
MARCH 23, 2018

SFMTA POLICY AND GOVERNANCE COMMITTEE
CANDLESTICK POINT & HUNTERS POINT SHIPYARD
MASTER PLAN UPDATE

**THE SHIPYARD
&
CANDLESTICK**

AGENDA

INTRODUCTION

PROJECT TIMELINES
WHY WE'RE HERE
UPDATES

MASTER PLAN

PHASING
LAND USE

TRANSPORTATION PLAN

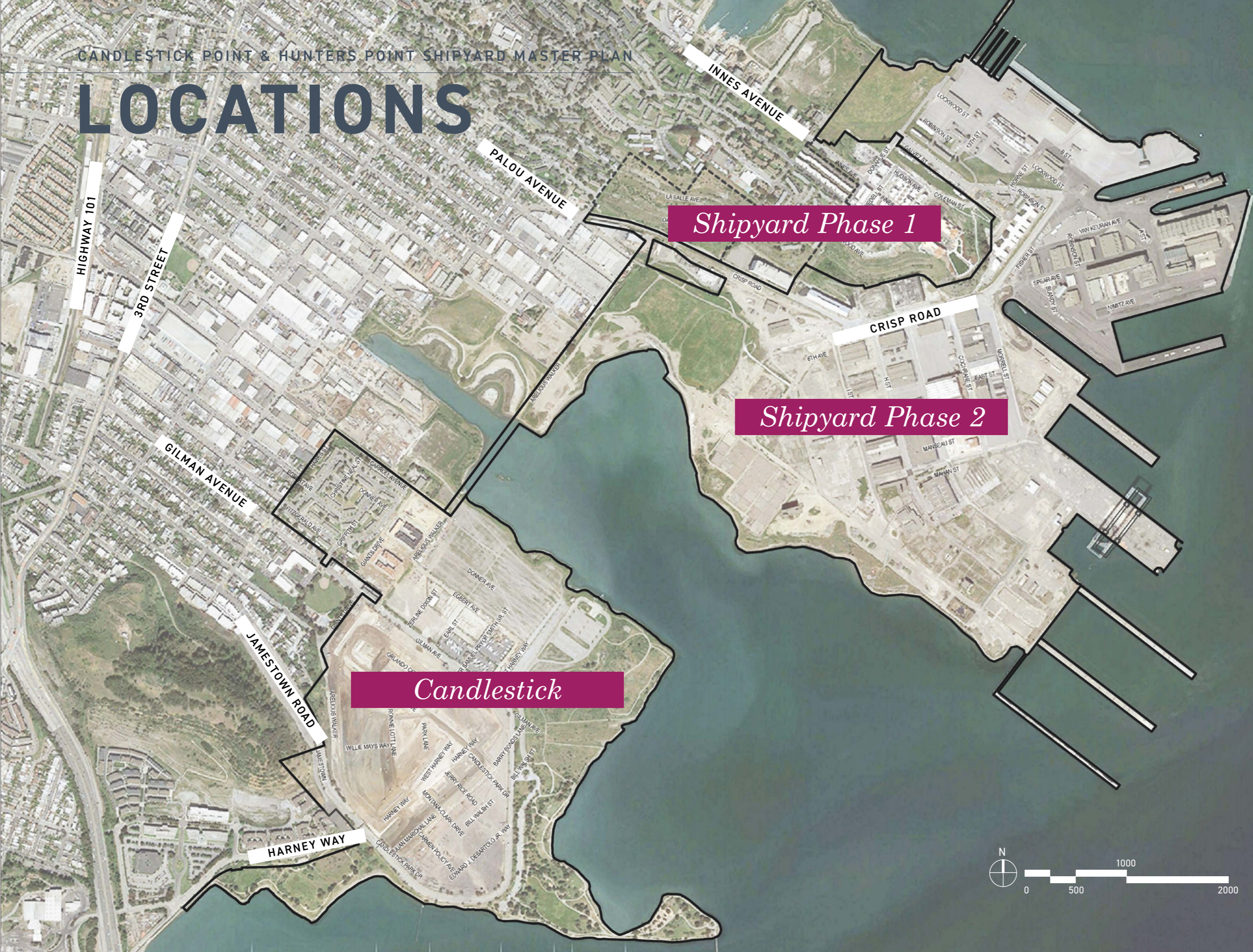
TRANSIT IMPROVEMENTS
BICYCLES/PEDESTRIAN
TRANSPORTATION DEMAND MANAGEMENT
TRANSIT CENTER
OFF-SITE IMPROVEMENTS

FISCAL ANALYSIS

NEXT STEPS

QUESTIONS?

LOCATIONS



Shipyards Phase 1

Shipyards Phase 2

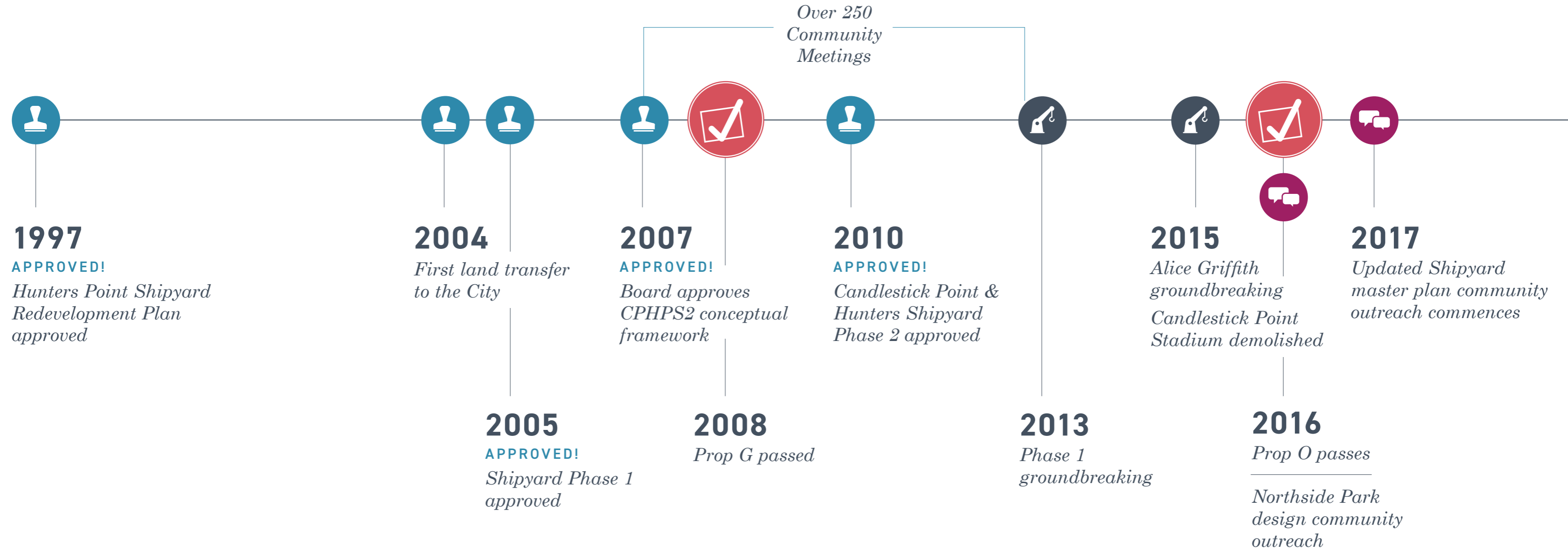
Candlestick



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

SHIPYARD LAND USE

LEGEND

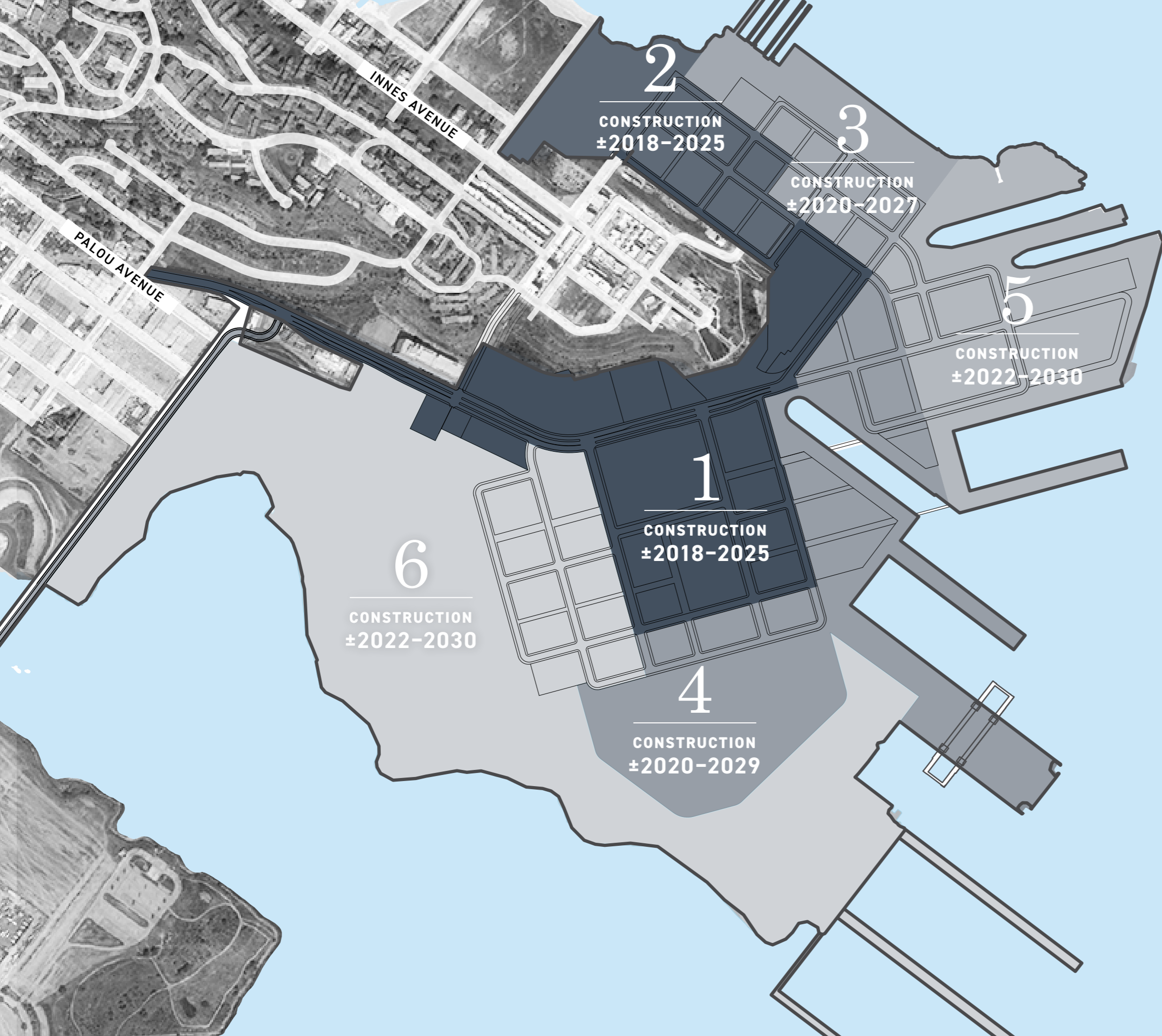
- Residential Density I
Townhomes
- Residential Density II
Multi-Story Flats
- Residential Density II—
OCII Housing
Multi-Story Flats
- Residential Density II—
Workforce Housing
Multi-Story Flats
- Residential Density IV
High Rise
- Preferred Tower
Locations
- Artist
*≈255,000 sq ft planned
Artist Studios
Gallery Space*
- Commercial
*≈4,250,000 sq ft planned
Office & R&D space
≈400,000 sq ft planned
Retail & Maker Space
≈120,000 sq ft planned
Hotel Space*
- Commercial/Parking
- Community Use
*≈50,000 sq ft planned
Community Facilities*
- Utilities
*Recycled Water Treatment
Plant*
- Parks & Open Space
*≈240 acres planned
Parks & Open Space*

**Ground floor neighborhood retail/maker space/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.



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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)



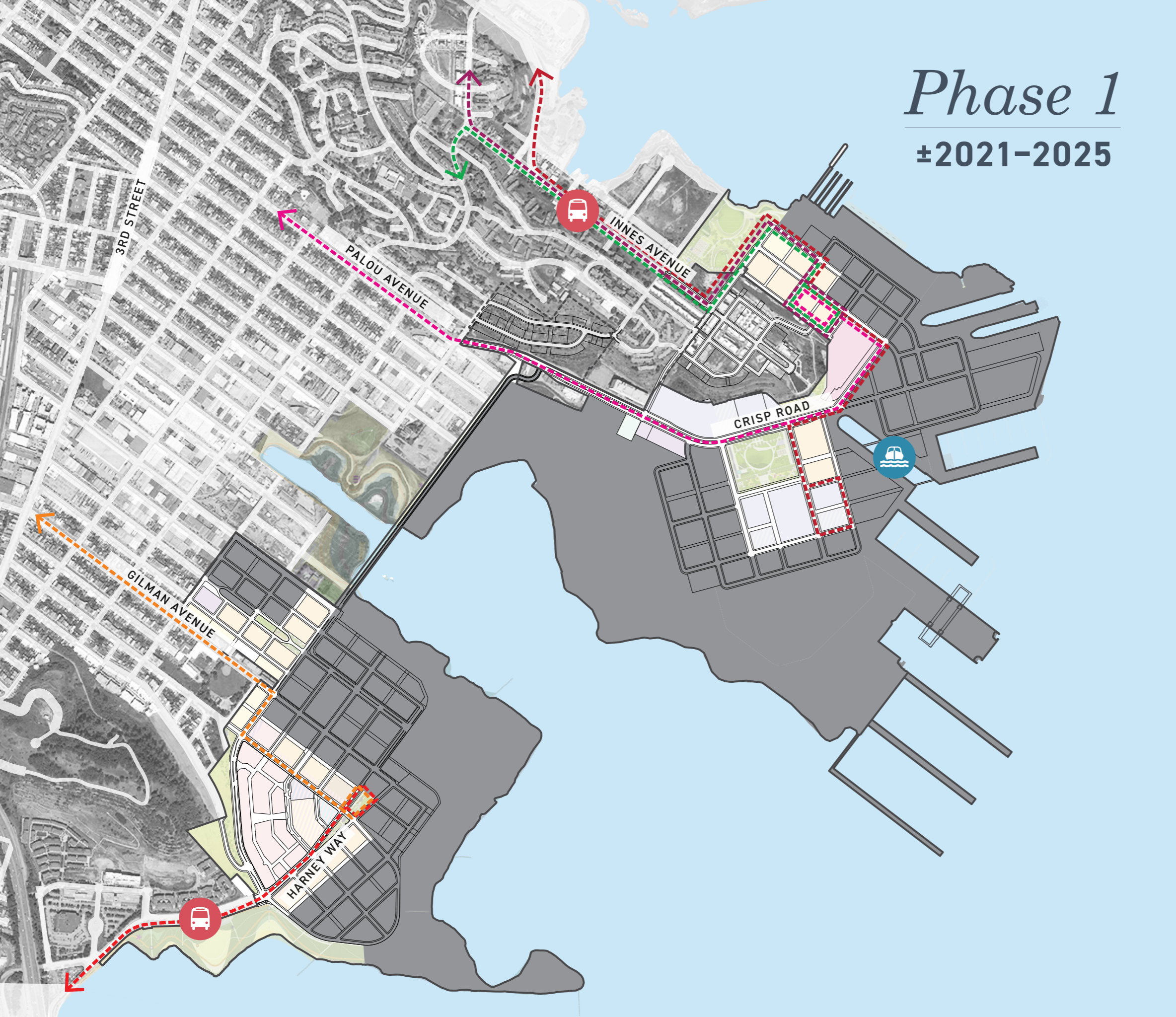
Proposed water taxi



Full time transportation coordinator to manage real time transportation needs for residents, employees and visitors

Phase 1

±2021-2025



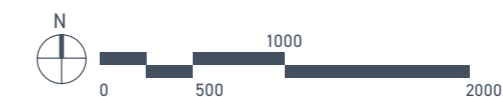
TRANSIT

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

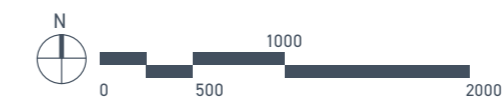
PUBLIC TRANSPORTATION

LEGEND

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

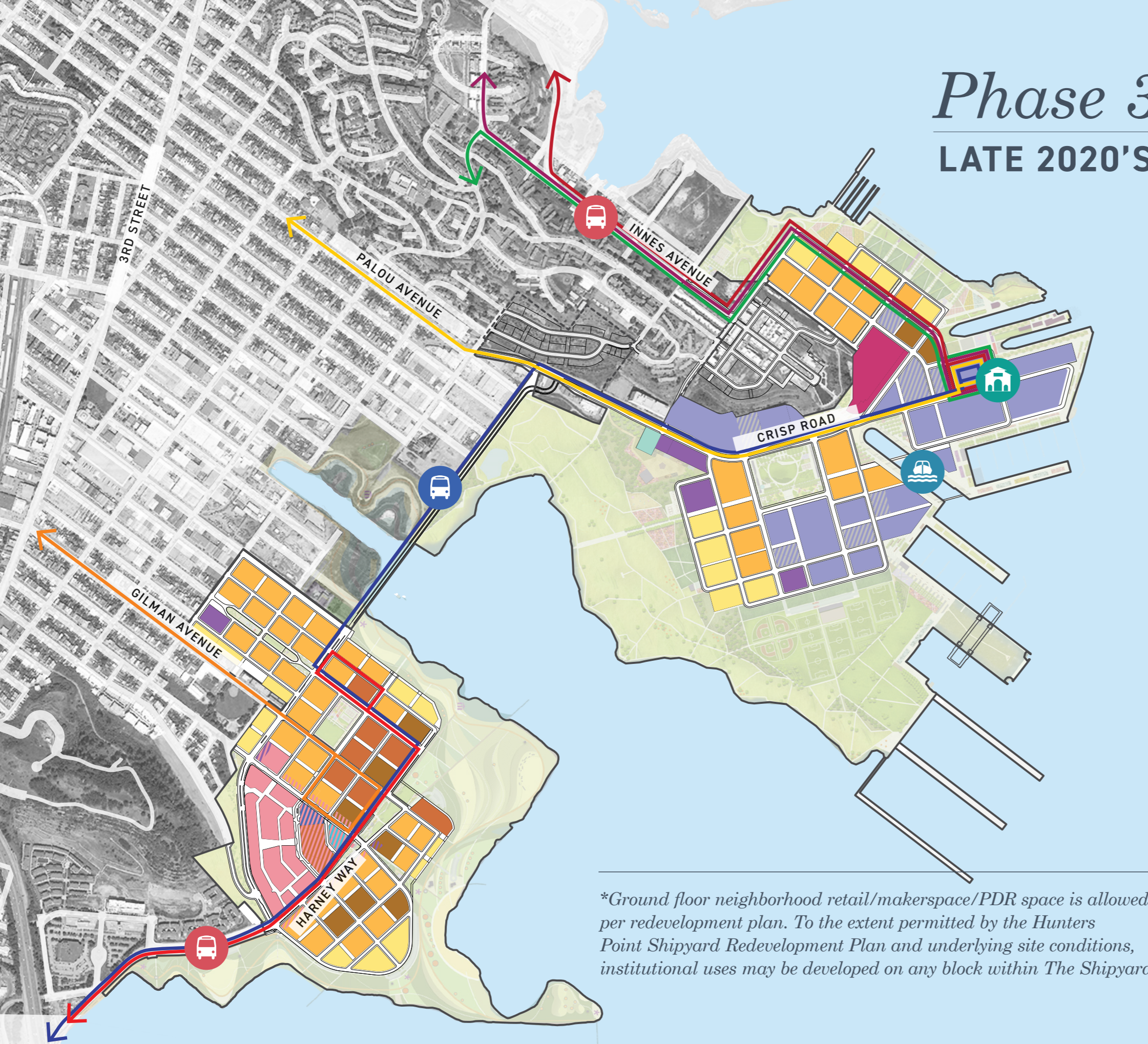


Transit maps are conceptual only.



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

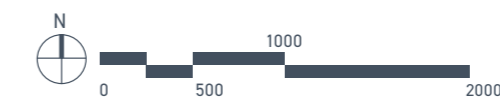
TRANSIT LEGEND

- 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

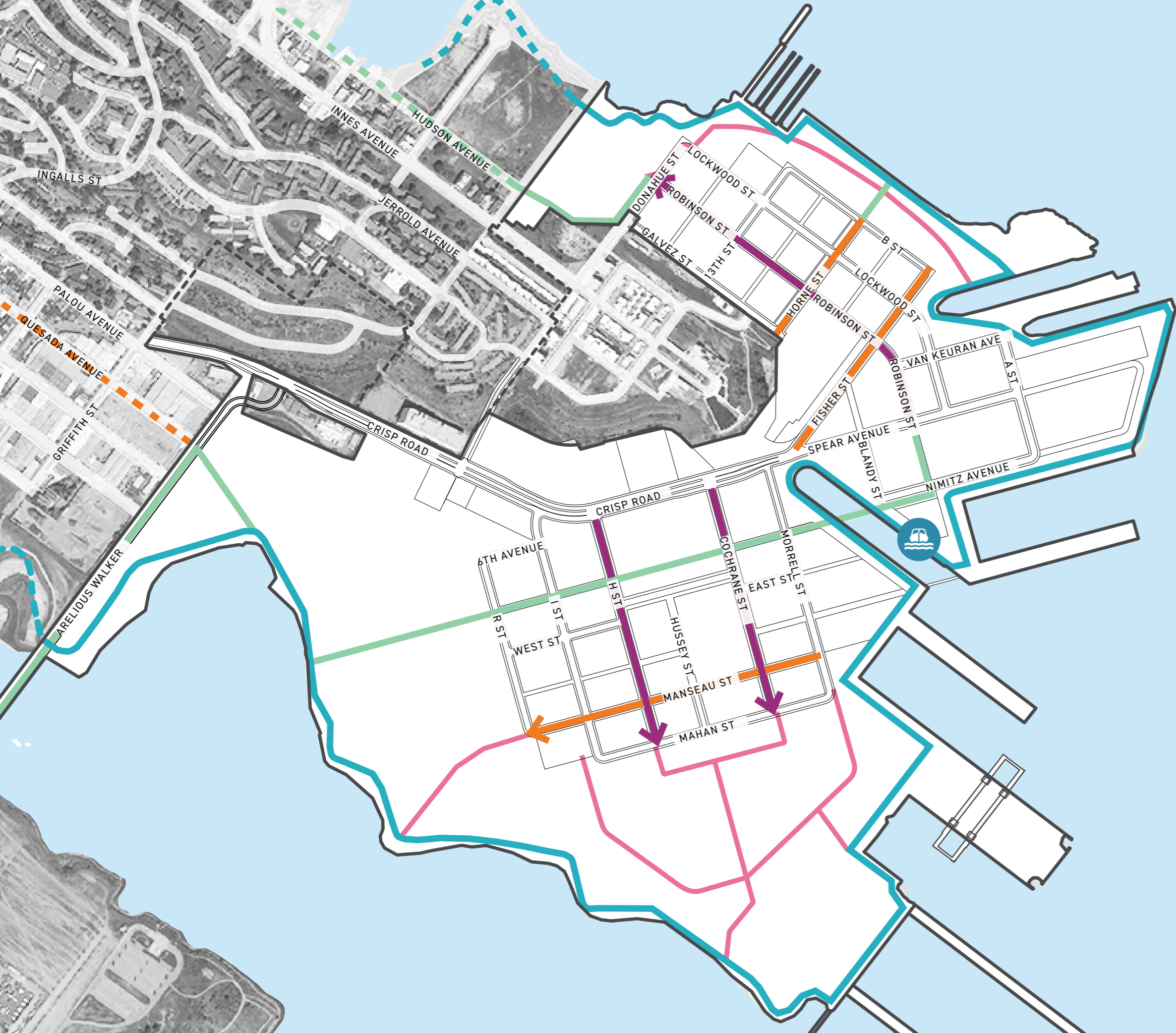
LAND USE LEGEND

- 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.



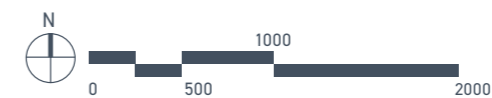
BICYCLE/ PEDESTRIAN



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

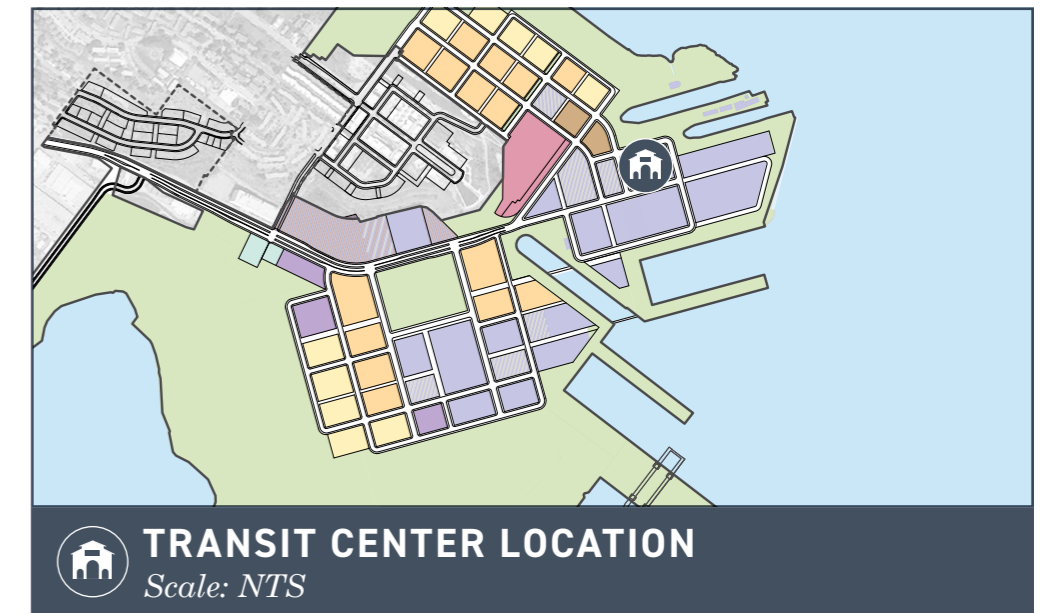
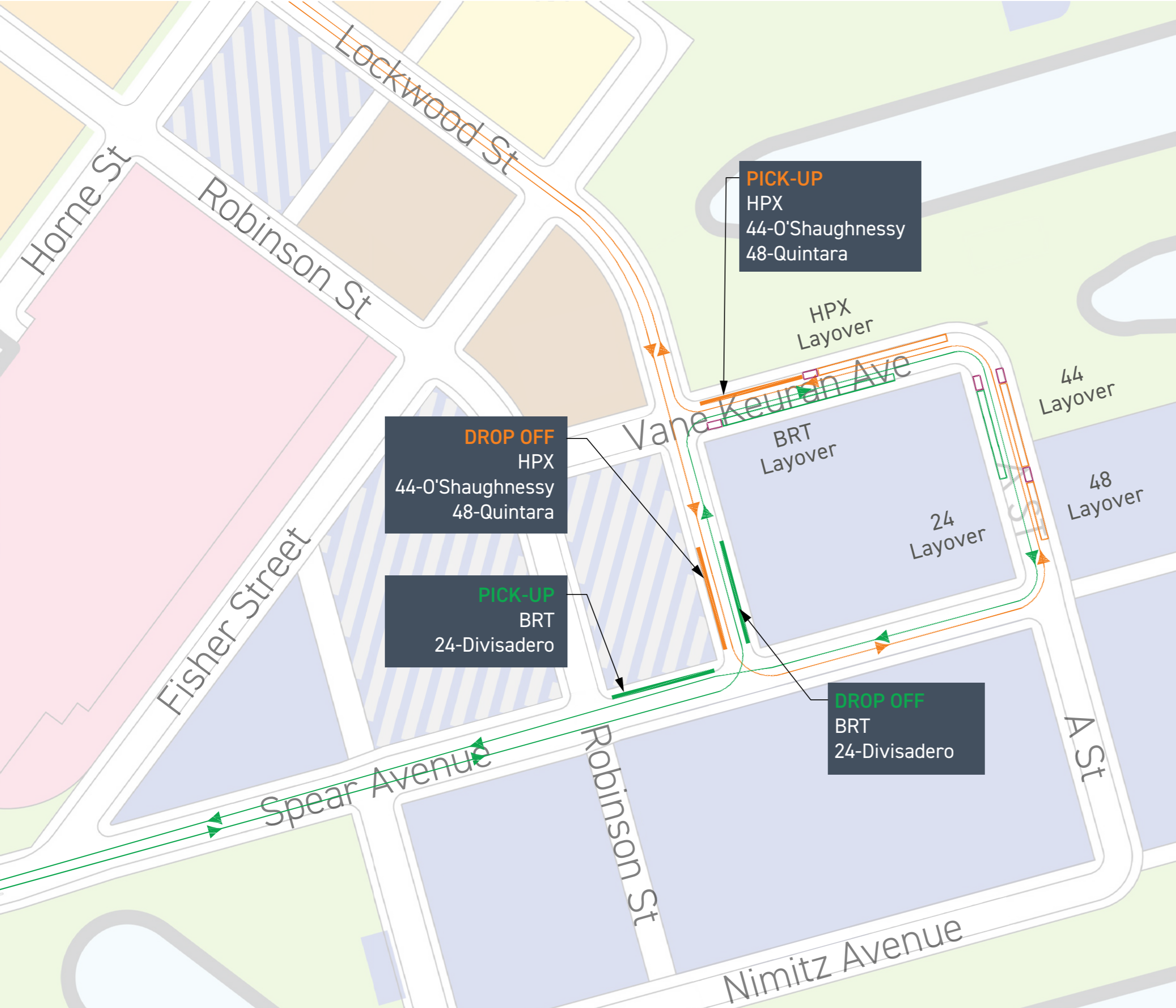
TRANSPORTATION DEMAND MANAGEMENT (TDM) CONT'D

- 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.

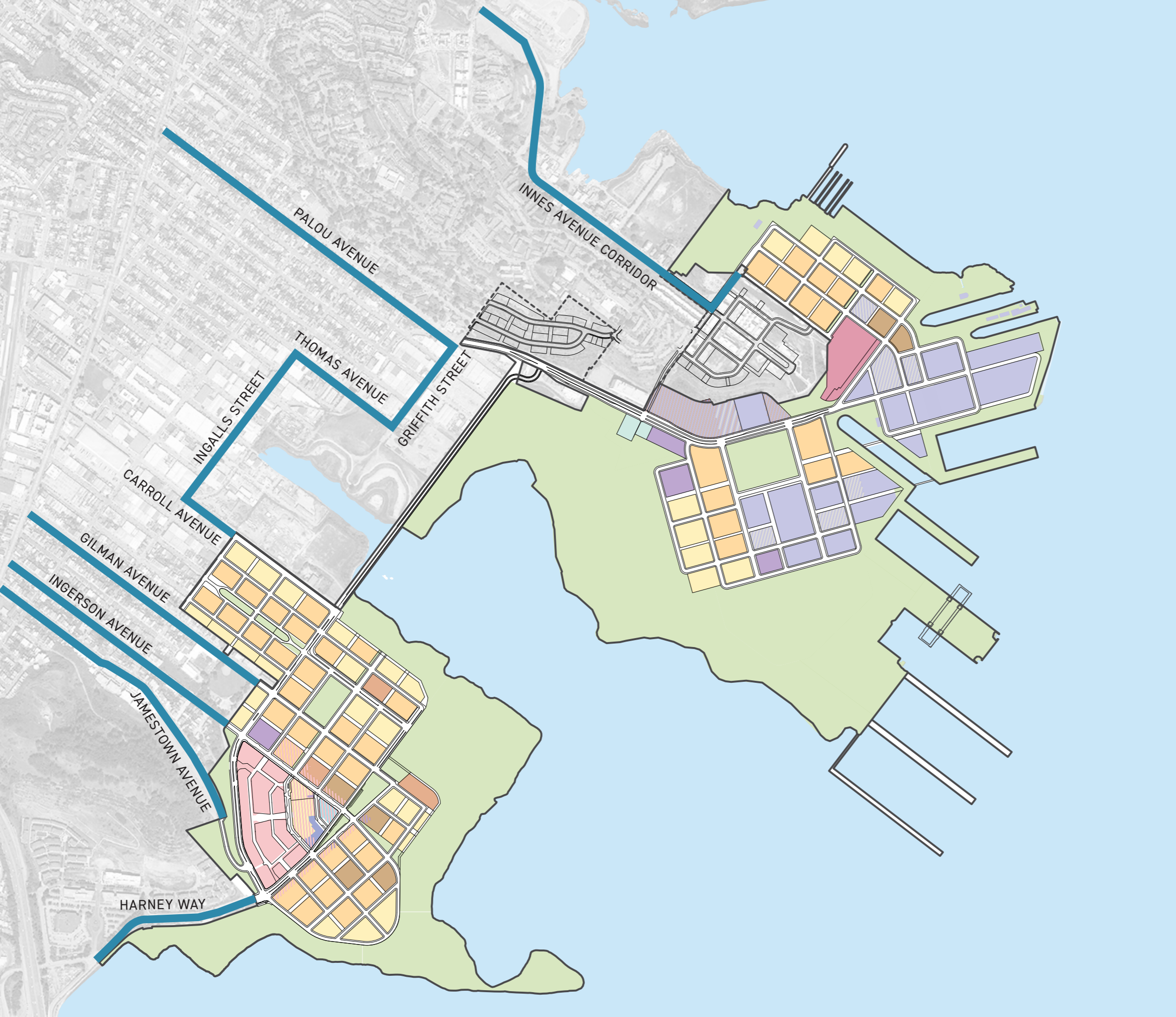
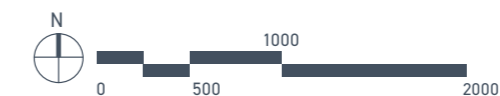
OFF-SITE IMPROVEMENTS

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: \$47.2 million
- 03** The enhanced plan more than doubles the projected annual transit-related surplus:
2010 Plan: \$1.5 million
2018 Plan: \$4.1 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

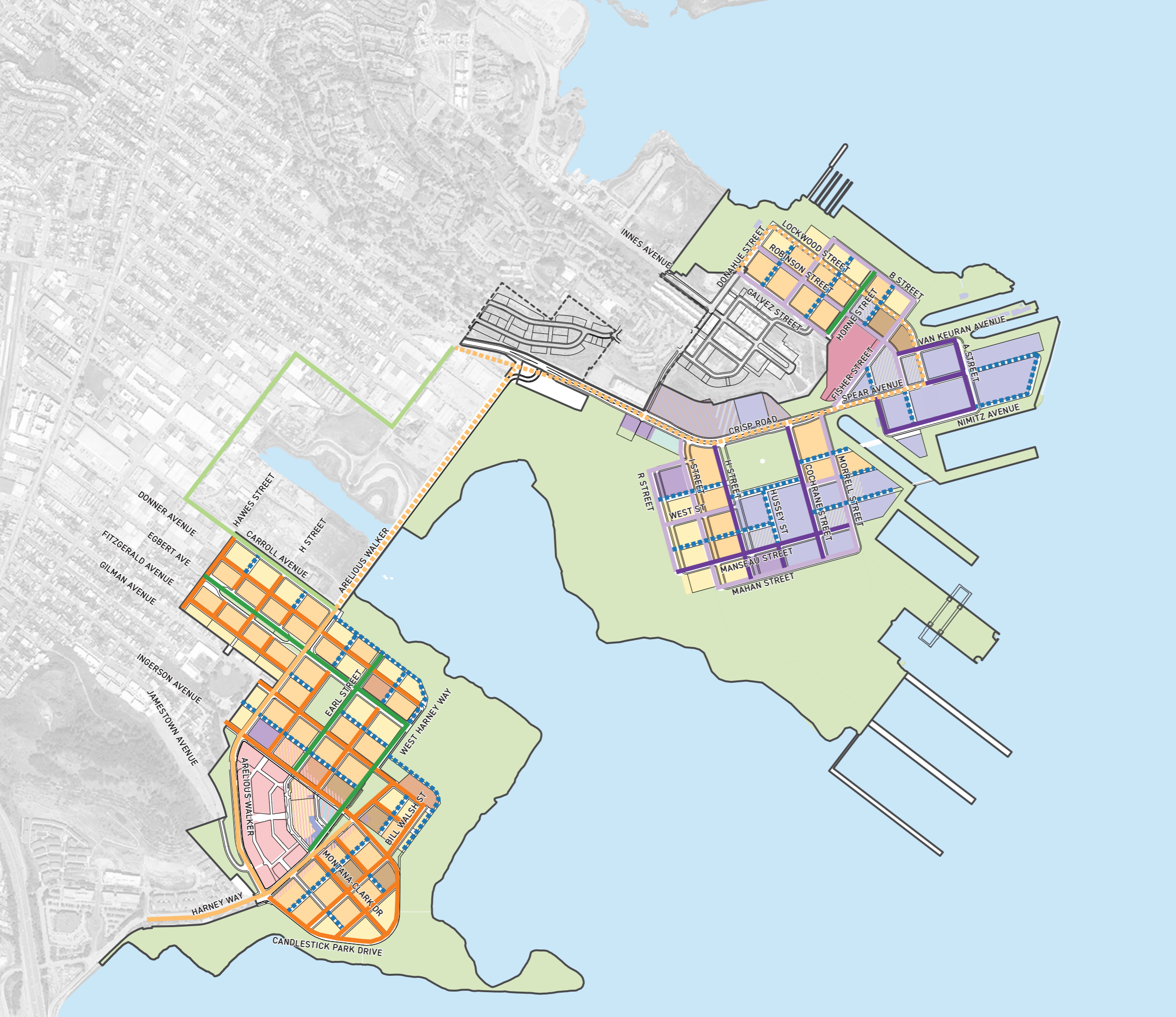
03

SCHEMATIC DESIGN DOCUMENTS

Design concepts for individual buildings and developments

QUESTIONS?

STREET TYPOLOGIES

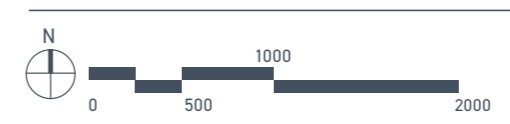


LAND USE LEGEND

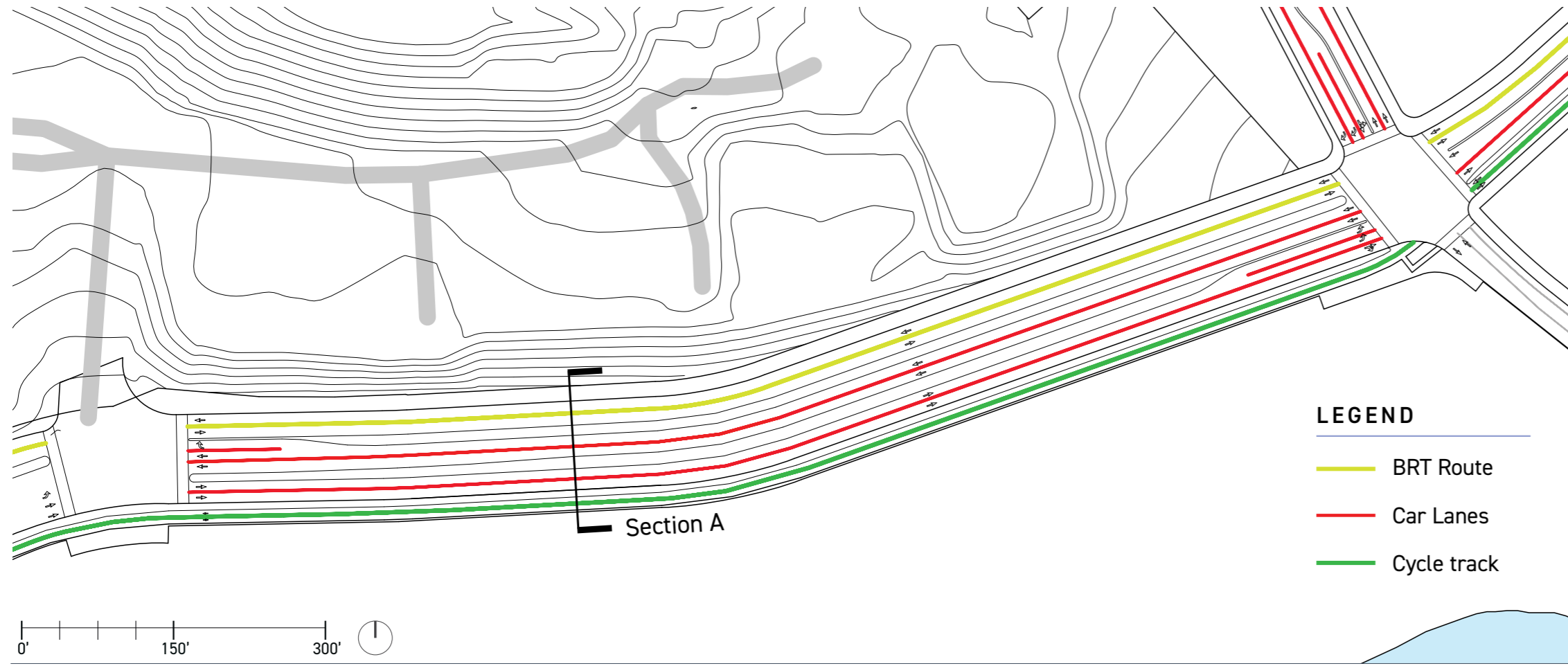
- Residential Density I
- Residential Density II
- Residential Density III
- Residential Density IV
- Artist
- Commercial
- Infrastructure/Utility
- Parking
- Community Use
- Education
- Parks and Open Space
- Retail
- Hotel
- Performance Venues

STREET TYPOLOGY LEGEND

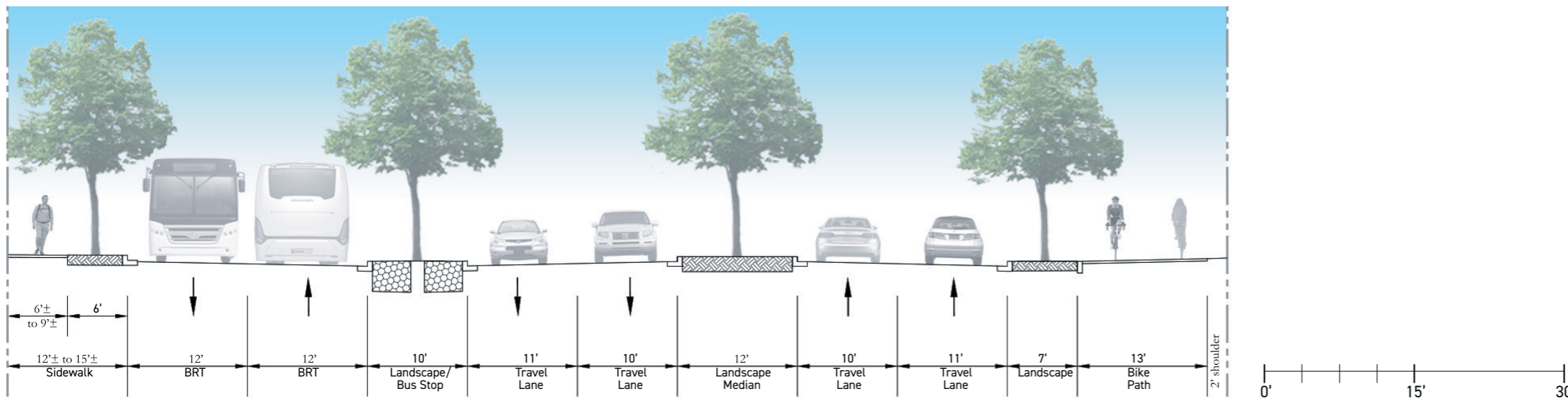
- Commercial Throughway
- Industrial Mixed Use Street
- Park Edge
- Mid-Block Breaks
- Residential Throughway
- Neighborhood Residential
- The Spine
- Primary Street
- Secondary Street



HARNEY AVENUE



Off-Site Plan



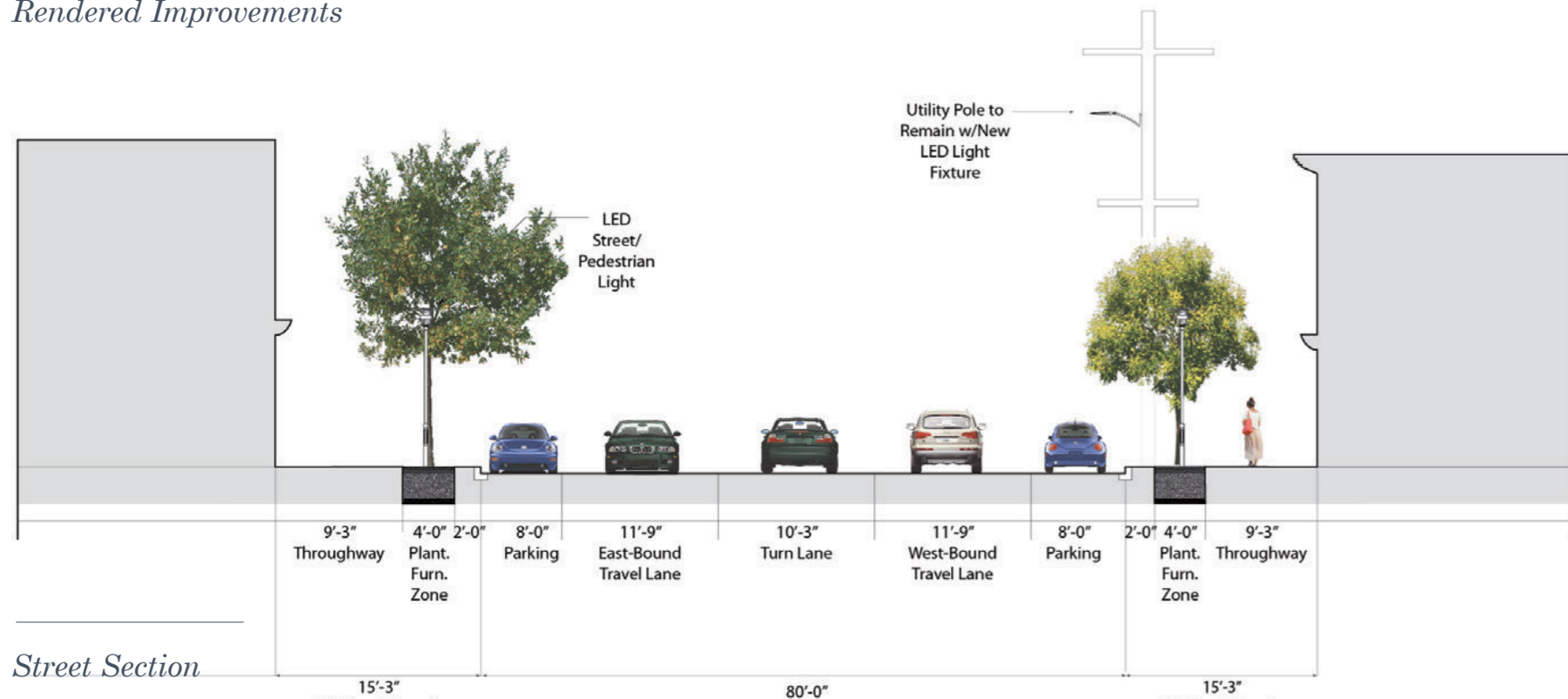
Cross-Section A

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

GILMAN AVENUE



Rendered Improvements



Street Section

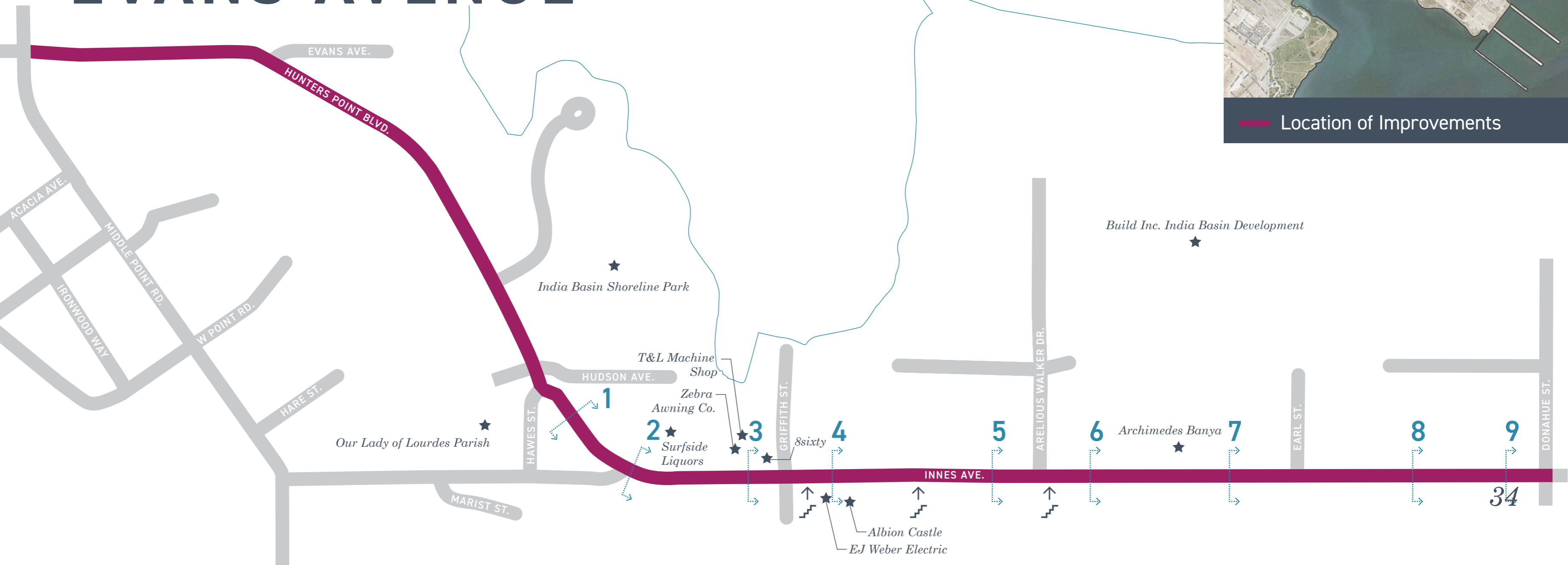
- 01** Lanes reconfigured to serve neighborhood instead of Candlestick Park
- 02** Traffic signals added
- 03** Streetscape improvements
- 04** The redesign will facilitate movement of the 29 and improve service for bus riders

INNES AVENUE/ HUNTERS POINT BOULEVARD/ EVANS AVENUE

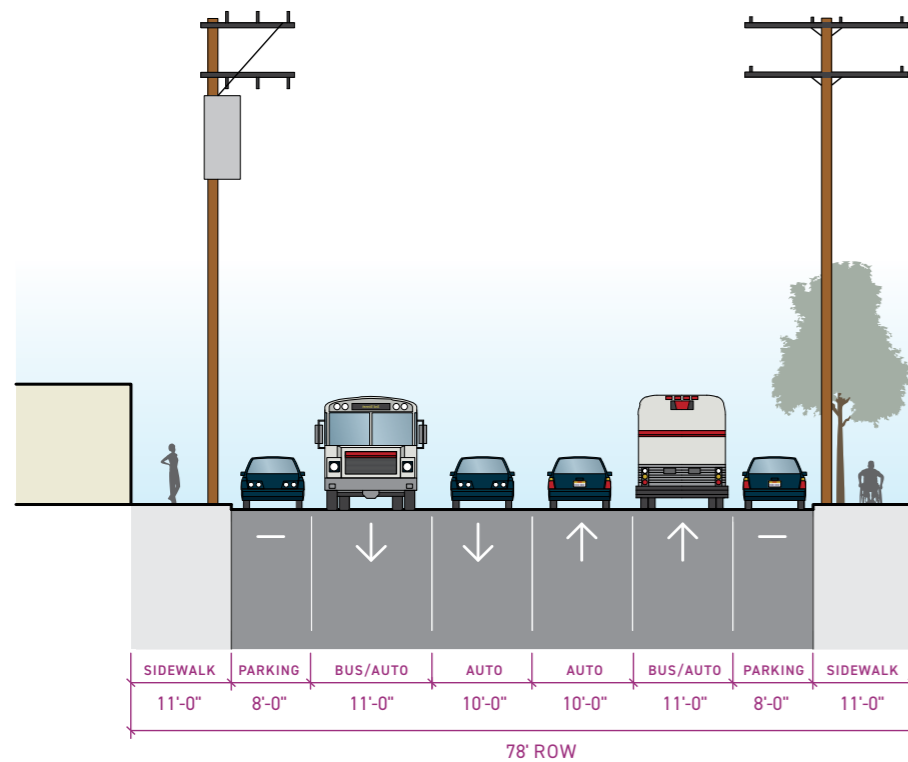
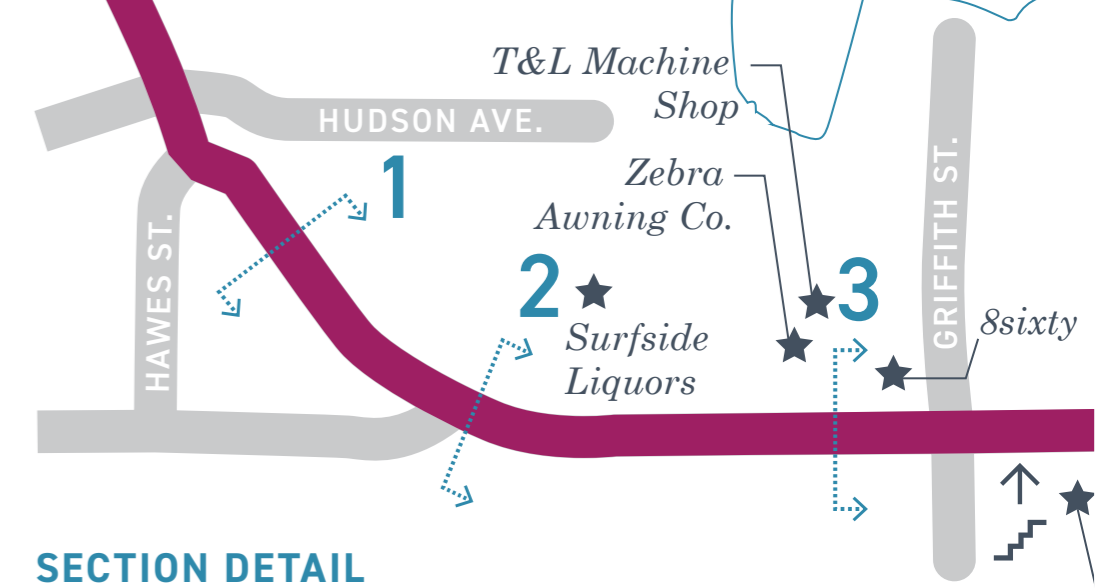
Proposed Scope of Improvements:

- 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

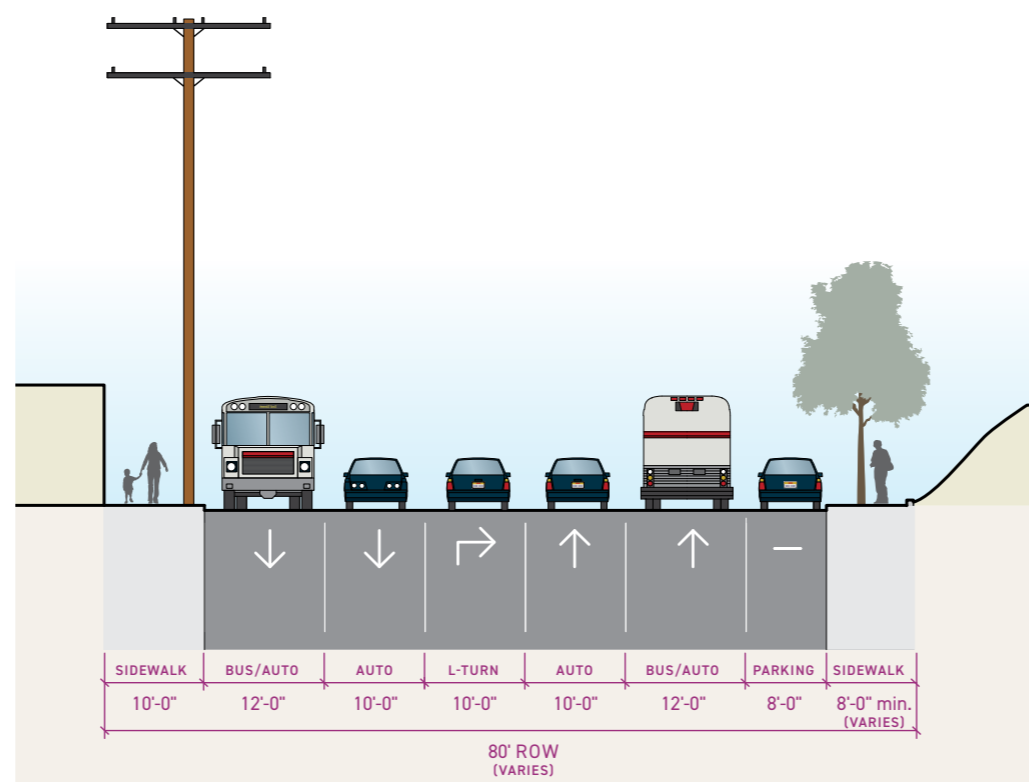


INNES AVENUE/ HUNTERS POINT BOULEVARD/ EVANS AVENUE



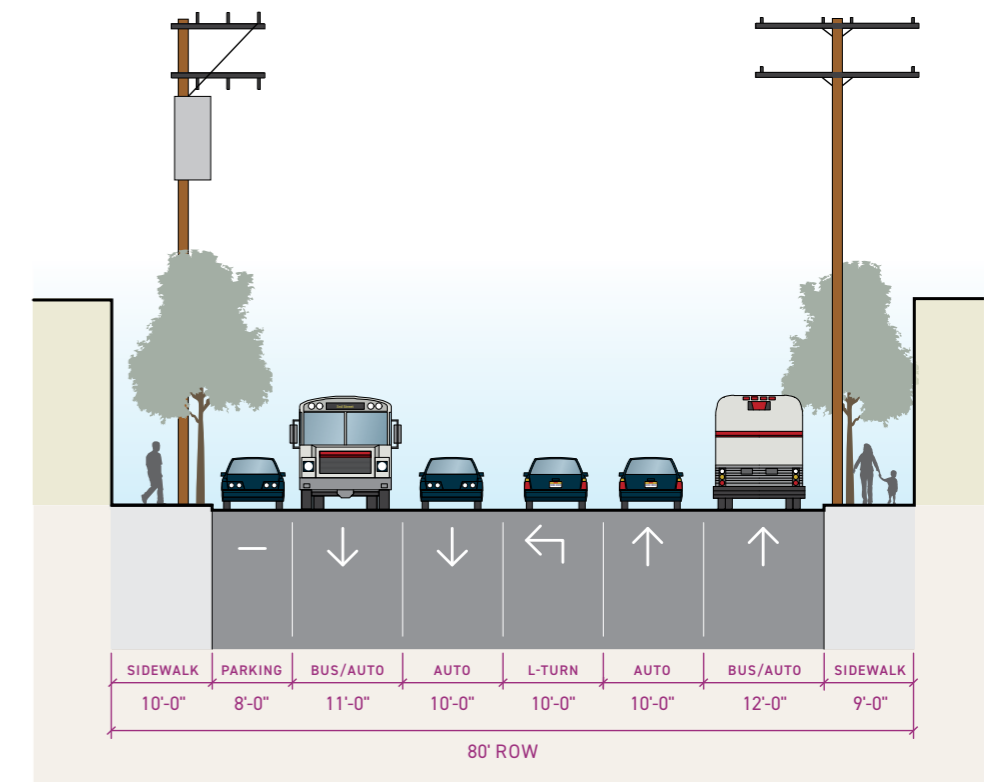
1 HUNTERS POINT BOULEVARD AT INNES AVENUE

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

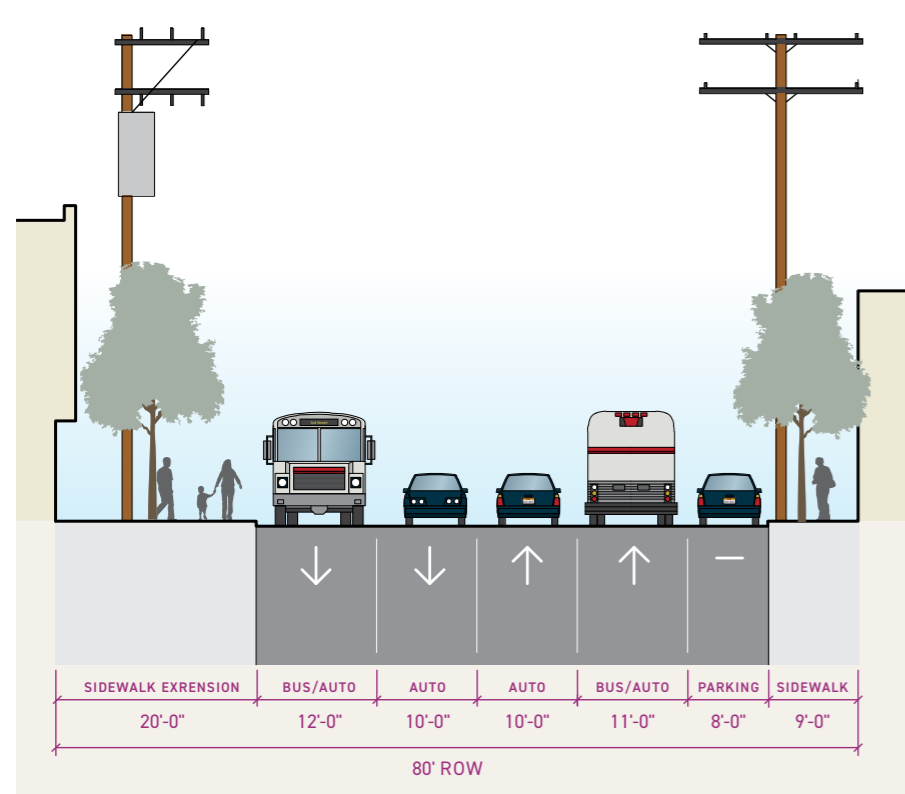
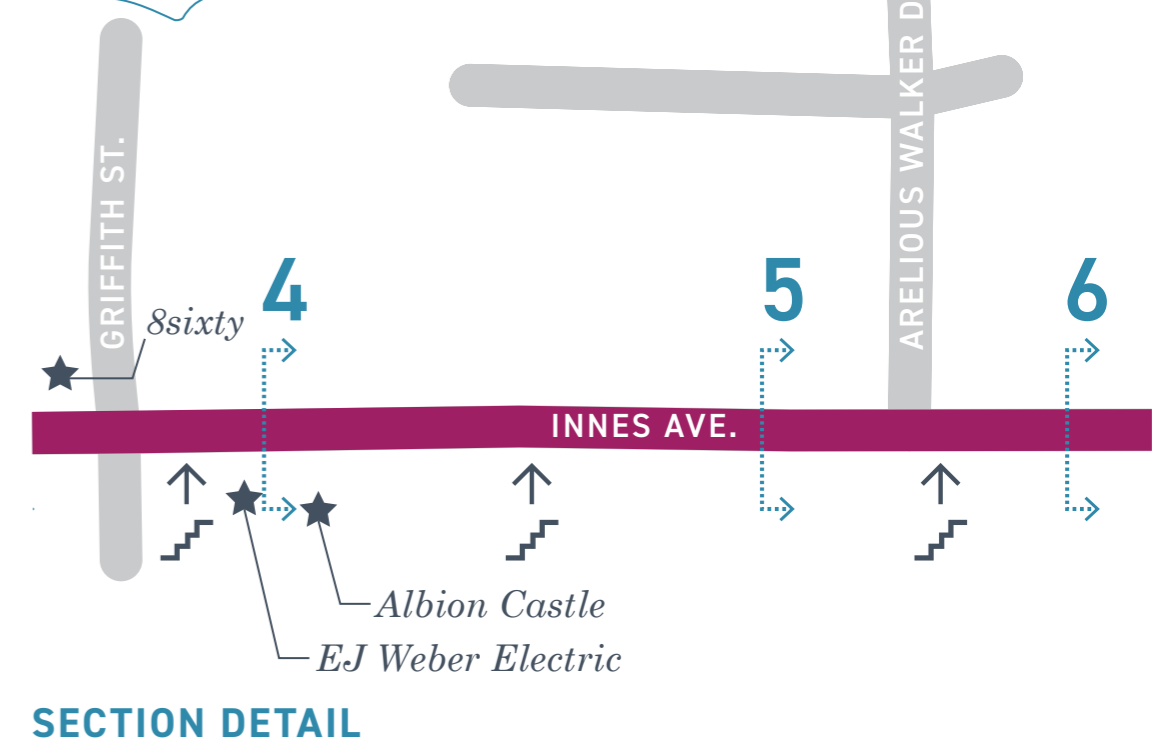


3 INNES AVENUE AT GRIFFITH STREET, WEST SIDE OF INTERSECTION

Left-Turn Lane
Parking on North

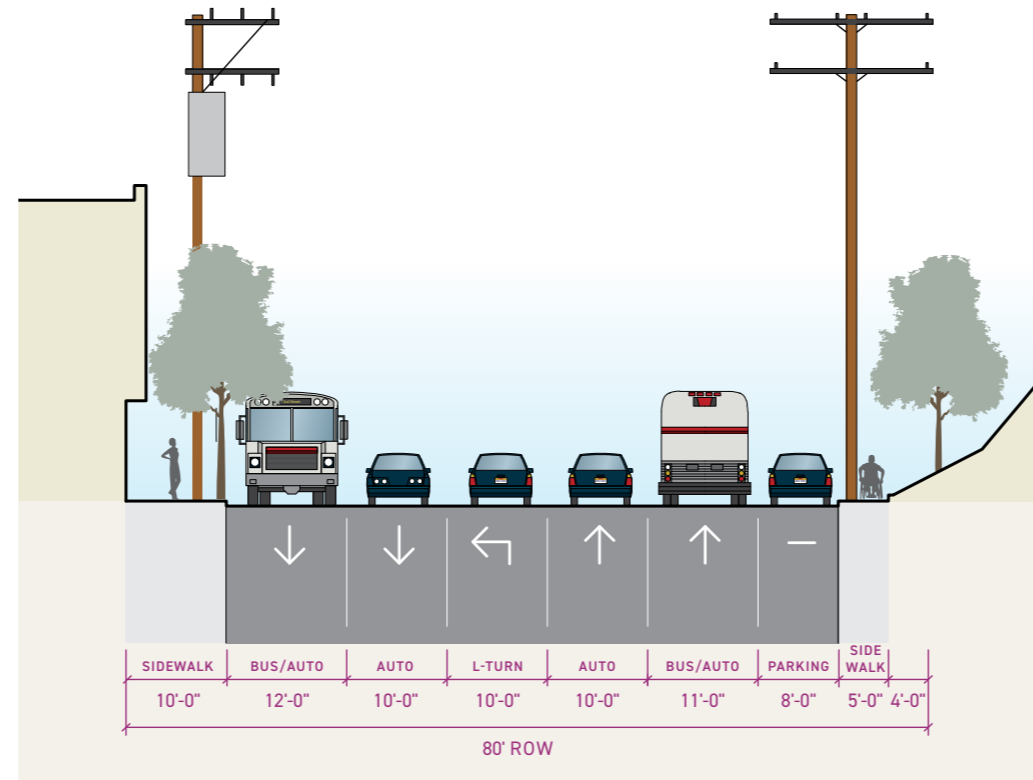
Note: transit-only lanes will be implemented on Innes Avenue per the mitigation measure in the India Basin EIR

INNES AVENUE/ HUNTERS POINT BOULEVARD/ EVANS AVENUE



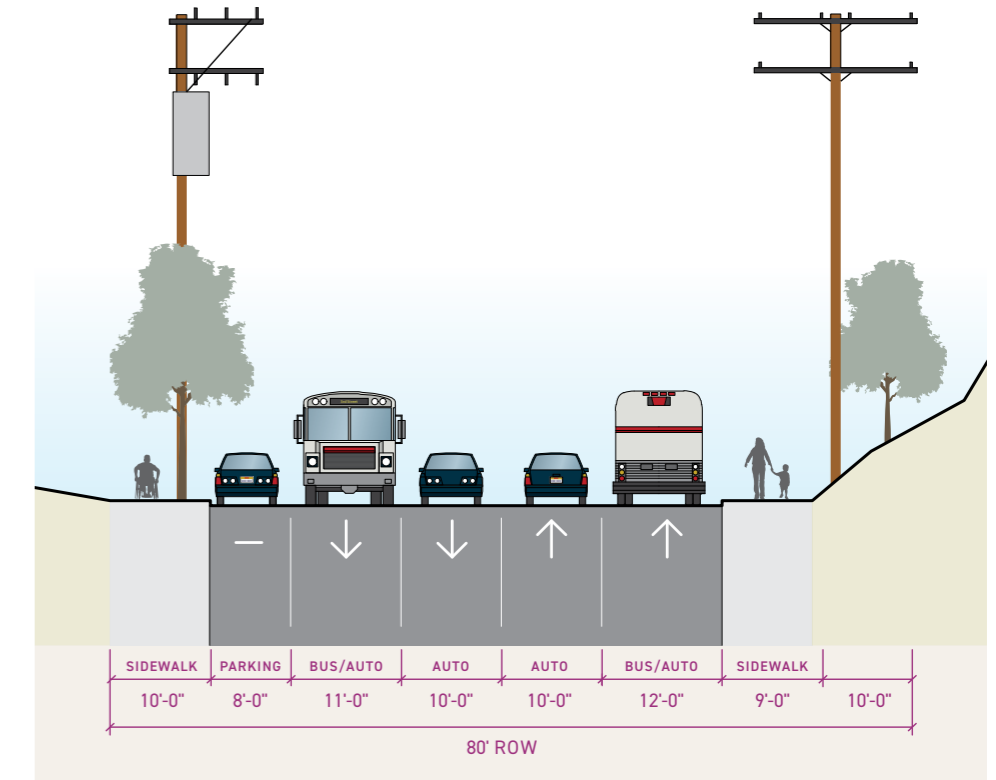
4 INNES AVENUE AT GRIFFITH STREET, EAST SIDE OF INTERSECTION

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

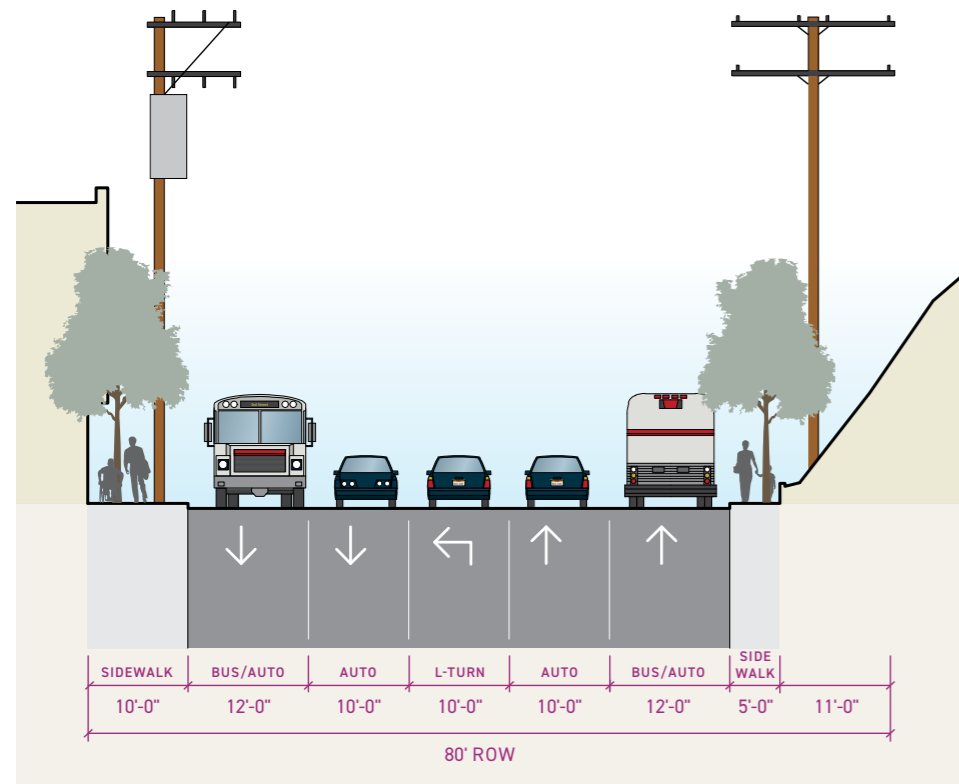
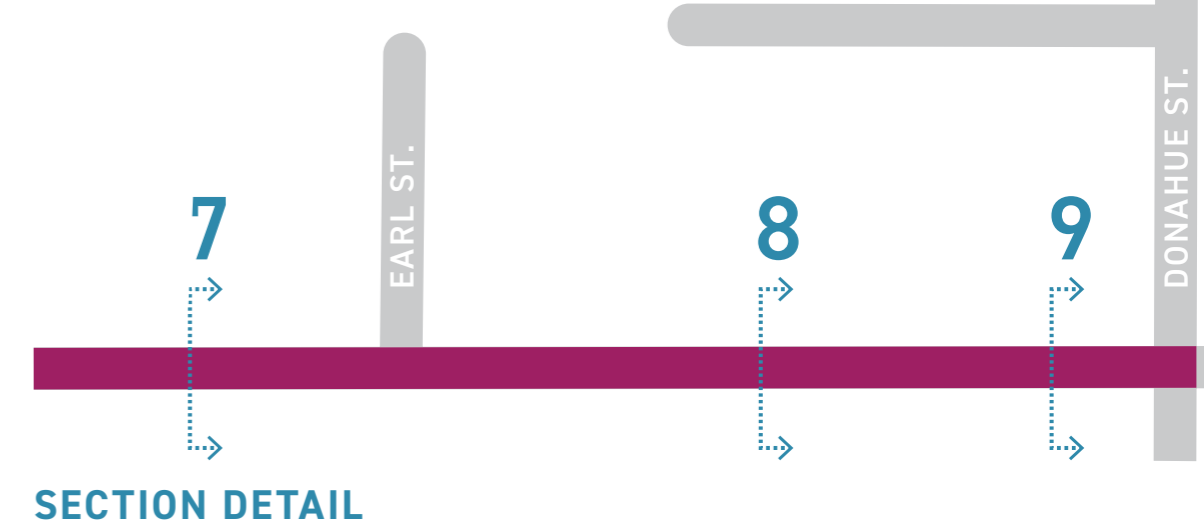


6 INNES AVENUE AT ARELIIOUS WALKER DRIVE, EAST SIDE OF INTERSECTION

No Left-Turn Lane
Parking on North
Slope on South

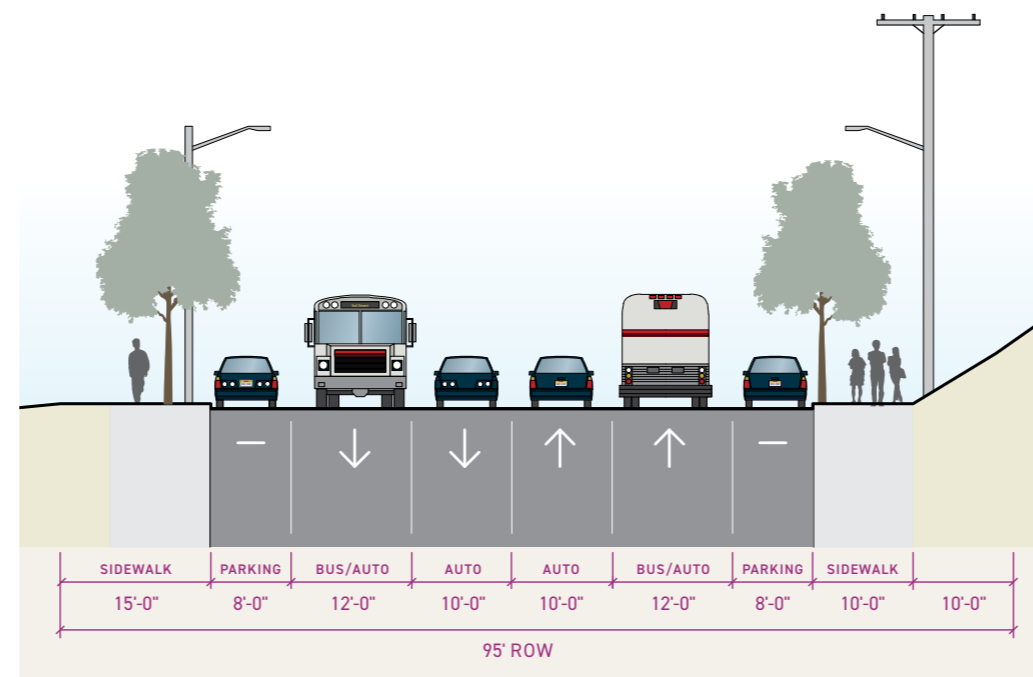
Note: transit-only lanes will be implemented on Innes Avenue per the mitigation measure in the India Basin EIR

INNES AVENUE/ HUNTERS POINT BOULEVARD/ EVANS AVENUE



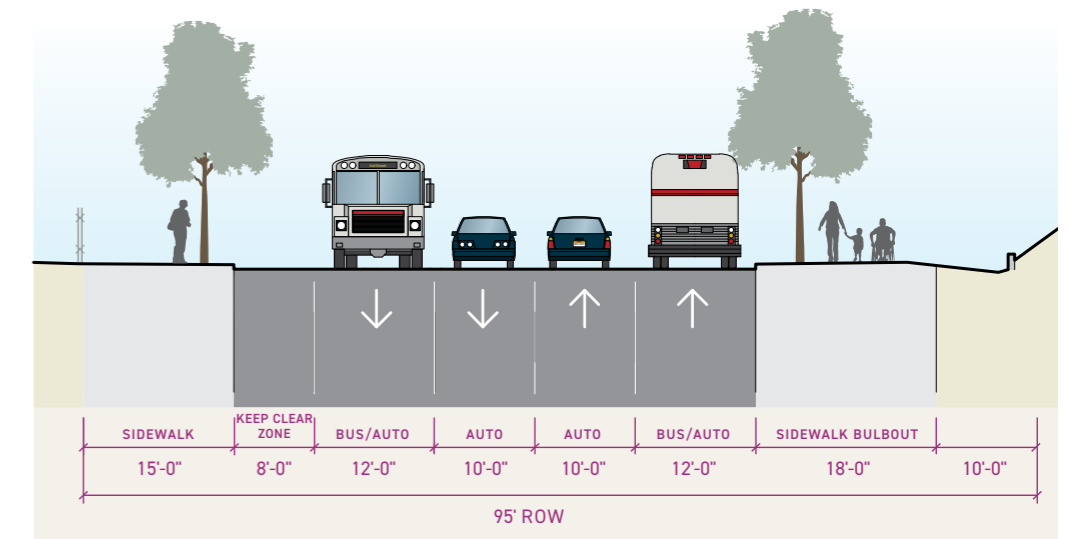
7 INNES AVENUE AT EARL STREET, WEST SIDE OF INTERSECTION

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