



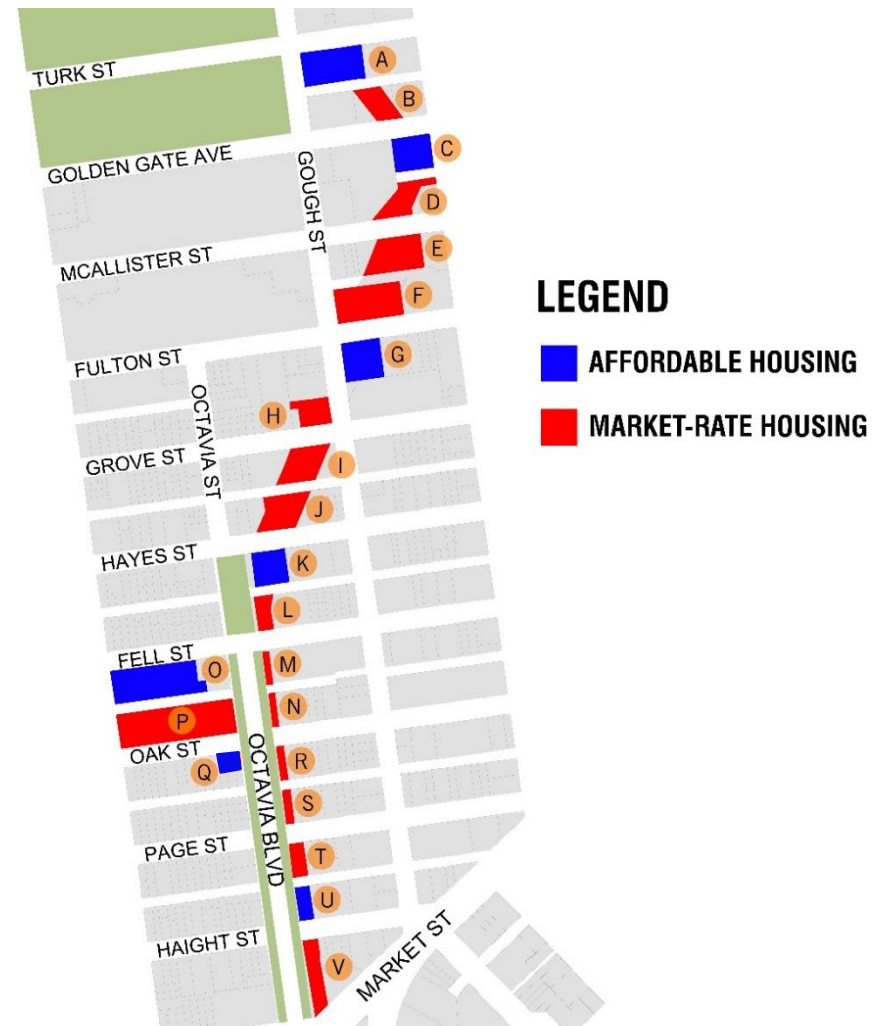
Octavia Boulevard Central Freeway Parcels

**Presentation to Market Octavia CAC
August 17, 2020**



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.

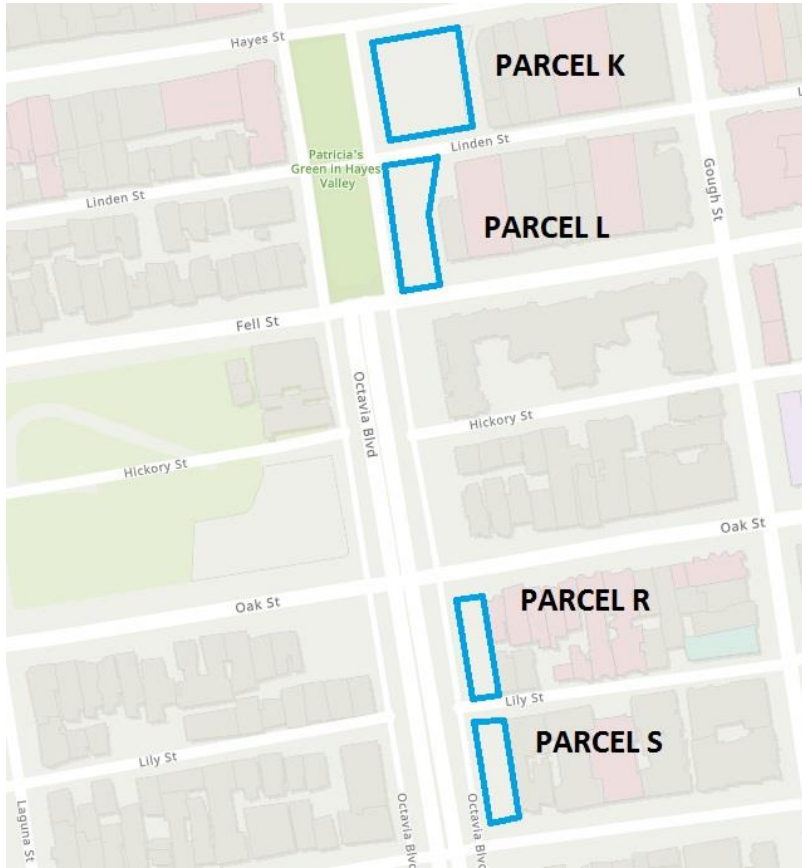


Current / Planned Development



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

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