

Schematic Design: 4200 Third Street, Bayview Industrial Triangle (BIT) Redevelopment Area

Laura Shifley

Office of Community Investment and Infrastructure

Project Sponsor: Christopher Harney

HC&M Commercial Properties, Inc.

Project Architect: Will Mollard

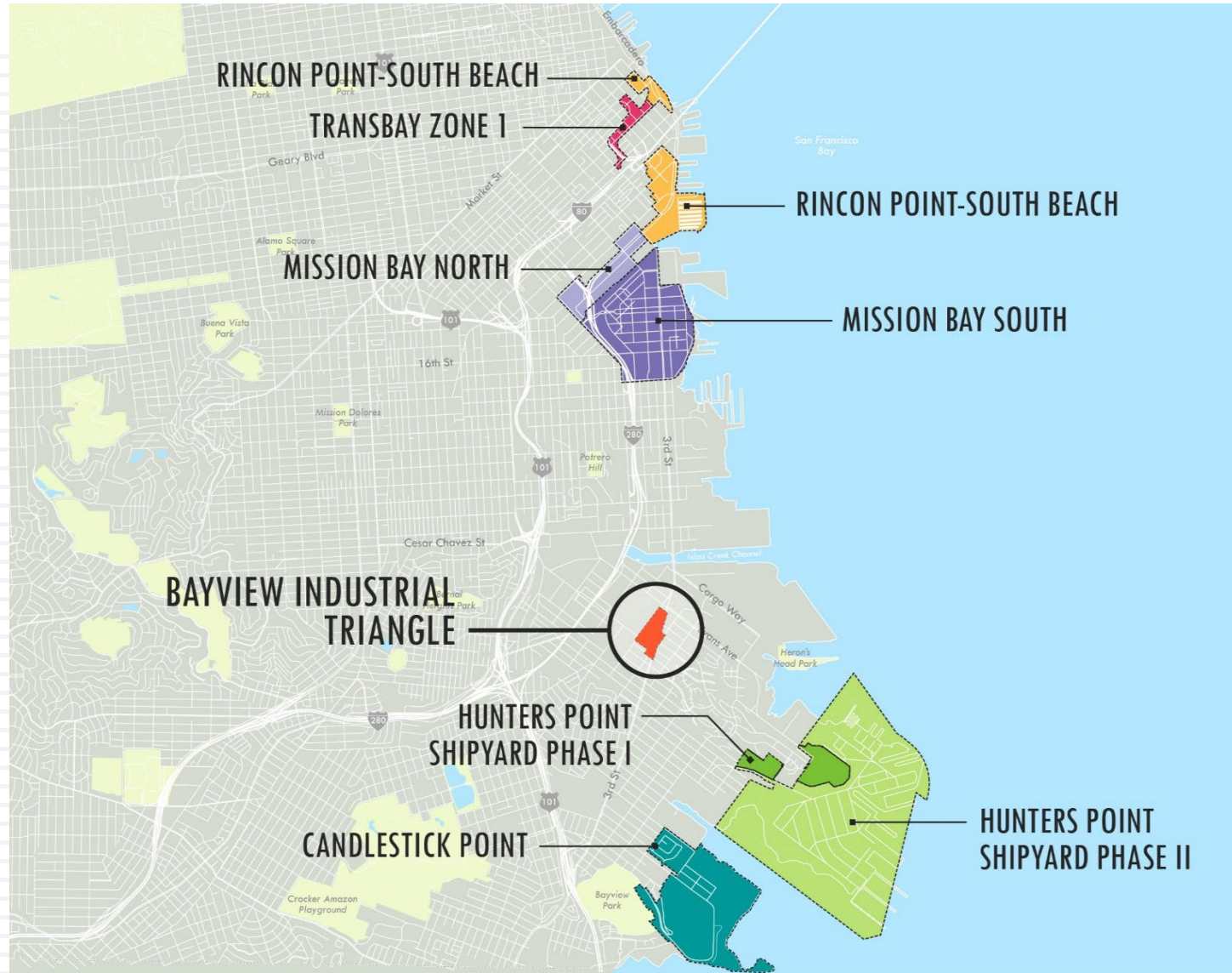
Workshop 1 Architects

November 19, 2019

Requested Commission Action

Approving a variance to the Bayview Industrial Triangle Redevelopment Plan to apply the “Light Industrial or Commercial” land use category to a portion of property designated as “Light Industrial;” conditionally approving the schematic design of a six-story, mixed-use building comprised of 85 dwelling units, including 17 affordable units, and ground floor commercial space, at 4200 Third Street; and, adopting environmental review findings pursuant to the California Environmental Quality Act; Bayview Industrial Triangle Redevelopment Project Area.

OCII Land Use Authority



Bayview Industrial Triangle Project Area



Existing Site



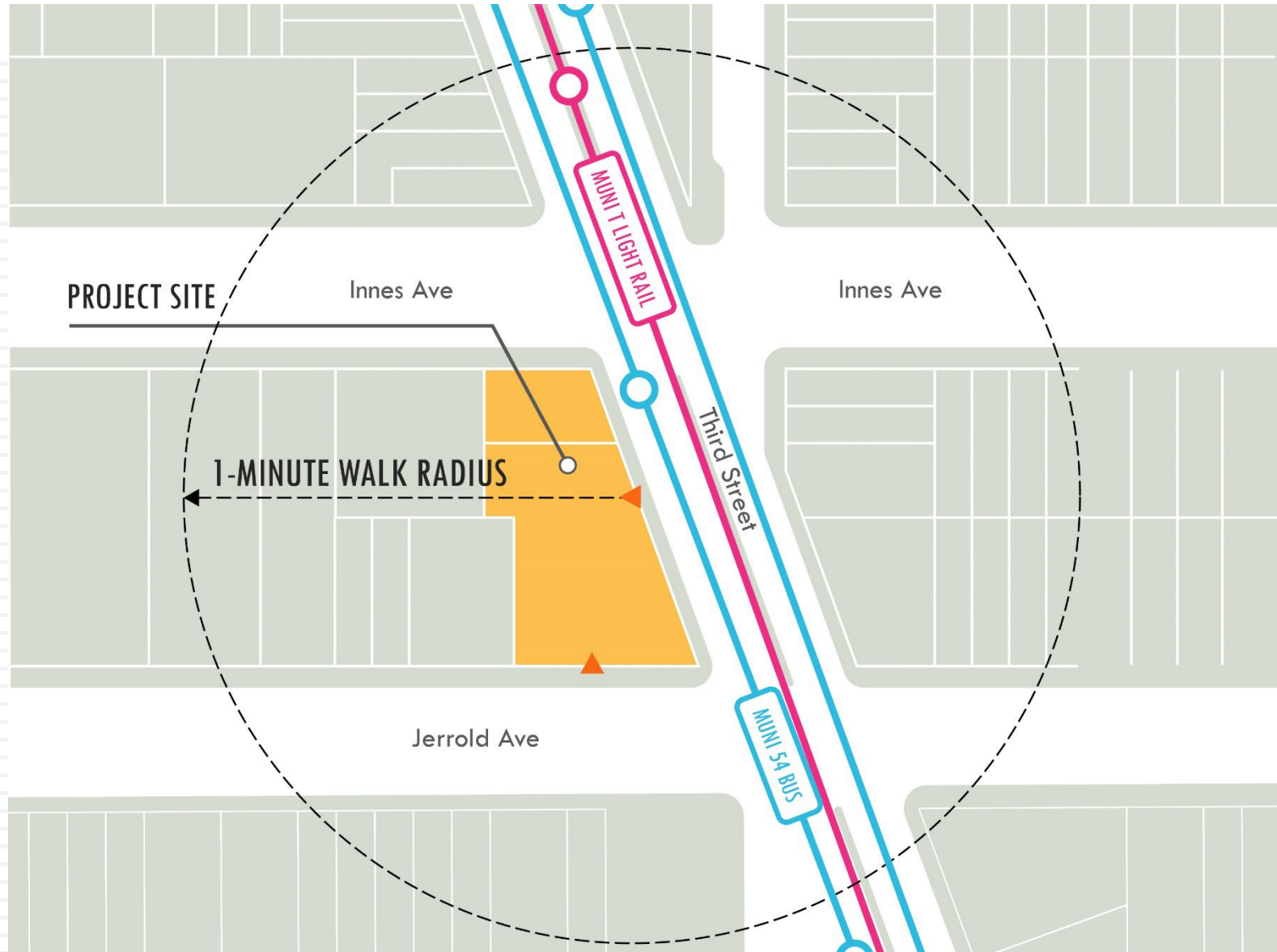
View from Corner of Third Street & Jerrold Ave

Existing Site



View from Corner of Third Street & Innes Ave

Site Context: Transit Network



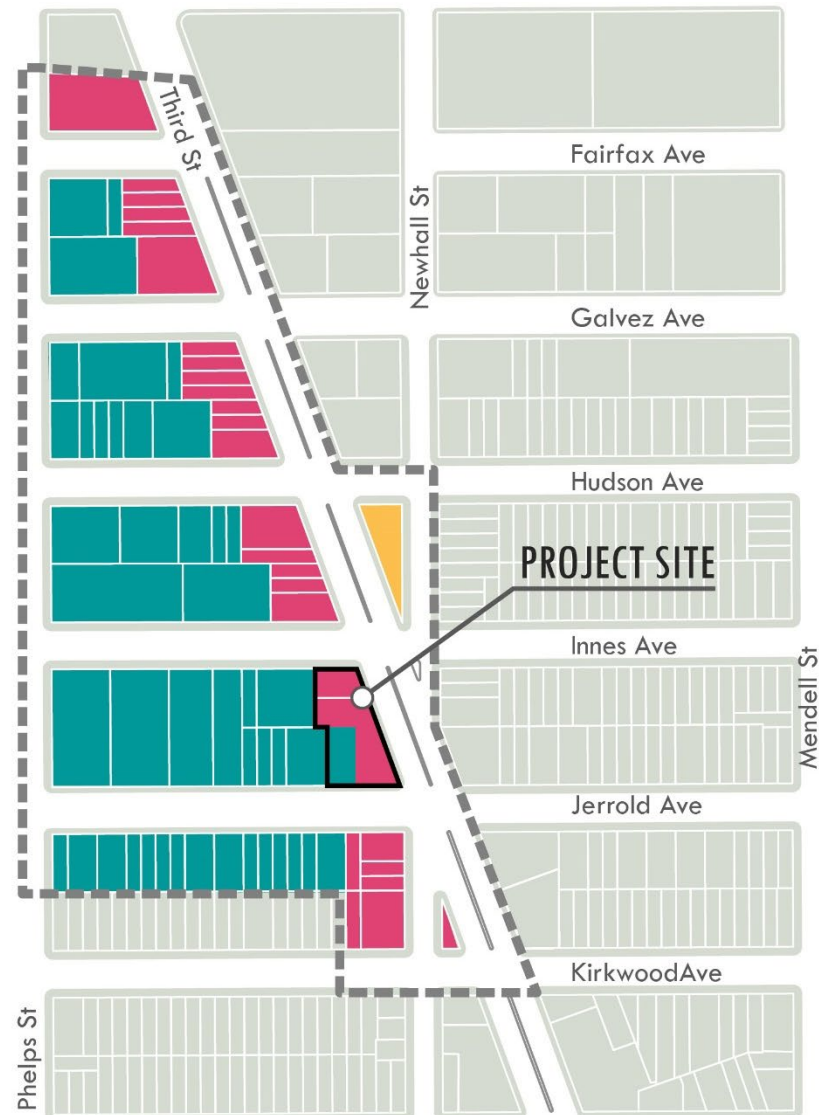
Site Context: Neighborhood Amenities



Redevelopment Plan Land Use

Land Use District:

- Lot 45 and a portion of Lot 48: **Light Industrial or Commercial** District (Permits residential uses above the ground floor)
- Portion of Lot 48: **Light Industrial** District (Does not permit residential uses)



Redevelopment Plan Expiration

- The BIT Redevelopment Plan expires June 30, 2020
- San Francisco Planning will re-zone the plan area before Redevelopment Plan expiration.
- A community meeting addressing re-zoning will be held tomorrow, November 20, 2019 at the Bayview Opera House.
- Planning staff recommends a zoning designation of NC-T (Neighborhood Commercial-Transit) for the Third St. corridor.
- The proposed re-zoning aligns with the 4200 Third Street proposal.

BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PLAN

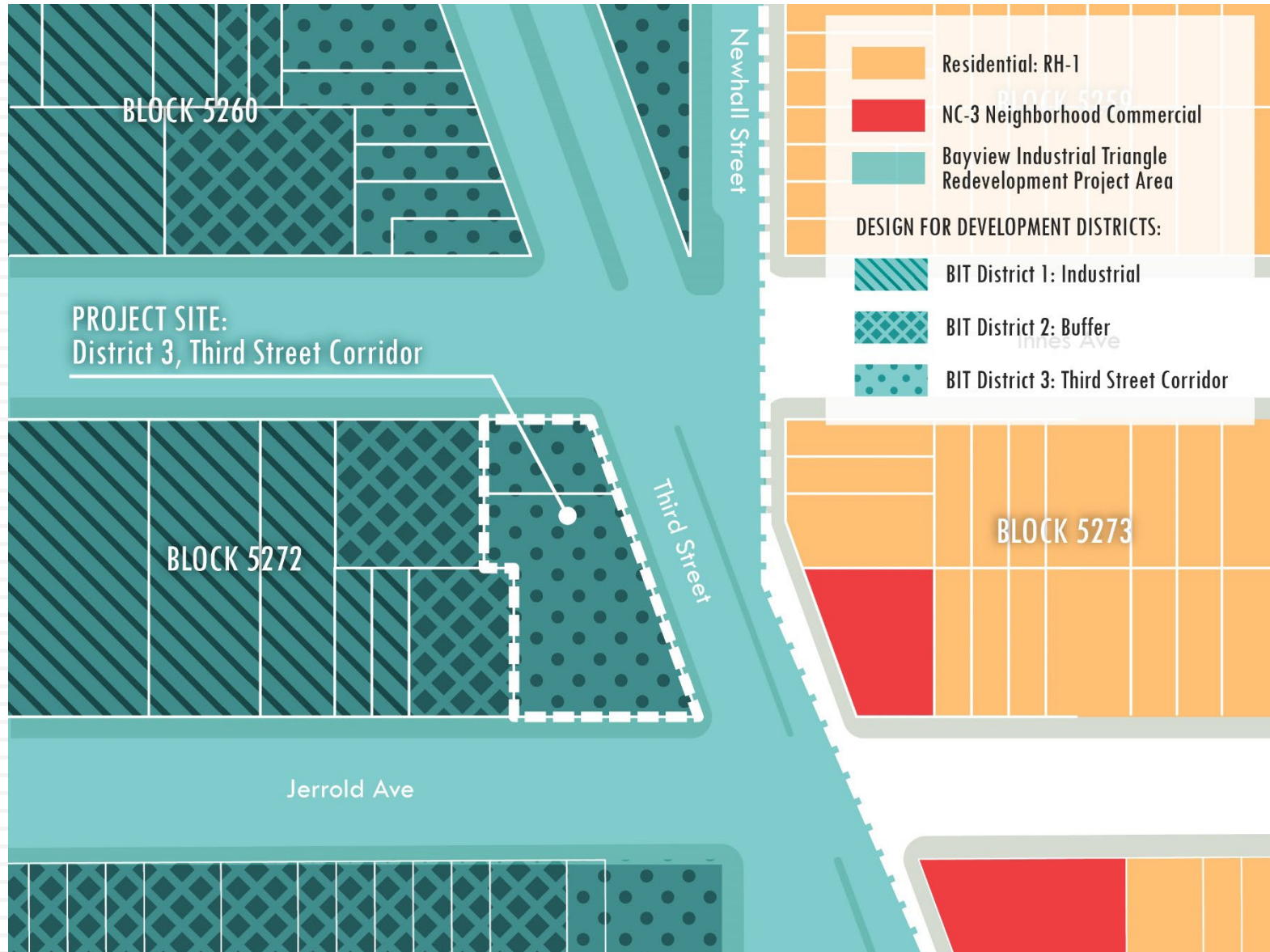
JULY 3, 1980

Copy of Redevelopment Plan

Filed in the office of the Recorder of the City and County of San Francisco on April 2, 1981, as Document No. D-072785; approved by Ordinance No. 350-80, adopted by the Board of Supervisors on June 30, 1980

SAN FRANCISCO REDEVELOPMENT AGENCY

Design for Development Districts



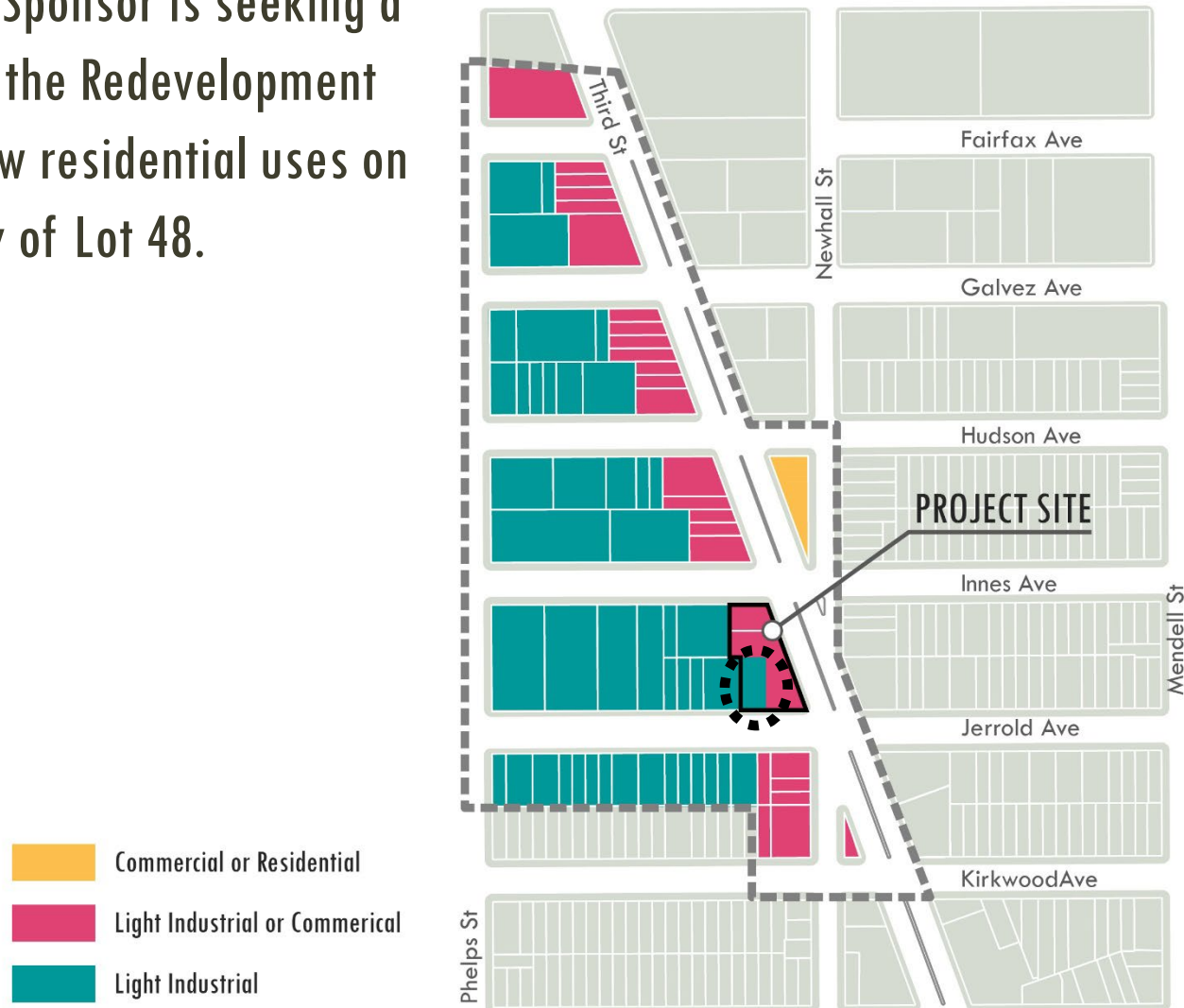
Redevelopment Plan Land Use Variance



- Redevelopment Plan Section IX, Procedures for Variance Approval:
 - Unique hardships OR Unreasonable limitations
 - Any variance must result in substantial compliance with the intent and purpose of the Redevelopment Plan
- The site has unique development hardships due to the split zoning
- Redevelopment Plan Section IV Goal: *“the removal of impediments to land disposition and development through the assembly of vacant and under-developed land into reasonable sized and shaped parcels”*

Redevelopment Plan Land Use Variance

The Project Sponsor is seeking a variance to the Redevelopment Plan to allow residential uses on the entirety of Lot 48.



Redevelopment Plan Land Use Variance



Program Summary

BUILDING PROGRAM	
Lot Area	19,318 SF
Total Building Gross Floor Area	100,237 SF
Commercial Area	6,032 SF
Residential Units	85 Total Units
	Studio: 20 Units
	1-Bedroom: 35 Units
	2-Bedroom: 25 Units
	3-Bedroom: 5 Units
BMR Units	17 Units (20% of total)
Vehicular Parking	33 Standard Spaces
	1 ADA/Van Space
Bicycle Parking	85 Class I Spaces / 7 Class II Spaces
Common Open Space Area	7,450 SF

Schematic Design Summary

- ❑ 65-foot high, 6-story, **mixed-use** building
- ❑ **85 residential units** for lease with 17 designated as **inclusionary units** (20% of total)
- ❑ **6,032 SF ground-floor commercial** divided into six separate spaces, to be marketed to local Bayview businesses by Owner
- ❑ **Residential Lobby**
- ❑ **Streetscape Improvements**
- ❑ **Parking and loading entrance** located on Innes Avenue in accordance with San Francisco's Street Design Advisory Team ("SDAT") stipulations
- ❑ **Common roof deck** (6,550 SF) accessible to each tenant

Project Rendering



Presentation by Architect + Consultant

Project Architect: Mike Pitler
Workshop 1

Project Manager: Will Mollard
Workshop 1

View of Existing Site Looking South on Third St.



View of Project Looking South on Third St.



View of Project Looking South on Third St.



View of Existing Site Looking East on Innes Ave.



View of Project Looking South on Innes Ave.



View of Existing Site Looking East on Jerrold Ave.



View of Project Looking East on Jerrold Ave.



Project Finished Materials



ALUMINUM MULLIONS - LIGHT GRAY



PARKLEX WOOD PANELS - AMBER (TOP) & ANTRA



CEMENT BOARD PANEL - WHITE AND GRAY



BOARD FORM CONCRETE



Ground Floor Plan



Typical Floor Plan - Levels 2 and 4



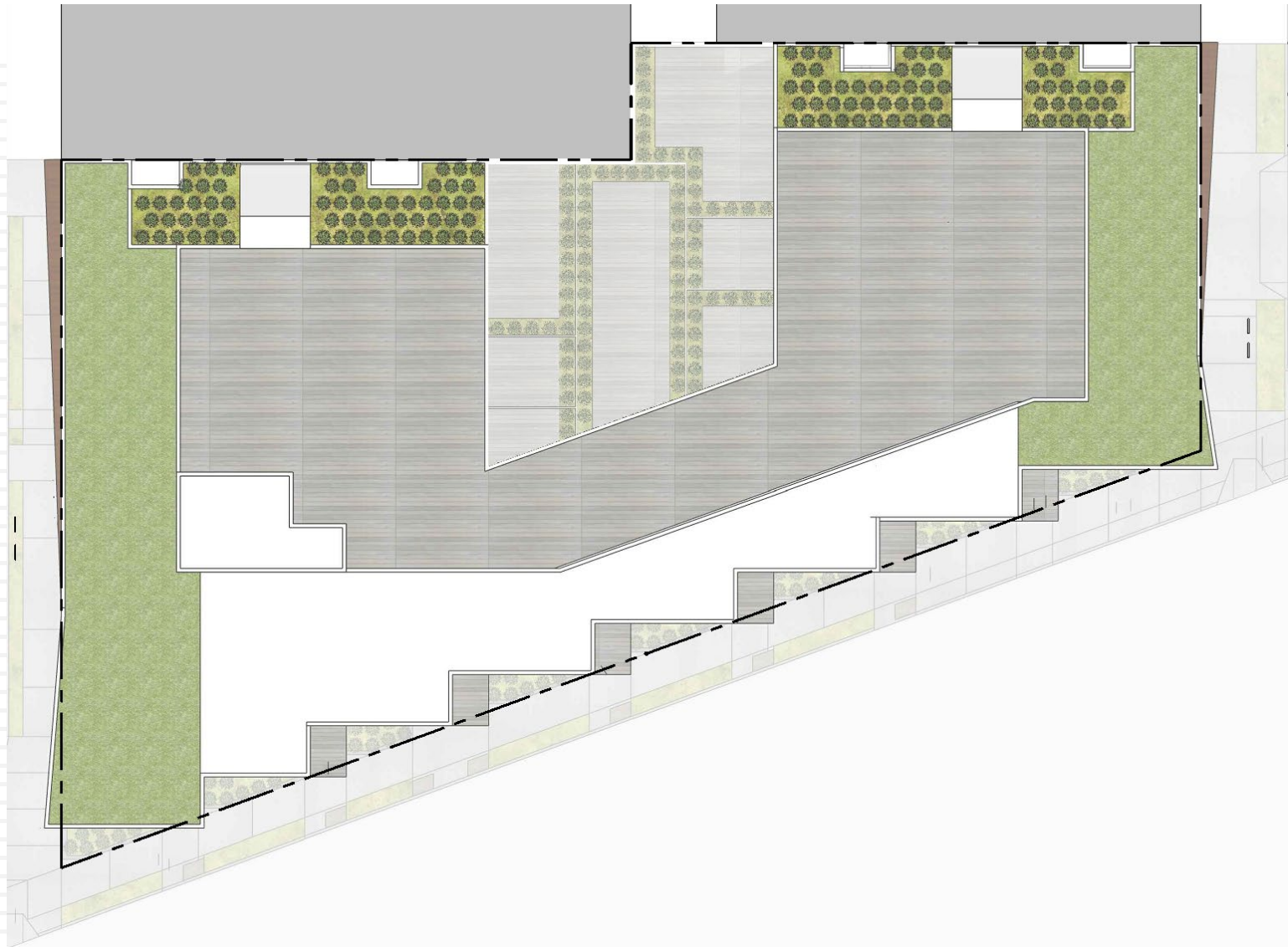
Typical Floor Plan - Levels 3 and 5



Floor Plan - Level 6



Roof Plan



Conceptual Landscape



1

CALIFORNIA PEPPER
SCHNUS MOLLE
3'x4' BOX



2

DEER GRASS
MUHLENBERGIA RIgens
1 ROW, 4' TALL
5 GAL



3

FEATHER REED GRASS
CALAMAGROSTIS X.A. KARL FORESTER
3'6" O.C.
5 GAL



4

DURANGO SMOOTH AGAVE
AGAVE PEDUNCULIFERA
2'6" O.C.
15 GAL



5

FOX TAIL AGAVE
AGAVE ATTENUATA
2'6" O.C.
15 GAL



6

MAIDEN HAIR TREE
GINKGO BILOBA
3'x4' BOX



7

BERKELEY SEDGE
CAREX TUMULICOLA
2'6" O.C.
1 GAL



8

FOXTAIL FERN
ASPARAGUS D. 'INVERS'
2'6" O.C.
5 GAL



9

SEASCAPE MAT RUSH
LOMANDRA 'SEASCAPE'
2'6" O.C.
1 GAL



10

BEAR'S BREECH
ACANTHUS MOLLIS
3'10" O.C., DECIDUOUS
5 GAL



11

PUBLIC BENCH, TYP.
WOOD AND CONCRETE



12

TEXTURED AND STAMPED CONCRETE
PAVING, TYP.



13

CALIFORNIA FESCUE
FESTUCA CALIFORNIA
'RIVER HOUSE BLUES'
2'6" O.C., 15 GAL



14

CONCRETE PAVER, TYP.



15

SWAN HILL OLIVE
OLEA 'SWAN HILL' - MULTI TRUNK
2'4' BOX
15 GAL

Project Team

OWNER / DEVELOPER:	CHRISTOPHER HARNEY (SAN FRANCISCO, CA)
ARCHITECT:	WORKSHOP1 (OAKLAND, CA) (SBE)
COMMUNITY OUTREACH CONSULTANT:	ANDREA BAKER CONSULTING (SAN FRANCISCO, CA) (SBE/LBE/MBE/WBE)
LANDSCAPE ARCHITECT:	OUTERSPACE LANDSCAPE (BAY AREA SAN FRANCISCO, CA) (SBE)
SURVEYOR:	DAINS LAND SURVEYING (BAY AREA SAN FRANCISCO, CA) (SBE)
GEOTECHNICAL ENGINEER:	ROCKRIDGE GEOTECHNICAL (OAKLAND, CA) (SBE)
STRUCTURAL ENGINEER:	DCI STRUCTURES (SAN FRANCISCO, CA)
ENVIRONMENTAL CONSULTANT:	EKI ENVIRONMENT & WATER (OAKLAND, CA)
STORMWATER CONSULTANT:	SANDIS (OAKLAND, CA)
GREEN BUILDING CONSULTANT:	TRIPPLE GREEN BUILDING GROUP (EL SOBRANTE, CA) (SBE/WBE)

Community Engagement

- **Community Stakeholder Meetings**
 - Economic Development on Third (May 2016, October 2018)
 - Community Meeting at All Good Pizza (April 2017)
 - Merchants of Butchertown (September 2017)
 - Community Meeting at Radio Africa & Kitchen (September 2017)
 - Bayview Merchants Association (September 2017, September 2018)
 - St. John Missionary Baptist Church (October 2017)
 - Bayview Hill Neighborhood Association (October 2018)
- **Bayview Community Advisory Committee (CAC)**
 - March 1, 2017
 - May 3, 2017
 - September 6, 2017
 - October 4, 2017
 - January 10, 2018
 - September 5, 2018 (Project Endorsement)

Project Compliance

- Upon approval of the Variance, the project complies with all requirements of the Redevelopment Plan, the Design for Development and all other OCII policies
- Project includes 17 affordable housing units affordable to households at 60% Area Median Income
- The Affordable Units will be subject to the affordability standards and requirements of OCII and MOHCD
- The Owner, as developer, has voluntarily agreed to participate in the OCII's Small Business Enterprise Program and the Construction Workforce Policy.

Summary Conditions of Approval

- ❑ **Notice of Special Restrictions**
- ❑ **Review of Architectural and Construction Plans.** OCII shall review the Project's Design Development Documents, Construction Documents, all subsequent building permits and architectural and construction mock-ups for compliance with the Redevelopment Plan, the Design for Development and the Schematic Design.
- ❑ **Restrictions on the Affordable Housing Units.** Number of Required Units, Level of Affordability, Duration of Affordability Restrictions, Lease of Affordable Housing Units, Comparability and Quality of Units, Parking, Occupancy Preferences, Early Outreach Actions, Marketing Plan
- ❑ **Equal Opportunity Program, Nondiscrimination**
- ❑ **Agency Cost Reimbursements and Development Impact Fees**
- ❑ **Commercial Space Marketing to Local Businesses by Owner**

CEQA Findings

- Staff has determined the Project is statutorily exempt from CEQA, since it is an infill housing project that satisfies the requirements for an exemption under CEQA Sections 21159.24 and 21159.21.

Staff Recommendation

- ❑ OCII Staff recommends that the Commission conditionally approve the Variance to the Redevelopment Plan and the Schematic Design for the proposed development at 4200 Third Street.

Questions

