



# Candlestick's Transformation

- Role of developer: transforms land into sites that can support homes, parks, businesses, and neighborhood amenities
- Development life cycle:
  - Due Diligence & Feasibility
  - Public communications
  - Planning & Entitlements
  - Engineering & Permitting
  - Financing & Bonding
  - Geotechnical improvements & Infrastructure Construction
  - Vertical Development
  - Marketing & sales
  - Operations & maintenance

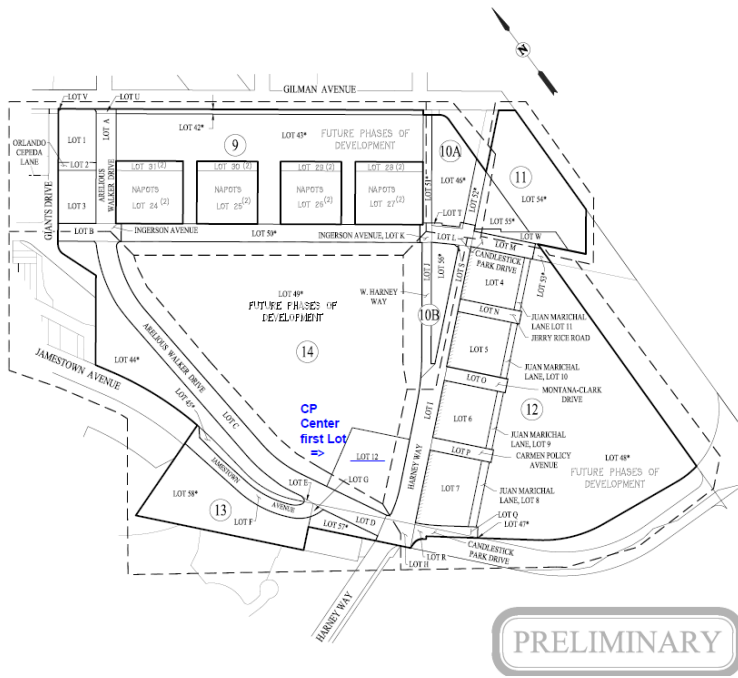
# Candlestick Major Phase 2 Street Improvement Permit

Work related to the permits include:

- New Backbone roads
- Utilities
- Stormwater Outfall
- Surcharge
- CA State Parks Access Road
- Sanitary Sewer Pump Station

# Current Priority

<p><b>Permits</b></p>	<p><b>Details accomplished</b></p>
<p><b>Final Map + Street Improvement Permit</b> SF Board of Supervisors in April and June</p>	<p>Creates lots Ownership, operations and maintenance CP Street names</p>



**PRELIMINARY**

**LEGEND**

	SUBDIVISION BOUNDARY LINE
	PROPOSED LOT FRONT IF ANY LINE
	EXISTING PROPERTY LINE
LOT 24	INDICATES A LOT THAT IS PART OF THE FINISHED MAP
LOT 20	INDICATES A LOT THAT IS OUTSIDE OF THE FINISHED MAP
*	SEE SHEET 4 FOR INFORMATION ON THIS LOT
1/4 LOTS	NOT A PART OF THIS SUBDIVISION
	ADDITIONAL RIGHTS REQUIRED/REQUIRED
	SHEET LIMIT
	SHEET NUMBER

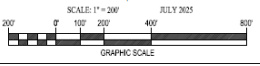
- NOTES**
- SEE SHEET 4 FOR DATE OF RECORDS
  - SEE SHEET 4 FOR LOT INFORMATION

- REFERENCES**
- (4) UNLINED REFERENCE NUMBER
  - (1) FINAL TRANSFER MAP BASED ON SURVEY MAPS (4)
  - (2) FINAL TRANSFER MAP REFERENCED TO SURVEY MAPS (2)
- SEE SHEET 4 FOR ADDITIONAL REFERENCE INFORMATION

**FINAL MAP NO.**  
**CANDLESTICK POINT**  
**MAJOR PHASE 2**

FOR CONDOMINIUM PURPOSES  
BEING A SUBDIVISION OF LOTS 1, 4, 8, 16, 17, 18, 19, 20, AND 23 OF FINAL TRANSFER MAP NO. 1484, RECORDED DECEMBER 5, 2014, IN BOOK 14 OF SURVEY MAPS, AT PAGES 343-344; LOTS 15-43 EXCLUSIVE OF FINAL TRANSFER MAP 78754883, RECORDED AUGUST 16, 2010, IN BOOK 66 OF SURVEY MAPS, AT PAGES 75; AND OF LOTS 1, 4 AND 108 FINAL TRANSFER MAP 1086 RECORDED JULY 31, 2019, IN BOOK 61 OF SURVEY MAPS, AT PAGES 181-185, SAN FRANCISCO COUNTY RECORDS, CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

**Carlson, Barbee & Gibson, Inc.**  
CIVIL ENGINEERS + SURVEYORS + PLANNERS  
SAN FRANCISCO, CALIFORNIA



# What is required to install essential infrastructure?

- Critical infrastructure includes new backbone roads, utilities, stormwater facilities, park/shoreline access, and sanitary sewer pump station
- Coordinating complex public interests that sometimes conflict
- Multi-agency coordination requirements



# Stormwater Outfall



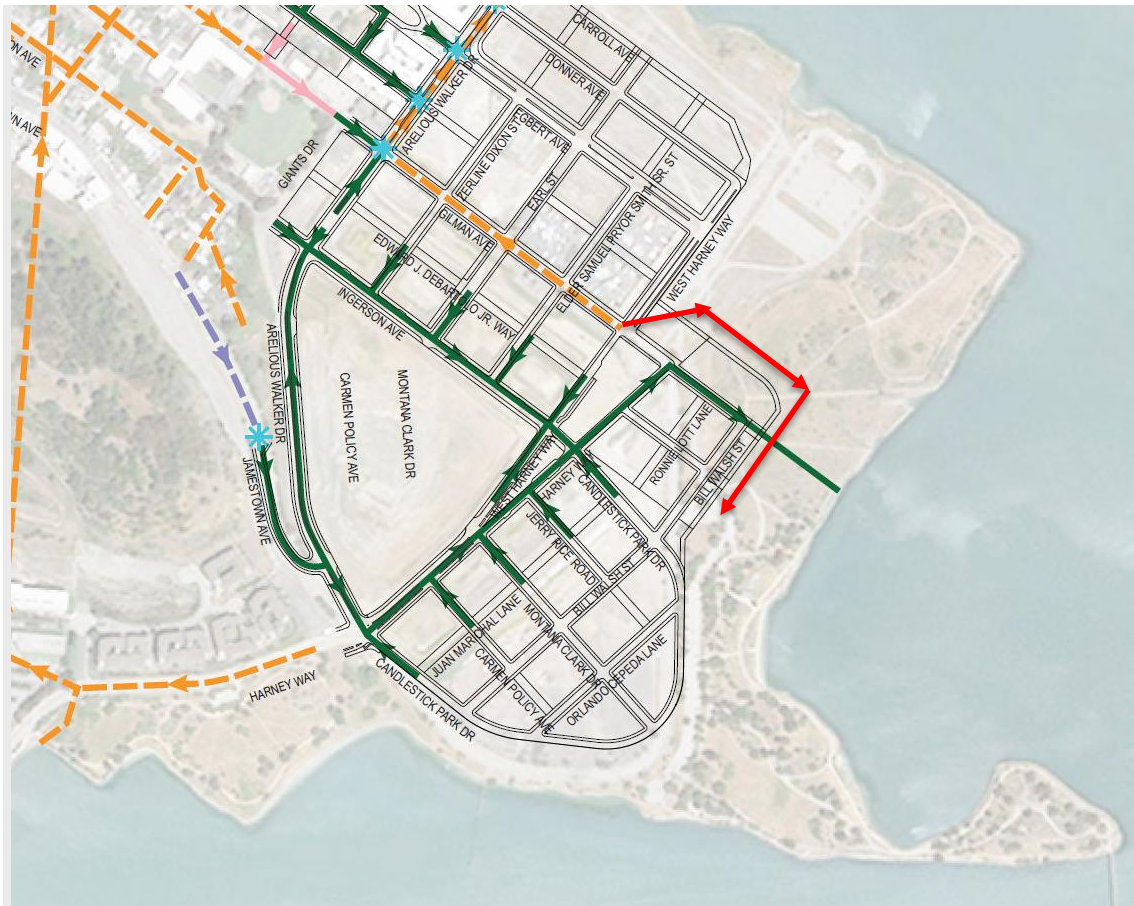
**Outfall crosses 3 land ownerships and multiple regulatory agency jurisdictions**

Outfall construction achieves a **63% net reduction** in total volume of storm and sanitary flows entering city's existing system from the pre-project condition, and **47% reduction** from current conditions

Image below: Example of existing outfall, Laguna Street, San Francisco



# Creation of Access Road to California State Park



New access road outside of the flood zone for park visitors will be built during this phase  
(red arrows on diagram)

Overall work will improve drainage in the area  
(green arrows on diagram)

# Sanitary Sewer Pump

- **What is a pump station?** “SSPS”
- **Public right-of-way and park designs** anticipated incorporation of various components of this facility
- **Design change enlarges the SSPS** enclosure and facility footprint
- **Arts Commission** review of civic design approval required

# Sanitary Sewer Pump Station Design Examples



DE YOUNG MUSEUM, HERZOG AND DE-MEURON,  
SAN FRANCISCO, CALIFORNIA



STRATFORD BOX PUMPING STATION, LYALL BILLS & YOUNG, STRATFORD  
LONDON, UNITED KINGDOM



OFFICE EXTENSION, JOHAN SUNDBERG  
ARKITEKTUR, LUND, SWEDEN

# Sanitary Sewer Pump Station

## 2016 schematic & design development



*View of Willie Mays Park at Harney looking south toward Jamestown Ave.*

# Next Steps

*what to expect with permit issuance*

- Board of Supervisors Hearing
- Start of construction timeline
- Returning to CAC with updates

# PRESENTATION TEAM

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# Sanitary Sewer Pump Station notes

- **What is a pump station?** “SSPS”  
Facility that lifts wastewater from lower elevations to higher elevations to send to treatment facility; comprised of mechanical & electrical equipment.
- **Public right-of-way and park designs** anticipated incorporation of various components of this facility.
- SFPUC no longer allows wet wells in public right-of-way and must be in its own enclosure with other equipment
- That **design change** results in requirement for truck parking, which **enlarges the SSPS enclosure and facility footprint**
- Next page shows **examples of pump station facilities**, illustrations from previous approvals, and SSPS location at Candlestick
- **Arts Commission** review of civic design approval required