



Hunters Point Shipyard Phase 1 Blocks 52 & 54

Affordable Family Housing Schematic Design

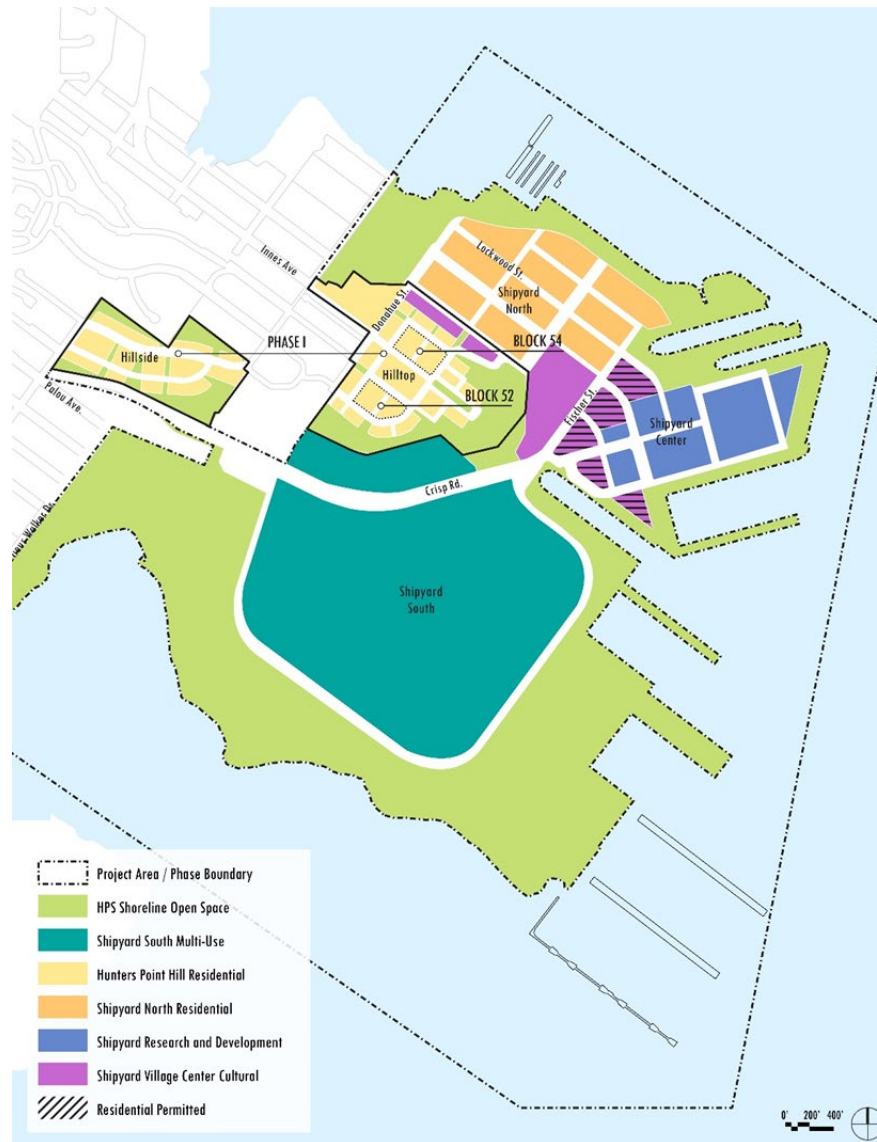
Commission on Community Investment and Infrastructure

July 16, 2019

Current Request

Conditional approval of the Basic Concept and
Schematic Design for Hunters Point Shipyard
Blocks 52 and 54 (112 housing units)

Site Location



HUNTERS POINT SHIPYARD

BLOCKS 52 & 54



Project Background

- **Phase 1 Development Program**

- 1,428 units total , 405 affordable (28%)
- OCII will fund 218 of the affordable units on 5 designated affordable housing sites
- 26 acres of parks
- All necessary infrastructure

- **Completed to Date**

- Constructed 439 units, 99 affordable
- Under construction 66 units, 3 affordable
- 14 acres of parks and open space
- All Hilltop infrastructure

Project Background

- September 2017: OCII issued RFP seeking qualified developer team
- February 2018: developer team selection recommended to Hunters Point Shipyard Citizens Advisory Committee (“CAC”)
- March 2018: developer team selection approved by the OCII Commission
- August 2018: Exclusive Negotiations Agreement and Predevelopment Loan Agreement approved by the OCII Commission

Developer Team

- Co-Developers:
 - McCormack Baron Salazar (“MBS”)
 - Bayview Hunters Point Multi-purpose Senior Services (“BHPMSS”)
- Architect: Mithun|Solomon
- Property Manager: John Stewart Company
- Services Provider: BHPMSS
- Since selection the Developer Team added:
 - Associate Architect: Kerman Morris
 - General Contractor: Baines Nibbi

Development Program

- Lennar will donate approximately 5,000 sqft of land not needed for their market rate development
- This donation alone allows the addition of ~15 units to the Block 52 affordable project
- In concert with density bonus (described later) and further plan development a total of ~23 units are added

Development Program

Unit Size	Block 52	Block 54	Total	Avg SF
1 Bedroom	31	18	49	589
2 Bedroom	16	15	31	823
3 Bedroom	12	11	23	1081
4 Bedroom	8	0	8	1357
5 Bedroom	0	1	1	1660
TOTAL	67*	45	112	

*Includes 1 Manager's unit

- Units will range from 30% AMI-50% AMI
- 2 Family Childcare Units
- 62 Parking Spaces (parking ratio: ~.6/1, exceeds OCII practice of .25/1)

Development Program

- *Blocks 52 & 54 will each include:*
 - Ground Level Courtyard
 - Podium Level Open Space
 - Open Air Lobby
 - Laundry/Lounge

- *Block 52 as Community & Services Hub will also include:*
 - Community Room with Kitchen
 - Fitness Room
 - Tenant Services Office and Conference Room
 - Property Management Offices

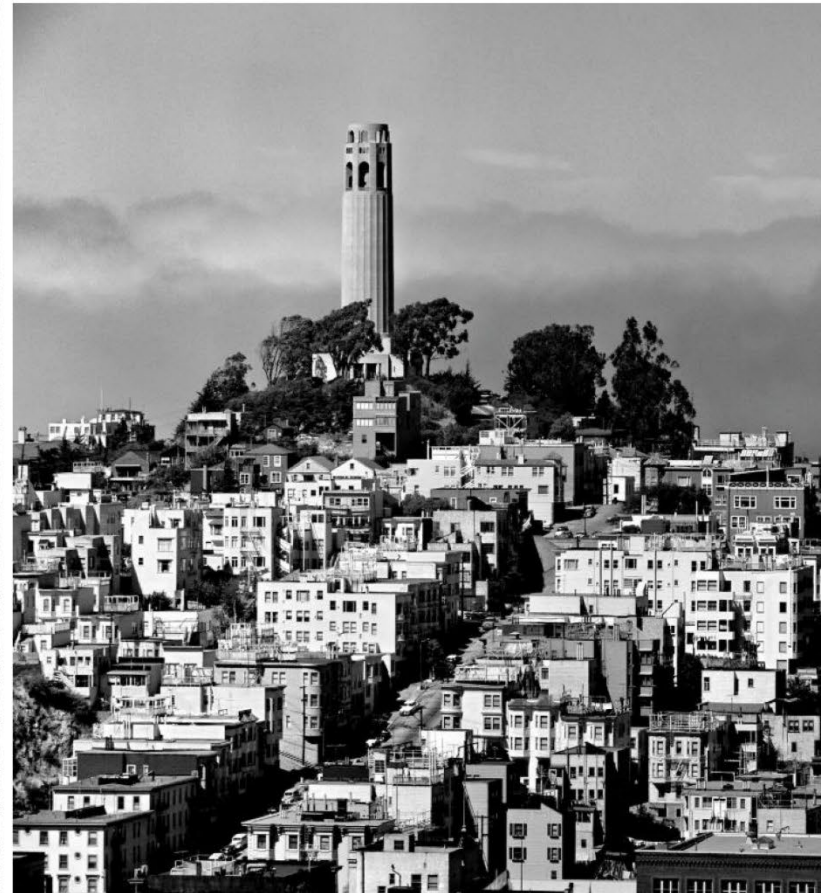
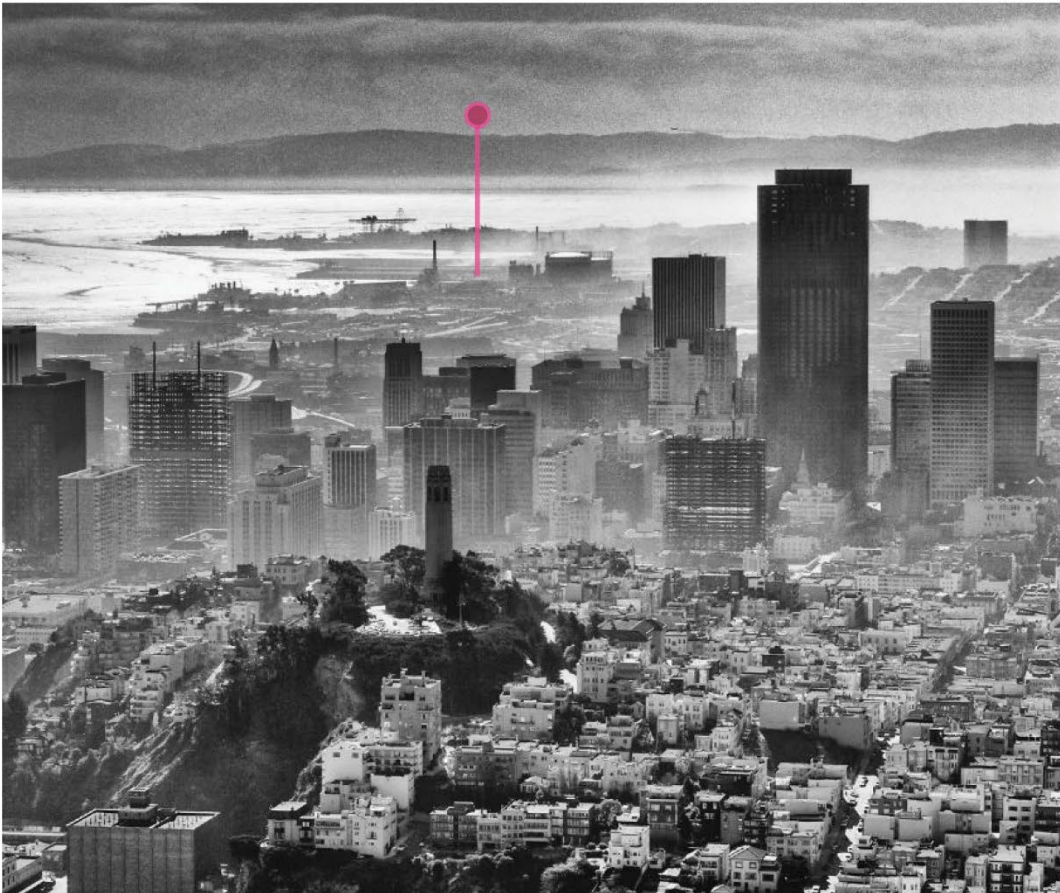
Contracting and Workforce Compliance

- Professional services:
 - 87% Small Business Enterprise (“SBE”)
 - 81% San Francisco SBE
 - 25.7% Woman-Owned Business Enterprise
 - 6.5% Minority-Owned Business Enterprise (“MBE”)
- Developer selected Baines Nibbi as general contractor, a joint venture including Baines Group an SBE and MBE
- Workforce
 - Baines Nibbi to partner with SBEs for key scopes of work
 - Establish plan for meeting local hiring goals

Community Outreach Since Developer Selection

- March 2019: Evening meeting with Hilltop homeowners
- March 2019: HPS CAC Housing Sub-committee
- April 2019: HPS Full CAC

SAN FRANCISCO - HISTORICAL CONTEXT

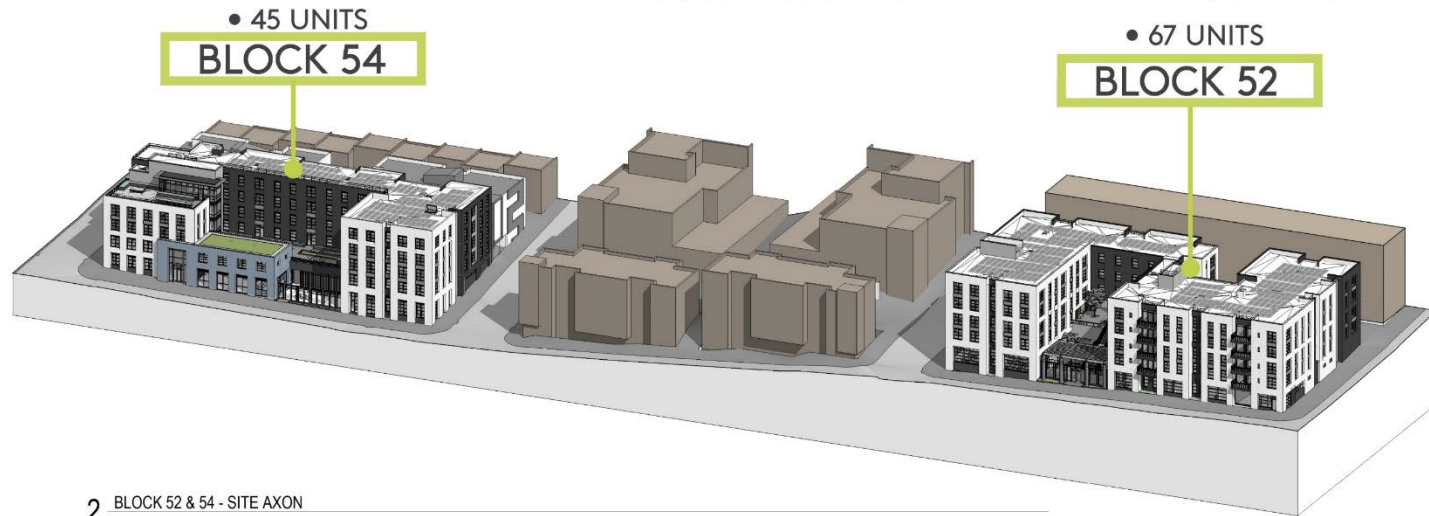


AFFORDABLE HOUSING IN SAN FRANCISCO

COMMUNITY



FRIEDELL STREET AXONOMETRIC & SITE PLAN



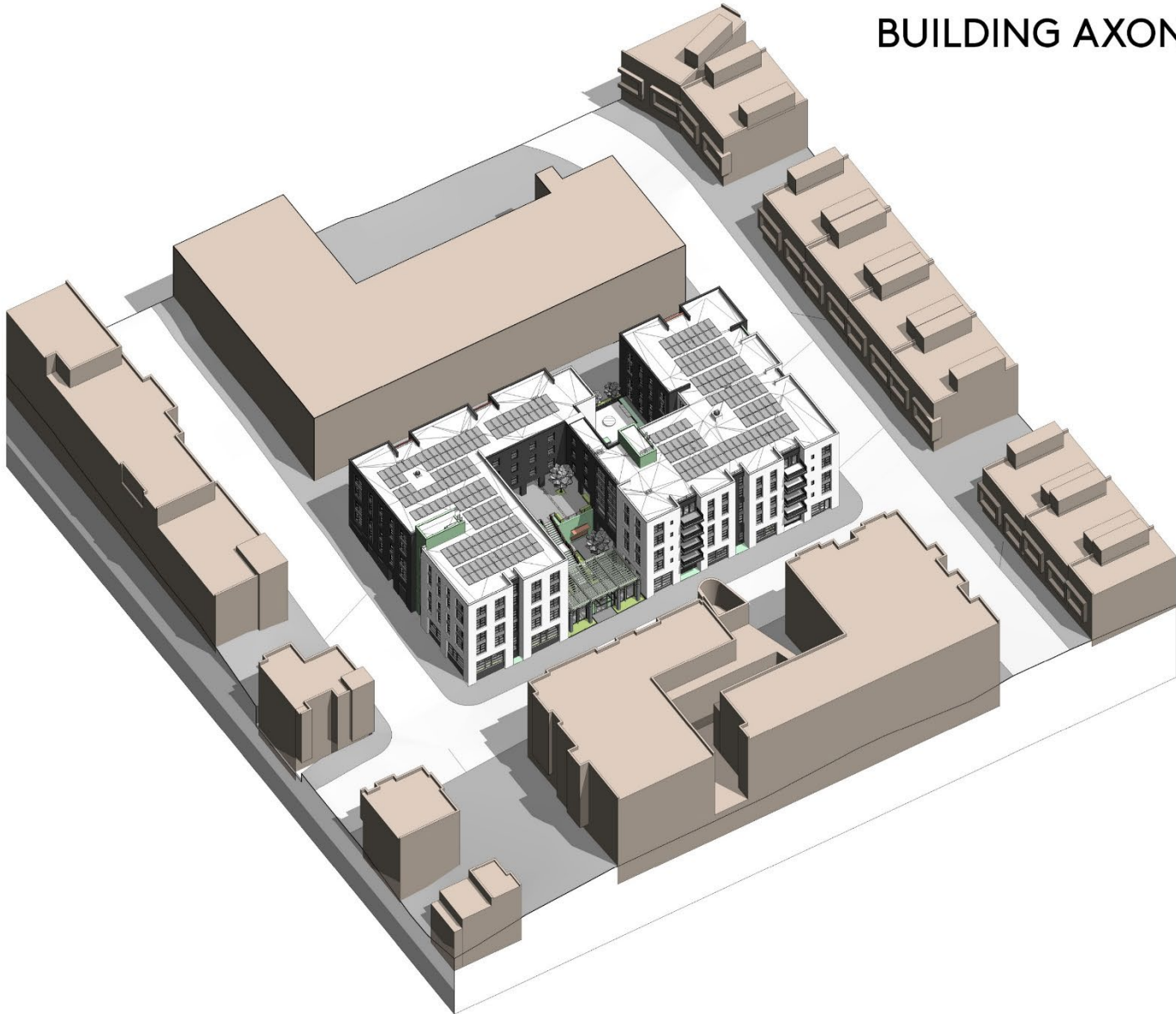
2 BLOCK 52 & 54 - SITE AXON



4 BLOCK 52 & 54 - SITE PLAN

BLOCK 52

BUILDING AXONOMETRIC



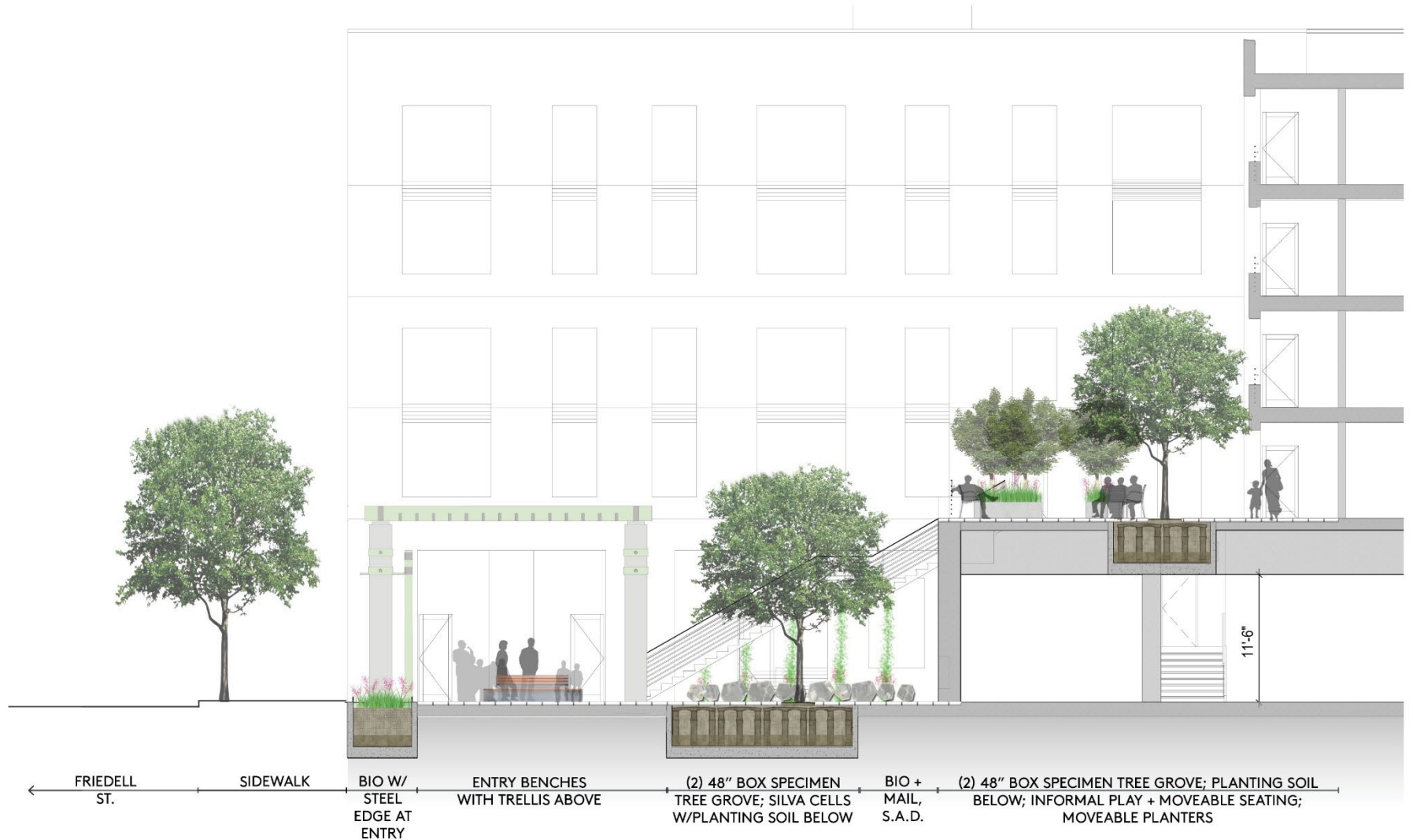
BLOCK 52

BUILDING PLANS - LEVEL 01



BLOCK 52

LANDSCAPE DESIGN



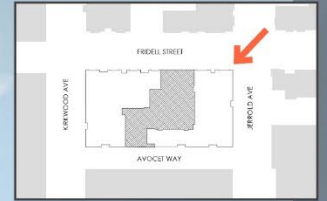
BLOCK 52

BUILDING PLANS - LEVEL 02



BLOCK 52

STREET VIEWS CORNER OF FRIEDEL & JERROLD



BLOCK 52

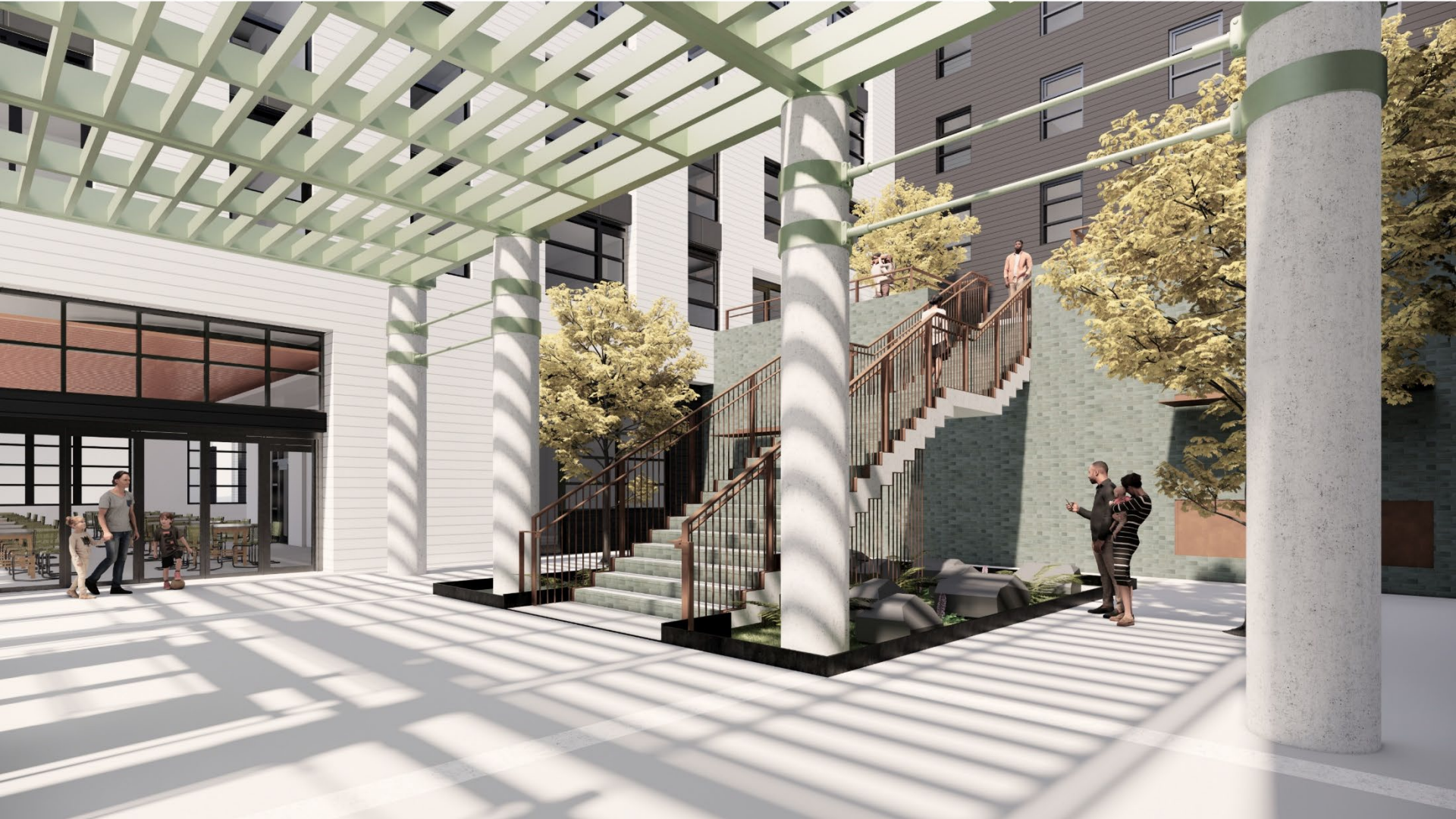
STREET VIEWS BUILDING ENTRY ACROSS FRIEDEL



BLOCK 52

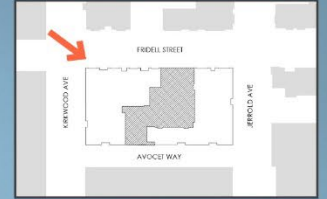
VIEWS

ENTRY COURT DETAIL VIEW



BLOCK 52

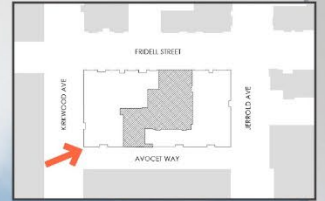
STREET VIEWS CORNER OF FRIEDEL & KIRKWOOD



BLOCK 52

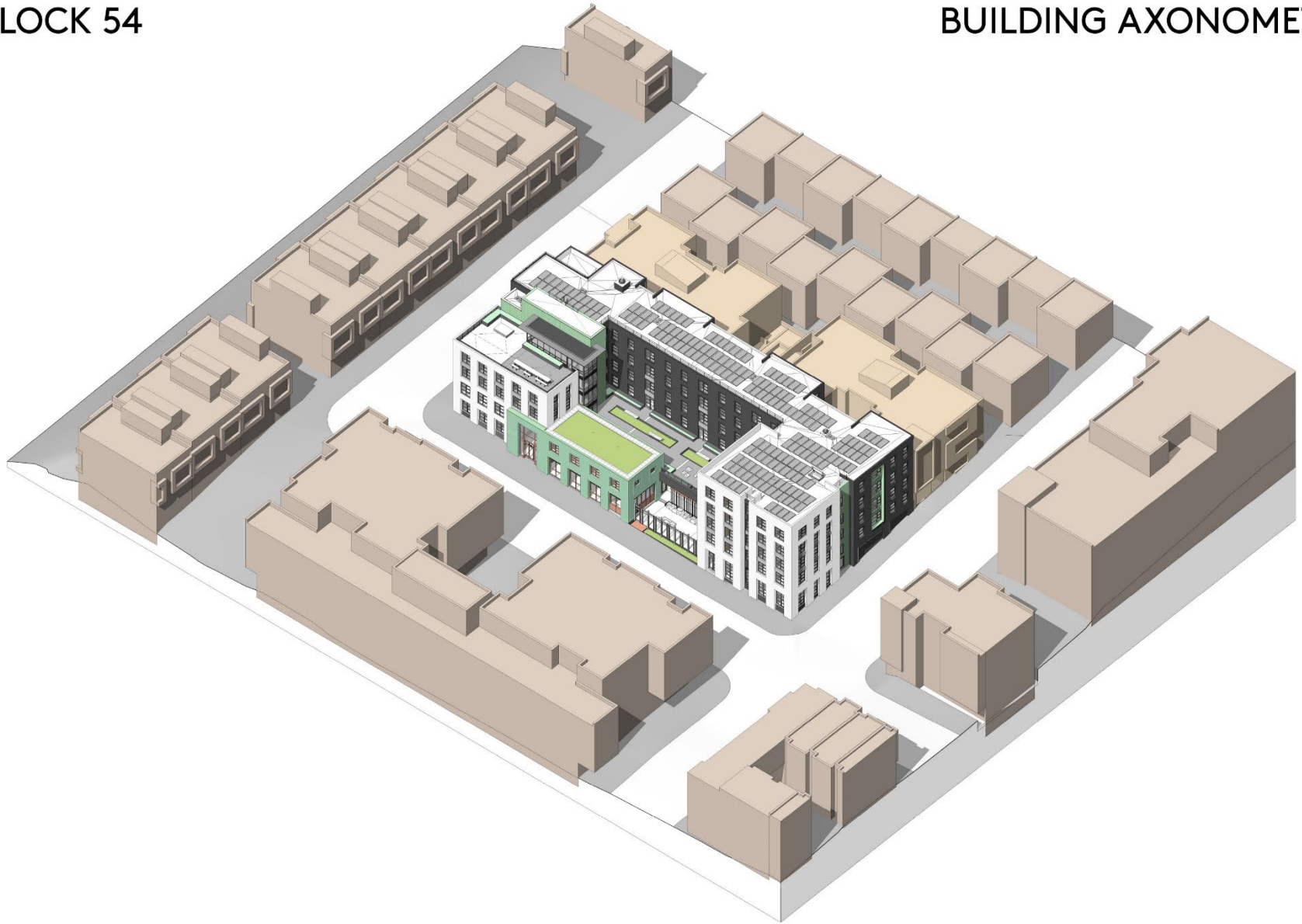
STREET VIEWS

VIEW DOWN AVOCET FROM KIRKWOOD



BLOCK 54

BUILDING AXONOMETRIC



BLOCK 54

BUILDING PLANS - LEVEL 01



BLOCK 54

BUILDING PLANS - LEVEL 02

REVISED DESIGN

FRIEDEL STREET

INNES AVE.

HUDSON AVE.



*DESIGN REVISION FOLLOWING MEETING WITH NEIGHBORS ON 03/14/2019

BLOCK 54

BUILDING PLANS - LEVEL 05 REVISED DESIGN



*DESIGN REVISION FOLLOWING MEETING WITH NEIGHBORS ON 03/14/2019

BLOCK 54

VIEWS

ROOF TERRACE VIEW



BLOCK 54

STREET VIEWS FRIEDEL & INNES



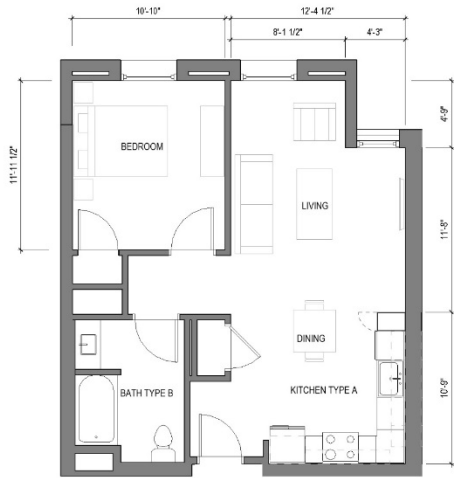
BLOCK 54

STREET VIEWS FRIEDEL & HUDSON



BLOCKS 52 & 54

1BR
(500 - 550 SF)



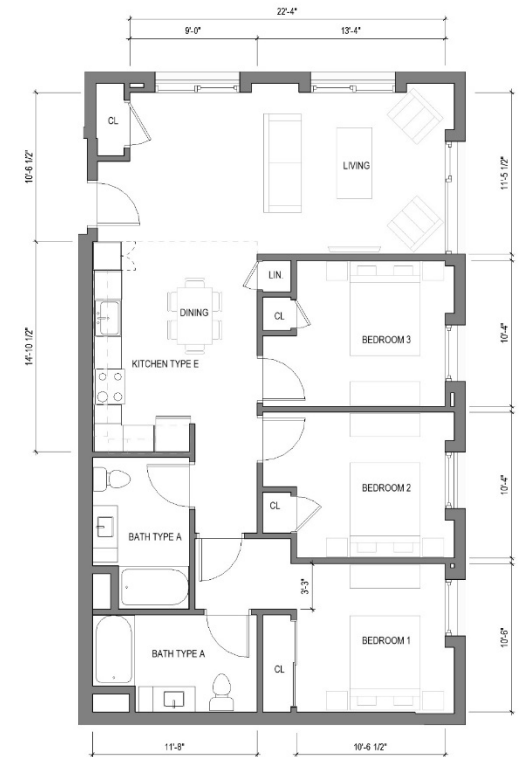
2BR
(800 - 900 SF)



4BR
(1200 - 1400 SF)



SAMPLE UNIT LAYOUTS



3BR
(1000 - 1100 SF)

BLOCKS 52 & 54

EXTERIOR MATERIALS

PAINTED CEMENT PLASTER



PEARL WHITE



CHARCOAL GRAY

METAL BALCONY & GUARDRAIL WITH DENSE MESH BACKING



PAINTED BOX RIB METAL PANEL



JADE



SLIVER GRAY



ACCOMPLISH

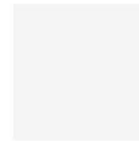
GLAZED THIN BRICK TILE



ALUMINUM WINDOW & METAL PAINT COLORS



LOWE JADE



PEARL WHITE



CHARCOAL GRAY



ACCOMPLISH

FENCE WITH LOW IRON GLASS INFILL PANELS



GLAZING TYPES



GLASS CLIMATE VISION GLAZING



UPSCALE THERMAL GLAZING



LOWE JADE ULTRA GLAZING

Conditions of Approval

- Further study:
 - Materials and colors, trash and recycling, screening of utility rooms and mechanical equipment placement, landscape plans
- Additional detail:
 - Landscape materials, lighting, roof design, building signage, graffiti treatment
- Maintain/confirm:
 - Façade transparency, active ground floor uses, street trees
- Required mock-ups

Density Bonus

- OCII may grant residential density bonuses for projects including low- or moderate-income residential units
- Developer requests density bonus for Block 52 which will allow ~8 more units to be built on site
- Staff recommends approval of density bonus

Tentative Development Schedule

- Spring 2020 – return to Commission to request gap financing
- Spring 2020– apply for tax credits and bond allocation
- Fall 2020 – return to Commission for Ground Lease approval
- Fall 2020 – close financing / construction begins
- Fall 2022– construction completed

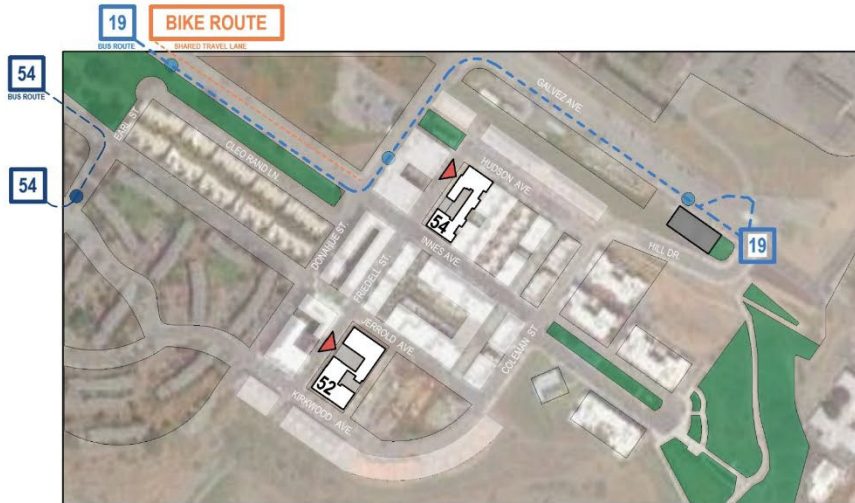
Questions/Comments



Marketing Process

- HPSY / CP Preferences
 - COP holders
 - Displaced Tenant Housing Preference
 - Neighborhood Resident Housing Preference
 - San Francisco residents or workers
 - General public
- Developers will work with OCII to develop an Early Outreach and Marketing Plan
 - Rental readiness counseling, technical assistance, and marketing/application collection process
 - COP Outreach Obligation report

BLOCKS 52 & 54



SITE CONTEXT & CIRCULATION



BLOCK 54

STREET VIEWS

RELATIONSHIP TO HUDSON AVENUE NEIGHBOR



*AS-OF-RIGHT ZONING ALLOWED BUILDING HEIGHT & MASSING

NO



*REDUCED BUILDING HEIGHT & MASSING IN RELATION TO NEIGHBOR BUILDING

YES

BLOCK 54

REAR - PROPERTY LINE CONDITION - AXONOMETRIC

RELATIONSHIP TO HUDSON AVENUE NEIGHBOR

DESIGN ON 03/14/2019



1'-6" DEEP RECESSED SLOTS AT
PROPERTY LINE

DESIGN REVISION: 03/18/2019



LIGHTWELL ADDED TO MATCH
NEIGHBORING BUILDING

PROPERTY-LINE WALL PUSHED BACK
FROM NEIGHBOR REAR YARD 3'-6" &
PAINTED WHITE

*DESIGN REVISION FOLLOWING MEETING WITH NEIGHBORS ON 03/14/2019

BLOCKS 52 & 54

SITE SECTIONS & ELEVATIONS



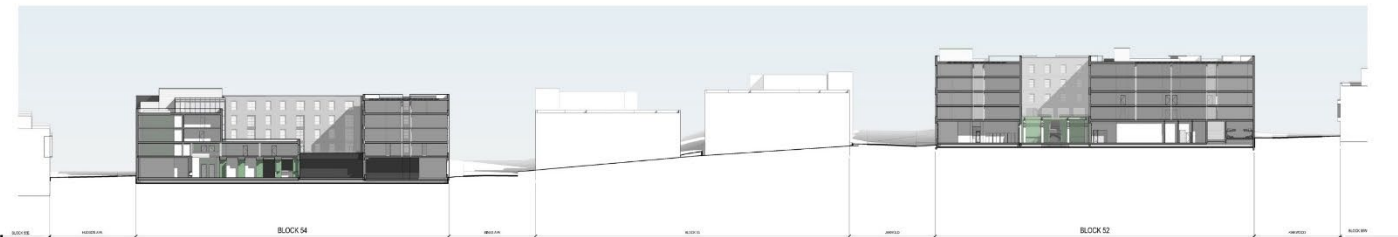
3 BLOCK 52 - SITE SECTION - AVOCET COURTYARD
1" = 30'-0"



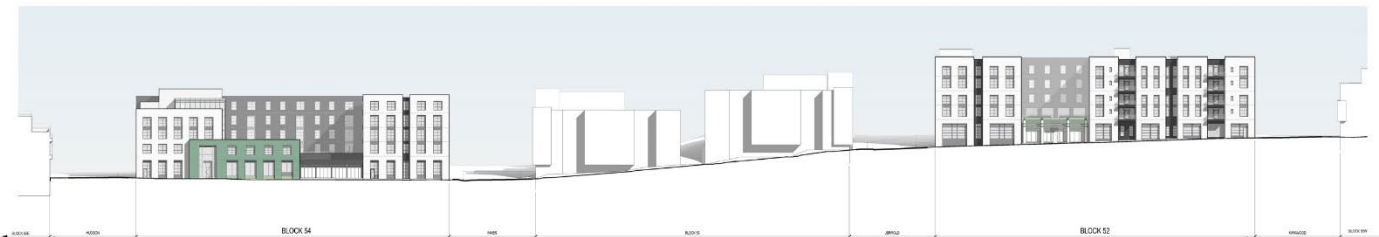
4 BLOCK 52 - SITE SECTION - SITE SECTION ENTRY COURTYARD
1" = 30'-0"



5 BLOCK 54 - SITE SECTION - COURTYARD - EAST
1" = 30'-0"



2 BLOCK 52 & 54 - SITE SECTION
1" = 30'-0"



1 BLOCK 52 & 54 - FRIEDEL STREET - SITE ELEVATION
1" = 30'-0"

BLOCK 52

BUILDING AXONOMETRICS



2 BLOCK 52 - MASSING AXON VIEW FROM EAST



1 BLOCK 52 - MASSING AXON VIEW FROM WEST

BLOCK 54

BUILDING AXONOMETRICS



2 BLOCK 54 - MASSING AXON - VIEW FROM WEST

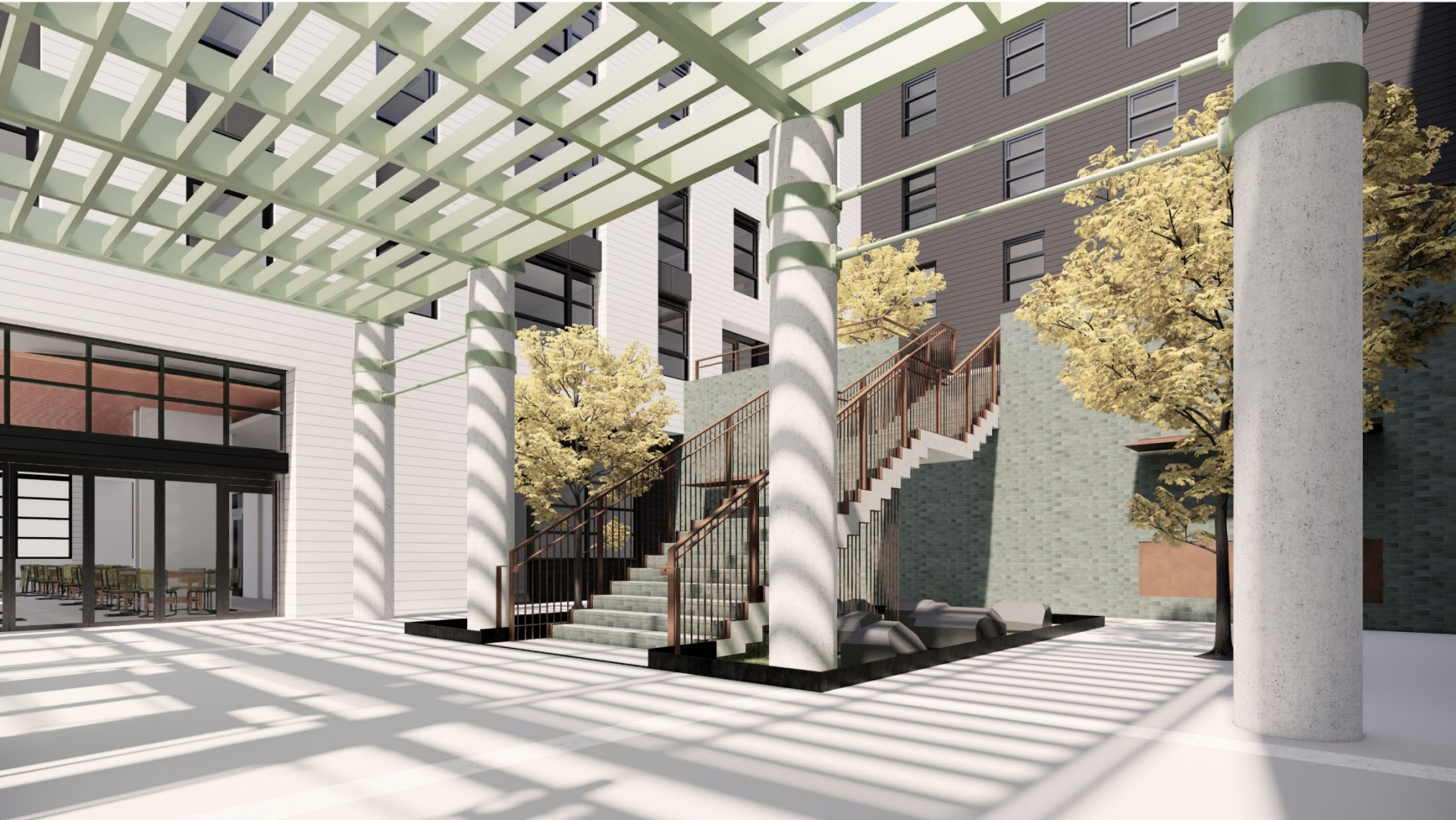


1 BLOCK 54 - MASSING AXON - VIEW FROM NORTH

BLOCK 52

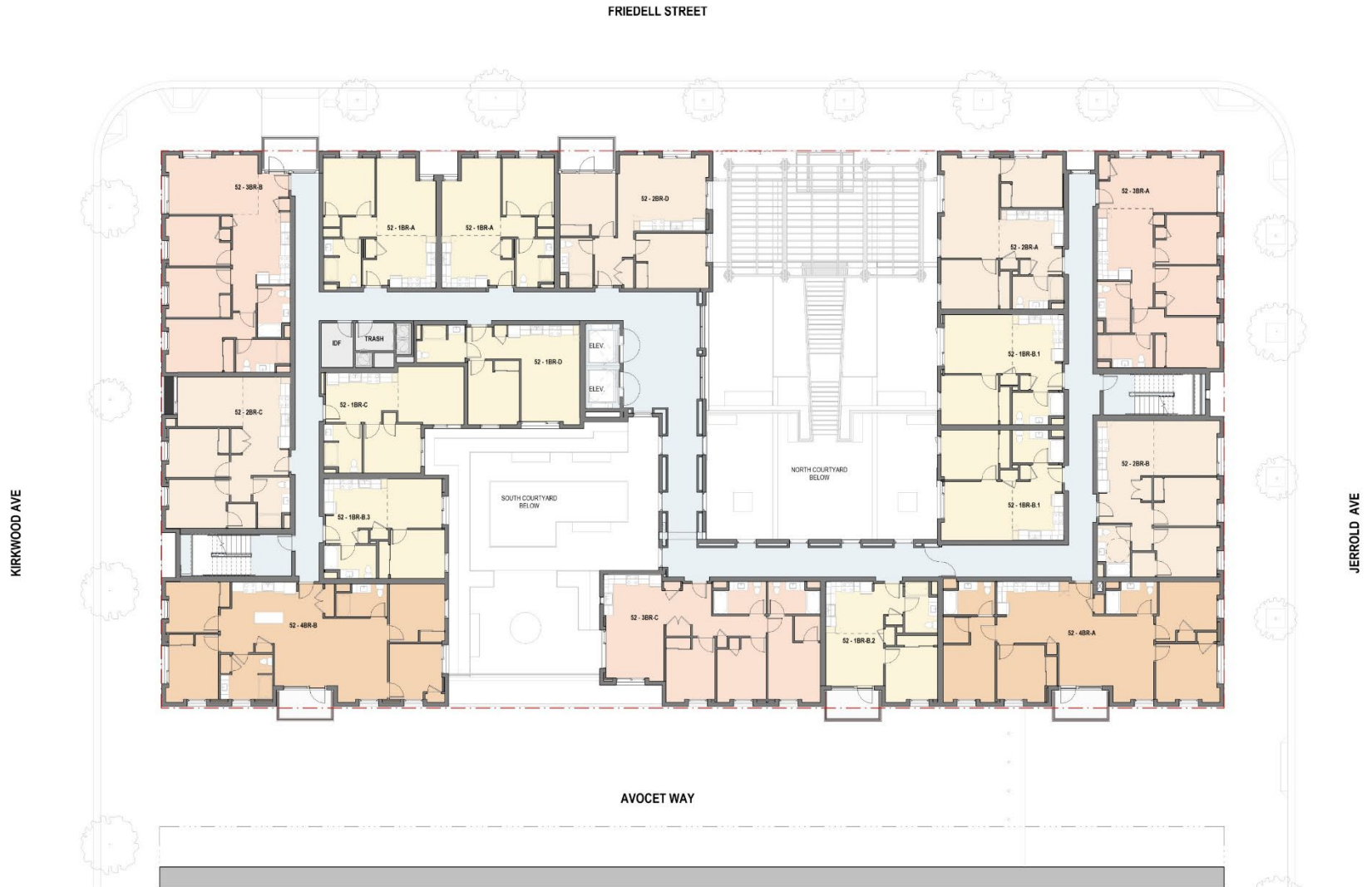
STREET VIEWS

ENTRY COURT DETAIL VIEW



BLOCK 52

BUILDING PLANS - LEVELS 03-05



BLOCK 52

LANDSCAPE PLANS - LEVEL 01



NOTE:
FINAL GRADES ALONG AVOCET
WAY ARE SUBJECT TO CHANGE

LEGEND

	CONCRETE PAVERS	① PAVING	⑥ METAL BRIDGE	⑪ SEDUM TRAYS	⑯ PLATFORM / STAGE
	PLANTING	② BENCHES	⑦ TREE GRATE	⑫ SILVA CELLS	⑰ LITTER RECEPTACLE
	BIORETENTION	③ MOVEABLE SEATING	⑧ MOVABLE PLANTERS	⑬ FREE PLAY	⑱ ASH URN
	24" GRAVEL BAND	④ COMMUNAL TABLE	⑨ VINE CABLES	⑭ PLAY EQUIPMENT	⑲ DECKING
	DECKING	⑤ PICNIC TABLE	⑩ 6" STEEL PLANTING EDGES	⑮ INFORMAL PLAY / SEATING FEATURES	⑳ PLAY SURFACING
	PLAY SURFACING				

BLOCK 52

LANDSCAPE PLANS - LEVEL 02



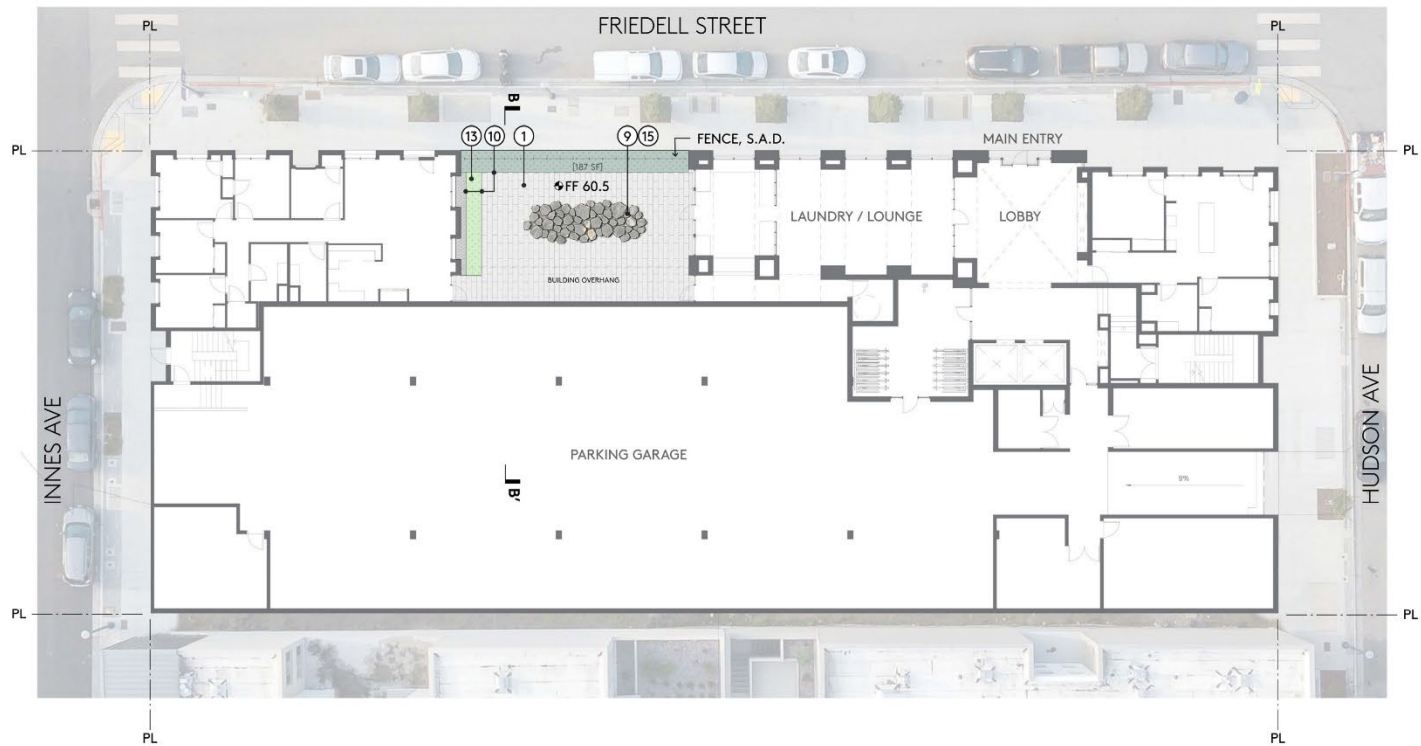
NOTE:
FINAL GRADES ALONG AVOCET
WAY ARE SUBJECT TO CHANGE

LEGEND

CONCRETE PAVERS	1 PAVING	6 METAL BRIDGE	11 SEDUM TRAYS	16 PLATFORM / STAGE
PLANTING	2 BENCHES	7 TREE GRATE	12 SILVA CELLS	17 LITTER RECEPTACLE
BIORETENTION	3 MOVEABLE SEATING	8 MOVABLE PLANTERS	13 FREE PLAY	18 ASH URN
24\" GRVEL BAND	4 COMMUNAL TABLE	9 VINE CABLES	14 PLAY EQUIPMENT	19 DECKING
DECKING	5 PICNIC TABLE	10 6\" STEEL PLANTING EDGES	15 INFORMAL PLAY / SEATING FEATURES	20 PLAY SURFACING

BLOCK 54

LANDSCAPE PLANS - LEVEL 01

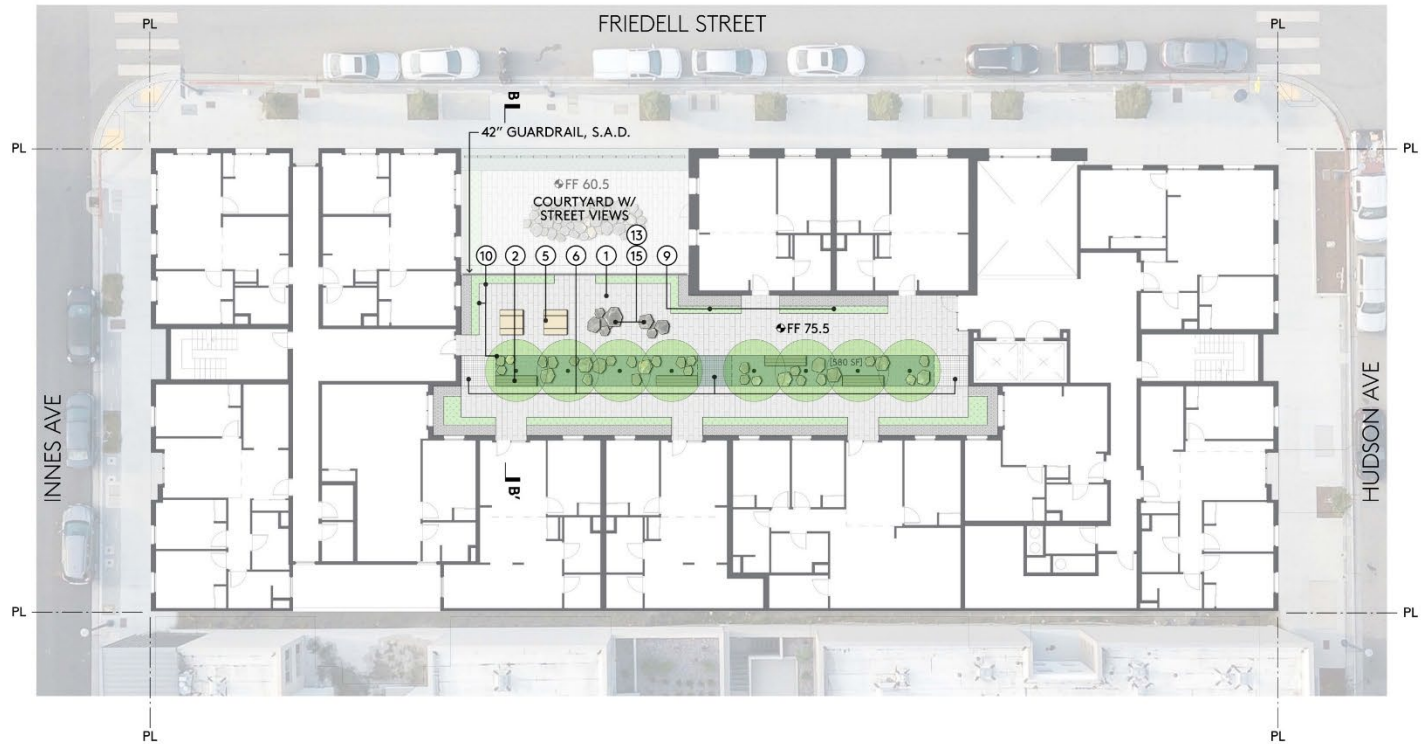


LEGEND

CONCRETE PAVERS	① PAVING	⑥ METAL BRIDGE	⑪ SEDUM TRAYS	⑮ PLATFORM / STAGE
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DECKING	⑤ PICNIC TABLE	⑩ 6" STEEL PLANTING EDGES	⑮ INFORMAL PLAY / SEATING FEATURES	⑳ PLAY SURFACING

BLOCK 54

LANDSCAPE PLANS - LEVEL 02

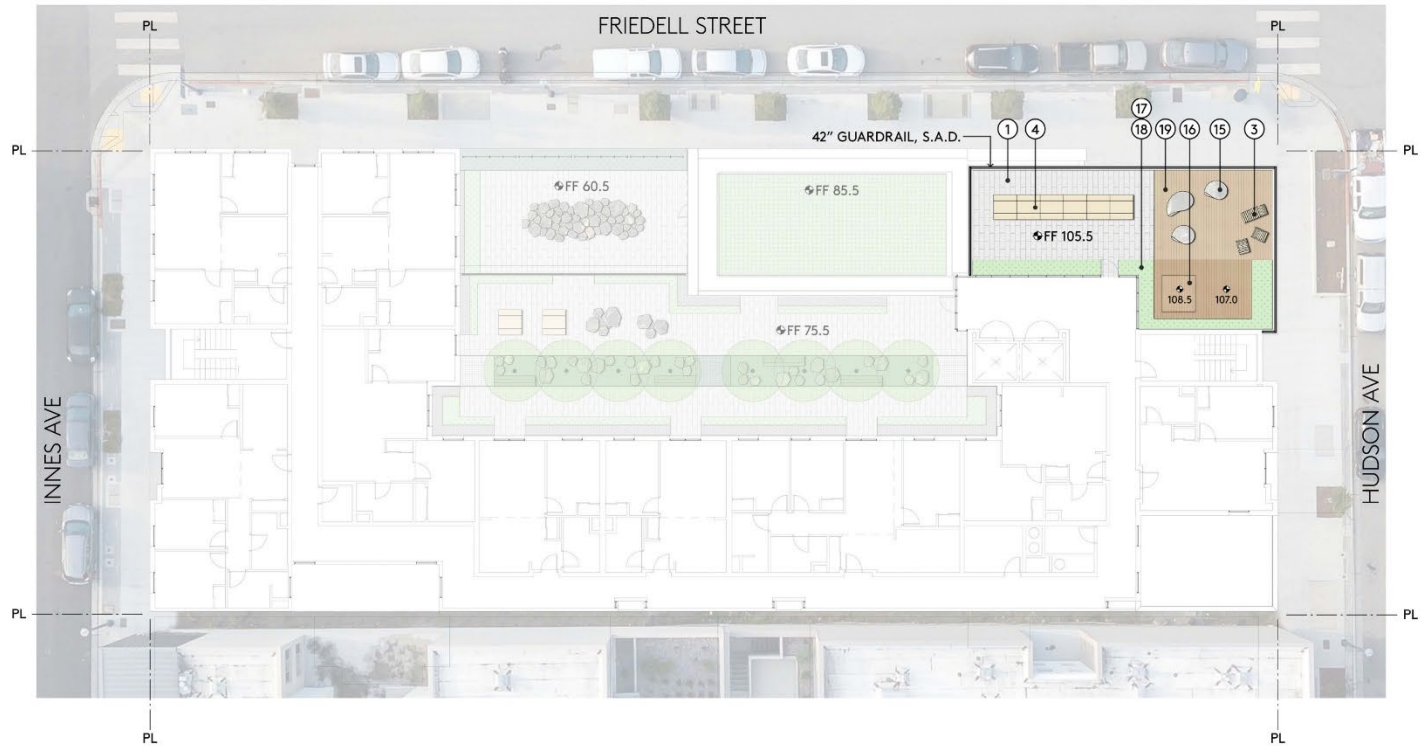


LEGEND

CONCRETE PAVERS	1 PAVING	6 METAL BRIDGE	11 SEDUM TRAYS	16 PLATFORM / STAGE
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PLAY SURFACING				

BLOCK 54

LANDSCAPE PLANS - LEVEL 05



LEGEND

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PLANTING	2 BENCHES	7 TREE GRATE	12 SILVA CELLS	17 LITTER RECEPTACLE
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PLAY SURFACING				

BLOCK 54

LANDSCAPE DESIGN



BLOCK 54

BUILDING PLANS - LEVELS 03-04



*DESIGN REVISION FOLLOWING MEETING WITH NEIGHBORS ON 03/14/2019