Palmilia by the Bay

LOCATED AT BLOCK 1
HUNTERS POINT SHIPYARD PHASE 1

HPS CAC FULL COMMITTEE
OCTOBER 19, 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

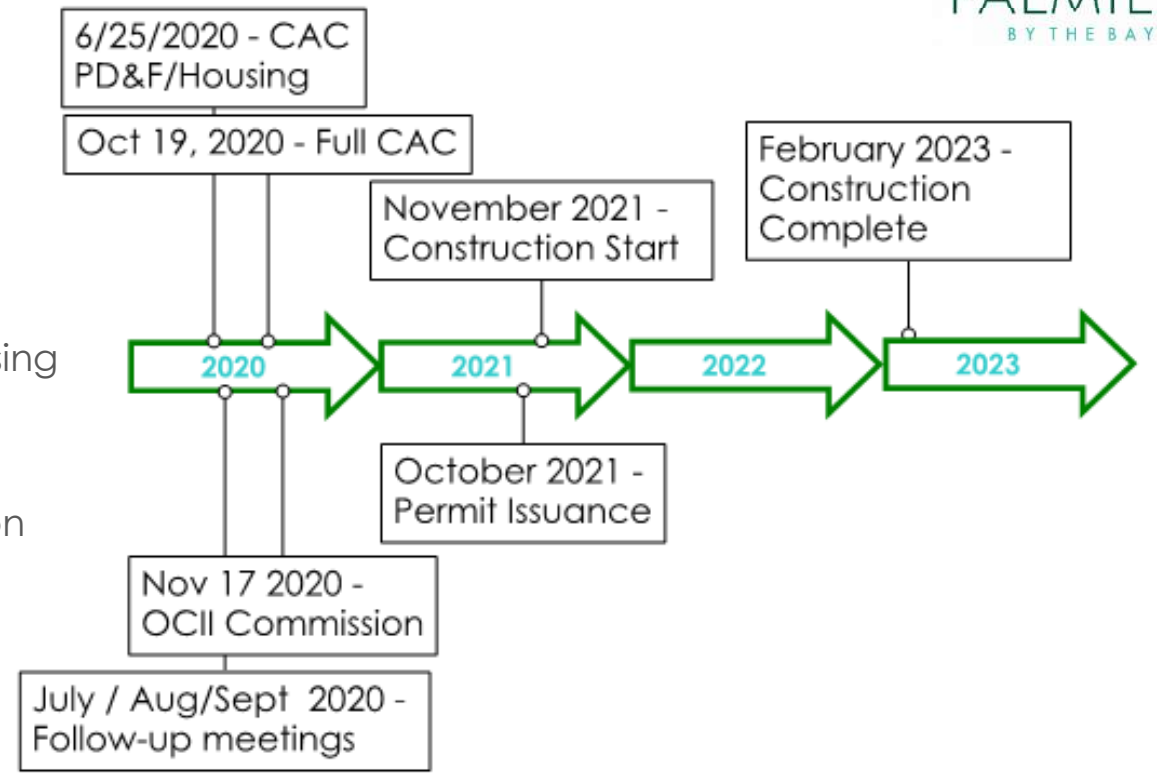
Community Outreach

- 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 19, 2020 – Full CAC Meeting
- November 17, 2020 – OCII Commission

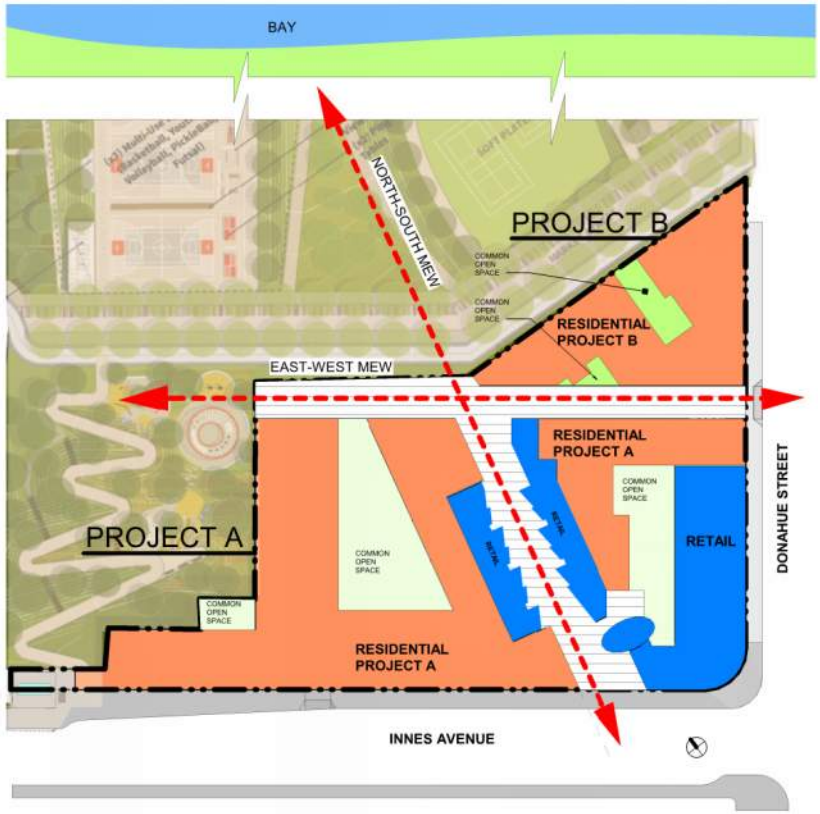
Permit Issuance October 2021

Construction Start November 2021

Construction Complete February 2023



Project Organizational Concepts



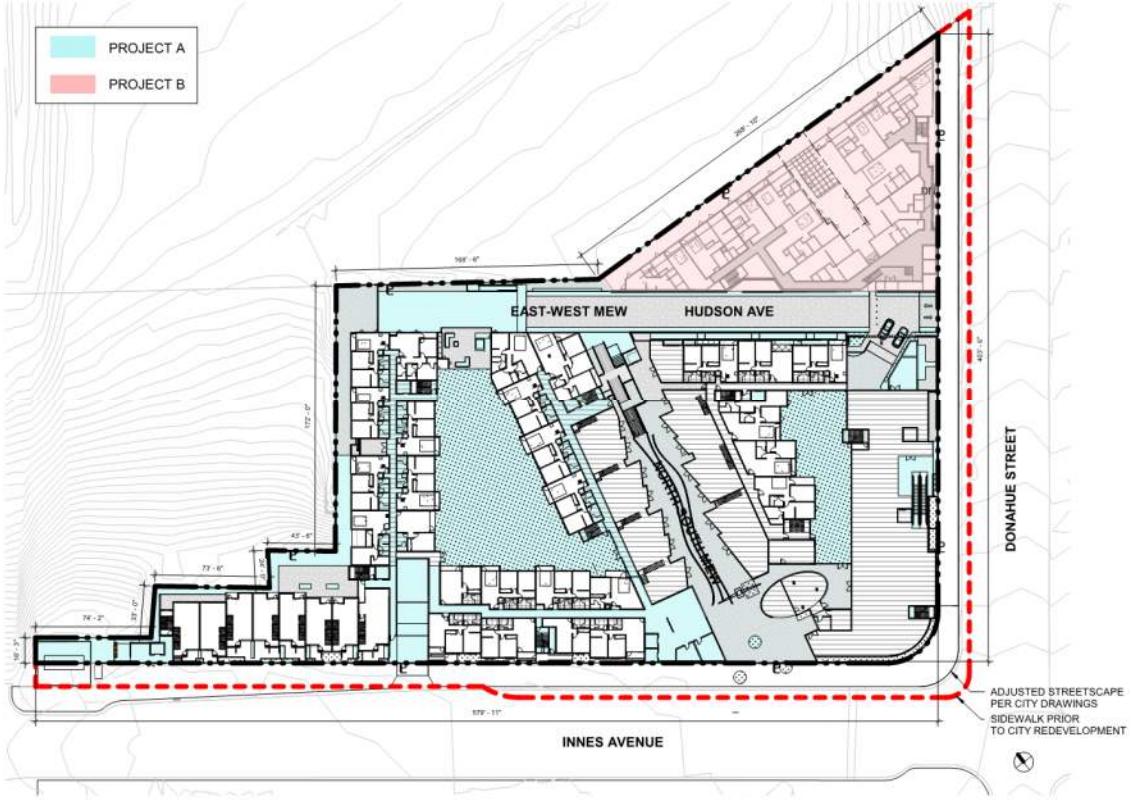
- Integration of private and public realms via mews and retail corridors
- Sensitivity to the scale of the project in relation to its surrounding context
- In compliance with OCII Design for Development Regulations
- Emphasis on Bay views and future park connections
- Building frontage articulations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

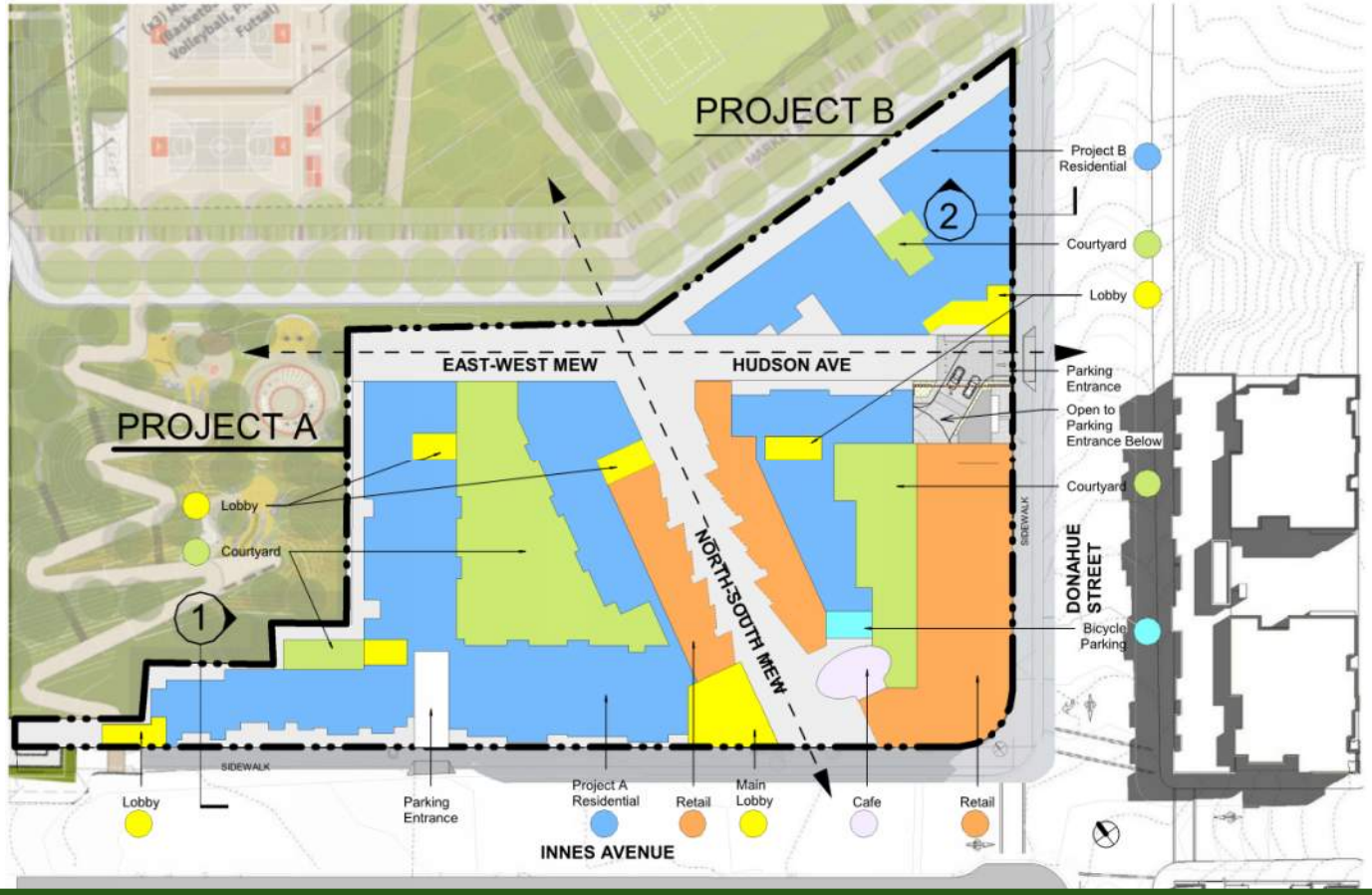
Project B (in pink):

- 46 residential condominium units

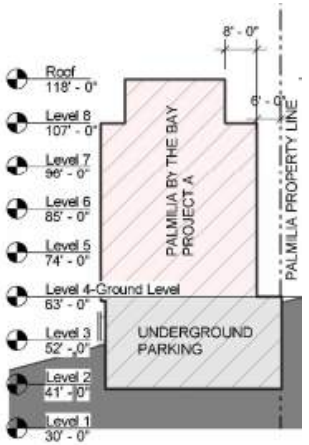
PALMILIA
BY THE BAY

Overview of Palmilia by the Bay

Project Amenity Locations

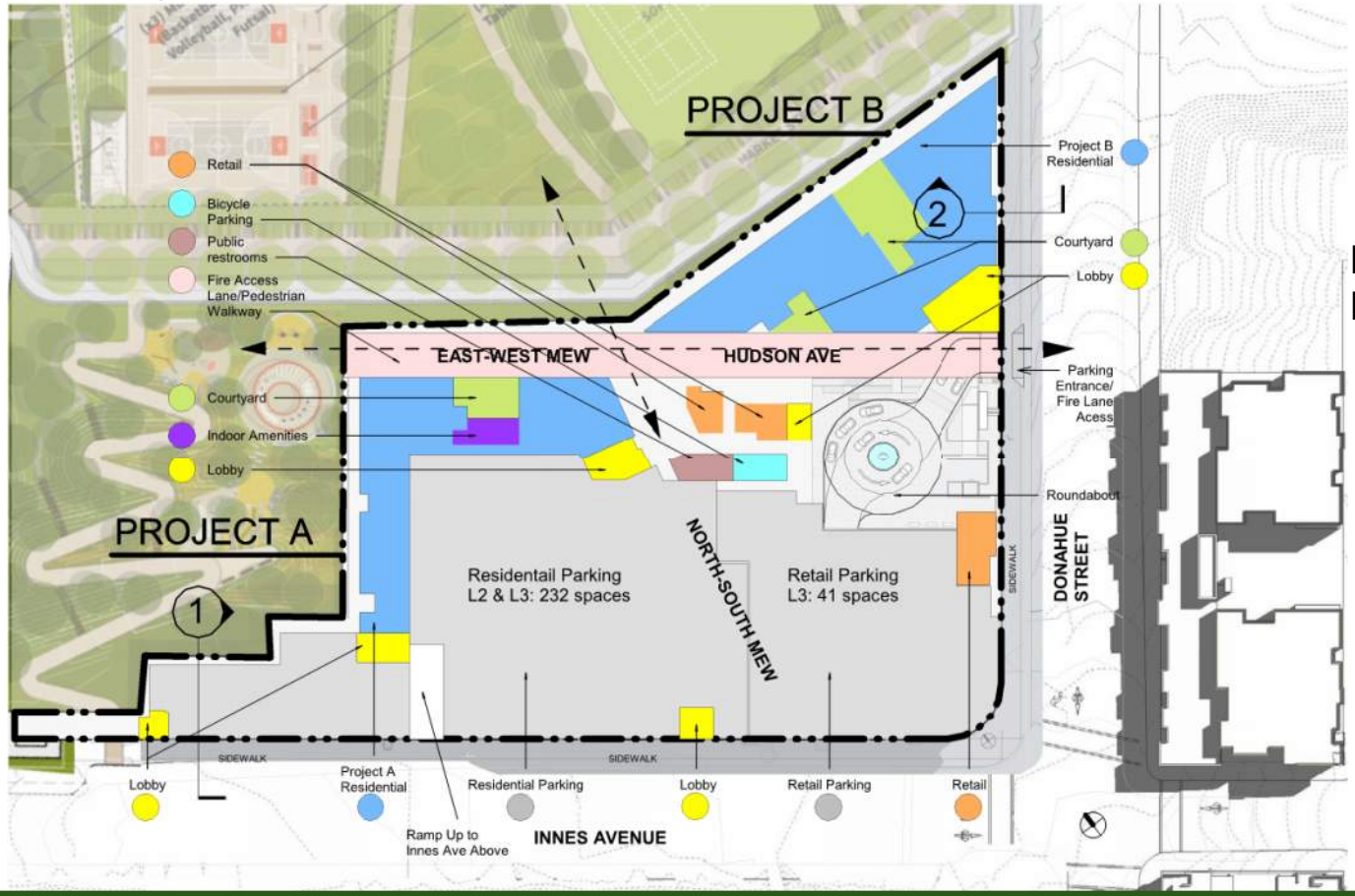


Level 4 – Ground level at Innes Ave

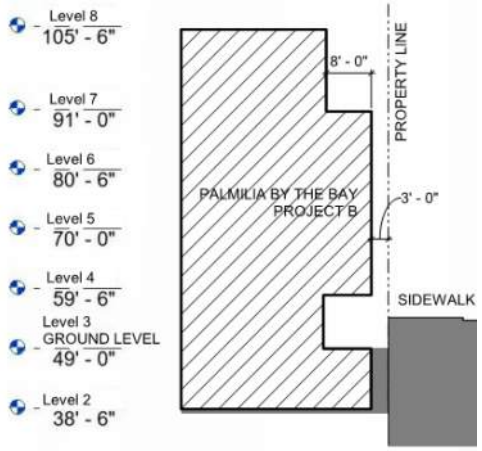


Section 1

Project Amenity Locations

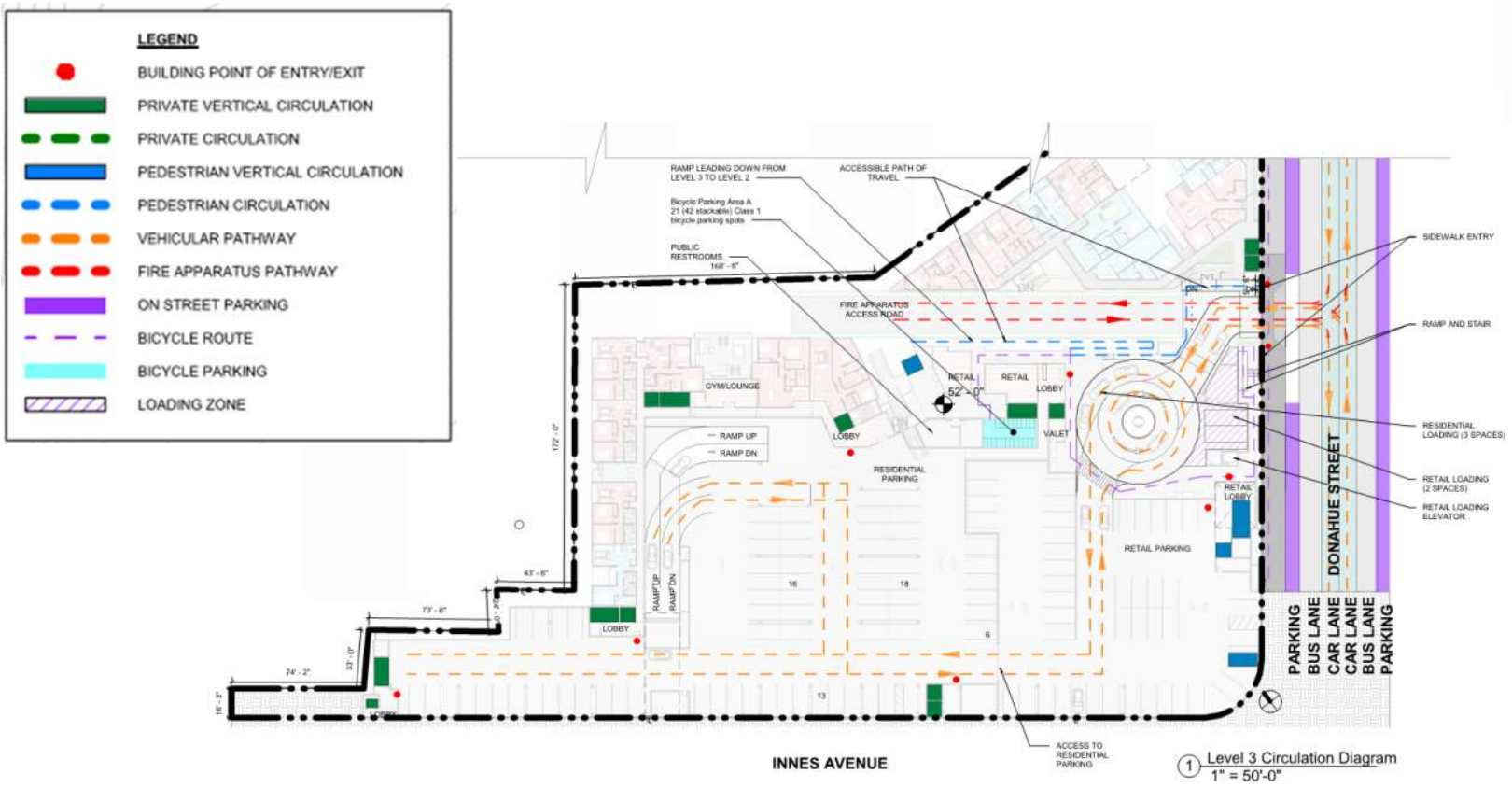


Level 3 – Ground level at Donahue / Hudson Streets



Section 2

Project Circulation (Level 3)



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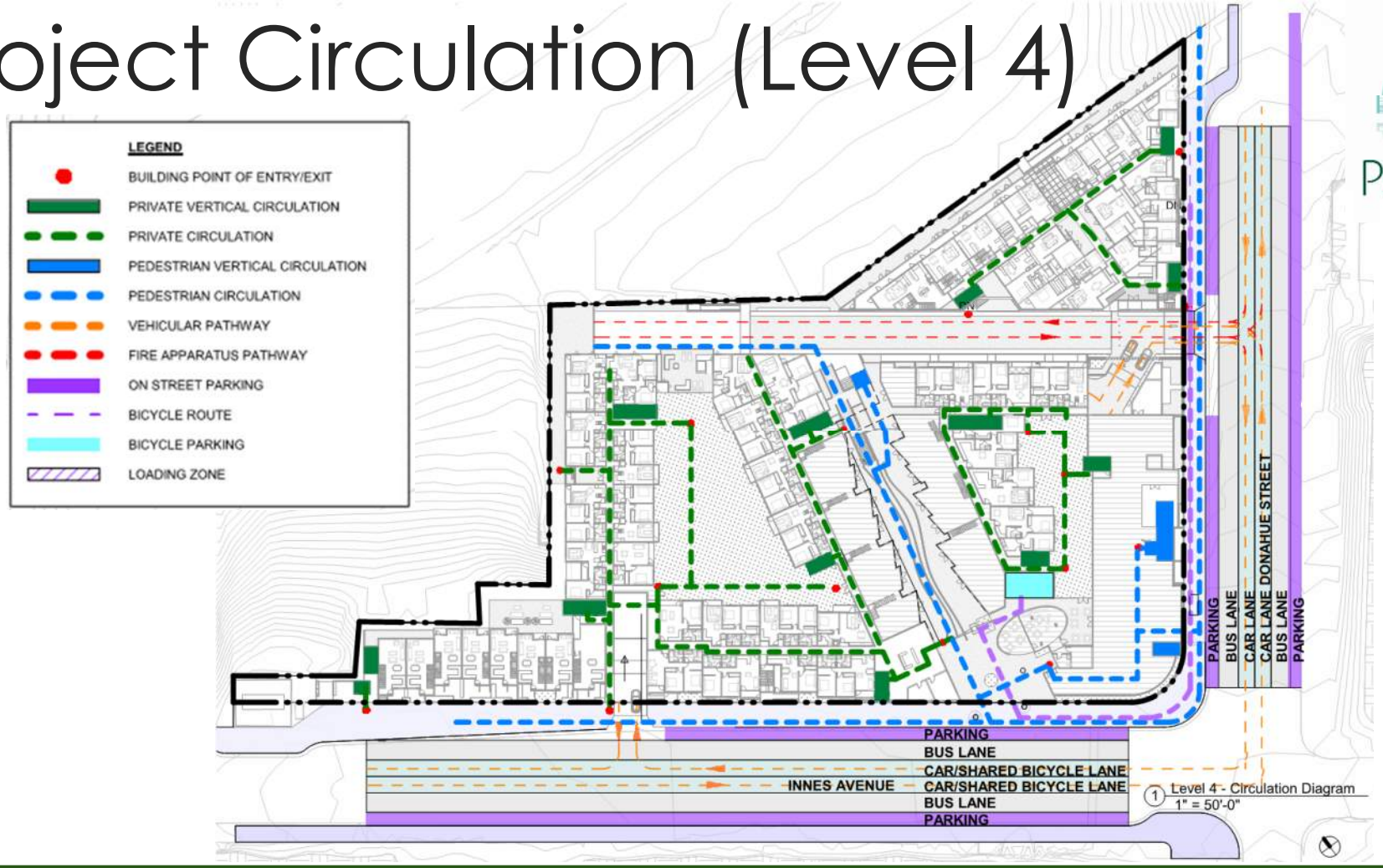


Outreach conducted by the Development Team

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

Supervisor Shamann Walton 9/2/2020

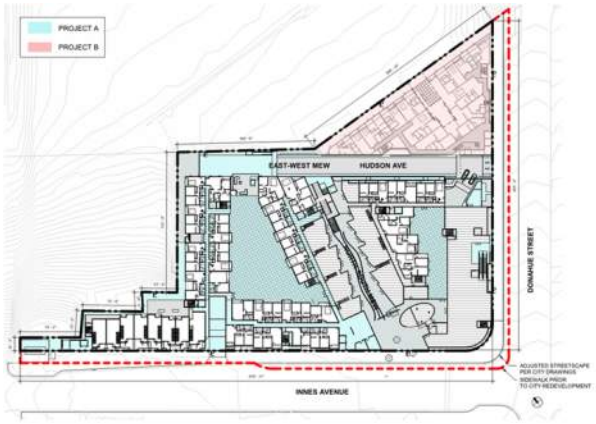
CAC Joint PD&F/Housing Committees 9/3/2020

SHIPYARD HOA 9/17/2020

Community Common Comments

- Residential unit sizes
- BMR numbers
- For-sale vs for-rent residential units
- Physical connections to/for the Community
  - Bicycle
  - Northside Park
  - Build SF
- Palm Trees
- Parking
- Commitment/Process to populate Retail space
- Views from neighboring properties
- Rooftop gardens, equipment, and noise
- Construction Management Plan

Residential Unit Sizes, BMR information, and For-sale vs For-rent



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 (20 total): 1B = 6, 2B = 13, 3B = 1
  PROJECT B (4 total): 1B= 2, 2B = 1, 3B = 1

For-sale vs For-rent:

- All 224 units will be condominiums, of which 178 within Project A will be for-rent initially and 46 within Project B anticipated to be sold upon completion
- It is anticipated that the Project A rental units would be for sale in the future (possibly after a 10-year period), with an aim to prevent saturating the market upon completion of the project

Overall Phase 1 BMR information

- Hunters Point Shipyard Phase 1 overall development has BMR requirements as defined in the Disposition and Development Agreement (DDA)
- Palmilia, through the Purchase and Sale Agreement (PSA) was designated a portion of the required BMRs (24 total)
- Palmilia's 10.7% (24 of 224 total) BMR percentage meets the requirements of the PSA and contributes to the overall requirements from the DDA

Physical Connections to/for the Community

Bicycle:

- Future Northside Park incorporates a Class 1 bike path connecting Earl to Donahue is planned just North of the Block 1 development, in the park along Market Street which is a 30' wide pedestrian promenade
- Onsite bicycle parking provided
- Street paths per SFMTA

Northside Park

- Two Mews (N-S & E-W) link the community to two public entrances to Northside Park

Build SF

- The Build SF development is separated by Northside Park from Block 1

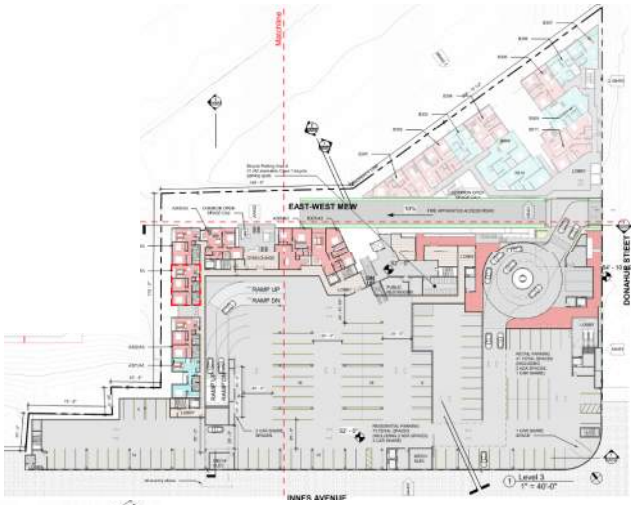
PALMILIA
BY THE BAY

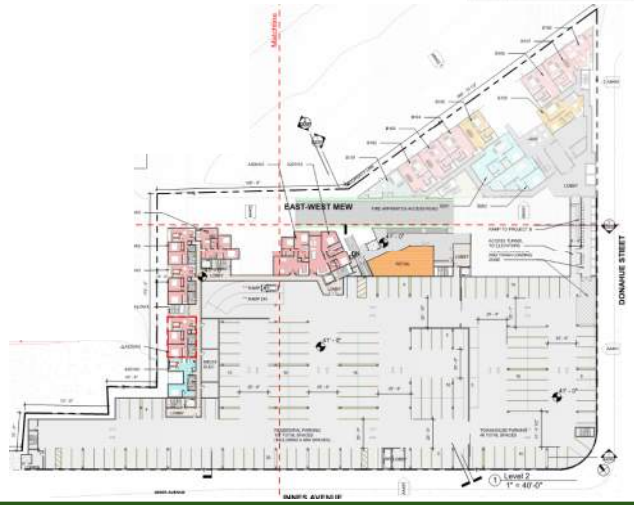
Aerial of site looking South toward Morgan Heights and Blocks 50 & 51

Palm Trees

- The palm trees are important to the project design, as indicated by the development name
- All 5 existing palm trees are being incorporated into the Palmilia design, 3 in the approximate same location as they are today (potential for the need to remove temporarily to protect them during construction), and 2 being relocated to the "pocket park" at the West end of the E-W Mews
- For the 2 palm trees currently in the property's frontage on Innes Ave, location is pending approval of relevant City agencies

Parking



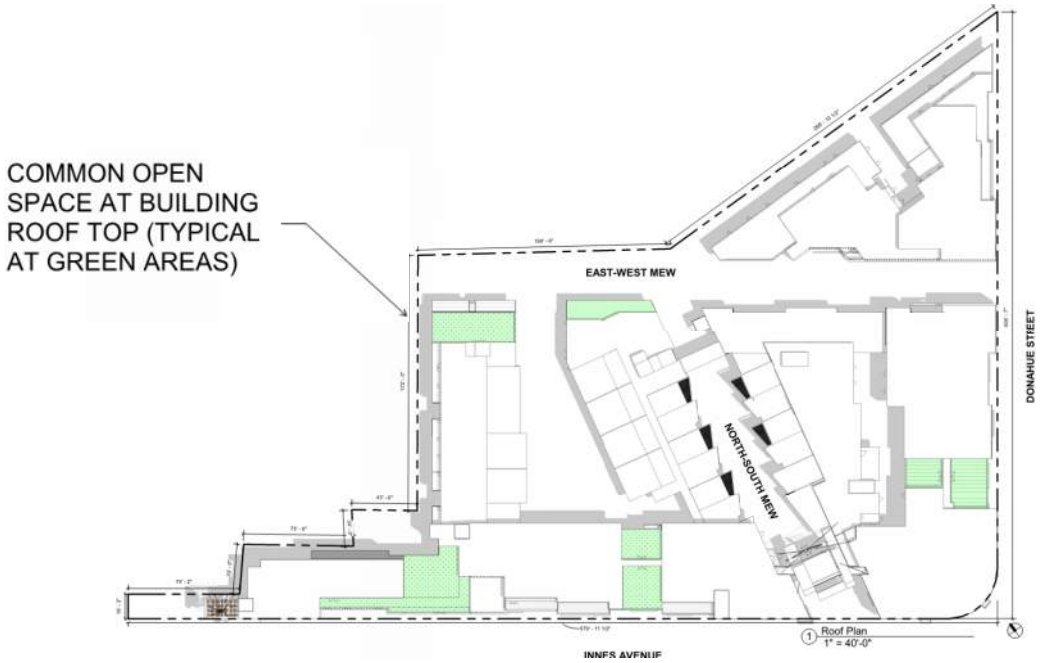


- There are 2 levels (Level 2 & Level 3) of parking, for a total of 273 spaces.
  - 226 residential spaces (approximately 1 per residential unit)
  - 40 commercial parking spaces
  - 2 residential carshare spaces
  - 1 commercial carshare space
  - 2 residential loading spaces
  - 2 commercial loading spaces,
- Parking spaces are planned to be "unbundled" meaning that a resident can choose whether they want to purchase/rent parking space, separate from the cost of the residential unit

Commitment / Process to Populate Retail Spaces

- 20,000sf commercial space, with 10,000sf for a larger anchor tenant and the remainder for neighborhood commercial retail
- It is in the best interest of both neighborhood and Developer to fill the retail spaces
- The Developer is committed to performing outreach to potential tenants in the neighborhood to encourage small, women-owned, and minority-owned businesses, including Black owned business, within the retail corridor
- The developer welcomes input and will solicit input in a public forum from the community, both on business types and specific businesses that would be good candidates
- The developer plans to connect with the San Francisco Office of Small Business to gain their insight on potential businesses that would be a good fit and that fit within the uses allowed under the redevelopment plan.

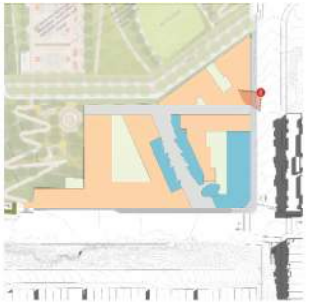
Views and Rooftops



- Through the incorporation of view corridors (E-W & N-S Mews) visual and pedestrian connections are maintained via the with the future Park and Bayfront, working to ensure the community it is not deprived of experiencing the park and Bay.
- Rooftop mechanical equipment, elevator penthouses and solar panels are set back from the edges of roofs
- Landscaped rooftop gardens are incorporated around the roof perimeters to screen mechanical equipment and provide visual interest from neighboring rooftops.

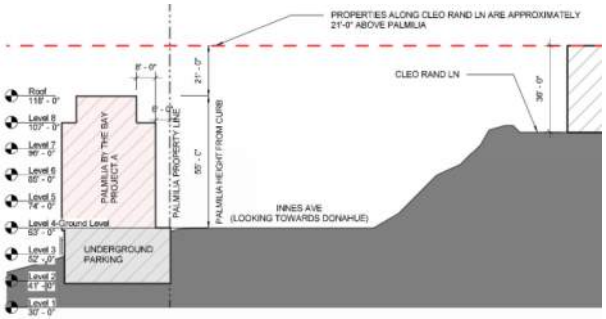
PALMILIA
BY THE BAY

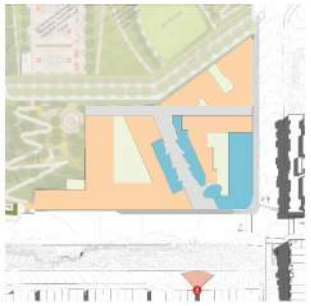
Entrance to E-W Mid-Block Break from Donahue St



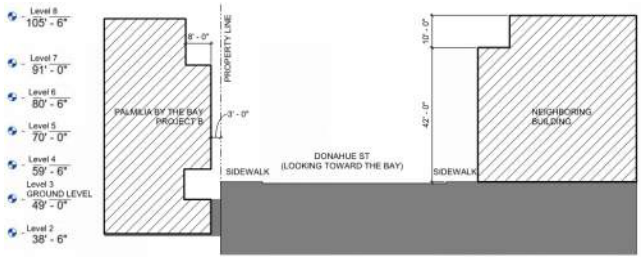
PALMILIA
BY THE BAY

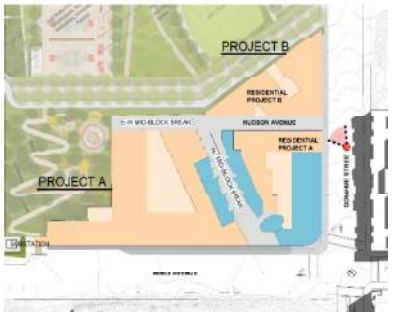
View from Morgan Heights toward N-S Mid-Block Break





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





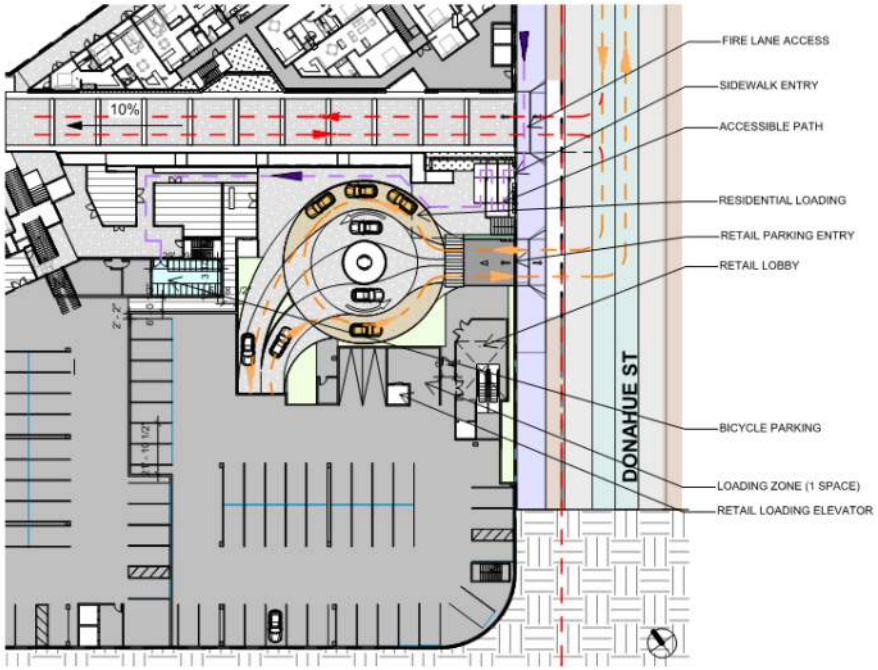
Construction Management Plan

- A Construction Management Plan (CMP) will be developed based on SF requirements
- Standard working hours will be 7am-5pm M-F with weekend work on a limited bases with hours Saturdays 8am-5pm and Sundays 9am-5pm
- All work will conform with the SF Noise Control Ordinance
- The Developer will provide a point of contact for the neighbors in order to address expeditiously any questions or concerns during construction
- All efforts will be made to work with our neighbors to provide notifications that aim to inform and reduce impact from the construction
- During construction, the Developer will provide monthly updates to the CAC, Phase 1 HOA, Morgan Heights, IBNA

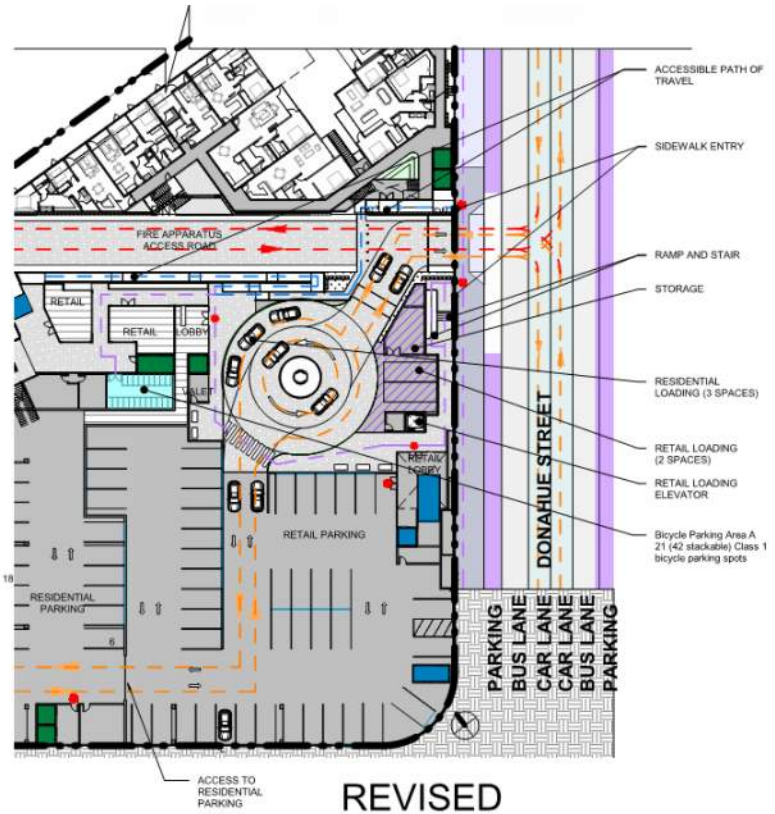
Design Changes & Developer Commitments

- 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
- Loading space has been added (now 2 total) and re-located to be adjacent to the roundabout at Donahue St. and to a dedicated commercial elevator, 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



PREVIOUS CIRCULATION

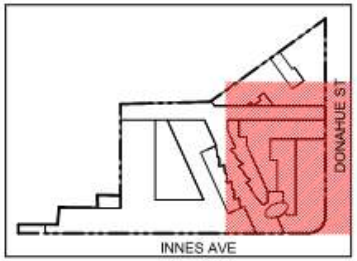


REVISED CIRCULATION

PALMILIA BY THE BAY

LEGEND

- BUILDING POINT OF ENTRY/EXIT
- PRIVATE VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PEDESTRIAN VERTICAL CIRCULATION
- PEDESTRIAN CIRCULATION
- VEHICULAR PATHWAY
- FIRE APPARATUS PATHWAY
- ON STREET PARKING
- BICYCLE ROUTE
- BICYCLE PARKING
- LOADING ZONE



Traffic Patterns Changes

PREVIOUS
CIRCULATION

REVISED
CIRCULATION

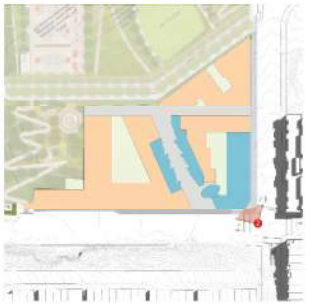
Traffic Patterns & Resulting Facade Changes

PREVIOUS CIRCULATION

REVISED CIRCULATION

PALMILIA
BY THE BAY

Intersection of Innes Ave & Donahue St

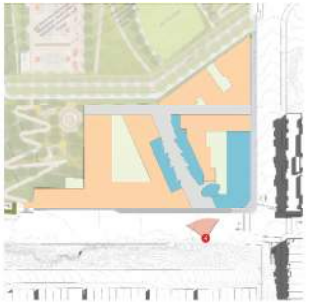


PALMILIA
BY THE BAY

View of South Elevation along Innes Ave

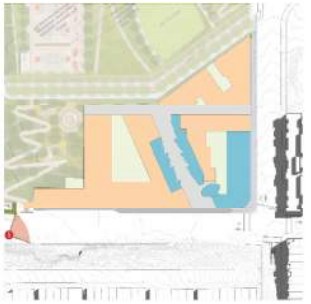
PALMILIA
BY THE BAY

Aerial view of N-S Mid-Block Break



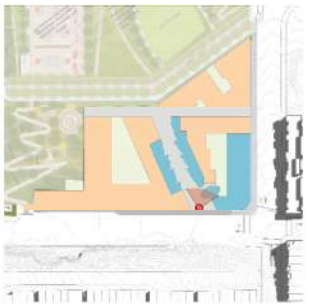
PALMILIA
BY THE BAY

Street View from Earl St along Innes Ave



PALMILIA
BY THE BAY

Entrance to N-S
Mid-Block Break



PALMILIA
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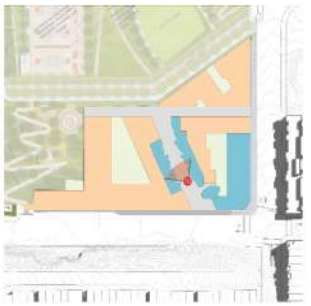
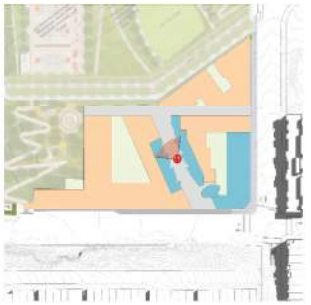
View from Balcony over N-S Mid-Block Break



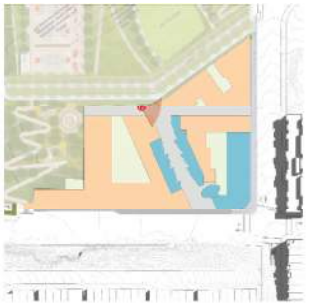
PALMILIA
BY THE BAY

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



PALMILIA
BY THE BAY

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



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
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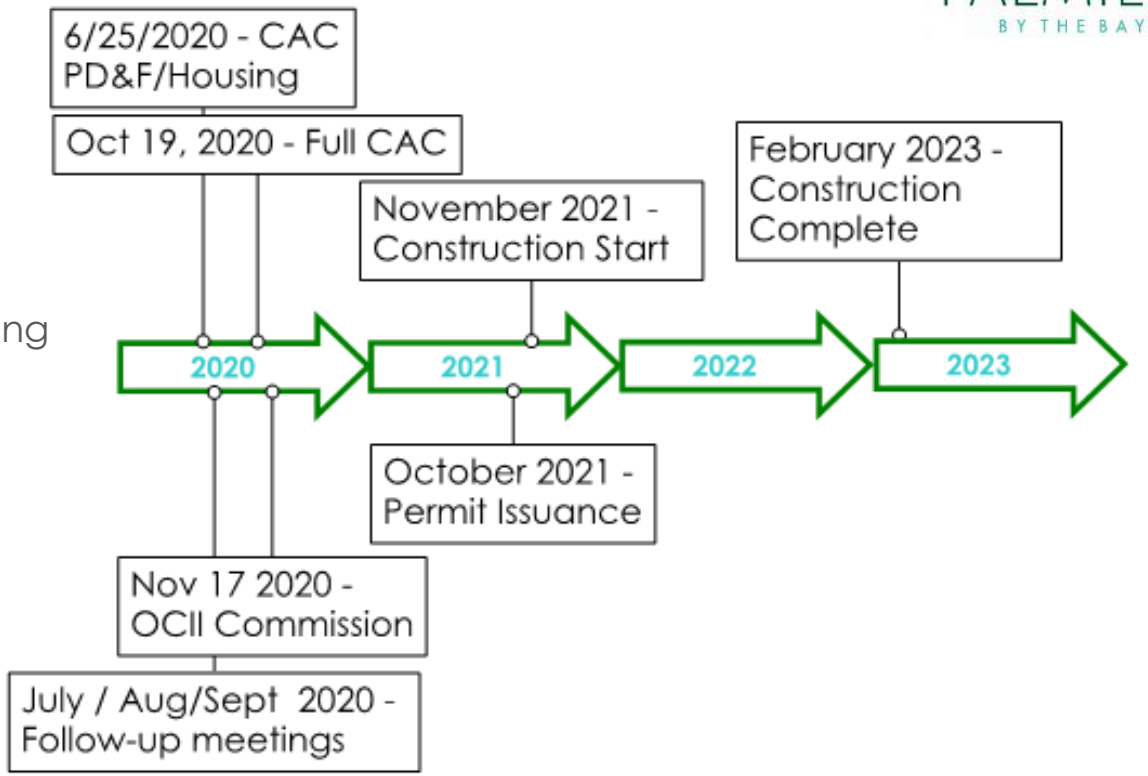

Thank you for your time and consideration.

We seek your recommendation of approval to advance the project to the OCII Commission.