

OCII COMMISSION

Candlestick Point North Block 11A Schematic Design Approval

May 7, 2019

Kasheica McKinney, Assistant Project Manager



Agenda

- Commission Action
- CPN 11A
 - Project Description
 - BMR Description
 - Design Team Presentation
 - Community Benefits
 - Conditions of Approval
 - Next Steps

Commission Actions

- Consideration of exceptions to the Candlestick Point Design for Development Standards (“D4D”) for:
 - Maximum building height
 - blank wall limits
 - non-habitable projection dimensions
- Conditionally approving Schematic Designs for Candlestick Point North Block 11A

Hunters Point Shipyard & Candlestick ("HPS/CP") Project



CP Schematic Designs Applications & Approvals



CPC-Outfield:

Land Use Change In Process

CPC-Infield:

OCII Schematic Design Submitted

Block CPS-11A:

OCII Schematic Design Approved

Block CPS-9A:

OCII Design Development Approved

Block CPS-8A:

OCII Design Development Approved

Block CPS-6A:

OCII Design Development Approved

Block CPN-2A:

OCII Schematic Design Approved

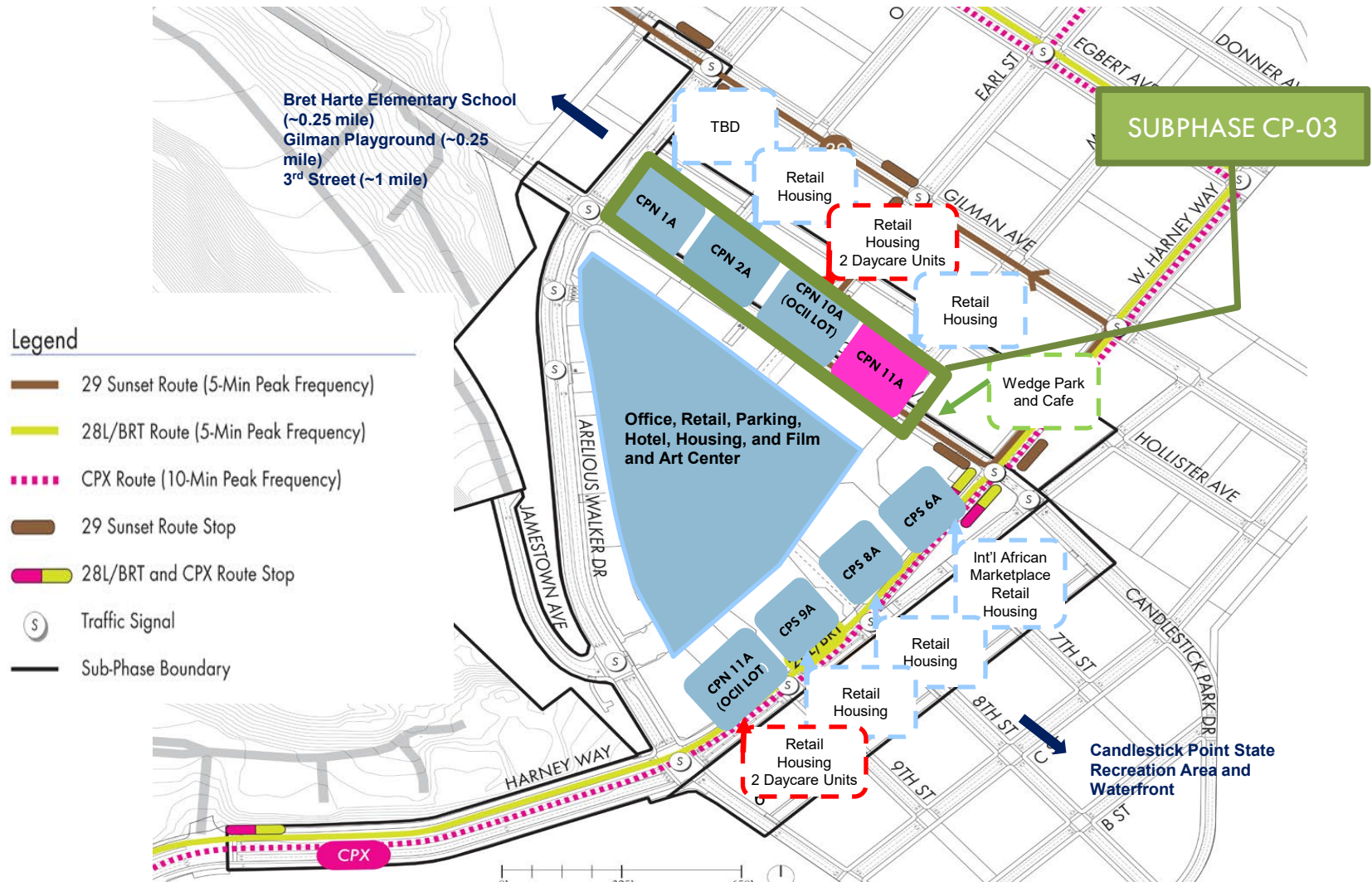
Block CPN-10A:

OCII Schematic Design Approved

Block CPN-11A:

OCII Schematic Design Pending

Candlestick Point Amenities



Proposed Project Summary

- Mixed income homeownership project (422 Units)
 - 401 market rate units
 - 21 affordable units (5%)
- Inclusionary units dispersed in first 21 floors of tower and podium
- Mix: 10 - 2Bdrms, 11 - 3Bdrms, 21 Units Total
- Amenities shared by all residents
- 4,000 sf Community Facilities Space



Proposed Project - Mix

Units	Location
401 Market Rate	Floors 1-32
21 Inclusionary BMR (80 -120% AMI) - 80% AMI (3 units) - 90% AMI (4 units) - 100% AMI (3 units) - 120% AMI (11 units)	Floors 1-21

BMR Unit Mix and Distribution

Floor	Studio 550 GSF	1 BDR/1BA 700 – 900 GSF	2 BDR/2BA 950-1200 GSF	3 BDR/2BA 1400 GSF	TOTAL
Level 21			1		1
Level 20					0
Level 19					0
Level 18			1		1
Level 17					0
Level 16					0
Level 15					0
Level 14					0
Level 13					0
Level 12			1		1
Level 11					0
Level 10			1		1
Level 9			1		1
Level 8			1		1
Level 7			1	1	2
Level 6				3	3
Level 5				2	2
Level 4			1	2	3
Level 3			1	3	4
Level 2					0
Level 1			1		1
TOTAL	0	0	10	11	21
Percentage			2%	3%	100%
Average:	2.5 bedrooms				

Presentation by Architect

CANDLESTICK POINT

BLOCK 11A



CPN 11A: Community Benefits

- ❑ Below Market Rate Housing – 21 units
- ❑ Community Facilities Space – 4,000 sf on ground floor
- ❑ Community Benefits Fund – 0.5% contribution of sale of market rate units
- ❑ Small Business and Workforce – 50% of contracts & construction hours



CPN Block 11A- Small Business & Local Workforce

❑ Small Business & Local Workforce Policies:

- 50% of contracts awarded to BVHP Small Business Enterprises, then SF SBEs.
- 50% of construction work-hours performed by qualified BVHP residents, then SF residents

❑ Small Business Professional Services Contracting:

- 45.1% SBE participation
 - 45.5% are from minority-owned firms
 - 1.8% from women-owned firms

Schematic Design Conditions

- Wind – To comply with Mitigation Measure MM-W1a of the MMRP, the Project is required to install wind mitigation measures prior to issuance of temporary certificate of occupancy for the Project
 - Letter provided by Master Developer to ensure compliance with offsite mitigation measures
- Blank Walls - Further study the design of the exterior treatment of the utility rooms along M Street
- Materials & Colors - Materials and colors require further analysis and review (mock-up, material samples)

Schematic Design Conditions cont.

Exterior Details - OCII review and approval of exterior details (signage, landscape plans, lighting plan)

- Community Facilities Space - Developer must provide no less than 4,000 square feet of Community Facilities Space on the ground floor
- BMR Unit Interior - review and approval
 - Quality consistent with MR units
 - Quality appliances and finishes

Marketing and Occupancy Preferences

- ❑ Key marketing requirements of Developer:
 - Submission of Early Outreach Plan to OCII within 30 days after commencement of construction
 - Emphasis on Certificate Of Preference holders
 - Developer will work cooperatively with OCII and Mayor's Office of Housing and Community Development to finalized and approve Marketing and Tenant Selection Plan for the BMR Units

Tower Screening Height Variance

- Request for an exception to D4D standards for tower screening height to increase the maximum height limit on CPN Block 11A from 320 feet to 350 feet
- Variance from the height limit exceptions established under the D4D for mechanical and roof-mounted elevator equipment, and architectural and landscape screening.

Blank Wall Variance

- ❑ Request for an exception to D4D standards for blank wall restrictions to increase the limits on blank walls from 20% of a total façade length, to allow total blank wall of approximately 34%
- ❑ Project site is surrounded on three sides by streets with heavily regulated use conditions.
 - Harney Way (along the east building frontage) is a BRT (bus-rapid transit) street
 - Ingerson Avenue (along the south frontage) is a pedestrian retail street
 - The mid-block break along the north frontage is required to have active uses conducive to the pedestrian nature of the mid-block breaks in Candlestick Point

Non-Habitable Projections Variance

- Request for an exception to D4D standards for non-habitable projections limits of 15 feet in length and 3 feet over the property line, to allow for balconies and a canopy (71 feet & 65 feet) that protrude approximately 10 feet from the building face
- The size of the balconies and canopy features have been increased to mitigate the potential for hazardous wind conditions in the Project area

HPS Citizen's Advisory Committee - Public Meetings

April 2018	Joint Housing and Planning & Development Subcommittee Meeting
February 2019	Housing Subcommittee Meeting
April 2019	Full CAC Meeting - Six members of the CAC present recommended approval of design
May 2019 OCII	Commission considers Schematic Design

Commission Actions

- Authorizing an exception to Design for Development standards for tower screening height to increase the maximum height limit on CPN Block 11A from 320 feet to 350 feet
- Authorizing an exception to the Design for Development standards for blank walls restrictions to increase the limits blank walls from 20% of a total façade length to allow total blank wall of approximately 34% to accommodate M Street frontage

Commission Actions Continued...

- Authorizing an exception to the Design for Development standards for non-habitable projections limits of 15 feet in length and 3 feet over the property line, to allow two balconies (71 feet) and a canopy (65 feet) that protrude approximately 10 feet from the building face
- Conditionally Approve Schematic Designs

Schedule & Next Steps

- ❑ OCII Staff will review Design Development then Construction Documents

- ❑ Estimated Construction Schedule:
 - Start construction in 2022
 - Complete construction 2024

THANK YOU



Area Median Income (AMI) for San Francisco

Income Definition	1 Person	2 Person	3 Person	4 Person	5 Person
80% of MEDIAN	\$66,300	\$75,750	\$85,250	\$94,700	\$102,300
90% of MEDIAN	\$74,600	\$85,250	\$95,900	\$106,550	\$115,050
100% of MEDIAN	\$82,900	\$94,700	\$106,550	\$118,400	\$127,850
120% of MEDIAN	\$99,500	\$113,650	\$127,850	\$142,100	\$153,400

San Francisco Mayor's Office of Housing and Community Development

Notes:

1. Source: U.S. Dept. of Housing and Urban Development, published: 04/01/2018
2. Figures derived by SF MOHCD from HUD's 2018 Median Family Income for a 4 person Household for San Francisco

Proposed Amenities – Parking

- Below grade parking garage
- 225 unbundled (purchase not required with unit) spaces and 118 bicycle parking spaces.
- Parking parity for MR units 0.53 and BMRs is 1:1 ratio (with first right of refusal).

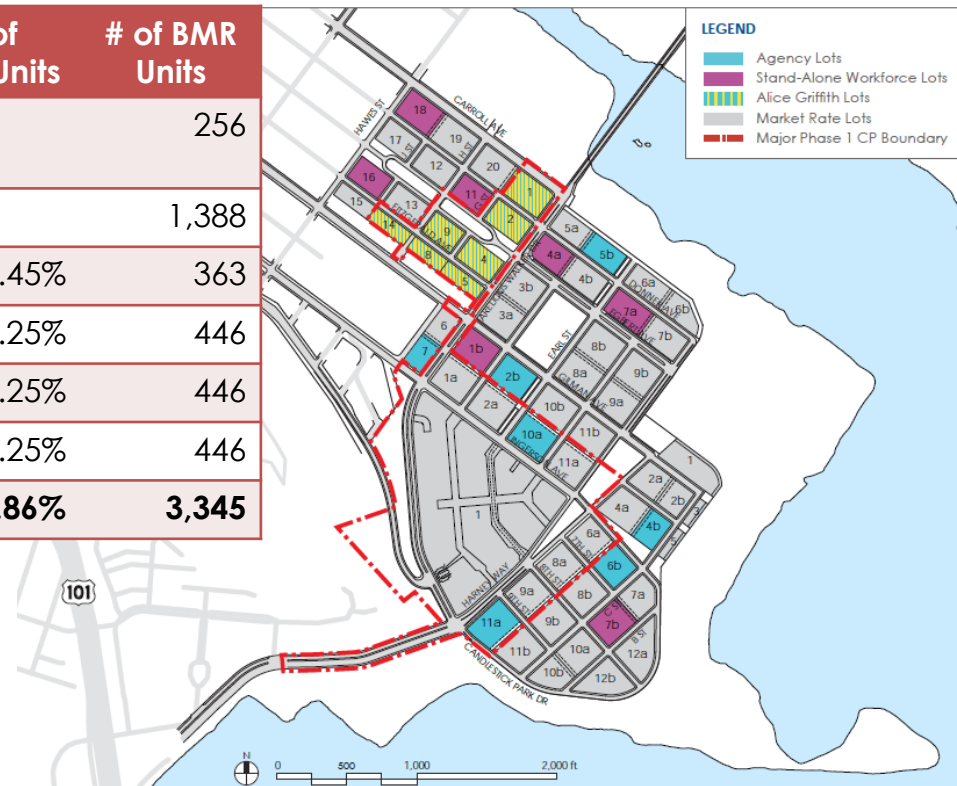
Proposed Amenities – Retail, Lobby, Open Space

Amenity*	Size
Neighborhood Serving Retail	14,191 SF
Outdoor Courtyard on Level 3	12,543 SF
Residential Terrace on Level 4	1,023 SF
Residential Terrace on Level 24	801 SF

Shared open space and amenities equally accessible to all residents with no additional fees for residents to use the amenities beyond the HOA dues

Phase 2 Affordable Housing Program

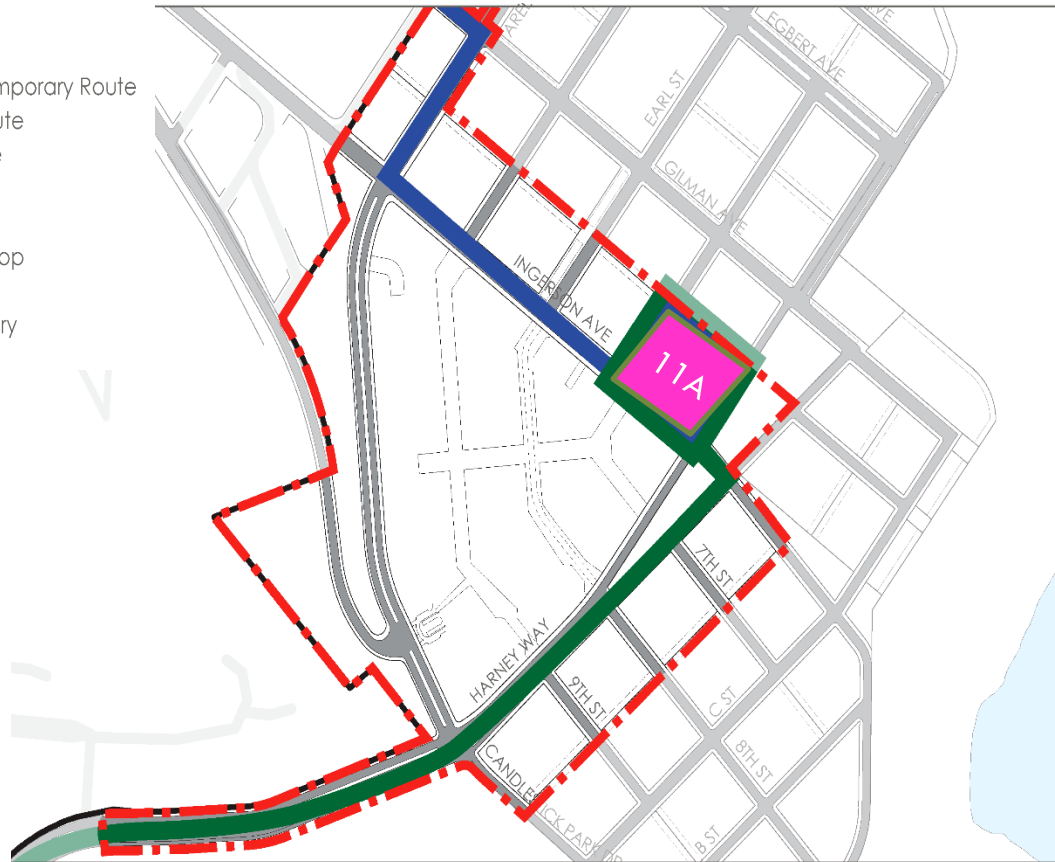
AMI %	Type	% of Total Units	# of BMR Units
0-60%	Alice Griffith Replacement Units		256
0-60%	Agency Affordable Units		1,388
80-100%	Inclusionary Units	3.45%	363
120%	Inclusionary Units	4.25%	446
140%	Workforce Units	4.25%	446
140-160%	Workforce Units	4.25%	446
TOTAL BMR		31.86%	3,345



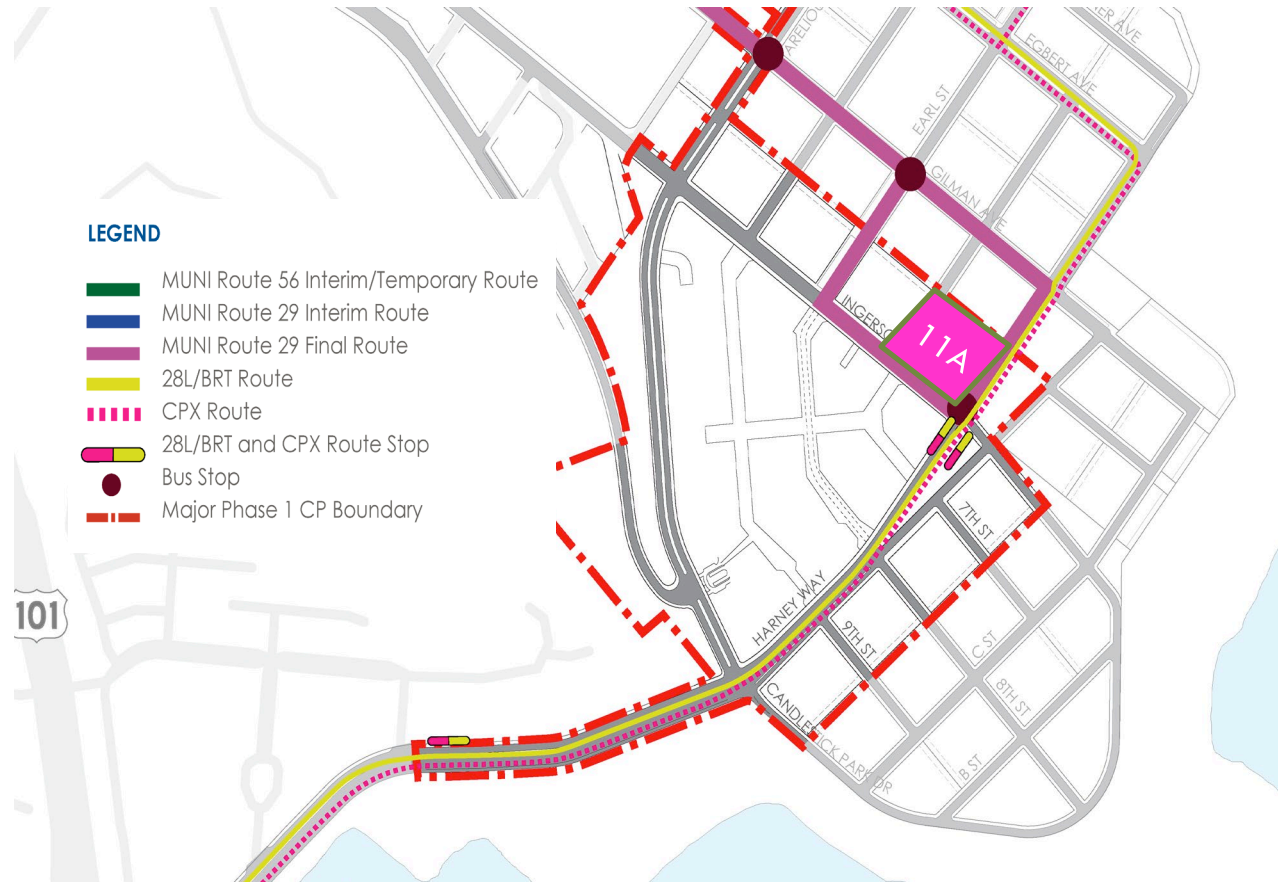
Candlestick – Interim Transit

LEGEND

- MUNI Route 56 Interim/Temporary Route
- MUNI Route 29 Interim Route
- MUNI Route 29 Final Route
- 28L/BRT Route
- CPX Route
- 28L/BRT and CPX Route Stop
- Bus Stop
- Major Phase 1 CP Boundary



Candlestick – Final Transit



Schematic Design - Architects

HKS –

Lead Architect
Philip Hyndman
Tom Sprinkle

YA Studio –

Associate Architect

Creo –

Landscape Architect

Community Facilities Space

- Community Facilities Space (“CFS”) equal to 7.5% of the aggregate retail space
- Space for community serving entities rent-free
- Should be used to:
 - (1) enhance the overall quality of life of residents in the project area and BVHP; and,
 - (2) support the creation of a vibrant new neighborhood in the project area.
- CPS Block 11A includes 4,000 sf of CFS to be built to cold shell condition



Community Benefits Fund

CPN 11A will contribute 0.5% of sales price of each market-rate unit to the Community Benefits Fund

- Legacy Foundation Five-Year Strategic Plan Prioritizes funding:
 - Education & Workforce
 - Homeownership
 - Neighborhood Building



OCII Staff and Community Review

- **Staff Determination/Analysis:**
 - Schematic Design Application is complete.
 - Consistent with the Phase 2 DDA.
 - Compliant with BVHP Redevelopment Plan
 - Conditions of Approvals