1629 Market Street
Market and Octavia Area Plan CAC

May 16, 2016
CEQA Priority Processing
- Review of traffic studies, historic resources, other impacts (wind, shadow, air quality, noise, etc.)
- Complete Q1 2017

Other Entitlements
- Planning approvals and Development Agreement in process to align with CEQA timing.
- Final approvals Q1 2017

Other Community Meetings
- Market & Octavia CAC, May 16
- Western SoMa, HVNA

Project Milestones
Existing Conditions
### PROJECT TOTALS

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Buildings</td>
<td>5</td>
</tr>
<tr>
<td>Approx. Total Gross SqFt</td>
<td>640,000</td>
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</tbody>
</table>

### DWELLING UNITS (BY BUILDING)

<table>
<thead>
<tr>
<th>Building</th>
<th>Units</th>
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<tbody>
<tr>
<td>Colton Affordable</td>
<td>100-107</td>
</tr>
<tr>
<td>A Building</td>
<td>188</td>
</tr>
<tr>
<td>B Building</td>
<td>204-214</td>
</tr>
<tr>
<td>C Building</td>
<td>62-75</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>554-584</strong></td>
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</tbody>
</table>

### COMMERCIAL SPACE

<table>
<thead>
<tr>
<th>Space</th>
<th>SqFt</th>
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</thead>
<tbody>
<tr>
<td>UA 38 Hall &amp; Offices</td>
<td>25,000 SF</td>
</tr>
<tr>
<td>A Building Retail</td>
<td>6,000 SF</td>
</tr>
<tr>
<td>B Building Retail</td>
<td>2,000 SF</td>
</tr>
<tr>
<td>C Building Retail</td>
<td>4,400 SF</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>37,400 SF</strong></td>
</tr>
</tbody>
</table>
Once complete, the project will include 28% affordable units at an approximate average income level of 35% AMI, with no City subsidy.

**Colton St. Building Affordable**
- 100-107 Supportive Housing Units
- “Step-up” low-income – 20%-30% AMI ($18,000/yr)

**Inclusionary Affordable**
- 12% of 454-477 market-rate units = 55-57 units
- “Low-income” – 55% AMI ($40,000/yr*)

100 Supportive + 55 Inclusionary = 155 Affordable  
155 Affordable / 554 Total Units = 28%

Affordable Housing Program
Circulation
View Towards Park from the Mews
Stevenson Street Precedents
View from Stevenson Street Towards Brady Street
Brady Street Park

- A Building
- B Building
- Public Mews
- Porch
- Plaza
- Succulent Garden
- Planter with Seating
- Retail
- Residential Stoops
- Colton Street Shared Public Way
- Colton Street Affordable Housing
- BART Vent Sculpture
- Multi-Use Area
- Residential Gardens
- Detectible Warning Paving
- Special Paving
BART Vent Access
Proposed Park Area

Brady Street Park Scale Comparison
Brady Street Park Scale Comparison
South Park - Mid Block Neighborhood Park

Brady Street Park Scale Comparison
Mint Plaza

Park Scale Comparisons
Brady Street Park Program
Brady Street Park: Play Garden
Brady Street Park: Play Garden
Brady Street Park: Plaza
Brady Street Park: Plaza
Brady Street Park: Multi-Use Area
Brady Street Park: The Porch
Brady Street Park: The Porch
Brady Street Park: BART Vent Sculpture