

# 1629 Market Street

## Market and Octavia Area Plan CAC

May 16, 2016



David Baker Architects  
dbarchitect.com

**Kennerly**  
architecture & planning

**CMG**  
CONGER MOSS GUILLARD  
*landscape architecture*

## **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





Existing Conditions





Site & Streetscape Plan





## PROJECT TOTALS

Buildings	5
<b>Approx. Total Gross SqFt</b>	<b>640,000</b>

## DWELLING UNITS (BY BUILDING)

Colton Affordable	100-107
A Building	188
B Building	204-214
C Building	62-75
<b>Total</b>	<b>554-584</b>

## COMMERCIAL SPACE

UA 38 Hall & Offices	25,000 SF
A Building Retail	6,000 SF
B Building Retail	2,000 SF
C Building Retail	4,400 SF
<b>Total</b>	<b>37,400 SF</b>



**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%





View from 12th and Market Streets





View from Brady and Market Streets

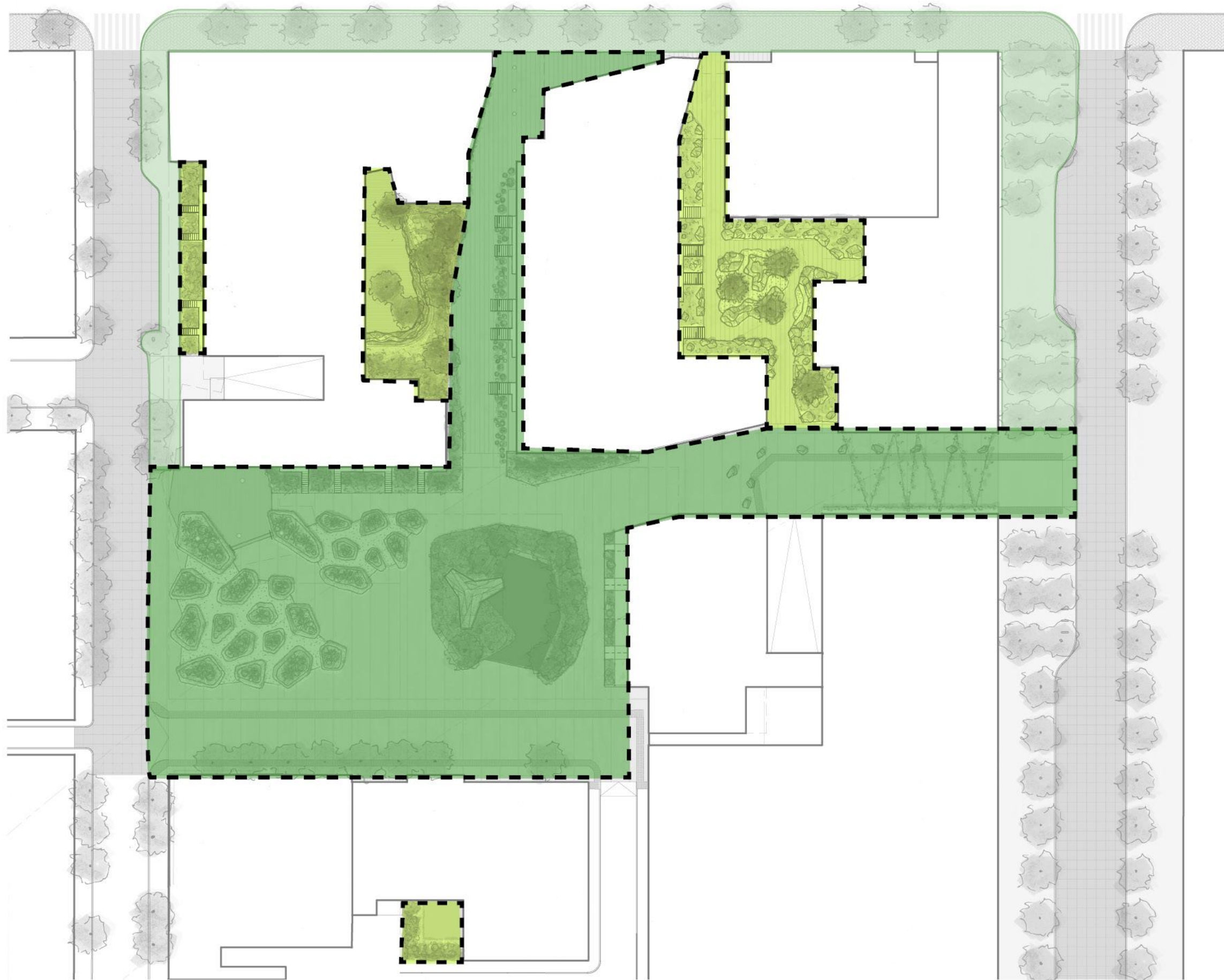




Site & Streetscape Plan

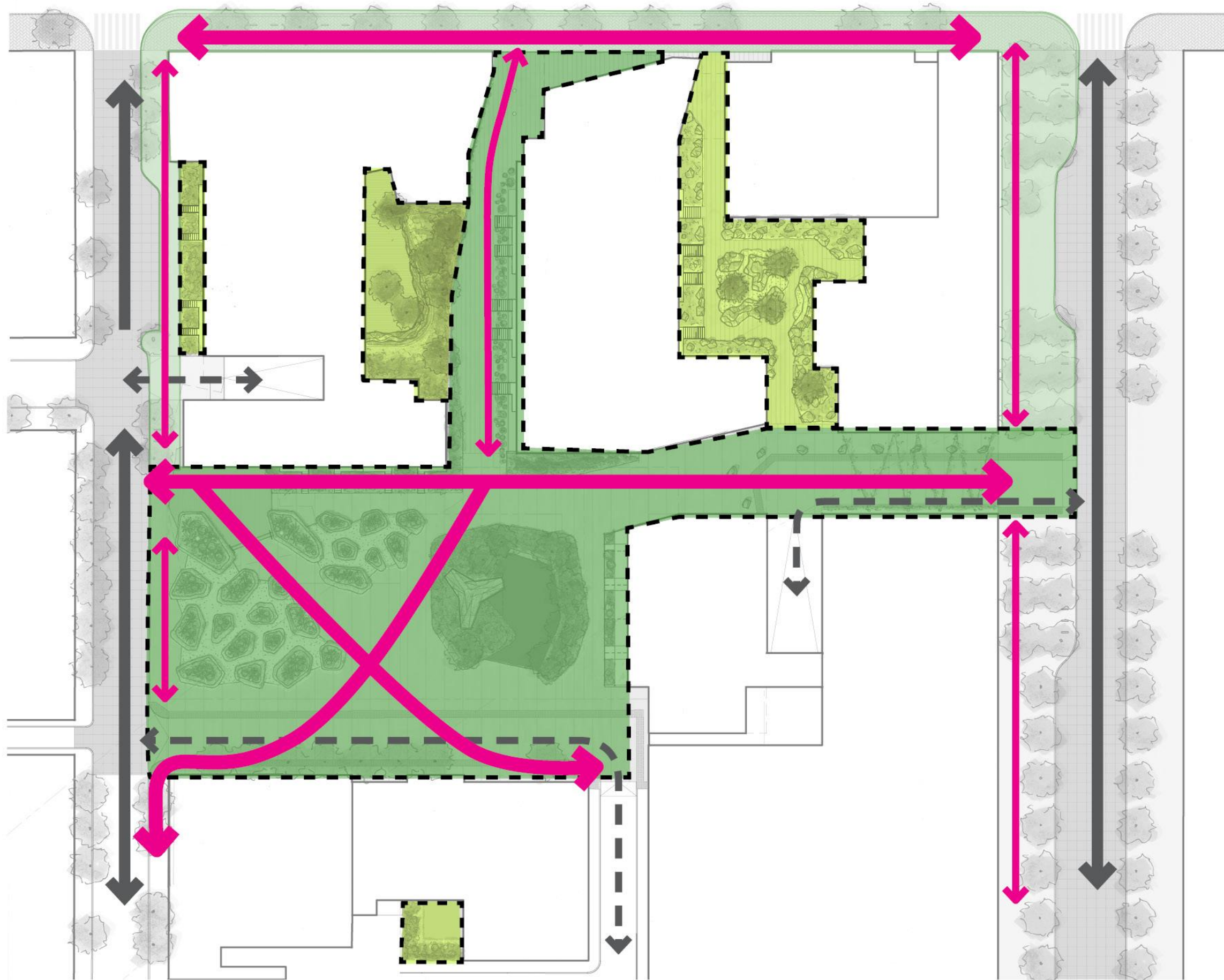






Open & Public Spaces

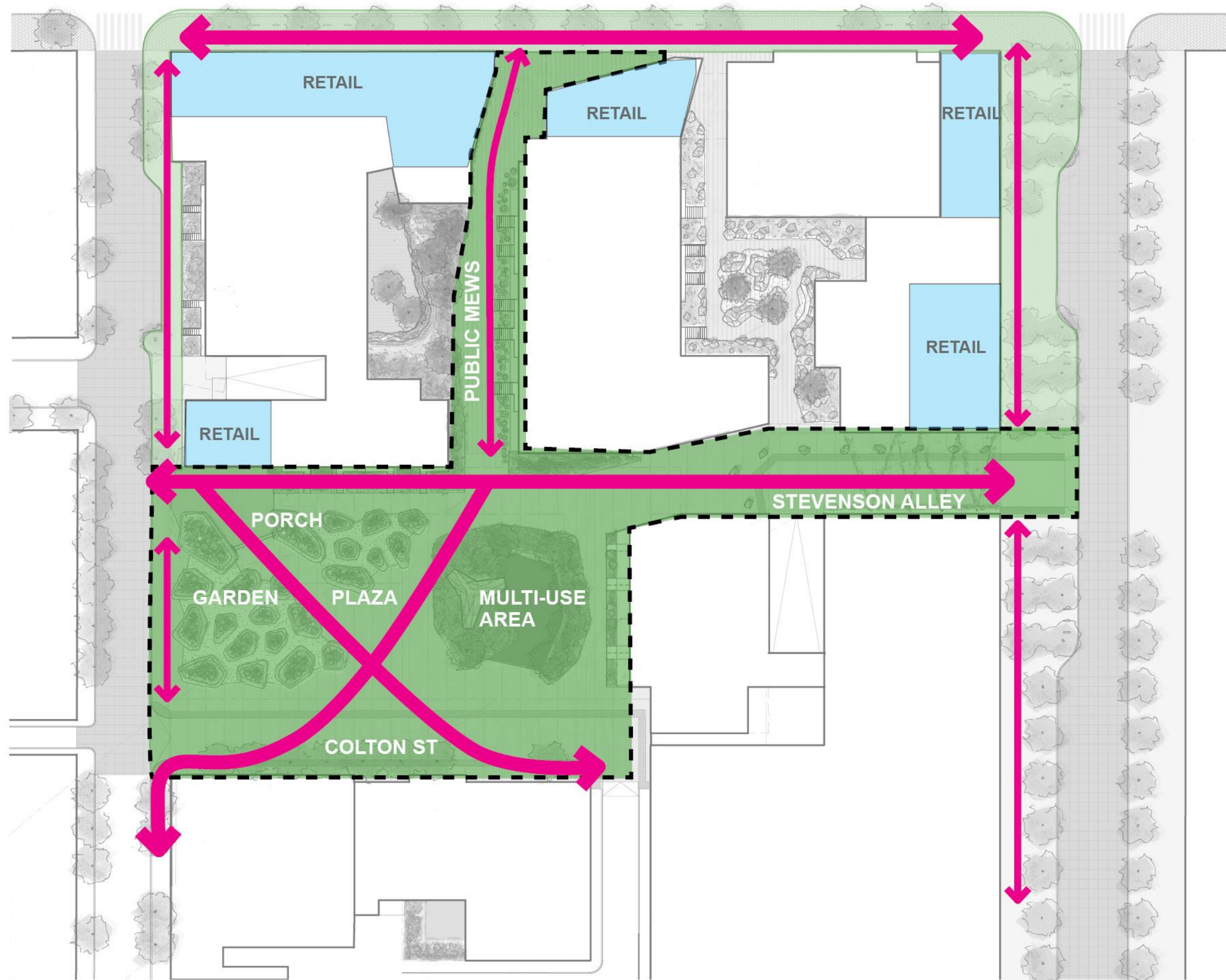




↔ Pedestrian  
↔ Vehicular

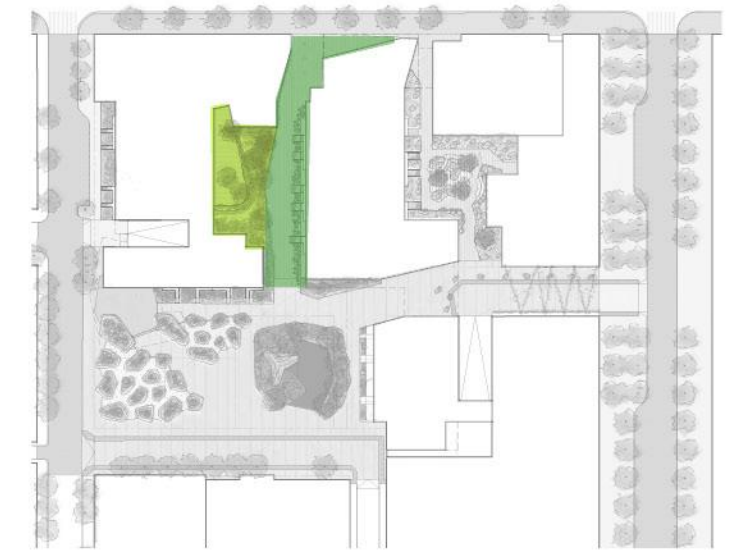
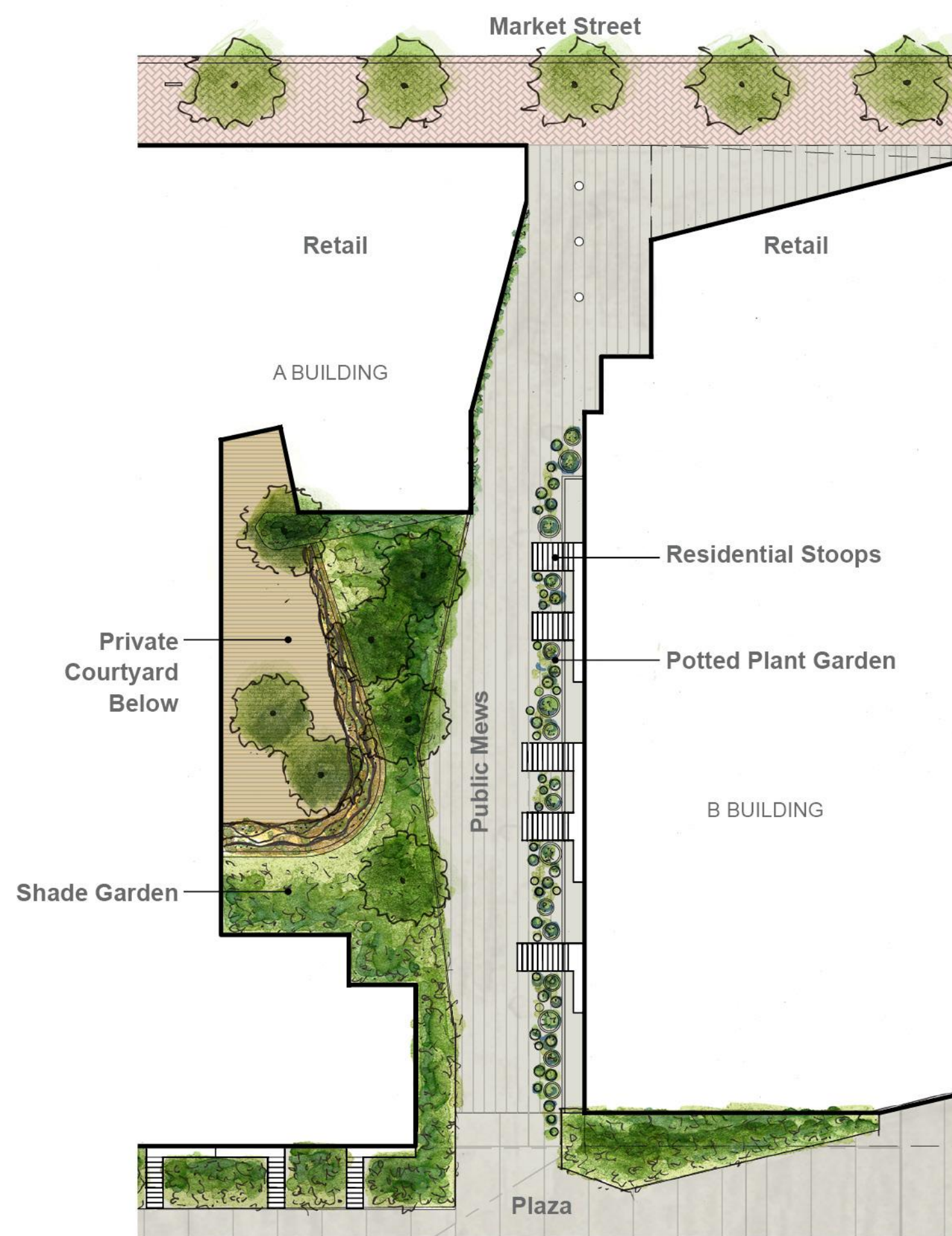
# Circulation





Public Program & Circulation





The Mews





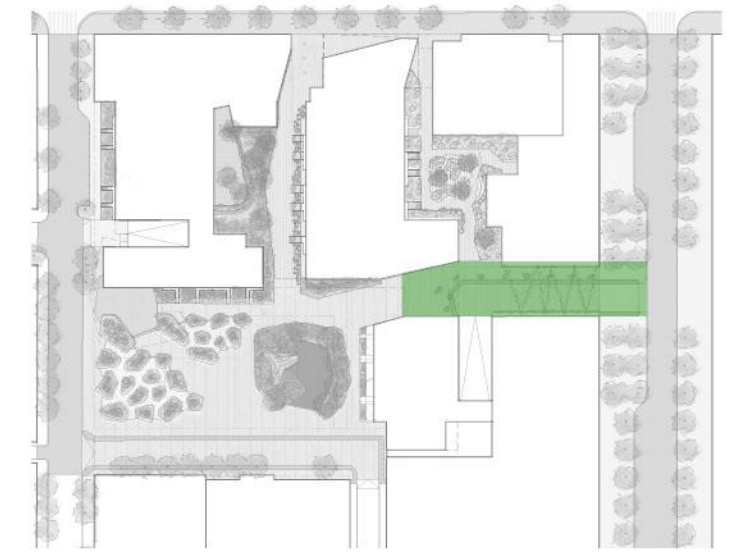
The Mews Precedents





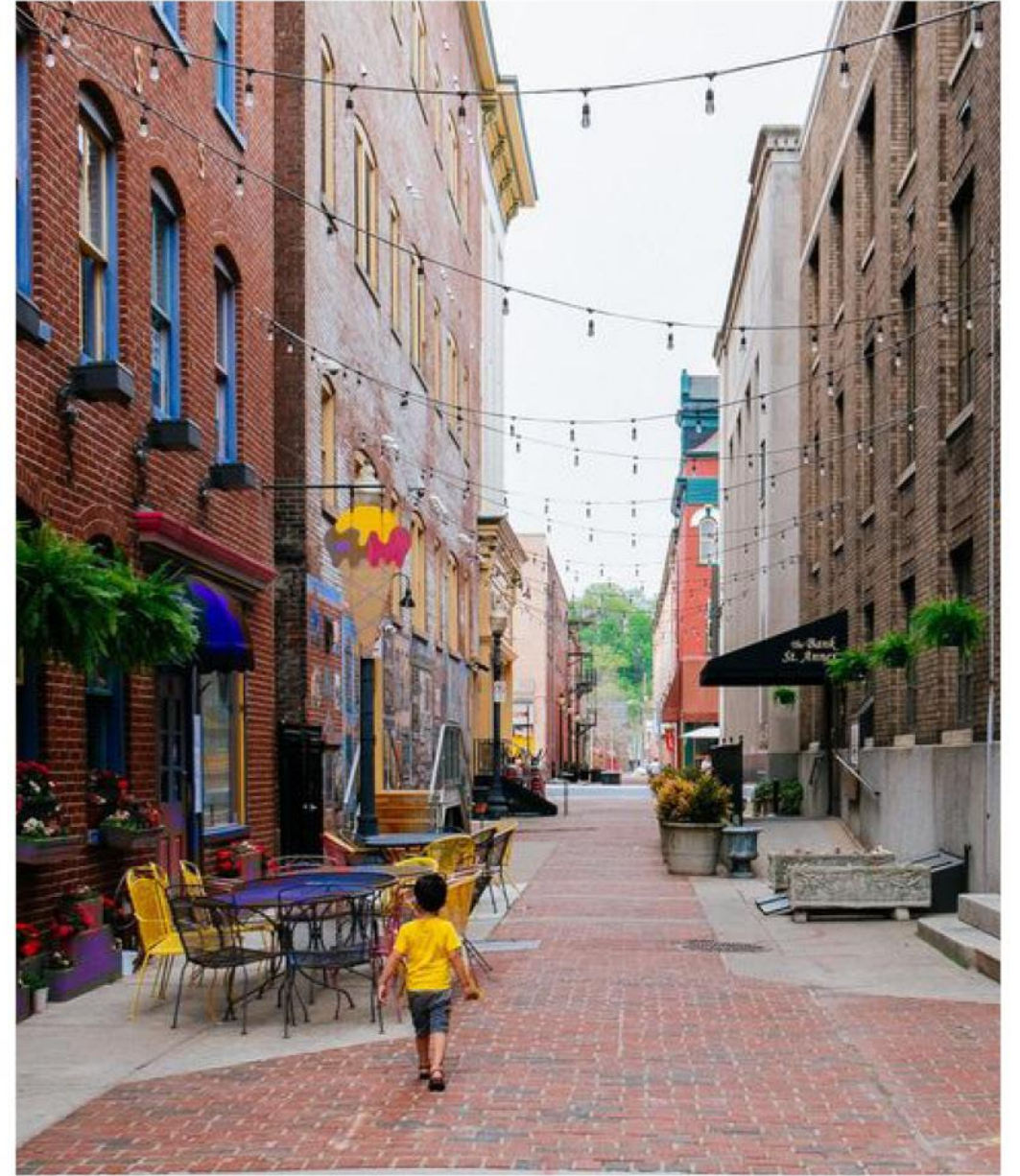
View Towards Park from the Mews





# Stevenson Street





Stevenson Street Precedents





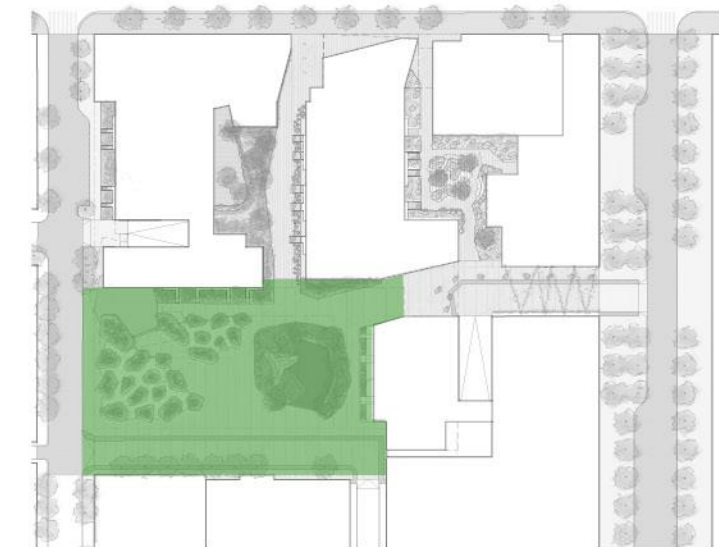
View from Stevenson Street Towards Brady Street





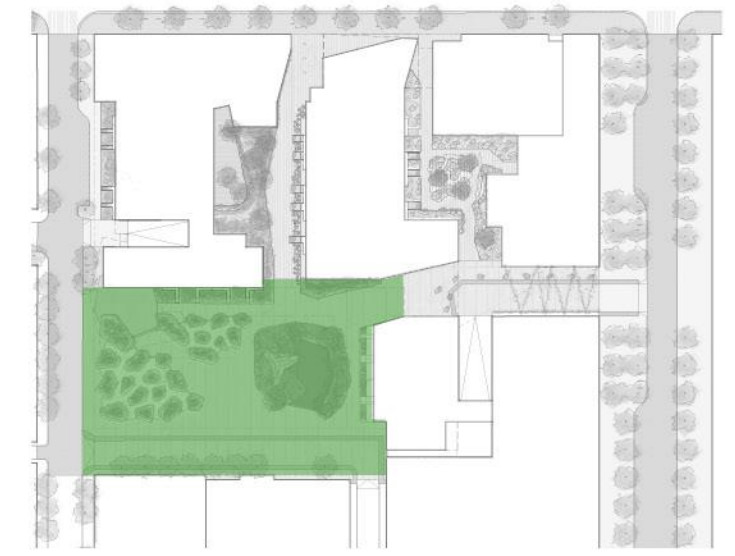
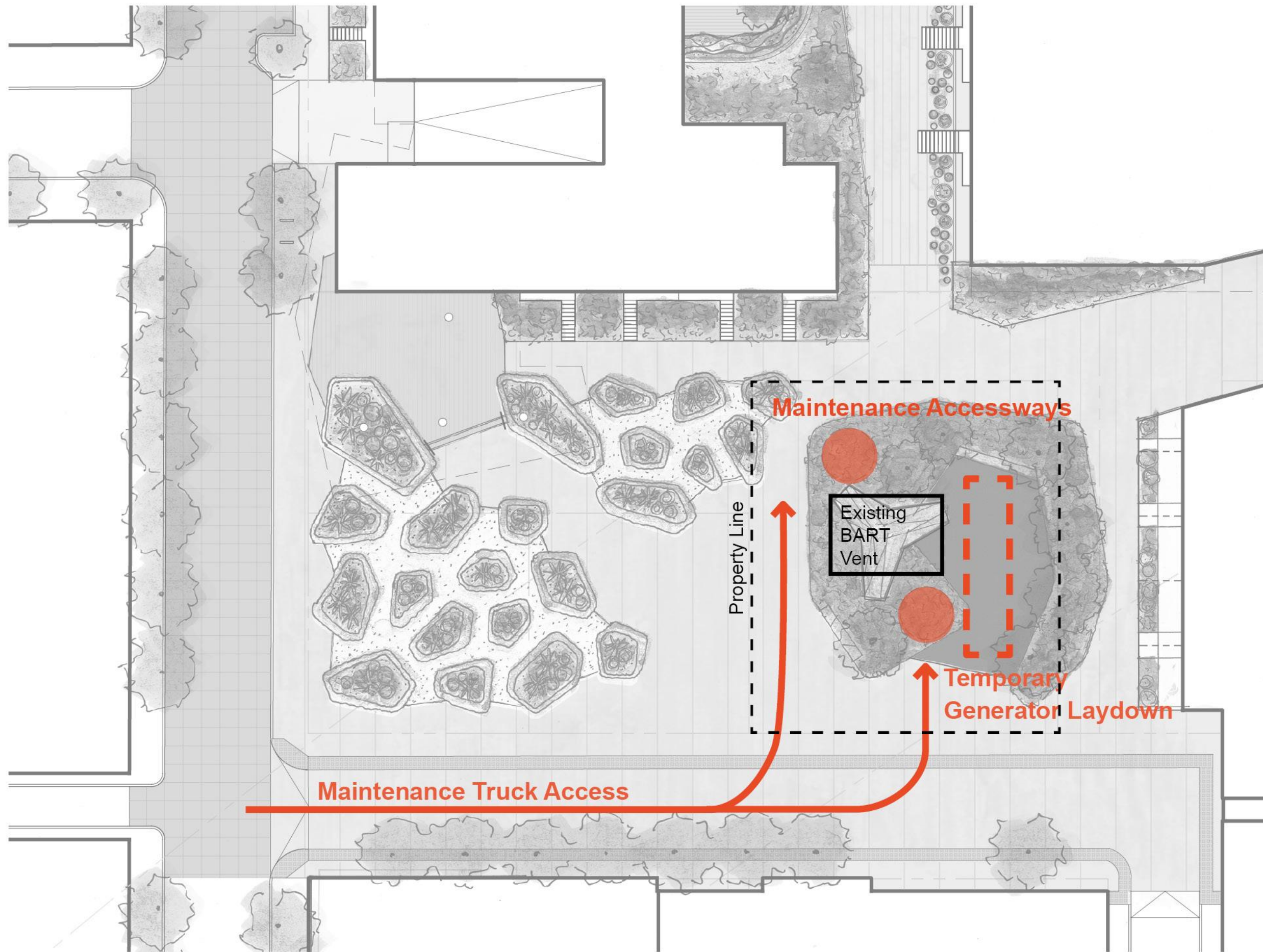
# Brady Street Park





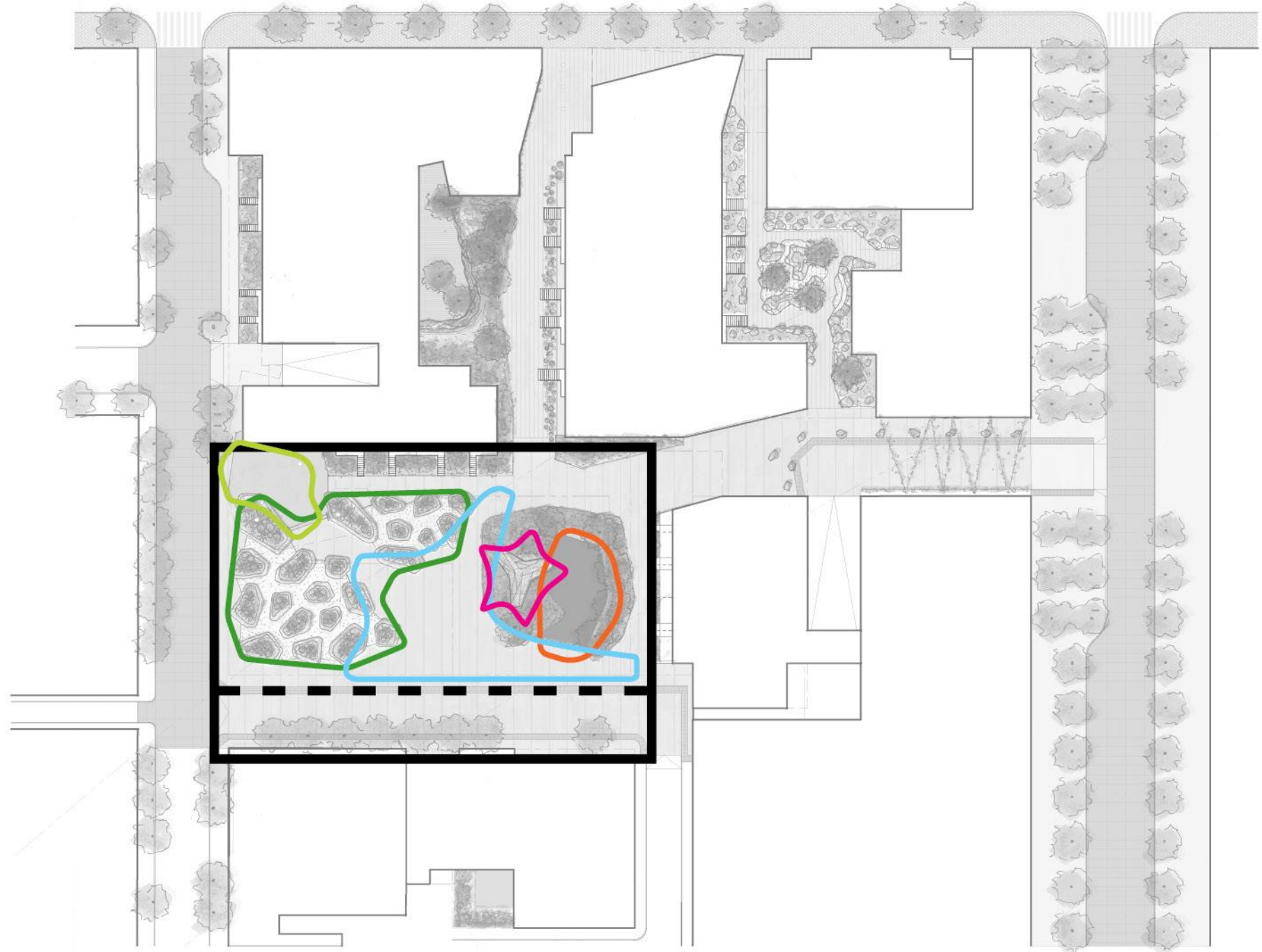
# Brady Street Park Program





BART Vent Access

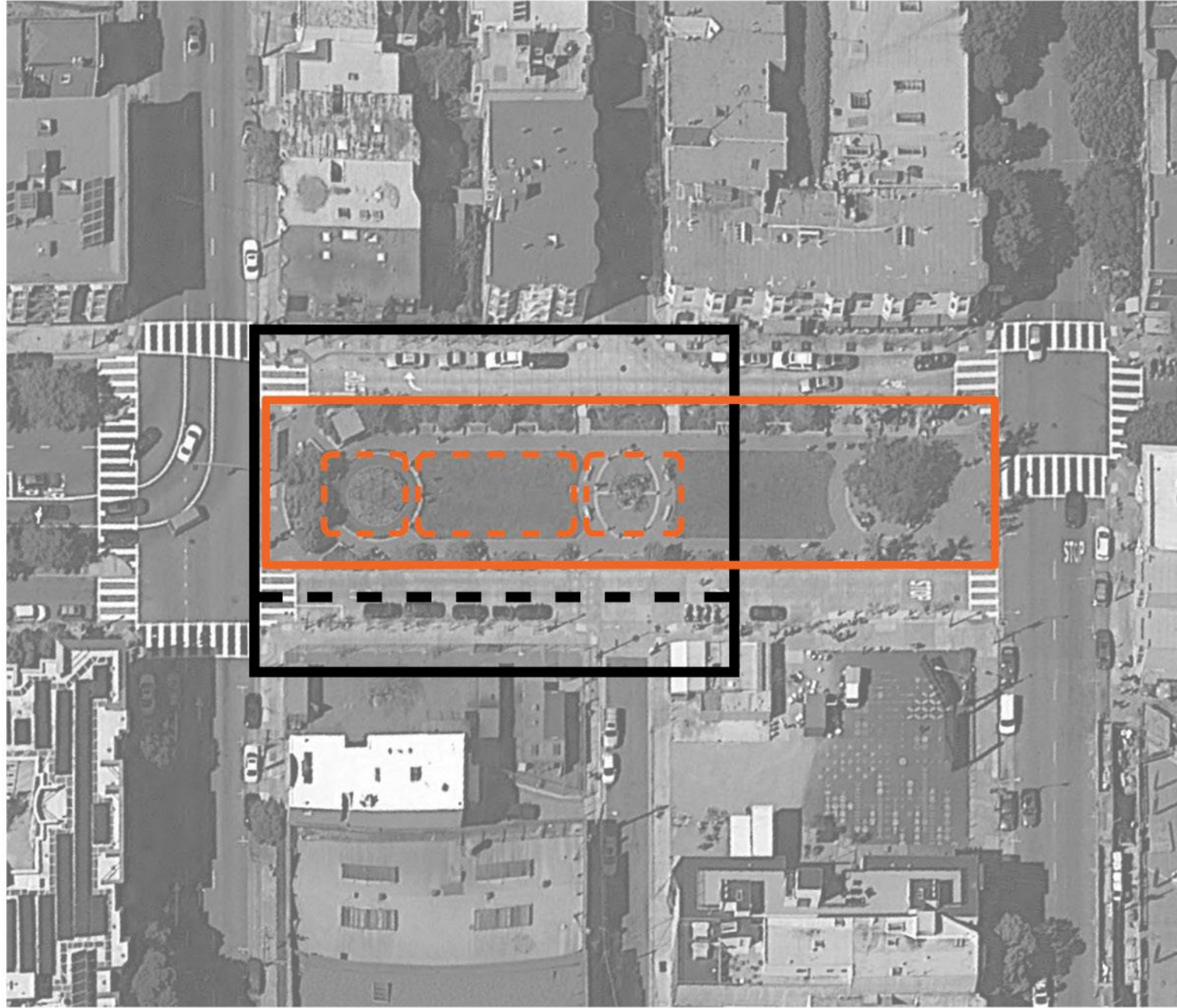




Proposed Park Area

# Brady Street Park Scale Comparison





Patricia's Green Park + Shared Public Way at Octavia Boulevard and Linden Street

## Brady Street Park Scale Comparison

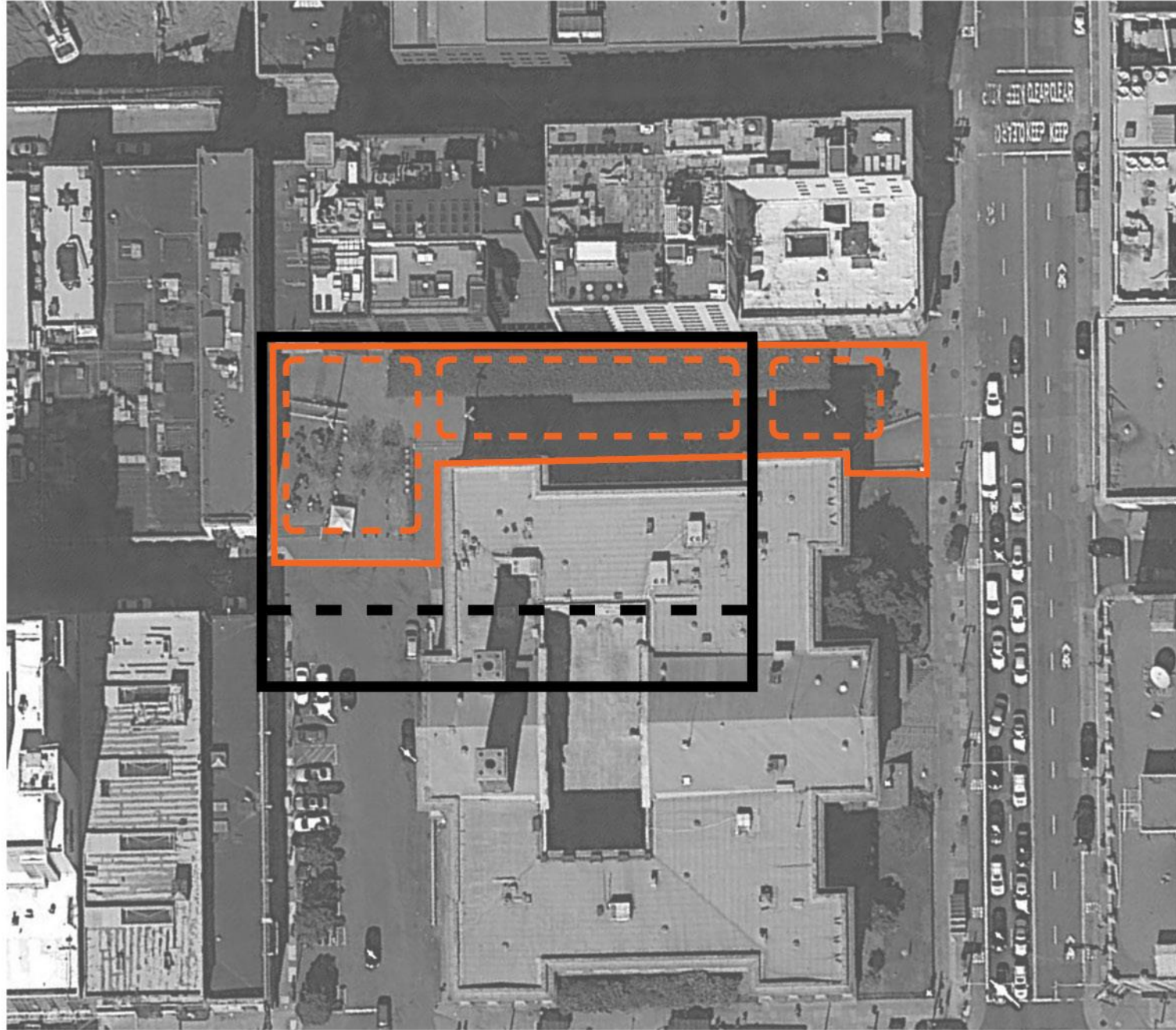




South Park - Mid Block Neighborhood Park

# Brady Street Park Scale Comparison

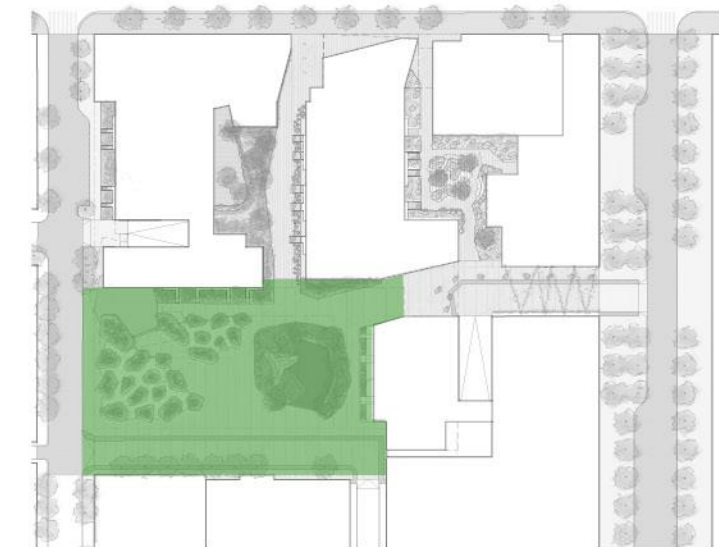




Mint Plaza

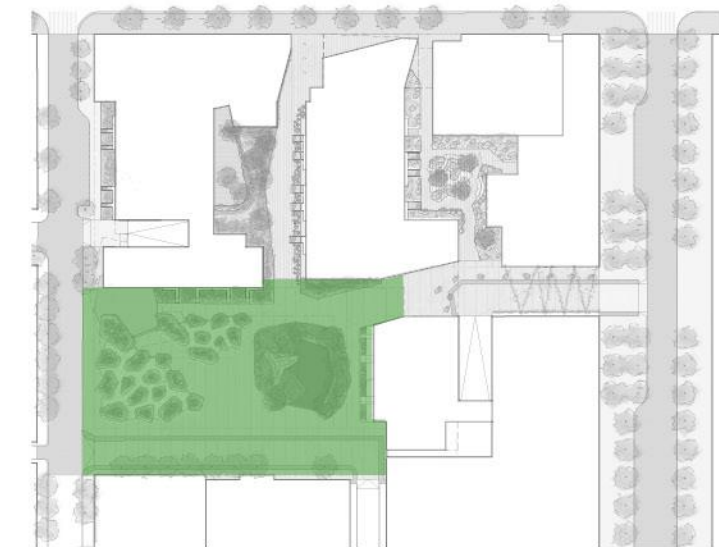
# Park Scale Comparisons





# Brady Street Park Program





Brady Street Park: Play Garden





Brady Street Park: Play Garden





Brady Street Park: Play Garden





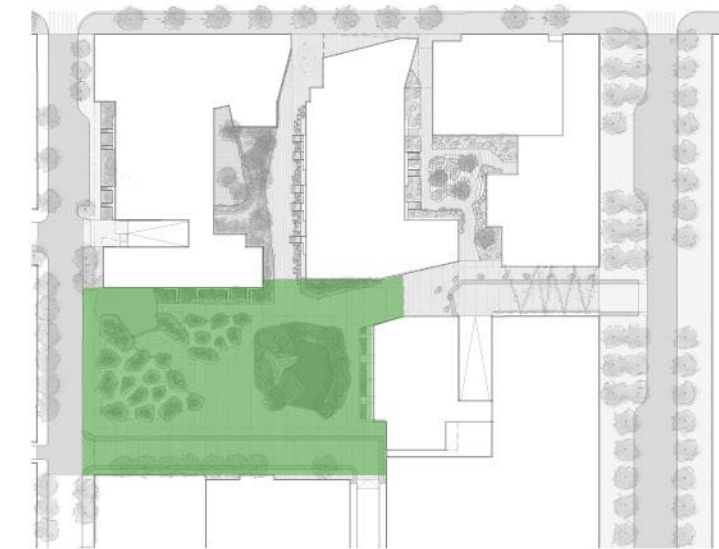
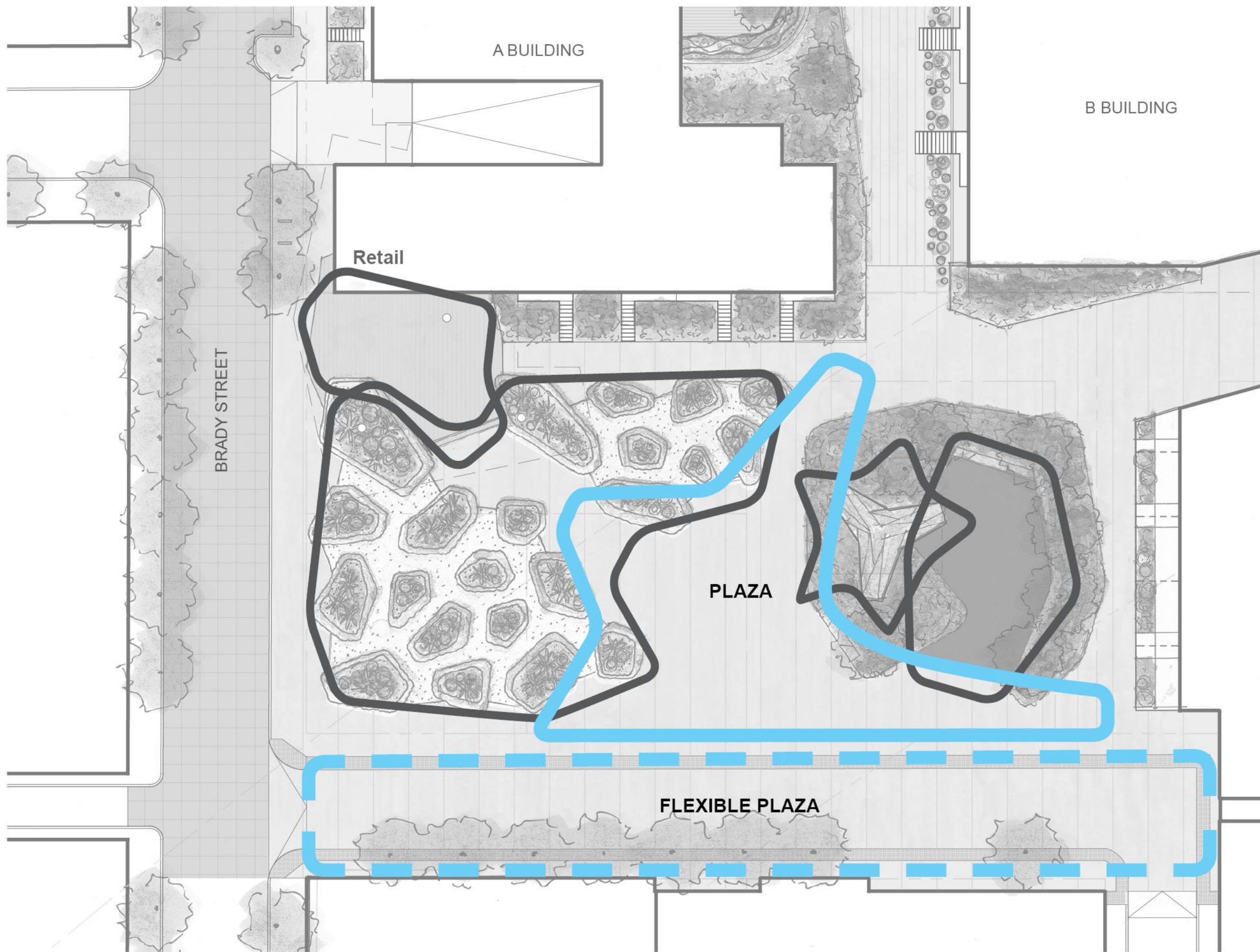
Brady Street Park: Play Garden





Brady Street Park: Play Garden





Brady Street Park: Plaza





Brady Street Park: Plaza





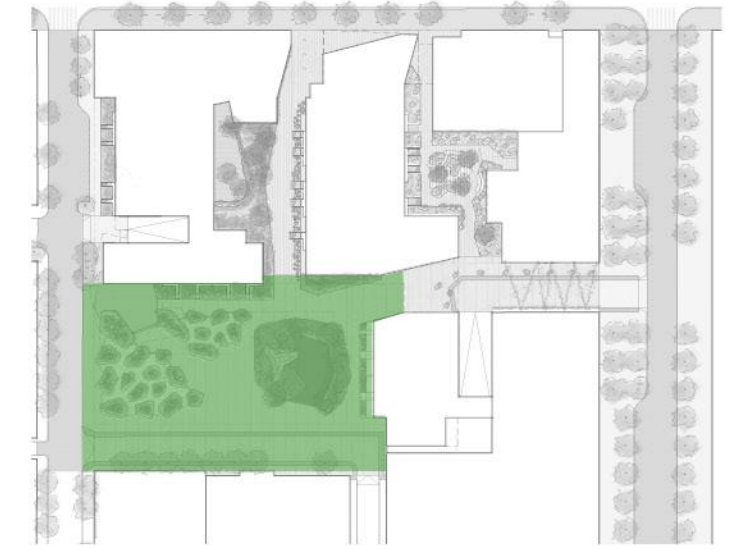
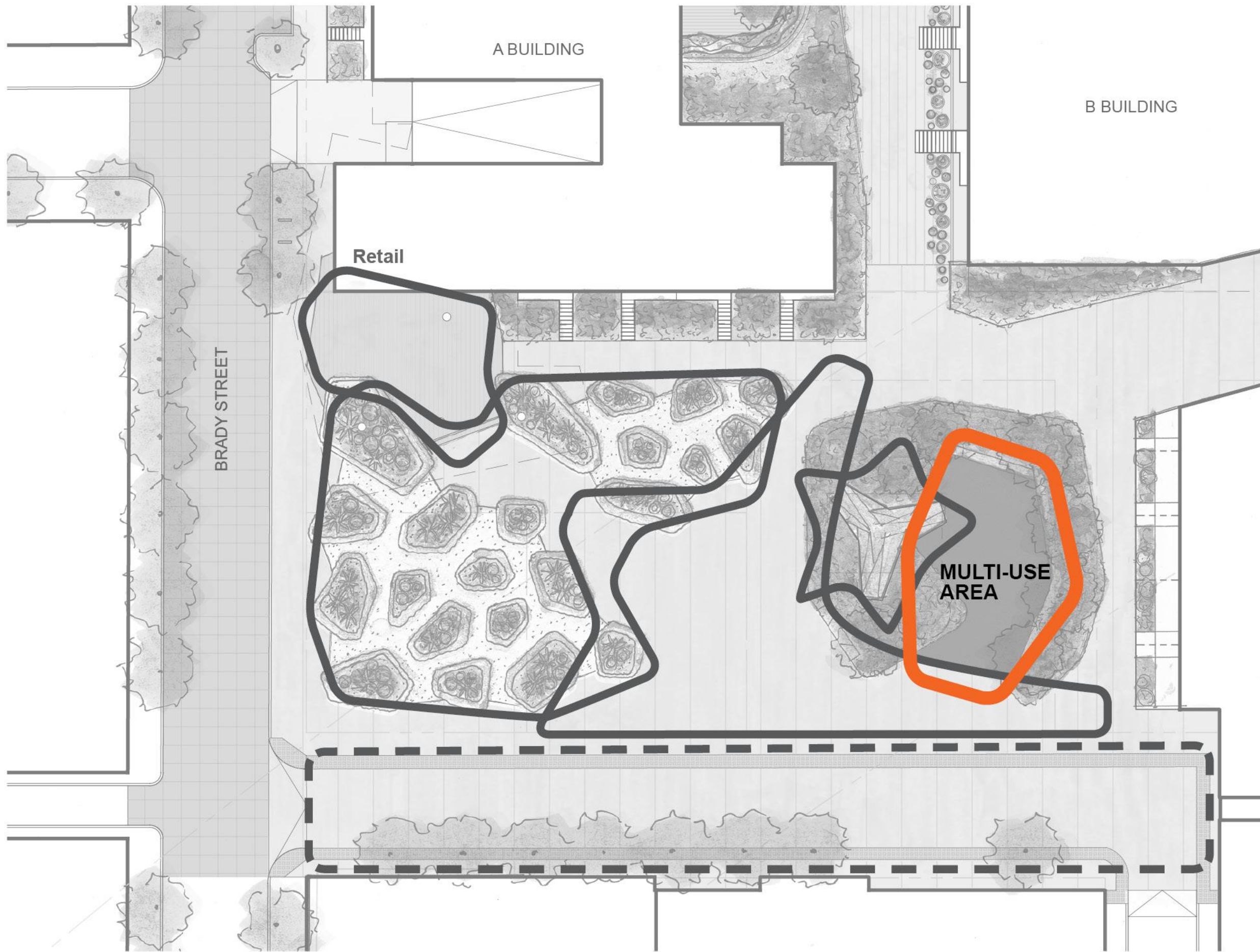
Brady Street Park: Plaza





Brady Street Park: Plaza





Brady Street Park: Multi-Use Area





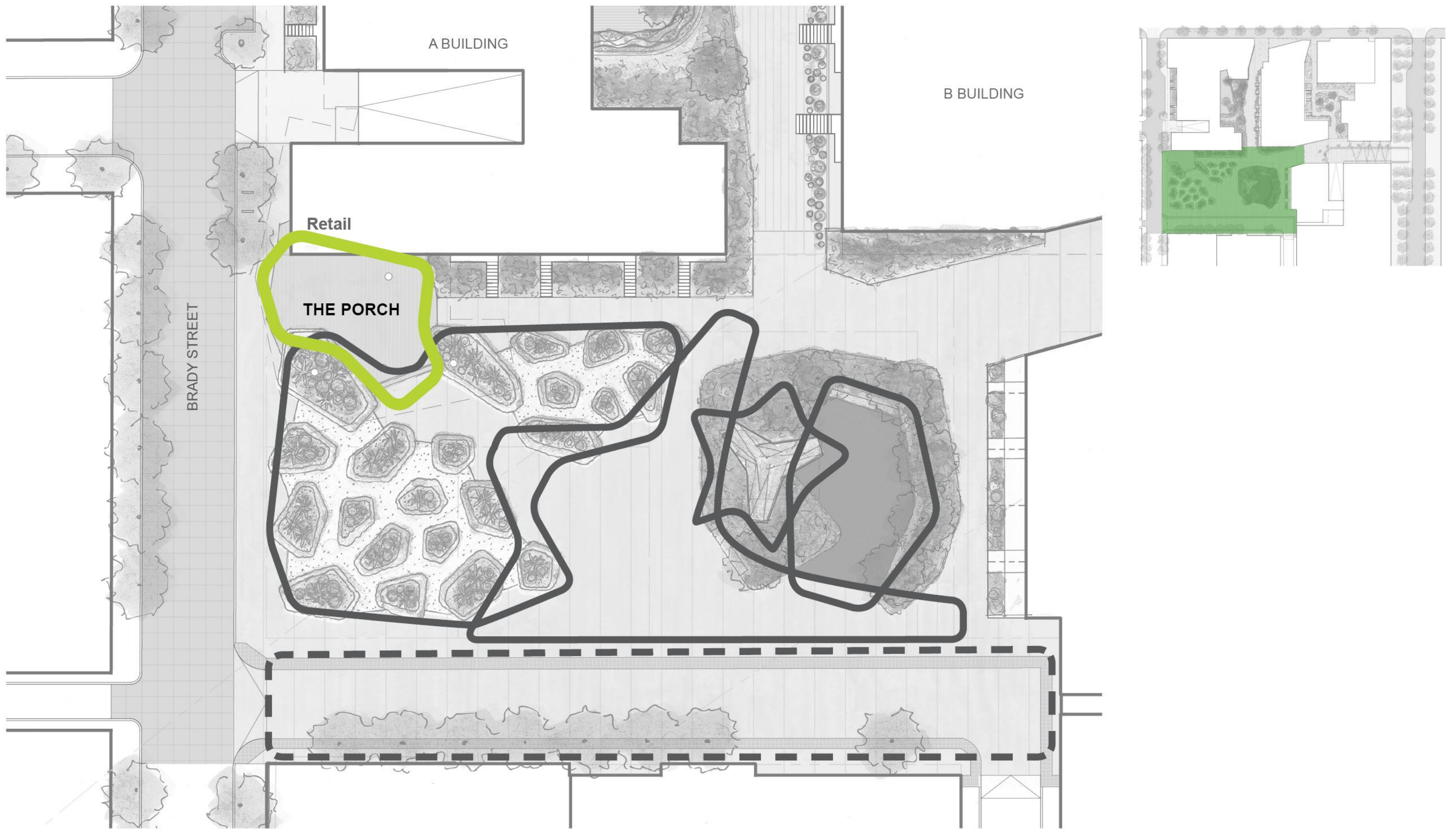
Brady Street Park: Multi-Use Area





Brady Street Park: Multi-Use Area





Brady Street Park: The Porch





Brady Street Park: The Porch





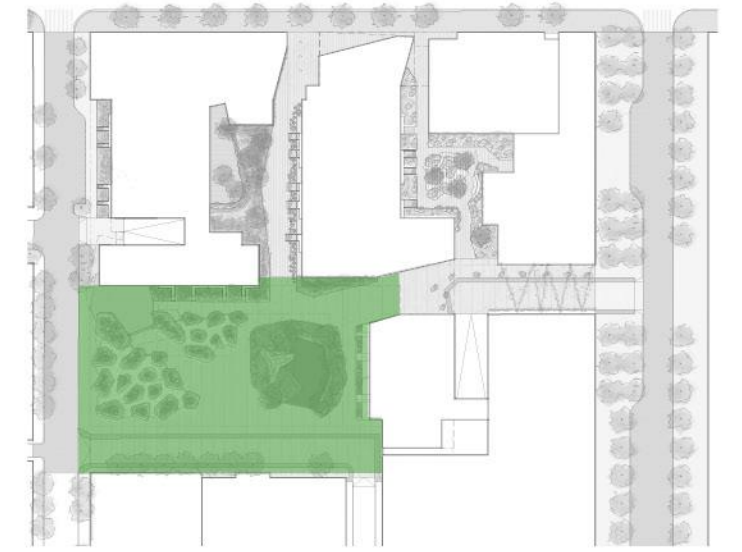
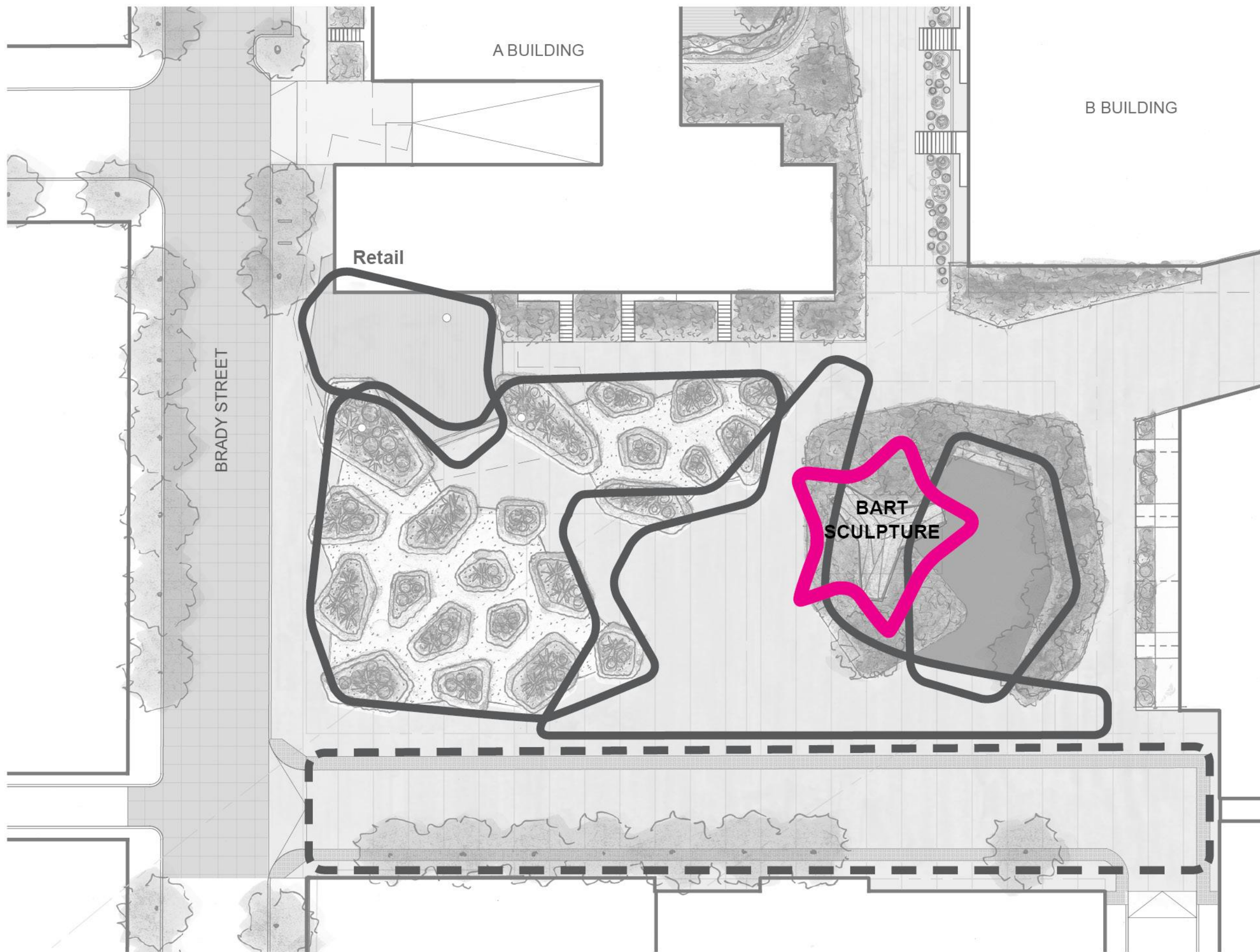
Brady Street Park: The Porch





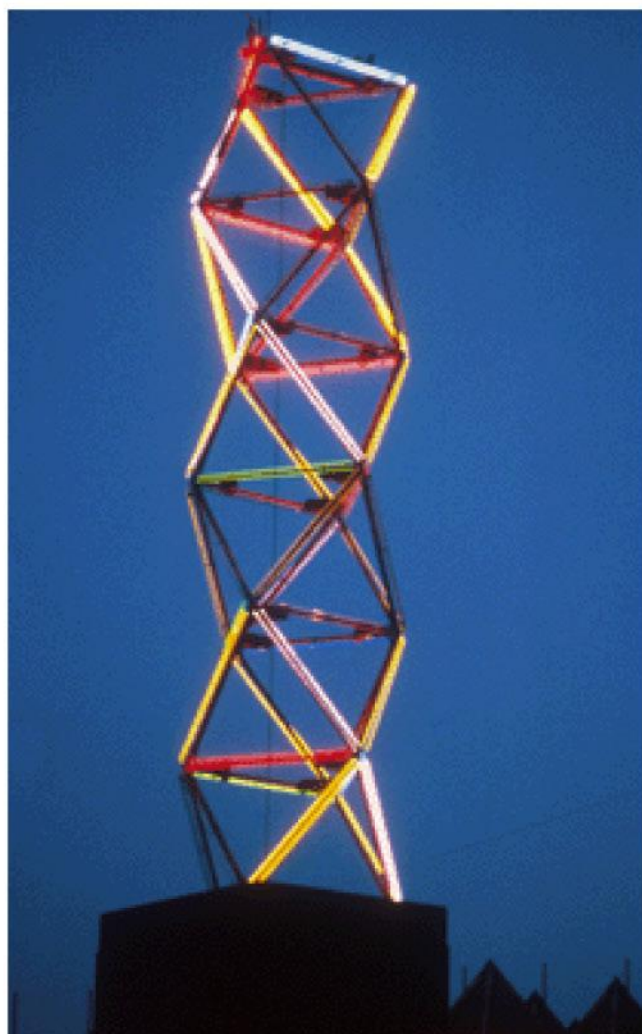
Brady Street Park: The Porch





Brady Street Park: BART Vent Sculpture





Brady Street Park: BART Vent Sculpture





Brady Street Park





Site & Streetscape Plan

