March 15, 2018
Business & Employment CAC Subcommittee
Candlestick Point & Hunters Point Shipyard
Master Plan Update

The Shipyard & Candlestick
AGENDA

INTRODUCTION
WHAT’S NEW?
WHAT’S THE SAME?

COMMUNITY BENEFITS

UPDATE
BUILDING 813
MAKERSPACE
COMMUNITY FACILITIES

ECONOMIC IMPACT

NEXT STEPS

QUESTIONS?
CANDLESTICK POINT & HUNTERS POINT SHIPYARD MASTER PLAN

PROJECT TIMELINE
OUR HISTORY

1997
APPROVED!
Hunters Point Shipyards Redevelopment Plan approved

2004
First land transfer to the City

2005
APPROVED!
Shipyards Phase 1 approved

2007
APPROVED!
Board approves CPHPS2 conceptual framework

2008
Prop G passed

2010
APPROVED!
Candlestick Point & Hunters Shipyards Phase 2 approved

2013
Phase 1 groundbreaking

2015
Alice Griffith groundbreaking
Candlestick Point Stadium demolished

2016
Prop O passes
Northside Park design community outreach

2017
Updated Shipyards master plan community outreach commences

Over 250 Community Meetings
WHY ARE WE UPDATING THE PLAN?

01 Creating a more integrated community by providing a greater mix of uses

02 Re-imagining and providing more parks and open space

03 Increasing the number of historic buildings that could be retained at the Shipyard

04 Incorporating best practice green energy and sustainable infrastructure
Artist’s renderings are conceptual only. There is no guarantee that the project will be approved, developed or built as shown.
WHAT WE ARE PROPOSING:

01 Opportunities for more:
- Schools
- Parks & open space
- Research & development space
- Retail/maker space
- Hotel space
- Adaptive re-use of existing buildings
- More robust bicycle network
- Complete network of transit-only lanes throughout the site

02 A more robust and diverse mix of uses that has the potential to create more local jobs and generate significantly more general fund revenues
WHAT WE ARE PROPOSING: CONT’D

03 To incorporate the new plan, authorizing an additional 2M square feet of commercial uses to align the DDA and the Redevelopment Plan

04 Rebalancing the number of homes over the Shipyard and Candlestick

05 Additional community benefits
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

04 High quality transit service, active transportation options, and robust transportation demand management program
CANDLESTICK POINT & HUNTERS POINT SHIPYARD MASTER PLAN

SHIPYARD LAND USE

LEGEND

- Residential Density I
  Townhomes
- Residential Density II
  Multi-Story Flats
- Residential Density II—OCII Housing
  Multi-Story Flats
- Residential Density II—Workforce Housing
  Multi-Story Flats
- Residential Density IV
  High Rise
- Recommended Tower Locations

*Ground floor neighborhood retail/maker space/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.

Artist's rendering conceptual only. Proposed land use is conceptual only.
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 410K sq ft of planned institutional space

Approximately 240 acres of planned total parks & open space
COMMUNITY BENEFITS
FivePoint is committed to the delivery of community benefits.

The community benefits plan outlines FivePoint’s obligations in relation to numerous community initiatives including, but not limited to, job training, youth development, programs for seniors, and environmental, social and wellness programs.
WHAT’S THE SAME? 01

Existing community benefits, including:

- Community benefits fund
- Community builder program
- Community health and wellness contributions
- Community real estate program
- Construction assistance program
- Education Improvement Fund
- Housing initiatives
- International African marketplace
- Scholarship fund
- Workforce initiatives
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CANDLESTICK POINT & HUNTERS POINT SHIPYARD MASTER PLAN

BUILDING 813

EXISTING BUILDING

BUILDING 813 LOCATION
Scale: NTS
OCII will transfer ownership of Building 813 to the developer, to be redeveloped for commercial uses. As part of the transaction, the developer has agreed to:

01 Deliver 75,000 GSF for maker space, which facilitates incubator space for emerging creative businesses and technologies, which are under supplied in the city

02 Provide additional improvements to community facility tenancies to help local businesses, cafes, restaurants and retail stores at the Shipyard and Candlestick

03 These incubator spaces and emerging businesses will be integrated with other uses throughout the Shipyard
ECONOMIC IMPACT
OVERALL PROJECT ECONOMIC IMPACTS

Greater overall mix of commercial uses at the Shipyard provide approximately:

01  50% more permanent local jobs (total of ±15,500 jobs)

02  56% more construction jobs (total of ±10,700 jobs)

03  $±47M in net general fund revenues—nearly three times that of the 2010 plan

04  $29M annual of tax increment at ultimate build out for affordable housing
NEXT STEPS
AGREEMENTS TO BE AMENDED

01
2010 HPS REDEVELOPMENT PLAN
Establishes legal authority and permitted land uses
Conforming amendments will also be made to the BVHP Redevelopment Plan

02
2010 DISPOSITION & DEVELOPMENT AGREEMENT (DDA)
Grants development rights to FivePoint and requires certain obligations regarding public facilities and community benefits

03
PROJECT DOCUMENTS
Conforming amendments to the DDA Exhibits to reflect the updated master plan
CANDLESTICK POINT & HUNTERS POINT SHIPYARD MASTER PLAN

PROJECT TIMELINE

OUR FUTURE

FALL 2017

AUGUST:
PD&F CAC Subcommittee: Shipyard Master Plan Update

OCTOBER:
Full CAC: Shipyard Master Plan Update & Community Open House

NOVEMBER:
PD&F Subcommittee & Full CAC: Updated Shipyard Parks & Open Space

SPRING 2018

REQUESTING APPROVAL BY OCII COMMISSION, PLANNING COMMISSION, & BOARD OF SUPERVISORS:
Redevelopment Plan
DDA & Associated Exhibits

WINTER 2017

JANUARY:
Community Open House

Formal CAC Subcommittee Presentations
Formal Full CAC Presentation

WINTER 2018/19

REQUESTING APPROVAL BY OCII COMMISSION:
Sub-Phase Application
Start Infrastructure Construction

FALL 2018

REQUESTING APPROVAL BY OCII COMMISSION:
Major Phase Application
Streetscape Master Plan
Signage Master Plan

Crane Icon Design by Dinosoft Labs from the Noun Project
QUESTIONS?