Resolution endorsing a Conceptual Framework for the creation of a mixed-use development on Candlestick Point and Hunters Point Shipyard that includes the possibility of a new state-of-the-art stadium for the San Francisco 49ers and that will provide parks and open space, jobs, affordable housing and other tangible economic and public benefits for the Bayview Hunters Point community as soon as possible; making a determination that the proposed mixed-use redevelopment project as described in the Conceptual Framework is feasible for purposes of commencing environmental review; and urging City staff and the Redevelopment Agency to proceed with environmental review and planning work, including significant community review and input, in conjunction with the Lennar Corporation, for the proposed redevelopment project.

WHEREAS, The Bayview Hunters Point ("BVHP") community has one of the lowest median income and highest unemployment rates in the San Francisco, and the betterment of the quality of life for the residents of the BVHP Community is one of the City's highest priorities; and,

WHEREAS, In July 1997 the Board of Supervisors, by Ordinance No. 285-97, adopted a Redevelopment Plan for the revitalization of the Hunters Point Shipyard Project Area (the "Shipyard Redevelopment Plan"), and in June 2006 the Board of Supervisors, by Ordinance No. 113-06, adopted a Redevelopment Plan for the Bayview Hunters Point Project Area, including land in Candlestick Point (the "BVHP Redevelopment Plan"); and,

WHEREAS, The Candlestick Point Node of the BVHP Redevelopment Project Area ("Candlestick Point") and the Hunters Point Shipyard Redevelopment Project Area (the "Shipyard") are in close proximity to one another and make up the largest area of under-
utilized land in the City. Over the past decade the redevelopment of Candlestick Point and
the Shipyard have proceeded on parallel though largely separate paths; and,

WHEREAS, Combining the planning and redevelopment of these two project areas
presents the opportunity to create a more coherent overall plan for these neighboring
properties, including, for example, a comprehensive public recreation and open space plan
and an integrated transportation and transit plan, and may create efficiencies in the financing
of infrastructure and development and expedite the revitalization of both areas; and,

WHEREAS, Combining the planning and redevelopment of these two project areas will
further the policy goals adopted by the People of San Francisco in June 1997 under
Proposition F (the Candlestick Point/Stadium Land Use Measure), and help achieve the
proposed public benefits and objectives for this area as set forth in the BVHP and Shipyard
Redevelopment Plans; and,

WHEREAS, For several years following the adoption of Proposition 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,

WHEREAS, 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; and,

WHEREAS, The Redevelopment Agency of the City and County of San Francisco (the
"Agency"), through a competitive process, previously selected Lennar/BVHP Partners, an
affiliate of Lennar, as the primary developer of the Shipyard; and,

WHEREAS, Lennar, working in cooperation with the 49ers and the City for over 18
months, created a preliminary plan for Candlestick Point that would provide for a world-class

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49ers stadium and related mixed-use development, but the 49ers decided that the proposed
plan did not fully meet their needs and on November 8, 2006 the 49ers announced that they
would instead focus on examining the feasibility of a new stadium in Santa Clara; and,

WHEREAS, Although the 49ers acknowledged that the preliminary plan for Candlestick
Point was a great plan for mixed-use development, the 49ers stated that it did not work
adequately for their needs; and,

WHEREAS, The City remains committed to addressing the 49ers’ concerns and
examining a new plan that meets their needs, but at the same time the City’s primary goal is
to assure that it can produce a plan that is fiscally prudent for the City and that will deliver
parks and public open space, jobs, affordable housing and other tangible economic and public
benefits to the BVHP community and the City as soon as possible; and,

WHEREAS, Following the 49ers’ announcement that they would concentrate on
exploring the possibility of a new stadium in Santa Clara, Lennar, in cooperation with the City,
expended significant resources and began working diligently on a new preliminary plan that
would site a new football stadium and related parking on the Shipyard, and would provide for
an integrated mixed-use development across both Candlestick Point and the Shipyard; and,

WHEREAS, On December 28, 2006, the Mayor sent a letter to the 49ers proposing a
new preliminary plan that would combine Candlestick Point and the second phase of
development for the Shipyard as one integrated project, with a new stadium to be located at
the Shipyard; and,

WHEREAS, On February 13, 2007, the Board adopted Resolution No. 59-07,
endorsing the efforts of the City, the Agency, and Lennar to generate a conceptual proposal
for such an integrated mixed-use development on Candlestick Point and the Shipyard as soon
as possible, and urging the Agency to amend its exclusive negotiations agreement with
Lennar/BVHP Partners for the Shipyard to provide for an integrated redevelopment project on Candlestick Point and the Shipyard; and,

WHEREAS, Redevelopment of the Candlestick Point and the second phase of the Shipyard as an integrated mixed-use project would provide much needed parks and open space, employment, and affordable housing opportunities, as well as other tangible economic and public benefits, for the BVHP community in particular and the City as a whole; and,

WHEREAS, Following the Board's adoption of Resolution No. 59-07, the City and the Agency began to create an initial conceptual framework to set forth the principles that will guide the City, the Agency and Lennar regarding the integrated redevelopment of Candlestick Point and second phase of the Shipyard, including the possible development of a new stadium for the 49ers; and,

WHEREAS, The City, the Agency and Lennar have begun a process to seek significant community review and input into the integrated plan, initial conceptual framework and the preliminary site plan for the redevelopment of Candlestick Point and the Shipyard, including the following:

(a) A joint meeting between the Executive Committee of the Hunters Point Shipyard Citizen's Advisory Committee ("CAC") and the Land Use Committee of the BVHP Project Area Committee ("PAC") on February 8, 2007;
(b) A meeting of the full CAC on February 12, 2007;
(c) A meeting of the Agency Commission on February 20, 2007;
(d) A meeting of the Bayview Transportation Improvement Project Ad Hoc Community Advisory Committee on February 26, 2007;
(e) A meeting of the Planning Committee of the CAC on March 8, 2007;
(f) A meeting of the full CAC on March 12, 2007;
(g) A meeting of San Francisco Planning and Urban Research Association on March 15, 2007;
(h) A meeting of the full PAC on March 15, 2007;
(i) A joint meeting between the Executive Committee of the CAC and the Land Use Committee of the PAC on March 26, 2007;
(j) A meeting of the Executive Committee of the CAC on March 28, 2007;
(k) A meeting with residents of the Alice Griffith Housing Development (also known as Double Rock) on March 29, 2007;
(l) A meeting of the Executive Committee of the PAC on April 2, 2007;
(m) A meeting of the San Francisco Park, Recreation and Open Space Advisory Committee on April 3, 2007;
(n) A special workshop with both the CAC and the PAC on April 7, 2007;
(o) A meeting of the full CAC on April 9, 2007;
(p) A joint meeting of the Health and Environment subcommittee of the PAC and the Environment Subcommittee of the CAC on April 10, 2007;
(q) A meeting of the Business and Employment subcommittee of the CAC on April 10, 2007;
(r) A meeting of the Agency Commission on April 17, 2007;
(s) A meeting of the full PAC on April 19, 2007, in which the PAC unanimously recommended approval of the Conceptual Framework to the Agency Commission and the Board of Supervisors;
(t) A meeting of the full CAC and full PAC on April 23, 2007, in which the CAC unanimously recommended approval of the initial conceptual framework to the Agency Commission and the Board of Supervisors subject to the incorporation of CAC comments.
from the April 23, 2007 meeting and review by the CAC Executive Committee that such CAC
comments have been incorporated; and,

    WHEREAS, The following meetings have been scheduled for further community review
and input into the integrated plan and the initial conceptual framework for redevelopment,
including the preliminary land use plan and related development and remediation plans:
(a) A meeting of the Visitacion Valley Planning Alliance and interested parties from
Visitacion Valley, Neighborhood First Last, Little Hollywood, Bayview Hill, Bayview Hunters
Point, Candlestick Cove, and Candlestick Point on May 3, 2007;
(b) A meeting with residents of Double Rock on May 4, 2007;
(c) A meeting with Shipyard artists on May 7, 2007;
(d) A meeting with the Morgan Heights Homeowners Association on May 14, 2007;
(e) A meeting with the Navy's Restoration Advisory Board on May 24, 2007; and,

    WHEREAS, the Bayview Hunters Point community has been the victim of
environmental discrimination for decades; and

    WHEREAS, The City, the Agency and Lennar have continued to clarify and revise the
initial conceptual framework and the preliminary site plan based upon the community review
and input set forth above, and on April 16, 2007, the Mayor's Office of Economic and
Workforce Development, the Agency and Lennar presented to the Board of Supervisors' Land
Use Committee a conceptual framework regarding the integrated redevelopment, a copy of
which is on file with the Clerk of the Board of Supervisors in File No. 070544 (the
"Conceptual Framework"), which reflects input and revisions resulting from the community
review process outlined above; and,

    WHEREAS, The Conceptual Framework sets forth goals and principles that would
govern the proposed development and includes a preliminary site plan, a preliminary
transportation plan, a preliminary hazardous materials remediation plan, and a preliminary
State park and public recreation/open space plan; and,

WHEREAS, For environmental review purposes, the Conceptual Framework
contemplates that the mixed-use project on the integrated project area may include housing of
approximately 8,500 units. For such purposes, it may also include 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 Conceptual Framework also contemplates the
following uses 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; and,

WHEREAS, The Conceptual Framework also recognizes that the housing component
of the project may present an opportunity to improve the housing for existing residents by
renovating or rebuilding the Alice Griffith Housing Development (also known as Double Rock)
subject to review and consultation with the existing residents and the approval by the Housing
Authority and the United States Department of Housing and Urban Development. Any such
renovation or rebuilding would also be subject to a number of conditions as set forth in the
Conceptual Framework, including but not limited to (i) one-for-one replacement of units at
existing low income levels and of the same household size, and (ii) phased construction to
ensure that all residents have the right to move to new upgraded units, without being
displaced from the existing Alice Griffith Housing Development until the replacement units are
ready for occupancy; and,
WHEREAS, The consolidated redevelopment plan, as set forth in the Conceptual Framework, also provides for the possibility of developing a new stadium and associated parking on a portion the Shipyard, but contemplates that the mixed-use development and all of its attendant public benefits will proceed regardless of whether a new stadium is ultimately included in the project; and,

WHEREAS, The Agency and the City, acting through its Recreation and Park Department, its Planning Department, and the Mayor’s Office of Economic and Workforce Development, are entering into a Memorandum of Understanding (the “MOU”) to express their commitment to cooperate in taking the steps necessary to plan and process the proposed integration of the Shipyard and Candlestick project sites, to further define their respective roles in the preliminary steps needed to plan and perform appropriate environmental review for the proposed integrated project, and to ensure that appropriate City and Agency costs are paid by the Primary Developer as part of the overall project development cost; and,

WHEREAS, The Agency and Lennar/BVHP Partners are amending the existing ENA for the Shipyard to provide the option for Lennar to include Candlestick Point as part of an integrated development project, consistent with this Resolution, the Conceptual Framework, and the MOU. The ENA amendment will include a number of conditions and milestones for the proposed integrated project, including a requirement that Lennar enter into arrangements with other developers with certain expertise for aspects of the project, and a possible vote of the people regarding the reuse of Candlestick Point and possibly other matters relating to the project before the Agency or the City may consider any final approvals for the integrated project; and,

WHEREAS, Any project ultimately proposed by the City, the Agency and Lennar shall be subject to a process of thorough public review and input and all necessary and appropriate approvals; that process must include environmental review under the California Environmental
Quality Act ("CEQA") before the City or the Agency may consider approving the project; the project will require discretionary approvals by a number of government bodies after public hearings and environmental review, including by the City's Board of Supervisors, Planning Commission, Recreation and Park Commission and Redevelopment Agency Commission; the project also may require approval by various State agencies, such as the State Park and Recreation Commission, Bay Conservation and Development Commission ("BCDC"), and State Lands Commission; and, in addition, the project may require amendments to the Shipyard and BVHP Redevelopment Plans, in accordance with the procedural and substantive requirements of the California Community Redevelopment Law; and,

WHEREAS, Nothing in this resolution commits, or shall be deemed to commit, the City, the Agency or any other public agency to approve or implement any project, and they may not do so until environmental review of the project as required under CEQA has been completed; accordingly, the references to "the project" (or the like) in this resolution mean a proposed project subject to future environmental review and consideration by the City, the Agency and other public agencies; further, the City, the Agency and any other public agency with jurisdiction over any part of the project each shall have the absolute discretion before approving the project to: (i) make such modifications to the project as may be necessary to mitigate significant environmental impacts; (ii) select other feasible alternatives to avoid or substantially reduce significant environmental impacts; (iii) require the implementation of specific measures to mitigate any specific impacts of the project; (iv) balance the benefits of the project against any significant environmental impacts before taking final action if such significant impacts cannot otherwise be avoided; or (v) determine whether or not to proceed with the project; now, therefore, be it

RESOLVED, The Board endorses the Conceptual Framework, determines that the project is likely to be feasible and provide public benefits for purposes of commencing
environmental review, and urges City staff, including the Mayor's Office of Economic and Workforce Development, the Planning Department, and the Recreation and Park Department, together with Agency staff, to proceed with environmental review and planning work, including continued community review and input, in conjunction with Lennar for the proposed redevelopment of Candlestick and Phase 2 of the Shipyard; and, be it

FURTHER RESOLVED, That the Board of Supervisors encourages the 49ers to work diligently with the City, the Agency and Lennar to examine the placement of a new stadium and associated parking at the Shipyard and to make timely determinations about the feasibility of such plan and commit to proceed with such a plan; and, be it

FURTHER RESOLVED, That the Board of Supervisors continues to urge the Navy and the environmental regulatory agencies with jurisdiction over the Shipyard, working in cooperation with City departments, the Agency and Lennar, to take such actions as may be required to expedite the remaining hazardous material remediation and transfer by the Navy of the Shipyard, and to integrate such remediation work with the development plan, so that the remaining of parcels of the Shipyard may be redeveloped to achieve tangible public benefits for the BVHP community as soon as possible; and, be it

FURTHER RESOLVED, That the Board of Supervisors urges the Mayor's Office to develop a community-based program to monitor environmental issues that reports directly to community organizations and citizens; and, be it

FURTHER RESOLVED, That the Board of Supervisors continues to urge the federal and state governments to provide grant funding to the City to assist in developing the transportation infrastructure improvements that are necessary to revitalize Candlestick Point and the Shipyard, including possibly a new stadium for the 49ers, and that will serve the BVHP residents, the City as a whole and the region; and, be it
FURTHER RESOLVED, That any and all actions taken by City staff consistent with this intent of this Resolution are hereby ratified and approved.
Resolution endorsing a Conceptual Framework for the creation of a mixed-use development on Candlestick Point and Hunters Point Shipyard that includes the possibility of a new state-of-the-art stadium for the San Francisco 49ers and that will provide parks and open space, jobs, affordable housing and other tangible economic and public benefits for the Bayview Hunters Point community as soon as possible; making a determination that the proposed mixed-use redevelopment project as described in the Conceptual Framework is feasible for purposes of commencing environmental review; and urging City staff and the Redevelopment Agency to proceed with environmental review and planning work, including significant community review and input, in conjunction with the Lennar Corporation, for the proposed redevelopment project.

May 15, 2007 Board of Supervisors — ADOPTED
Ayes: 9 - Alioto-Pier, Ammiano, Dufty, Elsbernd, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval
Noes: 2 - Daly, Jew
I hereby certify that the foregoing Resolution was ADOPTED on May 15, 2007 by the Board of Supervisors of the City and County of San Francisco.

Kay Gulbengay
Interim Clerk of the Board

5/15/07
Date Approved

Mayor Gavin Newsom