Introduction

Lennar Urban in cooperation with the Mayor’s Office of the Housing and the Successor to the San Francisco Redevelopment Agency proposes to construct 66 single family townhomes within a larger planned residential development on the site of the former Hunters Point Shipyard in San Francisco. The development consists of 27 townhomes on Block 55E and 30 townhomes on Block 55W. Block 55W (85,200 sf or 1.5 acres) consists of Buildings 1, 2, 3, 4 and is located on the southeastern portion of the Hilltop Sub-Area and is bounded by Donahue Street to the west, Kirkwood Avenue to the north and Pocket Park 12 to the east. Block 55E (40,100 SF or .32 acre) consists of Buildings 5, 6, 7 which is located on the southeastern portion of the Hilltop Sub-Area and is bounded by Pocket Park 15 and Hudson Ave to the southeast and Donahue Street to the west, and Hill Dr to the east.

Housing program

The project provides 34 two-bedroom units (14 flats, 14 single bay A nestled townhomes and 6 larger splaved townhomes incorporating “multi-generation” feature) and 32 three-bedroom townhome units (13 single bay, 12 nestled and 7 larger bay townhomes). The units range in size from 6,194 to 6,510 livable gross SF with an average size of 1,948 livable gross SF.

Site Planning/Design Narrative

The buildings 1, 2, 5, 6 & 7 consists the typical narrow 16.5’ lots. The buildings 3 & 4 consists both typical narrow 16.5’ lots and larger splaved lots unique to buildings 3 & 4. All the buildings are sited on the edge of a hill with sweeping views of the bay, downtown Candlestick Point and the Shipyard. The three-story units are grouped into a single or pair of buildings with unique colors and materials that draw inspiration from their views. The single bay townhome, double bay nestled townhome, flats, and “multi-generation” unit types are designed to accommodate a variety of family types.

The massing and color variations of all the buildings 1 through 7 are articulated to represent the individual units. Along the street façades on Coleman Street, Kirkwood and Hudson Avenues, recesses at the grouped entries and stair towers are used to provide building modulation and entry definition back from the sidewalks. Landscaped front courts and garage setbacks at the intersecting unit entries activate the sidewalk and relate to the residential buildings across the street. Side yards are provided at the splaved units to create relief along the street edge at the larger curved buildings 3 and 4. The building volume above the street level is articulated based on views from the site and connections to the existing neighborhood. Framed bay windows further break down scale and create a dynamic and varying street façades at each block.

The visually porous rear façades punctuated by alternating open and enclosed bay projections capture the prominent bay views while maintaining privacy between the units. Wrap around windows and balconies maximize light and air in all the units. Decorative metal screens at the façade of the stair tower provide further interest from the adjacent public parks and unique identities to each of the building blocks. Roof top terraces atop each unit offer a generous outdoor living space and are shaded from trellis and protected from wind by the stair tower massing.

Access to Building 5 is currently shown as a private drive from Hudson Ave to the individual townhouse units. As this area of the site is steep, it needs to be scrutinized and access to this area will be developed and coordinated with the Civil Engineer as the project progresses through the Design Development Phase.

Design for Development Compliance

Development Density

The proposed development density is 27 per housing dwelling units (Du) per acre.

Area Coverage

The area coverage is per block for Unit Type A, B and C is at 50% and Unit D at 43 to 47%, below the 65% maximum allowed.

Open Space

Each unit is equipped with a public landscaped front entry, private balconies, ground floor rear deck and or roof deck. The areas for the landscape front entries range from 18’ to 105’ sf, the balconies range from 44 to 110 sf, the rear decks range from 70 to 137 sf and the roof decks range from 41 to 515 sf. The combined open space for each units range from 351 to 745 sf with the average at 487 sf per unit.

Height and Bulk

The height of the proposed structures observes the maximum height limit identified on the Height and Bulk Limitation Map which are 45’ at the 6 lots on Hudson Avenue north of Friedell Street and the 52’ for the rest of the development.

The front setback along the street façades on Coleman Street, Kirkwood and Hudson Avenues are at a minimum of three feet from the sidewalk at the property line.

Additional setbacks:
- Garage entries at the street level: 5 feet
- Stair tower and Unit entries with semi-private landscaped front yards: 12 feet
- Roof terraces: 9 feet

Maximum Building Projections:
- Bay windows: 2 feet
- Shading devices: up to the property line as permitted by code.

Street Setback

Along the street façades on Coleman Street, Kirkwood and Hudson Avenues, the driveways and unit entries are grouped in pairs to create less interruption at the street curtes. The garage entries are set back five feet from the sidewalk at the property line whereas the unit entries are set back further at twelve feet to create a semi-private landscaped front yards. The second and third residential floors are set back three feet with the fourth floor stair tower and accessible roof terrace set back 12” as the additional height above the required limit will not be visible from the public streets. The maximum projection of the upper story bay windows and shading devices will be up to the property line.

45% to 50% of said created front yard setbacks, not including driveway area will be flow-through planter and additional softscape.

Exposure

All dwelling units will have the required windows at the living room and master bedroom that meet the 120 sf minimum superficial floor area facing directly to the 2’ to 34’ deep rear yard and 30’ to 64’ wide private pockeet parks.

Vehicle, Loading and bicycle parking

Two off-street vehicular parking spaces, with an average size of 330 gross SF, are provided for at the garage of each dwelling unit.

Street off loading is not required for residential dwelling use.

The project is located near a designated bicycle route on Innes Avenue, and each home will have at least one bicycle parking space allocated in the garage or ground floor storage room.

Structural System

The proposed building construction type is V-A, fully sprinklered with a fire alarm system.

Building Materials

The exterior façades consist of stone or tile cladding at the ground floor and integral color cement plaster at the upper stories with alternating unit colors per color scheme. The bay window and enclosed balcony projections are metal and fiber cement panels with inert accent painted cement plaster. The balcony railings are expressed in glass or laser cut metal panels.

Sustainability

Block 55 is located in a larger development community that is Stage II Gold Pre-Certified.

The dwelling units are designed to be Green Point Rated which will meet the LEED Silver level of certification requirement, exceed the Title 24 energy compliance to meet MEPS rating of 70 and comply with San Francisco’s current Building Codes. Each unit will be equipped with green design features such as water efficient low-flow bathroom fixtures, drought resistant landscaping, storm water treatment through a series of five through plants, low emitting materials such as paints and adhesive, energy efficient features such as Energy Star appliances and lighting fixtures solar ready roof, shaded outdoor terraces and balconies from roof trellis, metal sunscreen and balcony enclosures.

Project Data

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Shipyard Phase 1 - Land Use & Site Analysis

Shipyard Phase 1 - Accessibility

Shipyard Phase 1 Streetscape Master Plan

Shipyard Phase 1 Streets Trees & Planting

Block 55 Development Phasing Plan

Unit Types: Block 55 Overall Site Plan

Utilty Typology (Dry)

Utility Plan (Wet)

Site Section

A-Single-Bay Townhouse (A1A2)

B-Double-Bay Flats (B1,B3)

C-Nesteted Townhome (C1,C2)

D-Splayed Townhome (D1)

D-Splayed Townhome (D3)

D-Splayed Townhome (D4)

Typical Building Wall Sections

Enhanced Wall Sections

Articulation

Concept

Building Concept-the Stick

Building Concept-the Shipyard

Building Concept-the Terrace

Building Concept-the Bay

Planting Plan-Block 55W (BLDG 1 and 2)

Planting Plan-Block 55W (BLDG 3)

Planting Plan-Block 55W (BLDG 4)

Planting Plan-Block 55E (BLDG 5)

Planting Plan-Block 55E (BLDG 6 and 7)

Housing and the Successor to the San Francisco Redevelopment Agency proposes to construct 66 single family townhomes within a larger planned residential development on the site of the former Hunters Point Shipyard in San Francisco. The narrow 16.5’ lots are sited on the edge of a hill with sweeping views of the bay, downtown Candlestick Park and the Shipyard. The three-story units are grouped into a single or pair of buildings with unique colors and materials that draw inspiration from their views. The single bay townhome, double bay nestled townhome, flat and “multi-generation” unit types are designed to accommodate a variety of family types.
**Unit Mix**

<table>
<thead>
<tr>
<th>Single Family Homes:</th>
<th>BMR</th>
<th>QTY</th>
<th>Bedrooms &amp; Description</th>
<th>Garage</th>
<th>Ratio</th>
<th>Finished Floor Area</th>
<th>Unfinished Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1, A2 Single-Bay Townhome (LH)</td>
<td>4</td>
<td></td>
<td>3 Bed</td>
<td>2</td>
<td>3:2</td>
<td>1770GSF</td>
<td>3320GSF</td>
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<tr>
<td>A3, A4 Single-Bay Townhome (RH)</td>
<td>1</td>
<td>9</td>
<td>3 Bed</td>
<td>2</td>
<td>3:2</td>
<td>1780GSF</td>
<td>3230GSF</td>
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<tr>
<td>B1, B2 Double-Bay Flat (Gd &amp; RF Decks)</td>
<td>1</td>
<td>6</td>
<td>2 Bed + Den</td>
<td>2</td>
<td>2:2</td>
<td>1820GSF</td>
<td>3290GSF</td>
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<tr>
<td>B3, B4 Double-Bay Flat (Gd or RF Decks)</td>
<td>1</td>
<td>8</td>
<td>2 Bed + Den</td>
<td>2</td>
<td>2:2</td>
<td>1820GSF</td>
<td>3290GSF</td>
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<tr>
<td>C1, C2 Nested Townhome</td>
<td><em>1</em></td>
<td>14</td>
<td>3 Bed</td>
<td>2</td>
<td>3:2</td>
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<tr>
<td>C3, C4 Nested Townhome</td>
<td><em>1</em></td>
<td>12</td>
<td>2 Bed + Den</td>
<td>2</td>
<td>3:2</td>
<td>1803GSF</td>
<td>3290GSF</td>
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<tr>
<td>D1, D2 Splayed Townhome (Multi-Gen)</td>
<td>6</td>
<td></td>
<td>2 Bed + Den + Secondary “In Law” Suite</td>
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<td>2:2</td>
<td>2160GSF</td>
<td>3680GSF</td>
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<tr>
<td>D3 Splayed Townhome (3 Bed)</td>
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<td>6</td>
<td>3 Bed</td>
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<td>3:2</td>
<td>1869GSF</td>
<td>3380GSF</td>
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<tr>
<td>D4 Splayed Townhome (3 Bed Wide)</td>
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<td>3 Bed 17.5’ Wide Lot at the Front</td>
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<td>3:2</td>
<td>2070GSF</td>
<td>3510GSF</td>
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</tbody>
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**NOTES:**

Area calculations are based on “American National Standard for Single-Family Residential Buildings - Square Footage - Method For Calculating” ANSI Z765-2003 Standard. Gross Areas are determined by measuring all finished floors to the exterior face of the building and to the center of demising walls at each floor. Net Areas are determined by measuring all finished floor areas to the inside face of the exterior & demising walls. Stairs (finished or unfinished) are included in the level from which they descend. Finished floors with ceiling over 7’ is counted in full, floors with ceiling between 5’-7’ is counted half. Exterior covered or uncovered porch and deck, floor opening, crawl space, unfinished attic, protruding chimney & windows that does not extend to floor are not counted.

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**Design For Development Compliance Table**

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<th>Shipyard Hilltop Sub-Area Block 55: (66) single-family homes</th>
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<td><strong>Certification</strong></td>
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**Project Data**
Shipyard Phase 1 and Phase 2 - Land Use

(See ‘Phase 1 - Land Use and Site Analysis’ for Land Use)
Shipyard Phase 1 - Land Use & Site Analysis

Legend – Building Types
- Mixed-use
- Community Use
- Low-rise Residential

VIEWS

SUMMER WINTER

SOUTH BAY

CANDLESTICK

BAY BRIDGE

TREASURE ISLAND

DOWNTOWN

OAKLAND

VIEWs