October 16, 2017
Mayor’s HPS Citizen’s Advisory Committee

SF SHIPYARD
HUNTERS POINT SHIPYARD UPDATE
WHY ARE WE HERE?
VISION
WHY IS THE PLAN CHANGING?
LAND USE
HERITAGE BUILDINGS
PARKS AND OPEN SPACE
AMENITIES
TRANSIT
SUSTAINABILITY & GREEN ENERGY
TIMELINE
QUESTIONS

The Shipyard

Artist's renderings conceptual only. There is no assurance this project will be built as shown.
FivePoint is updating the master plan for the Shipyard
Currently working with OCII to obtain all necessary approvals so as to align with the new master plan proposal
FivePoint + OCII want to inform the community
To get feedback and answer your questions on the new master plan
SF Shipyard Location

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Why are we changing the plan?

- Commissioning of Sir David Adjaye as lead of the master planning team
- Creating a more integrated community by providing a greater mix of uses
- Incorporating best practice green energy
- Re-imagining parks and open space
- Increasing the number of heritage buildings retained at the Shipyard
ARTIST’S RENDERINGS CONCEPTUAL ONLY. THERE IS NO ASSURANCE THIS PROJECT WILL BE BUILT AS SHOWN.
Here’s what we are proposing:

- Opportunities for more:
  - schools
  - hotel site
  - research and development
  - retail/maker space program
  - parks and open space
  - adaptive re-use of existing buildings
- Rebalancing the number of homes in over the Shipyards and Candlestick

**WHAT’S STAYING THE SAME?**

- No increase in total square footage approved in the Redevelopment Plan
- Commitment to affordable housing
- Backbone infrastructure
Land Use

* Ground floor neighborhood retail/makerspace for space is allowed on all blocks as per the redevelopment plan.

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Building Height

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3,345 BELOW MARKET RATE HOMES @ CANDLESTICK & THE SHIPYARD

Affordable Housing
2010 → 2017: NO CHANGE

Community + Artist Space

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2010: 125,000 SF
2017: 400,000 SF

Retail & Maker Space

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2010:
REDEVELOPMENT PLAN: 5M SF
(overall entitlement)
DDA: 3M SF
(authorizes development of)
2017: 4,265,000 SF

R&D/Office

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Heritage Buildings

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2010: 222 AC
2017: 232 AC

Parks & Open Space
Urban Plaza
Green Space
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Sports Courts & Fields
Blue Green Trail

THE SHIPYARD

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Festival Space & Outdoor International African Market Place Location
Transit

- extensive transit improvements at the Shipyard and Candlestick
- a new transit center at the Shipyard
- new bus rapid transit (BRT) to MUNI, BART and CalTrain stations
- new downtown express shuttle
- proposed water taxi
- full time transit coordinator to manage real time transportation needs for residents, employees and visitors

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Bike Routes

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Green Energy
Projected Phasing
Agreements to be amended

- **2010 REDEVELOPMENT PLAN**: Establishes legal authority and permitted land uses.
- **2010 DISPOSITION & DEVELOPMENT AGREEMENT (DDA)**: Grants development rights to FivePoint and requires certain obligations regarding public facilities and community benefits.
- **PROJECT DOCUMENTS**: Infrastructure Plan, Transportation Plan, Parks & Open Space Plan, Sustainability Plan, State Trust Agreement

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Applications to be submitted

**Major Phase Application**

Broad development proposal, land use, height, housing, public benefits.

Submitted in April 2017 – Subject to Approval

**Sub-Phase Application**

Refinement and confirmation of development proposal.

To be submitted January 2018

**Schematic Design Documents**

Design concepts for individual buildings and developments.

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Timeline

- **Fall 2017**: CAC Community Meeting & Outreach
- **Winter 2018**: Approval of:
  - Redevelopment Plan
  - DDA
  - Project Documents
  - Major Phase Application
- **Spring 2018**: Formal Full CAC Presentation
- **Fall 2018**: Formal CAC Subcommittee Presentations
- **Winter 2018**: Start Construction
- **Winter 2018**: Approval of Subphase Application

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Information Stations

- Land Use
- Parks & Open Space
- Transit
- Community Benefits
- Amenities
- Affordable Housing
- Job Opportunities
- Street & Parking Naming
QUESTIONS

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