Central Freeway Surplus Parcels

- 22 parcels transferred to the City when Central Freeway demolished. 7 were sold to SFRA for affordable housing with proceeds funding construction of Octavia Blvd.

- All parcels except K, L, R, S, and U have been sold to developers. Nearly all of those sold have been developed or are under construction.
Current / Planned Development

- Parcels M and N have received a site permit, construction anticipated as market rate housing

- Parcels T is currently under construction as market rate housing

- Parcel U entitled for development by TNDC as affordable housing, construction expected to commence in late 2021
Remaining Parcels: K, L, R and S

- Parcel K is 11,430 sf. Could yield ~50 units and 8,000 sf of retail. Owned by MOHCD for affordable housing.

- Parcel L is 5,800 sf, could yield ~25 units and 4,000 sf of retail

- Parcel R is 2,873 sf, could yield ~18 units

- Parcel S is 3,053 sf, could yield ~18 units

- Total of ~111 units if maxed out
Interim Uses of Remaining Parcels

• Proxy is the current tenant of Parcel K, which is used for small retail, food and beverage, fitness, and culture

• Biergarten, through Proxy, is the current tenant of Parcel L

• Hayes Valley Art Works is the tenant on Parcels R and S
Considerations

• Community members have expressed a preference for keeping parts or all of Parcel K and L as open space/recreational/retail use.

• Appropriate affordability level for any housing development on Parcels L, R, S?
  – Considerations include: lack of funding identified, inefficient parcel size/shape, timing of development

• Thoughts on interim uses?
Questions/Comments?
City Staff Contact

- Theodore Conrad, Project Manager, Office of Economic and Workforce Development
- Email: theodore.conrad@sfgov.org