



HUNTERS POINT SHIPYARD BLOCK 56

11 Innes Court

March 8, 2021





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Director of Real Estate
Development*

Sarah Graham, *Project
Manager*



Amy Bayley, *Vice President
Community Planning*

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Simonne Moreno, *Assistant
Project Manager*



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Pamela Goode, *Project
Architect*

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Elizabeth Kerman-Morris,
Partner

Toby Morris, *Partner*

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Samuel Adams, *Project Manager*

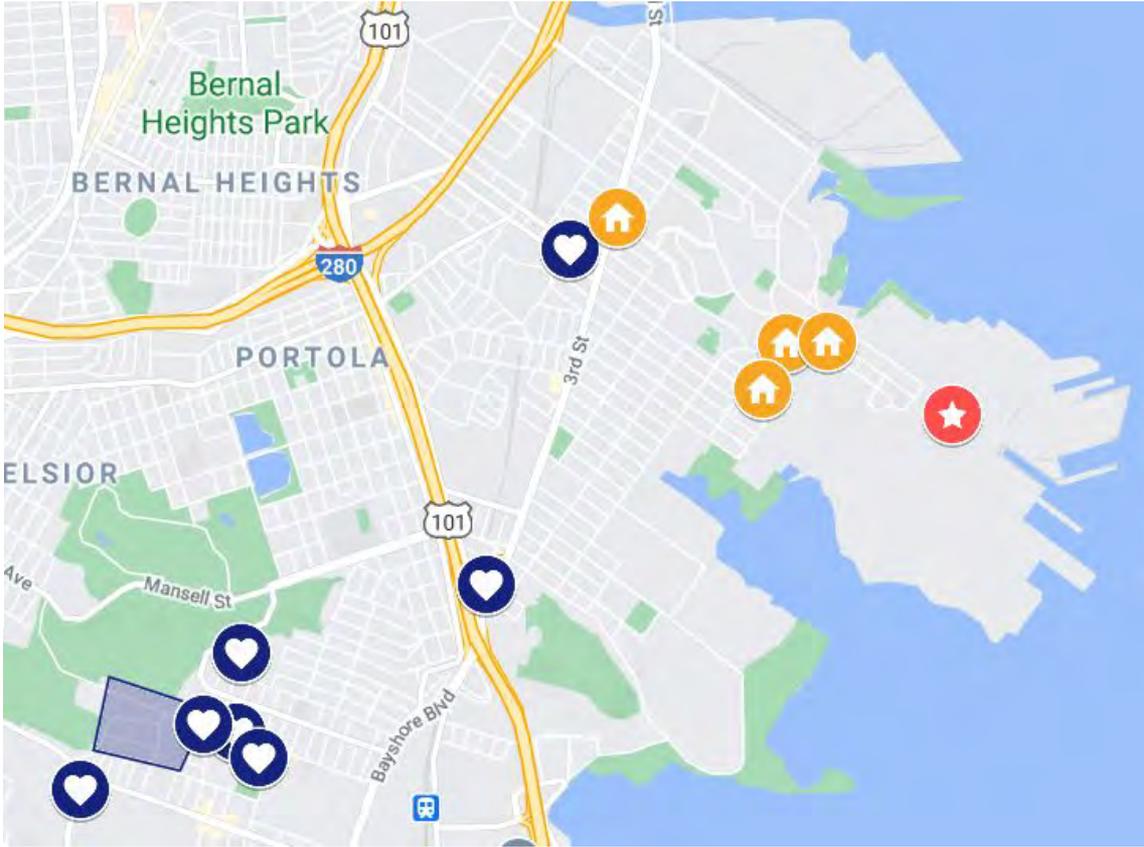
Norm Hayes, *Project Executive*

Team

- Development Team: SFHDC + Mercy Housing California
- Design Team: Van Meter Williams Pollack + Kerman Morris Architects
- Contractor: Baines Group + Nibbi Brothers
- Property Management: Mercy Housing Management Group
- Resident Services: SFHDC
- Sponsor: Office of Community Investment and Infrastructure

Neighborhood Experience

- ★ Block 56/11 Innes Ct
- ♥ All Hallows
- ♥ Bayview Hill Gardens
- ♥ Britton Courts
- ♥ Carter Terrace
- ♥ Casala
- ♥ Heritage Homes
- ♥ John King Senior Community
- ☆ Sunnydale
- 🏠 Hunters Point West
- 🏠 Hunters Point East
- 🏠 Westbrook Apartments
- 🏠 Bayview Commons Apartments



Neighborhood Experience | Carter Terrace



**VAN METER
WILLIAMS
POLLACK** LP

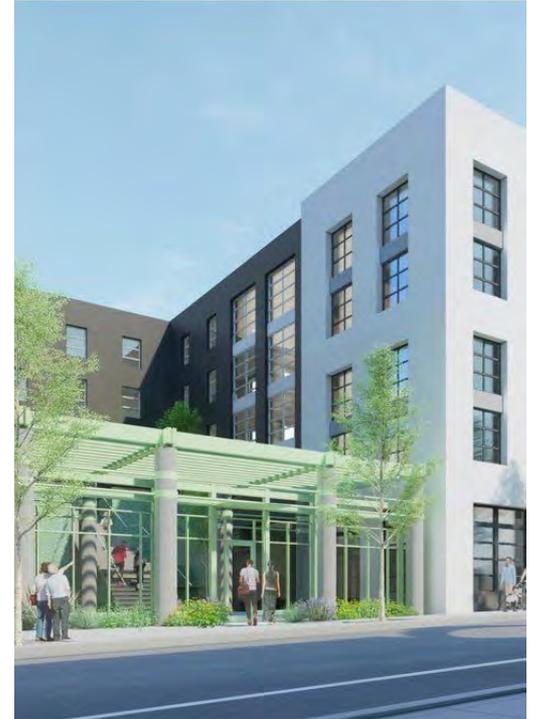


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Neighborhood Experience | 4800 Condominiums



Neighborhood Experience | Blocks 52/54



Staffing & Operating

- MHMG Property Management
 - 1 Property Manager
 - 1 Assistant Property Manager/Desk Clerk Hybrid
 - Maintenance and Janitorial

- SFHDC Resident Services
 - 1.0 FTE Service Coordinator
 - Additional on-site programming per SFHDC fundraising/in kind

Development Overview

- Total Units: 73 (reserved for incomes 35-50% SF AMI)
- Amenities:
 - Community room & kitchen
 - Courtyard
 - Services and management offices
 - Laundry room
 - 1 Family daycare unit
 - 1 Manager's unit
 - Car parking – 0.65:1 ratio (46 spaces)*
 - Motorcycle/Moped parking - 0.1:1 (7 spaces *proposed*)*
 - Indoor bike parking – 1:1 ratio (73 spaces)

Unit Mix

	# of Apts	35% SF AMI	50% SF AMI	Average Sq Ft
Studio	4	0	4	425
1 Bdrm	18	3	15	540
2 Bdrm	31	8	23	780
3 Bdrm	16	3	13	1,010
4 Bdrm	2	0	2	1,470
5 Bdrm	1	0	1	1,470
Manager's Unit	1			
TOTAL	73	14	58	
% of units		20%	80%	

Who can rent homes at 11 Innes Court?

Here is an example of households that might rent here to explain what “affordable” means:



Cathy works as an in-home health aid and lives with her wife, Denise, who is disabled and unable to work. Cathy’s caretaker salary is less than \$3,000 a month. That is about 35% of the AMI. Cathy is what’s called **very low income**. Current rent is approximately \$785/mo for their studio apartment.



Eva is a social worker who lives with her husband Meeko, a cook, and their two children. They make less than \$5,300 a month. That is about 50% of the AMI. Eva is what’s called **low income**. Current rent is approximately \$1,441/mo for a 2 bedroom.



Hakeem grew up in the Bayview and is an SFUSD paraprofessional who lives with his wife and three kids. Their household makes around \$4,800 a month. Hakeem’s household is what’s called **low income**. Current rent is approximately \$1,601/mo for a 3 bedroom.

Occupancy Preferences

All units will be leased through DAHLIA, the San Francisco Housing Lottery Portal.

1. **Certificate of Preference (COP)**
 - For former San Francisco residents displaced in the 1960s and 70s, during the SF Redevelopment Agency's federally-funded urban renewal program.
2. **Displaced Tenant Housing Preference Program (DTHP)**
 - For tenants evicted by Ellis Act or owner move-in or for tenants whose apartment was extensively damaged by fire.
3. **Neighborhood Resident Housing Preference (NRHP)**
 - For San Francisco residents who currently live in the same Supervisor district as, or half-mile from, the property being applied to.
4. **Live or Work in San Francisco**
 - You already live in San Francisco or you work at least 75% of your working hours in San Francisco.

Who can rent homes at 11 Innes Court?

Target Rents & Incomes	SF Average Median Income	35%	50%
Studios	Income Max (2 person household)	\$35,900	\$51,250
	Estimated Monthly Rent (2020 est.)	\$785	\$1,121
2 Bedrooms	Income Max (4 person household)	\$44,850	\$64,050
	Estimated Monthly Rent (2020 est.)	\$1,009	\$1,441
3 Bedrooms	Income Max (6 person household)	\$52,000	\$74,300
	Estimated Monthly Rent (2020 est.)	\$1,121	\$1,601

San Francisco Bans Natural Gas Use in New Buildings

By [Mark Chediak](#)

November 11, 2020, 10:17 AM PST *Updated on November 11, 2020, 2:29 PM PST*

- ▶ Measure is strictest of its kind for large California cities
- ▶ All-electric construction required for buildings starting 2021

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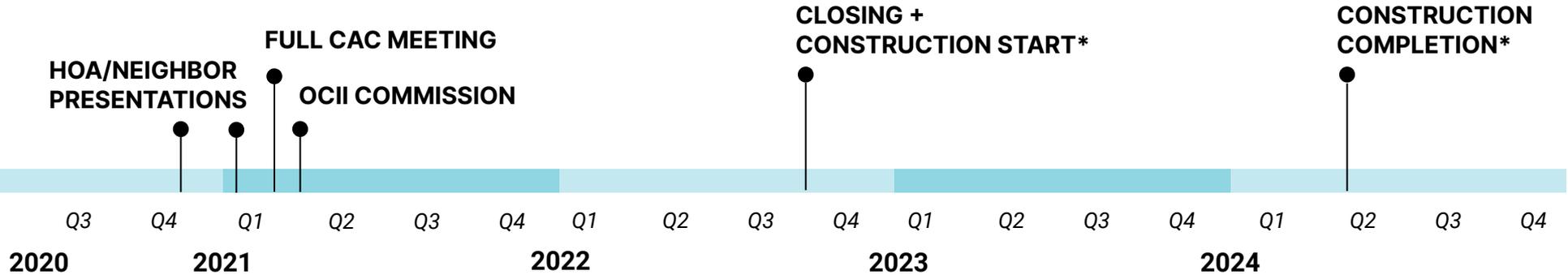
 Email



San Francisco will ban the use of natural gas in new buildings starting next year, becoming the latest city in California to clamp down on the heating and cooking fuel because of climate concerns.

The measure will require all-electric construction for buildings -- with exceptions for restaurants -- starting in June 2021, according to an [ordinance](#) passed late Tuesday by the San Francisco Board of Supervisors. It's the strictest natural gas prohibition passed by a big city so far in California, according to

Development Schedule



* construction start and completion dates are tentative and subject to change

Design Overview

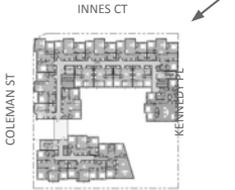


Design Overview | Massing Diagram



JULY, 1PM

VIEW ANGLE

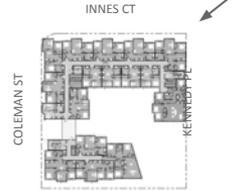


Design Overview | Massing Diagram



JUNE, 8AM

VIEW ANGLE



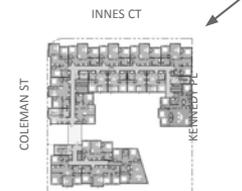
- Pedestrian scale
 - Awnings
 - Stoops
 - Low accent panels
 - Landscaping
 - Street trees

Design Overview | Massing Diagram



JULY, 1PM

VIEW ANGLE



- Pedestrian scale
- Building articulation
- Four story bays
- Material Variety (texture and color)
- Rooftop solar panels to comply with SF Green Building requirements

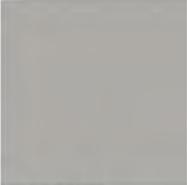
Design Overview | Materials



RANDOM BOARD & BATTEN: OFF-WHITE
HARDIE CEMENT BOARD



STUCCO: OFF-WHITE
KELLY MOORE KMWS3
DAZZLE ME



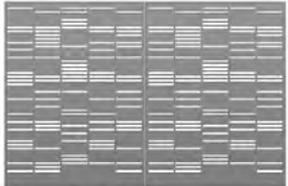
STUCCO: GRAY
KELLY MOORE KM4921
AUTUMN GRAY



STUCCO: MUTED BLUE
KELLY MOORE KM4880
THUNDER STORM



AT-GRADE EXTERIOR:
VERTICAL BOARD FORMED CONCRETE



SUNSHADES & RAILING:
BOX PERFORATED METAL PANELS
PATTERN B21

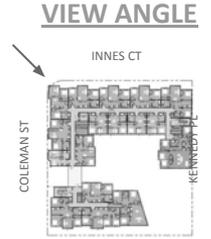


EXTERIOR WINDOWS:
VPI WINDOWS
SILVER

Design Overview | Massing Diagram



DECEMBER, 1PM



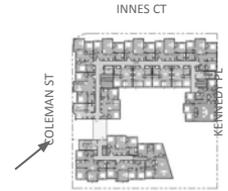
The corner articulation complies with the D4D's Urban Design Guideline for Excellence in Architectural treatment

Architectural Overview | Integrated Art Component/Main Entry



JULY, 3PM

VIEW ANGLE

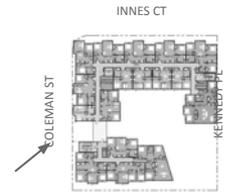


Architectural Overview | Massing Diagram



JULY, 4PM

VIEW ANGLE



Design Overview | Massing Diagram



JULY, 12PM

VIEW ANGLE

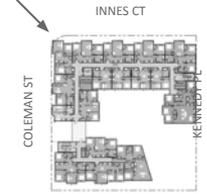


Design Overview | View Analysis



DECEMBER, 1PM

VIEW ANGLE



--- 45' Standard Height

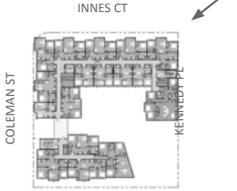
— Proposed Building Height

Design Overview | Massing Diagram



JULY, 1PM

VIEW ANGLE

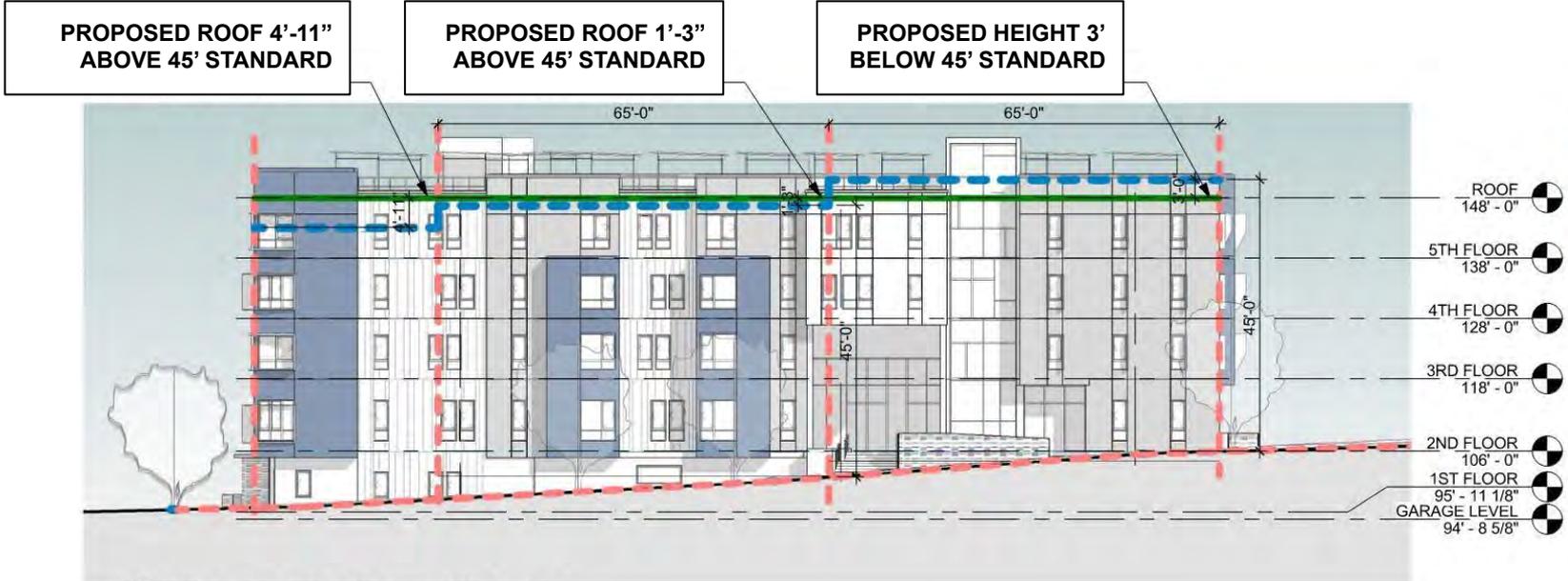


- Pedestrian scale
- Building articulation
- Four story bays
- Material variety (texture, color)

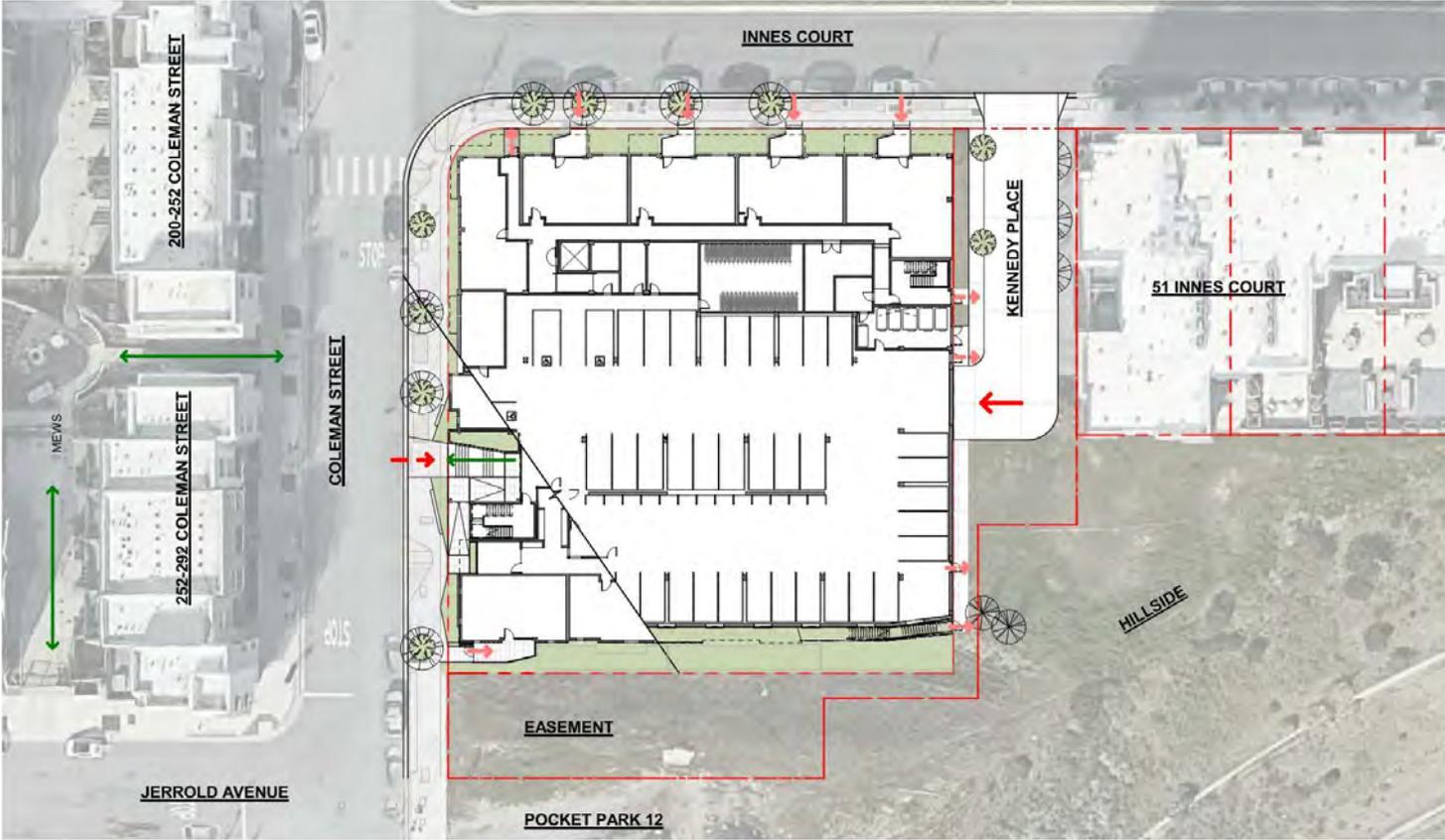
--- 45' Standard Height

— Proposed Building Height

Design Overview | Coleman St.



Architectural Overview | Site Plan



Design Overview | Ground Floor



PLAN LEGEND

- STUDIO
 - 1 BED / 1 BATH
 - 2 BED / 2 BATH
 - 3 BED / 1.5 OR 2 BATH
 - 4 BED / 2 BATH
 - 5 BED / 2 BATH
 - COMMON AREAS
 - UTILITY / SERVICES
 - PARKING
 - CIRCULATION
-
- VEHICLE ACCESS TO GARAGE PARKING
 - PEDESTRIAN ACCESS TO BUILDING
 - UNIT STOOP ENTRY
 - EGRESS EXIT

Design Overview | Podium Entry & Common Areas



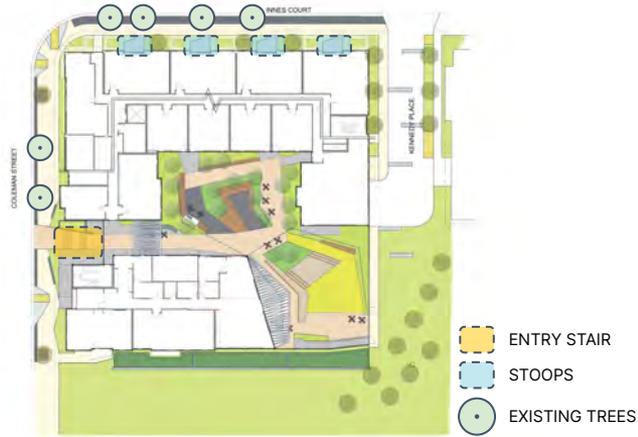
Design Overview | Floors 3-5 Standard Layout



Design Overview | Interior Inspiration



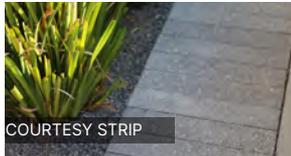
Architectural Overview | Initial Landscape Concept



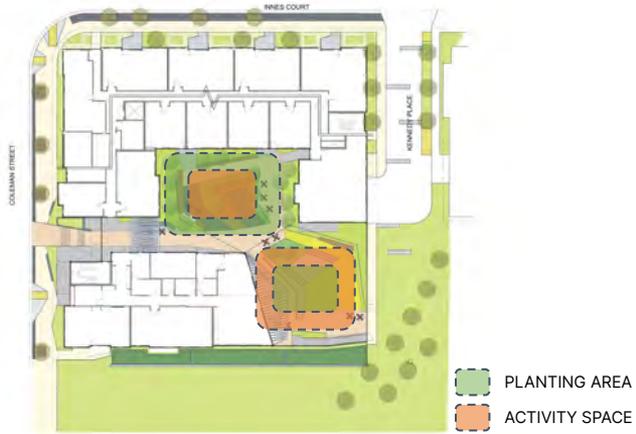
PLANTINGS



MATERIALS



Architectural Overview | Initial Landscape Concept



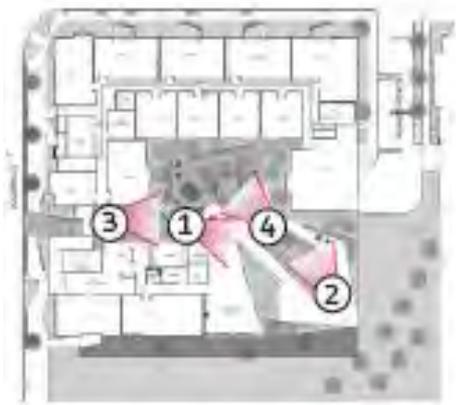
PLANTINGS



MATERIALS



Architectural Overview | Initial Landscape Concept



1 - RAISED WOODEN PLATFORM



2 - SHARED LAWN



3 - MID-BLOCK PASSAGE



4 - FAMILY COUCH

Thank You!

Questions?