



SAN FRANCISCO PLANNING DEPARTMENT

Errata Case Report

Candlestick Point – Hunters Point Shipyard Phase 2 Development Project

HEARING DATE: JUNE 3, 2010

Date: May 27, 2010
Case No.: 2007.0946BEMRTUZ
Project Location: Candlestick Point and Hunters Point Shipyard Phase 2
Current Zoning: RH-2 (Residential, House Two Family)
RM-1 (Residential, Mixed Low Density)
P (Public)
M-1 (Light Industrial)
40-X Height and Bulk District
OS Height and Bulk District
Project Sponsor: San Francisco Redevelopment Agency / Office of Economic and
Workforce Development / CP Development Co.,LP
Staff Contact: Mat Snyder – (415) 575-6891
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SUMMARY

On May 20, 2010 the Planning Commission was provided with a comprehensive package of documents pertaining to the June 3, 2010 joint meeting with the Redevelopment Agency Commission on the Candlestick Point – Hunters Point Shipyard Phase 2 Project (“Project”). That package included the following attachments:

1. CEQA Findings Draft Motion

Attachment A: CEQA Findings

Attachment B: Mitigation Monitoring Reporting Program (MMRP)

2. General Plan Amendment Draft Resolution

Exhibit A: Draft Ordinance and Legislative Digest

Attachment 1: Bayview Hunters Point Area Plan Text Amendment

Attachment 2: Bayview Hunters Point Area Plan Map Amendments

Attachment 3: General Plan Elements Map Amendments

Attachment 4: Proposed Draft Candlestick Point Subarea Plan

Attachment 5: Proposed Draft Hunters Point Shipyard Area Plan

3. **Planning Code Text Amendments Draft Resolution**
Exhibit A: Draft Ordinance and Legislative Digest
4. **Planning Code Map Amendments Draft Resolution**
Exhibit A: Draft Ordinance and Legislative Digest
Attachment: Maps of SUDs and Height and Bulk Districts
5. **General Plan, Planning Code Sec 101.1 Consistency Findings, Draft Motion**
Attachment A: General Plan and Planning Code Section 101.1 Findings
6. **Redevelopment Amendment General Plan Consistency Findings and Planning Code Section 320-325 Findings Draft Resolution**
7. **Planning Cooperation Agreement Draft Approval Motion**
Attachment A: Draft Planning Cooperation Agreement between the Department and Agency
8. **Design for Development document Approval Draft Motion**
Attachment A: Candlestick Point Design for Development document
Attachment B: Hunters Point Shipyards Phase 2 Design for Development document
Attachment C: Hunters Point Shipyards Phase 1 Design for Development document, revised

Since the distribution of this package, Planning and Agency staff has made a few technical corrections to the draft resolutions and motions and the Redevelopment Plan Amendments and Design for Development Documents. These corrections are described below. Furthermore, in order to facilitate your review of these additional changes, please find attached sections of these respective resolutions and motions showing the changes in strikethrough and underline. Additionally, attached to this memorandum are inserts that reflect the below changes to the Hunters Point Shipyards Phase 2 Design for Development, Candlestick Point Design for Development, amendment to the Hunters Point Shipyards Redevelopment Plan and Bayview Hunters Point Redevelopment Plan. The attached include corrected pages only. The rest of the documents remain as they were transmitted to the Commission last week.

Draft Resolution and Motion Changes:

- Planning staff have made a few additions to the description of the Project's development program in order to ensure consistency with the CEQA findings and other Project documents. This change is carried through each of the resolutions and motions.
- Planning staff have made conforming changes to the Redevelopment Plan Amendment General Plan Consistency Findings and Planning Code Section 320-325 Findings Draft Resolution to further clarify the intent to prioritize the first 800,000 square feet of office development at the Hunters Point Shipyards in order to provide for job generating activities in the early phases of the development and make findings pursuant to Planning Code Section 321(b)(1) that the up to 5,000,000 square feet of office development contemplated in the Shipyards Plan and the 150,000 square feet of office development contemplated in the Bayview Hunters Point Redevelopment

Plan in particular promotes the public welfare, convenience and necessity.

- Planning staff have made clarifying changes to Attachment A: General Plan and Planning Code Section of the General Plan, Planning Code Sec 101.1 Consistency Findings, Draft Motion to ensure consistency between the draft motion and the body of the attachment as it relates to the respective Project documents that the Consistency Findings cover.
- Planning staff have made one addition to the draft CEQA findings motion and related attachment A. The CEQA findings have been revised as follows:

In CEQA Findings, Attachment A, Section II, paragraph E. Shadow, on page 28, has been revised as to read:

E. Shadows

1. Impact SH-1, New shadow effects on outdoor recreation facilities or other public areas under Project as described in DEIR Chapter II and Tower Variants 3A and 3B. Impact SH-1 includes Impacts SH-1a and SH-1b. (DEIR III.F-9-42; C&R 41, 43, 776-778, 793, 1218, 1649, 1703, 1733)

The following paragraph has been added to CEQA Findings, Attachment A; Section IV at page 107; and the subject headings following this new paragraph have been re-lettered to read: C. Air Quality, D. Noise and Vibration, E. Cultural Resources and Paleontological Resources.

B. Shadow

1. Impact SH-1a: New Shadow on Gilman Park from Tower Variants 3C and 3d. (DEIR IV-152; C&R 2445) Tower placement at Candlestick Point under Tower Variants 3C and 3D would add shadows to Gilman Park during the hours between one hour after sunrise and one hour before sunset, with a new shadow load greater than 1.0 percent. This new shadow could have an adverse effect on the use of the park under these variants and is conservatively considered to be a *significant and unavoidable*.

Document Inserts

- The Commission was previously provided a draft of the Candlestick Point and Hunters Point Shipyards Design for Development documents. Attached to this memorandum are several updated pages of the Design for Development documents, which correct typographical errors, clarify height restrictions to protect views of the bay from the Hilltop open space to be consistent with the Trust Exchange Agreement, and clarify sustainable features that will be integrated into building construction within both Hunters Point Shipyards and Candlestick Point.
- Since transmitting the draft Redevelopment Plan Amendments to the Planning Department, Agency staff has made some conforming changes to the draft amendments to the Bayview Hunters Point and Hunters Point Shipyards Redevelopment Plans including:
 - Language clarifying the applicability of Water and Wastewater Capacity and charges to the Project
 - Minor map changes to both the Bayview Hunters Point and Hunters Point Shipyards

Redevelopment Plan Amendments

- Language clarifying the intent of the office development that findings will be made pursuant to Planning Code Section 321(b)(1) that the up to 5,000,000 square feet of office development contemplated in the Shipyards Plan and the 150,000 square feet of office development contemplated in the Bayview Hunters Point Redevelopment Plan in particular promotes the public welfare, convenience and necessity, and in so doing considered the criteria of Planning Code.
- Language clarifying to the Bayview Hunters Point Plan Amendment that the Plan provides for the development of a stadium at the Hunters Point Shipyards and provides for the associated infrastructure and transportation improvements as well as other off site improvements. Additional language was added to the Hunters Point Shipyards Plan Amendment to clarify the locations of anticipated off site improvements.

All of these resolutions and motions will be considered by the Planning Commission at the June 3, 2010 joint meeting with the Redevelopment Agency Commission on the Project.

Attachments:

1. Revised CEQA Findings Draft Motion Attachment A: pp. 28, 107 and 109 of CEQA Findings
2. Revised pp. 1-2 General Plan Amendment Draft Resolution
3. Revised pp. 1-2 Planning Code Text Amendments Draft Resolution
4. Revised pp. 1, 2, and 6 Planning Code Map Amendments Draft Resolution
5. Revised pp. 1, 4, 5, and 6 General Plan, Planning Code Sec 101.1 Consistency Findings, Draft Motion
Revised pp. 1, 2 and 33 of Insert for Attachment A: General Plan and Planning Code Section 101.1 Findings
6. Revised p. 6, 8 and 10 Redevelopment Amendment General Plan Consistency Findings and Planning Code Section 320-325 Findings Draft Resolution
7. Revised Planning Cooperation Agreement Draft Approval Motion in its entirety
8. Revised p. 2 Design for Development document Approval Draft Motion
Revised Insert for Attachment A: Candlestick Point Design for Development document
Revised Insert for Attachment B: Hunters Point Shipyards Phase 2 Design for Development document
9. Revised Insert Sections of the Hunters Point Shipyards Redevelopment Plan Amendment
10. Revised Insert Section of the Bayview Hunters Point Redevelopment Plan Amendment

Errata Case Report
Hearing Date: June 3, 2010

CASE NO. 2007.0946BEMRTUZ
Candlestick Point and Hunters Point
Shipyards Phase 2

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5. **Impact AE-6**, Effects on visual character or quality of the site or surroundings. Impact AE-6 includes Impacts AE-6a and AE-6b. (DEIR III.E-49-50; III.E-59-69; C&R 351, 787-789, 2408)

E. Shadows

1. **Impact SH-1**, New shadow effects on outdoor recreation facilities or other public areas [under Project as described in DEIR Chapter II and Tower Variants 3A and 3B](#). Impact SH-1 includes Impacts SH-1a and SH-1b. (DEIR III.F-9-42; C&R 41, 43, 776-778, 793, 1218, 1649, 1703, 1733)

F. Air Quality

1. **Impact AQ-5**, Effects on air quality standards or creation of or worsening of air quality violations. (DEIR III.H-31-33; C&R 768, 1387)

2. **Impact AQ-7**, Effects on sensitive receptors from pollutant concentrations. (DEIR III.H-35; C&R 163-165 764-770, 2008, 2313-2316, 2318, 2402-2403)

3. **Impact AQ-8**, Creation of odors affecting a substantial number of people. (DEIR III.H-35-36; C&R 1028, 1643)

4. **Impact AQ-9**, Effects on implementation of the applicable air quality plan. (DEIR III.H-36-37; C&R 1387)

G. Noise and Vibration

1. **Impact NO-4**, Effects on ambient noise levels in the Project vicinity above levels existing without the Project. (DEIR III.I-40-41; C&R 46, 758-760, 762-763)

2. **Impact NO-5**, Effects of groundborne vibration or groundborne noise levels. (DEIR III.I-41; C&R 29, 37, 44-45, 51-52, 763, 795)

3. **Impact NO-8**, Effects of noise from airport operations on people residing or working in the area. (DEIR III.I-52)

H. Cultural Resources and Paleontological Resources

1. **Impact CP-1a**, Effects of construction activities on historical resources. (DEIR III.J-33; C&R 369)

I. Hazards and Hazardous Materials

1. **Impact HZ-13**, Effects caused by exposures to hazardous materials contamination during construction of off-site roadway improvements. (DEIR III.K-88-90)

selected bus lines and having the arena operator provide shuttle service to transit as required by MM TR-51. However, due to the uncertainty of the mitigation, the impact is considered **significant and unavoidable**.

MM TR-23.1: Maintain the proposed headways of the 29-Sunset.

MM TR-51: Transportation Management Plan (TMP) for Arena Events.
(Variants 1 and 2A)

B. Shadow

1. Impact SH-1a: New Shadow on Gilman Park from Tower Variants 3C and 3d. (DEIR IV-152; C&R 2445) Tower placement at Candlestick Point under Tower Variants 3C and 3D would add shadows to Gilman Park during the hours between one hour after sunrise and one hour before sunset, with a new shadow load greater than 1.0 percent. This new shadow could have an adverse effect on the use of the park under these variants and is conservatively considered to be a significant and unavoidable.

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C. Air Quality

1. Impact AQ-4: Criteria Pollutants from Project Operations. (DEIR III.H-30-31; C&R 158-168, 764-768, 1387, 2305-2306, 2384, 2412-2415) Operation of the Project would violate the Bay Area Air Quality Management District (BAAQMD)'s CEQA significance thresholds for mass criteria pollutant emissions from mobile and area sources, and contribute substantially to an existing or projected air quality violation at full build-out in the year 2029. Project emissions of ROG, NO_x and PM₁₀ would exceed the BAAQMD CEQA thresholds and the ROG, NO_x, PM₁₀ and PM_{2.5} proposed BAAQMD CEQA thresholds. No feasible mitigation measures have been identified to reduce the Project's operational criteria emissions below these thresholds. This impact is considered **significant and unavoidable**.

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D. Noise and Vibration

1. Impact NO-2: Groundborne Vibration Impacts from Construction. (DEIR III.I-33-39; C&R 51, 763, 795, 2415-2417) Construction activities associated with the Project would create excessive groundborne vibration levels in existing residential neighborhoods adjacent to the Project site and at proposed on-site residential uses should the latter be occupied before Project construction activities on adjacent parcels are complete. MMs NO-1a.1, NO-1a.2, and NO-2a would require implementation of construction best management practices, noise-reducing pile driving techniques as feasible, and monitoring of buildings within 50

Jamestown Avenue, Carroll Avenue, and Gilman Avenue. No feasible mitigation measures have been identified to reduce this impact to a less-than-significant level. Therefore, this impact is considered **significant and unavoidable**.

4. Impact NO-7: Noise Impacts from Stadium Events. (DEIR III.I-45-52; C&R 45) Noise during football games and concerts at the proposed stadium would result in temporary increases in ambient noise levels that could adversely affect surrounding residents for the duration of a game or concert. There would be significant noise impacts during football game days and concert days on the existing residential uses closest to the proposed stadium and possibly for the new residential uses closest to the proposed stadium. MM NO-7.1 requires the Stadium Operator to create a Stadium Noise Mitigation Program, to minimize game and concert-related temporary increases in ambient noise levels at nearby residences. MM NO-7.2 requires the Project Applicant to choose a qualified acoustical consultant to review plans for the new residential and follow its recommendations to provide acoustic insulation or other equivalent measures to these residences. These measures would reduce the noise impacts from games and concerts at the proposed stadium, but, because the noise insulation measures recommended under MM NO-7.1 would depend on factors outside of the control of the City or the Project Applicant, their ultimate feasibility cannot be guaranteed at this time. Therefore, noise impacts from football games and concerts at nearby residences are considered **significant and unavoidable**.

MM NO 7.1: Mitigation to Minimize Game/Concert-related Temporary Increases in Ambient Noise Levels at Nearby Residences.

MM NO 7.2: Residential Use Plan Review by Qualified Acoustical Consultant.

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E. Cultural Resources and Paleontological Resources

1. Impact CP 1b: Impacts to Historic Resources from Construction Activities. (DEIR III.J-33-36; C&R 5, 11-12, 330, 355, 369-370, 419-430, 439, 617-619, 1031, 1656, 1736, 2198, 2328, 2331, 2417, 2462-2463) Construction at HPS Phase II could result in a substantial adverse change in the significance of an historical resource. Implementation of the Project could result in the demolition of Buildings 211, 224, 231, and 253, which have been identified as historic resources in the potential Hunters Point Commercial Dry Dock and Naval Shipyard Historic District. MM CP-1b.1 requires preparation of written and photographic documentation of the potential Hunters Point Commercial Dry Dock and Naval Shipyard Historic District prior to demolition. In addition, MM CP-1b.2 requires interpretive displays depicting the history of the Hunters Point Shipyard



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No.

HEARING DATE: JUNE 3, 2010

Date: **May 20, 2010**
Case No.: **2007.0946BEMRTUZ**
Project: **Candlestick Point – Hunters Point Shipyard Phase 2 General Plan Amendments**
Location: **Candlestick Point and Hunters Point Shipyard**
Staff Contact: **Mat Snyder – (415) 575-6891
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Recommendation: **Approval**

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FORMULATING A RESOLUTION TO APPROVE AMENDMENTS TO THE BAYVIEW HUNTERS POINT AREA PLAN, THE TRANSPORTATION ELEMENT, THE RECREATION AND OPEN SPACE ELEMENT, THE COMMERCE AND INDUSTRY ELEMENT, THE LAND USE INDEX, ESTABLISHING THE CANDLESTICK POINT SUBAREA PLAN, THE HUNTERS POINT AREA PLAN ALONG WITH OTHER MINOR GENERAL PLAN MAP AMENDMENTS.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

The Planning Department is proposing edits to the Bayview Hunters Point Area Plan, the Land Use Index, the Transportation Element and General Plan maps throughout the Elements, along with the establishment of the Candlestick Point Subarea Plan, and the Hunters Point Area Plan to accommodate the Candlestick Point Hunters Point Shipyard Phase 2 Development Project ("Project").

The Project will include (a) 10,500 residential units, approximately 32 percent of which (3,345) will be offered at below market rates, (b) approximately 327 to 336 acres of new and improved public parks and open space, (c) 885,000 square feet of regional and neighborhood-serving retail space, (d) 255,000 square feet of new and renovated studio space for Shipyard artists, including an arts education center within a new "Arts District" supporting the vibrant artist community, (e) 2,650,000-5,000,000 square feet of commercial, light industrial, research and development and office space, including space for the United Nations Global Compact Center, (f) 100,000 square feet of community uses, (g) new public and community facilities on the Shipyard and Candlestick Point, (h) improved land and supporting infrastructure for a new football stadium for the San Francisco 49ers, including necessary parking areas and transportation improvements, with ~~an alternative~~ uses that either which shifts shift some residential uses from Candlestick Point to the Shipyard and expands by up to 500,000 square feet -commercial uses on some of the areas of the Shipyard currently reserved for stadium uses or expand research and development uses by 2,500,000 square feet on the Shipyard -if the 49ers do not avail themselves of the opportunity to build a new stadium on the Shipyard, ~~and~~ (i) a 10,000 seat arena on Candlestick Point, (j) a

hotel, (k) a 300 slip Marina, and (l) a bicycle and pedestrian bridge over Yosemite Slough, that can be used for game day automobile travel in the event the stadium is constructed.

The Bayview Hunters Point has one of the highest concentrations of very low-income residents and one of the highest unemployment rates in San Francisco, and public health in the area has generally been poor compared to the rest of San Francisco. Bayview Hunters Point has very few quality public parks and open spaces that provide active recreation facilities for neighborhood youth, and is in need of affordable housing and business and job opportunities for its residents. The area remains under-served by transit and basic neighborhood-serving retail and cultural amenities. The betterment of the quality of life for the residents of the Bayview Hunters Point community is one of the City's highest priorities.

Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters Point neighborhood and are in close proximity to one another, separated only by the Yosemite Slough and South Basin. Together, they comprise about 702 acres, and make up the largest area of underused land in the City. This legislation creating the Candlestick Point Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District, the 40/420-CP Height and Bulk District and the 40/370-HP Height and Bulk District, and the related rezoning and General Plan amendments, will implement the Project. As set forth in Proposition G, passed by San Francisco voters on June 3, 2008, the Project is designed to reconnect the Shipyard and Candlestick Point with the Bayview Hunters Point community and the rest of San Francisco and transform these long-abandoned waterfront lands into productive areas for jobs, parks and housing, including affordable housing. Expediting implementation of the Project will provide long overdue improvements to the Bayview Hunters Point community that will also benefit the City as a whole.

Hunters Point Shipyard

Hunters Point Shipyard was once a thriving, major maritime industrial center that employed generations of Bayview Hunters Point residents. Following World War II, the Shipyard was a vital hub of employment in the Bayview Hunters Point, providing logistics support, construction and maintenance for the United States Department of the Navy. At its peak, the Shipyard employed more than 17,000 civilian and military personnel, many of whom lived in Bayview Hunters Point. The United States Navy ceased operations at the Shipyard in 1974 and officially closed the base in 1988. The Shipyard was then included on the Department of Defense's 1991 Base Realignment and Closure (BRAC) list. In 1993, following designation of the Shipyard by the City's Board of Supervisors as a redevelopment survey area, the City and the Redevelopment Agency began a community process to create a plan for the economic reuse of the Shipyard and the remediation and conveyance of the property by the Navy.

In planning for the redevelopment of the Shipyard, the City and the Redevelopment Agency worked closely with the Hunters Point Citizen's Advisory Committee ("CAC"). The CAC is a group of Bayview Hunters Point community residents, business owners and individuals with expertise in specific areas, who are selected by the Mayor to oversee the redevelopment process for the Shipyard. The Agency has worked with the CAC and the community throughout the process of implementing revitalization activities regarding the Shipyard.

In July 1997, the Board of Supervisors adopted a Redevelopment Plan for revitalization of the Shipyard. The Hunters Point Redevelopment Plan contemplated the development of a mix of residential, commercial, cultural, research and development and light industrial uses, with open space around the waterfront perimeter.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No.

HEARING DATE: JUNE 3, 2010

Date: **May 20, 2010**
Case No.: **2007.0946BEMRTUZ**
Project: **Candlestick Point – Hunters Point Shipyard Phase 2 Planning Code Amendments**
Location: **Candlestick Point and Hunters Point Shipyard**
Staff Contact: **Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org**
Recommendation: **Approval**

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FORMULATING A RESOLUTION TO APPROVE AMENDMENTS TO THE SAN FRANCISCO PLANNING CODE BY ESTABLISHING THE CANDLESTICK POINT ACTIVITY NODE SPECIAL USE DISTRICT, THE HUNTERS POINT SHIPYARD PHASE 2 SPECIAL USE DISTRICT AND TO ESTABLISH SPECIAL HEIGHT PROVISIONS FOR THE CANDLESTICK POINT ACTIVITY NODE SPECIAL USE DISTRICT AND THE CP HEIGHT AND BULK DISTRICT, AND SPECIAL HEIGHT PROVISIONS FOR THE HUNTERS POINT SHIPYARD PHASE 2 SPECIAL USE DISTRICT AND THE HP HEIGHT AND BULK DISTRICT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend Planning Code Text Amendments to the Board of Supervisors; and

The Planning Department is proposing amendment to the Planning Code by adding Planning Code Section 249.50 to establish the Candlestick Point Activity Node Special Use District, Planning Code Section 249.51 to establish the Hunters Point Shipyard Phase 2 Special Use District, Planning Code Section 263.24 to establish Special Height Provisions for the Candlestick Node Special Use District and the CP Height and Bulk District, and Planning Code Section 263.25 to establish Special Height Provisions for the Hunters Point Shipyard Special Use District and the HP Height and Bulk District to accommodate the Candlestick Point Hunters Point Shipyard Phase 2 Development Project.

The Project will include (a) 10,500 residential units, approximately 32 percent of which (3,345) will be offered at below market rates, (b) approximately 327 to 336 acres of new and improved public parks and open space, (c) 885,000 square feet of regional and neighborhood-serving retail space, (d) 255,000 square feet of new and renovated studio space for Shipyard artists, including an arts education center within a new "Arts District" supporting the vibrant artist community, (e) 2,650,000 – 5,000,000 square feet of commercial, light industrial, research and development and office space, including space for the United Nations Global Compact Center, (f) 100,000 square feet of community uses, (g) new public and community facilities on the Shipyard and Candlestick Point, (h) improved land and supporting infrastructure for a new football stadium for the San Francisco 49ers, including necessary parking areas and transportation improvements, with an alternative uses that either ~~which shifts~~ some residential uses

from Candlestick Point to the Shipyard and expands by up to 500,000 square feet commercial uses on some of the areas of the Shipyard currently reserved for stadium uses—or expand research and development uses by 2,500,000 square feet on the Shipyard if the 49ers do not avail themselves of the opportunity to build a new stadium on the Shipyard, ~~and~~ (i) a 10,000 seat arena on Candlestick Point, (j) a hotel, (k) a 300 slip Marina, and (l) a bicycle and pedestrian bridge over Yosemite Slough, that can be used for game day automobile travel in the event the stadium is not constructed.

The Bayview Hunters Point has one of the highest concentrations of very low-income residents and one of the highest unemployment rates in San Francisco, and public health in the area has generally been poor compared to the rest of San Francisco. Bayview Hunters Point has very few quality public parks and open spaces that provide active recreation facilities for neighborhood youth, and is in need of affordable housing and business and job opportunities for its residents. The area remains under-served by transit and basic neighborhood-serving retail and cultural amenities. The betterment of the quality of life for the residents of the Bayview Hunters Point community is one of the City's highest priorities.

Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters Point neighborhood and are in close proximity to one another, separated only by the Yosemite Slough and South Basin. Together, they comprise about 702 acres, and make up the largest area of underused land in the City. This legislation creating the Candlestick Point Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District, the 40/420-CP Height and Bulk District and the 40/370-HP Height and Bulk District, and the related rezoning and General Plan amendments, will implement the Project. As set forth in Proposition G, passed by San Francisco voters on June 3, 2008, the Project is designed to reconnect the Shipyard and Candlestick Point with the Bayview Hunters Point community and the rest of San Francisco and transform these long-abandoned waterfront lands into productive areas for jobs, parks and housing, including affordable housing. Expediting implementation of the Project will provide long overdue improvements to the Bayview Hunters Point community that will also benefit the City as a whole.

Hunters Point Shipyard

Hunters Point Shipyard was once a thriving, major maritime industrial center that employed generations of Bayview Hunters Point residents. Following World War II, the Shipyard was a vital hub of employment in the Bayview Hunters Point, providing logistics support, construction and maintenance for the United States Department of the Navy. At its peak, the Shipyard employed more than 17,000 civilian and military personnel, many of whom lived in Bayview Hunters Point. The United States Navy ceased operations at the Shipyard in 1974 and officially closed the base in 1988. The Shipyard was then included on the Department of Defense's 1991 Base Realignment and Closure (BRAC) list. In 1993, following designation of the Shipyard by the City's Board of Supervisors as a redevelopment survey area, the City and the Redevelopment Agency began a community process to create a plan for the economic reuse of the Shipyard and the remediation and conveyance of the property by the Navy.

In planning for the redevelopment of the Shipyard, the City and the Redevelopment Agency worked closely with the Hunters Point Citizen's Advisory Committee ("CAC"). The CAC is a group of Bayview Hunters Point community residents, business owners and individuals with expertise in specific areas, who are selected by the Mayor to oversee the redevelopment process for the Shipyard. The Agency has worked with the CAC and the community throughout the process of implementing revitalization activities regarding the Shipyard.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No.

HEARING DATE: JUNE 3, 2010

Date: **May 20, 2010**
Case No.: **2007.0946EMTZRU**
Project: **Candlestick Point – Hunters Point Shipyard Phase 2 Planning Code Map Amendments**
Block/Lot: **Various. See Below.**
Staff Contact: **Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org**
Recommendation: **Approval**

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FORMULATING A RESOLUTION TO APPROVE AMENDMENTS TO THE SAN FRANCISCO ZONING MAPS BY AMENDING SECTIONAL MAPS SU09 AND SU010 TO ESTABLISH THE CANDLESTICK POINT ACTIVITY NODE SPECIAL USE DISTRICT AND THE HUNTERS POINT SHIPYARD PHASE 2 SPECIAL USE DISTRICT; AMENDING SECTIONAL MAPS HT09 AND HT010 TO ESTABLISH THE CP AND HP HEIGHT AND BULK DISTRICT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend Planning Code Text Amendments to the Board of Supervisors; and

The Planning Department is proposing amendment to the Planning Code by amending the Zoning Maps by establishing the Candlestick Point Activity Node Special Use District which would include the following Assessor's Blocks and Lots: Block 4884, all lots; Blocks: 4917, all lots; Blocks: 4918, all lots; Block: 4934, all lots; Block: 4935, all lots; Blocks: 4956, Lots 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, Block 4960, Lot 027, Block 4977, Lot: 006; Block 4983, all lots, Block: 4984, all lots; Block: 4886, all lots; Block 4991, Lot: 276; Block: 5000, Lot: 001; Block 5005, all lots; by establishing the Hunters Point Shipyard Phase 2 Special Use District which would include the following Assessor's Blocks and Lots: Block 4591A, Lot 079; Block 4591C, Lots 010, 209, 210, and 211; by establishing the CP Height and Bulk District to include the following Assessor's Blocks and Lots: Block 4884, all lots; Blocks: 4917, all lots; Blocks: 4918, all lots; Block: 4934, all lots; Block: 4935, all lots; Blocks: 4956, Lots 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, Block 4960, Lot 027, Block 4977, Lot: 006; Block 4983, all lots, Block: 4984, all lots; Block: 4886, all lots; Block 4991, Lot: 276; Block: 5000, Lot: 001; Block 5005; and by establishing the HP Height and Bulk District to include the following Assessor's Blocks and Lots: Block 4591A, Lot 079; Block 4591C, Lots 010, 209, 210, and 211;.

The Bayview Hunters Point has one of the highest concentrations of very low-income residents and one of the highest unemployment rates in San Francisco, and public health in the area has generally been poor compared to the rest of San Francisco. Bayview Hunters Point has very few quality public parks and open spaces that provide active recreation facilities for neighborhood youth, and is in need of affordable housing and business and job opportunities for its residents. The area remains under-served

by transit and basic neighborhood-serving retail and cultural amenities. The betterment of the quality of life for the residents of the Bayview Hunters Point community is one of the City's highest priorities.

Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters Point neighborhood and are in close proximity to one another, separated only by the Yosemite Slough and South Basin. Together, they comprise about 702 acres, and make up the largest area of underused land in the City. This legislation creating the Candlestick Point Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District, the 40/420-CP Height and Bulk District and the 40/370-HP Height and Bulk District, and the related rezoning and General Plan amendments, will implement the Project.

The Project will include (a) 10,500 residential units, approximately 32 percent of which (3,345) will be offered at below market rates, (b) approximately 327 to 336 acres of new and improved public parks and open space, (c) 885,000 square feet of regional and neighborhood-serving retail space, (d) 255,000 square feet of new and renovated studio space for Shipyard artists, including an arts education center within a new "Arts District" supporting the vibrant artist community, (e) 2,650,000 ~~—5,000,000~~ square feet of commercial, light industrial, research and development and office space, including space for the United Nations Global Compact Center, (f) 100,000 square feet of community uses, (g) new public and community facilities on the Shipyard and Candlestick Point, (h) improved land and supporting infrastructure for a new football stadium for the San Francisco 49ers, including necessary parking areas and transportation improvements, with ~~an alternative uses that either~~ which shifts some residential uses from Candlestick Point to the Shipyard and expands ~~by up to 500,000 square feet~~ commercial uses on some of the areas of the Shipyard currently reserved for stadium uses—~~or expand research and development uses by 2,500,000 square feet on the Shipyard~~ if the 49ers do not avail themselves of the opportunity to build a new stadium on the Shipyard, and (i) a 10,000 seat arena on Candlestick Point, (j) a hotel, (k) a 300 slip Marina, and (l) a bicycle and pedestrian bridge over Yosemite Slough, that can be used for game day automobile travel in the event the stadium is not constructed.

As set forth in Proposition G, passed by San Francisco voters on June 3, 2008, the Project is designed to reconnect the Shipyard and Candlestick Point with the Bayview Hunters Point community and the rest of San Francisco and transform these long-abandoned waterfront lands into productive areas for jobs, parks and housing, including affordable housing. Expediting implementation of the Project will provide long overdue improvements to the Bayview Hunters Point community that will also benefit the City as a whole.

Hunters Point Shipyard

WHEREAS, Hunters Point Shipyard was once a thriving, major maritime industrial center that employed generations of Bayview Hunters Point residents. Following World War II, the Shipyard was a vital hub of employment in the Bayview Hunters Point, providing logistics support, construction and maintenance for the United States Department of the Navy. At its peak, the Shipyard employed more than 17,000 civilian and military personnel, many of whom lived in Bayview Hunters Point. The United States Navy ceased operations at the Shipyard in 1974 and officially closed the base in 1988. The Shipyard was then included on the Department of Defense's 1991 Base Realignment and Closure (BRAC) list. In 1993, following designation of the Shipyard by the City's Board of Supervisors as a redevelopment

1. The Zoning Map amendments would enable development that would eliminate blight in the Hunters Point Shipyards Redevelopment Project Area and Zone 1 (Candlestick Point) of the Bayview Hunters Point Redevelopment Project Area.
2. The Zoning Map amendments include a new Candlestick Point Activity Node Special Use District and Hunters Point Shipyards Phase 2 Activity Node Special Use District that refer to the Bayview Hunters Point and Hunters Point Shipyards Redevelopment Plans respectively, which in turn, will promote vibrant high-density, mixed-use, multi-modal and transit friendly development as a means to fully realize its shoreline location and to help revitalize the Bayview.
3. The Zoning Map amendments support development that will provide a wide range of employment opportunities in wide range of fields and employment levels.
4. The Zoning Map amendments promote, the possibility of new emerging industries including green technology through the provision of a major new site and space for adjacent office and related uses.
5. Development enabled by the Zoning Map amendments would strengthen the economic base of the Project Area and the City as a whole by strengthening retail and other commercial functions in the Project Area community through the addition of several million square feet of Research and Development, hundreds of thousands of square feet of retail and community-facility uses.
6. Development enabled by the Zoning Map amendments includes the opportunity for substantial new and renovated publicly accessible open space.
7. The Zoning Map amendments would enable would enable development that would include substantial new housing opportunities, including a substantial amount of below market rate housing including the replacement of the Alice Griffith Public Housing development.

AND BE IT FURTHER RESOLVED, That the Planning Commission finds the Zoning Map amendments are in general conformity with the General Plan, and Planning Code section 101.1(b) pursuant to Planning Commission Motion No. _____. The findings attached to Resolution No. _____ as Exhibit A, are hereby incorporated herein by this reference as if fully set forth.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission recommends to the Board of Supervisors **approval** the General Plan amendments.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on ~~May 6, 2010~~ June 3, 2010.

Linda D. Avery
Commission Secretary



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No.

HEARING DATE: JUNE 3, 2010

Date: **May 20, 2010**
Case No.: **2007.0946BEMRTUZ**
Project: **Candlestick Point – Hunters Point Shipyard Phase 2
General Plan Findings and Planning Code Section 101.1
Findings**
Location: **Candlestick Point and Hunters Point Shipyard**
Staff Contact: **Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org**
Recommendation: **Adopt the Findings**

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ESTABLISHING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO AND WITH SECTION 101.1 OF THE CITY PLANNING CODE FOR THE CANDLESTICK POINT HUNTERS POINT SHIPYARD PHASE 2 DEVELOPMENT PROJECT INCLUDING AMENDMENTS TO THE BAYVIEW HUNTERS POINT REDEVELOPMENT PLAN, THE HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN AND FOR VARIOUS ACTIONS NECESSARY FOR THE IMPLEMENTATION OF THE PROJECT.

WHEREAS, The Planning Department (“Department”), Redevelopment Agency (“Agency”), the Office of Economic and Workforce Development (“OEWD”) ~~among~~ with many other City Departments have been working to transform Candlestick Point and the Hunters Point Shipyard from their current underutilized nature into a vibrant, high-density, mixed-use, transit-oriented neighborhoods that will provide public benefits to both the existing residents and the City as a whole; ~~and~~

The Bayview Hunters Point has one of the highest concentrations of very low-income residents and one of the highest unemployment rates in San Francisco, and public health in the area has generally been poor compared to the rest of San Francisco. Bayview Hunters Point has very few quality public parks and open spaces that provide active recreation facilities for neighborhood youth, and is in need of affordable housing and business and job opportunities for its residents. The area remains under-served by transit and basic neighborhood-serving retail and cultural amenities. The betterment of the quality of life for the residents of the Bayview Hunters Point community is one of the City's highest priorities; ~~and~~

Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters Point neighborhood and are in close proximity to one another, separated only by the Yosemite Slough and South Basin. Together, they comprise about 702 acres, and make up the largest area of underused land in the City. The Candlestick Point area comprises approximately 281 acres and Hunters Point Shipyard Phase 2 area comprises approximately 402 acres. Candlestick Point is

provides better ways to increase efficiencies to finance the development of affordable housing and the public infrastructure necessary to expedite the revitalization of both areas.

In May, 2007, the Board of Supervisors adopted and the Mayor approved a resolution approving a Conceptual Framework for the integrated development of Candlestick Point and Phase 2 of the Hunters Point Shipyard (“the Project”). The Conceptual Framework, which is the basis for the last three years of planning for the Project, envisioned a major mixed-use project, including hundreds of acres of new waterfront parks and open space, thousands of new housing units, a robust affordable housing program, extensive job-generating retail and research and development space, permanent space for the artist colony that exists in the Shipyard, and a site for a potential new stadium for the 49ers on the Shipyard.

In furtherance of the Conceptual Framework, in April 2007, the San Francisco Recreation and Parks Commission adopted a resolution requesting the Redevelopment Agency to include the existing stadium site under the Exclusive Negotiations Agreement. In May 2007, the Redevelopment Agency and the Shipyard developer (whose members were reconstituted) entered into a Second Amended and Restated Exclusive Negotiations and Planning Agreement related to Phase II of the Shipyard Redevelopment Plan, which extended the Shipyard developer's exclusive negotiating rights to cover Candlestick Point.

On June 3, 2008, the San Francisco voters approved Proposition G, an initiative petition measure named The Bayview Jobs, Parks, and Housing Initiative, regarding plans to revitalize the Project site. As set forth in Proposition G, the project is designed to revitalize the Project Site by (a) improving and creating hundreds of acres of public parks and open space, particularly along the waterfront, (b) significantly increasing the quality and quantity of affordable housing in southeastern San Francisco, including the complete rebuilding of the Alice Griffith Housing Development, (c) providing thousands of commercial and construction job opportunities for San Francisco residents and businesses, especially in the Bayview Hunters Point community, (d) supporting the creation of permanent space on the Shipyard for existing artists, (e) elevating the site into a regional center for green development and the use of green technology and sustainable building design, (f) providing extensive transportation improvements that will benefit southeastern San Francisco generally, (g) attracting and sustaining neighborhood serving retail and cultural amenities and services, and (h) offering a world-class waterfront stadium site opportunity as the City's last and best chance to keep the 49ers in San Francisco over the long term, but without requiring the revitalization project to be delayed if the 49ers do not timely decide to build a stadium in the project site or decide to build a new stadium elsewhere.

In October 2009, the State Legislature approved and the Governor signed and filed Senate Bill No. 792 (SB 792). SB 792, enacted as Chapter 2003 of the Statutes of 2009 in January of 2010, provides for the reconfiguration of the Candlestick Point State Recreation Area and improvement of the State park lands, in connection with the development of the Project.

The Project will include (a) 10,500 residential units, approximately 32 percent of which (3,345) will be offered at below market rates, (b) approximately 327 to 336 acres of new and improved public parks and open space, (c) 885,000 square feet of regional and neighborhood-serving retail space, (d) 255,000 square feet of new and renovated studio space for Shipyard

artists, including an arts education center within a new "Arts District" supporting the vibrant artist community, (e) 2,650,000-5,000,000 square feet of commercial, light industrial, research and development and office space, including space for the United Nations Global Compact Center, (f) 100,000 square feet of community uses, (g) new public and community facilities on the Shipyards and Candlestick Point, (h) improved land and supporting infrastructure for a new football stadium for the San Francisco 49ers, including necessary parking areas and transportation improvements, with alternative uses that either shift some residential uses from Candlestick Point to the Shipyards and expands by up to 500,000 square feet -commercial uses on some of the areas of the Shipyards currently reserved for stadium uses or expand research and development uses by 2,500,000 square feet on the Shipyards -if the 49ers do not avail themselves of the opportunity to build a new stadium on the Shipyards, (i) a 10,000 seat arena on Candlestick Point, (j) a hotel, (k) a 300 slip Marina, and (l) a bicycle and pedestrian bridge over Yosemite Slough Bridge, that can be used for game day automobile travel in the event the stadium is constructed.

In order to implement the Project the Agency has prepared and transmitted to the Planning Commission proposed amendments to the Bayview Hunters Point and Hunters Point Shipyards Redevelopment Plans. Among other things, these amendments increase tax increment financing limits, revise the land use controls, and limit new impact fees imposed on the Project. The amendment to the Shipyards Plan also provides that a portion of the research and development square footage entitlement be given priority for Proposition M (Planning Code Sections 320-325) office space allocation with certain conditions. Additionally, the Amendment to the Bayview Hunters Point Redevelopment Plan designates Candlestick Point as Zone 1 of the Project Area. In addition to amendments to the Redevelopment Plans, amendments to the City's General Plan, Planning Code and Zoning Maps are necessary to find the Redevelopment Plans consistent with the General Plan.

Pursuant to Section 33346 of the California Health and Safety Code regarding California Redevelopment Law, the planning policies and objectives and land uses and densities of the Redevelopment Plans must be found consistent with the General Plan prior to Redevelopment Plan approval by the Board of Supervisors.

The Charter of the City and County of San Francisco requires certain legislative actions to be found in conformity with the General Plan and Section 101.1 of the Planning Code.

The Planning Commission wishes to facilitate the physical, environmental, social and economic revitalization of the Bayview Hunters Point and Hunters Point Shipyards, using the legal and financial tools of a Redevelopment Plan, while creating jobs, housing and open space in a safe, pleasant, attractive and livable mixed use neighborhood that is linked rationally to adjacent neighborhoods.

The proposed Bayview Hunters Point and Hunters Point Shipyards Redevelopment Plans, as amended, provide for a type of development, intensity of development and location of development that is consistent with the overall goals and objectives and policies of the General

Plan as well as the Eight Priority Policies of Section 101.1, as expressed in the findings contained in Exhibit A to this resolution.

On June 3, 2010, by Motion No. _____, the Commission certified the Final Environmental Impact Report ("FEIR") for the Project as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA").

On June 3, 2010 by Resolution No. _____, the Commission adopted findings in connection with its consideration of, among other things, the adoption of amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyards Redevelopment Plan, under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth.

As part of the implementation of the Project, the Board of Supervisors is considering a number of actions, including but not limited to the following: adoption of amendments to the General Plan, Planning Code, and Zoning Map; adoption of the amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyards Redevelopment Plan; approval of the Interagency Cooperation Agreement for the Project (which includes a Joint Facilities Agreement); approval of a Public Trust Exchange Agreement with the San Francisco Port, Redevelopment Agency and State Lands Commission, and a land transfer agreement with the Redevelopment Agency and San Francisco Recreation and Park; adoption of amendments to the Health Code, the Public Works Code, the Building Code, and the Subdivision Code; and approval of a Tax Allocation Agreement with the Redevelopment Agency.:-

Drafts of these documents and proposed Board of Supervisors' Resolutions and Ordinances are contained in Planning Department file for Case _____; ~~and~~

The drafts of the documents for Board action may be modified prior to final action by the Board of Supervisors.

The proposed General Plan, Planning Code and Zoning Map amendments provide for the adoption of the proposed amendments to the Bayview Hunters Point and the Hunters Point Shipyards Redevelopment Plans.

The drafts of the proposed amendments to the Bayview Hunters Point and the Hunters Point Shipyards Redevelopment Plans set forth plans and objectives for the revitalization of the area.

The proposed Interagency Cooperation Agreement sets forth a framework for cooperation between the City and the Redevelopment Agency in administering the process for approval of all applicable land use, development, construction, improvement, infrastructure, occupancy and use requirements relating to the areas covered by the Redevelopment Plans.

The Public Trust Exchange Agreement settles certain boundary and title disputes related to the common law public trust for commerce, navigation, and fisheries ("Public Trust"), and

Exhibit A
To Planning Commission Resolution No. _____

Candlestick Point – Hunters Point Shipyard Phase 2 Development Project
General Plan Findings and Planning Code Section 101.1 Findings

The following constitute findings that the Candlestick Point – Hunters Point Shipyard Phase 2 Development Project (the Project) is, on balance, consistent with the General Plan and Planning Code Section 101.1.

These findings consider, and are conditioned upon, all required Planning Commission actions related to the Project including, but not limited to, adoption of Planning Code text and map amendments (Planning Code Amendments); amendments to the General Plan, including amendments to the Bayview Hunters Point Area Plan, adoption of the Candlestick Point Sub-Area Plan, and adoption of the Hunters Point Shipyard Area Plan (General Plan Amendments); and adoption of the amendments to the Bayview Hunters Point Redevelopment Plan (BVHP Redevelopment Plan) and the Hunters Point Shipyard Redevelopment Plan (Shipyard Redevelopment Plan) and approval of the Candlestick Point and Hunters Point Shipyard Phase 2 Design for Development Documents and corresponding technical amendments to the Hunters Point Shipyard Phase 1 Design for Development Document.

Additionally, these findings will apply to other Project actions and related documents including, but not limited to the Planning Cooperation Agreement, Real Property Transfer Agreement between the Redevelopment Agency and the City and County of San Francisco for certain City property at Candlestick Point (“Recreation and Park Land Transfer Agreement”), Interagency Cooperation Agreement, amendments to the Subdivision Code, amendments to the Health Code and related amendments to the Public Works Code and Building Code and the Public Trust Exchange Agreement, _____[any more—Andrea please add].

BAYVIEW HUNTERS POINT AREA PLAN

The Bayview Hunters Point Area Plan (BVHP Area Plan) provides broad principles, objectives, and policies for community development in the Bayview neighborhood. The BVHP Area Plan discusses the need to arrest the demographic decline of the African American population; provide economic development and jobs, particularly for local residents; eliminate health and environmental hazards including reducing land use conflicts; provide additional housing, particularly affordable housing; provide additional recreation, open space, and public service facilities, and better address transportation deficiencies by offering a wider range of transportation options.

As a part of the adopted General Plan amendments (Planning Commission Reso _____), the BVHP Area Plan was amended to implement the Project and reflect the fact that four years have passed since the BVHP Area Plan was last updated. Most significantly, a new Candlestick Point Subarea Plan was adopted as part of this Area Plan.

large percentage (approximately 32%) of these new units would be below market rate and affordable to a range of incomes, including workforce housing units as well as units for very low, low, and moderate income households. A major component of new development would be the rebuilding of Alice Griffith. Alice Griffith units would be replaced on a one-to-one basis with new mixed income buildings. Phasing of construction would ensure that eligible residents may move to their newly upgraded units from their existing homes without displacement off-site. Alice Griffith would be improved with new housing structures, a more integrated street grid, community facilities and open space.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project's mix of adjacent and complementary land uses and the accompanying transportation and circulation network aim to reduce car usage and encourage walking, bicycling and transit usage. The Project includes significant transit infrastructure enhancements including dedicated transit lanes and transit-priority signaling; enhancements to several existing MUNI lines; and creation of several new lines, including a Bus Rapid Transit line; and new express buses. The capacity of selected street segments would be enhanced to accommodate peak demand associated with the proposed stadium. The Project includes Transportation Demand Management (TDM) measures, including management of the parking supply, that encourage residents, workers, and visitors to use alternative modes of transportation. Thus, on balance, while the Project will increase traffic in its vicinity, it will not impede MUNI transit service or overburden streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project would not adversely affect the industrial sector or service sectors. To the contrary, the Project will enhance resident employment and economic opportunity. The Project would include up to 2,650,000 square feet for job-generating uses in a wide range of possible fields including research and development, green technology, life sciences, clean technology, general office, and light industrial. There is the potential for an additional 2,500,000 square feet of such uses if the stadium is not developed. The existing arts colony at Hunters Point Shipyard would be maintained and enhanced. Other jobs would be made available as part of the development's retail and significant open space components. No existing industrial uses would be removed by the project.

6. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All new construction would be subject to the City's Building Code, Fire Code and other applicable safety standards. Thus, the Project would improve preparedness against injury and loss of life in an earthquake by prompting development that would comply with applicable safety standards, unlike many of the aging existing buildings, particularly at the Shipyard.

7. That landmarks and historic buildings be preserved.

Structures found to be eligible for listing on the National Register of Historic Places, including Dry Docks 2, 3, and 4, the pumphouses (Buildings 205 and 140), the Gatehouse (Building 204), and the Tool Building (Building 207) would be preserved as the Hunters Point Shipyard Dry Dock and Naval Shipyard Historic District. Furthermore, the Project calls for the establishment for a Heritage Park that, among other things, will celebrate and commemorate the working history of the Shipyard. Buildings identified as ~~part of the California Register extended District~~ potential contributors to the Historic District would be further evaluated to determine the feasibility of their preservation and adaptive reuse. Thus, the Project would not adversely affect the preservation of landmarks and historic buildings, particularly in light of the other Priority Policies calling for creation of opportunities for resident employment and affordable housing.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project would not adversely affect existing open spaces or their access to sunlight and vistas. The Project would include approximately 336 acres of open space (roughly half the land area of the site) including the improved Candlestick Point State Recreation Area, and development of new dual use sports fields as part of the stadium alternative. A reconfiguration of the Candlestick Point State Recreation Area has been authorized through SB 792 that will help with its ongoing planning, operation, and maintenance, as well as its integration into the redevelopment of Candlestick Point and the Hunters Point Shipyard. Parks and open space would be programmed for a wide variety of passive and active recreational opportunities and would assure all residents, workers, and visitors will have nearby access to open space. The Project includes extension of the City's street grid in a manner that will help assure preservation of public views to the Bay. In addition, the Design for Development documents call for the careful placement of tall buildings to guard against undo shadow and wind impacts to the public realm.

Hearing Date: June 3, 2010

Resolution No. _____

Case No 2007.0946BEMTZRU

Candlestick Point – Hunters Point Shipyard Phase 2 - Findings of Consistency with the General Plan, Recommending Approval of the Redevelopment Plans, and Making Office Allocation Findings Under Sections 320-325 of the Planning Code

The proposed Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans provides for a type of development, intensity of development and location of development that is consistent with the overall goals and objectives and policies of the General Plan as well as the Eight Priority Policies of Section 101.1 of the Planning Code as set forth in Planning Commission Resolution.

The Planning Commission believes that the Bayview Hunters Point Redevelopment Plan as amended and the Hunters Point Shipyard Redevelopment Plan as amended would meet these objectives; and

The Project will include (a) 10,500 residential units, approximately 32 percent of which (3,345) will be offered at below market rates, (b) approximately 327 to 336 acres of new and improved public parks and open space, (c) 885,000 square feet of regional and neighborhood-serving retail space, (d) 255,000 square feet of new and renovated studio space for Shipyard artists, including an arts education center within a new "Arts District" supporting the vibrant artist community, (e) 2,650,000 square feet of commercial, light industrial, research and development and office space, including space for the United Nations Global Compact Center, (f) 100,000 square feet of community uses, (g) new public and community facilities on the Shipyard and Candlestick Point, (h) improved land and supporting infrastructure for a new football stadium for the San Francisco 49ers, including necessary parking areas and transportation improvements, with an alternative uses that either shift some residential uses from Candlestick Point to the Shipyard and expands by up to 500,000 square feet commercial uses on some of the areas of the Shipyard currently reserved for stadium uses or expand research and development uses by 2,500,000 square feet on the Shipyard if the 49ers do not avail themselves of the opportunity to build a new stadium on the Shipyard, (i) a 10,000 seat arena on Candlestick Point, (j) a hotel, (k) a 300 slip Marina, and (l) a bicycle and pedestrian bridge over Yosemite Slough ~~Bridge~~, that can be used for game day automobile travel in the event the stadium is constructed.;

The proposed Hunters Point Shipyard Redevelopment Plan provides that to facilitate early job generation within the Project Area during the early phases of redevelopment under this Plan, the first 800,000 square feet of office development within the Project Area is to receive priority under Sections 320-325 over all office development proposed elsewhere in the City, except within (a) the Mission Bay South Project Areas; and (b) the Transbay Transit Tower (proposed for development on Lot 001 of assessors Block 3720) (but not the remainder of the Transbay Redevelopment Project Area).

The Design for Development document contains detailed design standards and guidelines for all proposed development in both the Candlestick Point and Hunters Point Shipyard areas ("the Project Area").

The Candlestick Point area comprises approximately 281 and Hunters Point Shipyard Phase 2 area comprises approximately 402 acres. Candlestick Point is generally comprised of the 49ers Football Stadium and parking lot, the Candlestick Point State Recreation Area (CPSRA) (excluding the Yosemite Slough portion of the Park), the Alice Griffith Housing development, along with privately held parcels to the southwest of the stadium site between Bayview Hill and Jamestown Avenue, and privately held

Hearing Date: June 3, 2010

Resolution No. _____

Case No 2007.0946BEMTZRU

Candlestick Point – Hunters Point Shipyard Phase 2 - Findings of Consistency with the General Plan, Recommending Approval of the Redevelopment Plans, and Making Office Allocation Findings Under Sections 320-325 of the Planning Code

in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth.

The Planning Commission finds the amended Bayview Hunters Point Redevelopment Plan and the amended Hunters Point Shipyard Redevelopment Plan as described in Exhibit A to this Resolution consistent with the General Plan, as it is proposed to be amended, and to Section 101.1 of the Planning Code as described in Exhibit A to Resolution No. _____ which findings are hereby incorporated herein by this reference as if fully set forth.

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission having considered this proposal at a public meeting on June 3, 2010 pursuant to Planning Code Sections 302(b) and 340, having heard and reviewed oral and written testimony and reports, and having reviewed and certified the Final Environmental Impact Report on the Redevelopment Plans as adequate, complete, and in compliance with CEQA, does hereby find the Bayview Hunters Point Redevelopment Plan, as amended, and the Hunters Point Shipyard Redevelopment Plan, as amended, dated May 6, 2010 respectively, in conformity with the General Plan as it is recommended to be amended by Resolution No. _____ ; and

BE IT FURTHER RESOLVED, That the Planning Commission hereby finds that up to 5,000,000 square feet of the office development contemplated by the Hunters Point Shipyard Redevelopment Plan and up to 150,000 square feet of office development contemplated in Zone 1 of the Bayview Hunters Point Redevelopment Plans in particular promotes the public welfare, convenience and necessity for the following reasons:

1. The office development is part of the Redevelopment Plans, which would eliminate blighting influences and correct environmental deficiencies in the Hunters Point Redevelopment Project Area and Zone 1 (Candlestick Point) of the Bayview Hunters Point Redevelopment Project Area through a comprehensive plan for redevelopment.
2. The Redevelopment Plans and their supporting documents include a series of detailed design standards and guidelines which will ensure quality design of office development as well as a quality urban design scheme.
3. The Redevelopment Plans provide the important ability to retain and promote, within the City and County of San Francisco, the possibility of new emerging industries including green technology through the provision of a major new site and space for adjacent office and related uses.
4. Implementing permitted office uses as part of the Redevelopment Plans enables the achievement of a coordinated mixed-use development plan incorporating many features, such as large open spaces and parks and a new street grid,.
5. Implementing the office use contemplated by the Redevelopment Plans would strengthen the economic base of the Project Area and the City as a whole by strengthening retail and other commercial functions in the Project Area community

Candlestick Point – Hunters Point Shipyard Phase 2 - Findings of Consistency with the General Plan, Recommending Approval of the Redevelopment Plans, and Making Office Allocation Findings Under Sections 320-325 of the Planning Code

10. The Plan areas include sites for both a new fire station and a flexible approach to other community facilities including the potential use for a school, so that necessary services and assistance are available near the office uses and so that office uses will not otherwise burden existing services.
11. The Redevelopment Plan and their supporting documents include significant new infrastructure, including a linked program for creation of a comprehensive vehicular, bicycle and pedestrian circulation system. The public infrastructure will include public streets, underground pipes, traffic signals and open space, plus additional substantial infrastructure as described in the Candlestick Point – Hunters Point Shipyard Phase 2 Infrastructure Plan. An emphasis will be placed on sustainable development techniques as outlined in the Sustainability Plan. The office development would be adequately served by the infrastructure and the tax increment generated by office development in the Project Area will also provide a critical component of the financing of such infrastructure.
12. This new infrastructure included in the Plan will be financed through a self-taxing financing device to be imposed upon the Project Area (excluding affordable housing sites and open space). ~~If the uses in Project Area, including any office uses, generate new property tax revenue.~~

BE IT FURTHER RESOLVED, That the Planning Commission has considered the factors set forth in Planning Code Section 321(b)(3)(A)-(G) and finds as follows:

- (A) The apportionment of potential office space over the course of many approval periods during the anticipated 20-30 year build-out of the Plan Areas will remain within the limits of Planning Code Section 321 and will maintain a balance between economic growth and housing, transportation and public services, pursuant to the terms of the Plans and their supporting documents which provide for the appropriate construction and provision of housing, roadways, transit and all other necessary public services in accordance with the Infrastructure Plan; and
- (B) As determined in this Resolution, above, and for the additional reasons set forth in Planning Commission Resolution No. _____, the adoption of the Plan, which includes office uses and contemplates office development, and all of the other implementation actions, are consistent with the objectives and policies of the General Plan and Priority Policies of Planning Code Section 101.1 and will contribute positively to the achievement of City objectives and policies as set forth in the General Plan; and
- (C) The design guidelines for the Project Area are set forth in the respective Design for Development documents for Candlestick Point and Hunters Point Shipyard Phase 2. This Planning Commission has reviewed the design standards and guidelines and finds



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No.

HEARING DATE: JUNE 3, 2010

Date: **May 20, 2010**
Case No.: **2007.0946BEMRTUZ**
Project: **Candlestick Point – Hunters Point Shipyard Phase 2
Cooperation Agreement**
Location: **Candlestick Point and Hunters Point Shipyard**
Staff Contact: **Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org**
Recommendation: **Approval**

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415.558.6377

FORMULATING A RESOLUTION TO APPROVE A PLANNING COOPERATION AGREEMENT BETWEEN THE SAN FRANCISCO REDEVELOPMENT AGENCY AND THE SAN FRANCISCO PLANNING DEPARTMENT FOR ZONE 1 OF THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA AND PHASE 2 OF THE HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

WHEREAS, The Planning Department (“Department”), Redevelopment Agency (“Agency”), the Office of Economic and Workforce Development (“OEWD”) among with many other City Departments have been working to transform Candlestick Point and the Hunters Point Shipyard from their current underutilized nature into a, vibrant, high-density, mixed-use, transit-oriented neighborhoods that will provide public benefits to both the existing residents and the City as a whole. Candlestick Point is within the Bayview Hunters Point Redevelopment Project Area and is identified in the Bayview Hunters Point Redevelopment Plan, as amended, as “Zone 1”; Hunters Point Shipyard Phase 2 is within the Hunters Point Shipyard Redevelopment Project Area, as amended.

The Bayview Hunters Point has one of the highest concentrations of very low-income residents and one of the highest unemployment rates in San Francisco, and public health in the area has generally been poor compared to the rest of San Francisco. Bayview Hunters Point has very few quality public parks and open spaces that provide active recreation facilities for neighborhood youth, and is in need of affordable housing and business and job opportunities for its residents. The area remains under-served by transit and basic neighborhood-serving retail and cultural amenities. The betterment of the quality of life for the residents of the Bayview Hunters Point community is one of the City's highest priorities.

Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters Point neighborhood and are in close proximity to one another, separated only by the Yosemite Slough and South Basin. Together, they comprise about 702 acres, and make up the largest area of underused land in the City. This Agreement will help implement the proposed consolidated redevelopment of Candlestick Point and Phase 2 of the Hunters Point Shipyard (“the Project”). The areas within the Candlestick Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use District together comprise the Project Site (“The Project Site”).

The Project will include (a) 10,500 residential units, approximately 32 percent of which (3,345) will be offered at below market rates, (b) approximately 327 to 336 acres of new and improved public parks and open space, (c) 885,000 square feet of regional and neighborhood-serving retail space, (d) 255,000 square feet of new and renovated studio space for Shipyard artists, including an arts education center within a new "Arts District" supporting the vibrant artist community, (e) 2,650,000-5,000,000 square feet of commercial, light industrial, research and development and office space, including space for the United Nations Global Compact Center, (f) 100,000 square feet of community uses, (g) new public and community facilities on the Shipyard and Candlestick Point, (h) improved land and supporting infrastructure for a new football stadium for the San Francisco 49ers, including necessary parking areas and transportation improvements, with ~~an alternative uses that either which shifts~~ shift some residential uses from Candlestick Point to the Shipyard and expands by up to 500,000 square feet -commercial uses on some of the areas of the Shipyard currently reserved for stadium uses or expand research and development uses by 2,500,000 square feet on the Shipyard -if the 49ers do not avail themselves of the opportunity to build a new stadium on the Shipyard, ~~and~~ (i) a 10,000 seat arena on Candlestick Point, (j) a hotel, (k) a 300 slip Marina, and (l) a bicycle and pedestrian bridge over Yosemite Slough, that can be used for game day automobile travel in the event the stadium is constructed

Hunters Point Shipyard

Hunters Point Shipyard was once a thriving, major maritime industrial center that employed generations of Bayview Hunters Point residents. Following World War II, the Shipyard was a vital hub of employment in the Bayview Hunters Point, providing logistics support, construction and maintenance for the United States Department of the Navy. At its peak, the Shipyard employed more than 17,000 civilian and military personnel, many of whom lived in Bayview Hunters Point. The United States Navy ceased operations at the Shipyard in 1974 and officially closed the base in 1988. The Shipyard was then included on the Department of Defense's 1991 Base Realignment and Closure (BRAC) list. In 1993, following designation of the Shipyard by the City's Board of Supervisors as a redevelopment survey area, the City and the Redevelopment Agency began a community process to create a plan for the economic reuse of the Shipyard and the remediation and conveyance of the property by the Navy.

In planning for the redevelopment of the Shipyard, the City and the Redevelopment Agency worked closely with the Hunters Point Citizen's Advisory Committee ("CAC"). The CAC is a group of Bayview Hunters Point community residents, business owners and individuals with expertise in specific areas, who are selected by the Mayor to oversee the redevelopment process for the Shipyard. The Agency has worked with the CAC and the community throughout the process of implementing revitalization activities regarding the Shipyard.

In July 1997, the Board of Supervisors adopted a Redevelopment Plan for revitalization of the Shipyard. The Hunters Point Redevelopment Plan contemplated the development of a mix of residential, commercial, cultural, research and development and light industrial uses, with open space around the waterfront perimeter.

Since its selection by the Redevelopment Agency, the Shipyard developer has worked with the City, the Agency, and the Navy to facilitate the redevelopment and economic reuse of the Shipyard. In 2003, the Shipyard developer and the Agency entered into the Hunters Point Shipyard Phase I Disposition and Development Agreement ("DDA"), under which the Shipyard developer is constructing up to 1,600 residential units on Parcel A of the Shipyard, of which approximately 30 percent will be affordable. The Phase I DDA also requires the Shipyard developer to create approximately 25 acres of public parks and open space on Parcel A.

Candlestick Point

Candlestick Point includes, among other things: (a) the City-owned stadium, currently named Candlestick Park, which is home to the San Francisco 49ers and is nearing the end of its useful life; (b) the Alice B. Griffith Housing Development, also known as Double Rock, and (c) the Candlestick Point State Recreation Area.

In June, 1997, San Francisco voters adopted two measures (Propositions D and F) providing for the development by the 49ers or their development partners of a new stadium, a related 1,400,000 square foot entertainment and retail shopping center, and other conditional uses including residential uses. The voters approved up to \$100 million of lease revenue bonds to help finance the proposed development of the new stadium.

In June 2006, following a 10-year planning process, the Board of Supervisors adopted a Redevelopment Plan for the Bayview Hunters Point Project Area that includes Candlestick Point. The primary objective of the Redevelopment Plan is to revitalize the Bayview Hunters Point community through economic development, affordable housing and community enhancement programs for the benefit of existing residents and community-based businesses. The policies and programs of the Redevelopment Plan incorporate community goals and objectives expressed in a Concept Plan that the Bayview Hunters Point Project Area Committee ("PAC") adopted in 2000, following hundreds of community planning meetings. The PAC is a body that was formed in 1997 through a public election by Bayview Hunters Point voters to work with the Redevelopment Agency and the City and represent the interests of the Bayview Hunters Point community in planning for the area's future. The Agency has continued to work through the PAC and with the community throughout the process of implementing revitalization activities under the Redevelopment Plan.

At this same time the Agency and the Department entered into a Delegation Agreement for the Bayview Hunters Point Redevelopment Project Area, which specifies that the Department will approve permits and otherwise administer and enforce the Planning Code for any property within the Project Area that does not require Agency Action. Agency Action is defined in the Delegation Agreement as "the Agency's funding, acquisition, disposition, or development of property through a Disposition and Development Agreement ("DDA"), Owner Participation Agreement ("OPA"), loan agreement, grant agreement, or other transactional and/or funding document between a project sponsor and the Agency. ¹For properties that do require Agency actions or are subject to an agreement between the property owner and the Agency, the Agency retains final approval unless it decides to delegate that responsibility to the Planning Department.

The Alice B. Griffith Housing Development, built in the early 1960s and operated by the San Francisco Housing Authority, needs substantial improvement. An important component of the Project is to provide one-for-one replacement of Alice B. Griffith units at existing low income levels and to ensure that existing tenants have the right to move to the new upgraded units without being displaced until the replacement units are ready for occupancy.

In 1983, the City donated land at Candlestick Point to the State of California to form the Candlestick Point State Recreation Area with the expectation that the State would develop and implement a plan for improving the park land. The Recreation Area has the potential to be a tremendous open space recreational resource for the region and for the residents of Bayview Hunters Point. But it has not reached its potential due to limited State funding and a challenging configuration. The long-term restoration and improvement of the Candlestick Point State Recreation Area has been a long-term goal of the residents of Bayview Hunters Point, the City, and the State.

Integrated Development of the Hunters Point Shipyard and Candlestick Point.

For over a decade, the redevelopment of Candlestick Point and the Shipyard has proceeded on parallel, though largely separate, paths. But over the last four years, the City and the Redevelopment Agency have been working with the Bayview Hunters Point community on redeveloping the two sites together. A primary objective of both the Hunters Point Shipyard Redevelopment Plan and the Bayview Hunters Point Redevelopment Plan is to create economic development, affordable housing, public parks and open space and other community benefits by developing the under-used lands within the two project areas. Combining the planning and redevelopment of these two areas provides a more coherent overall plan, including comprehensive public recreation and open space plans and integrated transportation plans, and provides better ways to increase efficiencies to finance the development of affordable housing and the public infrastructure necessary to expedite the revitalization of both areas.

Accordingly, in May, 2007, the Board of Supervisors adopted and the Mayor approved a resolution a Conceptual Framework for the integrated development of Candlestick Point and the Hunters Point Shipyard. The Conceptual Framework, which is the basis for the last three years of planning for the Project, envisioned a major mixed-use project, including hundreds of acres of new waterfront parks and open space, thousands of new housing units, a robust affordable housing program, extensive job-generating retail and research and development space, permanent space for the artist colony that exists in the Shipyard, and a site for a potential new stadium for the 49ers on the Shipyard.

In furtherance of the Conceptual Framework, in April 2007, the San Francisco Recreation and Parks Commission adopted a resolution requesting the Redevelopment Agency to include the existing stadium site under the Exclusive Negotiations Agreement. In May 2007, the Redevelopment Agency and the Shipyard developer (whose members were reconstituted) entered into a Second Amended and Restated Exclusive Negotiations and Planning Agreement related to Phase II of the Shipyard Redevelopment Plan, which extended the Shipyard developer's exclusive negotiating rights to cover Candlestick Point.

On June 3, 2008, the San Francisco voters approved Proposition G, an initiative petition measure named The Bayview Jobs, Parks, and Housing Initiative, regarding plans to revitalize the Project site. As set forth in Proposition G, the project is designed to revitalize the Project Site by (a) improving and creating hundreds of acres of public parks and open space, particularly along the waterfront, (b) significantly increasing the quality and quantity of affordable housing in southeastern San Francisco, including the complete rebuilding of the Alice Griffith Housing Development, (c) providing thousands of commercial and construction job opportunities for San Francisco residents and businesses, especially in the Bayview Hunters Point community, (d) supporting the creation of permanent space on the Shipyard for existing artists, (e) elevating the site into a regional center for green development and the use of green technology and sustainable building design, (f) providing extensive transportation improvements that will benefit southeastern San Francisco generally, (g) attracting and sustaining neighborhood serving retail and cultural amenities and services, and (h) offering a world-class waterfront stadium site

opportunity as the City's last and best chance to keep the 49ers in San Francisco over the long term, but without requiring the revitalization project to be delayed if the 49ers do not timely decide to build a stadium in the project site or decide to build a new stadium elsewhere.

In October 2009, the State Legislature approved and the Governor signed and filed Senate Bill No. 792 (SB 792). SB 792, enacted as Chapter 2003 of the Statutes of 2009 in January of 2010, provides for the reconfiguration of the Candlestick Point State Recreation Area and improvement of the State park lands, in connection with the development of the Project.

Since February 2007, the Project has been extensively reviewed by the Bayview Hunters Point community and other stakeholders in over 230 public meetings, including those held before the PAC, the CAC, the Redevelopment Agency Commission, the Board of Supervisors, the Planning Commission, and other City commissions and in other local forums.

On June 3, 2010, by Motion No. _____, the Commission certified the Final Environmental Impact Report (“FEIR”) as accurate, complete and in compliance with the California Environmental Quality Act (“CEQA”); and

On June 3, 2010, by Resolution No. _____, the Commission adopted findings in connection with its consideration of, among other things, the adoption of amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan, under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth; and

On June 3, 2010, by Resolution No. _____, the Commission adopted findings finding amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment in general conformity with the General Plan and Planning Code section 101.1. As a part of the amendments, Candlestick Point was separated out from the rest of the Project Area as “Zone 1”.

To implement Zone 1 of the Bayview Hunters Point Redevelopment Plan (Candlestick Point) and Phase 2 of the Hunters Point Shipyard Redevelopment Plan, the City wishes to enter into a Cooperation Agreement (the “Cooperation Agreement”) between the Department and Agency for development and implementation of the Project, in substantially the form attached as Exhibit A and contained in Planning Department File No. 2007.0946BEMRTUZ. The Cooperation Agreement, provides for Department staff to be involved in reviewing and commenting on Major Phase Applications, Schematic Design Applications for individual buildings and open space elements and Streetscape Master Plans. Additionally, the Cooperation Agreement specifies that the Planning Commission would need to approve any future amendments to the Design for Development Documents and the Redevelopment Plans and, any projects that would require an office allocation under Section 320-325 of the Planning Code would need to be authorized by the Planning Commission.

The Planning Commission has reviewed the Cooperation Agreement as well as supporting materials such as the Redevelopment Plan Amendments and the Design for Development Documents, has held a public hearing and considered the written and oral testimony of Planning Department staff, and arguments;

NOW THEREFORE BE IN RESOLVED, That the Planning Commission does hereby approve the Planning Cooperation Agreement between the San Francisco Redevelopment Agency and the San

Resolution No.
Hearing Date: June 3, 2010

Case No. 2007.0946BEMRTUZ
Candlestick Point – Hunters Point Shipyard
Phase 2 Planning Cooperation Agreement

Francisco Planning Department for Zone 1 of the Bayview Hunters Point Redevelopment Project Area and Phase 2 of the Hunters Point Shipyard Redevelopment Project Area, and incorporated herein by reference.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on June 3, 2010.

Linda D. Avery
Commission Secretary

AYES:

NOES:

ABSENT:

in the Bayview Hunters Point Redevelopment Plan, as amended) and Hunters Point Shipyard Phase 2 together comprise the Project Site ("The Project Site").

The Project will include (a) 10,500 residential units, approximately 32 percent of which (3,345) will be offered at below market rates, (b) approximately 327 to 336 acres of new and improved public parks and open space, (c) 885,000 square feet of regional and neighborhood-serving retail space, (d) 255,000 square feet of new and renovated studio space for Shipyard artists, including an arts education center within a new "Arts District" supporting the vibrant artist community, (e) ~~2,650,000-5,000,000~~ square feet of commercial, light industrial, research and development and office space, including space for the United Nations Global Compact Center, (f) 100,000 square feet of community uses, (g) new public and community facilities on the Shipyard and Candlestick Point, (h) improved land and supporting infrastructure for a new football stadium for the San Francisco 49ers, including necessary parking areas and transportation improvements, with ~~an alternative uses that either which shifts~~ shift some residential uses from Candlestick Point to the Shipyard and expands by up to 500,000 square feet ~~commercial uses on some of the areas of the Shipyard currently reserved for stadium uses or expand research and development uses by 2,500,000 square feet on the Shipyard~~ -if the 49ers do not avail themselves of the opportunity to build a new stadium on the Shipyard, and (i) a 10,000 seat arena on Candlestick Point, (j) a hotel, (k) a 300 slip Marina, and (l) a bicycle and pedestrian bridge over Yosemite Slough, that can be used for game day automobile travel in the event the stadium is constructed

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Since its selection by the Redevelopment Agency, the Shipyard developer has worked with the City, the Agency, and the Navy to facilitate the redevelopment and economic reuse of the Shipyard. In 2003, the Shipyard developer and the Agency entered into the Hunters Point Shipyard Phase I Disposition and Development Agreement (DDA), under which the Shipyard developer is constructing

CANDLESTICK POINT / HUNTERS POINT SHIPYARD PHASE 2

CASE NO. 2007.0946BEMRTUZ

REVISED PAGES TO
CANDLESTICK POINT
DESIGN FOR DEVELOPMENT

ERRATA MAY 27, 2010



Precedent – Passive energy system.

G – Sustainable Features

Intent

Sustainable development practices are highly encouraged in implementing the sustainability vision summarized in Section 2.3. A variety of standards and guidelines are described below to ensure that baseline practices are followed.

Buildings and their associated landscapes should utilize industry-leading sustainability features. Innovative sustainable approaches at all levels are strongly encouraged.

Standards

Stormwater Treatment – Water quality storm runoff from development parcels shall be treated before draining to the stormwater system; this shall be accomplished using low impact development treatment measures as prescribed in the ‘San Francisco Stormwater Design Guidelines,’ San Francisco Public Utilities Commission, Port of San Francisco. For volume based treatment methods, the LEED sustainable sites Credit 6.2 shall be followed.

Green Building Ordinance – All new buildings shall be subject to the City and County of San Francisco Green Building Ordinance.

Reclaimed Water – Reclaimed water infrastructure (purple pipe) shall be installed as part of land development.

Climate Appropriate Vegetation – All buildings shall use climate appropriate vegetation that does not require permanent irrigation for landscaping open spaces, rooftops and green walls.

Title 24 (2008) Energy Standards – All new buildings shall be designed to exceed Title 24 (2008) energy standards by at least 14%.

Landfill Diversion – Construction of new buildings and demolition of existing buildings shall require that at least 75% of generated debris and waste be diverted from landfill with a goal of 90%.

Recycling – Dedicated recycling facilities are required for all buildings.

Concrete – Concrete used in building construction shall include at least 25% fly ash or slag.

Solar Ready – All new buildings shall be required to provide ‘solar ready’ infrastructure such as solar panel standoffs, conduit or roof water spigots that minimize the cost and effort of adding solar capacity at a later date.

CANDLESTICK POINT / HUNTERS POINT SHIPYARD PHASE 2

CASE NO. 2007.0946BEMRTUZ

REVISED PAGES TO
HUNTERS POINT SHIPYARD PHASE 2
DESIGN FOR DEVELOPMENT

ERRATA MAY 27, 2010

Yosemite Slough Bridge – Linking the Shipyards with Candlestick

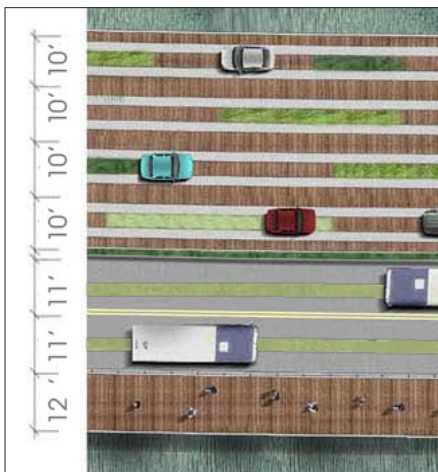
A vital component to the transportation strategy is a convenient linkage between the Shipyards and Candlestick as a significant upgrade to the existing narrow and circuitous route around the Yosemite Slough. The Transportation Plan proposes to accomplish this by designating a right-of-way for transit, bicycle and pedestrians connecting the two destinations with an elegantly designed bridge across the Yosemite Slough.

The bridge would introduce a visible expression of the Shipyards and Candlestick’s interdependence and offer a direct non-automobile route to the two neighborhoods. The bridge’s design qualities, moreover, would become one of the community’s identifying features and enable people to enjoy the Yosemite Slough from a new, elevated vantage point.

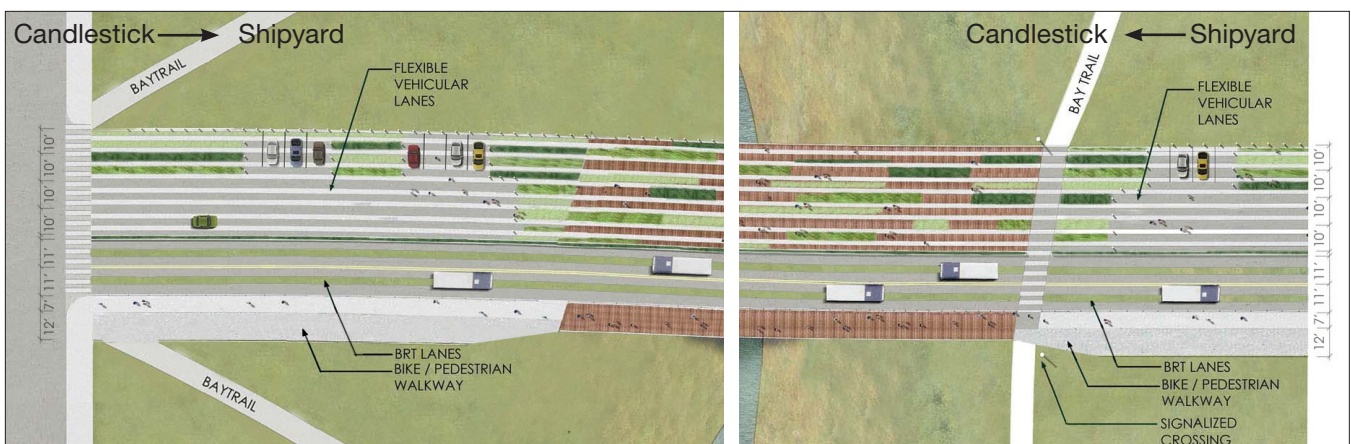
The Transportation Plan proposes that the bridge be limited to pedestrians, recreation uses (such as fishing) and public transportation – with the exception of football game days where automobile traffic will also be allowed. The bridge will play a crucial role in providing efficient, predictable transit that respects and highlights Yosemite Slough as a wonderful ecological resource that defines and links the community’s two neighborhoods.



Typical bridge condition.

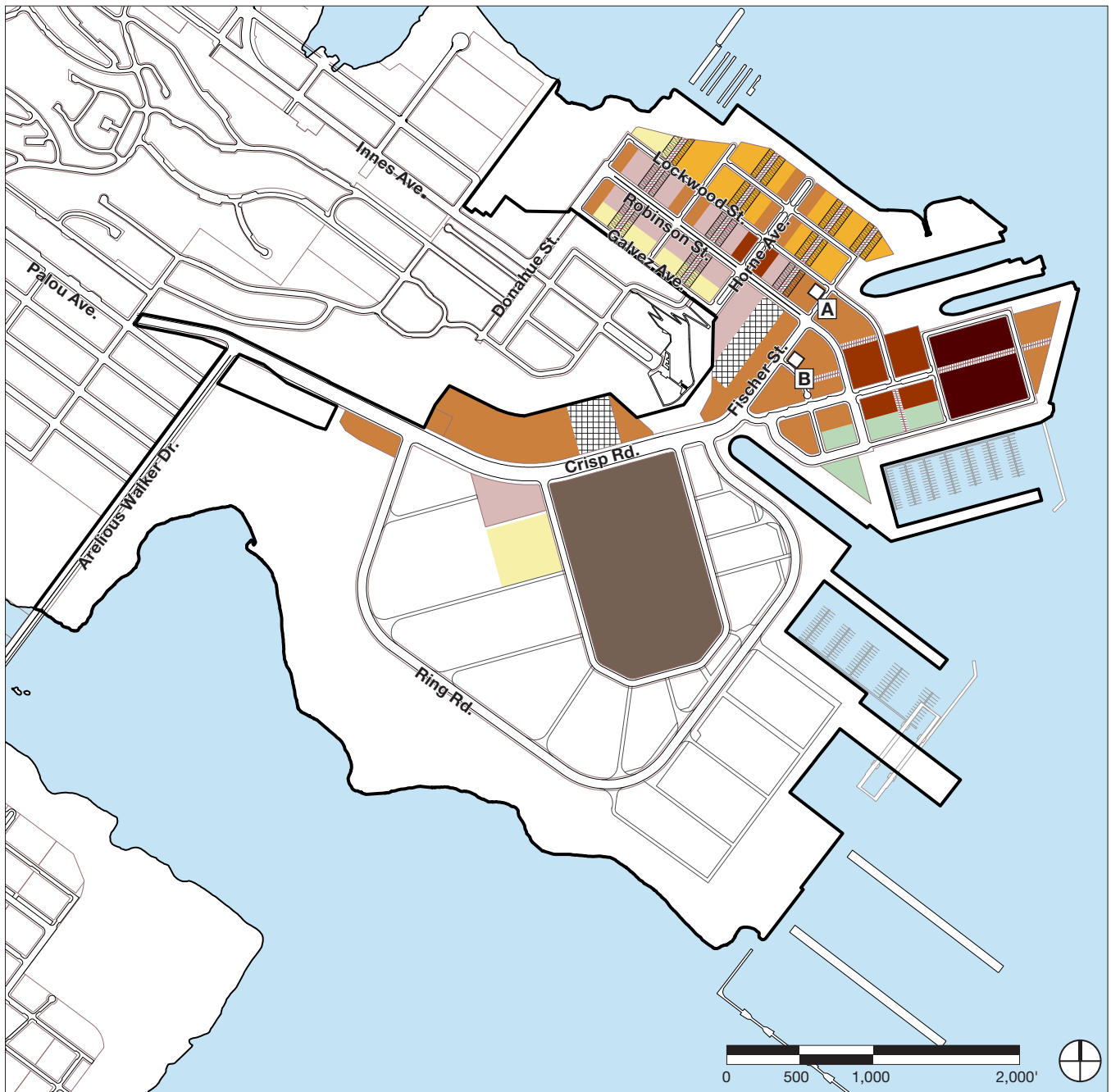


Game day bridge condition.













Causeway at Candlestick and Shipyards.

Figure 4.3 Building Heights – Baseline Option



Legend

Low-rise and Mid-rise Maximum Height*

- | | | | |
|---|-------|---|--|
|  | 40 ft |  | 105 ft |
|  | 50 ft |  | 200 ft (stadium only) |
|  | 55 ft |  | Mid-block break height (See Figure 4.10) |
|  | 60 ft |  | Existing Building Height |
|  | 65 ft | | |
|  | 85 ft | | |

*Note: Maximum allowable height on open space is 40 ft

High-Rise Tower Location


-  High-rise location (See Table 4.1 for maximum heights)

Figure 4.3a Building Heights – Non-Stadium Housing Option

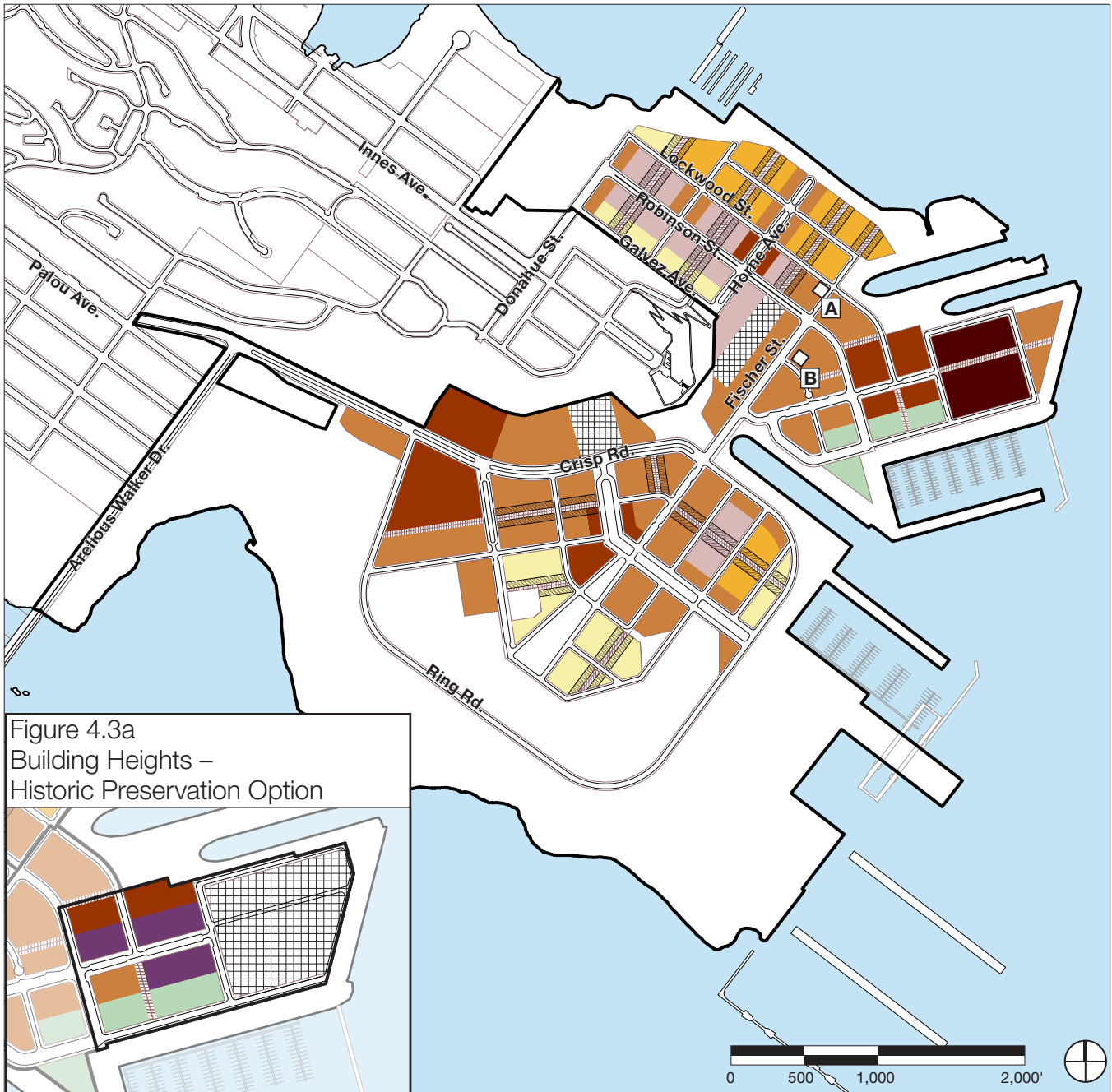
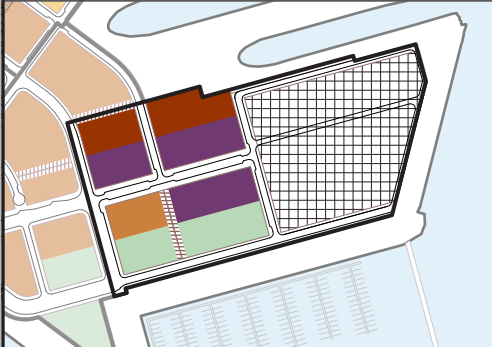












Figure 4.3a
Building Heights –
Historic Preservation Option



Legend

Low-rise and Mid-rise Maximum Height*

- | | | | |
|---|-------|---|---|
|  | 40 ft |  | 105 ft |
|  | 50 ft |  | 120 ft |
|  | 55 ft |  | Mid-block break height (See Figure 4.10) |
|  | 60 ft |  | Existing Building Height (See Section 5.3.4 for more detail) |
|  | 65 ft | | |
|  | 85 ft | | |

*Note: Maximum allowable height on open space is 40 ft

High-Rise Tower Location


-  High-rise location
(See Table 4.1 for maximum heights)

Figure 4.3b Heights – Non-Stadium R&D Option

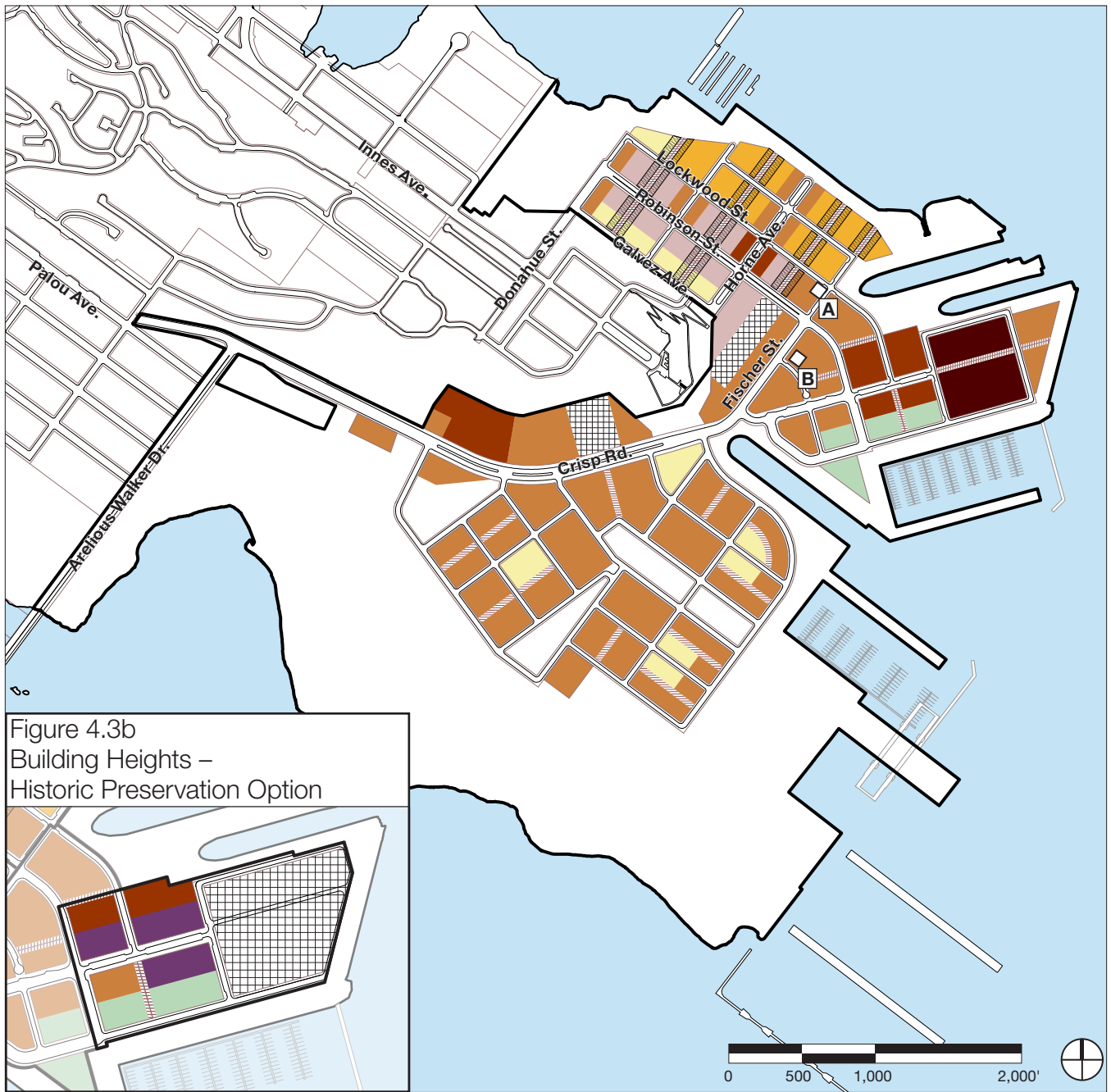
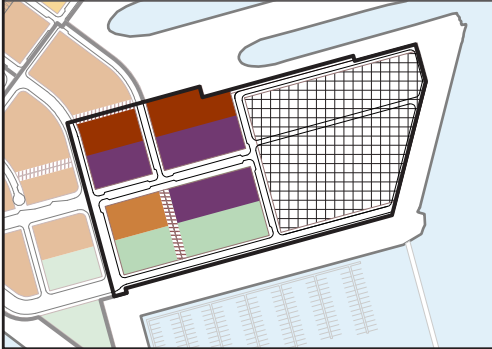












Figure 4.3b
Building Heights –
Historic Preservation Option




Legend

Low-rise and Mid-rise Maximum Height*

| | | | |
|---|-------|---|---|
|  | 40 ft |  | 105 ft |
|  | 50 ft |  | 120 ft |
|  | 55 ft |  | Mid-block break height (See Figure 4.10) |
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|  | 65 ft | | |
|  | 85 ft | | |

*Note: Maximum allowable height on open space is 40 ft

High-Rise Tower Location

| | |
|---|---|
|  | High-rise location (See Table 4.1 for maximum heights) |
|---|---|



Precedent – Passive energy system.

G – Sustainable Features

Intent

Sustainable development practices are highly encouraged in implementing the sustainability vision summarized in Section 2.3. A variety of standards and guidelines are described below to ensure that baseline practices are followed.

Buildings and their associated landscapes should utilize industry-leading sustainability features. Innovative sustainable approaches at all levels are strongly encouraged.

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Green Building Ordinance – All new buildings shall be subject to the City and County of San Francisco Green Building Ordinance.

Reclaimed Water – Reclaimed water infrastructure (purple pipe) shall be installed as part of land development.

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Title 24 (2008) Energy Standards – All new buildings shall be designed to exceed Title 24 (2008) energy standards by at least 14%.

Landfill Diversion – Construction of new buildings and demolition of existing buildings shall require that at least 75% of generated debris and waste be diverted from landfill, with a goal of 90%.

Recycling – Dedicated recycling facilities are required for all buildings.

Concrete – Concrete used in building construction shall include at least 25% fly ash or slag.

Solar Ready – All new buildings shall be required to provide ‘solar ready’ infrastructure such as solar panel standoffs, conduit or roof water spigots that minimize the cost and effort of adding solar capacity at a later date.

**HUNTERS POINT SHIPYARD
REDEVELOPMENT PLAN**

**JULY 14, 1997
Amended _____, 2010**



SAN FRANCISCO REDEVELOPMENT AGENCY
Agency May 27, 2010

**DRAFT PLAN AMENDMENT
REDEVELOPMENT PLAN
for the**

**HUNTERS POINT SHIPYARD
PROJECT AREA**

Documents; (2) will apply on a Citywide Basis for similar land uses; (3) do not conflict with the Mitigation Measures (provided, this requirement may be satisfied with an exemption for specific Mitigation Measures as needed); and (4) do not increase by more than twenty percent (20%) the unit cost of any single component that is the subject of the New Construction Requirement.

2. Limitation on the Number of Buildings

The number of buildings in the Project Area may not exceed 1,125

3. Limitation on the Number of Dwelling Units

There are currently no Dwelling Units in the Project Area. If the 49ers relocate to the Shipyard, the maximum number of Dwelling Units in the Project Area will be approximately 4,250. If the 49ers elect not to relocate to the Shipyard, the maximum number of Dwelling Units in the Project Area will be approximately 5,875. The total combined number of Dwelling Units in the Project Area and Zone 1 of the Bayview Hunters Point Redevelopment Plan Area (which comprises Candlestick Point) may not exceed 12,100, which includes a maximum of 10,500 units in Zone 1 of the Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Phase 2 as well as a previously approved 1,600 units in Hunters Point Shipyard Phase 1.

4. Limitation on Type, Size and Height of Buildings

The type of buildings constructed in the Project Area may be as permitted in the Plan, Plan Documents, and Applicable City Regulations. Approximately 125,000 square feet of retail space, 255,000 square feet of artists space, 50,000 square feet of community uses, 2,500,000 square feet of research and development and office space, and a 69,000 seat National Football League stadium will be allowed. In the event the stadium is not built in the Project Area, between 500,000 and 2,500,000 additional square feet of research and development and office uses may be developed, depending upon whether Dwelling Units are shifted to the Project Area pursuant to Section II.D.3. Accessory parking facilities for these uses are not included as part of these limitations.

The maximum building heights within the Project Area will be prescribed in the Hunters Point Shipyard Phase 1 Design for Development and the Hunters Point Shipyard Phase 2 Design for Development. No building may exceed 370 feet in height. Other size limitations for buildings are set in the Hunters Point Shipyard Phase 1 Design for Development and the Hunters Point Shipyard Phase 2 Design for Development by development controls including block patterns, bulk controls, prescribed setbacks, and open space requirements. Height and other size limitations shall maintain and protect view corridors from Hillpoint park so that visitors can enjoy substantial vistas of San Francisco Bay, consistent with the requirements of the Granting Act for exchanging the park and adjacent hillside open space into the Public Trust.

5. Office Development Limitations.

Planning Code Sections 320 – 325 (Proposition M) shall apply to office development in the Project Area. Sections 320-325 place a cap on the annual amount of office development permitted in the City.

By Resolution No. _____, the Planning Commission adopted findings pursuant to Planning Code Section 321(b)(1) that the up to 5,000,000 square feet of office development contemplated in this Plan in particular promotes the public welfare, convenience and necessity, and in so doing considered the criteria of Planning Code Section 321(b)(3)(A)-(G). The findings contained in Resolution No. _____ are incorporated herein by reference. Because the office uses necessary for fostering the Shipyard Research & Development District has been found to promote the public welfare, convenience and necessity, the determination required under Section 321(b), where applicable, will be deemed to have been made for up to 5,000,000 square feet of office development projects undertaken pursuant to this Plan. To facilitate early job generation within the Project Area during the early phases of redevelopment under this Plan, the first 800,000 square feet of office development within the Project Area shall be given priority under Sections 320-325 over all office development proposed elsewhere in the City except within: (a) the Mission Bay South Project Area; (b) the Transbay Transit Tower (proposed for development on Lot 001 of Assessors Block 3720) (but not the remainder of the Transbay Redevelopment Project Area). As to the first 800,000 square feet of office development proposed pursuant to this Plan, no office development project contemplated may be disapproved either (i) for inconsistency with Planning Code Sections 320-325 or (ii) in favor of another office development project that is located outside the Project Area and subject to Planning Code Sections 320-325, except as provided in this Section II.D.5. Notwithstanding the above, for the first 800,000 square feet of office development proposed, no office development project will be approved that would cause the then applicable annual limitation contained in Planning Code Section 321 to be exceeded, and the Planning Commission shall consider the design of the particular office development project to confirm that it is consistent with the Planning Commission's findings contained in Resolution No. _____. Upon such determination, the Planning Commission shall issue a project authorization for such project. The Planning Commission's decision on the design of any particular office development project reviewed pursuant to this Section will be binding on the Agency.

6. Development Fees and Exactions:

The following provisions will apply to all property in the Project Area except parcels used for the development of affordable housing by Agency-sponsored entities. Development Fees and Exactions shall apply to the Project in the manner described below. Except as provided in this section and except as required by the Mitigation Measures, the School Facilities Impact Fee, the Child-Care Requirements, and the Art Requirement shall be the only Development Fees and Exactions that apply to the Project Area for the duration of this Plan. Water Capacity Charges and Waste Water Capacity Charges are Administrative Fees and not Development Fees and Exactions, and shall apply in the Project Area.

The School Facilities Impact Fee shall apply for the duration of this Plan, shall be administered as required by State law, and shall be increased for the duration of this Plan in accordance with State law but only to the extent permitted by State law.

The Art Requirement shall apply for the duration of this Plan and requires that any new office building in excess of 25,000 square feet constructed within the Project Area that receives an allocation under Planning Code Section 320-325 described in Section II.D.5 include one-half of one percent (0.5%) of the hard

costs of initial construction (excluding costs of infrastructure and tenant improvements) (the “**Art Fee Amount**”) for the installation and maintenance of works of art in the public realm within the Project Area. In the event that public spaces are not available at the time the Art Requirement is due, then the Art Fee Amount shall be paid to a fund administered by the Agency to be used for public art within the Project Area. The public realm within which art may be installed so as to comply with the Art Requirement includes: any areas on the site of the building and clearly visible from the public sidewalk or open space feature, on the site of any open space feature, or in any adjacent public property. The type and location of artwork proposed shall be reviewed by the Executive Director for consistency with the Hunters Point Shipyard Phase 1 or Phase 2 Design for Development and other Plan Documents.

The Child-Care Requirements shall apply for the duration of this Plan only to all commercial development over 50,000 square feet per Planning Code Section 314, as it existed on the 2010 Plan Amendment Date (attached and incorporated hereto as Appendix __). The Child-Care Requirements will be administered by the Agency to provide for these public benefits within the Project Area.

The Child-Care Requirements provide for compliance either by constructing Child-Care Facilities or, alternatively, payment of an in-lieu fee. For the duration of this Plan, development within the Project Area shall not be subject to any change to the provisions of the Child-Care Requirements that permit compliance through the construction of Child-Care Facilities. In addition, no new in lieu fee or increase in the existing in lieu fee related to the Child-Care Requirement shall apply to the Project Area for twelve (12) years following the date the first Building Permit is issued for a project in Phase 2 of the Project Area (as shown in Map 2) and, thereafter, will only be applicable if the new or increased in lieu fee relating to Child-Care Requirements is: (i) not increased at a rate greater than the annual increase in the Consumer Price Index commencing at the end of the 12-year period during which the fee has been frozen as described above; (ii) generally applicable on a Citywide Basis to similar land uses; and (iii) not redundant of a fee, dedication, program, requirement, or facility described in the Plan Documents or in any applicable disposition and development agreement related to development within the Project Area.

Notwithstanding the foregoing, new or increased Development Fees or Exactions may be imposed to the extent required under the Public Health and Safety Exception and the Federal and State Law Exception.

7. Shadow on Recreation and Park Property.

Section 295 of the Planning Code (Proposition K) shall apply to development in the Project Area in the form in which Section 295 was in effect as of the 2010 Plan Amendment Date (and as attached hereto as Appendix __). Section 295 (Proposition K) shall not continue to apply to development in the Project Area in the event it is repealed by legislation or voter initiative.

E. Retention-Rehabilitation

In order to accommodate vehicle traffic and transit serving the various uses planned for the Project Area, this Redevelopment Plan also provides for street, lighting, utility, and related improvements to Innes Avenue and Hunters Point Boulevard, outside the northwestern boundary of the Project Area.

III. PROJECT PROPOSALS

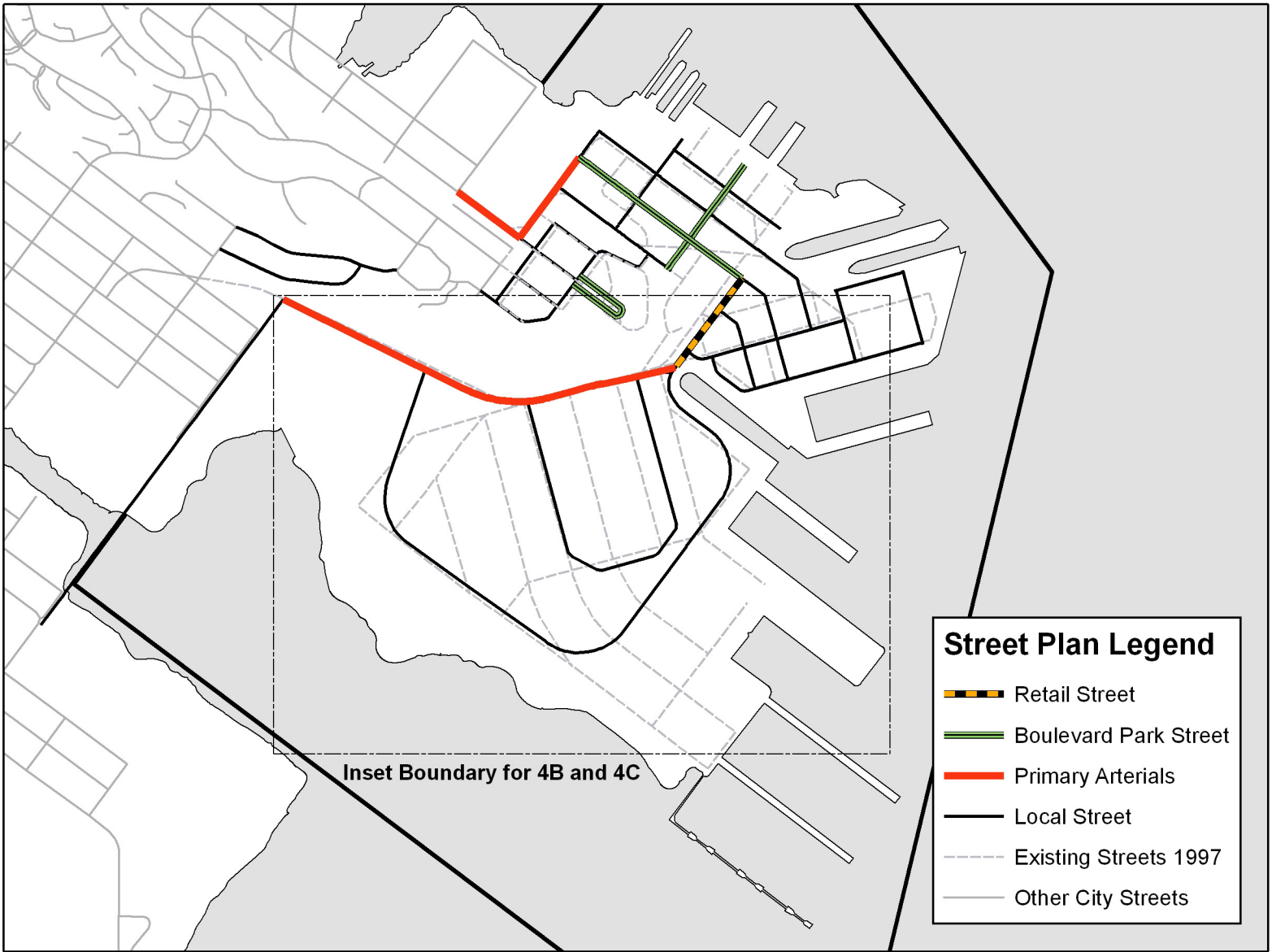
A. Rehabilitation and New Development

All new development and all rehabilitation of existing structures must conform to this Plan, and to all applicable Federal and State laws and to those local laws that are applicable pursuant to this Plan.

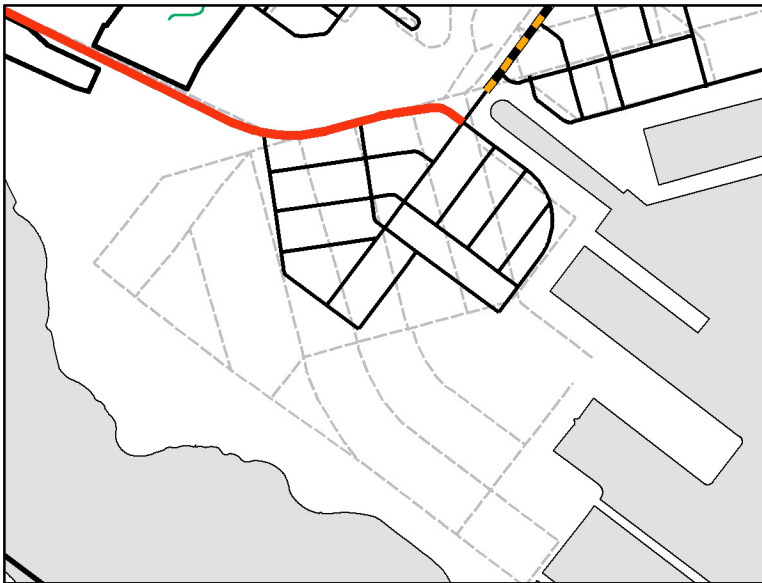
1. Utilities: Stormwater detention, stormwater treatment, and similar facilities may include above-ground features such as bioswales and channels. New permanent utility lines must be placed underground. Above ground pump stations control rooms and substations are permitted however their visual impact must be minimized per requirements either the Hunters Point Shipyard Phase 1 or Phase 2 Design for Development, as appropriate. Temporary utility poles and wires may be installed during the project build out.
2. Signage: With the exception of temporary marketing and sales signs pertaining to developments within the Project Area (which will be permitted), permanent or temporary billboards (excluding kiosks, streetscape commercial signage, and street furniture-related commercial signage), are prohibited within all Land Use Districts except the Shipyard South Multi-Use District and are prohibited in any park or street area. Permanent signage for residential, commercial and open space development is subject to the development controls and guidelines of either the Hunters Point Shipyard Phase 1 or Phase 2 Design for Development, as appropriate. The Agency Commission shall review for consistency with the objectives of this Plan any proposed signage not permitted by the Hunters Point Shipyard Phase 1 or Phase 2 Design for Development, as appropriate and any signage master plan.
3. Development Project: Plans for rehabilitation and new development shall be submitted to the Agency for architectural review and approval, consistent with the Agency's Design Review and Document Approval Process (DRDAP) for the Project Area or as attached to any disposition and development agreement related to development within the Project Area.
4. Agency Sponsored Improvements: To the extent now or hereafter permitted by law, the Agency may pay for, develop, or construct any building, facility, element of infrastructure, structure or other improvement either within or outside the Project Area, for itself or for any public body or entity, provided that such building, facility, element of infrastructure, structure or other improvement would be of benefit to the Project Area and conform to the Hunters Point Shipyard Phase 1 or Phase 2 Design for Development, as appropriate.

B. Owner and Tenant Preference

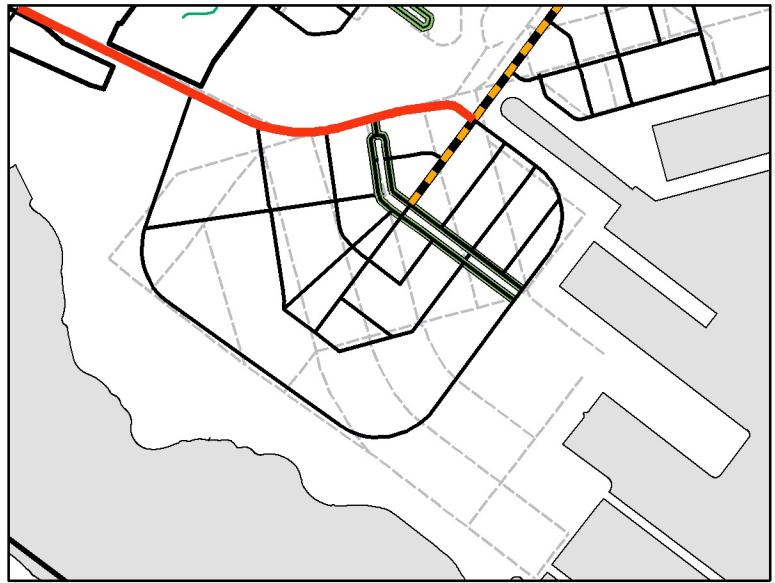
Persons who are either owners or tenants of businesses, or other types of real property within the Project Area being displaced by rehabilitation, Agency property acquisition, or



Map 4B: Non-Stadium R&D Option

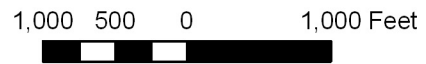


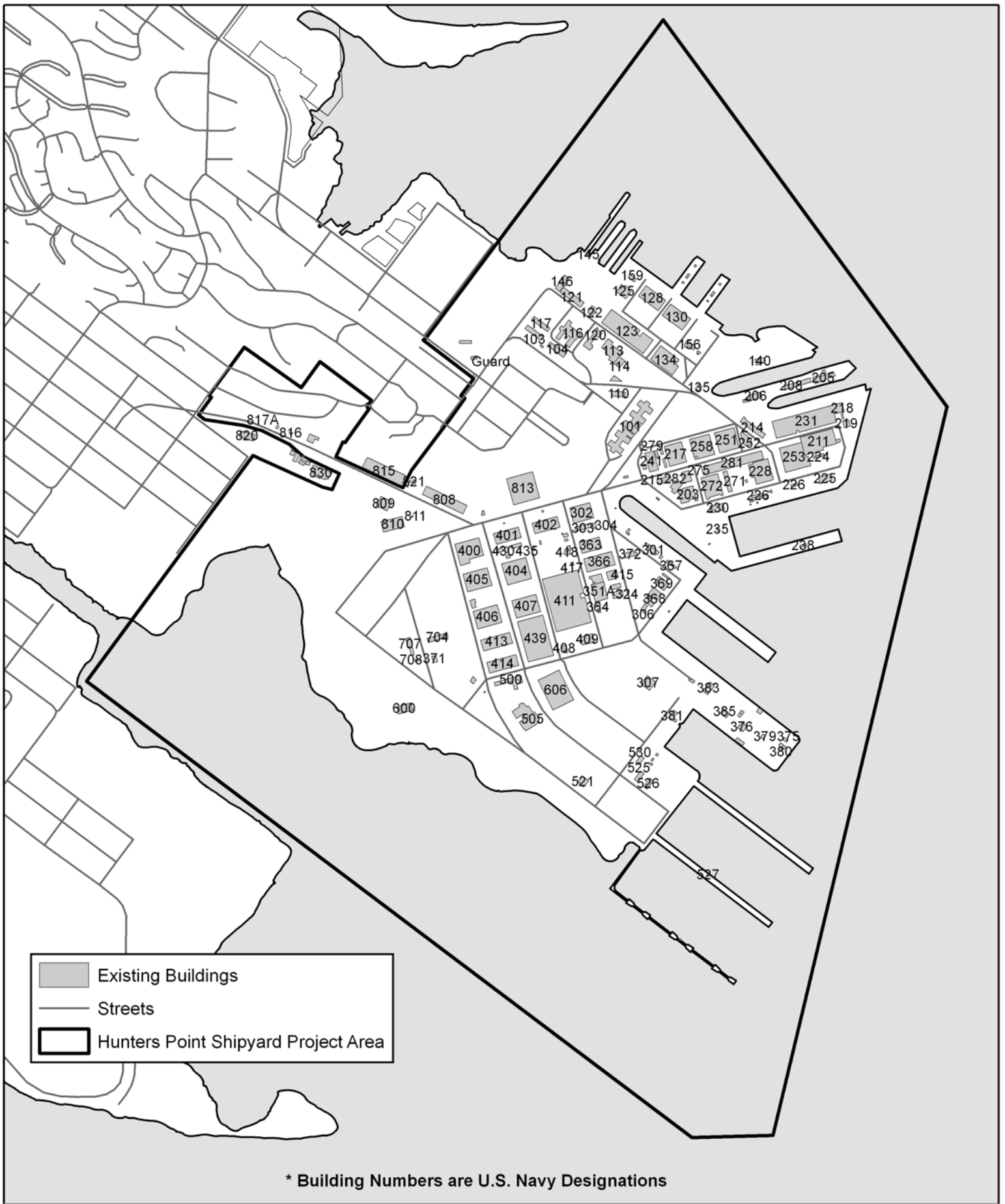
Map 4C: Non-Stadium Housing Option



Maps 4A, 4B, & 4C: Street Plans

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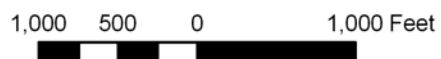


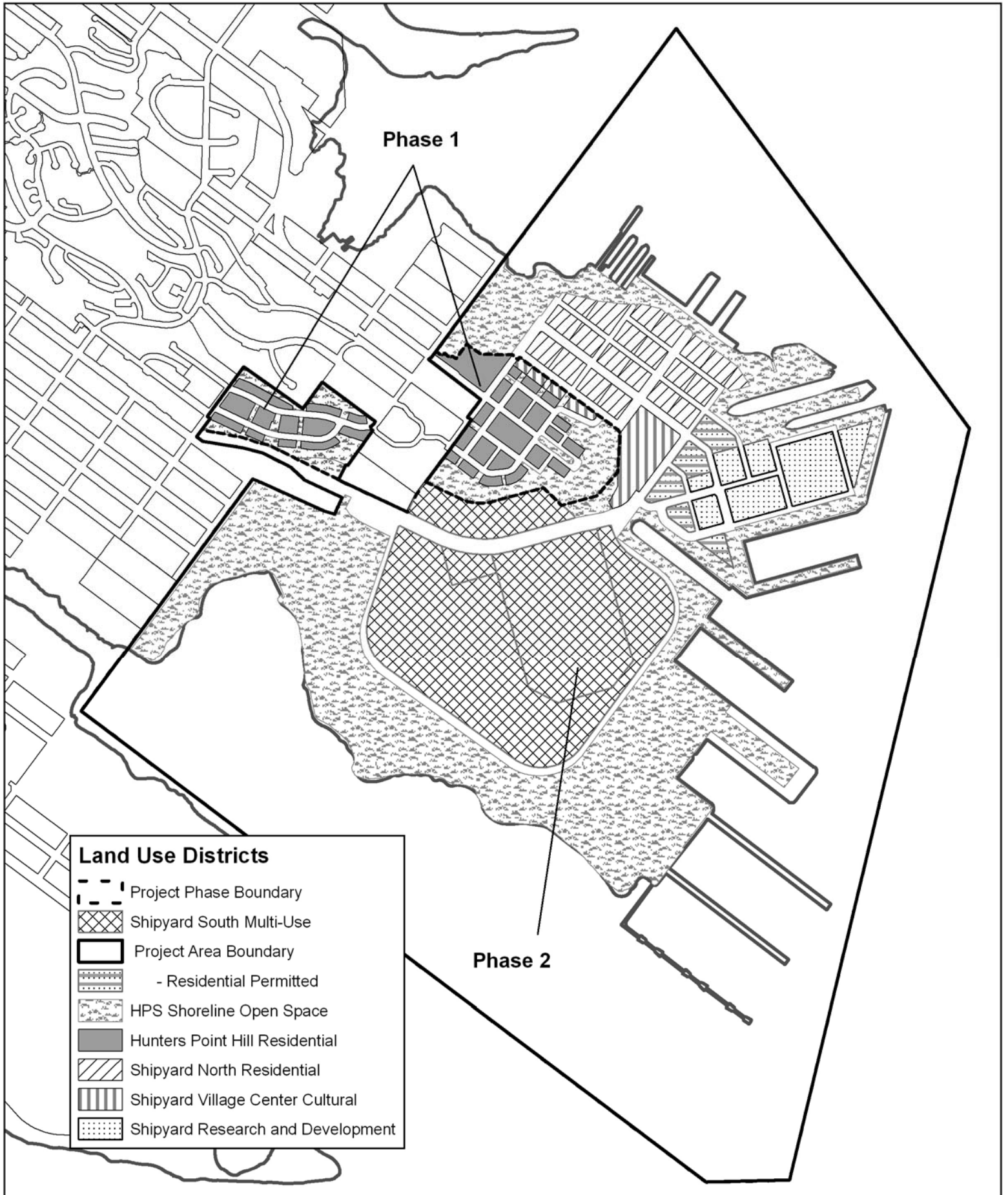


* Building Numbers are U.S. Navy Designations



Map 3: Existing Buildings Map
 Hunter Point Shipyard Redevelopment Plan
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Land Use Districts

- Project Phase Boundary
- Shipyard South Multi-Use
- Project Area Boundary
- Residential Permitted
- HPS Shoreline Open Space
- Hunters Point Hill Residential
- Shipyard North Residential
- Shipyard Village Center Cultural
- Shipyard Research and Development



Map 2: Land Use Districts Map
 Hunters Point Shipyard Redevelopment Plan
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1,000 500 0 1,000 Feet

A scale bar showing 1,000, 500, 0, and 1,000 feet. To the right is a compass rose with North (N), South (S), East (E), and West (W) directions.

**REDEVELOPMENT PLAN
FOR THE
BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT
DRAFT PLAN AMENDMENT
May 27, 2010**



**SAN FRANCISCO
REDEVELOPMENT AGENCY**

Adopted _____, 2010

4.3.9 Land Coverage

Land coverage will be determined by the application of the Candlestick Point Design for Development for density, parking, and open space.

4.3.10 Signs

In Zone 1, with the exception of temporary marketing and sales signs pertaining to developments within Zone 1 (which will be permitted), permanent or temporary billboards (excluding kiosks, streetscape commercial signage, and street furniture-related commercial signage), are prohibited within all Land Use Districts and are prohibited in any park or street area. Permanent signage for residential, commercial and open space development is subject to the development controls and guidelines of the Candlestick Point Design for Development. The Agency Commission shall review for consistency with the objectives of this Redevelopment Plan any proposed signage not permitted by the Candlestick Point Design for Development and any signage master plan.

4.3.11 Review of Planning Applications, Architectural and Landscape Plans

In evaluating plans, the Agency will use the standards set forth in the Candlestick Point Design for Development, which establishes design criteria for specific parcels to ensure an attractive and harmonious urban design. Development proposals will be evaluated pursuant to the Agency's Design Review and Document Approval Procedure (DRDAP) as attached to any disposition and development agreement to ensure they achieve the objectives of this Plan and are consistent with the Candlestick Point Design for Development.

4.3.12 Off-Site Improvements

The Agency may require a landowner or development project sponsor to install infrastructure, roadways, street trees, parks and other landscaping, or other improvements on property other than the site that is the subject of the sale, disposal, lease, or owner participation agreement. Such improvements shall be designed in conformity with approved open space, streetscape, or infrastructure plans and other applicable design guidelines.

The tax increment resources from Zone 1 of this Redevelopment Plan may provide for development of a stadium at Hunters Point Shipyard in order to free up the site of the existing Candlestick Point, thus facilitating regional retail and entertainment uses adjacent to Highway 101 and the integrated development of Candlestick Point and Hunters Point Shipyard. In order to accommodate vehicle traffic and transit serving the various uses planned for the Project Area, this Redevelopment Plan also provides for street, lighting, utility, and related improvements to the portion of Harney Way located to the southwest of the Zone 1 boundary of the Project Area, Bus Rapid Transit facilities along Geneva Avenue and at the Bayshore Caltrain Station, portions of the costs related to the Highway 101/Harney/Geneva freeway interchange, portions of Palou Avenue east of Third Street located outside the Project Area, and improvements to the Pennsylvania/25th Street intersection north of the Project Area.

Childcare Requirements, and the Art Requirement shall be the only Development Fees and Exactions that apply to the Zone 1 for the duration of this Redevelopment Plan. Water Capacity Charges and Waste Water Capacity Charges are Administrative Fees and not Development Fees and Exactions, and shall apply in the Project Area.

The School Facilities Impact Fee shall apply for the duration of this Redevelopment Plan, shall be administered as required by State law, and shall be increased for the duration of this Redevelopment Plan in accordance with State Law, but only to the extent permitted by State law.

The Art Requirement shall apply for the duration of this Redevelopment Plan and requires that any new office building in excess of 25,000 square feet constructed within the Project Area that receives an allocation under Planning Code Section 320-325 described in section 4.3.16 include one-half of one percent (0.5%) of the hard costs of initial construction (excluding costs of infrastructure and tenant improvements) (the “**Art Fee Amount**”) for the installation and maintenance of works of art in the public realm within Zone 1. In the event that public spaces are not available at the time the Art Requirement is due, then the Art Fee Amount shall be paid to a fund administered by the Agency to be used for public art within the Zone 1. The public realm within which art may be installed so as to comply with the Art Requirement includes: any areas on the site of the building and clearly visible from the public sidewalk or open space feature, on the site of any open space feature, or in any adjacent public property. The type and location of artwork proposed shall be reviewed by the Executive Director for consistency with the Candlestick Point Design for Development and other Plan Documents.

The Child-Care Requirements shall apply for the duration of this Redevelopment Plan only to all commercial development over 50,000 square feet per Planning Code Section 314, as it existed on the 2010 Plan Amendment Date (attached and incorporated hereto as Appendix ____). The Child-Care Requirements will be administered by the Agency to provide for these public benefits within Zone 1.

The Childcare Requirements provide for compliance either by constructing childcare facilities or, alternatively, payment of an in-lieu fee. For the duration of this Redevelopment Plan, development within the Zone 1 shall not be subject to any change to the provisions of the Childcare Requirements that permit compliance through the construction of childcare facilities. In addition, no new in lieu fee or increase in the existing in lieu fee related to the Childcare Requirement shall apply to the Project Area for twelve (12) years following the date the first Building Permit is issued for a project in Zone 1 of Project Area B of the Project Area and, thereafter, will only be applicable if the new or increased in lieu fee relating to Childcare Requirements is: (i) not increased at a rate greater than the annual increase in the Consumer Price Index commencing at the end of the 12-year period during which the fee has been frozen as described above; (ii) generally applicable on a Citywide Basis to similar land uses; and (iii) not redundant of a fee, dedication, program, requirement, or facility described in the Plan Documents or in any applicable disposition and development agreement related to development within Zone 1.

Notwithstanding the foregoing, new or increased Development Fees or Exactions may be imposed to the extent required under the Public Health and Safety Exception and the Federal and State Law Exception.

The parcels on Assessor Blocks 4917, 4918, 4934, and 4935 shall be subject to all fees and exactions under the City Planning Code in effect from time to time, except as otherwise provided pursuant to an Owner Participation Agreement or Development Disposition Agreement, if the Agency determines that the public benefits under an Owner Participation Agreement exceed those that would otherwise be obtained through imposition of the City Planning Code fees and exactions.

4.3.16 Office Development Limitations

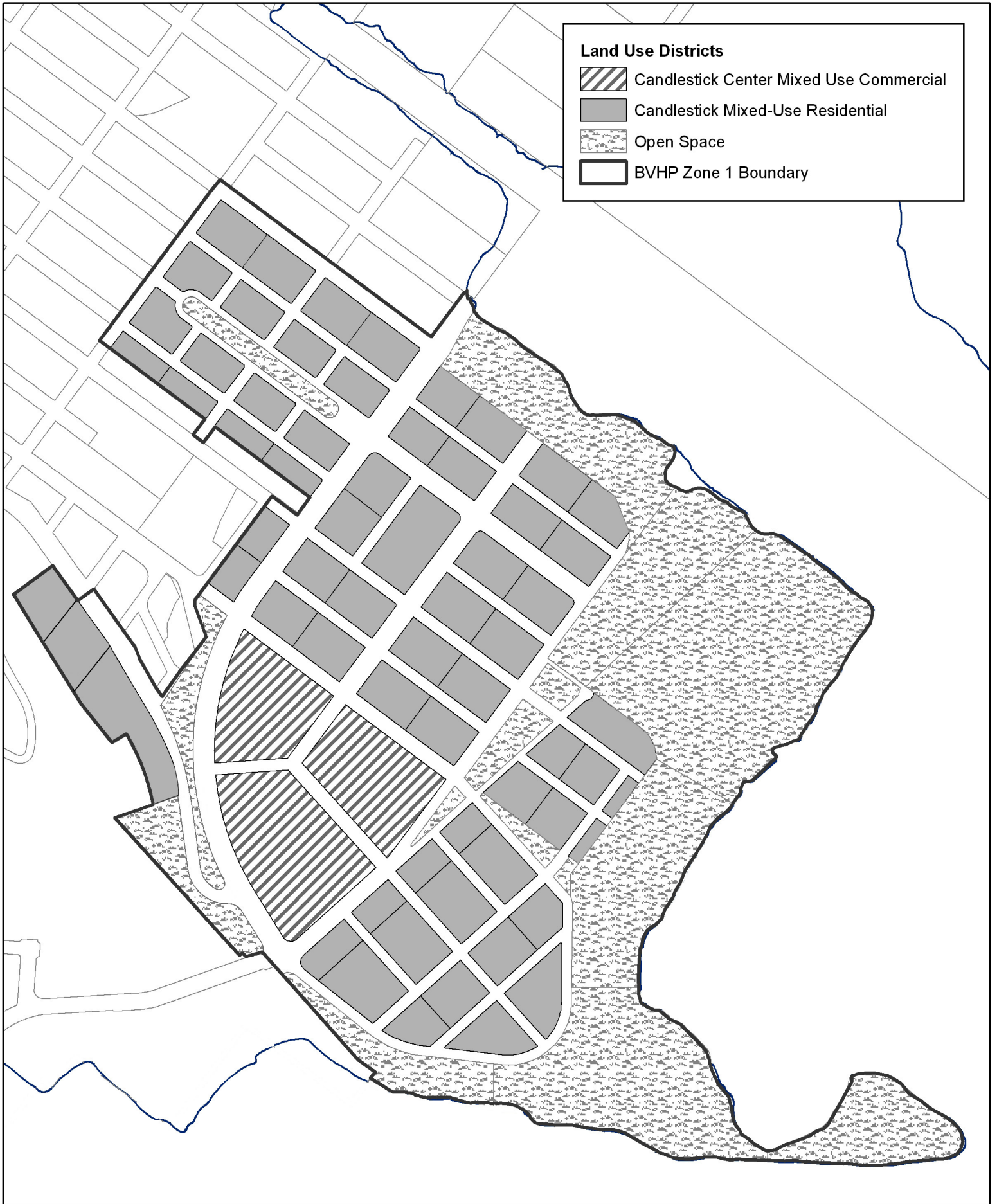
Planning Code Sections 320 – 325 (Proposition M) shall apply to office development in the Project Area. Sections 320-325 place a cap on the annual amount of office development permitted in the City. By Resolution No. ____, the Planning Commission adopted findings pursuant to Planning Code Section 321(b)(1) that the 150,000 square feet of office development contemplated in Zone 1 of this Redevelopment Plan in particular promotes the public welfare, convenience and necessity, and in so doing considered the criteria of Planning Code Section 321(b)(3)(A)-(G). The findings contained in Resolution No. ____ are incorporated herein by reference. Because the office uses contemplated by this Redevelopment Plan has been found to promote the public welfare, convenience and necessity, the determination required under Section 321(b), where applicable, will be deemed to have been made for up to 150,000 square feet of commercial development projects in Zone 1 undertaken pursuant to this Redevelopment Plan.

4.3.17 Shadow on Recreation and Park Property





Section 295 of the Planning Code (Proposition K) shall apply to development in the Project Area in the form in which Section 295 was in effect as of the 2010 Plan Amendment Date (attached hereto as Appendix __). Section 295 (Proposition K) shall not continue to apply to development in the Project Area in the event it is repealed by legislation or voter initiative.

5.0 REDEVELOPMENT PLAN FOR ZONE 2 OF THE PROJECT AREA

This Redevelopment Plan amendment designates Zones 1 and 2 of the Project Area as shown on Map 2 – Redevelopment Zones Map within the Bayview Hunters Point Redevelopment Project Area B. The Agency’s Redevelopment Plan for the elimination of blight, increased affordable housing and economic development in Zone 2 are set forth below. To the extent that the Agency has delegated land use authority in Zone 2 to the Planning Department by a Delegation Agreement then in effect, references below to actions or determinations by the Agency may be undertaken by the Planning Department or Planning Commission. The Agency’s Redevelopment Plan for the elimination of blight, increased affordable housing and economic development in Zone 1 is described in Section 4.



Land Use Districts

-  Candlestick Center Mixed Use Commercial
-  Candlestick Mixed-Use Residential
-  Open Space
-  BVHP Zone 1 Boundary



Map 4: Zone 1 Land Use Districts

Bayview Hunters Point Redevelopment Plan
 San Francisco Redevelopment Agency
 2010

