

Hunters Point Shipyard Phase 1 Lennar Block 52 Schematic Design Approval

July 16, 2019

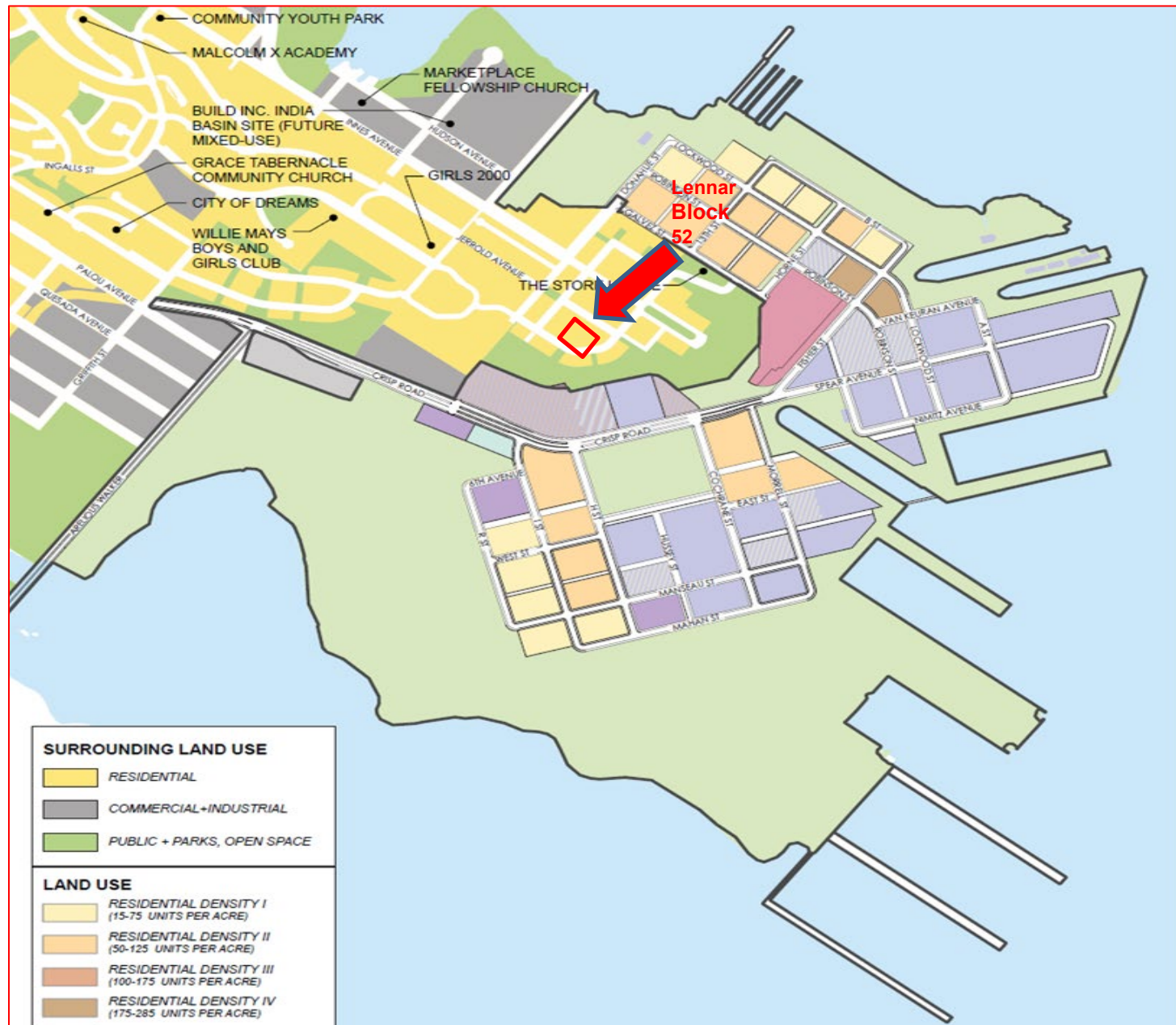
Lila Hussain, Senior Project Manager



Agenda

- Commission Action
- HPS Lennar Block 52
 - Project Description
 - BMR Description
 - Design Team Presentation
 - Conditions of Approval
 - Next Steps

Hunters Point Shipyard ("Phase 1& 2") Project



Project Background

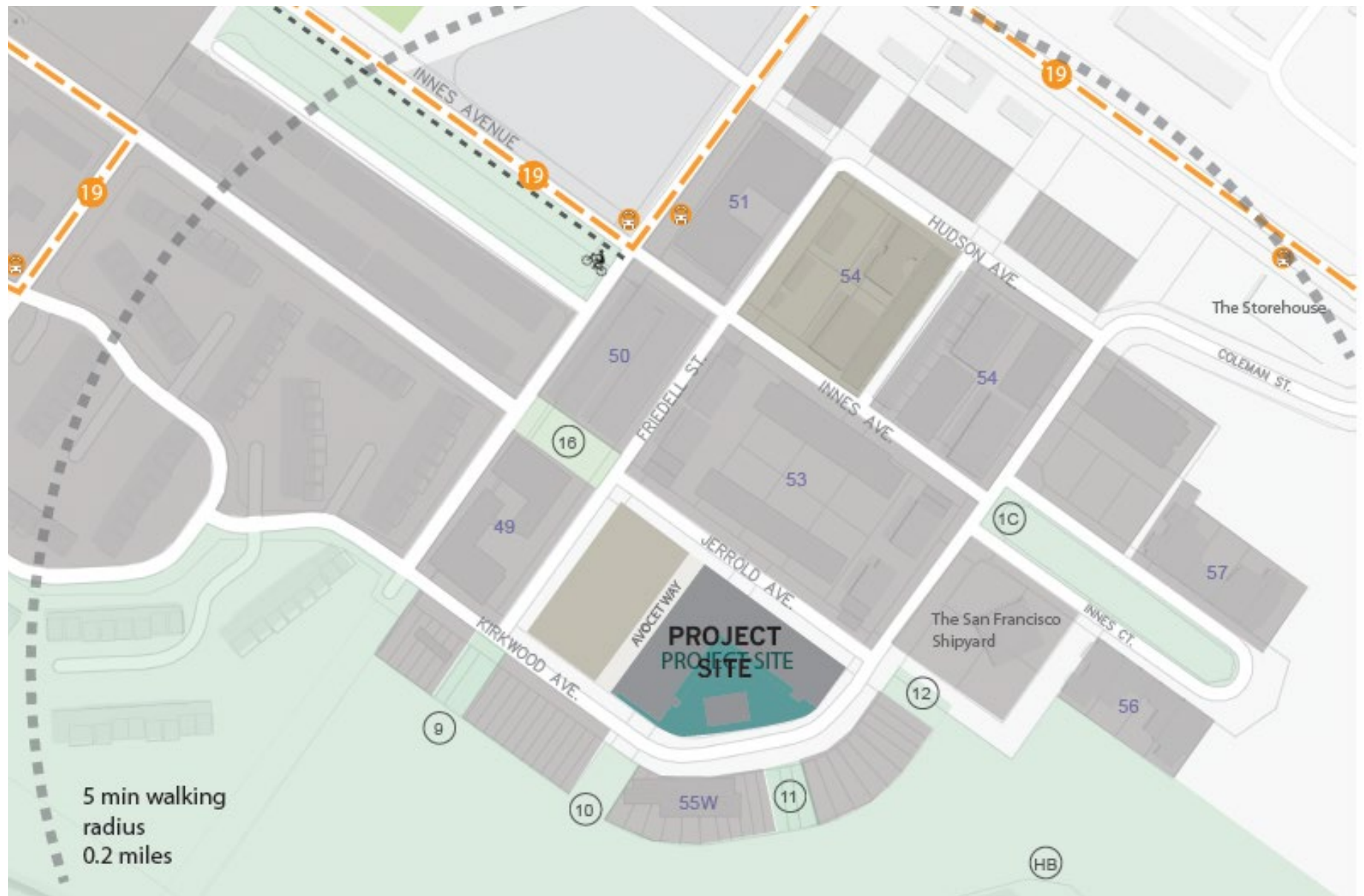
- **Phase 1 Development Program**

- 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

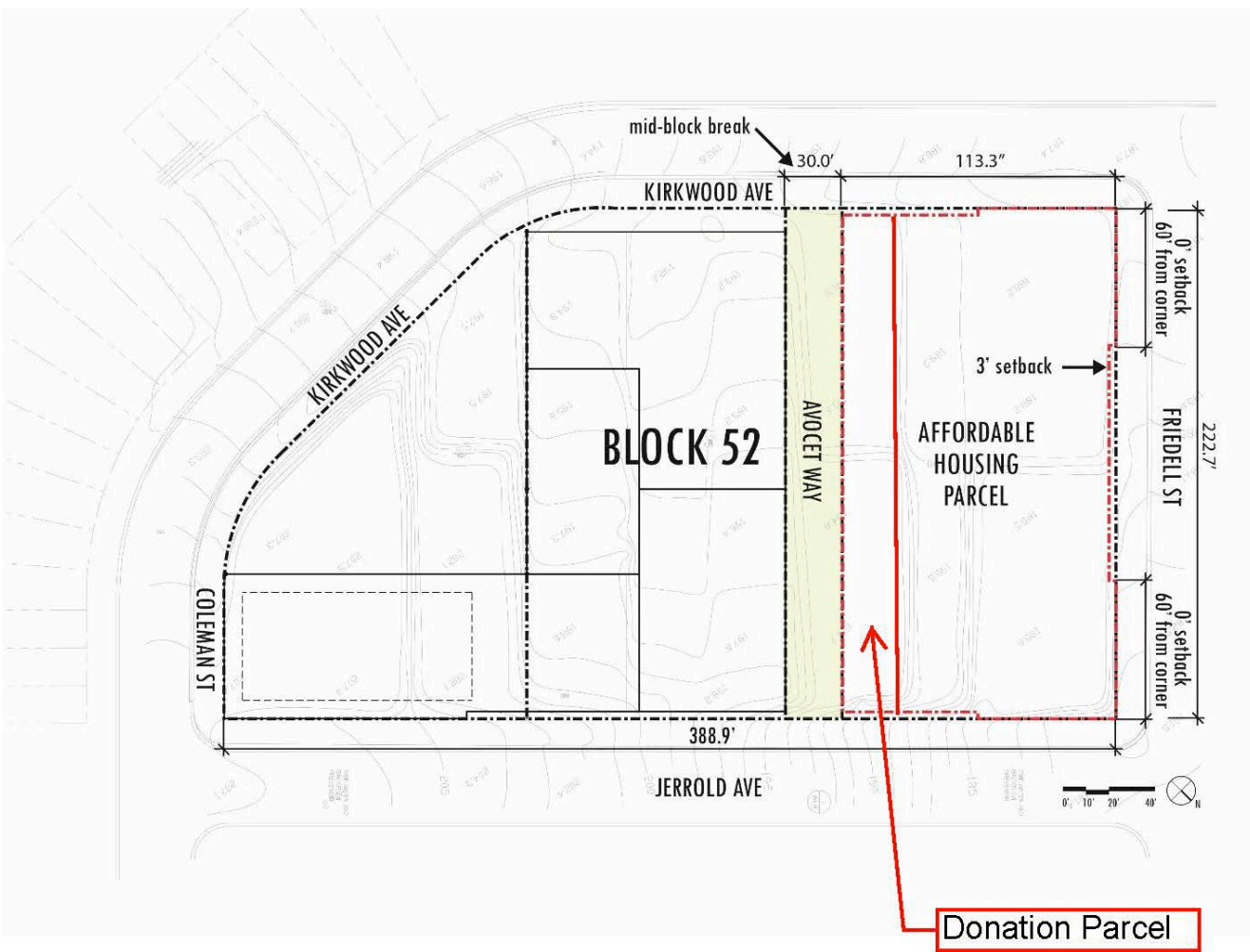
- **Completed to Date**

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

Project Site



Site Description and Donation Parcel (approximate)



- Lennar to provide 5,000 sf parcel to OCII
- Avocet Way shifted to accommodate change in parcel sizes
- Allows for an increase in ~15 more affordable units on OCII parcel

Project Summary

- Homeownership project (77 Units)
 - 68 Market-Rate
 - 9 BMR (11.7%)
- Inclusionary units dispersed throughout the project, including top floor
- Unit Mix:
 - 15: Studios
 - 43: 1 BR
 - 16: 2 BR
 - 3: Lofts
- Amenities shared by all residents



BMR Unit Mix and Distribution

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

Presentation by Architect

LPAS

Lead Architect
Ryan Townsend

PGA

Landscape Architect



Schematic Design Conditions

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

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

Small Business & Local Workforce

- Applicable Policies:
 - 50% of contracts awarded to BVHP Small Business Enterprises, then SF SBEs.
 - 50% of construction work-hours performed by qualified BVHP residents, then SF residents
- SBE Professional Services Contracting:
 - 58.8% SBE participation
 - 3.7% are from minority-owned firms
 - 53.8% from women-owned firms

Marketing and Occupancy Preferences

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

HPS Citizen's Advisory Committee Meetings

April 2019

Housing Subcommittee
Meeting

June 2019

Full CAC Meeting

July 2019

OCII Commission considers
Schematic Design

Schedule & Next Steps

- OCII Staff will review Design Development then Construction Documents
- Estimated Construction Schedule:
 - Construct Start: mid-2020
 - Construction Completion: end of 2021

THANK YOU



Area Median Income (AMI) for San Francisco

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

San Francisco Mayor's Office of Housing and Community Development

Notes:

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

Design for Development (D4D) Conformance

Design Standard	Requirement	Proposed
Vehicular Parking	2 spaces / dwelling unit (38)	45 spaces
Bicycle Parking	> 50 DU: 25 Class 1 spaces, plus one Class 1 space per every 4 additional DU over 50 (32)	37 spaces
Building Height	45' – 55'	Main Building: 32'-6" at Kirkwood Ave, 38'-6" at average side ground elevation, 44'-0" at Avocet Way Pavilion: 18'-6" at Kirkwood Ave.
Density	80 Dwelling Units / Acre	73.4 DU / Acre
Building Modulation	Mid-Density: (55-80 DU/acre), Exterior modulation @ 25'-32'	Complies

Design for Development (D4D) Conformance

Design Standard	Requirement	Proposed
Setbacks	Between 3' – 10', 0' to “hold” the corner on designated blocks	0' at corner of Jerrold and Kirkwood, 3'- 6' at Jerrold, 7'-4" - 10' at Kirkwood, 8'-5" at Avocet
Open Space Ratio	Min 80 SF / Dwelling Unit (6,160 SF)	7,017 SF
Green Building	Meet or exceed LEED Silver	Complies
Density	80 Dwelling Units / Acre	73.4 DU / Acre
Building Modulation	Mid-Density: (55-80 DU/acre), Exterior modulation @ 25'-32'	Complies
Dwelling Unit Exposure	Meet SF Housing Code Section 503	Complies; all windows face directly onto public streets or open courtyard area

Schematic Design - Architects

LPAS

Lead Architect
Ron Metzker

Project Architect
Ray Welter

PGA

Landscape Architect