

Office Development in Candlestick Point and Hunters Point*

Digest by the Ballot Simplification Committee

Status: Draft for Consideration

On: Tuesday, July 26, 2016

Members: Packard, Anderson, Fasick, Fraps, Jorgensen

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Deadline to Request Reconsideration: TBD

The Way It Is Now: In 1986, San Francisco voters approved Proposition M, a measure that amended the City's Planning Code to place annual limits on new office space construction in the City. Proposition M generally limits the new office space that the City may approve each year to 950,000 square feet. Office projects for state and federal government agencies are not restricted by this annual limit, but the City must count any such office space built by state or federal agencies towards the annual limit.

In 2008, San Francisco voters approved Proposition G, creating City policy to encourage timely development of a mixed-use project in the Bayview on Candlestick Point and most of the former Navy shipyard at Hunters Point. Consistent with Proposition G, the City approved redevelopment plans for this project area, including approximately 330 acres of public parks and open space, up to 10,500 homes, and up to 885,000 square feet of retail and entertainment uses.

Also, under the redevelopment plans, the developer may build up to 5.15 million square feet of office space. Before the developer can build an individual office building in this project area, the City must determine that the requested amount of office space is below the annual limit set by Proposition M. Even though this new office space would be subject to Proposition M's limit, the redevelopment plans require that the City place a higher priority on office space to be built in the project area over most other areas of the City.

The Proposal: This measure would amend the Planning Code to exclude new office space in this project area from Proposition M's annual 950,000 square foot limit. This measure would also amend the Planning Code to exempt any new office space in the project area from counting towards the annual limit that will apply elsewhere in the City.

A "YES" Vote Means: If you vote "yes," you want to exclude new office space in the Bayview on Candlestick Point and most of the former Navy shipyard at Hunters Point from Proposition M's annual 950,000 square foot limit; and to exempt any new office space in this area from counting towards the annual limit that will apply elsewhere in the City.

A "NO" Vote Means: If you vote "no," you do not want to make these changes.

**Working title, for identification only. The Director of Elections determines the title of each local ballot measure; measure titles are not considered during Ballot Simplification Committee meetings.*