



# Candlestick Point/Hunters Point Shipyard Sustainability Plan

Commission on the Environment Meeting—February 22, 2010

## Agenda

- Bayview/Hunters Point Today
- Sustainable Development at CP/HPS
- The Development Program
- Unique Features
- Elements of the Sustainability Plan
- Community Benefits



# How has the project responded?

## Focus on:

- Affordable, modern, efficient housing
- Compact, safe, walkable neighborhoods
- Creating jobs
- Local retail choices
- Good transport connectivity
- Community facilities
- Sports and recreation areas
- Local arts and culture



# Development Program

## Hunters Point Shipyard Development Program

Residential Units	2,650 new units
Neighborhood Serving Retail	125,000 sq ft
Office Space (R&D)	2.5 million sq ft
Parks and Open Space	231.6 acres
Community Facilities	50,000 sq ft
Artist Space	255,000 sq ft
NFL Stadium	69,000 seats

## Candlestick Point Development Program

Residential Units	7,850 new units
Neighborhood Serving Retail	125,000 sq ft
Office Space	150,000 sq ft
Parks and Open Space	104.8 acres
Community Facilities	50,000 sq ft
Regional Retail	635,000 sq ft
Performance Venue	10,000 seats
Hotel	220 rooms



### Legend

- Mixed Use
- Retail/Commercial
- Low Rise Residential
- Mid-High Rise Residential
- Research & Development

## Economic Vitality and Affordability

*An affordable community with new employment and business opportunities*



### Strategies

- 1 Create jobs for local residents
- 2 Plan and design development to spur economic revitalization
- 3 Provide new affordable housing

### Key components:

- 10,730 new jobs
- 2.5 million sq ft clean tech R&D center
- 32% affordable & below-market homes
- Households expected to enjoy utility savings of \$290/yr
- 50% construction hires to be local
- 50% suppliers, construction and professional services to be small business enterprises
- Up to \$17.3 million Workforce Development Fund (\$8.9M Lennar + \$8.9M City)
- 885,000 sq ft of retail areas
- 1:1 replacement of Alice Griffith units
- \$27.3 million First Housing Fund

## Community Identity & Cohesion

*A community that takes pride in its culture, history and diversity*



### Strategies

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| <ol style="list-style-type: none"> <li>1 Actively engage the community in the redevelopment process</li> <li>2 Plan and design development to spur sense of community and place</li> </ol> | <ol style="list-style-type: none"> <li>3 Preserve local culture and historic identity</li> <li>4 Support the local Artist Community</li> </ol> |
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### Key components:

- Active community participation during design and planning
- Access to a variety of safe, civic spaces within a short walk
- Range of housing types to meet community needs
- Preservation/restoration of historic buildings, if possible
- International African Marketplace
- 225,000 sq ft of replacement studio space for artists
- 10,000 sq ft performing arts venue
- Dedicated land for an arts center

## Transport and Accessibility

*A community designed for pedestrians, cyclists and public transit*



### Strategies

- 1 Maximize internal trip capture
- 2 Maximize pedestrian and bicycle travel
- 3 Expand and improve public transit services
- 4 Improve roadway access to site
- 5 Utilize low-to-zero emission transit vehicles to serve the site
- 6 Implement transportation demand management plan
- 7 Manage impacts of 'Game Day' Travel

### Key components:

- Dense, compact community
- Bike routes and storage
- Expanded bus service & new bus rapid transit with low/no emissions
- Improvement to local roads

## Transport and Accessibility



### Key components continued:

- Full-time transport coordinator
- Maximum 1 parking space per dwelling
- Real-time public transit information
- Car-share
- Transportation Management Authority
- Transit priority corridors for game days

## Resource Efficiency: Water

*An integrated urban water system that maximizes water use onsite*



### Strategies

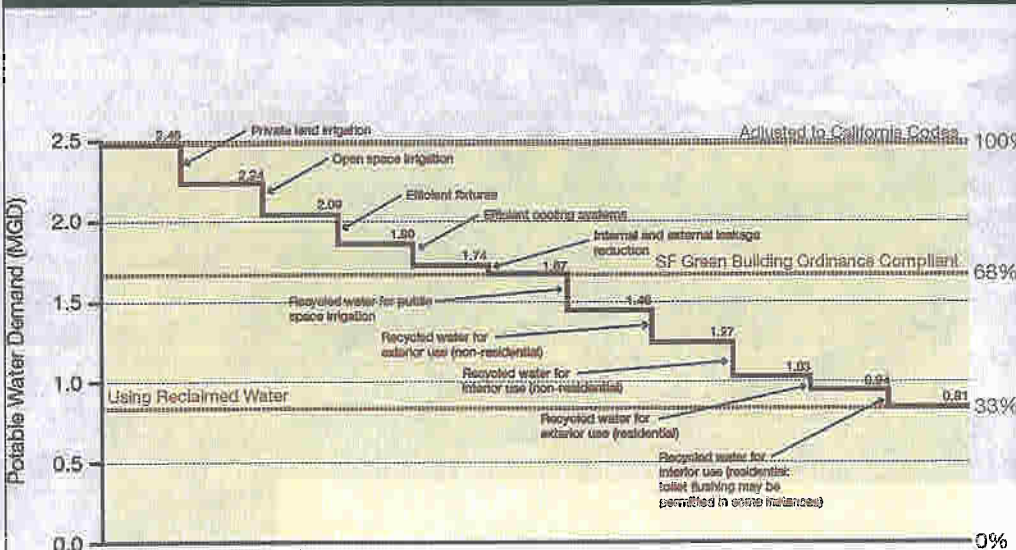
- 1 Reduce overall water demand
- 2 Use alternative water sources
- 3 Treat wastewater efficiently
- 4 Implement a low impact stormwater management system

### Key components:

- Reduce potable water demand 67% below California Building Codes
- Reclaimed water for non-portable uses on-site
- Limiting runoff by managing storm-water close to the source with low impact strategies
- Elimination of storm-water discharges to the Southeast Plant

## Resource Efficiency: Water

*A community that make efficient use of water resources*



### Components under consideration:

- Distributed onsite wastewater treatment facilities
- Membrane bio-reactor (MBR) technology to reclaim and reuse over 95% of project wastewater

## Ecology: Habitat

*Design to protect and enhance wetlands and other natural habitats*



### Strategies

- 1 Protect and enhance existing wetland habitats within the site
- 2 Create new areas of natural habitat value within the site
- 3 Protect and enhance urban habitats
- 4 Migratory bird protection measures
- 5 Ecological education

### Key components:

- Protect and enhance Yosemite Slough
- Restoration of tidal marsh and high beach habitat
- New grasslands parks and stormwater treatment wetlands
- Removal of invasive plants
- Native and climate-appropriate plant species
- 50% increase in trees and shrubs in CP State Recreation Area
- Protection of nesting habitats and improvement in roosting opportunities
- Bird-friendly building design
- Public education and recreation

## Ecology: Climate

*A community that responds to the challenge of climate change*

### Buildings

- Minimum of 42" above today's 100 year flood

### Development Edge

- Minimum of 36" above today's 100-year flood

### Shoreline Parks

- Minimum of 16" above today's 100-year flood

### Shoreline Edge

- Edge will be high enough that it is protected from extreme waves



### Strategies

- 1 Minimize the impact of the development on global climate change
- 2 Design the development to accommodate the effects of a changed climate in the future

### Key components

- Adaptation plan for sea level rise
- Monitoring program to assess changes in sea levels
- Adaptive management strategy

# Benefits to Community

## Significant economic opportunities

- Creation of over 10,000 jobs of all skill levels
- Community Builder Program strengthens local know-how

## Better education opportunities

- \$11 million education fund
- \$17.8 million Workforce Development Fund (\$8.9M Lennar + \$8.9M City)

## Home ownership opportunities

- 32% of new housing units will be affordable/below-market
- 1:1 replacement of Alice Griffiths units
- \$27.3 million in financing for qualified low-income homebuyers



# Benefits to Community

## A lower cost of living

- More affordable homes means lower monthly payments for housing
- Households expected to save up to \$290 annually on utility bills

## Improved quality of life

- Opportunity to live in modern, efficient and safe housing
- Access to new job opportunities
- Ability to work and shop close to home
- Ample parks and open space

