



CANDLESTICK POINT DESIGN-FOR-DEVELOPMENT

REVISIONS 2019



Planning Commission Approval Hearing
October 24, 2019



San Francisco
Planning

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



Legend

- Candlestick Mixed-Use Residential District
- Candlestick Center Mixed-Use Commercial District
- Open Space District

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)

	2010	2019
Residential Units	6,225 (485)	7,218 (998)
Office	150,000	750,000
Regional Retail	635,000	170,000
Neighborhood Retail	125,000 (1,000)	134,500 (5,800)
Community Facilities	50,000 (12,000)	50,000 (0)
Performance Venue / Arena	10,000 seats / 75,000 sf	1,200 seats / 64,000 sf Film Arts Center 4,400 seats / 5,000 sf Performance Venue
Hotel	220 rooms / 150,000 sf	220 rooms / 130,000 sf



Candlestick Point – Current Proposal

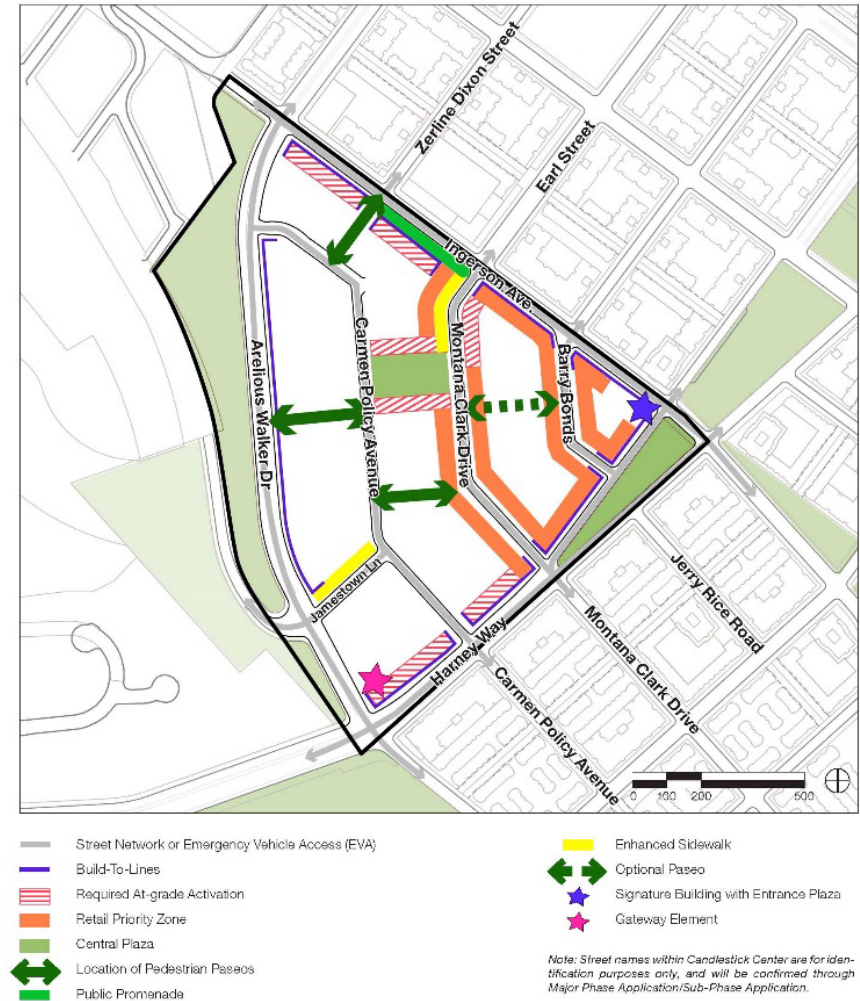
Site Plan Comparison



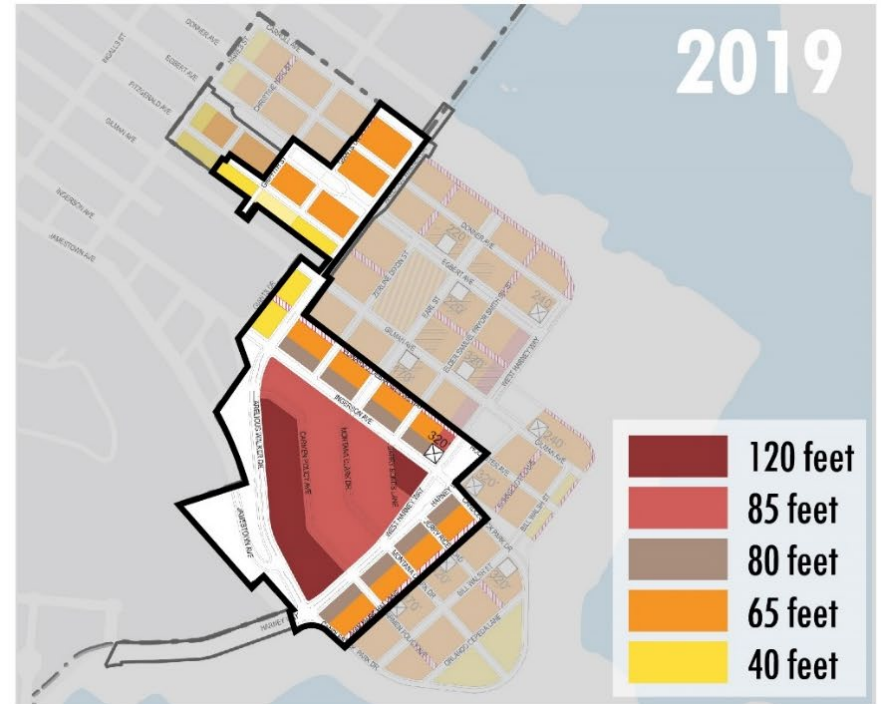
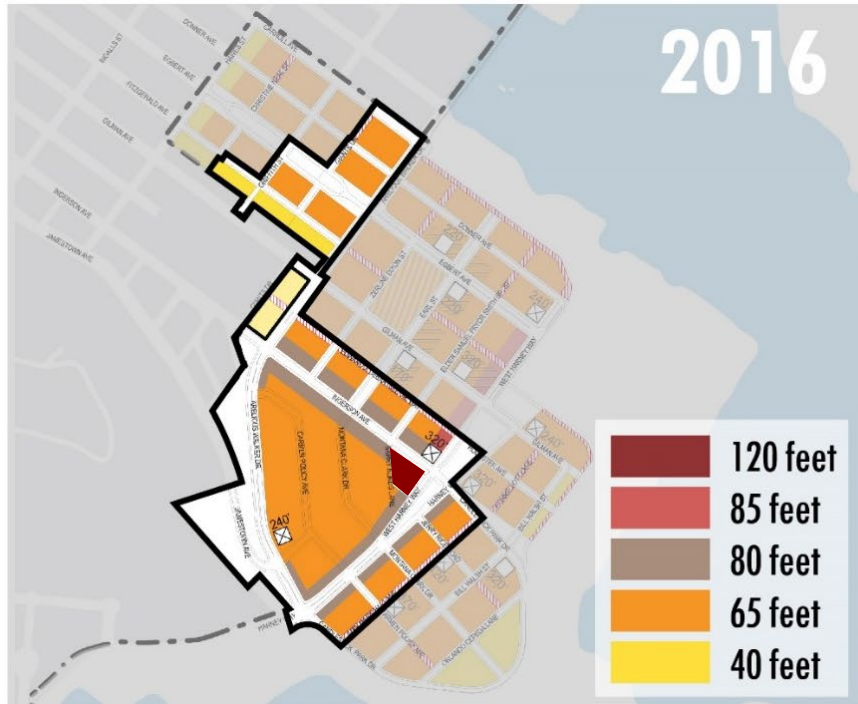
D4D Revisions: Key Topics

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

THANK YOU



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Snyder, Mathew (CPC)

From: Dennis Hong <dennisj.gov88@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

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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 (CII). 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