
The Mayor’s Hunters Point Shipyard Citizens Advisory Committee (CAC)
Joint Planning, Development & Finance /Housing Subcommittee
June 25, 2020
(2 Hours 21 minutes)

I. Call to Order

Richard Laufman called the Joint Subcommittee meeting to order at 5:02pm.

A. Roll Call

Present: Richard Laufman, Dr. Veronica Hunnicutt, Dorris Vincent, Pastor Bell, Neola Gans, Dedria Smith and Servio Gomez

Excused: Joyce Armstrong

A quorum was established at roll call.

B. Approval of Agenda: June 25, 2020

Richard Laufman made a motion to approve the June 25, 2020 agenda. Servio Gomez second and the motion was passed.

C. The Approval of the Joint Planning, Development and Finance and Housing Meeting Minutes: February 14, 2019

Dr. Hunnicutt made a motion to approve the February 14, 2019 meeting minutes. Richard Laufman second and the motion was passed.

D. Announcements

Site Office staff when over instructions on how to view and participant in the meeting with WebEx.

III. Continuing Business:

A. Design Workshop for Palmilia by the Bay, a 3.2-acre mixed-use development to be located at Block 1 of the Hunters Point Shipyard (Phase 1). The project is a joint venture between community developer Tabernacle/Amanco and Forbix Ventures, LLC, with Armax Corporation as the development consultant. Palmilia is a mixed-use project with 224 residential units, 20,000 sf of retail space, and onsite parking. In compliance with the sites design guidelines, the project incorporates physical and visual connections to the future park and to the bay beyond.

.....**Palmilia Team**

Palmilia by the Bay, LLC is a partnership between Community Developer, Tabernacle Community Development Corporation (TCDC) , Amanco , Forbix Ventures , development consultant ARMAX Corporation and principal architect Nardi Associates, LLP. The presentation covered the outreach and project timeline, 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, strictly follows OCII Design for Development Regulations, emphasis on Bay views and future park connections, building frontage articulations along street level to create “urban activation, project summary, amenity location and project design. The project requirements design for Development (D4D) Guidelines includes: maximum height of 55’, area coverage of 75%, open space 80 sf

1 per residential unit, views through the site to the Bay, off-street parking maximum 2 per
2 dwelling unit, 1 per 500 sf retail. The project will also incorporate 24 Below Market Rate
3 (BMR) residential units at 80% of Area Median Income (AMI). Following the presentation
4 CAC members had various questions and comments regarding the projects name, bike lane,
5 building heights, area wind studies and more. The presenters will further engage the
6 community members, provide an update and seek approval from to this committee at a later
7 date.

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9 *To hear the presentations, Q&A and comments in detail please refer to the June 25, 2020*
10 *Joint Planning, Development & Finance/ Housing meeting recording at hpscac.com.*

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12 **V. Adjournment**

13 There was no other business brought before the committee and the meeting was adjourned by
14 Richard Laufman at 7:23pm.