

## HUNTERS POINT SHIPYARD

### PHASE 1

#### VERTICAL DESIGN REVIEW AND DOCUMENT APPROVAL PROCEDURE

**I. INTRODUCTION** This **Vertical Design Review and Document Approval Procedure** ("VDRDAP") sets forth the procedure for design submittals of the plans and specifications for the vertical developments of Phase 1 and their review. The vertical developments will include residential, streetscape, private open spaces, and other permanent and interim uses. The developments will include those developed by Lennar-BVHP, LLC ("Developer"), Developer's affiliates and other entities (each, a "Vertical Developer"). The San Francisco Redevelopment Agency ("Agency") shall review plans and specifications to assure that they conform to the Disposition And Development Agreement Phase 1 Hunters Point Shipyard ("Phase I DDA") by and between Developer and the Agency and the Vertical Disposition and Development Agreement by and among Developer, the Vertical Developer and the Agency. City Agencies will review plans and specifications for compliance with applicable City Regulations.

#### A. DEFINITIONS

Capitalized terms unless separately defined in this VDRDAP shall have the meanings set forth in the Phase I DDA. For vertical development purposes of this VDRDAP, when the term "Agency" is used herein, the use of such term shall mean the San Francisco Redevelopment Agency, acting in its official capacity either through the Agency Commission or the Agency's Executive Director, as authorized by law and/or as set forth in the Phase I DDA or this VDRDAP. For purposes of this VDRDAP, when the term "Director" is used, such term shall mean the Executive Director of the San Francisco Redevelopment Agency, or staff of the San Francisco Redevelopment Agency as designated by the Director. The term "Agency Commission" is used in this VDRDAP whenever any determination is required to be made by the Commission for the San Francisco Redevelopment Agency.

#### B. REVIEW

##### 1. Subdivision Map Review.

The review and approval of Design and Construction Documents by the Agency pursuant to this VDRDAP are in addition to and do not waive the requirements for subdivision review and approval as specified in the Subdivision Map Act and in the Hunters Point Shipyard Subdivision Code and Hunters Point Shipyard Subdivision Regulations. The processing of a subdivision map may occur concurrently with or independently of a project approval.

**2. Temporary and Interim Uses.**

The Agency architectural staff shall review applications for temporary and interim uses.

**II. PROJECT APPROVALS**

Project Approval submissions shall consist of four components or stages:

- Basic Concept Design,
- Schematic Design,
- Design Development Documents, and
- Final Construction Documents.

**A. SCOPE OF REVIEW**

The Agency shall review and approve Basic Concept Design plans, Schematic Design plans, Design Development Documents and Final Construction Documents, each as defined below, for conformity with any prior approvals, the Hunters Point Shipyard Redevelopment Plan and Plan Documents, including but not limited to the Design for Development. The Agency's review shall include consideration of such items as the architectural design, site planning and landscape design as applicable and appropriate to each submittal. The applicant shall submit a report regarding compliance with the Mitigation Monitoring and Reporting Program previously adopted by the Agency pursuant to the California Environmental Quality Act (CEQA). The mitigation measures are a part of the final Environmental Impact Report. The mitigation measures are intended to reduce the major impacts of this development on the environment. The Agency shall review such report to ensure compliance with the CEQA and the adopted Mitigation Monitoring and Reporting Program. The Agency shall not disapprove, require changes from or impose conditions inconsistent with the Hunters Point Shipyard Redevelopment Plan, Plan Documents or matters it has previously approved, provided that the project submittals are consistent with any matter the Agency has previously approved.

## **B. AGENCY PROCESS**

### **1. Review by Agency.**

The redevelopment of the Hunters Point Shipyard contemplated by the Hunters Point Shipyard Redevelopment Plan and Plan Documents is a priority project for the City and the Agency. The Agency shall review all applications for project approvals as expeditiously as possible. The Agency architectural staff shall keep the applicant informed of the Agency's review and comments, as well as comments by City Agencies, other government agencies, or community organizations consulted by the Agency, and shall provide applicant opportunities to meet and confer with Agency staff prior to the Agency Commission hearing, if any, to review the specific application for project approval.

### **2. Pre-Submission Conference.**

Prior to filing an application for any project approval, the applicant or applicant may submit to the Agency architectural staff preliminary maps, plans, design sketches and other data concerning the proposed project and request a pre-submission conference. Within fifteen (15) days after the receipt of such request and material, the Agency architectural staff shall hold a conference with the applicant to discuss the proposed application.

### **3. Cooperation by Applicant.**

In addition to the required information set forth in Exhibit 1 attached hereto, the applicant shall submit materials and information as the Agency architectural staff may reasonably request which are consistent with the type of documents listed in Exhibit 1 and which are required to clarify a submittal provided pursuant to this VDRDAP. Additionally, the applicant shall cooperate with, and participate in, design review presentations to the Agency Commission and to the public through the Hunters Point Shipyard Citizens Advisory Committee.

## **C. REVIEW OF BASIC CONCEPT DESIGN**

Basic Concept Design documents shall be submitted to the Agency for review and approval. Basic Concept Design documents shall demonstrate a concept level of detail consistent with the Hunters Point Shipyard Redevelopment Plan and Plan Documents.

### **1. Timing of Agency's Review.**

The Agency architectural staff shall review the Basic Concept Design for completeness and advise the applicant in writing of any deficiencies within fifteen (15) working days following receipt of the applicant's Basic Concept Design submittal. In the event the Agency architectural staff does not so advise the applicant, the application for Basic Concept

Design shall be deemed complete. The time limit for the Agency staff's review shall be within sixty (60) days from the date the Basic Concept Design has been determined to be complete. The Agency shall take such reasonable measures necessary to comply with the time periods set forth herein.

The Agency Commission shall review and approve, conditionally approve or disapprove the application for Basic Concept Design within the sixty (60) day period set forth above. If the Agency Commission disapproves the Basic Concept Design in whole or in part, the Agency Commission shall set forth the reasons for such disapproval in the resolution adopted by the Agency Commission. If the Agency Commission conditionally approves the Basic Concept Design, such approval shall set forth the concerns and/or conditions on which the Agency Commission is granting approval. If the Agency Commission disapproves an application in part or approves the application subject to specified conditions, then, in the sole discretion of the Agency Commission, the Agency Commission may delegate approval of such resubmitted or corrected documents to the Agency architectural staff.

The applicant and the Agency may agree to any extension of time necessary to allow revisions of submittals. The Agency shall review all revisions as expeditiously as possible, within the time frame of the extension agreed to by the Agency and the applicant. If required to be submitted to the Agency Commission, the Agency Commission shall either approve or disapprove such resubmitted or corrected documents as soon as possible.

## **2. Document Submittals.**

The applicant shall submit Basic Concept Design plans, which plans shall include the documents and information listed in Exhibit 1 attached hereto. The Agency architectural staff may waive certain document submittal requirements if the Agency architectural staff determines such documents are not necessary for the specific application.

## **D. REVIEW OF SCHEMATIC DESIGN**

Except as provided below, Schematic Design documents shall be submitted to the Agency Commission for review and consideration. Schematic Design documents shall relate to schematic design level of detail for a specific project. The purpose of this submittal is to expand and develop the Basic Concept Design, incorporating changes resulting from resolution of the Agency's design concerns and comments.

## **1. Timing of Agency's Review.**

The Agency architectural staff shall review the application for Schematic Design for completeness and advise the applicant in writing of any deficiencies within fifteen (15) working days after the receipt of the applicant's Schematic Design documents. In the event the Agency architectural staff does not so advise the applicant, the application for Schematic Design shall be deemed complete. The time limit for the Agency staff's review shall be forty nine (49) days from the date the application for Schematic Design was determined to be complete. The Agency shall take such reasonable measures necessary to comply with the time periods set forth herein.

The Agency Commission may elect, in its sole discretion, to delegate approval of the Schematic Design to the Agency architectural staff at the time the Agency Commission reviews the Basic Concept Design. If the Agency disapproves the Schematic Design in whole or in part, the Agency shall state the reasons for such disapproval. If the Agency approves the Schematic Design subject to conditions, such approval shall set forth the concerns and/or conditions on which the Agency is granting approval. If the Agency Commission disapproves an application in part or approves the application subject to specified conditions, then, in the sole discretion of the Agency Commission, the Agency Commission may delegate approval of the resubmitted or corrected documents to the Agency architectural staff.

The applicant and the Agency architectural staff may agree to any extension of time necessary to allow revisions of submittals prior to a decision by the Agency. The Agency shall review all such revisions as expeditiously as possible, within the time frame of the extension agreed to by the Agency architectural staff and the applicant. If required to be submitted to the Agency Commission, the Agency Commission shall either approve or disapprove such resubmitted or corrected documents as soon as possible.

The applicant may request to submit Basic Concept Design and Schematic Design documents simultaneously. The Agency architectural staff shall approve or disapprove such request within a reasonable time. In the event that Agency architectural staff permits the applicant to submit complete sets of Basic Concept Design and Schematic Design documents simultaneously, the Agency Commission shall approve, conditionally approve or disapprove the Schematic Design documents at the same time it approves the Basic Concept Design, and no later than twenty-one (21) days following the time period for approval of the Basic Concept Design. The Schematic Design submittal shall govern if there is any discrepancy between the two design submittals.

## **2. Document Submittals.**

The applicant shall submit Schematic Design Documents, which plans shall include the documents and information listed in Exhibit I attached hereto. The Agency architectural staff may waive certain document submittal requirements if the Agency architectural staff determines such documents are not necessary for the specific application.

## **E. REVIEW OF DESIGN DEVELOPMENT DOCUMENTS**

Design Development Documents shall be submitted for review and either approval, conditional approval, or disapproval by the Agency architectural staff, following approval of the Schematic Design.

### **1. Scope of Review.**

The Agency architectural staff shall review the Design Development Documents for consistency with earlier approved documents, the Hunters Point Shipyard Redevelopment Plan and Plan Documents, including the Scope of Development and the Design for Development. Design Development Documents will relate to design development level of detail for a specific project. The purpose of this submittal is to expand and develop the Schematic Design incorporating changes resulting from resolution of comments and concerns during the Schematic Design phase and to prepare drawings and other documents as to architectural, structural, mechanical and electrical systems.

### **2. Timing of Agency's Review.**

The Agency architectural staff shall review the Design Development Documents for completeness and advise the applicant in writing of any deficiencies within ten (10) working days after the receipt of the Design Development Documents. In the event the Agency architectural staff does not so advise the applicant, the Design Development Documents shall be deemed complete. The time limit for the Agency architectural staff's review shall be forty-nine (49) days from the date the Design Development Documents were determined to be complete. The Agency architectural staff shall take such reasonable measures necessary to comply with the time periods set forth herein.

The applicant and the Agency architectural staff may agree to any extension of time necessary to allow revisions of submittals prior to a decision by the Agency architectural staff. The Agency architectural staff shall review all such revisions as expeditiously as possible, within the time frame of the extension agreed to by the Agency architectural staff and the applicant.

### **3. Document Submittals.**

The applicant shall submit Design Development Documents, which submittal shall include the documents and information listed in Exhibit 1 attached hereto. The Agency architectural staff may waive certain document submittal requirements if the Agency architectural staff determines such documents are not necessary for the specific application.

## **F. REVIEW OF FINAL CONSTRUCTION DOCUMENTS**

### **1. Agency Review.**

Final Construction Documents will relate to the construction documents' level of detail for a specific project. The purpose of this submittal is to expand and develop the Design Development Documents to their final form, prepare drawings and specifications in sufficient detail to set forth the requirements of construction of the project and to provide for permitting. Final Construction Documents may be divided and submitted in accordance with an addenda schedule for the project approved in writing in advance by the City's Department of Building Inspection and the Agency architectural staff. Provided the applicant's Final Construction Documents are delivered to the Agency architectural staff concurrently with submittal to the Department of Building Inspection, Final Construction Documents shall be reviewed by the Agency architectural staff within twenty-one (21) days following the Agency architectural staff's receipt of such documents from and approved by the Department of Building Inspection and any other appropriate City Agencies with jurisdiction. In the event that the applicant's Final Construction Documents are not delivered concurrently to the Agency architectural staff, the Agency architectural staff shall review the Final Construction Documents as expeditiously as possible.

### **2. Document Submittals.**

Documents submitted at this stage in the design review will relate to the construction documents level of detail for a specific project. The purpose of this submittal is to expand and develop the Design Development Documents to their final form, prepare drawings and specifications in sufficient detail to set forth the requirements of construction of the project and to provide for permitting. The Final Construction Documents submittal shall include the information specified for the Design Development Documents in Exhibit 1 attached hereto.

## **III. OTHER CITY PERMITS**

### **A. COMPLIANCE WITH OTHER LAWS**

No Agency review will be made or approval given as to the compliance of the Design Development Documents or Final Construction Documents with any building codes and standards, including building engineering and structural design, or compliance with building codes or regulations, or any other applicable state or federal law or regulation relating to construction standards or requirements, including, without limitation, compliance with any local, state or federal law or regulation related to the suitability of the improvements for use by persons with physical disabilities.

## **B. AGENCY REVIEW OF CITY PERMITS**

No building permit, or any other City permit, including but not limited to any permits required by the Department of Public Works shall be issued unless the Agency has reviewed and approved the permit application.

## **C. SITE PERMITS**

The applicant may apply for and obtain a Site Permit and addenda from the Department of Building Inspection upon the Agency architectural staff's approval of the Design Development documents. This application can be submitted before the Final Construction Documents the project have been completed and submitted for approval to the Agency architectural staff and the Department of Building Inspection. Notwithstanding the foregoing, the applicant may apply for City permits related to grading and excavation activities prior to the Agency architectural staff's approval of the Design Development Documents, provided that the Agency architectural staff approves such activities prior to issuance of any City permits. Grading and excavation are often the first two addenda to site permits.

Pursuant to such site permit process, the Final Construction Documents may be divided and submitted to the Department of Building Inspection in accordance with an addenda schedule for the project approved in writing in advance by the Agency architectural staff and Department of Building Inspection. Construction may proceed after the appropriate Site Permit addenda have been issued, including, for example, and without limitation, addenda for foundations, superstructure, and final building build-out. In no case shall construction deviate from, or exceed the scope of, the issued addenda.

## **IV. MODIFICATIONS AND AMENDMENTS TO PROJECT APPROVAL**

The Agency may, by written decision, approve project applications which amend or modify the previously approved project, provided that the Agency makes the following determinations: (1) the project approval requested involves a deviation that does not constitute a material change; (2) the requested project approval will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity of the project; and (3) the grant of the project approval will be consistent with the general purposes and intent of the Hunters Point Shipyard Redevelopment Plan and Plan Documents. In the event that the Agency determines that the project application deviates materially from the project already approved by the Agency, the Agency may require submittal of an amended project application, as appropriate, for review by the Agency in accordance with the provisions herein.



Amendments and modifications will be processed in accordance with this VDRDAP.

**V. GOVERNMENT REQUIRED PROVISIONS, CHANGES**

The Agency and the Applicant acknowledge and agree that neither one will delay or withhold its review or approval of those elements of or changes in the Concept Plans, Basic Concept Design, Schematic Design, Design Development Documents or Final Construction Documents which are required by any City Agency, including the City's Department of Building Inspection, the Fire Marshall, or any other government agency having jurisdiction; provided, however, that (i) the party whose review or approval is sought shall have been afforded a reasonable opportunity to discuss such element of, or change in, documents with the governmental authority requiring such element or change and with either the applicant's or the Agency's architect, as the case may be, and (ii) the applicant or the Agency shall have reasonably cooperated with the other and such governmental authority in seeking such reasonable modifications of such required element or change as the other shall deem necessary or desirable. The applicant and the Agency each agrees to use its diligent, good faith efforts to obtain the other's approval of such elements or changes, and its request for reasonable modifications to such required elements or changes, as soon as reasonably possible.

**EXHIBIT 1****DOCUMENTS TO BE SUBMITTED FOR PROJECT APPROVALS**

During each stage of the project design review process, the Agency architectural staff and the applicant shall agree upon the scale of the drawings for project submissions. The Agency architectural staff and the applicant shall also discuss and agree upon the scope of the subsequent project submissions recognizing that each project is unique and that all documents outlined herein may not be required for each project.

Design Development Documents and other Construction Documents to be submitted shall be prepared by an architect licensed to practice in and by the State of California. The applicant shall submit a report outlining compliance with the adopted Mitigation and Monitoring Program.

**A. BASIC CONCEPT DESIGN DOCUMENTS**

Three (3) sets of Basic Concept Design documents shall be submitted to the Agency. The program of uses, the height of buildings or other factors in the proposed project may trigger some variation in the submittal requirements in order to illustrate consistency with standards and guidelines in the Hunters Point Shipyard Redevelopment Plan and Plan Documents. Basic Concept Design documents will illustrate building height, building bulk, block development, street frontage, conceptual building elevations, and streetwall length, height and character. Project Basic Concept Design submittals will include the following documents.

**1. Data Charts**

Data charts submitted should provide information appropriate to a Basic Concept Design submittal consistent with the project being proposed, including:

- a. Program of uses
- b. Maximum development density
- c. Approximate number of parking and loading spaces
- d. Building coverage and streetwall calculations

**2. Vicinity Plan**

In addition to the site plan for the immediate area of the project under review, a diagrammatic vicinity plan should be submitted showing this project in the context of planned and existing:

- a. Utilities, including interim facilities
- b. Vehicular, bicycle and pedestrian circulation
- c. View corridors
- d. Public and private open space

**3. Site Plan (at a scale of 1"=40' unless otherwise agreed upon)**

The Site Plan will pertain to the total area of development and improvement included in this project which may include required streets, open space and other existing infrastructure improvements. A Site Plan should indicate the location of uses; the general location, scale, relationship, and orientation of buildings; the general site circulation and relationship of ground floor uses, and:

- a. Site boundaries
- b. Building footprints
- c. Existing public open space areas
- d. Private open space areas
- e. Setbacks
- f. Existing roads, sidewalks, mid-block connections
- g. Parking and loading facilities (including interim facilities)
- h. Circulation diagram including entry locations for pedestrians, autos and service vehicles
- i. Existing and proposed streetscape improvements

**4. Building Plans, Elevations and Sections sufficient to describe the development proposal**

**Written Statement of Program, including: size and use of the facilities proposed, structural system and principal building materials.**

**5. Model**

A Basic Concept Design level block model shall illustrate the location, scale and massing of proposed building(s) and its relationship to existing public open space, streets and surrounding development areas.

**6. Illustrative Materials**

Sketches or perspective renderings (and other appropriate illustrative materials acceptable to the Agency) shall be submitted to illustrate the character of the proposed development.

**7. Phasing Plan**

Within the project, any anticipated phasing of construction or temporary Improvements, including temporary or interim parking facilities and infrastructure, to ease the transition among projects and between phases, if any, shall be indicated.

**B. SCHEMATIC DESIGN**

Documents submitted at this stage in the design review will relate to schematic design level of detail for a specific project. The purpose of this submittal is to expand and develop the Basic Concept Design, incorporating changes resulting from resolution of the Agency's design concerns and comments. The Schematic Design submission for a specific project should generally be consistent with the Basic Concept Design approval. A Schematic Design submittal will include the following documents.

**1. Written Statement**

A written statement of proposal shall cover items similar to those on the Basic Concept Design data charts including number of parking and loading spaces, size and use of the facilities provided, with the addition of the structural system, principal building materials and area calculations.

**2. Schematic design drawings**

The Schematic Drawings shall generally include, but not be limited to:

- a. Isometric or perspective drawings sufficient to illustrate overall project.
- b. Site plan at appropriate scale showing relationships of buildings with their respective uses designating open spaces, terraces,

landscaped areas, walkways, loading areas, streets, water elements, and adjacent uses. Adjacent existing and proposed street and structures should also be shown. Scale: minimum 1/16"=1 '0

- c. Site sections showing height relationships of those areas noted above. Scale: minimum 1/16"=1 '0
- d. Building plans, elevations and sections sufficient to describe the development proposal, the general architectural character, and materials proposed at appropriate scale to fully explain the concept. Scale: minimum 1/8"=1 '0
- e. Written Statement of program, including: size and use of the facilities proposed, structural system and principal building materials.

**3. Model**

A model shall be submitted to the Agency which shall be prepared at an appropriate scale indicating the exterior building design.

**4. Perspectives, Sketches and Renderings**

Perspectives, sketches, and renderings, as necessary to indicate the architectural character of the project and its relationship to the pedestrian level shall be submitted to the Agency.

**5. Samples**

Samples of proposed materials and exterior colors shall be submitted to the Agency.

**6. Perspective drawings sufficient to depict the design characteristics of the**

project.

**C. DESIGN DEVELOPMENT DOCUMENTS**

Documents submitted at the design development stage in design review will relate to design development level of detail for a specific project. The purpose of this submittal is to expand and develop the Schematic Design incorporating changes resulting from resolution of comments and concerns during the Schematic Design phase and to prepare drawings and other documents as to architectural, structural, mechanical and electrical systems.

The Design Development Document submission for a specific project should generally be consistent with the Schematic Design approval.

- 1. Site plans showing where applicable:**
  - a. Building relationships to landscaped areas, parking facilities, loading facilities, roads, sidewalks, mid-block connections, any transit facilities, and both public and private open space areas. All land uses within the subject parcel shall be designated. Streets and points of vehicular and pedestrian access shall be shown, indicating proposed new paving, planting and lighting if applicable.
  - b. All utilities or service facilities which are a part of or link this project to the public infrastructure shall be shown.
  - c. Grading plans depicting proposed finish site elevations
  - d. Site drainage and roof drainage.
  - e. Required connections to existing and proposed utilities.
  - f. All existing structures adjacent the site.
- 2. Building floor plans and elevations including structural system, at an appropriate scale (1/8" to 1' minimum).**
- 3. Building sections showing typical cross sections at an appropriate scale, and in particular indicating street walls and adjacent open spaces, relationship of ground floor uses to pedestrian outdoor areas, and including mechanical equipment**
- 4. Landscape design plans showing details of landscape elements including walls, fences, planting, outdoor lighting, ground surface materials. Appropriate reference to improvements in the City's right of way shall be shown.**

5. **Drawings showing structural, mechanical and electrical systems.**
6. **Materials and colors samples as they may vary from those submitted for Schematic Design approval**
7. **Sign locations and design**
8. **Outline specifications for materials and methods of construction**
9. **Roof plan showing location of and screen design for all rooftop equipment; and roof drainage**

#### **D. FINAL CONSTRUCTION DOCUMENTS**

Documents submitted at this stage in the design review will relate to the construction documents level of detail for a specific project. The purpose of this submittal is to expand and develop the Design Development Documents, prepare drawings and specifications in sufficient detail to set forth the requirements of construction of the project and to provide for permitting.

The Final Construction Documents shall generally be consistent with the approved Design Development Documents. The Final Construction Documents shall comply with the requirements of the City's Department of Building Inspection, including Site Plans and Construction Drawings and Specifications ready for bidding. In addition, the applicant shall submit a presentation of all exterior color schedules including samples, if appropriate, and design drawings for all exterior signs and graphics prior to completed construction. The Agency architectural staff and applicant shall continue to work to resolve any outstanding design issues, as necessary.