

CANDLESTICK POINT

BLOCK 9A

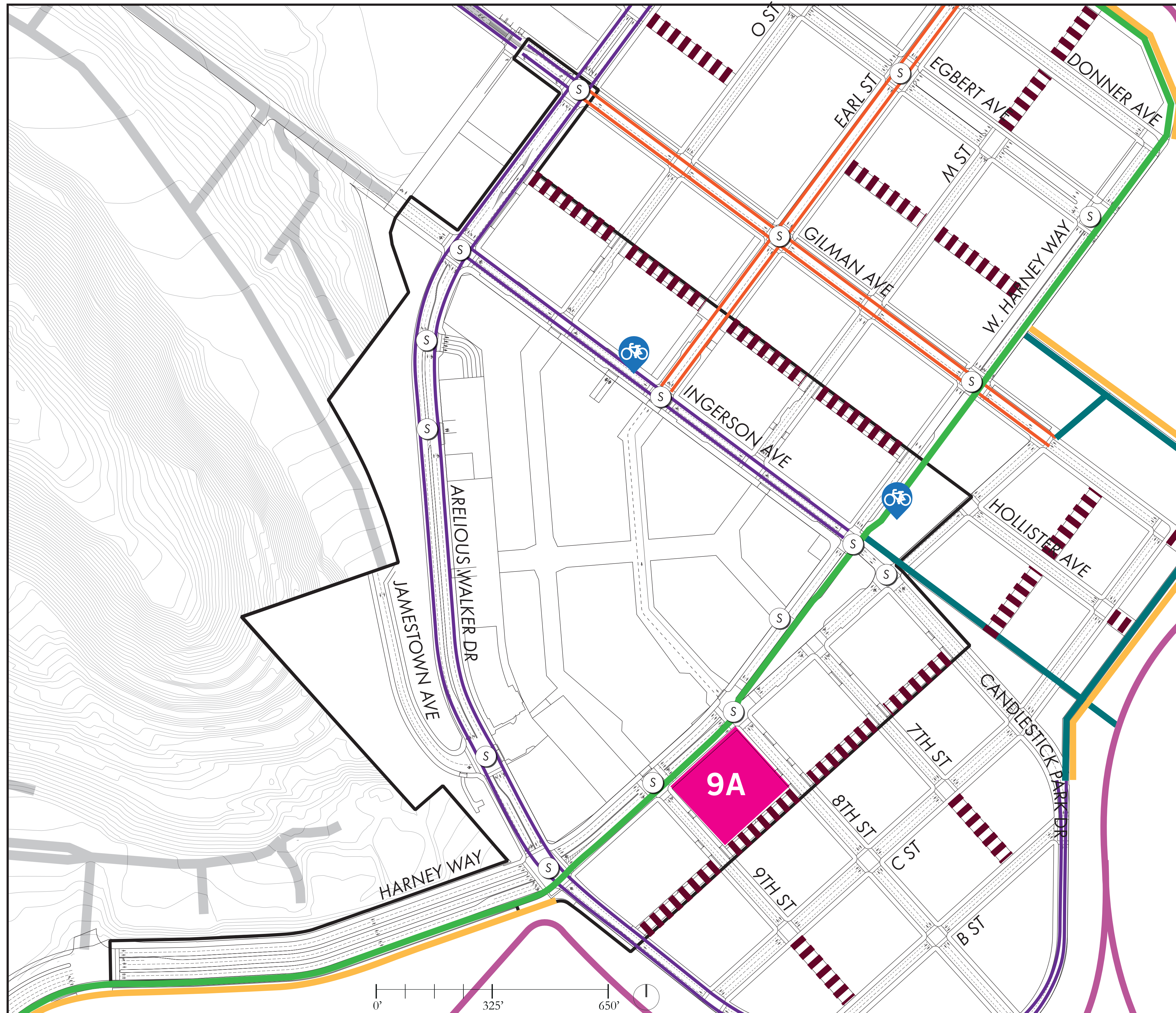
HPS CAC
PLANNING, DEVELOPMENT, & FINANCE SUBCOMMITTEE

FEBRUARY 13, 2017
Project No. 2003-0006

PEDESTRIAN AND BICYCLE NETWORK

Class II bicycle lanes will be provided on Gilman Avenue between Arelious Walker Drive and Harney Way. The bicycle lanes will connect with the City's bicycle network and serve as part of an east-west route from Third Street to the Bay Trail, retail center and cycle track. The final condition of the pedestrian and bicycle network will serve as a connector to the rest of CP, the project as a whole, and the surrounding neighborhoods.

Pedestrian facilities, consisting of sidewalks, mid-block breaks, and crosswalks will be completed with the construction of each sub-phase.

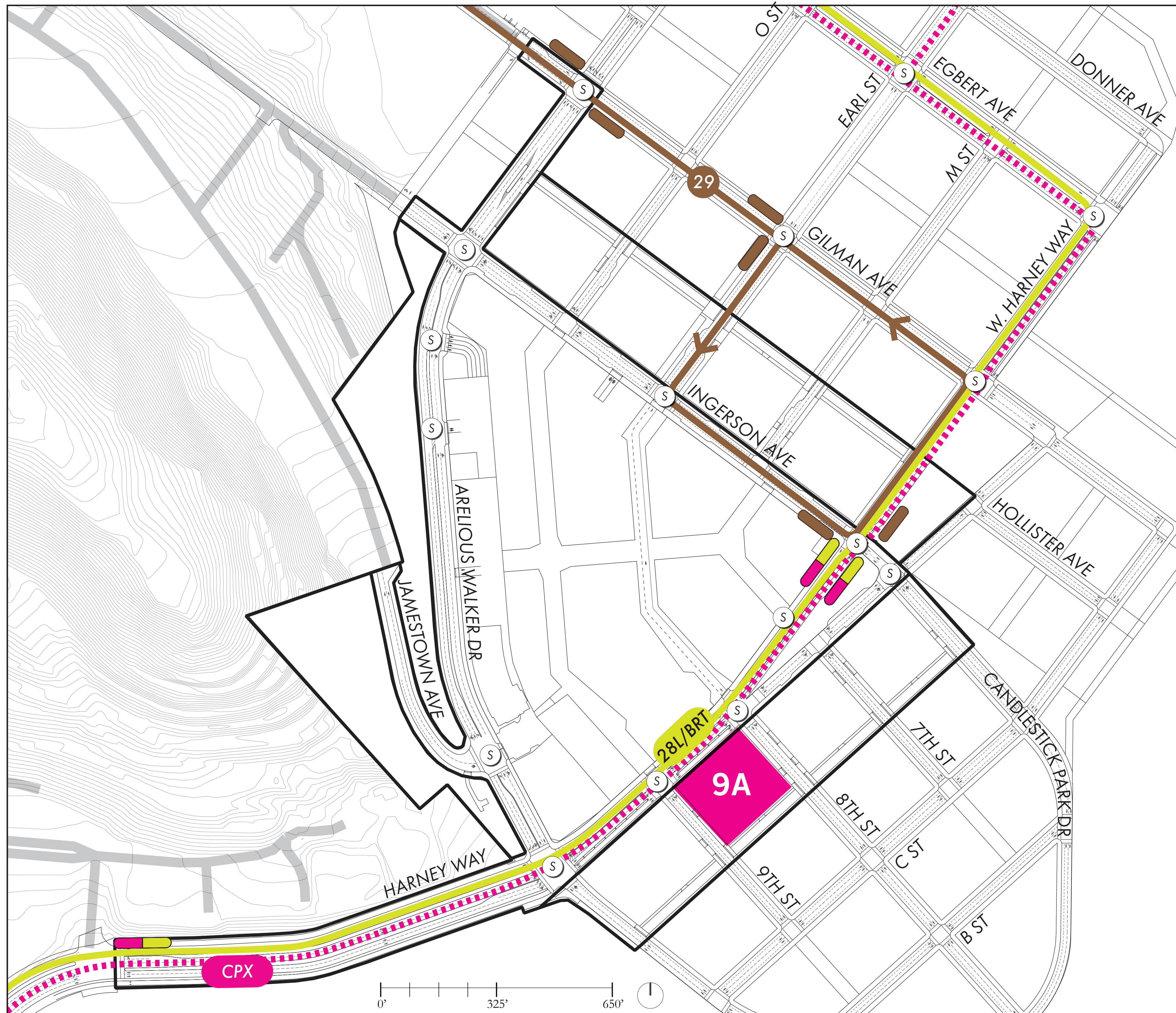


Legend

- Cycle track (Two-Way Separated Bicycle Artery)
- Bikeway Class I (Separated)
- Bikeway Class II (Bike Lanes)
- Bikeway Class III (Bike Routes)
- 🚲 Proposed Bicycle Share Station
- ▤▤▤▤ Mid-Block Break
- Bay Trail/Blue Greenway
- Pedestrian/Multi-Use Path
- S Traffic Signal
- Sub-Phase Boundary

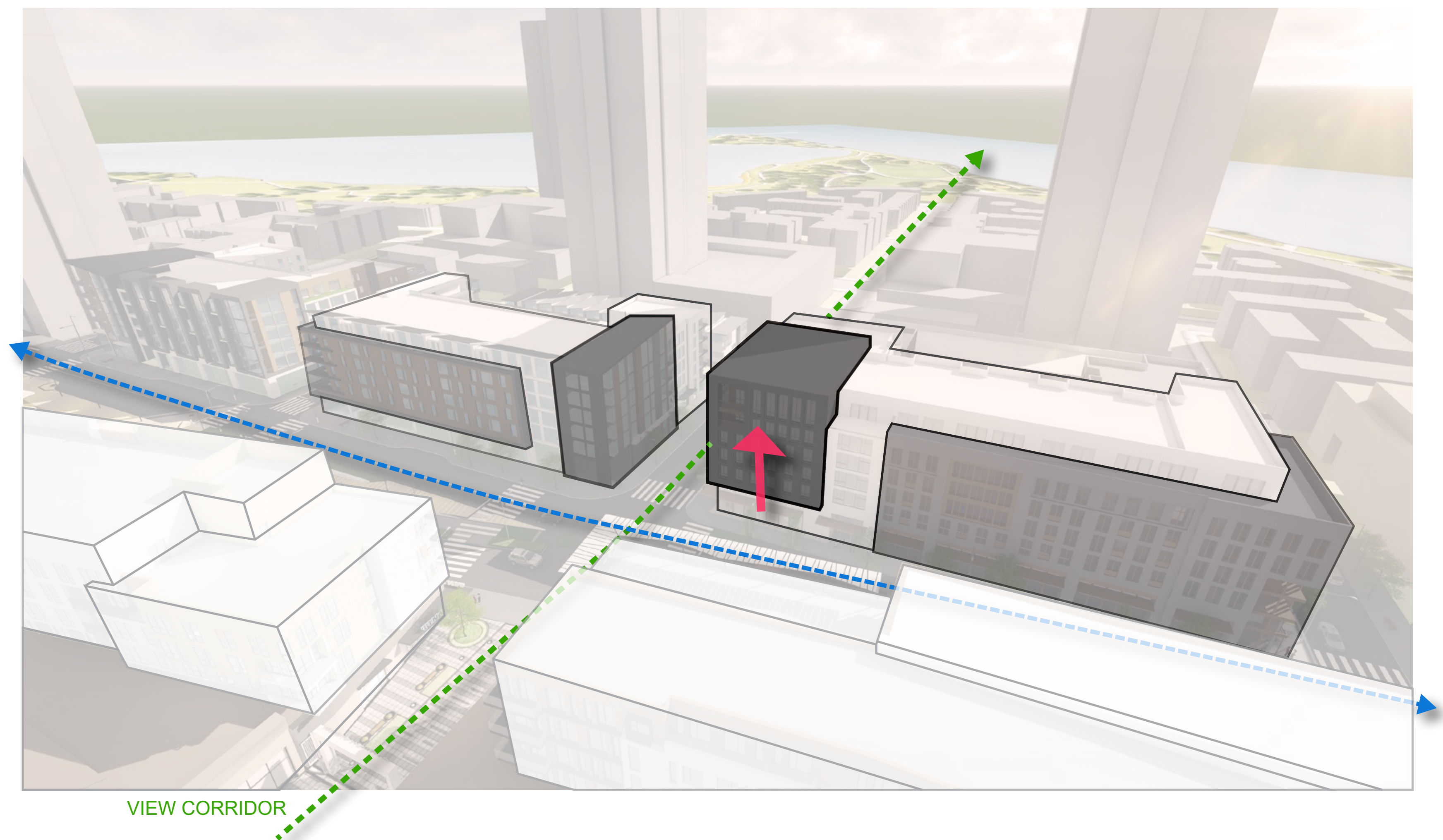
TRANSIT NETWORKS

Transit improvements will consist of minor rerouting of the 29 Sunset from its interim route to its final route (where it will continue to operate at 5-minute frequency), the CPX downtown express running at 10-minute frequency, and the BRT (28L) running at a 5-minute frequency. These improvements will connect Candlestick Point to key destinations in the city and other transit modes such as Muni, BART and Caltrain.



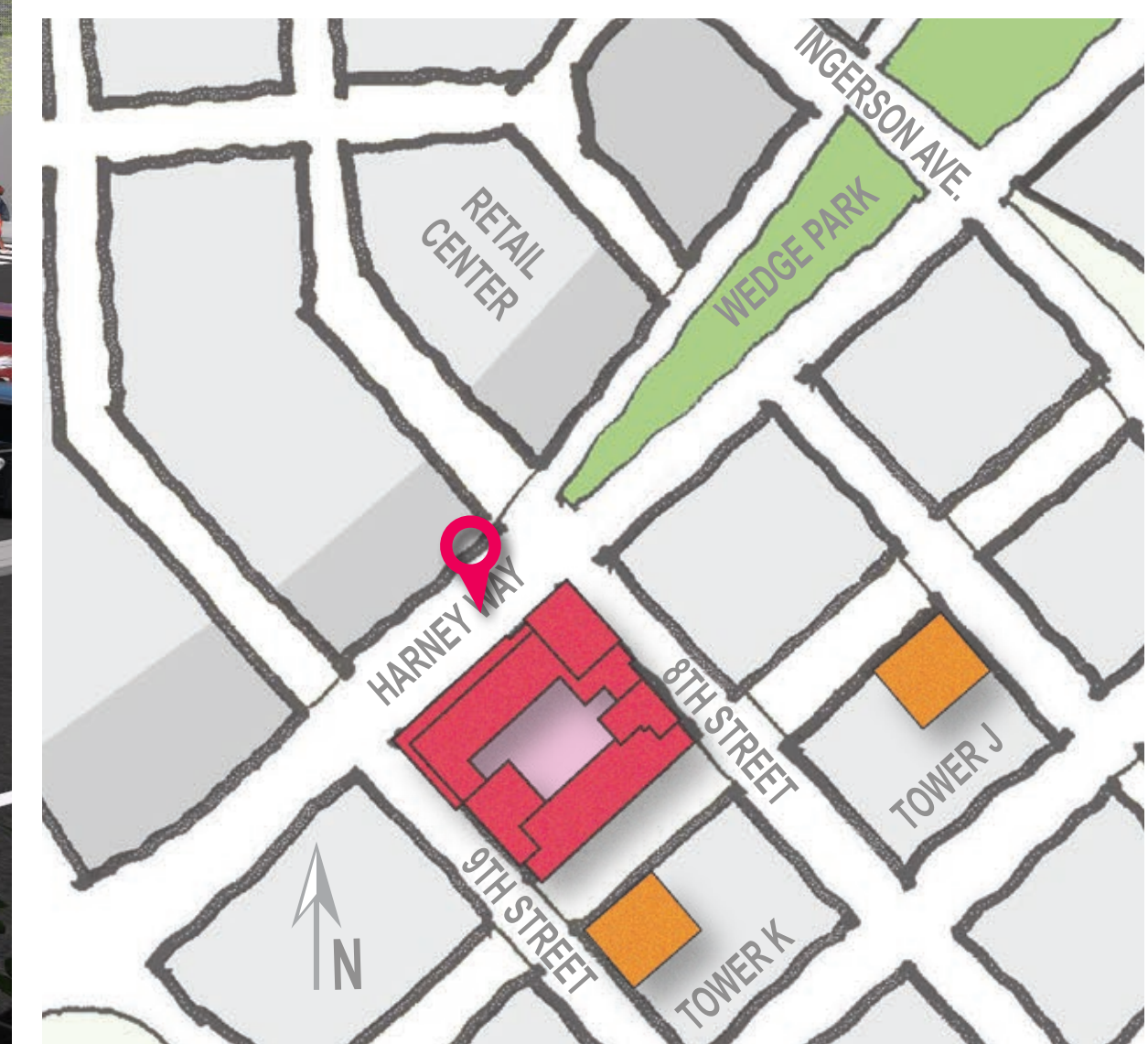
Legend

- 29 Sunset Route (5-Min Peak Frequency)
- 28L/BRT Route (5-Min Peak Frequency)
- CPX Route (10-Min Peak Frequency)
- 29 Sunset Route Stop
- 28L/BRT and CPX Route Stop
- S Traffic Signal
- Sub-Phase Boundary



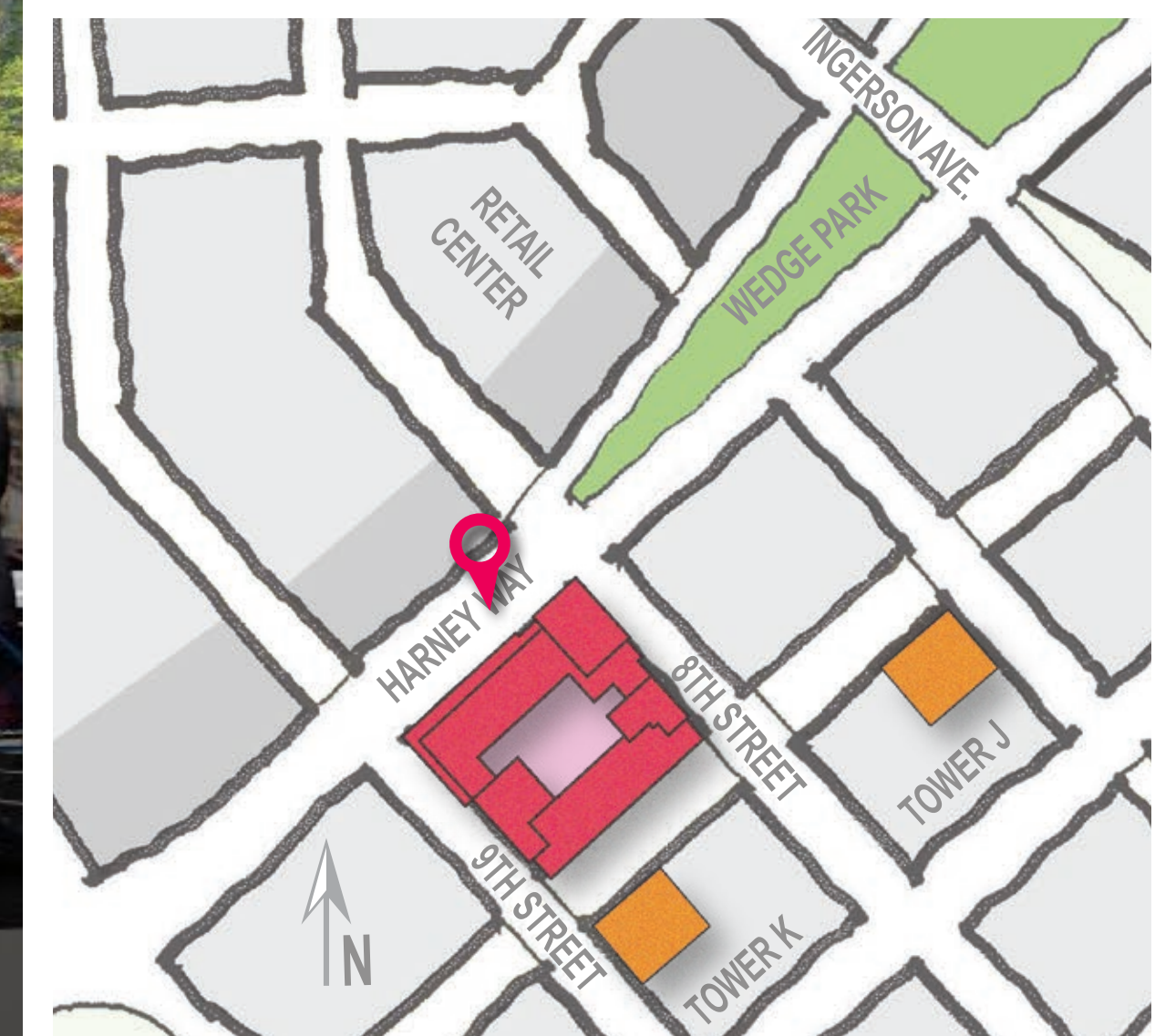


ELEVATED VIEW OF HARNEY WAY STREET FRONT



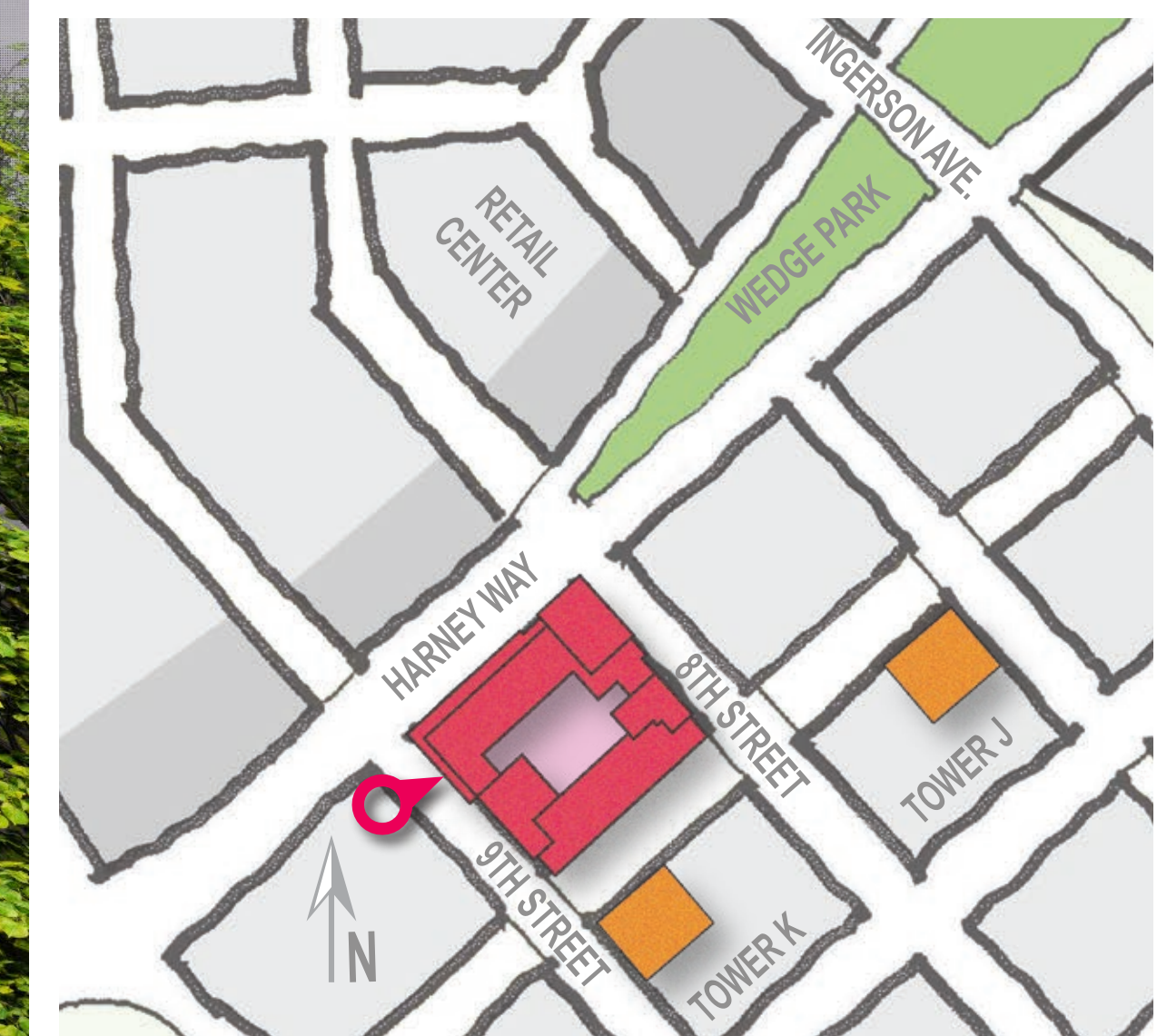


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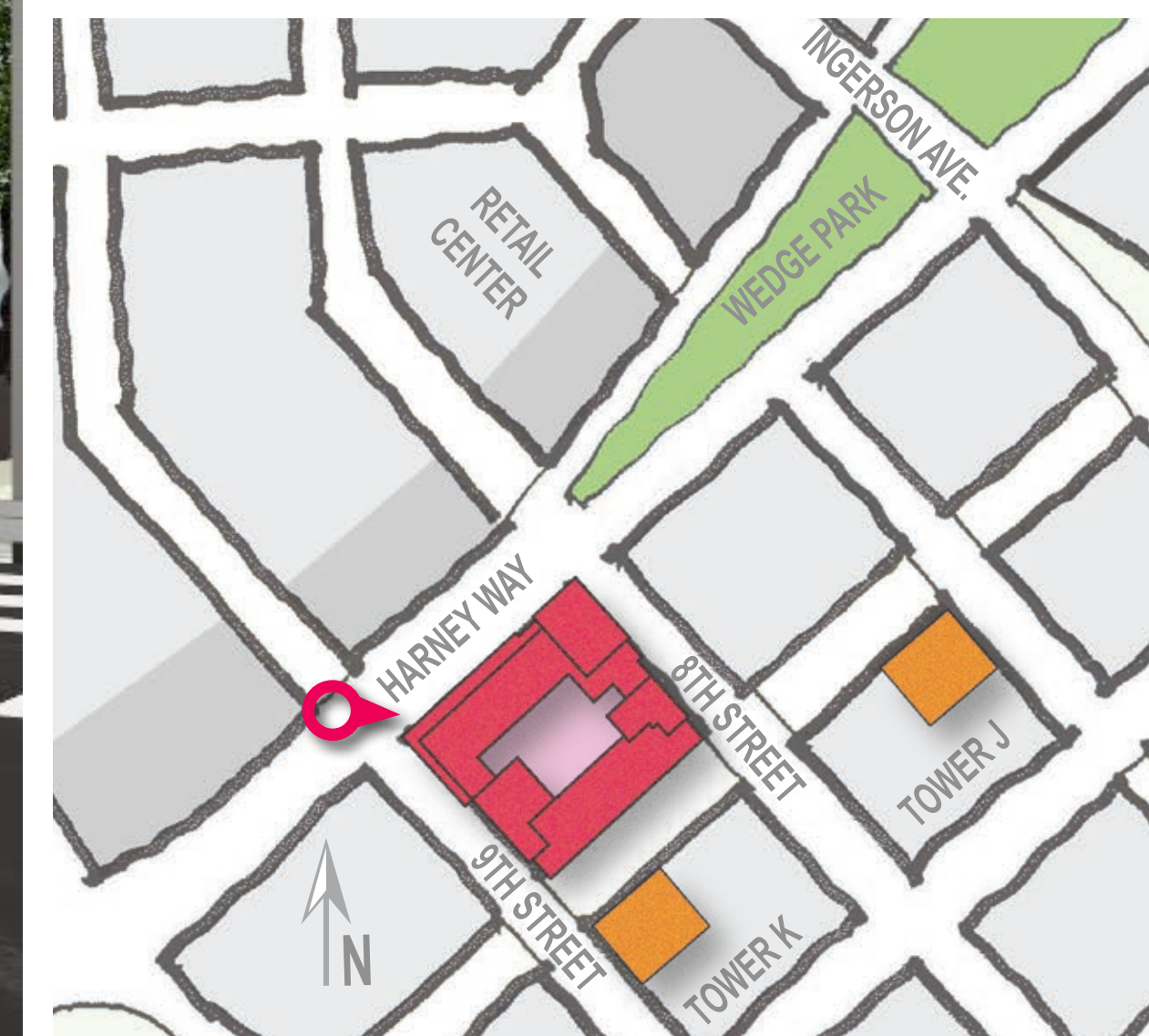


ELEVATED VIEW FROM 9TH STREET AND HARNEY WAY



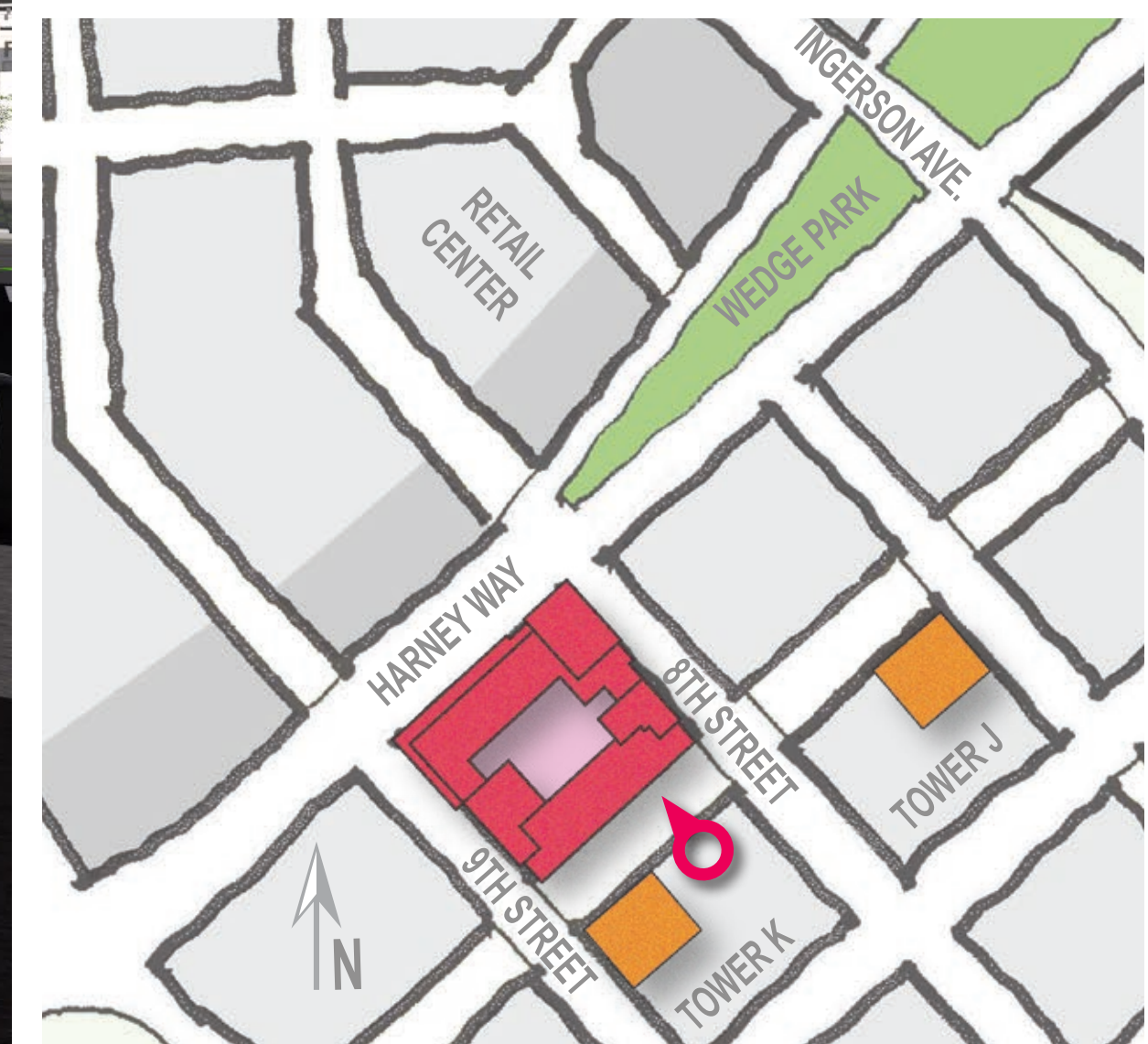


ELEVATED VIEW OF 9TH STREET FRONT



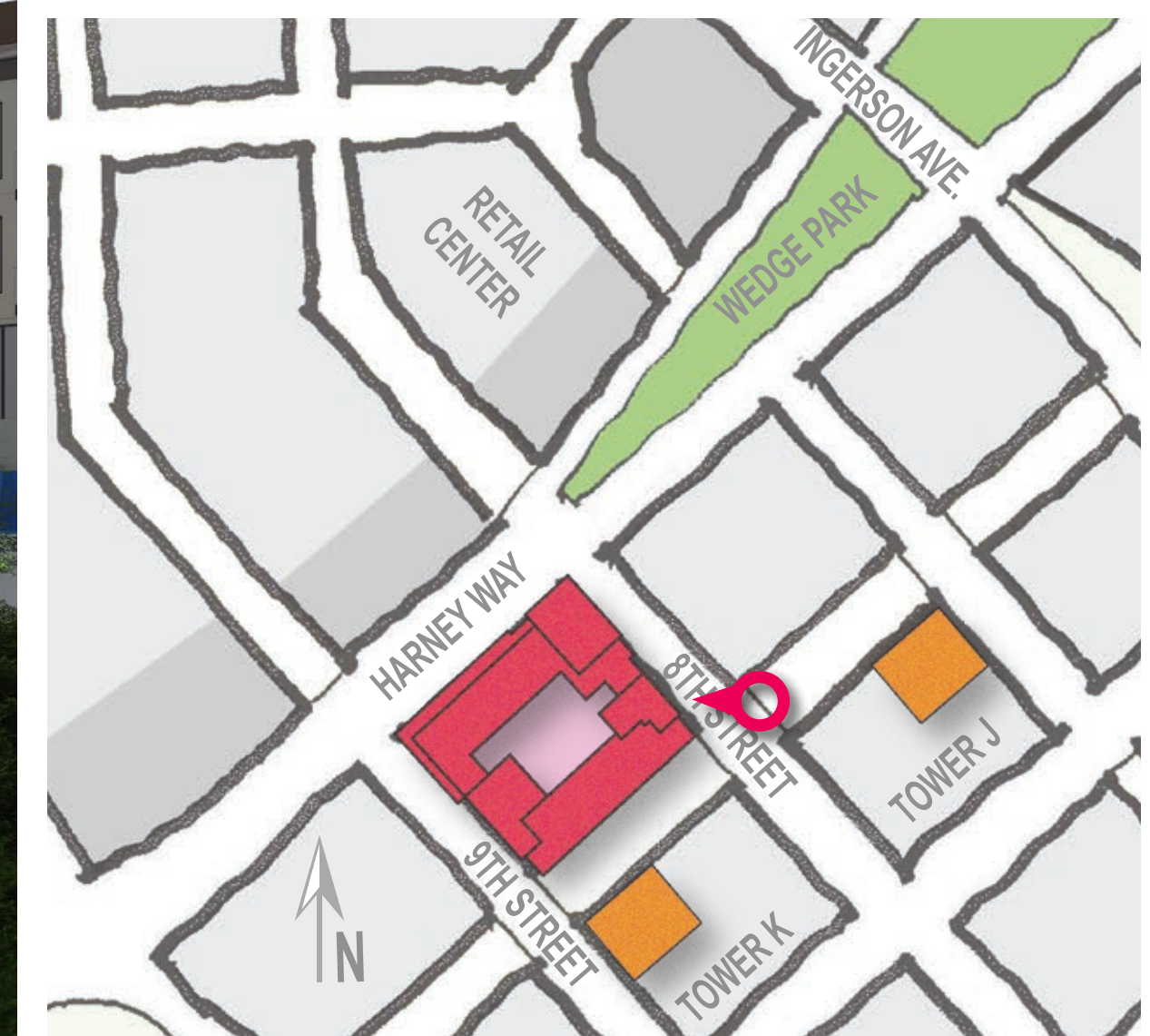


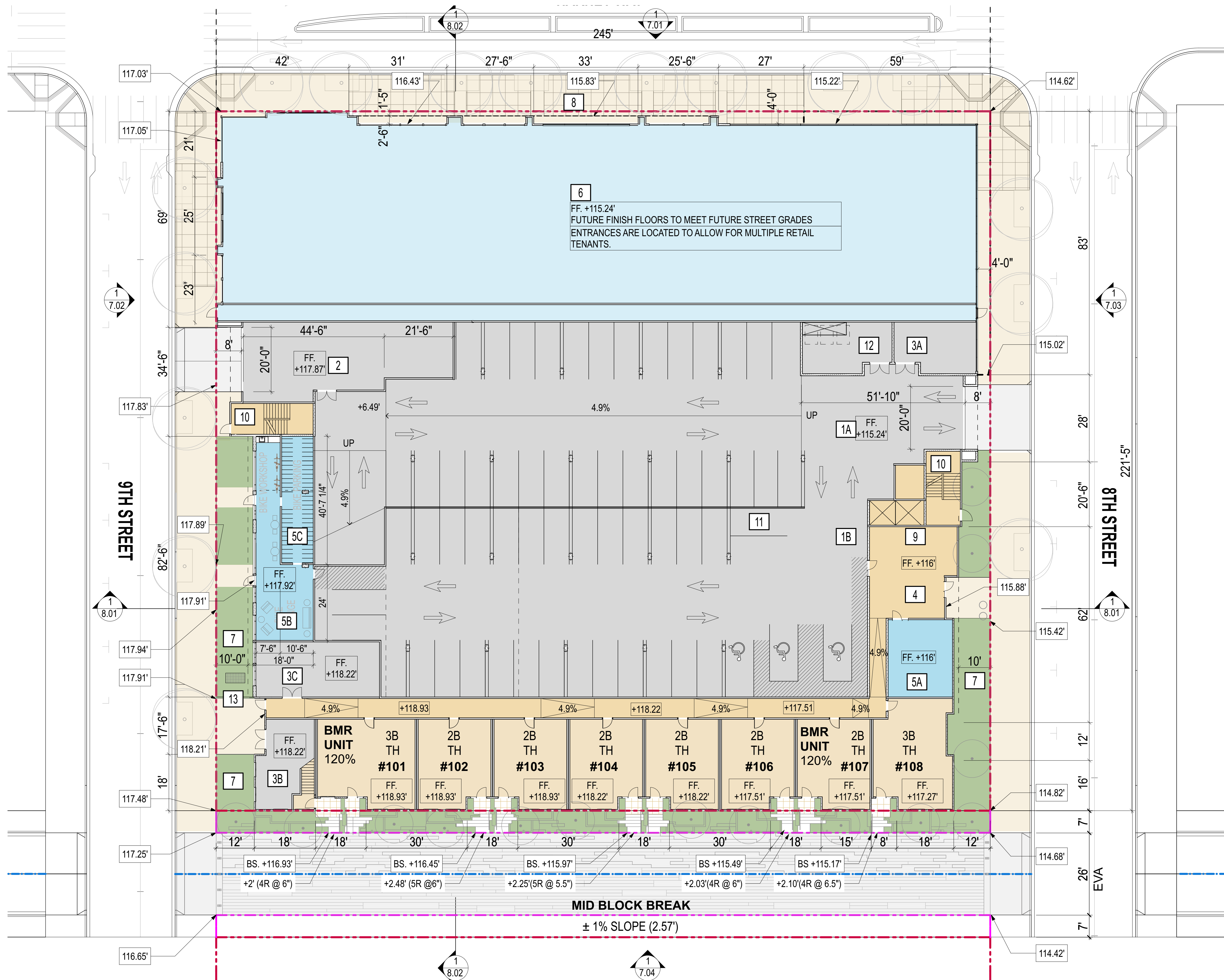
VIEW FROM MID-BLOCK BREAK





VIEW OF RESIDENTIAL ENTRY
ON 8TH STREET





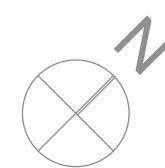
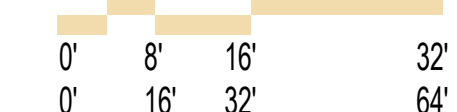
SHEET LEGEND

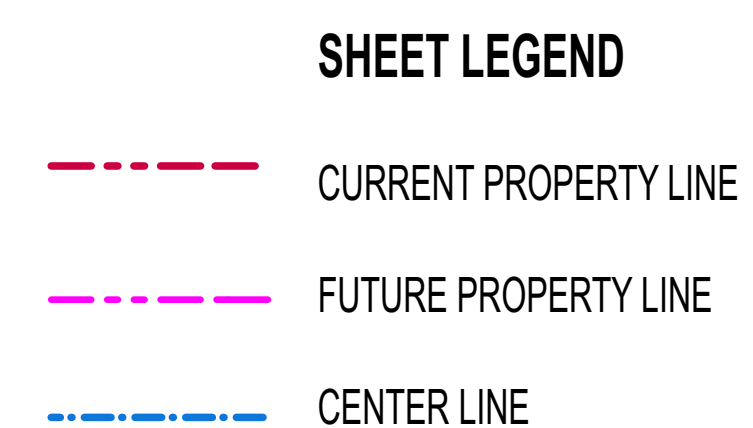
- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE

SHEET NOTES

- 1A RESIDENTIAL GARAGE ENTRY
- 1B RESIDENTIAL GARAGE
- 2 COMMERCIAL LOADING DOCK / TRASH
- 3A UTILITY ROOM (DOMESTIC WATER BACK-FLOW PREVENTER)
- 3B UTILITY ROOM (FIRE PUMP)
- 3C UTILITY ROOM (ELECTRICAL / MECHANICAL)
- 4 RESIDENTIAL LOBBY
- 5A AMENITY SPACE
- 5B AMENITY SPACE (BIKE LOUNGE AND WORKSHOP)
- 5C AMENITY SPACE (BIKE STORAGE)
- 6 RETAIL (±15,000 SF EXCLUDING UTILITY AREAS)
- 7 RESIDENTIAL SETBACK (10' MIN)
- 8 COMMERCIAL SETBACK ("0" REQUIRED)
- 9 ELEVATOR LOBBY
- 10 STAIRWELL
- 11 CAR SHARE
- 12 TRASH ROOM
- 13 ELECTRICAL TRANSFORMER
- 114.42' GRADES AT STREET LEVEL

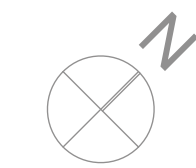
SCALE: 1/16" = 1'-0" (FULL SCALE 24"X36" SHEET)
1/32" = 1'-0" (HALF SIZE 11"X17" SHEET)





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10	STAIRWELL
11	CAR SHARE
12	TRASH ROOM

Number of Children	Number of Families
0	16
8	16
16	32
32	64





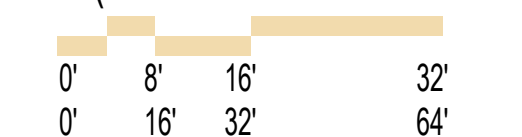
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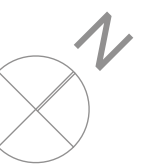
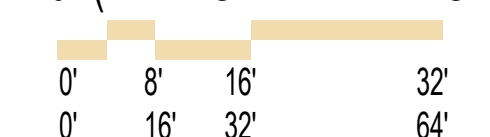
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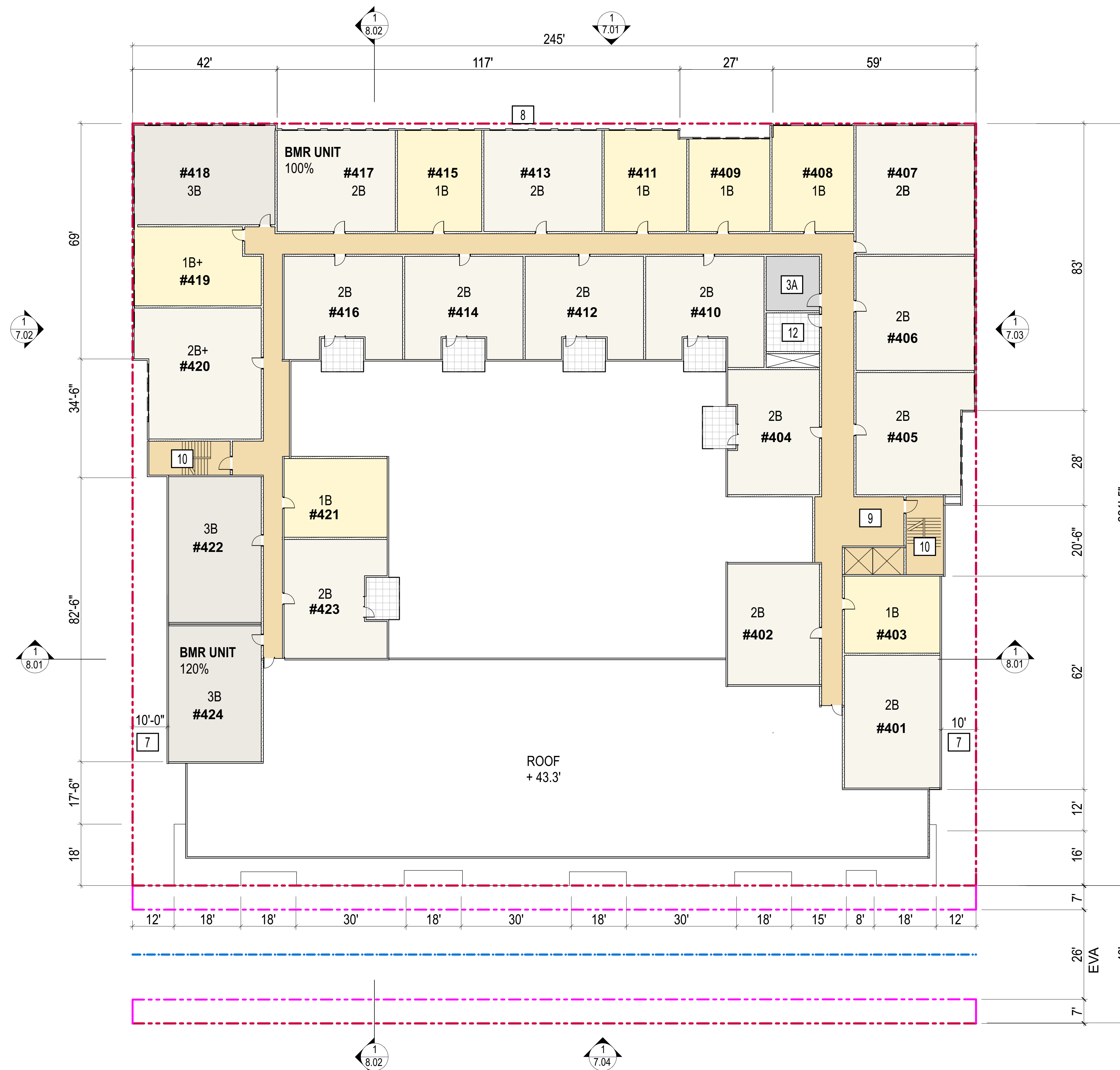
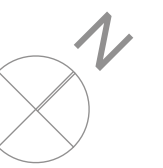
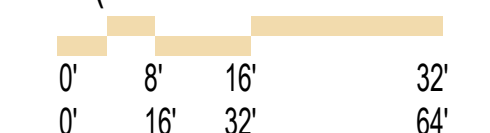
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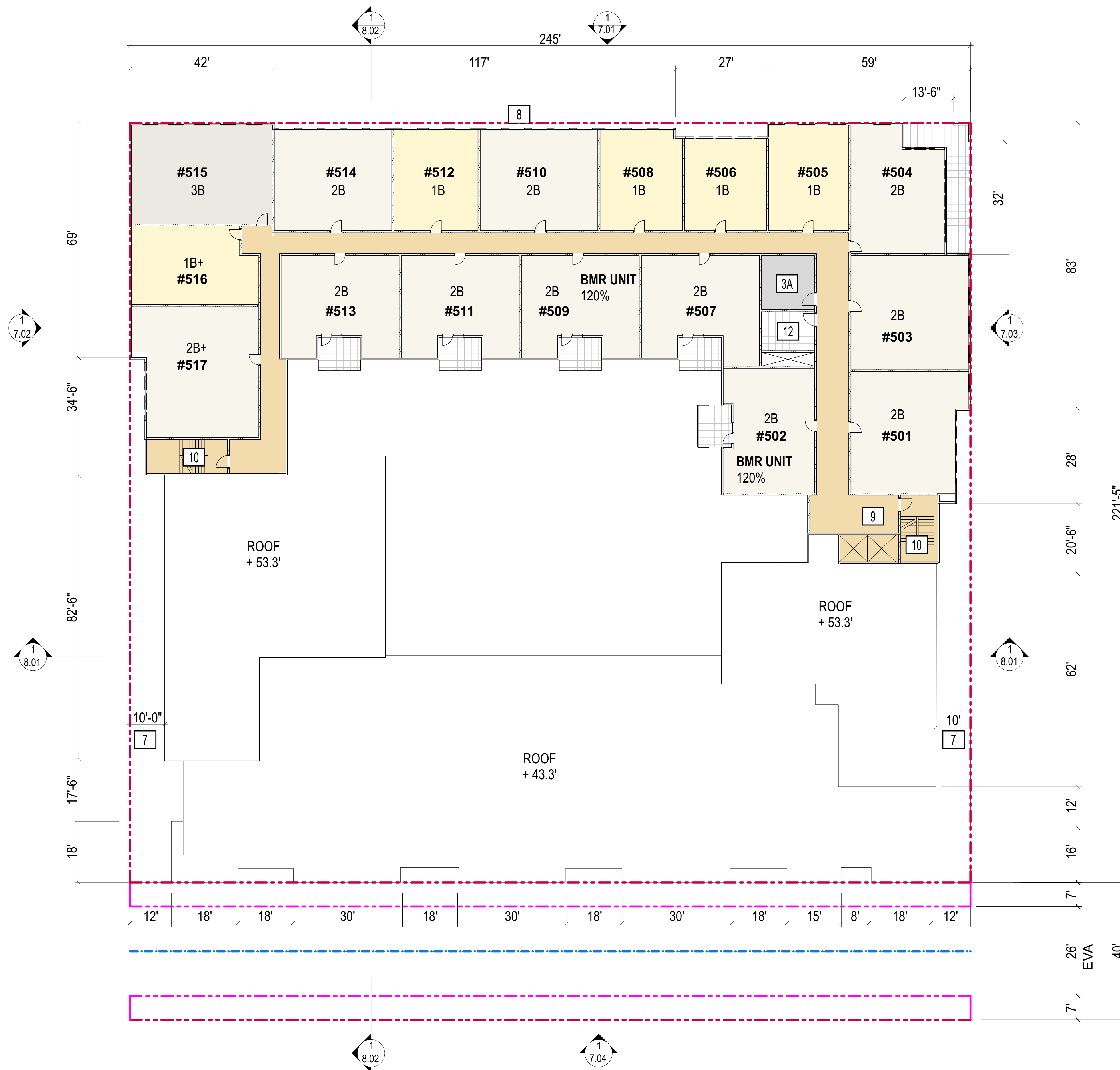
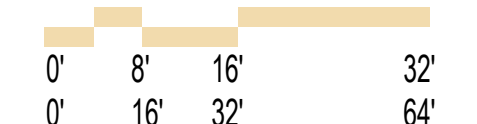
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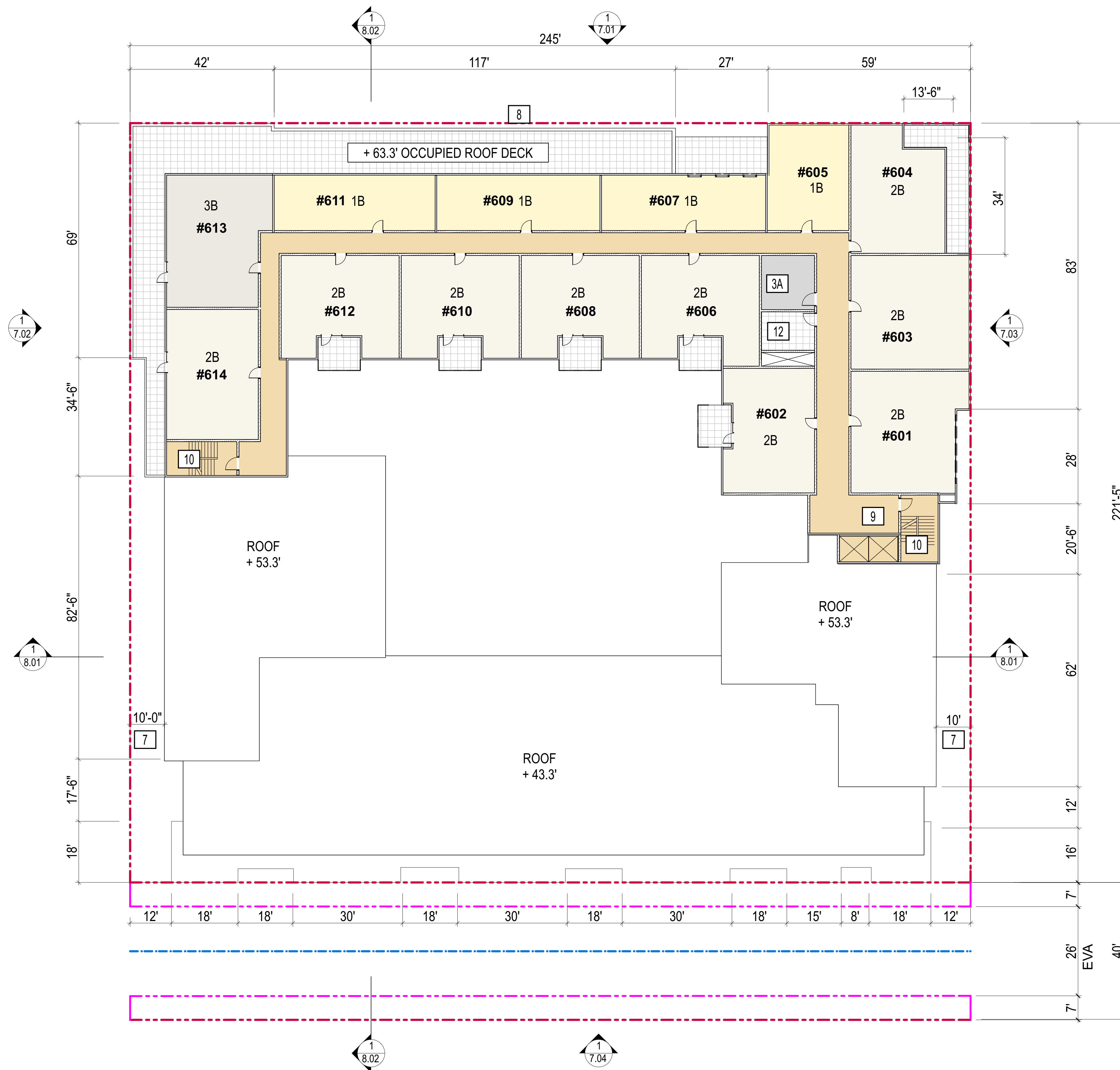
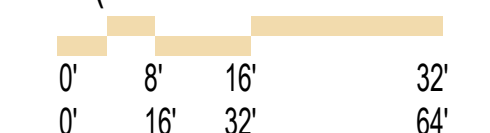
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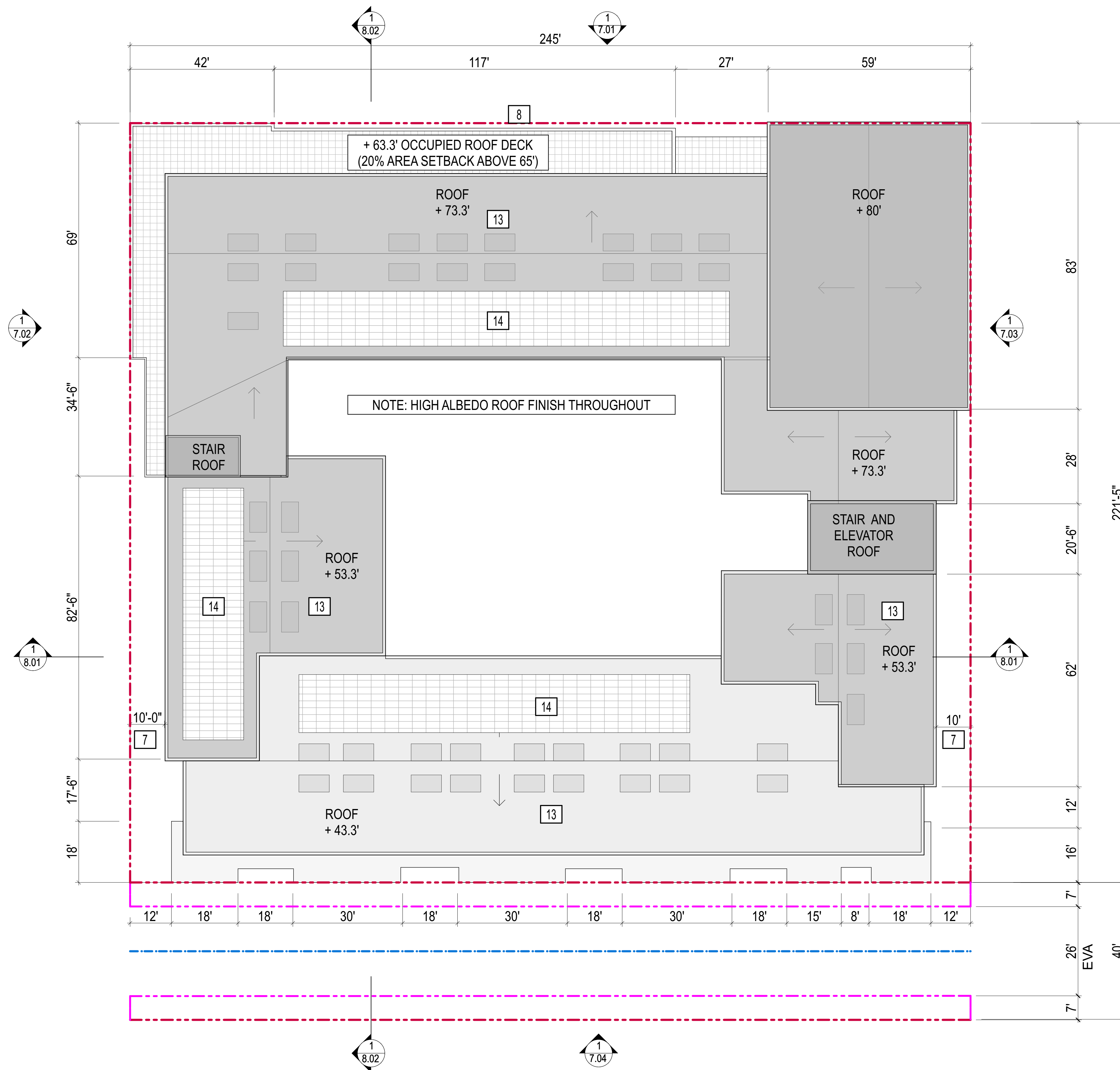
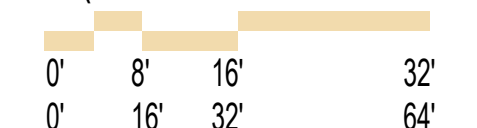
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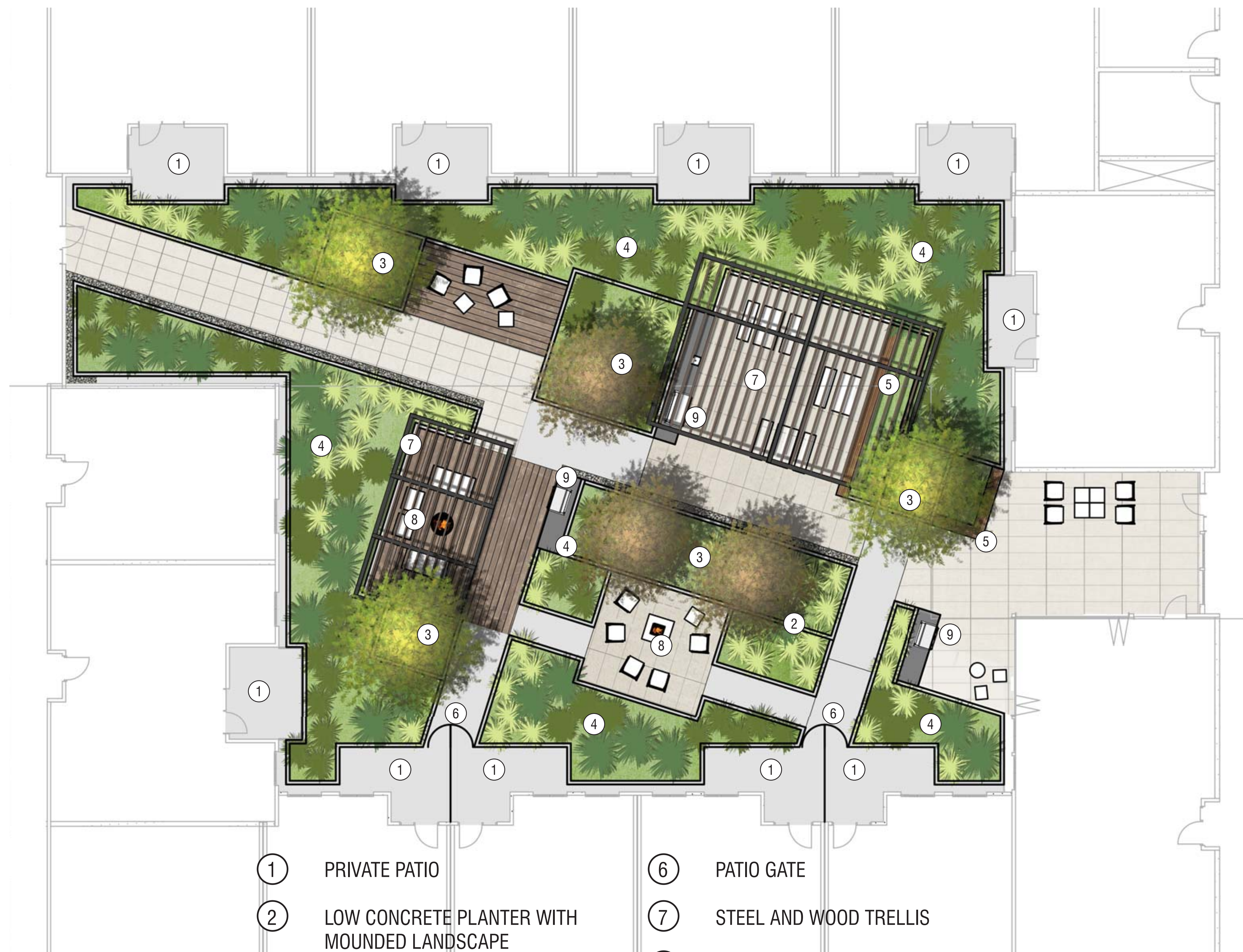
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- 13 MECHANICAL EQUIPMENT, SCREENED AND MIN. 10' BEHIND PARAPET, TYP.
- 14 SOLAR READY AREA, MINIMUM 15% OF ROOF AREA

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- ① PRIVATE PATIO
- ② LOW CONCRETE PLANTER WITH MOUNDED LANDSCAPE
- ③ TREE PLANTER - 36" HEIGHT
- ④ CONCRETE PLANTER - 24" HEIGHT
- ⑤ CONCRETE PLANTER WITH WOOD BENCH - 18" HEIGHT
- ⑥ PATIO GATE
- ⑦ STEEL AND WOOD TRELLIS
- ⑧ FIRE PIT
- ⑨ OUTDOOR KITCHEN



PODIUM COURTYARD CONCEPTUAL VIEWS

OVERALL RESIDENTIAL UNIT MIX						
	FLATS			TOWNHOUSES		TOTAL
FLOOR	1B ±620SF	2B ±950SF	3B ±1,100SF	LINER 2B ±1,250	LINER 3B ±1,400SF	
PERCENT TYPE	25.0%	49.2%	8.9%	13.7%	3.2%	100.0%
6TH FLOOR	4	9	1			14
5TH FLOOR	5	11	1			17
4TH FLOORS	7	14	3			24
3RD FLOORS	7	14	3			24
2ND FLOOR	7	13	3	11	2	36
MEZZANINE	1					1
GROUND FLOOR				6	2	8
TOTALS	31	61	11	17	4	124
	UNIT MIX					
	1B	2B	3B			
TOTALS	31	78	15			
PERCENT TOTAL	25.0%	62.9%	12.1%			100.0%

PARKING					
FLOOR	STANDARD 8'x18'	COMPACT 7.5'x15'	ACCESSIBLE 9'x18'	CAR SHARE	TOTAL
6TH FLOOR	71 spaces	7 spaces	3 spaces	1 spaces	78 spaces
5TH FLOOR					
4TH FLOORS					
3RD FLOORS					
2ND FLOOR					
MEZZANINE					
GROUND FLOOR	28 spaces				32 spaces
TOTAL					110 spaces
PARKING RATIO:				0.89	
BICYCLE PARKING					
CLASS 1	REQUIRED		PROVIDED		
25 + 1 PER 4 UNITS	25		56 (& BIKE REPAIR SHOP)		

BMR Unit Mix				
FLOOR	FLATS	TOWNHOUSES	TOTAL	AMI
6th Floor	1		1	Ranges from 80%-120% AMI
5th Floor	1		1	
4th Floor	2		2	
3th Floor	2		2	
2th Floor	3	2	5	
Mezz				
Ground Floor		2	2	
TOTAL	9	4	13	