



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: FEBRUARY 20 2014

*Date:* February 13, 2014  
*Case No.:* **2007.0168 C**  
*Project Address:* **Hunters View Housing Development**  
Middle Point and West Point Roads and Wills and Hare Street  
*Zoning:* RM-1 (Residential, Mixed, Low Density) Hunters View Special Use  
District  
40 / 65-X Height and Bulk District  
*Block/Lot:* 4624/003, 004, and 009; 4720/027  
*Project Sponsor:* Catherine Etzel / Hunters View Associates, L.P.  
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*Subject:* **Hope SF Hunters View Project – Phase II**

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### BACKGROUND

On June 12, 2008, the Planning Commission adopted Motion No. 17621 approving the reconstruction of the Hunters View Housing project in the Bayview Hunters Point neighborhood. The project is the first HOPE SF Housing Authority project, a City initiative that looks to rebuilding San Francisco Housing Authority sites as integrated and complete neighborhoods.

**The project sponsor is ready to move forward to construct the second phase of Hunters View which consists of two development blocks (Blocks 7 and 11), one mini-park, and roughly six blocks of new roadway. This informational presentation is being provided pursuant to the Conditions of Approval and the project's Design-for-Development document (D4D).**

The full Hunters View Project includes the following: (1) demolition of the existing 267 dwelling units located in 50 existing buildings; (2) the establishment of a new street grid that would include new streets, parks, pedestrian passageways, and restorative landscape areas; (3) the establishment of approximately 21 new city blocks including three new parks; (4) the construction of up to 800 new dwelling units within those blocks that would include at-grade townhouses, stacked townhouses, and apartment buildings; (5) the construction of approximately 21,600 square feet of residential care and other supportive services; and (6) the construction of approximately 6,400 square feet of neighborhood-serving commercial uses.

As proposed, the new buildings will range from approximately 20-feet tall to 65-feet tall (buildings taller than 40-feet would be limited to certain locations). The project will replace the existing 267 Housing Authority dwelling units on a one-to-one basis as well as construct approximately 133 additional affordable units, and approximately 400 additional market rate units. The Project will be constructed in three phases.

## **STRUCTURE OF ENTITLEMENTS FOR HUNTERS VIEW**

The Planning Commission approval in June 2008 included a text amendment that created the Hunters View Special Use District and included map amendments that designated all of the subject parcels within the RM-1 Use District, the Hunters View Special Use District and within a 40/65-X Height and Bulk District.

The SUD allows, in certain cases, densities on portions of the site greater than allowed by the underlying zoning in certain cases, and allows uses that are conditionally and principally permitted within NC-1 Districts to be principally permitted in the SUD.

These allowances are only permitted through the approval of the Planned Unit Development (Conditional Use authorization) and the creation of specific design guidelines (or a Design-for-Development document) describing when and how the provisions of the SUD could be applied.

Similarly, height provisions for the Special Use District allow heights above 40-feet with a maximum of 65-feet only in certain circumstances and only with the approval of a Planned Unit Development and the creation of a Design-for-Development document describing when and how buildings could be constructed above 40-feet.

### **Design-for-Development**

Also a part of the June 2008 approvals, the Planning Commission approved the Conditional Use / Planned Unit Development. This approval was structured uniquely from typical Planned Unit Developments. The approval included a detailed Design-for-Development document integrated into the Conditions of Approval as required by the newly created SUD. The Design-for-Development provided specific block-by-block development controls addressing height, bulk, open space, setbacks, modulation, frontages, among others.

Because of the broad scope of the project and its long-term build-out, the Planning Commission included a ten-year performance period for the project. Rather than providing full plans for the entire project as exhibits, full plans were provided for only the first phase of development along with Design-for-Development document described above. The Conditions of Approval stipulated that later phases of development would require subsequent Planning Commission informational hearing to assure compliance with the Design-for-Development and the original approval.

## **COMPLETED DEVELOPMENT**

Phase I of the project has been completed. Phase I included the construction of three development blocks (Blocks 4, 5 and 6), all of which include public housing, Section 8, and tax credit affordable housing. Block 4 consists of a four-story-over-garage corridor building and includes 54 units. Blocks 5 and 6 consist of two to three story stacked townhouses and contain 25 and 28 units respectively. Roughly a quarter of the proposed new street grid has been complete as has the first of the planned parks.

## **PHASE II**

As noted above, the entitlements were structured to enable later phases of the project to move forward without additionally needed approval as long the later phases met the Design-for-Development document. On top of requiring conformance with the D4D, Conditions of Approval require an information hearing before the Planning Commission prior to approving site permits for the later phases.

Phase II consists of (1) the construction of roughly the second quarter of the street grid; (2) an open space on the southernmost portion of the site, and the construction of two development blocks (Blocks 7 and 11).

Staff has concluded that Phase II is consistent with the Design-for-Development document and the Conditions of Approval and are prepared to approve the site permits for these blocks. Below the components of Phase II are described in greater detail along with how they comply with the Design-for-Development.

### **Public Improvements**

Phase II public realm improvements include two additional blocks of Fairfax Avenue (an extension of an existing street) from Catalina Street (a new street) to Middle Point Road (an existing street); the west side of Middle Point Road from Innes to Catalina Street; the south side of Catalina Street from Fairfax Avenue to Middle Point Road and Ironwood (a new Street) from Catalina southward past Fairfax ending on an open space.

The original layout for Hunters View included a “Panhandle Park” in the center of Fairfax Avenue for the street’s eastern three segments, including one of the segments included in this phase. Because of fire access and grading issues, the design team has concluded that the proposed park in this configuration is not feasible. Instead, the revised plan calls for a larger park at the terminus of Fairfax Avenue, which will not be constructed until a later phase; the revised plan also calls for an enlarged open space, or min-park, at the southern terminus of Ironwood immediately west of Block 11.

With the removal of the center running Panhandle Park, Fairfax’s sidewalk and building setbacks along Fairfax have been increased to help denote the prominence of Fairfax.

### **Block 7**

Block 7, is the centermost block of Hunters View and is bordered by Catalina Street, Middle Point Road, Fairfax Avenue, and Ironwood on its north, east, south and west respectively. The site slopes steeply down from Fairfax along both Middle Point and Ironwood. Block 7 is proposed to be developed with a five-story-over-parking corridor building facing Fairfax Avenue and a series of townhouses facing the other three streets. As proposed, Block 7 include 50 units (12 one-bedrooms, 8 two-bedrooms, 24 three-bedrooms, and 6 four-bedrooms ), Parking for 21 spaces would be accessed from either Middle Point and Ironwood.

The Design-for-Development envisioned that larger podium buildings would face Fairfax with shorter buildings at more fine grained increments would face the other streets. The Hunters View SUD and D4D allow for building heights of up to 65-feet along Fairfax, with heights elsewhere on the site restricted to 45-feet. Buildings on Block 7 would be well within these limits.

The D4D calls for active frontages along all facades, activated by common lobby entrances, landscaping, and steps and stoops throughout. The Fairfax apartment building would be five-stories over the level of parking accessed off of both Middle Point and Ironwood. It would feature a courtyard portal entry. A small space for potential community or retail use would flank the entry on one side. One of the apartments facing Fairfax would also feature its own entry. The project team has worked with Planning staff to assure that portions of the garage wall are appropriately treated with landscaping and other uses. Block 7 meets all requirements regarding modulation, stepping and active frontage.

### **Block 11**

Block 11 is located on the southern side of the site and is bordered by Fairfax Avenue, Middle Point, Malcolm X School and school district site, and Ironwood on its north, east, south, and west respectively. Fairfax and Middle Point are at the highest elevation of the block with Middle Point sloping steeply down from this intersection. The configuration of Block 11 would generally mirror the configuration of Block 7 with a five-story-over-garage corridor building facing Fairfax and a series of townhouses facing Middle Point; a separate wing of the corridor building facing Ironwood that would feature regular individual unit entries. Block 11 would include 57 units (18 one-bedrooms, 24 two-bedrooms, 12 three-bedrooms, 2 four-bedrooms, and 1 five-bedrooms). Thirty-two parking spaces would be accessed off of Middle Point.. The Block 11 Fairfax building would feature a courtyard portal entry immediately opposite of the courtyard entry portal of the building across the street. Also similar to the Block 7 building across the street, the entry would be flanked by an active use, and would feature a individual unit entry at the Middle Point / Fairfax corner. The heights of the apartment building and individual townhouses would be well within the height restrictions. Also like with Block 7, the building heights Block 11 would be well within the height limits of the SUD.

### **CONCLUSION**

Staff believes that Phase II meets the intent and requirements of the Hunters View Design for Development Document and Conditions of Approval. The project sponsor has worked closely with staff both in refining the building design and assuring that the intent of the original approval has been met. Staff welcomes your comments and suggested direction regarding the final approval of this phase of Hunters View.

### **Attachments:**

Site Aerial and Zoning Maps  
Memo from Project Sponsor  
Plans and Renderings for Phase II

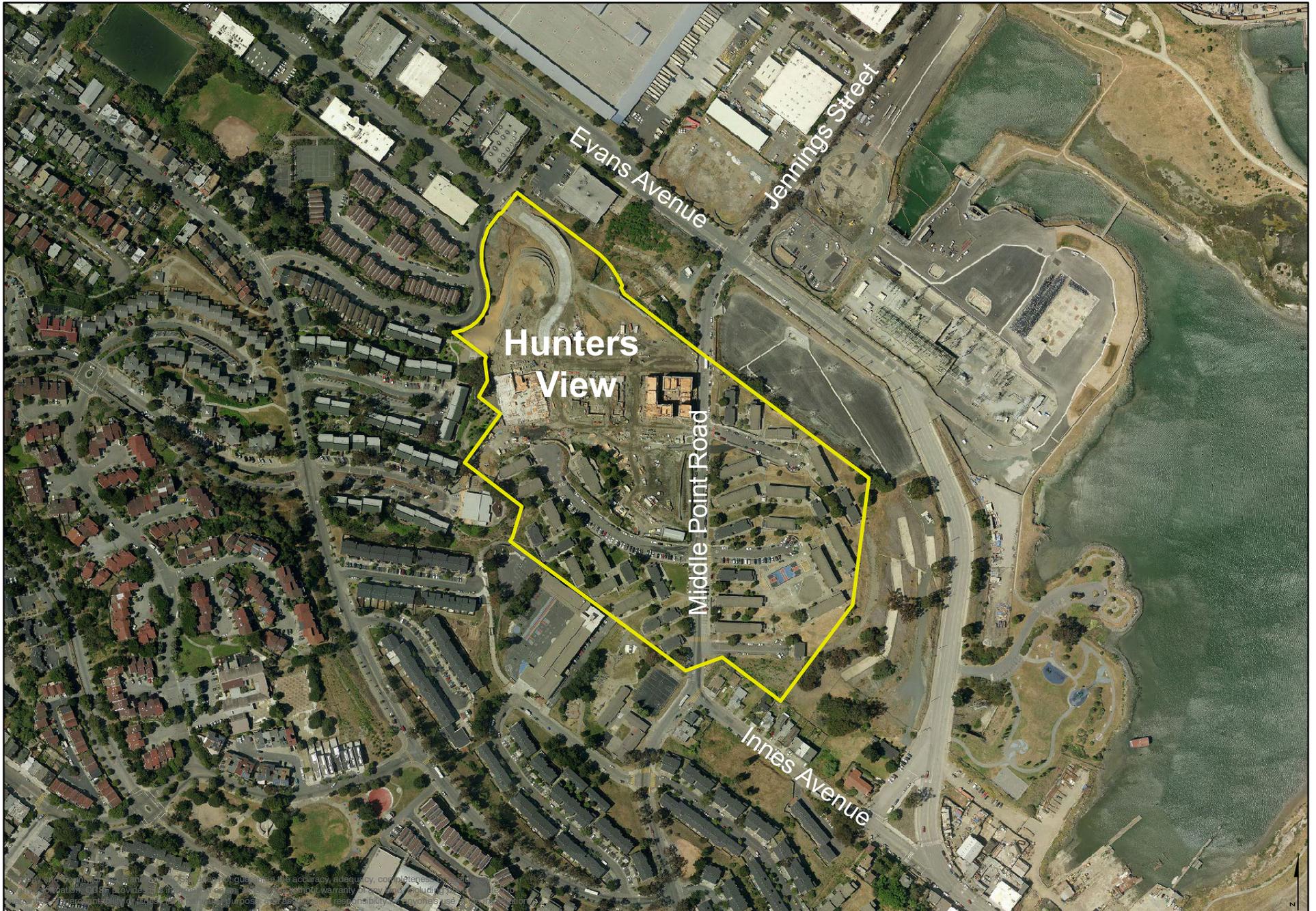
Note Motion No. 17621 and Conditions of Approval can be view at the link below:

<http://ec2-50-17-237-182.compute->

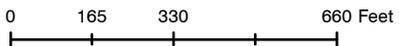
[1.amazonaws.com/docs/Decision\\_Documents/CPC\\_Motions\\_and\\_Resolutions/17621.pdf](http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/Decision_Documents/CPC_Motions_and_Resolutions/17621.pdf)

Note: Hunters View Design-for-Development Document can be viewed at this link:  
<http://www.sf-planning.org/index.aspx?page=2471> (listed under “D” for Design-for-Development”)

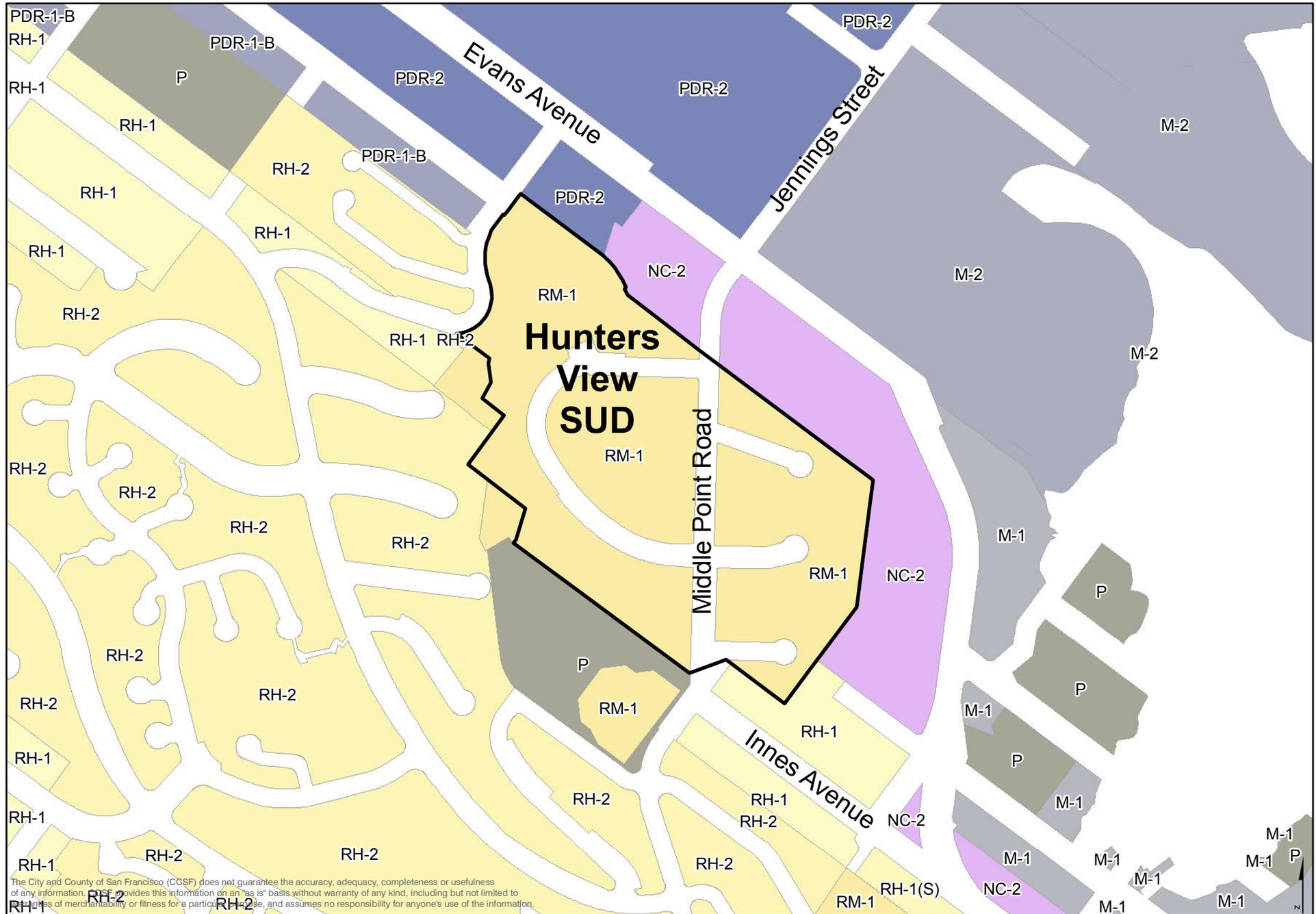
# Hunters View - Aerial Site Map



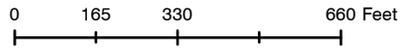
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# Hunters View - Zoning Map



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# Hunters View - Height and Bulk Map



0 165 330 660 Feet



PHASE I

PHASE II

PHASE III

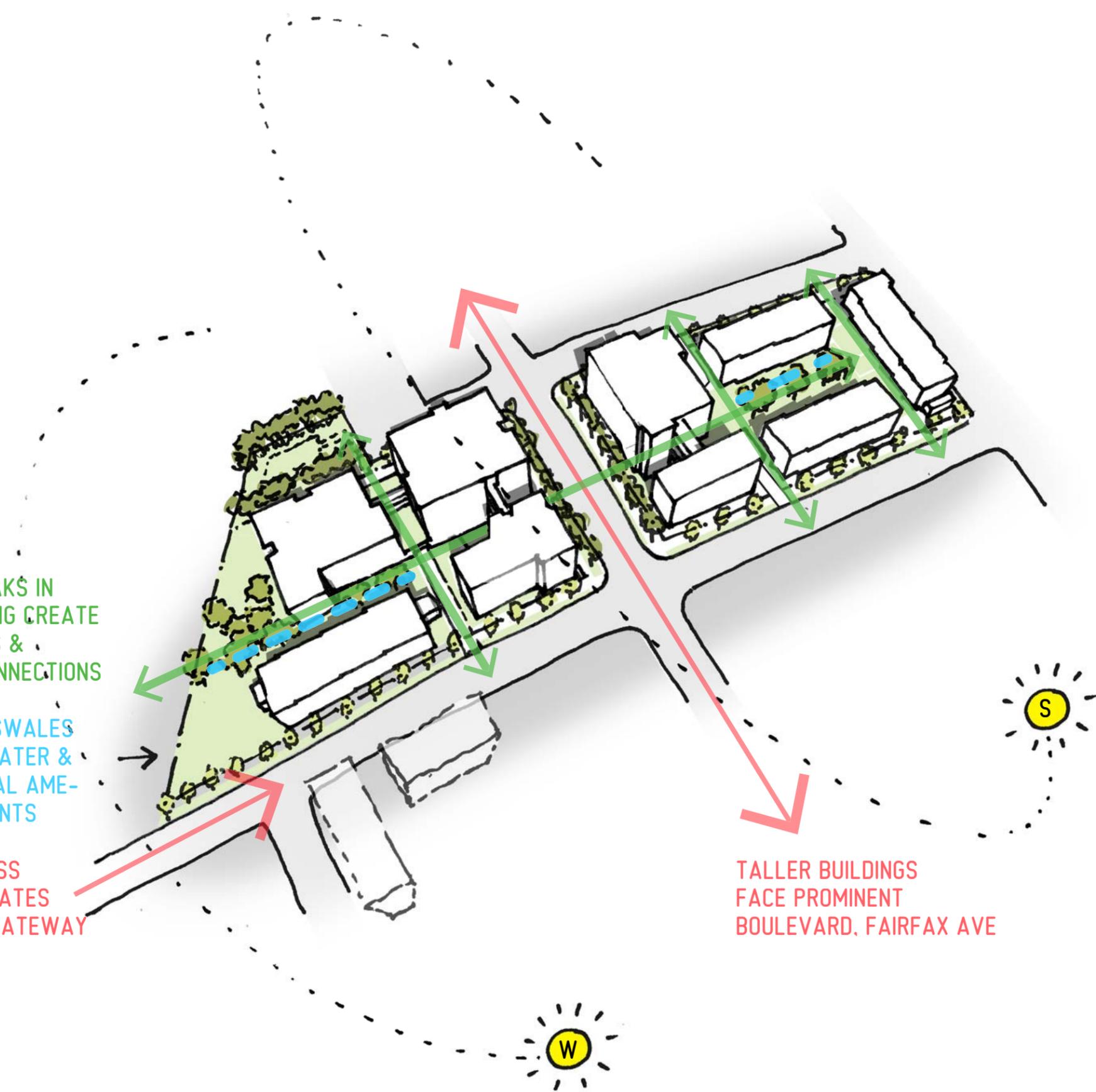


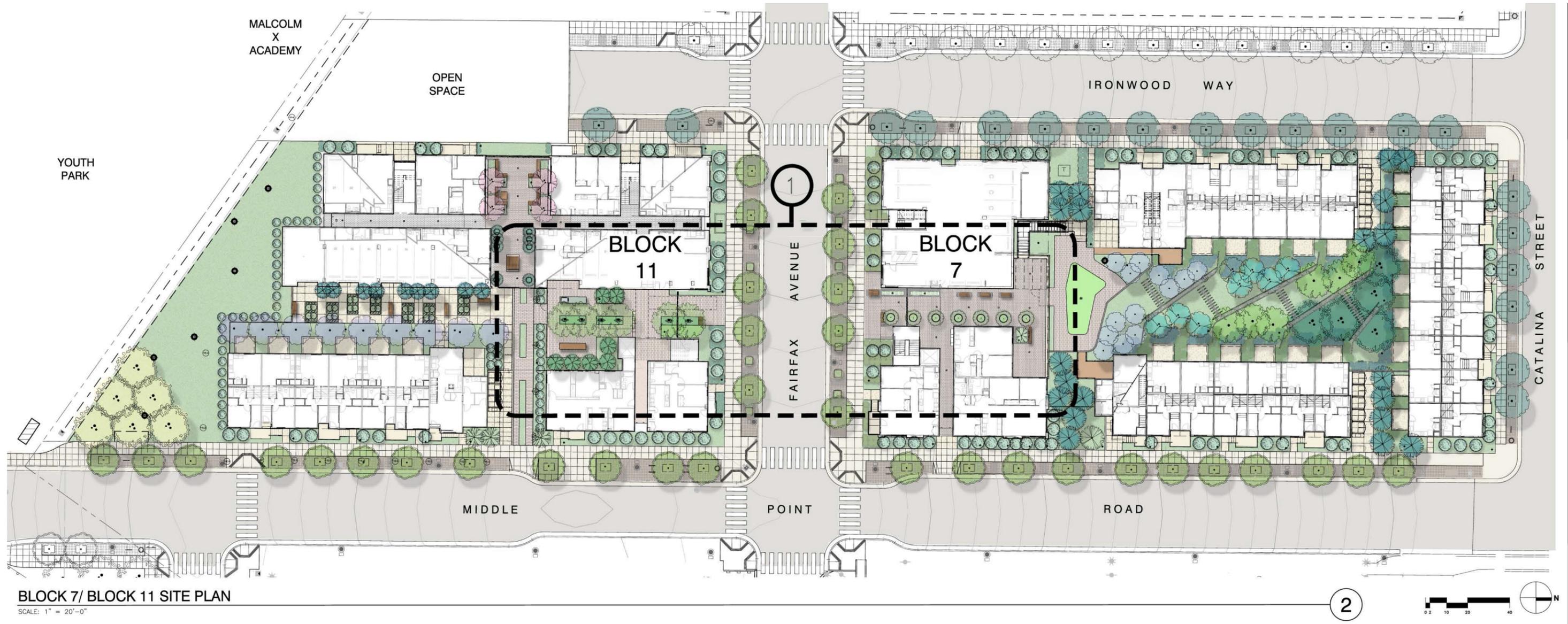
STRATEGIC BREAKS IN BUILDING MASSING CREATE VIEW CORRIDORS & GREENSPACE CONNECTIONS

LUSH PLANTED SWALES CAPTURE RAINWATER & PROVIDE A VISUAL AMENITY FOR RESIDENTS

TOWNHOUSE MASS & LOCATION CREATES NEIGHBORHOOD GATEWAY

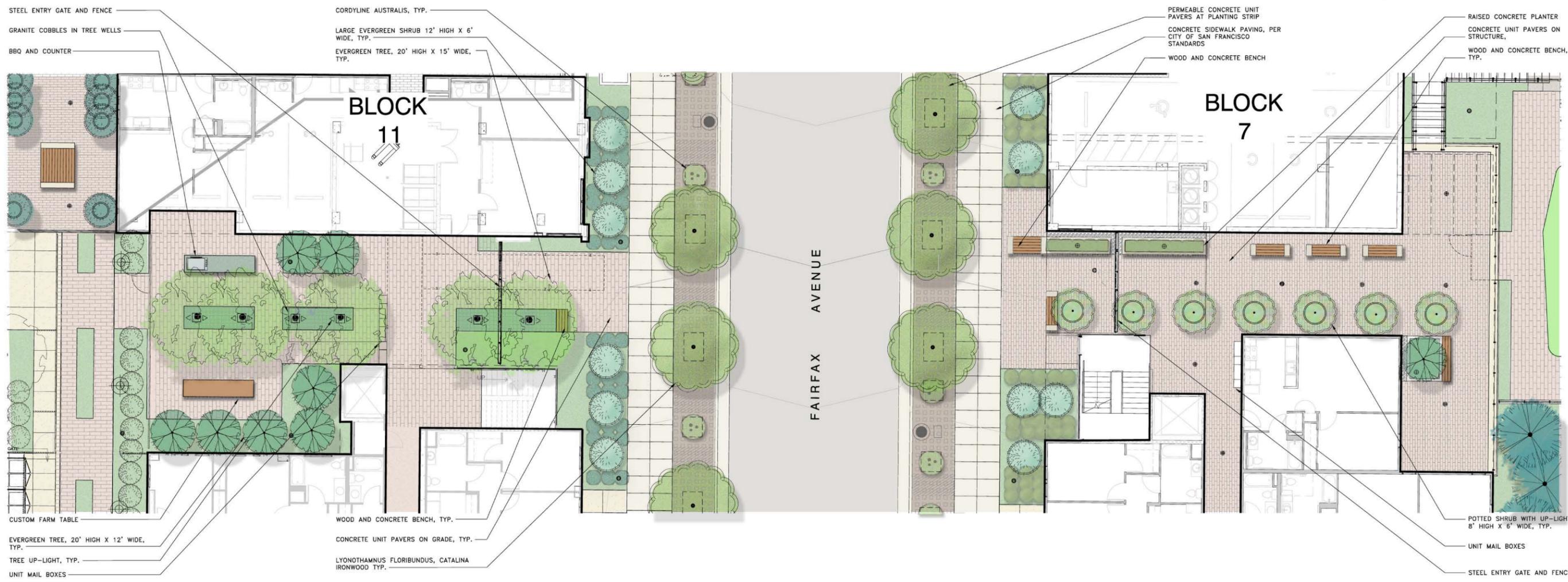
TALLER BUILDINGS FACE PROMINENT BOULEVARD, FAIRFAX AVE





**BLOCK 7/ BLOCK 11 SITE PLAN**

SCALE: 1" = 20'-0"



**BLOCK 7/ BLOCK 11 CONNECTION**

SCALE: 1/8" = 1'-0"

1





Hunters View, Phase 2 - Block 7

View: Fairfax Avenue facade



Hunters View, Phase 2 - Block 7

View: Middle Point Road, Looking south



Hunters View, Phase 2 - Block 7

View: Ironwood Way and Catalina Street



Hunters View, Phase 2 -

View: Typical Unit Entry Stoop



Hunters View, Phase 2 - Block 7

View: Garage Wall along Ironwood Way



Hunters View, Phase 2 - Block 7

Elevation - Fairfax Avenue

02.07.14



Hunters View, Phase 2 - Block 7

Elevation - Middle Point Road

02.07.14



Hunters View, Phase 2 - Block 7

Elevation - Catalina Street

02.07.14

**DL** Architects

**PAULETT TAGGART**  
ARCHITECTS



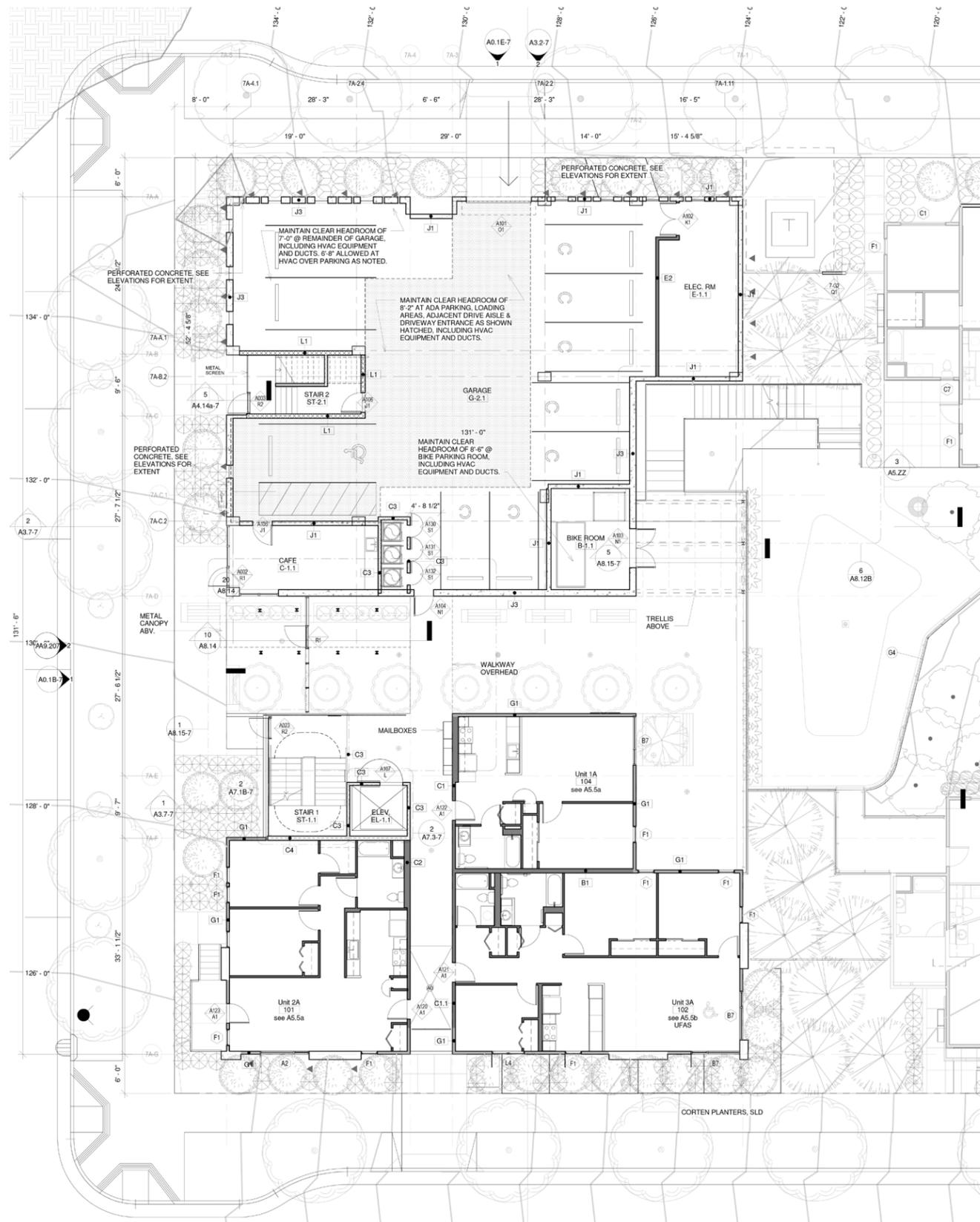
Hunters View, Phase 2 - Block 7

Elevation - Ironwood Way

02.07.14

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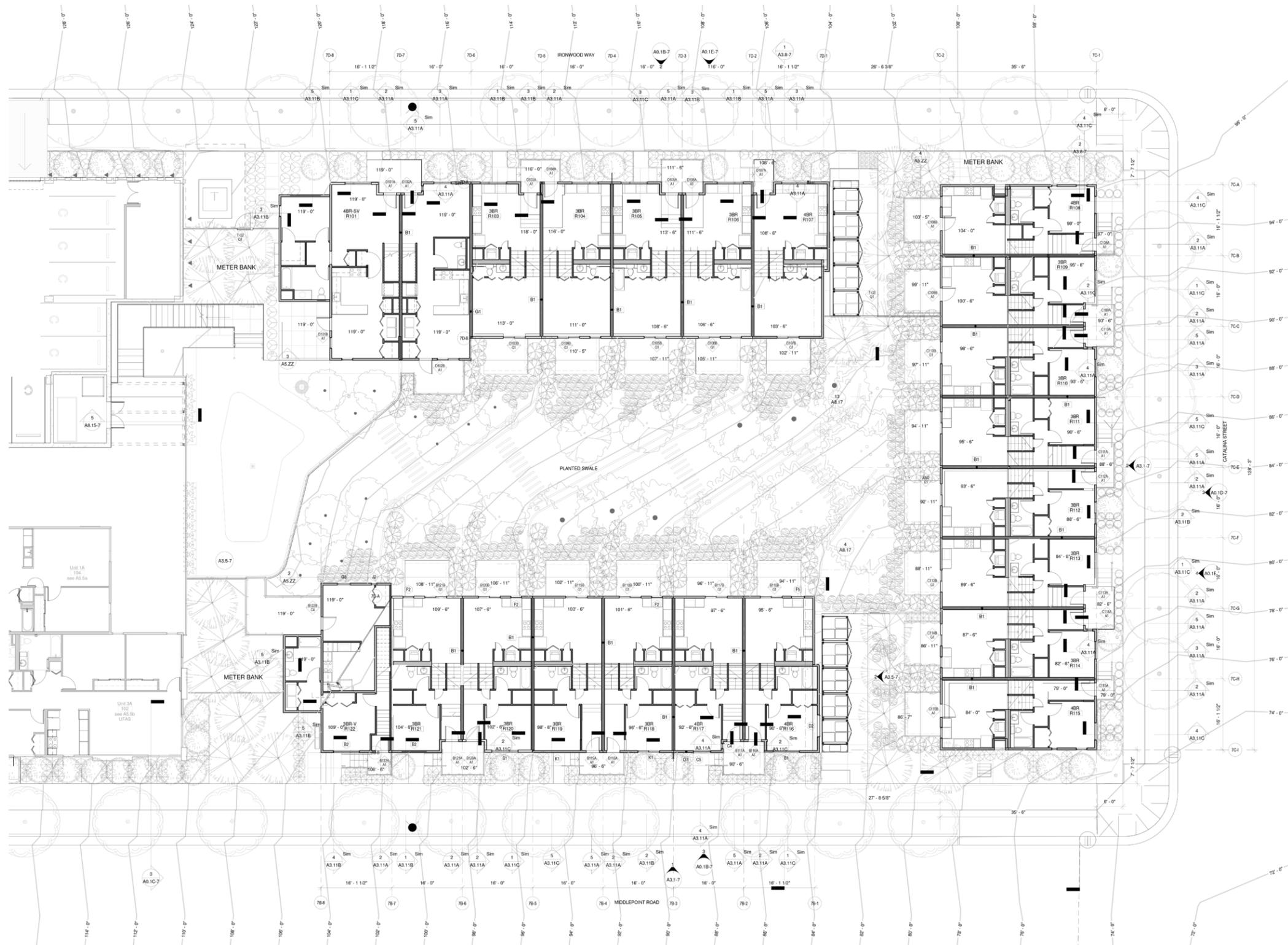
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Hunters View, Phase 2 - Block 7 - Apartment Bldg. 7A

Typical Upper Floor Plan



Hunters View, Phase 2 - Block 7 - Rowhouse Buildings 7B, 7C & D

Ground Floor Plan



PHASE I

PHASE II

PHASE III



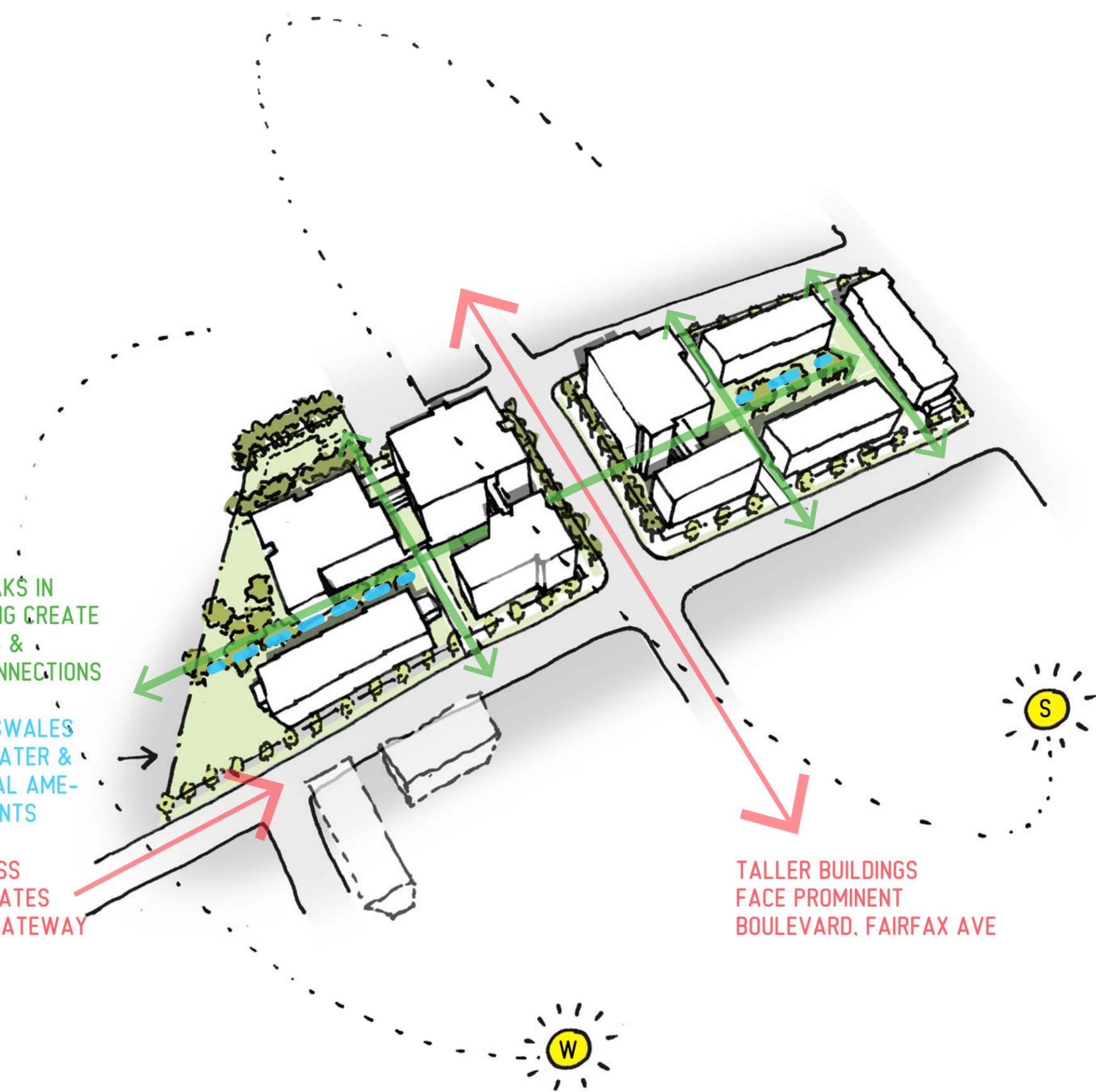


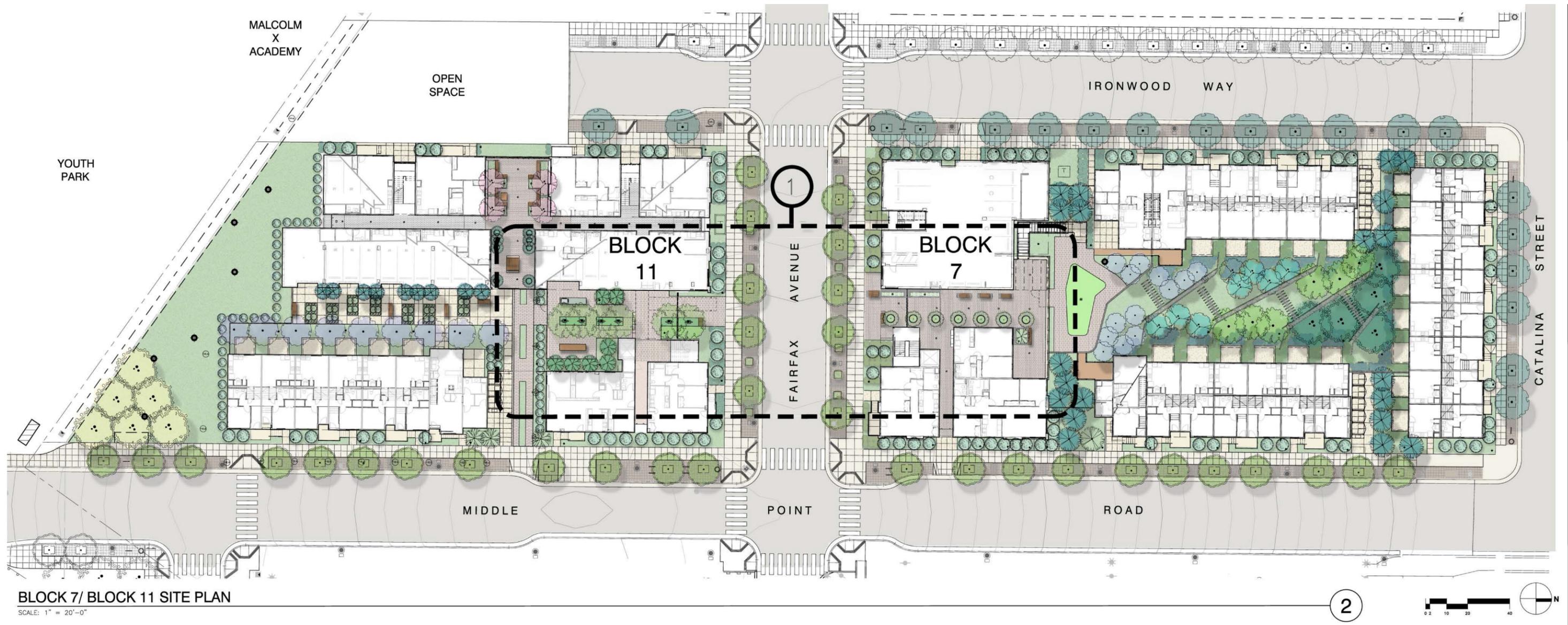
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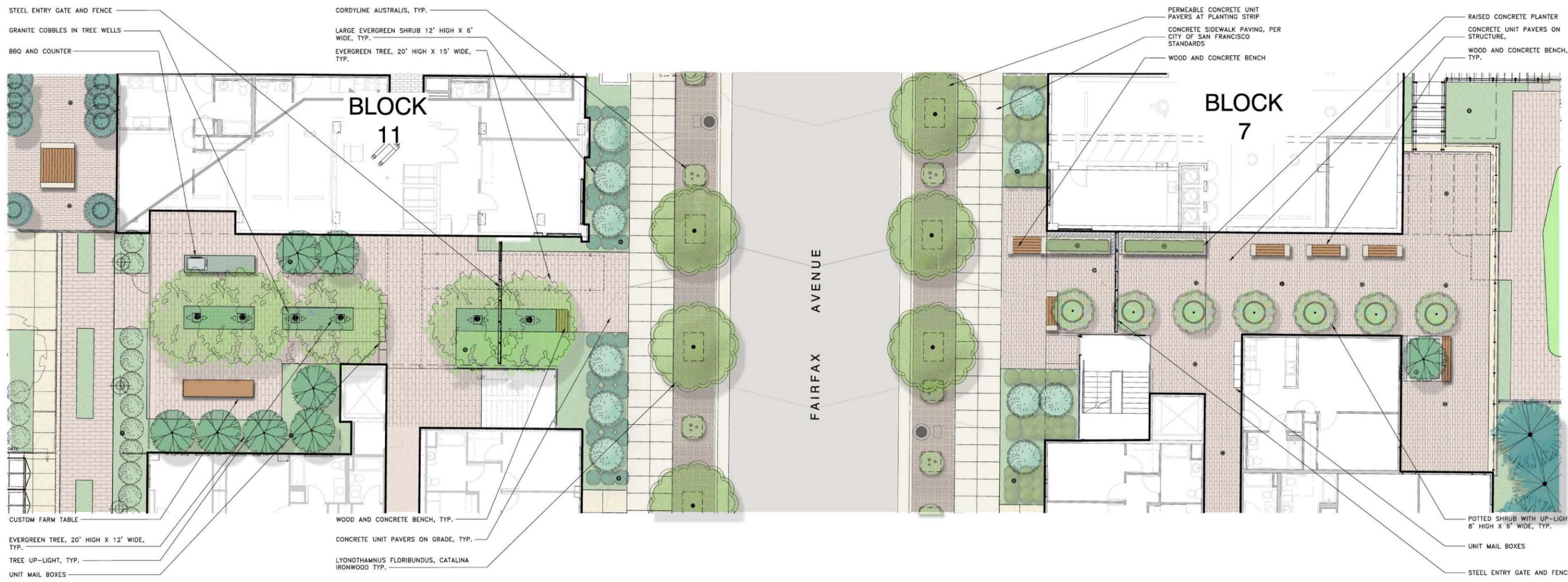
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**BLOCK 7/ BLOCK 11 CONNECTION**

SCALE: 1/8" = 1'-0"

1





Hunters View, Phase 2 - Block 11

View: Ironwood Way and Fairfax Avenue



Hunters View, Phase 2 - Block 11

View: Middle Point Road and Fairfax Avenue



Hunters View, Phase 2 - Block 11

View: Middle Point Road



Hunters View, Phase 2 -

View: Typical Unit Entry Stoop



Hunters View, Phase 2 - Block 11

Elevation - Fairfax Avenue



Hunters View, Phase 2 - Block 11

Elevation - Middle Point Road

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Hunters View, Phase 2 - Block 11

Elevation - Ironwood Way

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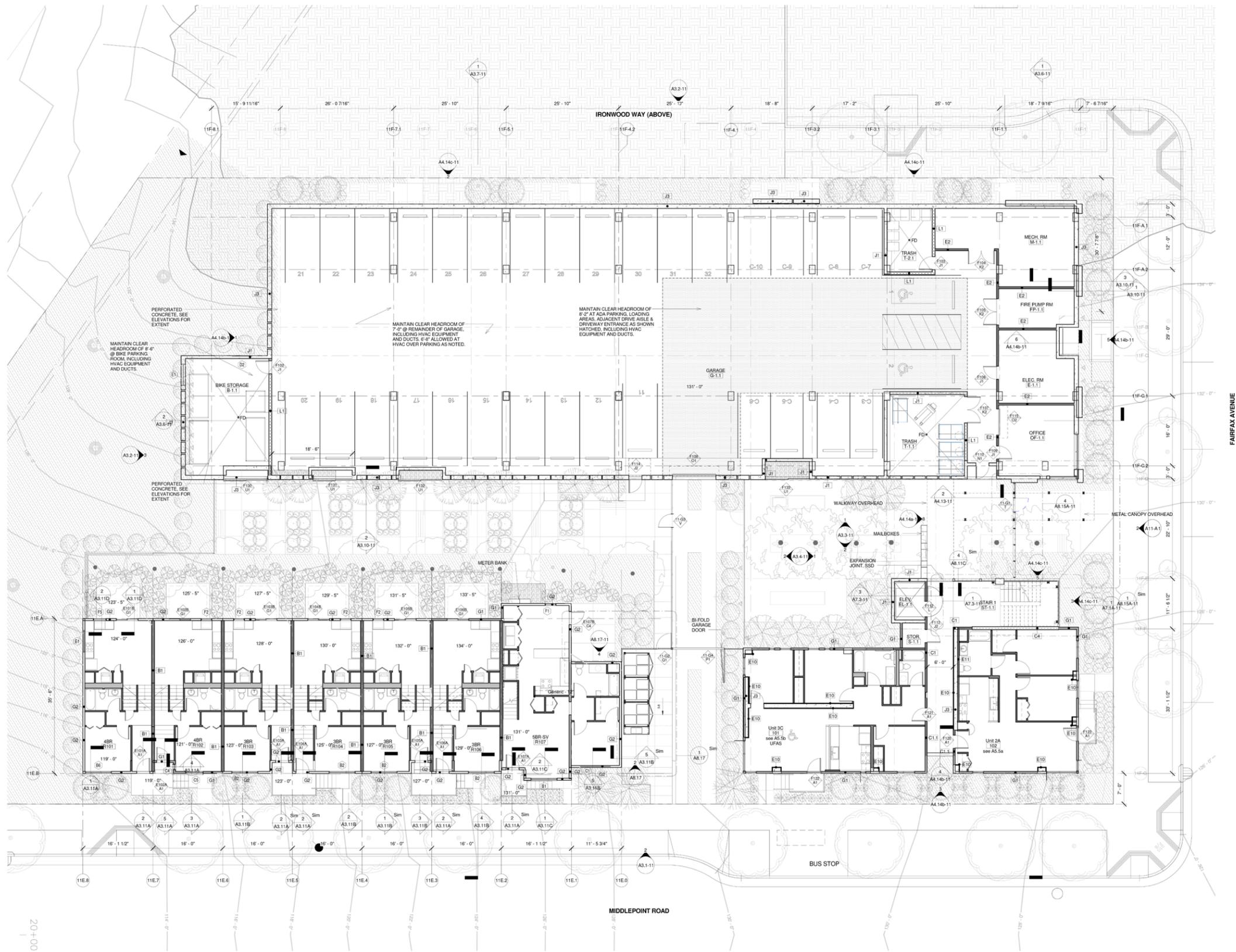
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Hunters View, Phase 2 - Block 11

Elevation - South

02.07.14



Hunters View, Phase 2 - Block 11 Ground Floor Plan



Hunters View, Phase 2 - Block 11

Typical Upper Floor Plan