APRIL 2 & 9, 2018
FULL CAC
CANDLESTICK POINT & HUNTERS POINT SHIPYARD
PROJECT UPDATE

THE SHIPYARD & CANDLESTICK
AGENDA

NIGHT #1

INTRODUCTION
HOUSING
LAND USE
D4D
PHASING
TRANSPORTATION
INFRASTRUCTURE
SUSTAINABLE INFRASTRUCTURE
NEXT STEPS

NIGHT #2

NIGHT 1 RECAP
PARKS & OPEN SPACE
DRDAP
COMMUNITY BENEFITS
ECONOMIC IMPACT
JAMESTOWN AMENDMENT
NEXT STEPS
NIGHT #1
LOCATIONS

Shipyard Phase 1
Shipyard Phase 2
Candlestick

CONTEX MAP
Scale: NTS
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

PROJECT TIMELINE

1997
APPROVED!
Hunters Point Shipyard Redevelopment Plan approved

2004
First land transfer to the City

2005
APPROVED!
Shipyard Phase 1 approved

2007
APPROVED!
Board approves CPHPS2 conceptual framework

2008
Prop G passed

2010
APPROVED!
Candlestick Point & Hunters Shipyard 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 Shipyard master plan community outreach commences

2018

OVER 250
Community Meetings

ONGOING MEETINGS
with HPS CAC & Community Outreach regarding project implementation

OUR HISTORY
WHY ARE WE UPDATING THE PLAN?

01 Creating a more integrated community by providing a greater variety of uses, with opportunities for more:
- schools
- research and development spaces
- retail/maker space
- hotel space

02 A more robust and diverse mix of uses has the potential to create more local jobs and generate significantly more general fund revenues.
### Why are we updating the plan? Cont’d

| 03 | Increase the number of potential historical buildings for potential adaptive reuse by preserving the Navy street grid |
| 04 | Re-balancing the number of homes between the Shipyard and Candlestick |
| 05 | Re-imagining and providing more parks and open space |
WHY ARE WE UPDATING THE PLAN? CONT’D

06 Providing a more robust bicycle network and complete network of transit only lanes throughout the site

07 Incorporating best practice green energy and sustainable infrastructure

08 To facilitate the updated plan, authorizing an additional ±2 million square feet of commercial uses to align the DDA with the Redevelopment Plan
WHAT’S THE SAME?

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

02 Commitment to affordable housing at approximately 32%

03 Backbone infrastructure

04 High quality transit service, active transportation options, and robust transportation demand management program
Artist’s rendering conceptual only. Proposed land use is conceptual only.

*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.
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

HOUSING

2018

Shipyard Phase 1
+ Shipyard Phase 2
+ Candlestick

12,100 units
(unchanged from 2010)

Shipyard Phase 2
+ Candlestick

10,672 units
(additional 172 units)

Artist’s renderings are conceptual only. There is no guarantee that the project will be approved, developed or built as shown.
AFFORDABLE HOUSING

2018

3,363 BELOW MARKET RATE homes at Candlestick and The Shipyard

- 2,509 BMR units at Candlestick
- + 835 BMR units at the Shipyard Phase 2
- + 18 BMR units transferred from Shipyard Phase 1

LEGEND

- Alice Griffith Replacement
- Agency
- Workforce
- Market Rate
- * Proposed Senior BMR Housing
- Hunters Point Phase 1 Project Boundary
- Hunters Point Phase 2 & Candlestick Project Boundary
The proposed project is to allow the consolidation of 104 Inclusionary Units into a 100% affordable housing development targeted to low income senior residents:

01 The project would be located in Candlestick Point Sub-Phase CP-02, centrally located adjacent to the retail center, film and arts center, hotel and market rate housing.
Artist's renderings are conceptual only. There is no guarantee that the project will be approved, developed or built as shown.
Current BMR Housing Plan requires the Developer to provide between 5%-20% of units on market rate blocks as inclusionary units serving 80%-100% AMI

Allows the Developer to pursue a standalone Senior BMR development (0-60% AMI)

The proposed plan accelerates the delivery of affordable housing units, and provides a deeper level of affordability by consolidating 104 inclusionary units into one building.
Approximately 104 units would be provided for senior BMR residents:

- 1 Bedrooms, Junior 1 Bedrooms and some 2 Bedroom
- Amenities provided to serve seniors, including storage lockers, a fitness room, a lounge, a multi-purpose room, a library, an additional private open space and a rooftop deck for exclusive use by residents
- Approximately 52 parking stalls provided at no charge

The proposal does not change the total number of BMR units at Candlestick and Hunters Point Shipyard
Currently, where the residential parking ratio is less than 1:1, parking is offered in order of household size, from largest to smallest.

Proposal to give Certificate of Preference (COP) holders the same priority as the largest household size.
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

PROPOSED AMENDMENTS

To facilitate the updated development program, in relation to housing, we need to amend the BMR Housing Plan and DDA to:

01 Approve the transfer of 172 units from Shipyard Phase 1 to Phase 2

02 Approve a Senior BMR project at Candlestick’s “Infield”

03 Approve an updated BMR Housing Plan to identify OCII and Workforce lots

04 Approve Inclusionary and Workforce units parking priority for Certificate of Preference holders
LAND USE
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

PROPOSED SHIPYARD LAND USE

- **3,454** planned residential units
- **255,000** sq ft planned for artist studios & gallery space
- **4.25 MILLION** sq ft of planned office & R&D space
- **50,000** sq ft planned community use
- **401,000** sq ft of planned retail & makerspace
- **410,000** sq ft of planned institutional space
- **120,000** sq ft of planned hotel space
- **250** acres of planned total parks & open space
**SHIPYARD PHASE 2**

**GSF COMPARISON**

<table>
<thead>
<tr>
<th>LAND USE &amp; HOUSING</th>
<th>2010 HPS RDP</th>
<th>2010 DDA</th>
<th>2018</th>
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<tr>
<td>Residential</td>
<td>4,275</td>
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<td>Research &amp; Development</td>
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<td>3,000,000</td>
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<tr>
<td>Retail</td>
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<tr>
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<td>50,000</td>
</tr>
<tr>
<td>Institutional</td>
<td>0</td>
<td>0</td>
<td>410,000</td>
</tr>
</tbody>
</table>

**TOTAL:**

5,430,000  3,430,000  5,501,000*

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* Excluding 71,000 sf Phase 1 transfer, total is 5,430,000 sf
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

SHIPYARD HERITAGE BUILDINGS

LEGEND

- National Registry Building
- To be Studied for Retention, as Required per 2010 Approval
- To be Considered for Adaptive Reuse
- Artist Building
Artist’s renderings are conceptual only. There is no guarantee that the project will be approved, developed or built as shown.
To facilitate the updated development program, in relation to land use, we need to amend the Redevelopment Plan and DDA to:

01 Approve updated land use program, including refinements to allowable uses in the Redevelopment Plan

02 Approve the transfer of up to 71,000 square feet of commercial uses from Shipyard Phase 1 to Phase 2
To facilitate the updated development program, in relation to land use, we need to amend the Redevelopment Plan and DDA to:

04 Approve the future conversion of land uses so as to be able to respond to market trends subject to OCII approval and environmental review

05 Approve the transfer of up to 120,000 square feet of commercial uses to Candlestick so as to be able to respond to market trends (subject to OCII approval and environmental review)
D4D
WHAT IS THE DESIGN FOR DEVELOPMENT (D4D)?

01 Outlines the urban design vision defined by the public realm for the Shipyard and its neighborhoods.

02 Establishes building design standards and guidelines related to building design (height, bulk and mass), private open space, signage and lighting.

03 Design standards are tailored to the specific size of proposed buildings, with additional standards required for larger buildings.
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CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

PROPOSED AMENDMENTS

To facilitate the updated development program, we need to amend the D4D to:

01 Approve new building massing, public realm, signage and lighting standards to the Shipyard

02 Approve design incentives to encourage the adaptive re-use of historic buildings

03 Approve increased building heights in select locations and height decreases in other locations
PROJECT PHASING
CONSTRUCTION ±2018‒2026

CONSTRUCTION ±2023‒2030

CONSTRUCTION ±2021‒2030

CONSTRUCTION ±2019‒2025

CONSTRUCTION ±2019‒2025

CONSTRUCTION ±2023‒2031

Note: All dates are projections and subject to Navy conveyance. 2018 dates refer to construction associated with new artist building.
To facilitate the updated development program, in relation to project phases, we need to amend the Schedule of Performance to:

01 Approve the updated outside dates for the delivery of certain community benefits, including parks and off-site street improvements, to reflect the reduction in the number of major and sub-phases, conveyance of land, and to better align the delivery of improvements to vertical construction.
TRANSPORTATION
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 transportation coordinator to manage real time transportation needs for residents, employees and visitors
Phase 1
±2018–2026

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TRANSPORT
PUBLIC TRANSPORTATION

LEGEND

- HPX
- CPX
- 44 O'Shaughnessy
- 48 Quintara
- 23 Monterey
  MP 1 & 2 only
- 29 Sunset

Proposed Water Taxi
Timing of Water Taxi is to be determined.
Water Taxi Icon Design by Luis Prado from the Noun Project.

Note: All dates are projections and subject to Navy conveyance.
2018 dates refer to construction associated with new artist building. Transit maps are conceptual only.
HUNTERS POINT SHIPYARD PROJECT UPDATE

Phase 2
±2021–2030

LEGEND

- HPX
- CPX
- BRT
- 44 O’Shaughnessy
- 48 Quintara
- 23 Monterey
  MP 1 & 2 only
- 29 Sunset
- Proposed Water Taxi

Timing of Water Taxi is to be determined.

Water Taxi Icon Design by Luis Prado from the Noun Project.

Note: All dates are projections and subject to Navy conveyance. 2018 dates refer to construction associated with new artist building. Transit maps are conceptual only.
PHASE 3
±2023-2031

CANDLESTICK POINT &
HUNTERS POINT SHIPYARD PROJECT UPDATE

INNES AVENUE

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CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

TRANSIT

BICYCLE/PEDESTRIAN

LEGEND

- Blue Greenway
- Class I Shared Path
- Class II Bike Lane
- Class IV Bike Lane
- Buffered From Traffic
- Parks and Open Space Bike Connections
- Off-Site Bike Connections

Note: Bicycle facilities through Shoreline Open Space Area to be designed with corresponding park improvements.
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

TRANSIT
BLUE GREENWAY

01 The project will include 6 miles of the 13 mile Shoreline Trail
02 Connection to downtown

Proposed transit maps are conceptual only.
Map Credit: http://bluegreenway.org/#/about/map/
PROPOSED AMENDMENTS

To facilitate the updated development program, in relation to transportation, we need to amend the Transportation Plan to:

01 Approve updated street locations and cross-sections to align with the Navy street grid and land use program

02 Approve update bicycle network

03 Approve up to two pedestrian/bicycle bridges across Dry Dock 4
To facilitate the updated development program, in relation to transportation, we need to amend the Transportation Plan to:

04 Approve potential addition of a water taxi service

05 Approve enhancements to the Transportation Demand Management Plan: exempting households below 60% AMI from the Eco Pass requirement, the addition of monitoring parking and transportation network company activity to the Transportation Coordinator’s responsibilities, and identifying the reduction of parking ratios as a potential tool to implement should the Project not meet its mode split goals.
THE ECO-GRID
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

INFRASTRUCTURE

the
ECO-GRID

Telecom
Solar Energy & Battery Storage
Recycled Water
Geothermal Heating & Cooling
RECYCLED WATER TREATMENT

Production

Collection

Treatment

Distribution

Re-Use

Proposed infrastructure is conceptual only.
To facilitate the updated development program, in relation to sustainable infrastructure, we need to amend the Redevelopment Plan and Sustainability Plan to:

01 Approve the document in a succinct format that captures all salient and operative information regarding the Project’s sustainability elements

02 Approve potential utility systems such as recycled water, solar and district heating and cooling
To facilitate the updated development program, in relation to public utilities, we need to amend the Infrastructure Plan to:

01 Approve updated street locations and cross sections to align with the land use program and Navy street grid

02 Approve updated design criteria to reflect updated sea level rise projections
NEXT STEPS
AGREEMENTS TO BE AMENDED

01
2010 HPS & BVHP REDEVELOPMENT PLAN
Establishes legal authority and permitted land uses

Conforming amendments will also be made to the BVHP Redevelopment Plan

02
PHASE 1 & 2 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

- BMR Housing Plan
- Community Benefits Plan
- D4D
- DRDAP
- Financing Plan
- Infrastructure Plan
- Parks & Open Space Plan
- Schedule of Performance
- Sustainability Plan
- Transportation Plan
COMMUNITY OUTREACH

2017
- AUG 2017: HPS CAC Planning, Development & Finance (PDF) Subcommittee
- OCT 2017: Community Open House No. 1

2018
- NOV 2017: HPS CAC PDF Subcommittee & Full CAC re: parks and open space
- JAN 2018: Community Open House No. 2
- FEB 2018: HPS CAC PDF Subcommittee

MAR 2018
- HPS CAC Business & Employment Subcommittee
- HPS CAC Housing Subcommittee
- Parks, Recreation & Open Space Advisory Committee re: parks and open space
- Recreation and Park Commission re: parks and open space
- SFMTA Policy and Governance Subcommittee
- OCII Commission
- Historical Preservation Commission
- Planning Commission
Candlestick Point & Hunters Point Shipyard Project Update

Action to Be Taken

Approval of Amendments to Redevelopment Plans, DDA & Projects Documents by:

01 Full CAC
   April 9, 2018

02 OCII Commission
   April 17, 2018

03 Planning Commission
   (Redevelopment Plans & D4D Only)
   April 26, 2018
Approval of Amendments to Redevelopment Plans, DDA & Projects Documents by:

04  SFMTA  
(Transportation Plan Only)  
May 1, 2018

05  Board of Supervisors  
(Redevelopment Plan & Project Documents Only)  
June 2018
Full CAC, April 9, 2018:

Recommendation of approval for amendments to:

- HPS & BVHP Redevelopment Plans
- 7th Amendment to the Phase 1 DDA
- 3rd Amendment to the Phase 2 DDA:
  - BMR Housing Plan
  - Community Benefits Plan
  - DRDAP
  - Financing Plan
  - Infrastructure Plan
  - Parks and Open Space Plan
  - Schedule of Performance
  - Sustainability Plan
  - Transportation Plan
- D4D
THANK YOU