<u>Office Development in Candlestick Point and Hunters Point</u>*

Digest by the Ballot Simplification Committee

Status: Final Digest

On: Friday, July 29, 2016

Members: Packard, Anderson, Fasick, Fraps, Jorgensen

Deadline to Request Reconsideration: 2 p.m. on Wednesday, July 27

The Way It Is Now: In 2008, San Francisco voters approved Proposition G to encourage timely development of a mixed-use project area on Candlestick Point and most of the former Navy shipyard at Hunters Point. The City approved redevelopment plans for this project area, including:

- approximately 330 acres of public parks and open space,

- up to 10,500 homes,

- up to 885,000 square feet of retail and entertainment uses, and

- up to 5.15 million square feet of office space.

In 1986, San Francisco voters, through Proposition M (see "Words You Need to Know"), established an annual limit of 950,000 square feet on new office space construction in the City.

Before the developer can build an individual office building in the Candlestick Point and Hunters Point project area, the City must determine that the requested amount of office space is below the City's annual limit. Redevelopment plans require the City to place a higher priority on 800,000 square feet of 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 exempt new office space in the Candlestick Point and Hunters Point project area from the City's annual 950,000-square-foot limit. This measure would also amend the Planning Code to permanently exempt any new office space in the project area from counting toward the annual limit.

A "YES" Vote Means: If you vote "yes," you want to permanently exempt new office space on Candlestick Point and most of the former Navy shipyard at Hunters Point from the City's annual 950,000-square-foot limit. Any new office space in this project area would not count toward the annual limit that applies in the rest of 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.