

DESIGN REVIEW & DOCUMENT APPROVAL PROCEDURES (DRDAP) AMENDMENTS

SUMMARY

Amendments to the Design Review and Document Approval Procedure (DRDAP) remove outdated references and clarify submittal requirements and processes. A new standalone process for the approval park and open space schematic and detailed design drawings has been created to facilitate community outreach on park design to be closer aligned to park delivery.

DETAILED AMENDMENT OVERVIEW

Amendments to the DRDAP include:

General Amendments

- Formatting changes made for greater clarity
- Incorrect references to sections within the document were corrected
- Typos corrected
- Exhibit E-C Deleted as its content was duplicative of the Schedule of Performance
- References to the PAC removed as that body no longer exists
- Clarified that the Developer is to submit plans and presentations to the CAC, not the Agency

§I.A Definitions

- The following definitions were added to the DRDAP and referenced throughout as appropriate
 - Open Space Application means, individually or collectively, as the context requires, the Schematic Design Documents Application, Design Development Application, or Construction Documents Application applicable to an Open Space Lot or POPOS.
 - POPOS are those privately owned publicly accessible open spaces identified in the Parks and Open Space Plan (as it may be amended from time to time).

§I.B.3 Arts Commission Design Review

- Arts Commission review of Signage Plan added

§I.B.5 CAC Comment on Document Submittals

- CAC review of Sub-Phase Applications added
- CAC review of any square footage transfer between Hunters Point Shipyard and Candlestick Point

§III Streetscape and Signage Plan Approvals

- Clarified that the signage plan includes wayfinding and directional signage within the public right-of-way and public parks, and that signage on private property will be addressed in the Design for Development
- Footnote added that reads: Unless otherwise Approved by Developer and the Agency Director, the Signage Plan shall include all provisions described in Exhibit E-B.

§IV.B Major Phase Application Submission

- Combined Major Phase Applications
 - Language added to allow multiple Major Phase Applications to be submitted at once in a 'Combined Major Phase Application'. A Combined Major Phase Application is defined as: the submission of two or more Major Phase Applications for the Shipyard Site or two or more Major Phase Applications for the Candlestick Site, respectively, within a twelve-month period, excluding any amendments to Major Phase Applications.
 - Sub-Phases included in a Combined Major Phase Application are to be Approved by the Commission

§VII.A.1 Vertical Approvals Pre-Submission Conference

- A Mid-Block Break Specifications Book is to be submitted with the Sub-Phase Application. If not, it is to be submitted no later than 90 days before the first Schematic Design Documents Application for a building within the Sub-Phase that is adjacent to a mid-block break

§VII.B.3 Agency Review - Complete Schematic Design Documents Application and

§VII.C.2 Agency Review - Complete Design Development Documents Application

- Height threshold for increased review time increased from 65' to 130'
 - Final comments on each Complete Schematic Design Documents Application to be provided within sixty (60) days (for Applications pertaining to buildings one hundred and thirty (130) feet in height and under) or within eighty (80) days (for Applications pertaining to buildings over one hundred and thirty (130) feet in height) following the Agency's determination that the Schematic Design Documents Application is a Complete Application

§VIII Parks & Open Space and Related Improvements

- Open Space Applications re-formatted to have stand-alone process
- Submittal timing of Schematic Design Documents and Design Development Documents revised to reduce gap between community engagement and park construction
 - Schematic Design Documents for Open Space Applications are to be submitted with the corresponding Sub-Phase Application, rather than the corresponding Major-Phase Application
 - Design Documents for Open Space Applications are to follow the Sub-Phase Application, rather than be submitted with the corresponding Sub-Phase Application

§VIII.B.1 Pre-Submittal Coordination

- Language added describing that Developer and Agency staff will work closely prior to the development of Schematic Design Documents for Open Space Lots

§IX.C Site Permits

- Language added to clarify that Developer may submit a Site Permit application to the City once the Agency has determined that the Schematic Design Documents Application is a Complete Application, provided that in any event final Site Permits must be consistent with Approved Schematic Design Documents.

Exhibit E-A

General Amendments

- Open Space Applications and POPOS referenced where appropriate
- Open Space Applications separated from Major and Sub-Phase Applications to reflect the amendments described above
- Editorial changes to clarify language
- Submittal information indicated as 'approximate' to recognize that detailed and final information is not available with Major and Sub-Phase Applications
- Language added to clarify that Major and Sub-Phase information can be provided by block, information to be provided by Lot if available
- References to 'Public Alleys' replaced with mid-block breaks for consistency with project documents
- Mid-Block Break Specifications Book referenced for consistency with amendments described above

§A.3.a Major Phase Data Charts

- Language added to indicated square footage for blocks can be provided in addition to square footage of lots

§A.5.f Major Phase Site Plan

- Referenced requirement to add location of Auction Lots

§A.5.g Major Phase Site Plan

- Location of Fire Station Lot to be identified as applicable

§A.13 Insurance Requirements

- Insurance requirements to be provided with Major Phase Application

§A.3.d Major Phase Data Charts

- Data chart added that will track non-residential entitlement (residential entitlement already tracked through Housing Data Table)

§A.6.b Utilities

- Infrastructure Plan and Master Utility Plans referenced, text added to indicate the Major Phase Application will include concept level plan drawings that indicate the relationship of the Major Phase to the utilities serving the Project Site.
- §A.6.b.1 Following language removed as it is too detailed for a Major Phase Application: ...and the specific sewer and storm drain collection and conveyance facilities to be installed, shall be submitted.

§B.3.a Sub-Phase Data Charts

- Language added to indicated land use program can be provided by block rather than by Lot, lotting information to be provided if available

§B.3.c Sub-Phase Data Charts

- Language added to indicated square footage for blocks can be provided in addition to square footage of lots

§B.3.d Sub-Phase Data Charts

- Data chart added that will track non-residential entitlement (residential entitlement already tracked through Housing Data Table)

§B.7.a.1.a Sub-Phase Transit

- Plans and sections for interim and final transit routes to be provided

§B.9 Sub-Phase Application Cost Estimates

- Language revised to reflect the fact that 65% Improvement Plans are no longer required with the Sub-Phase Applications, and Schematic Designs for parks are submitted instead of Design Development documents

§B.11 Community Benefits

- General location of Arts Center to be identified in Shipyard Sub-Phase Applications

§C.1.d Open Space Schematic Design Applications

- Water Room Plaza / Dry Dock 4 Schematic Design Application to include Preservation Guidelines compliance checklist

§D.3 Vertical Schematic Design Applications

- Maker space to be identified in Schematic Design Application (if any)

§D.8 Vertical Schematic Design Applications

- Mid-Block Break Specifications Books referenced for consistency with amendments described above

§E.1.d and §E.1.E Site plans for drainage and utility connections

- Submittal requirements identified as preliminary

§E.5

- Language clarified to indicate landscape plans to be submitted for area between property line and building face

Exhibit E- B

§B Signage Plan

- Submittal requirements clarified to indicate that Signage Plans will include information regarding: goals and objectives, signage typology, design and location strategy, and signage controls