

Commission on Community Investment and Infrastructure

MOU Hunters Point Shipyard Phase 1 Block 1 Schematic Design Approval

January 19, 2021



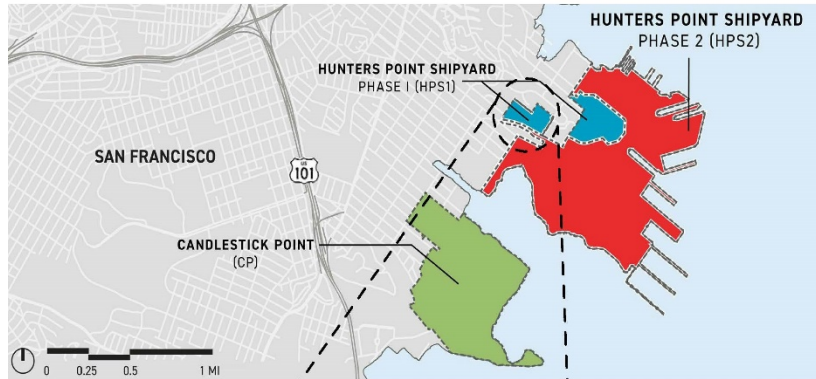
Presentation Overview

- Commission Action
- HPS Block 1
 - Project Description
 - BMR Description
 - Design Team Presentation
 - Conditions of Approval
 - Next Steps

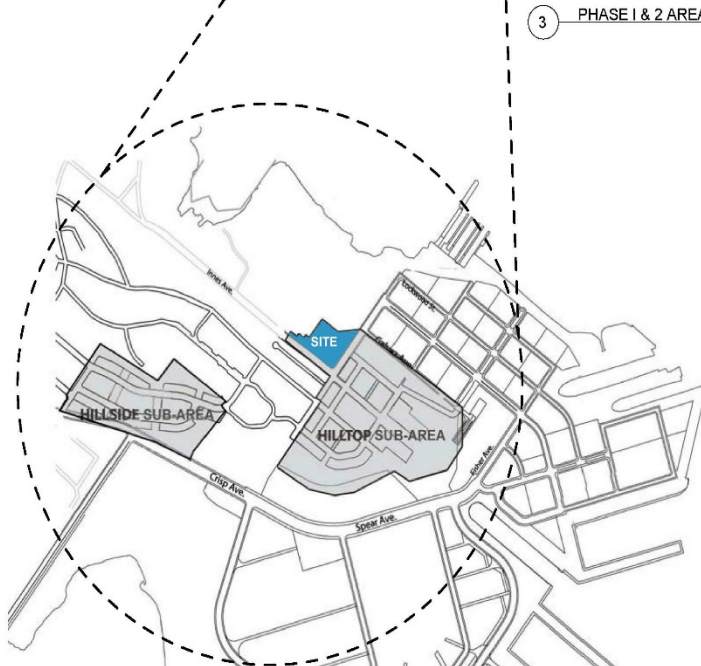
Requested Commission Action

- Conditionally approving the Schematic Design of a mixed-use, residential and commercial, building comprised of 224 residential units (24 Inclusionary Units), and 20,000 square feet of retail and commercial space.
- Updating the Schedule of Performance for the Block 1 Vertical Development Agreement

Hunters Point Shipyard Phase 1 Map



3 PHASE I & 2 AREA MAP



Project Site



Shipyard Phase 1 Background

- **Phase 1 Development Program**
 - 1,428 units total, 405 affordable (28%)
 - OCII will fund 218 of the affordable units on 5 designated affordable housing sites
 - 26 acres of parks
- **Completed to Date**
 - Constructed 505 units, 102 affordable
 - 14 acres of parks and open space
 - All Hilltop infrastructure

Project Requirements

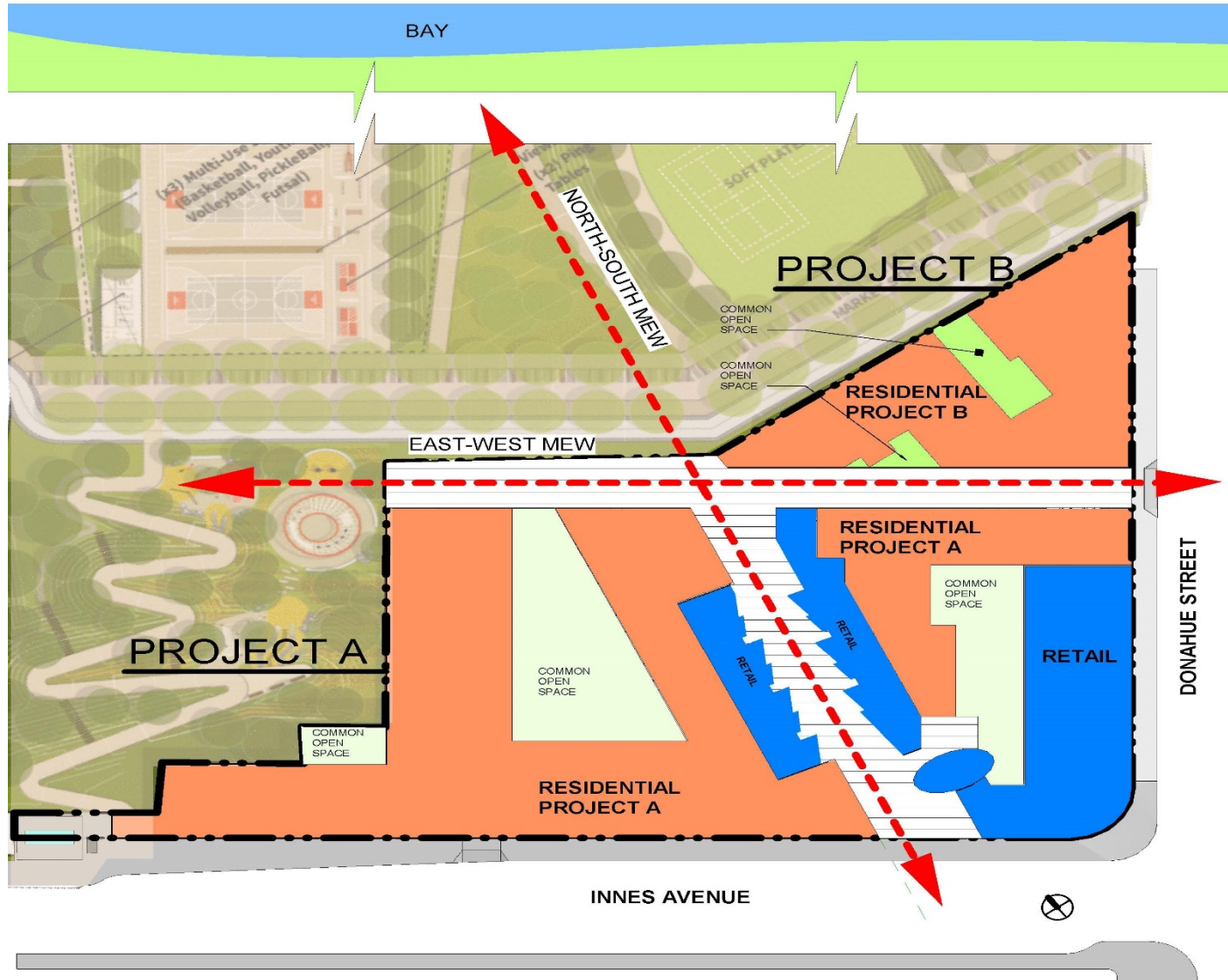
Design for Development (D4D) Guidelines:

- Maximum Height of 55'
- Views through the site to the Bay
- Open space 80sf per residential unit
- Off-street parking maximum 2 per dwelling unit, 1 per 500sf retail
- 80% of Area Median Income (AMI) for BMR units

Block 1 Development Team

- Palmilia by the Bay, LLC Partnership:
 - Community Developer:
Tabernacle Community Development Corp &
Amanco
 - Forbix Ventures
 - ARMAX Corporation (project's development consultant)
 - Nardi Associates, LLP (principal architect)

Project Summary (Project A & B)



Project Summary

Building Program	
Residential Units	224 (24 Inclusionary)
Maximum Height	55'
Open Space (sf)	52, 751 (235 sf/unit)

Project A (Rental)	
Residential Units	178
Commercial Space (sf)	20,000 sf
Off Street Parking Spaces	273

Project B (For Sale)	
Residential Units	46

Residential Units by Number of Bedrooms and Sizes

Project A	
1 Bedroom	42
2 Bedroom	13
3 Bedroom	5
Project B	
1 Bedroom	11
2 Bedroom	28
3 Bedroom	7
Average Unit Sizes	
1 Bedroom (53)	800 sf
2 Bedroom (159)	1000 sf
3 Bedroom (12)	1200 sf

Inclusionary Units

- 80% of Area Median Income (AMI)
- Income limits and rents will be confirmed and communicated during marketing period
- Parking spaces will be unbundled
- Number of each bedroom size comparable with Market Rate Units

Project A BMR Units (19)	
1 Bedroom	5
2 Bedroom	13
3 Bedroom	1

Project B BMR Units (5)	
1 Bedroom	2
2 Bedroom	2
3 Bedroom	1

Conversion of Rental to For-Sale

- Units will be a mix of rental and for sale at initial lease up.
 - Project A - Rental
 - Project B – For Sale
- Over time, Developer indicates that it intends to sell some or all rental units in the Project
 - Owner must execute sales contracts for at least 51% of market-rate rental units in Project A prior to converting/marketing rental Inclusionary Units to ensure access to high-quality and competitive mortgage lending terms and rates.
 - Renters will have first right of refusal to purchase rental unit

Presentation by Architect



Palmilia by the Bay

LOCATED AT BLOCK 1

HUNTERS POINT SHIPYARD PHASE 1



OCII COMMISSION HEARING
January 19, 2021

Block 1 Community Developer



TAD/Amanco 2002

Palmilia by the Bay Development Group

Owner Palmilia by the Bay, LLC is a partnership:

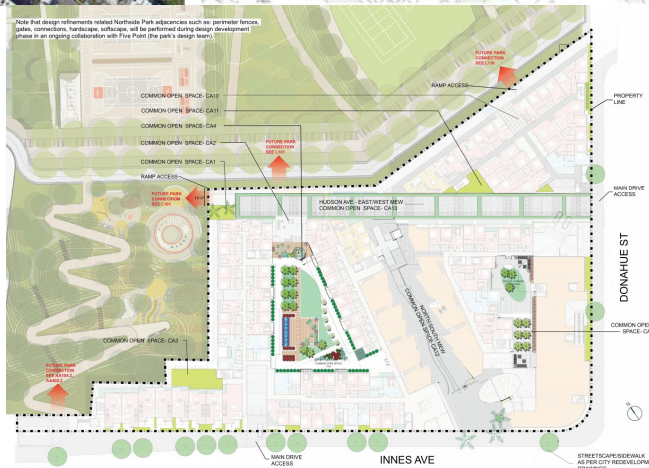
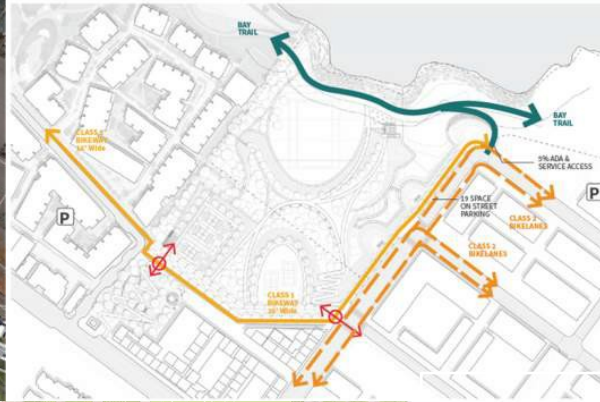
- Community Developer, Tabernacle Affiliated Developers
 - Tabernacle Community Development Corporation (TCDC)
 - Amanco
 - Forbix Ventures

ARMAX Corporation is the project's
development consultant

Nardi Associates, LLP is the principal architect



Community Connections



Gateway to Hunters Point Shipyard Development

Northside Park

- Two Mews (N-S & E-W) link the community to three public entrances to Northside Park
- Future Northside Park incorporates a Class 1 bike path connecting Earl to Donahue is planned just North of the Block 1 development, in the park along Market Street which is a 30' wide pedestrian promenade

Retail

- Larger 10,000sf anchor tenant plus small, neighborhood retail along the diagonal Mews

Project Goals



Respond to the urban environment-

The design strategies are based in positioning the Parcel 1's development as a facilitator to increase the connection and dialog between the existing Urban fabric and the adjacent proposed Public Park and the Bay.

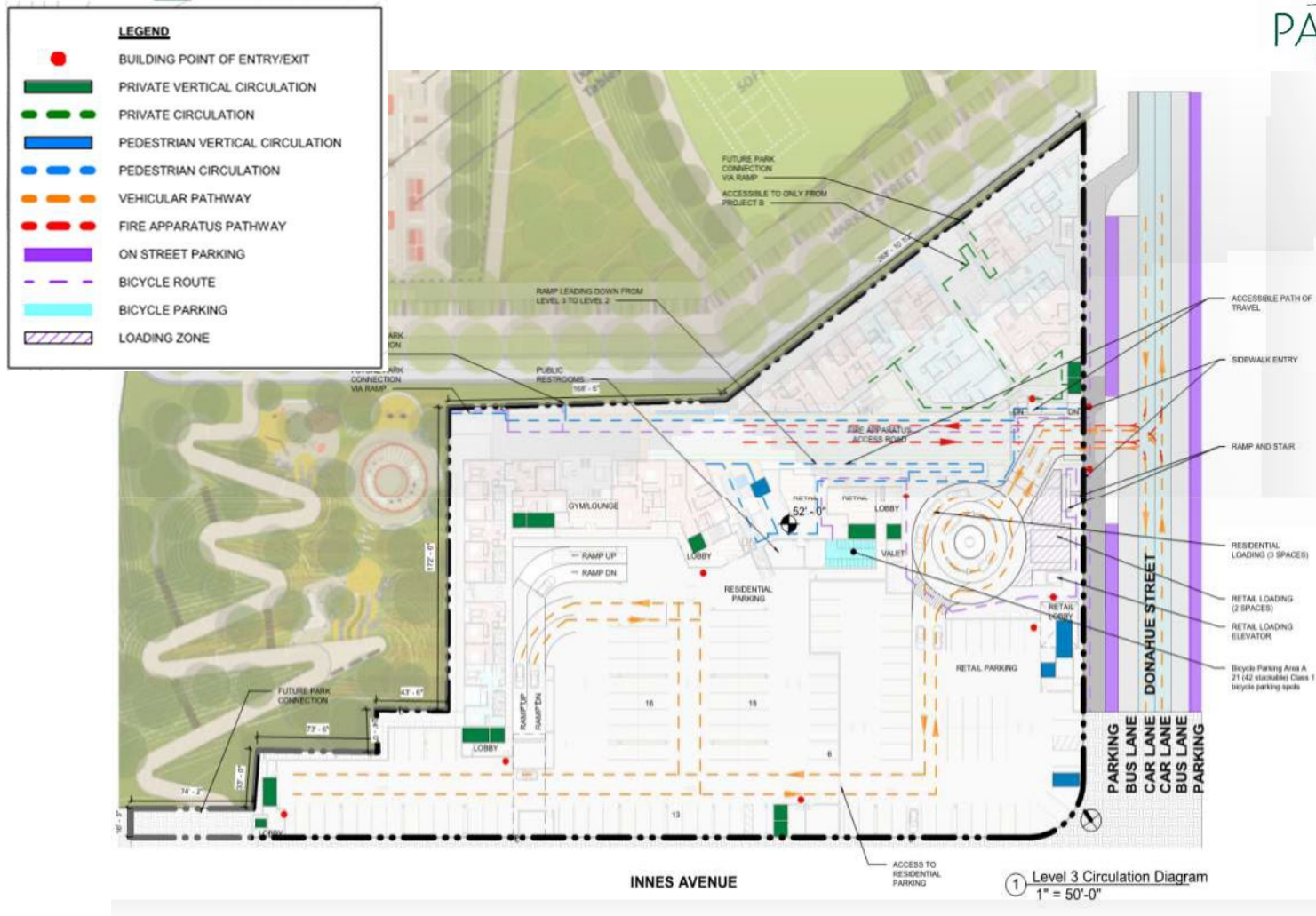
Provide permeability through the block –

Taking advantage of the existing topography, the design creates strong physical and visual connections to the neighborhood, controlling public access and ensuring security.

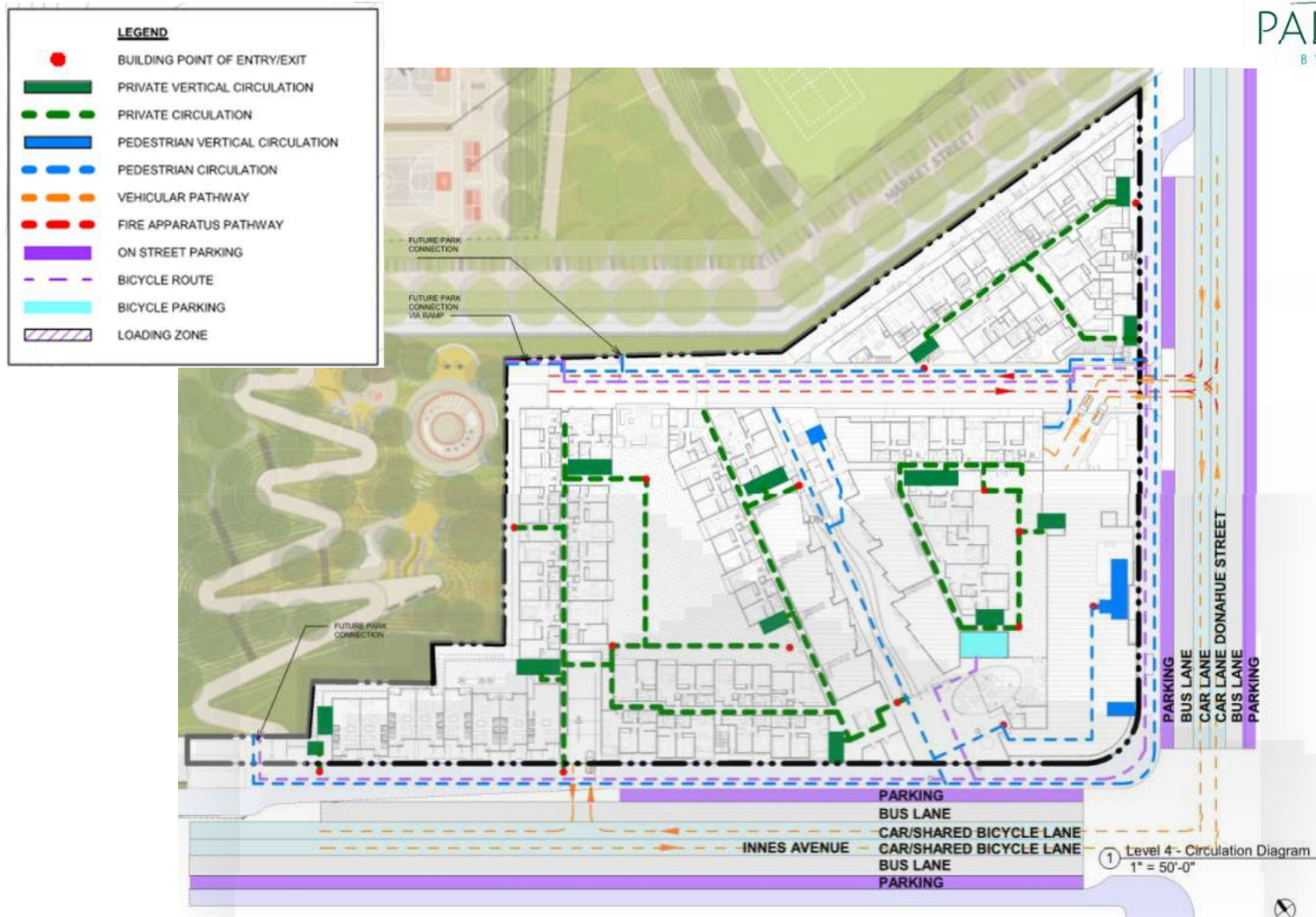
Strengthen community bonds –

To support the building of community, we have programmed and arranged shared common spaces to encourage chance meetings, connections and community gatherings among the residents, and between the other people living and working in the greater Hunters Point neighborhood.

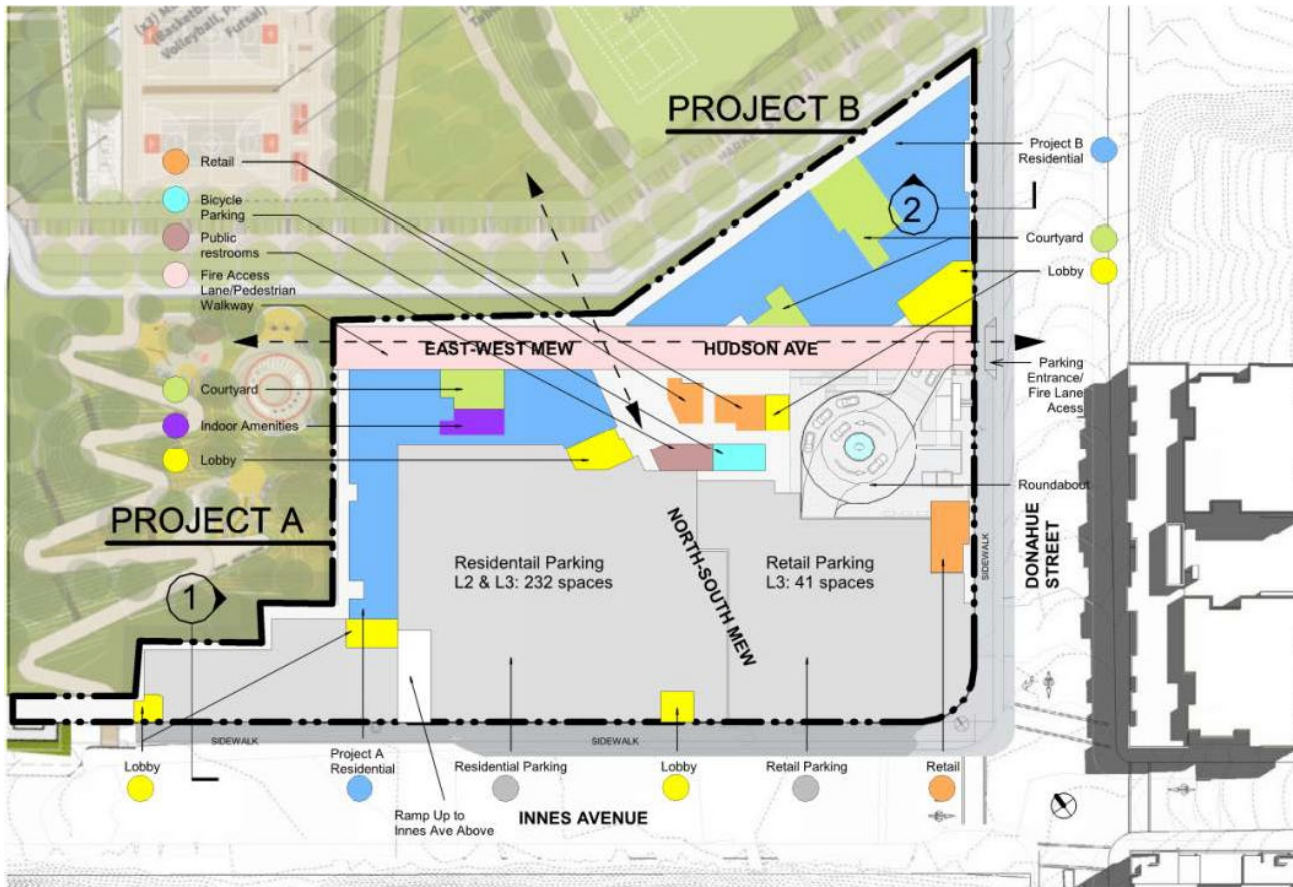
Project Circulation (Level 3)



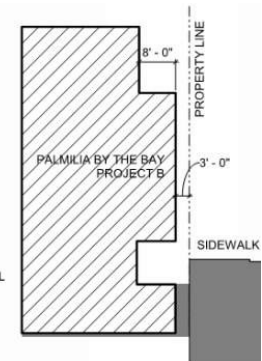
Project Circulation (Level 4)



Project Amenity Location



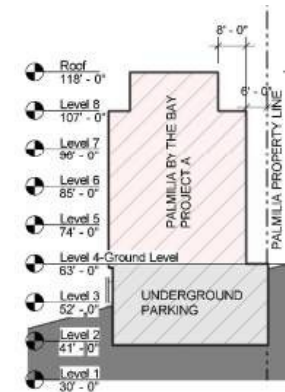
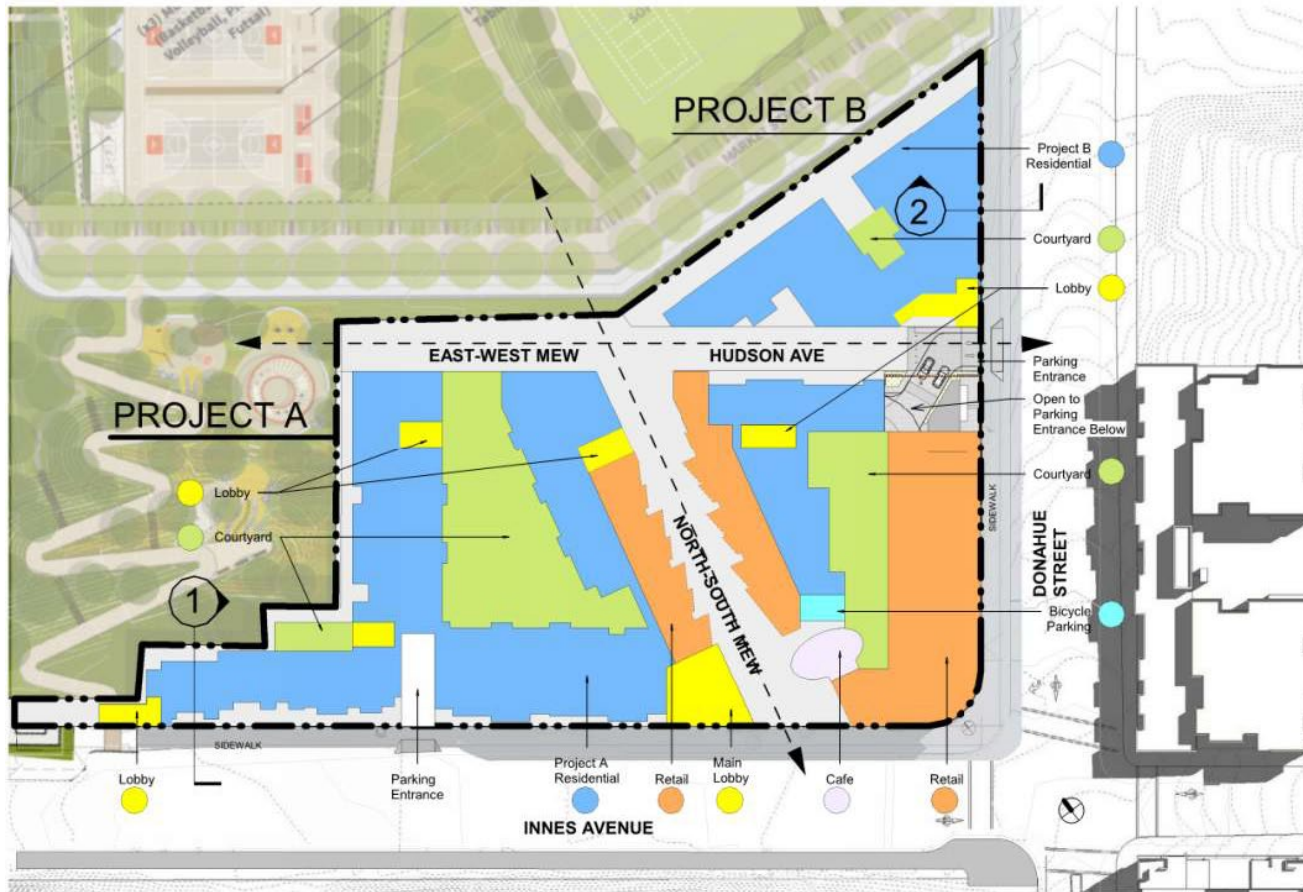
- Level 8 105' - 6"
- Level 7 91' - 0"
- Level 6 80' - 6"
- Level 5 70' - 0"
- Level 4 59' - 6"
- Level 3 GROUND LEVEL 49' - 0"
- Level 2 38' - 6"



Section 2

Level 3 – Ground level at
Donahue / Hudson Streets

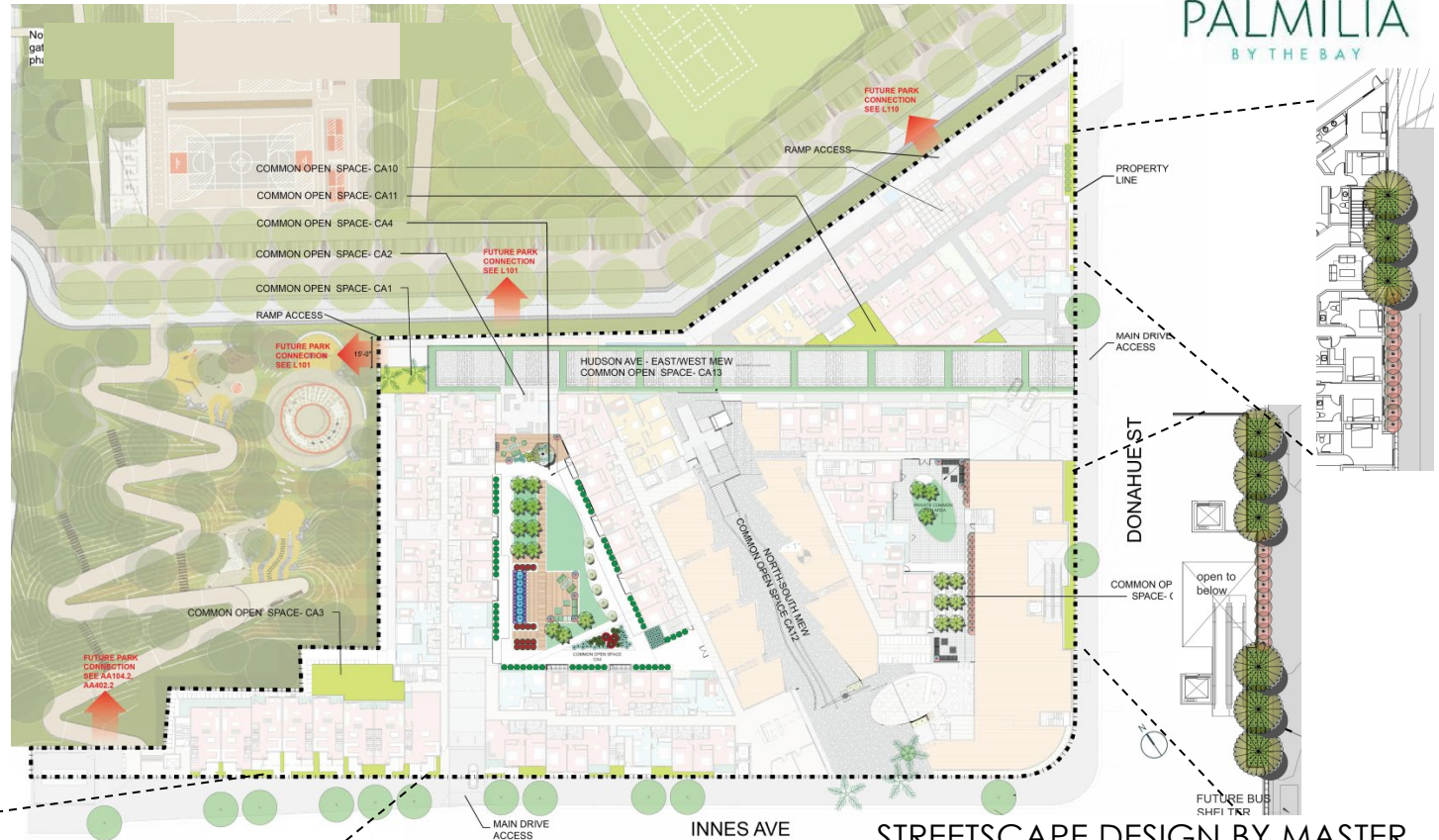
Project Amenity Location



Section 1

Level 4 – Ground level at
Innes Ave

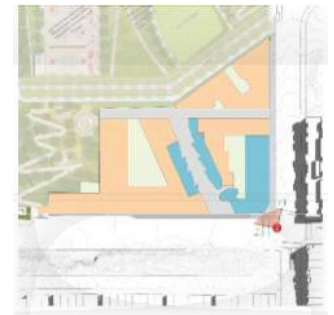
Landscape Design



STREETSCAPE DESIGN BY MASTER DEVELOPER ANTICIPATED TO INCLUDE NEW STREET TREES AND ALLOW FOR FUTURE STREET WIDENING

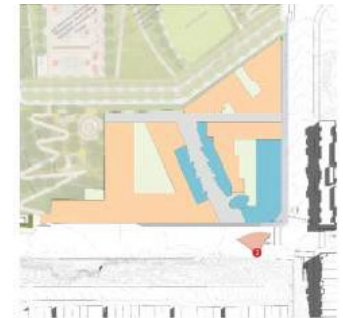


Intersection of
Innes Ave &
Donahue St



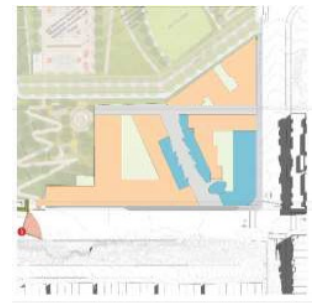


View of South Elevation
along Innes Ave



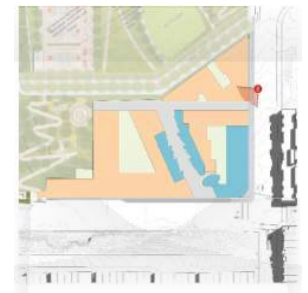


Street View
from Earl St
along Innes
Ave



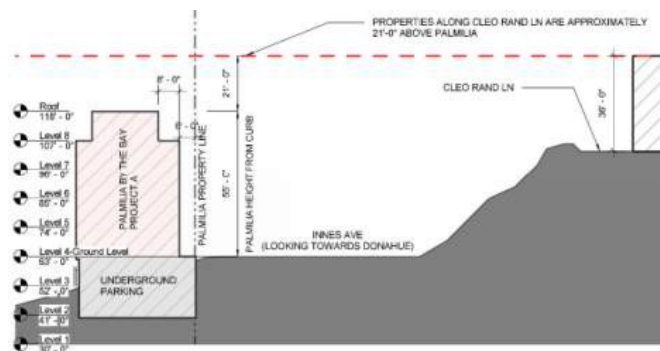
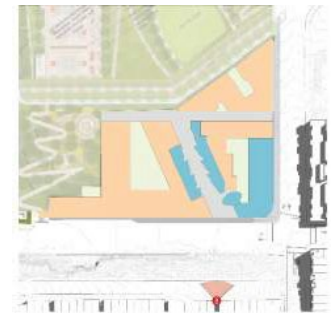


Entrance to E-W
Mid-Block Break
from Donahue St



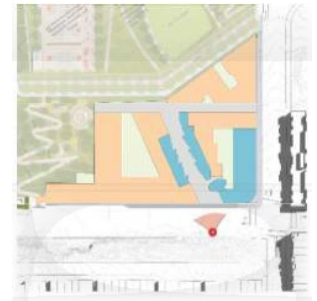


View from Morgan Heights toward N-S Mid-Block Break



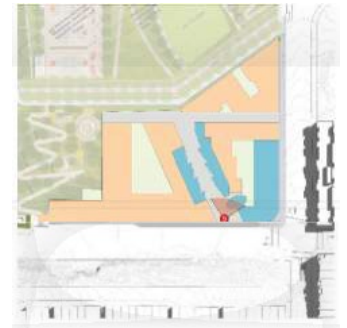


Aerial view of
N-S Mid-Block
Break



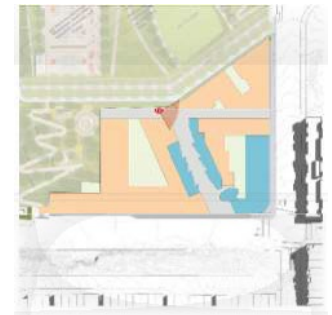


Entrance to N-S
Mid-Block Break



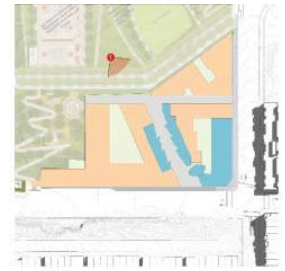


View on E-W Mid-Block
Break at intersection
with N-S Mid-Block
Break





Aerial of site
looking South
toward
Morgan
Heights and
Blocks 50 & 51



Changes to Schedule of Performance

Obligation	Estimated Date	Outside Date
Commence Construction of Improvements	September 2019 <u>February 2022</u>	May 2020 <u>October 2022</u>
Complete Construction of Improvements	September 2021 <u>February 2024</u>	1,440 days following the date on which Vertical Developer Commences Construction

Schematic Design Conditions

As is standard with the Schematic Design conditions the Developer shall further refine the details of the design below in collaboration with OCII:

- **Materials and Colors**
- **Architectural mock up**
- **Landscape Plans**
- **Roof: Roof drainage, Solar PV design**
- **Screening: Utility Room, Mechanical and Parking**
- **Ground-Floor Glazing and transparency**
- **Building Signage**
- **Fire Access Ramp Slope and/or Width**

Small Business & Local Workforce

- Applicable Policies:
 - 50% SBE goal with First Consideration for BVHP and SF SBEs
 - 50% of construction work-hours performed by qualified BVHP residents, then SF residents
- SBE Professional Services Contracting:
 - 96% SBE participation (*projected*)
 - 68.2% minority-owned firms
 - 22.4% women-owned firms
 - 9.2% minority and woman-owned firm

Marketing and Occupancy Preferences

- Block 1 includes 24 BMR Inclusionary units available at 80% AMI
 - 19 rental
 - 5 ownership
- Early Outreach Plans due 30 days after construction starts
 - Emphasis on Certificate of Preference holders
- Assistance from the housing counseling agencies will be available and provided from the construction start through to the lease-up and sales of the units.
- Developer will work cooperatively with OCII and MOHCD to finalize and approve Marketing and Tenant Selection Plans for the BMR Units

Community Outreach & Meetings

- 12/16/2019 – CAC Briefing with Chair and PDF Chair
- 7/8/2020 - SF Bike Coalition
- 7/11/2020 – India Basin Neighborhood Assoc.
- 7/24/2020 – Build SF (India Basin Developer)
- 9/2/2020 – Supervisor Shamann Walton
- 9/17/2020 – Shipyard HOA
- 6/25/20 – CAC Joint PD&F/Housing Sub
- 9/3/2020 – CAC Joint PD&F/Housing Sub
- 10/19/2020 – Full CAC
- 1/19/2021 – OCII Commission

Community Feedback

- Residential unit sizes
- BMR numbers
- Physical connections to/for the Community
- Palm Trees
- Traffic Flow
- Construction Management
- Parking Spaces
- Retail space
Tenanting
- Building
Heights/Views
from neighboring
properties
- Rooftop gardens,
equipment, and noise

Schedule & Next Steps

- OCII Staff will review Design Development then Construction Documents
- Estimated Construction Schedule:
 - Construct Start: Spring 2022
 - Construction Completion: Spring 2024

Questions/Comments

Thank you