

FAQ

3300 Mission Street

Building New Affordable Housing in Mission Bernal



PROJECT EVOLUTION

What is proposed?

Bernal Heights Housing Corporation, the affiliate organization of Bernal Heights Neighborhood Center, and the extended project team are redeveloping 3300 Mission Street, a former Single Room Occupancy (SRO) hotel that has sat empty since a June 2016 fire left it uninhabitable. The project will create 35 new 100% affordable housing units, a residential community space, and neighborhood-serving ground-floor retail space.

What is the vision for 3300 Mission Street?

Our vision for 3300 Mission is to prioritize inclusivity and the needs of its residents and the diverse Bernal Heights community. We understand that new housing developments can be daunting with the change they bring and sometimes wrongly prioritize the needs of small groups over the larger community. With this project, we aim to create a welcoming public realm for existing Bernal Heights neighbors and provide high-quality housing for new residents at 3300 Mission.

How has the project design evolved?

The proposed design by San Francisco-based BAR Architects was first shared with the community at the end of 2023 through outreach that included an open house and small group discussions. At the time, we intended to preserve the existing façade on the first three stories while adding a new modern three-story structure to the six-story building.

It has now become clear that due to financing challenges, retaining the façade and delivering 35 units of much-needed affordable housing is impossible. We were tasked with finding a design solution in a few weeks or risking losing funding for this critical project. As a result, the project team has decided to incorporate the modern architecture of the top three stories into the overall design. While such changes would typically be shared with the community through a more extensive outreach process, it was not possible in this case.

While we hoped to maintain the existing façade, we are looking forward to rejuvenating the prominent corner of 29th and Mission by revitalizing this defunct building with new affordable housing, neighborhood serving retail, and a significantly enhanced pedestrian realm.

How large are the studio units?

The previous three-story building included 22 Single Residence Occupancy (SRO) units and six “tourist hotel rooms.” These units did not include individual bathrooms or kitchens. Each studio in the redeveloped project will be a minimum of 225 square feet and feature its own private bathroom and food prep area.

Will car parking be provided for the residents?

The project proposes 35 bicycle spaces and 0 car parking spaces. 3300 Mission Street is in one of the city’s most pedestrian- and transit-friendly corridors.



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CONSTRUCTION

How long will construction last?

Construction is expected to take up to 24 months, beginning in November 2024 and ending in Fall 2026.

What is the construction timeline?

Demolition will begin in November 2024, followed by concrete work in February 2025 and wood framing in June 2025. Scaffolding will be removed and work on a new sidewalk will take place in Spring 2026. The project will be completed in Fall 2026.

What are the hours of construction?

Construction will take place from 7:00am to 3:30pm Monday through Friday. Some Saturday work might occur inside the building during the last 4 months of the project.

Where will construction workers park?

The total number of workers needed for this project is approximately 30. However, that number may fluctuate based on the work phase. Workers will park personal vehicles at 3333 Mission Street, the former site of Big Lots, which Bernal Heights Neighborhood Center also owns.

What impact on traffic can neighbors expect?

There may be additional traffic in the area in the form of concrete trucks and pumps as well as delivery trucks. A mobile crane will be set up on 29th Street on certain days to load materials. There will also be some days when there will be one-way traffic with flaggers on 29th Street, mostly during the first six months of construction.

Will there be an impact on parking?

Four parking spaces on 29th Street will be removed during construction. Once construction

has been completed, two of the parking spaces will be converted for commercial loading, one for residential loading, and the remaining one will be accessible for public parking.

Will pedestrian access and sidewalk use be impacted?

Yes. The sidewalk in front of the project on 29th Street will be closed to pedestrians during construction. Additionally, a protective pedestrian walkway will be set up in front of the project site on Mission Street.

Will construction create dust and other contaminants in the air?

Dust will occur mostly during the demolition phase and will be mitigated by watering the building during the demolition. The scaffolding around the building will be covered by a net that also will reduce the spread of dust.

Will there be excessive noise and other disruptions?

Demolition during the first months will be most disruptive. However, there will be additional phases of work throughout the construction process where noise will be disruptive.

What are the security plans at the site?

In addition to security cameras throughout the site, there will be onsite security when workers are absent.

Where can I learn more about the project?

Project details are available at <https://bhnc.org/3300-mission-street>. Construction updates and schedule changes will be shared here as the project progresses, as well as a survey for the ground-floor retail space. You can also reach the project team at 3300mission@bhnc.org with specific questions or concerns.