

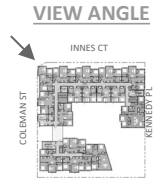
Appendix



Design Overview | Massing Diagram



DECEMBER, 1PM



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

For illustrative purposes only.

Design Overview | View Analysis



DECEMBER, 1PM

VIEW ANGLE



--- 45' Standard Height

— Proposed Building Height

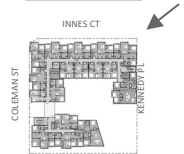
For illustrative purposes only

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

For illustrative purposes only

Design Overview | Massing Diagram



JULY, 1PM

VIEW ANGLE



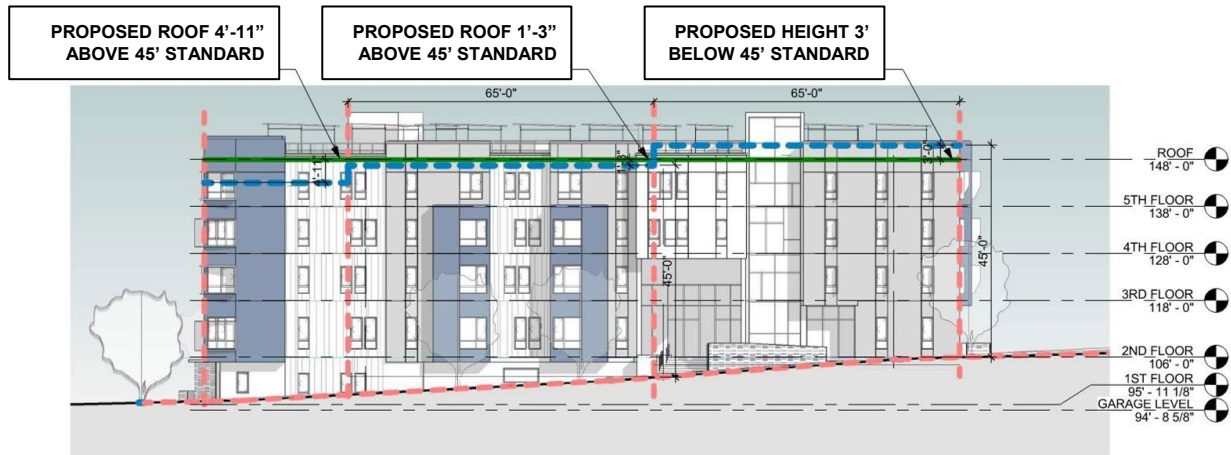
- Pedestrian scale
- Building articulation
- Four story bays
- Material variety (texture, color)

--- 45' Standard Height

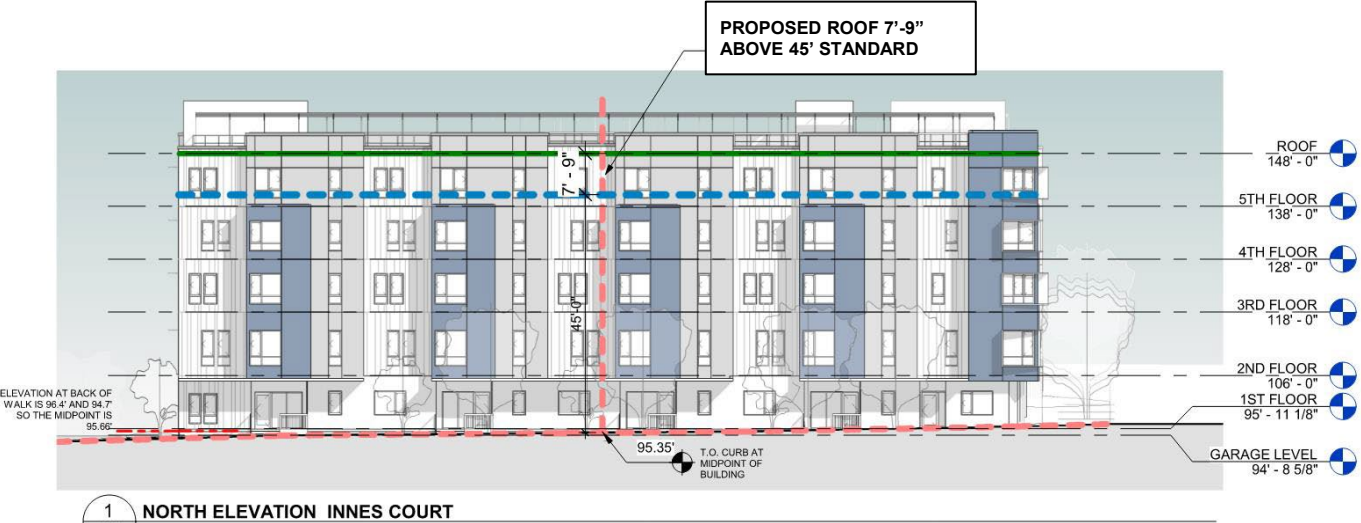
— Proposed Building Height

For illustrative purposes only

Design Overview | Coleman St.



Design Overview | Coleman St.

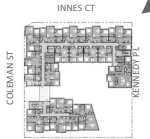


Design Overview | Massing Diagram



JUNE, 8AM

VIEW ANGLE



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

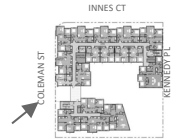
For illustrative purposes only, the stoop designs will be reviewed further for refinements

Architectural Overview | Integrated Art Component/Main Entry



JULY, 3PM

VIEW ANGLE



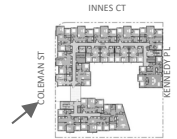
For illustrative purposes only

Architectural Overview | Massing Diagram



JULY, 4PM

VIEW ANGLE



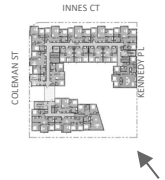
For illustrative purposes only

Design Overview | Massing Diagram



JULY, 12PM

VIEW ANGLE



For illustrative purposes only

Design Overview | Interior Inspiration



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
- 

San Francisco Housing Development Corporation



- San Francisco Housing Development Corporation (SFHDC) builds racial and economic equity in low- and moderate-income communities of color in the Bayview-Hunters Point neighborhood and across San Francisco through the production and preservation of affordable housing, creating pathways for financial empowerment, generating community and economic development, and providing high-quality supportive services.
- SFHDC was founded over 30 years ago by African American community leaders from Western Addition and Bayview Hunters Point neighborhoods and is a registered 501(c)(3) non-profit organization.
- SFHDC envisions a San Francisco where healthy and safe housing is available to everyone regardless of race or income, where all residents see a vibrant future in their neighborhoods, and where all individuals are connected to opportunities to thrive economically, physically, and emotionally.

Mercy Housing California



- Mercy Housing California (Mercy) is a California -based nonprofit housing development organization with the mission of creating and strengthening healthy communities.
- Mercy Housing California has created and preserved affordable housing for Californians for over 35 years.
- Today Mercy owns and manages 151 communities with over 10,300 homes statewide for more than 19,600 people.
- Mercy Housing Management Group (MHMG) will be the management agent for the property and is committed to providing quality property management services that reinforce the philosophy that all residents deserve respect, dignity, and a place to call home.

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

What does Area Median Income (AMI) Mean?

Only households that at specific income limits can rent affordable housing. All units at 11 Innes Court will be targeted to “Low Income” Residents at AMI lower than the City’s 100% AMI.

Area median income is the average of money people make in a city or town of a certain household size. The government looks at how much money everyone makes and they come up with the average number that is around the middle of what everyone makes. That is called the “area median income” or “AMI” for short. Affordable rent for a household is about 30% of total income.

San Francisco Examples for Income Ranges



Source: The Kelsey, 2020

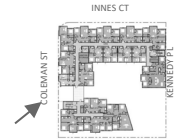
Architectural Overview | Massing Diagram



JULY, 4PM

For illustrative purposes only

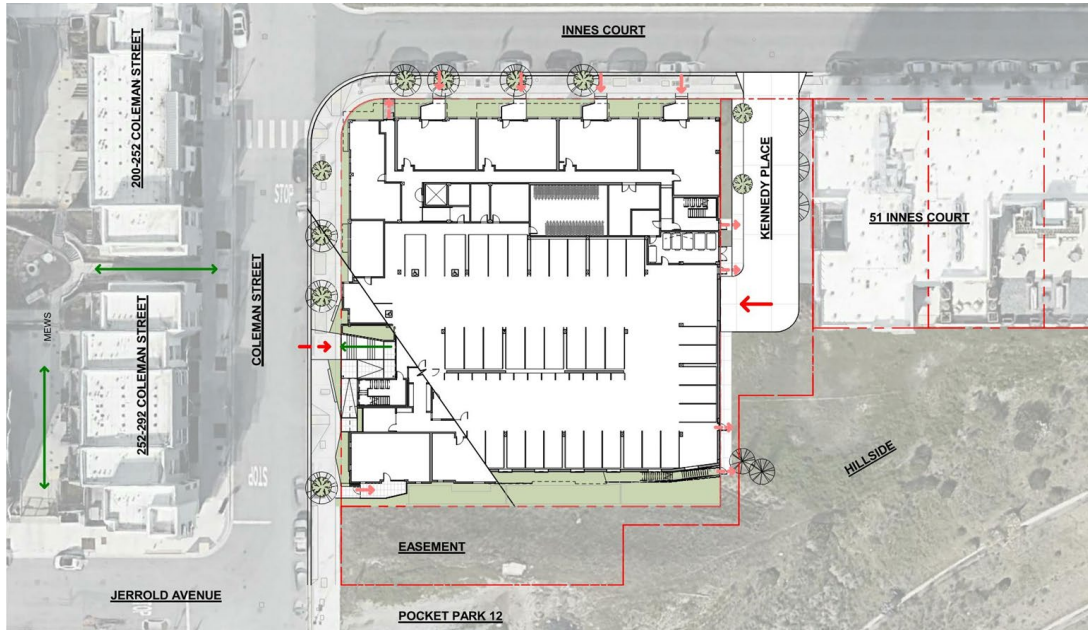
VIEW ANGLE



--- 45' Height Limit

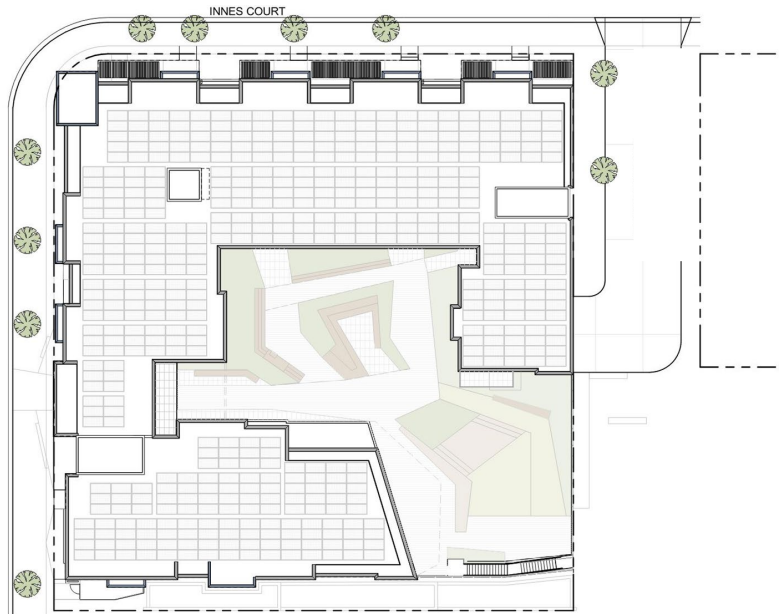
— Proposed Building Height

Architectural Overview | Site Plan



Design Overview | Roof Plan

COLEMAN ST



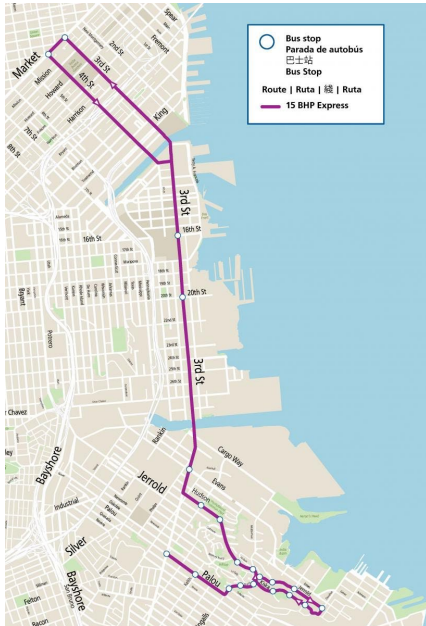
PLAN LEGEND

- 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

Parking + Transit | Comparison Table

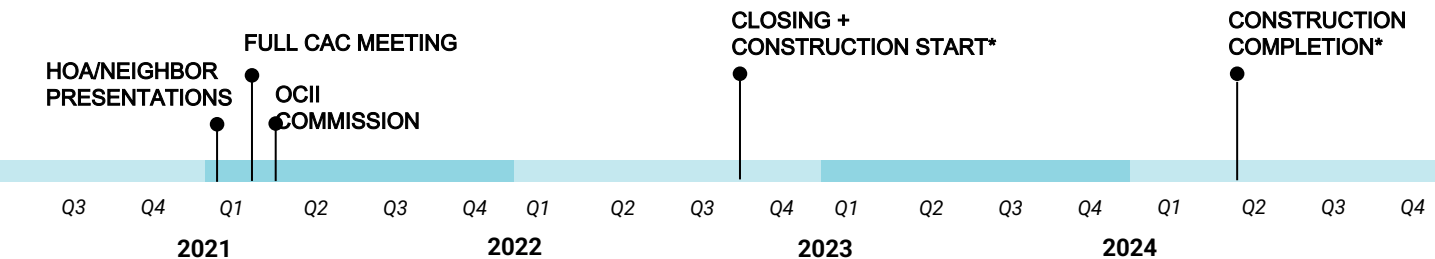
Property Name	Address	# Units	# Car Parking Spots	Ratio	Transit Access
HP Block 56	11 Innes Court	73	46	0.63	19-Polk 15-Bayview Express
Casala	1491 Sunnydale Avenue	55	28	0.51	8 City College 9R Main & Mission T-Third Street
1180 4th St.	1180 4th Street	150	49	0.33	King Street Transit Station T - Third 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.”

Development Schedule



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

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

