

450-2232019-002

Agenda Item **No. 5(f)**
Meeting of July 16, 2019

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Executive Director

SUBJECT: Conditionally approving the revised Schematic Design submittal for Block 52 (Lennar) in Hunters Point Shipyard Phase 1, which consists of 77 residential units (68 market-rate units and nine inclusionary units); and providing notice that this approval is within the scope of the Hunters Point Shipyard Phase 1 Reuse Final Environmental Impact Report, a program EIR; and, adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area

EXECUTIVE SUMMARY

The Office of Community Investment and Infrastructure (“OCII”) is implementing the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area (“Hunters Point Shipyard” or “HPS”) and the Disposition and Development Agreement (“Phase 1 DDA” or “DDA”) for Hunters Point Shipyard Phase 1 (“Phase 1”) between OCII and HPS Development Co, LP (“Lennar” or the “Developer”). Under the Phase 1 DDA, Lennar is required to build infrastructure and parks and to sell Lots to Vertical Developers, either Lennar affiliates or third-parties including community builders, to build housing and/or retail.

Developer is proposing to update an existing Schematic Design approval (made by the Successor Agency Commission (“Commission”) in 2014) for Developer’s HPS Phase 1 Lot known as “Block 52 (Lennar)”. The updated Schematic Design submittal is based on a proposed realignment of the project site, and would include 77 residential condominium units (68 market-rate units and nine inclusionary units), and associated improvements (the “Project”). The Schematic Design submittal is included as Attachment 2 hereto.

London N. Breed
MAYOR

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Design Review and Approval Process

Pursuant to the Design Review and Document Approval Procedure (“DRDAP”) of the Phase 1 DDA, the Developer has provided the revised Schematic Design submittal to OCII staff and is seeking approval from the Commission. The “DRDAP” outlines the necessary documents, schedule, and procedures for the review and approval of design submittals. Under the DRDAP, a series of increasingly detailed design documents are required in the design process. They are: 1) Schematic Design, 2) Design Development, and 3) Construction Documents. The DRDAP requires that the Schematic Design be presented to the Commission for its review and approval.

Staff recommends conditionally approving the Schematic Design for Block 52 (Lennar) and conforming entitlement actions, approving actions related to realignment of the Project site, and adopting environmental review findings pursuant to the California Environmental Quality Act.

DISCUSSION

HPS Project Area Overview and Summary

The San Francisco Board of Supervisors originally adopted the HPS Redevelopment Plan in 1997 to provide for planning and development of former Hunters Point Shipyard after its transfer from the U.S. Department of the Navy (“Navy”) to the former Redevelopment Agency.

In 2003, the predecessors in interest to OCII and Developer entered into the Phase 1 DDA governing development of HPS Phase 1, an approximately 47-acre former residential site within the Shipyard. The remainder of the Hunters Point Shipyard (known as HPS Phase 2) is governed by a separate disposition and development agreement with a separate master developer, which does not address the development of Phase 1.

The Phase 1 DDA has been amended seven times since its approval in 2003. Under the DDA, the development program for Phase 1 includes up to 1,428 housing units, of which a minimum of 27 percent and a maximum of 40 percent will be affordable, 26 acres of parks and open space, and the construction of associated infrastructure.

HPS Phase 1 is divided into two areas, commonly referred to as the Hilltop and Hillside, and Block 52 (Lennar) is located within the Hilltop. To date the Developer has focused development on the Hilltop, constructing 439 residential units (including 99 inclusionary units). Another 66 units (including 3 inclusionary units) are under construction. The Developer has constructed 12 acres of park space (46% of total to be built) and all necessary infrastructure for the Hilltop.

Phase 1 Environmental Clean Up and Testing

Pursuant to the Conveyance Agreement between the Navy and OCII, the Navy transfers properties within HPS to the former Redevelopment Agency (now OCII), after any necessary environmental remediation and a subsequent determination from federal, state and local regulators that the property

is safe for its intended purpose. The HPS Phase 1 development is coterminous with Navy Transfer Parcels A-1 and A-2, which the Navy previously used for residential purposes and was not used by the Navy for active military purposes. Parcels A-1 and A-2 did not require environmental remediation and was determined safe for development, and was transferred from the Navy to the former Redevelopment Agency in 2004.

Block 52 is one of several development blocks within Navy Transfer Parcel A-1. Prior to Navy's transfer of Parcel A-1, the U.S. Environmental Protection Agency, the California Department of Toxic Substances Control, and the San Francisco Bay Regional Water Quality Control Board analyzed the conditions of Parcel A-1 and determined, in accordance with federal law, that Parcel A-1 is suitable for transfer to the Agency for the purposes of unrestricted residential reuse. In June of 2018, in response to public concerns and at the request of the City and County of San Francisco ("City") and Speaker Nancy Pelosi, the California Department of Public Health ("CDPH") agreed to perform a phased approach radiological survey to assess the health and safety of the public and the environment at Parcel A-1. CDPH's report on Parcel A-1 concluded that there is no exposure to radiological health and safety hazards at Parcel A-1 for residents, workers, or visitors.

Block 52 Project Site and History

Block 52 (Lennar) is one of two development parcels (the other being an Agency Housing Parcel) that together comprise Block 52 within HPS Phase 1. See [Attachment 1](#). The site is a 1.047-acre parcel wrapped by the curvilinear path of Kirkwood Avenue to the south, Jerrold Avenue on the northeast and Avocet Way on the northwest.

In 2014, the Commission approved a Vertical Disposition and Development Agreement ("VDDA") and Schematic Design submittal covering Developer's initial proposal for the Project site. The 2014 proposal included approximately 74 residential units in two large residential buildings and two rows of townhomes flanking Avocet Way (a mid-block right-of-way) through the center of the Project site. Subsequently, Developer sought to revise its initial approval to address issues with construction cost feasibility, primarily related to the acute slope of the site and the central location of Avocet Way.

OCII staff worked with Developer to prepare a revised project design that continues to meet the requirements of the HPS Redevelopment Plan and applicable Project Documents.

The revised Schematic Design submission is based on a site plan that retains Avocet Way but shifts it to the northwest and makes it the boundary between Block 52 (Lennar) OCII's housing parcel. The proposed new alignment of Avocet Way would reduce construction costs by providing a regularly-shaped site for a single, larger residential building. In addition, the proposed new alignment would allow frontage on Avocet Way for both Developer's project and OCII's adjacent affordable housing development, expanding the potential for both projects to benefit from the right of way. Lastly, as a result of the proposed realignment, OCII's housing parcel will be expanded by approximately 5,000 square feet, allowing OCII's parcel to accommodate additional affordable housing units, while maintaining the number of inclusionary units within Developer's Project.

Actions necessary to effectuate the realignment of Avocet Way and expansion of OCII's housing parcel are discussed on page 12, below.

Inclusionary Units

The Inclusionary Units included in the Project's Schematic Design proposal are in accordance with the BMR Housing Plan and BMR Table. Of the 77 residential units proposed for the Project, Developer has identified nine inclusionary units that will be affordable to households earning 80% Area Median Income ("AMI"). The Inclusionary Units account for 11.7% of the total units in the Project. The distribution of these units is as follows:

BMR UNIT TYPES, AMI & SQFT					
FLOOR	UNIT TYPE	GSF	AMI	PARKING	COST/STALL
4TH FLOOR	2bd x 2bth	1,091	80%	UNBUNDLED	\$60,000
4TH FLOOR	1bd x 1bth	765	80%	UNBUNDLED	\$60,000
4TH FLOOR	Studio x 1bth	548	80%	UNBUNDLED	\$60,000
3RD FLOOR	2bd x 2bth	1,091	80%	UNBUNDLED	\$60,000
3RD FLOOR	1bd x 1bth	765	80%	UNBUNDLED	\$60,000
3RD FLOOR	Studio x 1bth	548	80%	UNBUNDLED	\$60,000
2ND FLOOR	2bd x 2bth	1,091	80%	UNBUNDLED	\$60,000
2ND FLOOR	1bd x 1bth	765	80%	UNBUNDLED	\$60,000
2ND FLOOR	Studio x 1bth	548	80%	UNBUNDLED	\$60,000

Block 52 (Lennar) Schematic Design

As discussed above, OCII staff worked with Developer to prepare a revised project design that addresses deficiencies in the initial 3014 design approval. The resulting Schematic Design for Block 52 (Lennar) proposes an "L" shaped building that backs up to Jerrold Street and Avocet Way, with a large amount of open space fronting the building, on the Kirkwood Avenue side. The landscaped, sloped portion of the Project site may be developed with a standalone private amenity space and pavilion. If constructed, the face of the pavilion would align with the street frontage along Kirkwood, providing a continuous architectural backdrop to an engaging site without obstructing views. The corner of Jerrold and Kirkwood is articulated to express the significance of the high corner at the hilltop. (See [Attachment 1: Site Map](#) for reference).

The relocated Avocet Way continues to be a mid-block break that provides pedestrian/bike access and views through Block 52. It is proposed to be activated on the Block 52 (Lennar) parcel with two-level loft units facing Avocet Way. The opposite side is now controlled by OCII and the affordable developer of the Block 52 (OCII) parcel. That project proposes residential entries, stoops and stepping planters lining Avocet Way, completing a harmonized and engaging environment for both sides of the mid-block break.

The Project proposes a gross floor area of approximately 118,886 square feet of which 101,041 square feet is residential. The proposed development consists of 77 for-sale condominiums (including nine below market rate units spread throughout all four levels of the Project), resulting in a development density of just under 74 units per acre on the 1.047-acre Block 52 (Lennar) site. Developer currently proposes various amenities accessible to all residents of the Project, including a fitness center, indoor-outdoor kitchen and lounge space, pet wash, parcel storage and two entrance lobbies. The ground floor includes 64 parking spaces, comprised of 45 mechanized, 16 standard, two accessible stalls and one car share stalls. There are also 32 secured long-term bicycle parking stalls located inside of the building with direct ground floor access.

Acknowledging the foregoing, OCII staff determined that the revised Schematic Design submittal for the Project conforms to the Phase 1 Hunters Point Shipyard Design for Development's ("HPS1 D4D") design standards and guidelines, and is consistent with the HPS Redevelopment Plan. As is typical with all OCII approvals of schematic designs, the action before the Commission is a conditional approval that requires Developer either to continue to refine certain project elements in consultation with OCII staff or provide OCII staff additional information for review and approval during subsequent design phases. Lastly, OCII staff recommend that the Commission authorize the Executive Director to amend the 2014 VDDA for the Project to reflect the updated Schematic Design and make related conforming amendments. The VDDA amendment would be entered into upon completion of City subdivision map approvals necessary for the realignment of Avocet Way (see page 12, below).

Design Approach

The design approach for Block 52 (Lennar) is based on the unique location of the Hilltop Area within HPS Phase 1. Its hilltop location is one of the defining characteristics of the design for Block 52 (Lennar). The focus on enhancing and framing the scenic views all throughout the site helped define the shape and character of the project. A strong regard for the pedestrian experience helped establish the scale, rhythm and style of finishes for the building as well. These design principles are derived from the master plan and the surrounding context.

Multiple massing studies were done to determine the best use of the site. Ultimately, an "L" shaped building with a small amenities pavilion aligned best with the design goals and project objectives. At the heart of the project and the design is a strong focus on views and views from the common open space. Opening the courtyard to the south and utilizing the natural slope of the site created an excellent stadium like viewing platform for all residents to enjoy.

Because a majority of the parcels within the Hilltop Area has been developed, the Project's design is able to respond directly to the site context. This Project is one of the larger projects within Hunters Point and needs to fit in the scale of its smaller residential neighbors. A broader massing allows the building to have a strong and calm presence in the context of highly articulated lower residential facades. The design celebrates the variety in the Hilltop area and seeks to be supportive to its neighbors and not overshadow them. In this spirit, it is important to maintain a strong vertical residential rhythm as opposed to a monolithic structure. The lighter portion of the design maintains the traditional residential themes of San Francisco architecture while the base helps to ground and unify the design.

The Project's deep contrasting materials help identify the major shifts in the massing and establish a hierarchy of design. This creates more dramatic recesses and shifts in the building while breaking down the scale of the project to a more pedestrian friendly backdrop for the greater context. The view corridors are also accented by the larger dark sections of the massing with more unique finishes.

Facade

The vertical rhythm created by building modulation establishes a hierarchy of the design and creates the boundaries where contrasting materials overlap and intersect. The strong vertical recess in the white plaster sections reinforce the rhythm of a traditional San Francisco urban residential street. Wood-like materials enhance the bright white face of the smooth plaster and serve as an inlay in the recessed sections. The dark brick contrasts the plaster in both texture and color, providing a heavier base element with a tactile quality. The brick reinforces the theme of a traditional residential element used in a contemporary fashion. Sections of brick span over the vertical recess in the building to create a clear delineation of void space. In these sections, the heavier brick base becomes more delicate, open and airy. The iconic gantry crane below influences these sections. Various soldier courses in the brick pattern are introduced at the base to highlight the changes in grade and emulate a layering of the earth's crust. The dark brick is also used to accent primary corners and identify key gateways to the project. The taller sections of the building bookend the project and frame view corridors.

Angled wood portals create subtle yet striking entry points to the project. These breaks from the orthogonal structure create visual interest and help identify key public areas. The use of metal trusses at the amenity spaces further identify and accent the nonresidential areas of the project.

Open Space & Landscape

The landscape plan for the Project is designed to enhance social interaction, community, and general livability of the outdoor spaces by creating varied gathering spaces. The planting of these areas screen views into private windows or courtyards, frame views to the bay, and add seasonal color while reducing glare.

Planting

The plant palette has been developed to include a mix of low water, locally-adapted Mediterranean plants, and native California plants noted for their interesting form, flowers, and/or foliage. These plants are well-adapted to the micro-climate of Hunters Point. The color palette will focus mainly on blues and purples with an occasional highlight of magenta and light green. All site planting shall include appropriate irrigation and drainage structures. Shrub, perennial, and ground cover planting will be irrigated using a combination of sub-surface and surface drip emitters. Trees will be irrigated with sub-surface bubblers, two bubblers per tree. A central irrigation controller will be provided with electrical power. All planting and irrigation will comply with California's WELO and San Francisco's Landscape and Irrigation Requirements. The system will be designed with purple pipe so that in the future it can be converted to a reclaimed water system.

Building Perimeter

The planting along the perimeter is designed to help buffer the building, create welcoming entries, and meet stormwater requirements. The perimeter along Jerrold and Kirkwood Avenues will have raised concrete planters with a variety of drought and water-tolerant ferns, sedges, and flowering perennials. Along Kirkwood Avenue sun-loving, drought-tolerant flowering perennials, shrubs, and vines soften the building's facade.

Podium Common Areas

The podium courtyard provides a mix of active and quiet spaces to foster community interaction and enjoy the site's dramatic bay views. The paving will be bands of alternating color and finish that reveals the aggregate and creates a subtle, textured pattern reflecting the architecture above.

An outdoor kitchen features movable café tables, a built-in barbecue, and sink. A trellis extending from outdoor pavilion provides shade and opportunities for lighting. A custom cast-in-place fire pit surrounded by built-in seating, along with movable furnishings can be arranged to suit parties of various sizes on the upper level patio. Private patios are separated from the podium by raised planters with plantings thoughtfully selected to frame views and offer a gentle buffer to provide a sense of privacy.

Structural Approach

The structural design for the Project is based on the California Building Code's (CBC) Type VA construction type. The building will include three stories of Type VA wood frame over a Type I concrete podium on the ground floor. The ground floor podium will contain the garage and some living areas while the wood frame construction above will include most of the residential units.

Sustainability Measures

The Project is designed to incorporate sustainable building systems at all levels. A comprehensive strategy to incorporate environmental standards that will enhance the building's lifespan while also creating an enduring place for people is an important metric of success. The project will balance environmental innovation with community good and sound financial sense.

Block 52 (Lennar) will conform with the City and County of San Francisco Green Building Ordinance meeting or exceeding minimum Greenpoint Rating or LEED Silver requirements. The following industry-leading sustainability features will be considered during design development:

- **Stormwater Control Plan** - Stormwater Treatment, low impact development measures as described in the "San Francisco Stormwater Design Guidelines"
- **Climate Appropriate Vegetation** - Climate appropriate landscape design requiring minimal maintenance and irrigation.
- **Title 24 (2008) Energy Standards** – the Project will meet the requirement of exceeding Title 24 (2008) by a minimum of 14%.
- **Landfill Diversion** - A minimum of 75% of construction-generated debris is to be diverted from landfill, a goal of 90% is preferable.

- **Concrete** - Concrete used during construction to be a minimum of 25% fly ash or slag.
- **Recycling** - Dedicated recycling facility within the building.
- **Solar Panels** – the Project will have Solar PVs installed on the roof as indicated on roof plan.
- **Smart Metering** – the Project will have integrated “smart metering” building management systems and feedback panels.
- **Passive Design** – the Project includes passive design practices such as use of light colored materials, and ample daylight and visual access to the outdoors. Paved areas are planned to be pervious, plantings will require little or no irrigation, and building materials will contain recycled materials, and low VOC content.

Unit Types and Data

There are a total 77 residential units in the Project, which include a mix of flats and lofts. The units range in size from 0-2 bedrooms to accommodate a variety of household sizes and range from 548 square feet – 1,091 square feet. The mix of unit types are as follows:

OVERALL RESIDENTIAL UNIT MIX					
	FLATS		LOFTS	FLATS	TOTAL/FLOOR
FLOOR	STUDIO	1BDRM	1 BDRM	2 BDRM	
PERCENT TYPE	19.5%	55.8%	3.9%	20.8%	
4 th FLOOR	6	15		5	26
3 rd FLOOR	6	15		5	26
2 ND FLOOR (PODIUM)	3	13		6	22
GROUND FLOOR			3		3
TOTALS	15	43	3	16	77
	UNIT MIX				
	STUDIO	1BDR	2BDR		
TOTALS	15	46	16		
PERCENT TOTAL	19.5%	59.7%	20.8%		

Schematic Design Conditions of Approval

As is typical, there are a few remaining design issues to be resolved in subsequent design stages, including the Design Development phase. OCII staff recommends approval of the Project's Schematic Design subject to the following conditions:

Beginning in Design Development the Developer shall:

1. **Materials and Colors.** Continue to develop and refine the building materials palette, including the wall systems, glazing, screening and other materials, in coordination with OCII staff. Materials palette must demonstrate durability, quality,

color, variety, and visual interest, especially at the ground floor. Explore opportunities to incorporate locally sourced materials to establish a palette that works with climate, light, neighborhood context, history, and culture. Sustainable and recycled materials are highly encouraged.

2. **Architectural Mock-Up Scope.** Prior to Construction Document submittal and in advance of building materials purchasing, provide scope and plans for design mock-up, including primary building materials, color palette, wall systems, glazing and detail installation. OCII staff shall approve a) mock-up plans prior to mock-up construction, and of b) mock-up materials, as per Construction Documents, and their application, after OCII's staff mock-up observations and prior to materials purchases and shipping.
3. **Landscape Plans.** Provide detailed landscape plans, including plans for Avocet Way, all setback zones, and common open spaces. The setback zone shall be used to create a transition zone between private use and the public realm. The setback zone shall be landscaped with high quality materials from the building edge to the public sidewalk. Landscaping shall mitigate all ground-floor blank wall areas along Avocet Way and Jerrold Avenue, subject to further review and approval by OCII.
4. **Street Trees.** Retain the equivalent number of existing street trees within all public right-of-ways in the Project Area. If any proposed tree wells must be relocated to accommodate new utility infrastructure, submit revised infrastructure plans.
5. **Rooftop Solar Photovoltaic System.** Project shall retain a rooftop photovoltaic system as indicated in the Schematic Design proposal.
6. **Roof Drainage.** Consider internal roof drainage to eliminate unattractive external gutters, pipes and downspouts. External gutters, pipes and downspouts shall be subject to further review by OCII.
7. **Utility Room and Parking Screening.** Refine screening, materiality and architectural treatment of all ground-floor utility rooms and parking garage doors. Doors should screen mechanical uses while providing visual interest to the public realm through incorporation of design features such as high-quality materials, texture, artistic expression and transparency.
8. **Mechanical Equipment.** All mechanical equipment, aside from the indicated gas meters in the setback area on Avocet Way, shall be located within the building footprint or on the roof, per the approved Schematic Design. No additional meters or mechanical equipment shall be located within setback zones or along Avocet Way, unless required by a utility provider. In such case, utility provider requirements must be documented and proposed mechanical locations and screening will be subject to further OCII review and approval.
9. **Ground-Floor Glazing:** Aside from potential opaque glazing necessary to screen mechanical and parking uses, clear, untinted low-reflectivity glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of the building. Window glass for residential units at the ground level on Avocet Way may be selected that simultaneously help protect privacy and provide "eyes on the street," as called for in the HPS1 D4D.

10. **Façade Transparency:** Retain the approved percentage of glazed surface façade area on all building elevations, as shown in the Schematic Design submittal.
11. **Lighting Plan.** Provide a detailed building lighting plan. Lighting should be subtle and reinforce the overall façade design.
12. **Graffiti Treatment.** Submit materials specifications identifying how each material type will be protected from or replaced in the case of graffiti—especially those materials located on ground-floor facades.
13. **Roofscape**
 - a. Roof design should utilize non-reflective, low intensity colors.
 - b. Further develop any rooftop mechanical equipment screening. Rooftop mechanical equipment, with the exception of solar PV infrastructure, shall be screened from view from the public realm. Mechanical screens shall form part of the building top composition and consist of materials consistent with the overall building color and material palette.
14. **Signage.** All building signage shall be subject to further OCII staff review and approval. The Sponsors shall submit a signage plan prior to or concurrent with the Design Development submittal.

In advance of the start of construction, Building Permit and before procurement and Tenant Improvements ("TI"), the Sponsor shall:

1. **Noise.** Prior to the start of construction, the Developer and its general contractor shall meet with OCII staff to discuss noise regulations and hours of construction operation to ensure that they understand the existing regulations and do not work outside the allowed hours of operations. During construction, the Developer shall designate a single point of contact to address all construction-related concerns from OCII, the City, residents of Hunters Point Shipyard and other stakeholders.
2. **Architectural Mock-Up.** Prior to procuring façade materials, construct a physical material mock-up to allow for OCII, design team, and contractor review of material durability, texture, color and detail installation.

Small Business and Local Workforce

The Phase 1 DDA requires the Developer to follow an equal opportunity program, which consists of: 1) the Bayview Hunters Point Employment and Contracting Policy ("BVHP ECP"), 2) the Small Business Enterprise Policy ("SBE"), 3) the Nondiscrimination in Contracts and Equal Benefits Policy, 4) the Minimum Compensation Policy, 5) the Health Care Accountability Policy, 6) the Prevailing Wage Policy, and 7) the Card Check Neutrality Policy.

Under the SBE Policy, developers must make good faith efforts to award 50 percent of the contracting opportunities to SBE consultants and contractors with First Consideration for businesses with addresses in the BVHP Area (defined as zip codes 94124, 94134, and 94107). The BVHP ECP also requires developers to make good faith efforts to achieve 50 percent local workforce participation, with

First Consideration to BVHP Area residents, in construction workforce hiring, permanent/temporary workforce hiring, and trainee hiring.

Small Businesses

To date, for the Project, the Developer has achieved 58.8 percent SBE participation in the area of professional service contracts, of which 3.7 percent are from minority-owned firms and 53.8 percent are from women-owned firms.

Local Workforce

The SBE professional services summary for the Project of the five (54.6%) SBE firms earning the highest fees on this project is attached to this memo (see Attachment 3).

Design Team Selection

LPAS served as the architect for the building designs on Block 52 (Lennar). The firm was selected through a competitive, public procurement process in accordance with OCII requirements. Shortlisted firms were interviewed by a panel that included members of the development team and OCII before a final selection was made.

Community Outreach

The Project's proposed designs have undergone a community outreach process that included presentations at the Mayor's Hunters Point Shipyard Citizens Advisory Committee ("CAC") Housing Sub-Committee meeting on April 18, 2019 and the Full CAC meeting on June 10, 2019. OCII staff conducted a review of the proposed development and facilitated discussion on the designs at various CAC meetings. At their June 10, 2019 meeting the CAC recommended approval of the Block 52 (Lennar) Schematic Design.

Actions to Effectuate Avocet Way Realignment

The Developer has executed a letter agreement, acceptable to OCII staff, governing the realignment of Avocet Way and associated expansion of the adjacent OCII parcel. Attachment 4, Transfer Parcel Letter Agreement. Pursuant to this letter agreement, the expansion of the OCII parcel will be effectuated by a quitclaim deed from Developer to OCII, which will transfer to OCII the northwestern-most approximately 5,000 square feet of land within Block 52 (Lennar) (in its current configuration). Developer will record the quitclaim deed (together with a VDDA amendment) immediately upon approval by the Bureau of Street Use & Mapping of the San Francisco Public Works of either: (i) a Final Map for Block 52 reflecting the revised configuration of Avocet Way; or (ii) a Record of Survey identifying the revised configuration, whichever is sooner. OCII staff and Developer will work together to facilitate the necessary Public Works action, which is anticipated to occur prior to January 30, 2020.

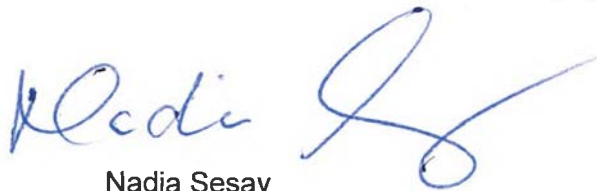
CALIFORNIA ENVIRONMENTAL QUALITY ACT

The San Francisco Redevelopment Agency Commission ("Former Commission") and the San Francisco Planning Commission certified the Hunters Point Shipyard Reuse Final Environmental Impact Report ("FEIR"), and adopted California Environmental Quality Act ("CEQA") findings, a mitigation monitoring and reporting program and statement of overriding considerations (collectively "CEQA Findings") in 2000, and subsequently issued a First and Second Addendum to the Final EIR in 2003 and 2006, respectively, to address project changes (collectively, the FEIR and the CEQA Findings as updated by the First and Second Addenda are referred to as the "Phase 1 EIR"). Additionally, the Former Agency Commission and the Planning Commission certified the Candlestick Point/Hunters Point Shipyard Phase 2 Final Environmental Impact Report in 2010 and adopted CEQA findings, a mitigation monitoring and reporting program and statement of overriding considerations (collectively, "Phase 2 CEQA Findings"), and subsequently issued three addenda, in 2014, 2016 and 2018, respectively, to address project changes (collectively, the FEIR and Phase 2 CEQA Findings as updated by the three addenda are referred to as the "Phase 2 EIR"). The Phase 2 EIR updated the transportation analysis and transportation plan (including the transportation system management plan) for Phase 1, but the Phase 2 EIR did not identify any new significant environmental effects or an increase in the severity of significant impacts of the Phase 1 Project previously identified in the Phase 1 EIR. OCII staff has reviewed the Schematic Design for the Project and has found it to be within the scope of the project analyzed in the Phase 1 EIR and its subsequent addenda. Staff recommends that the Commission adopt environmental findings requiring no additional environmental review beyond the Phase 1 EIR and its addenda, pursuant to State CEQA Guidelines Sections 15180, 15162, 15163, and 15164 and 15168, confirming that there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the Phase 1 EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Phase 1 EIR, as confirmed by the analysis provided in the Phase 2 EIR.

Next Steps

In accordance with the DRDAP, the Executive Director will approve the subsequent design documents, contingent upon the Commission's approval of the Project's Schematic Design. Developer will work with OCII staff to prepare the Design Development submittal and fulfill the conditions of approval precedent to issuance of the building site permit. Developer and OCII will cooperate on the necessary subdivision documentation for realignment of Avocet Way, and conforming amendment to the VDDA for the Project. Depending on the completion of design submittals for OCII staff review, construction could commence in 2021.

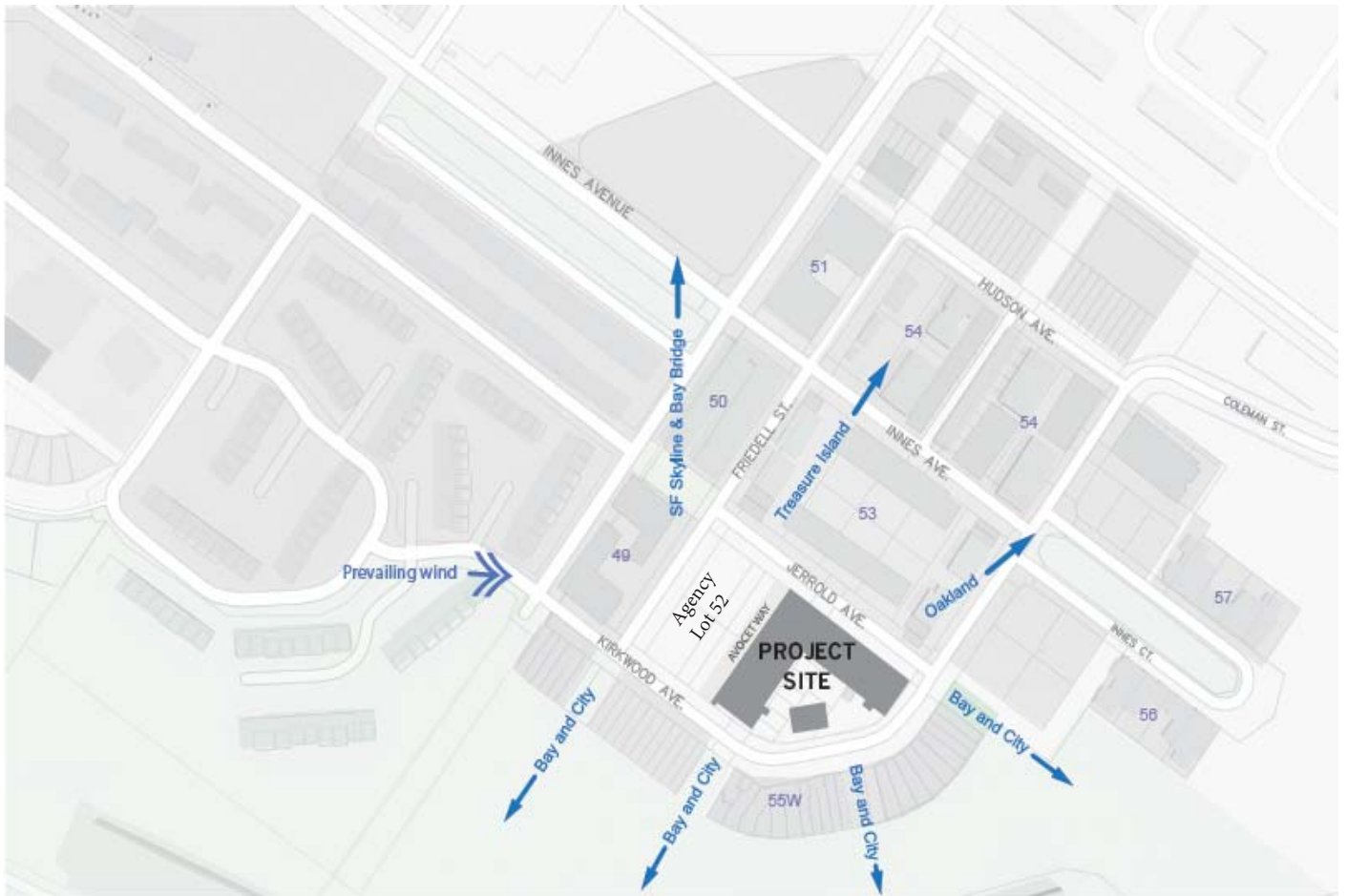
(Originated by Kasheica McKinney, Assistant Project Manager)



Nadia Sesay
Executive Director

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|---------------|------------------------------------|
| Attachment 1: | HPS Block 52 Site Plan |
| Attachment 2: | Block 52 (Lennar) Schematic Design |
| Attachment 3: | Consultants List |
| Attachment 4: | Transfer Parcel Letter Agreement |

Hunters Point Shipyard Phase 1 Hilltop Parcels





HUNTERS POINT SHIPYARD

Block 52

OCII SCHEMATIC DESIGN SUBMITTAL

April 5, 2019

Project No. 1237-0001

SHEET INDEX

VDRDAP CHECKLIST -
BASIC CONCEPT & SCHEMATIC DESIGN APPLICATION:

1.01	SHEET INDEX, PROJECT TEAM, VDRDAP CHECKLIST
1.02	PROJECT NARRATIVE, PROJECT APPROACH
1.03	PROJECT NARRATIVE, PROJECT APPROACH
1.04	PROJECT DATA
1.05	PROJECT DATA
1.06	SAN FRANCISCO GREEN BUILDING CODE CHECKLIST
2.01	PROJECT CONTEXT – TRANSIT, PEDESTRIAN, & BICYCLE NETWORKS
2.02	PROJECT CONTEXT – VIEWS AND WIND
2.03	DESIGN STUDIES – BUILDING MODULATION
2.04	AXONOMETRIC VIEW – NORTH CORNER
2.05	AXONOMETRIC VIEW – SOUTH CORNER
2.06	PROJECT VIEWS – HILLSIDE ALONG KIRKWOOD AVENUE
2.07	PROJECT VIEWS – CORNER OF MID-BLOCK BREAK
2.08	PROJECT VIEWS – HILLSIDE FROM POCKET PARK 11
2.09	PROJECT VIEWS – HILLSIDE ALONG KIRKWOOD AVENUE
2.10	PROJECT VIEWS – CORNER OF KIRKWOOD AVENUE & JERROLD AVENUE
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PROJECT TEAM

OWNER:	DEVELOPMENT MANAGER:	ARCHITECT:	LANDSCAPE ARCHITECT:	STRUCTURAL ENGINEER:	MEP ENGINEER:
Lennar One Sansome Street, Suite 3700 San Francisco, CA 94104	Fivepoint Communities One Sansome Street, Suite 3200 San Francisco, CA 94104	LPAS Architecture + Design 5 Third Street, Suite 1117 San Francisco, CA 94103	PGA Design 444 17th Street Oakland, CA 94612	Tipping Structural 1906 Shattuck Avenue Berkeley, CA 94704	PAE 48 Golden Gate Avenue San Francisco, CA 94102
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INTRODUCTION

Block 52 has one of the most prominent locations within the Hunters Point Shipyard Hilltop Sub-Area. It has one of the highest elevations in the development and offers excellent city and bay views. The slope of the site provides clear views from the courtyard units and large outdoor amenities through the adjacent pocket parks. The Oakland skyline can be seen to the North and East, Candlestick to the South and the iconic gantry crane to the Southeast.

The project site is wrapped by Kirkwood Avenue to the South, Jerrold Avenue on the Northeast and Avocet Way on the Northwest. The "L" shaped building backs up to Jerrold and Avocet with a large amount of open space adjacent to Kirkwood Avenue. A standalone amenity space sits as a unique pavilion within the landscaped sloping site. The face of the pavilion aligns with the street frontage along Kirkwood, providing a continuous architectural backdrop to an engaging site without obstructing views. The corner of Jerrold and Kirkwood is articulated to express the significance of the high corner at the hilltop.

Avocet way is primarily pedestrian/bike access and is activated with two level loft units facing the paseo. The opposite side of Avocet Way is shared with the OCII affordable parcel, which is also part of Block 52. Active residential stoops and stepping planters line the paseo providing and engaging environment

Overall the parcel is 1.047 acres and the development includes a gross building area of approximately 118,886 SF of which 101,041 SF is residential. The proposed development consists of 77 for sale condominiums including 9 below market rate units spread throughout all four levels of the project. There will be various shared amenities throughout, including a fitness center, indoor outdoor kitchen and lounge space, pet wash, parcel storage and two entrance lobbies. The ground floor includes 64 parking space, comprised of 45 mechanized, 16 standard, 2 accessible stalls and 1 car share stalls. There are also 32 secure long-term bicycle parking stalls located inside of the building with direct ground floor access.

DESIGN APPROACH

The unique location of the Hilltop Area within Hunters Point is one of the defining characteristics to the design approach for Block 52. The focus on enhancing and framing the scenic views all throughout the site helped define the shape and character of the project.

A strong regard for the pedestrian experience helped establish the scale, rhythm and style of finishes for the building as well. These design principals are derived from the master plan and the surrounding context.

Multiple massing studies were done to determine the best use of the site. Ultimately an "L" shaped building with a small amenities pavilion aligned best with the design goals and project objectives. At the heart of the project and the design is a strong focus on views and views from shared green space. Opening the courtyard to the south and utilizing the natural slope of the site created an excellent stadium like viewing platform for all residents to enjoy.

Because a majority of the parcels within the Hilltop Area have been developed the design is able to respond directly to the site context. Block 52 is one of the larger projects within Hunters Point and needs to fit in the scale of it's smaller residential neighbors. The larger massing allows the building to have a strong and calm presence in the context of highly articulated lower residential facades. The design celebrates the variety in the Hilltop area and seeks to be supportive to it's neighbors and not overshadow them. In this spirit, it is important to maintain a strong vertical residential rhythm as apposed to a monolithic structure. The lighter portion of the design maintains the traditional residential themes of San Francisco architecture while the base helps to ground and unify the design.

The deep contrasting materials help identify the major shifts in the massing and establish a hierarchy of design. This creates more dramatic recesses and shifts in the building while breaking down the scale of the project to a more pedestrian friendly backdrop for the greater context. The view corridors are also accentuated by the larger dark sections of the massing with more unique finishes.

FAÇADE

The vertical rhythm created by building modulation establishes a hierarchy of the design and creates the boundaries where contrasting materials overlap and intersect. The strong vertical recess in the white plaster sections reinforce the rhythm of a traditional San Francisco urban residential street. Wood-like materials enhance the bright white face of the smooth plaster and serve as an inlay in the recessed sections. The dark brick contrasts the plaster in both texture and color, providing a heavier base element with a tactile quality. The brick reinforces the theme of a traditional residential element used in a contemporary fashion. Sections of brick span over the vertical recess in the building to create a clear delineation of void space. In these sections the heavier brick base becomes more delicate, open and airy. These sections are influenced by the iconic gantry crane below. Various soldier courses are introduced at the base to highlight the changes in grade and emulate a layering of the earth's crust. The dark brick is also used to accent primary corners and identify key gateways to the project. The taller sections of the building bookend the project and frame view corridors.

Angled wood portals create subtle yet striking entry points to the project. These breaks from the orthogonal structure create visual interest and help identify key public areas. The use of metal trusses at the amenity spaces further identify and accent the non-residential areas of the project.

LANDSCAPE

The landscape on Block 52 is designed to enhance social interaction, community, and general livability of the outdoor spaces by creating varied gathering spaces. The planting of these areas screen views into private windows or courtyards, frame views to the bay, and add seasonal color while filtering dust and reducing glare.



Planting and Irrigation overview:

The plant palette has been developed to include a mix of low water, locally-adapted Mediterranean plants, and native California plants noted for their interesting form, flowers, and/or foliage. These plants are well-adapted to the micro-climate of Hunters Point. The color palette will focus mainly on blues and purples with an occasional highlight of magenta and light green. All site planting shall include appropriate irrigation and drainage structures. Shrub, perennial, and ground cover planting will be irrigated using a combination of sub-surface and surface drip emitters. Trees will be irrigated with sub-surface bubblers, two bubblers per tree. A central irrigation controller will be provided with electrical power. All planting and irrigation will comply with California's WELO and San Francisco's Landscape and Irrigation Requirements. The system will be designed with purple pipe so that in the future it can be converted to a reclaimed water system.

Building Perimeter:

The planting along the perimeter is designed to help buffer the building, create welcoming entries, and meet stormwater requirements. The perimeter along Jerrold and Kirkwood Avenues will have raised concrete planters with a variety of drought and water-tolerant ferns, sedges, and flowering perennials. Along Kirkwood Avenue sun-loving, drought-tolerant flowering perennials, shrubs, and vines soften the building's facade.

Podium Common Area:

The podium courtyard provides a mix of active and quiet spaces to foster community interaction and enjoy the site's dramatic bay views. The paving will be bands of alternating color and finish that reveals the aggregate and creates a subtle, textured pattern reflecting the architecture above.

An outdoor kitchen features movable café tables, a built-in barbecue, and sink. A trellis extending from outdoor pavilion provides shade and opportunities for lighting. A custom cast-in-place fire pit surrounded by built-in seating, along with movable furnishings can be arranged to suit parties of various sizes on the upper level patio.

Private patios are separated from the podium by raised planters with plantings thoughtfully selected to frame views and offer a gentle buffer to provide a sense of privacy.

Hillside Private Landscaped Area:

A lushly-planted private landscaped area along Kirkwood Avenue provides a green respite within the dense neighborhood. The hillside will be planted with a mix of sun-loving, drought-tolerant grasses, flowering shrubs, and small trees. A flowering California Buckeye will provide a landmark point of interest. A steel picket fence, located mid-slope, will provide security to the private spaces, and generous surrounding plantings will minimize its impact to the street below.

CONFORMANCE WITH DESIGN FOR DEVELOPMENT

The 77-unit condominium project is being developed in accordance with the Design for Development Plan document for Hunters Point Shipyard Phase I, last updated in July 2013. The chart on page 3.01 of this package provides a summary of the requirements, how the proposed project conforms to those requirements, and the page number(s) that illustrate that conformance.

STRUCTURAL APPROACH

The structural design for Block 52 is based on the California Building Code's (CBC) Type VA construction type. The building will include three stories of Type VA wood frame over a Type I concrete podium on the ground floor. The ground floor podium will contain the garage and some living areas while the wood frame construction above will include most of the residential units.

SUSTAINABILITY MEASURES

The project is designed to incorporate sustainable building systems at all levels. A comprehensive strategy to incorporate environmental standards that will enhance the building's lifespan while also creating an enduring place for people is an important metric of success. The project will balance environmental innovation with community good and sound financial sense.

Block 52 will conform with the City and County of San Francisco Green Building Ordinance meeting or exceeding minimum Greenpoint Rating or LEED Silver requirements. The following industry-leading sustainability features will be considered during design development:

- Stormwater Treatment, low impact development measures as described in the "San Francisco Stormwater Design Guidelines"
- Climate appropriate landscape design requiring minimal maintenance and irrigation.
- Block 52 will meet the requirement of exceeding Title 24 (2008) by a minimum of 14%.
- A minimum of 75% of construction generated debris is to be diverted from landfill, a goal of 90% is preferable.
- Concrete used during construction to be a minimum of 25% fly ash or slag.
- Dedicated recycling facility within the building.
- Block 52 will have Solar PVs installed on the roof as indicated on roof plan.
- Block 52 will have integrated "smart metering" building management systems and feedback panels.
- Block 52 includes passive design practices such as use of light colored materials, and ample daylight and visual access to the outdoors. Paved areas are planned to be pervious, plantings will require little or no irrigation, and building materials will contain recycled materials, and low VOC content.

FLOOR	BUILDING AREAS					
	RESIDENTIAL GROSS	BALCONIES	APPROX. RESIDENTIAL NET	COMMON/AMENITY	UTILITY	CIRCULATION
						TOTAL*
4TH FLOOR	25,628		20,004		496	3,013
3RD FLOOR	25,628		20,004		496	3,013
2ND FLOOR (PODIUM)	25,625		19,993	524	536	3,136
GROUND FLOOR	7,701		1,515	2,235	1,950	1,060
TOTALS	84,582	0	60,516	2,759	3,478	10,222
						17,845
						118,886
						7,017
						2,526

* INCLUDES GROSS SQFT & DOES NOT INCLUDE BALCONIES

* INCLUDES GROSS SQ. FT. AND DOES NOT INCLUDE PATIOS

ALL BALCONIES AND PATIOS SHOWN ON PLANS ARE COUNTED AS PRIVATE OPEN SPACE

FLOOR	PARKING				
	RESIDENTIAL STANDARD 8'x18'	RESIDENTIAL ACCESSIBLE 9'x18'	RESIDENTIAL STACKERS	CAR SHARE	TOTAL
GROUND FLOOR	16 spaces	2 spaces (1 van accessible)	45 spaces	1 spaces	0 spaces 64 spaces 0 spaces
TOTAL					64 spaces 64 spaces 64 spaces
CLASS 1 25 + 1 PER 4 UNITS			REQUIRED 32	PROVIDED 37	

SITE AREA		
PARCEL AS CURRENTLY MAPPED		
PARCEL AREA	45,689 SQFT	1.05 ACRES
AVOCET WAY	5,558 SQFT	0.13 ACRES
TOTAL DEVELOPMENT AREA	51,247 SQFT	1.18 ACRES
UNIT COUNT AND OVERALL AREA		
TOTAL UNITS	77	
FLOOR & LOT AREA CALCULATIONS		
DENSITY	73.4 UNITS/ACRE	
TOTAL BUILDING AREA (GROSS)	118,886 SF	
FLOOR AREA RATIO	2.3	

FLOOR	OVERALL RESIDENTIAL UNIT MIX				
	FLATS	LOFTS	FLATS	TOTAL / FLOOR	
	STUDIO ±548SF	1B ±765SF	1B ±821SF	2B ±1,091SF	
PERCENT TYPE	19.5%	55.8%	3.9%	20.8%	
4TH FLOOR	6	15		5	26
3RD FLOOR	6	15		5	26
2ND FLOOR (PODIUM)	3	13		6	22
GROUND FLOOR			3		3
TOTALS	15	43	3	16	77
TOTALS	15	46	16	16	
PERCENT TOTAL	19.5%	59.7%		20.8%	

PROJECT DATA

HUNTERS POINT SHIPYARD | Block 52

1.05

PROJECT NO. 1237-0001

April 5, 2019

BMR UNIT TYPES, AMI & SQFT					
FLOOR	UNIT TYPE	GSF	AMI	PARKING	COST/STALL
4TH FLOOR	2bd x 2bth	1,091	80%	UNBUNDLED	\$60,000
4TH FLOOR	1bd x 1bth	765	80%	UNBUNDLED	\$60,000
4TH FLOOR	Studio x 1bth	548	80%	UNBUNDLED	\$60,000
3RD FLOOR	2bd x 2bth	1,091	80%	UNBUNDLED	\$60,000
3RD FLOOR	1bd x 1bth	765	80%	UNBUNDLED	\$60,000
3RD FLOOR	Studio x 1bth	548	80%	UNBUNDLED	\$60,000
2ND FLOOR	2bd x 2bth	1,091	80%	UNBUNDLED	\$60,000
2ND FLOOR	1bd x 1bth	765	80%	UNBUNDLED	\$60,000
2ND FLOOR	Studio x 1bth	548	80%	UNBUNDLED	\$60,000

*BMR UNIT AMENITIES WILL BE EQUIVALENT TO THOSE PROVIDED IN MARKET RATE UNITS.

BMR UNIT MIX					
FLOOR	FLATS		LOFTS		TOTAL / FLOOR
	STUDIO ±548SF	1B ±765SF	1B ±821SF	2B ±1,091SF	
PERCENT TYPE	33.3%	33.3%	0.0%	33.3%	
4TH FLOOR	1	1		1	3
3RD FLOOR	1	1		1	3
2ND FLOOR (PODIUM)	1	1		1	3
GROUND FLOOR					
TOTALS	3	3	0	3	9
UNIT MIX					
TOTALS	STUDIO	1B		2B	
	3	3	3	3	
PERCENT TOTAL	33.3%	33.3%		33.3%	

Green Building: Site Permit Submittal

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

BASIC INFORMATION: These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name HUNTERS POINT SHIPYARD	Block/Lot BLOCK 52	Address
Gross Project Area 118,886 SF	Primary Occupancy R-2	Number of occupied floors 4
Design Professional/Applicant: San + Dale LPAS Architecture + Design		

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	•
Stormwater Control Plan: Projects discharging 25,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	•
Water Efficient Irrigation - Projects that include 2 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	•
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance	•
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	•

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	☒
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	•
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 13 (2013).	•
Meet all California Green Building Standards Code requirements (California measures for residential projects have been incorporated into the GreenPoint Rated system.)	•

Notes

- New residential projects of 4 or more occupied floors must use the "New Residential Low Rise" standard. New commercial projects must use the "New Commercial Low Rise" standard.
- LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve GreenPoint Rated is 75 for Mid-Rise and 85 for High-Rise Rating System to confirm the base number of points required.

LEED PROJECTS					
	New Large Commercial	New High Rise Residential	Large Existing Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)		☒			
Overall Requirements:					
LEED certification level (includes prerequisites):	GOLD	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	50	60	60	60
Adjustment for retention / demolition of historic features / building:			n/a		
Final number of required points (base number +/- adjustment)			50		
Specific Requirements: (n/r indicates a measure is not required)					
Construction Waste Management - 75% Diversion (See Administrative Bulletin 088 for details)	•	•	•	Meet C&D ordinance only	•
Energy Use - Comply with California Title 24, Part 6 (2013) and meet LEED EA-90	•	LEED prerequisite	•	•	LEED prerequisite only
Renewable Energy or Enhanced Energy Efficiency - Generate renewable energy on-site 21% of total annual energy cost (LEED EA-2), OR - Conserve 10% of total annual energy use (LEED EA-1) OR - Purchase Green-E certified renewable energy or credits for 35% of total electricity use (LEED EA-6)	•	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems - LEED EA-3	•	Meet LEED prerequisite	Meet LEED prerequisites		
Water Use - 30% Reduction - LEED WE 3, 2 points	•	Meet LEED prerequisite	•	Meet LEED prerequisite	
Enhanced Refrigerant Management - CnGreen 3.508.1.2, may contribute to LEED EA-4	•	n/r	n/r	•	n/r
Indoor Air Quality Management Plan - LEED EQ 3.1	•	California 4.06.1	California 5.04.1	California 5.05.3	California 4.04.1
Low-Emitting Materials - LEED EQ 4.1, 4.2, 4.3, and 4.4	•	•	•	•	•
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total annual peak parking capacity, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS-6.2.	•	See San Francisco Planning Code 155	•	See San Francisco Planning Code 155	•
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool van pool vehicles.	•		•	n/r	n/r
Water Meters: Provide submeters for spaces registered to consume more than 1,000 galloway, or more than 100 galloway if in building over 50,000 sq. ft.	•	n/r	n/r	• (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	•	n/r	•	•	n/r
Air Filtration: Provide at least MERV-13 filters in residential buildings in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	•	n/r	•	•	n/r
Acoustical Control: Provide sound attenuation for exterior walls and floor-ceiling STC 40.	n/r	•	n/r	n/r	•
Acoustical Control: Provide sound attenuation for exterior walls and floor-ceiling STC 40.	•	See CEC 1207	•	•	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS			
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding references for existing buildings are provided in parentheses. Requirements for additions or alterations apply to applications received July 1, 2012 or after.	Other New Non-Residential	Addition	
Type of Project Proposed (Check box if applicable)			
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	•	•	•
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total annual peak parking capacity, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS-6.2.	•	•	•
Fuel efficient vehicle and carpool parking: Provide stall markings for low-emitting, fuel efficient, and carpool van pool vehicles, approximately 8% of total spaces.	•	•	•
Water Meters: Provide submeters for spaces projected to consume >1,000 galloway, or >100 galloway if in buildings over 50,000 sq. ft.	•	•	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for lavatories, restrooms, kitchen faucets, wash basins, water closets, and urinals.	•	•	•
Commissioning: For new buildings greater than 10,000 square feet, commissioning systems and components must meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	•	•	• (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	•	•	•
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168	•	•	•
VOC limits and California Code of Regulations, Title 17 for aerosol adhesives.	•	•	•
Paint: Comply with VOC limits in SCAQMD Rule 1168 and California Code of Regulations, Title 17 for aerosol paints.	•	•	•
Carpet: All carpet must meet one of the following: 1. Carpet must be made of 100% wool. 2. California Department of Public Health Standard Practice for the testing of VOCs. Specification 3. NSF/ANSI 140 in the Gold level. 3. Scientific Certification Systems Sustainable Choice, C-2. 4. Scientific Certification Systems Sustainable Choice, C-3. 5. Scientific Certification Systems Sustainable Choice, C-4. 6. Performance Product Database (PPD) and must have Green Label Plus and/or Green Label Plus Plus certification. AND indoor carpet adhesive. Adhesives must not exceed 50g/L VOC content.	•	•	•
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	•	•	•
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for Better Buildings (CBBB) FloorScore program.	•	•	•
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	•	•	•
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	•	•	•
Acoustical Control: Wall and roof ceilings STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40.	•	•	• (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	•	•	•
Additional Requirements for New A, B, 1, OR M Occupancy Projects 5,000 - 25,000 Square Feet			
Construction Waste Management - Divert 75% of construction and demolition waste AND comply with San Francisco Construction & Demolition Debris Ordinance.	•	•	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency - Effective January 1, 2012: Generate renewable energy on-site equal to 21% of total annual energy use (LEED EA-2), OR - Conserve 10% of total annual energy use (LEED EA-1), OR - Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA-6).	•	•	n/r

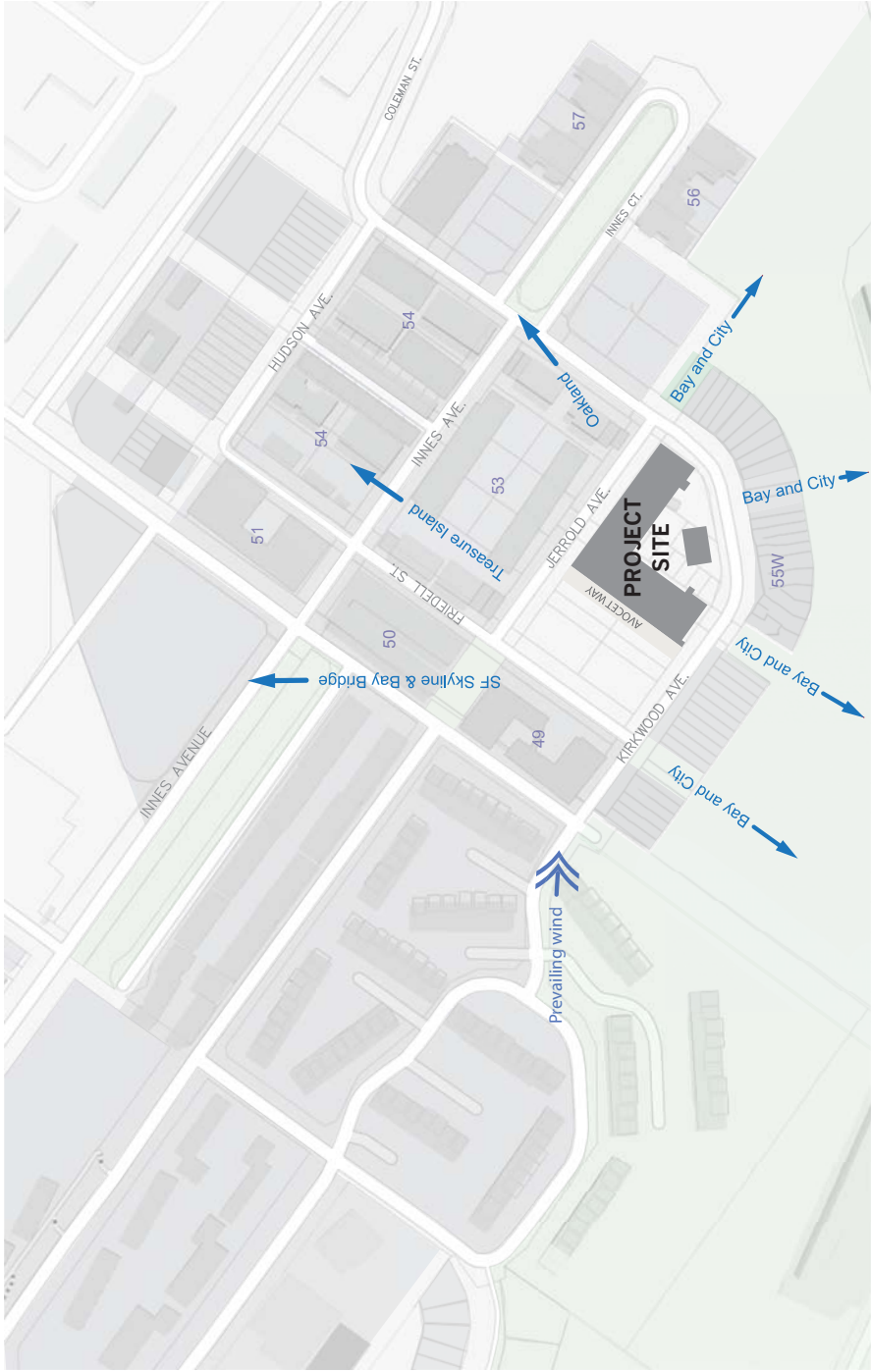


Transit, Pedestrian, Bicycle Network

- Residential
 - Open Space
 - Future Northside park
 - HPS 52 Bldg
 - Private Open Space
 - OCII Parcel Block
 - Bicycle Route
 - Bus Route
 - B Bus Stop
- 1C Innes Court
 - HB Hilltop Bluffs
 - 9 Pocket Park 9
 - 10 Pocket Park 10
 - 11 Pocket Park 11
 - 12 Pocket Park 12
 - 16 Pocket Park 16

PROJECT CONTEXT

Transit, Pedestrian, & Bicycle Networks

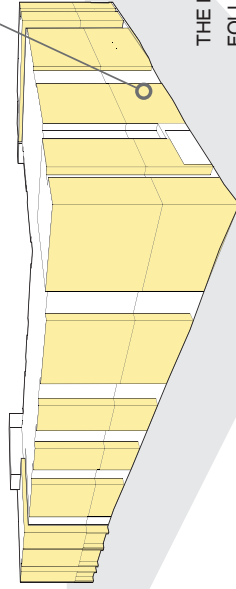


Views, Wind

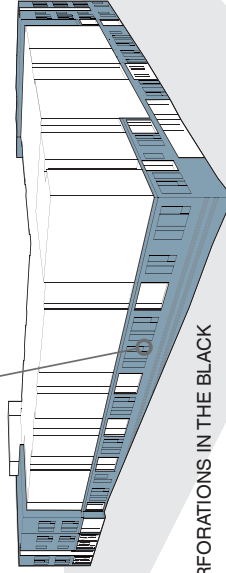
Residential

Open Space

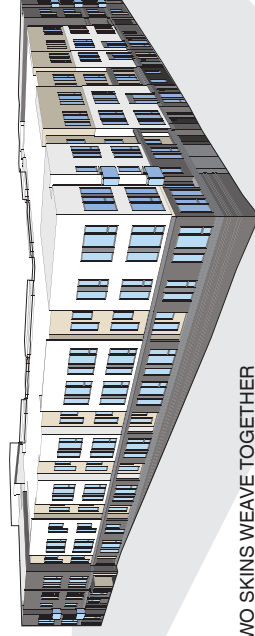
View direction



THE BUILDING MODULATION
FOLLOWS THE TRADITIONAL
RHYTHM OF SAN FRANCISCO
TOWNHOMES.



THE LARGE PERFORATIONS IN THE BLACK
BRICK BASE EMULATE THE STRUCTURAL
OPENINGS IN THE ICONIC GANTRY CRANE.



THE TWO SKINS WEAVE TOGETHER
TO CREATE A PLAYFUL BALANCE
BETWEEN FORM AND MATERIAL.





AXONOMETRIC VIEW

South Corner (Kirkwood Avenue)

HUNTERS POINT SHIPYARD | Block 52

PROJECT NO. 1237-0001

2.05

April 5, 2019





PROJECT VIEWS

Corner Of Mid-Block Break (Avocet Way) + Kirkwood Avenue

HUNTERS POINT SHIPYARD | Block 52

PROJECT NO. 1237-0001

2.07

April 5, 2019





PROJECT VIEWS

Hillside Along Kirkwood Avenue

HUNTERS POINT SHIPYARD | Block 52

PROJECT NO. 1237-0001

2.09

April 5, 2019



PROJECT VIEWS

Corner Of Kirkwood Avenue + Jerrold Avenue

HUNTERS POINT SHIPYARD | Block 52

PROJECT NO. 1237-0001

2.10

April 5, 2019



DESIGN FOR DEVELOPMENT SCHEMATIC DESIGN CONFORMANCE CHECKLIST			
SECTION/TITLE	REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
BUILDING USE	Residential	Residential	
NUMBER OF UNITS		17 units	
NUMBER/LOCATION OF BMU UNITS		9 BMU units. Various locations throughout building	1.05, 6.02, 6.03, 6.04
STRUCTURED PARKING	Structured parking adjacent to sidewalks should be defined by architectural features and be adjacent to public open space by landscape with no parking addition to details, such as to avoid blank walls.	A very small portion of the garage corner of Jerrold and Woodford is visible to the street view. Painters are proposed to soften this corner.	2.7.1, 5.03
NUMBER OF OFF-STREET PARKING SPACES	Residential: 2/DU maximum	64 spaces	1.04
NUMBER OF BICYCLE PARKING SPACES	1-50 DU: 1 Class 1 off-street bicycle space per every 2 DU. > 50 DU: 25 Class 1 spaces, plus one Class 1 space per every 4 additional DU over 50	32 spaces required (25 + 7) 37 spaces provided	1.04
CAR SHARING	Residential: 0 spaces for 0-49 DU, 1 space for 50-200 DU, and for 201 DU or more, 2 spaces plus 1 for every 200 DU over 200	1 space provided	1.04, 6.01
OFF-STREET LOADING	Residential None for 0-100,000 SF 1 for 100,001-200,000 SF Mid-Density (55-80 DU/acre): 25-32'	None provided	N/A
EXTERIOR DESIGN INCLUDING BUILDING MODULATION AND GROUND-FLOOR FEATURES	Modulation includes a) variations to the building height and to the setback of the front building wall (no less than 3' average); can include b) variations in building elements, materials, colors and features. Provide ground floor features such as individual building entrances, porches or stoops, to provide visual interest and appeal to the pedestrian experience.	Varies by elevation	3.02, 3.03, 3.04, 3.05, 3.06
PROJECTIONS	Relativ. Zero Lot Line Architectural projections over a street, setback, news, yard, open space, park or plaza shall provide min 8' of vertical clearance.	Architectural projection locations vary by elevation	3.07, 3.08
DWELLING UNIT EXPOSURE	The windows of at least one room that meets the 120-SF min. superficial floor area (see Housing Code Section 510) shall face directly on an open area of one of the following types: a public street at least 60' in width, residential move at least 25' in width, or to be separated by 15' from property lines or other buildings.	All windows face directly onto public streets or open courtyard area	6.01, 6.02, 6.03, 6.04
SETBACKS	Between 3' - 10': 0' to "hurd" the corner on designated blocks Setbacks should create an attractive transition with streets and integrate landscape features. Over 40% of setback, not including driveway, should be setbacks.	0' at corner of Jerrold and Kirkwood 3'-6' at Jerrold 7'-4" - 10' at Kirkwood 8'-5" at Avocet	6.01, 6.02, 6.03, 6.04

DESIGN FOR DEVELOPMENT SCHEMATIC DESIGN CONFORMANCE CHECKLIST			
SECTION/TITLE	REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
EXTERIOR MATERIALS / FINISHES	Texture and detailing of building facades visible from public streets should be consistent with similar residential districts in the City (e.g., variation in material, bay windows, pitched roofs, porches, stoops, etc.)	A variety of materials and textures are proposed for the building.	7.01, 7.02, 7.03, 7.04, 7.05, 7.06
PRIVATE YARD / BALCONIES	Blocks 52: min 80 SF / DU = min. 6,160 SF / 77 DU	2,528 SQ. FT.	3.01, 6.02, 6.03, 6.04
COMMON OPEN SPACE	Min. 15' width, provide visual links and potential access to interior courtyards or gardens.	4,491 SQ. FT.	
MID-BLOCK BREAKS	Ensure adequate visual and physical links from the street to the mid-block open spaces through a combination of the following considerations: building setbacks and the width, height and depth of the break.	Mid-block break (Avocet Way) shall be 25'-0" in width	5.01, 5.03, 5.05, 5.06, 6.01
GREEN BUILDING	Meet or exceed LEED Silver	Green Building - Site Permit Submittal form included	6.06
ROOF PHOTOVOLTAIC PANELS	All of the buildings will have Photo-Voltaic panels installed on the roofs.	Exact layout will be identified in Design Development submittal	6.05
ROOFTOP MECHANICAL SCREENING	Minimize the visual impact of mechanical equipment by integrating it into the design of the building and/or creating visual interest to the roof features.	Screening of mechanical equipment from pedestrian street view will be provided by building parapets	6.06, 6.07
MECHANICAL / PLUMBING / ELECTRICAL	Mechanical: self-contained forced air units with individual water heaters which may be tankless. Podium buildings will have common boilers in the garage for domestic and heating hot water. Electrical systems: standard	Units will have individual split system (in-unit fan coils and rooftop condensers) Water heating boiler to be located in the garage	6.01
UTILITIES SCREENING / RECESS	Minimize the visual impact of mechanical equipment by integrating it into the building design.	Gas meters are proposed at Avocet Way with screening. Location to be approved by P.C.A.E.	7.04
OFF-STREET TRASH RECEPTACLES / STORAGE	All areas used for storage of solid waste should be screened from off-site views, using materials and forms complementary to the main structures).	Trash room is located in the garage and completely within the building envelope	6.01

THE FOLLOWING DIAGRAM RELATES TO BUILDING TYPOLOGY AND MASSING CONTROLS. NOTES REFLECT COMPLIANCE IN BUILDING MODULATIONS AND SETBACKS.

HOLD THE CORNERS FOR STREET WALL DEFINITION WITH FACADES BUILT TO THE PROPERTY LINE. MINIMUMS OF 40 FEET ON THE SHORT SIDE AND 60 FEET ON THE LONG SIDE FROM THE CORNER ARE REQUIRED. DESIGN FOR DEVELOPMENT PAGE 31.

SETBACKS SHOULD BE NO LESS THAN 3 FEET
AND NO MORE THAN 10 FEET. DESIGN FOR
DEVELOPMENT PAGE 29.

IN BLOCKS DESIGNATED FOR MID-DENSITIES (FROM 55 TO 80 UNITS PER ACRE) LOT MODULATION SHALL RANGE FROM 25 TO 32 FEET. MODULATION SHALL BE ACHIEVED THROUGH A COMBINATION OF VARIATIONS TO THE SETBACK FOR THE FRONT BUILDING WALL (NO LESS THAN 3 FEET AVERAGE). DESIGN FOR DEVELOPMENT PAGE 29

NOTES SETBACK FROM FURTHEST PLANE



SHEET NOTES

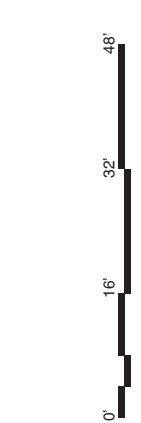
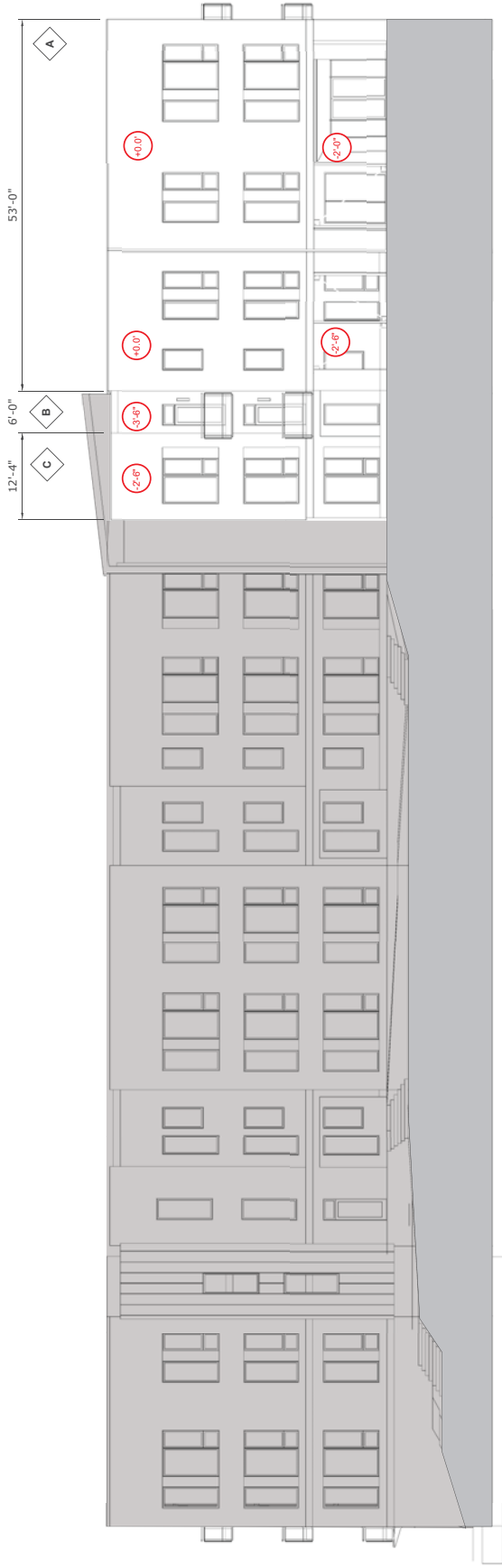
THE FOLLOWING DIAGRAM RELATES TO BUILDING TYPAN LOCATIONS, MASSING CONTROLS, NOTES REFLECT COMPLIANCE IN BUILDING MODULATIONS AND SETBACKS.

A HOLD THE CORNERS FOR STREET WALL. CAPTION WITH FACADES OF THE BUILDING. PREPARE THE FACADES OF THE BUILDING. THE SHORT SIDE AND 60 FEET ON THE LONG SIDE FROM THE CORNER ARE REQUIRED. DESIGN FOR DEVELOPMENT PAGE 31.

B SETBACKS SHOULD BE NO LESS THAN 3 FEET AND NO MORE THAN 10 FEET. DESIGN FOR DEVELOPMENT PAGE 28.

C IN BLOCKS DESIGNATED FOR MID-DENSITIES (FROM 55 TO 60 UNITS PER ACRE) UP TO 32 FEET MODULATION SHALL BE ACHIEVED THROUGH A COMBINATION OF VARIATIONS TO THE SETBACK FROM THE FRONT FACING WALL. SETBACKS SHALL BE NO LESS THAN 10 FEET. DESIGN FOR DEVELOPMENT PAGE 29.

0.0' NOTES SETBACK FROM FURTHEST PLANE



THE FOLLOWING DIAGRAM RELATES TO BUILDING TYPOLOGY AND MASSING CONTROLS. NOTES REFLECT COMPLIANCE IN BUILDING MODULATIONS AND SETBACKS.

HOLD THE CORNERS FOR STREET WALL DEFINITION WITH FACADES BUILT TO THE PROPERTY LINE. MINIMUMS OF 40 FEET ON THE SHORT SIDE AND 60 FEET ON THE LONG SIDE FROM THE CORNER ARE REQUIRED. DESIGN FOR DEVELOPMENT PAGE 31.

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NOTES SETBACK FROM FURTHEST PLANE



0'	16'	32'	48'
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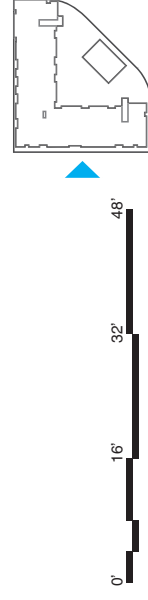
THE FOLLOWING DIAGRAM RELATES TO BUILDING TYPOLOGY AND MASSING CONTROLS. NOTES REFLECT COMPLIANCE IN BUILDING MODULATIONS AND SETBACKS.

HOLD THE CORNERS FOR STREET WALL DEFINITION WITH FACADES BUILT TO THE PROPERTY LINE. MINIMUMS OF 40 FEET ON THE SHORT SIDE AND 60 FEET ON THE LONG SIDE FROM THE CORNER ARE REQUIRED. DESIGN FOR DEVELOPMENT PAGE 31.

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NOTES SETBACK FROM FURTHEST PLANE



SHEET NOTES

THE FOLLOWING DIAGRAM RELATES TO BUILDING TYPANOCYCLE AND MASSING CONTROLS. NOTES REFLECT COMPLIANCE IN BUILDING MODULATIONS AND SETBACKS.

A

HOLD THE CORNERS FOR STREET WALL DEFINITION MINIMUMS OF 40 FEET ON THE SHORT SIDE AND 60 FEET ON THE LOT'S LONG SIDE FROM THE CORNER ARE REQUIRED. DESIGN FOR DEVELOPMENT PAGE 31.

B

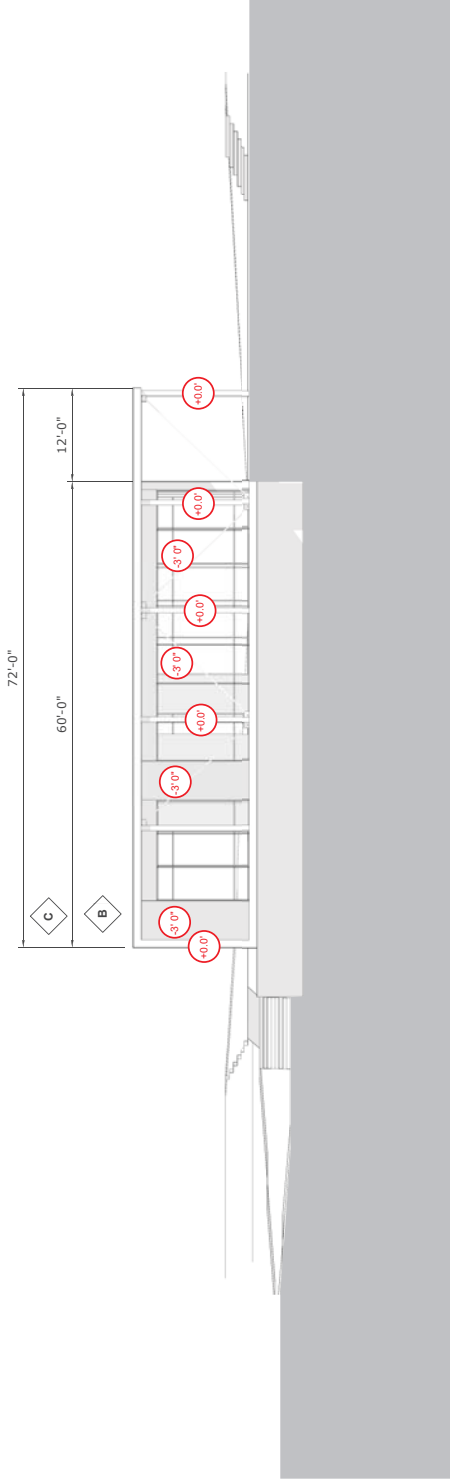
SETBACKS SHOULD BE NO LESS THAN 3 FEET AND NO MORE THAN 10 FEET. DESIGN FOR DEVELOPMENT PAGE 29.

C

IN BLOCKS DESIGNATED FOR MID-DENSITIES (FROM 55 TO 100 UNITS PER ACRE), MODULATION SHALL BE RANGE FROM 25 TO 35 FEET. MODULATION SHALL BE TO THE BUILDING CORNER OR TO THE WALLING. TO THE BUILDING CORNER OR TO THE WALLING. LESS THAN 3 FEET (AVERAGE) DESIGN FOR DEVELOPMENT PAGE 29.

+0.0'

NOTES SETBACK FROM FURTHEST PLANE



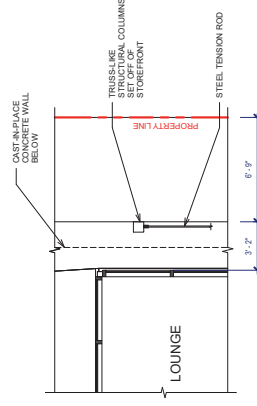
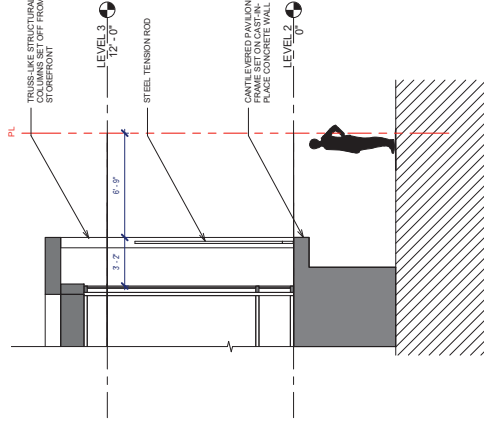
DESIGN FOR DEVELOPMENT CONFORMANCE

Enlarged Elevations

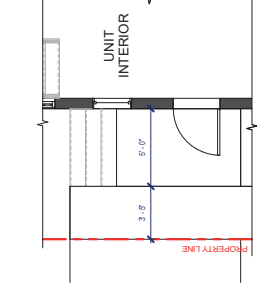
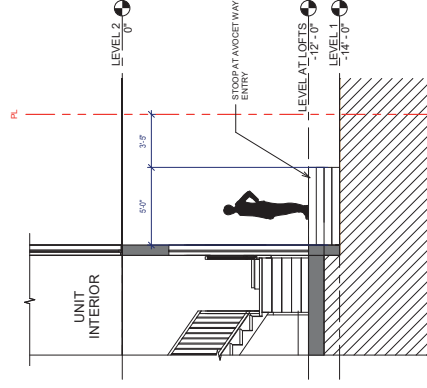
HUNTERS POINT SHIPYARD | Block 52

3.07

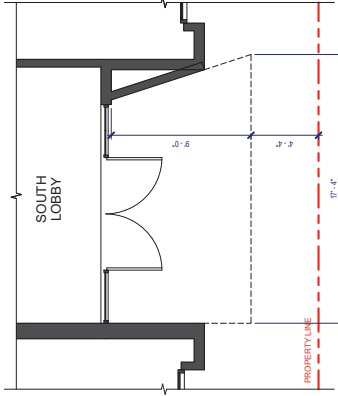
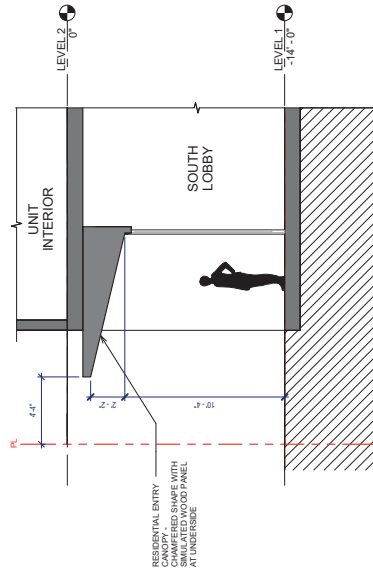
PROJECT NO. 1237-0001 April 5, 2019



3 PAVILION FACADE



2 LOFT UNIT ENTRY



1 SOUTH LOBBY ENTRANCE



DESIGN FOR DEVELOPMENT CONFORMANCE

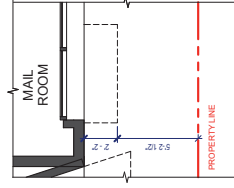
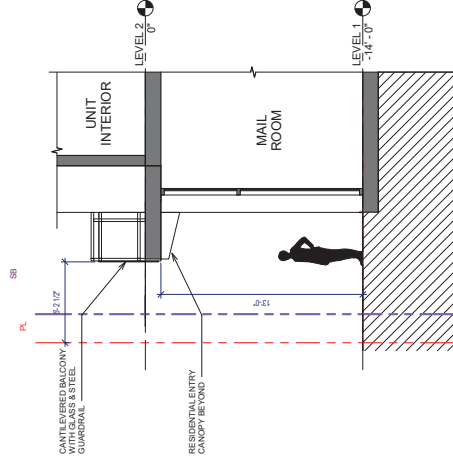
Enlarged Elevations

HUNTERS POINT SHIPYARD | Block 52

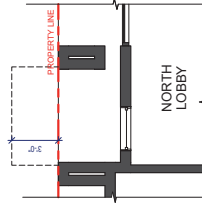
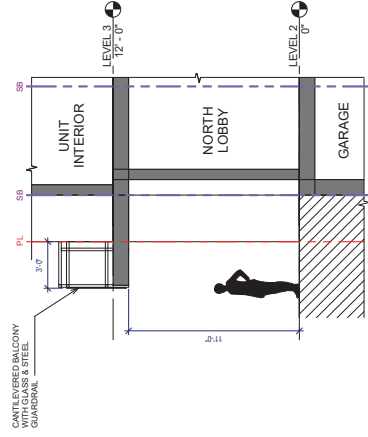
3.08

April 5, 2019

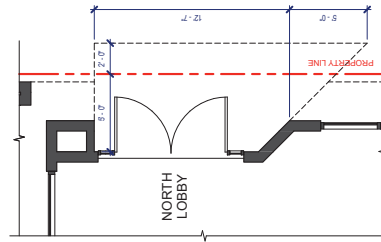
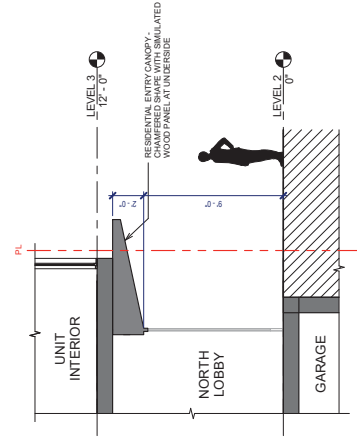
PROJECT NO. 1237-0001



6 BALCONY ABOVE MAIL ROOM



5 BALCONY ABOVE LOBBY



4 NORTH LOBBY ENTRANCE

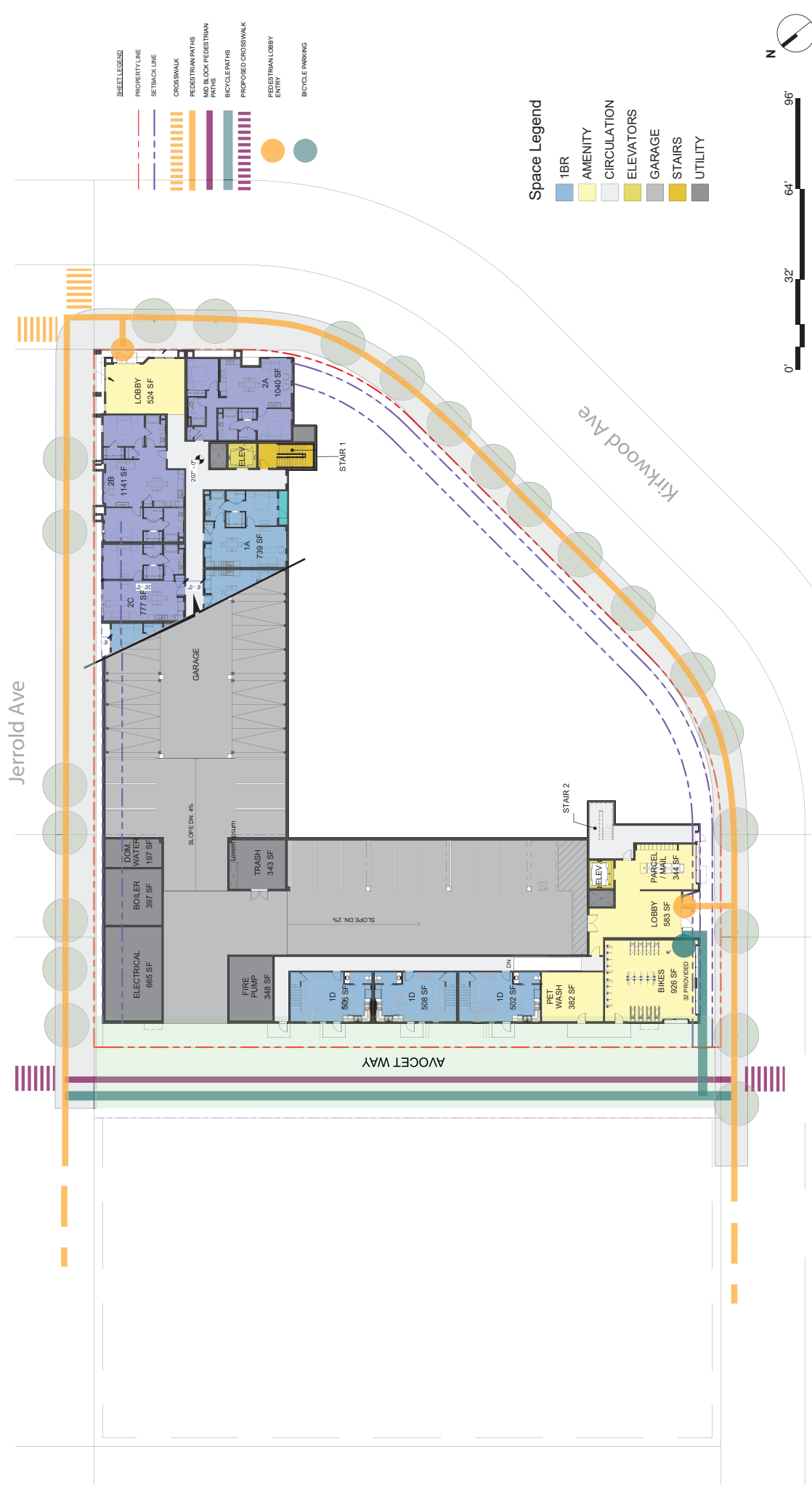
Jerrold Ave



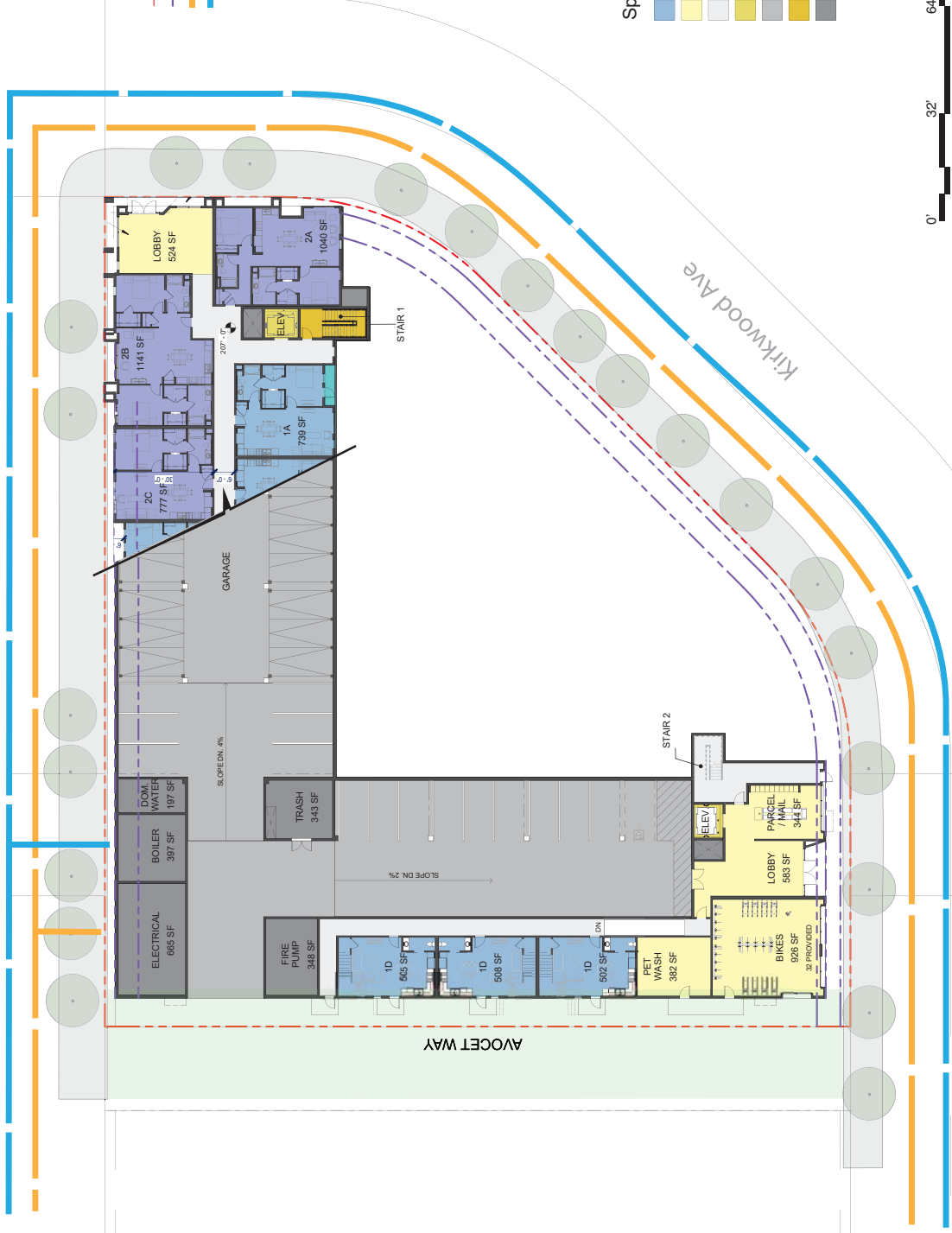
- SHEET LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - TRAFFIC
 - EMERGENCY VEHICLES ACCESS

- Space Legend**
- 1BR
 - AMENITY
 - CIRCULATION
 - ELEVATORS
 - GARAGE
 - STAIRS
 - UTILITY





Jerrold Ave

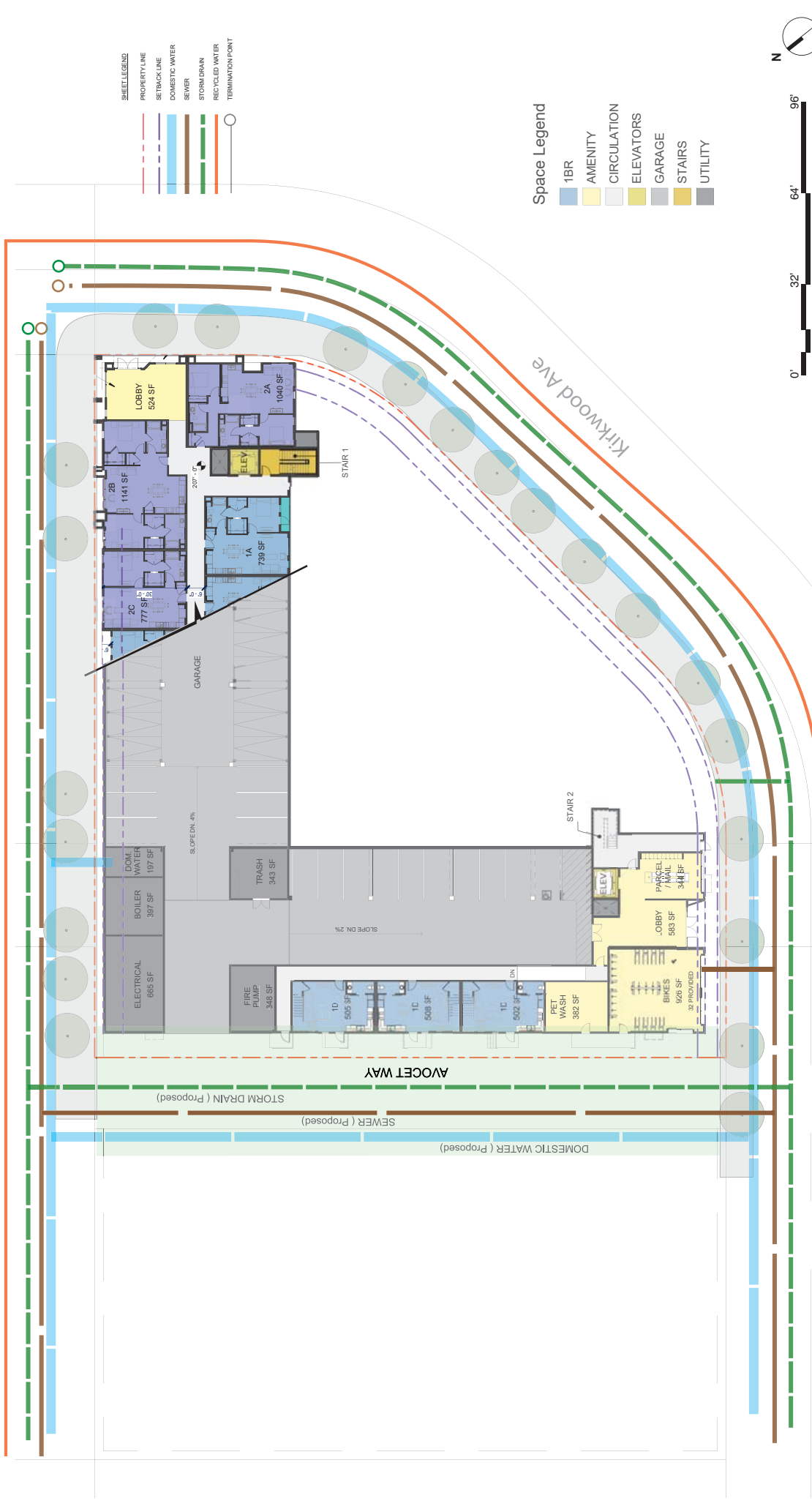


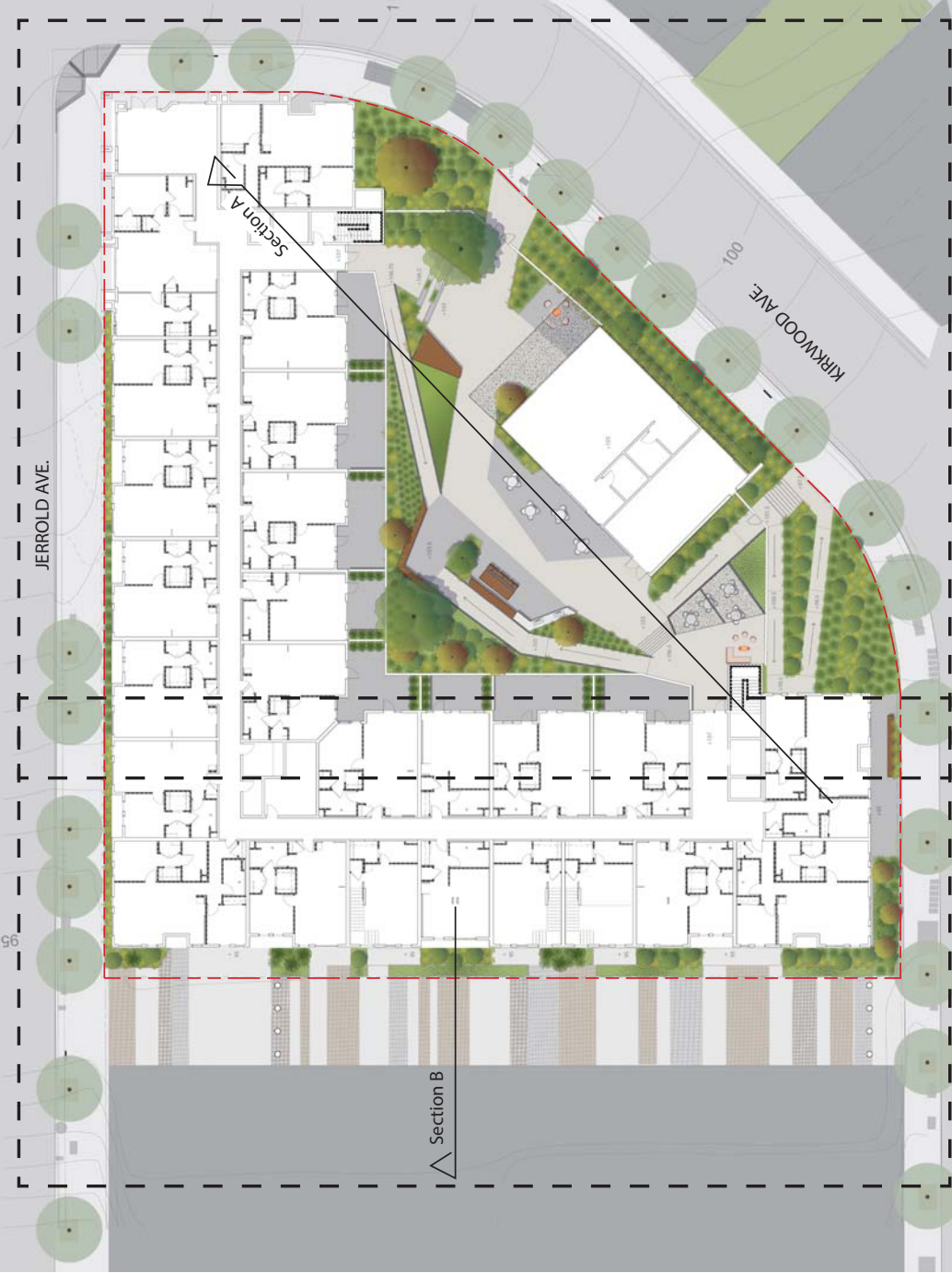
- Space Legend
- 1BR
 - AMENITY
 - CIRCULATION
 - ELEVATORS
 - GARAGE
 - STAIRS
 - UTILITY



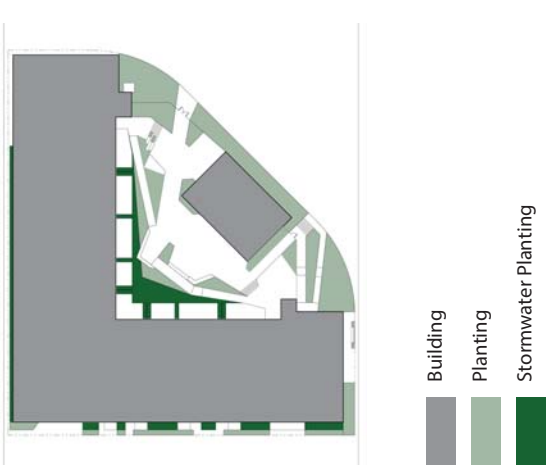
0' 32' 64' 96'

Jerrold Ave





Building Area	x .05	Stormwater Planting Needed	Stormwater Planting Provided
25,698 SF		1,405 SF	1,825 SF
2,400 SF			









LANDSCAPE

View of Hillside Courtyard



LANDSCAPE

View of Avocet Way Unit Entry

HUNTERS POINT SHIPYARD | Block 52

5.05

PROJECT NO. 1237-0001

April 5, 2019



HILLSIDE PRECEDENTS



AVOCET PRECEDENTS

BOTANICAL NAME	COMMON NAME	
TREES, LARGE SHRUBS, VINES (STREET TREES BY OTHER)		
Acacia pendula	Weeping Acacia	Hillside
Aesculus californica	California Buckeye	Focal Tree
Arbutus 'Marina'	Marina Strawberry Tree	Patio
Cercis occidentalis	Western Redbud	Hillside, Patio
Hardenbergiea violacea 'Canoelands'	Purple Vine Lilac	Building Facade
Magnolia stellata	Star Magnolia	Raised Planters
Rhamnus californica	Coffeeberry	Restrictive Area
SMALL SHRUBS & GROUNDCOVER		
Achillea spp.	Yarrow	Patio & Podium
Agave attenuata	Blue Agave	Perimeter Planters
Astelia banksii	Shore Astelia	Perimeter Planters
Carex divulsa	Berkeley Sedge	Perimeter Stormwater
Ceanothus 'Joyce Coulter'	California Lilac	Hillside
Chondropetalum 'El Campo'	Small Cape Rush	Perimeter Planters
Cordylone 'Pink Passion'	Grass Palm	Perimeter Planters
Correa pulchella 'Pink Eyre'	Australian Fuchsia	Patio & Podium
Dianella 'Cassa Blue'	Flax Lily	Perimeter Planters
Echium candicans 'Select Blue'	Pride of Madeira	Hillside
Euphorbia 'Red Martin'	Red Martin Spurge	Perimeter Planters
Hebe 'Variegata'	Variegated Hebe	Perimeter Planters
Lomandra Breeze	Dwarf Mat Rush	Patio & Podium, Hillside
Loropetalum chinense 'Purple Pixie'	Chinese Fringe flower	Perimeter Planters
Olea 'Little Ollie'	Dwarf Olive	Patio & Podium
Ophiopogon planiscapus 'nigrescens'	Black Mondo Grass	Perimeter Stormwater
Polystichum polyblepharum	Tassel Fern	Perimeter Planters
Phormium 'Jack Spratt'	Flax	Perimeter Stormwater
Sisyrinchium angustifolium	Blue Eyed Grass	Patio & Podium
Stachys byzantina 'Fuzzy Wuzzy'	Lamb's Ear	Patio & Podium
Trachelium caeruleum	Blue Lace Flower	

TREES & LARGE SHRUBS



WEeping ACACIA



CALIFORNIA BUCKEYE



STAR MAGNOLIA



WESTERN REDBUD



MARINA STRAWBERRY TREE



COFFEEBERRY

SHRUBS & GROUNDCOVER



YARROW



AUSTRALIAN FUSCHIA



DWARF OLIVE



BLUE AGAVE



FLAX LILY



BLACK MONDO GRASS



ASTELIA



DWARF MAT RUSH



TASSEL FERN



CALIFORNIA LILAC



RED MARTIN SPURGE



YELLOW WAVE FLAX



BERKELEY SEDGE



GREEN SANTOLINA



BLUE-EYED GRASS



PRIDE OF MADEIRA



SMALL CAPE RUSH



LAMB'S EARS



GRASS PALM



'PURPLE PIXIE'



BLUE LACE FLOWER



FENCE

PERIMETER FENCE



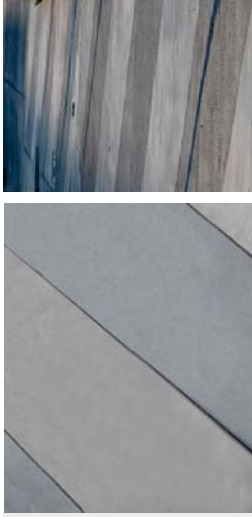
RAILING

GLASS RAILING



SHADE STRUCTURE

BOK MODERN PANELS

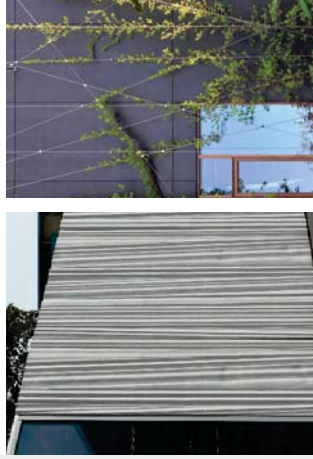


PAVING MATERIALS

INTEGRAL COLOR CONCRETE

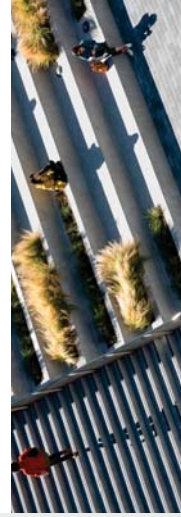


SPECIALTY PAVING



RAMP WALL

FORM LINER



STAIRS

STAIRS WITH AMPHITHEATER SEATING



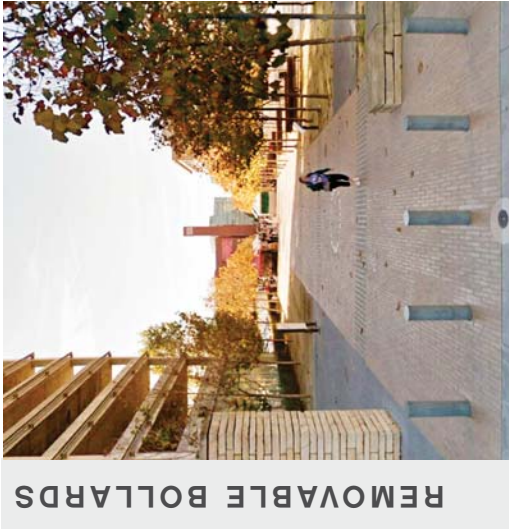
FIREPIT



OUTDOOR DINING FURNISHING



WOOD STAGE



REMOVABLE BOLLARDS

PERIMETER FENCE



PERMEABLE PAVERS



PAVING MATERIALS



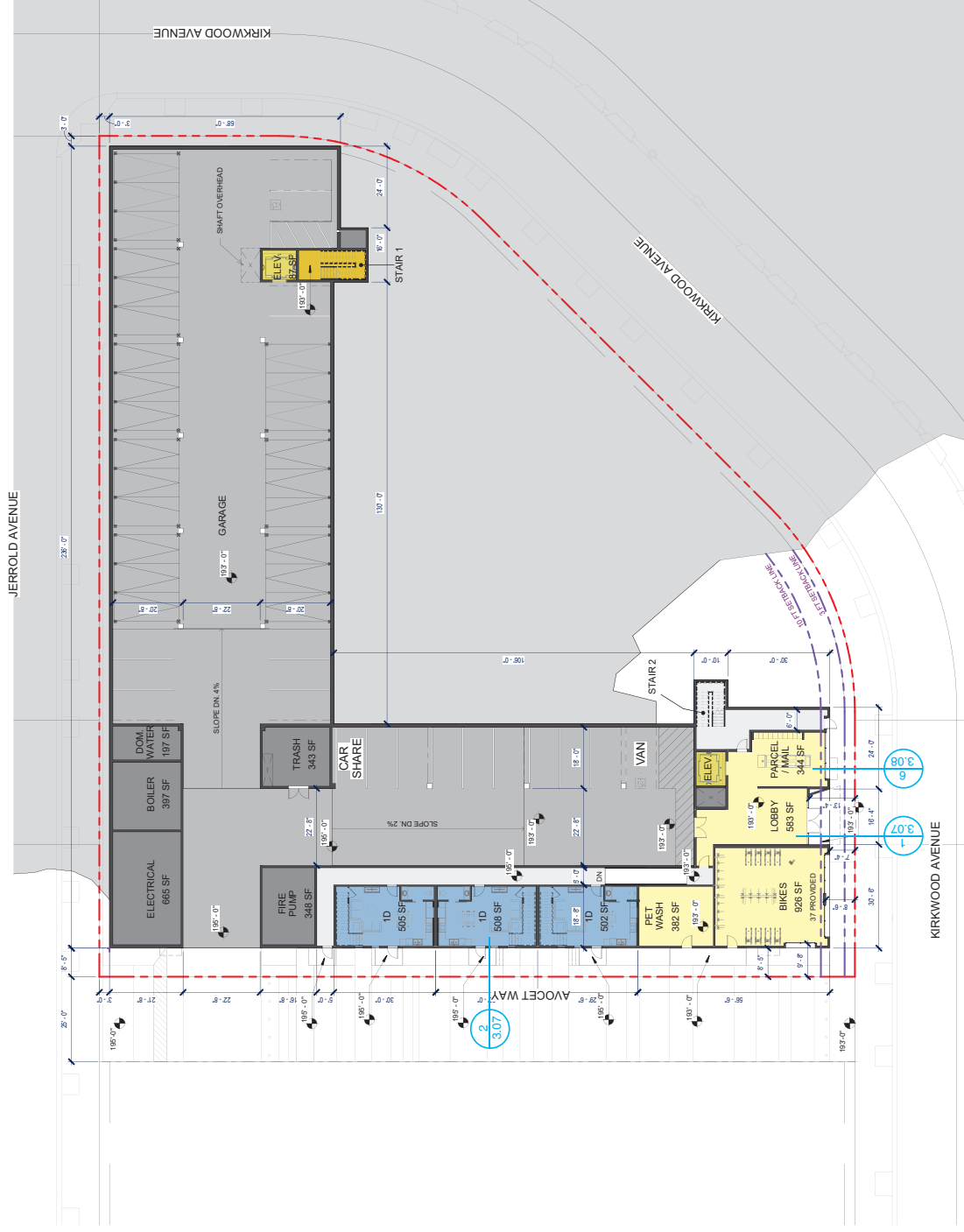
PAVERS COLORS



CORTEN STEP AND PLANTER EDGING



PERFORATED STEEL RAILING



SHEET LEGEND

PROPERTY LINE
SETBACK LINE

SPACE LEGEND

- 0BR
- 1BR
- 2BR
- CIRCULATION
- ELEVATORS
- STAIRS
- UTILITY
- OPEN SPACE - PRIVATE



BUILDING PLAN
Level 2

HUNTERS POINT SHIPYARD | Block 52

6.02
June 7, 2019



SHEET LEGEND

PROPERTY LINE

SETBACK LINE

SPACE LEGEND

0BR

1BR

2BR

CIRCULATION

ELEVATORS

STAIRS

UTILITY

OPEN SPACE - PRIVATE

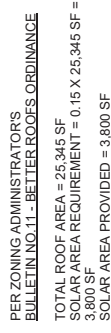


SHEET LEGEND

PROPERTY LINE
 SETBACK LINE

SPACE LEGEND

0BR
 1BR
 2BR
 CIRCULATION
 ELEVATORS
 STAIRS
 UTILITY
 OPEN SPACE - PRIVATE





SPACE LEGEND

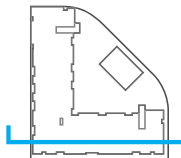
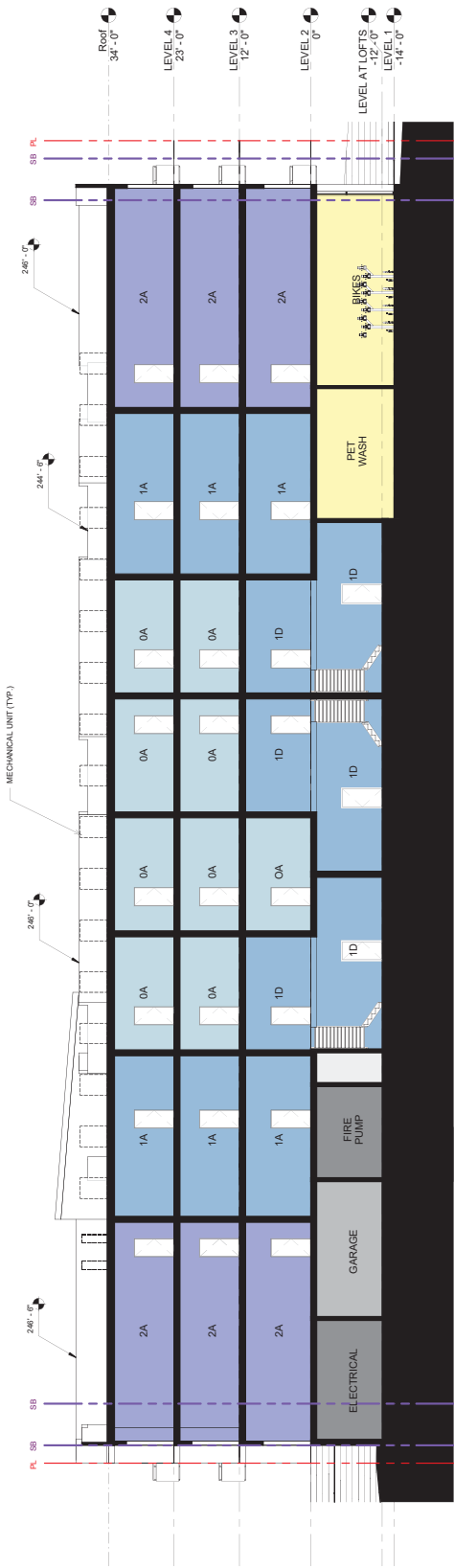
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SHEET LEGEND

- PROPERTY LINE
- SETBACK LINE

SPACE LEGEND

- 0BR
- 1BR
- 2BR
- CIRCULATION
- ELEVATORS
- STAIRS
- UTILITY
- OPEN SPACE - PRIVATE

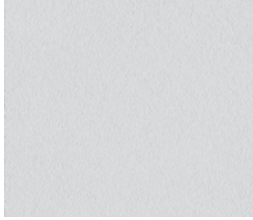




1. BRICK VENEER - DARK GREY LEND (HORIZONTAL)



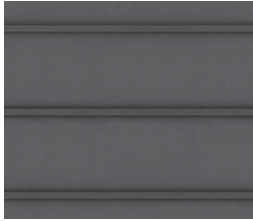
2. BRICK VENEER - DARK GREY BLEND (VERTICAL)



3. WHITE PLASTER



4. SIMULATED WOOD PANEL



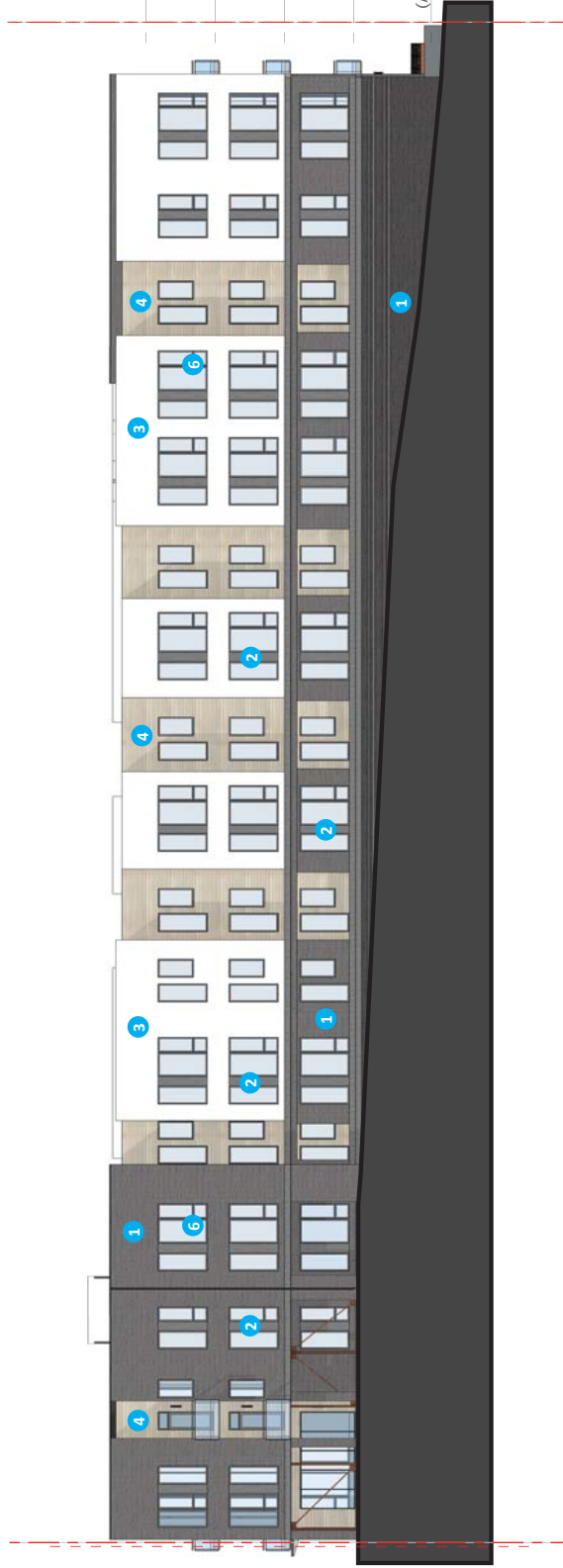
5. STANDING SEAM SIDING



6. BLACK VINYL WINDOWS WITH LOW REFLECTIVE GLAZING

SHEET LEGEND

- PROPERTY LINE
- SETBACK LINE

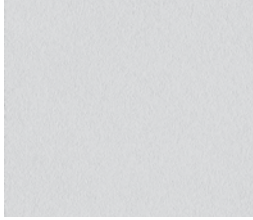




1. BRICK VENEER - DARK GREY LEND (HORIZONTAL)



2. BRICK VENEER - DARK GREY BLEND (VERTICAL)



3. WHITE PLASTER



4. SIMULATED WOOD PANEL



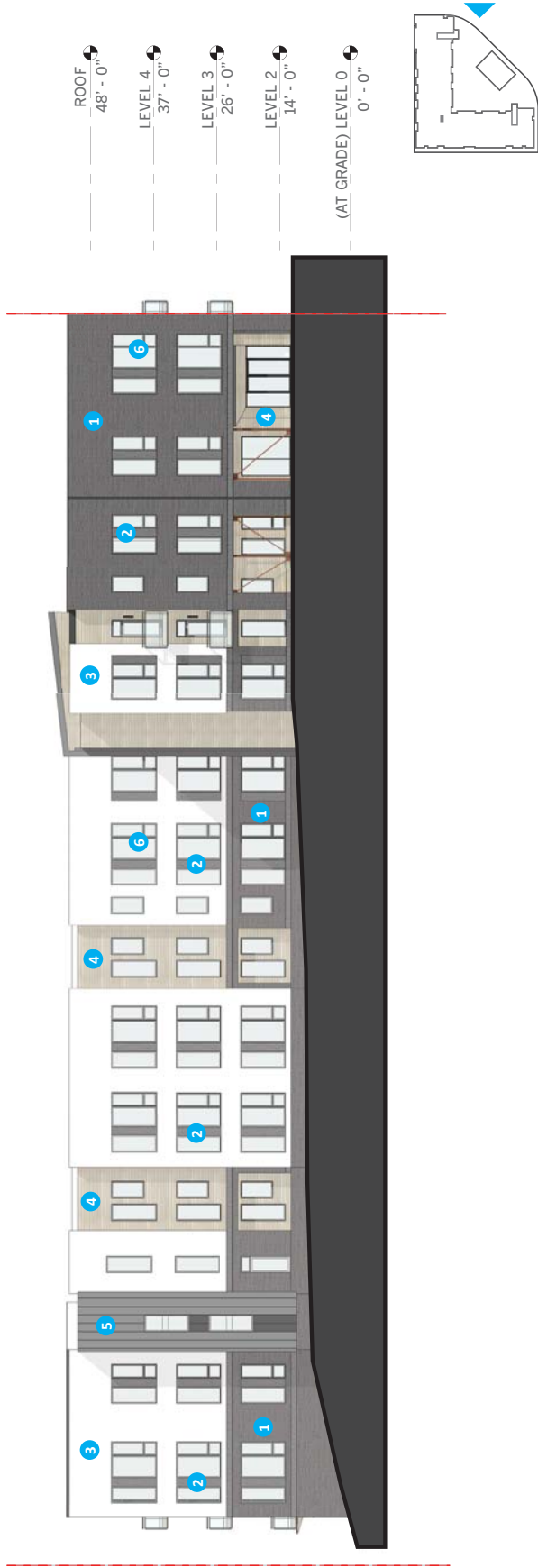
5. STANDING SEAM SIDING



6. BLACK VINYL WINDOWS WITH LOW REFLECTIVE GLAZING

SHEET LEGEND

- PROPERTY LINE
- SETBACK LINE

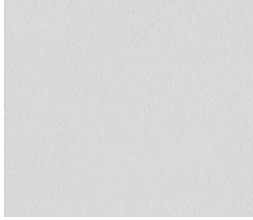




1. BRICK VENEER - DARK GREY LEND (HORIZONTAL)



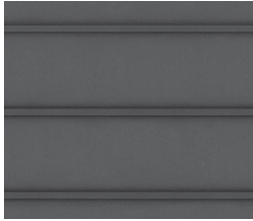
2. BRICK VENEER - DARK GREY BLEND (VERTICAL)



3. WHITE PLASTER



4. SIMULATED WOOD PANEL



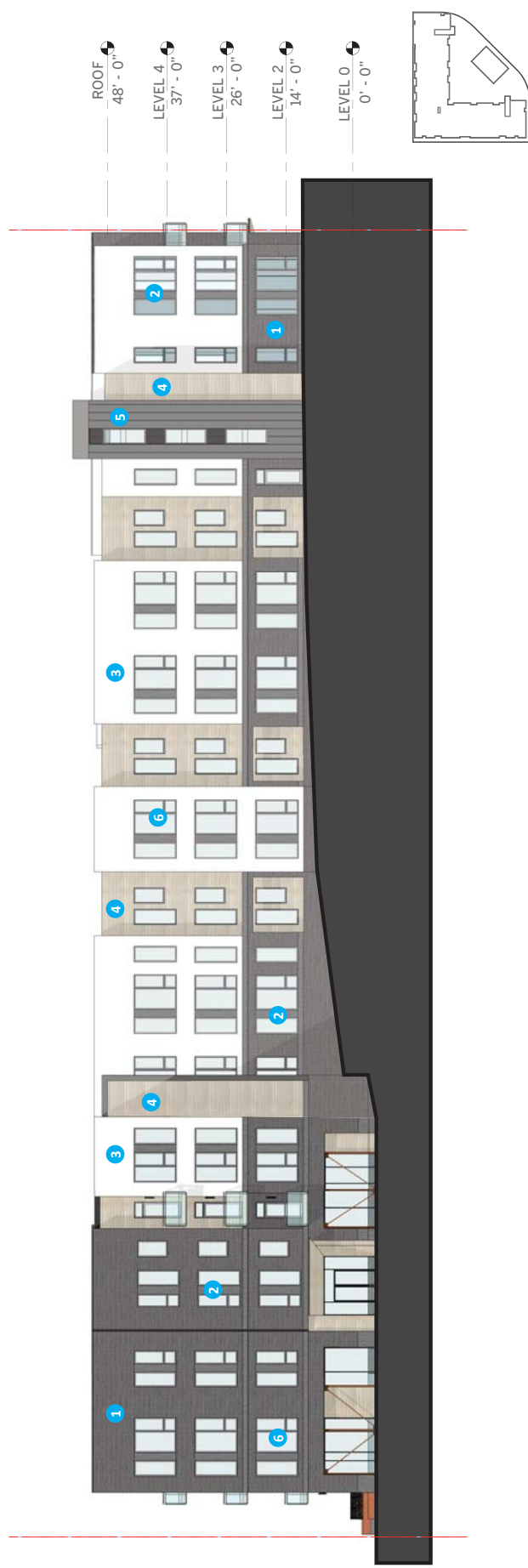
5. STANDING SEAM SIDING



6. BLACK VINYL WINDOWS WITH LOW REFLECTIVE GLAZING

SHEET LEGEND

- PROPERTY LINE
- SETBACK LINE

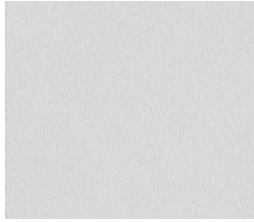




1. BRICK VENEER - DARK GREY LEND (HORIZONTAL)



2. BRICK VENEER - DARK GREY BLEND (VERTICAL)



3. WHITE PLASTER



4. SIMULATED WOOD PANEL



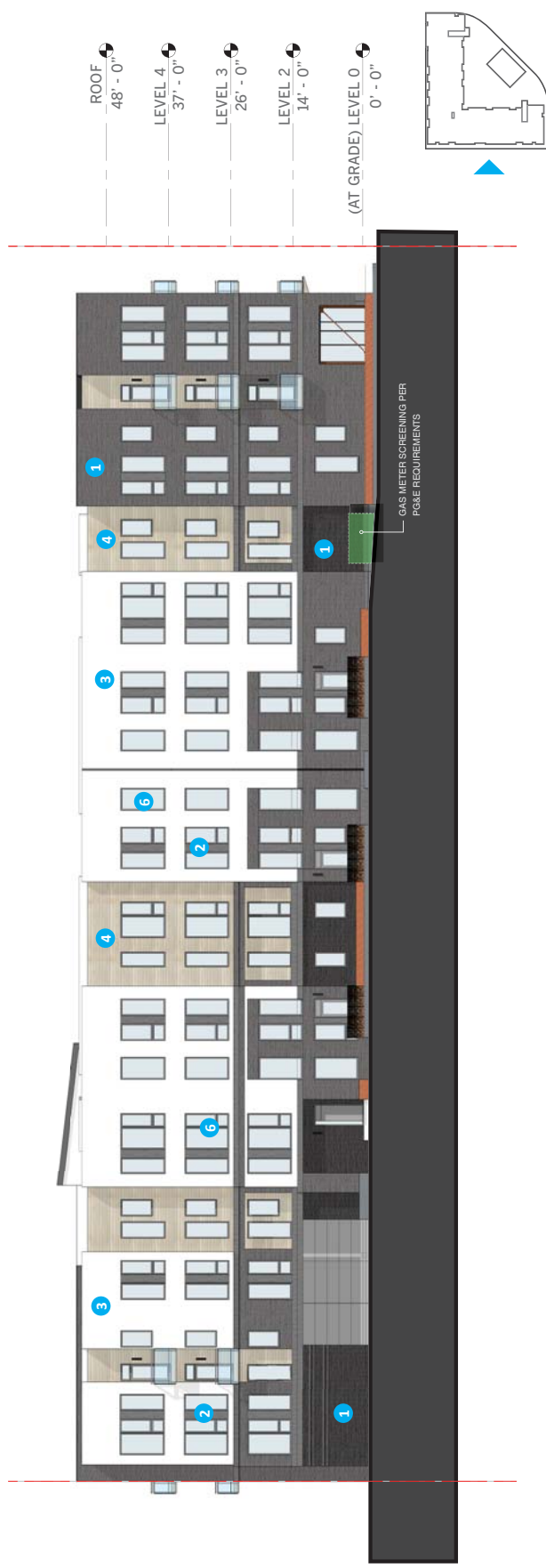
5. STANDING SEAM SIDING



6. BLACK VINYL WINDOWS WITH LOW REFLECTIVE GLAZING

SHEET LEGEND

- PROPERTY LINE
- SETBACK LINE

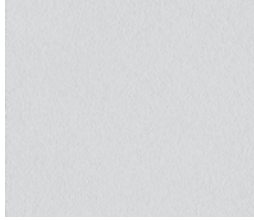




1. BRICK VENEER - DARK
GREY LEND (HORIZONTAL)



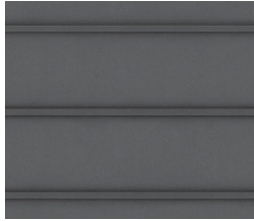
2. BRICK VENEER - DARK
GREY BLEND (VERTICAL)



3. WHITE PLASTER



4. SIMULATED WOOD PANEL



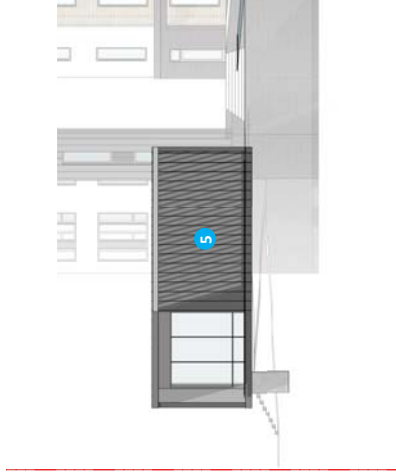
5. STANDING SEAM SIDING



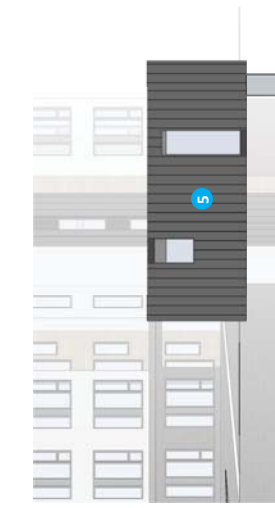
6. BLACK VINYL WINDOWS
WITH LOW REFLECTIVE
GLAZING

SHEET LEGEND

- PROPERTY LINE
SETBACK LINE



- ROOF
48' - 0"
- LEVEL 4
37' - 0"
- LEVEL 3
26' - 0"
- LEVEL 2
14' - 0"
- GROUND FLOOR (AT GRADE)
0' - 0"



Block 52
Professional Consultant List
(prepared by Lennar)

Discipline	Consultant Names	SBE			For Informational Purposes Only		
		Fees	Participation	SBE - SF	MBE	Ethnicity*	WBE
Architectural	Ignition Architecture	3,548,239	3,548,239	3,548,239			3,548,239
Architectural	Naylor Chu	54,800	54,800	54,800	54,800	Asian Pac	
Architectural	LPAS	1,909,894					
Structural	Murphy, Burr, Curry	76,500					
Structural	Buehler	185,000					
Landscape Design	PGA	200,670	200,670				200,670
Geotechnical	Engco	211,556					
Mechanical/Electrical/Plumbing	MHC	173,000	173,000	173,000	173,000	Asian Pacific	
Mechanical/Electrical/Plumbing	Interface	159,170					
Code Consultant	Rolf Jensen & Associates	30,000					
Civil Engineer	Langan	210,339					
Dry Utility	Power Systems Design	53,500					
Waterproofing	Aquatech	93,750	93,750				
Acoustical	Charles Salter Associates (Ignition & LPAS)	30,000	30,000	30,000			
Mapping	Carlson, Barbie & Gibson	61,487					
Signage Consultant	Priority Graphics	35,680	35,680	35,680	35,680	Asian Pac	35,680
Precon	Cahill Contractors	790,844					
Totals		7,033,585	4,136,139	3,841,719	263,480		3,784,589
Percent of Total Fees			58.8%	54.6%	3.7%		53.8%

* Ethnicity and/or gender data were gathered from third-party sources and presented for informational purposes only. Such data have not been verified.

July 16, 2019

Ms. Nadia Sesay
Executive Director
Successor Agency to the Redevelopment Agency
of the City and County of San Francisco
One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Re: Land Donation Letter Agreement and Escrow Instructions for Block 52
Hunters Point Shipyard Phase 1

Dear Ms. Sesay:

HPS Development Co., LLC, a Delaware limited liability company (the “Developer”) hereby agrees to donate to the Successor Agency to the Redevelopment Agency of the City and County of San Francisco, a public body organized and existing under the laws of the State of California (commonly referred to as the Office of Community Investment and Infrastructure, or “OCII”), and OCII agrees to accept, certain real property located in the City and County of San Francisco, California (as further described herein, the “Donation Parcel”), pursuant to the terms and conditions set forth in this letter agreement, including the exhibits hereto (the “Agreement”).

OCII and Developer currently own immediately adjacent parcels of land within the Hunters Point Hill Residential District of the Hunters Point Shipyard Redevelopment Project Area (this District is commonly referred to as Phase 1 of Hunters Point Shipyard Redevelopment Project, or the “Phase 1 Project”). These two parcels collectively comprise the area referred to as Block 52 of the Phase 1 Project (“Block 52”), all as depicted in Exhibit 1.

Both parties intend to construct (or cause to be constructed) residential development projects on their respective portions of Block 52. In preparing schematic designs for their developments, the parties have concluded that the Donation Parcel is not necessary for Developer’s project, but would be beneficial for OCII’s project. Thus, the parties’ respective schematic design proposals take into account the conveyance of the Donation Parcel to OCII, and eventual adjustment to the shared property boundary between OCII’s and Developer’s respective portions of Block 52 to reflect OCII’s ownership of the Donation Parcel. On July 16, 2019, the Successor Agency Commission (“Commission”) will consider approving Developer’s Schematic Design Documents Application covering its portion of Block 52 excluding the Donation Parcel, and thereafter approving a Schematic Design Documents Application for OCII’s portion of Block 52 including the Donation Parcel.

To formalize the parties intentions concerning the Donation Parcel, OCII and the Developer hereby acknowledge and agree to the following matters, which facilitate the conveyance of the Donation Parcel from Developer to OCII:

1. **Public Works / County Surveyor Approvals.** OCII and the Developer acknowledge that while the conveyance of the Donation Parcel is exempt from the requirements of the Subdivision Map Act pursuant to Section 66426.5 thereof, conveyance of the Donation Parcel shall be conditioned upon approval by the Bureau of Street Use & Mapping of the San Francisco Public Works and recordation concurrent with the Quitclaim Deed of either: (i) a Final Map for Block 52 reflecting conveyance of the Donation Parcel; or (ii) a Record of Survey memorializing the exempt conveyance of the Donation Parcel, whichever is earlier approved.

2. **Outside Date for Transfer.** To enable OCII to proceed with financing activities for its portion of Block 52 including the Donation Parcel, the parties shall mutually cooperate to achieve, by January 30, 2020, the condition established by the preceding paragraph.

3. **Escrow Instructions.** The conveyance of the Donation Parcel shall proceed according to the escrow instructions attached to this letter as Exhibit 2 (“Escrow Instructions”), and [Evelyn Bowens-Chambers, North American Title Company] (“Escrow Officer”) shall serve as the escrow officer with respect to the conveyance.

4. **Pre-Closing Cooperation.** OCII and Developer agree to reasonably cooperate and perform the actions reasonably necessary or proper to achieve the purposes and objectives herein and the expeditions transfer of the Donation Parcel from Developer to OCII.

By executing this letter, OCII and Developer acknowledge and agree to proceed with the transfer of the Donation Parcel in accordance with the terms set forth in this Agreement.

[Signatures appear on following page]

DEVELOPER:

HPS DEVELOPMENT CO., LLC, a
Delaware limited liability company

By: _____
Name: [_____]
Title: [_____]

OCII:

**OFFICE OF COMMUNITY
INVESTMENT AND
INFRASTRUCTURE AS SUCCESSOR
AGENCY TO THE SAN FRANCISCO
REDEVELOPMENT AGENCY**, a public
body organized and existing under the laws of
the State of California

By: _____
Name: Nadia Sesay
Title: Executive Director

Exhibit 1
Depiction of Donation Parcel

Depiction of Donation Parcel (approximate)

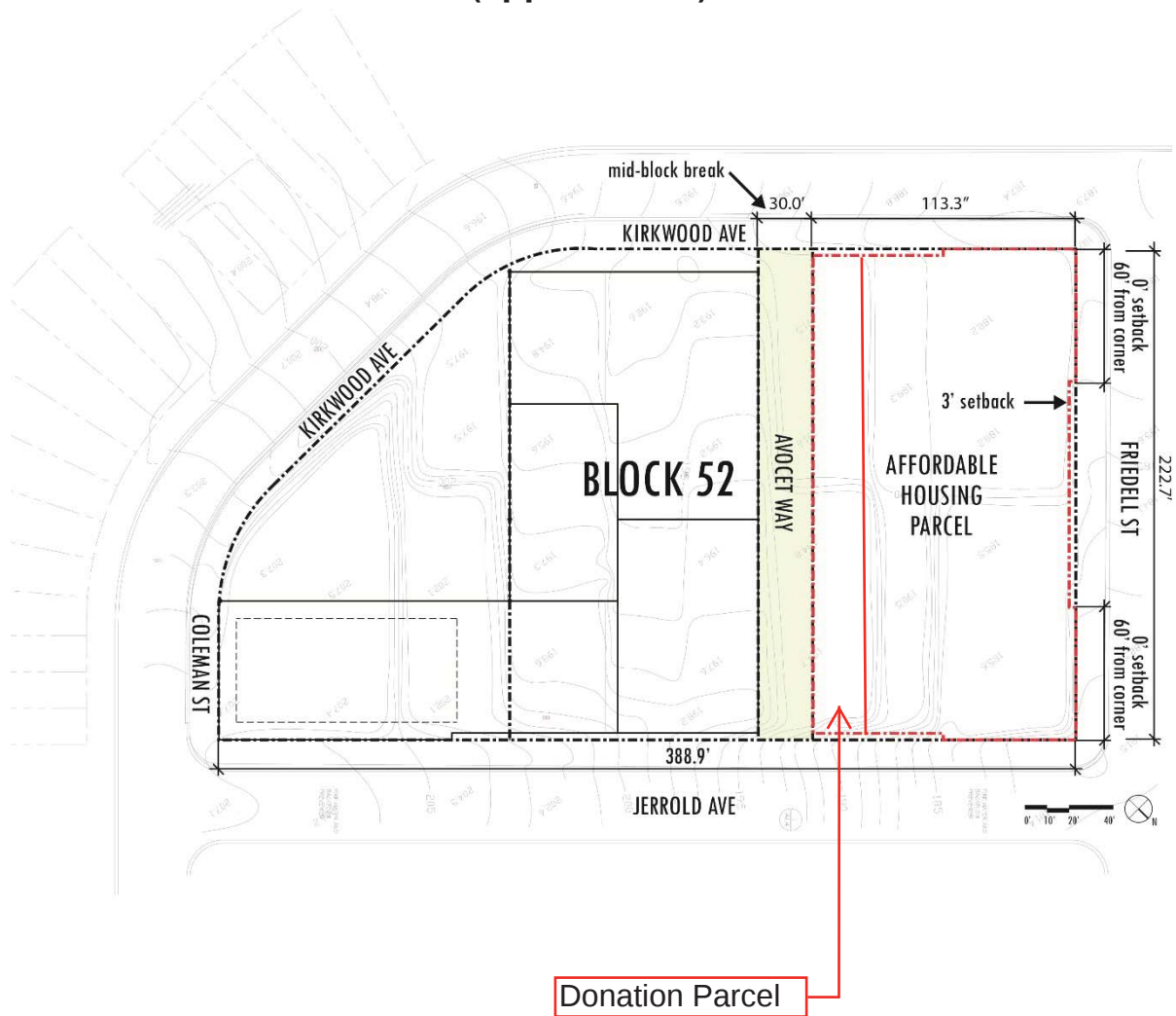


Exhibit 2
Escrow Instructions

_____, 2019

VIA ELECTRONIC MAIL

[North American Title Company
Attn: Evelyn Bowens-Chambers
E-mail: ebowens@nat.com]

Re: Escrow Instructions for Transfer of Donation Parcel

Dear Evelyn:

On behalf of HPS Development Co., LLC, (the “**Developer**”) this letter constitutes your closing escrow instructions (“**Instructions**”) with respect to Developer’s donation of certain real property located within Block 52 of Phase 1 of the Hunters Point Shipyard Redevelopment Project Area (“**Donation Parcel**”) to the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly referred to as Office of Community Investment and Infrastructure, or “**OCII**”) on the terms and conditions contained in the Letter Agreement dated July 16, 2019 (“**Agreement**”). All initially capitalized terms used in these Instructions without definition have the meanings given to such terms in the Letter Agreement. It is anticipated that the consummation of the transaction (“**Closing**”) is expected to occur on December 20, 2019 (the “**Closing Date**”).

A. Closing Documents

The facilitate the transfer of the Donation Parcel, the following closing documents (“Closing Documents”) shall be delivered to [North American Title Company] (the “**Escrow Holder**”) within seven (7) days of the date of these Instructions.

1. One (1) original signature to the Quitclaim Deed in the form attached to this letter as Exhibit A, executed by the Developer and acknowledged (“**Donation Quitclaim Deed**”).
2. One (1) original certificate of acceptance adopted by the CCII Commission to approving and authorizing the acceptance of the Donation Parcel.
3. One (1) original resolution adopted by the CCII Commission approving OCII’s Schematic Design Documents Application for the development of affordable housing on Block 52 dated July 16, 2019.

4. One (1) original resolution adopted by the CCII Commission approving Developer's Schematic Design Documents Application for the development of residential condominium units on Block 52 dated July 16, 2019.
5. Written confirmation from either Developer or the Office of the County Surveyor of the City and County of San Francisco ("**County Surveyor**") that the County Surveyor has either:
 - a. Obtained all necessary signatures on a mylar of Record of Survey [_____] ("**Record of Survey**") and that the Record of Survey is ready for recordation; or
 - b. Obtained all necessary signatures on a mylar of Final Map [_____] ("**Final Map**"), caused the Final Map to be approved by the San Francisco Board of Supervisors, and that the Final Map is ready for recordation.
6. An amendment to the Vertical Disposition and Development Agreement ("**VDDA**") between OCII and Developer recorded in the Official Records of the City and County of San Francisco on May 7, 2015 as Document No. 2015-K057803, making only conforming changes necessary to reflect Developer's updated Schematic Design Approval for development on Block 52, and effecting a partial termination of the VDDA as it concerns the Donation Parcel (as described, "**VDDA Amendment**"), in recordable form and executed by OCII and the Developer;
7. One (1) original Preliminary Change of Ownership Report for San Francisco County executed by OCII (the "PCOR").
8. An Owner's Affidavit executed by the Developer sufficient to issue the Title Policy, as defined in Section B below.
9. A proforma ALTA Owner's Policy of Title Insurance reflecting only those exceptions to title approved by OCII.

B. Closing Conditions

The Escrow Holder shall be authorized and required to proceed to Closing immediately upon the satisfaction of all of the following conditions:

1. The Escrow Holder has received all of the Closing Documents executed or issued by all parties as set forth in Section A above, and has confirmed that the Quitclaim Deed is in proper form for recording in the official records of the City and County of San Francisco (the "**Official Records**").
2. The Escrow Holder shall be unconditionally and irrevocably committed to issue to OCII an ALTA Owner's Policy of Title Insurance underwritten by [_____] in the form of the proforma title policy attached hereto as Exhibit B, as modified by any handwritten changes thereon, without further revision or amendment (the "**Title Policy**").

3. The Escrow Holder shall have received authorization by telephone or email to proceed with Closing from [the undersigned] (a **“Developer’s Representative”**) and [_____] (**“OCII’s Representative”**).
4. The Escrow Holder shall have signed these Instructions in the space provided below and delivered a copy of the fully executed Instructions to the undersigned via email.
5. All of the conditions to Closing contained herein shall have been satisfied.

C. Closing Procedures

Upon the satisfaction of all of the conditions in Section B, the Escrow Holder shall take the following actions in the following order and without any intervening actions:

1. Attach the Developer’s signature page and acknowledgement to the Quitclaim Deed.
2. Assemble all Closing Documents that include more than one (1) signature in counterparts.
3. Date all undated Closing Documents as of the date of Closing.
4. Record the following Closing Documents in the Official Records in this precise order:
 - a. The Quitclaim Deed.
 - b. The Record of Survey or the Final Map.
 - c. The VDDA Amendment.
5. Cause [_____] to issue the Title Policy to OCII.

D. Post-Closing Deliveries

As soon as possible after Closing, but in no event later than five (5) business days after Closing, the Escrow Holder shall:

1. Deliver the PCOR to the appropriate offices for filing.
2. Deliver to the undersigned one (1) conformed copy of the Quitclaim Deed with a recorded copy and/or original to follow as soon as available.
3. Deliver to OCII the Title Policy and electronic PDF copies of all Closing Documents.
4. Deliver to the Developer electronic PDF copies of all Closing Documents.

E. Miscellaneous

Escrow shall automatically terminate January 31, 2020 if Closing has not occurred, or earlier if you are so instructed by a Developer's Representative and OCII's Representative that Developer and OCII mutually agree to terminate the escrow prior to Closing. If escrow terminates prior to Closing, you shall return the Closing Documents to the parties that delivered the same.

These Instructions may be modified or revoked by verbal instructions from a Developer's Representative and OCII's Representative at any time prior to Closing or termination. You are authorized to rely on a facsimile or PDF copy of these Instructions as if they were a signed original.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

Sincerely,

[Developer's Representative]

Sincerely,

[OCII's Representative]

ACCEPTED AND AGREED:

The undersigned hereby acknowledges receipt of these Instructions and agrees to proceed in strict compliance herewith.

Dated: _____, 2019

NORTH AMERICAN TITLE INSURANCE COMPANY

By: _____

Name: Evelyn Bowens-Chambers

Exhibit A
Quitclaim Deed

This document is exempt from payment of a recording fee pursuant to California Government Code Section 27383

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Office of Community Investment and
Infrastructure
One South Van Ness Avenue
5th Floor
San Francisco, CA 94103

APNs:

Recorder's Stamp

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, HPS DEVELOPMENT CO., LLC, a Delaware limited liability company, as the Grantor, does hereby quitclaim to the Grantee, the OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE AS SUCCESSOR AGENCY TO THE SAN FRANCISCO REDEVELOPMENT AGENCY, a public body organized and existing under the laws of the State of California, all of Grantor's right, title and interest in and to all of that real property located in the City and County of San Francisco, California, described in Exhibit A attached hereto. [This conveyance is being made subject to California Government Code Section 66426.5 as a transfer to a public entity exempt from the requirements of the Subdivision Map Act (Government Code Section 66410 *et seq.*.)]

Executed as of [____], 2019

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

GRANTOR

HPS DEVELOPMENT CO., LP,
a Delaware limited partnership

By: CP/HPS Development Co. GP, LLC,
a Delaware limited liability company
its General Partner

By: _____
Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of San Francisco)

On _____, 2019, before me, _____, a notary public in and for said State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Exhibit A

Legal Description of Property

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Quitclaim Deed dated _____, 2019, from HPS Development Co., LLC, a Delaware limited liability company (“Developer”), to the Successor Agency to the Redevelopment Agency of the City and County of San Francisco, a public body, organized and existing under the laws of the State of California (the “Agency”), is hereby accepted in accordance with the Ordinance ____, adopted on _____, 2019. The Agency acknowledges that the Developer has not made any representations and warranties as to the condition of the real property conveyed by the Quitclaim Deed and the Agency accepts the real property in its current AS-IS condition without any express or implied representations or warranties of any kind regarding the property. The Agency consents to the recordation of this Certificate of Acceptance by its duly authorized officer.

Dated: _____, 2019

Agency:

Office of Community Investment and Infrastructure
as Successor Agency to the San Francisco Redevelopment Agency,
a public body organized and existing under the laws of the State of California

By: _____

Name:

Exhibit B
Proforma Owner's Title Policy