



Hunters Point Shipyard Phase 1  
11 Innes Court  
Block 56

Affordable Family Housing  
Schematic Design

Commission on Community Investment and Infrastructure

April 20, 2021

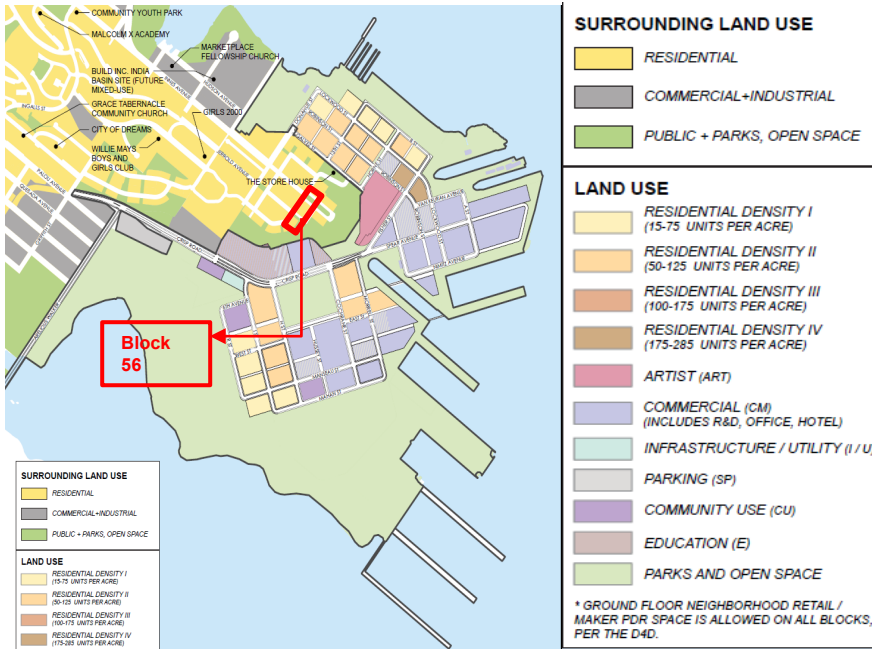
# Current Request

- Conditional approval of the Basic Concept and Schematic Design for 11 Innes Court, Hunters Point Shipyard Block 56 (72 housing units of affordable family housing and one manager's unit)
- Approving a density bonus allowing additional height, maximum plan diagonal dimension over 45 feet and additional density (15 units)

# Background

- In HPS Phase 1, OCII will fund 218 units on 5 designated stand-alone affordable housing sites
- OCII-sponsored units will be subsidized through bonded tax increment funds
- RFP for Block 56 was the second offering for OCII-sponsored units to be developed in Phase 1

# Site Location and Amenities



# Project Background

- September 2018: OCII issued RFP seeking qualified developer team
- April 2020: Exclusive Negotiations Agreement and Predevelopment Loan Agreement approved by the OCII Commission
- March 2021: Hunters Point Shipyard Citizens Advisory Committee recommends OCII Commission approve schematic design

# Developer Team

- Co-Developers:
  - Mercy Housing California (“MHC”)
  - San Francisco Housing Development Corporation (“SFHDC”)
- Architect: VanMeter Williams Pollack
- Property Manager: Mercy Housing Management
- Services Provider: SFHDC
- Since selection the Developer Team added:
  - Associate Architect: Kerman Morris
  - General Contractor: Baines Nibbi

# Contracting and Workforce Compliance

- Professional services:
  - 99% Small Business Enterprise (“SBE”)
  - 90% San Francisco SBE
  - 49% Woman-Owned Business Enterprise
  - 19% Minority-Owned Business Enterprise (“MBE”)
- Developer selected Baines Nibbi as general contractor, a joint venture including Baines Group an SBE and MBE
- Workforce
  - Baines Nibbi to partner with SBEs for key scopes of work
  - Establish plan for meeting local hiring goals

# Community Outreach Since Developer Selection

- December 2020: Meeting with Hilltop homeowners
- February 2021: Follow-up Meeting with homeowners
- March 2021: HPS Full CAC



HUNTERS POINT SHIPYARD  
BLOCK 56

11 Innes Court

OCII Commission | April 20, 2021





Tom Kostok, *Associate  
Director of Real Estate  
Development*

Sarah Graham, *Project  
Manager*



Amy Bailey, *Vice President  
Community Planning*

Fiona Ruddy, *Project  
Developer*

Simonne Morens, *Assistant  
Project Manager*



Fred Pollack, *Partner*

Pamela Good, *Project  
Architect*

Sophia Zhang, *Designer*



Elizabeth Kern, *Partner*

Toby Morris, *Partner*

Justin Mikec, *Senior  
Associate*



Samuel Adams, *Project  
Manager*

Norm Hayes, *Project Executive*

# Development Overview

- Total Units: 72 (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)

\*Increased parking following meeting with neighbors 12/2/2020

# 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	n/a	n/a	702
<b>TOTAL</b>	<b>73</b>	<b>14</b>	<b>58</b>	
% of units		20%	80%	

# Design Overview





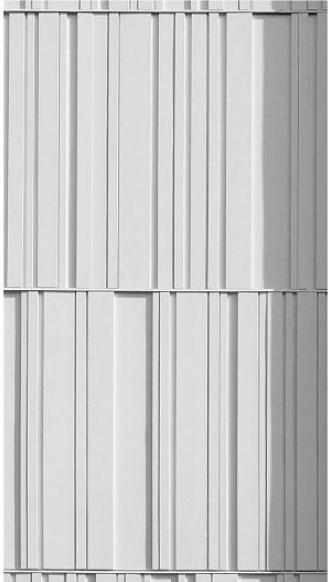
HUNTERS POINT SHIPYARD  
BLOCK 56  
11 Innes Court

FOR ILLUSTRATIVE PURPOSES ONLY

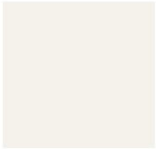


Fly through video, for illustrative purposes only

# Design Overview | Materials



**RANDOM BOARD & BATTEN:** OFF-WHITE  
HARDIE CEMENT BOARD



**STUCCO: CREAM**  
KELLY MOORE KM48  
WHIPPED CREAM



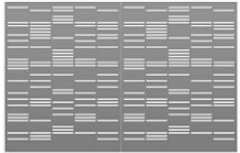
**STUCCO: GRAY**  
KELLY MOORE KM4921  
AUTUMN GRAY



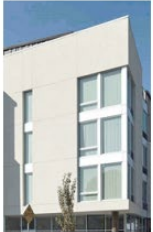
**STUCCO: MUTED BLUE**  
KELLY MOORE KM4680  
THUNDER STORM



**AT-GRADE EXTERIOR:**  
VERTICAL BOARD FORMED CONCRETE



**SUNSHADES & RAILING:**  
30X PERFORATED METAL PANELS  
PATTERN B21



**EXTERIOR WINDOWS:**  
VPI WINDOWS  
SILVER



**ART INTEGRATION WITH LOCAL ARTISTS**

**LOCAL ARTIST COLLABORATION @ MAIN ENTRY STAIR AND GATE:**  
ART BY LOCAL ARTISTS INTEGRATED INTO PANELS AT THE MAIN STAIR AND GATE. ALLOWING COLOR TO FLOOD INTO STAIRWAY ELEMENT AND BEAUTIFULLY HIGHLIGHT THE MAIN PEDESTRIAN ENTRANCE ALONG COLEMAN.

# Design Overview | Ground Floor



## PLAN LEGEND

- 2 BED / 2 BATH
- 3 BED / 1.5 OR 2 BATH
- COMMON AREAS
- UTILITY / SERVICES
- CIRCULATION
- PARKING

- PEDESTRIAN ACCESS TO BUILDING
- UNIT STOOP ENTRY
- EGRESS EXIT



# Design Overview | Podium Entry & Common Areas



### 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
- CIRCULATION

- PEDESTRIAN ACCESS TO BUILDING
- UNIT STOOP ENTRY
- EGRESS EXIT

# Design Overview | Floors 3-5 Standard Layout

INNES COURT



**PLAN LEGEND**

- STUDIO
- 1 BED / 1 BATH
- 2 BED / 2 BATH
- 3 BED / 1.5 OR 2 BATH
- 4 BED / 2 BATH
  
- UTILITY / SERVICES
- CIRCULATION

COLEMAN ST

KENNEDY PLACE

# Conditions of Approval

- Develop and Refine:
  - Materials and colors, trash and recycling, screening of utility rooms and mechanical equipment placement, residential stoops at Innes Ct., garage door
  - Screening
  - Landscape plans
- Maintain/confirm:
  - Existing streetscape including the existing sidewalk paving, concrete and number of street trees within all public right-of-ways
- Required mock-ups

# Density Bonus

- OCII may grant residential density bonuses for projects including low- or moderate-income residential units
- Developer requests density bonus which will allow ~15 more units to be built on site
- Developer is requesting 3 exceedances from development standards: Maximum height, Maximum Density and Maximum Plan Diagonal Dimension above 45 feet.
- Staff recommends approval of density bonus

# Next Steps

- May/June 2021: Finalize scope of work for additional soil testing provide informational update to HPS CAC
- June/July 2021: Complete additional site soil testing
- Late 2021: Informational update to HPS CAC/Commission on results of soil testing
- December 2021/  
January 2022: Commission approval of gap financing
- Mid 2022: Construction start
- Mid 2024: Construction complete

**Thank You!**

