CANDLESTICK DESIGN-FOR-DEVELOPMENT

1. Background – Master Approvals
2. Background – Subsequent Approvals and Amendments
3. Current Proposal
4. Design-for-Development Revisions
Candlestick Point
Master Approvals

Approvals Under Planning Commission Jurisdiction:

- Bayview Hunters Point Redevelopment Plan Amendments
- Candlestick Point Sub-Area Plan
- Candlestick Point Special Use District
- Candlestick Point Design-for-Development

Legend:
- Candlestick Mixed-Use Residential District
- Candlestick Center Mixed-Use Commercial District
- Open Space District
Candlestick Point
Master Approvals

Approvals Not Under Planning Department Jurisdiction:

- Disposition and Development Agreement (DDA) including:
  - Infrastructure Plan
  - Transportation Plan
  - Sustainability Strategy
  - Community Benefits Package
  - DRDAP
Candlestick Point
Subsequent Approvals

**Major Phase 1**
Approved: 2014
Amended: 2016

**Sub-Phase 01**
(Alice Griffith)
Approved: 2014
Completed: 2016

**Sub-Phases 02-03-04**
Initially Approved: 2016
Candlestick Point
Subsequent Amendments

2016 Amendments:
• Minor in Nature for Refinements to CP Center

2018 Amendments
• Focused on Hunters Point Shipyard
• Removed Jamestown Parcel
• Transferred 993 units from HPS to CP
• Allowed future transfer of 118,500 gsf of office from HPS to CP
# Candlestick Point – Current Proposal

**Land Use Comparison (CP Center in parenthesis)**

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>6,225 (485)</td>
<td>7,218 (998)</td>
</tr>
<tr>
<td>Office</td>
<td>150,000</td>
<td>750,000</td>
</tr>
<tr>
<td>Regional Retail</td>
<td>635,000</td>
<td>170,000</td>
</tr>
<tr>
<td>Neighborhood Retail</td>
<td>125,000 (1,000)</td>
<td>134,500 (5,800)</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>50,000 (12,000)</td>
<td>50,000 (0)</td>
</tr>
<tr>
<td>Performance Venue / Arena</td>
<td>10,000 seats / 75,000 sf</td>
<td>1,200 seats / 64,000 sf Film Arts Center</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4,400 seats / 5,000 sf Performance Venue</td>
</tr>
<tr>
<td>Hotel</td>
<td>220 rooms / 150,000 sf</td>
<td>220 rooms / 130,000 sf</td>
</tr>
</tbody>
</table>
Candlestick Point – Current Proposal
Site Plan Comparison
D4D Revisions: **Key Topics**

**Section 5.3: Candlestick Center**

- Internal circulation, private streets
- Central Plaza and paseos
- Bulk & massing of buildings
- Build-to lines, ground floor activation, retail streets
- Parking facilities
- Vista terminations
- Skyway connection
D4D Revisions: Heights

- Removal of a 240’ tower near Arelious Walker
- Increase from 65’/85’ to 120’ at Arelious Walker
- Increase from 65’ to 85’ within the interior
- Increase from 80’ to 85’ along frame
Snyder, Mathew (CPC)

From: Dennis Hong <dennisj.gov86@yahoo.com>
Sent: Wednesday, October 23, 2019 3:48 PM
To: CPC-Commissions Secretary; Snyder, Mathew (CPC)
Cc: Gibson, Lisa (CPC); Rahaim, John (CPC); Board of Supervisors, (BOS); Breed, Mayor London (MYR)
Subject: Candlestick Point Redline Copy, Case Design for Development 2007.0946CWP-03

Good morning Honorable Members of the Planning Commission. I have been a resident of San Francisco for over 70+ years. I’m sorry I can not be at your tomorrows meeting for item #14 (on your agenda). But trust me I’m in full support for this most wonderful project and can’t wait for it to happen. The Candlestick Point project. This project/plan has been around for too long. I have had a wonderful chance to follow this since early 2016 (CCII). I believe this Amended Document does a good job and needs your approval @ this phase.

Having said that, I too would like your approval. These delays all to often cause the sponsor/s additional funds with construction cost, etc. and or just plain move on. After your approval I would like to see this project be put on a fast track thru the planning process. Further delays may impact this project. We need this housing. It is a wonderful site for such a great master plan. I do not want to loose this PROJECT. But mostly it's for our future generation. Sorry for the rambling email and hope this makes some sense.

If anyone has any comments and or concerns to my rambling email, please reach back to me with your questions and or concerns. Please share this email as needed and part of the projects documents.

-------------------All the ----DHsf--------------------------

Dennis Hong