4. SUSTAINABILITY & ENVIRONMENT

4.1 SUSTAINABILITY
4.2 ENVIRONMENTAL MITIGATIONS
4. SUSTAINABILITY & ENVIRONMENT

4.1 SUSTAINABILITY

The Candlestick Point/Hunters Point Shipyard 2 project is guided by a Sustainability Plan Vision:

The Candlestick and Shipyard will be a neighborhood that is vital, accessible and integrated into the San Francisco Bay area. It will provide opportunities for residents to live, recreate, earn a living wage, obtain a good education, and raise a family in a safe, affordable and healthy environment.

A comprehensive sustainability strategy has been developed for Candlestick and the Shipyard to demonstrate how the project will provide the Bayview community with amenities that it has not historically enjoyed: opportunities for local jobs at all skill levels, local retail options, a safe walkable community, and a variety of parks and open spaces.

The sustainability strategy also describes measures that will minimize the impact of the development on local infrastructure, resources and the environment, and measures to preserve the unique culture and diversity that defines the area. The community is pre-certified LEED-ND (Neighborhood Development) Gold from the U.S. Green Building Council. A detailed Sustainability Plan has been prepared to capture the breadth of the project’s sustainable features. Its main points are summarized by the following seven sustainability focus areas.

1. Economic Vitality and Affordability. Enhance the competitiveness of the region and restore the vitality of the Bayview by fostering a vibrant local economy and supporting a mixed-income community.

2. Community Identity and Cohesion. Create a strong sense of community by integrating the new neighborhood with the rich culture and diverse history of the existing neighborhood.

3. Public Well-Being and Quality of Life. Provide a healthy and safe neighborhood with sufficient community facilities, parks, essential services and public spaces to engender a high quality of life for residents of all ages and abilities.

4. Accessibility and transportation. Significantly improve accessibility to the site and reduce traffic impacts on the surrounding area; promote walking and cycling as the primary modes of transportation within the development.

5. Resource Efficiency. Implement a whole-systems approach to energy conservation efficiency and sustainable supply that minimizes the need for fossil fuels. An example of energy conservation is an Automated Waste Collection System (AWCS) that will provide an underground system for waste collection (See further discussion in Chapter 9, Utilities.)

The AWCS will have significant environmental benefits. The system will dramatically reduce garbage truck traffic throughout the neighborhood. As a result, greenhouse gas emissions will be diminished, meaning a healthier environment for residents. Garbage trucks will no longer interfere with general traffic and the risk of accidents caused by trucks will be virtually eliminated. Roads will sustain less damage with less truck traffic and sidewalks will be cleaner and more aesthetically pleasing with the absence of trash bins.

6. Environment and Habitat. Protect and, wherever possible, enhance parks, natural habitats, soils, water bodies, air and climate.

7. Utilize Advanced Information and Communications Technologies (ICT). Integrate Information and Communications Technologies (ICT) such as smart grid and cellular broadband infrastructure into the development to allow residents to better manage energy and water resources, bolster local economic activity, improve access to real time.
The Final Environmental Impact Report (Final EIR) for the Candlestick Point/ Hunters Point Shipyard Phase 2 project, certified in June 2010, was prepared in conformance with the requirements of the California Environmental Quality Act (CEQA). The purpose of the EIR was to identify the significant environmental impacts of the Project, to identify alternatives to the Project, and to indicate the manner in which those significant effects could be mitigated or avoided.

The EIR evaluates the Project’s environmental effects at a project level of detail and examines all phases of the Project, including planning, construction, and operation, as well as the direct, indirect, and cumulative impacts that might result. It is anticipated that each discretionary approval related to the implementation of the Project would rely on this EIR and would not require preparation of subsequent environmental documentation, unless otherwise required by CEQA.

Mitigation Monitoring and Reporting Program

The Environmental Mitigation Monitoring and Reporting Program (MMRP) has been established to provide for the monitoring of mitigation measures required of the Project, as set forth in the Final EIR. Prior to the issuance of building permits, while detailed development plans are being prepared for approval by OCII and/or City staff, OCII and/or City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project construction, development, and design phases.

The status of all applicable mitigation measures is included in APPENDIX A.
5. MAJOR PHASE 1 CP OVERVIEW

5.1 MAJOR PHASE SUMMARY
5.2 PHASING & SCHEDULE OF PERFORMANCE
The first Major Phase of development at Candlestick Point is comprised of sixteen blocks of new development, including land to support more than 1,500 homes, 1.1 million square feet of mixed commercial uses, and 50,000-square-foot community facilities. The development will be dominated by two significant projects: the redevelopment of a major portion of the San Francisco Housing Authority (SFHA) Alice Griffith public housing site and the construction of Candlestick Point Center, a mixed-use destination featuring housing, retail and entertainment.

The Alice Griffith project will replace the entirety of the existing 256 public housing units currently on the site without displacing residents, and provide additional rental housing units within a broad range of affordability. Candlestick Point Center will include regional retail, office, hotel, entertainment, and residential uses on the site where Candlestick Stadium now stands.

A series of infrastructure improvements will be made to support and enhance this development, including new streets, utilities, and open spaces. Public spaces will serve neighbors and visitors alike with a mix of gathering places for a range of active and passive pursuits. The new neighborhoods in Major Phase 1 CP will be easily accessible, with roadway improvements to serve automobiles, bicycles, pedestrians, and public transit.

Major Phase 1 CP is scheduled to be built in five Sub-Phases over a span of approximately seven years. Infrastructure construction is expected to commence on Sub-Phase CP-01 in mid-2014.

Subsequent to the approval and execution of the DDA, several refinements were made to the Project as part of the preparation of this Major Phase Application. These refinements generally related to updates to the street network at Hunters Point Shipyard, conformity of street cross sections, related adjustments to infrastructure systems, and updates to the phasing of the Project to reflect public and private financing for the Project. These updates were made in consultation with City staff, OCII staff, and input from the Developer’s consultant team. A complete description of the revisions is in an OCII staff report to the OCII Commission in support of this Application.
5. MAJOR PHASE 1 CP OVERVIEW

5.2 PHASING & SCHEDULE OF PERFORMANCE

Major Phase 1 CP Phasing

Major Phase 1 CP is comprised of five Sub-Phases, which are scheduled to be built out over the next 7 years. The Sub-Phases are delineated in Figure 5.2 and the program of land uses for each can be found in Table 6.1.

Schedule of Performance

Several Public Amenities are planned for Major Phase 1 CP, which are outlined in the Major Phase 1 CP Overview section and described in greater detail in subsequent sections (see APPENDIX B).

Open Space Lots:
- Bayview Hillside Open Space
- Jamestown Walker Slope
- Wedge Park 1
- Alice Griffith Neighborhood Park 1

More information about the open spaces planned for Major Phase 1 CP can be found in the Parks and Open Space section of this application.

Off-Site Street Improvements:
- Gilman Avenue
- Harney Way

More information about the off-site street improvements planned for Major Phase 1 CP can be found in the Transportation section of this application.
6. LAND USE & MASSING

6.1 LAND USE SUMMARY
6.2 HOUSING
6.3 SITE SECTIONS
6.4 BUILDING HEIGHTS, BULK & MASSING
The first Major Phase on Candlestick Point (1 CP) includes residential development in the Alice Griffith neighborhood, a mix of offices, residences, and regional serving retail at the CP Center. The CP Center site is also approved for a performance venue and hotel. A mix of local serving retail, housing and offices is proposed along Ingerson and Harney Way. In addition, a site for Community Facilities is included at the corner of Arelious Walker and Ingerson. The Wedge Park Plaza, Bayview Hillside Open Space and Jamestown Walker Slope will be improved, as well as the eastern side of the Alice Griffith Neighborhood Park. Streetscape improvements are proposed along Gilman Avenue and Harney Way. A map depicting Major Phase 1 CP is shown in Figure 6.1.
## 6. LAND USE & MASSING

### 6.1 LAND USE SUMMARY

**Table 6.1 - Land Use by Sub-Phase**

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>SUB PHASE CP-01</th>
<th>SUB PHASE CP-02</th>
<th>SUB PHASE CP-03</th>
<th>SUB PHASE CP-04</th>
<th>SUB PHASE CP-05</th>
<th>MAJOR PHASE 1 CP TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Density I (Units)</td>
<td>19</td>
<td>280</td>
<td>-</td>
<td>-</td>
<td>37</td>
<td>336</td>
</tr>
<tr>
<td>Residential Density II (Units)</td>
<td>306</td>
<td>-</td>
<td>250</td>
<td>230</td>
<td>142</td>
<td>928</td>
</tr>
<tr>
<td>Residential Density III (Units)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Residential Density IV (Units)</td>
<td>-</td>
<td>-</td>
<td>265</td>
<td>-</td>
<td>-</td>
<td>265</td>
</tr>
<tr>
<td>Total Residents Units</td>
<td>325</td>
<td>280</td>
<td>515</td>
<td>230</td>
<td>179</td>
<td>1,529</td>
</tr>
<tr>
<td>Neighborhood Retail (GSF)</td>
<td>-</td>
<td>-</td>
<td>70,000</td>
<td>55,000</td>
<td>-</td>
<td>125,000</td>
</tr>
<tr>
<td>Regional Retail (GSF)</td>
<td>-</td>
<td>635,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>635,000</td>
</tr>
<tr>
<td>Office (GSF)</td>
<td>-</td>
<td>150,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>150,000</td>
</tr>
<tr>
<td>Arena (GSF)</td>
<td>-</td>
<td>75,000 (10,000 Seats)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>75,000</td>
</tr>
<tr>
<td>Hotel (GSF)</td>
<td>-</td>
<td>150,000 (220 Rooms)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>150,000</td>
</tr>
<tr>
<td>Research &amp; Development (GSF)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Commercial Area (GSF)</td>
<td>-</td>
<td>1,010,000</td>
<td>70,000</td>
<td>55,000</td>
<td>-</td>
<td>1,135,000</td>
</tr>
<tr>
<td>Artiste Studio/Art Centre (GSF)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Community Facilities (GSF)</td>
<td>-</td>
<td>-</td>
<td>50,000</td>
<td>-</td>
<td>-</td>
<td>50,000</td>
</tr>
<tr>
<td>Total Parks &amp; Open Space (AC)</td>
<td>0.0</td>
<td>8.4</td>
<td>0.0</td>
<td>0.0</td>
<td>1.0</td>
<td>9.4</td>
</tr>
</tbody>
</table>
6. LAND USE & MASSING

6.2 HOUSING

The first Major Phase of development at Candlestick Point includes approximately 1,500 residential units. More than 700 units are anticipated to be affordable housing, which greatly exceeds the overall project target to provide approximately 32% below-market rate units. The below market-rate units included in Major Phase 1 CP are comprised of several housing types, which will serve a broad range of incomes:

- **Alice Griffith Replacement Units** – The affordability of the Alice Griffith units is determined by the Federal Department of Housing and Urban Development. The below market-rate housing includes the 1:1 replacement of all 256 public housing units at Alice Griffith. The Project provides for the phased replacement of these public housing units so that residents will be able to move directly into new units without having to relocate off-site.

- **OCII (also referred to as “Agency”) Affordable Units** – These units will serve households earning up to 60% AMI, and should other subsidy sources be obtained by the OCII the goal is to serve households earning below 50% of AMI.

- **Inclusionary Units** – These units will serve households earning between 80 -120% AMI. Inclusionary units are sited on market rate lots.

A summary of the housing in Major Phase 1 CP is shown in Table 6.2. The proposed location of below-market rate housing is shown in Figure 6.2.

**Table 6.2 - Housing**

<table>
<thead>
<tr>
<th>SUB-PHASE CP-01</th>
<th>SUB-PHASE CP-02</th>
<th>SUB-PHASE CP-03</th>
<th>SUB-PHASE CP-04</th>
<th>SUB-PHASE CP-05</th>
<th>MAJOR PHASE 1 CP TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alice Griffith Units</td>
<td>209</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>47</td>
</tr>
<tr>
<td>OCII Affordable Units</td>
<td>116</td>
<td>-</td>
<td>140</td>
<td>90</td>
<td>132</td>
</tr>
<tr>
<td>Workforce Units</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Market Rate &amp; Inclusionary Units</td>
<td>-</td>
<td>280</td>
<td>375</td>
<td>140</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Housing Units</strong></td>
<td><strong>325</strong></td>
<td><strong>280</strong></td>
<td><strong>515</strong></td>
<td><strong>230</strong></td>
<td><strong>179</strong></td>
</tr>
</tbody>
</table>
6. LAND USE & MASSING

6.3 SITE SECTIONS

Figure 6.3 - Section A-A: Site Section Across Ingerson Avenue

Figure 6.4 - Section B-B: Site Section Through Major Phase 1 CP
6. LAND USE & MASSING

6.4 BUILDING HEIGHTS, BULK & MASSING

Building heights, bulk, massing and other detailed Project design specifications are controlled through a Design for Development document governing all development in the Project area.

- Design principles include:
  - Locating lower density building forms nearest the existing Bayview community,
  - Formation of skylines as viewed from throughout the City and surrounding area,
  - Creating landmarks for urban place-making,
  - Clustering higher density near important nodes
  - Linking highest density with adjacency to transit stops,
  - Minimizing impacts on public open space,
  - Framing view corridors and on Candlestick, preserving the view from Bayview Hill.

Larger buildings are placed in strategic locations to emphasize street walls and frame the public realm. Towers are located at key intersections, facilitating wayfinding, while creating a scenic skyline from afar. While OCII and the Developer believe that the tower configuration illustrated represents the optimal development scenario, vertical development of the Project will occur over 15 to 20 years and a minimal amount of flexibility in tower locations is needed to ensure that the Project is able to respond to changing construction technologies, community priorities, site-specific urban design goals, and real estate market demands.

The Design for Development document allows for this basic flexibility while adhering to the tower location principles described above by creating allowable “tower zones” for high-rise buildings.

**LEGEND**

- Low & Mid-Rise Maximum Height
  - 40 ft
  - 65 ft
  - 85 ft
- Mid Block Heights
- High-Rise Tower Location
  - Fixed High-Rise Location
  - Encouraged High-Rise Location
6. LAND USE & MASSING

6.4 BUILDING HEIGHTS, BULK & MASSING

Figure 6.6 – Major Phase 1 CP Massing Looking North

LEGEND
- Residential Density I (15-75 Units Per Acre)
- Residential Density II (50-125 Units Per Acre)
- Residential Density IV (175-285 Units Per Acre)
- Neighborhood Retail
- Regional Retail
- Office
- Arena
- Hotel
- Parking
- Community Facility
- Parks & Open Space
- Major Phase 1 CP
6. LAND USE & MASSING

6.4 BUILDING HEIGHTS, BULK & MASSING

Figure 6.7 - Major Phase 1 CP Massing
6. LAND USE & MASSING

6.4 BUILDING HEIGHTS, BULK & MASSING

Figure 6.8 – Major Phase 1 CP Massing Looking South
6. LAND USE & MASSING

6.4 BUILDING HEIGHTS, BULK & MASSING

**Intent**

The following standards governing bulk and massing intend to facilitate building shapes that fit comfortably within their surroundings, are friendly and unimposing to pedestrians, achieve an attractive urban form, and are interesting. The mass of buildings should be shaped in such a way as to create fine-grained forms, reinforce the street and block pattern, and protect surrounding views and sunlight.

**Standards**

**Development Block Coverage** – Block coverage by all habitable and non-habitable buildings, including projections and structured parking, is limited as indicated in Table 6.3. A development block is defined as all land inside the legal property line. For the purpose of calculating coverage, the area of the block shall be exclusive of required setbacks and mid-block breaks. Notwithstanding the parcel coverage standards, individual buildings within the parcel shall not exceed the sizes set forth in Table 6.4.

**Building Size** – Maximum floor plate size, plan lengths, and diagonals to limit the massing of buildings are listed by building type in Table 6.4. All building types are to be defined as including the total height of the building, from the top to the street level. The diagram at left shows how a low, mid and high rise building would be defined.

**Apparent Face** – The unbroken plane of a building or ‘apparent face’ shall not exceed a maximum length without being broken by a change – either an offset in the horizontal plane, or a change in fenestration and/or material, or both in the case of high-rise buildings. There are different standards for the base section and upper section of the building to reflect the desire for a finer grain of building articulation at the street level. See Table 6.4.

**Upper Floor(s) Stepback** – The floor plate of the upper floor(s) of low and mid-rise buildings shall stepback a minimum of 20% of the floor plate size relative to the floor immediately below. See Table 6.4

**Diagonal** – The maximum diagonal dimension shall be measured between the two points of a building’s longest diagonal separation.

<table>
<thead>
<tr>
<th>DEVELOPMENT BLOCK COVERAGE</th>
<th>BUILDING TYPE</th>
<th>BUILDING HEIGHT (FT)</th>
<th>COVERAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-rise</td>
<td>0 – 40</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>Low-rise</td>
<td>40 – 65</td>
<td>75%</td>
<td></td>
</tr>
<tr>
<td>Mid-rise and High-rise</td>
<td>65 +</td>
<td>50%</td>
<td></td>
</tr>
</tbody>
</table>

**Figure 6.9 – Development Coverage**
6. LAND USE & MASSING

6.4 BUILDING HEIGHTS, BULK & MASSING

<table>
<thead>
<tr>
<th>Building Type Definition</th>
<th>Figure 6.10</th>
</tr>
</thead>
</table>

| Figure 6.11 - Apparent Face | |

**Figure 6.10 - Building Type Definition**

**Table 6.4 - Massing - All Building Types**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Max Floor Plate</td>
<td>n/a</td>
<td>15,000 sq ft</td>
<td>12,000 sq ft</td>
<td>10,500 sq ft</td>
<td>12,000 sq ft</td>
<td>12,500 sq ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Max Plan Length</td>
<td>n/a</td>
<td>215 ft</td>
<td>210 ft</td>
<td>140 ft</td>
<td>140 ft</td>
<td>145 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Max Diagonal</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>170 ft</td>
<td>160 ft</td>
<td>170 ft</td>
<td>175 ft</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Maximum Apparent Face - Base</td>
<td>n/a</td>
<td>30 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minimum Change in Apparent Face - Base</td>
<td>30 ft</td>
<td>100 ft</td>
<td>100 ft</td>
<td>105 ft</td>
<td>100 ft</td>
<td>105 ft</td>
<td>110 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Maximum Apparent Face - Above Base</td>
<td>30 ft</td>
<td>100 ft</td>
<td>100 ft</td>
<td>105 ft</td>
<td>100 ft</td>
<td>105 ft</td>
<td>110 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minimum Change in Apparent Face - Above Base</td>
<td>30 ft</td>
<td>100 ft</td>
<td>100 ft</td>
<td>105 ft</td>
<td>100 ft</td>
<td>105 ft</td>
<td>110 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Upper Floor(s) Stepback Relative to Floor Immediately Below</td>
<td>20% of floor plate above 55 ft height</td>
<td>20% of floor plate above 65 ft height</td>
<td>20% of floor plate above 85 ft height</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>High-rise Shaping</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Additional standards regulating segmentation of the high-rise elevation and floor plan.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
- Apparent face varies by building height.
- BUILDING LENGTHS AND SIZES
- Offset in the horizontal plane of minimum 2 ft depth and 3 ft length OR a major change in fenestration and/or material.
- Offset in the horizontal plane of minimum 10 ft depth and 10 ft length or a major change in fenestration and/or material.