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To: [Carr, Barbara \(REG\)](#)
Cc: [Shen, Andrew \(CAT\)](#); [Bohee, Tiffany \(CI\)](#)
Subject: Ballot Simplification Committee - Office Development in CP/HPS
Date: Monday, July 25, 2016 2:03:41 PM
Attachments: [OCII Proposed Revisions Office Development in CP HPS.docx](#)

Hi Barbara,

OCII would like to propose revisions to the City Attorney's digest for the measure regarding Office Development in Candlestick Point and Hunters Point Shipyard. Andrew Shen recommended sharing a redline of the changes in advance of tomorrow's Ballot Simplification Committee meeting.

Our Director, Tiffany Bohee, will attend tomorrow's hearing and can present/respond to any questions.

Thank you,

Tamsen



Tamsen Drew

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Office ~~Development~~ Space Allocation Exemption in Candlestick Point and Hunters Point

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~~ The redevelopment plans, ~~the developer may build~~ also permit up to 5.15 million square feet of office space. Before ~~the developer can build~~ an individual office building in this project area can be built, 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 800,000 square feet of office space to be built in the Hunters Point shipyard portion of the project area over most other areas of the City.

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.

[Department of Elections file no. 16-]