

## RESOLUTION NO. 62-2010

*Adopted as amended on June 3, 2010*

### **APPROVING THE HUNTERS POINT SHIPYARD PHASE TWO DESIGN FOR DEVELOPMENT AND CORRESPONDING TECHNICAL AMENDMENTS TO THE HUNTERS POINT SHIPYARD PHASE ONE DESIGN FOR DEVELOPMENT; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA**

#### **BASIS FOR RESOLUTION**

1. On July 14, 1997, the Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) approved and adopted, by Ordinance No. 285-97, the Hunters Point Shipyard Redevelopment Plan (“Redevelopment Plan”).
2. On September 30, 1997, the Redevelopment Agency of the City and County of San Francisco (“Agency”) approved, by Resolution No. 193-1997, the Hunters Point Design for Development (“Design for Development”). The Design for Development regulates and sets forth standards and guidelines to control land uses, vertical development, and public infrastructure in the Hunters Point Shipyard Redevelopment Project Area (“Project Area” or “Shipyards”). The Redevelopment Plan and the Design for Development provide the Agency with the sole authority to administer and enforce land use and development permits for any property or project in the Project Area.
3. On January 18, 2005, the Agency amended, by Resolution No. 7-2005, the Design for Development (“First Amended Design for Development”), which was based on the Agency’s endorsement, by Resolution No. 130-2000 (July 20, 2000), of the Preliminary Development Concept as Specified in the Exclusive Negotiations Agreement with Lennar/BVHP, LLC. The First Amended Design for Development facilitated the development authorized by the Phase 1 Disposition and Development Agreement with Lennar-BVHP, LLC (“Phase 1 DDA”). The First Amended Design for Development made modifications to the Design for Development consistent with the residential development, open space and public infrastructure improvements authorized and required by the Phase 1 DDA.
4. On May 27, 2007, the Board of Supervisors approved Resolution No. 264-07, endorsing a conceptual framework (“Conceptual Framework”) for the integrated development of Phase 2 of the Shipyards and the Candlestick Point Activity Node of the Bayview Hunters Point Redevelopment Project Area (together, the “Project Site”). The Conceptual Framework envisioned a major mixed-use project, including hundreds of acres of new and restored open space, thousands of new units of housing, including a robust affordable housing program, extensive job-generating retail and research and development space, permanent space for the artist colony that exists in the Shipyards, and a site for a new stadium for the 49ers on the Shipyards.

5. On January 28, 2009, the Mayor's Hunters Point Shipyard Citizens Advisory Committee ("CAC") and the Bayview Hunters Point Project Area Committee ("PAC") endorsed the Urban Design Plan for the Candlestick Point – Hunters Point Shipyard Phase 2 Development Project ("Urban Design Plan"). The Urban Design Plan provides a land use, street system, open space, and vertical development framework to guide the continued planning and design of the Project Site.
6. On June 3, 2010, the Agency approved and recommended for adoption, by Resolution No. 61-2010, a proposed redevelopment plan amendment for the Project Area ("Redevelopment Plan Amendment"). Among other changes, the Redevelopment Plan Amendment revises the permitted land uses and the overall development envelope in Phase 2 of the Project Area.
7. In connection with the adoption of the Redevelopment Plan Amendment, the Agency and the Planning Department propose adoption of the Hunters Point Shipyard Phase 2 Design for Development ("HPS Phase 2 Design for Development"), which provides an urban design framework plan and specific development controls and design guidelines for Phase 2 of the Project Area. The HPS Phase 2 Design for Development provides for three development alternatives in the Project Area: a design including a new football stadium, a non-stadium commercial alternative, and a non-stadium residential mixed use alternative.
8. The HPS Phase 2 Design for Development builds upon the objectives and designs of the Urban Design Plan. The overall concept of the HPS Phase 2 Design for Development is that the Project Site will rejuvenate and integrate with the existing Bayview Hunters Point neighborhood to create a vibrant mixed-use district that provides a major focal point to the shoreline area of southeast San Francisco.
9. The HPS Phase 2 Design for Development is a companion document to the Redevelopment Plan Amendment, which establishes the planning guidelines and basic land use standards for the Project Area. The HPS Phase 2 Design for Development provides legislated development requirements and specific design recommendations that apply to all developments within Phase 2 of the Project Area.
10. The Agency shall utilize the HPS Phase 2 Design for Development, along with the Redevelopment Plan, in project approval and design review for future improvements and developments in Phase 2 of the Project Area.
11. In reviewing development proposals, the Agency shall follow the design review procedure described within the Design Review and Document Approval Procedures, which is an attachment to the proposed Disposition and Development Agreement ("DDA") with CP Development Co., LP, a Delaware limited partnership ("Developer"), for the redevelopment of the Project Site. The Agency will work cooperatively with the Planning Department in reviewing development proposals through procedures agreed to within a Planning Cooperation Agreement currently under consideration, but the Agency will retain final authority to approve development proposals.

12. The environmental effects of the HPS Phase 2 Design for Development have been analyzed in the environmental documents, which are described in Resolution No. 59-2010, adopted on June 3, 2010. Copies of the environmental documents are on file with the Agency.
13. On June 3, 2010, after reviewing and considering the information contained in the Final Environmental Impact Report ("Final EIR") for the Candlestick Point-Hunters Point Shipyard Phase II Development Plan Project ("CP-HPS II Project"), the Agency certified, by Resolution No. 58-2010, the Final EIR for the CP-HPS II Project as adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.)("CEQA") and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.). At a joint hearing on June 3, 2010, the Planning Commission also certified the Final EIR (Motion No. 18096).
14. The Agency hereby finds that the HPS Phase 2 Design for Development is part of the CP-HPS II Project for purposes of compliance with CEQA.
15. On June 3, 2010, the Agency Commission adopted, by Resolution No. 59-2010, findings that various actions related to the CP-HPS II Project, including the HPS Phase 2 Design for Development, are in compliance with CEQA. Said findings are on file with the Secretary of the Agency and are incorporated herein by reference. Said findings are in furtherance of the actions contemplated in this Resolution and are made a part of this Resolution by reference herein.
16. The HPS Phase 2 Design for Development has been the subject of extensive debate and discussion by the Bayview Hunters Point community, including a series of land use planning workshops held in 2008, and frequent workshops and updates with the CAC and the PAC.
17. The HPS Phase 2 Design for Development was presented to the Agency Commission at a workshop on April 6, 2010.
18. Improvements and development are underway in the Phase 1 area in accordance with the Phase 1 DDA and the First Amended Design for Development. The land use planning and urban design for Phase 2 of the Shipyard have not required any revisions to the Phase 1 development program or design. The proposed Second Amended Hunters Point Shipyard Design for Development is purely technical in nature, removing references to the Phase 2 Project Site and renaming it the Hunters Point Shipyard Phase 1 Design for Development. This technical amendment of the Hunters Point Shipyard Design for Development is not considered a project under CEQA.
19. On June 3, 2010, the Planning Commission approved the HPS Phase 2 Design for Development and the technical amendments to the Design for Development (Motion No. 18104). The Planning Commission amended the staff recommended HPS Phase 2 Design for Development to include a History Walk along the shoreline of the Shipyard, an evaluation of Building 813 for historic significance, and a consultation with the Historic Preservation Commission regarding

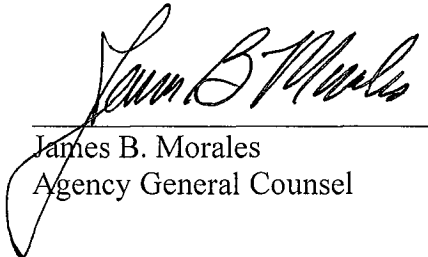
subalternative 4A: CP-HPS Phase II Development Plan with Historic Preservation, as described in Section F (Draft EIR Revisions) of the Comments and Responses document for the Candlestick Point - Hunters Point Shipyard Phase II Development Plan Project.

## RESOLUTION

**ACCORDINGLY IT IS RESOLVED** by the Redevelopment Agency of the City and County of San Francisco that:

1. Resolution No. 59-2010, adopted by the Agency on June 3, 2010, sets forth the Agency's CEQA Findings for this action.
2. The Second Amended Hunters Point Shipyard Design for Development is hereby approved to refer only to the Phase 1 area of the Hunters Point Shipyard Redevelopment Project Area, and to rename the document the Hunters Point Shipyard Phase 1 Design for Development.
3. The Hunters Point Shipyard Phase 2 Design for Development is hereby approved, substantially in the form previously provided to the Agency Commission with the modification attached to the Commission Memorandum accompanying this Resolution and with the amendments adopted by in Planning Commission Motion No. 18104.

**APPROVED AS TO FORM:**



James B. Morales  
Agency General Counsel