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APRIL 10, 2018  
SFMTA CITIZENS' ADVISORY COUNCIL  
OPERATIONS & CUSTOMER SERVICE COMMITTEE  
CANDLESTICK POINT & HUNTERS POINT SHIPYARD  
PROJECT UPDATE

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**THE SHIPYARD  
&  
CANDLESTICK**

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# AGENDA

## INTRODUCTION

PROJECT TIMELINES  
WHY WE'RE HERE  
UPDATES

## MASTER PLAN

PHASING  
LAND USE

## TRANSPORTATION PLAN

TRANSIT IMPROVEMENTS  
BICYCLES/PEDESTRIAN  
TRANSPORTATION DEMAND MANAGEMENT  
TRANSIT CENTER  
OFF-SITE IMPROVEMENTS

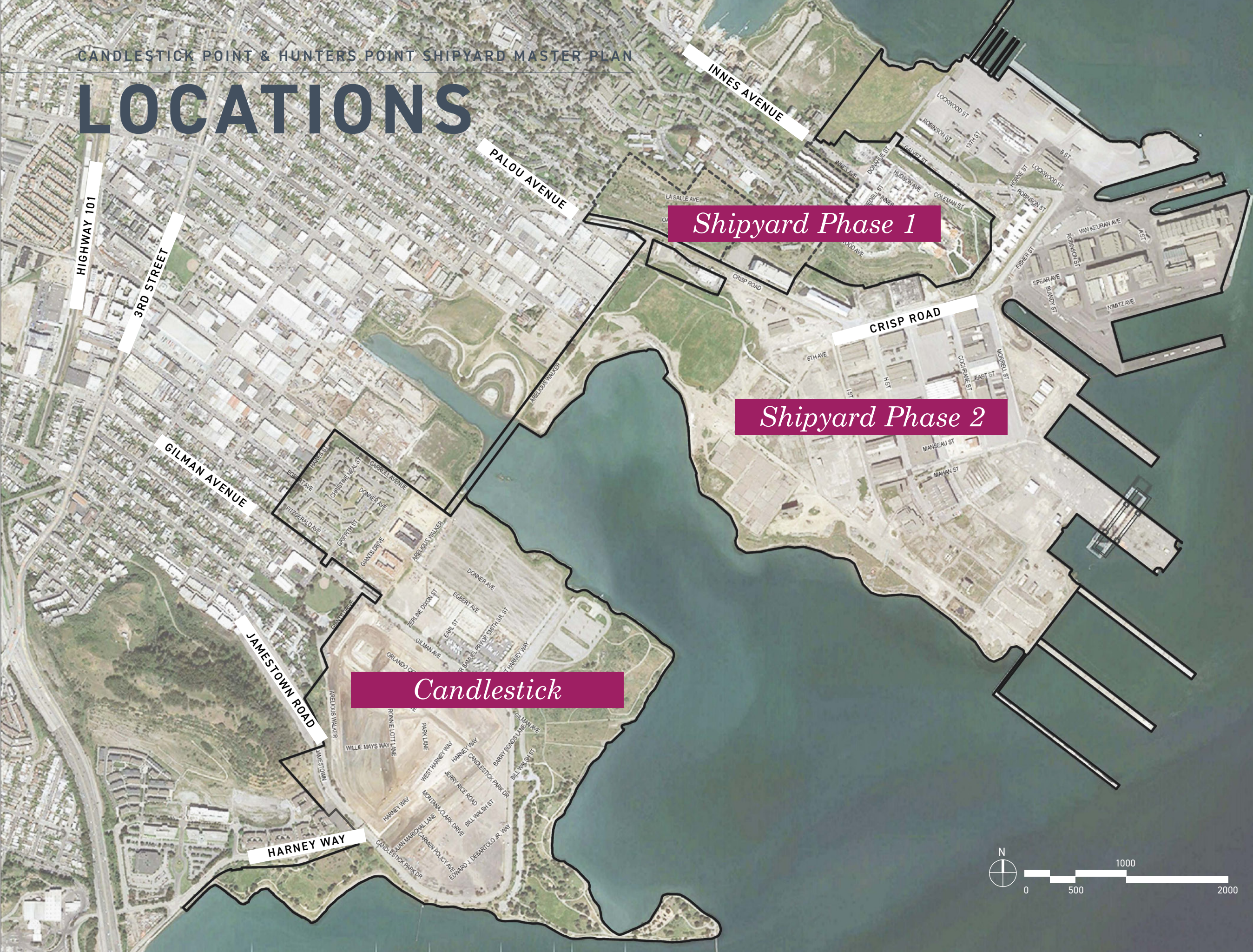
## FISCAL ANALYSIS

## NEXT STEPS

## QUESTIONS?



# LOCATIONS



*Shipyards Phase 1*

*Shipyards Phase 2*

*Candlestick*

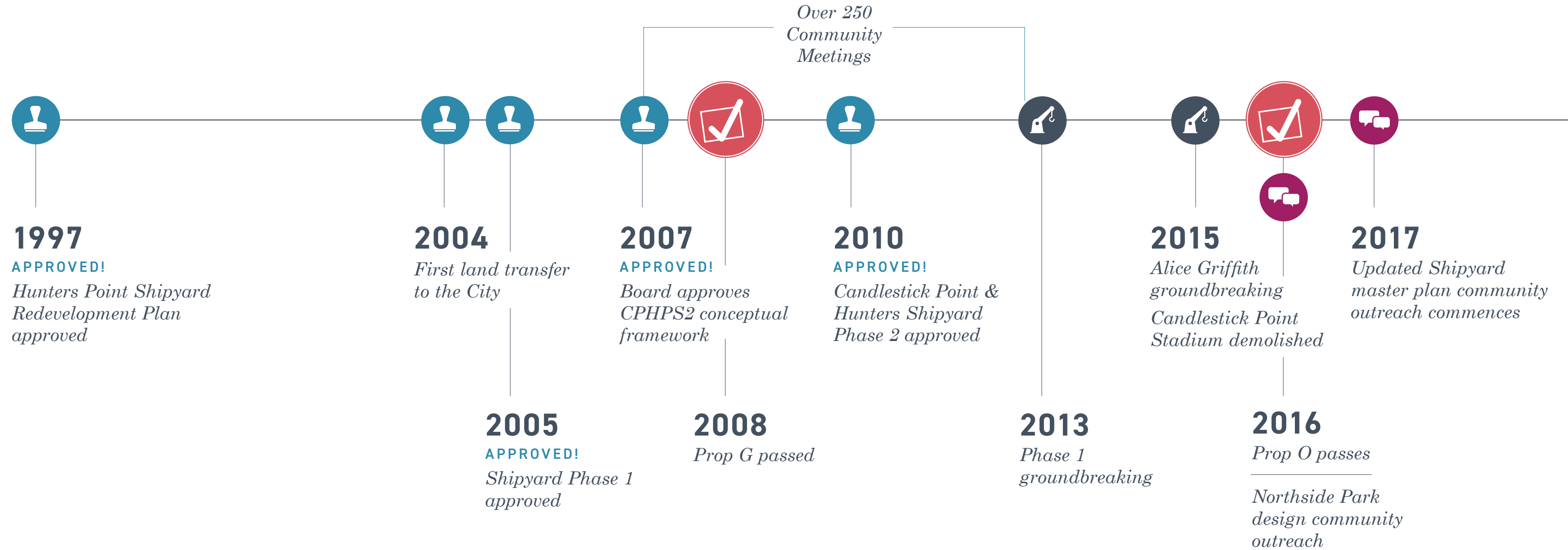


**CONTEXT MAP**  
Scale: NTS



# PROJECT TIMELINE

## OUR HISTORY





# 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



# 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  $\pm 32\%$
- 03** Backbone infrastructure
- 04** High quality transit service, active transportation options, and robust transportation demand management program



# PROPOSED SHIPYARD LAND USE

## LEGEND

- |  |   |
|--|---|
|  Residential Density I<br><i>Townhomes</i>          |  Commercial<br><i>Includes R&amp;D, Office and Hotel</i> |
|  Residential Density II<br><i>Multi-Story Flats</i> |  Commercial/Parking                                      |
|  Residential Density IV<br><i>High Rise</i>         |  Community Use   |
|  Artist   |  Utilities<br><i>Recycled Water Treatment Plant</i>     |

*\*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.*

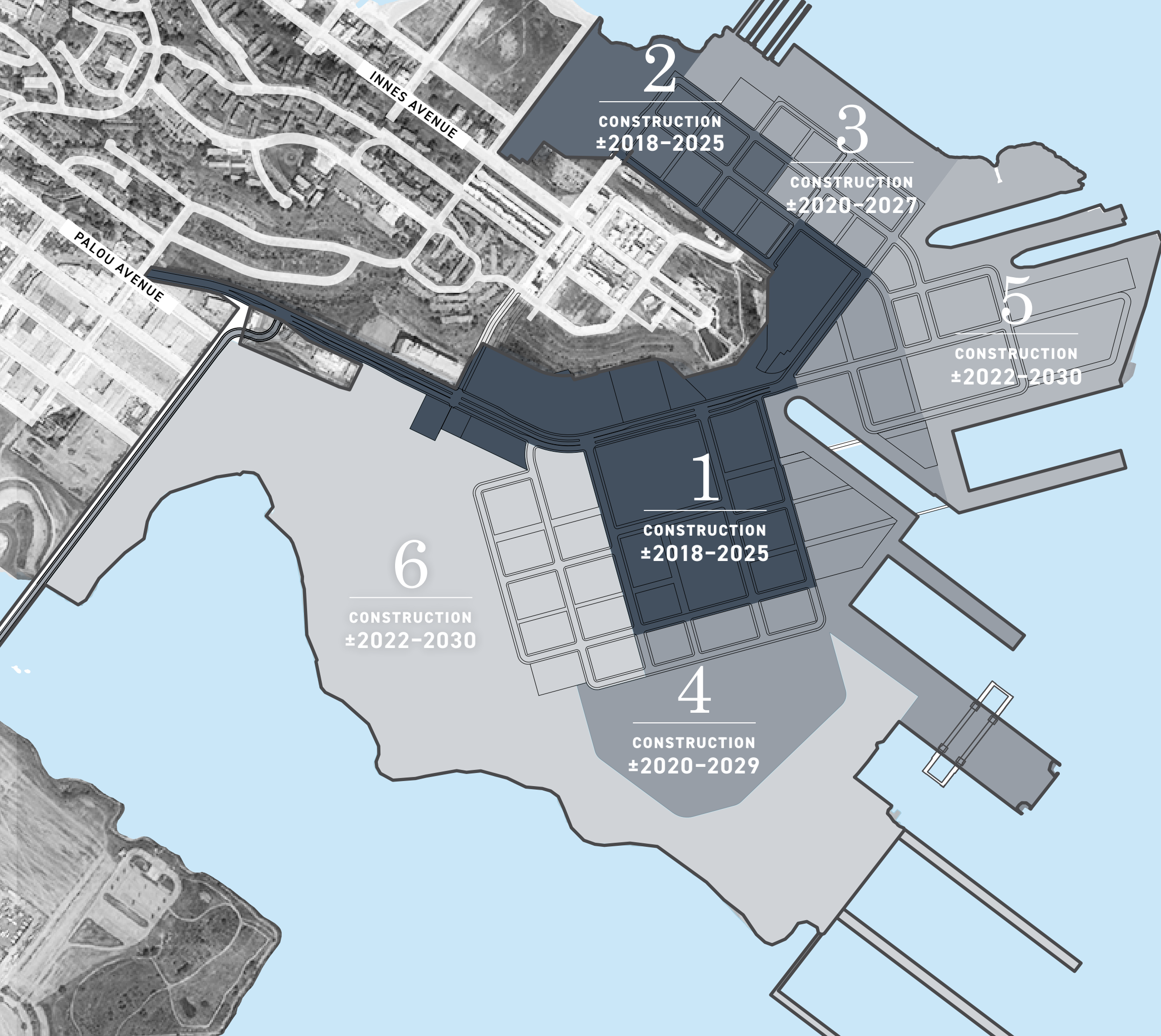


*Artist's rendering conceptual only. Proposed land use is conceptual only.*





# SHIPYARD PROJECTED PHASING



0 450 900





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





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



# TRANSPORTATION PLAN

# SURROUNDING TRANSPORTATION





# TRANSIT OPTIONS

*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

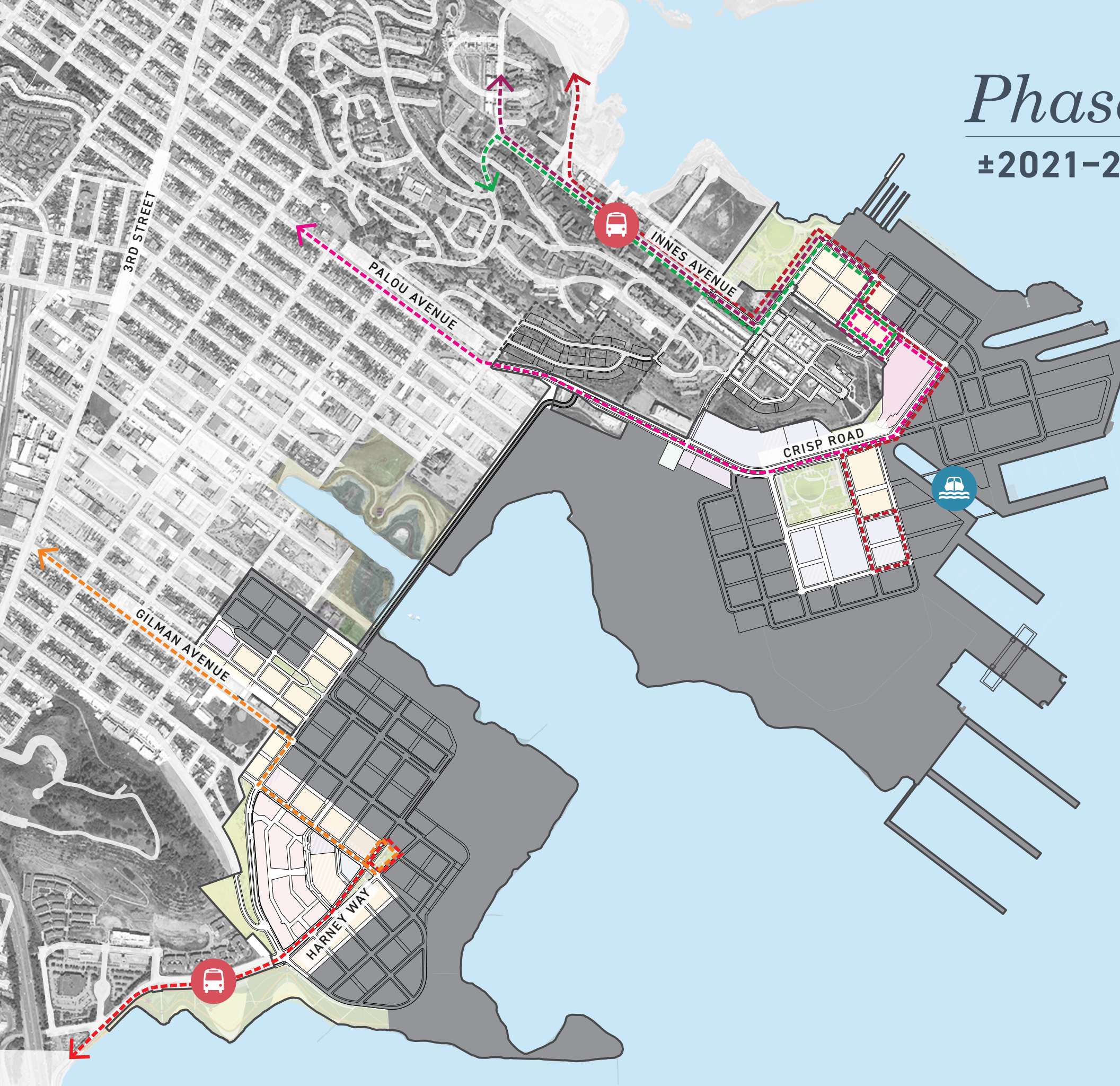
±2021-2025

# TRANSIT

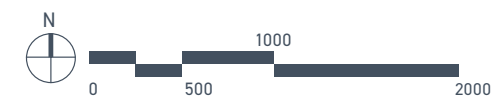
## PUBLIC TRANSPORTATION

### LEGEND

-  HPX
-  CPX
-  44 O'Shaughnessy
-  48 Quintara
-  23 Monterey  
*MP 1 & 2 only*
-  29 Sunset
-  Proposed Water Taxi  
*Water Taxi Icon Design  
by Luis Prado  
from the Noun Project*



*Transit maps are conceptual only.*





# Phase 2

±2025-2029

# TRANSIT

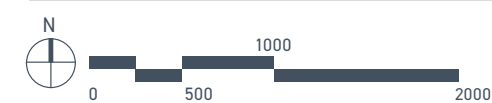
## PUBLIC TRANSPORTATION



### LEGEND

- HPX
- CPX
- BRT
- 44 O'Shaughnessy
- 48 Quintara
- 23 Monterey  
*MP 1 & 2 only*
- 29 Sunset
- Proposed Water Taxi  
*Water Taxi Icon Design  
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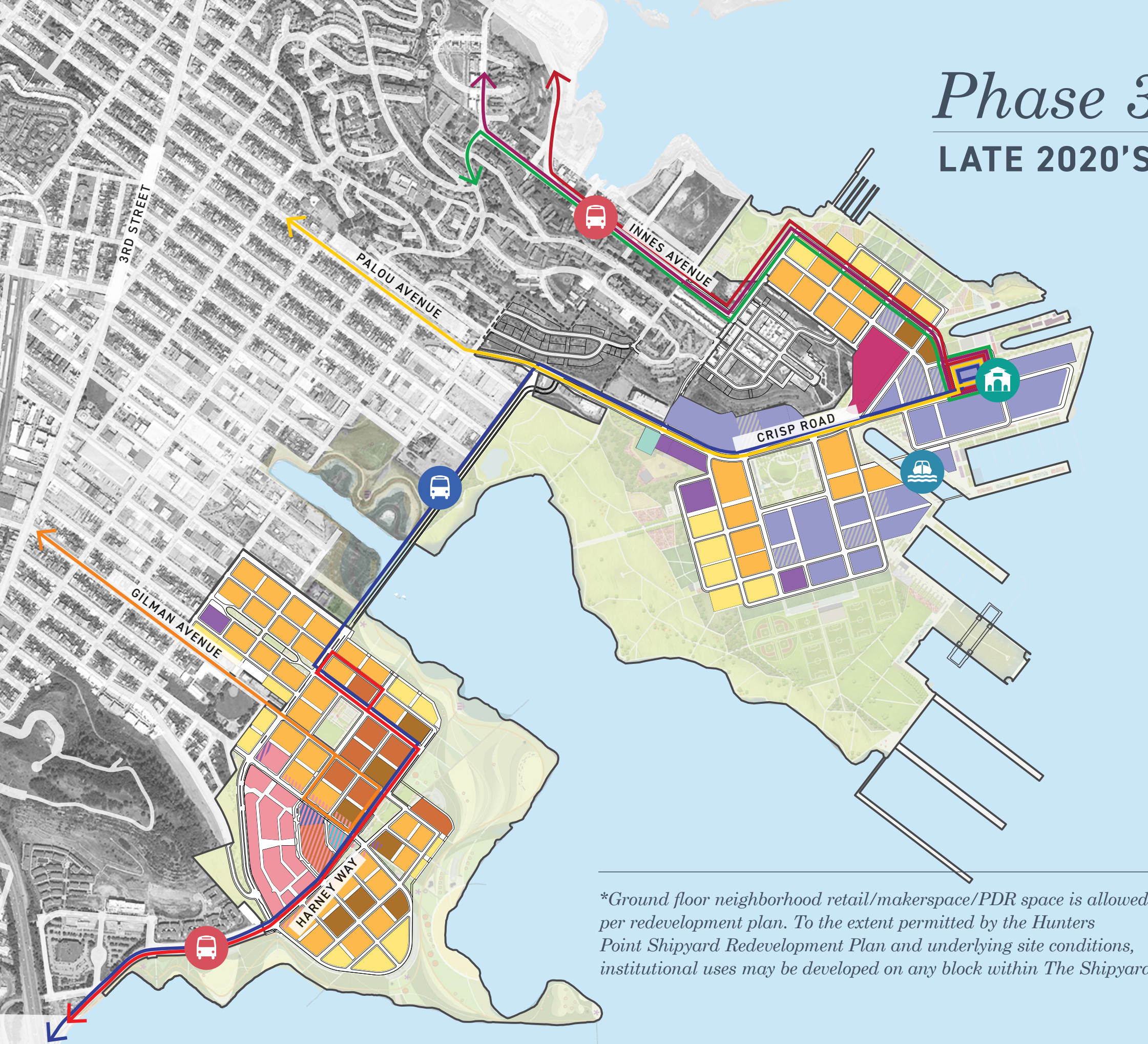
*Transit maps are conceptual only.*





# Phase 3

## LATE 2020'S



*\*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.*

# TRANSIT

## PUBLIC TRANSPORTATION

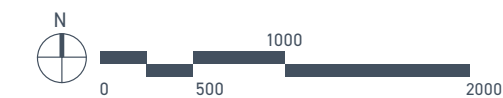
### TRANSIT LEGEND

- HPX
- CPX
- BRT
- 44 O'Shaughnessy
- 48 Quintara
- 24 Divisadero *MP 3 only*
- 29 Sunset
- New transit center
- Proposed Water Taxi *Water Taxi Icon Design by Luis Prado from the Noun Project*

### LAND USE LEGEND

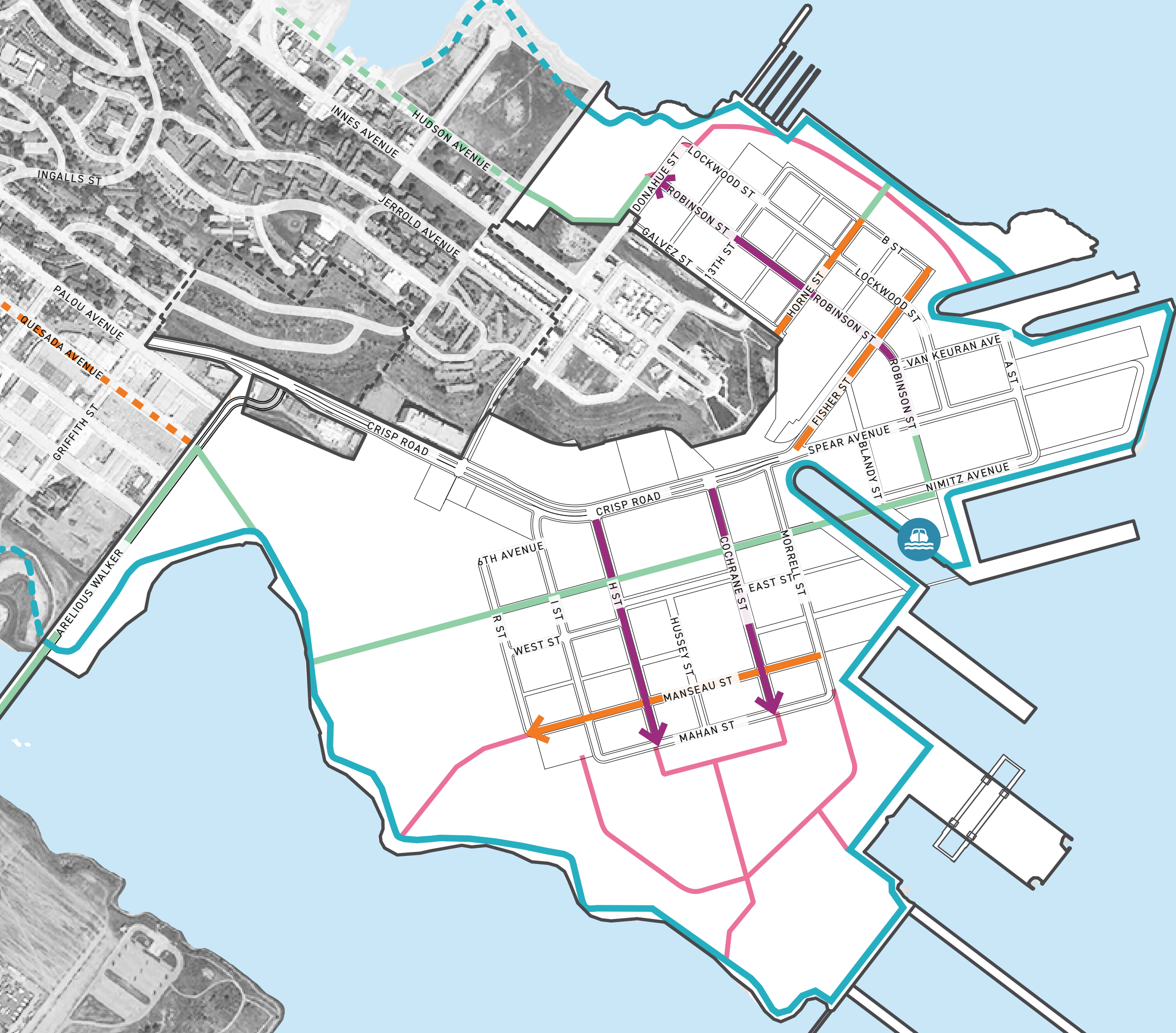
- Residential Density I *Townhomes*
- Residential Density II *Multi-Story Flats*
- Residential Density IV *High Rise*
- Recommended Tower Locations
- Artist
- Commercial *Includes R&D, Office and Hotel*
- Commercial/Parking
- Community Use
- Utilities *Recycled Water Treatment Plant*

*Transit maps are conceptual only.*





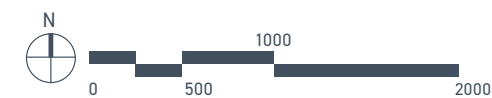
# BICYCLE/ PEDESTRIAN



## 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.*



# TRANSPORTATION DEMAND MANAGEMENT (TDM)

- 01** TDM Coordinator to be hired to manage TDM activities and participation at the site
- 02** One of only two projects in the City to require all households above 60% AMI to purchase monthly transit pass, employers encouraged to participate
- 03** All residential parking will be unbundled, visitor parking priced to encourage short-term parking
- 04** Annual monitoring to review effectiveness of plan at achieving goal of maximum 45% of all person-trips by auto at project build-out



# TRANSPORTATION DEMAND MANAGEMENT (TDM) CONT'D

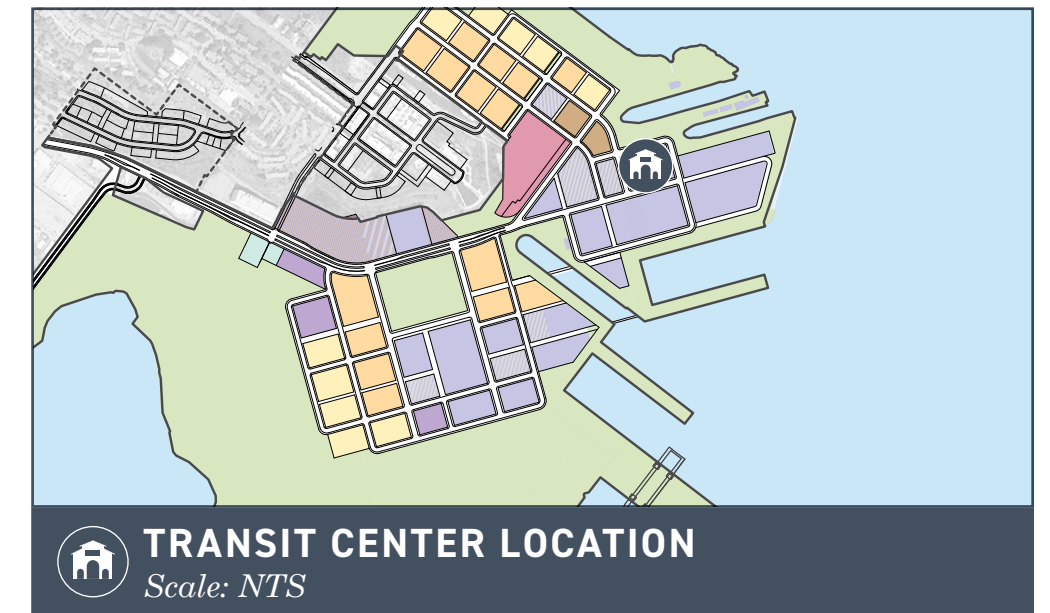
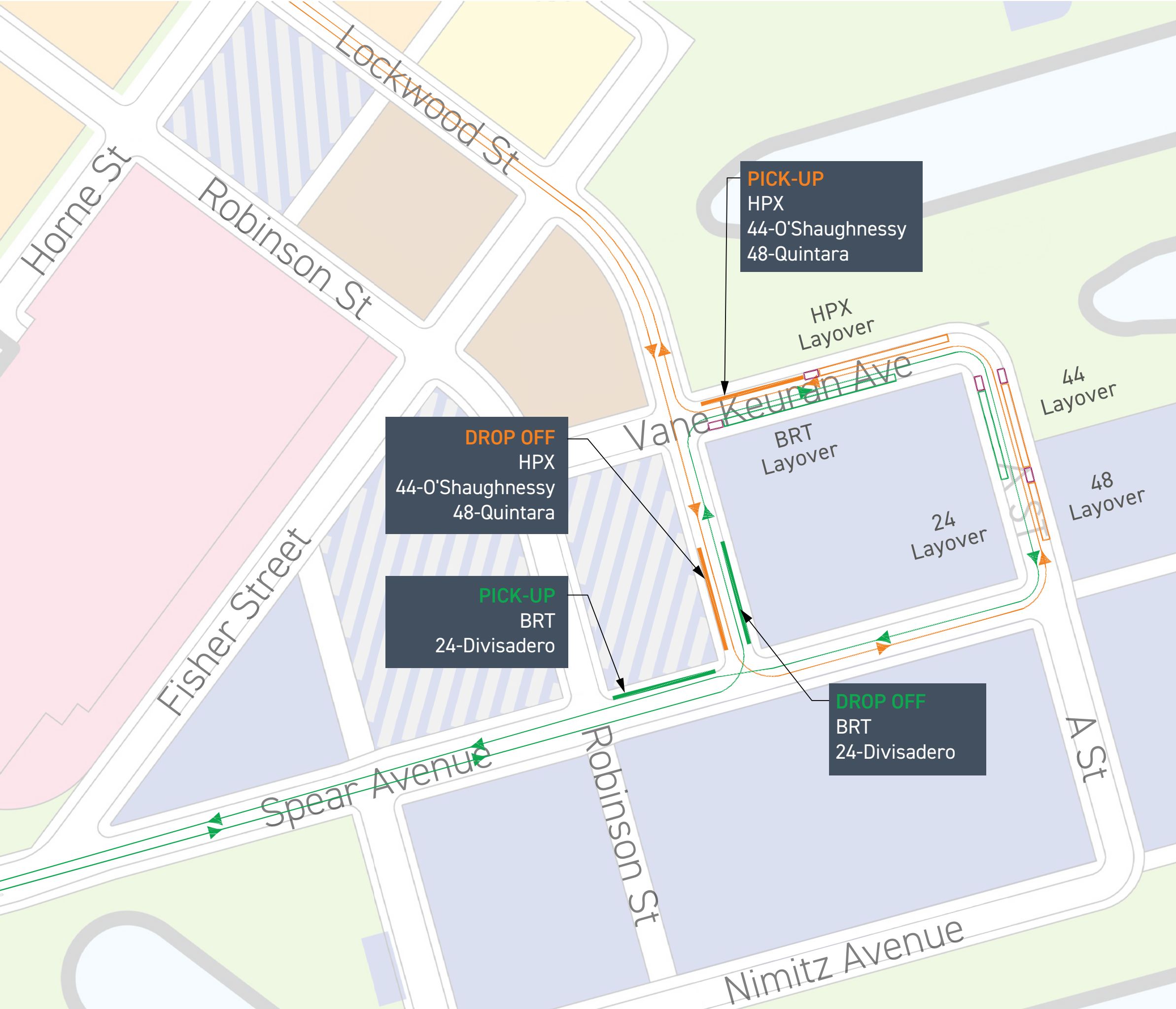
- 05** Parking demand to be monitored
- 06** Preferential parking offered for carpoolers, with free parking for vanpools and carshare vehicles
- 07** Space is provided for carshare and bikeshare providers
- 08** Bicycle parking and amenities, such as showers and lockers, will be included



# TRANSIT CENTER

## LEGEND

- BRT and Route 24-Divisadero
- Routes HPX, 44-O'Shaughnessy, and 48-Quintara
- BRT and Route 24-Divisadero Layover
- Routes HPX, 44-O'Shaughnessy, and 48-Quintara Layover
- Transit Layover Clearance (20')



Proposed transit maps are conceptual only.



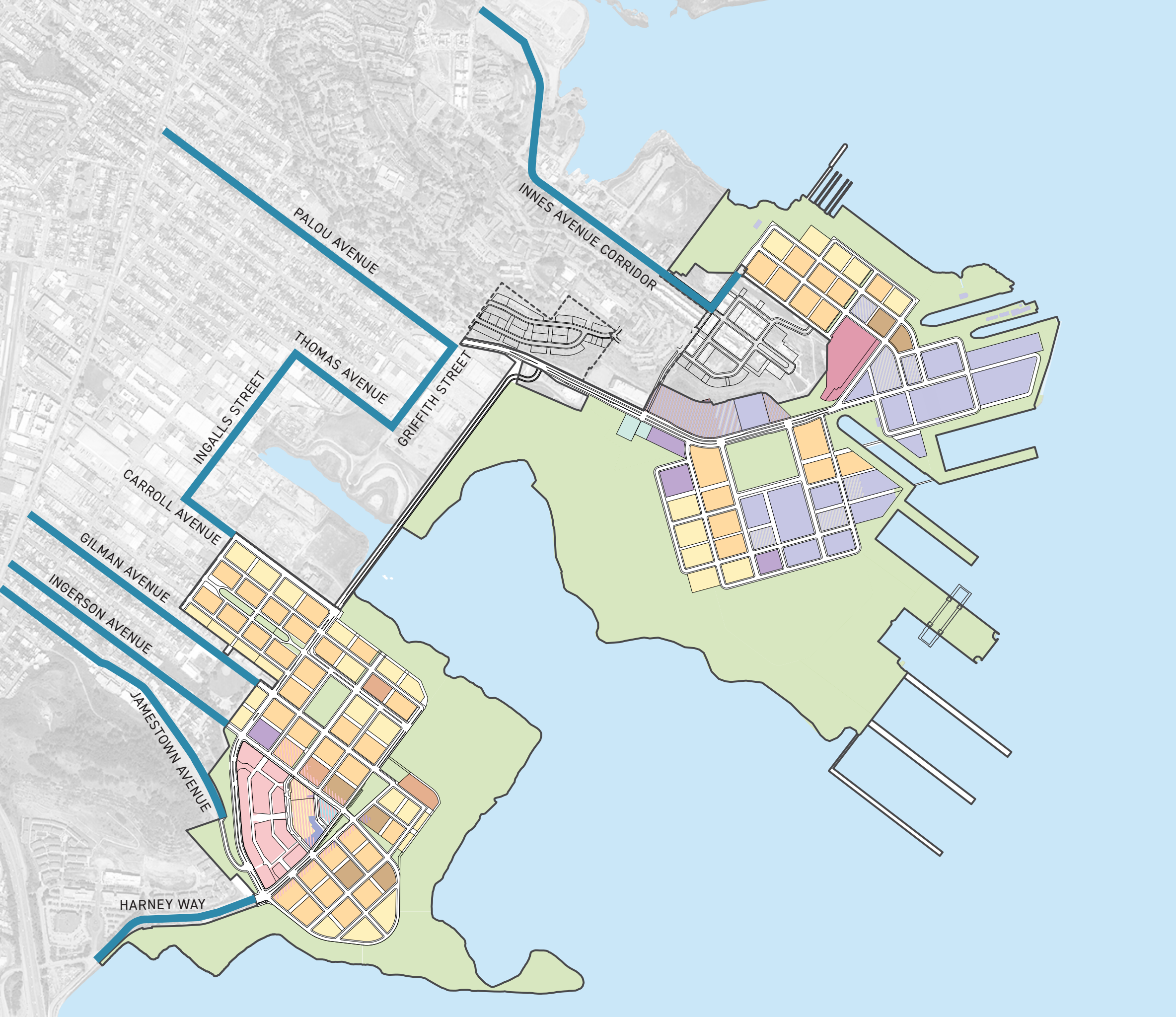
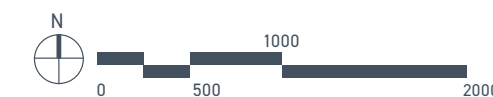
# OFF-SITE IMPROVEMENTS

Off-site improvements will facilitate access to the site for all modes of transportation.

The Infrastructure Plan defines the scope of work for each off-site, which includes a combination of:

- Street reconstruction
- Repair and resurfacing
- New asphalt concrete overlay
- Re-striping
- New traffic signals
- Street lights
- Streetscape elements such as trash receptacles, benches, bike rights and pedestrian lights

*Proposed transit maps are conceptual only.*





# FISCAL ANALYSIS



# FISCAL IMPACT REPORT

## *Increased benefits to SFMTA and the City:*

- 01** Compared to the currently approved plan, the proposed plan provides substantially greater net revenue to SFMTA and the City
- 02** The enhanced plan more than doubles the projected annual revenues to the General Fund:  
2010 Plan: \$16.1 million  
2018 Plan: \$40.6 million
- 03** The enhanced plan more than doubles the projected annual transit-related surplus:  
2010 Plan: \$1.5 million  
2018 Plan: \$3.4 million



**NEXT STEPS**

# PROJECT TIMELINE

## OUR FUTURE





# 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*



# APPLICATIONS TO BE SUBMITTED

**01**

**MAJOR PHASE APPLICATION**

*Broad development proposal, land use, height, housing, and public benefits*

**02**

**SUB-PHASE APPLICATION**

*Refinement and confirmation of the development proposal*

**03**

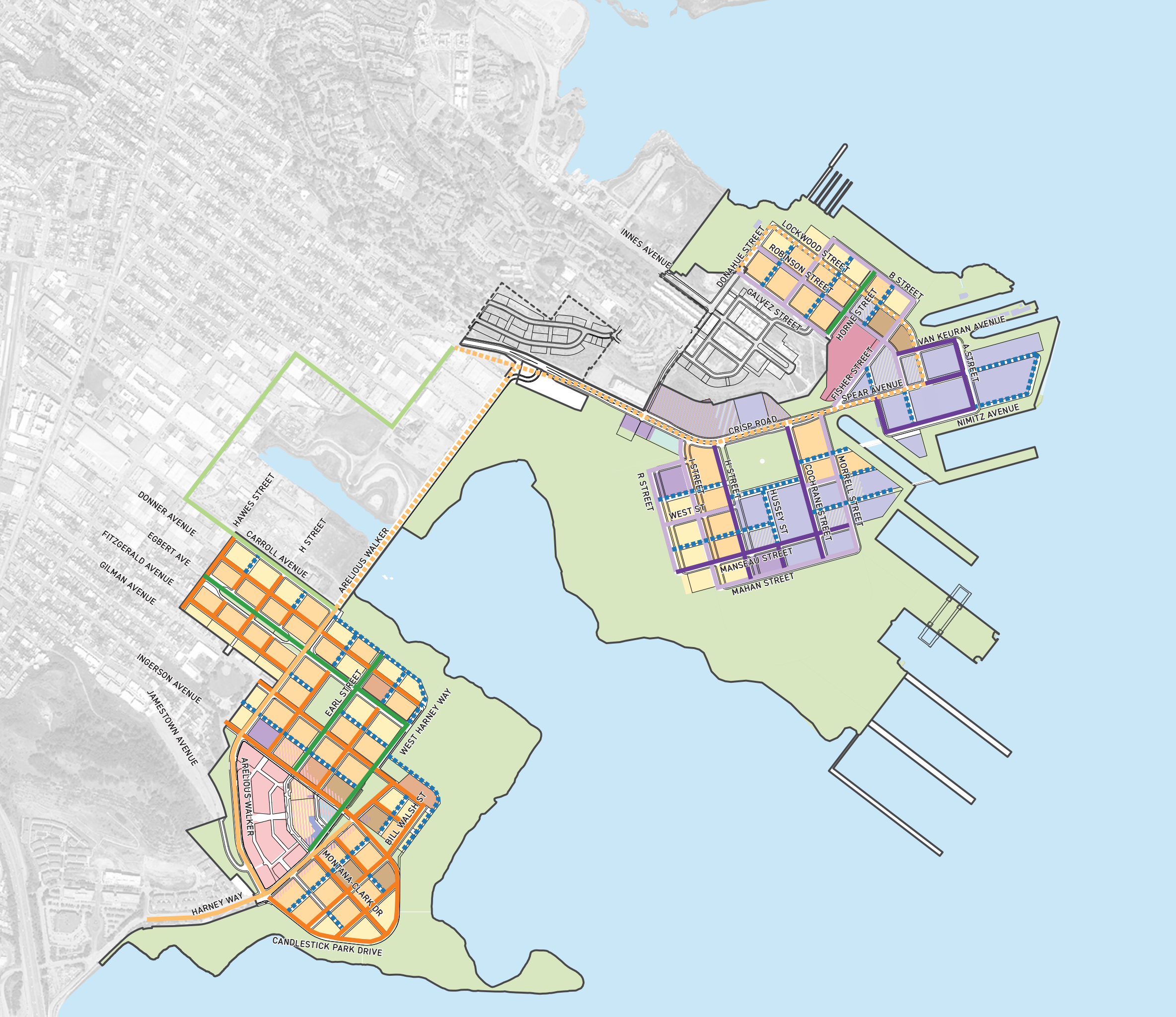
**SCHEMATIC DESIGN DOCUMENTS**

*Design concepts for individual buildings and developments*

**QUESTIONS?**



# STREET TYPOLOGIES

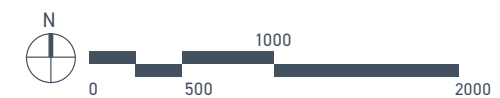


## LAND USE LEGEND

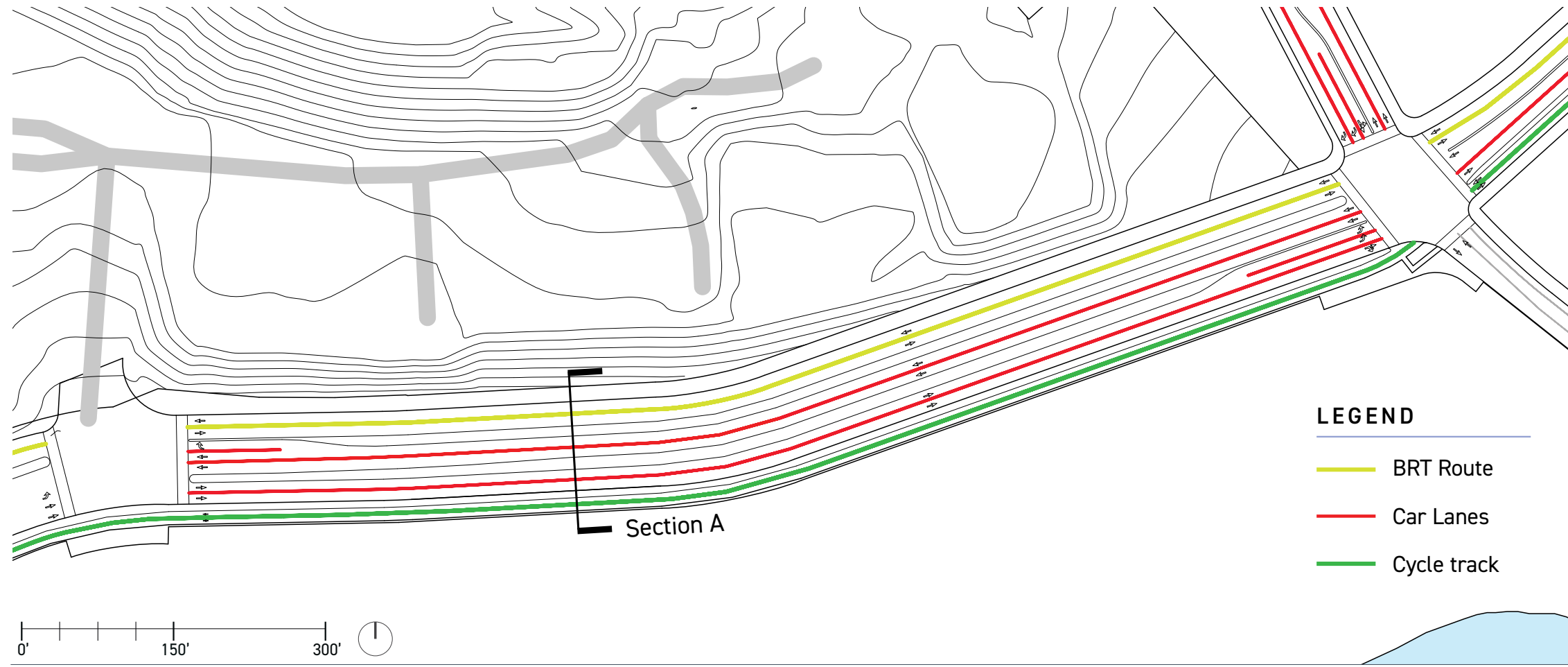
- Residential Density I
- Residential Density II
- Residential Density III
- Residential Density IV
- Artist
- Commercial
- Infrastructure/Utility
- Parking
- Community Use
- Education
- Parks and Open Space
- Retail
- Hotel
- Performance Venues

## STREET TYPOLOGY LEGEND

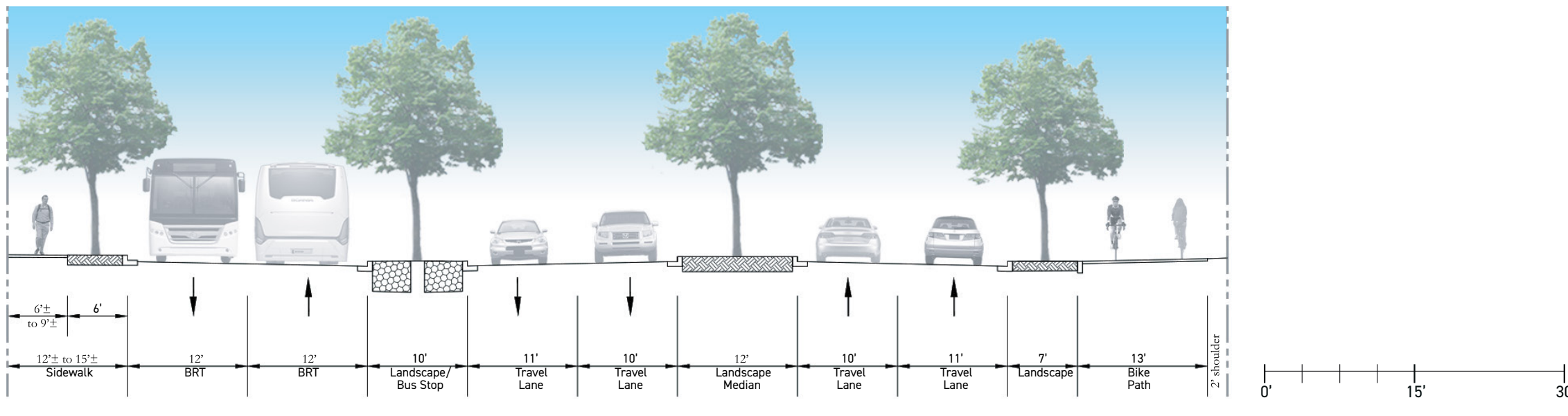
- Commercial Throughway
- Industrial Mixed Use Street
- Park Edge
- Mid-Block Breaks
- Residential Throughway
- Neighborhood Residential
- The Spine
- Primary Street
- Secondary Street



# HARNEY AVENUE



Off-Site Plan



Cross-Section A

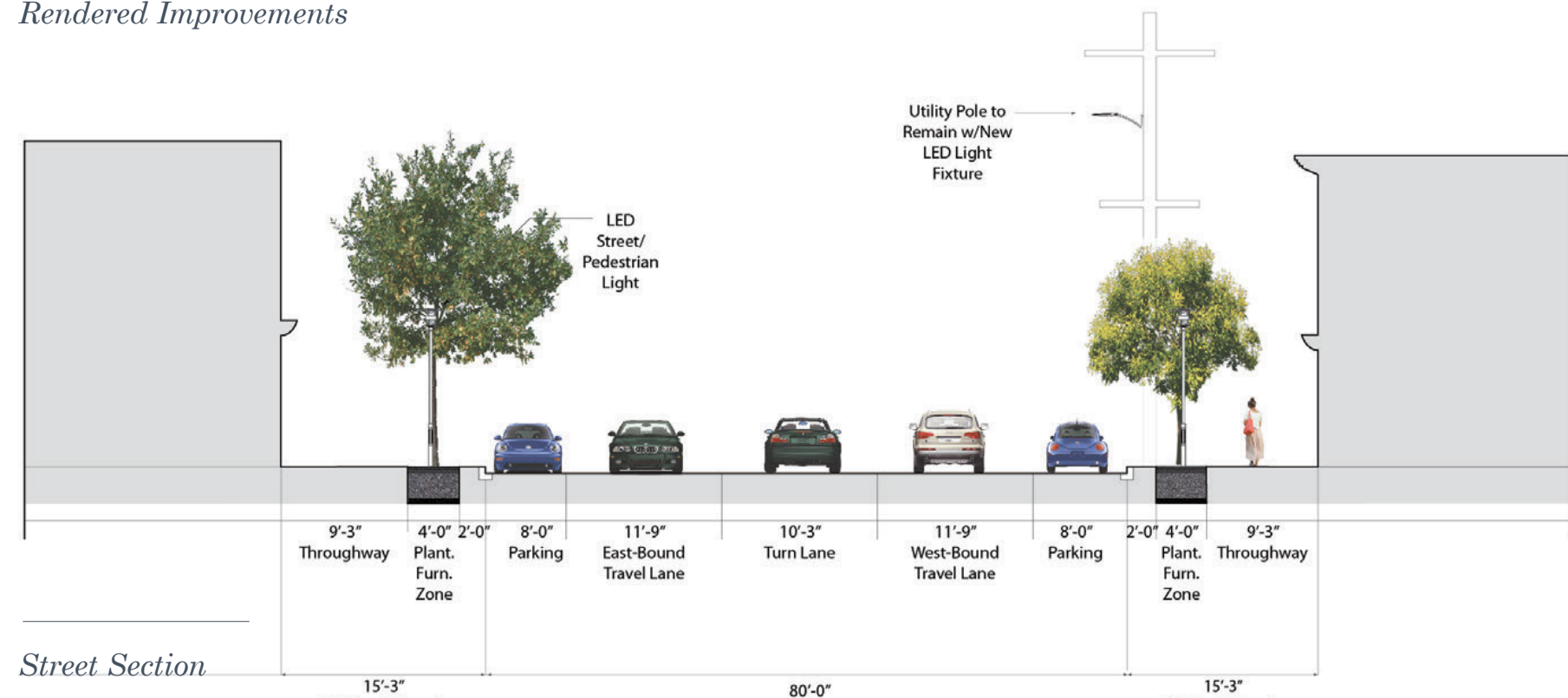
- 01** Corridor reconstructed and widened
- 02** Includes BRT and cycle track facilities
- 03** Streetscape improvements



# GILMAN AVENUE



*Rendered Improvements*



*Street Section*

**01** Lanes reconfigured to serve neighborhood instead of Candlestick Park

**02** Traffic signals added

**03** Streetscape improvements

**04** The redesign will facilitate movement of the 29 and improve service for bus riders

# INNES AVENUE/ HUNTERS POINT BOULEVARD/ EVANS AVENUE

## *Proposed Scope of Improvements:*

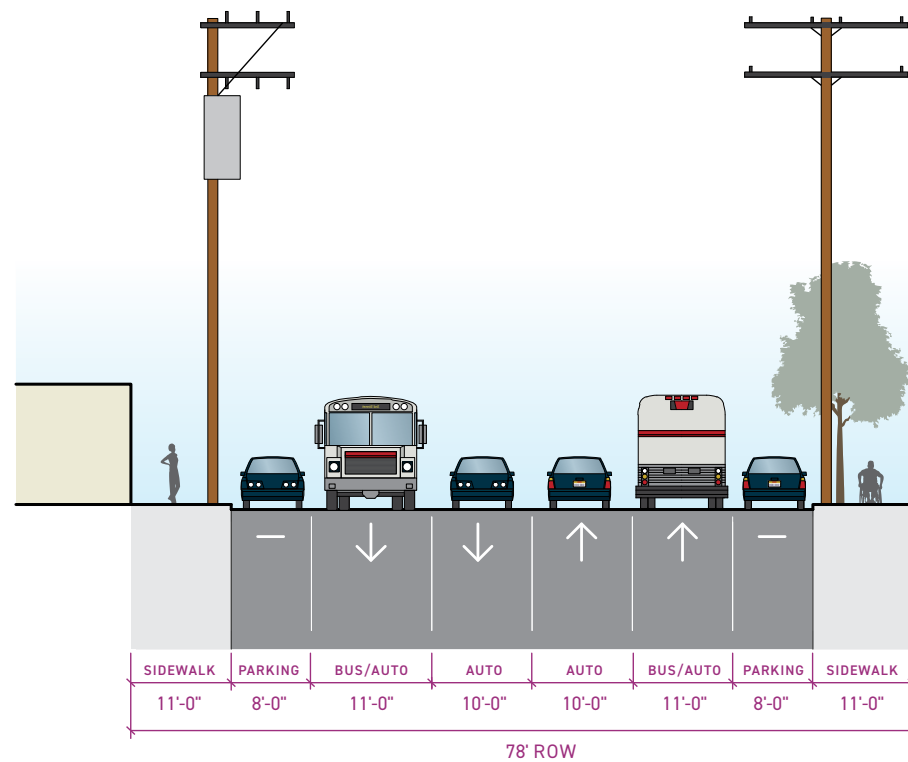
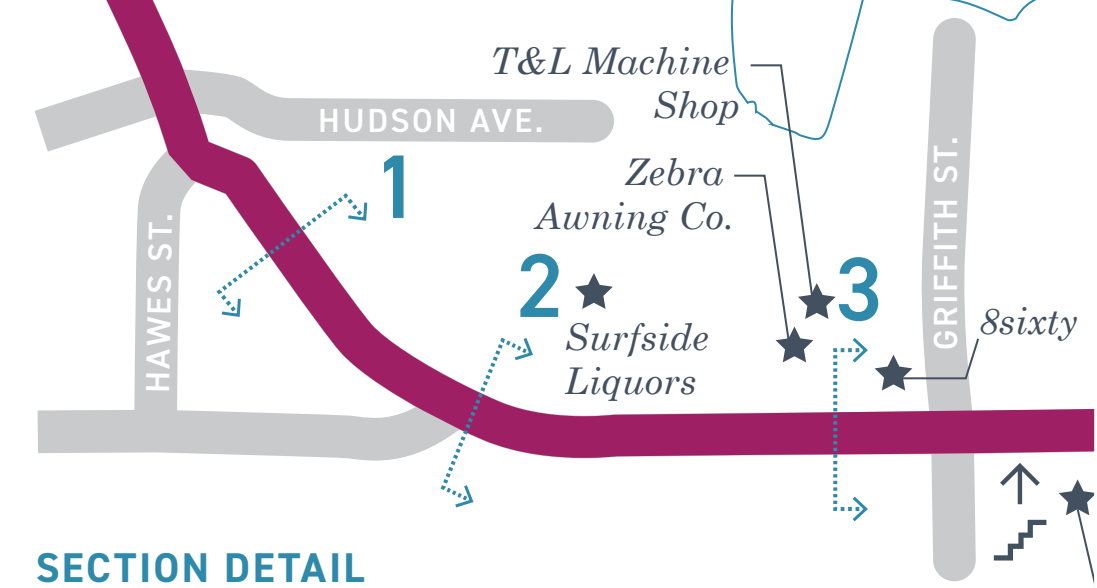
- 01** The Innes corridor is planned to be reconstructed between Donahue and Jennings Street
- 02** Traffic signals and left-turn pockets are planned to be installed to provide access to Build Inc. India Basin Development
- 03** Street lights that need to be replaced are planned to be upgraded and a continuous sidewalk will be constructed on both sides of the street
- 04** The work is planned to include streetscape improvements, which can include new street trees, benches, bicycle racks, and trash receptacles



# INNES AVENUE/ HUNTERS POINT BOULEVARD/ EVANS AVENUE

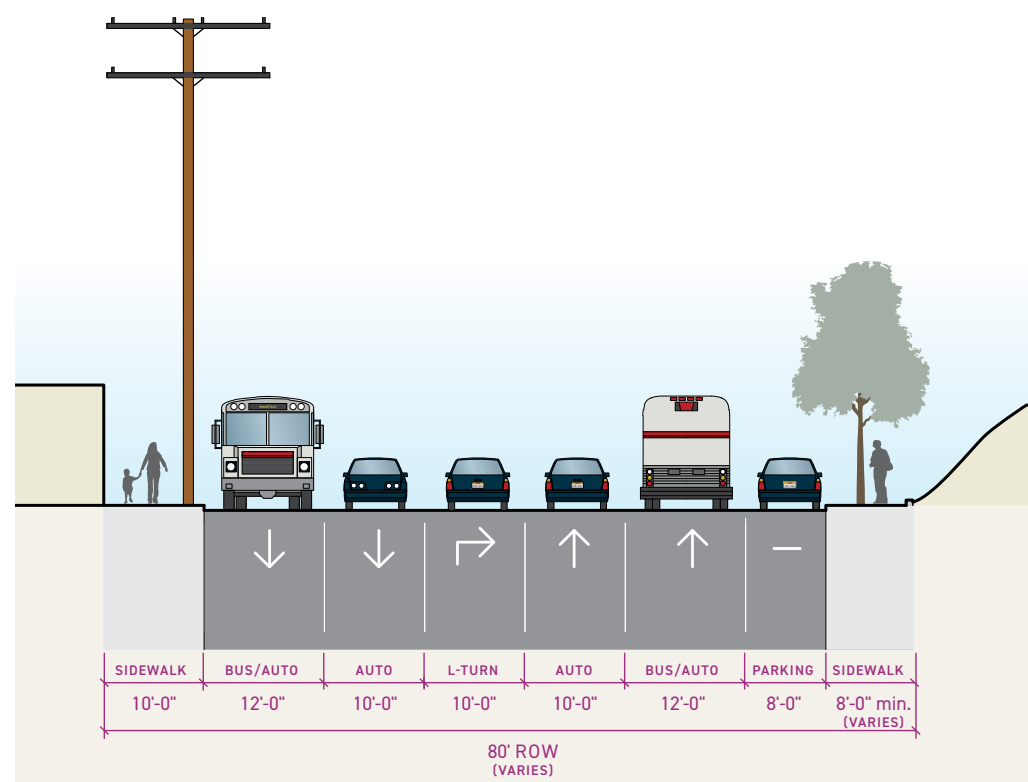


# INNES AVENUE/ HUNTERS POINT BOULEVARD/ EVANS AVENUE



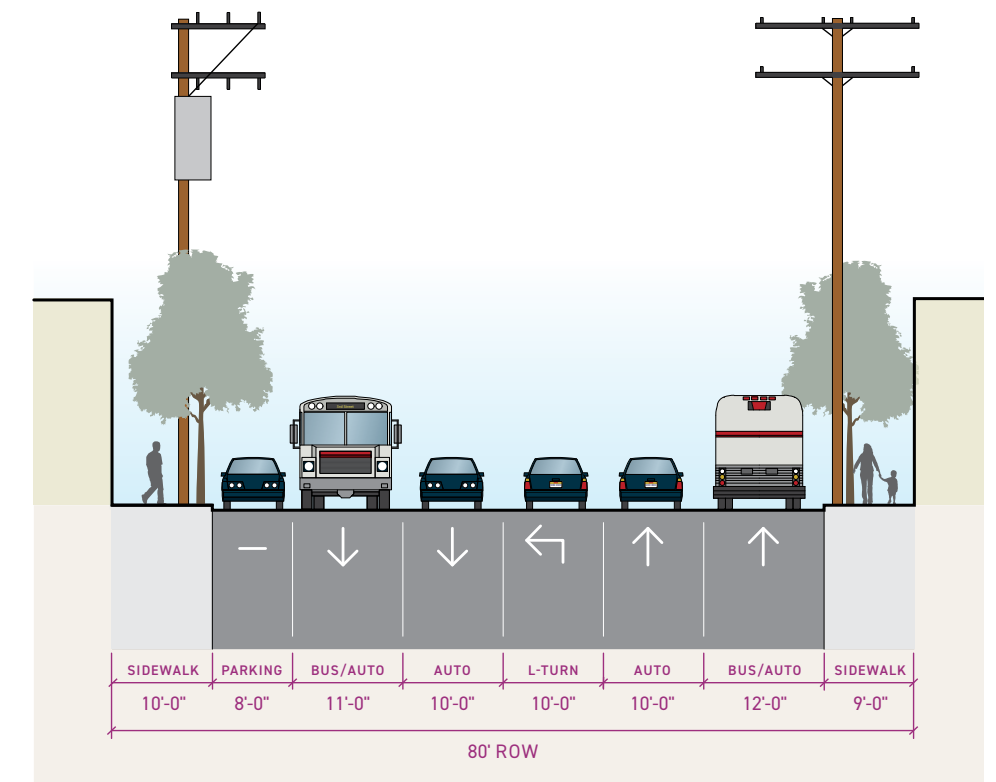
## 1 HUNTERS POINT BOULEVARD AT INNES AVENUE

Street parking north and south side of street  
Bus lane



## 2 INNES AVENUE AT HUNTERS POINT BOULEVARD

Street parking on south side of street  
Bus lane going north and south



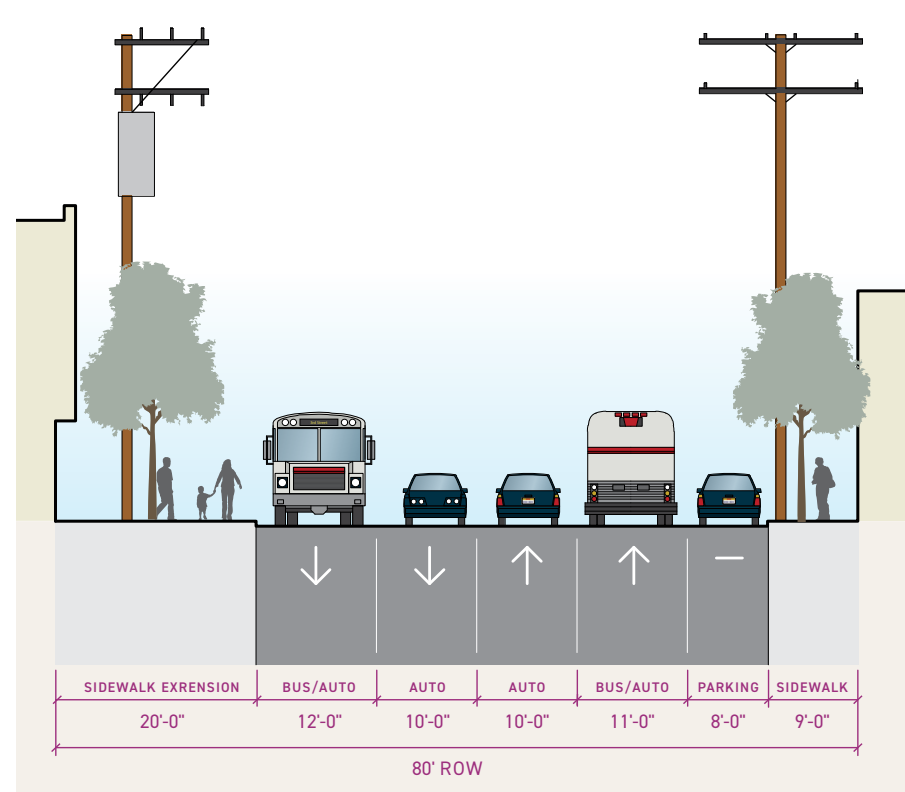
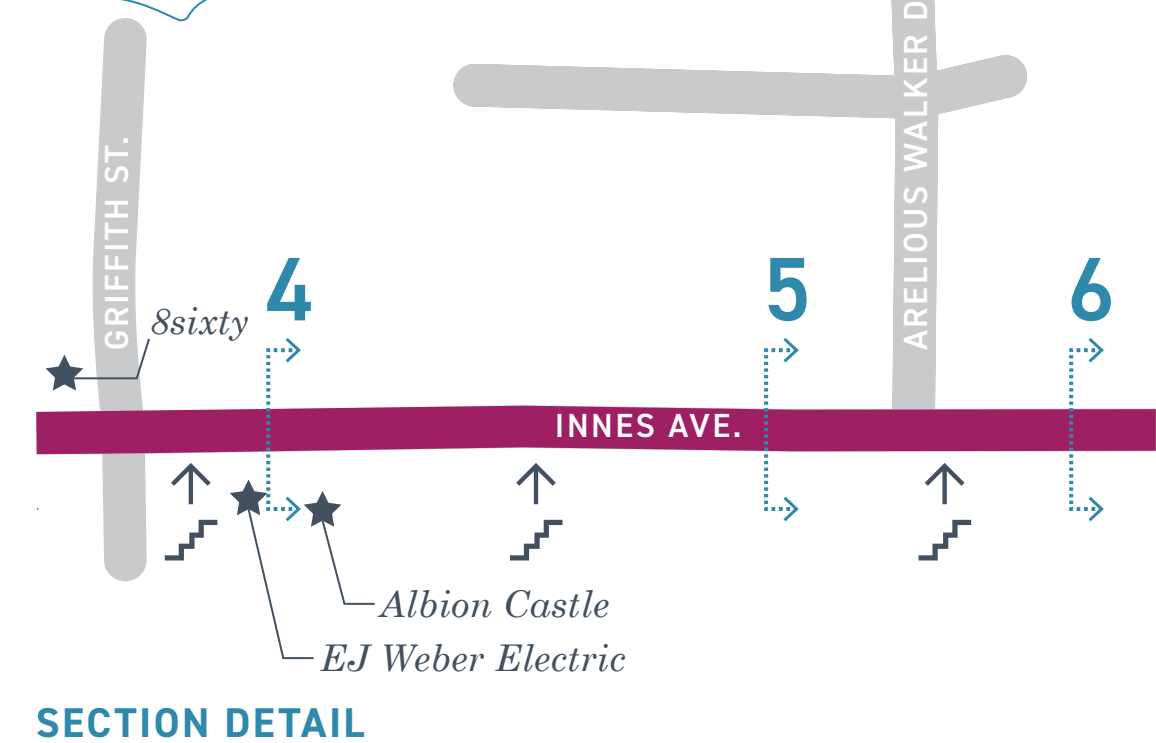
## 3 INNES AVENUE AT GRIFFITH STREET, WEST SIDE OF INTERSECTION

Left-Turn Lane  
Parking on North

Note: transit-only lanes will be implemented on Innes Avenue per the mitigation measure in the India Basin EIR

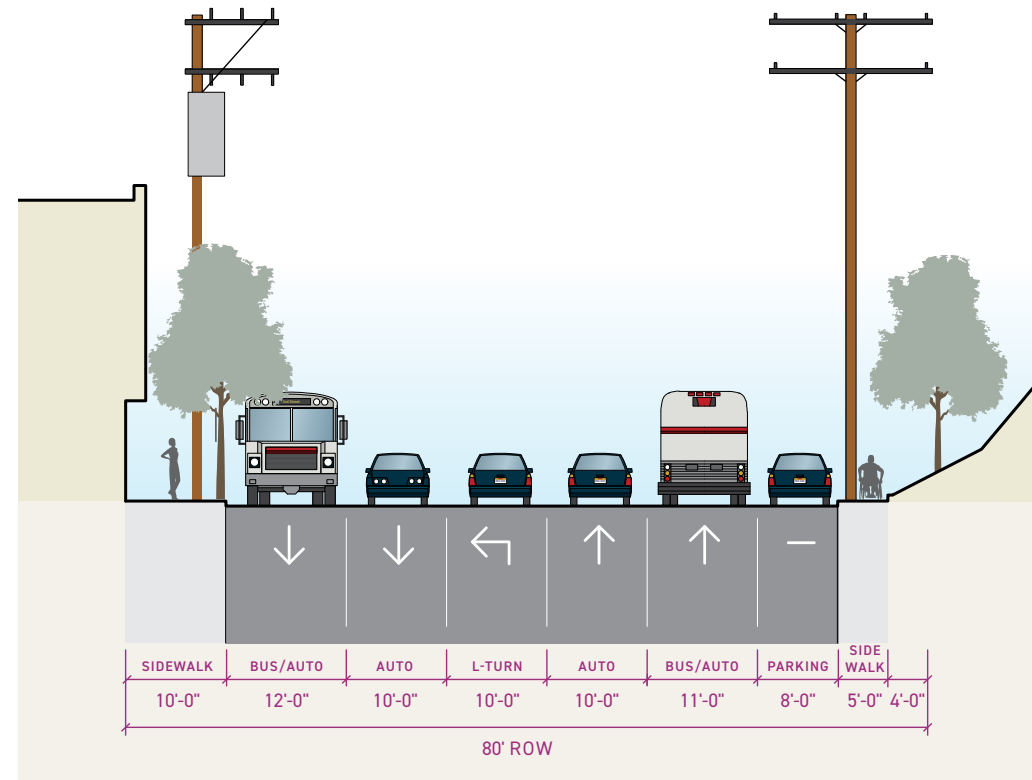


# INNES AVENUE/ HUNTERS POINT BOULEVARD/ EVANS AVENUE



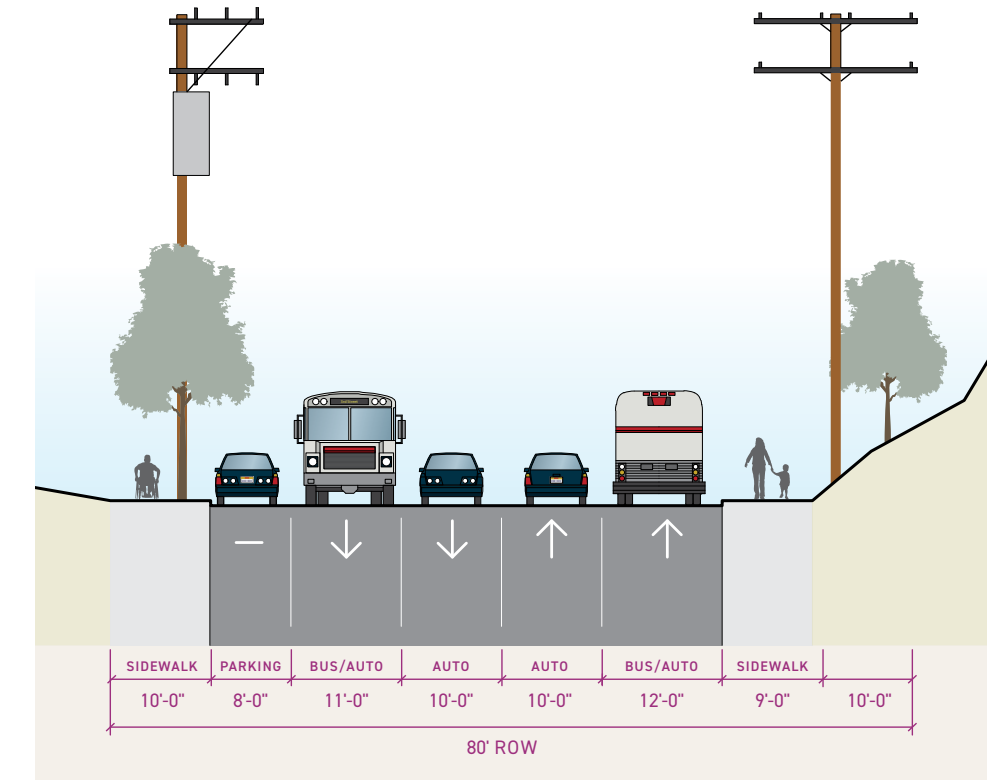
**4** INNES AVENUE AT GRIFFITH STREET, EAST SIDE OF INTERSECTION

No Left-Turn Lane  
Parking on South  
Curb-Extension on North



**5** INNES AVENUE AT ARELIIOUS WALKER DRIVE, WEST SIDE OF INTERSECTION

Left-Turn Lane  
Parking on South

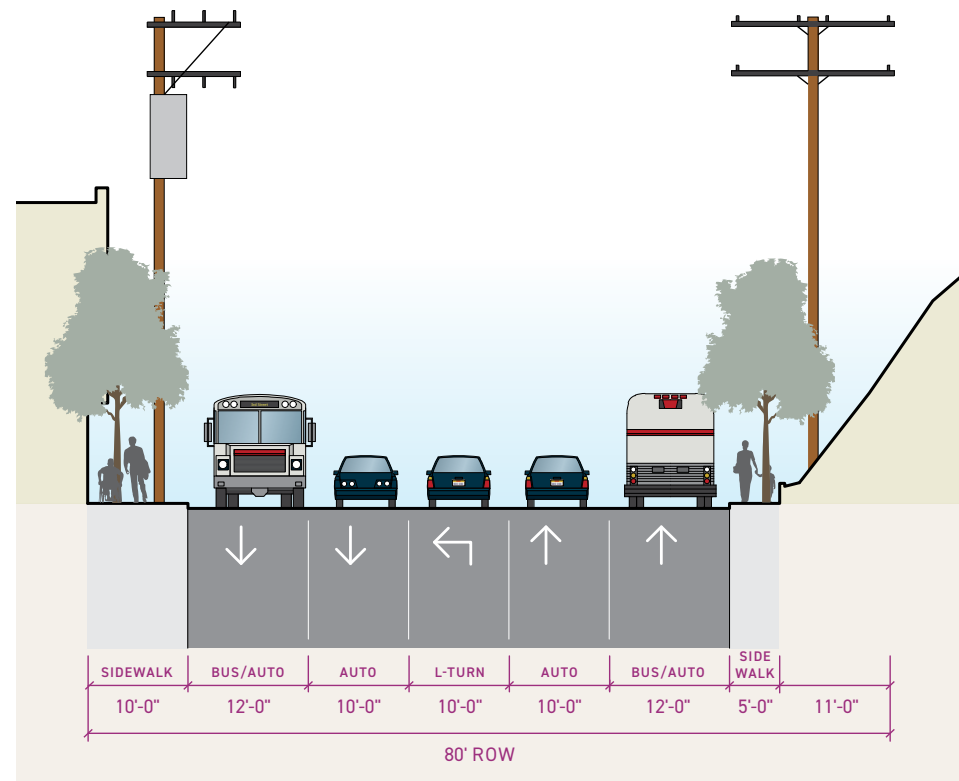
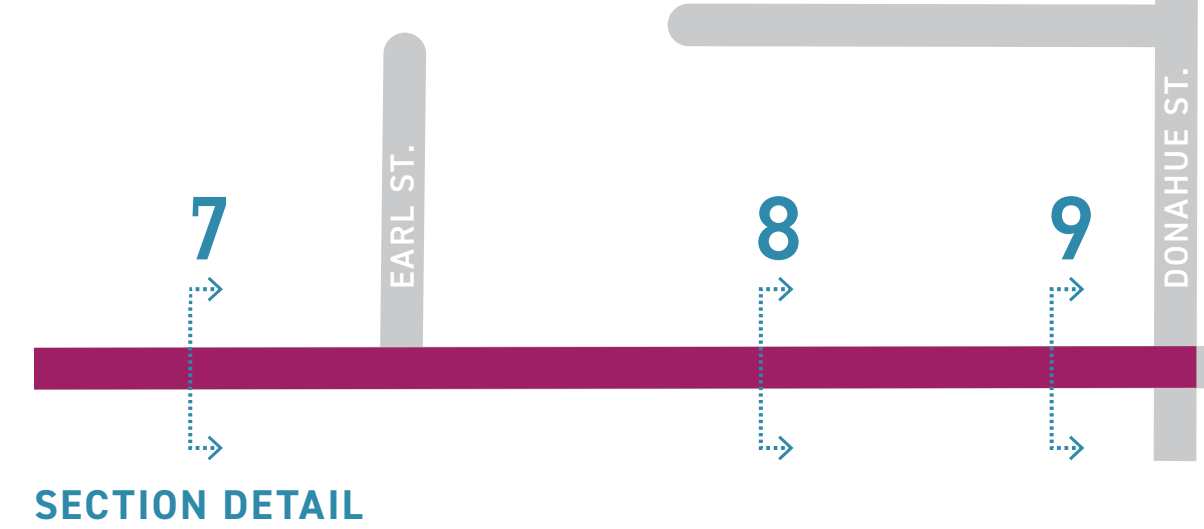


**6** INNES AVENUE AT ARELIIOUS WALKER DRIVE, EAST SIDE OF INTERSECTION

No Left-Turn Lane  
Parking on North  
Slope on South

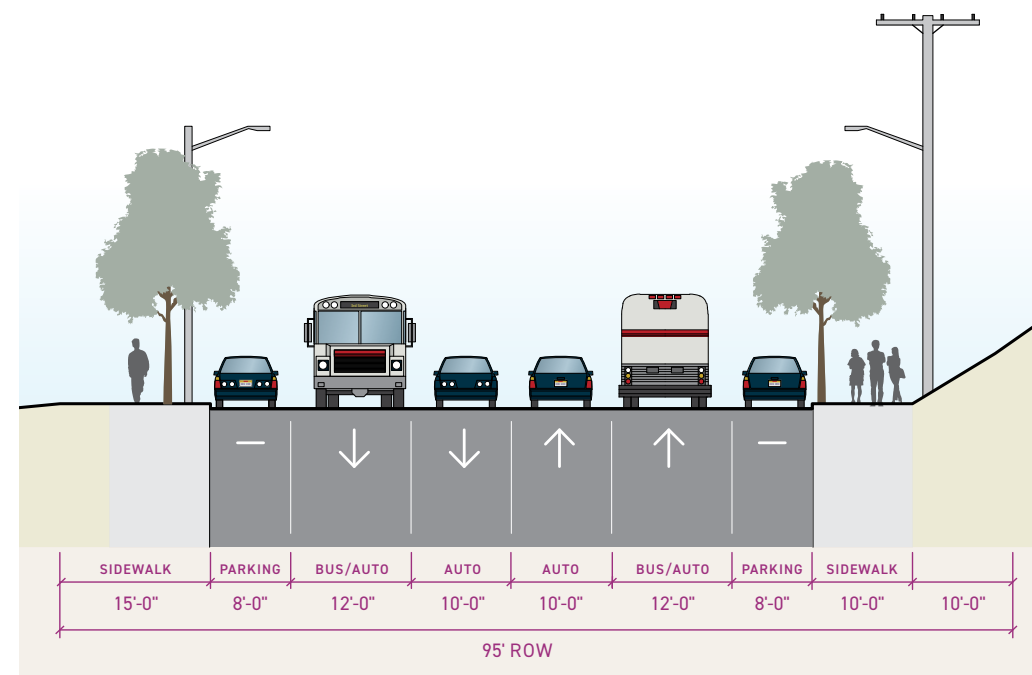
Note: transit-only lanes will be implemented on Innes Avenue per the mitigation measure in the India Basin EIR

# INNES AVENUE/ HUNTERS POINT BOULEVARD/ EVANS AVENUE



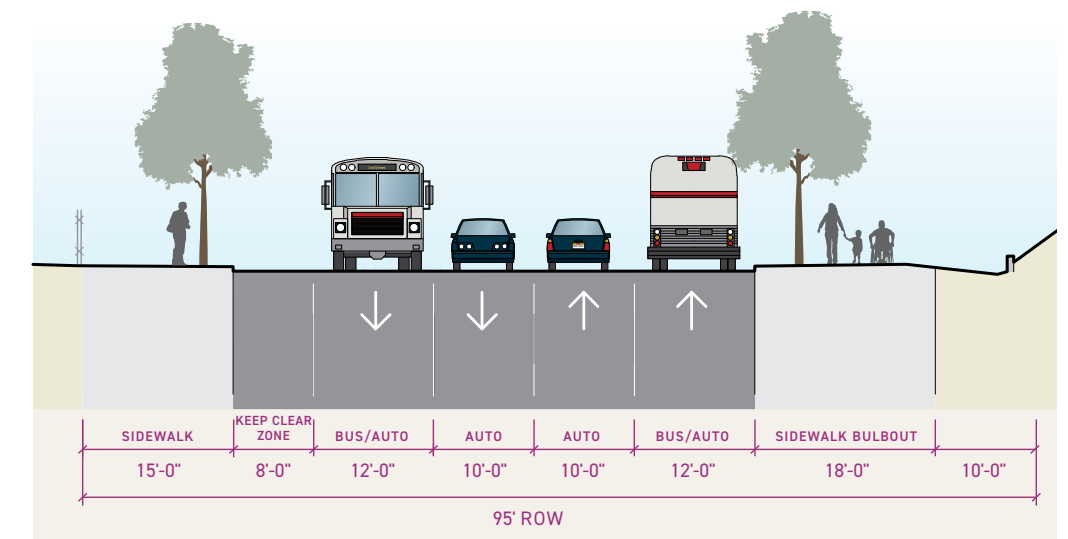
**7** INNES AVENUE AT EARL STREET, WEST SIDE OF INTERSECTION

Left-Turn Lane  
No On-Street Parking



**8** INNES AVENUE AT EARL STREET, EAST SIDE OF INTERSECTION

No Left-Turn Lane  
On-Street Parking, Both Sides



**9** INNES AVENUE AT DONAHUE STREET, WEST SIDE OF INTERSECTION

No Left-Turn Lane  
No On-Street Parking  
Pedestrian Bulb-out

*Note: transit-only lanes will be implemented on Innes Avenue per the mitigation measure in the India Basin EIR*



# INNES AVENUE/ HUNTERS POINT BOULEVARD/ EVANS AVENUE

*Proposed Next Steps\*:*

## SPRING 2018

Concept level designs approved in Infrastructure Plan

## 2020

Community outreach associated with detailed design elements, including parking, bulb-outs, etc. to inform the development of final construction drawings.

## 2022-2024

Construction of Innes Avenue Corridor improvements

*\* Dates are subject to change.*

# PALOU AVENUE

## *Proposed Scope of Improvements:*

- 01** Transit priority street
- 02** Traffic signals added
- 03** Streetscape improvements