MARCH 21, 2018
HISTORIC PRESERVATION COMMISSION
CANDLESTICK POINT & HUNTERS POINT SHIPYARD
PROJECT UPDATE
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INTRODUCTION
PROJECT VISION
ADAPTIVE REUSE
NEXT STEPS
QUESTIONS?
CANDLESTICK POINT & HUNTERS POINT SHIPYARD PROJECT UPDATE

PROJECT TIMELINE

OUR HISTORY

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

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

A more robust and diverse mix of uses that has the potential to create more local jobs and generate significantly more general fund revenues

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

Rebalancing the number of homes over the Shipyard and Candlestick
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
Artist’s rendering conceptual only. Proposed land use is conceptual only.

PROPOSED
SHIPYARD LAND USE

LEGEND

- Residential Density I
  Townhomes
- Residential Density II
  Multi-Story Flats
- Residential Density IV
  High Rise
- 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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PROPOSED SHIPYARD LAND USE

Approximately 50,000 sq ft of planned community use

Approximately 410,000 sq ft of planned institutional space

Approximately 401,000 sq ft of planned retail & makerspace

Approximately 240 acres of planned total parks & open space

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

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

Approximately 120,000 sq ft of planned hotel space

3,454 planned residential units

Approximately 410,000 sq ft of planned retail & makerspace

Artist’s rendering conceptual only. Proposed land use is conceptual only.
Note: All dates are projections and subject to Navy conveyance. 2018 dates refer to construction associated with new artist building.
PROJECT VISION
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PROJECT VISION
"I have great respect for the past. If you don't know where you've 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, and I do my best to be completely centered at the place I'm at, then I go forward to the next place."

Maya Angelou
PROJECT VISION

01 Embrace the legacy, authenticity, and unique character of the Shipyard as we look to the future

02 Create a model for city-making that continues San Francisco’s legacy of distinct neighborhoods
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PHOTO COURTESY OF MARK DEFOE AT HELIPHOTOS@MCHSI.COM

Adjaye Associates

HUNTERS POINT SHIPYARD

17

1948-1971

CURRENT

2002
01: VISION

Draw cues from the scale and craft of the Shipyard’s heritage uses to preserve its unique identity.

Evolve the history of human ingenuity at the site with exemplary measures of large-scale sustainability.

Embrace the maritime topography of the Shipyard to define the character of the public realm.
02: VISION

Rebuild the Shipyard as a cultural and economic engine for Bayview Hunters Point

Establish residential neighborhoods with a variety of housing typologies to create diverse urban life and active streetscapes

Provide retail uses that activate the streetscape and amenities that build community
Create office and R&D workplaces that perpetuate San Francisco’s preeminence in the global innovation economy

Invigorate the Artistic Cultural District
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Registered Landmarks

Legend:
- National Registry Building
- To be Studied for Retention, as Required per 2010 Approval
- To be Considered for Adaptive Reuse
- Artist Building
1. Building 813
2. Building 351
3. Building 411
4. Building 231
5. Building 253
6. Building 101
ADAPTIVE REUSE PRECEDENTS
ADAPTIVE REUSE PRECEDENTS

FACTORY HALL, BOBINGEN
FLORIAN NAGLER

BUILDING 411, HUNTERS POINT

PACE GALLERY, BEIJING  GLUCKMAN MAYNER

FACTORY HALL, BOBINGEN
FLORIAN NAGLER

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MoDERn INDUSTRIAL INTERIoRS

FACTORY HALL, BOBINGEN  FLORIAN NAGLER
ADAPTIVE REUSE PRECEDENTS
ADAPTIVE REUSE PRECEDENTS

BUILDING 253, HUNTERS POINT WATERFRONT

RIBEIRA DO PORTO, PORTUGAL WATERFRONT
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BUILDING 411

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

Retention subject to further study.
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Retention subject to further study.
4.0 USER GUIDE TO APPLY BUILDING DESIGN STANDARDS & GUIDELINES BASED ON FLOOR PLATE SIZE

01 Apply Standards*
All buildings are required to meet standards as applicable.

02 Determine Further Requirements for Bulk and Massing
Measure maximum building plus length and floor plate to determine whether further requirements for bulk and massing are required.

03 Determine and Apply Additional Enhancement Measures as Required
For M, L, or XL buildings, apply at least one Public Realm Enhancement Measure (PM). For L and XL buildings, select either Option 1 or 2.

Building Design

4.0 USER GUIDE TO APPLY BUILDING DESIGN STANDARDS & GUIDELINES

01 Apply Standards*
All buildings are required to meet standards as applicable.

02 Determine Further Requirements for Bulk and Massing
Measure maximum building plus length and floor plate to determine whether further requirements for bulk and massing are required.

03 Determine and Apply Additional Enhancement Measures as Required
For M, L, or XL buildings, apply required amount of Enhancement Measures (4.1.7.S5)

For L or XL buildings, apply at least one bulk and massing strategy (4.1.7.S4)

All buildings may apply more Standards & Guidelines

Definitions

“Adaptive Reuse”
Reuse or renovation of an existing structure in part or whole, in a manner that maintains the essence and character-defining building elements of the existing structure.

“Character-Enhancing Structures”
Buildings or structures that may be adaptively reused to enhance the character and sense of place. As shown in Figure 4.1bx. Detailed information regarding the specific designations of National Register Buildings and others to be studied or considered for retention can be found in the companion documents.

Intent
There are a number of buildings not recognized on the National Register of Historic Places that reflect historic development patterns of the Hunters Point Shipyard and provide visual interest, cohesion, and a distinct sense of the history of the site. As such, the following standards are intended to encourage the retention of these character-enhancing structures while allowing greater change when they are included as part of a larger development project.

Definitions

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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 and D4D to reflect the updated master plan
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COMMUNITY OUTREACH

AUG 2017
HPS CAC Planning, Development & Finance (PDF) Subcommittee

NOV 2017
HPS CAC PDF Subcommittee & Full CAC re: parks and open space

OCT 2017
Community Open House No. 1

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

Recreation and Park Commission re: parks and open space

SFMTA Policy and Governance Subcommittee

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