

Candlestick Point Design for Development – Description of Changes

The Candlestick Point Design for Development (“CP D for D”) was originally approved in 2010 and amended in 2016 and 2019. The proposed amendment to the CP D4D proposes adding a new supplementary chapter to the D for D – *Chapter A5.3 Candlestick Center Innovation District* – that includes standards and guidelines for the development of Candlestick Center as an Innovation District. No amendments are proposed to other existing chapters of the CP D for D.

Chapter A5.3 Candlestick Center Innovation District sets forth standards and guidelines to advance the development of Candlestick Center into a place that focuses on employment, innovation, entrepreneurship, and flexible integration of land uses. These additional standards and guidelines include those associated with urban design framework for commercial and residential, public realm, and built form, which are generally described below:

- **Urban Design Framework:** Standards and guidelines that prioritize ground floor active uses to promote street-level vibrancy throughout the day; preserve view corridors to maintain the development’s connection with its distinctive setting and the adjacent Candlestick neighborhood districts; and contemplate a diverse mix of land uses.
- **Public Realm:** Standards and guidelines that focus on connecting the surrounding neighborhood’s open space network with Candlestick Center; establish standards applicable for the design of the Central Promenade which is envisioned to be the central open space and connecting spine of Candlestick Center and serve as a vibrant community gathering space that is privately maintained but open to the public; and establish a publicly accessible private network of streets, mid-block breaks and paseos that promote a multi-modal environment. The Central Promenade is intended to serve as an activating element at Candlestick Center and will include programming, such as performances (music, art), farmers markets, and outdoor fitness activities, to attract employees, residents, and visitors,
- **Urban Form:** Increase the maximum allowable building height along Arelious Walker Drive to 180 feet to accommodate buildings designed for research and development; and establish building articulation standards appropriate for such buildings. Research and development buildings have unique design criteria that require larger floor plates with specified service areas, requiring different building volumes than traditional office buildings. The height limits proposed in the CP D for D are intended to be a range between 85 feet to 180 feet and would utilize natural grade differences to step down toward the bay, orienting the longer side of buildings perpendicular to Arelious Walker Drive in order to maximize porosity and visibility through the site from higher elevations, maximize sunlight, create wind protection, and incorporate human scale elements and activation required at street level.
- The CP D for D amendment also describes the relationship of a new supplementary Chapter A5.3 to the existing CP D for D, stating that Section A5.3 contains alternative design and development standards applicable to the Candlestick Center neighborhood if the Developer selects the Innovation District for development for the entirety of Candlestick Center. In such case, all Candlestick Center development standards in Section 5.3 of the Candlestick Center D4D are void and the development standards in Section A5.3 are fully in effect. Similarly, if

the Innovation District development alternative is chosen, Section A5.3 fully supplants Section 4 of the CP D for D solely for the development of Candlestick Center. All other sections of the CP D for D continue to apply to the Innovation District unless otherwise specified.