includes various strips of land, including paper streets, that consist of filled tidelands and may be impressed with the public trust. Some of those lands on Candlestick Point are under the jurisdiction of the City's Port. With regard to Candlestick Point, the Project is anticipated to entail the termination of the trust, exchange of trust lands within the Project Site, or other agreements involving the use of such lands, or a combination, as contemplated by Senate Bill No. 1641 (1998), as the same may need to be amended for the Project, and subject to agreement by the State Park and Recreation Commission and State Lands Commission and by the Port Commission as the case may be.

CONCEPTUAL FRAMEWORK FOR DEVELOPMENT

LIST OF EXHIBITS

EXHIBIT A	Preliminary Site Plan Preliminary Development Program Summary 3d Perspective View Project Location
EXHIBIT B	Board of Supervisors Resolution No. 59-07
EXHIBIT C	Preliminary Transportation Infrastructure Plan
EXHIBIT D	Preliminary Hazardous Materials Remediation Plan
EXHIBIT E	Preliminary State Park and Public Recreation/Open Space Plan
EXHIBIT F	Draft HOPE SF Principles

NOTE: Exhibits A, C, D and E reflect the stadium alternative

EXHIBIT A

PRELIMINARY SITE PLAN

[plan map showing site and land uses]

EXHIBIT B

BOARD OF SUPERVISORS RESOLUTION

EXHIBIT C

PRELIMINARY TRANSPORTATION INFRASTRUCTURE PLAN

EXHIBIT D

PRELIMINARY HAZARDOUS MATERIALS REMEDIATION PLAN
(Parcels A-3 and B through E of the Hunters Point Shipyard)

EXHIBIT E

PRELIMINARY STATE PARK AND PUBLIC RECREATION ND OPEN SPACE PLAN

EXHIBIT F

DRAFT HOPE SF PRINCIPLES

In the fall of 2006, Mayor Newsom and Supervisor Maxwell selected a broad-based task force to provide recommendations for addressing the conditions in San Francisco's most distressed public housing while also enhancing the lives of its current residents. On March 23, 2007, the task force published its recommendations and suggestions for crucial next steps to address these issues. In its report, the task force set forth the following principles for rebuilding the City's most distressed public housing, such as the Alice Griffith Housing Development (also known as Double Rock):

1. Ensure No Loss of Public Housing:

- One for One Replacement Public Housing Units
- Make Every Unit Modern and of High Quality
- Commit to Minimize Displacement of Existing Residents
- Phase the Rebuilding of the Sites
- Emphasize On-Site Relocation

2. Create an Economically Integrated Community:

- Build a housing ladder that includes:
 - Public Housing
 - Affordable Housing
 - Market Rate Housing
- Emphasis on the Priority Needs for Family Housing

3. Maximize the Creation of New Affordable Housing:

- In addition to one for one replacement of public housing, create as much affordable rental and ownership housing as possible on the sites
- Fund the rebuilding of the public housing using profits from the market-rate housing

4. Involve Residents in the Highest Levels of Participation in Entire Project:

- Resident Engagement in Planning and Implementation
- Develop Mechanisms for Residents to Engage in the Process
- Resident-Driven Occupancy Criteria

5. Provide Economic Opportunities Through the Rebuilding Process:

- Connect Appropriate Job Training and Service Strategies such as CityBuild and Communities of Opportunity to the Development Process
- Create Viable Employment Opportunities (Jobs) for Existing Residents through the Development Process
- Take Advantage of Contracting Opportunities:
 - Existing Residents
 - Local Entrepreneurs
 - Small and Disadvantage Businesses

6. Integrate Process with Neighborhood Improvement Plans:

- School Improvement and Reform
- Parks Improvements
- Improved Transportation
- Enhanced Public Safety
- Neighborhood Economic Development

7. Create Environmentally Sustainable and Accessible Communities:

- Incorporate Green Building Principles
- Include Design Elements that Meet Long-Term Accessibility Needs

8. Build a Strong Sense of Community:

- Solicit Input from Entire Community in Planning and Development Process
- Include Current and Prospective Residents
- Reach Out to and Engage Neighbors

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