

HUNTERS POINT SHIPYARD (HPS) REDEVELOPMENT PLAN AMENDMENT

SUMMARY

The proposed 2018HPS Redevelopment Plan amendment (Plan Amendment) primarily focuses on the reduction of R&D/office uses currently authorized under the Plan by approximately 730,000 square feet, to 4.265million square feet, with accompanying increases to, or addition of new, commercial uses, including retail, hotel and institutional uses, which maintaining an overall level of nonresidential development of 5,501,000 square feet. The Plan Amendment also allows adjustment to specified land use square footages, and conversion to other permitted land uses within the Plan area, subject to OCII Commission approval and maintenance of the overall 5.501M square-foot cap. In addition, the Plan Amendment allows reduction of research and development/office square footage at HPS Phase 2 and transfer of the reduction to Zone 1 of the BVHP Project Area, subject to OCII Commission approval and any necessary environmental review. Other amendments include clarification on private infrastructure, land use definitions (including addition, revision and deletion) to align with the updated development program, applicability of new city regulations (as they relate to cannabis and short term accommodation) and the art fee.

DETAILED AMENDMENT OVERVIEW

Development program updated to reflect 2018 revised development proposal (Updated Program):

	2010		2018	
Maximum Dwelling Units in Plan Area	5,875	UNITS	5,875	UNITS
Proposed Dwelling Units	4,275	UNITS	3,454	UNITS
Artist Studio	255,000	SF	255,000	SF
Community Use	50,000	SF	50,000	SF
Institutional	0	SF	410,000	SF
Hotel	0	SF	120,000	SF
R&D Office	5,000,000	SF	4,265,000	SF
Retail	125,000	SF	401,000	SF
	5,420,000	SF	5,501,000	SF

Amendments to the HPS Redevelopment Plan include:

§II.A Objectives

- Deleted “provide the opportunity to build a state of the art sports facility”
- Added “position the Project Area at the vanguard of technology development and production as well as associated labor markets. Accommodate new, emerging, and unforeseen uses not specifically identified herein.”
- Amended “Provide sufficient flexibility in the development of real property within the Project Area to respond readily and appropriately to market connections and innovations.”
- Added “provide opportunities and support for privately owned “eco-district” utility infrastructure than helps achieve community and ecological priorities within the Project Area.”

§II.B.1 Land Use Districts

- Clarified language regarding permitted private infrastructure, including the eco-district, and identification of such private infrastructure and accessory components as Principal or Secondary Uses, or accessory to other Principal Uses.
- Amended names of Districts to align with the Design for Development (D4D)
 - Shipyard North Residential District → North Shoreline District
 - Shipyard Village Center Cultural District → Village Center District
 - Shipyard Research & Development District → Wharf District
 - Shipyard South Multi-Use District → Warehouse District
 - Shipyard Shoreline Open Space District → Parks & Open Space District

§II.B.2-7

- Grammatical clean-up where appropriate
- Deleted permitted uses that are not a defined Use e.g. public restroom, picnic and BBQ facilities, information kiosks and shade structures, passive recreation, plazas and promenades, wetland restoration, maintenance facilities, visitor parking etc.) (all are accessory structures to other permitted Uses)

§II.B.2 Hunters Point Hill Residential District

- Prohibited Use
 - added Cannabis-Related Uses

§II.B.3 North Shoreline District [formally Shipyard North Residential District]

- Principal Use
 - added Post-Secondary Intuition (previously secondary use)
 - deleted exclusion on on-site dry cleaning plant on Dry Cleaning Facility
- Secondary Use
 - added Maker Space
- Prohibited Use
 - added Cannabis-Related Uses

§II.B.4 Village Center District [formally Shipyard Village Center Cultural District]

- Principal Use
 - deleted exclusion on on-site dry cleaning plant on Dry Cleaning Facility
 - added Maker Space
 - replaced Health services with Medical Services

§II.B.5 Wharf District [formerly Shipyard Research & Development District]

- Deleted restriction on limited residential units to 440 units; differing densities under the revised D4D may allow additional number of units, but only on areas of the District that are consistent with earlier-permitted locations for residential use .
- Principal Use
 - added Hotel, Regional Retail Sales and Services, health club, fitness, gymnasium or exercise facility, Grocery Store and Maker Space
 - amended Neighborhood Retail Sales & Services to increase threshold to 12,000 sf tenancy size

- deleted exclusion on on-site dry cleaning plant on Dry Cleaning Facility and Fire Station (included within definition of Community Use)
- added restrictions regarding sensitive land uses to uses that emit toxic air contaminants
- Secondary Uses
 - added Service station

§II.B.6 Warehouse District [Formerly Shipyard South Multi-Use District]

- Deleted reference to stadium option from District objectives.
- Principal Use
 - deleted Athletic and Recreational Facility Uses
 - added Amusement Enterprise, Performance Arts, Hotel, Regional Retail Sales and Services, Grocery Store, Maker Space, health clubs, fitness, gymnasium, or exercise facilities, Recycled Water Treatment Facility, geothermal borefields and Internet Service Exchange; Park, Public Recreation and marina-related facilities.
 - deleted exclusion on on-site dry cleaning plant on Dry Cleaning Facility
 - clarified restrictions regarding sensitive land uses to uses that emit toxic air contaminants
- Secondary Use
 - Added service station
 - Deleted Post-Secondary School

§II.B.7 Parks & Open Space District [formally Shipyard Shoreline Open Space District]

- Principal Use
 - Added Park, Public Recreation, open air marketplace, Community Use, Performance Arts and Geothermal Borefields.

§II.B.8 Environmental Restrictions

- Update and identify which Navy Parcels have been issued Final Records of Decision since last plan amendment.

§II.C.3 Stadium Parking

- Deleted section.

§II.D.1(c) Permitted New City Regulations

- Added that the City Municipal Code (excluding Planning Code provisions) and related regulations as they apply to Cannabis-Related Uses are permitted New City Regulations.
- Added that City Municipal Code (excluding Planning Code provisions) and related permitting program as they apply to Short Term Rentals are permitted New City Regulations

§II.D.3 Limitation on the Number of Dwelling Units

- Deleted reference to stadium scenario
- Added clarifying language that CP, HPS1 & HPS2 cannot exceed 12,100 without prior OCII approval and environmental review.

§II.D.4 Limitation on Type, Size, and Height of Buildings

- Added language to allow for the adjustment to specified square footages of permitted land uses and also conversion to other permitted uses, subject to OCII Commission approval (including

attendant environmental review); and that the total square footage does not exceed the Shipyard project cap.

- Added language to allow for the reduction of research and development/office square footage at HPS Phase to and transfer of the same amount to Candlestick Point Zone 1, subject to OCII Commission approval (including attendant environmental review); and that the transferred square footage does not exceed 118,500 square feet.

§II.D.6 Development Fees and Exactions

- Added language to allow public art installed and maintained via funds from the Arts Fee to be located at either Shipyard or Candlestick.

§III.E. Retention-Rehabilitation

- Removed reference to Building 813 being a building required to be retained; however still contemplated for potential adaptive re-use.

§VII. Added cross reference to deviations from certain development control as allowed in the D4D

§ XI. Definitions

- Added definitions:
 - 2018 Plan Amendment Date, Battery Storage System, Cannabis-Related Use, Institutional Use, Maker Space, POPOS, Recycled Water Treatment Facility, Short-Term Rental, Stormwater Best Management Practice and Telecommunications/Fiber System.
- Amended definitions
 - Accessory Use, District Heating and Cooling Facility, Neighborhood Retail Sales & Services, Office, and Regional Retail Sales and Services.
- Deleted definitions:
 - Medical Cannabis Dispensary

Maps

- Replaced to reflect updated grid/street/block structure of master plan

Attachment B: Authorized Public Improvements

- Added language regarding public improvements connected to private sustainability (e.g. eco-district) infrastructure