

SUSTAINABILITY PLAN AMENDMENTS

SUMMARY

The Sustainability Plan is Attachment K-1 to Exhibit K of the HPS2/CP DDA. The Sustainability Plan discusses aspirational goals relating to Project sustainability (the “Sustainability Goals”). Pursuant to DDA Exhibit K, the content of the Sustainability Plan does not define obligations of the Developer or any other party to the DDA. The amendments to the Sustainability Plan (the “Amendments”) have been reviewed by, and incorporate the comments of, staff of the San Francisco Department of the Environment and OCII.

The Sustainability Plan is updated to include a discussion of potential electric vehicle charging infrastructure is added. References to the Stadium development alternative which is no longer being pursued are removed.

The document is also updated to reflect the Developer’s currently proposed development program. Discussion is added of newly proposed utility systems for water recycling, district-scale solar photovoltaic facilities, and a district heating and cooling system, which the Developer has collectively termed the “Eco-Grid”. The Eco-Grid is a network of district scale, sustainable utility and building systems that has the potential to create a more sustainable community for the Project. Three primary components make up the Eco-Grid: district scale solar power generation and storage, recycled water production and distribution for non-potable uses, and geothermal district scale heating and cooling of the buildings on site. Taken together, these elements, and others that are added if feasible, will increase the efficiency and resiliency of the Project. Financial and regulatory challenges need to be addressed. As such, implementation of the Eco-Grid is a goal of the project, not a requirement.

The Sustainability Plan is shortened and simplified, while retaining essential content. This is done by revising the form of the Sustainability Plan to match the form of the Sustainability Plan Briefing Document (the “Briefing Document”). The Briefing Document is a concise version of the Sustainability Plan which omits contextual and non operative information such as description of the Project neighborhood; references to existing community, City and State plans and policies; discussion of potential costs and savings associated with sustainable development; and information captured in other Project documents such as the Design for Development, the Parks and Open Space Plan, and the Mitigation, Monitoring and Reporting Program.

DETAILED AMENDMENT OVERVIEW

Sections retained

- Sustainability Plan At a Glance
- About this Document
- Project Overview
- Development Project Summary
- Meeting Community Needs
- Sustainability Strategy

Sections not retained

- **Financing Sustainability:** This brief appendix summarized the City of San Francisco's efforts in 2010 to develop a program that could assist with the financing of energy efficiency and renewable energy measures. Given the ongoing nature of the work, the information in the appendix was out of date, so the appendix was removed.
- **Affording Sustainability:** This brief appendix provided a summary of the financial savings residents would experience based on the Sustainability Plan goals.
- **Implementation Plan:** The information in this section is better captured in other Project and non-Project documents including the Phasing Plan, the Disposition and Development Agreement, the Design Guidelines, the Design for Development, the Redevelopment Plan, LEED ND certification documents, and Green Building Specifications.
- **Green Building Guidelines:** The information in this section is better captured in the San Francisco Building Ordinance
- **LEED ND Checklist:** This checklist was out of date, and will continue to evolve as the project is built out. Complete and accurate LEED ND checklists will become available as the project is certified for LEED ND in phases.
- **Sustainability Obligations:** These obligations are captured in Exhibit K to the DDA— Incorporated Sustainability Requirements and Sustainability Goals.
- **Abbreviations:** Abbreviations are now defined in text rather than placed in a separate section.

General Amendments

- References to stadium alternative removed
- Land use plan and program updated
- Figures updated
- References to United Nations Global Compact Center removed
- Job creation and economic activity figures updated based on Project's revised economic impact report
- Struck references to Sustainability Plan originally from the Briefing Document, as this is now the Sustainability Plan
- References to Lennar replaced with CP Dev Co, to more accurately reflect the Developer
- References to San Francisco Redevelopment Agency (SFRA) replaced with the Office of Community Investment and Infrastructure (OCII)

Other Amendments

- List of partners in various sections updated to reflect name changes and to remove organizations that no longer exist
- HB 1: **Bold** text added to the plan: "Protect and enhance existing wetland habitats within the site Restore and enhance tidal marsh and high beach habitats **for wildlife benefits and overall**

community ecological resilience, climate adaptation and preparedness in the face of sea-level rise.”

- Development Project Summary: Reference to LEED ND Platinum revised to LEED ND Gold for consistency with Project plan
- Accessibility and Transportation: Aspirational reference to electric vehicle charging infrastructure included
- Resource Efficiency-General: Aspirational reference to the Eco Grid added to the document. The Eco Grid is a network of sustainable, district scale utilities comprised of solar power and storage, geothermal heating and cooling, and recycled water supply and distribution.
- Resource Efficiency-Water: Potable water demand reduction figure removed as it no longer applied to the proposed plan
- Resource Efficiency-Waste: Clarified language about San Francisco's Zero Waste goal at the request of SF Environment
- Habitat: **Bold** text added: “Protect and enhance existing wetland habitats within the site Restore and enhance tidal marsh and high beach habitats **for wildlife benefits and overall community ecological resilience, climate adaptation and preparedness in the face of sea-level rise.**”