HUNTERS VIEW HOPE SF

CONDITIONAL USE AND DESIGN-FOR-DEVELOPMENT MODIFICATIONS

SECTION 295 SHADOW FINDING

Planning Commission
February 20, 2020
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 HOPE SF Context
Hunters View HOPE SF Previous Condition
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
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- 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:
    - 107 affordable housing units and Community space
    - Blocks 4, 5 and 6 complete and fully occupied
    - Promontory Park
    - Grand Opening in April 2014
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- **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
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- **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
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- Progress to Date
- Phase III (Demolition)
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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
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- 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
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- Actions before the Commission
  - Section 295 Shadow Findings
    - India Basin Shoreline Park
    - 900 Innes Avenue Future Park site
    - Park and Recreation Commission Recommendation
Hunters View **HOPE SF**

- **Actions before the Commission**
  - Section 295 Shadow Findings

<table>
<thead>
<tr>
<th>Quantitative Criteria</th>
<th><strong>India Basin Shoreline Park (5.37 acres)</strong></th>
<th><strong>900 Innes Future Park Site (3.17 acres)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>SFH</td>
<td>Percentage</td>
</tr>
<tr>
<td><strong>Theoretical Annual Available Sunlight (TAAS)</strong></td>
<td>869,765,534</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Existing Shadow</strong></td>
<td>18,631,845</td>
<td>2.14%</td>
</tr>
<tr>
<td><strong>Project Shadow</strong></td>
<td>3,499,779</td>
<td>+0.40%</td>
</tr>
<tr>
<td><strong>Total Shadow with Proposed Project</strong></td>
<td>22,131,624</td>
<td>2.54%</td>
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### Actions before the Commission

- **Section 295 Shadow Findings**

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<td><strong>Time of Year New Shading Would Occur</strong></td>
<td>Between Winter-Spring-Summer-Fall: Late Afternoon/Early Evenings, as well as, some winter mornings</td>
<td>Between June 1-July 11 &amp; Aug 24- April 18 Early Morning</td>
</tr>
<tr>
<td><strong>No. of Days/Year Shading Would Occur</strong></td>
<td>239 - 251 days annually</td>
<td>29 - 41 days annually</td>
</tr>
<tr>
<td><strong>Annual Range in Daily Duration of Shadow (+/- 7 Mins.)</strong></td>
<td>0 - 48 minutes 32 minutes avg.</td>
<td>0 - 20 minutes 9 minutes avg.</td>
</tr>
<tr>
<td><strong>Date and Time of Max Net New Shadow</strong></td>
<td>May 17 &amp; July 26 at 7:15 PM</td>
<td>June 21 at 7:36 PM</td>
</tr>
<tr>
<td><strong>Percentage of Park Covered By Largest New Shadow</strong></td>
<td>0 up to 83,573 sf (35.76% of park)</td>
<td>0 up to 220 sf (.1593%)</td>
</tr>
<tr>
<td><strong>Location of Shadow On Dates of Max Net New Shadow</strong></td>
<td>Two separate rectangular shadow columns extending from west edge of park eastward to middle of park</td>
<td>NW Corner</td>
</tr>
<tr>
<td><strong>Park Areas Affected By Shadow</strong></td>
<td>Existing: Lawn, Picnic, Kids Play, Public Entry, Path Proposed: Parking, Lawn, Cookout, Portion of Basketball Court, Path</td>
<td>Baywater, Shoreline Promenade (pathway), Children’s Play Areas</td>
</tr>
</tbody>
</table>
Hunters View HOPE SF

- Staff Recommendations
  - Adopt Motion Approving Changes to CUA and Design-for-Development
  - Adopt 295 Shadow Findings
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- Design Informational Presentation: Blocks 14 and 17
Site Plan
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- 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
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- 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.
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- Design Informational Presentation: Blocks 2 and 3
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TOTAL SITE AREA: ± 1.62 Acres (± 70,445 SF)
LOT C AREA: ± 0.17 Acres (± 7,315 SF)
EASMENT AREA ± 0.38 Acres (± 16,760 SF)
DEVELOPABLE AREA ± 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
32.0 Homes per Acre

CONCEPTUAL ILLUSTRATIVE SITE PLAN
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RENDERING FROM ACACIA AND FAIRFAX
Hunters View HOPE SF

RENDERING FROM FAIRFAX LOOKING SOUTH
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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
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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
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Rendering from Fairfax and Catalina
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SAMPLE BUILDING SECTION

- BEDROOM 127 S.F.
- M. BEDROOM 185 S.F.
- GREAT ROOM 320 S.F.
- ENTRY
- GARAGE

PROPERTY LINE
SETBACK

EXISTING GRADE

ROOF TOP EQUIPMENT AREA
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1. Modern fence at project edge
2. Concrete alley paving with sawcut joints
3. Typical ‘California Friendly’ planting scheme
4. Concrete pavers at alley
5. Perimeter planting scheme
6. Wall, fence and planting combination at perimeter

LANDSCAPE DESIGN IMAGERY
Staff Recommendations

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