Beyond Remediation

A Vision for the Hunters Point Power Plant Site

Indigenous Land Acknowledgment

The design team would like to acknowledge that San Francisco and Hunters Point Power Plant Site is the traditional land of the Yelamu tribe of the Ramaytush Ohlone Peoples.

We pay our respects to the Indigenous ancestors, descendants, and communities whose contributions have stewarded this land for generations.

We hope that this acknowledgment raises awareness regarding the process of colonization and its ongoing legacy.

Preface

In 2018 Hunters Point, ***A Vision for the Future*** was compiled, the culmination of years of strategic planning, collaboration, community engagement, and the implementation of specific projects, setting the stage for the next chapter in the redevelopment of the Hunters Point Power plant site.

A Vision for the Future did not move beyond the initial draft: the document sponsor PG&E entered and emerged from bankruptcy and the global community endured the Covid-19 pandemic. All the while the Bayview-Hunters Point community surrounding the site continued and continues to evolve.

In 2021, I revisited the document to reformat and prepare it for printing as a resource for the contributors and stakeholders of this massive, many-pronged, complex project. Content was reshuffled, demographic information updated and minor errors corrected. This new version, ***Beyond Remediation: A Vision for the Hunters Point Power Plant Site***, is the result.

At the beginning of this process the design team started with four important questions:

What does the community want?
How can this be achieved?
Can forces of gentrification be harnessed and focused on inclusive outcomes, rather than simply rewriting history and displacing existing residents?
What could the equitable redevelopment of the site look like?

At the core is the belief that Hunters Point is uniquely poised for its next chapter and stands as a model for sustainable and equitable community development throughout the land as our cities continue to de-industrialize, to wrestle with inequities in housing, and to struggle to point urban growth toward an equitable and inclusive future.

Conversation leads to action. ***Beyond Remediation: A Vision for the Hunters Point Power Plant Site*** charts how such a conversation develops, is derailed, picks up the pieces, goes back to the community, thinks again, adds stakeholders, refines and explores.

Jonathan Manzo
urb-in

Acknowledgments

Community Groups & Institutions

A. Philip Randolph Institute, SF Chapter
ABU (Aboriginal Black Men United)
Bay View YMCA
Bayview Hunters Point Foundation
Bayview Opera House
BVHP PAC/ SE Neighborhood Jobs Initiative Roundtable
California Native Plant Society
Center for Youth Wellness
Citizen Film
College Track
Green Action
Hunters Point Family
Hunters View Tenants Association
Inter Ethnica
Literacy For Environmental Justice
Pollinator Partnership
Pop-Up Resources Village
Rafiki Coalition for Health □ Wellness
San Francisco Parks Alliance
San Francisco Charity Cultural Services Center
San Francisco Community Awareness Resource Entity
San Francisco Conservation Corps
San Francisco Museum of Craft and Design
Tabernacle Community Development Corporation
The John Stewart Company
Trust for Public Land
Wu Yee Children's Services
YMCA -Bayview
3rd Street Youth Center and Clinic
India Basin Neighborhood Association (IBNA)
Port of San Francisco, Southern Waterfront Advisory Committee
El Centro Bayview

Businesses

Bay Natives Nursery
Bayview Farmer's Market
BUILD
Café Alma
Southeast Community College
Nhance Revolutionary Wood Renewal
Public Glass
Rise University Preparatory
San Francisco Bay Railroad
Speakeasy Brewery
Urban Group SF
Waste Solutions Group
White Cap

Labor

CityBuild
Laborers' 261
SEIU
Sheet Metal Workers Local 104
Sprinklerfitters Union Local 483

Faith Based Groups

Bayview Church of Christ
Bayview Missionary Baptist Church
Calvary Hill Community Church
City Life Church San Francisco
Cornerstone Missionary Baptist Church
Grace Tabernacle Community Church
Greater New Light Baptist Church
Little Bethany Baptist Church
Our Lady of Lourdes Catholic Church
Providence Baptist Church
Redeemer Community Cumberland Presbyterian Church
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St. Luke's Baptist Church
St. Paul of the Shipwreck Catholic Church
St. Paul Tabernacle Baptist Church
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Document Guide

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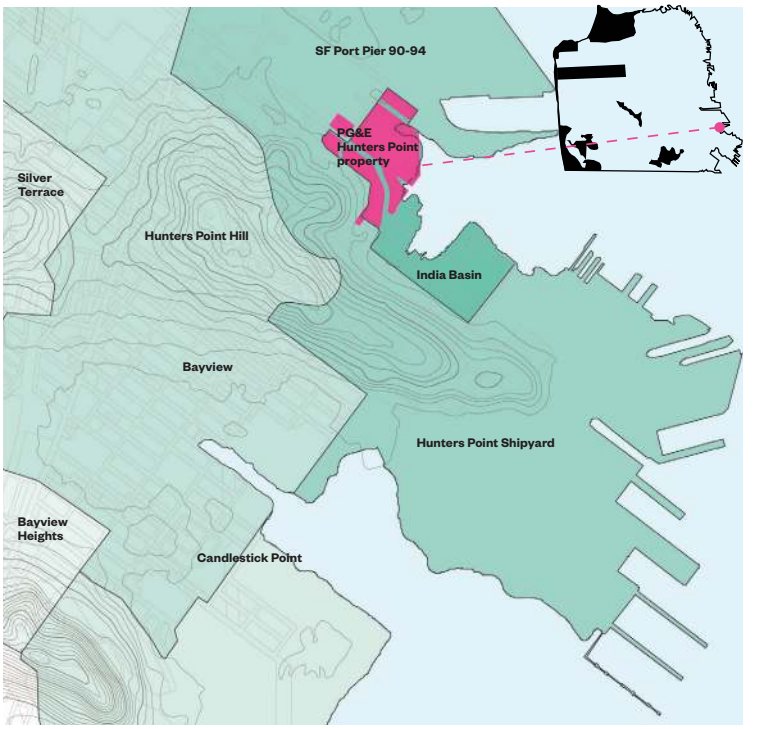
REVITALIZING HUNTERS VIEW

section content

The PG&E Hunters Point property is located in the Bayview-Hunters Point district in San Francisco's southeastern quadrant. The district is comprised of several smaller sub-neighborhoods, including Bayview, Hunters View, and India Basin, each with its own distinct profile. This mixture creates a rich texture of diverse histories, identities, and conditions

"I want a waterpark in my neighborhood"

figures and tables



figures label

Figure 2: Annotated Area Plan

Figure 1: Document Guide

Reference Documents

This document is meant to be used in conjunction with various neighborhood development strategies and the San Francisco Planning Code.

The objectives expressed in this document draw from the best practices of national and international projects. In addition, the details of this Vision Document acknowledge the extensive planning already in progress for the India Basin and Hunters Point Shipyard projects to ensure cohesion with the City of San Francisco's established Southern Bayfront Strategy. A complete list of references and endnotes is at the end of the document.

SITE SPECIFIC

- Hunters Point Power Plant Interim Use Feasibility Study[1]
- Now Hunters Point Project Report[2]
- PG&E Hunters Point Site Design Guidelines and Assessments[3]

NEIGHBORHOOD

- India Basin Shoreline: The Community Vision[4]
- India Basin Shoreline Sub-Area Plan[5]
- Hunters Point Shipyard Area Plan[6]
- Candlestick Point Sub-area Plan[7]
- San Francisco Southern Bayfront Strategy[8]
- India Basin Transportation Action Plan[9]
- India Basin Waterfront Parks and Trails Plan[10]

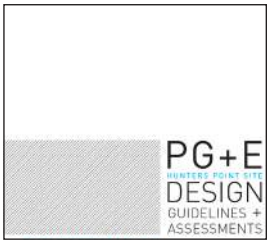
CITY AND REGIONAL PLANNING

- San Francisco Better Streets Plan[11]
- San Francisco General Plan[12]
- San Francisco Bicycle Plan[13]
- San Francisco Bay Plan: Conservation and Development Commission (BCDC)[14]
- Blue Greenway Planning and Design Guidelines[15]









Introduction

The transformation of the Hunters Point Power Plant property began in 1998 when PG&E signed an agreement to retire its 70-year old power plant. The ensuing decommissioning and removal of the plant created a unique opportunity to revitalize a community and turn a site of heavy industry into a vibrant part of San Francisco. Now is the moment when a city that grew up around that power plant can reintegrate the site into its urban fabric.

This document intends to serve as a resource for the eventual redevelopment of the PG&E Hunters Point Property. The goals articulated are drawn from community input, city and regional planning efforts, and existing laws and regulations.

The approaches are based on the following tenets: a socially responsible and engaged design process, human-centered design, and a readiness to adapt. Moreover, it focuses on equity, affordability, community serving features, and a pedestrian-oriented public realm.

This document proposes guidelines to bring this vision into reality. Several years of multi-disciplinary research, design, and community engagement have informed the crux of these guidelines, organized into four categories:

- Land Use
- Neighborhood & Community Development
- Sustainability & Resiliency
- Access and Transportation

The document is organized as such:

- Section I provides an overview of the site's existing conditions.
- Section II provides an in-depth analysis of the site's environmental, economic, and social context, identifying challenges and opportunities for future development.
- Section III proposes concrete guidelines for developing the PG&E site.
- Section IV presents a site design concept based on these guidelines.

Summary of Objectives

Land Use

Objective 1 Encourage development that promotes a diverse mix of land uses and densities.

Objective 2 Encourage the development of a broad range of housing types, including a permanent and resilient middle-class housing stock in addition to affordable housing.

Objective 3 Create a public realm of gathering spaces, such as plazas, green spaces, public venues, and streetscapes that provide natural, recreational, commercial, and social opportunities for both residents and visitors.

Neighborhood and Community Development

Objective 1 Develop the tools and structures needed to create a new community and enable current residents to successfully remain a part of a thriving, pleasant, and self-sustaining new neighborhood.

Objective 2 Use the processes of development to enable the delivery of essential services and facilities to all residents.

Sustainability and Resilience

Objective 1 Set a benchmark for sustainable practices related to energy, water, and climate resilience, and create environmental features that actively benefit the well-being of the neighborhood.

Objective 2 Emphasize sustainable consumption of natural resources and minimize negative impacts from waste disposal.

Objective 3 Development and construction practices should strive for the highest standards of environmental impact management.

Objective 4 Pursue novel and advanced construction practices to advance the state's goals of decarbonizing its building stock.

Access and Transportation

Objective 1 Provide a comprehensive transit-first strategy pursuant to the San Francisco General Plan that emphasizes pedestrian safety, reduced automobile dependence, and enhanced public life.

Objective 2 Propose a development that responds and adapts to future behavioral changes around vehicular ownership and transportation.

Objective 3 Use best practices as they relate to the design of the streetscape and public realm to enhance public life through a diversity of economic and social activities.

Objective 4 Integrate development with the surrounding community and provide clear and unobstructed access to all users.

Site

The PG&E Hunters Point property is located in the Bayview-Hunters Point district in San Francisco's southeastern quadrant. The district is comprised of several smaller sub-neighborhoods, including Bayview, Hunters View, and India Basin, each with its own distinct profile. This mixture creates a rich texture of diverse histories, identities, and conditions

The PG&E property is bounded by Heron's Head Park to the northeast, Jennings Street to the northwest, the hillside Hunters View neighborhood to the southwest, and India Basin Shoreline Park to the southeast. An existing PG&E substation, which currently sits in the center of the site, is being relocated to a smaller parcel on the northwestern corner of Jennings Street and Evans Avenue.

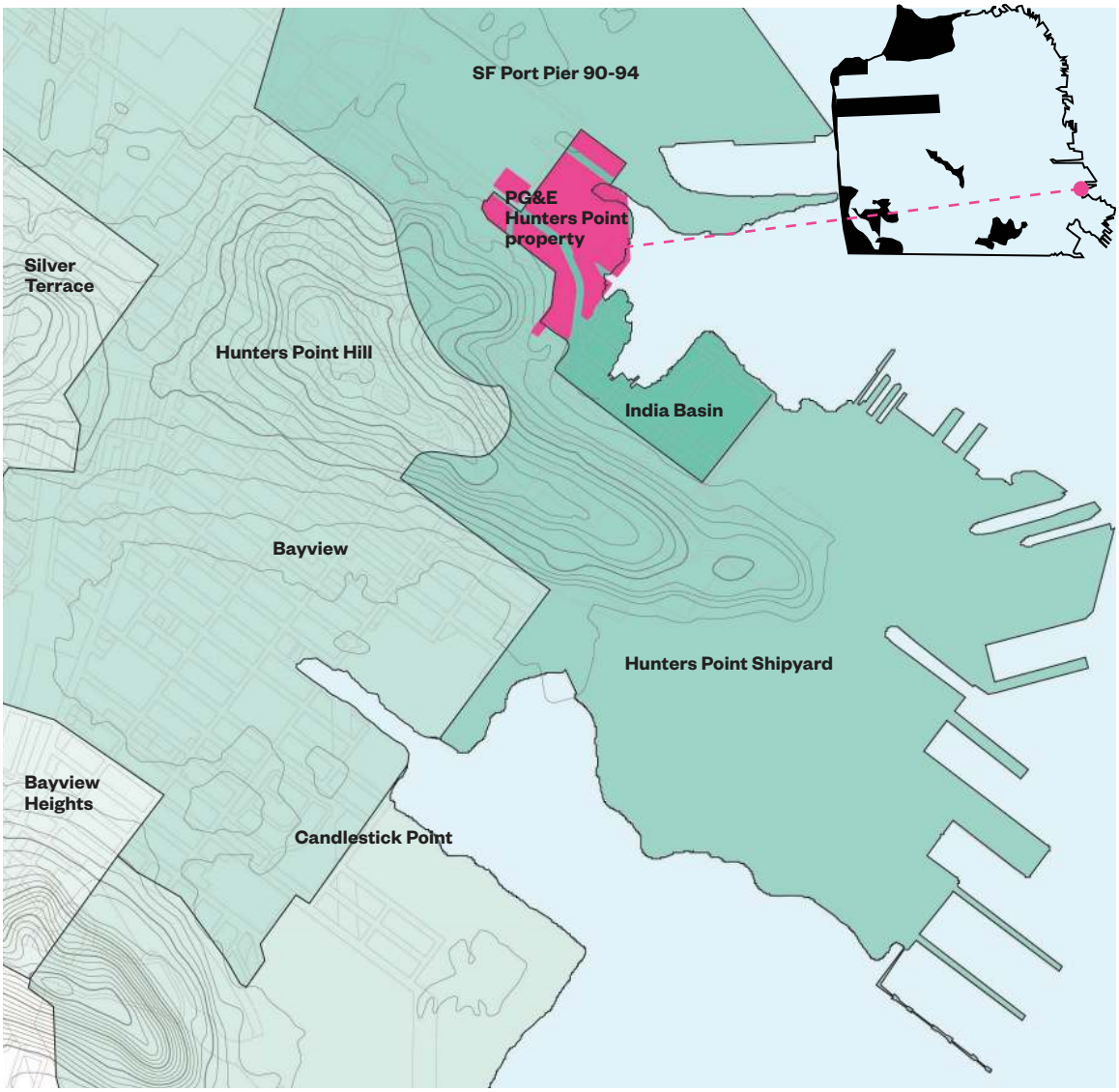


Figure 2: Annotated Area Plan

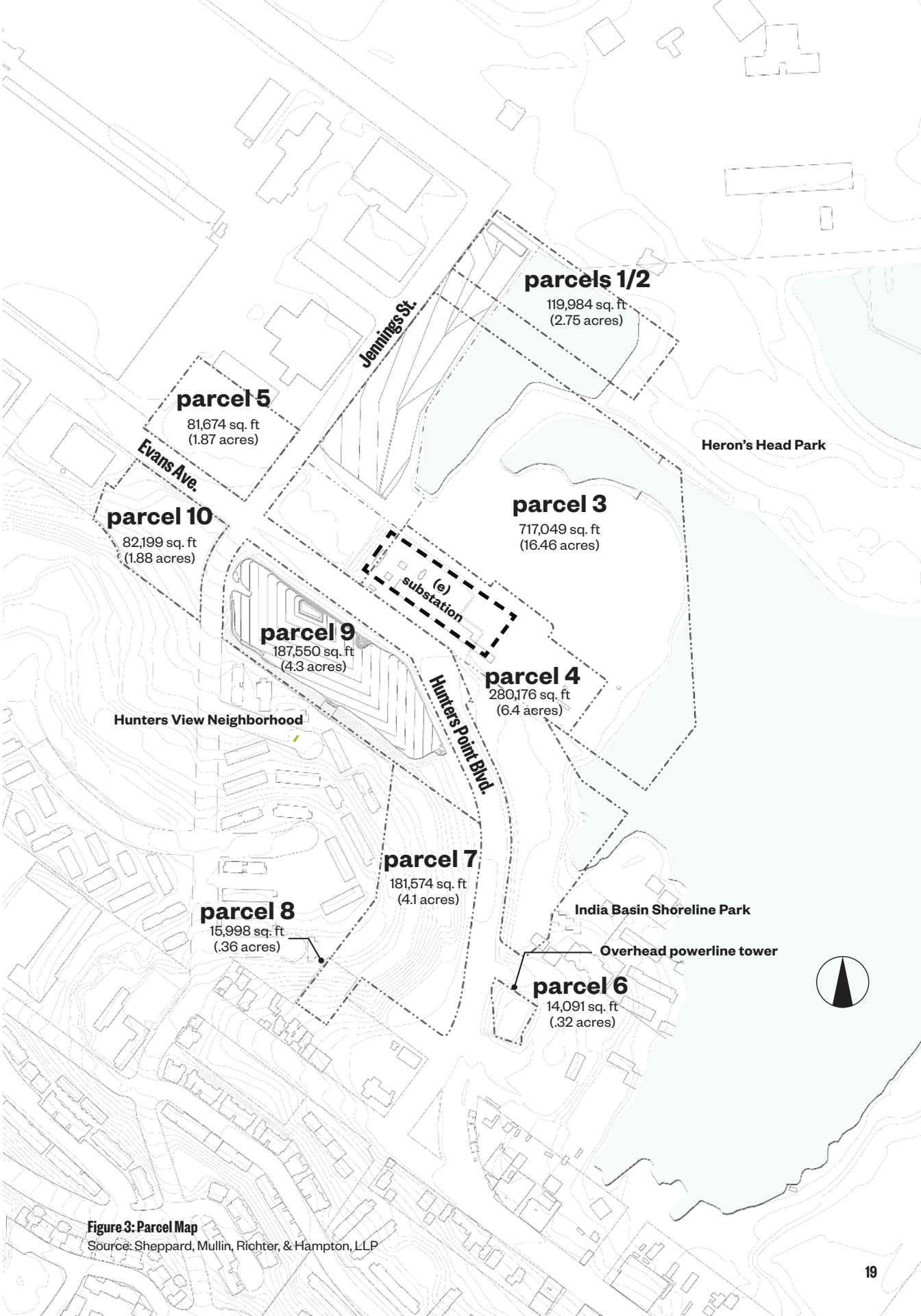


Figure 3: Parcel Map
Source: Sheppard, Mullin, Richter, & Hampton, LLP

Site Timeline

600 people were employed at the HPPP over its lifetime.

185 people were involved in the process of dismantling the HPPP.

1929
Hunters Point Power Plant Opens
A new steam electric generation plant opens to help meet the needs of the growing city of San Francisco

1998
PG&E Agrees to Close Power Plant
After a community campaign, PG&E commits to closing the plant once regulators can confirm that alternate sources of electricity are available.

2006
Power Plant Decommissioning
The Hunters Point Power Plant ceases operations, PG&E begins to dismantle it and to develop remediation plans.

2006
Project Advisory Committee Established
The Hunters Point Project Advisory Committee is established, engaging community leaders, organized labor, and residents in the remediation effort.

Figure 4: Site Timeline

A 22-person work crew was on site during remediation; over 30% were local hire

2010
Site Remediation Begins
California's Department of Toxic Substances Control accepts PG&E's remediation plan.

2013
NOW Hunters Point Program Starts
The interim community-focused programming of the site is designed to collect data for and solicit participation in future use planning.

2016
Power Plant Remediation Complete
The active remediation of impacted soil and groundwater on the former site of the Hunters Point Power Plant is complete.

2017
Shoreline Restoration
A shoreline path transforms a portion of the former power plant site into a new amenity for the Hunters Point neighborhood and the wider public to use and enjoy.

2022
Construction of New Substation begins
The modernized substation improves electrical service reliability for the community and adds a public plaza, designed with community input to the neighborhood.



Hunters Point Shoreline

NOW Hunters Point

Hunters Point Substation (New)

Hunters Point Substation (Current)

Community Engagement

Community involvement is fundamental to the transformation of the PG&E Hunters Point Property. During and after the site remediation, PG&E sought to understand the community's desires for eventual redevelopment. As a result, the utility and their partners increased outreach and developed an interim use platform to engage community members more deeply.

The remediated site is the product of years of collaboration with community and regulatory stakeholders. In addition, the groundwork for future development has been set in motion by a series of strategic decisions over the past two decades:

- Remediating the majority of the site to a residential standard, guaranteeing maximum flexibility for future redevelopment
- Activating the site through the Now Hunters Point interim use program.
- Building the Hunters Point Shoreline to inaugurate productive reuse of the site.
- Planning a modernized Hunters Point Substation.



This page: Now Hunters Point Community Engagement Meeting Photo: Anne Hamersky
Next page: Community Engagement Meeting, Photo Credit: Nathan John


More Parks
Financial Interest Prog. Education
Shelter
grocery store
School for people
Fresh food groceries!
Affordable housing
More Parks
After school

Site Remediation

In 2006, PG&E stopped plant operations at Hunters Point and began decommissioning facility dismantling and site remediation.

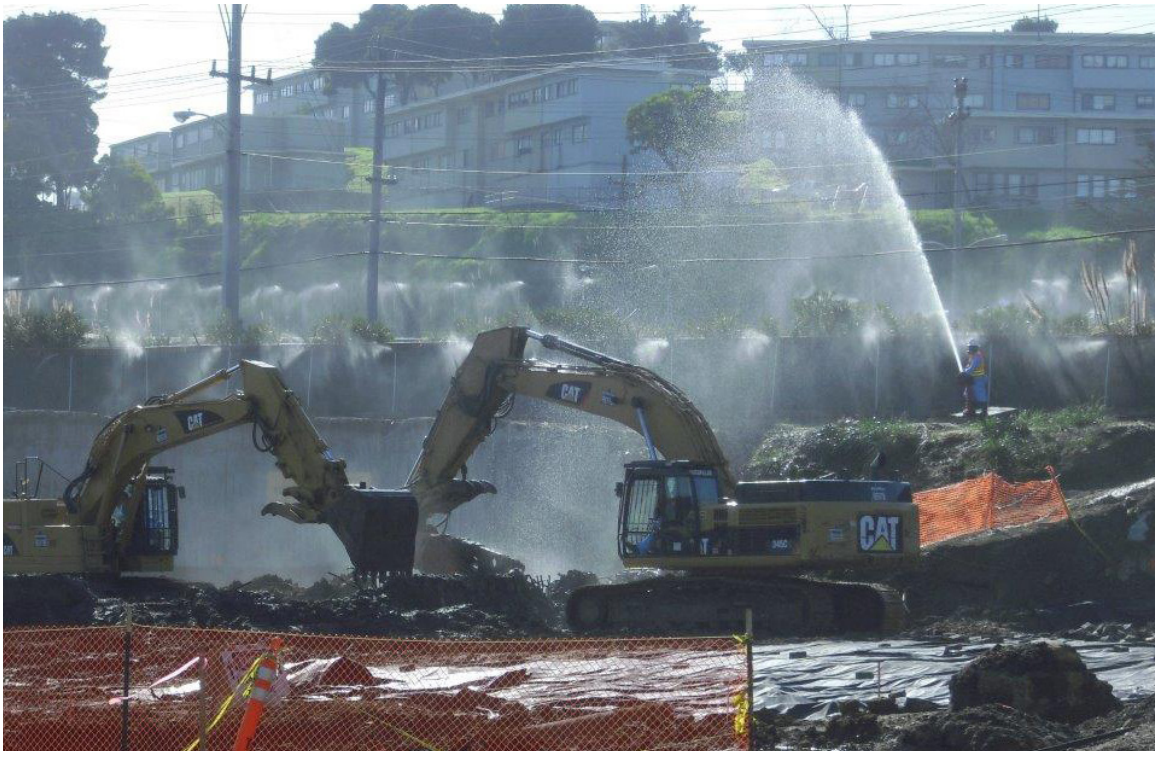
The site remediation phase ran concurrently with efforts to plan for eventual disposition and redevelopment, emphasizing community engagement. Among the strategic actions to achieve this goal were:

- Ground soil remediation was completed in 2016, while groundwater monitoring completed in 2018.
- Remediating the majority of the site to a residential standard for maximum flexibility in development planning.
- Starting the process of relocating the remaining transmission and distribution facilities to an adjacent parcel.
- Enacting a successful local hire program: 36% of the remediation and restoration workforce were hired locally.
- Pursuing proactive stakeholder engagement through the Project Advisory Committee and regular community meetings.
- Using site activation as: (1), a means to engage the community and build stakeholder investment; (2), a channel for data collection for better-informed planning; and (3), a means to test impact and feasibility for possible uses of the site.
- Building on best practices from multiple disciplines to innovate the Now Hunters Point interim use program.
- Investing significant resources to design, build, and maintain the Hunters Point Shoreline, inaugurating productive reuse of the site.
- Leveraging community input, outreach data, and design in an iterative visioning process to help shape final redevelopment.



Site Remediation





This page: Remediation Team Photo ,
Soil Remediation Process Photo: PG&E

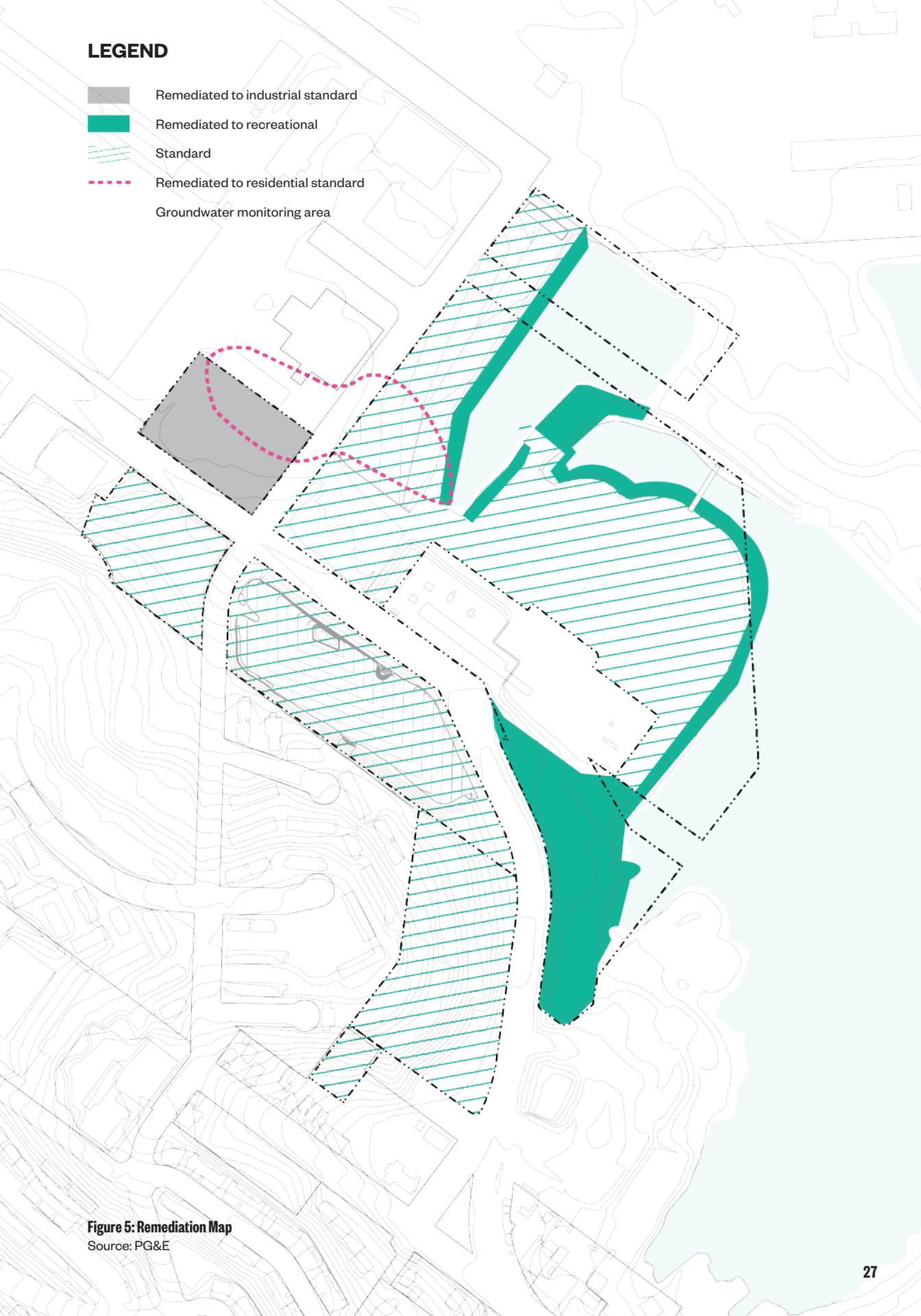


Figure 5: Remediation Map
Source: PG&E

Now Hunters Point

The Now Hunters Point interim use program began in 2013 and ran through Autumn 2021 as an experiment to program and temporarily activate the remediated, and vacant, PG&E Hunters Point Power Plant.

The Now Hunters Point program served the combined mission of site management, stakeholder engagement, and partnership development. Its community-facing programming was designed to collect data for and solicit participation in future use planning. Now Hunters Point produced:

- 319 events and exhibitions, both on-site and in the surrounding neighborhood
- 66,000+ visitors to the site
- Partnerships with 20 Bayview-Hunters Point community organizations
- More than 300 job training recipients
- Distribution of goods and services to over 5,000 neighbors

The series of events, training and educational programs, exhibitions, and community gatherings has transformed perceptions of the 32-acre site. Instead of a vacant eyesore, the property is evolving into a place of well-being, pride, fun, and connection.

The Now Hunters Point program served as a critical agent in the strategy to leverage community engagement to improve the use and planning for PG&E Hunters Point property, explicitly informing the community-centered design process that engendered the Hunters Point Shoreline.

Key Findings

Interim Use



Photo credit: Anne Hamersky

Residents were most interested in interim use programming addressing these themes:

- Job and skills training
- Health, food access, and nutrition
- Arts and culture
- Recreation
- Youth activity and programs

Neighborhood Issues



Photo credit: Anne Hamersky

Issues around lack of public spaces dominated feedback. Residents want neighborhood spaces where:

- They could feel safe
- They could have fun, particularly in families and groups
- Large groups can gather
- Bayview-Hunters Point is represented in a positive light

Long Term Insights



Photo credit: Tom Fitzgerald

Residents were clear in their desire that any future development includes the following:

- Affordable housing
- Sports facilities
- Spaces for job training and skill building
- Arts and cultural venues

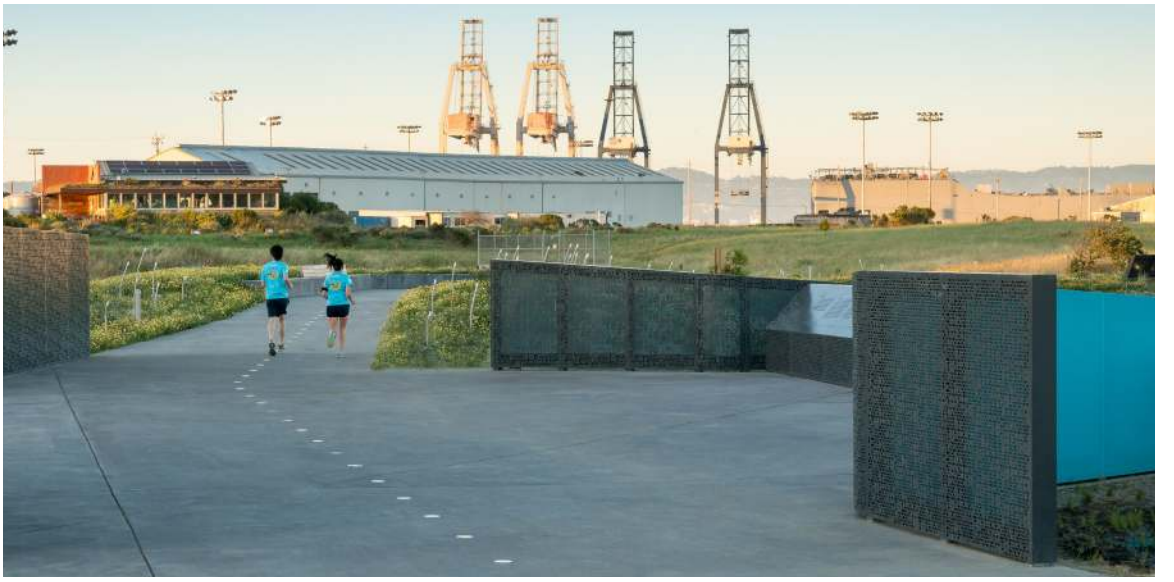
Hunters Point Shoreline

The effort to restore the shoreline at the PG&E Hunters Point property as a social and environmental resource began in 2012. After several years of planning and outreach to stakeholders, government agencies, and residents, the shoreline remediation occurred over five months, starting in September 2016. Community engagement took several forms, including Now Hunters Point events, site activations, and community meetings. Since the completion of Shoreline construction in January 2017, there has been an outpouring of enthusiasm from project partners and internal and external stakeholders.

The design aims to create a space that acknowledges and transforms its industrial legacy, creating an amenity that showcases restored native habitat shoreline ecology and provides opportunities for active and passive recreation.



Before



After

Hunters Point Shoreline–Completed 2017
Above and next page: Photo Credit: Tom Fitzgerald





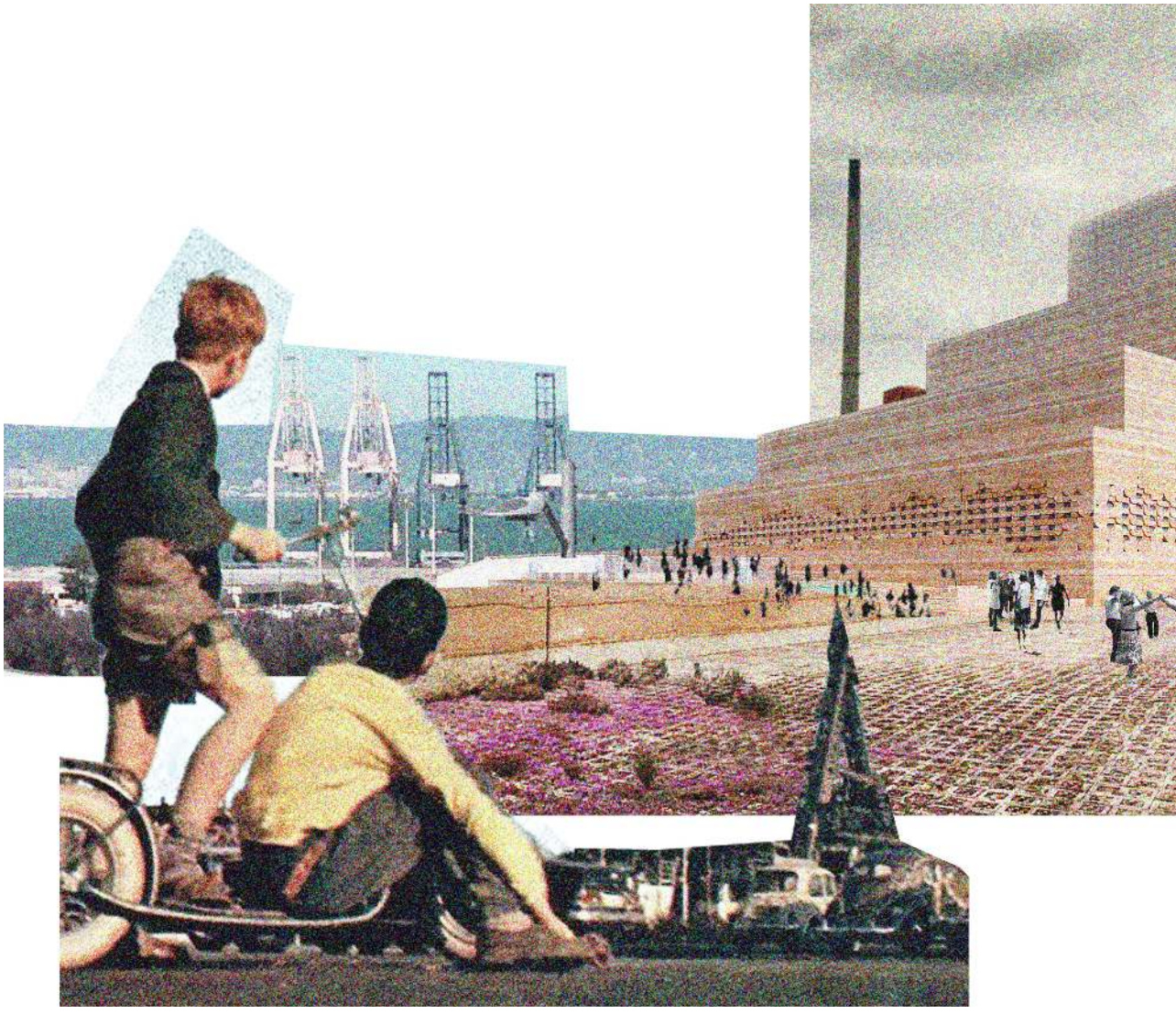
Hunters Point Shoreline–2017
Photo Credit: Tom Fitzgerald



Hunters Point Substation

Planning and design for a new transmission and distribution substation started in 2016. The new station is situated adjacent to 200 Jennings Street, the corner of Evans Avenue. Once in operation, the existing substation on the shoreline parcel will be decommissioned and the site remediated.

The new substation replaces older equipment with a modern, environmentally friendly, and efficient system. This project improves electrical service reliability and increases operational flexibility. Additionally, the new substation incorporates various sustainable features and will operate as a zero-net energy facility.



Credit: Tatiana Bilbao Estudio

The station features a public plaza in front of the building, located at Jennings Street and Evans Avenue.

Stakeholder and community feedback has been essential to the design process for the plaza. At each step of the process (from 2017 to 2021), community meetings and targeted stakeholder outreach provided crucial feedback to the design team.

Figure 6: Substation Modernization Diagram





Vision Document Process

In preparation for this document, PG&E and its consultants conducted outreach to key stakeholders, community leaders, and residents in two large open forums and a series of smaller individual and group meetings in the second half of 2017.

The outreach team presented draft guidelines and sought feedback, which informed the further development of the guidelines presented in this report. Some clear and consistent themes emerged from the nuanced input generated by this outreach. The following represents a distillation of the most frequent requests from the community during this process.

A Range of Housing Types
including very low-income housing for homeless/transitional individuals and families, city-defined affordable housing, midrange workforce housing, and market rate housing.

Higher Density Residential
located on the hillside in order to avoid excessive residential along the waterfront.

Community-Serving Retail and Services
including a full-service supermarket, restaurants, access to health care facilities, job training, childcare and educational resources.

Public and Open Spaces
for passive and active recreation.

Protection and Preservation
of habitat and significant view corridors.

Destination Cultural and Arts Venues
for performances, exhibitions, and large gatherings.

Areas Zoned for Production/ Distribution/ Repair (PDR)
to preserve the neighborhood heritage of small-scale manufacturing and light industry.

Comprehensive Transportation Planning
including a transit hub and a Class I bike lane.

Local Participation
in the planning and development process as a means to maintain neighborhood cohesion.

A Robust Local Hire Program
with priority for neighborhood residents and businesses during the redevelopment process.

Youth Programs
including after-school activities, college preparatory courses, and access to city-wide youth services.

Sustainability Practices
that meet or exceed San Francisco and California regulatory requirements.

Visioning Process Community Engagement Meeting
Photo: urb-in

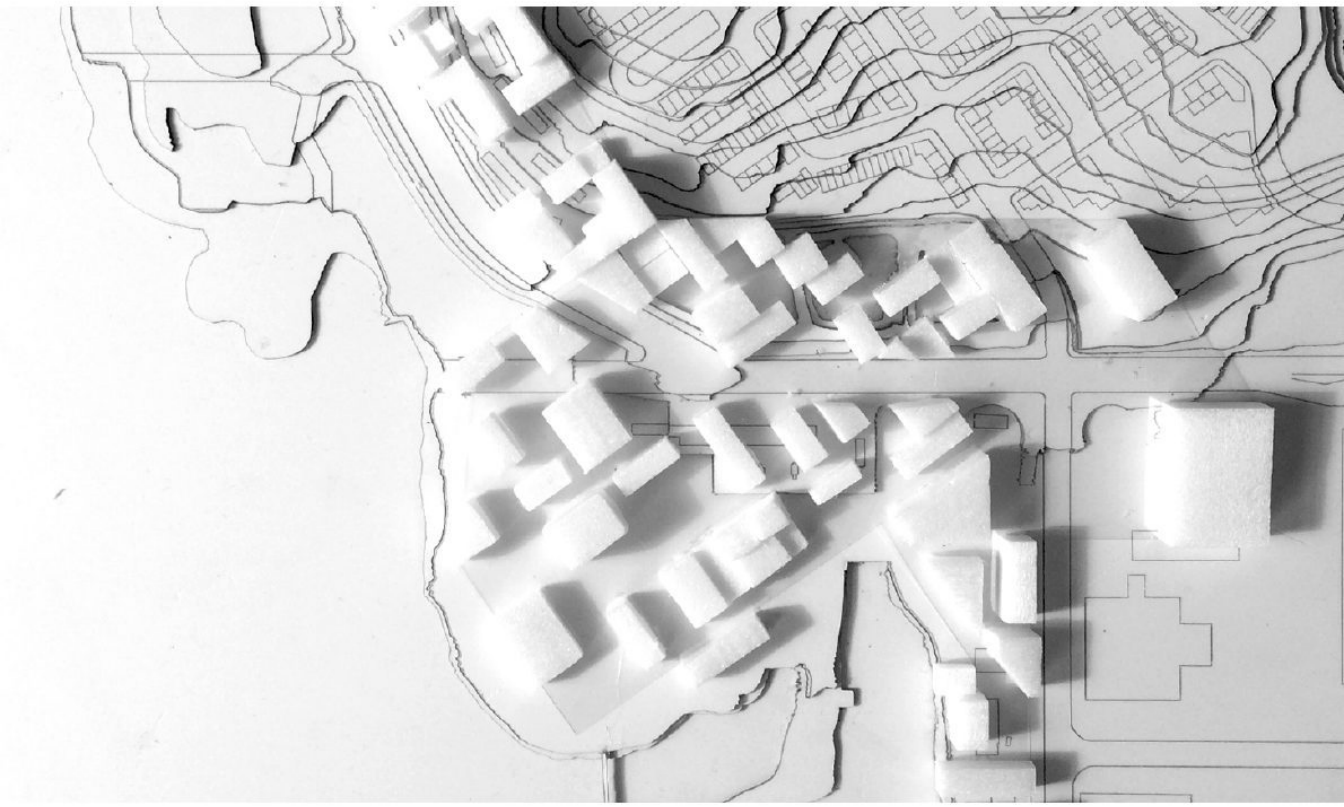


Figure 6: Conceptual Site Model Credit: Tatiana Bilbao Estudio

Background and Site Context



Photo Credit: urb-in

Timeline

During World War II, the U.S Navy aggressively recruits workers from across the country attracting tens of thousands of African American individuals and families from the Jim Crow South.



6000 BC

Yelamu

The penisula is known as Yelamu. This name refers to the inhabitants of the area and the land itself. The Yelamu tribe are considered an independent tribe of the Ramaytush Ohlone peoples.

1769

Colonization

Portolá Expedition.

1776

Mission Dolores and the Presidio founded.

1849

California Gold Rush.

1868

Shipbuilding
The Hunters Point Dry Dock is constructed.

Bethlehem steel purchases Hunters Point Dry Dock.

1901

1868

Butchertown

Slaughterhouses are banned from the city center and moved to Hunters Point.

1870 – 1930s

Shrimping Industry
The Bayview is home to "chinese village" which is the built around the local fishing industry.

1929

Hunters Point Power Plant opens.

1939 WW II

1945 WW II

U.S. Navy expands "radiological saftey section" to house "The U.S. Navy Radiological Defense Laboratory (NRDL).

1940 – 1951

US Navy buys the shipyard. It is renamed the San Francisco Naval Shipyard.

1969

NRDL closes.

U.S. Naval Shipyard repair yard closes, renamed Hunters Point Naval Shipyard.

1974

1957

Hunters View Housing opens.

1966

SFHA eviction of the Wallace family galvanizes the community and brings attention to substandard housing condtions in the Bayview Hunters Point.

1971

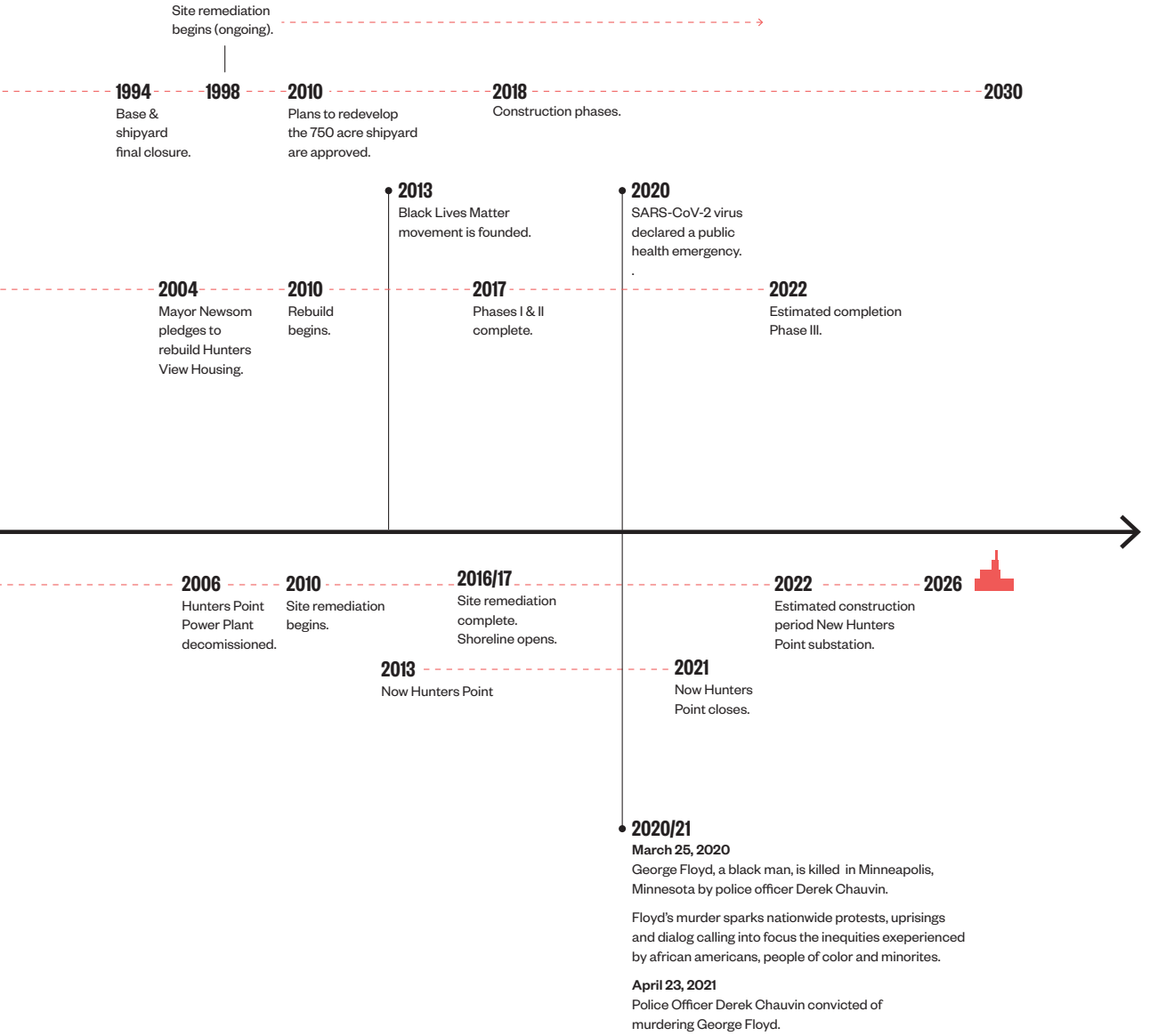
1966/67

September 28, 1966

The killing of an unarmed African American 16-year old teenager, Matthew "Peanut" Johnson by SFPD patrolman Alvin Johnson, sparks the Hunters Point uprising. SFPD patrolman Alvin Johnson foundto have committed "justifiable homicide."

1967 Kerner Commision appointed by President Johnson.

Figure 8: Timeline


Site remediation begins (ongoing).
1994
Base & shipyard final closure.
1998
2010
Plans to redevelop the 750 acre shipyard are approved.
2018
Construction phases.
2030
2013
Black Lives Matter movement is founded.
2020
SARS-CoV-2 virus declared a public health emergency.
.
2004
Mayor Newsom pledges to rebuild Hunters View Housing.
2010
Rebuild begins.
2017
Phases I & II complete.
2022
Estimated completion Phase III.
2006
Hunters Point Power Plant decomissioned.
2010
Site remediation begins.
2016/17
Site remediation complete. Shoreline opens.
2022
Estimated construction period New Hunters Point substation.
2026
2013
Now Hunters Point
2021
Now Hunters Point closes.
2020/21
March 25, 2020
George Floyd, a black man, is killed in Minneapolis, Minnesota by police officer Derek Chauvin.
Floyd's murder sparks nationwide protests, uprisings and dialog calling into focus the inequities exeperienced by african americans, people of color and minorites.
April 23, 2021
Police Officer Derek Chauvin convicted of murdering George Floyd.

A Changing Shoreline

San Francisco's southern waterfront has undergone a dramatic transformation since its initial settlement in the mid-19th century. Originally a margin of tidal wetlands, the shoreline has been transformed by pervasive landfill, most notably from the shipping industry expanding the coast to construct ports and shipyards. The native soil is comprised of a mixture of sand, sandstone, sandy shales, and clay, with serpentine rock added over time as infill from nearby Hunters Point and Potrero Hill.

Heron's Head Park (formerly Pier 98) is today's most visible example of landfill along the shoreline. A spit of land comprised of rip rap, aggregate boulders, and concrete blocks topped by soil, the park is the remnant of a failed 1970s dock and bridge expansion by the Port of San Francisco. All along the modern waterfront, much of the substrate comprises serpentine rock, construction debris, and even sunken ships, raising health and environmental concerns for future development.

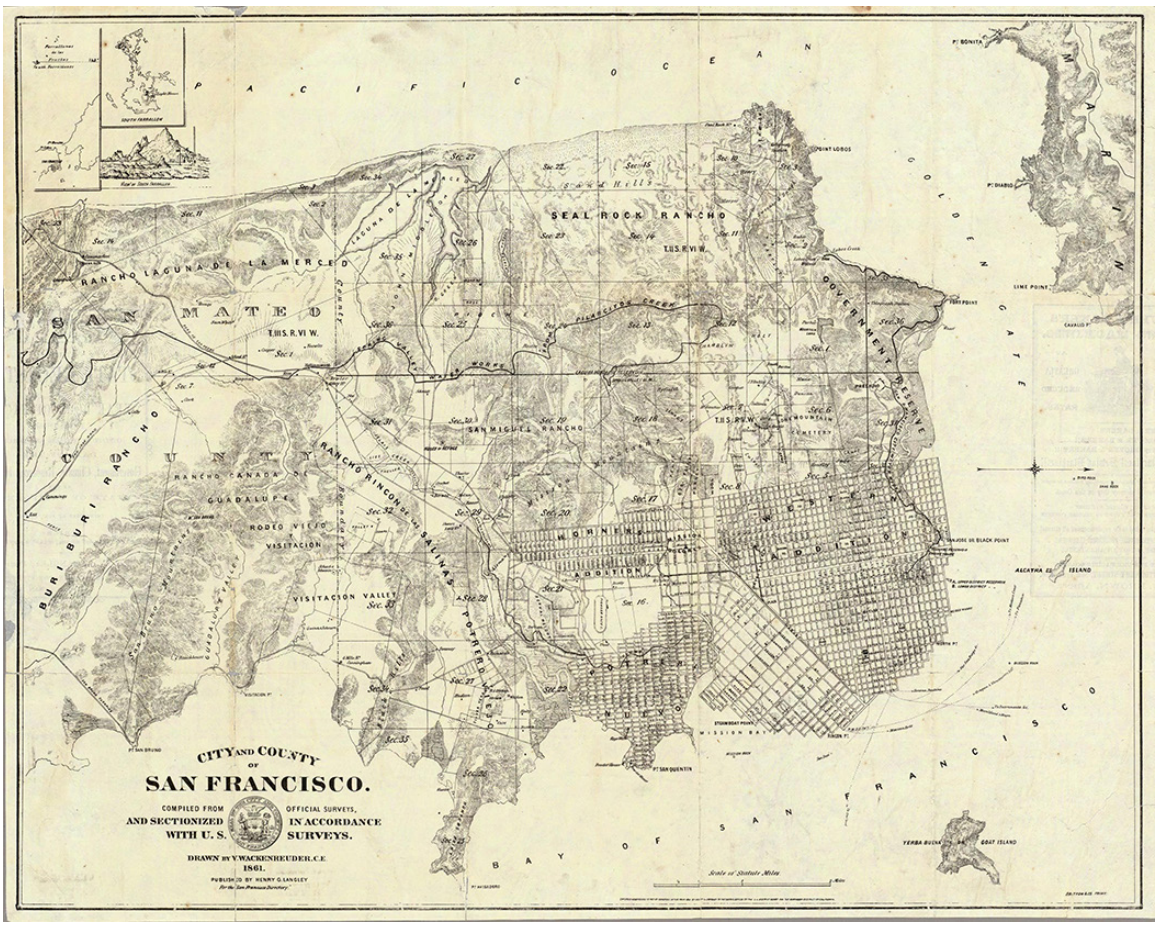


Figure 9 : Historic Shoreline
Source: Found SF



Figure 10: Historic Shoreline Overlay

Historical Context

In examining the history of the site and neighborhood some clear themes emerge:

The district has traditionally sponsored various industrial uses, from food production, commercial and naval shipbuilding to power generation.
Within less than one hundred years of the Portola expedition and correspondent to the United States westward expansion and the Gold Rush of 1849, the Bayview-Hunters Point district emerged as a center of industry that fuels regional and national priorities. This trend continued throughout the 19th and peaked during the mid 20th century as the U.S. Navy took ownership of the Shipyard and became the largest employer in the district.

The post-World War II realignment and subsequent closure of the Naval Shipyard in 1974, coupled with institutional and structural barriers to social mobility, led to a long slow decline.
The San Francisco Naval Shipyard sharply reduces its labor force as it transitions from a war footing to a period of relative peace. While the more mobile white workers depart to the suburbs, this shift disproportionately impacts African-Americans affected by discriminatory housing practices and state-sanctioned urban renewal projects that further segregate the community to specific neighborhoods like the Bayview-Hunters Point.

The community endures
The departure of the economic center of the district and its primary employer, the Hunters Point Naval Shipyard, is felt in the community, exacerbating existing problems of crime, drugs, and poverty. Yet, despite this litany of hardships, the community endures as a cadre of community activists fighting for equitable access to housing, education, and jobs becomes a force for change.

Post Recession:
neighborhood challenges and setting the course for equitable development
San Francisco emerged from the great recession (2007–2009) into a long period of growth fueled by the technology sector. During this period, the redevelopment of the once working waterfront accelerates as large portions of the southern waterfront are transformed into new districts. Simultaneously, the industrial character of Bayview-Hunters Point is receding to memory. The neighborhood is in a moment of change: the community has successfully campaigned PG&E and the city to close the Hunters Point Power Plant, the Hunters View Hope SF rebuilding program is underway, and the Hunters Point Naval Shipyard begins a long, albeit troubled remediation and redevelopment process. These economic pressures are felt as the once-neglected district becomes more desirable. Yet, despite the economic boom, many residents have not been afforded the same access to education and job opportunities. Consequently, the uneven distribution of resources and rising real estate costs create a scenario where many long-term residents are in danger of displacement.







From the top:
Credit: Louis Choris California Historical Society, San Francisco, CA
Credit: source: http://www.islaiscreek.org/HPweaponspix.html
Eloise Westbrook, Hunters Point
Credit: Joe Rosenthal, photographer



Photo credit: Anne Hamersky





Neighborhood Characteristics

This section presents the site's neighborhood condition: its local services and resources, boundary conditions, and demographics.

Bayview-Hunters Point is known for its large, tightly-knit African American community. Still, it is also the most diverse district in San Francisco, with a higher proportion of recent immigrants and Latino and Asian residents than the rest of the city.

Bayview-Hunters Point contains the highest percentage of people under 18 in the city (26%), along with an array of youth-oriented resources. There is a high density of early-education facilities and K-12 schools, an abundance of recreational facilities, and several youth development organizations such as College Track and Young Community Developers.

The neighborhood's decades-long history of geographic and economic isolation has led to inadequate access to essential resources: one supermarket, one health care clinic, and no hospital or urgent care facility in the immediate area. Moreover, pedestrian access to these resources is limited and is especially difficult from the PG&E Hunters Point property.

There are adequate retail, restaurants, and services along the Third Street corridor and an abundance of religious, educational, and recreational options in the area. In addition, the T-Third Street light rail line links residents to the broader city, and several large development projects in the area are expected to deliver additional services.

Community Demographics

POPULATION SIZE

San Francisco

874,961

Bayview-Hunters Point

35,747

MEDIAN VALUE OF OWNER-OCCUPIED UNITS

San Francisco

$1,341,791

Bayview-Hunters Point

$873,905

UNEMPLOYMENT RATE

San Francisco

4.2%

Bayview-Hunters Point

6.8%

MEDIAN HOUSEHOLD INCOME

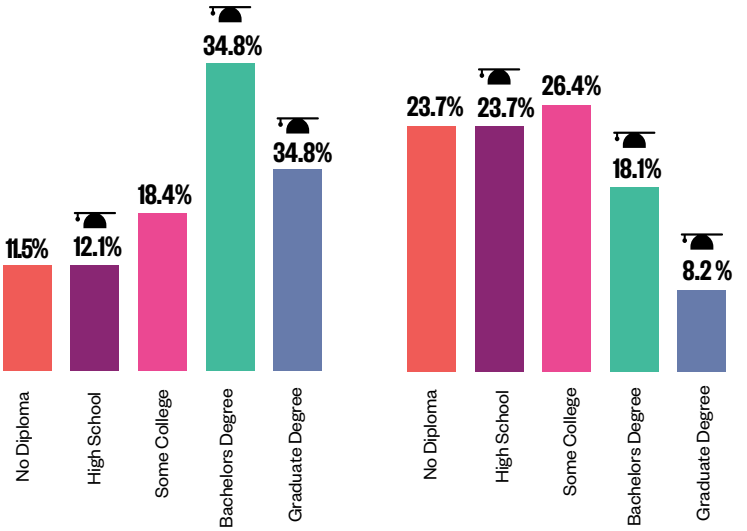
San Francisco

$112,449

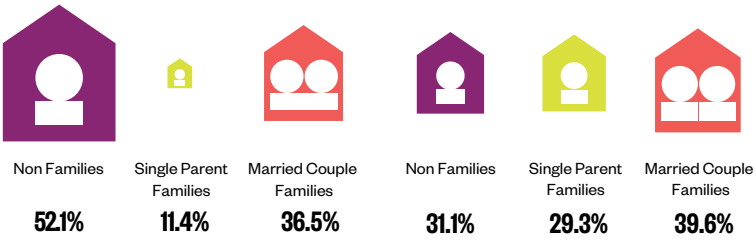
Bayview-Hunters Point

$63,267

EDUCATIONAL ATTAINMENT (Age 25 and up)



HOUSEHOLDS

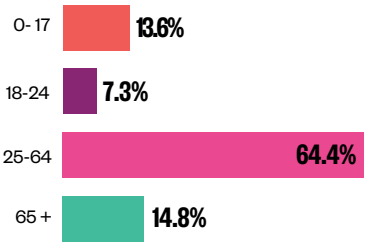


Source: United States Census Bureau. 2019 American Community Survey 5-Year Estimates.

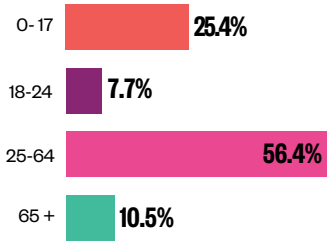
Figure 11 Community Demographics

AGE

San Francisco



Bayview-Hunters Point



FAMILY POVERTY

San Francisco

5.5%



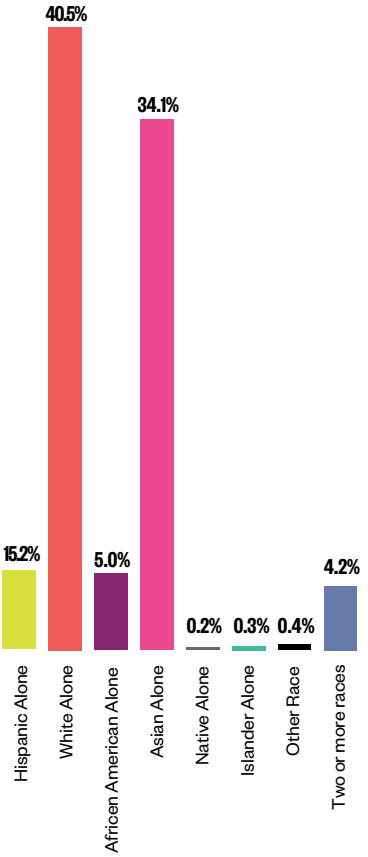
Bayview-Hunters Point

17.0%

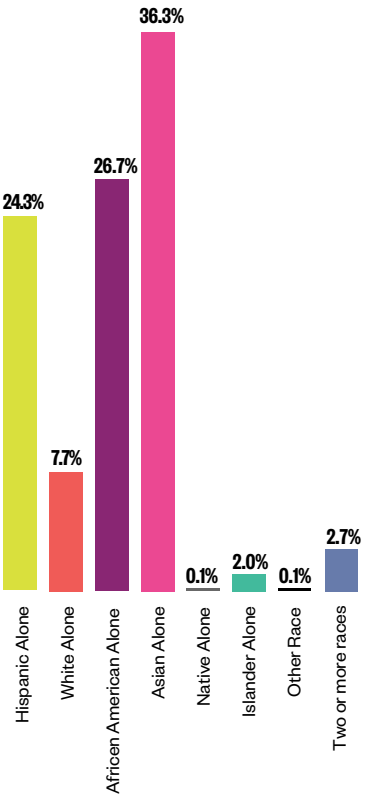


ETHNICITY

San Francisco



Bayview-Hunters Point



LANGUAGE SPOKEN AT HOME

San Francisco

43.4 % Language other than English

56.6 % English Only

Bayview-Hunters Point

54.5% Language other than English

45.6% English Only

Land Use

Once dominated by heavy industry, from shrimping and shipbuilding to wastewater treatment and power generation, the Bayview-Hunters Point neighborhood now hosts a range of service and light industry enterprises, along with some of San Francisco's last heavy industry. Several light industrial and commercial enterprises neighbor the PG&E Hunters Point property.

A robust residential community has always co-existed with industrial and commercial uses in the area. The site's neighborhood now includes clusters of housing in India Basin to the south, the Northridge and Oakdale developments to the southwest, and the Hunters View residences to the west. Ongoing current development, including BUILD's India Basin and FivePoint's Hunters Point Shipyard development, will expand the district's number of at-and below-market-rate units.

Less than a mile away from the PG&E Hunters Point property lies the Third Street corridor, a retail and service area that links the rest of the city via public transit. However, limited transit options around the PG&E Hunters Point site and the steep topography make traveling to the Third Street corridor by foot a challenge.

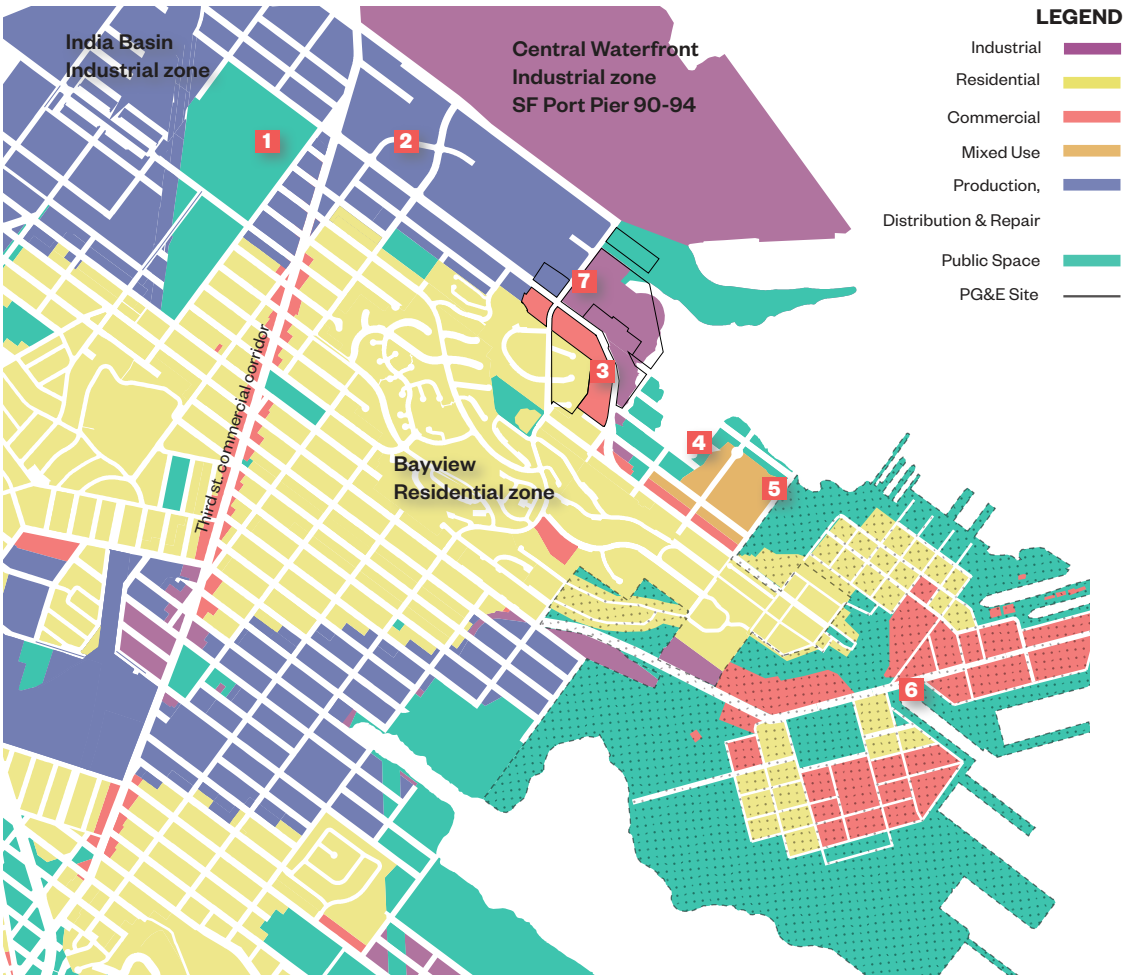


Figure 12: Use-Boundaries Map

Neighborhood Development

1. Biosolids Digester Facilities Project (BDFP) and New Headworks Facility Project

Owner San Francisco Public Utilities Commission
Status: Construction through 2023

2. Southeast Community Center

Owner San Francisco Public Utilities Commission
Status: Construction through 2022

3. Hunters View Phase III

Developer: Hope SF/John Stewart Company
Status: Construction

4. India Basin Park

Developer: SF Recreation and Parks
Status: Construction through 2025

5. India Basin

Developer: BUILD
Timeline: Phased construction through 2030
Start date: unknown
Planned Resources:

- 20+ acres of park lands and facilities
- Class I Bike way
- Child-care facility
- Grocery: 15K sq. ft for mid-size market
- Retail, Restaurant, and Service
- Public market for pop-ups and temporary retail
- Transit Center

6. Hunters Point Shipyard

Developer: FivePoint
Timeline: Under construction, built in phases through 2036
Reference: CPHPS Master Plan Update[16]
Planned Resources:

- 256 acres of open space, park lands, and recreational facilities
- 300-slip Marina
- 355K sq. ft for two to three educational institutions
- Space for larger-size grocery services
- 605K sq. ft for neighborhood retail, service,

7. PG&E Substation Modernization

Owner : The Pacific Gas & Electric Company
Status: Construction expected to begin in 2022

Resources and Walkability



Figure 13: Resource Map

WALKING DISTANCES


Starting Point

10 Minutes from Starting Point

15 Minutes from Starting Point

25 Minutes from Starting Point

RESOURCES


Recreation


Education


Grocery


Health


Religious

Restaurant


Retail


Services


Planned Resource
(Coming Soon)

Neighboring Development

The PG&E Hunters Point property is in a walk-ability shadow (defined as the ability to complete errands on foot). The bulk of nearby retail, restaurant, and services are clustered on Third Street, a 15- to 25-minute walk from the site. Going forward, walk-ability will improve as the India Basin and Hunters Point Shipyard developments bring 100,000 square feet of retail, services, and restaurants within a ten minute walk the PG&E Hunters Point property.

In the public input process that helped inform this document, one of the most frequently expressed desires was for robust options for fresh and healthy groceries. Currently, the only walkable source of groceries are two neighborhood-scale markets, both a 20-minute walk; neither offer a large range of choices. The nearest supermarkets are not within walking distance: the discount Foods Co. is a 36-minute, 1.8-mile walk, while Safeway, Whole Foods, and Trader Joe's are all roughly a 1-hour, 3-mile walk away.

The most abundant resources near the PG&E Hunters Point property are recreational, religious, and educational. Within a 25-minute walk there are over 15 parks and recreation centers, 20 educational institutions (pre-K through post-secondary), and nearly 30 religious congregations. These resources will be further enhanced as area developments are completed: the entire India Basin will be ringed by park lands and recreational facilities, and a range of educational institutions are planned in the neighboring developments.

Bicycle and Transit Network

The area around the PG&E Hunters Point site is currently served by a transit network consisting of the 19 and 44 Muni bus lines. The T-Third Street Muni line is the closet light rail connection, but it is over a half-mile from the PG&E Hunters Point property.

The PG&E site benefits from an existing network of pedestrian and bike paths. A shared-use path connecting to the San Francisco Bay Trail runs through the recently completed PG&E Hunters Point Shoreline, then splits at Hawes Triangle into a recreational path along the shoreline and a commuter path along Hunters Point Boulevard. There is also a Class I protected bike lane on Cargo Way starting at Jennings Street. These elements are poorly connected, creating a fragmented network that frequently puts pedestrians, cyclists, and motorists in the same space, hindering safe shared-use and putting pedestrians and cyclists at risk.

The India Basin Transportation Action Plan (IBTAP)[17] and CPHPS[18] Shipyard Phase II Transportation Plan provide further analysis of the existing and future transit infrastructure, as well as proposals for substantive improvements. The area's strong potential for connection to the wider city deserves further study.

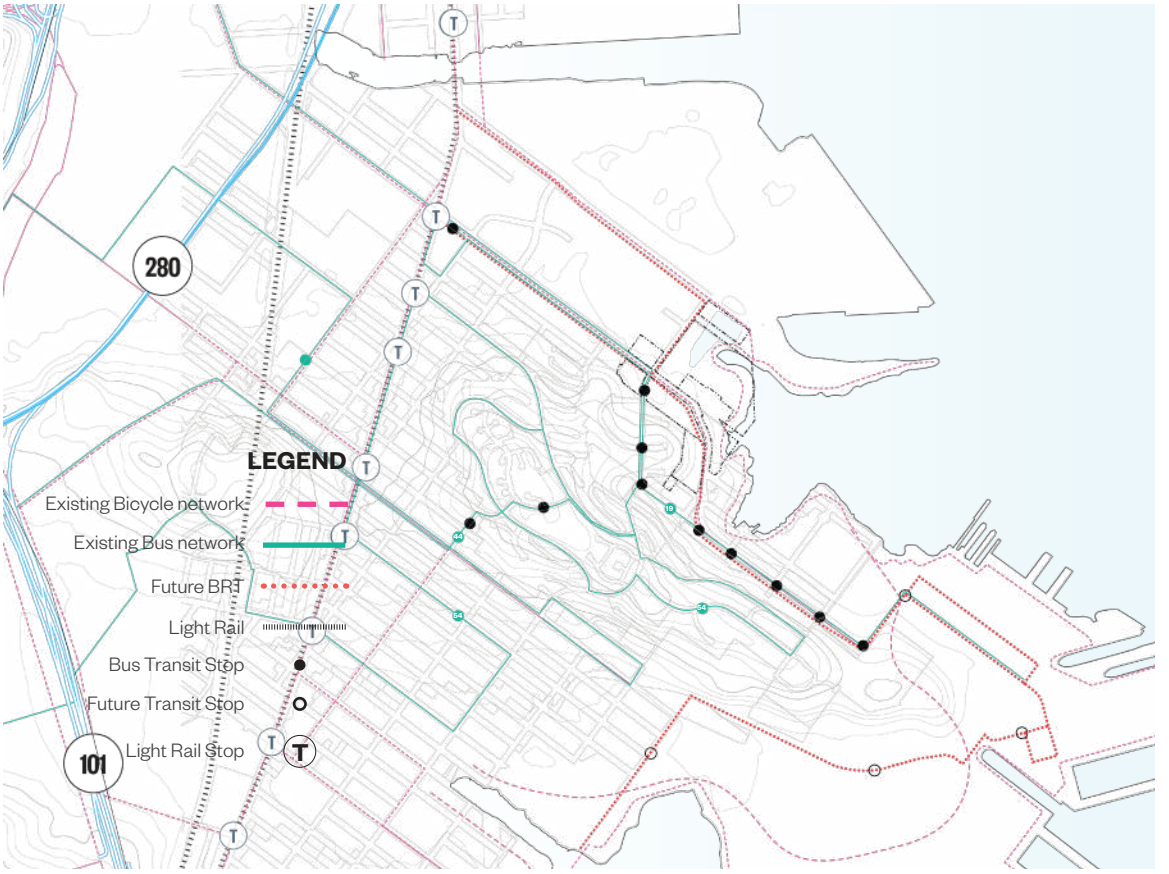


Figure 14: Existing Bicycle And Transit Infrastructure
Source: India Basin Transportation Action Plan

Open Space Resources

A variety of public parks are within walking distance of the PG&E Hunters Point property, including Heron's Head Park, Youngblood Coleman Playground, and the PG&E Hunters Point Shoreline. In addition, several more parks and open spaces are in the design and planning phases: a redesigned India Basin Shoreline Park, open spaces at the BUILD India Basin project, and Northside Park in the Hunters Point Shipyard project.

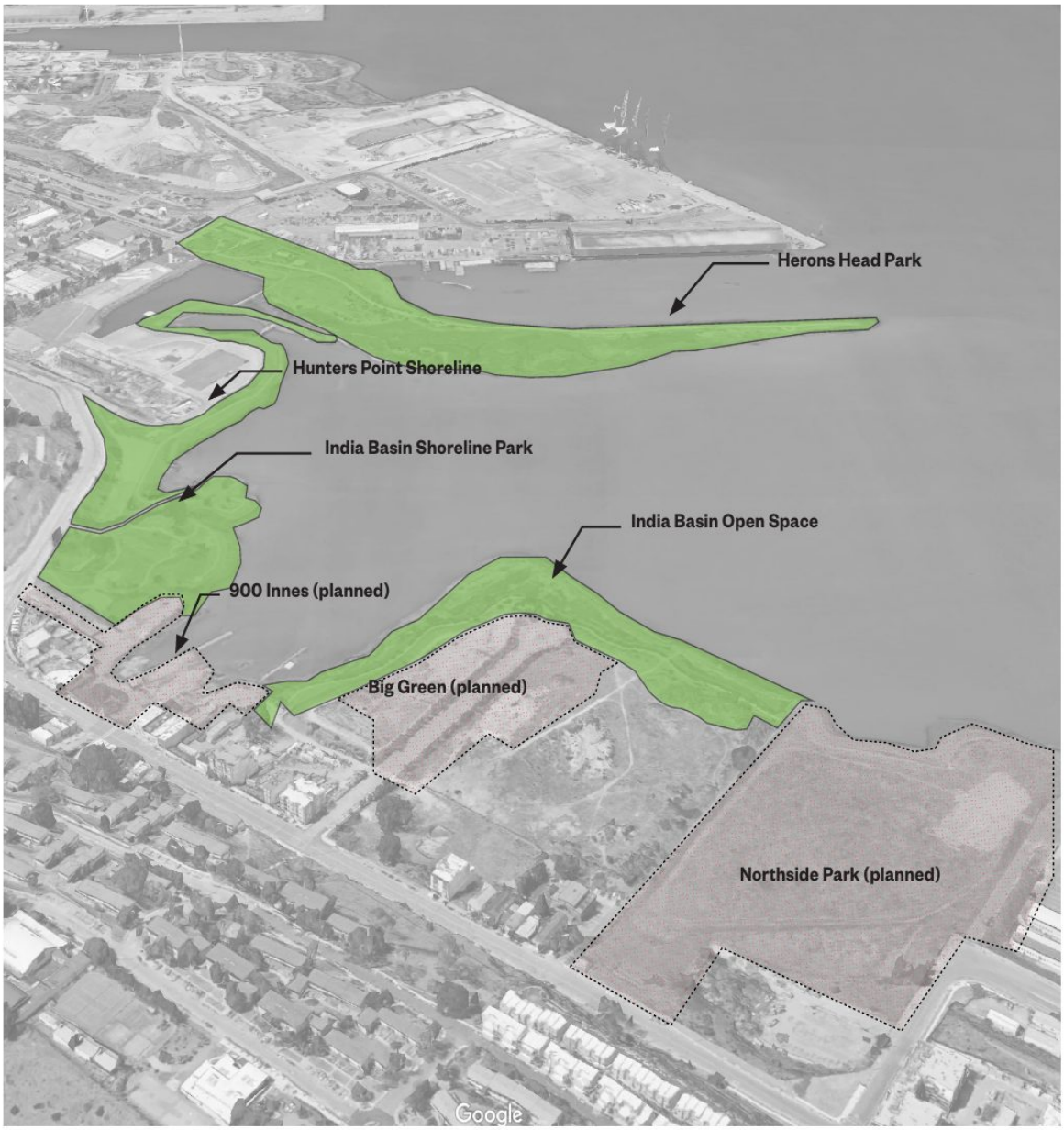


Figure 15: Open Space Resources

Area Ecology

In its native ecological state, the area around the PG&E Hunters Point property was an extensive network of marshes surrounded by shrubby uplands. The types of marshes ranged from saltwater through brackish to freshwater, continually mixed by tidal and riverine action. The highland areas were covered in coastal sage scrub—California sage, coyote brush, poison oak, wax myrtle, ceanothus, and scrub oak. Serpentine outcroppings jutted through the soil at irregular intervals, sparsely covered by highly-specialized plant communities. Hollows that had more shade and wind cover hosted live oak, toyon, and other small trees.

Commercial and residential development, extensive landfill, and transformation of the shoreline for industrial purposes has disrupted and fragmented the natural ecology. Wetland environments were effectively wiped out by infill of the Bay, although a small wetland community is reemerging at the Heron's Head Park. Grassland communities are also emerging in abandoned industrial spaces and parklands.

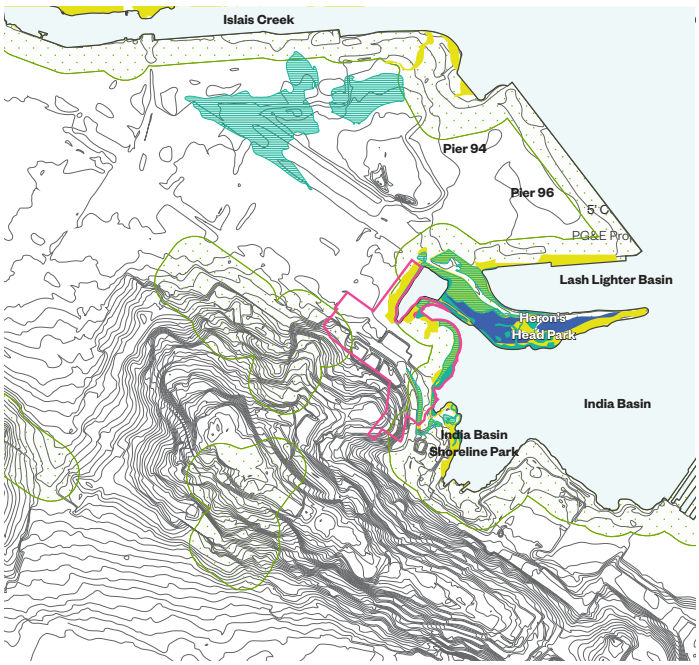


Figure 16: District Ecology Map
Source: California Department of Fish and Wildlife. California Interagency Wildlife Task Group. 2014. CWHR version 9.0 personal computer program. Sacramento, CA
Credit: Studio-MLA.

Grassland plants and some native species such as California poppies are emerging on the shoreline.

The abandonment of Pier 98 allowed tidal wetlands and a salt marsh to develop at Heron's Head Park.

Lacustrine deposits along the shoreline are characterized by very fine particles (fine sand, silt, and clay) that have settled out. These areas have become home to phytoplankton, zooplankton, rotifers, copepods and cladocerans, algae, and pond weeds.

Small strips of tidal wetland vegetation are located along the shoreline tidal zone.

PG&E partnered with local groups to plant native vegetation on Parcel H in the early 2010s.

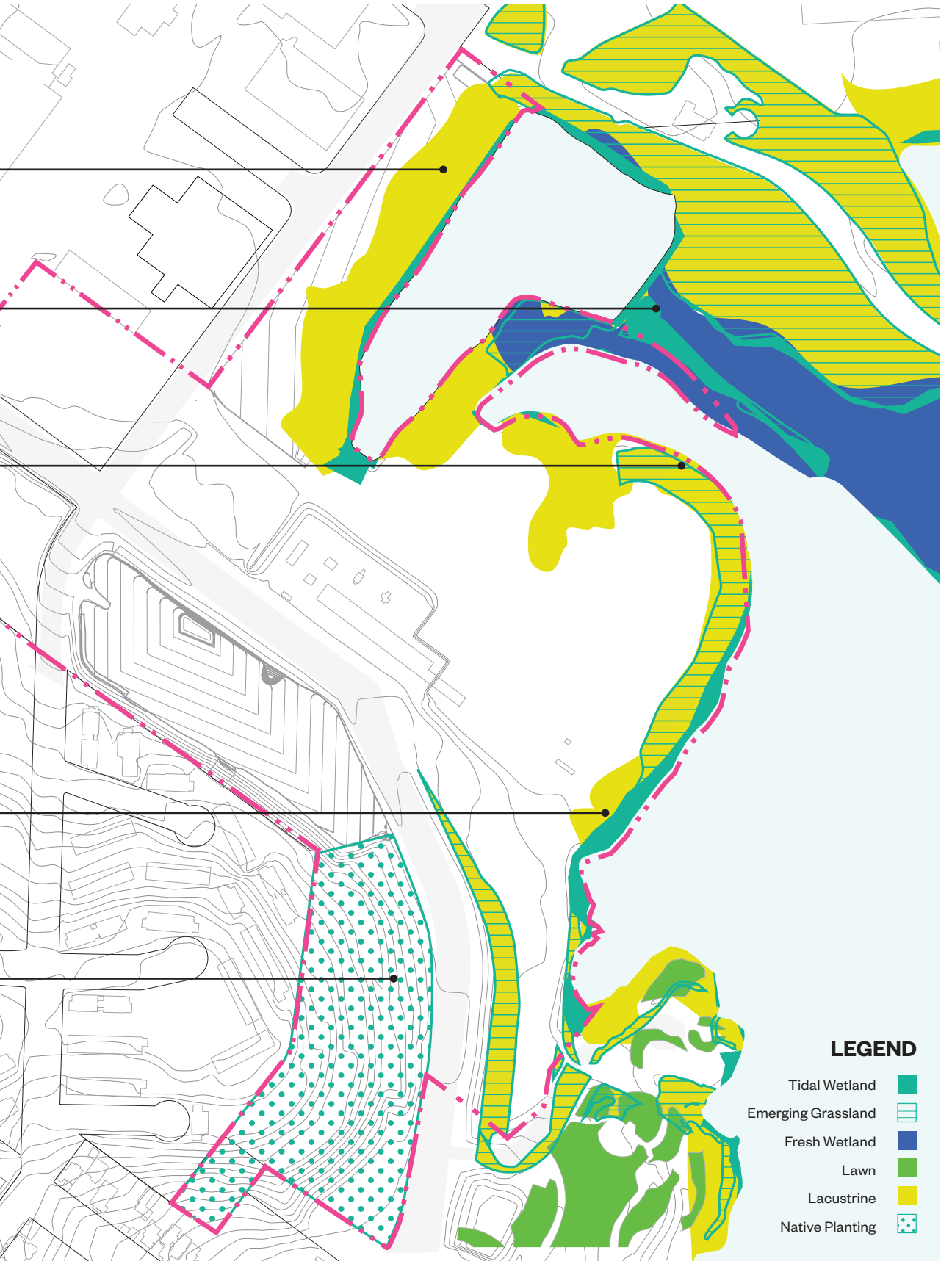
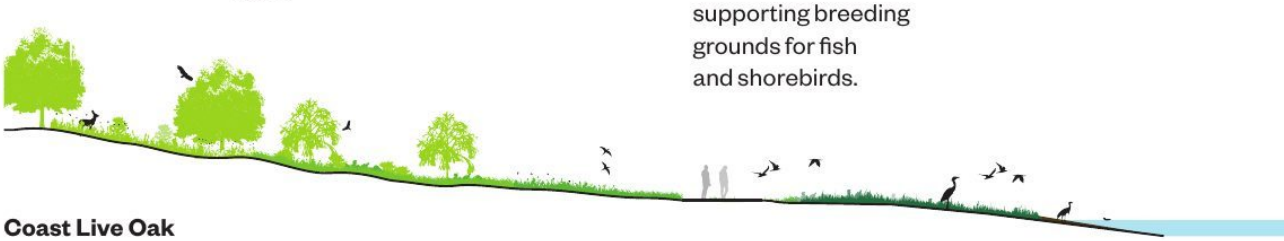


Figure 17: District Ecology Map Detail

District Shoreline Ecology

Coastal Sage
Characterized by low growing, aromatic shrubs, these plants often have extensive, fibrous root systems. These extensive root systems help to absorb water from deep in the soil during droughts, and the root buds are critical for vegetative regeneration after a fire.

Tidal Wetlands
Tidal wetlands are crucial to the environmental health of a region, filtering nutrients and pollution from the water, protecting communities from rising sea level and harsh storms, and supporting breeding grounds for fish and shorebirds.



Coast Live Oak Uplands
Large trees such as coast live oaks have deep root systems that hold the soil together, improving resistance to erosion. Their large canopies also provide habitat for birds and small mammals.

Grasslands
Grasses and shrubs typical of meadow and woodland-edge ecologies act as coarse filters that strain stormwater runoff and remove sediment and contaminants as water drains downhill.

Mud Flats
Mud flats support a large population of wildlife and are a key habitat for migratory shorebirds. They commonly function as breeding places, making them vital habitats for coastal wildlife.

Figure 18 District Ecology Section
Credit: Studio-MLA

Hydrology

Surface runoff funnels precipitation into a network of underground and surface drainage pathways. These pathways converge into drainage culverts, streams, and creeks, becoming progressively larger as the runoff moves downstream.

Historically, small creeks near the PG&E Hunters Point property, including Yosemite Creek and Islais Creek, flowed from the east side of the city downhill to the bay, forming the Islais Creek Basin and the Yosemite Basin. However, most of the creeks in San Francisco were filled or converted to underground drains as the city grew. Development has obscured and modified the historic drainage basin boundaries.

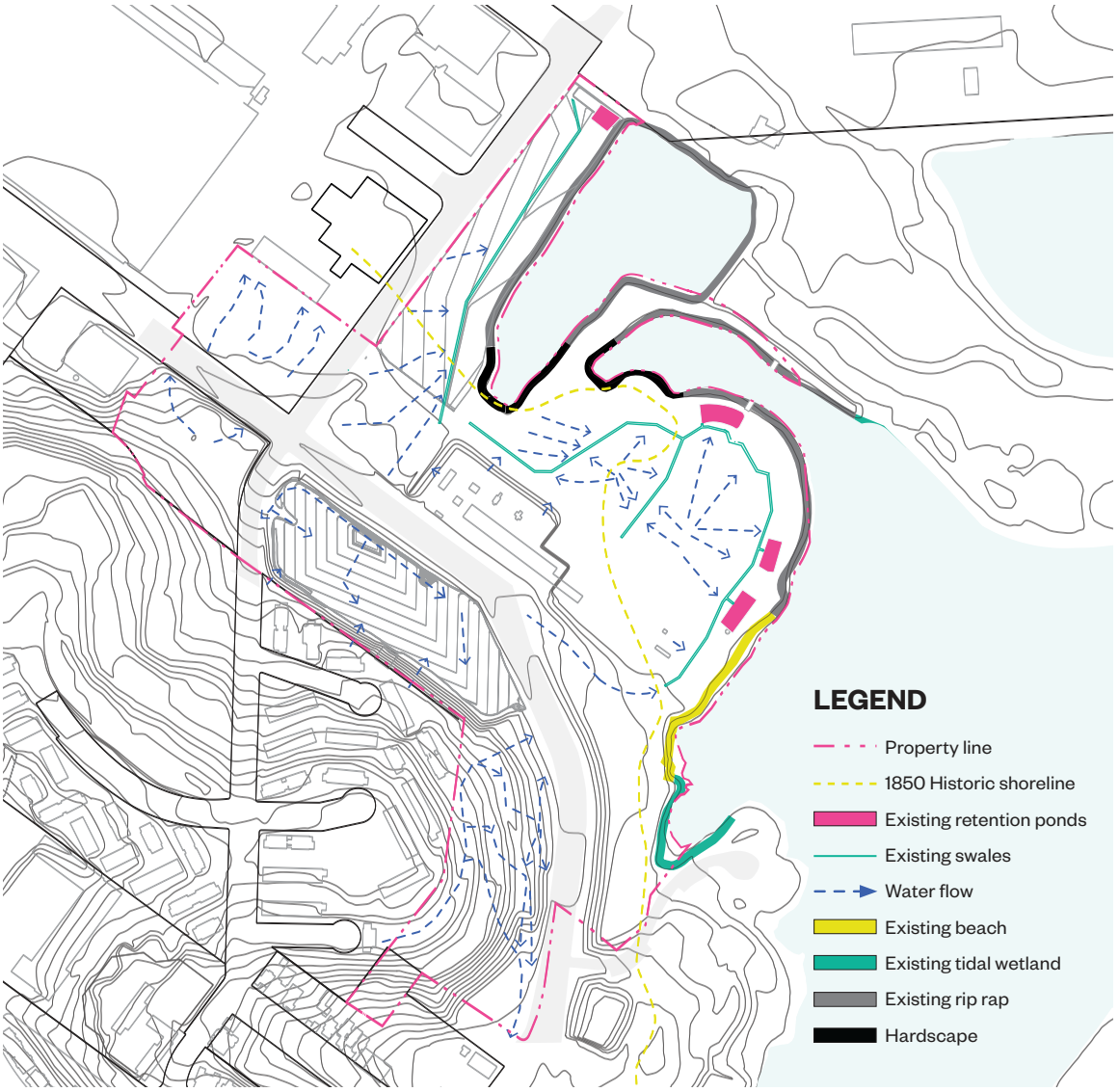


Figure 19: Site Hydrology
Source: San Francisco Estuary Institute, SFPUC, Maps and Resources, Oakland Museum of California, Creek and Watershed Map of San Francisco, 2007. San Francisco Estuary Institute, Moffatt & Nichol, Proposed Shoreline Improvements, September 2009
Credit: Studio-MLA

Seismic Risk

This map shows an approximated overlay of the known liquefaction risk zones in the area surrounding the PG&E Hunters Point property. On the property itself, much of the waterfront parcel and all of the Jennings Street parcel is at risk of liquefaction, wherein soil loses its stiffness and strength during a seismic event. However, the uphill parcels adjacent to Hunters View appear on a more stable earth. Still, special consideration should be taken to prevent sliding in addition to the standard ground shaking resistance required by local building codes.

A more comprehensive soils analysis should be conducted on the site, including test borings, to assess the allowable bearing pressure, fundamental period, and any subsequent amendments needed for optimal performance. Soils comprised primarily of man-made fill are most susceptible to liquefaction, especially those added decades ago in areas that were once bay floor. For example, much of Pier 96 and Heron's Head Park north of the project site are landfill zones from an abandoned transit project in the 1970s. Bay and soft mud along the shoreline are also prone to instability during a seismic event.

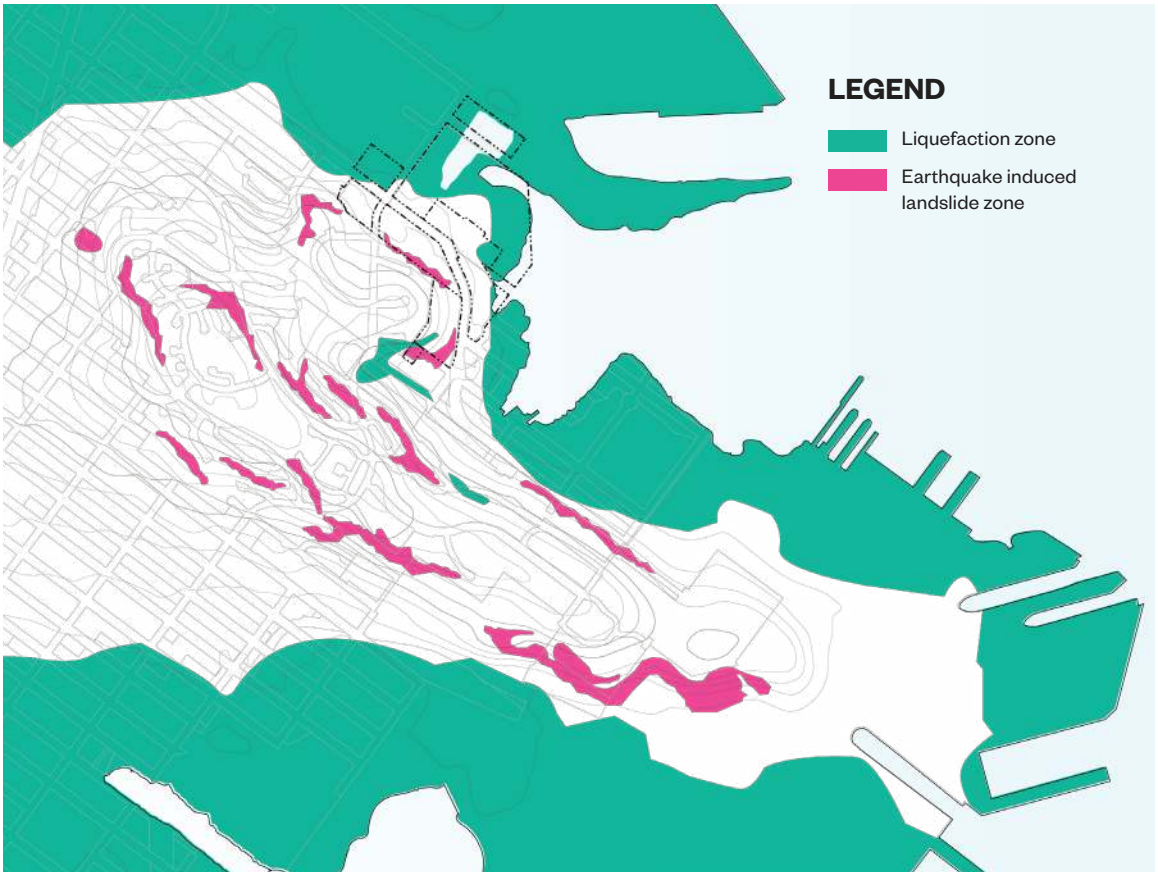


Figure 20: San Francisco South Quadrangle Liquefaction Map, Hunters Point area detail
Source: California Department of Conservation Geological Survey

Coastal Resilience

Inundation from Sea Level Rise(SLR) and storm surges present many threats to coastal development, including property destruction, infrastructure damage, and environmental degradation. Most of San Francisco's southeastern bayfront consists of landfill, which lessens the natural coastline's protection against flooding, increasing the liquefaction risk in seismic events.

According to a 2012 report from the National Resource Council19, by 2100, San Francisco will see a permanent SLR of 36" (most likely) to 66" (unlikely but possible) above the year-2000 mean high tide. A 100-year storm would bring an additional 42" surge, creating a total inundation risk of 68" to 108". On the PG&E Hunters Point property, the hillside parcels and some of the waterfront parcels are safe in both these scenarios. The Jennings Street parcel and the lower parts of the waterfront parcel are not threatened by SLR of 36" or 66" but would face flood risks from 100-year storms in both scenarios.



Figure 21: Flood And Sea Level Rise Scenarios; drawing adapted from the SF SLR Action Plan
Source: San Francisco SLR Action Plan, 2014 — Page 79

Climate Considerations

Standards for wind design assume air currents originate from all directions, but most winds near the PG&E Hunters Point property originate from the west and southwest (figure 22). The Sun Path diagram (figure 23) shows the typical altitude and azimuth along the 37° N latitude.

San Francisco's climate is mild year-round, with temperatures generally between 50° and 70°F and average humidity of 74.5%. The city experiences frequent fog and seasonal drought, and yearly rainfall average 23.65". The topography and coastal location result in varied and distinct micro-climates that must be evaluated on-site.

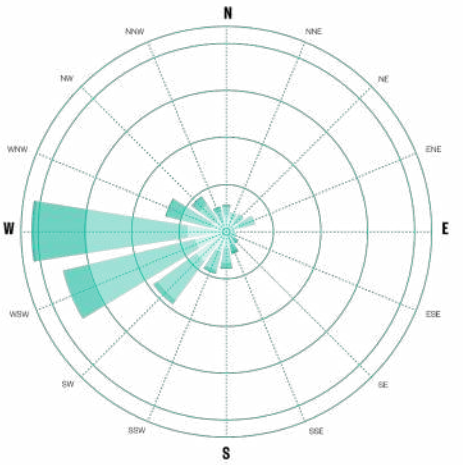


Figure 22: Wind Rose - San Francisco Airport
Source: meteoblue.com

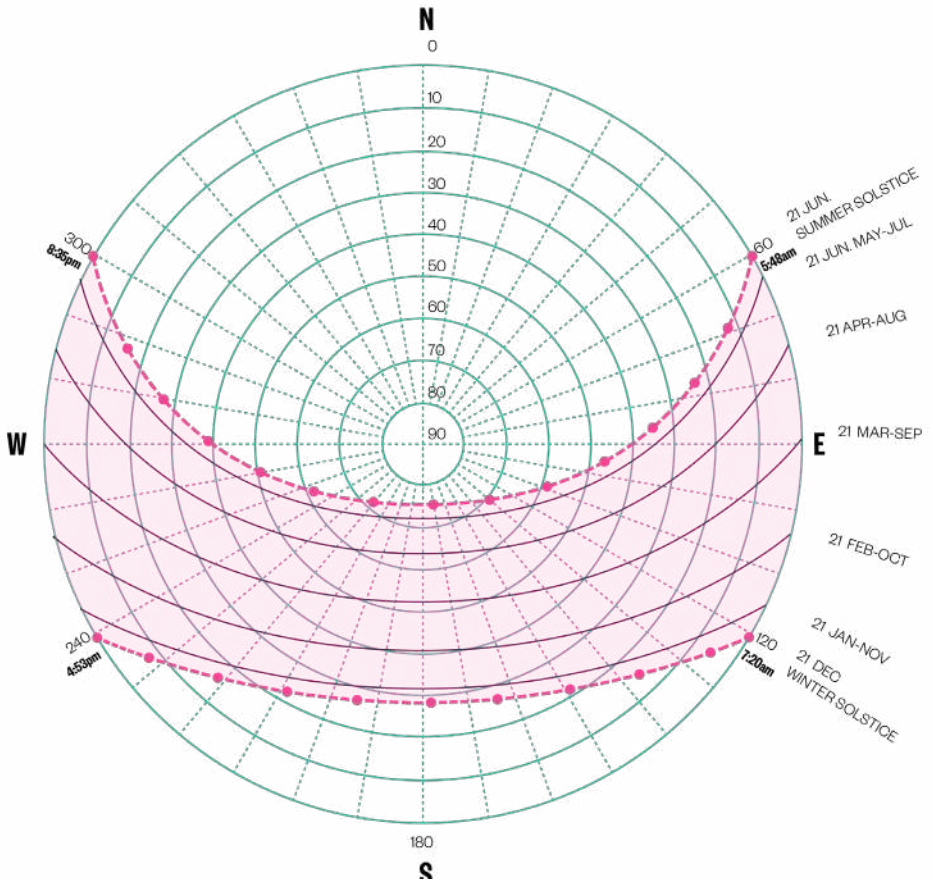


Figure 23: Sun Path Diagram - 37° N Latitude
Source: sunearthtools.com



Photo credit: Tom Fitzgerald

Site Analysis

The PG&E Hunters Point property is divided into ten parcels. (See figure 5 on page 13 for a complete map of each parcel and its approximate size). The parcels are irregular in shape, vary in size and grade, and offer different opportunities and constraints for future development. The property is currently zoned as M1 (light industrial), M2 (heavy industrial), PDR (production, distribution, repair), and NC-2 (small-scale neighborhood commercial) (figure 26). Prior planning efforts (e.g., the San Francisco Planning Department's India Basin Sub-Area Plan[20]) have contemplated zoning changes. Therefore, a change in zoning will likely occur as part of any development process on the PG&E Hunters Point property.

The PG&E Hunters Point property consists of hillside parcels to the southeast of Evans Avenue, a narrow parcel along Jennings Street, and the waterfront parcel that makes up the bulk of the site. The hillside parcels have flat, minimally graded sections and steeper sections with unobstructed bay views, while the larger Jennings Street and waterfront parcels are generally flat. The hillside and waterfront parcels have extensive street frontage on a primary road, giving multiple entry points and good transit access. In addition, the waterfront parcel has access to the Hunters Point Shoreline and the bike/pedestrian network it connects with, a significant amenity.

Key Map

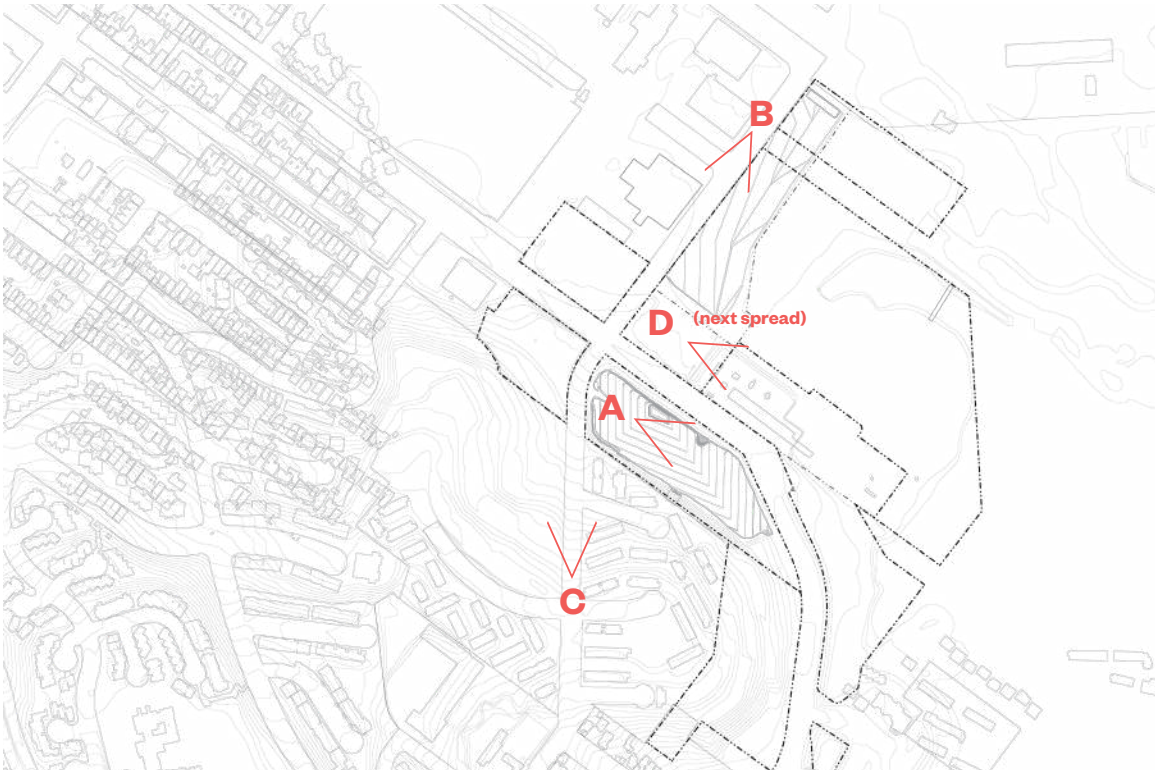


Figure 24: Existing Project Area Key Map Views

A



Parcel 9

B



Jennings Street

C



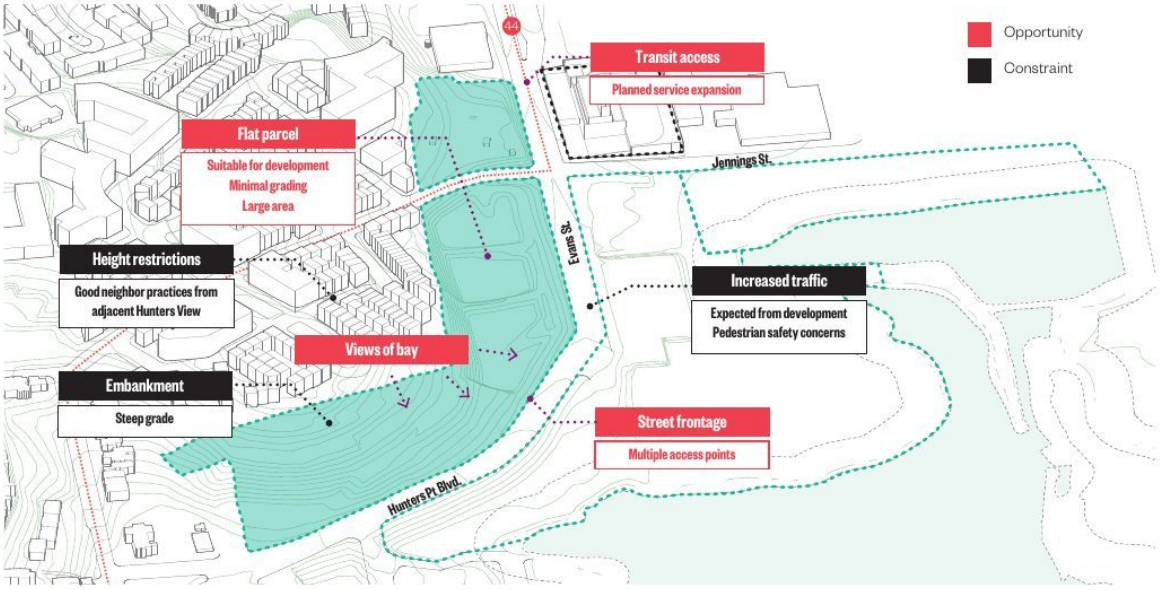
Hunters View Neighborhood





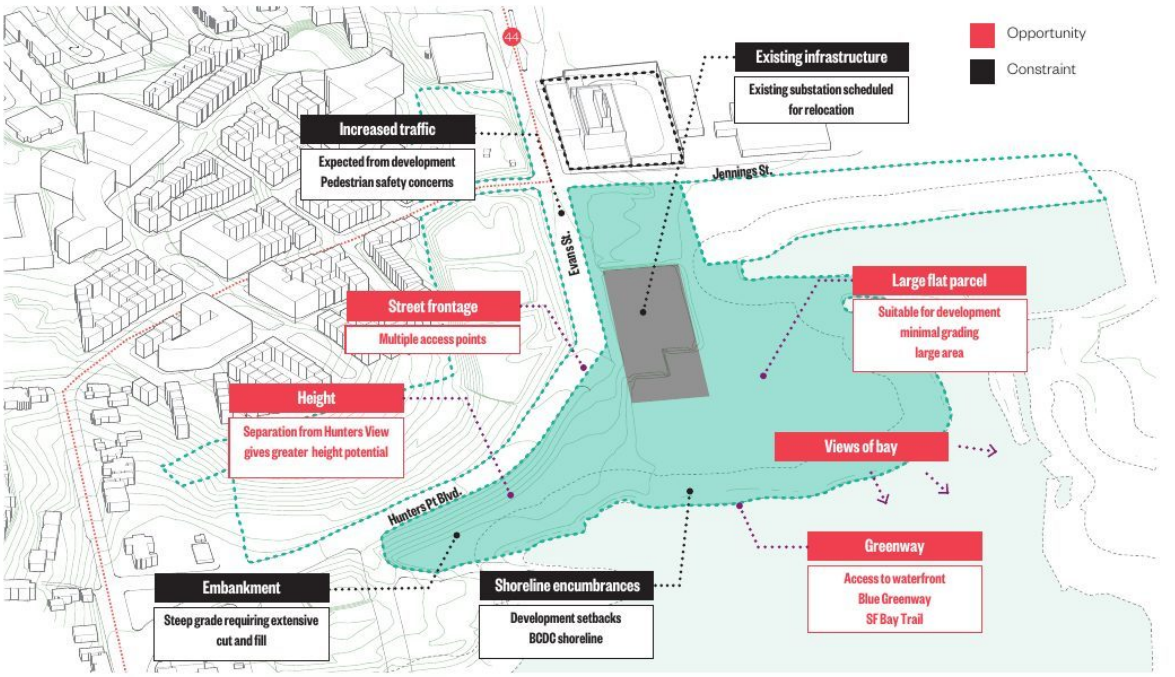
Site Opportunities and Constraints

HILLSIDE PARCELS



Credit: adapted from a diagram by P.A.U

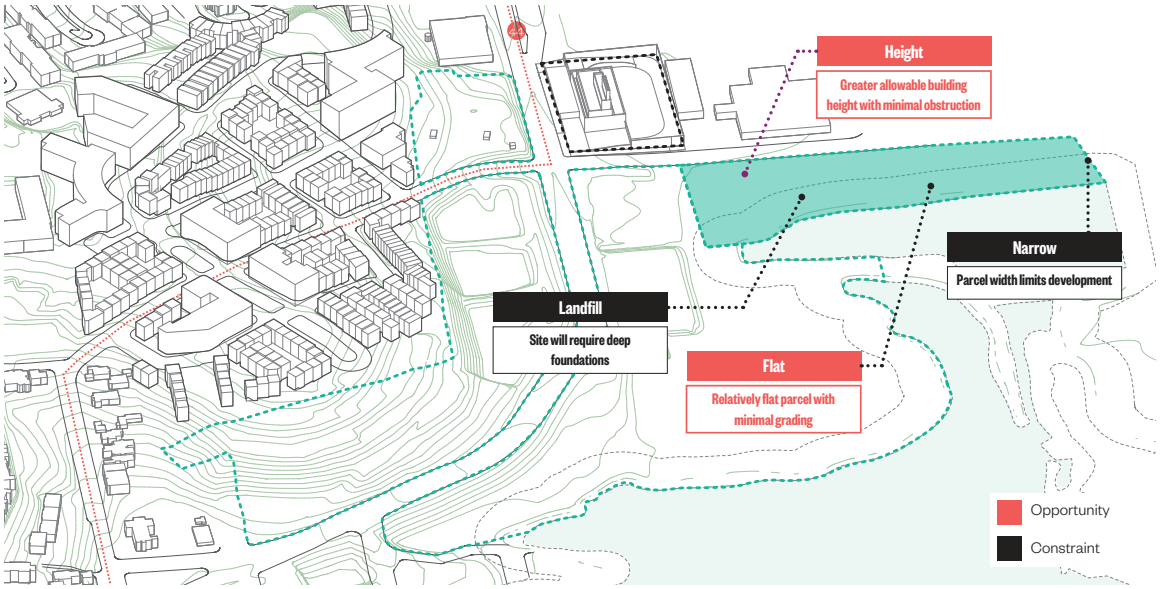
WATERFRONT PARCEL



Credit: adapted from a diagram by P.A.U

Figure 25 Parcel Opportunities and Constraints

JENNINGS STREET PARCEL



Credit: adapted from a diagram by P.A.U

The site has tremendous potential for reuse, and future redevelopment could reconnect the it to the surrounding neighborhood and city. The diagrams on this page and the prior enumerate some of the critical opportunities and constraints that any planner or developer will have to negotiate to bring the site to productive reuse. While vacant and remediated, the large parcels will require significant site work to reconnect the site to the civic infrastructure and pedestrian realm needed to make any project viable.

Zoning

The PG&E Hunters Point property contains four San Francisco zoning designations.

M-1 **Light Industrial**
These districts provide land for industrial development. In general, the M-1 Districts are more suitable for smaller industries dependent upon truck transportation.

M-2 **Heavy Industrial**
One of the least restrictive zoning designations, as to use and are located at the eastern edge of the City, separated from residential and commercial areas

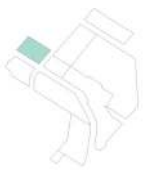
NC-2 **Small-scale Neighborhood Commercial**
Shopping streets which provide convenience goods and services as well as limited comparison shopping goods for a wider market.

PDR-2 **Production, Distribution, and Repair**
Refer to the very wide variety of activities which have traditionally occurred and still occur in our industrially zoned areas. Examples are: art production, performance spaces, furniture wholesaling, and design professionals.



Figure 26 Zoning
Source: Sheppard, Mullin, Richter, & Hampton LLP

Zoning

Parcel	Permitted Uses	Permitted Density	Height	Parking
	• Manufacturing, wholesale, storage retail, repair and service • Residential requires conditional use permit • Some retail and office permitted	• Residential: 1 unit/800 sq. ft. lot area • Commercial floor area ratio (F.A.R).: 5: 1	• 40' maximum	• Residential: 1 space per dwelling unit. • Commercial: warehouse >10,000 sq. ft.: 1 space per each 2,000 sq. ft. • Manufacturing and industrial >7,500 sq. ft.: 1 space per each 1,500 sq. ft. • Business/office/retail >5,000 sq. ft.: 1 space per each 500 sq. ft.
	• Residential, commercial and mixed use • Commercial uses are permitted on the first and second stories of buildings, although restaurant and entertainment uses are restricted to the first floor	• Residential: 1 unit/800 sq.ft. lot area • Commercial F.A.R.: 2.5: 1	• 40' maximum	• Residential: 1 space per dwelling unit • Commercial: none where occupied floor area is less than 5,000 sq.ft. • Otherwise, parking requirements are dependent on the specific use
	• Light and contemporary industrial • Residential, large office, large scale retail, and heavy industrial uses are prohibited • Some retail, office, and entertainment permitted	• Commercial F.A.R.: 5: 1	• 65' maximum	• Commercial: varies with use

Jurisdictional Overlays

Primary Overlays

- San Francisco General Plan[21]
- San Francisco Planning Code[22]
- San Francisco Building Code[23]
- California Building Code with San Francisco amendments[24]
- Redevelopment Plan for The Bayview-Hunters Point Redevelopment Project[25]
- San Francisco Planning Department's India Basin Sub-Area Plan (Draft)[26]
- India Basin Transportation Action Plan (IBTAP)[27]

Shoreline Governed or Reviewed by:

- Blue Greenway Planning and Design Guidelines[28]
- Association of Bay Area Governments Bay Trail Program (ABAG)[29]
- San Francisco Bay Conservation and Development Commission (BCDC)
- Port of San Francisco



Figure 27 Jurisdictional Boundary Map
Source: Sheppard, Mullin, Richter, & Hampton LLP

Easements and Encumbrances

PG&E started the process of removing existing encumbrances for its Hunters Point property during the remediation phase and is continuing that process currently. These encumbrances include, without limitation: (1) paper streets (Figure 27); (2) easements; (3) permits and license agreements; (4) issues related to the Public Trust Doctrine; (5) other contractual obligations (Figure 28).

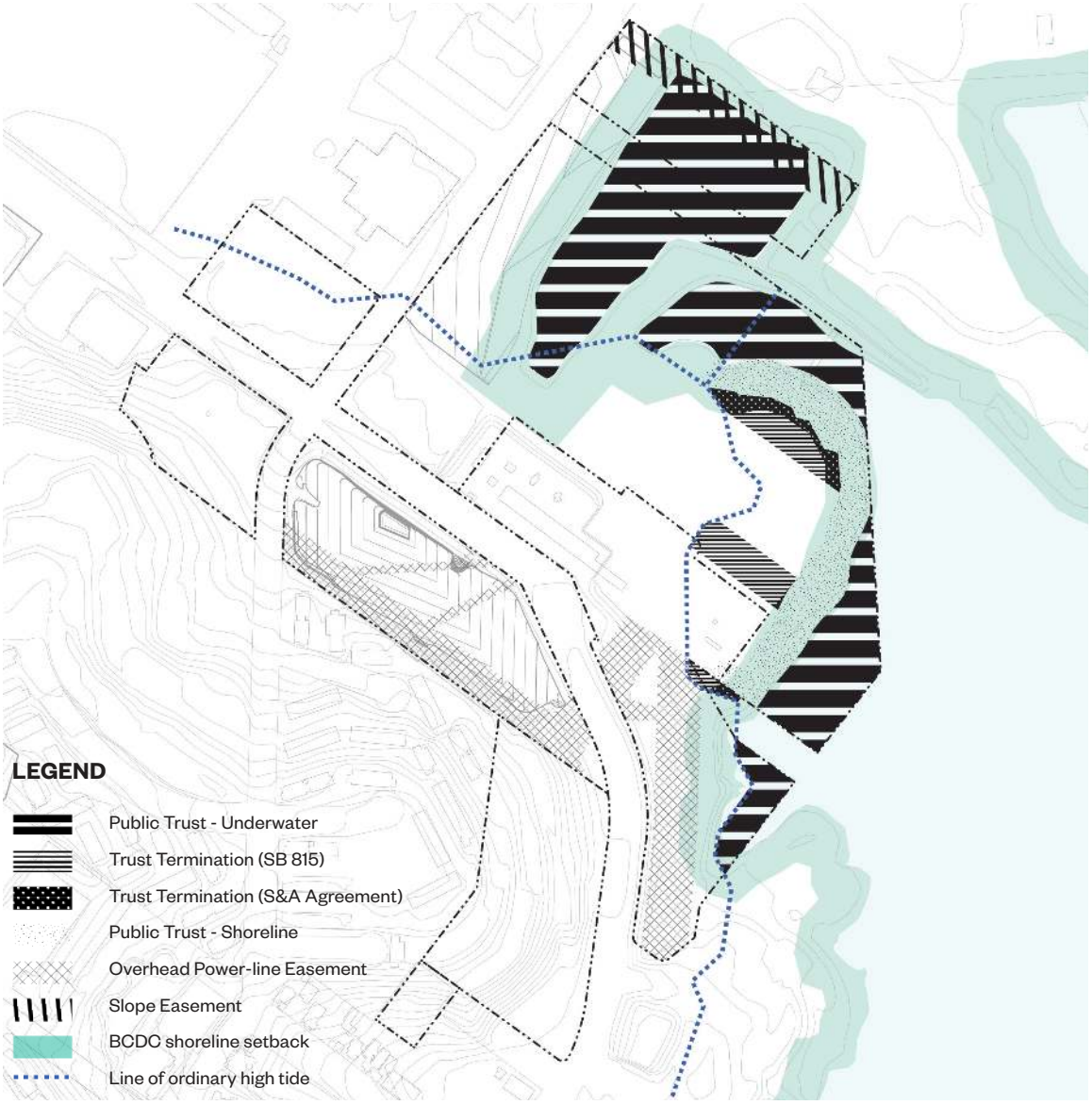


Figure 28: Easement And Site Encumbrances
Source: Sheppard, Mullin, Richter, & Hampton LLP

Site Infrastructure

The majority of the on-site infrastructure is a remnant from the former PG&E power plant, such as the decommissioned intake structures that used to supply water to the plant, or retaining walls that formerly encircled fuel storage tanks. The footprint of the decommissioned plant is the most prominent feature, while the current substation occupies a larger portion of the downhill parcel. Overhead power lines and a number of decommissioned groundwater monitoring wells also occupy the site.

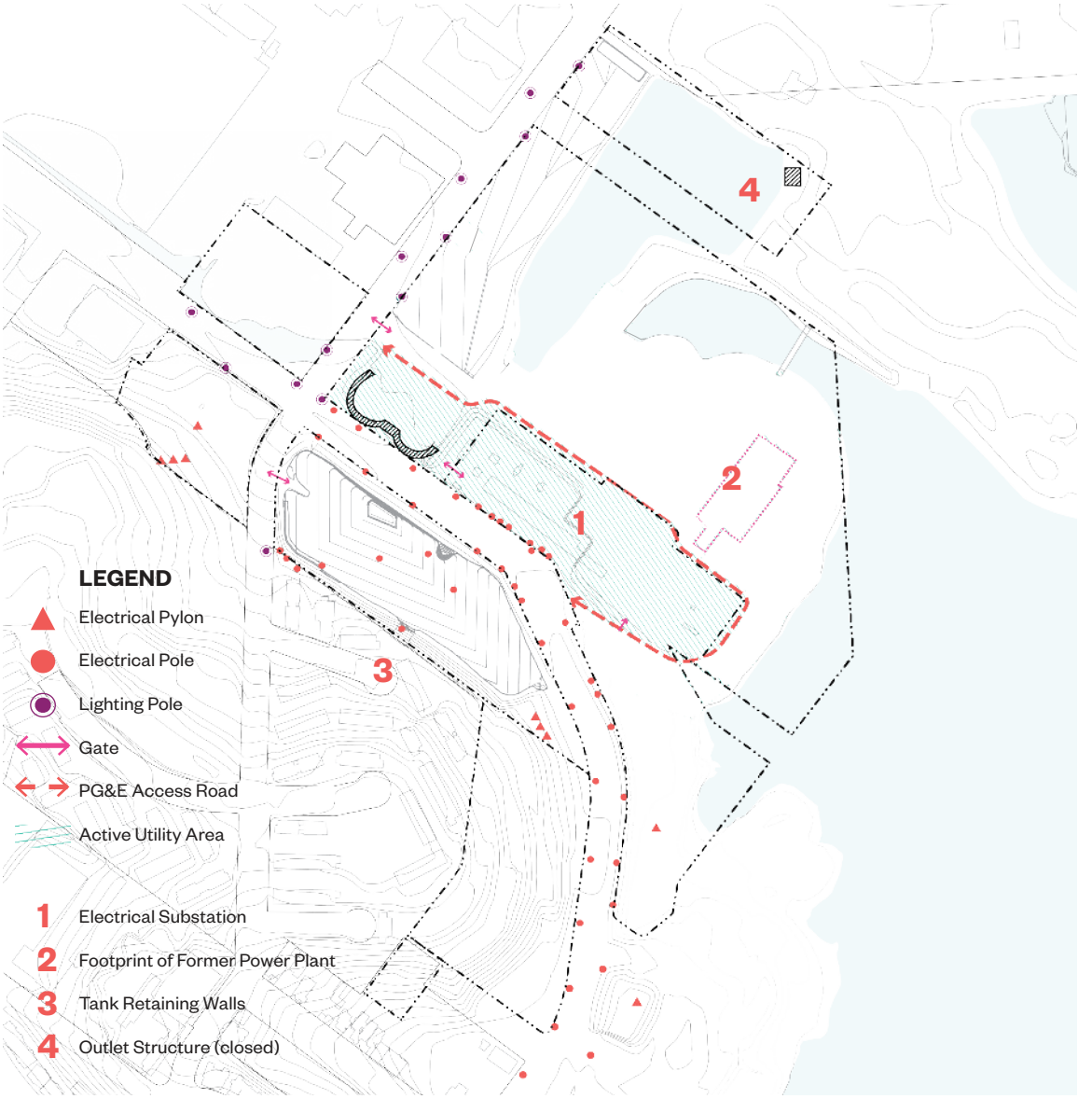


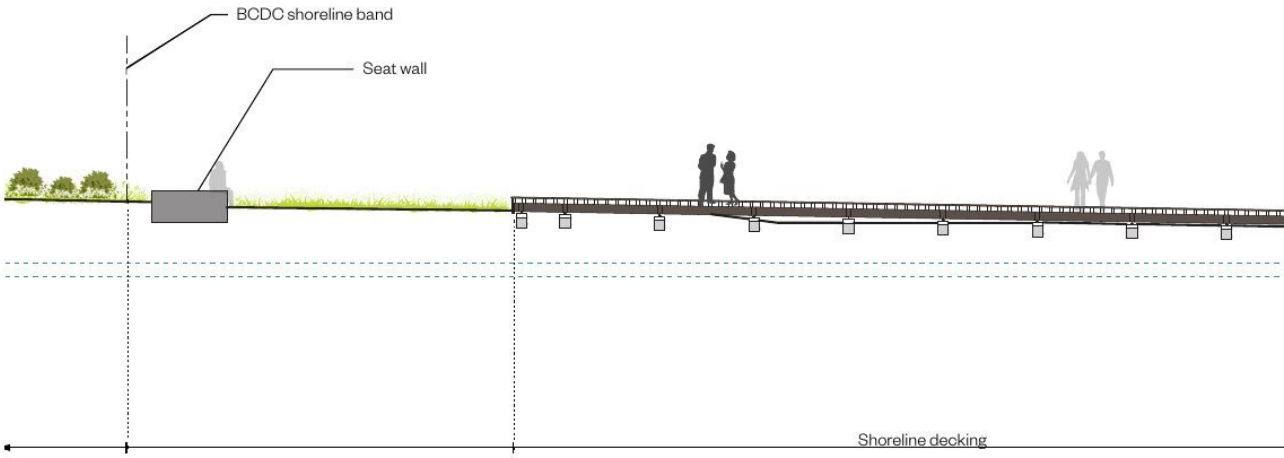
Figure 29: Existing Infrastructure
Source: Adapted from Envelope A+D / RHAA / Studio O: Hunters Point Site Design Guidelines 2014



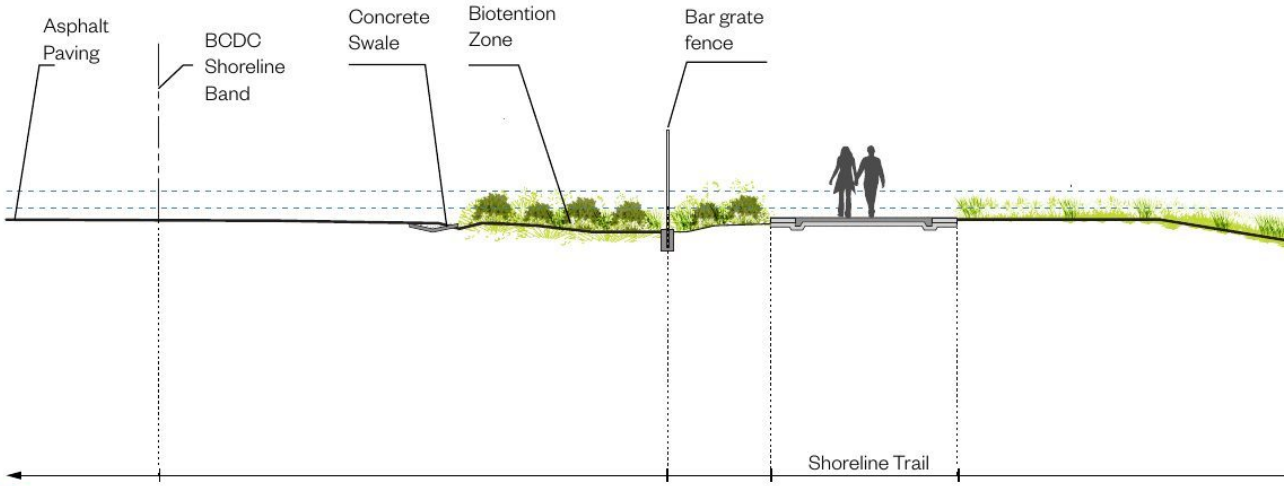
Photo credit: Tom Fitzgerald

Shoreline Sections

The following sections through the existing shoreline show the variable edge condition found on site. The existing Hunters Point Shoreline, completed in 2017, provides a rich and diverse transition between the land and bay while adhering to regulations from the San Francisco Bay Conservation and Development Commission (BCDC) and the Association of Bay Area Governments (ABAG). It is important to consider the resilience of this edge as both habitat and infrastructure in the face of changing climate conditions.

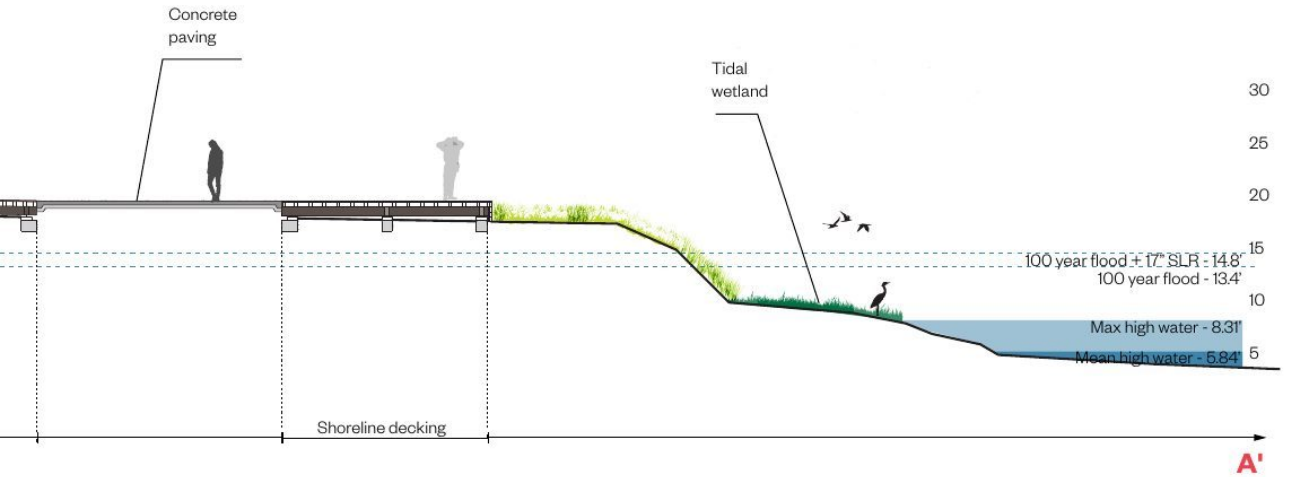


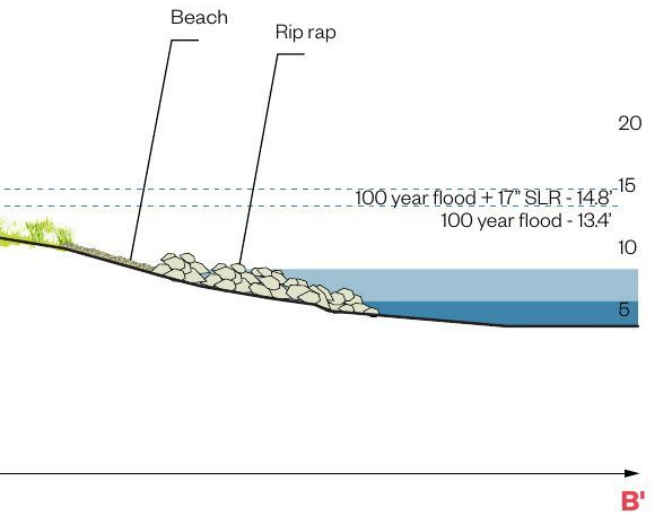
A



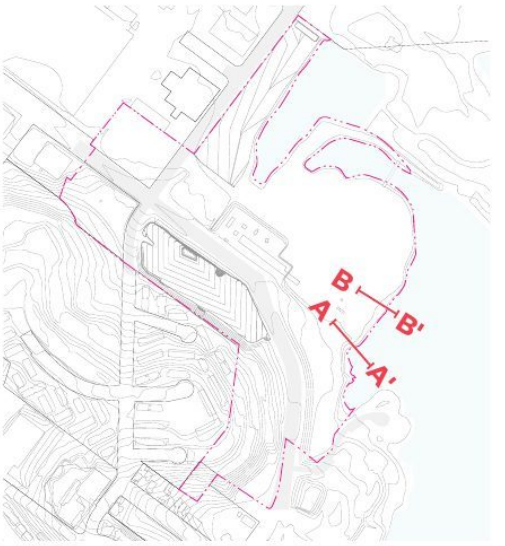
B

Figure 30: Existing Site Sections
Credit: Studio-MLA

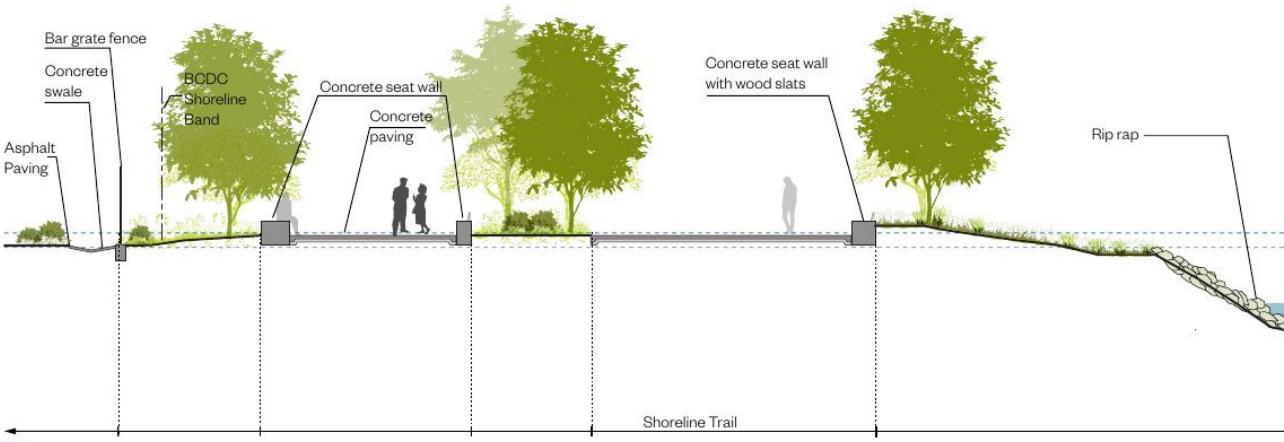

Concrete paving
Tidal wetland
30
25
20
15
10
5
100 year flood + 17" SLR - 14.8'
100 year flood - 13.4'
Max high water - 8.31'
Mean high water - 5.84'
Shoreline decking
A'


Beach
Rip rap
20
15
100 year flood + 17" SLR - 14.8'
100 year flood - 13.4'
10
5
B'

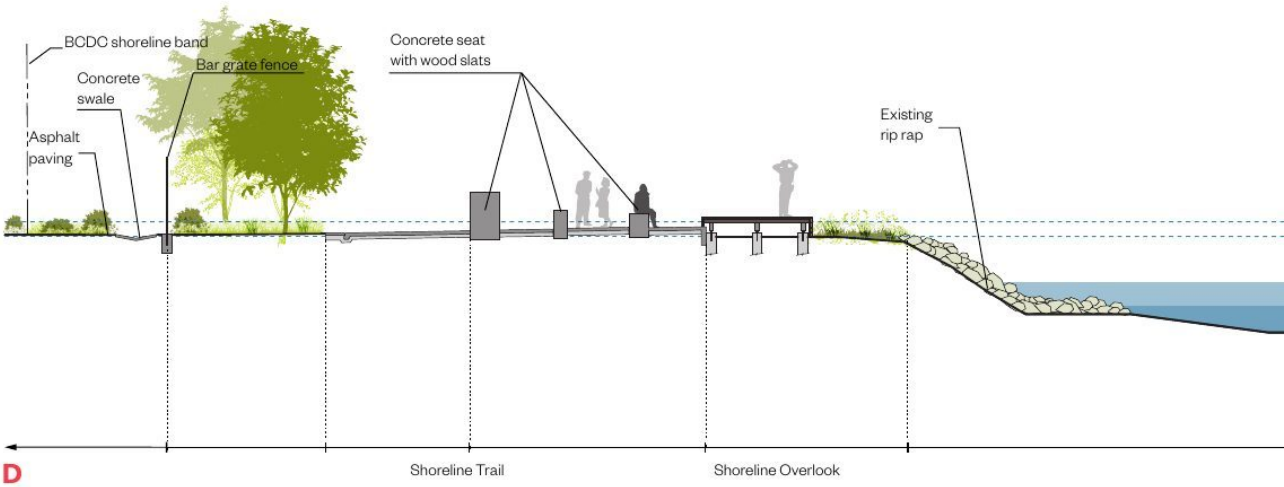
KEY MAP


B
B'
A
A'

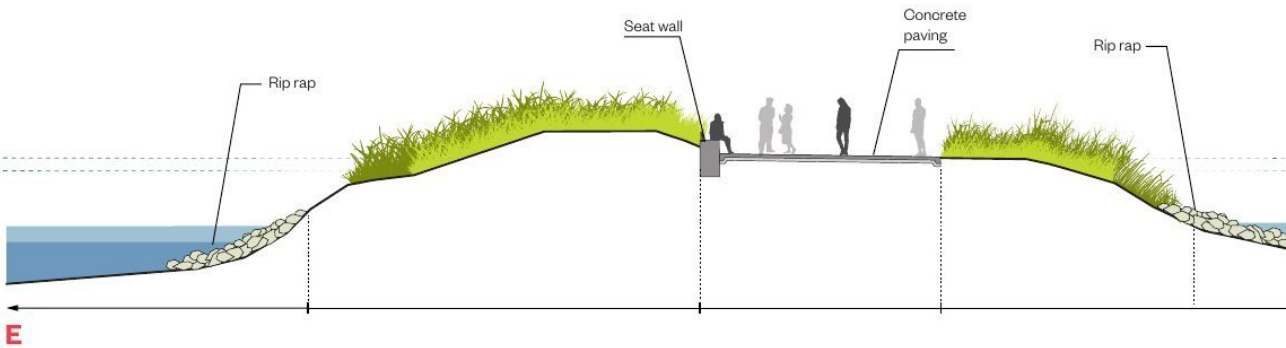
Shoreline Sections



C



D

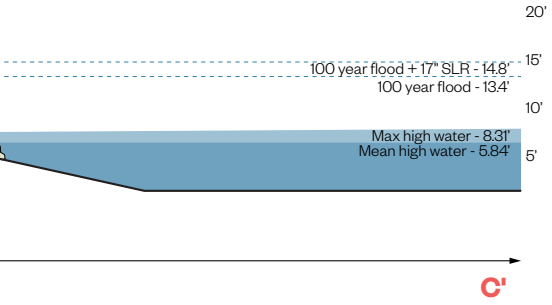


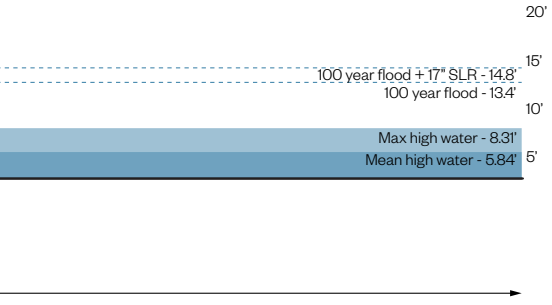
E

Figure 31: Existing Site Sections- continued
Source: AECOM, San Francisco Bay Tidal Datums and Extreme Tide Study Final Report, February 2016
Credit: Studio-MLA

KEY MAP


E
E'
D
D'
C
C'


20'
15'
100 year flood + 17" SLR - 14.8'
100 year flood - 13.4'
10'
Max high water - 8.31'
Mean high water - 5.84'
5'
C'


20'
15'
100 year flood + 17" SLR - 14.8'
100 year flood - 13.4'
10'
Max high water - 8.31'
Mean high water - 5.84'
5'
D'

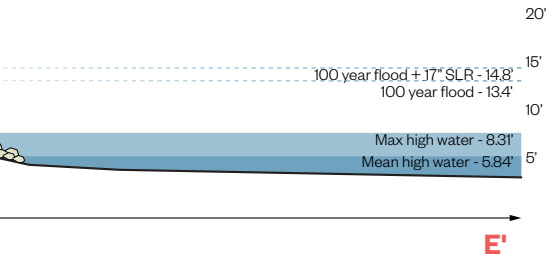

20'
15'
100 year flood + 17" SLR - 14.8'
100 year flood - 13.4'
10'
Max high water - 8.31'
Mean high water - 5.84'
5'
E'



Photo credit: Tom Fitzgerald





Photo credit: Nathan John

Guidelines

“As far as offices, cultural spaces, and retail, we don’t have anything here. We don’t have retail and we don’t have the supporting services. This should be a destination for tourists who visit.”

“The developer needs to invest in working with community to flesh these ideas out and really figure out where it makes sense to put that residential. We want to see the open space. Any development is going to have those elements.”

Land Use

This section outlines a vision for future land use at the PG&E Hunters Point property. This approach is informed by a community-oriented design process, with particular attention paid to existing residents, sustainability, and issues of social equity.

The PG&E Hunters Point property comprises a mix of industrial and commercial zones, with widely varying topography and irregular lot sizes. A new substation will be constructed on parcel 5 as a key element of PG&E's investment in the energy infrastructure of the Bay Area. The existing substation will be decommissioned, facilitating the implementation of a comprehensive land use strategy.

OBJECTIVE 1

Encourage development that creates a diverse mix of land uses and densities.

GUIDELINE 1.1: MIXED USE

Provide for a mix of program areas including residential, commercial, cultural and community institutions.

GUIDELINE 1.2: EMPLOYMENT AND JOB TRAINING

Make land use decisions that support employment opportunities for the residents of Bayview-Hunters Point by partnering with San Francisco's Office of Community Investment and Infrastructure and Office of Economic and Workforce Development.

Job training and work placement assistance was one of the key community desires identified in the outreach process. The adjacent Hunters Point Shipyard development may serve as a model for building an economic relationship between the city and community affected by proposed development. With this type of partnership, opportunities in tech, health care, hospitality, and construction, among others, can bring much needed work to a district that has struggled since the closure of U.S. Naval shipyard in the 1970s.

GUIDELINE 1.3: COMMUNITY RETAIL

Encourage neighborhood-serving retail and commercial tenant space.

GUIDELINE 1.4: CULTURAL RESOURCES

Prioritize the siting of community-serving cultural and civic institutions, including visual and performing arts venues, a conference center, and educational resources.

GUIDELINE 1.5: FOOD ACCESS

Utilize development incentives to attract a full-service community-serving grocery store selling fresh, healthy foods.

OBJECTIVE 2

Encourage the development of a broad range of housing types, including a permanent and resilient middle class housing stock in addition to affordable housing.

GUIDELINE 2.1: AFFORDABLE HOUSING

Meet or exceed the rates of affordable and inclusionary housing required by the City of San Francisco.

The median household income at Bayview-Hunters Point is $52,322, which is less than half of the median income of San Francisco as a whole. A recurring concern raised during community outreach was the possibility that redevelopment of the property would limit access to housing, notably the existing middle-class and affordable housing stock. The developer ultimately selected for this property can respond to this issue by implementing city programs including the Affordable Housing Bonus Program (AHBP)30 and the Inclusionary Affordable Housing Program (SF Planning Code § 415).

GUIDELINE 2.2: ON-SITE HOUSING

As much as possible, place all affordable housing on-site rather than off.

As part of the City's Inclusionary Affordable Housing Program, a developer may provide on-site affordable housing rather than pay the Affordable Housing Fee. The Inclusionary Affordable Housing Program specifies requirements based on the number of dwelling units proposed in a housing development project. For example, for housing development projects with 25 or more rental units, the minimum number of affordable units on-site is 19% of all units, with a minimum of 10% affordable to low-income households, 4% affordable to moderate-income households, and 4% affordable to middle-income households. These rates will increase annually by 1% until the total rates are 24% for rental and 26% for ownership projects.

The San Francisco Planning Code establishes a mechanism for providing up to 33% of inclusionary housing off-site. Off-site inclusionary housing is subject to fees set by the City of San Francisco. In order to maintain neighborhood cohesion and address issues of displacement, the community has expressed the desire to locate as much inclusionary housing on-site as possible.

GUIDELINE 2.3: HOUSING QUALITY

Ensure affordable housing units are of similar type and quality as market-rate units, as required by San Francisco's Inclusionary Affordable Housing Program.

GUIDELINE 2.4: HOUSING TYPOLOGIES

Encourage the development of a broad range of housing types.

Propose a development that provides a range of housing types that cater to a variety of family and household sizes. Consider offering family-friendly units, characterized as those with a minimum of two bedrooms.

Consider non-standard housing models, such as co-operative housing, micro-units, transitional, and in-law units. The City encourages this type of housing. For example, HOPE-SF provides developers with density bonuses and zoning modification for projects that offer units (2 or more bedrooms) to affordable, low, middle and moderate-income families. Provide a mix of rental and ownership units.

GUIDELINE 2.5: SUPPORTIVE/TRANSITIONAL HOUSING

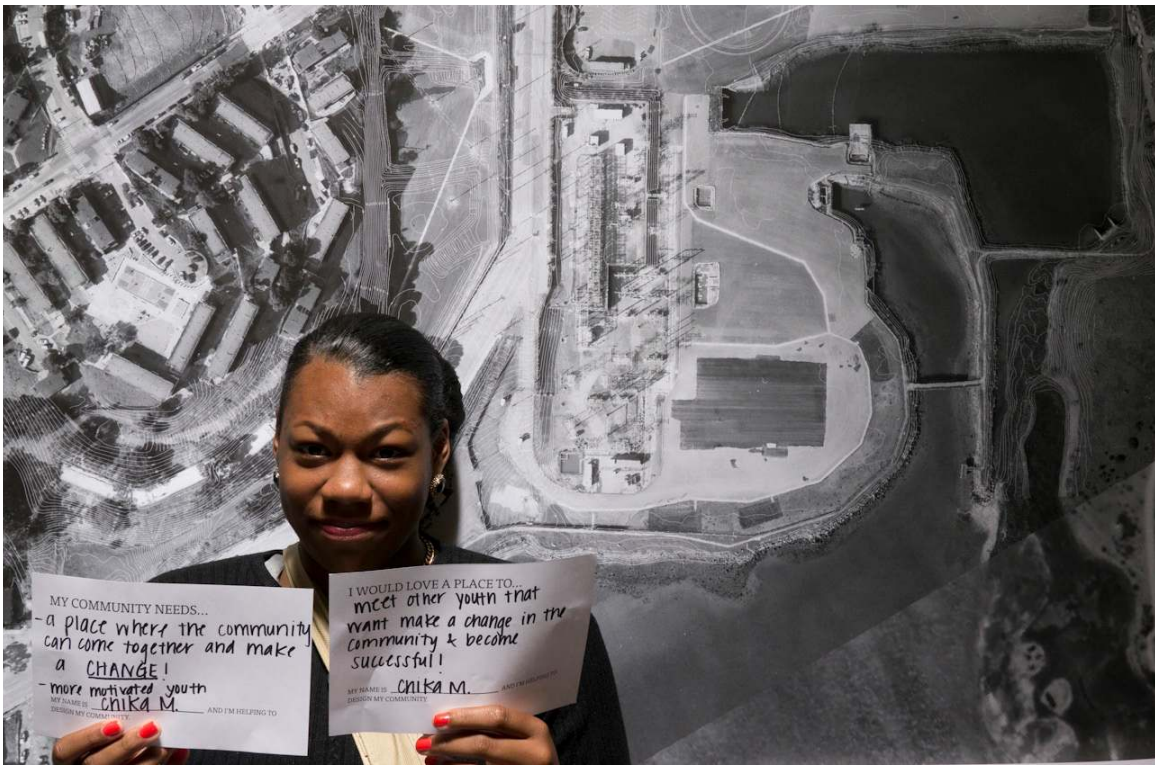
Create a development sensitive to the City of San Francisco's effort to create more transitional and supportive housing.

The City recognizes the importance of supportive and transitional housing and has created a consolidated department to address the homelessness problem within its limits. The Department of Homelessness and Supportive Housing (HSH) provides vital homeless-serving programs and contracts with the Department of Public Health (DPH), the Human Services Agency (HSA), the Mayor's Office of Housing and Community Development (MOHCD), and the Department of Children Youth & Their Families (DCYF). The HSH provides housing opportunities for families, adult permanent supportive housing, veteran housing, and supportive housing for transitional age youth.

GUIDELINE 2.6: HEALTHY HOUSING

Design housing that promotes the wellness and health of residents.

According to the Center for Active Design's report "Active Design: Affordable Designs for Affordable Housing"[31], there are a variety of best design practices that can enhance public health and wellness. These strategies can include making stairs accessible and visible from building entrances and paths, providing direct paths between common areas and physical activity facilities, programming outdoor spaces to support both physical activity and quiet reflection, and providing safe and positive recreational activities for children of all ages. Climatic conditions that may pose barriers to physical activity should also be addressed.



Now Hunters Point Youth Outreach Event
Photo credit: Nathan John

OBJECTIVE 3

Create a public realm of gathering spaces, such as plazas, green spaces, public venues, and streetscapes, that provide natural, recreational, commercial, and social opportunities for both residents and visitors.

GUIDELINE 3.1: ACCESS TO OPEN SPACE

Locate residential and other program areas near open spaces, trails, and waterfront areas in order to encourage physical activity.

As articulated in the Recreation and Open Space Element of the San Francisco General Plan,[32] the shoreline area offers an opportunity to bring much-needed recreational space to the City's southeast neighborhoods. The purpose of this section is to outline possible expansion of these resources and integration with both existing and proposed residential development.

GUIDELINE 3.2: OPEN SPACE NETWORK

Create an open space network of greenscapes, bikeways, and paths that provides access to neighborhood parks and trails and enriches local habitat.

Pursuant to the policies outlined by the Port of San Francisco's Blue Greenway Plan[33] and the India Basin Parks and Trails Plan[34], follow design guidelines, where relevant, that are consistent with the 13-mile stretch of the Bay Trail and India Basin Parks and Trails network. Consider connections with the adjacent India Basin Shoreline Park and Heron's Head Park that incorporate bike trails, planting strategies, and shoreline remediation strategies. Additionally, consider enhancement of the shoreline and riparian habitats with local flora and resilient coastal development strategies.

The PG&E Hunters Point property's greatest experiential asset is its location at a highly dynamic waterfront where three different but codependent ecosystems (wetland, harbor, and city) merge. The proposed conceptual open-space network organizes open space into eight typologies. Each supports a range of flexible programming related to its specific location and adjacent building use. This flexibility and diversity provide the end users with community-oriented and ecologically sustainable recreational amenities.

GUIDELINE 3.3: SHORELINE ACCESS

Promote public access to the Hunters Point Shoreline from both the existing hillside residences and the surrounding areas, while responding to dynamic changes in the coastal environment.

Commensurate with community desires, study desire paths and existing conditions to determine the best location for additional vertical connections from the residential neighborhoods to the new shoreline park. Connect to and expand on the historical and culture monuments currently in the park to create a greater sense of community. The rich ecology of the shoreline presents many design opportunities for activation, including public gathering and bio-remediation.

GUIDELINE 3.4: DESIGN FOR RESILIENCE

Respond to challenges from sea level rise (SLR), climate change, and seismic events by incorporating principles of resilience into all designs.

The San Francisco Sea Level Rise Action Plan[35] lays out a strategy for addressing the mounting concern of SLR. Additionally, it outlines the innovative practices adopted by other significant real estate projects along the southern waterfront, including Forest City's Pier 70 project and BUILD's India Basin project.

Pursuant to all local and state building codes, any development should respond to potential seismic events, and thorough site and soils analysis should be conducted to determine the best building practices.

Any proposed development should work with community and stakeholders to put forth a neighborhood-specific Adaptation Plan that addresses the impacts of these issues and builds resilience into the site and surrounding community.

GUIDELINE 3.5: DIVERSITY OF USES

Ensure that open spaces can be adapted to serve a variety of uses and programming needs across all demographics.

Spaces should accommodate large and small groups within a single area and promote neighborhood interaction on a variety of scales. This may range from park benches, ground graphics, and playgrounds to open fields and amphitheaters. Larger, programmable spaces should accommodate public events, interim uses, and special activities.

Within the public realm, create places for passive uses, such as sitting, chess playing, and people watching, as well as active uses such as basketball, skating, and running. Activate the perimeter to ensure variable levels of participation or observation.

GUIDELINE 3.6: COMMUNITY ENGAGEMENT

Emphasize public safety, comfort, and inclusion while fostering a sense of community.

The desire to feel safe was a common thread in the community outreach and information gathering sessions at the heart of this document. Safety does not necessarily mean policing or physical barriers, but can include strategically located, well-illuminated open spaces that are areas of natural surveillance at all times of the day.

Outdoor comfort can be achieved with adequate sun and wind protection, which may include positioning open spaces on the leeward side of a grove of trees or behind buildings.

OBJECTIVE 3 cont.

GUIDELINE 3.7: ECONOMIC OPPORTUNITY

Leverage public realm development to benefit the local community.

The creation and on-going operations of newly created open spaces and adjacent programming could stimulate economic opportunities for residents in the community. Consider partnerships with Community Benefit Organizations (CBOs) or 501c(3) organizations to create job training events, arts programs, etc., in accordance with the wishes of the local community. Partnerships may also be sought with organizations to sponsor and maintain public spaces and green spaces to offset costs.

Flexibility should be included in the space planning to allow for regular temporary uses such as farmer's markets, in addition to larger single uses. Create opportunities for economic development and local jobs through staffing and maintenance of these events, as well as through other construction, park maintenance, and recreational activities.

GUIDELINE 3.8: PUBLIC VIEWS

Maintain views of the bay for the existing hillside development and study primary view connections for any new residences and commercial spaces.

Whenever feasible, redevelop the property in a manner consistent with the Urban Design Element of the San Francisco General Plan[36], which recognizes and protects specific view corridors from the public realm, especially those of open space and water. Development should be concentrated in a way that avoids obstructing views, for instance along Jennings Street near the primarily industrial zones.



Photo credit: Tom Fitzgerald

Neighborhood and Community Development

This section outlines some of the broader visions for the PG&E Hunters Point property regarding neighborhood stabilization and community development.

OBJECTIVE 1

Develop the tools and structures needed to create a new community and enable current residents to successfully remain a part of a thriving, pleasant, and self-sustaining new neighborhood.

GUIDELINE 1.1: NEIGHBORHOOD STABILIZATION

Utilize the tools of development to create a vibrant, strong, self-sustaining community that can maintain its presence and integrity in the face of new growth.

The Bayview-Hunters Point neighborhood is changing rapidly. The adjacent India Basin and Hunters Point Shipyard projects are entitled to bring more than 12,000 new homes to the area at various entry points. Existing residents are already expressing concerns that the neighborhood they have known most of their lives will become unrecognizable to make room for high-income residents. Maintaining a voice and identity for the existing residents of the Southern Bayshore, should be paramount to this new chapter in its history.

Address the impacts of gentrification-related displacement by working with the City's Certificate of Preference and Neighborhood Preference programs to maximize local opportunities for existing community members to live in the project.

GUIDELINE 1.2: JOB TRAINING

Provide incentives for the siting and creation of job readiness, training, and placement programs for neighborhood residents and those preparing to enter the workforce.

Partner with the San Francisco Office of Community Investment and Infrastructure (OCII) and the Office of Workforce Development to expand job training, education, and trade access to the region. OCII fosters relationships with local health care, tech, hospitality, construction, and other trades. Leverage and expand programs already in place that have been used for the remediation of the PG&E Hunters Point property and at adjacent development projects.

GUIDELINE 1.3: LOCAL HIRING POLICY

Adhere to San Francisco policies regarding local hiring, including Chapter 6.22(g) of the San Francisco Administrative Code and the San Francisco Local Hiring Policy for Construction.

Hire from within the 94124 neighborhood where possible. Leverage the knowledge of community groups to help workers be successful in new positions. The Recology Center, located on Pier 96 north of Heron's Head Park, relies on a local labor force at its materials processing and waste diversion center and can provide a template for local hiring. The Office of Workforce Development Local Hiring Program[37] can provide a framework for this program.

GUIDELINE 1.4: EMERGING TECHNOLOGIES

Encourage a development that could locate facilities for emerging technologies incubators.

Capitalize on the Bay Area's tradition of innovation and entrepreneurship and explore the possibility of locating resources that support the development of emerging technologies.

GUIDELINE 1.5: INTERIM USES

Develop and provide resources for interim use site activation during the pre-development and entitlement phases.

A robust program of community engagement has proven to be a significant resource as PG&E prepared its Hunters Point property for eventual re-use. Any proposal for redevelopment of the site should capitalize on the lessons learned throughout this engagement process and propose a program for community-serving site activation during the pre-development process.

GUIDELINE 1.6: RESOURCES

Address resource deficits in the existing community. These include lack of neighborhood-serving retail, community and social services facilities, and access to open space.

- Embed the project with a range of community-serving mixed-use programming, including retail, healthcare services, and employment opportunities.
- Encourage neighborhood-serving retail and commercial tenant space
- Utilize development incentives to attract a full-service grocery store.
- Engage with local health care networks to bring much needed primary care to the neighborhood
- Embed the project with shared resources for the community, such as spaces dedicated to recreation, communal kitchens, or supportive spaces for child or eldercare.





Photo credit: Anne Hamersky

“Give us a holistic environment. Allow us to have a home that we have built in the community instead of being forced out!”

“This goes deep for us. We’re born and raised here...please respect that and listen to that.”

Sustainability

California faces an array of challenges in the coming years and decades, from reckoning with housing affordability issues, the impacts of sea-level rise and climate change, and the decarbonization of the economy. Unfortunately, the Bayview-Hunters Point, historically underrepresented, will bear the brunt of these impacts unless decisive and holistic measures are taken.

The members of the Bayview-Hunters Point neighborhood are at the core of the vision articulated in this document. The goal is to transform the site into a mixed-income, mixed-use development that includes different housing typologies that accommodate a range of social living arrangements and residential needs. An eventual development team will need to utilize best and emerging design practices, community outreach, advanced construction methods, and energy management as strategic levers to achieve a project that addresses both local, regional and statewide priorities.

OBJECTIVE 1

Set a benchmark for sustainable practices related to energy, water, and climate resilience, and create environmental features that actively benefit the well-being of the neighborhood.

PURSUE A NEIGHBORHOOD SCALE GRID-INTERACTIVE EFFICIENT BUILDING APPROACH

A Grid-Interactive Efficient building approach contemplates a new typology of an energy-efficient community at the neighborhood scale. In this scenario, Distributed Energy Resources (DER) are leveraged to facilitate carbon neutrality and resilience against current and future impacts such as fire, urban heat island, and other grid stressors.

As the grid evolves from a one-way system to a dynamic system underpinned by a scalable Grid-Interactive Efficient Building (GEB) approach, the residential sector will play a significant role in this transformation. This change will require the cooperation of multiple disciplines, stakeholders, and community members to ideate, design, and implement an array of practices and behaviors. Foundational to any dynamic grid approach is that the buildings participating in it be as energy-efficient as possible.

OBJECTIVE 1 cont.





ZERO NET ENERGY (ZNE) & PASSIVE HOUSE STRATEGIES

The California Energy Efficiency Strategic Plan stipulates that all new residential construction will be ZNE by 2020 and all new commercial by 2030.[38]

There are many precedents for successful implementation of at or near Zero Net Energy construction, both in the city of San Francisco and across the United States. As the City pushes towards its goal of 100% renewable energy, efficiency in the built environment is and will be vital to achieving this goal.

Thinking beyond Net-Zero, Passive House design invests in the building envelope's performance to maximize thermal self-regulation, thereby decreasing the need for energy-intensive thermal regulation systems. Combining highly insulated façade assemblies, air-tight construction, elimination of cold bridges, solar shading, passive cooling, and mechanical ventilation with heat recovery creates buildings that require very little supplemental heating and cooling. These factors enable Passive House buildings to be first-cost competitive with traditional construction while offering meaningful life-cycle cost advantages.

GREEN BUILDING PRACTICES

Meet the requirements set forth in the 2019 California Green Building Standards Code[39] and City of San Francisco Green Building Code.[40]

The City of San Francisco's goal is to "have a greenhouse gas-free electric system by 2030 and to reduce greenhouse gas emissions citywide to 40% below 1990 levels by 2025 and 80% by 2050." The path to achieving these goals combines established best practices utilized by the building industry with new developments that allow for greater optimization of building systems.

Passive design strategies are one of the most economical means of reducing greenhouse gas emissions. Strategies include site selection and building orientation to optimize solar energy potential, shading and proper orientation of glazing to minimize interior solar gain, and optimization of interior daylighting. New buildings can be designed with "smart" energy-efficient building systems, including electrical, lighting, heating, and both ventilation and HVAC air-conditioning.

Similar strategies should be employed as it relates to neighborhood-scale infrastructure, including streetlights, traffic signals and water and waste management systems.



ON-SITE RENEWABLES & LOAD MANAGEMENT

Pursue a project that embeds integrated on-site renewable systems, including, but not limited to photo-voltaic, wind, geothermal and site design features to create a project that is responsive to grid signals for load shedding and management.

A micro-grid controller will maximize benefits through orchestrating a photo-voltaic array and a centralized battery energy storage. The system will dispatch stored energy during peak periods to offset/shift building loads to low-carbon grid periods or when Photo-Voltaic (P.V.) production is available. These strategies will enable the project to manage peak load periods and allow temporary curtailment of peak load to respond to grid conditions.

Additionally, such as system will also be able to "island" during outage periods and provide an emergency source of power to specific spaces (community refuge areas) and equipment in the building.

Furthermore, Grid-Interactive Efficient Buildings (GEB) approaches such as a residential home energy management system can be deployed to control and manage lighting, appliances, thermostats, and plug loads. A home energy management system networked with distributed energy resources (DERs) will enable user comfort and manage building loads.

WATER CONSERVATION

Meet or exceed the City of San Francisco's requirements for conservation and responsible water use.

Approximately 30% of the energy used in California is to pump water. Any contemplated development should utilize recycled water as a primary source for non-potable uses to reduce the dependency on water transmitted from the Sierra Nevada mountains. This water-saving measure will reduce the burden on state water treatment and distribution systems and reduce the power and carbon emissions associated with water treatment.

Scarce drinking water resources should only be deployed when required, using recycled water for all non-potable demands, including toilets, process water, irrigation, and landscape features.

The strategies in Chapters 3 through 5 of the San Francisco Green Building Code,[41] Chapters 3 through 5 of the California Green Building Standards,[42] and the San Francisco Housing Code should be met as a baseline for compliance.

OBJECTIVE 1 cont.

Aspire to minimize the use of potable water, especially for non-potable uses, and focus on strategies for water recycling and reuse. Strategies include:

- Specification of high-efficiency plumbing fixtures
- Capture, treatment, and reuse of rainwater, gray-water, and foundation drainage per non-potable water regulations applicable to new developments over 250K sq.ft.
- Use of non-potable water in all new buildings for toilet flushing and irrigation of landscaping
- Use of gray-water for landscape irrigation, decorative fountains, toilet flushing, and fire sprinkler systems
- Limit plant selection to prioritize the selection of drought-tolerant, native, climate-appropriate, and saline tolerant species and species that promote habitat pollinators as part of its water conservation strategy. The landscape and site design should implement water and vegetation conservation and reuse measures that artfully weave renewable energy sources such as wind, kinetic, and microorganisms into the landscape mosaic to increase human and habitat connections

Many gray water specific standards, including laundry to landscape features, can be found in Chapter 15 of the California Plumbing Code,43while other conservation measures can be found in the SFPUC Water, Sewer, and Storm-water Requirements Manual.[44]

WATER TREATMENT

Protect the recovering marine environment of India Basin from erosion, sediment, and wastewater associated with construction.

OBJECTIVE 2

Emphasize sustainable consumption of natural resources and minimize negative impact from waste disposal.

RESOURCE CONSERVATION AND WASTE MANAGEMENT

In addition to complying with statutory requirements, set a goal of +90% of waste reduction achieved through building design, reuse, and recycling efforts throughout the construction process.

Develop and implement a Construction Waste Management Plan to ensure responsible materials management in the design and construction phases of the project.

OBJECTIVE 3

Development and construction practices should strive for the highest standards of environmental impact management.

Reduce environmental impacts using best practices in material selection, construction practice, and indoor environment quality.

Indoor air quality should be at the forefront of practical and healthy building systems design. Employ industry best practices to prevent particulates and odors from polluting public spaces. Additionally, low- or no-VOC finishes should be specified, and products containing urea-formaldehyde, such as those in sheet goods or insulation, should be avoided.

Explore the use of passive exhaust or energy recovery ventilators to recapture conditioned air while providing adequate fresh air exchange.

Per Zero Net Energy principles, an airtight building envelope can reduce unwanted infiltration and exfiltration while also optimizing mechanical system efficiency.

OBJECTIVE 4

Pursue novel and advanced construction practices to advance the state's goals of decarbonizing its building stock.

Investigate the feasibility of employing modular construction methodologies, off-site fabrication, and CNC/3D printing to reduce waste and improve the efficiency of material and carbon impacts.

Access and Transportation

Healthy and vibrant streets serve as the backbone of resilient and equitable communities. In addition to facilitating movement, they serve as the stage on which various social and economic activities play out, one where every actor is given an equal voice as a public participant. This section delineates aspirational objectives to produce good street and transit design and encourage interconnection and robust public life between buildings.

OBJECTIVE 1

Provide a comprehensive and integrative transit-first strategy that emphasizes pedestrian safety, reduced automobile dependence, and enhanced public life.

STREET NETWORK

Prioritize pedestrian-friendly streets.

The existing street grid around the PG&E Hunters Point property is irregular, especially with the steep topography towards the top of Hunters Point Hill. Evans Avenue/Hunters Point Boulevard is the primary artery through the area, with traffic often passing through at high speeds. The consequence is a disconnection of the shoreline from existing and proposed residences.

Any proposal for the property should contemplate a new street grid that connects the existing infrastructure with the proposed development. This proposal should consider various street types, including Woonerf streets for residential neighborhoods When possible, priority should be given to the pedestrian and the public-right-of-way over vehicular circulation while accommodating emergency vehicle access.

BUS TRANSIT

Promote access to car-free transit networks through expanded bus infrastructure.

The India Basin Transportation Action Plan[45] and the Candlestick Point/Hunters Point Shipyard (CPHPS) Transportation and Infrastructure Plan[46] provide in-depth analyses of the existing transit network, and proposals for substantive improvements for the region. These documents form the basis for advocacy for improved bus shelter locations and access to regional transit, including the proposed SFMTA route changes and the HPX rapid downtown corridor. A new prominent transit stop at Jennings Street and Evans Avenue would be a welcome addition to area residents. In addition, bus stops should be well lit, provide shelter from wind and rain, and give real-time transit data.

BIKE TRANSIT

Provide an integrative bicycle network that connects the existing India Basin and Candlestick Point projects to Hunters Point and beyond.

As a significant component of the Transit First strategy in the San Francisco General Plan, it is encouraged that any development provides an integrative bicycle network that connects the existing India Basin and Candlestick Point projects to Hunters Point and

beyond. Follow the provisions outlined in the San Francisco Bicycle Plan[47] and the India Basin Transportation Action Plan[48] for commuter and recreational bike paths, diverting traffic from Innes Street and connecting to the existing Class I Bike Path on Cargo Way.

Per City Planning Code requirements, provide Class I bike storage for all residential units and Class II bike storage for commercial and neighborhood use.

Additionally:

- Provide a clear and safe bike path to the existing Third Street commercial corridor.
- Encourage recreational paths to the waterfront, the existing Hunters Point Shoreline, and the existing Blue Greenway.
- Encourage bike share and other sustainable alternate modes of transportation.

ALTERNATE TRANSIT

Accommodate and promote alternative means of transportation, including ride share and ferry service.

In coordination with adjacent development strategies and appropriate city agencies, explore the possibility of developing a new ferry terminal along the Southern Bayshore waterfront. Other possible transit initiatives could involve expanding light rail infrastructure to the site or employing pre-tax transit benefits or sustainable transportation allowances for on-site workers.

OBJECTIVE 2

Plan for and adapt to expected changes in transportation preferences and vehicle ownership.

As urban infrastructure adapts to emerging technologies, it is essential to consider its effects on the built environment. This section outlines some existing City standards and possible strategies which could be integrated into development at the PG&E Hunters Point property to establish it as a leader in urban planning and design.

DECOUPLE PARKING

Aspire to decouple parking: spaces are purchased or leased separately from residential households.

Decoupling increases choice and affordability while reducing the space dedicated to parking.

SHARED PARKING

Provide consolidated on-site parking facilities to be shared by commercial and residential tenants, reducing the need for private garages and opening up ground floor spaces for active uses.

OBJECTIVE 2 cont.

CAR SHARING

Provide on-site space for car sharing programs at convenient locations.

EV CHARGING

Provide electric vehicle charging stations in parking facilities.

As self-driving electric vehicles emerge as a viable urban transportation alternative, electric vehicle charging stations will become more critical. Vehicle-to-Building or Vehicle-to-Grid infrastructure can be explored, where economically feasible, to provide payback from the charged vehicle to the grid.

ADAPTIVE REUSE

Plan for future technologies, such as self-driving vehicles, by considering adaptive reuse strategies for parking structures and car infrastructure. Possible parking garage conversion includes office, commercial, or residential space..

Key considerations:

- Flat floor plates,
- Adequate floor to ceiling heights,
- The ability to adapt the structural system to higher design loads.
- Automated parking structures should also be considered.

OBJECTIVE 3

Use best practices related to the design of the streetscape and public realm to enhance public life through a diversity of economic and social activities.

PUBLIC RIGHT OF WAY

Create streets that are safe and comfortable for both pedestrians and vehicles.

New streets should be designed to comply with The San Francisco Better Streets Plan (BSP).[49]

Consider residential street types when designing the character of each street, which will vary depending on its use, type, and characteristics. The goal is to create streets that cater to various passive and active activities, each with adequate space for the comfortable passage of multiple transit modes.

Focus on creating vibrant streetscapes with places to gather and rest on corridors designated for commercial uses. Frontages should be narrow and open to engender a sense of vibrancy and safety.

Consider dedicating street parking space to parklets, pop-up services, or other non-vehicular uses. Again, the overarching goal is to provide space for people in what has long been an automobile-centric environment.

WATER MANAGEMENT

Decrease stormwater run-off through localized water management strategies. Focus on locally managing as much water as possible and decreasing reliance on conveyance systems.

Refer to the Better Streets Plan[50] guidelines and the SFPUC Urban Watershed Assessment program to determine the viability of stormwater mitigation strategies on site. Possible disposition includes increased permeability through material selection, rain gardens or bio-retention basins, and Silva Cells under sidewalk planting zones. There are various successful examples of these strategies throughout San Francisco, including the redesign of Cesar Chavez Street, completed in 2014.

SAFETY

Increase pedestrian safety through appropriate design elements and traffic calming measures.

Prioritize pedestrian safety by reducing street crossing widths with bulb-outs, medians, or wider sidewalks, and provide frequent curb cuts at appropriate intersections. Reduce vehicle speed with traffic and pedestrian signals, stop signs or speed bumps. Add ample lighting to ensure safe, well-lit streets.

NATURAL FEATURES

Prioritize indigenous, drought-tolerant, or climatically adapted plant and tree species along the streetscape, while preserving hillside views of the bay.

OBJECTIVE 4

Integrate development with the surrounding community and provide clear and unobstructed access for all users.

ACCESS

Provide multiple easy and intuitive pedestrian connections from the hillside development to India Basin Shoreline Park and Hunters Point Shoreline.

CONTINUITY

Ensure the transit, bicycle, and pedestrian networks are designed with a broader context in mind, responsive to relevant transit studies, and coordinated with surrounding neighborhood development, including India Basin, Candlestick Point, and Hunters Point Shipyard.

Coordinate signage, lighting, and wayfinding measures with the surrounding development to better promote a sense of place and community.

ACCESSIBILITY

Ensure the streets conform to all necessary guidelines for accessibility so all users have safe and unimpeded access to the site.

“The transportation planning can make a difference too if that ends up being a transit stop. It makes a big difference to our community.”



Silva Cell

A modular suspended pavement system that uses soil volumes to support large tree growth and provide powerful on-site storm-water management through absorption, evapotranspiration, and interception.



Photo credit: Tom Fitzgerald



Design Vision

Vision
Hunters Point Urban Habitat



Credit: Tatiana Bilbao Estudio



URBAN
[habitat]

Design Scenario

The design scenarios in the following section articulate a vision of evolution for the PG&E Hunters Point property: from a gated-off, contaminated site into a vibrant new district along San Francisco's southeast waterfront.

The following section maps the guidelines developed earlier in this document to hypothetical scenarios for site development.

Land Use:

OBJECTIVE 1

Encourage development that creates a diverse mix of land uses and densities.

OBJECTIVE 2

Encourage the development of a broad range of housing types, including a permanent and resilient middle class housing stock in addition to affordable housing.

OBJECTIVE 3

Create a public realm of gathering spaces, such as plazas, green spaces, public venues, and streetscapes, that provide natural, recreational, commercial, and social opportunities for both residents and visitors.

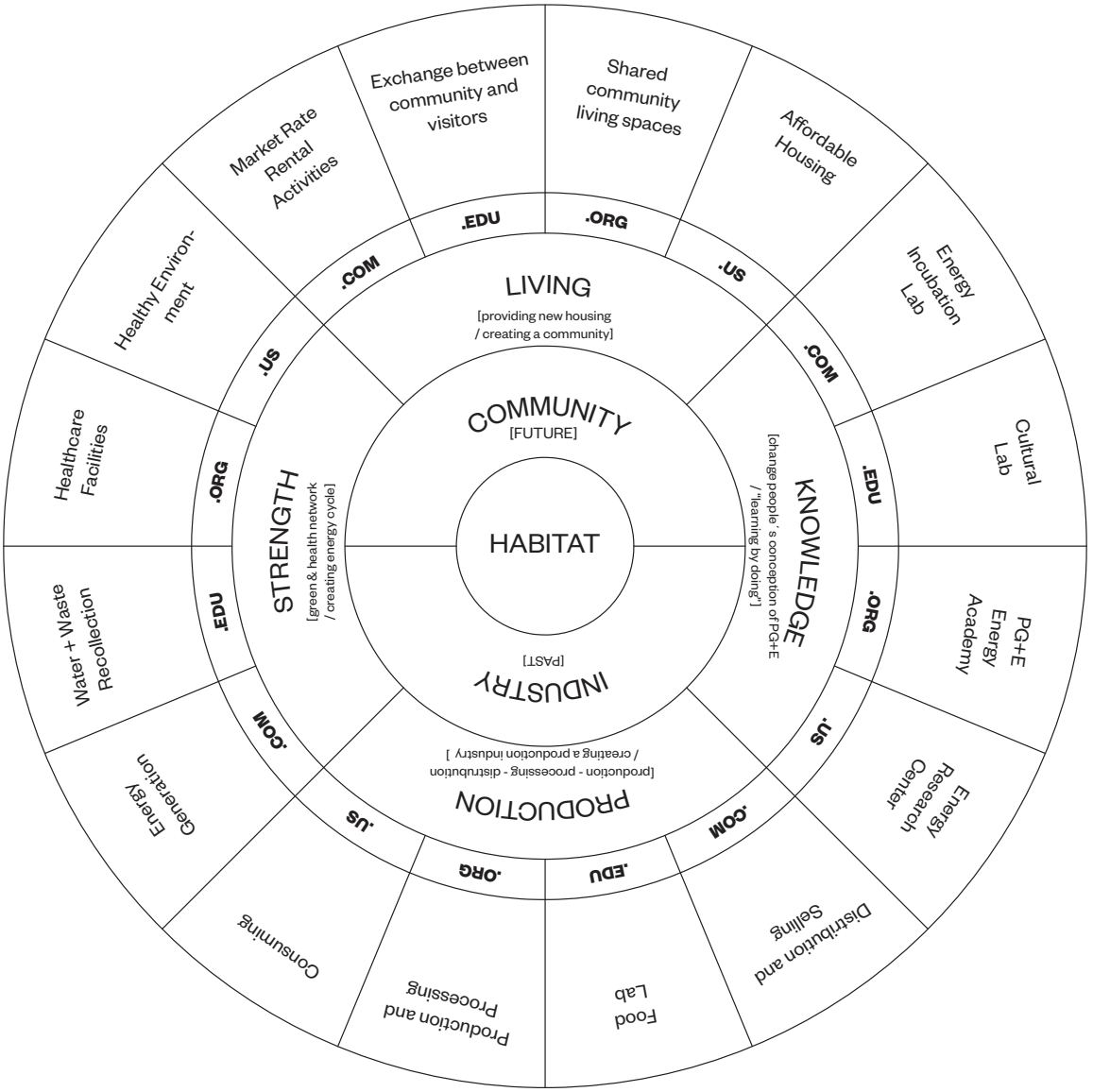
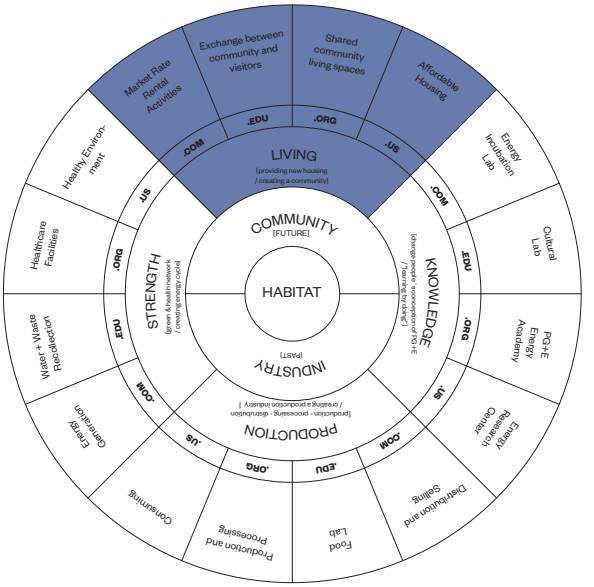


Figure 32 Wheel Of Life
Credit: Tatiana Bilbao Estudio

Design Scenario



LIVING

Housing
A range of housing types, affordable, middle-income and market rate
Hostels
Residencies
(guest houses for scholars, artists)

Shared Community Living Spaces
Living rooms
Kitchens
Store
Squares and Patios
Parking

Exchange Between Young & Elders
Day care
Kindergartens
Home schooling
Tutoring

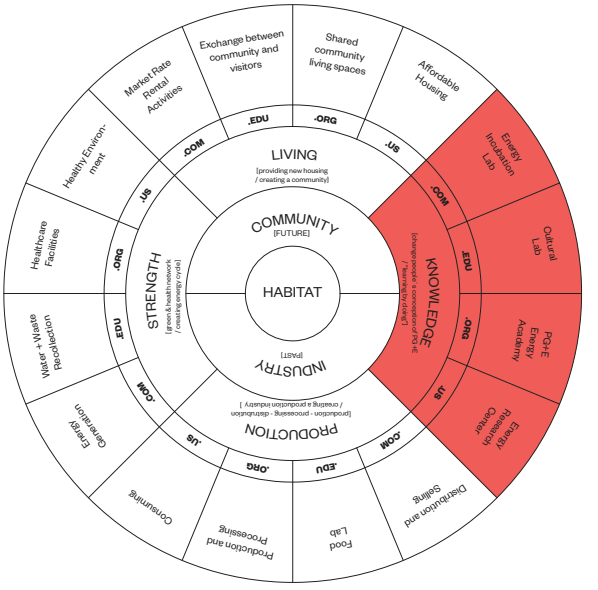
Exchange Between Community & Visitors
Pavilions
Squares
Gardens

KNOWLEDGE

Educational opportunities
Skillshare Community Center
Job Training & Workshops

Cultural Lab
Music School
Theaters
Cinemas Theaters
Writing Studios
Handicrafts
Daily Activities

Incubation Lab
Co-working Spaces
Startup Opportunities
Meeting areas
Libraries
Events Space



PRODUCTION

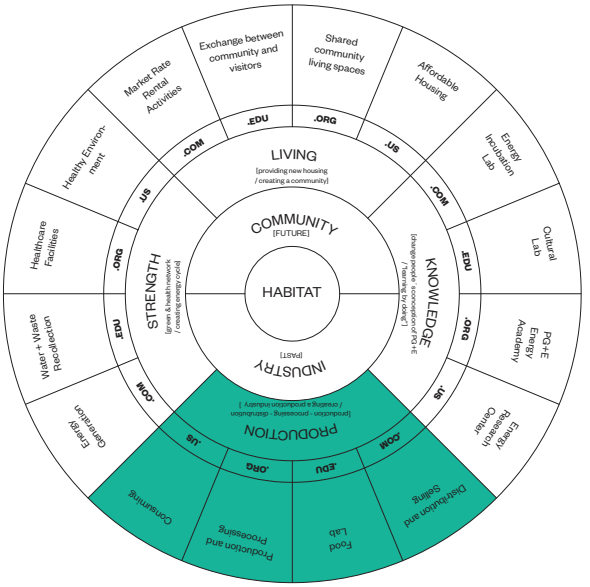
Production & Processing
Greenhouses
Kitchen Gardens
Storage

Food Processing
(Production Kitchens, Bakeries)
Fields & Gardens
Workshop & Interaction spaces
Sanitary services, Changing rooms, Lockers, Storage

Urban Agriculture
Gardens for learning
Workshop spaces
Changing rooms, Lockers, Storage

Distribution & Selling
Daily & Weekly Markets
Small Shops
Seasonal Fair

Consuming
Bars, Cafes & Restaurants
Street Vendors & Food Trucks
Community Kitchens



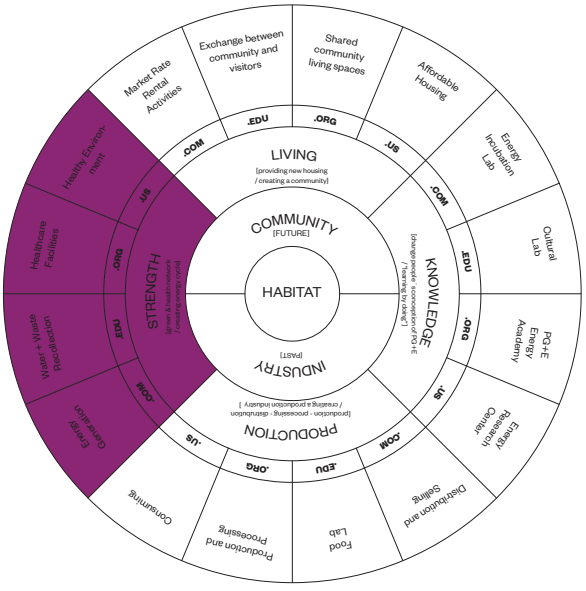


Figure 33 Wheel Of Life Program Diagram
Credit: Tatiana Bilbao Estudio

STRENGTH

Water
Specification of high-efficiency plumbing fixtures
Capture, treatment, and reuse of rainwater, gray-water, and foundation drainage
Use of non-potable water in all new buildings for toilet flushing and irrigation of landscaping

Energy
Onsite Renewables
Distributed Energy Resources (DER)
Grid-Interactive Efficient Buildings (GEB)
Energy Lab

Healthy Environment
Athletic Facilities
Bicycle Storage
Transportation Infrastructure
Open Recreational Spaces
Shoreline Park
Public Restrooms changing rooms & drinking water facilities
Public Parking
Security

Healthcare
Pharmacy
Veterinary Clinics
Health and Environmental Education

Design Scenario



Figure 34: Density Gradient



Several scenarios were developed and tested with various parameters and constraints, including the existing zoning framework, site conditions, neighborhood adjacencies, feedback from community members and stakeholders. Based on this analysis, a conceptual proposal envisions a community with a vibrant mix of uses and 1,500 new residential units. (figure 36)

The conceptual build-out reconnects the upper and lower parcels, clusters residential units along the hillside parcel adjacent to the Hunters View development, and mixes commercial, residential, and open-space uses along the waterfront. The mixed-use nature of the waterfront parcel will enable the site to be more integrated into the fabric of the city by sponsoring uses that occur throughout the week and at different times of the day.

Careful siting along hillside parcels should facilitate the protection of existing view corridors while also enabling greater density along this southern edge. There is an opportunity to site buildings with greater height and density on Jennings Street, where the adjacent zoning is light industrial and office. A high to low-density gradient that cuts across the site as it approaches the waterfront is consistent with the parameters set in Article 2.5 of the City and County of San Francisco's Planning Code[51].

This scheme situates buildings in a series of clusters that vary in height and roof articulation. It addresses issues related to the preservation of view corridors, allows for additional opportunities to access outdoor space, and creates an appropriate visual language for San Francisco.

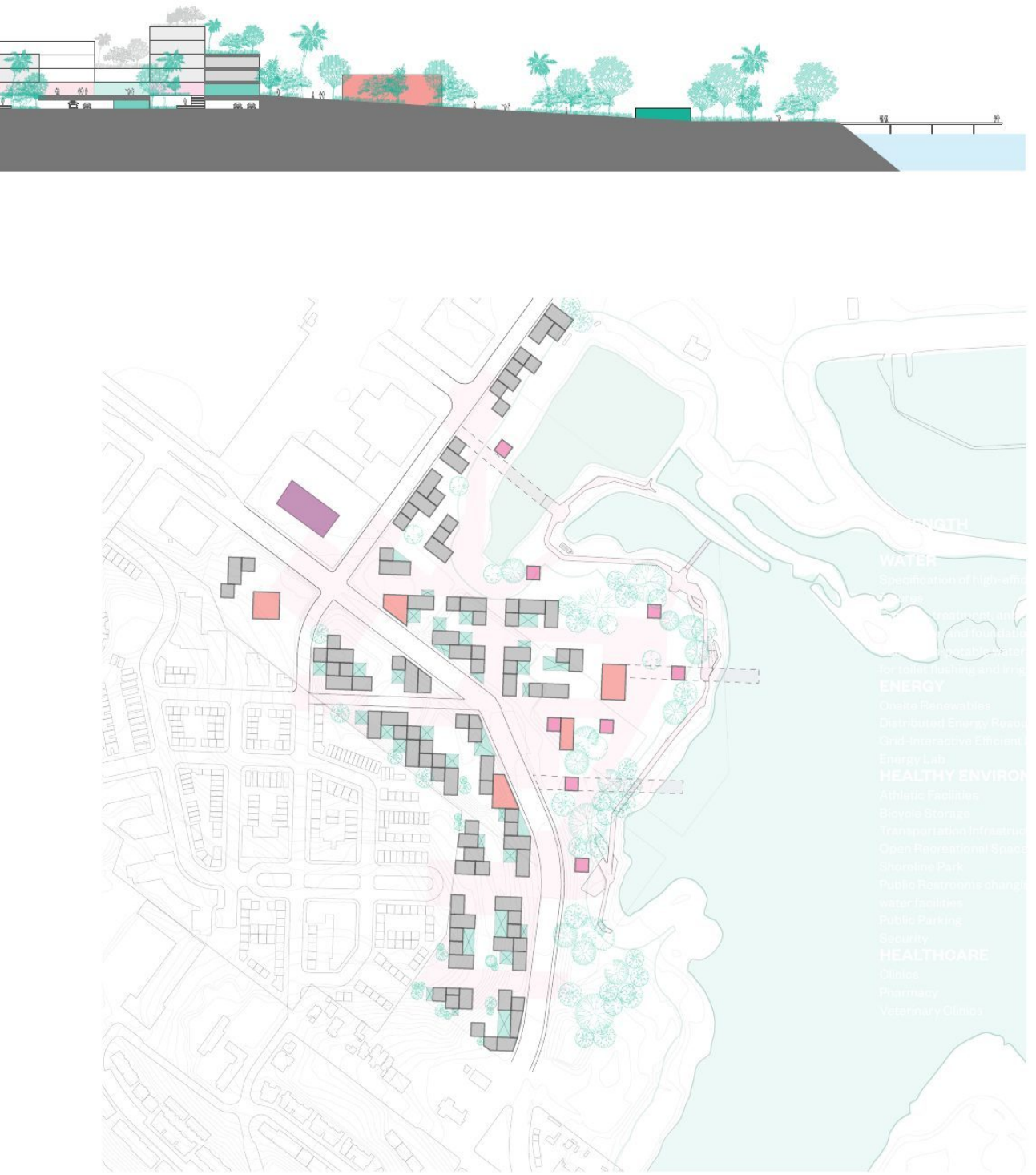
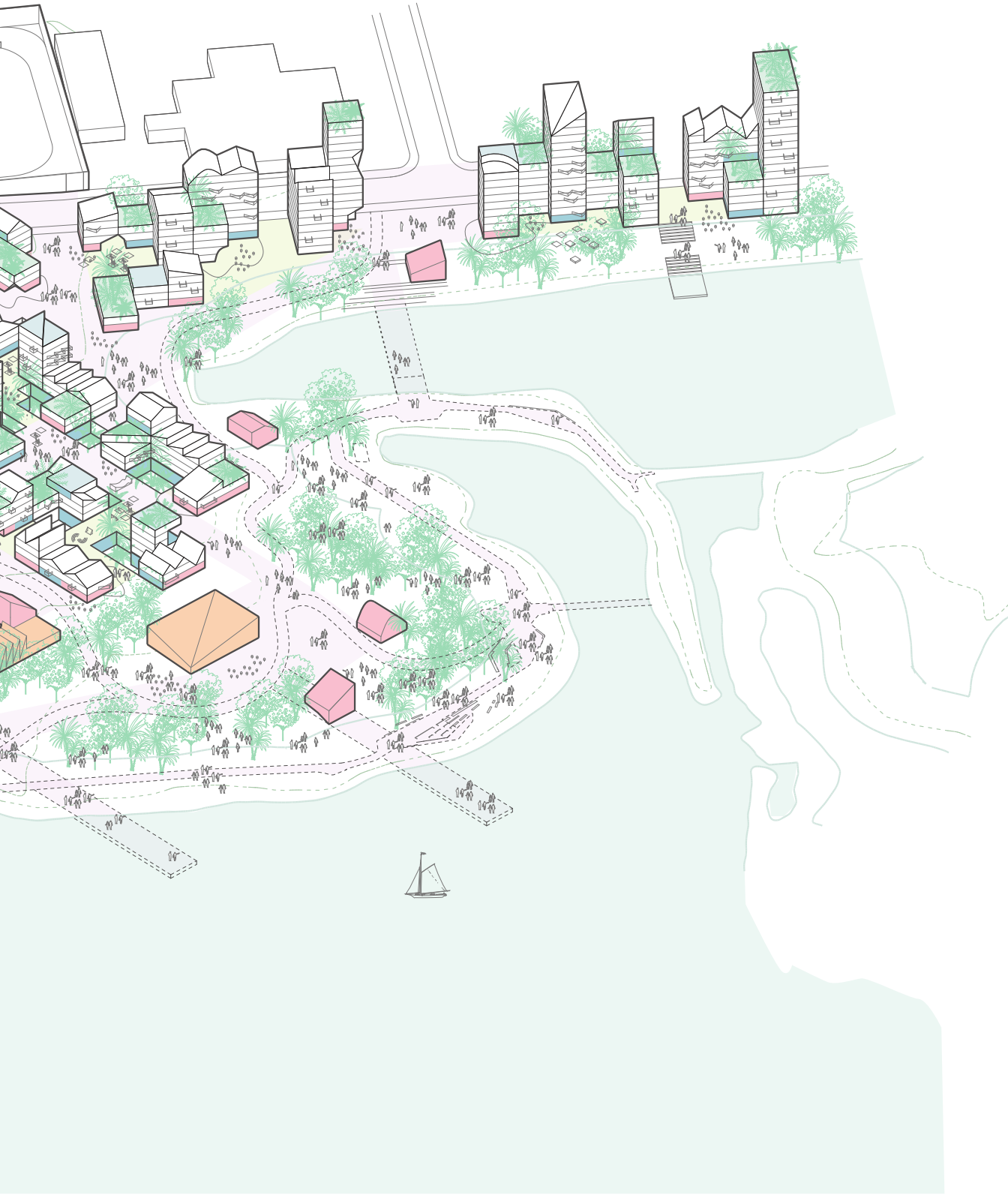


Figure 35: Conceptual 1,500 Unit Build-Out
Credit: Tatiana Bilbao Estudio



Figure 36: Conceptual 1,500 unit build-out - axonometric view
Credit: Tatiana Bilbao Estudio



Program Distribution

Neighborhood and Community Development

OBJECTIVE

Develop the tools and structures needed to create a new community and enable current residents to successfully remain a part of a thriving, pleasant, and self-sustaining new neighborhood.

Further expanding on the proposed 1,500 housing unit scenario, this page breaks down a possible ratio of buildable versus open space, then programs each around four community needs.

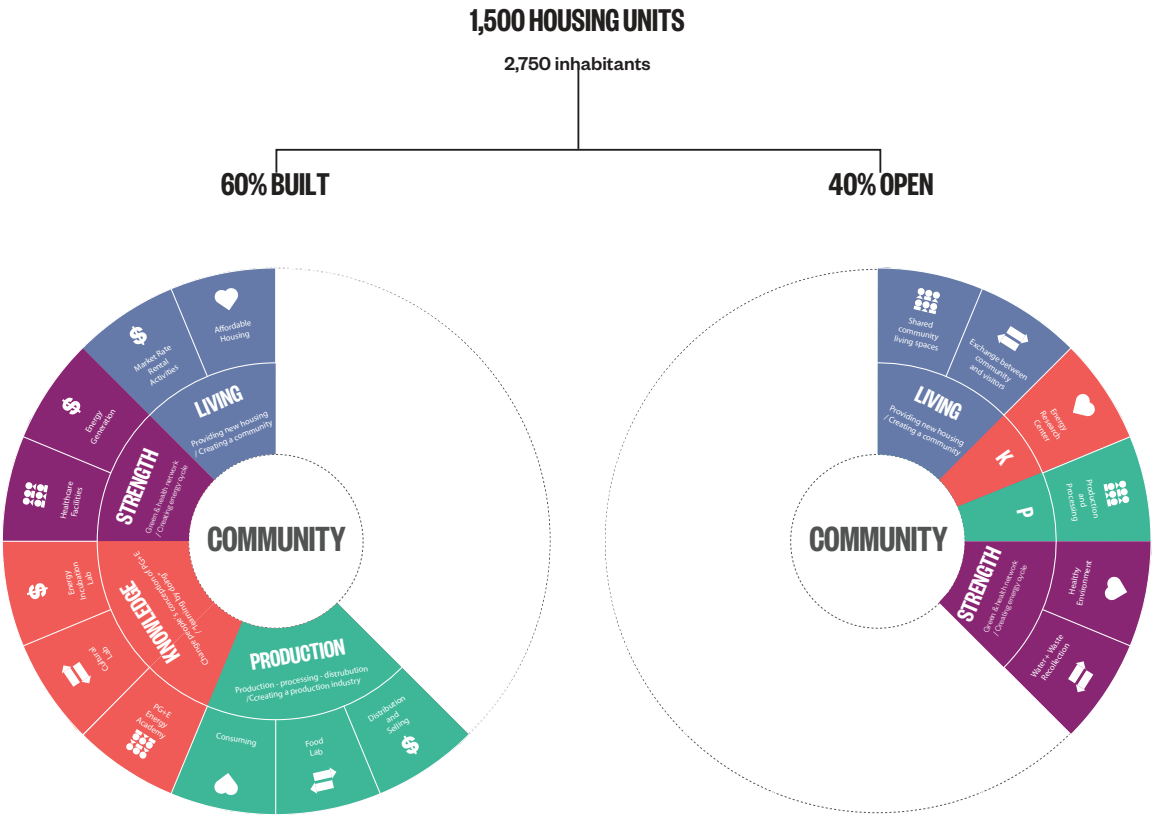


Figure 37: Program Distribution Scenario
Credit: Tatiana Bilbao Estudio

	PG&E Hunters Point As envisioned in this document. NOT FINAL	India Basin	Hunters Point Shipyard
Open Space	**25+ acres**	**20+ acres**	**240 acres**
% Affordable Housing*	**20–26%**	**>16%** (>220 of 1,375 units)**	**31%** (3,345 of 10,672 units)***
Land Use	mixed-use residential and commercial	100K sq.ft neighborhood-serving retail 100K sq.ft other commercial public market	1.1MM sq.ft retail 120K sq.ft hotel 4.4MM sq.ft office and R&D
Sustainability	pedestrian-centered on-site renewables ZNE (Zero Net Energy) stormwater management	pedestrian-centered on-site renewables ZNE in public realm 100% electric (no fossil fuels) recycled water stormwater management	pedestrian-centered on-site renewables ZNE geothermal heating/cooling recycled water
Community Benefits	increased access to open space recreational facilities cultural & arts venues	public art and artist-in-residence program locally-owned childcare provider job training and local business incubator	330K sq.ft artist studio & maker space 50K sq.ft community use 355K sq.ft for educational institutions job training, community health, business incubator

Figure 38: Bayview-Hunters Point Development Comparison

* San Francisco Mandated Inclusionary Rates for 2018: 19% for rental and 21% for ownership projects

** Final figure expected to be higher

*** Pending San Francisco Board of Supervisors approval



Figure 39: Height And Density Comparison

Credit: Tatiana Bilbao Estudio

Urban Typologies

The site is a relatively blank slate, devoid of the built conditions usually found in the urban environment, presenting opportunities and challenges for the redevelopment of the property.

The diagram in figure 40 presents four urban typologies that respond to distinct programmatic needs and help bring cohesion to the site. These four strategies are based on a community-centric design ethos built from years of engagement and development, as previously outlined in this document.

KNOWLEDGE

PRODUCTION

STRENGTH

LIVING

The scenarios discussed in this section are conceptual and represent a possible distribution of these elements based on the proposed site scenario. These typologies are flexible and can be rethought as plans for the site evolve.



Landmarks



Public Realm Activators



Parking Edge



Ground Floor and Terraces

Figure 40 Urban Typologies Distribution Scenario
Credit: Tatiana Bilbao Estudio

■ **Knowledge** ■ **Production** ■ **Strength** ■ **Living**

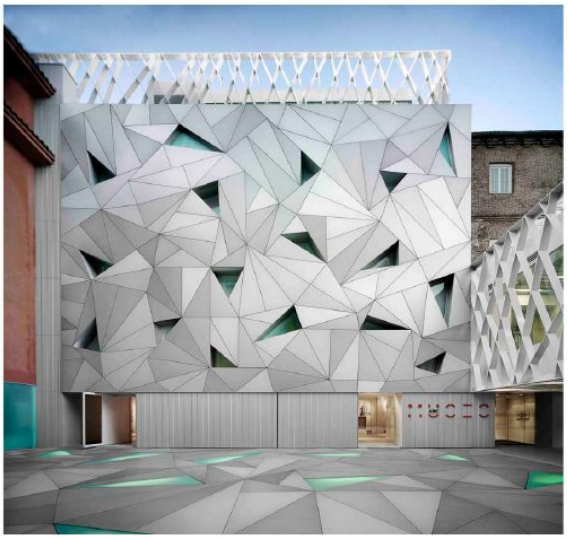
Landmarks

Landmarks are singular projects that help define the character of a neighborhood. Often these key buildings help to organize a site and become icons for a community. In addition to serving the immediate community, they broaden the site's influence by attracting visitors.





Casa da Musica, OMA



Museo ABC, Exit Architects



JUMEX Museum, David Chipperfield



Mercado Santa Caterina, EMBT Associated Architects

Public Realm Activators

Public Realm Activators serve to punctuate open or shared space with discrete and often temporary interventions. A light touch on the ground allows for projects that are sited within natural settings. These projects are flexible and often are deployed to test concepts, allowing for more permanent conditions to emerge over time.



■ Knowledge ■ Production ■ Strength ■ Living



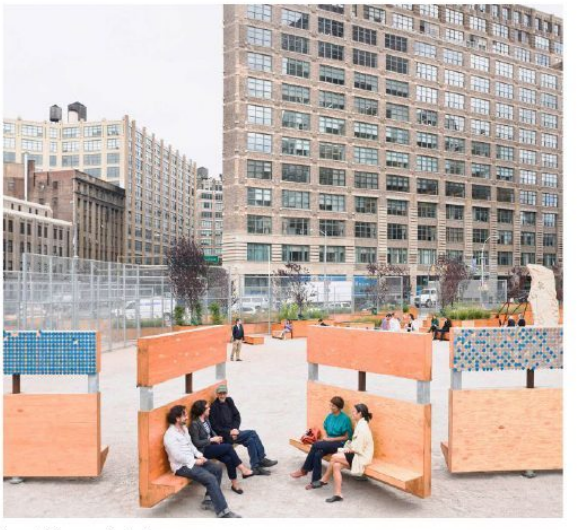
The Yard, Gehl Studio



Extreme Nature, Junya Ishigami



Makers on Market, Gehl Studio



Lent Space, Interboro

Parking Edge

The infrastructural elements of the parking edge should be designed to demonstrate a high level of performance and flexibility. In addition, the temporally variable nature of a parking garage should accommodate multiple programs, and the design should address future adaptation and integrate best practices related to energy conservation and water management.





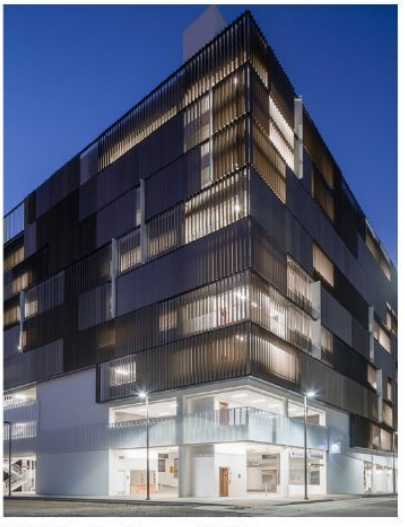
Bicycle parking (Class I and II)



1111 Lincoln Road, Herzog & de Meuron



LACMA, Renzo Piano & Robert Irwin



UCSF Parking Garage, WRNS
Photo Credit: Tim Griffith WRNS Studio

Ground Floor + Terraces

The activation of both the Ground Floor and Terraces are key components in the design of a pedestrian-oriented neighborhood. A variety of program uses on the ground floor creates a vibrant and safe streetscape and encourages movement through the site.



■ Knowledge ■ Production ■ Strength ■ Living



Farmers Market, San Francisco



Parklets, San Francisco





Fünf Höfe, Munich

Figure 44: Urban Typologies - Ground Floor + Terraces



Photo credit: John Linden
Koning Eizenberg Architecture

Open Space Resources

This section proposes an open space network with a robust and varied system of program areas, including much-desired zones for active and passive recreation. In addition to spaces for recreation, the open space system is a performative landscape designed not just to create human delight, but to address issues of heating, cooling and stormwater management.

The open space network consists of eight typologies. Each typology can support a range of flexible programming related to its specific location and adjacent building uses. This flexibility and diversity ensure that people's needs for recreational, community-oriented, and ecologically sustainable amenities are met.

1. Sky Terraces
Sustainable roof gardens and rainwater capture.

2. Shoreline Public Space
Event space and harbor views at the heart of the project.

3. Shoreline Preserve
Ecological restoration and education.

4. Urban Gateways
Landmark spaces that welcome and guide people to the development.

5. Urban Plazas
Public spaces and street edges where residents, workers, and visitors gather, shop, and eat.

6. Connectors
Safe and comfortable paths, sidewalks, and trails within the development and along the bay.

7. Courtyards
Outdoor living rooms for residents and the community.

8. Playgrounds and Courts
Flexible-use courts & play spaces.

Open Space Intent



Figure 41: Open Space Diagram
Credit: Tatiana Bilbao Estudio and Studio-MLA

Sky Terraces



KEY ELEMENTS:

- Sustainable roof gardens and rainwater capture.
- Spaces for both passive and active use.
- Rooftop views that connect residents to the bay.
- Infrastructure for on-site energy capture such as photo-voltaic arrays or solar hot water capture.
- Plants that are both beautiful and functional — a sustainable landscape mixture of natives that will add texture and color.

Shoreline Preserve



KEY ELEMENTS:

- Design grounded in the natural landscape and indigenous typologies.
- Educational signage and historical markers.
- Use of natural features to foster ecological resilience and combat sea level rise.
- Use of strategic elevation, bioengineering, and erosion control measures to minimize flood risk.

Shoreline Public Space



KEY ELEMENTS:

- Nexus for habitat, community, and industry.
- Space for public art.
- Use of view paths and local vegetation to celebrate and connect to the bay.
- Permeable surfaces, local water management, and responsible sourcing of materials used in the public realm.
- Climate-appropriate ornamental plantings that reinforce the shoreline's function as a gathering place.

Urban Gateways



KEY ELEMENTS:

- Landmark elements that welcome and guide visitors and residents.
- Features that showcase the history of site and area.
- Connection to the surrounding ecology through materials and plant selection.
- Wayfinding signage.
- Clear paths and view-connections to the site and beyond.

Urban Plazas



KEY ELEMENTS:

Public spaces and street edges where residents, workers, and visitors gather, shop, and eat.

Permeable, flexible boundary between public and private.

Venue for chance encounters between residents, workers, visitors, and the surrounding community.

Showcasing design features like sustainability and resilience.

Courtyards



KEY ELEMENTS:

Intimate outdoor living rooms for residents and the community.

Materials and systems that enhance water quality and protect the natural ecology.

Furnishings for rest and open spaces for active play.

Spaces that combine sun and shade through constructed and natural elements

Connectors



KEY ELEMENTS:

Safe and comfortable paths, sidewalks, and trails within the development and along the bay.

Coordination with the city and neighboring developments to create a pedestrian and bicycle-friendly environment.

Lighting and seating along pathways.

Best management practices for water management, including bioswales and pervious surfaces.

Playgrounds



KEY ELEMENTS:

Flexible-use courts and play spaces.

Fulfilling the community-defined need for active recreation spaces.

Structures and sitings that frame views of the bay.

Man-made and natural sun/shade features.

Sustainability practices such as recycled materials and permeable surfaces.

Plants that tolerate high traffic volume and thrive in public spaces, in particular where activity and play are encouraged.

Public Art

As the PG&E Hunters Point property transitions from over a century of industrial and maritime use to a more human-scale urban landscape, a unique opportunity exists to integrate a public art program into any future development.

This objective is consistent with projects currently under development along San Francisco's southern waterfront, including the Hunters Point Shipyard and Pier 70. The Hunters Point Shipyard Artists (HPSA), a vibrant art community located nearby, houses over 250 studios and has been in operation since 1983. Supported by the Shipyard Trust for the Arts (STAR), they present seasonal Open Studios and support education and exhibitions within the Bayview-Hunters Point community. The Hunters Point Shipyard development land use strategy currently includes roughly 330,000 sq. ft of artist and maker space.

At the PG&E Hunters Point property, there is an opportunity to continue this rich tradition of supporting the arts and expanding the community of local makers. The public and private spaces proposed in the design vision are suitable for permanent and temporary site-specific art installation.



Chris Johnson *Question Bridge*
Now Hunters Point, San Francisco

Sculpture



Walter Hood, *Refrain*
Hunters Point Shipyard, San Francisco

Temporary



HYBYCOZO, *Trillian*
Patricia's Green, San Francisco

Permanent



Mark D. Suvero, *Old Buddy (for Rosko)*
Crissy Field, San Francisco

Murals



Marina Perez-Wong and Elaine Chu, *La Flor de la Vida*
Mission District, San Francisco

Streetscape

Any proposal for developing the property should prioritize the design of a new street grid that connects the development to the existing city transportation network. Currently, the site is an "island" apart from the normative urban fabric. A pedestrian-oriented streetscape could re-connect the site to the neighborhood and city.

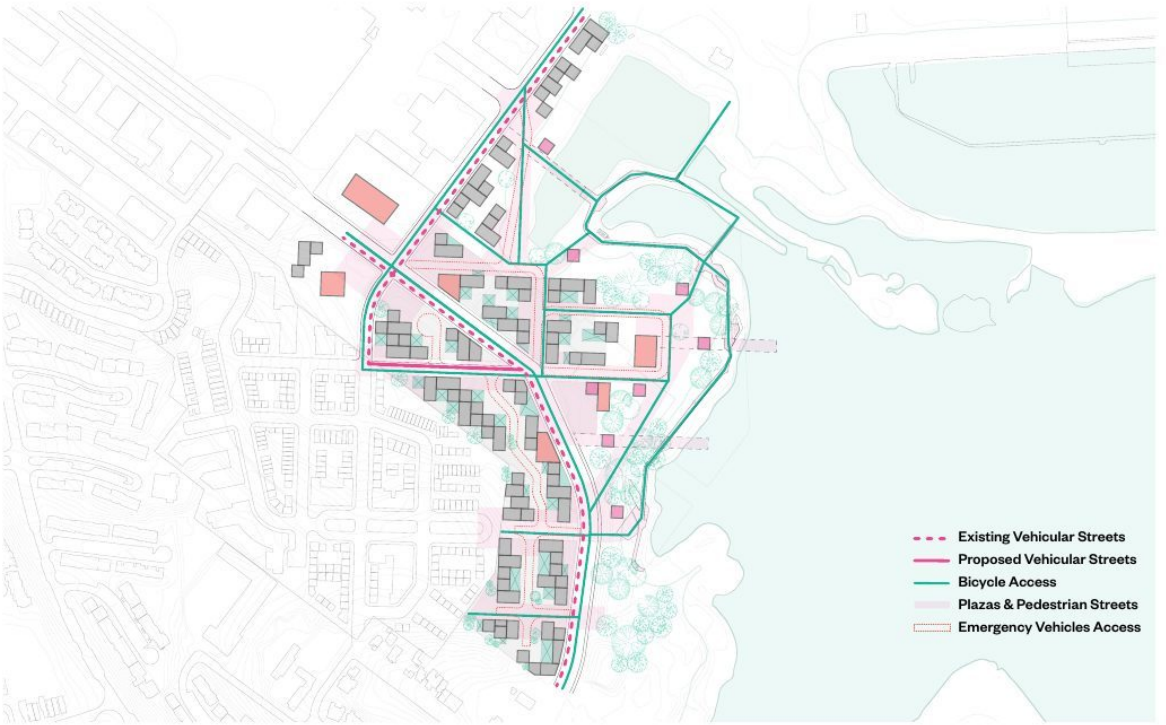


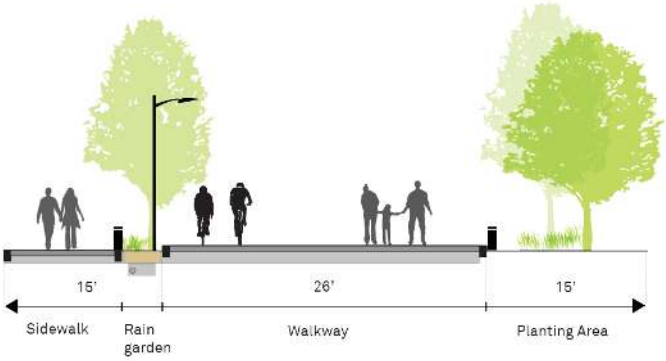
Figure 42: Proposed Street Grid

KEY MAP



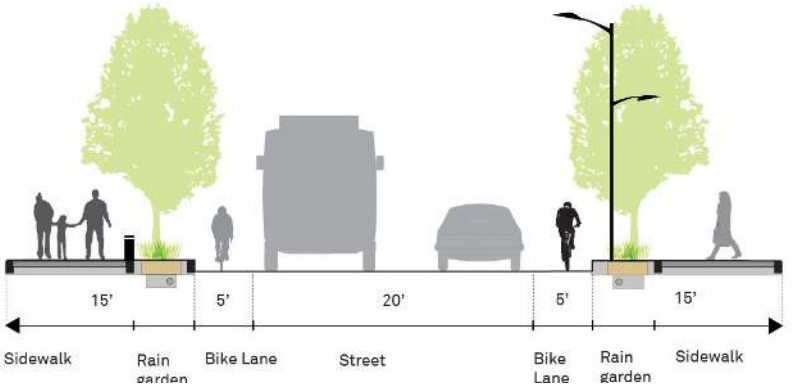
A: Pedestrian Street

An allée on both sides of the street creates habitat and shade. A wide 26' pedestrian walkway allows visitors and residents to pass comfortably while creating space for passive use and larger gatherings. Rain gardens and planting areas capture stormwater and reduce on-site runoff.



B: Mixed-Use Street

A large 15' sidewalk allows for various uses according to the San Francisco Better Streets Plan[52]. Rain gardens provide visual interest, create a buffer between pedestrians and the street, and capture stormwater. A Class II bike lane allows for multi-modal transit.



C: Evans Avenue

A large street that will be reconfigured with wider sidewalks, a rain garden buffer on the north and south side of the street, and multi-modal transit including a Class II bike lane.

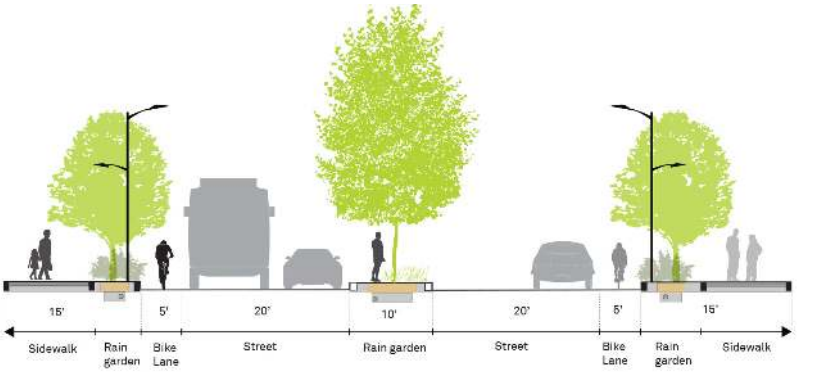


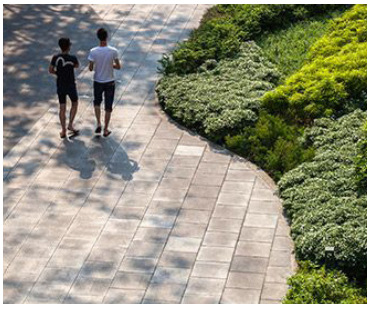
Figure 43: Street Sections

Street Character Objectives

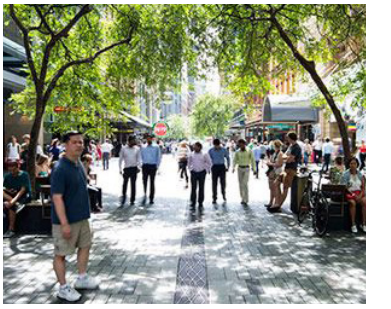
1: Pedestrian First



Multi-modal lanes



Buffer Planting



Shaded sidewalks

2: First / Last Mile Connections



Shade and Visual Interest



Shared roads

3: Ecosystem Network



Street Trees



Rain Gardens

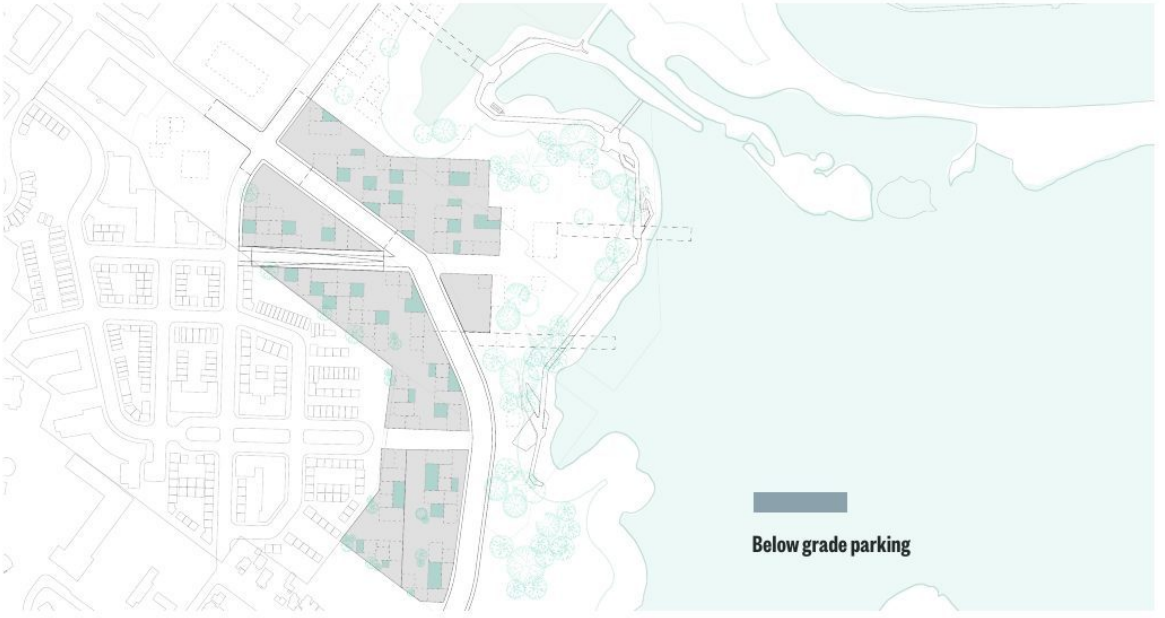


Permeable Materials

Parking

Objective 2 of the Access & Transportation guidelines outlines a broad strategy on how any proposed scheme should respond to emerging technologies, civic regulations, and changing patterns of private vehicle ownership.

The diagrams below show a proposed condition where development is primarily located on the upper parcels and the portion of the waterfront parcel. In this future scenario, the upper and lower areas of the site are built at a similar grade, allowing the parking to be located below grade. This strategy is meant to minimize excavation.



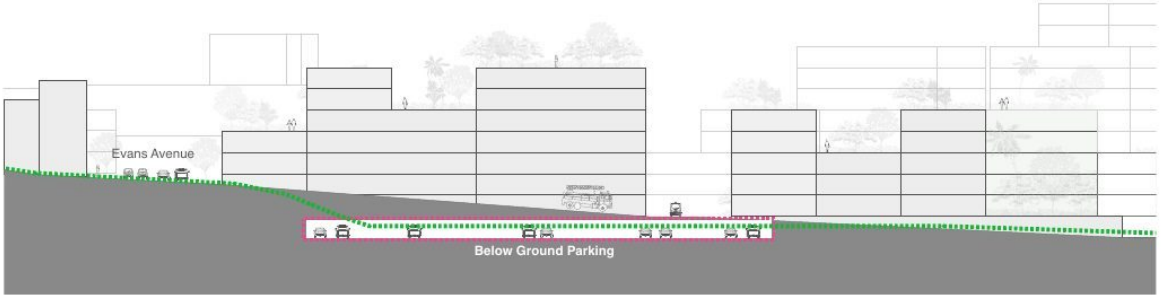


Figure 44: Conceptual Parking Layout
Credit: Tatiana Bilbao Estudio

Plant Palette

Coastal Beach and Dune

This plant community is located on long sandy beaches just above the high tide line. This plant community is able to withstand strong wind, heat, and high concentration of salt. The plants are all low growing and include grasses, some herbaceous species and a few shrubs.



Abronia latifolia Yellow San Verbena | Groundcover



Ceanothus gloriosus Ceanothus | Shrub



Atriplex leucophylla California Saltbush | Groundcover



Fragaria chiloensis Sand strawberry | Groundcover

Northern Coastal Scrub

This plant community consists of groupings of low shrubs interspersed with grassy open meadows. Coastal scrub occurs mostly on wind-exposed shores with deep, well-drained fractured rocks and gravelly soils that allow for deep taproot penetration.



Arctostaphylos manzanita Dr. Hurd Manzanita |Tree



Baccharis pilularis Dwarf Coyote Brush | Groundcover



Eriogonum fasciculatum California Buckwheat | Shrub



Salvia mellifera Black Sage | Accent shrub

Coastal Grassland

These grasslands contain a mix of grasses, wildflowers, bulbs, herbaceous perennials, and large shrubs.



Festuca rubra Red Fescue | Grass



Iris douglasiana Douglas Iris | Perennial



Leymus triticoides Creeping wild rye | Grass



Nassella pulchra Purple needle grass | Grass

Valley and Foothill Woodland

This plant community often mixes with coastal grassland and generally begins at the foot of the hills and moves upward along the hillside into ravines.



Cercis Occidentalist Western Redbud | Tree



Quercus agrifolia Coast Live Oak | Tree



Heteromeles arbutifolia Toyon | shrub/tree



Rhamnus californica Coffeeberry | shrub/tree

Neighborhood Density

The organizing land use principles draw from the concepts found in the India Basin Shoreline -The Community Vision and the India Basin Shoreline Sub-Area Plan. Equally informative to this document's organizing principles is the feedback gathered from community outreach, and the Now Hunters Point interim use program. In each instance, the land use plan follows a similar logic:

- The bulk of the residential uses are sited on the hillside parcels above Evans Avenue.
- The main shoreline parcel along Evans Avenue has a mix of uses, including residential. These hypothetical proposals utilize the significant change in grade to locate a substantial portion of the entire site's on-site parking on this shoreline parcel. In each iteration, a large portion of the shoreline parcel is devoted to open space and recreation
- The slender parcel that runs along Jennings Street adjacent to the lagoon features a mix of residential and commercial uses.

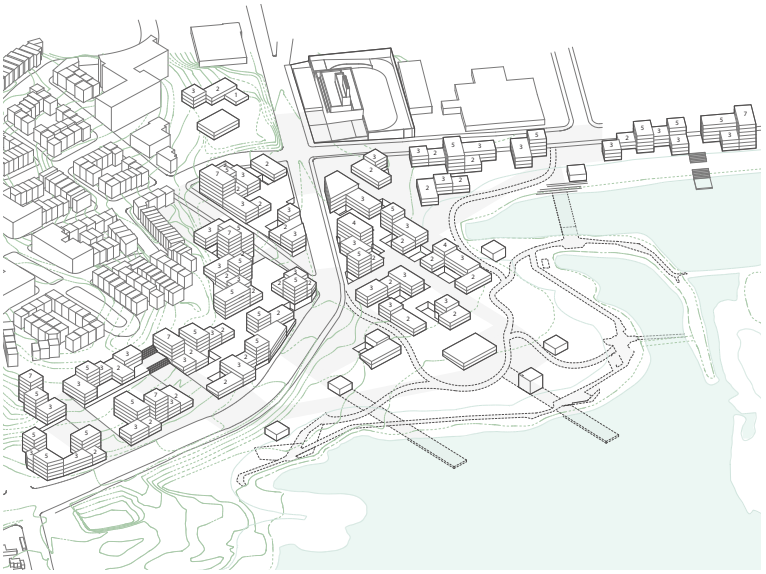
The determinant change as site density shifts from 1,000 to 1,500 to 2,000 residential units is an increase in building heights on the hillside and Jennings Street parcels. The building heights on the shoreline parcel increase from the 1,000 to the 1,500 unit scenarios, but remain mostly the same between the 1,500 and 2,000 unit scenarios.

These hypothetical scenarios are largely consistent with prior land planning efforts. The India Basin Shoreline Community Vision Plan and India Basin Shoreline Sub-Area Plan both propose the hillside as a residential zone. Neither plan contemplates residential development along the waterfront.

However, these two plans differ from this document in their treatment of the shoreline parcel and the programmatic elements they propose. One of the key objectives of this Vision Document is activating the waterfront and providing a diverse, resilient, community-centric public realm integrated into the surrounding natural and man-made ecosystems.

On the Jennings Street parcel, the India Basin Shoreline Sub-Area Plan proposes an "Emerging Technologies Employment District," while the India Basin Shoreline - The Community Vision, advocates for a "restaurant row strip" along the water. This Vision Document contemplates Jennings Street as a zone of increased density with a mix of commercial, light manufacturing, maker space, and residential uses.

1,000 Housing Units



1,500 Housing Units



2,000 Housing Units

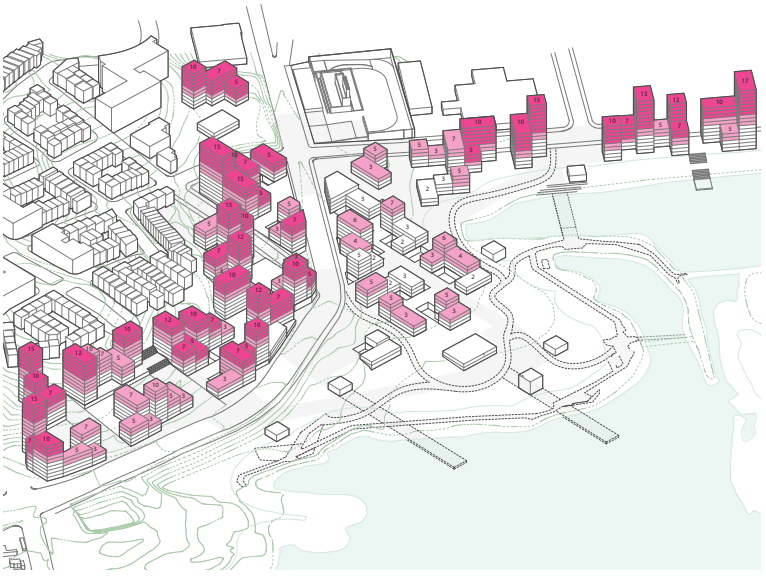
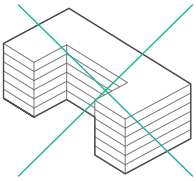
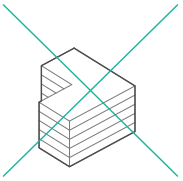
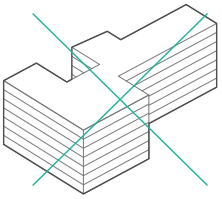
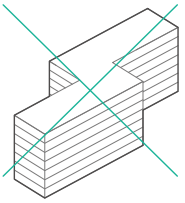


Figure 45: Alternate Density Studies
Credit: Tatiana Bilbao Estudio

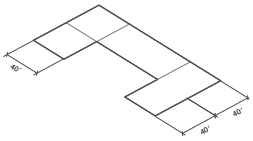
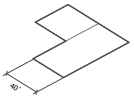
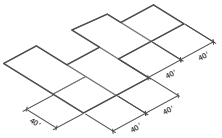
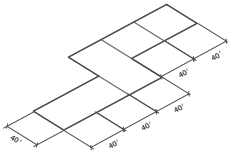
Massing Strategies

The goal is to avoid homogeneous massing where possible, and encourage more staggered, controlled, or varied approaches. All scenarios comply with San Francisco Planning and Zoning Guidelines for massing and bulk.

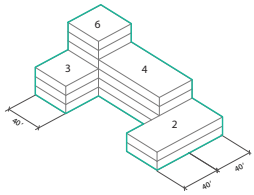
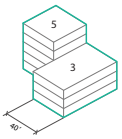
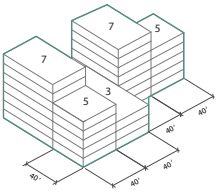
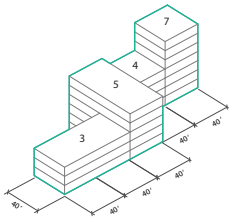
STAGGERED FOOTPRINT

The footprint is divided into modules of 40 feet.

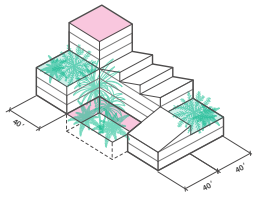
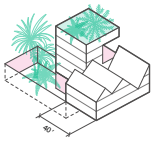
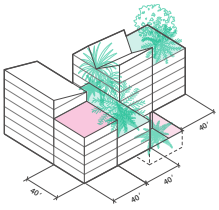
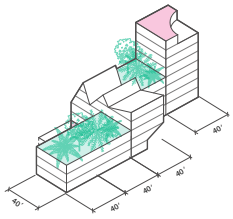
CONTROLLED ENVELOPE

A different height is set for each of the modules, enabling views towards the shoreline. This also allows more opportunities for roof terraces and greater connection to the outdoors for residents.

VARIED ROOF TYPES

Basic rules are established to allow a multitude of roof types. Roofs should be seen as spaces for water reclamation, energy capture, and active programming, and not just mechanical appurtenances.

- The building footprints are organized by planning modules of 40'x40'. These modules are staggered in order to break down and humanize the scale of each individual building volume while maximizing the area of their facades.
- Each planning module is extruded to a different height in order to offer a mixed composition of planning volumes in each cluster of buildings and enable views to the shoreline throughout the site.
- Each specific building volume may only occupy 85% of the total planning volume available to it. This opens up a vast palette of architectural possibility. This proposal encourages each building development to carefully consider its relationship to its urban setting and its individual character within the overall skyline of the area.
- The roofs of the building volumes play an active role in enhancing the public realm, either by accommodating amenity/community program or simply through an expressive roof form to lend character to the overall skyline of the development.
- Should a future building volume employ flat roofs, it is proposed that these roofs be utilized as amenity/community areas, with at least 70% of their area given over to a landscape design features.

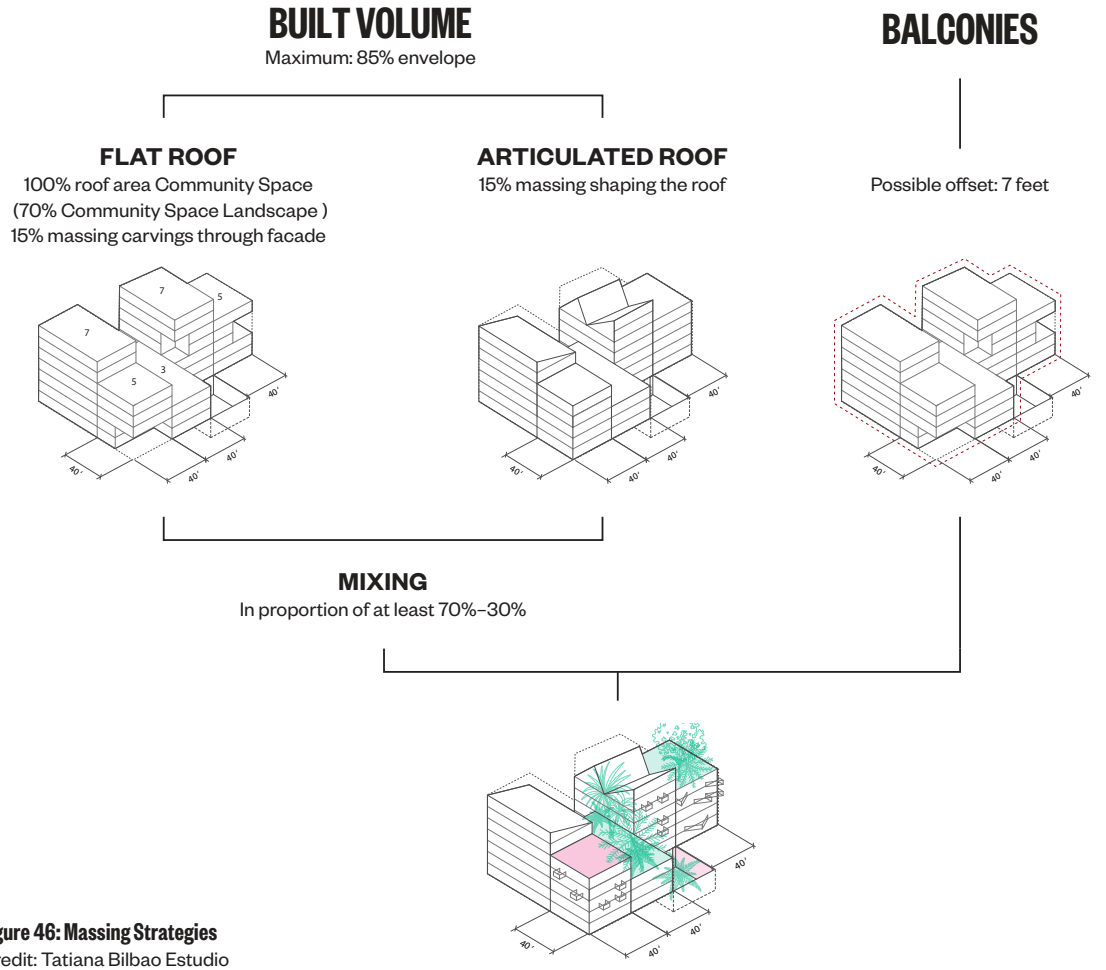


Figure 46: Massing Strategies
Credit: Tatiana Bilbao Estudio

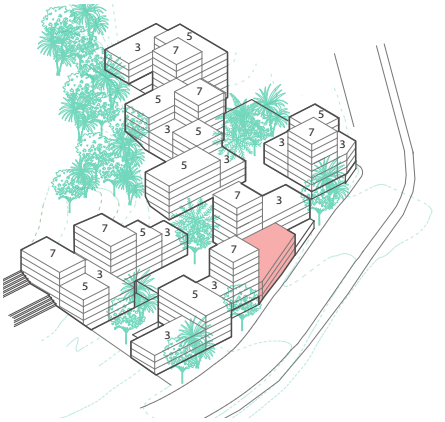
Cluster Typologies

This scenario proposes a massing strategy employing cluster typologies that accommodate different building heights, programs, and scales depending on the location on site.

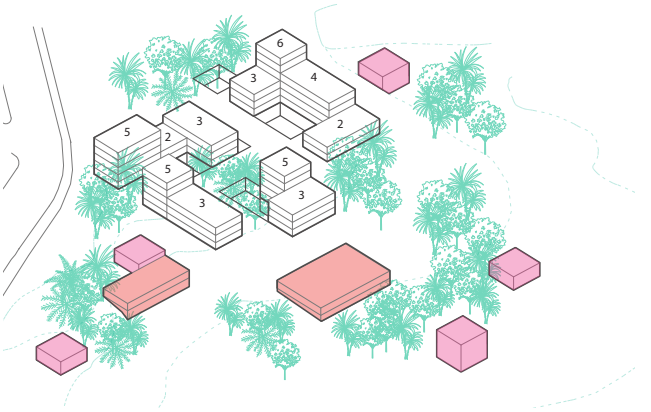
The hillside and Jennings Street clusters have the most substantial grouping, which would coincide with higher-zoned density depending on use.

The shoreline cluster proposes a slightly sparser density to allow for greater transparency and access to the water.

TYPICAL HILLSIDE CLUSTER
Area: 0.69 sq mi
Houses: 222
Maximum height: 7 floors
Density: 805 people/sq mi



TYPICAL SHORELINE CLUSTER
Area: 1.32 sq mi
Houses: 254
Maximum height: 6 floors
Density: 482 people/sq mi



TYPICAL JENNINGS STREET CLUSTER
Area: 0.44 sq mi
Houses: 186
Maximum height: 12 floors
Density: 1,044 people/sq mi



Figure 47: Conceptual Clustered Development Typologies
Credit: Tatiana Bilbao Estudio

Cluster Typologies shared open space precedent



Barbican, London Chamberlin Powell & Bon



Next 21, Osaka, Japan



Barbican, London Chamberlin Powell & Bon



India Basin, San Francisco, SOM



Apartment Buildings, Berlin, Hinrich Baller



COAM, Madrid, Gonzalo Moure

Conclusion

The PG&E Hunters Point site is poised for redevelopment and reintegration into the fabric of a changing city.

The community has been fundamental to this process at each step, from the activism that led to decommissioning the power plant to the deep partnerships formed during the remediation and post-remediation periods. The collaboration and trust built with the community have set the stage for the next chapter of site redevelopment.

As redevelopment forces continue to transform the southern waterfront, one can speculate that it is only a matter of time before the PG&E Hunters Point Site is developed and re-connected to the city. Will redevelopment proceed equitably and inclusively, or will the existing community be forced out as property values increase? Redevelopment of the site will occur; how it happens is critical.

The site is empty; nonetheless, the legacy of its many past lives imbues the neighborhood. A coalition of mothers, neighbors, community organizers, and activists worked and advocated for the decommissioning and dismantling of the power plant. Many years have elapsed during the decommissioning and remediation process; people have moved or passed away; the neighborhood has changed. Yet, what has remained steadfast is an active community that continues the struggle for equity.

This document is meant as a starting point, a framework to build upon.



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Appendix C : Glossary

Allée

A straight gravel or grass garden-walk, defined by trees or hedges, and usually terminated by an eye-catcher.

Adaptive Reuse

The process of reusing an old site or building for a purpose other than which it was built or designed for. Along with brownfield reclamation, adaptive reuse is seen by many as a key factor in land conservation and the reduction ofurban sprawl.

Class I Bike Lane

Also known as bike paths or shared-use paths, these are facilities with exclusive right of way for bicyclists and pedestrians, away from the roadway and with crossflows by motor traffic minimized. Some systems provide separate pedestrian facilities. Class I facilities support both recreational and commuting opportunities.

Class II Bike Lane

Bike paths established along streets, defined by pavement striping and signage to designate a portion of a roadway for bicycle travel. Class II bike lanes are one-way paths, typically striped, and adjacent to motor traffic traveling in the same direction. Contraflow bike lanes can be provided on one-way streets for bicyclists traveling in the opposite direction.

Density

A measure of a number of things per unit area. It is often measured in terms of people, houses, or jobs in a given area.

Encumbrance

A right to, interest in, or legal liability on real property that does not prohibit passing title to the property but that diminishes its value.

Graywater

The relatively clean wastewater from baths, sinks, washing machines, and other kitchen appliances.

LEED

Leadership in Energy and Environmental Design (LEED) is an ecology-oriented building certification program operated under the auspices of the U.S. Green Building Council (USGBC)

Low VOC

Refers to volatile organic compounds that are not harmful to the environment and humans. It mostly refers to paints and other products that have a very low or zero VOC, e.g. sealants, adhesives and cleaners.

Massing

A term in architecture that refers to the perception of the general shape, form, and size of a building.

Mixed Use

A type of urban development that blends residential, commercial, cultural, institutional, and entertainment uses, where those functions are physically and functionally integrated.

Precedent

An earlier event or action that is regarded as an example or guide to be considered in subsequent similar circumstances.

Program

A term in architecture that refers to what happens on or within a building, site, or wider area.

Resilience

The capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience.

Serpentine

A metamorphic rock that is mostly composed of serpentine group minerals. The serpentine-group minerals antigorite, lizardite, and chrysotile are produced by the hydrous alteration of ultramafic rocks. These are igneous rocks that are composed of olivine, peridotite, and pyroxenite.

Setback

The distance that a building or other structure is set back from a street or road, a river or other stream, a shore or flood plain, or any other place which is deemed to need protection. Setback requirements are provided in municipal ordinances and zoning laws.

Silva Cell

A modular suspended pavement system that uses soil volumes to support large tree growth and provide powerful on-site stormwater management through absorption, evapotranspiration, and interception.

Traffic Calming

The deliberate slowing of traffic in residential areas by building speed bumps or other obstructions.

Woonerf Street

A street primarily meant as a social space where people can meet, pedestrians and cyclists can move around freely, and children can play safely. Cars are allowed, but only under restricted conditions.

VOC (Volatile Organic Compound)

Any compound of carbon — excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate — which participates in atmospheric photochemical reactions.

ZNE (Zero Net Energy)

A term indicating that the total amount of energy used annually by a building or development is roughly equal to the amount of renewable energy created on the site.

Zoning

Municipal statutes that designate properties as different types with different rules on what can be built there.



