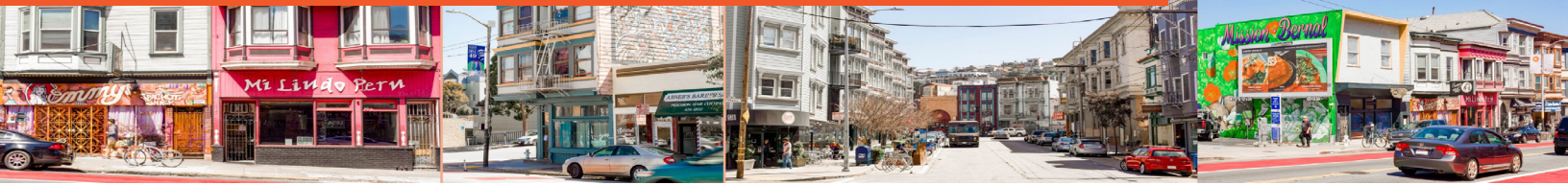


FAQs About 3333 Mission Street

NEW AFFORDABLE SENIOR HOUSING IN MISSION BERNAL



THE PROJECT

Who is the project team?

The project development team brings together non-profit organizations with strong ties to the neighborhood, including Bernal Heights Housing Corporation (BHHC), Mitchelville Real Estate Group (MREG), and Low Income Investment Fund (LIIF).

What is proposed?

The project is a 100% affordable senior housing development at 3333 Mission Street, formerly the site of Big Lots. In addition to providing 70 new senior affordable homes, the proposal includes a new public park and neighborhood-serving commercial space in the existing 16,000-square foot building, which we envision will be programmed as a shared space for local artists and non-profit organizations.

Will the project offer resident amenities?

Yes. Amenities, including a library, computer room, bike room, and lounge area, are envisioned to encourage gatherings with families and neighbors. Egress stairs will be designed as “wellness stairs” to promote routine use, while color throughout the site will enhance familiarity and wayfinding. Personalized spaces at entry door niches foster a sense of individualism and belonging among residents. Additionally, the disability-forward features proposed exceed standard code requirements and address diverse accessibility needs, contributing to creating a future-proof building.

What community benefits are proposed for the neighborhood?

3333 Mission Street provides an exciting opportunity to create amenities for the larger community. The Coleridge Neighborhood Park, which has been closed since April 2020 in response to the City’s COVID-19 pandemic shelter-in-place mandate, remains closed due to safety concerns. Considering the extensive repairs needed and environmental considerations, the project proposes revitalizing Coleridge Street with a new public park for intergenerational park use, complete with access to a community room that can extend the park’s functionality for the Mission Bernal community. Additionally, vehicular access to the site has been relocated from Coleridge to Mission Street, resulting in a quieter neighborhood street.



How many homes are proposed?

3333 Mission Street proposes 70 senior affordable homes: 42 studios and 28 one-bedrooms. The original proposal included a maximum density of 108 units. However, the project team opted to reduce that number by 38 units in order to create shorter, less dense buildings that better complement the residential surroundings.

PROJECT DESIGN

Does the project design consider the residential surroundings?

Yes. We could have proposed a much taller and denser building. However, significant consideration was given to ensure the proposed design will complement the neighborhood, including the decision to place the three to six-story building along transit-oriented Mission Street. The three-story building along Coleridge Street will be the same number of stories as the existing Coleridge Senior Homes building but will appear to be approximately one story taller due to the site grade. The heights along Virginia Avenue will span six to three stories, with the three-story portion abutting most existing residences.

Does the project provide open space?

Yes. The project emphasizes communal spaces, integrating a variety of areas to offer residents space for socializing and activities, thereby enriching their living experience beyond their individual apartments. Interconnecting green spaces throughout the site encourage walkability and a healthy lifestyle, especially beneficial for senior residents. Intentional walking tracks and wayfinding elements connect the courtyards, promoting regular physical activity. The roof deck along Mission Street will provide additional outdoor space, with a quieter second roof deck overlooking the neighborhood park dedicated to yoga and meditation activities.

Will the trees on Coleridge Street be removed?

We have retained an arborist to assess the condition of the trees. We will provide more information when it's available.

Does the project consider sustainability and the local environment?

3333 Mission will prioritize sustainability by exploring the use of healthy, low-carbon materials, both in the interior and exterior of the property. The new building will be all-electric, with high-efficiency heat pump heating and cooling and energy recovery ventilation (ERV) to lower carbon emissions. Sunshades and fins are also proposed, which will be incorporated to reduce energy consumption and supplemented by solar PV and battery storage. Water-saving measures will include stormwater treatment and low-flow plumbing fixtures. Native and adaptive plants will form the basis for diverse gardens attracting local birds and pollinators and cared for using a weather-based irrigation system.

COLERIDGE PARK SENIOR HOMES

Are changes proposed for the existing Coleridge Park Senior Homes?

Yes. A variety of changes are contemplated to update and improve Coleridge Park Senior Homes. Much of these changes are cosmetic, with the goal of creating a more welcoming space for the existing residents. There are also proposed changes to safety elements of the building, including replacing problematic outlets, adding additional egress stairs, and ensuring emergency lighting and power systems are up to date.



What community benefits are proposed for the existing residents?

The site plan features interconnected green spaces spanning four levels, seamlessly integrating existing and new elements, and fostering internal communities within the larger neighborhood. These green spaces include the public park along Coleridge, a podium-level garden space, the existing podium courtyard, and the grade-level portal courtyard. Residents at 3333 Mission and at the existing Coleridge Park Senior Homes alike will be able to enjoy these areas.

AFFORDABILITY

Who will live at 3333 Mission Street?

The proposed development will provide affordable housing for low-income senior households (age 62 and older). Under the current proposal, 80% of the units are earmarked for households earning \$30,250 - \$92,250 and 20% of the units for \$80,700 - \$138,350.

Will residents of Bernal be given priority for the units?

Consistent with the policy of the Mayor's Office of Housing and Community Development and the project sponsor's mission, approximately 40% of the apartments will be prioritized for households who live in District 9 or within a ½ mile radius around the property or have been displaced from housing in San Francisco, expanding access and opportunities for senior residents priced out of the neighborhood.



PROJECT TIMELINE

What is the project timeline?

We filed an SB-35 pre-application on December 28, 2023, which expedites the approval of 100% affordable housing projects. In general, for projects with fewer than 150 units, expedited review requires the Planning Department to complete a thorough review within 60-90 days.

Can neighbors offer input?

SB-35 projects are not subject to specific community outreach requirements. However, we are committed to transparent outreach and will launch a community engagement process to collaborate with the community of 3333 Mission Street on relevant aspects of the project, with targeted community meetings with neighbors being held in spring and summer 2024. There will be a separate outreach process for the construction of the new public park; we invite the community to help us reinvent and improve this important space.

How can I learn more about the project?

Our project team looks forward to meeting with our neighbors. As pre-development begins, we encourage neighbors, tenants, and other community members to contact the development team at 3333Mission@bhnc.org to learn about upcoming community meetings and be informed as we work to bring new affordable housing to Mission Bernal. You can also visit our website at www.bhnc.org/3333-mission-street.



BERNAL HEIGHTS
Neighborhood Center

