

Commission on Community Investment and Infrastructure

March 15, 2016



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Presentation Summary:

Amendments to Major Phase
Application 1 CP

Amendments to Streetscape Plan

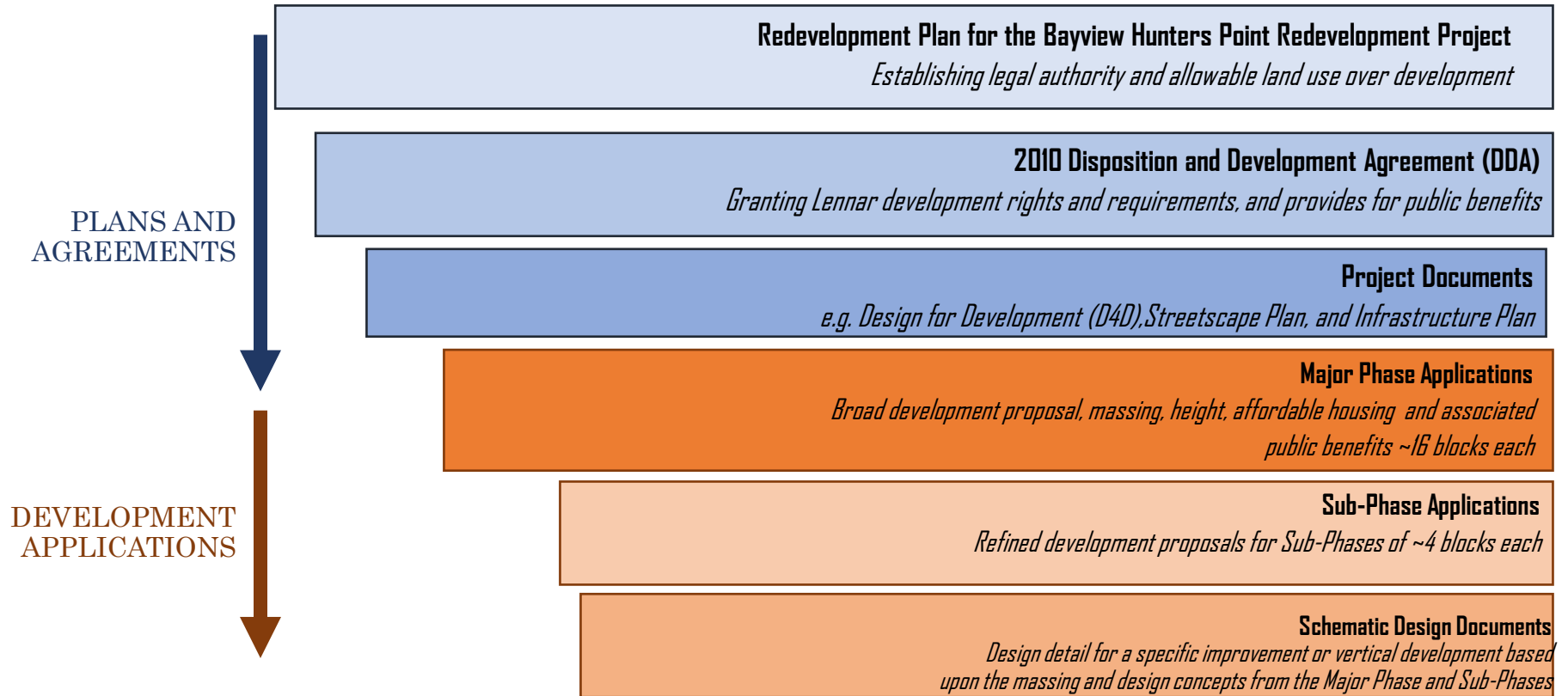
Amendments to Design for
Development (D4D)

Amendments to Disposition and
Development Agreement (DDA) Exhibits



Plans, Agreements, and Development Applications

which establish planned development and public infrastructure



Previous Development Application Approvals: Candlestick Point

- Candlestick Point Major Phase 1 (1 CP) Application
 - January 7, 2014
- Candlestick Point Streetscape Masterplan
 - January 7, 2014
- Candlestick Point Sub-Phase 1 (CP-01) Application
 - March 3, 2015

Components of Major Phase Submittal

Submittal Components:

- Phasing
- Height, bulk, massing and land use
- Parks and Open Space
- Community Benefits
- Affordable Housing
- Sustainability and Environmental Mitigation Measures
- Transportation and Circulation
- Utilities
- Property Ownership & Conveyance



Streetscape Master Plan Submittal

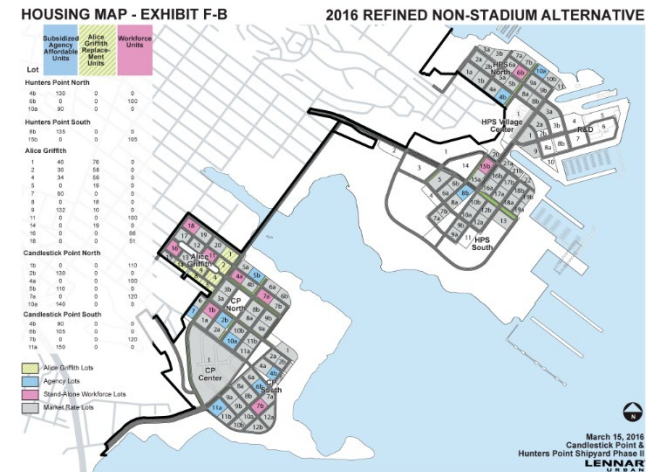
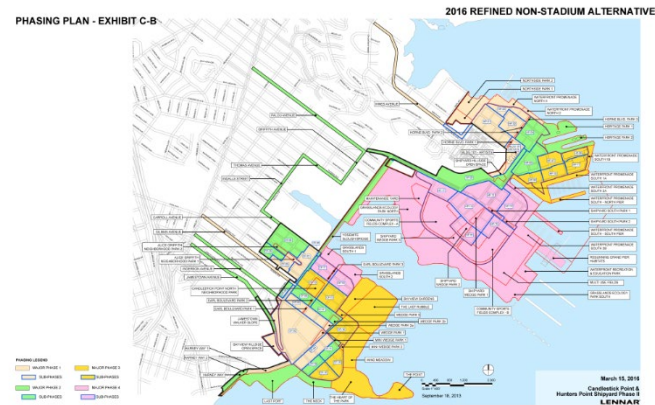
Components of Submittal:

- Street Typologies (defining street character)
- Streetscape Elements
 - Street Trees
 - Stormwater Treatment
 - Street Furnishing And Bulb-out Locations
 - Street Lighting
- BRT & Cycle Track Treatment



Disposition and Development Agreement (DDA) Exhibits

- Schedule of Performance
- Phasing Plan
- Housing Map
- Land Use Plan
- Development Plan





Major Phase 1 Overview

- 16 blocks of new development:
 - 2,214 homes
 - 1.1 million square feet of commercial uses
 - 50,000-square-feet of community facilities
 - Revitalization of Alice Griffith public housing site
 - Demolition of Candlestick Stadium and Construction of Candlestick Point Center
 - 9.4 acres of parks
- \$1.325 million for a range of community benefits
- \$22 million contribution to Candlestick Point State Recreation Area.

Candlestick Point: Primary Project Revisions

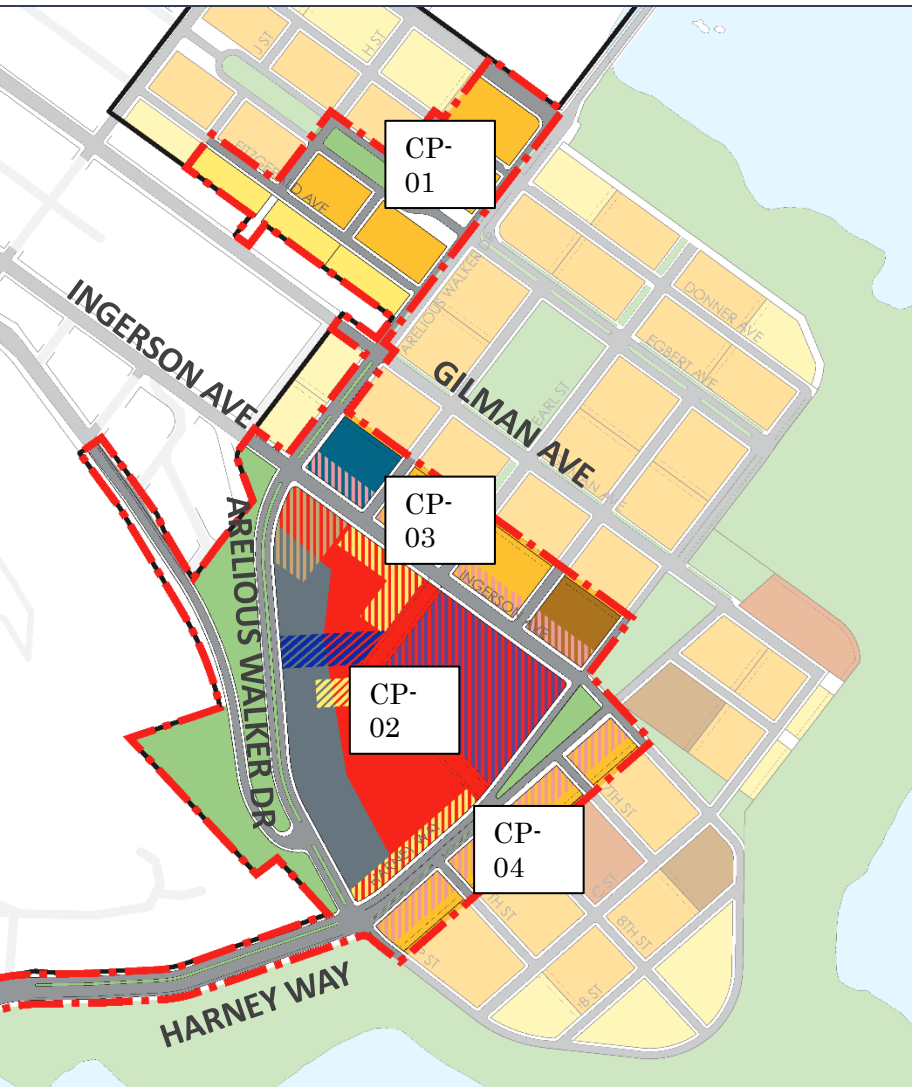
- Sub-Phase CP-04 boundary shift to regularize development block size
- Open Space development accelerated
- Additional units added to CP-02 and CP-04
- Tower Relocations
- Conversion of office space to neighborhood serving retail
- Addition of off-street replacement parking in CP-02 garage
- Landmark building height increase from 85' to 120'
- Mixed-use and hotel height increases from 65' to 80'

Project Amendments

Major Change Summary	Revisions to Project Documents			
	D4D	Streetscape Plan	Major Phase 1 CP Application	DDA Exhibits
Off-street parking replacement	X		X	
Timing of Improvements/Grading Changes for Jamestown		X	X	x
Revisions to Street Cross-Sections		X	X	
Replacement of Displaced On-Street Parking in CP 02 Center Garage	X		X	
Revision to Sub-Phase CP-04 Boundary	x		X	x
Revision to Sub-Phase CP-02 Boundary			X	x
Tower Relocations; Towers G, J, & K	X		X	
Relocated Hotel	X		X	
Performance Venue Modifications	X		X	
Conversion of Office Space to Neighborhood Serving Retail Use	X		X	
Height Increase From 65' to 80' for Mixed-Use Buildings on Harney Way and Ingerson Avenue	X		X	
Height Increase from 65' to 80' for Hotel	X		X	
Bike Route and BRT Stop Changes		X	X	
Change In Phasing of Harney Way Off-Site Improvements			X	x
Change in Street Cross Section for Gilman Avenue Off-Site Improvements.			X	
Change in CP-02 development schedule			x	x

Candlestick Point:

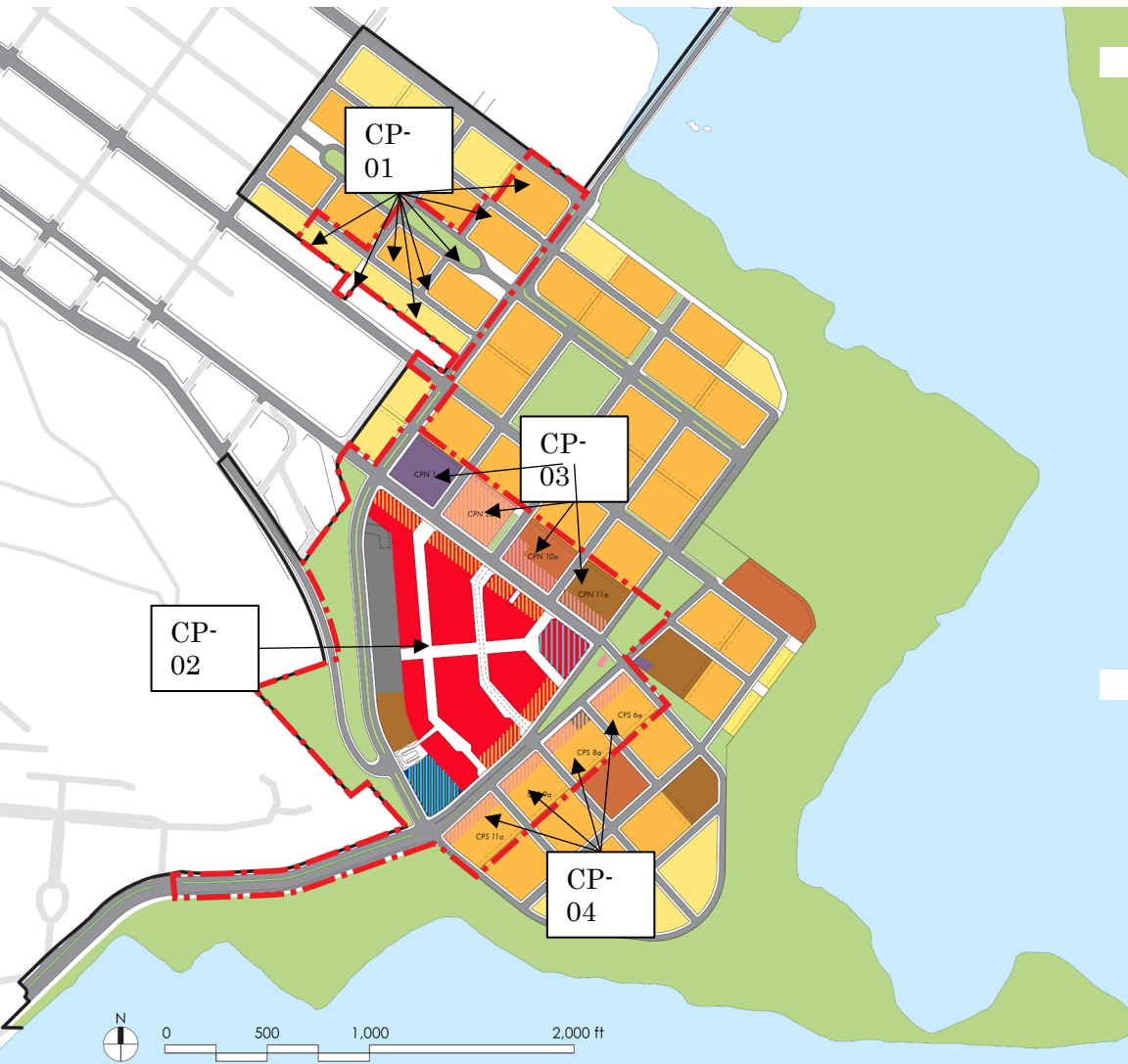
Major Phase 1 Land Use: 2014



LEGEND

- Residential Density I (15-75 Units Per Acre)
- Residential Density II (50-125 Units Per Acre)
- Residential Density III (100-175 Units Per Acre)
- Residential Density IV (175-285 Units Per Acre)
- Neighborhood Retail
- Regional Retail
- Performance Venue/Film Arts Center
- Hotel
- Office
- Parking
- Community Use
- Parks & Open Space
- Major Phase 1 CP

Candlestick Point: 2016 Major Phase 1 Land Use



LEGEND

- Residential Density I (15-75 Units Per Acre)
- Residential Density II (50-125 Units Per Acre)
- Residential Density III (100-175 Units Per Acre)
- Residential Density IV (175-285 Units Per Acre)
- Neighborhood Retail
- Regional Retail
- Performance Venue/Film Arts Center
- Hotel
- Office
- Parking
- Community Use
- Parks & Open Space
- Major Phase 1 CP

Land Use Refinements

- **2,214** residential units (42% affordable)
(2014 Major Phase had 1529 units)
 - 256 Alice Griffith replacement units
 - 538 Agency affordable units
 - 145 inclusionary units
 - 1,275 market rate units
- **131,000** sf neighborhood retail
(increase from 125,000 sf)
- **134,000** sf office
(reduced from 150,000 sf)
- **50,000** sf community space
 - International African Marketplace
 - SFPD Safety Hub
 - State Parks Welcome Center
 - Local retailer space, civic spaces and other uses to be determined at Schematic Design
- **42,000** sf Film Arts Center
- **33,000** sf Performance Space





	SUB-PHASE CP-01	SUB-PHASE CP-02	SUB-PHASE CP-03	SUB-PHASE CP-04	SUB-PHASE CP-05	MAJOR PHASE 1 CP TOTAL
Alice Griffith Units	220	-	-	-	36	256
Agency Affordable Units	105	-	140	150	143	538
Workforce Units	-	-	-	-	-	-
Inclusionary Units	-	58	47	40	-	145
Market Rate Units	-	512	413	350	-	1,275
Total Housing Units	325	570	600	540	179	2,214

Affordable Housing

Affordable Housing

TABLE 1 HOUSING DATA TABLE¹

Sub-Phase	Alice Griffith Units	OCII Units	Market Rate Units	Inclusionary Units @80%	Inclusionary Units @90%	Inclusionary Units @100%	Inclusionary Units @120%	Total
CP-01	220	105	0	0	0	0	0	325
CP-02	0	0	512	8	10	8	32	570
CP-03	0	140	413	7	7	7	26	600
CP-04	0	150	350	6	6	6	22	540
CP-05	36	143	0	0	0	0	0	179
Total	256	538	1,275	21	23	21	80	2,214

¹ The number and distribution of Inclusionary Units in each block is subject to change as the design and program for each block is finalized. Final unit counts, depth of affordability and distribution of Inclusionary Units will be determined in accordance with the DDA

Candlestick Point: Open Space Network

Legend

- ① Alice Griffith Community Park
- ② Candlestick Community Park
(Final Location to be Determined in the Future)
- ③ Bayview Gardens / Wedge Destination Park
- ④ Mini-wedge Community Park
- ⑤ Jamestown Hillside Community Park
- ⑥ State Recreation Area
- ⑦ Yosemite Slough (outside project)
- ⑧ Gilman Park (outside project)
- ⑨ Bayview Hill Park (outside project)
- ⑩ Grasslands Ecology Park (the Shipyard)
- Bay Trail



Wedge Park: Overall Concept

Acceleration of Wedge Park 2A

Illustrative Plan



Plaza Elements

- 1) Paving pattern
- 2) Shaded seating pockets
- 3) Deck
- 4) Cafe
- 5) Benches
- 6) Lighting
- 7) Bicycle Parking
- 8) Interpretive Elements
- 9) Trees
- 10) Cycle Track
- 11) Transit Boarding Island
- 12) Drop off/pick up zone
- 13) Shade structure



Wedge Park: Precedent Images

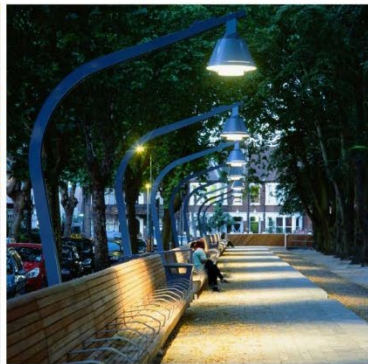
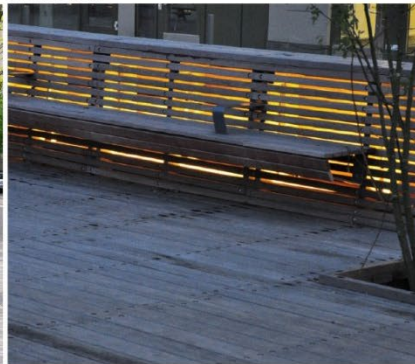
PROMENADE & SHELTERED SEATING / KIOSK SPACE



FLUSH DECK



LIGHTING



Wedge Park / Plaza: Perspectives



Alice Griffith Community Garden



- Site identified for re-establishing community garden formerly located at Alice Griffith
- Will accommodate community garden and educational programs
- New site chosen for better accessibility





Community Benefits Plan

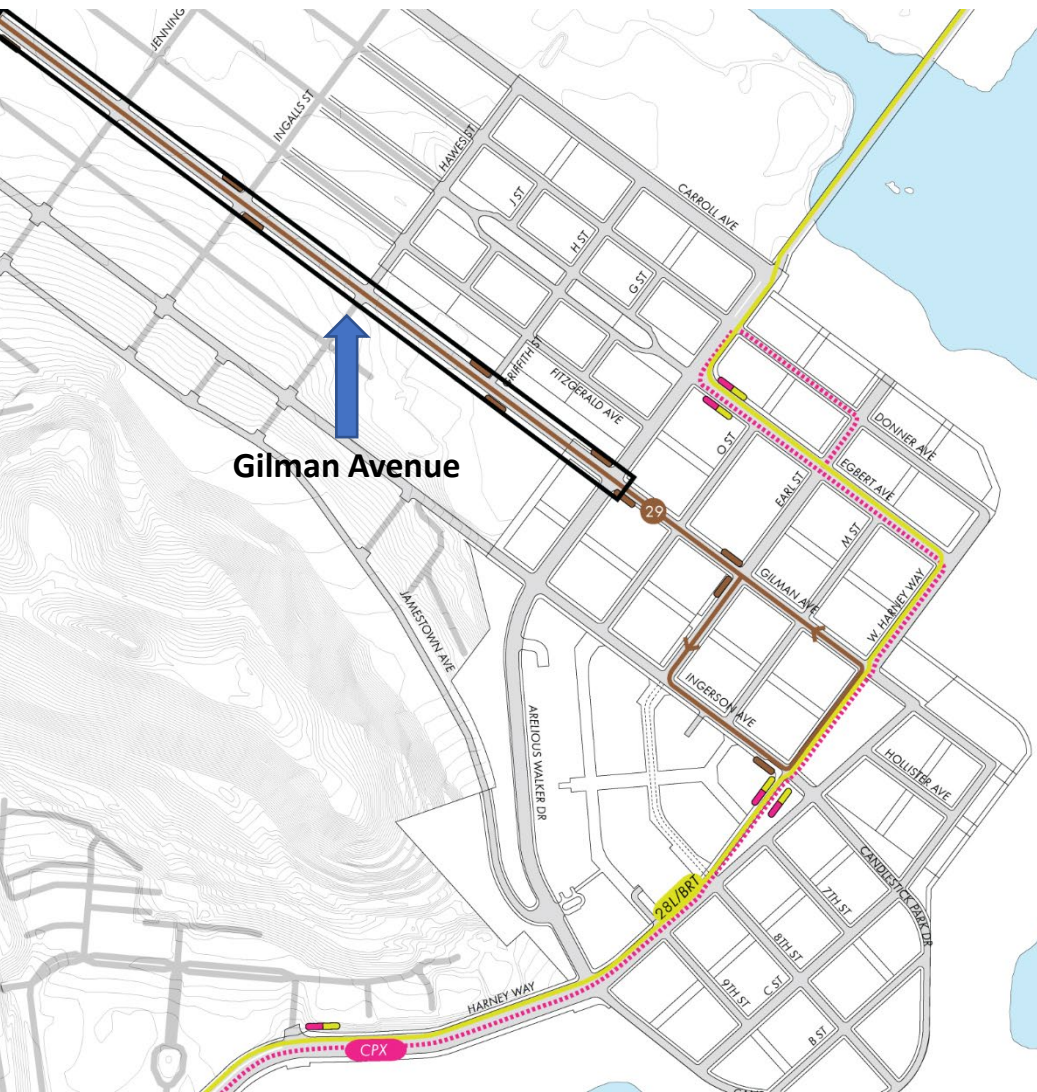
Program	Payment Milestone	Total Funding	Funding Associated w/ Major Phase 1-CP Development
Scholarship Fund	Major Phase 1 CP Approval (2014), 1,000 th , & 2,000 th Unit Land Transfer	\$ 3.5 million	\$ 1,100,000 [\$ 500,000 paid to date]
Education Improvement Fund	Major Phase 1 CP Approval (2014), 1,000 th , & 2,000 th Unit Land Transfer	\$ 10 million	\$ 2,400,000 [\$ 500,000 paid to date]
Wellness Contribution	Major Phase 1 CP Approval (2014) & Wellness Center Development Milestones	\$ 2 million	\$ 100,000 [\$ 100,000 paid to date]
Southeast Health Center	Major Phase 1 CP Approval (2014)	\$ 250,000	\$ 250,000 [\$ 250,000 paid to date]
Construction Assistance Fund	Annual contribution for 10 years following Major Phase 1 CP Approval (2014)	\$ 2.5 million	\$ 700,000 [\$ 265,000 paid to date]
Credit Support Contribution	Major Phase 1 CP Approval (2014)	\$ 1 million	\$ 250,000 [\$250,000 paid to date]

Street Cross-Sections

- Updated street cross-sections from 2010 Infrastructure Plan & Transportation Plan per Interdepartmental Agreement
- San Francisco Fire Department (SFFD) requirements:
 - Minimum 26' unobstructed street width on all streets to better accommodate fire fighting apparatus.
 - Some streets permitted to be narrower where an adjoining street(s) achieves the 26' standard.
- Proposed street widths do not compromise ADA parking, pedestrian and bicycle facilities, and land required for Below-Market Rate (BMR) housing and parks

Streetscape Plan Updates

- Street cross-section updates to improve emergency vehicle access, determined through an inter-departmental agreement
- Signed bikeway (Class III) on Earl Street between Ingerson and Carroll now upgraded to a lane striped for bicycle use(Class II)
- Bulb-outs along Ingerson removed at the direction of the SFPUC and the SFFD
- Gilman Avenue streetscape improvements changed to reflect City and community feedback
- Harney Way construction divided into two phases to allow further time to plan Geneva-Harney BRT route (BRT service start date not impacted)



Gilman Avenue Streetscape Improvements

- Re-designed as a neighborhood street rather than major access route to Candlestick Point Stadium
- Wider sidewalks, pedestrian lighting
- Improved pavement, furnishings
- Street trees

Gilman Avenue: Streetscape & Pedestrian Improvements

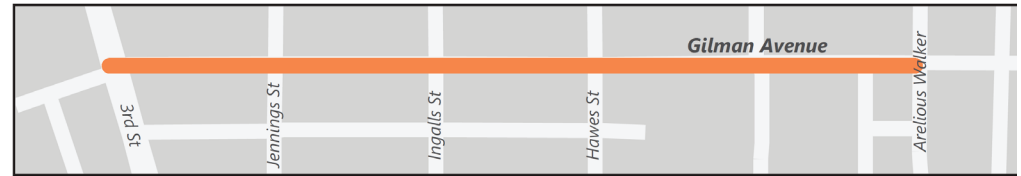
Existing cross-Section



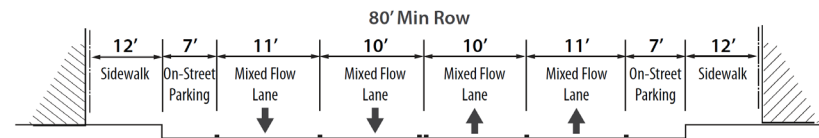
Proposed cross-section



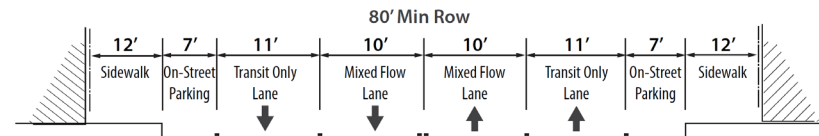
Gilman Avenue: Streetscape & Pedestrian Improvements



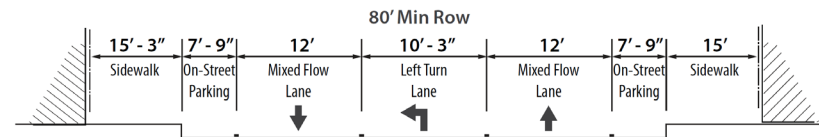
A) EIR Proposed Conditions:



B) EIR Mitigated Conditions:



C) New Proposed Conditions:



Harney Way: 2-Phase Construction



Parking Reconfiguration: On-Street & Off-Street

Primary Factors for Off-Street Parking Increase:

- 269 on-street car bays relocated off-street to CP Center garage
- 540 additional housing units advanced in CP-02-03-04 from future sub-phases
(overall housing units at Candlestick Point unchanged)

Candlestick Point Design For Development: (D4D) Updates

Tier 1 Revisions: Substantive Project Updates

Tier 2 Revisions: Refinements & Clarifications

Tier 3 Revisions: Editorial Updates

D4D Revisions: Tier 1

Towers

- Relocation of Towers G, J & K

Height Increases

- 85' to 120' for the Film Arts Center
- 65' to 80' for the Hotel, and the 'CP Center Frame' (buildings on Harney Way & Ingerson Ave)

D4D Revisions: Tier 2 & 3

Tier 2 include modifications:

- Refinements to signage provisions
- Clarifications to built form, massing and height guidelines
- CP Center design and layout
- Street cross-sections per Interdepartmental Agreement
- Increase block depths along Harney to create housing opportunities

Tier 3 include:

- Removal of stadium references
- Relocation of development standards for Jamestown to a separate Section
- Clarifications to ensure consistent interpretations of standards
- Updated graphics, images, tables, and text to reflect new Project description
- Grammar and formatting corrections

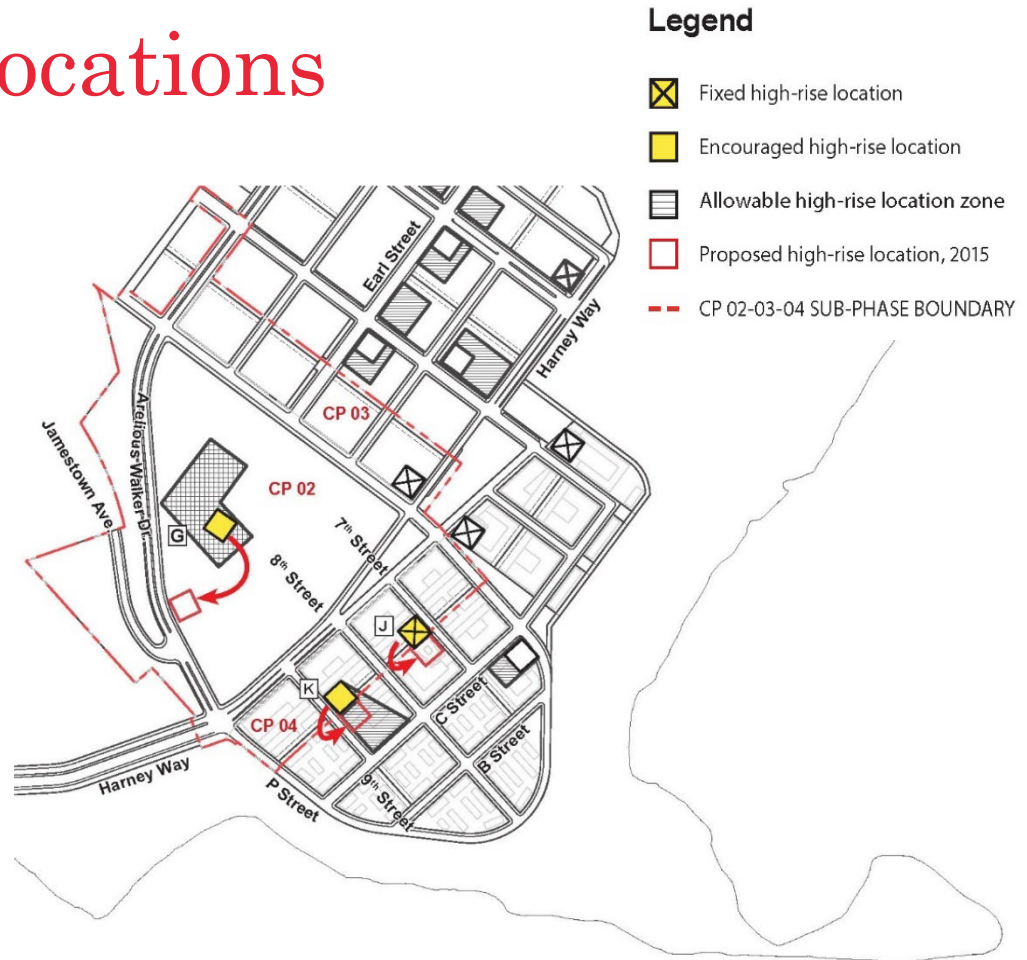
Proposed Tower Relocations

Towers J & K approx. 110 feet south-east

- Results from change to street block depth at Sub-Phase CP-04 (Harney Way)

Tower G from middle of CP Center to south-west near Jamestown Avenue:

- Allows for building heights within the retail precinct to be low and pedestrian scale
- Removes resident / visitor traffic from the retail center
- Creates a better drop-off / arrival experience for residents and visitors of the tower development
- Allows for the creation of a dual-purpose drop-off zone for the tower and proposed hotel
- Improves the view of the Bayview Hill from pedestrian level within CP Center
- Improves the skyline of the CP development
- Improves the view from atop Bayview Hill



Candlestick Point Tower Locations: 2010



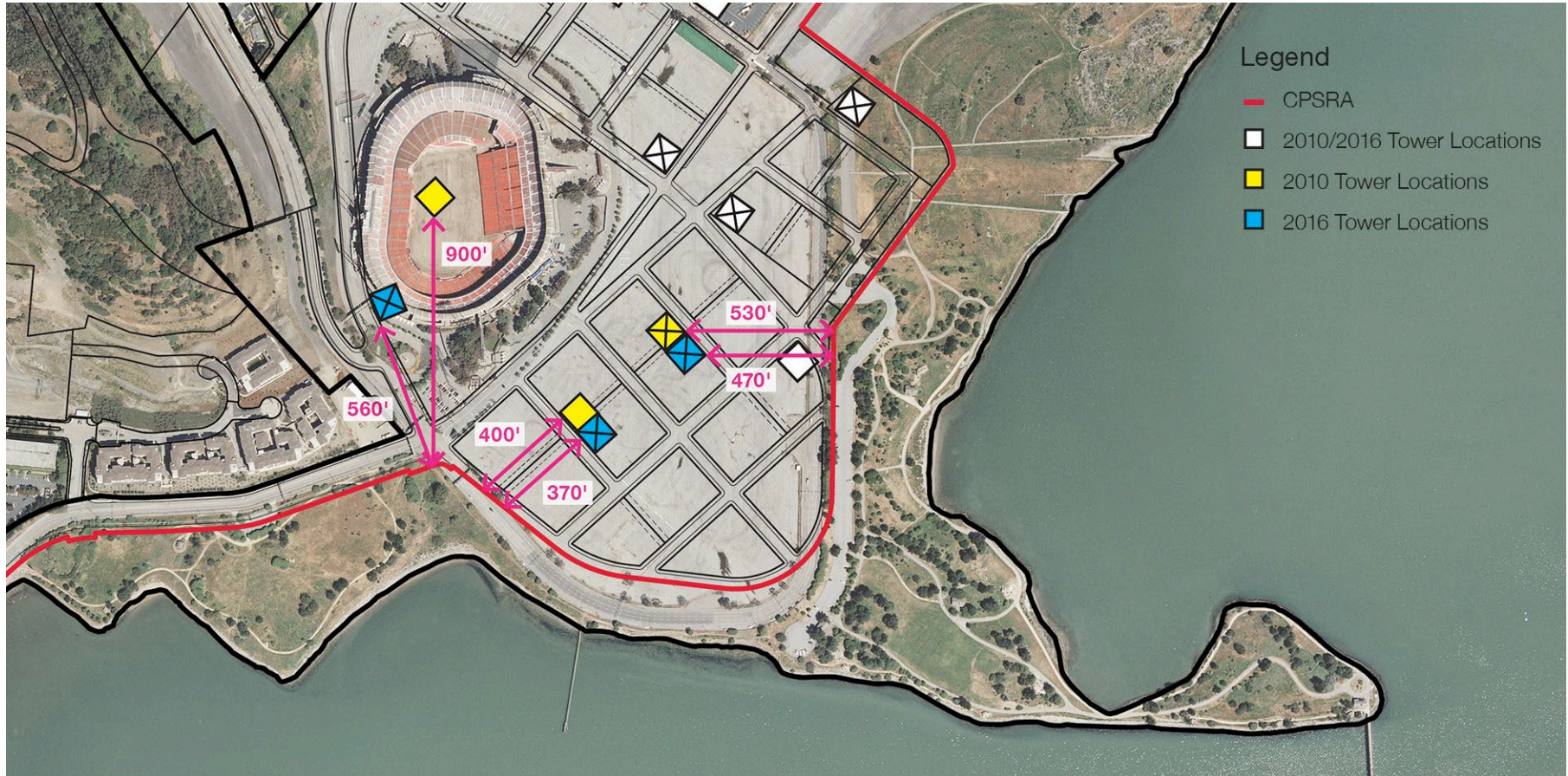
Candlestick Point Tower Locations: 2016



Tower Relocations: Distance From CPSRA (All Towers)



Tower Relocations: Distance From CPSRA



Tower G Relocation: EIR View 9

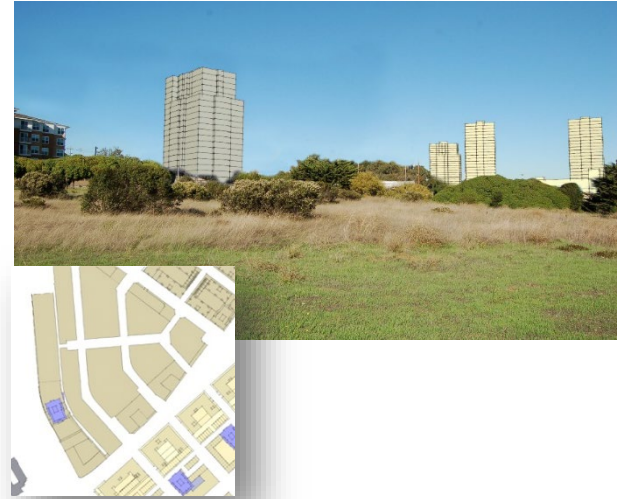
2010 Tower Location



2016 Tower Location – Option 1



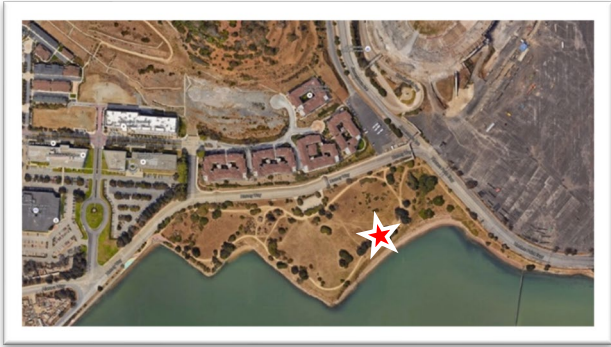
2016 Tower Location – Option 2



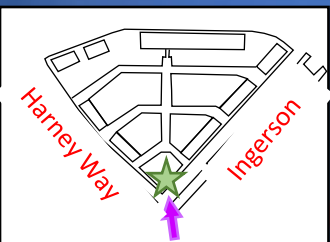
- Tower orientation/design can help reduce visual impact



CPSRA Panoramic View: 2016 Proposed



Tower G
(Proposed
Location)

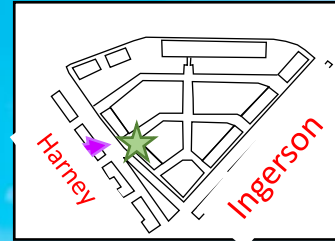


Landmark Building 'Film Arts Center': Height change from 85' to 120'

80 Feet

65 Feet

HARNEY WAY



ION OUTLETS
SAN FRANCISCO @ CANDLESTICK

agra tee cafe

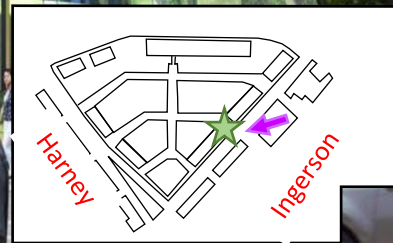
1100

Harney Way: Height Change from 65' to 80'

80 Feet

65 Feet

Ingerson Avenue: Height Changes from 65' to 80'



DDA Exhibit Updates:

Schedule of Performance & Phasing Plan

- CP-02 schedule moved later by 1 year
- Gilman Avenue timing moved from CP-03 (2020) to CP-02 (2020)
- Part of Wedge Park 2 timing (Wedge Park 2a) accelerated CP-07 (2023) to CP-03 (2020)
- Part of Harney Way timing (Harney Way 2) moved from CP-02 (2020) to CP-06 (2022)
- Part of Jamestown Avenue on-site improvements timing moved from CP-02 (2020) to CP-09 (2025)
- Sub-Phase CP-04 boundary shift

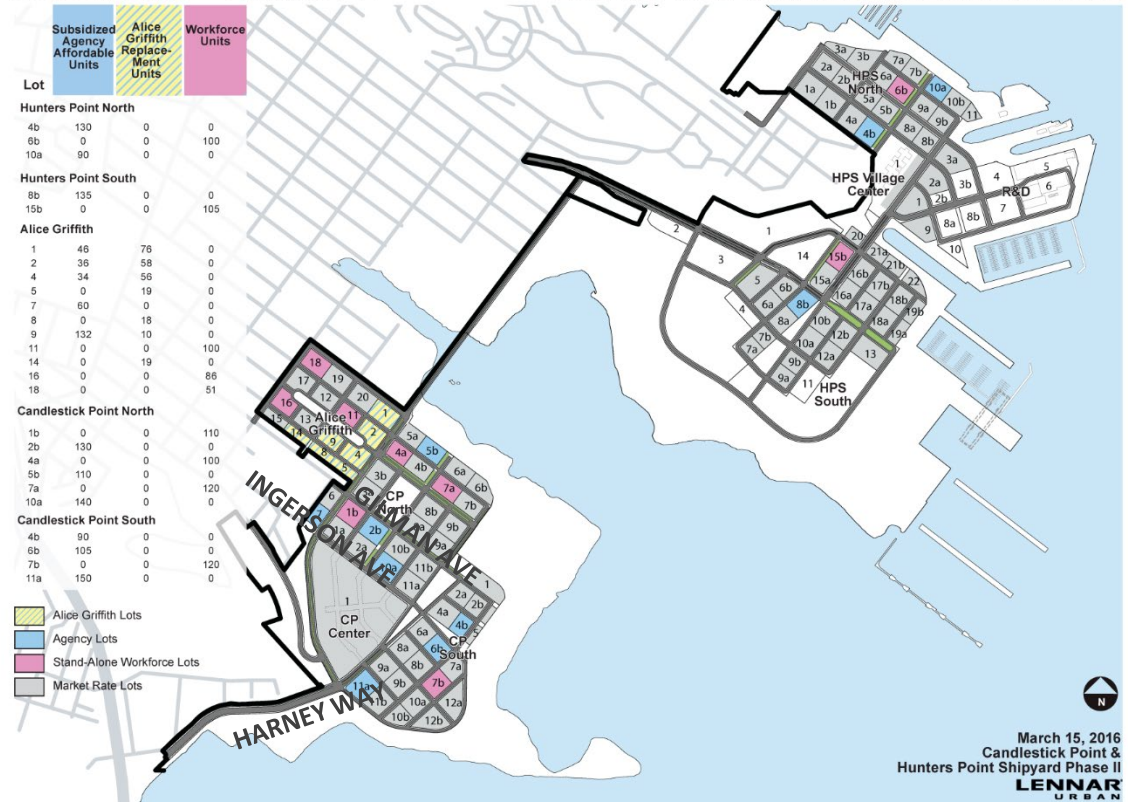
DDA Exhibit Updates: Housing Map

2016

- No change in total Project affordable units
- Acceleration of affordable units in Major Phase 1 CP

HOUSING MAP - EXHIBIT F-B

2016 REFINED NON-STADIUM ALTERNATIVE



Shipyard CAC: Community Review of Project Amendments

Committee	Topic	Action	Date
Planning, Development & Finance Subcommittee	CP-02-03-04 Sub Phase Application	Review and Comment on CP-02-03-04 Design	5/14/2015
Planning, Development & Finance Subcommittee	Parks and Open Space	Heard update on Parks and Open Space, Input Provided	6/4/2015
Business, Employment & Opportunity Subcommittee	Community Facilities	Review and Comment on Community Facilities	7/16/2015
Housing Subcommittee	Affordable and Market Rate Housing	Heard update on CP-02-03-04 housing program	7/16/2015
Planning, Development & Finance Subcommittee	CP-02-03-04 Sub Phase Application	Review and Comment on Major Phase 1 CP, D4D, Streetscape Master Plan	9/10/2015
Business, Employment & Opportunity Subcommittee	Community Facilities	Approved Community Facilities for Full CAC	9/17/2015
Shipyard CAC Full Committee	Sub-Phase Application and Refinements to Project Documents	Recommendation for Approval	9/14/2015
Shipyard CAC Full Committee	Community Facilities	Recommendation for Approval	10/19/2015
Shipyard CAC Full Committee	AG Community Garden	Recommendation of Approval	2/8/2016
Shipyard CAC Full Committee	Wedge Park 2a	Recommendation of Approval	3/14/2015

Community Engagement: Gilman Avenue Streetscape Improvements

Table 5:

Event	Date	Location
Planning, Development, and Finance Subcommittee	11/13/2014	Hunters Point Construction Trailer
Shipyards CAC	12/8/2014	1800 Oakdale Avenue
Community Workshop #1	12/18/2014	True Hope Church
Meeting with Principal Jeremy Hilinski	1/6/2015	Bret Harte Elementary
Community Workshop #2	1/24/2015	Bret Harte Elementary
Meeting with Rec + Park	2/5/2015	Rec + Park Offices
Community Workshop #3	3/16/2015	Bret Harte Elementary
Alice Griffith Tenants Association	4/13/2015	Bret Harte Elementary
District 10 CAC	4/15/2015	Bayview Public Library

Additional Community Engagement

Bayview Hill Neighborhood Association Meeting

- August 3, 2015 Lennar meeting to discuss Sub-Phases CP-02-03-04
- March 7, 2015 to discuss CP-02 retail development

Alice Griffith

- On going project updates Alice Griffith Tenants Association

Workforce Participation

DDA requires Lennar Urban and vertical developers to follow an **equal opportunity program**:

- BVHP Employment & Contracting Policy (ECP), Small Business Enterprise (SBE) Policy, Nondiscrimination in Contracts & Equal Benefits Policy, Minimum Compensation Policy, Health Care Accountability Policy, Prevailing Wage Policy Card Check Neutrality Policy

SBE Program

- Good faith efforts to award **50%** of the contracting opportunities to **SBE consultants & contractors** – first consideration for **BVHP businesses** (Zip codes 94124, 94134, and 94107).
- **Lennar Urban** achieved **55% SBE participation** to date for work in **Sub-Phase CP-01**.

Major Phase 1 CP delivers Project's first commercial development blocks – **first implementation** of the BVHP **ECP's end-use workforce goals**.

OCII, OEWD & Lennar Urban working to create the **agreements** to ensure BVHP **ECP** applies to **future commercial tenants / employers** at Candlestick Point.

OEWD review of workforce training programs, access points and resources to **connect BVHP & San Francisco residents** to opportunities at **Candlestick Point**.

Next Steps:

OCII Commission Approval (March 15, 2016)

- Updates to Candlestick Point Design For Development (D4D)
- Addendum to Project's Final Environmental Impact Report (FEIR)
- Updates to the approved Candlestick Point Streetscape Master Plan
- Updates to the approved Candlestick Point Major Phase 1 Approval

Submission of Sub-Phase Application for Director Approval

Submission of Schematic Designs for OCII Commission Approval



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