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

CITIZENS ADVISORY COMMITTEE

November 13, 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
- 222 Acres of Parks
- Shoreline access and open space
- Continuous Bay Trail
Proposed Parks Open Space & Habitat Concept Plan
2010 Parks Open Space & Habitat Concept Plan
Proposed Parks Open Space & Habitat Concept Plan
Proposed Parks Open Space & Habitat Concept Plan

ARTIST’S RENDERINGS CONCEPTUAL ONLY. THERE IS NO ASSURANCE THIS PROJECT WILL BE BUILT AS SHOWN.
Northside Park

Approximately Park Area: 12.8 acres
Comparable in size to Dolores Park: 13.4 acres

- Accessible Path with Overlook
- Watertine Gardens
- Adventure Play (5-12 yrs)
- Nature Walk
- Playground (0-5 yrs)
- Promenade
- Int’l African Marketplace
- Bike Path
- Storage and 4 Restroom Stalls
- Multi-use Courts
- Outdoor Fitness Area
- Informal/Active Open Space
- Overlook
- Picnic Grove
- Group BBQ
- Lawn
- Donahue Lookouts
- Stormwater Gardens
- Forested Buffer
- Kiosk with Outdoor Seating and 2 Restroom Stalls

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.

Scale: 1” = 120’ at 11” x 17”
THE SHIPYARD

Waterfront Promenade North

Approximately Park Area: 13.3 acres
Comparable in length to the Marina Green at: 1770'

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

→→ Bay Trail
←← Major Bike / Pedestrian Connection

Park Entry Points
Park Dimension
Centralized Stormwater Treatment (Private Parcel)

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.
- Centralized Stormwater Treatment areas will be private property with a public access easement.
THE SHIPYARD

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Cultural Heritage Park

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

1 Shoreline Revetment
2 Native Planting
3 Historic Building/Visitor Center and/or Cultural Center
4 Tree Grove
5 Gardens
6 Exercise Area
7 Lawn with Seating Plinths
8 Entry Plaza with Signage Pylon
9 Sculptural Landform
10 Multi-use Event Area
11 Maritime Educational Area
12 Tree Grove in Recycled Concrete and Gravel Paving
13 Kiosk/Pavilion
14 Interpretive Plaza

- Bay Trail
- Major Bike / Pedestrian Connection

Park Entry Points
Park Dimension

Notes:
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Scale: 1" = 150’ at 11” x 17”
**Waterfront Promenade South - 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**

- **Bay Trail**
- **Major Bike / Pedestrian Connection**
- **Park Entry Points**
- **Park Dimension**
- **Centralized Stormwater Treatment (Private Parcel)**

**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.
- Centralized Stormwater Treatment areas will be private property with a public access easement.

**Scale:** 1" = 150' at 11" x 17"
The Shipyard

12 | 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

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

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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

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.
Gunning Crane Pier Habitats

Approximately Park Area: 9.2 acres

1. Tidal Wetlands
2. Interpretive Walk
3. Re-Gunning Crane
4. Upland Habitats

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.
Multi-use Open Space

Approximately Park Area: 20.5 acres
Similar in size to 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

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

Park Entry Points
Park Dimension

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.

Scale: 1" = 200' at 1" x 17"
Community Sports Field Complex

Approximately Park Area: 28.6 acres
Approximately two 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
- Centralized Stormwater Treatment (Private Parcel)

Notes:
- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
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- Centralized Stormwater Treatment areas will be private property with a public access easement.
Green Room

Approximately Park Area: 8.2 acres

- Utility Pavilion
- Plaza
- Tennis Courts
- Shaded Grove and Picnic Tables / Seating
- Open Lawn
- Promenade / Pedestrian and Bike Path
- Dog Run
- Children's Play Area

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

Scale: 1” = 150’ at 11” x 17”
**Shipyard Hillside Open Space**

Approximately Park Area: 2.3 acres

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

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

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.

Scale: 1” = 100’ at 11” x 17”
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

Approval of:
- Redevelopment plan
- DDA
- Project documents
- Major phase application

Fall 2017
CAC community meeting & outreach

Spring 2018
Formal full CAC presentation

Fall 2018
Formal CAC subcommittee presentations

Winter 2018/19
Start construction

Approval of subphase application
Thank You