

Palmilia by the Bay

LOCATED AT BLOCK 1
HUNTERS POINT SHIPYARD PHASE 1



HPS CAC PD&F/HOUSING SUBCOMMITTEES
SEPTEMBER 3, 2020

Palmilia by the Bay Development Group



Owner Palmilia by the Bay, LLC is a partnership:

- Community Developer, Tabernacle Affiliated Developers
 - Tabernacle Community Development Corporation (TCDC)
 - Amanco
- Forbix Ventures



ARMAX Corporation is the project's development consultant

Nardi Associates, LLP is the principal architect



Community Outreach and Project Timeline



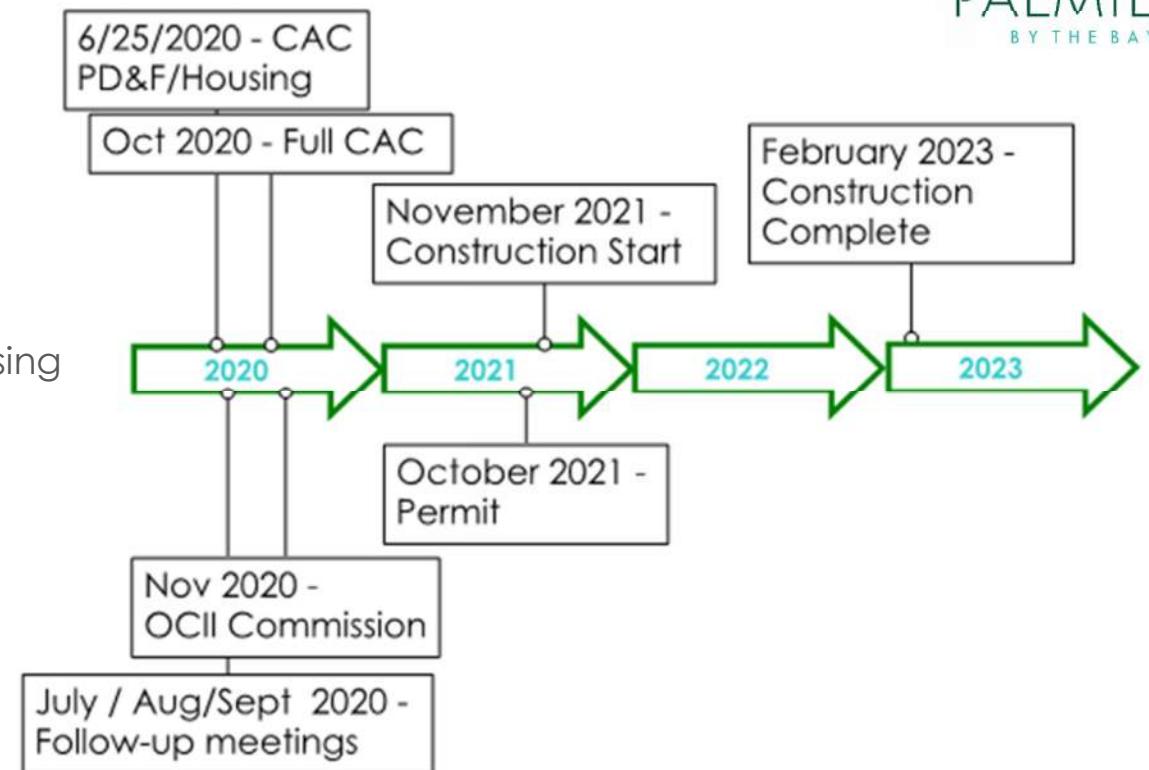
Community Outreach

- 6/25/2020 – CAC PD&F/Housing Subcommittees meeting
- July/August/Sept 2020
 - Follow-up meetings
- 9/3/2020 - Follow-up CAC PD&F/Housing Subcommittees meeting
- October 2020 – Full CAC Meeting
- November 2020 – OCII Commission

Permit October 2021

Construction Start November 2021

Construction Complete February 2023



Outreach conducted by the Development Team



OCII (ongoing)

Mayor's Office on Disability 7/30/2018

SF Fire Dept 8/30/2018 & 9/24/2018

SFPUC 9/18/2018

SF DBI (with Fire Dept) 1/30/2019

CAC Chair Dr Veronica Hunnicutt & Subcommittee (PD&F) Chair Richard Laufman 12/16/2019

CAC Joint PD&F/Housing Committees
6/25/2020

SF Bike Coalition 7/8/2020

India Basin Neighborhood Association (with representation from Morgan Heights) 7/11/2020

BUILD SF 7/24/2020

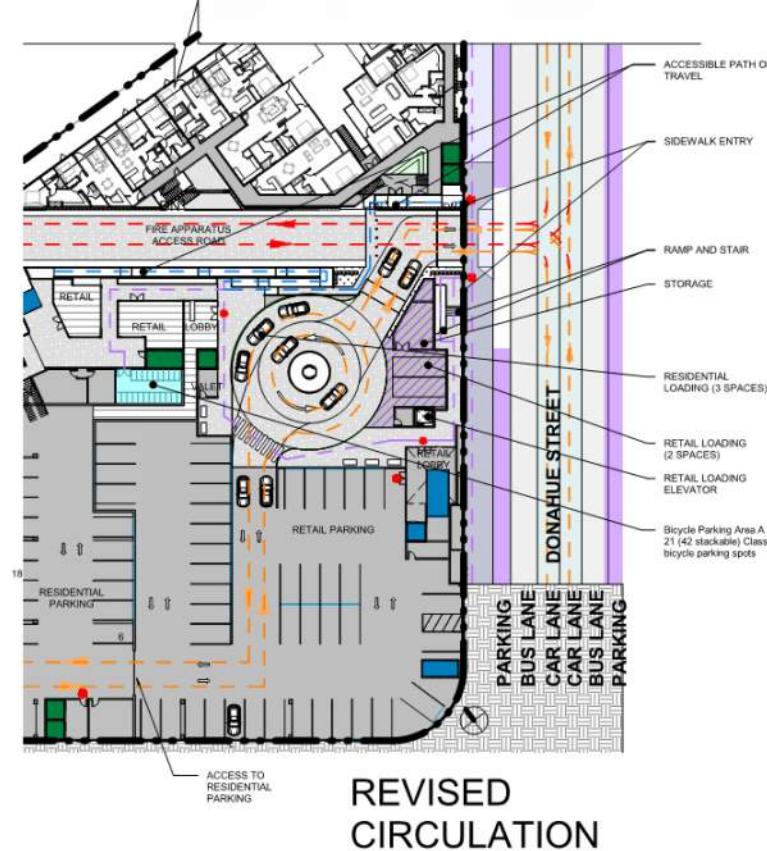
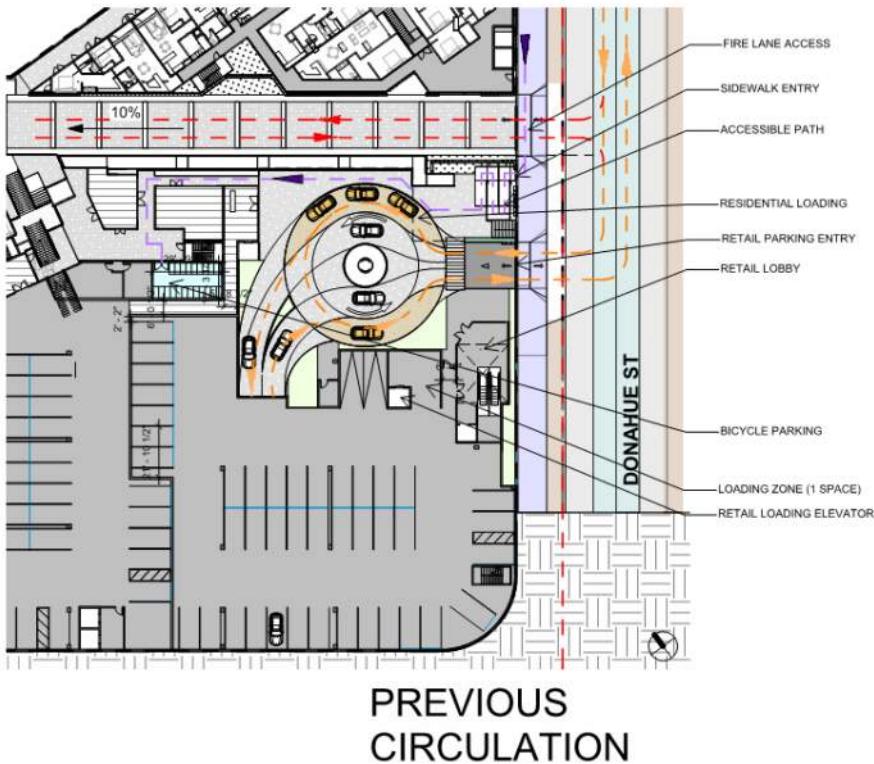
SHIPTYARD HOA 2/4/2020 Meeting
request sent to Associa management company with follow up 3/4/2020, 4/14/2020, 4/17/2020, 4/20/2020, 7/17/2020, 7/21/2020, 7/24/2020, 8/4/2020

Changes implemented / Community Commitments

- Traffic patterns amended to address safety concerns
 - Only right-hand turns to/from Innes
 - Minimizing quantity of street curb-cuts by consolidating vehicular access from Hudson to both the Fire Lane and the retail area / parking garage
- A truck loading and commercial supply parking space has been added (2 total) and re-located to be adjacent to the roundabout at Donahue St. and to a dedicated commercial elevator in lieu of being accessed through the parking garage. This allows for quick entry and exit for loading with direct access to retail above, minimizing impact of retail function to the community.
- BMR units have been spread more throughout the project without stacking units
- Minimize light pollution at Innes parking entrance
- Site cleanup started at the request of neighbors
- Commitment to perform outreach to potential tenants in the neighborhood to encourage minority-owned businesses within the retail corridor
- Commitment to work with SF Bike Coalition and the neighborhood to ensure bike lanes and safety are a priority



Traffic Patterns & Truck Loading Changes



Traffic Patterns Changes



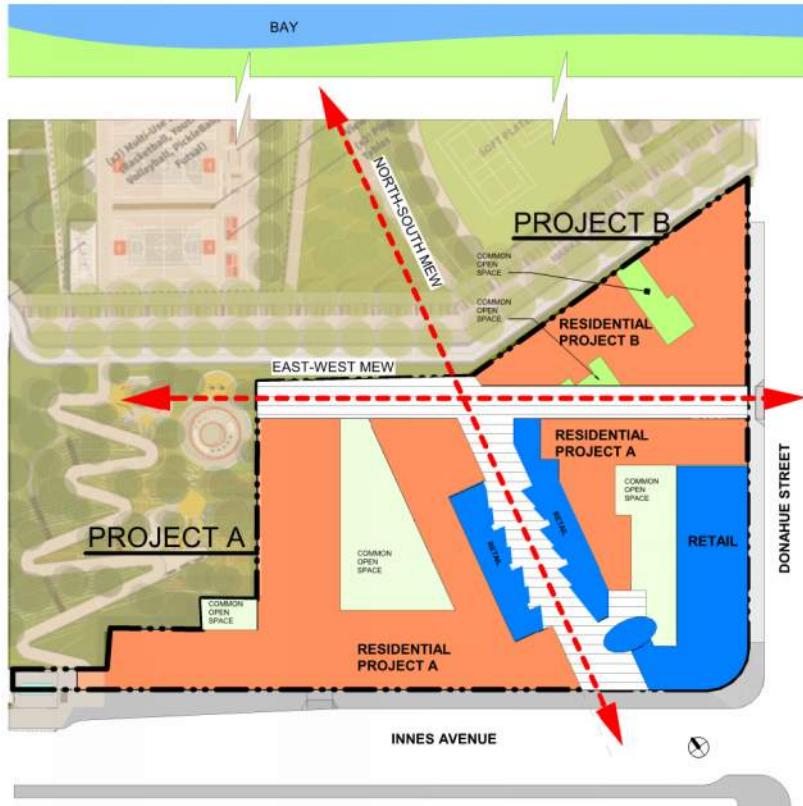
Traffic Patterns & Resulting Facade Changes



PREVIOUS
CIRCULATION



Project Organizational Concepts



- Integration of private and public realms via mews and retail corridors
- Sensitivity to the scale of the project in relation to its surrounding context
- In compliance with OCII Design for Development Regulations
- Emphasis on Bay views and future park connections
- Building frontage articulations along street level to create “urban activation”

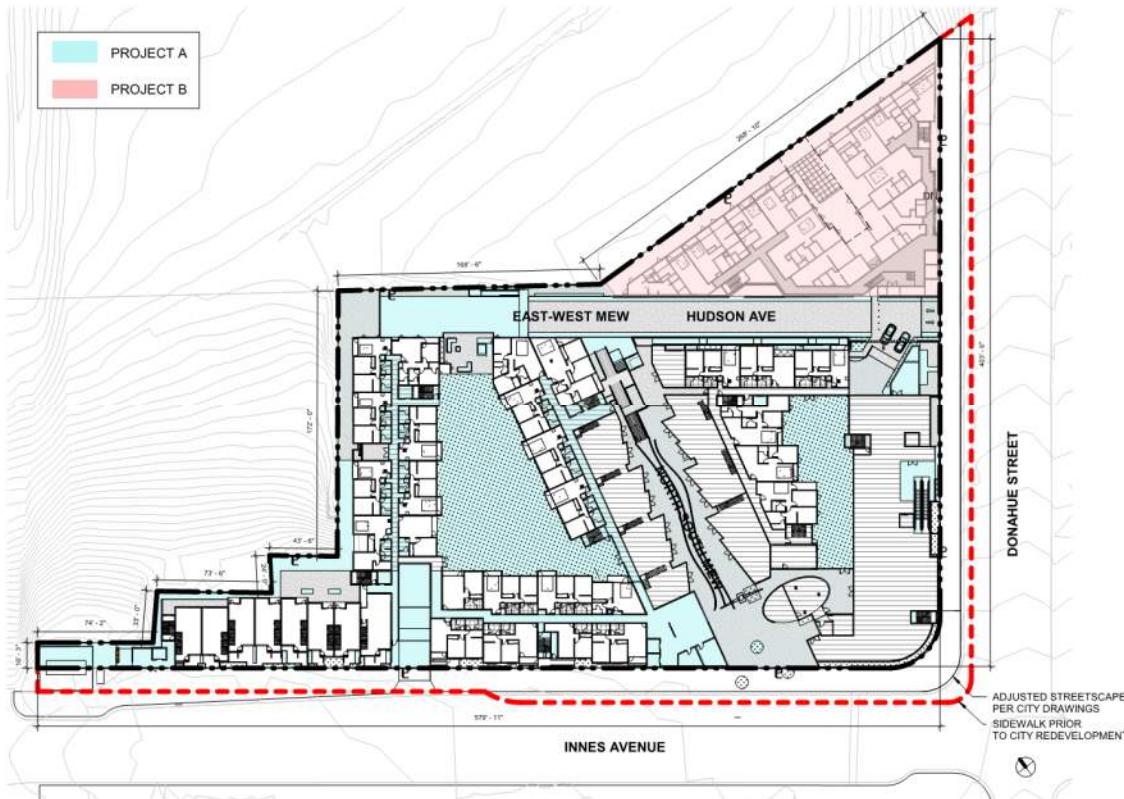
Project Requirements



Design for Development (D4D) Guidelines:

- Maximum Height of 55'
- Area coverage of 75%
- Open space 80sf per residential unit
- Views through the site to the Bay
- Off-street parking maximum 2 per dwelling unit, 1 per 500sf retail
- 24 Below Market Rate (BMR) residential units
 - 80% of Area Median Income (AMI)

Project Summary



General:

- 224 total residential units, 24 of which are BMR
- Maximum Height of 55'
- Area coverage of 59.7%
- 52,751sf open space = 235sf/unit
- Views to the bay along 2 Mews

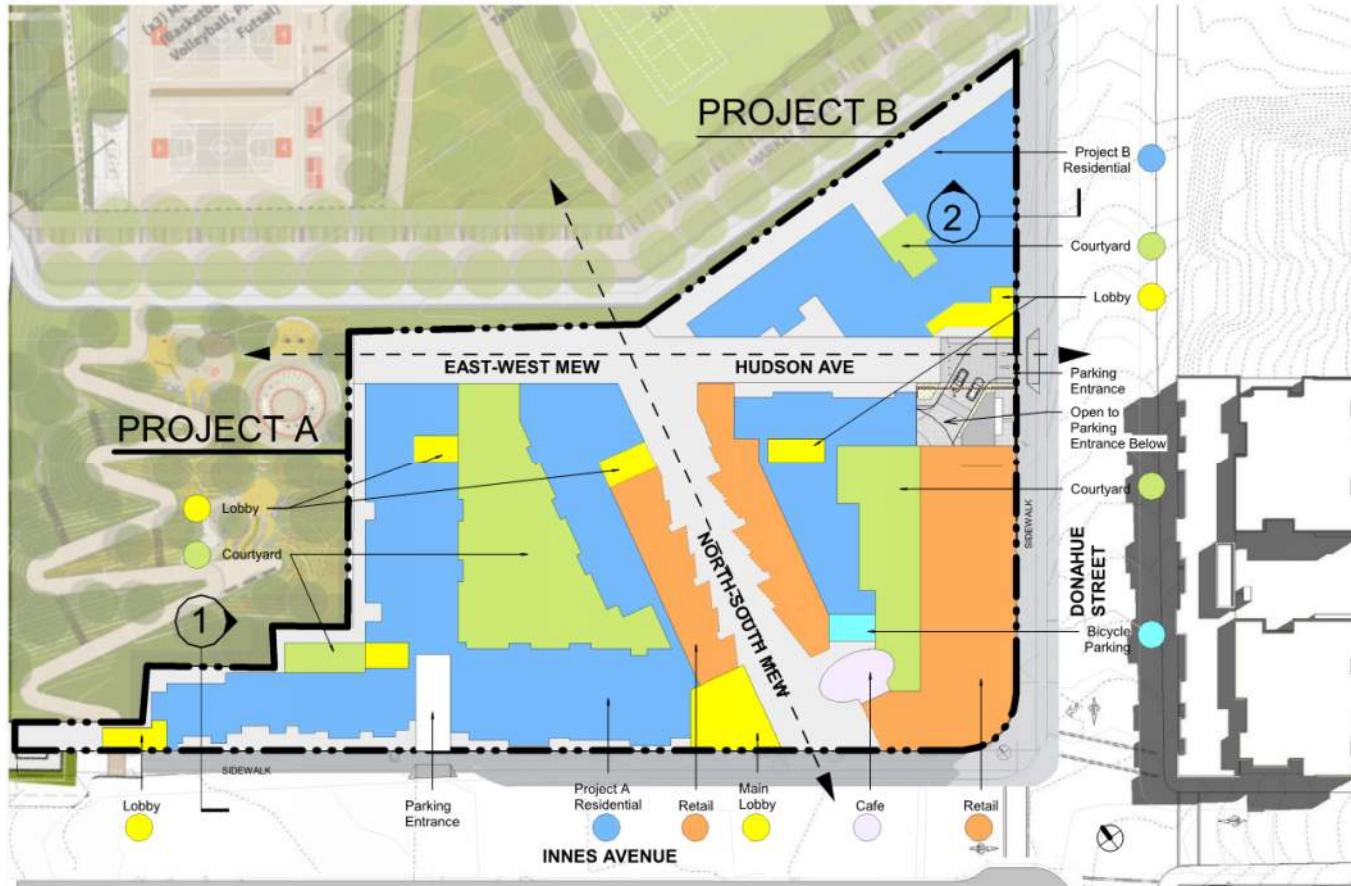
Project A (in blue):

- 178 residential rental units
- 20,000sf commercial space intended for a grocery anchor tenant and neighborhood commercial retail
- 270 off-street parking

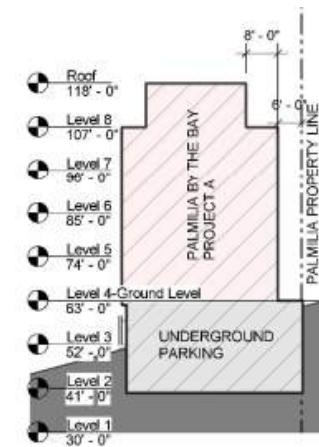
Project B (in pink):

- 46 residential condominium units

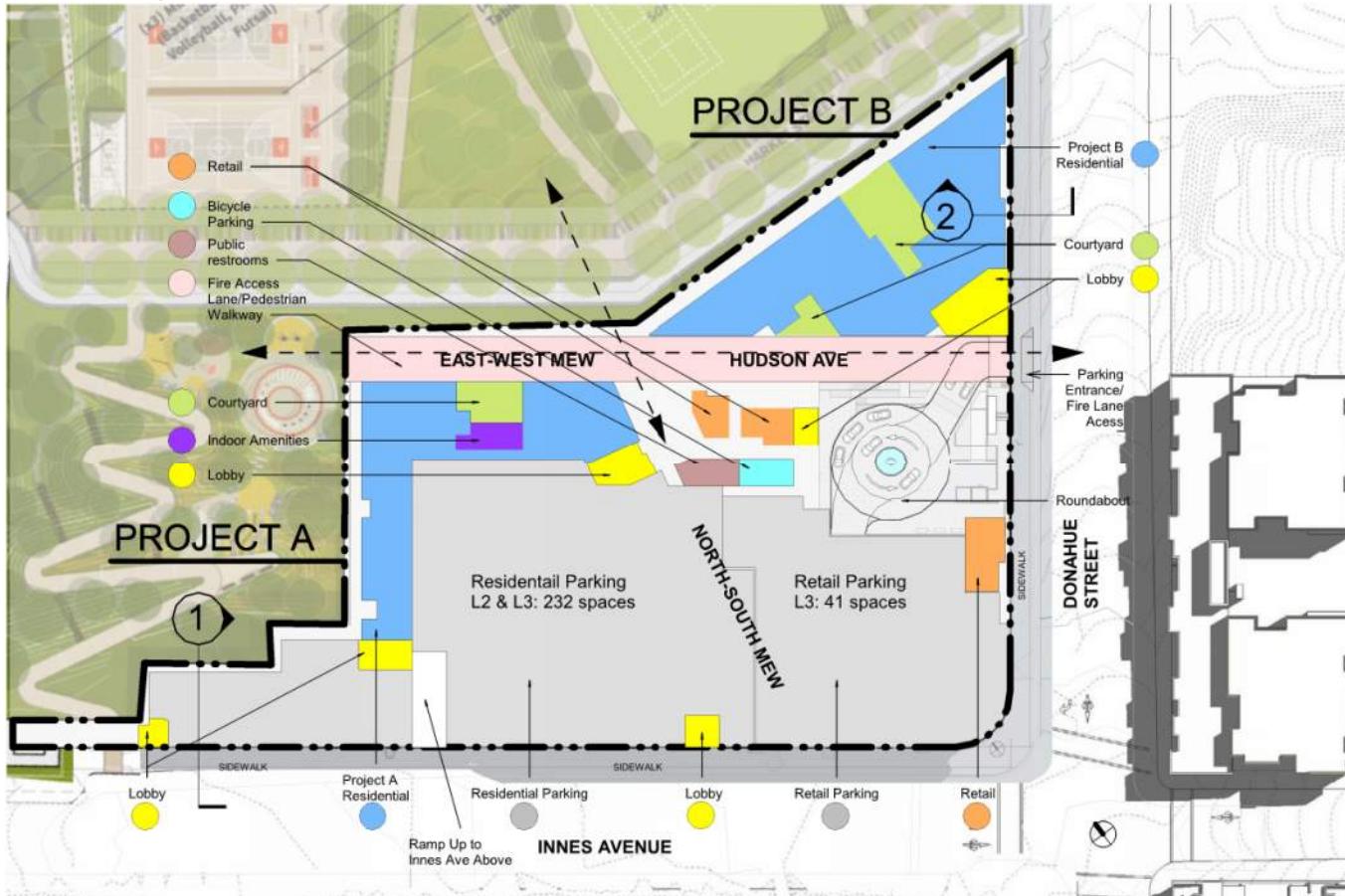
Project Amenity Locations



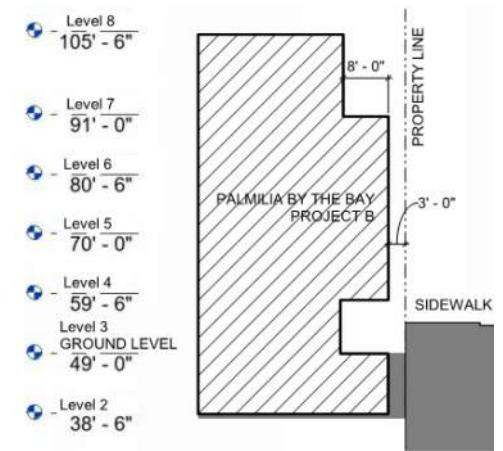
Level 4 – Ground level at
Innes Ave



Project Amenity Locations

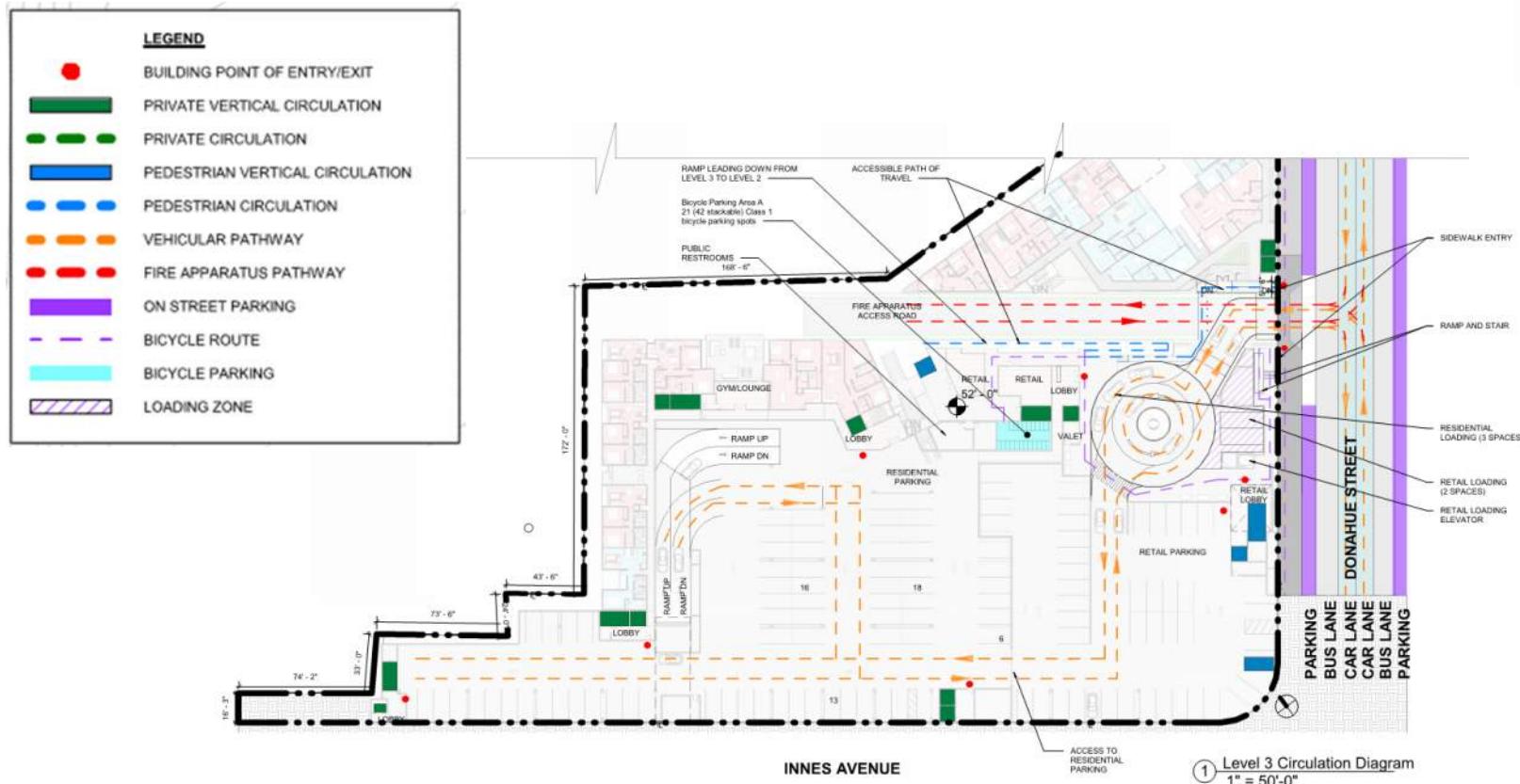


Level 3 – Ground level at
Donahue / Hudson Streets

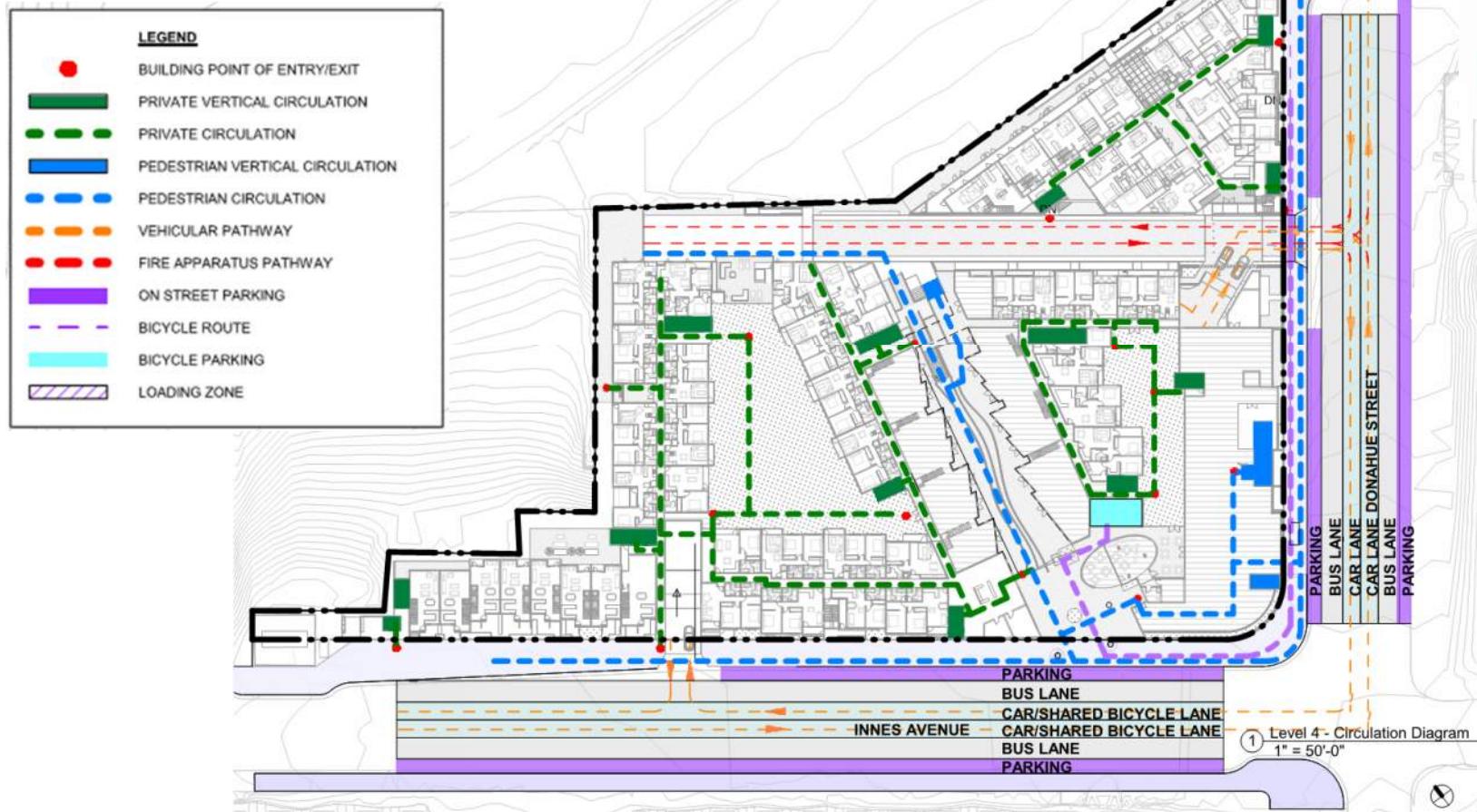


Section 2

Project Circulation (Level 3)



Project Circulation (Level 4)



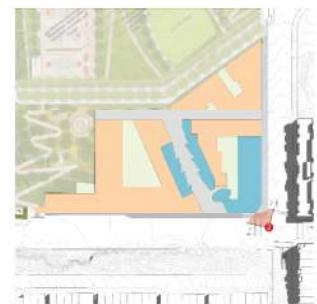


Aerial of site
looking South
toward
Morgan
Heights and
Blocks 50 & 51



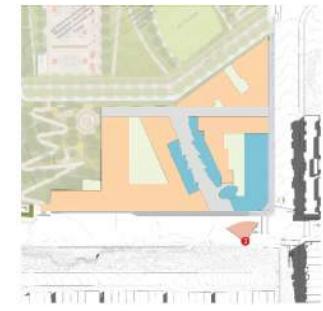


Intersection of
Innes Ave &
Donahue St





View of South Elevation
along Innes Ave



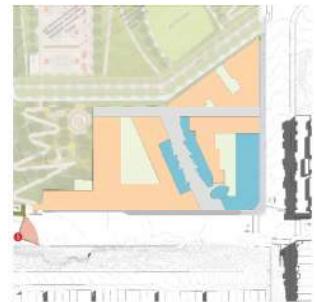


Aerial view of
N-S Mid-Block
Break



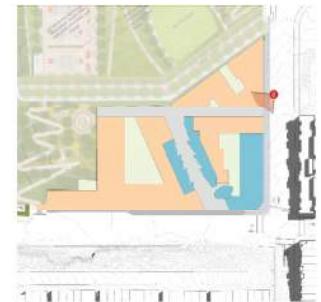


Street View
from Earl St
along Innes
Ave





Entrance to E-W
Mid-Block Break
from Donahue St





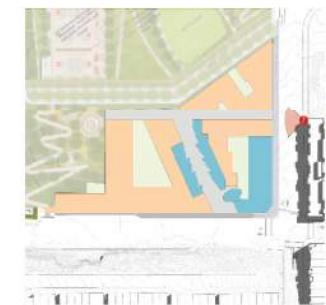
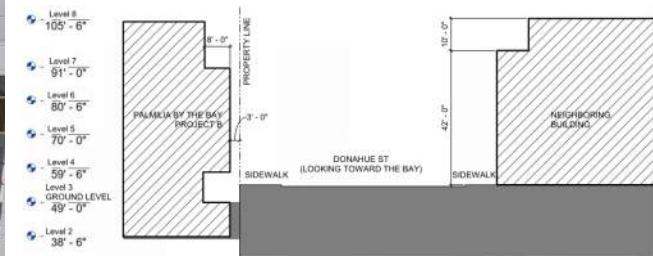
Project A along Donahue:
50'-6" (Elevation 107'),
Max Allowable Elevation: 111'-6"

Project B along Donahue:
54'-8" (Elevation 105'-2")
Max Allowable Elevation: 105'-6"



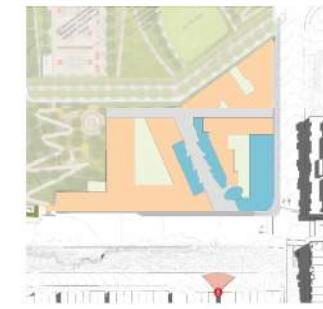
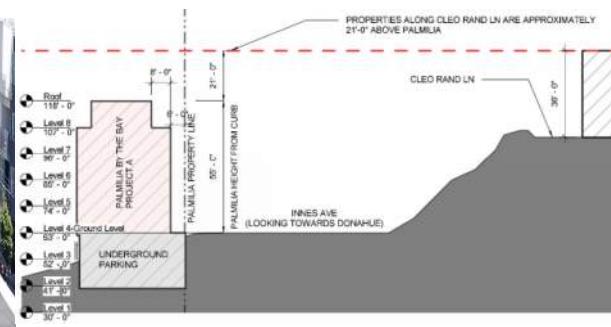
Block 51 4 Stories facing Donahue
44'-0" (Elevation 94-6")
Max Allowable Elevation: 95'-6"

View from Block 51 down
E-W Mid-Block Break



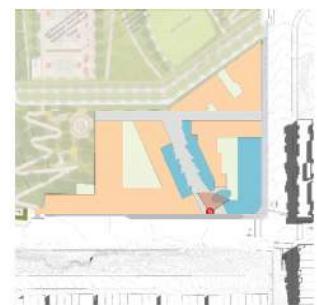


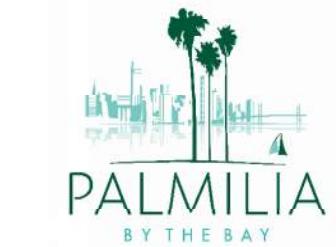
View from Morgan Heights
toward N-S Mid-Block Break



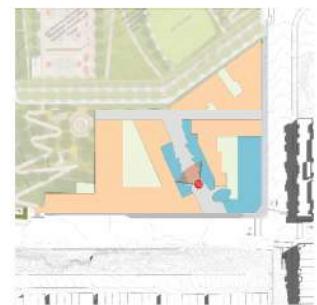


Entrance to N-S
Mid-Block Break



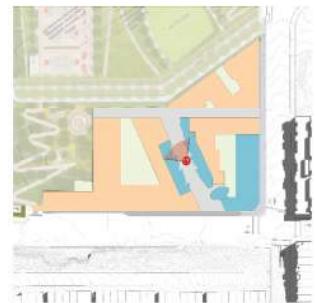


View from Balcony
over N-S Mid-Block
Break



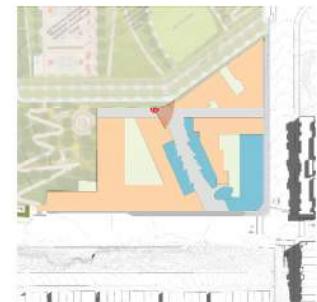


Retail Corridor at
N-S Mid-Block
Break looking
toward the Bay

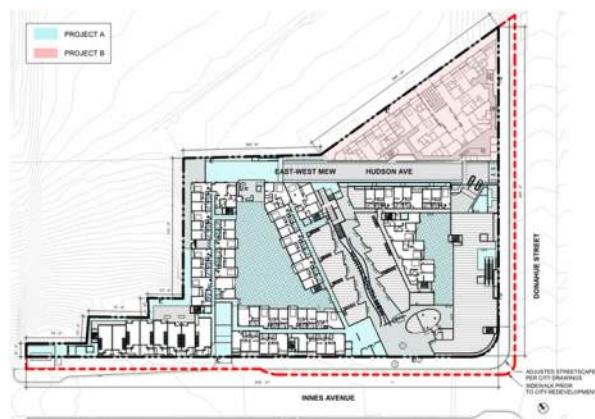




View on E-W Mid-Block
Break at intersection
with N-S Mid-Block
Break



Additional Information Requested



Residential Unit Size Information:

PROJECT A: 1B = 42, 2B = 131, 3B = 5
PROJECT B: 1B = 11, 2B = 28, 3B = 7

Average Sizes (A+B):

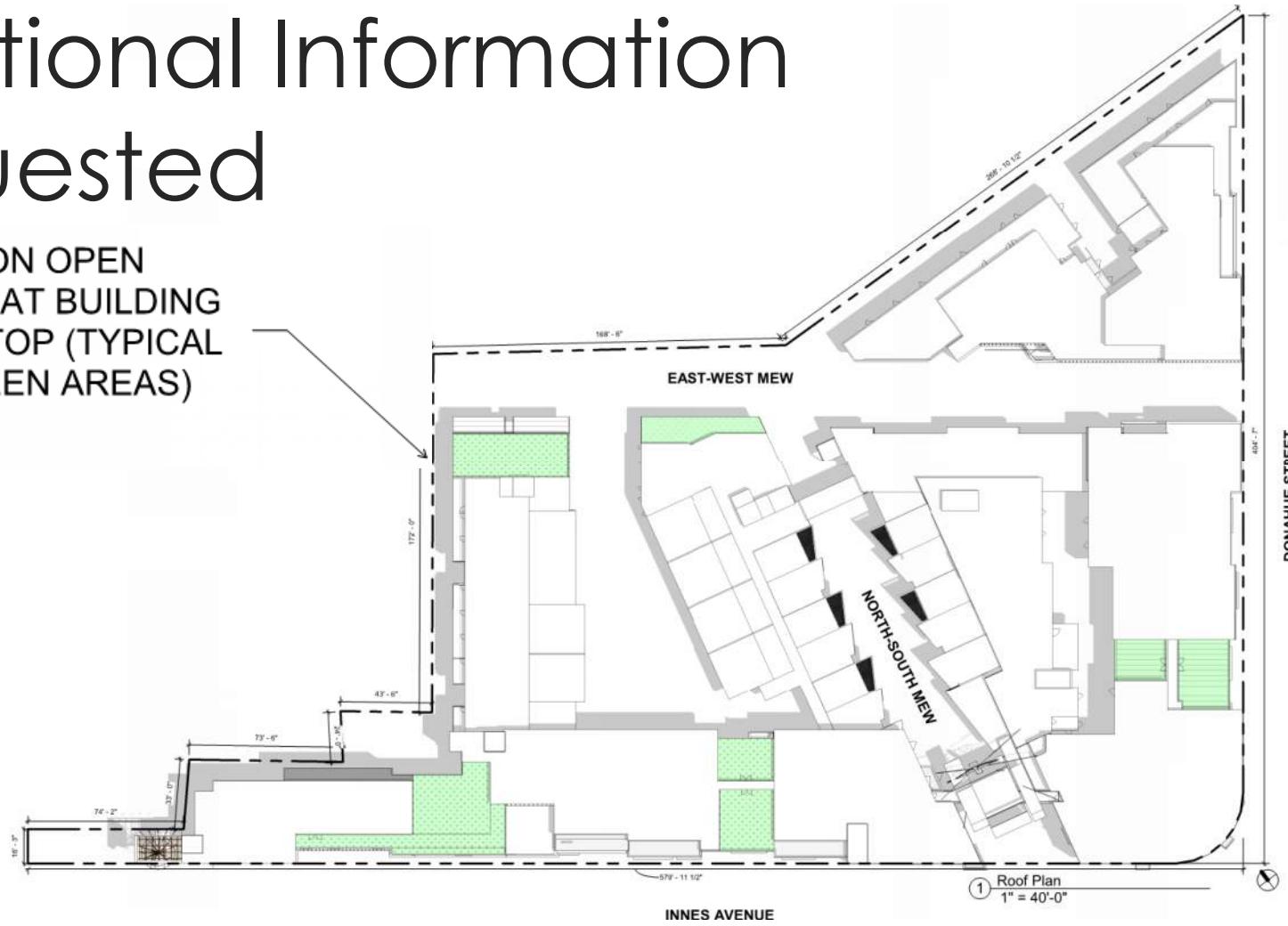
- 1B (53 total units) = 800sf
- 2B (159 total units) = 1000sf
- 3B (12 total units) = 1200sf

24 Below Market Rate (BMR) residential units

- 80% of Area Median Income (AMI)
- Income limits and rents will be confirmed and communicated during marketing period
- Parking spaces for these units will be unbundled
- PROJECT A: 1B = 6, 2B = 13, 3B = 1
PROJECT B: 1B = 2, 2B = 1, 3B = 1

Additional Information Requested

COMMON OPEN
SPACE AT BUILDING
ROOF TOP (TYPICAL
AT GREEN AREAS)



Consultant & Contractor Selection

- Working in close coordination with OCII to ensure process and results comply with the Small Business Enterprise Policy and integrate SBE/LBE/MBE/WBE companies
- Have selected a SBE/LBE/WBE Associate Architect (Dilworth Eliot Studio) to complement world-renowned Principal Architect Nardi Associates
- Have progressed with the selection of other consultants, having received proposals from a diverse selection of companies for other disciplines, with notification to those selected anticipated in December
- Will seek a larger General Contractor with requirements clearly defined to ensure subcontractor selection complies with the Small Business Enterprise Policy and integrates SBE/LBE/MBE/WBE companies





Project Timeline Recap

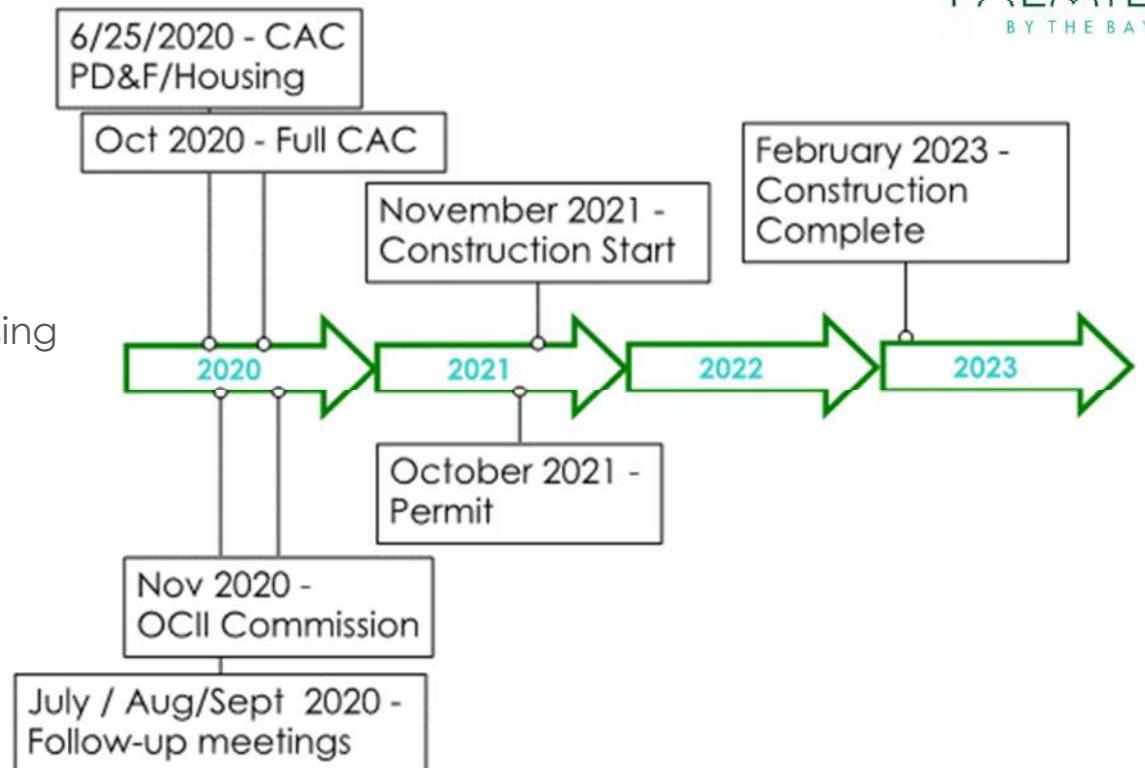
Community Outreach

- 6/25/2020 – CAC PD&F/Housing Subcommittees meeting
- July/August/Sept 2020
 - Follow-up meetings
- 9/3/2020 - Follow-up CAC PD&F/Housing Subcommittees meeting
- October 2020 – Full CAC Meeting
- November 2020 – OCII Commission

Permit October 2021

Construction Start November 2021

Construction Complete February 2023





Thank you for your time and consideration.

We seek your recommendation of approval to advance the project to the Full Citizens Advisory Committee.