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BLUE GREENWAY

QUESTIONS?
There is no guarantee that the project will be approved, developed or built as shown.

HUNTERS POINT SHIPYARD MASTER PLAN

WHY ARE WE HERE?

01 FivePoint is updating the master plan for the Shipyard

02 FivePoint and OCII want to inform the community, get feedback and answer your questions on the updated master plan
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Crane Icon Design by Dinosoft Labs from the Noun Project
I HAVE A GREAT RESPECT FOR THE PAST. IF YOU DON’T KNOW WHERE YOU COME FROM, YOU DON’T KNOW WHERE YOU’RE GOING. I HAVE RESPECT FOR THE PAST, BUT I’M A PERSON OF THE MOMENT. I’M HERE, & I DO MY BEST TO BE COMPLETELY CENTERED AT THE PLACE I’M AT, THEN I GO FORWARD TO THE NEXT PLACE.

MAYA ANGELOU
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Artist's renderings are conceptual only. There is no guarantee that the project will be approved, developed or built as shown.
WHY ARE WE UPDATING THE PLAN?

01 Creating a more integrated community by providing a greater mix of uses
02 Incorporating best practice green energy
03 Re-imagining parks and open space
04 Increasing the number of heritage buildings retained at the Shipyard

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HUNTERS POINT SHIPYARD MASTER PLAN

WHAT WE ARE PROPOSING:

01 Opportunities for more:
  • Schools
  • Hotel space
  • Research & development space
  • Retail/maker space
  • Parks & open space
  • Adaptive re-use of existing buildings

02 A more robust and diverse mix of uses that has the potential to create more jobs

03 Rebalancing the number of homes over the Shipyard and Candlestick

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HUNTERS POINT SHIPYARD MASTER PLAN

WHAT’S THE SAME?

01 No increase in total square footage approved in the Redevelopment Plan

02 Commitment to affordable housing at ±32%

03 Backbone infrastructure

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Applications to Be Submitted

01
Major Phase Application
Broad development proposal, land use, height, housing, and public benefits

Submitted April 2017
Subject to approval anticipated
October 2018

02
Sub-Phase Application
Refinement and confirmation of the development proposal

To be Submitted August 2018
Subject to approval anticipated
February 2019

03
Schematic Design Documents
Design concepts for individual buildings and developments

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Recommended Tower Locations
Artist
Commercial
Includes R&D, Office, and Hotel
Commercial/Parking
Community Use
Utilities
Recycled Water Treatment Plant

* Ground floor neighborhood retail/makerspace/PDR space is allowed per redevelopment plan.

To the extent permitted by the Hunters Point Shipyard Redevelopment Plan and underlying site conditions, institutional uses may be developed on any block within The Shipyard.
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**LAND USE**

- **APPROXIMATELY 4.25 MILLION** sq ft of planned office & R&D space
- **APPROXIMATELY 400,000** sq ft of planned retail & maker space
- **APPROXIMATELY 120,000** sq ft of planned hotel space
- **APPROXIMATELY 255,000** sq ft planned for artist studios & gallery space
- **APPROXIMATELY 50,000** sq ft of planned community facilities
- **APPROXIMATELY 240** acres of planned parks & open space

HUNTERS POINT SHIPYARD MASTER PLAN
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HUNTERS POINT SHIPYARD MASTER PLAN

MAXIMUM BUILDING HEIGHTS

Map Legend

- Max Height 40’
- Max Height 55’
- Max Height 65’
- Max Height 75’
- Max Height 85’
- Max Height 100’
- Max Height 120’
- Max Height 270’
  - Tower B
- Max Height 370’
  - Tower A
- Existing Building
- Flexible Tower Zone
- Encouraged Tower Location

Note: Garage heights could be reduced to 65’ if stepback requirements are removed.
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Proposed extensive transit improvements at Shipyard and Candlestick include:

- A new transit center at the Shipyard
- New bus rapid transit (BRT) to MUNI, BART and CalTrain stations
- New downtown express shuttle (HPX, CPX)
- Proposed water taxi
- Full time transit coordinator to manage real time transportation needs for residents, employees and visitors
Phase 1
±2018–2025

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Phase 2
±2020–2029

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HUNTERS POINT SHIPYARD MASTER PLAN

TRANSIT CONNECTIONS

PUBLIC TRANSPORTATION

- HPX
- CPX
- BRT
- 44 O’Shaughnessy
- 48 Quintara
- 23 Monterey
- 29 Sunset
- New transit center
- Proposed Water Taxi
  Water Taxi Icon Design by Luis Prado from the Noun Project
Phase 3
±2022–2030

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PUBLIC TRANSPORTATION

- HPX
- CPX
- BRT
- 44 O’Shaughnessy
- 48 Quintara
- 24 Divisadero
- 29 Sunset
- New transit center

Proposed Water Taxi
Water Taxi Icon Design by Luis Prado from the Noun Project
INNES AVENUE/ HUNTERS POINT BOULEVARD/ EVANS AVENUE

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Proposed Scope of Improvements:

01 The Innes corridor is planned to be reconstructed between Donahue and Jennings Street

02 Traffic signals and left-turn pockets are planned to be installed to provide access to Build Inc. India Basin Development

03 Street lights that need to be replaced are planned to be upgraded and a continuous sidewalk will be constructed on the south side of the street

04 The work is planned to include streetscape improvements, which can include new street trees, benches, bicycle racks, and trash receptacles
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INNES AVENUE / HUNTERS POINT BOULEVARD / EVANS AVENUE

1 HUNTERS POINT BOULEVARD AT INNES AVENUE
Street parking north and south side of street
Bus lane

2 INNES AVENUE AT HUNTERS POINT BOULEVARD
Street parking on south side of street
Bus lane going north and south

3 INNES AVENUE AT GRIFFITH STREET, WEST SIDE OF INTERSECTION
Left-Turn Lane
Parking on North

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INNES AVENUE/ HUNTERS POINT BOULEVARD/ EVANS AVENUE

4 INNES AVENUE AT GRIFFITH STREET, EAST SIDE OF INTERSECTION
No Left-Turn Lane
Parking on South
Curb-Extension on North

5 INNES AVENUE AT ARELIOS WALKER DRIVE, WEST SIDE OF INTERSECTION
Left-Turn Lane
Parking on South

6 INNES AVENUE AT ARELIOS WALKER DRIVE, EAST SIDE OF INTERSECTION
No Left-Turn Lane
Parking on North
Slope on South

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HUNTERS POINT SHIPYARD MASTER PLAN

INNES AVENUE/ HUNTERS POINT BOULEVARD/ EVANS AVENUE

Proposed Next Steps*:

SPRING 2018
Concept level designs approved in Infrastructure Plan

2020
Community outreach associated with detailed design elements, including parking, bulb-outs, etc. to inform the development of final construction drawings.

2022-2024
Construction of Innes Avenue Corridor improvements

* Dates are subject to change.
There is no guarantee that the project will be approved, developed or built as shown. Proposed transit maps are conceptual only.
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**BLUE GREENWAY**

The Blue Greenway will provide a continuous 13 mile trail network extending from Candlestick, through the Shipyard and along the eastern waterfront to AT&T Park.

The Blue Greenway trail planned for the Shipyard and Candlestick is envisaged to provide the southern connection with over 6 miles of waterfront trails.
After file sharing, e-commence and social email, the next generation of the internet is connecting things and devices. Connecting devices results in data that opens up new insights, business models and revenue streams. Hunters Shipyard envisions that users will be able to use their devices to connect to new services, which provide higher quality of life, comfort, security and fun.
Solar Photovoltaic Panels are planned to be installed on new buildings to generate renewable energy, which is planned to be added to the SFPUC distribution grid.

Generating renewable energy would help to augment Candlestick and Shipyards’ energy consumption with sustainable power produced on-site.

Battery storage would store excess electricity generated by solar, allowing for the better management of electricity loads during peak periods.
RECYCLED WATER

ON-SITE TREATMENT
A portion of sanitary sewer waste is planned to be redirected from the Hunters Point Tunnel to on-site Shipyard Recycled Water Treatment Plant.

RE-USABLE NON-POTABLE WATER
It is envisioned that sanitary sewer waste will be treated and then distributed into the recycled water system for non-potable (non-drinking) uses such as flushing toilets, irrigating parks and for utilization by the district and heating cooling system.

Recycled water would be distributed separately from potable water (drinking water) via “purple pipe”.

WATER CONSERVATION
Recycled water would help to reduce the amount of potable water used at Hunters Point Shipyard.
GEOTHERMAL HEATING & COOLING

WORKING WITH THE EARTH
District heating and cooling may be provided by geothermal bores, which would be located several hundred feet below ground, mostly beneath the parks. Hot water would be used to heat buildings during the winter and chilled water would be used to cool buildings during the summer.

In the summer, water would circulate into the bore fields deep below ground. The earth would then absorb heat from the water, and chilled water would circulate back to the central plant.

In winter, water would circulate into the bore fields deep below ground. Water would absorb heat from the earth and hot water would circulate back to the central plant.

A SUSTAINABLE SYSTEM
Geo-thermal bores would eliminate the need for natural-gas fired boilers and chillers that would otherwise be needed to warm and cool the water.
PROPOSED

RECYCLED WATER TREATMENT

Production

Collection

Treatment

Distribution

Re-Use

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QUESTIONS?