

The Call Building / 74 New Montgomery

SoMa
District 6

The Call Building project will convert the historic seven-story building from office to residential use. The project will retain, restore, and preserve the building's historic exterior, adaptively re-use the interior to provide approximately 114 residential units and add six units in a new penthouse constructed on the roof of the building. Approximately 6,400 sq. ft. of common usable open space for the all residents in a new rooftop deck atop the proposed penthouse is also being provided, along with a total of 41 parking spaces.



JESSIE & NEW MONTGOMERY
STREET VIEW

Total Number of Units **120**
Affordable Units **14** (12%)

Approvals History:
3/10/05 Endorsed by SFHAC
5/5/05 Planning Commission APPROVED

Developer: New Montgomery Associates, LLC.
Architect: ADD Inc.

Status:
Fully entitled and expected to begin construction by late Summer 2005, with an estimated 12 month construction period.

Armstrong Place / 5600 Third

Bayview
(District 10)

Armstrong Place will include up to 132 senior rental apartments above 8,800 sq. ft. of commercial space, as well as 122 below market rate condominiums. The possibility of "heavy" landscaping will be feasible given that its interior courtyard will be located at grade level. Additionally, the project will provide new pedestrian sidewalks where none exist currently, as well as secure bicycle parking and City CarShare pods, and a total of 165 parking spaces.



VIEW OF RETAIL
ON THIRD ST.



ARMSTRONG LANE VIEW



THIRD STREET VIEW

Total Number of Units **254**
Affordable Units **254** (100%)

Approvals History:
5/18/05 Endorsed by SFHAC
6/23/05 Planning Commission APPROVED

Developer: BRIDGE Housing
Architect: David Baker + Partners

Status:
Expect to begin construction in Spring 2006 with first (out of 3) phases. Each phase expected to be 14-15 months in construction.

1905 Mission

Mission
(District 6)

1905 Mission Street, located on the north gateway of the Mission District, will encompass 24 two-bedroom units, 2,600 sq. ft. of retail space, and provide a total of 24 parking spaces and 6 secure bicycle spaces. The project will also provide just over 2,300 sq. ft. of open space throughout the building, including the roof. This project will be replacing three lots, two of which have been vacant for years, and a roofing company most recently occupied the third.

Total Number of Units **24**
Affordable Units **2** (12%)

Approvals History:
7/13/04 Endorsed by SFHAC
7/15/04 Planning Commission APPROVED

Developer: 1905 Mission, LLC.
Architect: Forum Design, LTD.

Status:
Expecting to begin construction by late Summer 2005. Estimated 14 month construction period.