Candlestick Point-Hunters Point Phase 2
Parks, Open Space and Habitat Concept Plan

CITIZENS ADVISORY COMMITTEE
PLANNING, DEVELOPMENT & FINANCE SUB-COMMITTEE

November 09, 2017
Agenda

- CP-HPS2 PARKS, OPEN SPACE AND HABITAT CONCEPT PLAN UPDATES
- SHIPYARD ENTITLEMENTS STATUS
Parks Open Space & Habitat Concept Plan

BACKGROUND
- 2010 Parks, Open Space & Habitat Concept Plan Approved
- 2016-2017 Shipyard master plan updated
- 2017 Parks, Open Space & Habitat Concept Plan Conformed to Shipyard master plan

WHAT'S NEW?
- Additional dog run and children’s play areas
- New emphasis on Dry Dock 4
- Consolidation of three small parks
- Incorporation of stormwater gardens

WHAT'S STAYING THE SAME?
- Park Programming
- Parks acreage
- Shoreline access and open space
- Continuous Bay Trail
Proposed Parks Open Space & Habitat Concept Plan
2010
Parks Open Space & Habitat Concept Plan
Northside Park

Approximately Park Area: 12.6 acres
Comparable in size to Dolores Park: 13.4 acres

1. Accessible Path with Overlook
2. Waterwise Gardens
3. Adventure Play (6-12 yrs)
4. Nature Walk
5. Playground (0-5 yrs)
6. Promenade
7. Bike Path
8. Storage and 4 Restroom Stalls
9. Multi-use Courts
10. Outdoor Fitness Area
11. Informal/Active Open Space
12. Overlook
13. Picnic Grove
14. Group BBQ
15. Lawn
16. Donahue Lockouts
17. Stormwater Gardens
18. Forested Buffer
19. Kiosk with Outdoor Seating and 2 Restroom Stalls

← → Bay Trail
← → Major Bike / Pedestrian Connection
○ Park Entry Points

Notes:
- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- Program items in red are new additions from the 2010 Plan.
Waterfront Promenade North

Approximately Park Area: 13.3 acres
Comparable in width to Rincon Park at Embarcadero: 180’

1. Tables
2. Interpretative Grasslands
3. Native Plant Garden
4. Lawn
5. Centralized Stormwater Treatment
6. Plaza
7. Seating Area
8. Promenade
9. Dog Run
10. Tot Lot
11. Exercise Area

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- Centralized Stormwater Treatment areas will be private property with a public access easement.
Cultural Heritage Park

Approximately Park Area: 15.6 acres
Comparable in size to San Francisco Maritime National Historic Park: approximately 13.5 acres

- Shoreline Revetment
- Native Planting
- Historic Building/Visitor Center and/or Cultural Center
- Tree Grove
- Gardens
- Exercise Area
- Lawn with Seating Plinths
- Entry Plaza with Signage Pylon
- Sculptural Landform
- Multi-use Event Area
- Maritime Educational Area
- Tree Grove in Recycled Concrete and Gravel Paving
- Kiosk/Pavilion
- Interpretive Plaza

<-> Bay Trail
<-> Major Bike/ Pedestrian Connection
○ Park Entry Points
→ Park Dimension

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Waterfront Promenade
- North Pier

Approximately Park Area: 10.6 acres
Comparable in width to Rincon Park at Embarcadero: 180'

1. Waterfront Promenade
2. Seating Plinths
3. Tree Grove in Recycled Concrete and Gravel Paving
4. Marina
5. Native Plant Gardens
6. Marina Support Facility and Storage Shed
7. Centralized Stormwater Treatment
8. Exercise Area

<→> Blay Trail
<→> Major Bike / Pedestrian Connection

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- Program items in red are new additions from the 2010 Plan.
- Centralized Stormwater Treatment areas will be private property with a public access easement.

Scale: 1" = 150' at 1" x 17"
ARTIST’S RENDERINGS CONCEPTUAL ONLY. THERE IS NO ASSURANCE THIS PROJECT WILL BE BUILT AS SHOWN.
Waterfront Promenade South
- South Pier

Approximately Park Area: 5.3 acres
Comparable in width to Rincon Park at Embarcadero: 180'

1. Waterfront Promenade
2. Seating Plinths
3. Tree Grove in Recycled Concrete and Gravel Paving
4. Marina
5. Native Plant Gardens
6. Exercise Area

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The Shipyard

Artist’s Renderings Conceptual Only. There is no assurance this project will be built as shown.

Waterfront Recreation and Education Park
Approximately Park Area: 3.4 acres

1. Tree Grove and Seating
2. Waterfront Recreation & Education Center and Storage Shed
3. Marina
4. Bay Nature Interpretive Play

← → Bay Trail
← → Major Bike / Pedestrian Connection
○ Park Entry Points
→ Park Dimension

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Scale: 1” = 200’ at 1” x 1”
Gunning Crane Pier Habitats

Approximately Park Area: 9.2 acres

- Tidal Wetlands
- Interpretive Walk
- Re-Gunning Crane
- Upland Habitats

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Multi-use Open Space

Approximately Park Area: 20.5 acres
Approximately four times the size of Golden Gate Park’s Big Rec. Area: 15 acres

1. Open Lawn
2. Native Grasslands
3. Ornamental Gardens
4. Exercise Area
5. Seating Grove
6. Water Bird Habitat Piers
7. Dog Run

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ARTIST’S RENDERINGS CONCEPTUAL ONLY. THERE IS NO ASSURANCE THIS PROJECT WILL BE BUILT AS SHOWN.
Community Sports Field Complex

Approximately Park Area: 26.6 acres
Approximately four times the size of Golden Gate Park’s Big Rec. Area: 15 acres

1. Multi-use Sports Fields
2. Softball / Baseball Fields
3. Field House (Approx. 10,000sf) and Storage Shed
4. Accessible Parking
5. Parking Structure (to be located in R&D)
6. Centralized Stormwater Treatment

← → Bay Trail
← → Major Bike / Pedestrian Connection
⊙ Park Entry Points
→→ Park Dimension

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Scale: 1” = 200’ at 11” x 17”
Grasslands Ecology Park
Approximately Park Area: 106.8 acres

1. Picnic “Pod” and Shelters
2. Viewing/Windbreak Mound
3. Overlook Terrace
4. Native Grasslands
5. Interpretive Center / Restroom
6. Centralized Stormwater Treatment
7. Native Plant Gardens
8. Viewing Pier
9. Freshwater Wetland (to be constructed by Navy)
10. Tidal Wetland (to be constructed by Navy)
11. Amphitheater / Outdoor Classroom
12. Basketball Courts
13. Exercise Area
14. Dog Run

<--- Bay Trail
<--- Major Bike / Pedestrian Connection

Park Entry Points
Park Dimension

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Scale: 1” = 450’
11” x 17”
Green Room
Approximately Park Area: 8.2 acres

1. Utility Pavilion
2. Plaza
3. Tennis Courts
4. Shaded Grove and Picnic Tables / Seating
5. Open Lawn
6. Promenade / Pedestrian and Bike Path
7. Dog Run
8. Children’s Play Area

Blay Trail
Major Bike / Pedestrian Connection

Park Entry Points
Park Dimension

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- The Green Room will be private property with a public access easement.

Scale: 1” = 150’ at 11” x17”
Shipyard Hillside Open Space

Approximately Park Area: 2.3 acres

1. Hunters Point Hilltop Open Space
2. Overlook Terrace and Native Planting Garden

- Bay Trail
- Major Bike / Pedestrian Connection
- Park Entry Points
- Park Dimension

Notes:
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Scale: 1" = 100' at 1" x 1"
Parks Open Space & Habitat Concept Plan
Plan Approvals Timeline

**NOVEMBER 2017**
- PD&F and Full CAC Approvals

**FEBRUARY 2018**
- Rec & Park Presentations

**MARCH 2018**
- OCII Commission Approval
Parks Approvals Timeline

**2016-2019**
- Schematic Design of all Parks
- Community Engagement
- Bay Conservation & Development Commission (BCDC) Master Permit

**2019-2022**
- Major Phase 1 Park DD’s & CD’s

**2023-2026**
- Major Phase 2 Park DD’s & CD’s

**2029-2033**
- Major Phase 3 Park DD’s & CD’s
Parks Construction Timeline

**MAJOR PHASE 1 2022-2024**
- Northside Park
- Green Room
- Shipyard Hillside Open Space

**MAJOR PHASE 2 2024-2029**
- Waterfront Promenade North
- Water Room & Drydock 4
- Waterfront Promenade South – South Pier
- Waterfront Recreation & Education Park
- Gunning Crane Pier Habitats

**MAJOR PHASE 3 2033-2036**
- Heritage Park
- Waterfront Promenade South – North Pier
- Multi-Use Open Space
- Community Sports Fields Complex
- Grasslands Ecology Park
Why are we here?

- 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
Why are we changing the plan?

- 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 Shipyards
Here’s what we are proposing:

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

**WHAT’S STAYING THE SAME?**

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

- **Fall 2017**: CAC Community Meeting & Outreach
- **Spring 2018**: Approval of Redevelopment Plan, DDA, Project Documents, Major Phase Application
- **Fall 2018**: Formal Full CAC Presentation
- **Winter 2018**: Formal CAC Subcommittee Presentations
- **Winter 2018/19**: Start Construction

Approval of Subphase Application