
MAY 1, 2018
SFMTA BOARD OF DIRECTORS
CANDLESTICK POINT & HUNTERS POINT SHIPYARD
MASTER PLAN UPDATE

**THE SHIPYARD
&
CANDLESTICK**

AGENDA

INTRODUCTION

MASTER PLAN

PHASING
LAND USE

TRANSPORTATION PLAN

TRANSIT IMPROVEMENTS
BICYCLES/PEDESTRIAN
TRANSPORTATION DEMAND MANAGEMENT
TRANSIT CENTER
PARKING GARAGE DESIGN STANDARDS
OFF-SITE IMPROVEMENTS

FISCAL ANALYSIS

INFRASTRUCTURE PLAN

LOCATIONS



Shipyard Phase 1

Shipyard Phase 2

Candlestick



CONTEXT MAP
Scale: NTS

ACTION TO BE TAKEN

SFMTA Board of Directors
May 1, 2018:

01

Approval of amendments to:

- Candlestick Point Hunters Point Shipyard Phase 2 Transportation Plan
- Hunters Point Shipyard Phase 2 Infrastructure Plan

ACTION TO BE TAKEN CONT'D

*Approval of Amendments to
Redevelopment Plans, DDA &
Projects Documents by:*

01 **APPROVED!**
Full CAC
April 9, 2018

02 **APPROVED!**
OCII Commission
April 17, 2018

03 **APPROVED!**
Planning Commission
(Redevelopment Plans & D4D Only)
April 26, 2018

ACTION TO BE TAKEN CONT'D

*Approval of Amendments to
Redevelopment Plans, DDA
& Projects Documents by:*

- 04** **SFMTA**
(Transportation Plan & Infrastructure Plan)
May 1, 2018
- 05** **Board of Supervisors**
(Redevelopment Plan & Project Documents Only)
June 2018

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 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*

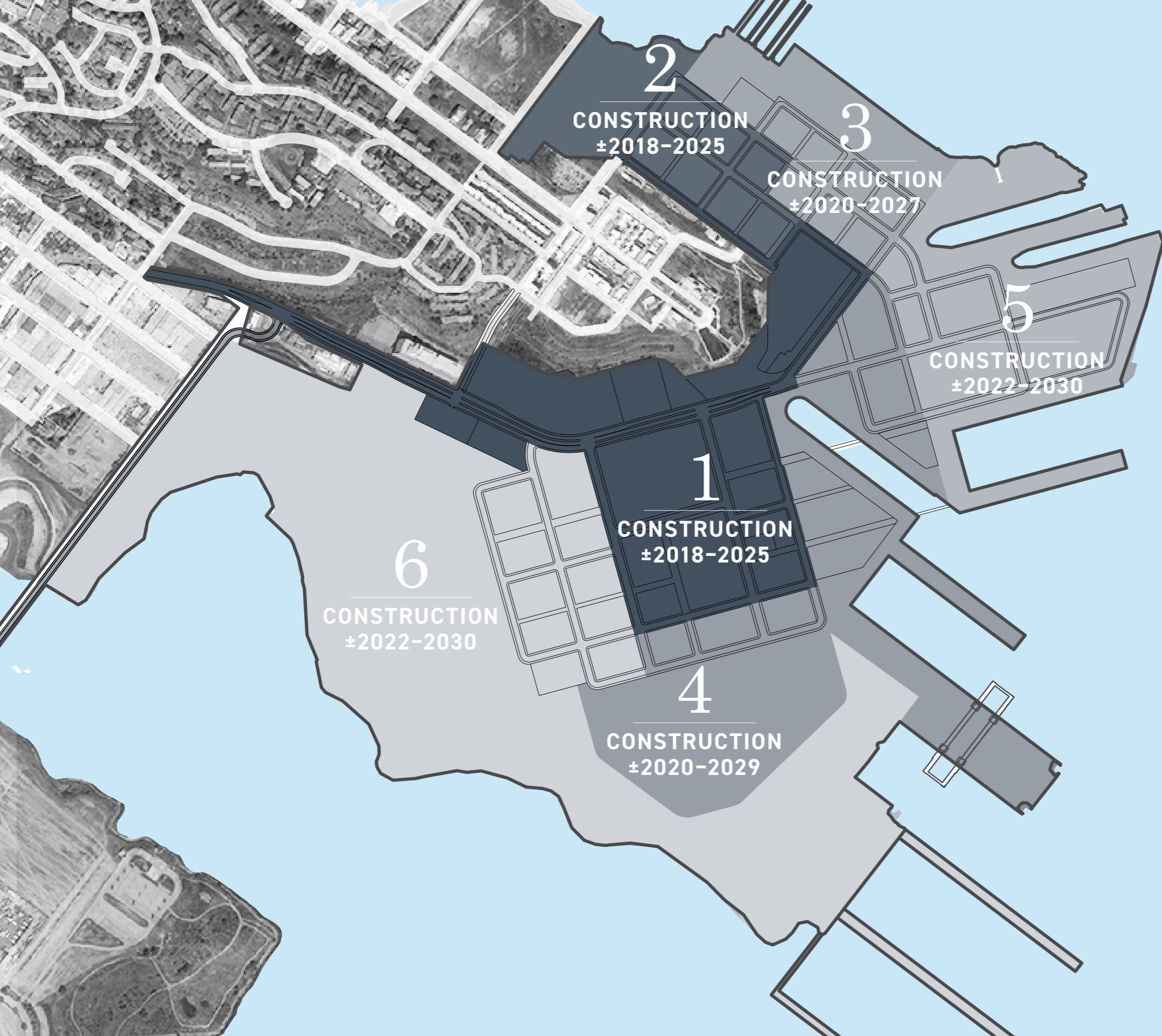
**Ground floor neighborhood retail/maker space/PDR space is allowed per redevelopment plan. To the extent permitted by the Hunters Point Shipyard Redevelopment Plan and underlying site conditions, institutional uses may be developed on any block within The Shipyard.*



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



SHIPYARD PROJECTED PHASING



0 450 900

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



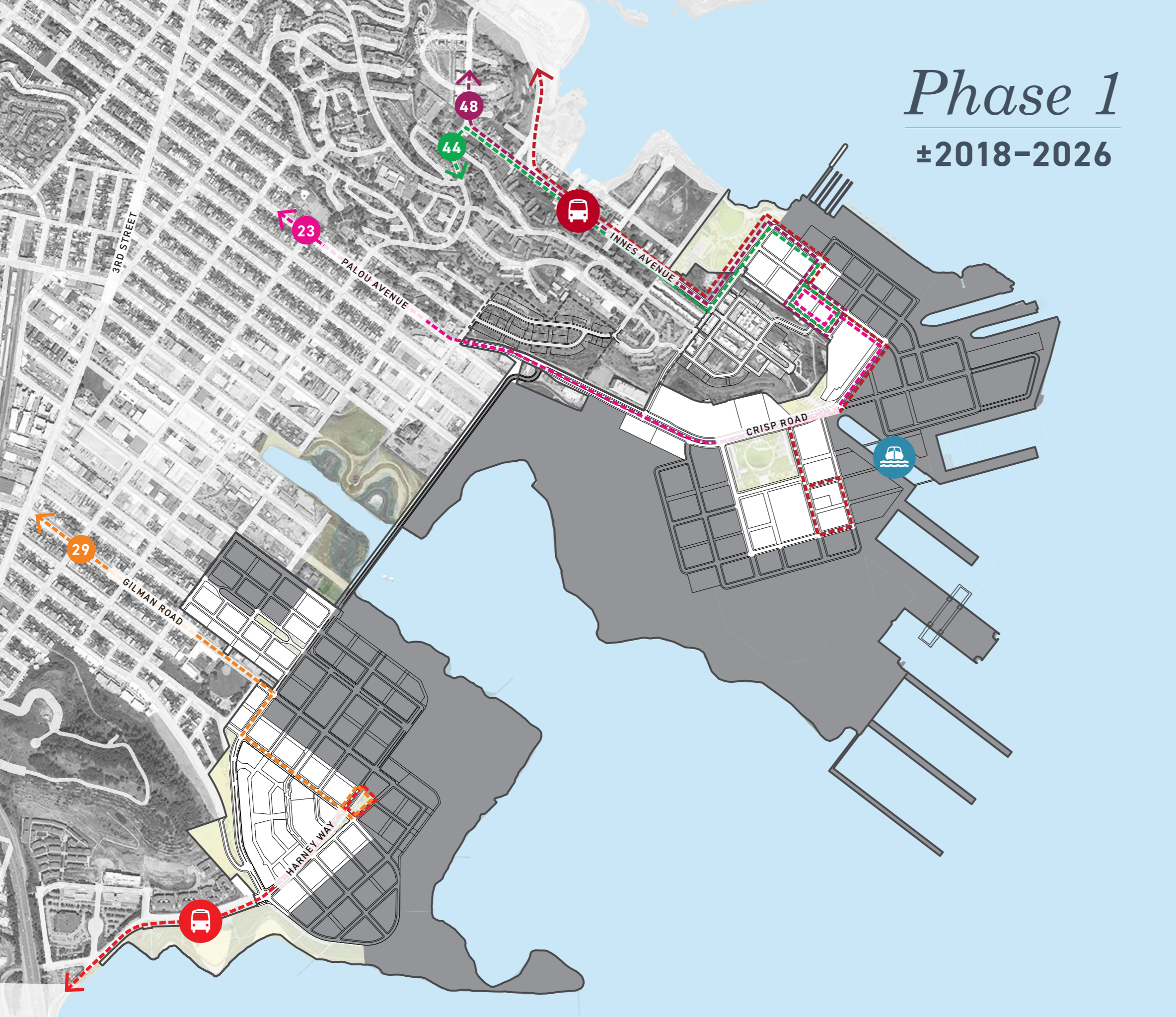
Full time transportation coordinator to manage real time transportation needs for residents, employees and visitors

Phase 1



±2018-2026

TRANSIT

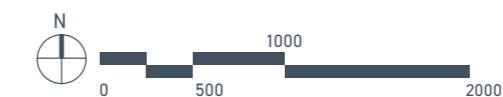
PUBLIC TRANSPORTATION



LEGEND

-  HPX
-  CPX
-  44 O'Shaughnessy
-  48 Quintara
-  23 Monterey
MP 1 & 2 only
-  29 Sunset
-  Proposed Water Taxi
Timing of Water Taxi is to be determined.
Water Taxi Icon Design by Luis Prado from the Noun Project.

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.



Phase 2

±2021-2030

TRANSIT

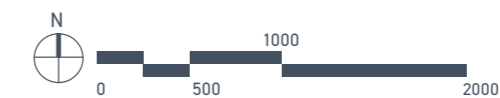
PUBLIC TRANSPORTATION



LEGEND

- HPX
- CPX
- BRT
- 44 O'Shaughnessy
- 48 Quintara
- 23 Monterey
MP 1 & 2 only
- 29 Sunset
- Proposed Water Taxi
Timing of Water Taxi is to be determined.
Water Taxi Icon Design by Luis Prado from the Noun Project.

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.



Phase 3

±2023-2031



TRANSIT

PUBLIC TRANSPORTATION

TRANSIT LEGEND

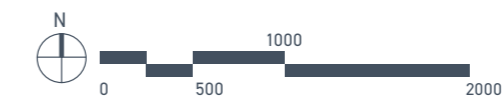
- HPX
- CPX
- BRT
- 44 O'Shaughnessy
- 48 Quintara
- 24 Divisadero
MP 3 only
- 29 Sunset
- New transit Center
- Proposed Water Taxi

LAND USE LEGEND

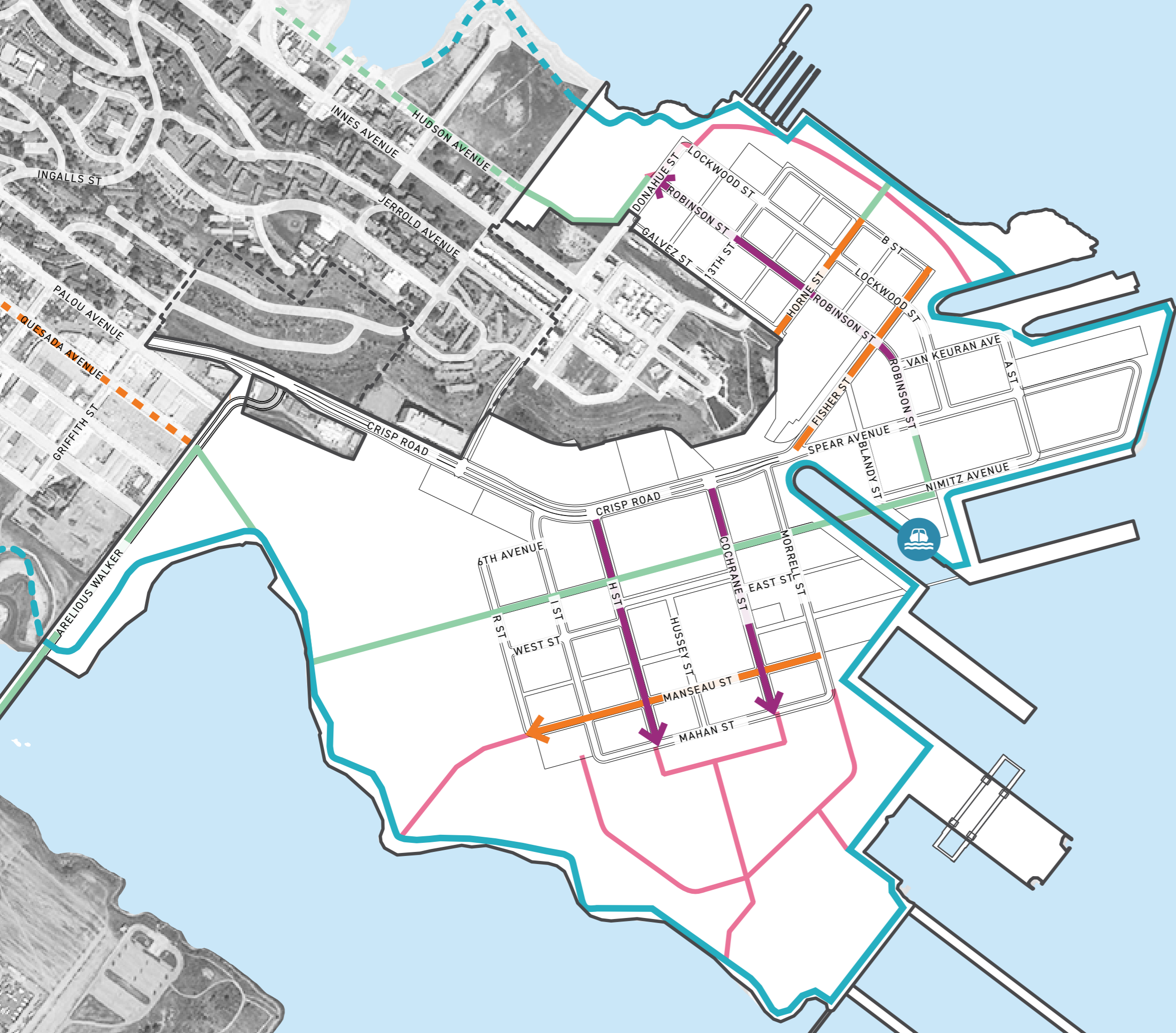
- Residential Density I
Townhomes
- Residential Density II
Multi-Story Flats
- Residential Density IV
High Rise
- Artist
- Commercial
Includes R&D, Office and Hotel
- Commercial/Parking
- Community Use
- Utilities
Recycled Water Treatment Plant

Timing of Water Taxi is to be determined.
Water Taxi Icon Design by Luis Prado from the Noun Project.







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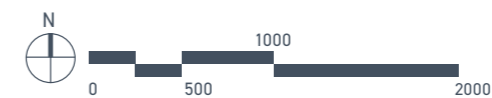
BICYCLE/ PEDESTRIAN



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

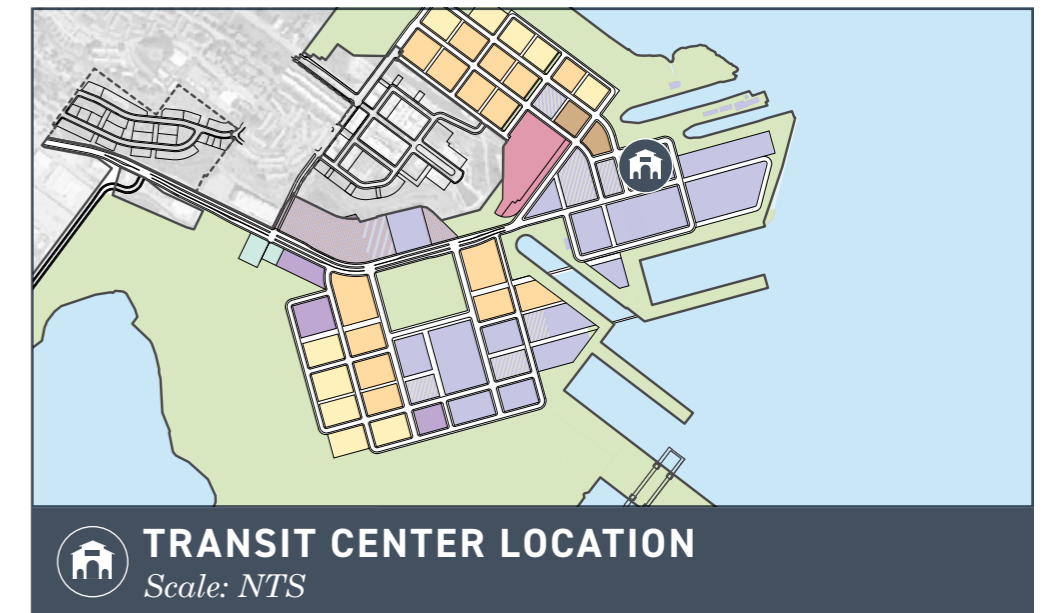
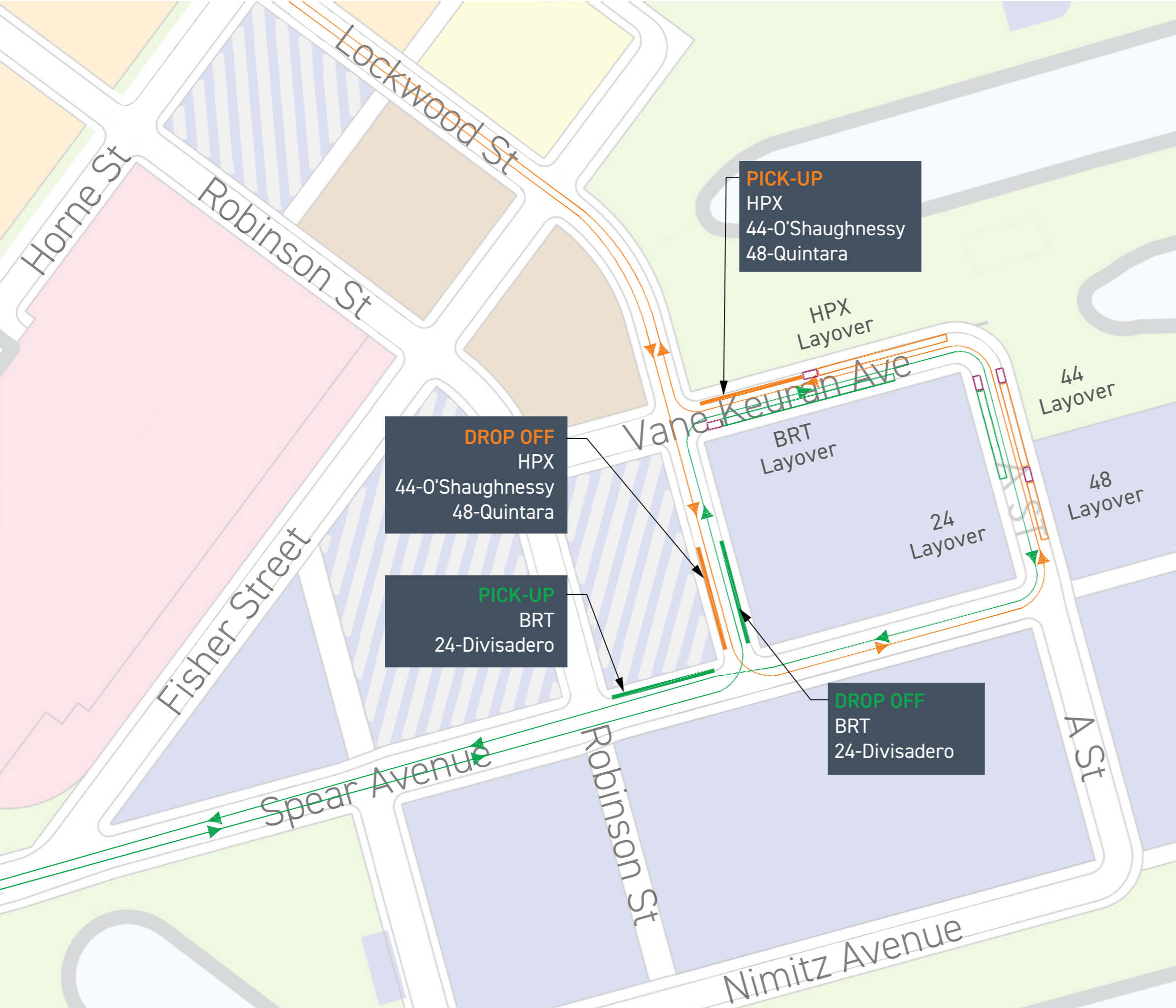
TRANSPORTATION DEMAND MANAGEMENT (TDM) CONT'D

- 05** Parking demand to be monitored, parking ratios could be reduced if Project is not meeting its mode split goal
- 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')



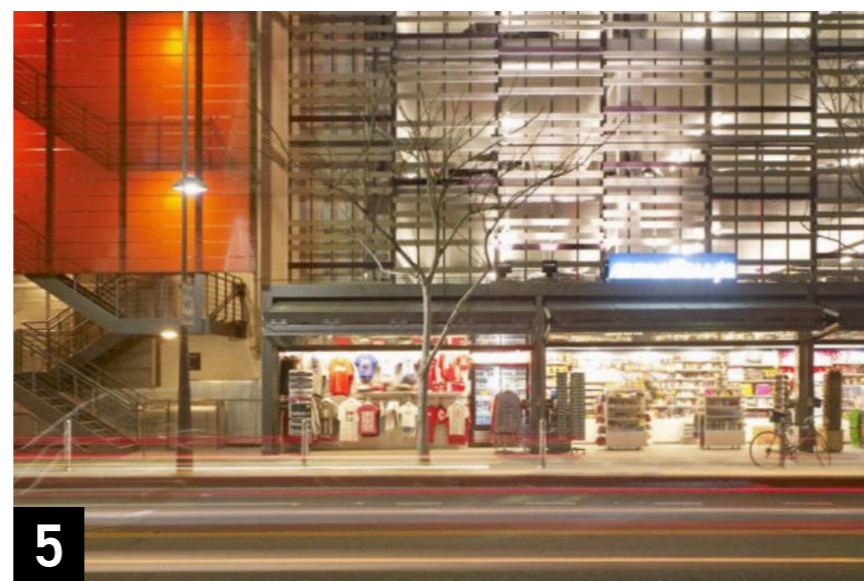
Proposed transit maps are conceptual only.

PARKING GARAGE DESIGN STANDARDS

Design Standards Include:

- 01** All corners of stand-alone parking structures will include active uses such as retail, restaurants, lobbies, entertainment uses or bicycle workshops
- 02** All garages will include facilities that support commuter cyclists
- 03** All garages will include screening on their façades
- 04** Parking garages will be designed to be convertible to other uses in the future and will have a minimum ground and upper floor heights of 15' and 9'. If a garage is not convertible, it will have more activation through ground floor uses.

PARKING GARAGE DESIGN STANDARDS CONT'D



LEGEND

- 1 Metal screening example
- 2 Landscaping, retail, and screening example
- 3 Active bicycle storage example
- 4 Lighting and retail at parking garage example
- 5 Retail at parking garage example
- 6 Active bicycle storage example

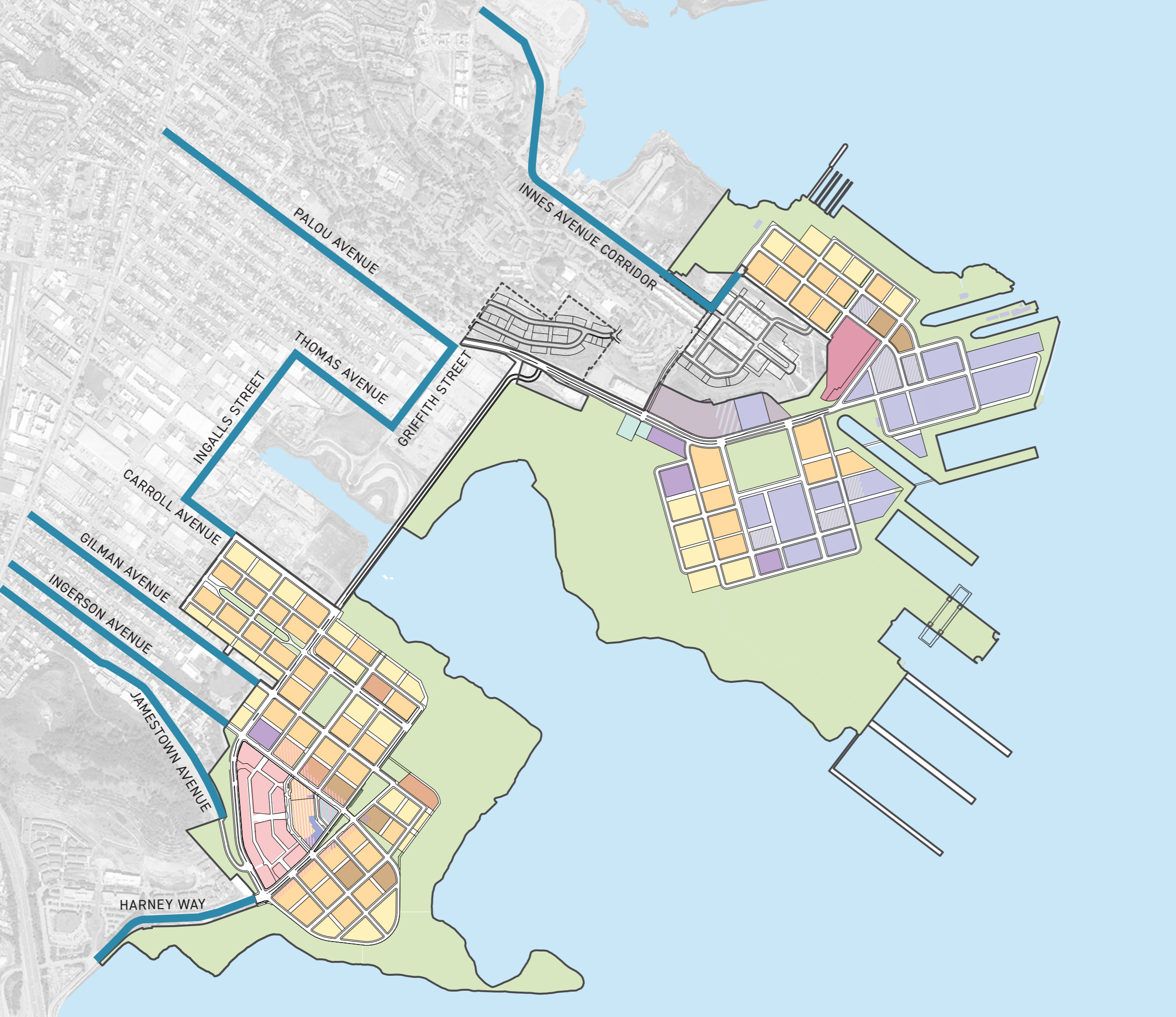
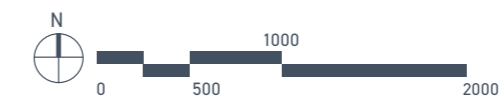
OFF-SITE IMPROVEMENTS

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 & 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
- 04** Early investment in transit service

INFRASTRUCTURE PLAN

INFRASTRUCTURE PLAN

Proposed Amendments Include:

- 01** Revise street grid and cross sections to align with proposed plan
- 02** Remove requirement for Project to incorporate Overhead Contact System
- 03** Space for electric bus charging infrastructure provided

THANK YOU