

HUNTERS VIEW HOPE-SF

CONDITIONAL USE AND
DESIGN-FOR-DEVELOPMENT MODIFICATIONS

SECTION 295 SHADOW FINDING

Planning Commission
February 20, 2020



San Francisco
Planning

Hunters View HOPE SF

■ Today's Presentation

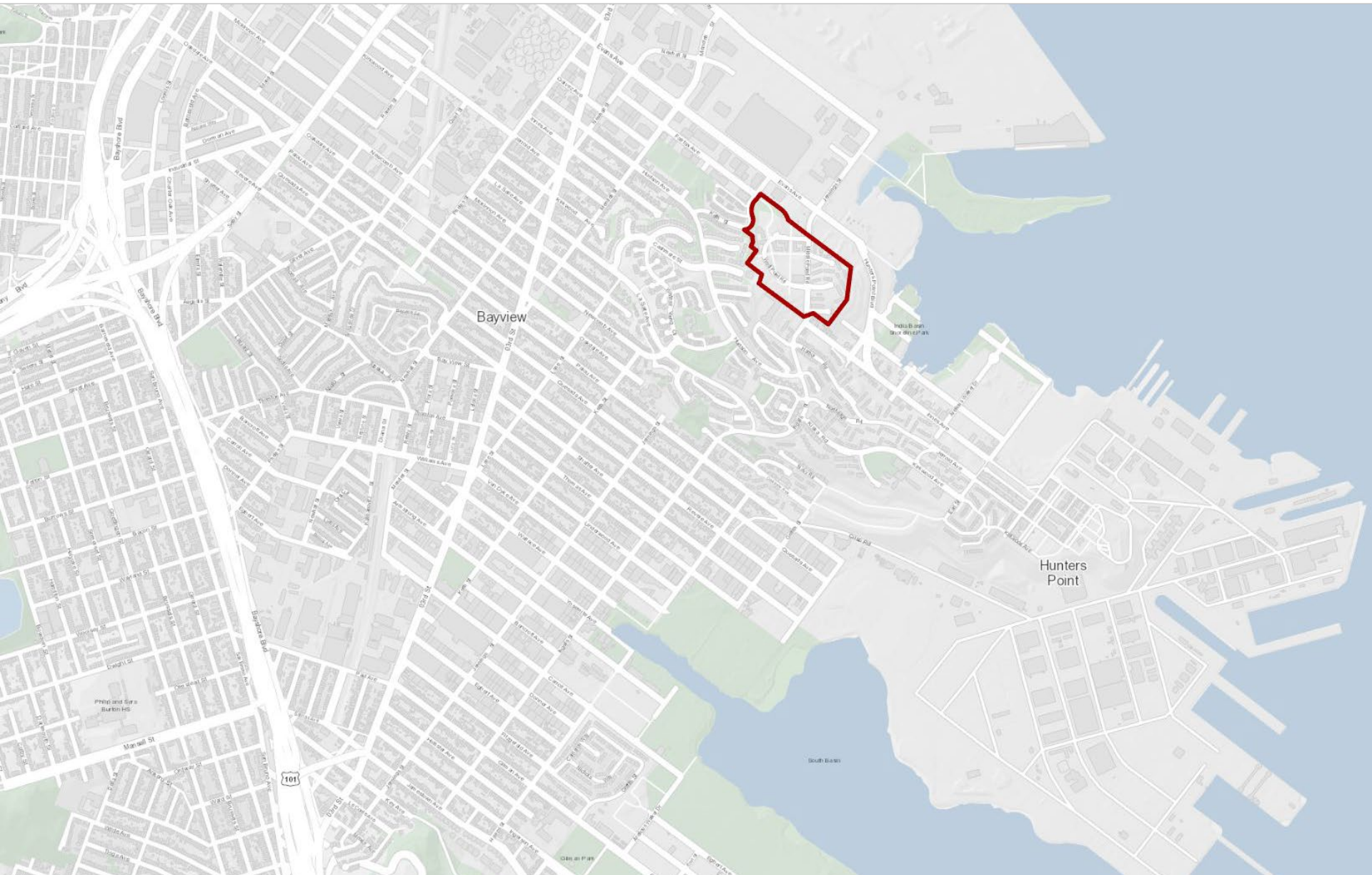
1. Original Approvals and Design-for-Development
2. Progress to Date
3. Actions before the Planning Commission
4. Design Informational Presentation
 - Block 14 and 17
 - Block 9
 - Blocks 2 and 3



HUNTERS VIEW
DESIGN FOR DEVELOPMENT



Hunters View HOPE SF Context



Hunters View HOPE SF Previous Condition



Hunters View HOPE SF Current Condition



Blocks 2
and 3

Block 9

Block 14

New Park
site

Block 17

India Basin
Shoreline
Park

900

Hunters View **HOPE SF**

■ Background of Original Approvals

- Planned Unit Development
- Design-for-Development
- Rezoning
 - Hunters View SUD
 - 40/65-X Height and Bulk District



HUNTERS VIEW
DESIGN FOR DEVELOPMENT



Hunters View HOPE SF

■ Progress to Date

- Phase I:
 - 107 affordable housing units and Community space
 - Blocks 4, 5 and 6 complete and fully occupied
 - Promontory Park
 - Grand Opening in April 2014



Hunters View HOPE SF

■ Progress to Date

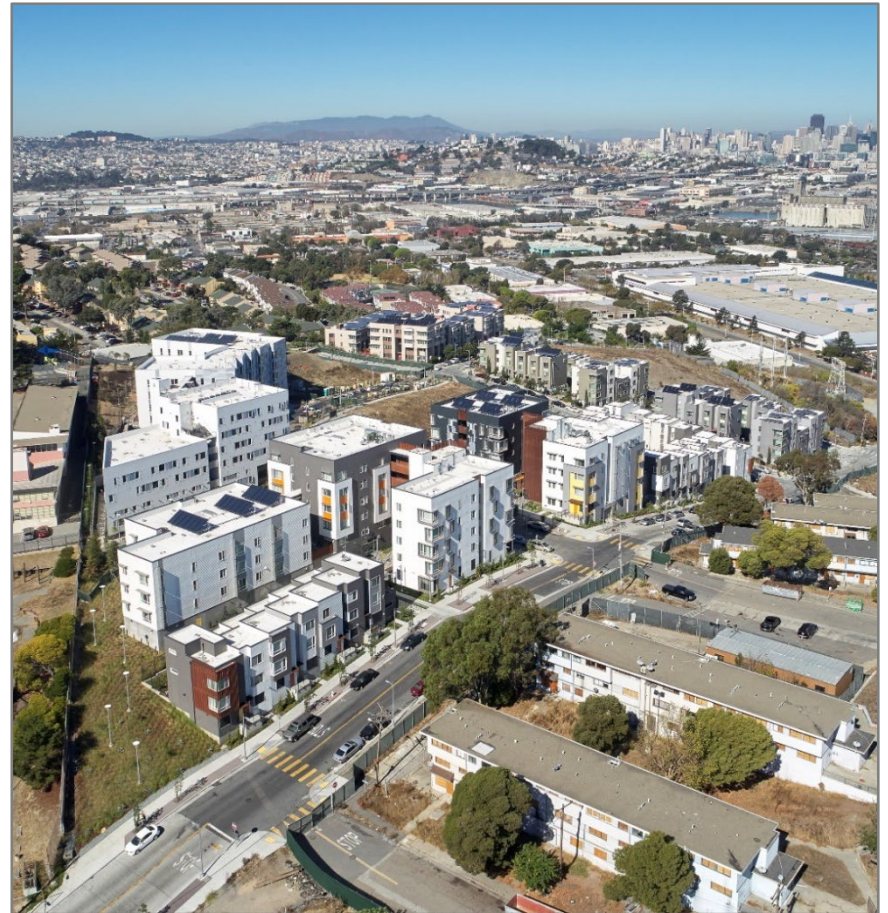
- Phase I:
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Hunters View HOPE SF

■ Progress to Date

- Phase II (Blocks 7, 10 and 11)
 - 179 units of public and affordable rental housing
 - Community Room, Wellness Center, Childcare Center, and other resident amenities
 - Ironwood Park
 - All original Hunters View households are now rehoused in Phase I or Phase II
 - Grand Opening in February 2019



Hunters View HOPE SF

■ Progress to Date

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Hunters View HOPE SF

- Progress to Date
- Phase III (Demolition)



Hunters View HOPE SF

■ Progress to Date



Phase I

Completed 2013

107 units

80 public housing replacement units
26 new tax credit units
1 manager's unit

3 new buildings + Promontory Park + new roads, sidewalks, and utilities

Bayview YMCA office



Phases IIA-B

Completed 2017-2018

179 units

134 public housing replacement units
43 new tax credit units
2 managers' units

3 new buildings + Ironwood Park + new roads, sidewalks, and utilities

Block 10 Community Hub
FrandelJA childcare, DPH Wellness Center, Phoenix Project



Phase III

Construction begins 2020

118 units

53 public housing replacement units
64 new tax credit units
1 manager's unit

2 new buildings + Bayview Park + new roads, sidewalks, and utilities

Learning/literacy space + library kiosk, café/commercial kitchen

Hunters View HOPE SF

■ Actions before the Commission

– CUA / PUD Modifications

- Modifications to Conditions of Approval
 1. Performance Period: additional 10 years
 2. Review of Subsequent Phases: allow 10-percent modifications
 3. Review of Subsequent Phases : notify Commission
- Modifications to Design-for-Development
 1. Increase Heights on Blocks 14 and 17
 2. Reconfigure Parks
 3. Usable Open Space on POPOS
 4. Parking Alleys
 5. Parking: allow parking per underlying zoning



HUNTERS VIEW
DESIGN FOR DEVELOPMENT



Hunters View HOPE SF

■ Actions before the Commission

– Section 295 Shadow Findings

- India Basin Shoreline Park
- 900 Innes Avenue Future Park site
- Park and Recreation Commission Recommendation



Site Plan- Hunters View



Hunters View HOPE SF

- Actions before the Commission

- Section 295 Shadow Findings

QUANTITATIVE CRITERIA	INDIA BASIN SHORELINE PARK (5.37 ACRES)		900 INNES FUTURE PARK SITE (3.17 ACRES)	
	SFH	PERCENTAGE	SFH	PERCENTAGE
THEORETICAL ANNUAL AVAILABLE SUNLIGHT (TAAS)	869,765,534	100%	514,679,881	100%
EXISTING SHADOW	18,631,845	2.14%	49,473,926	9.6126%
PROJECT SHADOW	3,499,779	+0.40%	1,167	+0.0002%
TOTAL SHADOW WITH PROPOSED PROJECT	22,131,624	2.54%	49,475,093	9.6128%

Hunters View HOPE SF

- Actions before the Commission

- Section 295 Shadow Findings

QUALITATIVE CRITERIA	INDIA BASIN SHORELINE PARK (5.37 ACRES)	900 INNES FUTURE PARK SITE (3.17 ACRES)
TIME OF YEAR NEW SHADING WOULD OCCUR	BETWEEN WINTER-SPRING-SUMMER-FALL: LATE AFTERNOON/EARLY EVENINGS, AS WELL AS, SOME WINTER MORNINGS	BETWEEN JUNE 1-JULY 11 & AUG 24- APRIL 18 EARLY MORNING
NO. OF DAYS/YEAR SHADING WOULD OCCUR	239 - 251 DAYS ANNUALLY	29 - 41 DAYS ANNUALLY
ANNUAL RANGE IN DAILY DURATION OF SHADOW (+/- 7 MINS.)	0 - 48 MINUTES 32 MINUTES AVG.	0 - 20 MINUTES 9 MINUTES AVG.
DATE AND TIME OF MAX NET NEW SHADOW	MAY 17 & JULY 26 AT 7:15 PM	JUNE 21 AT 7:36 PM
PERCENTAGE OF PARK COVERED BY LARGEST NEW SHADOW	0 UP TO 83,573 SF (35.76% OF PARK)	0 UP TO 220 SF (.1593%)
LOCATION OF SHADOW ON DATES OF MAX NET NEW SHADOW	TWO SEPARATE RECTANGULAR SHADOW COLUMNS EXTENDING FROM WEST EDGE OF PARK EASTWARD TO MIDDLE OF PARK	NW CORNER
PARK AREAS AFFECTED BY SHADOW	EXISTING: LAWN, PICNIC, KIDS PLAY, PUBLIC ENTRY, PATH PROPOSED: PARKING, LAWN, COOKOUT, PORTION OF BASKETBALL COURT, PATH	BAYWATER, SHORELINE PROMENADE (PATHWAY), CHILDREN'S PLAY AREAS

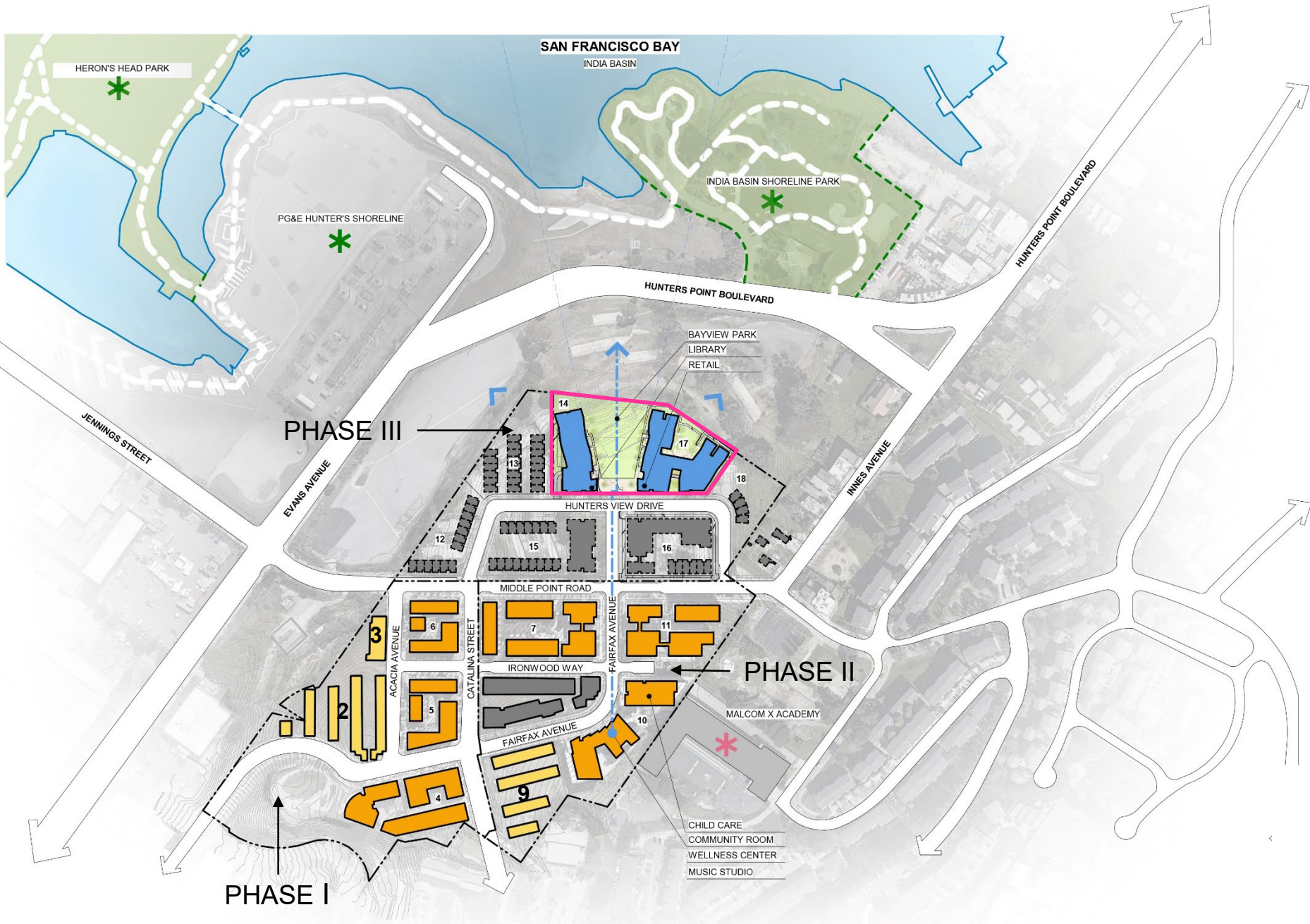
Hunters View **HOPE SF**

- Staff Recommendations
 - Adopt Motion Approving Changes to CUA and Design-for-Development
 - Adopt 295 Shadow Findings

Hunters View HOPE SF

- Design Informational Presentation: Blocks 14 and 17

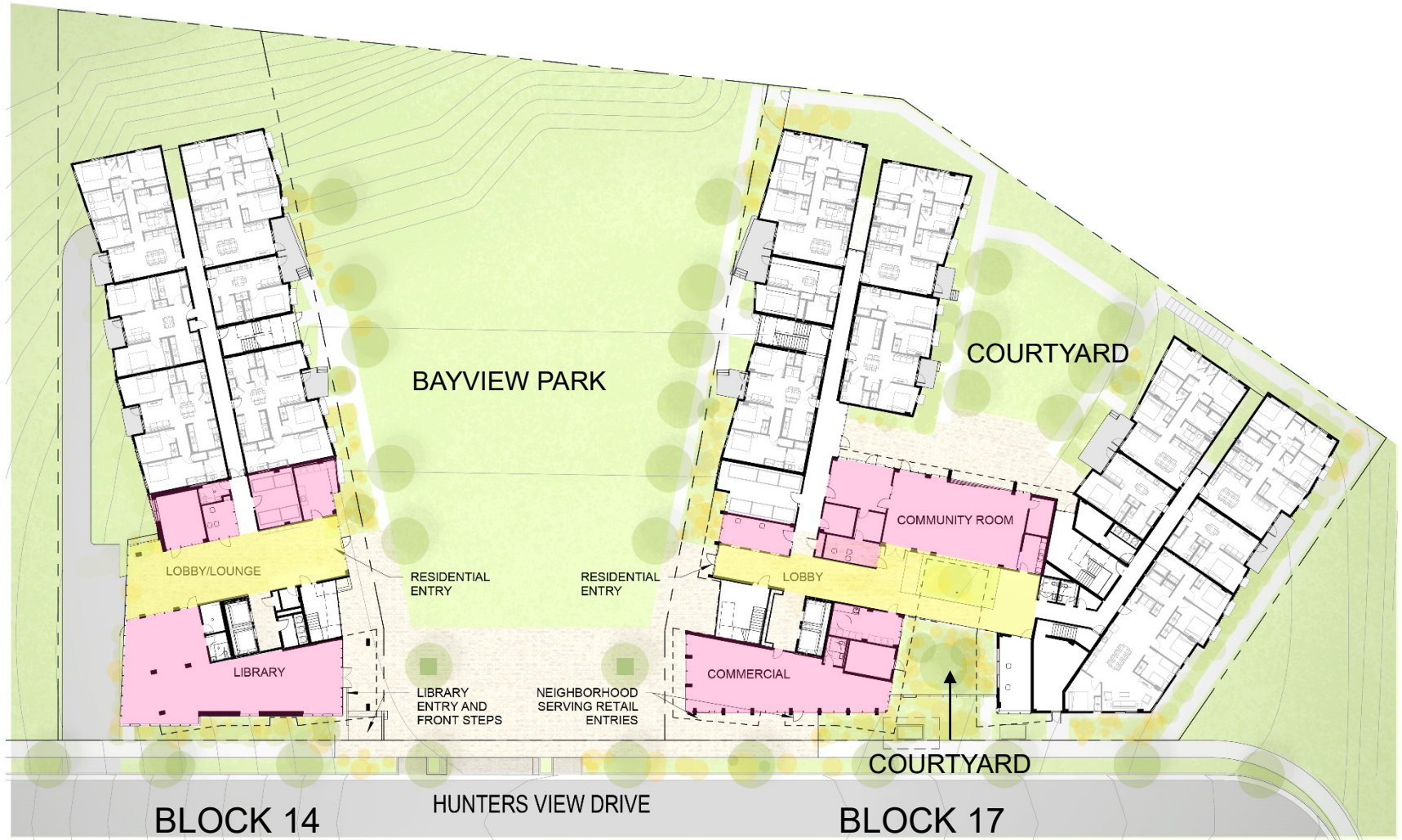




Site Plan

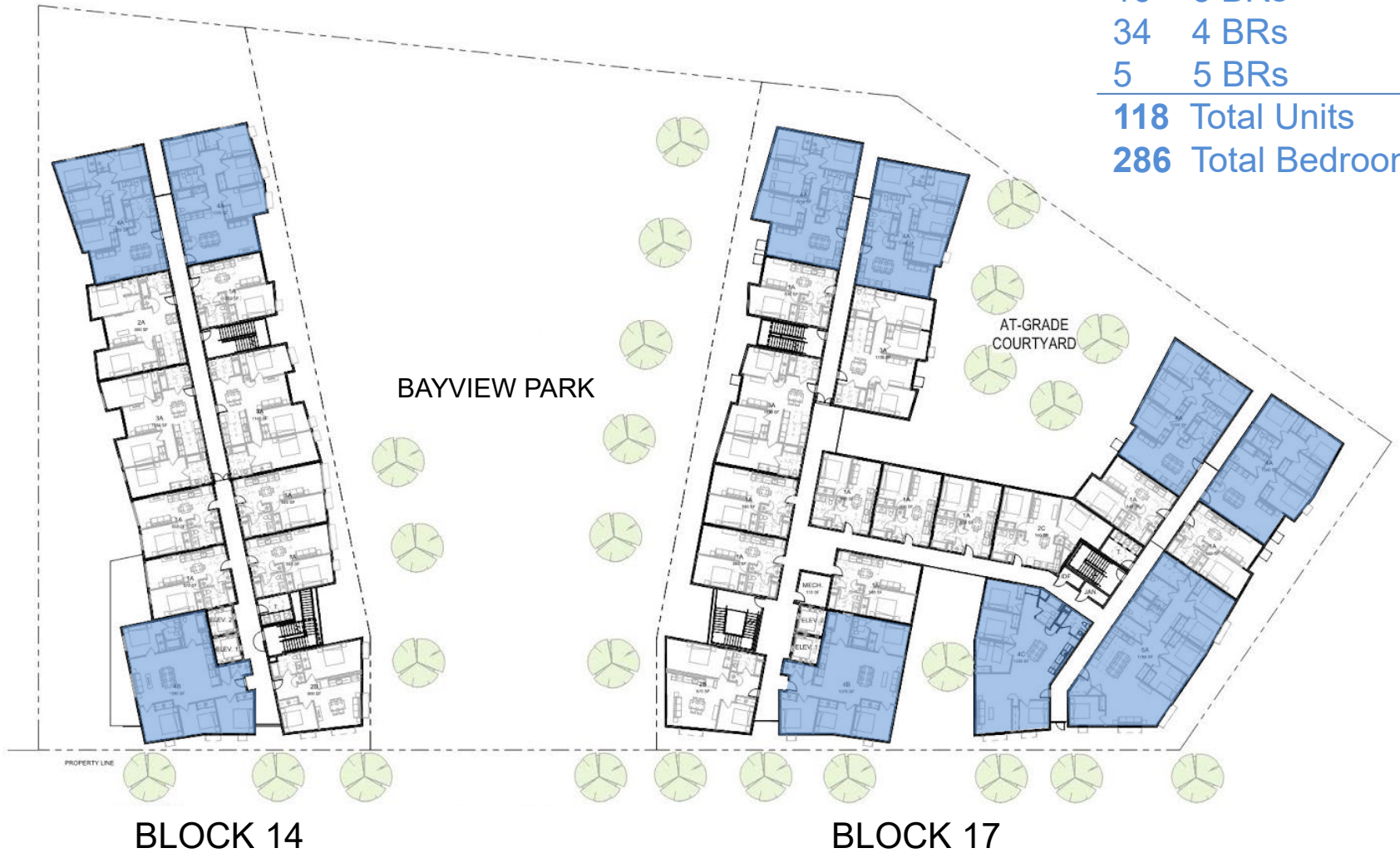






Ground Floor Plan

49	1 BRs
14	2 BRs
16	3 BRs
34	4 BRs
5	5 BRs
<hr/>	
118	Total Units
286	Total Bedrooms













Hunters View HOPE SF

- Market Rate Developer, Blocks 2, 3, & 9

CITY VENTURES

- Bay Area Builder
- Creates communities in **urban infill & transit oriented** sites
- All-electric, **solar-powered** homes – panels come standard
- **Energy efficient** building materials, heating & cooling, and appliances
- Pre-wiring for **electric car chargers** in every home
- **Low impact** landscaping and **low flow water fixtures**



SUNPOWER®

Solar Panels power everything
in your home

nest

Smart thermostat learns your lifestyle,
saving energy and money

Milgard
WINDOW COMPANY

Dual-glazed windows + ultra-violet coating
offer insulation against cold & heat



Energy Star® rated high-efficiency
appliances so you don't have to worry

THE BOLD LOOK
OF KOHLER.

Faucets and shower heads offer significant
water savings reducing water bills



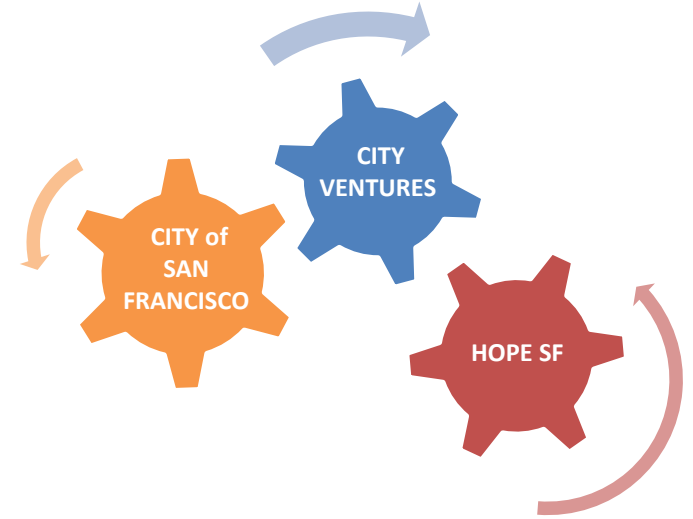
City Ventures Homes' Energy Efficiency
exceeds 15% of the state required
minimum

Hunters View HOPE SF

- Market Rate Developer, Blocks 2, 3, & 9

MARKET RATE PARTNERSHIP

- Partnership began in 2015
- Land Price gets **reinvested into future HOPE SF** projects
- Housing Authority is a **profit participant** in the market rate project.



Hunters View HOPE SF

- Design Informational Presentation: Blocks 2 and 3



Hunters View HOPE SF



TOTAL SITE AREA: ±1.62 Acres (±70,445 SF)
LOT C AREA: ±0.17 Acres (± 7,315 SF)
EASMENT AREA
DEVELOPABLE AREA ±0.38 Acres (± 16,760 SF)
 ±1.06 Acres (±46,370 SF)

TOTAL UNITS: 34 Homes
 Plan 1: (2) 2 Bedrooms
 Plan 2: (20) 2 Bedrooms
 Plan 3: (0) 2 Bedrooms
 Plan 4: (12) 3 Bedrooms

DENSITY: 32.0 Homes per Acre



Hunters View HOPE SF



KEY
PLAN

RENDERING FROM ACACIA AND FAIRFAX

Hunters View HOPE SF



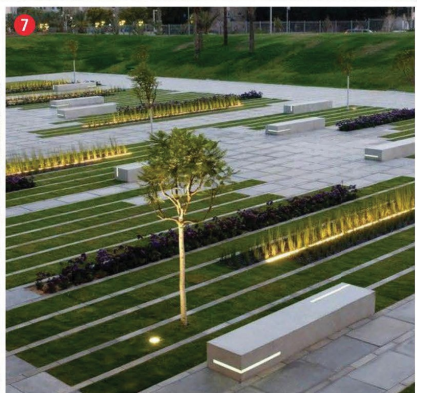
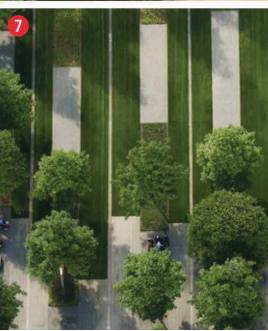
RENDERING FROM ACACIA AND MIDDLE POINT

Hunters View HOPE SF



RENDERING FROM FAIRFAX LOOKING SOUTH

Hunters View HOPE SF



- 1 Typical 'California Friendly' planting scheme
- 2 Raised concrete seatwall planters
- 3 Modern shade structure
- 4 Stylistic seating
- 5 Concrete pavers with stone joints
- 6 Modern plaza with tree grates and pavers
- 7 Concrete panels in turf with seating

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- Design Informational Presentation: Block 9



Hunters View HOPE SF



TOTAL SITE AREA: ±0.92 Acres (±39,075 SF)
TOTAL UNITS: 30 Homes
Plan 1: (7) 2 Bedrooms
Plan 2: (11) 2 Bedrooms
Plan 3: (8) 2 Bedrooms
Plan 4: (4) 3 Bedrooms

DENSITY: 33.33 Homes per Acre

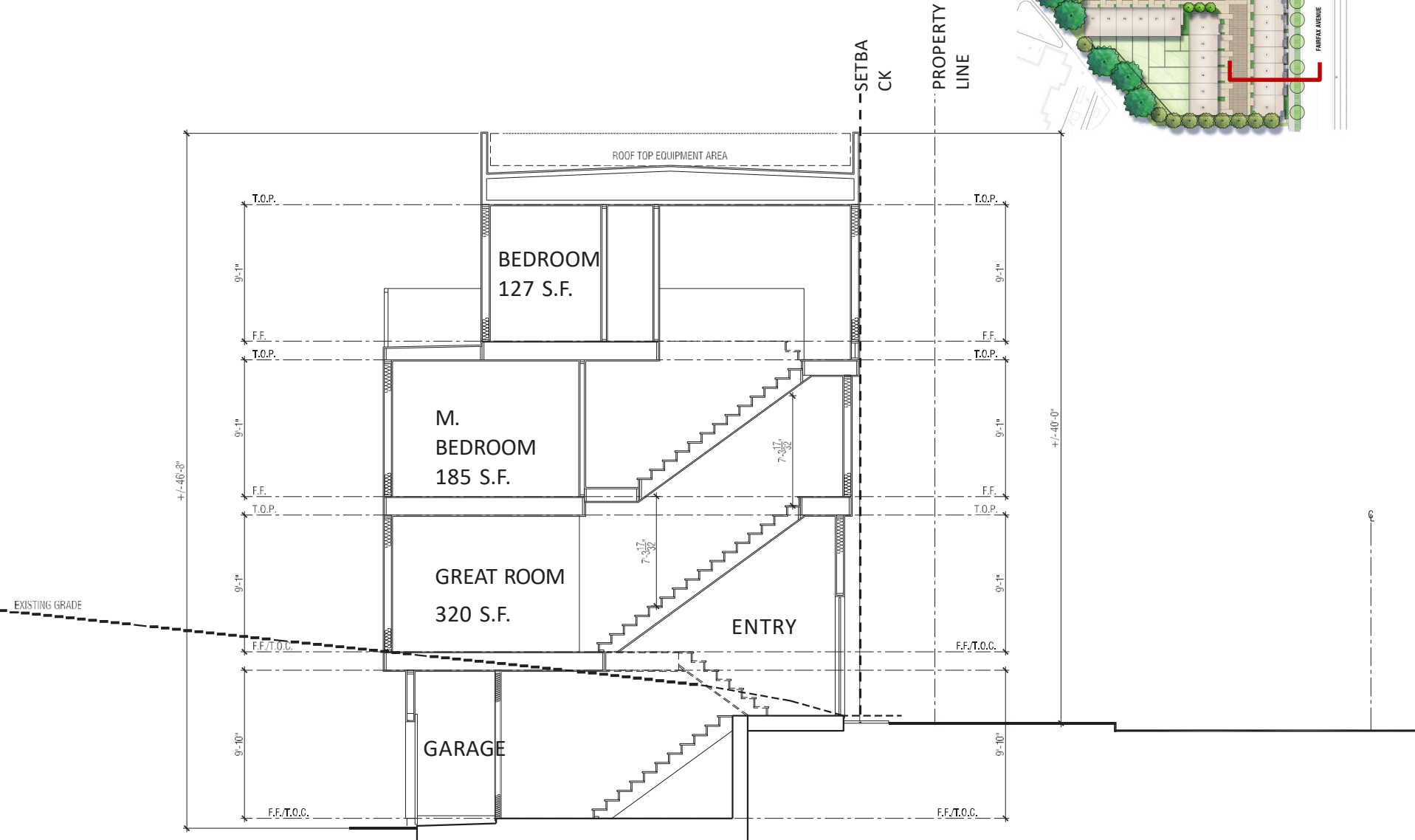
CONCEPTUAL ILLUSTRATIVE SITE PLAN

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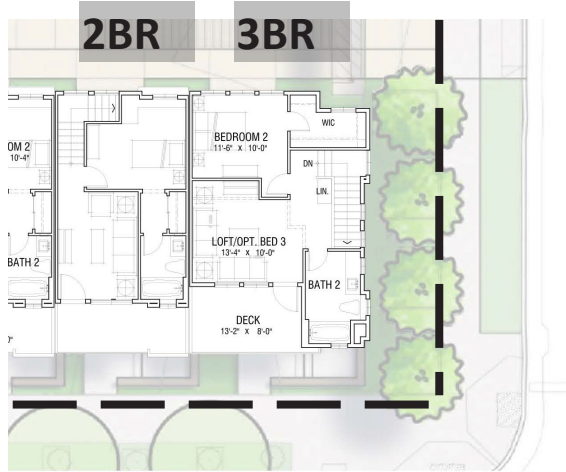
RENDERING FROM FAIRFAX AND CATALINA

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SAMPLE BUILDING SECTION

Hunters View HOPE SF



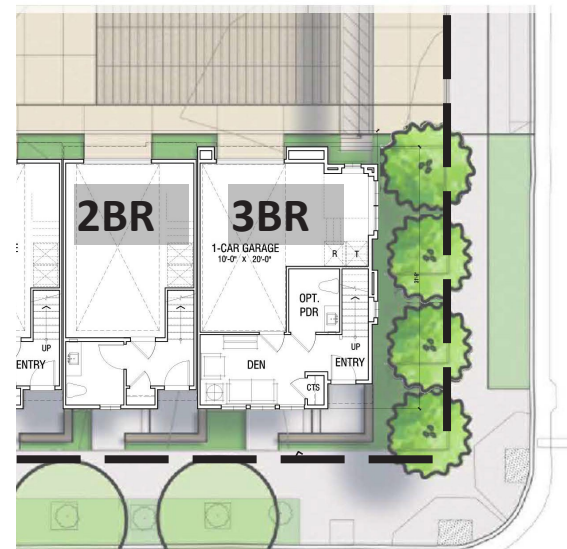
FOURTH LEVEL



SECOND LEVEL



THIRD LEVEL



FIRST LEVEL

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THANK YOU



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