



HUNTERS POINT SHIPYARD BLOCK 56 11 Innes Court

February 3, 2021



Agenda

- Introductions + Welcome
- Review Design
 - Neighborhood Context
 - Massing + Height
 - Site + Landscape
- Follow up from December 2
 - Property Management/Operations
 - Virtual Tour of Mercy Housing Properties
 - Parking + Transit
 - Additional Qs: Community Room, Parcels, Kennedy Pl., Etc.
- Questions



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Development*

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Development Overview

- Total Units: 73 (reserved for incomes 35-50% AMI)
 - Large Family (per replacement requirements)
 - 1 Family daycare
 - 1 Manager's unit
- Amenities:
 - Courtyard
 - Community room
- Parking:
 - Car parking – 0.65:1 ratio (46 spots)
 - Bike parking – 1:1 ratio (73 spots)
 - Motorcycle/Moped parking - 0.1:1 (7 spots *proposed*)

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 **moderate income**. Current rent is approximately \$1,601/mo for a 3 bedroom.

Who can rent homes at 11 Innes Court?

Target Rents & Incomes	MOHCD 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

Unit Mix

	# of Apts	MOHCD 35% AMI	MOHCD 50% AMI
Studio	4	0	4
1 Bdrm	18	3	15
2 Bdrm	31	8	23
3 Bdrm	16	3	13
4 Bdrm	2	0	2
5 Bdrm	1	0	1
Manager's Unit	1		
TOTAL	73	14	58
% of units		20%	80%

Design Overview

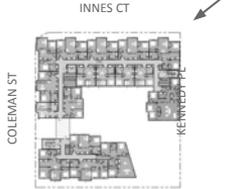


Design Overview | Massing Diagram



JULY, 1PM

VIEW ANGLE



For illustrative purposes only

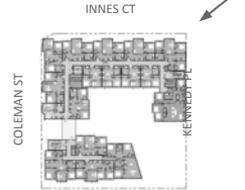
Design Overview | Massing Diagram



JUNE, 8AM

For illustrative purposes only

VIEW ANGLE



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

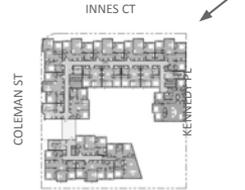
Design Overview | Massing Diagram



JULY, 1PM

For Illustrative purposes only

VIEW ANGLE



- Pedestrian scale
- Building articulation
- Four story bays
- Material Variety (texture and color)

Design Overview | Materials



RANDOM BOARD & BATTEN: OFF-WHITE
HARDIE CEMENT BOARD



STUCCO: OFF-WHITE
KELLY MOORE KMWS3
DAZZLE ME



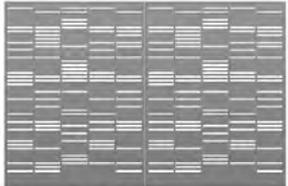
STUCCO: GRAY
KELLY MOORE KM4921
AUTUMN GRAY



STUCCO: MUTED BLUE
KELLY MOORE KM4880
THUNDER STORM



AT-GRADE EXTERIOR:
VERTICAL BOARD FORMED CONCRETE



SUNSHADES & RAILING:
BOX PERFORATED METAL PANELS
PATTERN B21



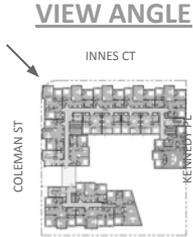
EXTERIOR WINDOWS:
VPI WINDOWS
SILVER

Illustrative for discussion purposes only

Design Overview | Massing Diagram



DECEMBER, 1PM



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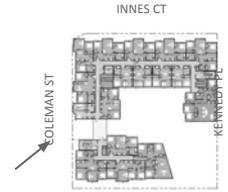
Architectural Overview | Integrated Art Component/Main Entry



JULY, 3PM

For illustrative purposes only

VIEW ANGLE



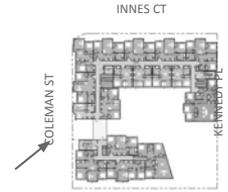
Architectural Overview | Massing Diagram



JULY, 4PM

For illustrative purposes only

VIEW ANGLE

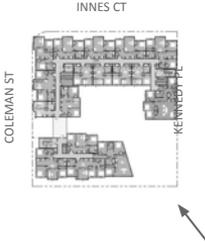


Design Overview | Massing Diagram



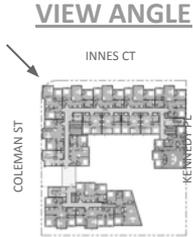
JULY, 12PM

VIEW ANGLE



Illustrative for discussion purposes only

Design Overview | View Analysis



- - - - - 45' Standard Height
- Proposed Building Height

DECEMBER, 1PM

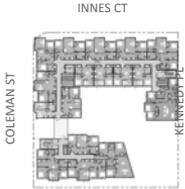
For illustrative purposes only

Design Overview | Massing Diagram



JULY, 1PM

VIEW ANGLE



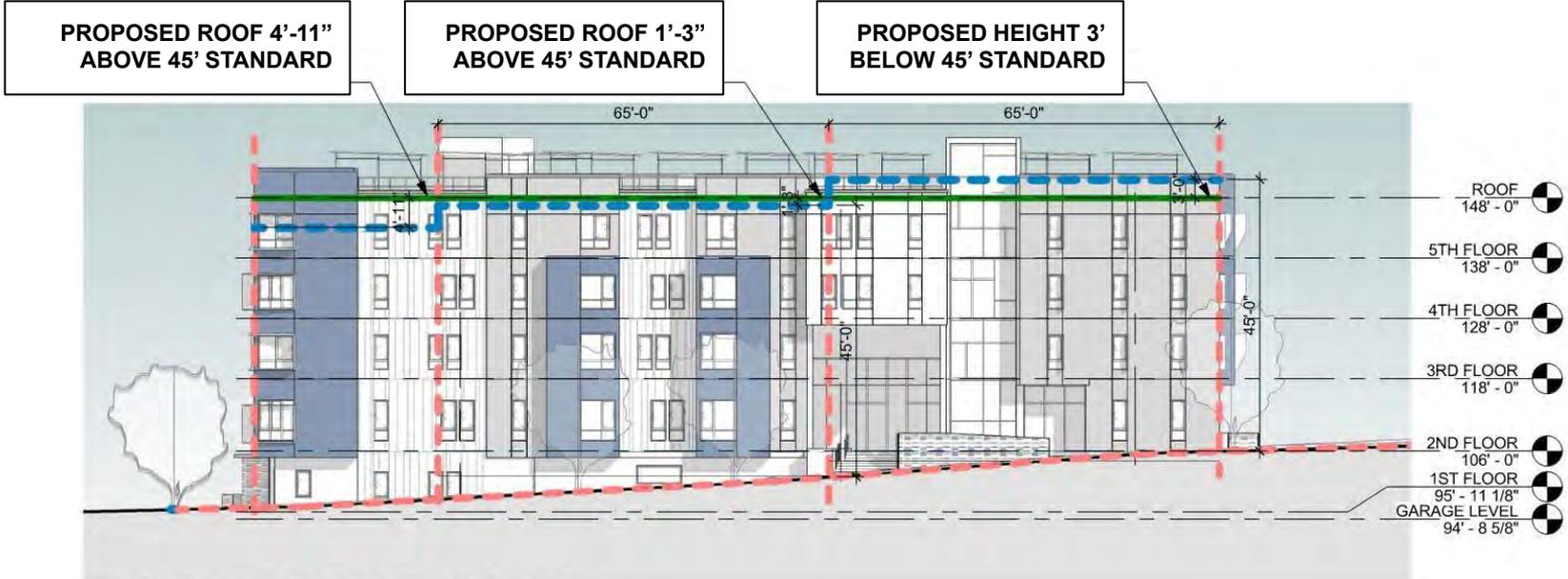
- Pedestrian scale
- Building articulation
- Four story bays
- Material variety (texture, color)

--- 45' Standard Height

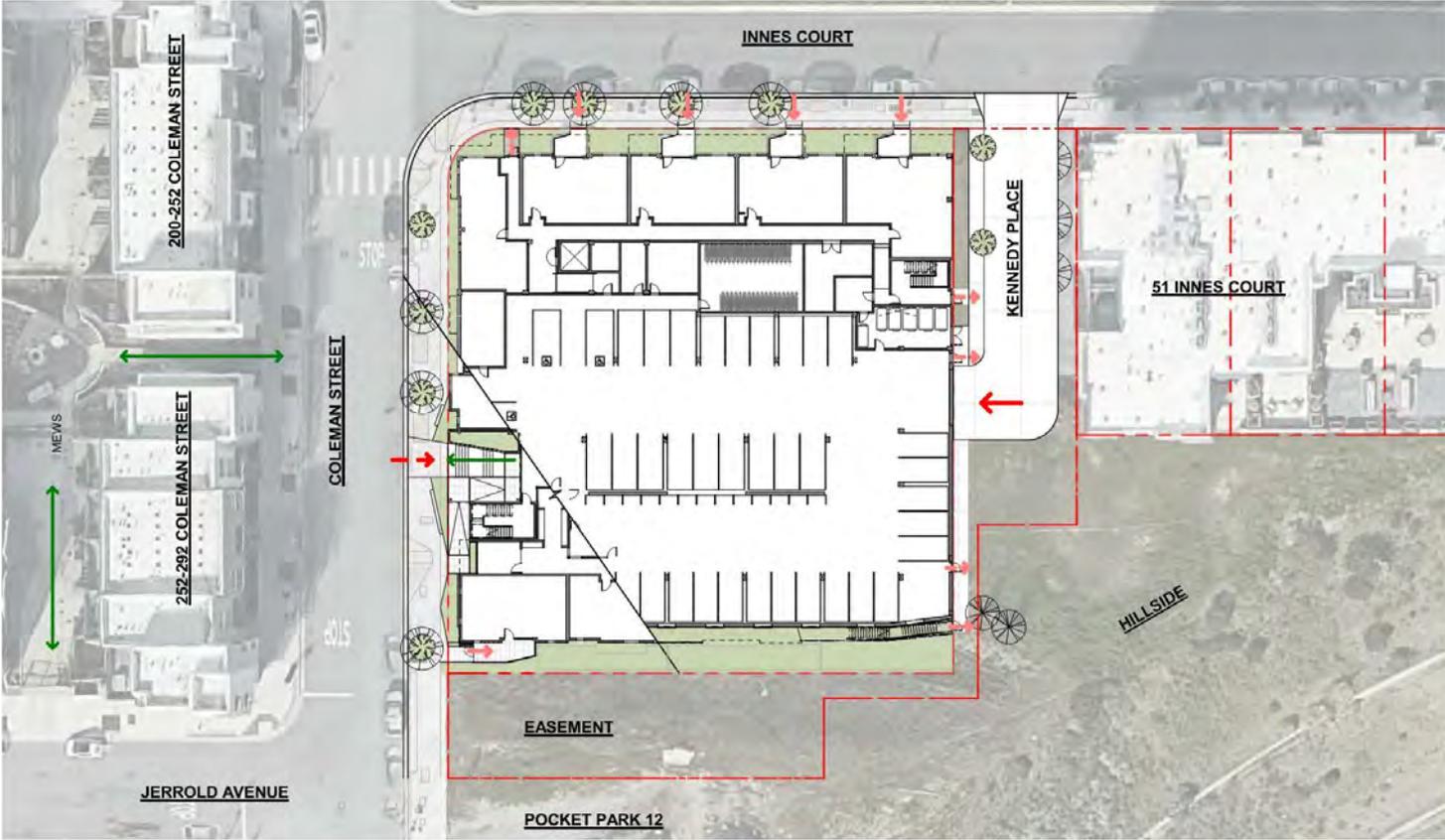
— Proposed Building Height

For Illustrative purposes only

Design Overview | Coleman St.



Architectural Overview | Site Plan



Design Overview | Ground Floor

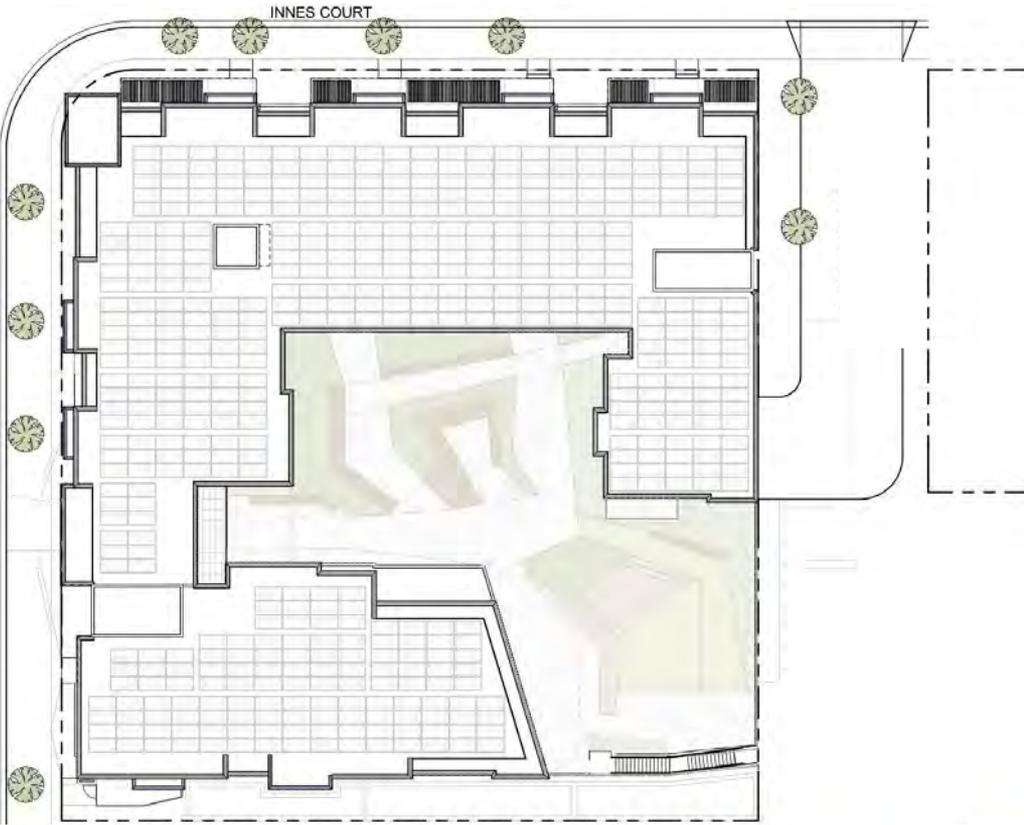


PLAN LEGEND

- 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 | Roof Plan

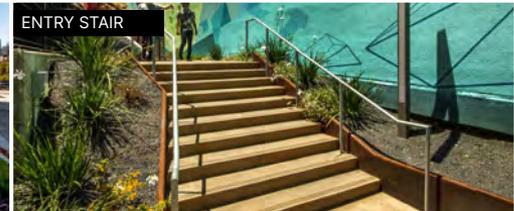
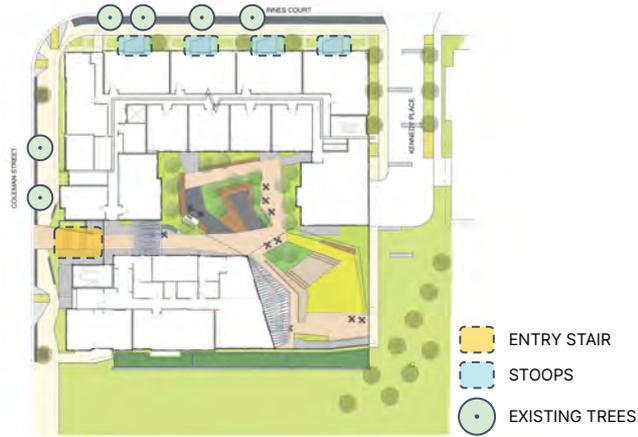
COLEMAN ST



PLAN LEGEND

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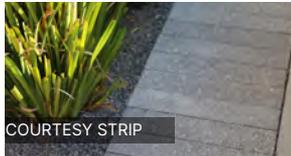
Architectural Overview | Initial Landscape Concept



PLANTINGS



MATERIALS



Architectural Overview | Initial Landscape Concept



PLANTINGS



MATERIALS



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

Staffing & Operating

- Over **30 years** of experience
- MHMG currently manages **over 300 properties** serving 22,500+ affordable apartment homes in 21 states

Virtual Tour | 1180 4th St (OCII, Family Housing)



Virtual Tour | 1180 4th St (OCII, Family Housing)



Virtual Tour | Bayview Hill Gardens



Virtual Tour | Bayview Hill Gardens



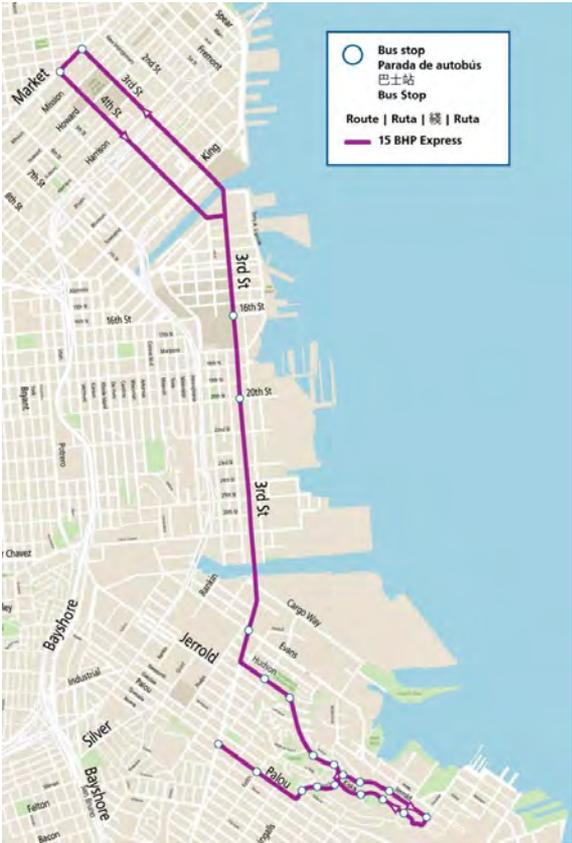
Virtual Tour | Bayview Hill Gardens



Parking + Transit | Comparison Table

Property Name	Address	# Units	# Car Parking Spots	Ratio	Transit Access
HP Block 56	11 Innes Court	73	46	0.63	19-Polk 15-Bayview Express
Casala	1491 Sunnydale Avenue	55	28	0.51	8 City College 9R Main & Mission T-Third Street
1180 4th St.	1180 4th Street	150	49	0.33	King Street Transit Station T - Third Street
Bayview Hill Gardens	1075 Le Conte Avenue	73	17	0.23	Bayshore Caltrain Station T - Third Street 29-Sunset/Bayview 8 City College 9R Mission and Main
1100 Ocean	1100 Ocean Avenue	71	6 (employees only)	0.08	Balboa Bart Station K-Ingleside 29-Sunset/Bayview 49 Van Ness

MUNI 15 | Bayview Hunters Point Express



“Due to its location on the Southeastern part of San Francisco, Bayview residents often endure long travel times to get to jobs, health care, education, and other essential trips whose destination is not within the neighborhood.”

Dec 2: Additional Questions

- Community room reservations
- Shared parcel locker use
- Kennedy Pl. update

Timeline + Next Steps

- HOA/Neighbor Communications
 - Project website 11InnesCourt.org (forthcoming)
- Process
 - CAC Meeting - March 8
 - OCII Commission - Late March or Early April
- Anticipating a mid-2022 construction start
 - Will continue to update HOA and community on progress

Thank You!