AGENDA

ACTIONS TO BE TAKEN

PROJECT BACKGROUND

HPS & BVHP PLAN

AMENDMENTS

HPS DESIGN FOR DEVELOPMENT (D4D)
LOCATIONS

Candlestick Point & Hunters Point Shipyard

Shipyard Phase 1

Shipyard Phase 2

Candlestick

CONTEXT MAP
Scale: NTS
01 General Plan Amendments

Amendments to the Hunters Point Shipyard Area Plan
  • Revising text regarding previously proposed stadium
  • Revising maps regarding previously proposed stadium

Amendments to the Candlestick Hunters Point Sub-Area Plan
  • Revising boundaries of all maps
  • Conforming changes to all maps throughout the GP

02 Planning Code Amendments

Revising boundaries of the Candlestick Point Activity Node SUD and the CP Height and Bulk Districts
03 Findings of General Plan Consistency
Hunters Point Shipyard Redevelopment Plan Amendment
Bayview Hunters Point Redevelopment Plan Amendment

04 Approval of Hunters Point Shipyard Phase 2 Design for Development (D4D)
PROJECT BACKGROUND
**Land Uses**

Increase diversity of uses:
- Increase R&D/office uses
- Increase retail uses
- Add hotel and makerspace uses
- Maximize housing entitlement

Potential shift in commercial sf from HPS2 to Candlestick
- Approval path created to allow for changes in market conditions
Street Grid and Block Development Plan

- Re-envisioned to align closer to existing historic layout of Shipyard
- Designed by Adjaye Associates

Heritage Buildings

Increase potential to retain certain structures
- Parks and Open Spaces: Re-imagine layout and increase acreage

Green Energy and Sustainable Infrastructure

“Eco-grid” potential
CANDLESTICK POINT & HUNTERS POINT SHIPYARD

2010 HPS2 VARIANTS
NOTES:
1. GROUND FLOOR NEIGHBORHOOD RETAIL / MAKER SPACE IS ALLOWED PER REDEVELOPMENT PLAN.
2. TO THE EXTENT PERMITTED BY THE HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN AND UNDERLYING SITE CONDITIONS, INSTITUTIONAL USES MAY BE DEVELOPED ON ANY BLOCK WITHIN HUNTERS POINT SHIPYARD.
3. HATCHING INDICATES MULTIPLE LAND USES PERMITTED.
4. GREATER DETAIL FOR SPECIFIC LAND USES IS SHOWN IN APPROVED SUB-PHASES (CP-01 THROUGH CP-04).
5. BLOCK 36B IS THE CURRENTLY IDENTIFIED LOCATION FOR THE FIRE STATION LOT, SUBJECT TO CHANGE PURSUANT TO THE DDA.
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April 05, 2018

Residential Density I
Residential Density II
Residential Density III
Residential Density IV
Artist
Commercial
Infrastructure / Utility
Parking
Community Use
Retail
Hotel
Performance Venue
## CANDLESTICK POINT & HUNTERS POINT SHIPYARD

# UPDATED CP/HPS2 DEVELOPMENT PROGRAM

### LAND USE & HOUSING

<table>
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<tr>
<th></th>
<th>2010</th>
<th>2018</th>
<th>CHANGE</th>
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<tr>
<td>Residential</td>
<td>10,500</td>
<td>10,672</td>
<td>+172</td>
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<tr>
<td></td>
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<td></td>
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<tr>
<td>Park &amp; Open Space</td>
<td>327.0</td>
<td>337.7</td>
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<tr>
<td>Commercial</td>
<td></td>
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<tr>
<td>Artist Studio</td>
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<td>255,000</td>
<td>0</td>
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<tr>
<td>Community Use</td>
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<td>100,000</td>
<td>0</td>
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<tr>
<td>FAC / Performance Venue</td>
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<td>75,000</td>
<td>0</td>
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<tr>
<td>Institution</td>
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<td>R&amp;D Office</td>
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<tr>
<td>Regional Retail</td>
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<tr>
<td>Neighborhood Retail</td>
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<td>351,000</td>
<td>+101,000</td>
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<tr>
<td>Maker Space</td>
<td>0</td>
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<td><strong>TOTAL:</strong></td>
<td>6,615,000</td>
<td>6,686,000</td>
<td>+71,000</td>
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i. Transfer of entitlements from Phase 1

ii. 2010 CPHPS2 DDA only authorized 3,150,000 SF

### Notes:
- Changes are calculated as post-Phase 1 and include entitlements transfer.
- SF stands for square feet.
PLAN AMENDMENTS
1997
APPROVED!
HPS Redevelopment Plan approved

2004
First land transfer to the City

2005
APPROVED!
HPS Phase 1 approved

2008
Prop G passed

2010
APPROVED!
CP/HPS2 approved

2013
HPS Phase 1 groundbreaking

2015
AG groundbreaking & CP Stadium demo

2016
Prop O passes

Northside Park design community outreach

2017
Updated HPS2 master plan community outreach commences

2018
TODAY
CANDLESTICK POINT & HUNTERS POINT SHIPYARD
Amendments Include:

- **Land Use Districts:** names changes to match Shipyard Phase 2 vision

- **Land Use Definitions:** adjustments and additions to match vision

- **Land Use Entitlement:** adjustments within caps to permit a more diverse land use mix + allows conversion of square footage between different commercial land uses

- **Transfer of R&D to Candlestick:** 118,500 SF of R&D/Office uses may be transferred from Shipyard Phase 2 to Candlestick (BVHP Zone 1)
Amendments Include:

• **Land Use Entitlement**: allows conversion of square footage between different commercial land uses

• **Transfer of R&D to Candlestick**: 118,500 SF of R&D/Office uses may be transferred from Shipyard Phase 2 to Candlestick (BVHP Zone 1)

• **Jamestown Parcel**: shift of a parcel not owned by Developer from Zone 1 (OCII jurisdiction) to Zone 2 (SF Planning jurisdiction)
• An integrated community with a robust and diverse mix of uses
• Increasing the potential for the adaptive re-use of historic buildings by re-instating the Navy street grid
• Re-imagining parks and open space with a stronger focus on gathering places
DESIGN FOR DEVELOPMENT
HUNTERS POINT SHIPYARD PHASE 2 DESIGN FOR DEVELOPMENT

VISION HISTORY

The Hunters Point Shipyard has a rich tapestry of materials, scales, and narratives dating primarily from US naval heritage. By enhancing the visibility of these elements, future residents will experience a layered narrative that enriches contemporary life and extends the Bayview neighborhood. Drawing from such a wide range of characteristics allows the development to capitalize on features that are irreplaceable.
VISION THE SHIPYARD TODAY
The waterfront site draws just as much from the shoreline as it does the built artifacts. The drydocks are significant design features that pull the shoreline into the future development allowing for active engagement with the waterfront.

Drydock 4 currently serves as a strong division between the land masses flanking it. Through careful interventions in and around this drydock, it should be transformed into a gateway serving the two communities on either side – two pedestrian bridges extend the street network, providing not only a seamless functional connection, but also a visual marker between the zones.

The overall distribution of program across the site will require a careful balancing act. It is essential that each designed urban space be active throughout the day, which requires a mixing of program.

The project encourages best practices with regards to site remediation and environmental resiliency.
VISION EMBRACE THE LEGACY, AUTHENTICITY, AND UNIQUE CHARACTER OF THE SHIPYARD
VISION  EMBRACE THE LEGACY, AUTHENTICITY, AND UNIQUE CHARACTER OF THE SHIPYARD
VISION
CREATE A MODEL FOR CITY-MAKING THAT CONTINUES
SAN FRANCISCO’S LEGACY OF DISTINCT NEIGHBORHOODS
1. Green Room
2. Water Room
3. Pedestrian Allée
4. Waterfront Open Space
5. Artists’ Studio / Makerspace
6. Transit Center
7. Pedestrian Connection to/from Hilltop
8. Hilltop View to the Bay

Existing Buildings
The design for development includes development standards that relate to:

- Building Height
- Building Setbacks
- Mid-block Breaks
- Architectural Controls
- Private Open Space
- Signage
- Lighting

**4.4.1 Building Height**

Maximum height requirements are established for all development blocks, as illustrated in Figure 4.4c.
4.5A Architectural Controls by Building Scale

FC

4.6.1 Façade Composition

All Buildings

S

M

L

XL

Apply two [2] Façade Compositions:
See Page 70

FC1 Façade Modulation

FC2 Façade Articulation

FC3 FEN Estimation

FC4 Material/Color

BM

4.7.1 Bulk and Massing

Max. Plan Length

<150’

S

L

M

XL

No Bulk and Massing Approaches or Building and Public Realm Enhancement Measures Required

Max. Plan Length

>150’

Apply one [1] Bulk and Massing Approach:
See Page 81

BM1 Significant Breaks

BM2 Upper Floor Stepbacks

BM3 Façade Variation

BE/PE

4.8.1 Building and Public Realm Enhancements

Floor Plate:

<70,000 SF

M

Apply at least one [1] Building or Public Realm Enhancement Measure (BE/PE)

Floor Plate:

70,000-100,000 SF

L

Apply Option L1
Apply at least three [3] Building Enhancement Measures (BE) or Option L2
Apply at least one [1] Building Enhancement Measure (BE)
Apply at least one [1] Public Realm Enhancement Measure (PE)

Floor Plate:

>100,000 SF

XL

Apply Option XL1
Apply at least four [4] Building Enhancement Measures (BE) or Option XL2
Apply at least two [2] Building Enhancement Measures (BE)
Apply at least one [1] Public Realm Enhancement Measure (PE)

Building Enhancement Measures (BE):
See Page 88

BE1 Apply one [1] Additional Bulk and Massing Approach

BE2 Orient Private Courtyards and/or Atria onto a Public Right-of-Way or MBB

BE3 Visual and Physical Access to Interior Courtyard/Atrium

BE4 24/7 Access to Open Space

BE5 Reduction in Floor Plate Area of Upper Floors

BE6 Expressive Entrance

BE7 Increased Transparency

BE8 Distinct Corner Architecture Feature

BE9 Roof Expression

BE10 Additional Active Entries

BE11 Additional Ground Floor Activation

Public Realm Enhancement Measures (PE):

PE1 Public Access through the Building

PE2 Public Access through Open Space Connections
BUILDING DESIGN STANDARDS

Zoning: Commercial
Lot Area: 83,017 SF
Developable Area:
- 0'-40': 100%
- 41'-95': 90%
- 96'-120': 80%
Gross Floor Area: 415,082
Setback: 0' (Zone 1), 0'-5' (Zone 2)
Plan Length: 363'
Number of Stories: 5
Building Height: 40' Min / 85' Max
Street Wall: 85%/60'
FAÇADE COMPOSITION (FC), PICK TWO
FC1. Façade Modulation Strategies
FC2. Façade Articulation Strategies
FC3. Fenestration Strategies
FC4. Material / Color Strategies

BULK AND MASSING (BM)
BM1. Significant Building Breaks
BM2. Upper Floor Stepbacks
BM3. Façade Variation (pick two)
- Façade Modulation
- Façade Articulation
- Fenestration/ Transparency
- Material Color

BUILDING ENHANCEMENT (BE)
BE1. Apply One [1] Additional Bulk/Massing Control
BE2A. Orient Private Courtyards and/or Atria Onto a Public ROW or MBB (Per Street Fronting Elevation)
BE2B. Orient Private Courtyards and/or Atrium Onto a Public ROW or MBB (Multiple Street Fronting Elevations)
BE3. Provide Visual Access to Interior Courtyard and/or Atrium
BE4. Permanently Open Public Access to Open Space
BE5. Reduction in Floor Plate Area of Upper Floors
BE6. Expressive Entrances
BE7. Increased Transparency
BE8. Distinct Corner Architectural Feature
BE9. Roof Expression
BE10. Additional Active Entries
BE11. Additional Ground Floor Activation

PUBLIC REALM ENHANCEMENT (PE)
P.E1. Public Access Through the Building
PE2. Public Access though Open Space Connection

COMMERCIAL
HUNTERS POINT SHIPYARD PHASE 2 DESIGN FOR DEVELOPMENT

STANDARDS EXAMPLE

4.6 Façade Composition Cont’d

APPLICATION

Façade Modulation

The Façade is subdivided into “bays” that protrude or recess from a building plane. Such breaks may articulate a programmatic or structural characteristic of the building. See Figure 4.6f.

4.6 Façade Composition Cont’d

APPLICATION

Façade Modulation

Façade Modulations shall include plan shifts in the Façades, expressions of Building Projections, and other strategies that provide for the scale of the entire building. Double skins and structural expressions are also included in this category as well as other strategies that provide visual interest and depth that is recognizable from a distance. Plan shifts shall be determined by the location of the building floor slabs.

4.7 Bulk and Massing Cont’d

APPLICATION

Significant Breaks

Significant Breaks shall be in the form of vertical interruptions within the Façade plane. Such breaks may articulate the presence of openings in a building. Significant Breaks shall be in the form of vertical interruptions within the Façade plane. Such breaks may articulate the presence of openings in a building. A break may extend to grade. Significant Breaks shall be in the form of vertical interruptions within the Façade plane. Such breaks may articulate the presence of openings in a building. A break may extend to grade.

4.8 Building and Public Realm Enhancements

APPLICATION

Building Fenestration strategies

Successful fenestration strategies stand out as a central component or feature of a building’s enclosure. Such strategies strengthen the expression of Daylight, Transparency, and Rhythm. The Façade is divided by horizontal subdivisions which project forward or recess from the plane. These divisions may or may not be expressed vertically or in different materials. Façade design that accentuates a change or interruption in the architectural rhythm to a building and/or building plane. Such breaks may articulate a programmatic or structural characteristic of the building. See Figure 4.8h.

APPLICATION

Building Public Realm Enhancements

Public Realm Enhancement Measures

The following are a non-exhaustive list of Façade Modulation strategies:

- Bay Window
- Glazed Atrium at the façade
- Window Wall
- Or Similar

APPLICATION

Building Public Realm Enhancements

Public Access through Open Space Connection

Public Access through Open Space Connection

For Ground Floor Zones 1 and 2, provide a total of two (2) Active Ground Floor Units. See PE1. For Ground Floor Zones 1 and 2, provide a total of two (2) Active Ground Floor Units. See PE1. For Ground Floor Zones 1 and 2, provide a total of two (2) Active Ground Floor Units. See PE1. For Ground Floor Zones 1 and 2, provide a total of two (2) Active Ground Floor Units. See PE1.

APPLICATION

Building Public Realm Enhancements

Public Access through Open Space Connection

Public Access through Open Space Connection

For Ground Floor Zones 1 and 2, provide a total of two (2) Active Ground Floor Units. See PE1. For Ground Floor Zones 1 and 2, provide a total of two (2) Active Ground Floor Units. See PE1. For Ground Floor Zones 1 and 2, provide a total of two (2) Active Ground Floor Units. See PE1. For Ground Floor Zones 1 and 2, provide a total of two (2) Active Ground Floor Units. See PE1.
RIJINSTRAAT 8
the Hague, the Netherlands

Floorplate - Atrium
Height

Apparent Face - Vertical Change
Horizontal Change
Eye-Level View

RIJINSTRAAT 8
the Hague, the Netherlands

STEP 1. APPLY: DEVELOPMENT BLOCK COVERAGE STANDARDS, HEIGHT REGULATIONS, BUILDING SETBACKS, MAXIMUM PLAN LENGTH

Development Block Coverage:
Non-Residential: 65% above 40 ft
(Required: ≤ 90% above 40 ft)

STEP 2. FACADE LENGTH
Plan Length > 150 feet
For all facades in this development, apply one of the Bulk/Massing Strategies

STEP 3. BULK/MASSING STRATEGIES

STEP 4. FLOORPLATE SIZE
97,500 sf above 40 ft - Medium Building Floorplate

ADDITIONAL BULK/MASSING STRATEGIES APPLIED
- Face private courtyards and atria onto a public ROW or MB
- Extend Atria/Courtyards to the Ground Floor
- Increased Transparency
- Open Space access to interior courtyard and/or atrium
- Public Access through the Building

Not Compliant
Open Space does not open to sky

Facade 1 (460 ft)
Facade Variation: Vertical Variations
- Fenestration/Transparency
- Material/Color

Facade 2 (275 ft)
Facade Variation: Horizontal Variations
- Fenestration/Transparency
- Facade Modulation

Not Compliant
Only two different apparent faces / three required

Additional information:
- Maximum Plan Length: 460 ft
- No significant break for the 500 ft facade (Required: ≥25 ft significant break for facade ≥ 400 ft)
- Private Common Open Space with access to opposite side, but not open to sky
- Private Common Open Space
- Face private courtyards and atria onto a public ROW or MB
- Extend Atria/Courtyards to the Ground Floor
- Increased Transparency
- Open Space access to interior courtyard and/or atrium
- Public Access through the Building

If adjusting facade composition on Facade 2 to comply with standards
If extending the private common open space all the way to the roof

Not Compliant
Open Space does not open to sky
If extending the private common open space all the way to the roof
Artists renderings are conceptual only. There is no guarantee that the project will be approved, developed or built as shown. Retention subject to further study.
APPENDIX
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 re: transportation & eco-district

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

APRIL 2018
APPROVED!
HPS Full CAC
APPROVED!
OCII Commission
SHIPYARD PROJECTED PHASING

Note: All dates are projections and subject to Navy conveyance. 2018 dates refer to construction associated with new artist building.
Approximately 50,000 sq ft of planned community use.

Approximately 410,000 sq ft of planned institutional space.

Approximately 240 acres of planned total parks & open space.

Approximately 401,000 sq ft of planned retail & makerspace.

Approximately 4.25 million sq ft of planned office & R&D space.

Approximately 255,000 sq ft planned for artist studios & gallery space.

Approximately 120,000 sq ft of planned hotel space.

3,454 planned residential units.

Approximately 120,000 sq ft of planned hotel space.

Artist’s rendering conceptual only.
Proposed land use is conceptual only.
CANDLESTICK POINT & HUNTERS POINT SHIPYARD

AFFORDABLE HOUSING

2010 & 2018

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

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
**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.**

*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.*
Note: Bicycle facilities through Shoreline Open Space Area to be designed with corresponding park improvements.