

Alice Griffith Revitalization Phase 4 (Block 5)



June 21, 2016



HOPE SF

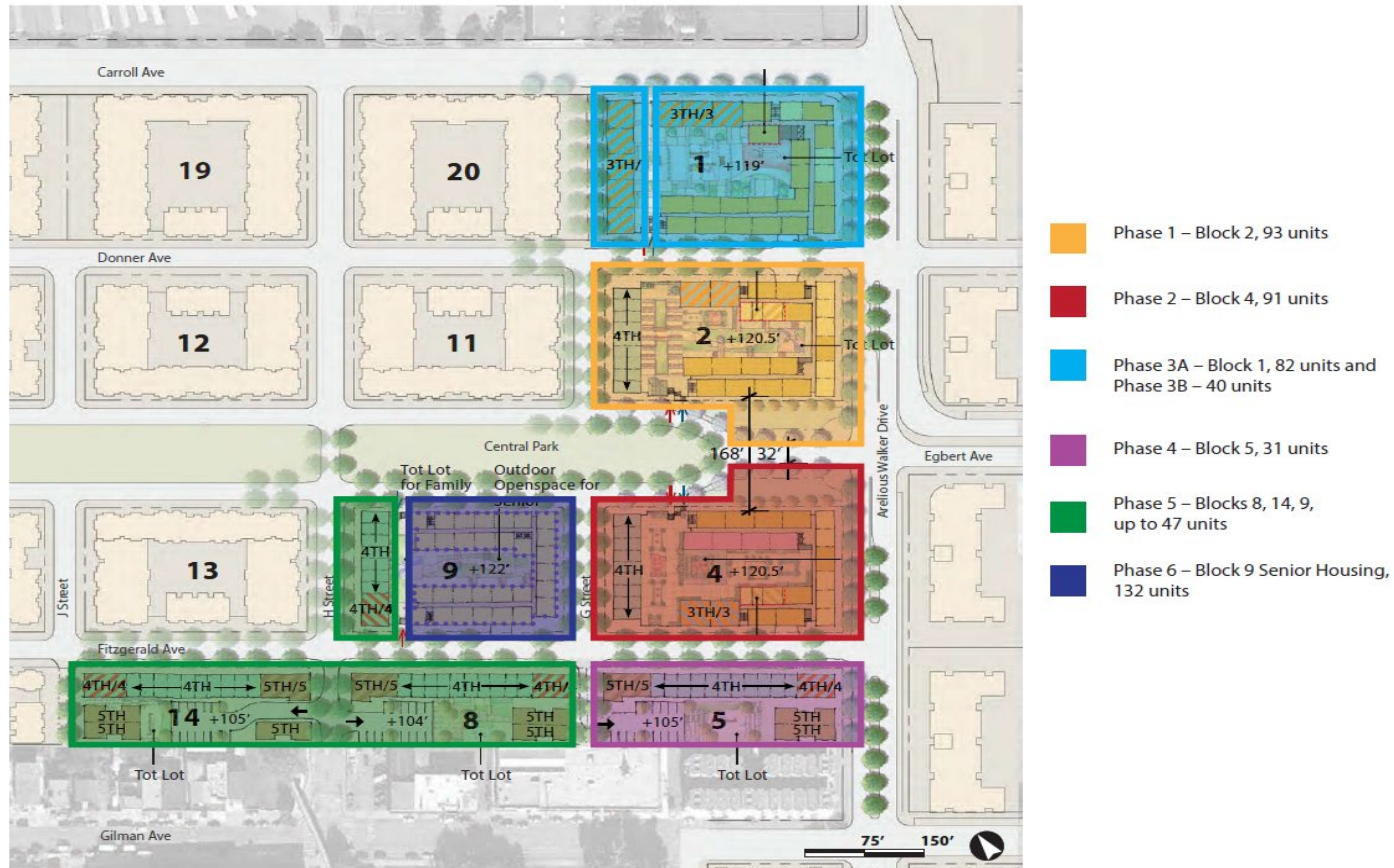
- HOPE SF is a **multi-sector initiative**, unified by shared principles and goals **to eradicate generational poverty**. Through public/private partnership, the initiative develops **four of the most socially isolated public housing communities** in the City of San Francisco into vibrant mixed-income communities with minimal displacement.
- **Big Result:** Families are housed in safe, inclusive communities, healthy and economically mobile, with children and youth who succeed in school.

Development Team

- **AG Housing Developer All Phases –**
McCormack Baron Salazar
- **Local Development Partners Phases 1-4 –** SFHDC, TCDC
- **Services Partner –** Urban Strategies
- **Master Developer HPS/CP –** Five Point
(formerly Lennar Urban)

Alice Griffith Phasing

Alice Griffith Public Housing Transformation Phasing



Transformation to a Mixed-Income Community

Unit Types	# of Units	AMI	2016 AMI for a Family of 4
Public Housing Replacement Units	256	50%	\$53,850
New Affordable Units	248	50%-60%	\$53,850-\$64,600
<i>Total Affordable Units</i>	<i>504</i>		
Market Rate Units	367	N/A	N/A
Inclusionary Units	42	120%	\$129,250
Workforce Units	237	120%-160%	\$129,250 -\$172,400
<i>Total Units</i>	<i>1150</i>		

Relocation

- The replacement units are being constructed before existing housing is demolished.
- SFHA is responsible for implementation of relocation plan.
- Five Point pays all relocation costs.

Resident Services

- Case Management/Service Connection
- Job readiness/training, workforce referrals
- Community building
- Access to health care and services, including on-site wellness activities, in partnership with DPH
- Educational enhancements at nearby schools to reduce chronic absence
- Access to early and preschool programs
- Violence prevention services

Community Support

- Alice Griffith Residents
- Neighborhood Residents
- Hunters Point Shipyard CAC
- Former Bayview PAC
- City Stakeholders

Phases 1-3 Update

- Phases 1, 2, and 3 are under construction
- Total units: 306
- Public Housing Replacement: 207
- Phases 1 and 2 to be completed by December 2016
- Phase 3 to be completed by November 2017

Phases 1-3 Marketing Update

- MBS, SFHDC, and TCDC have begun early outreach for Phases 1 and 2
- Initial mailing to COP holders in March
- Get Ready to Rent Workshops in June and July
- Phase 1 and 2 Information Sessions in July-September
- MBS has submitted an Early Outreach Plan for AG Phase 3 which is currently under review by OCII and MOHCD staff

Phases 1-4 Small Business Enterprise

Professional Services

- 77% SBE
- 49% SF SBE
- 30% MBE
- 7% MWBE
- 8% WBE

Phases 1-4 Small Business Enterprise

Construction and Supplies

- 52% SBE
- 11% SF SBE
- 12% MBE
- 1% MWBE
- .2% WBE

Phases 1-3 Workforce

- **Phase 1** – 41% SF, 25% BVHP, 59% Minority, 9% Women
- **Phase 2** – 39% SF, 23% BVHP, 65% Minority, 5% Women
- **Phase 3** – 12% SF, 4% BVHP, 23% Minority, 6% Women (numbers low due to early stage of construction)

Phase 4 (Block 5)



Phase 4 (Block 5) Development History

- Block 5 was originally a part of a larger Phase 4 including Blocks 8 and 14
- Block 5 is available for development now
- May be able to house all remaining AG residents on Block 5 only

Phase 4 (Block 5) Updated Unit Mix

Original Unit Mix				Proposed Unit Mix			
	Replacement Units	New Units	Total Units		Replacement Units	New Units	Total Units
1BR	-	-		1BR	-	12	12
2BR	-	-		2BR	-	6	6
4BR	10	4	14	4BR	10	-	10
5BR	3	2	5	5BR	3	-	3
	13	6	19		13	18	31

Phase 4 (Block 5) Unit Mix

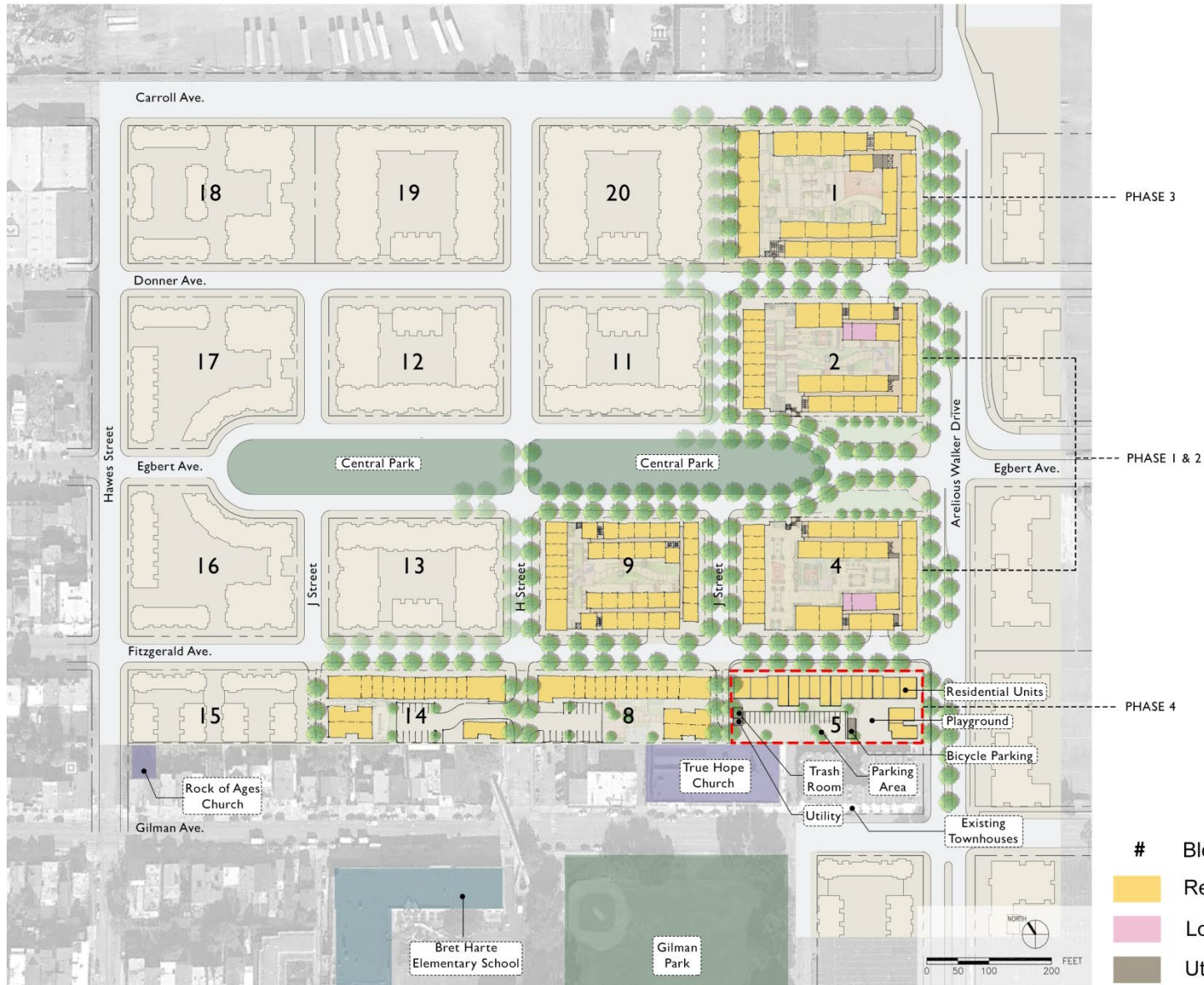
- Build 13 four and five bedroom units needed by existing AG residents on Block 5
- Build 6 four and five bedroom units on nearby OCII-controlled affordable sites
- Replace those 6 four and five bedroom units with 18 one and two bedroom units

Phase 4 Predevelopment Loan Request

- \$2,162,000 loan
- 3% interest
- Architectural fees through construction drawings
- Permits, geotechnical studies
- Financing and legal costs
- Developer fee

Phase 4 Schematic Design

- **Architect** – HKIT and YA Studio
- **Community Review** – AG Residents and HPS CAC both have reviewed the design and support the changes in timing and unit mix
- HPS CAC voted to forward to Commission at their June 13, 2016 meeting



- # Block Number
- Residential Units
- Lobby / Community / Management
- Utility & Service Space



BIKE RACKS (9 REQUIRED) TOPINO NO SCRATCH FROM SPORTWORKS, PER CANDELSTOCK POINT STREETSCAPE MASTER PLAN.TYP

STREET TREES MAGNOLIA GRANDIOSA SOUTHERN MAGNOLIA, PER CANDELSTOCK POINT STREETSCAPE MASTER PLAN.TYP



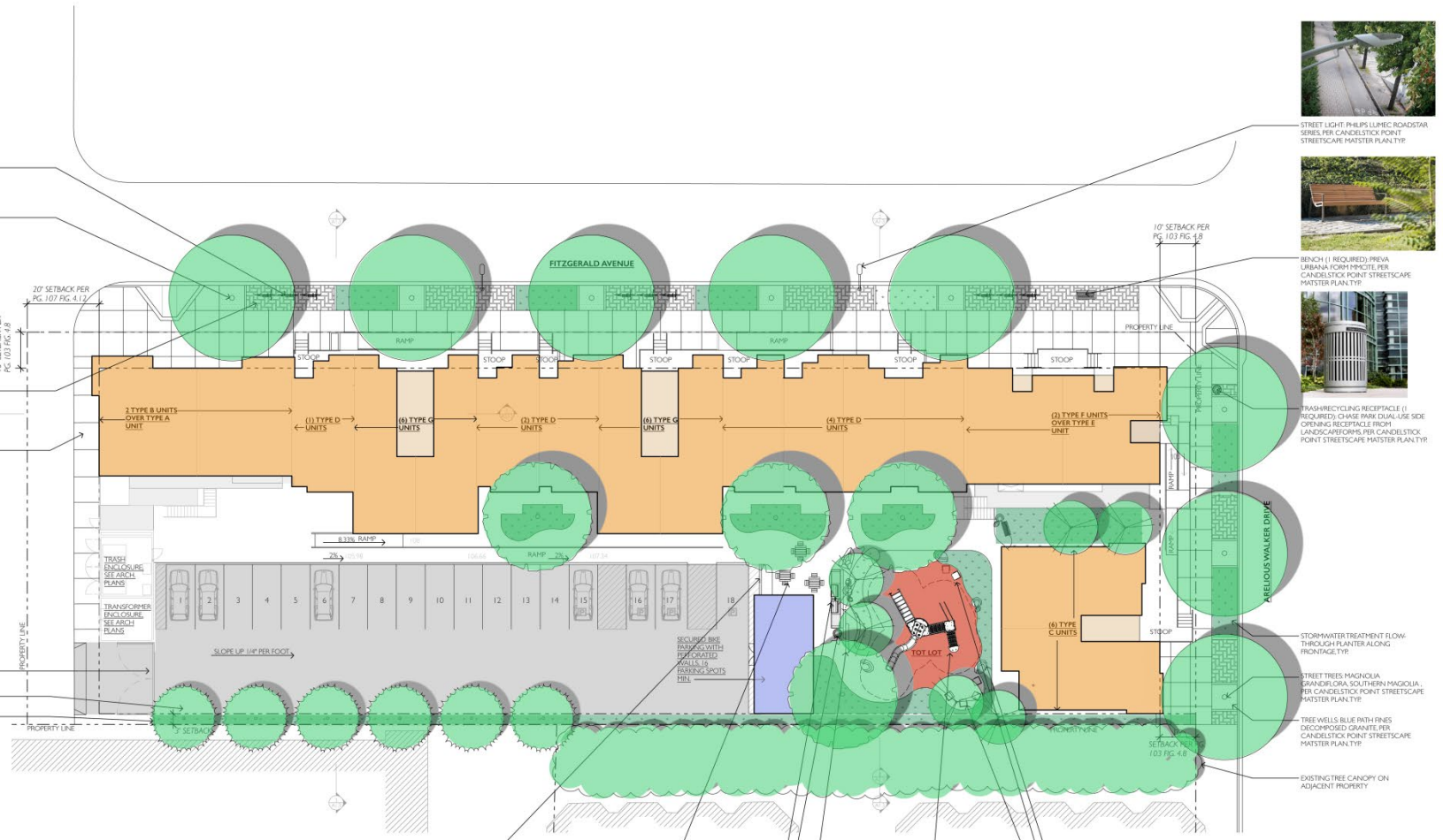
CONCRETE UNIT PAVES 4x8 MISSION PAVES IN HERRINGBONE PATTERN FROM CALSTONE, PER CANDELSTOCK POINT STREETSCAPE MASTER PLAN.TYP

STANDARD CONCRETE SIDEWALK, PER CANDELSTOCK POINT STREETSCAPE MASTER PLAN.TYP

VEHICULAR ACCESS GATE

SCREENING TREES ALONG PROPERTY LINE.TYP

METAL POCKET FENCE 5' TYP



STREET LIGHT PHILIPS LUMEC ROADSTAR SERIES PER CANDELSTOCK POINT STREETSCAPE MASTER PLAN.TYP



BENCH (1 REQUIRED) PREVA URBANA FORM PRICOTE, PER CANDELSTOCK POINT STREETSCAPE MASTER PLAN.TYP



TRASH/RECYCLING RECEPTACLE (1 REQUIRED) CHASE PARK DUAL USE SIDE OPENING RECEPTACLE FROM LANDSCAPEFORMS, PER CANDELSTOCK POINT STREETSCAPE MASTER PLAN.TYP



STORMWATER TREATMENT FLOW THROUGH PLANTER ALONG FRONTAGE.TYP



STREET TREES MAGNOLIA GRANDIOSA SOUTHERN MAGNOLIA, PER CANDELSTOCK POINT STREETSCAPE MASTER PLAN.TYP



TREE WELLS BLUE PATH PAVES DECOMPOSED GRANITE PER CANDELSTOCK POINT STREETSCAPE MASTER PLAN.TYP

EXISTING TREE CANOPY ON ADJACENT PROPERTY

LASER CUT METAL ART PANEL TO SCREEN PARKING



DINING TABLES.TYP



COGNOS FROM CREATIVE PIPE

BUILT-IN BBQ WITH COUNTERS.TYP



TRASH/RECYCLING RECEPTACLE.TYP

STONE BEAM LAWN WALLS.TYP

PLAY STRUCTURE WITH FOURED-IN-PLACE PLAY SURFACING



STONE SLAB/ROCKERS.TYP

SEATING AREA.TYP

SOCIAL CIRCLE SEATING AREA.TYP

DIAMOR - ALL METAL



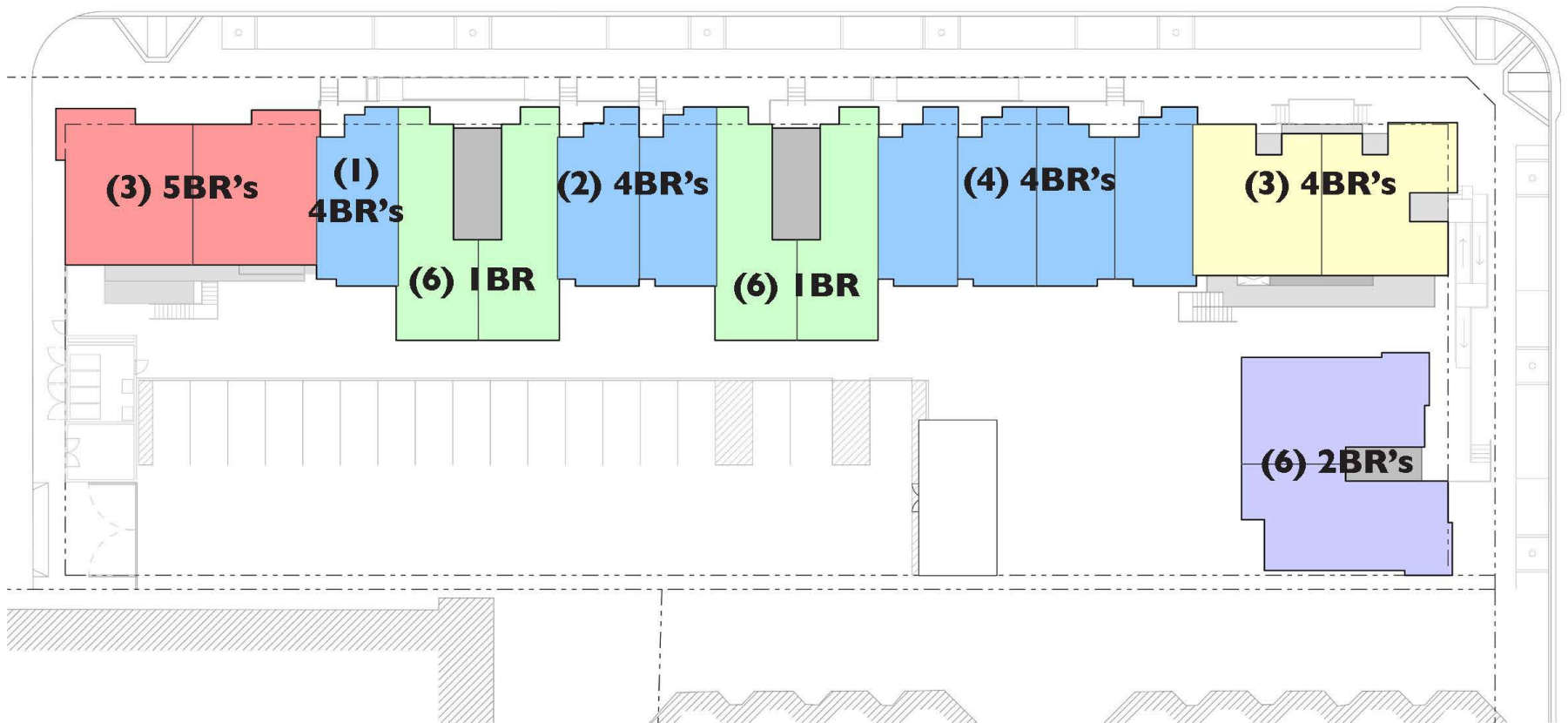
THOMAS STEEL - ALL METAL



TECTURA - ALL METAL

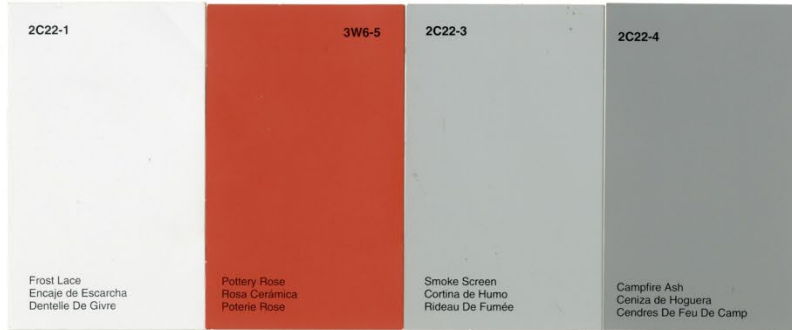


ZACHARY A - LIGHTWEIGHT CONCRETE









1. STUCCO COLOR 1
2C22-1 "FROST LACE"
DEVOE PAINT
2. STUCCO COLOR 2
3W6-5 "POTTERY ROSE"
DEVOE PAINT
3. STUCCO COLOR 3
2C22-3 "SMOKE SCREEN"
DEVOE PAINT
4. FIBER CEMENT SIDING
2C22-4 "CAMPFIRE ASH"
DEVOE PAINT

MATERIAL EXAMPLES

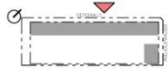
- COLOR VINYL WINDOW
- CEMENTITIOUS PANEL
- FIBER CEMENT SIDING
- CEMENT PLASTER



MATERIAL LEGEND:	
1	STUCCO COLOR 1
2	STUCCO COLOR 2
3	STUCCO COLOR 3
4	FIBER CEMENT SIDING
5	BOARD FORMED CONCRETE
6	METAL HANDRAIL
7	METAL CANYON/METAL SHADING
8	COLOR VINYL WINDOWS
9	PAINTED METAL RAIL AND STAIR
10	STAIR DOOR
11	EXTERIOR SURFACE MOUNTED DOWNLIGHT & ADDRESS



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



MATERIAL LEGEND:	
1 STUCCO COLOR 1	11 PAINTED METAL RAIL AND STAIR
2 STUCCO COLOR 2	12 STEEL DOOR
3 STUCCO COLOR 3	13 EXTERIOR SURFACE MOUNTED
4 FIBER-CEMENT SIDING	DOWNLIGHT & ADDRESS
7 BOARD FORMED CONCRETE	14 CEMENTITIOUS PANEL
8 METAL HANDRAIL	
9 METAL CANOPY/METAL SHADING	
10 COLORED VINYL WINDOWS	



1 NORTH (FRONT) ELEVATION, UNITS TYPE D
SCALE: 1/4" = 1'-0"

HKIT ARCHITECTS
238 North Street, Suite 200, Oakland, CA 94607
www.hkit.com

YA studio
777 North Street, Suite 200, Oakland, CA 94607
www.yastudio.com

PROJECT
ALICE GRIFFITH - BLOCK 5
RESIDENTIAL APARTMENTS

ALICE GRIFFITH REPLACEMENT HOUSING, CA, USA

STAMP

TITLE
NORTH (FRONT)
ELEVATION

REV: PRINTING: DATE:
CLIENT REVIEW 01.14.15
OCII REVIEW 03.03.15
CLIENT REVIEW 04.21.15
REVISED PRICING 01.05.16
OCII SUBMITTAL 05.05.16

JOB NO: 14024 - ALICE BLK 5
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 5/20/16
SHEET

A3.2

Phase 4 Schematic Design Conditions of Approval

- Developer must provide the following for OCII staff review and approval:
 - Material and color mock-up on the construction site
 - Final landscaping plan
 - Fencing plan
- Solar panels/devices must be screened, part of roof composition and consistent with building colors and materials
- Streetscape improvements must be consistent with Candlestick Streetscape Master Plan

Office of Community Investment and Infrastructure

Questions & Comments