

DEVELOPMENT PLAN AMENDMENTS

SUMMARY

The Development Plan for the non-stadium alternative is Exhibit A-B-B in the HPS2/CP and illustrates the location and types of the land uses contemplated for the HPS2/CP Project. Upon further evaluation of the non-stadium development program for the HPS Project Area, the Developer is now proposing changes primarily to the land use program in HPS Phase 2 as well as the Phasing Plan and Schedules of Performance for both HPS Phase 2 and the Candlestick Site (See Memorandum Attachments 7a and 8a for details on the phasing and schedule changes). As part of the BVHP Redevelopment Plan Amendment, the parcels that were along Jamestown Avenue are being shifted from Zone 1 to Zone 2 of the BVHP Redevelopment Project Area, thereby moving them outside the boundaries of the HPS2/CP Project.

The Developer worked with award-winning architect Sir David Adjaye to create a new vision for the proposed land use plan at HPS Phase 2, one that is reflective of the historic layout of the Shipyard and results in a new street grid and arrangement of development blocks. As a result, configuration of parks and open space has changed, but with an overall increase in the total amount of parks. Existing land uses are retained (residential, R&D/office, retail, artists space, community use space, parking, marina) with increases as noted below, and new uses are included (hotel, institutional).

DETAILED AMENDMENT OVERVIEW

The Development Plan document itself is a visual representation of the land uses, but is predicated on the changes described below:

*Amendments to the **Residential** Land Uses include:*

Shift in Housing Units between HPS2 and Candlestick:

- The Developer is proposing to change the distribution of the allowed residential units between Shipyard Phase 2 and the Candlestick Site, as well as including 172 housing units in the HPS2/CP Project that were originally planned for Phase 1 of the Shipyard. These changes do not result in any net increase or decrease to the full residential development of the Shipyard or Candlestick Sites, which remains at 12,100; but merely change the geographic distribution of the planned units. The HPS Phase 1 development would then provide up to 1428 housing units,¹ and the HPS2/CP Project would provide up to 10,672 housing units. Within the HPS2/CP Project, the Phase 2 allocation would decrease by 821 units to 3,454 units, and the Candlestick allocation would increase by 993 units to 7,218 units.
- As in the current plan, certain housing lots are designated as “Agency Lots” that will be developed as stand-alone 100% affordable housing. The locations of these lots in are in similar general locations in HPS Phase 2 as in the Current Plan, however they have been shifted to accommodate the new block layout. See Memorandum Attachment 10d for the proposed BMR Housing Plan Exhibit F-B.

¹ A minor conforming amendment to the HPS Phase 1 DDA will be processed to avoid confusion concerning the remaining entitlement of the Phase 1 Developer.

*Amendments to the **Non-Residential Land Uses** include:*

THE HPS2/CP DDA currently provides the Developer up to 3,430,000 square feet of entitlement for non-residential uses (e.g. R&D/Office, retail, etc). The proposed 3rd Amendment to the HPS2/CP DDA would provide a net increase of 2,071,000 square feet of non-residential uses to the HPS2/CP Project. Specifically those changes are:

HPS Phase 2			
	2010	Change	2018
Artist Studio	255,000	0	255,000
Community Use	50,000	0	50,000
FAC/Performance Venue	0	0	0
Hotel	0	120,000	120,000
Institution	0	410,000	410,000
R&D/Office	3,000,000	1,265,000	4,265,000
Regional Retail	0	100,000	100,000
Neighborhood Retail	125,000	101,000	226,000
Maker Space	0	75,000	75,000
Non-Residential Square Footage	3,430,000	2,071,000	5,501,000

*Amendments to the **Parks & Open Space Land Uses** include:*

Net Increase to Park Acreage

- Overall park acreage will increase by 10.7 acres. Please see Memorandum Attachment 14a for a detailed description of those changes

Reconfiguration of Parks and Open Spaces

- Changes are primarily in HPS Phase 2. Please see Memorandum Attachment 14a for a detailed description of those changes