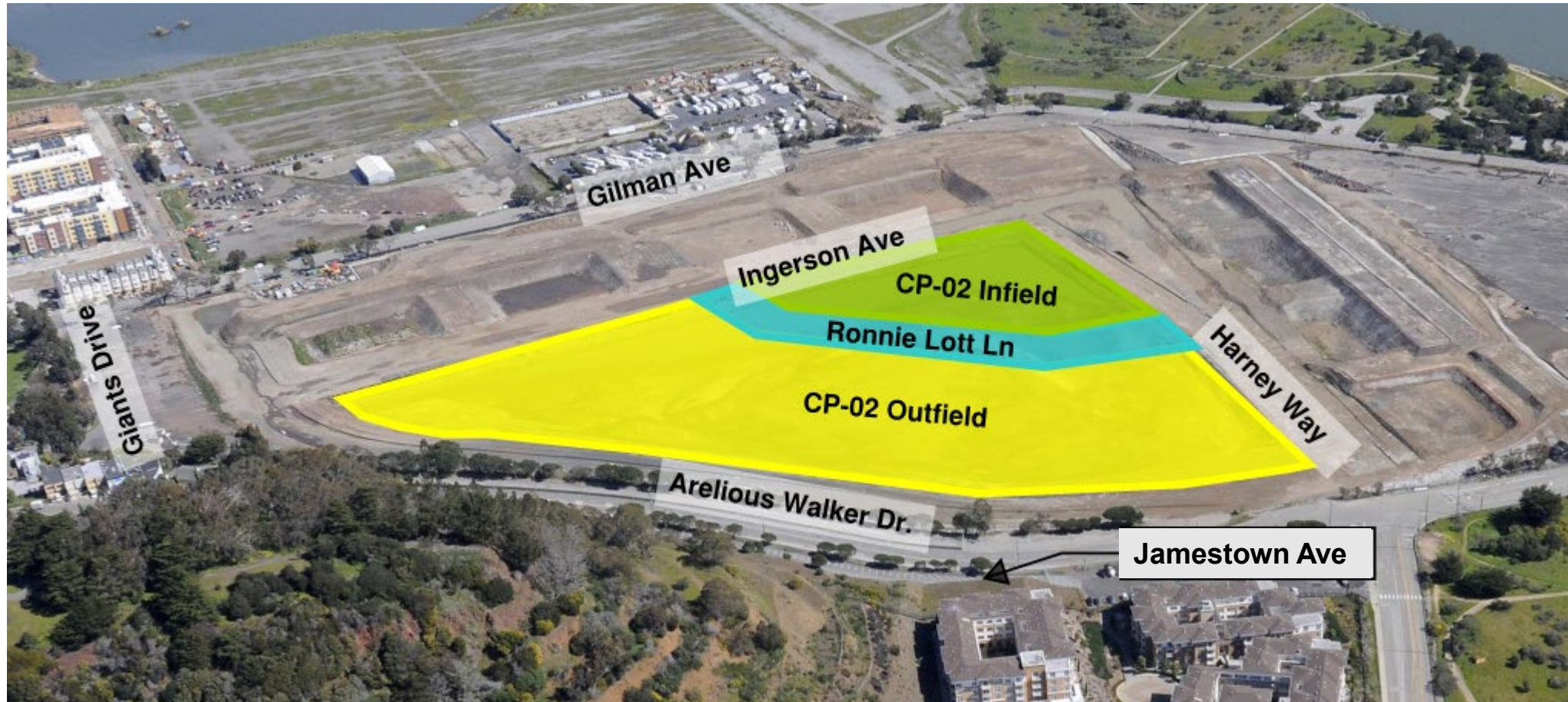

Commission on Community Investment and Infrastructure

October 17, 2017

Candlestick Retail Center Garage: Project Design Timeline & Status

Candlestick Retail Center – Site Map



2008 – Proposition G (Voter Approval, June 3, 2008)



Published in the Chronicle June 4, 2008

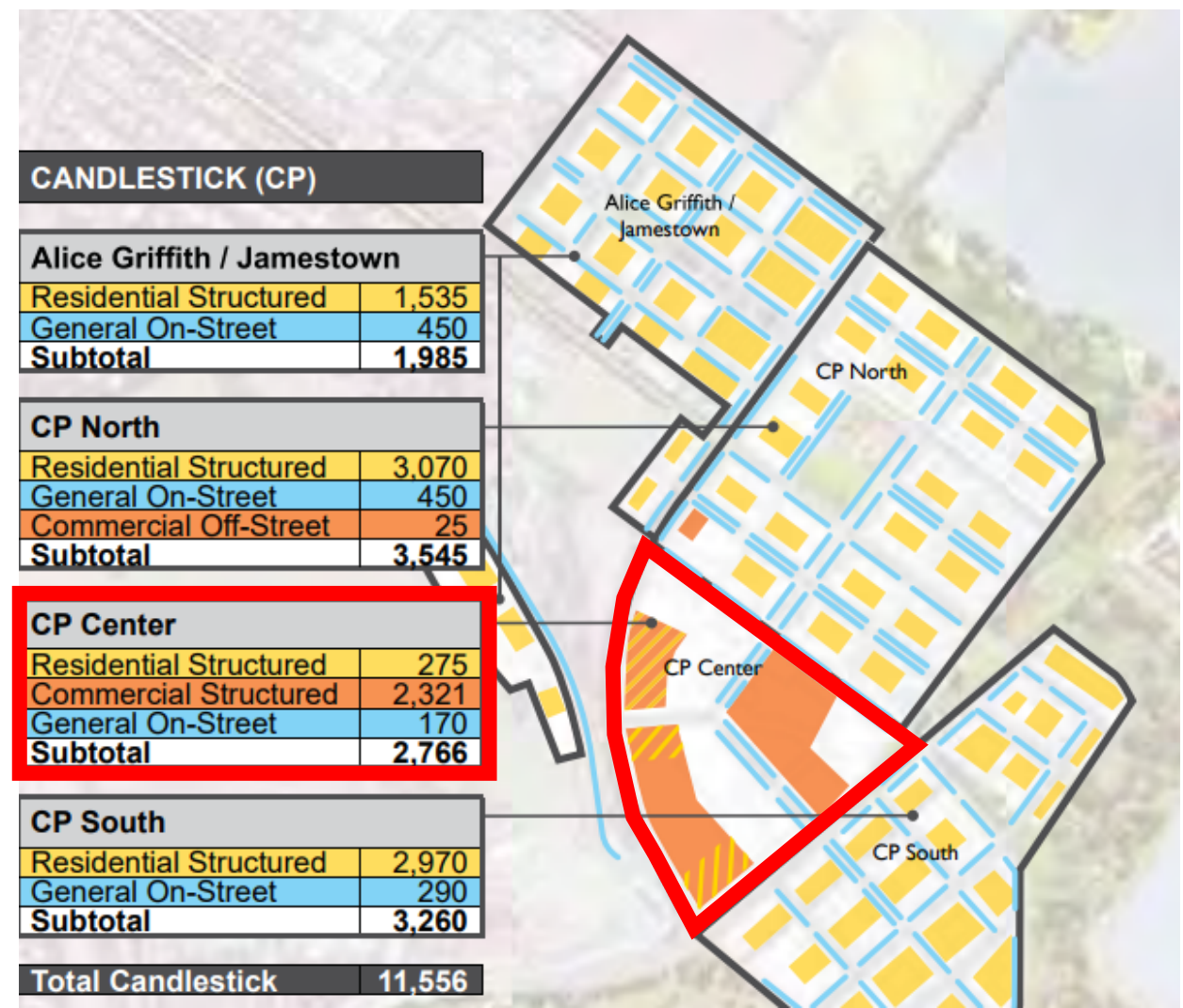
Established project concepts for site of (former) Candlestick Park, including:

- Regional Retail Center (635,000 sf),
- Housing (Market Rate and Affordable),
- Variety of neighborhood serving features, and

➤ Retail Center Garage:

Garage Structure Type:	6-Story Above Grade Structured Garage
Primary Entrance:	Arelious Walker Drive
Retail Garage Parking Count:	2321 Parking Spaces

2010 – Major Project Approvals at SFRA, Planning, & Board of Supervisors



Published in the EIR dated November 2009

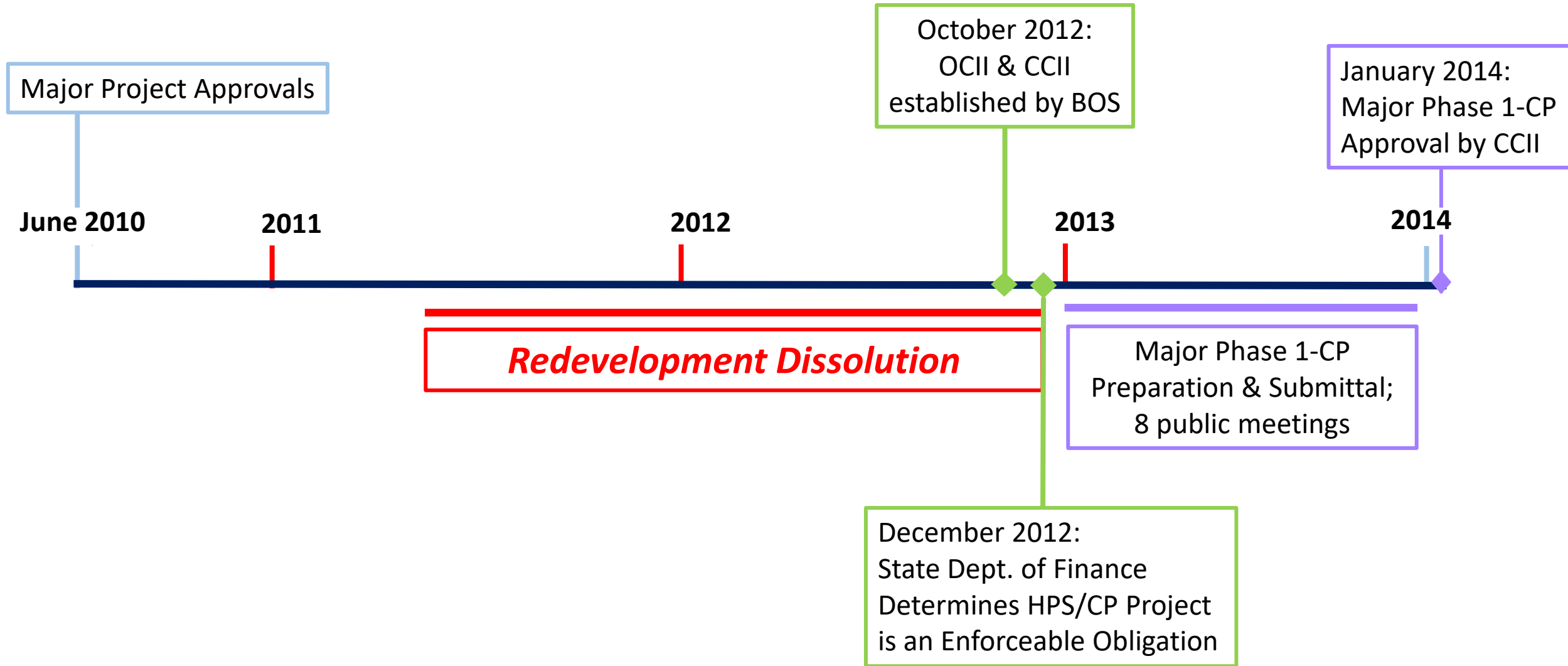
Redevelopment Plan, EIR, DDA approvals also included concept at Candlestick Retail Center site:

- Over 250 public mtgs leading up to approvals
- Regional Retail Center (635,000 sf),
- Housing (Market Rate and Affordable),
- Variety of neighborhood serving features, and

➤ Retail Center Garage:

Garage Structure Type:	6-Story Above Grade Structured Garage
Primary Entrance:	Arelious Walker Drive
Retail Garage Parking Count:	2766 Parking Spaces

2010-2014: Gearing up... Slowing Down.... Gearing up



2014-2016 – Candlestick Center Design – Initial Proposal



Retail



Tower



Residential



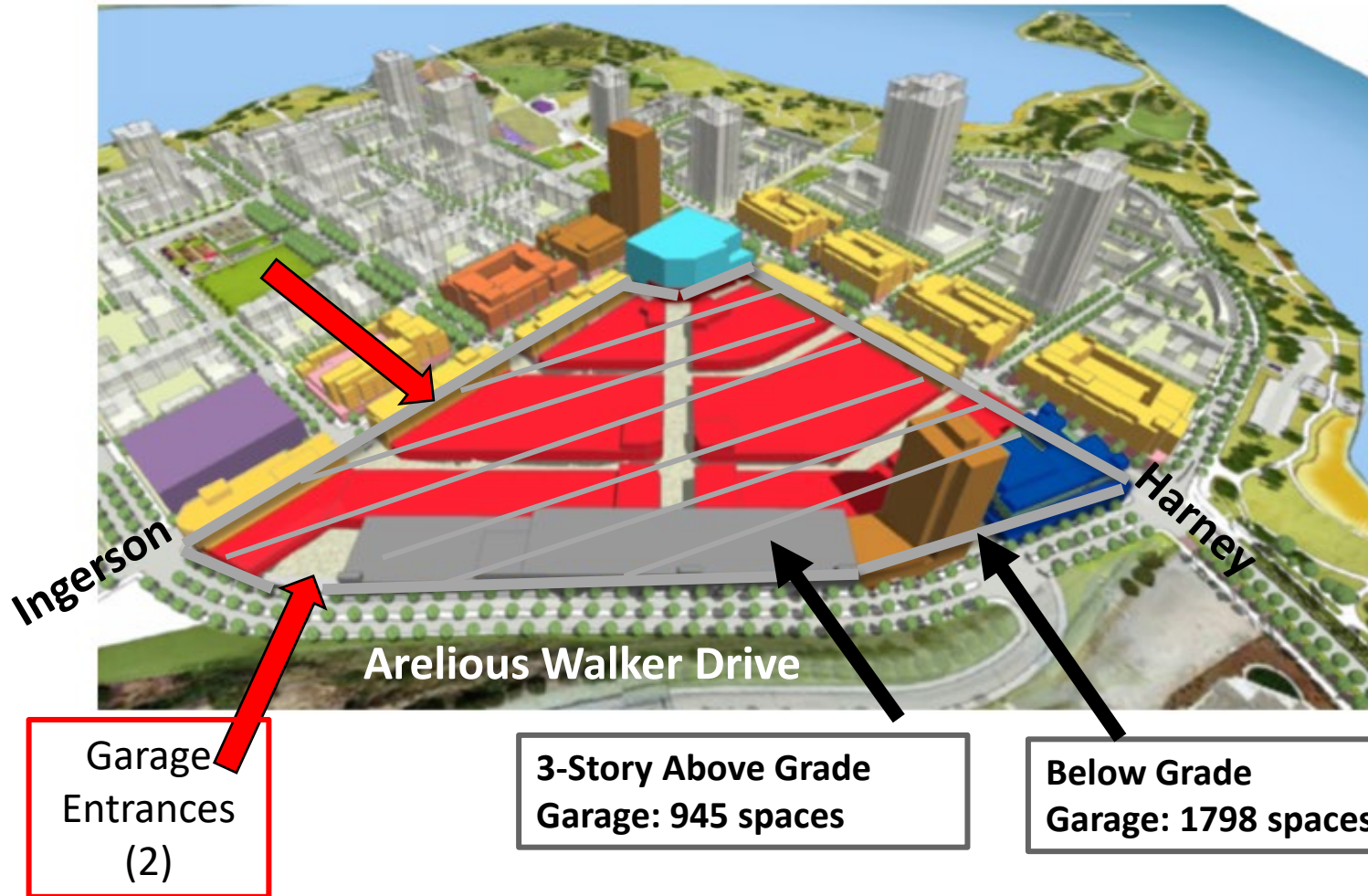
Hotel



Film & Art Center



Garage



- Regional Retail Center (635,000 sf),
- Housing, including a tower on Arelious Walker
- Hotel along Arelious Walker

➤ Retail Center Garage:

Garage Structure Type:	3-Story Above Grade Structured Garage + Underground Garage
Garage Entrances:	Arelious Walker Dr., Ingerson
Retail Garage Parking Count:	2743 Parking Spaces

2017 – Revised Proposal – In Response To Community Concerns

Retail

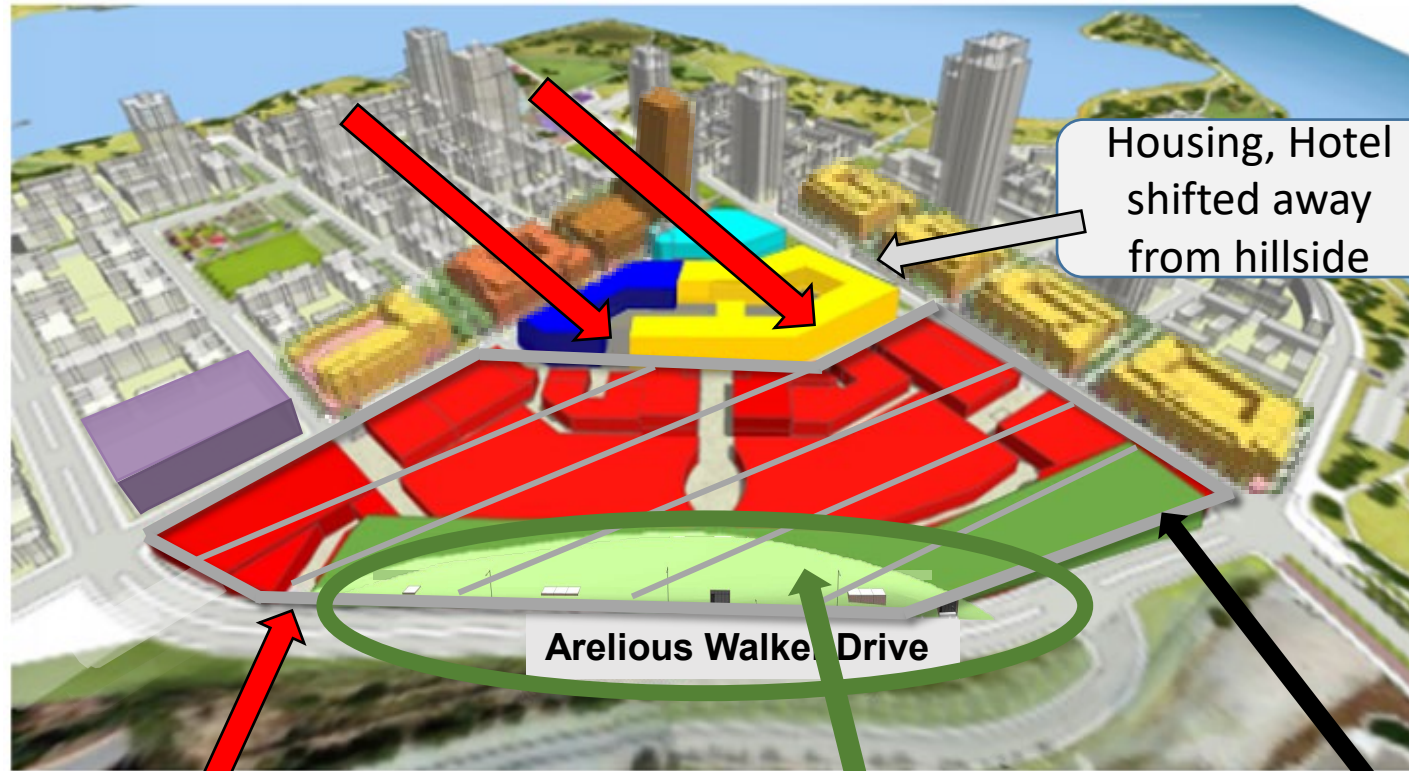
Tower

Residential

Hotel

FAC

Garage



Housing, Hotel shifted away from hillside

Arelious Walker Drive

Garage Entrances (3)

Above Grade Garage and Tower Removed; **Replaced with Green Roof & Open Space Plaza**

Below Grade Garage: 1700 spaces

- Regional Retail Center (635,000 sf),
- **300 parking spaces deleted altogether**
- 700 parking spaces relocated to new garage under residential/hotel

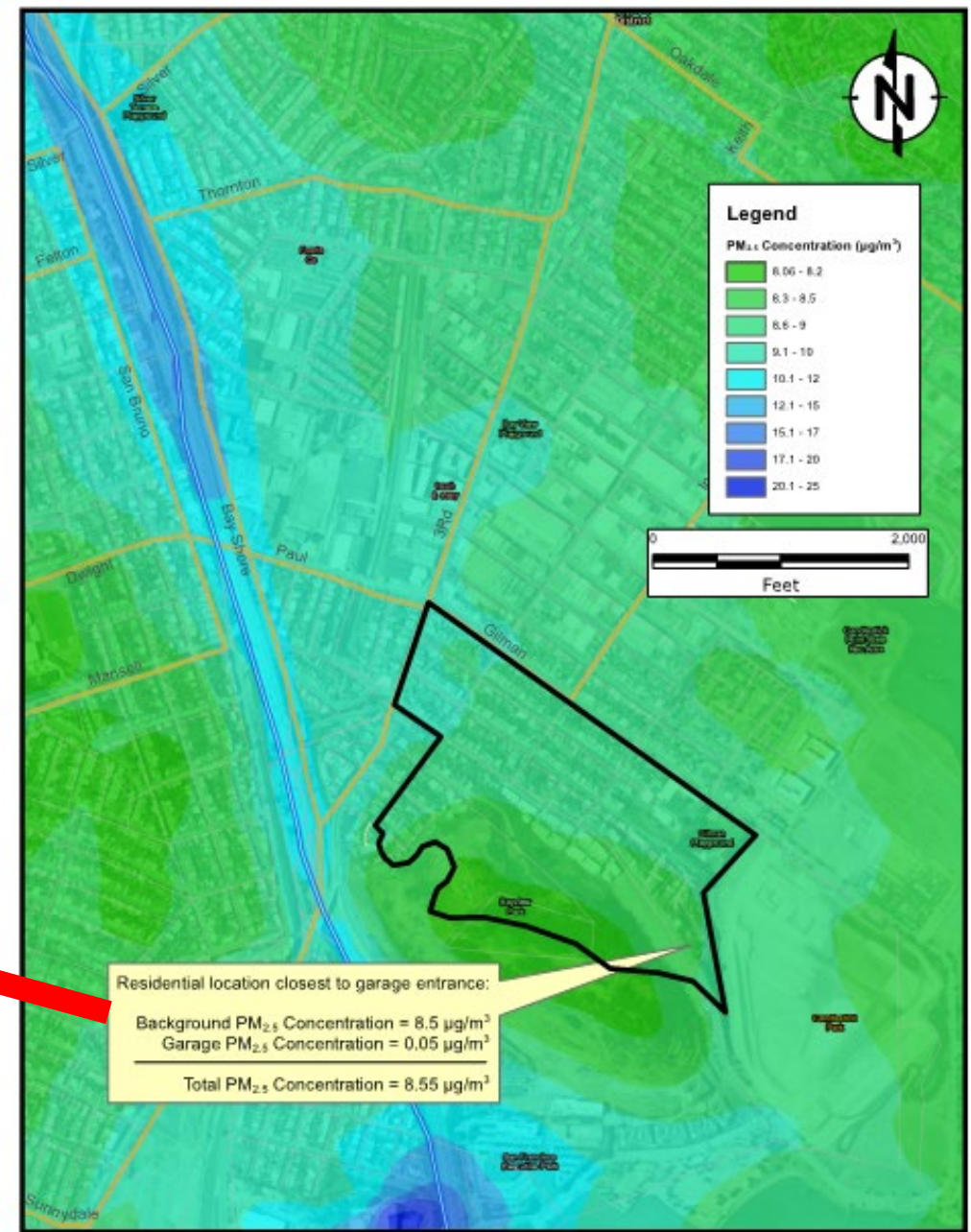
➤ Retail Center Garage:

Garage Structure Type:	1-Story Below Grade Garage
Garage Entrances:	Arelious Walker Dr (1), Ronnie Lott Lane (2)
Retail Garage Parking Count:	1700 Parking Spaces
Residential & FAC Parking Count:	700 Parking Spaces (relocated from Retail Garage)

Air Quality Information

- Community concerns over air quality impacts
- Environmental consultant studied garage location
- Found that volume of cars in and out of retail center garage is not a significant contributor to air quality

Background Concentration	8.50
+ Garage Concentration	0.05
Total Concentration	8.55

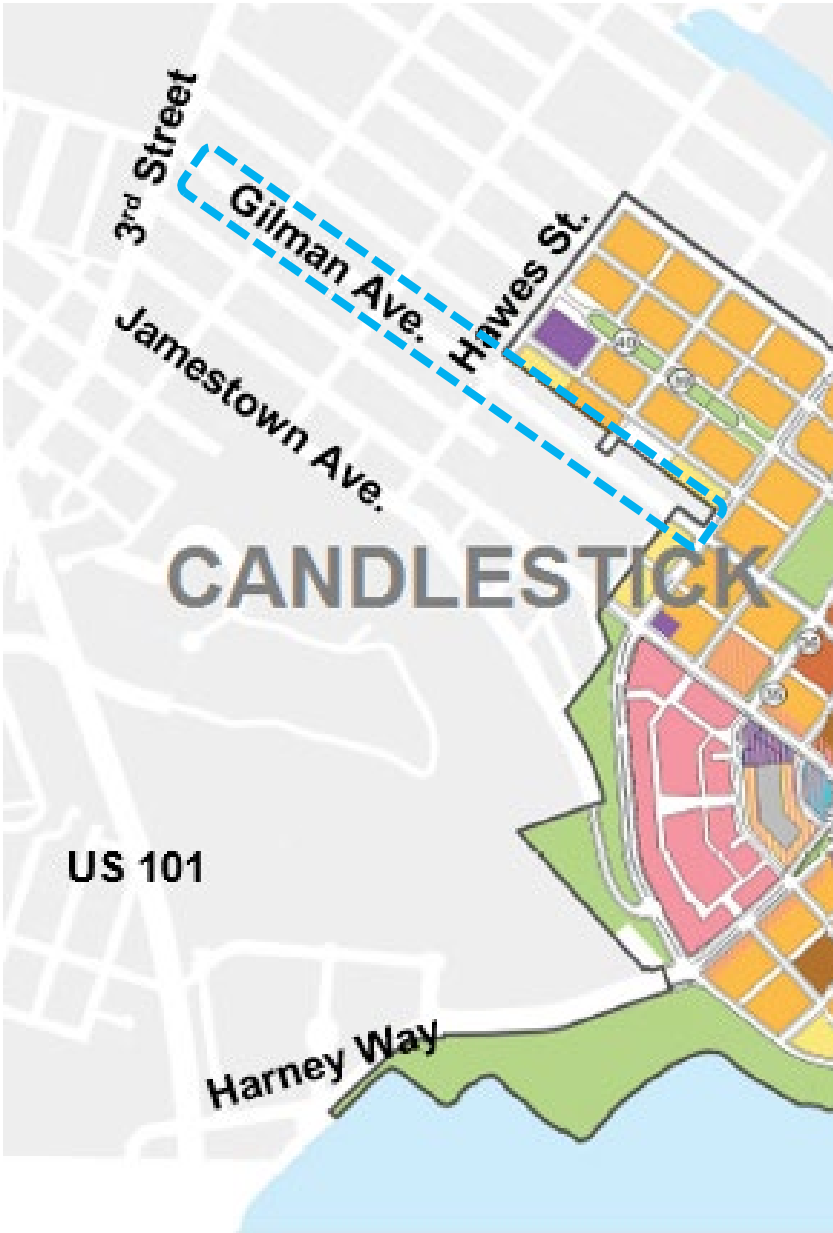


Modeled PM_{2.5} Concentration
Bay View Hill
San Francisco, California

Next Steps

- Fall 2017/Winter 2018: Review of revised proposal by OCII & City Departments
- Late Winter/Early Spring 2018: Community review of Schematic Designs
- Spring 2018: Commission consideration of Schematic Designs

Gilman Avenue – Offsite Improvements



Top: Gilman Ave – Existing Conditions



Bottom: Gilman Ave – Proposed Concept

EVENT	DATE & TIME	LOCATION
Hunters Point Shipyard (HPS) Citizens Advisory Committee (CAC) Planning and Development Subcommittee Meeting	Thursday, November 13, 2014, 6-8pm	Hunter's Point construction trailer
HPS Full CAC Meeting	Monday, December 8, 2014, 6-8pm	City College, Alex Pitcher Room, 1800 Oakdale Avenue
Community Workshop #1	Thursday December 18, 2014, 6-8pm	True Hope COGIC, 950 Gilman Avenue
Meeting with Jeremy Hilinski, Principal of Bret Harte Elementary School	Thursday January 6, 2015, 9-10am	Bret Harte Elementary School, 1035 Gilman Avenue
Community Workshop #2	Saturday January 24, 2015, 9:30-11:30am	Bret Harte Elementary School, 1035 Gilman Avenue
Meeting with the San Francisco Department of Recreation and Parks	Thursday February 5, 2015, 9-10am	San Francisco Department of Recreation and Parks, 30 Van Ness Avenue, 5th Floor
Community Workshop #3	Monday March 16, 2015, 6-8pm	Bret Harte Elementary School, 1035 Gilman Avenue
Alice Griffith Tenants Association Meeting	Monday April 13, 2015, 6-8pm	Bret Harte Elementary School, 1035 Gilman Avenue
District 10 CAC Meeting	Wednesday April 15, 2015, 6-8pm	San Francisco Public Library Bayview Branch, 5075 3rd Street