

Stonestown Village

West of Twin Peaks
(District 7)

Stonestown Village is a mixed-use project located next to the Stonestown Galleria Mall. The master plan includes 200 low-rise apartments, an 85-unit senior community, and 58,400 square feet of new retail, plus required parking. A grocery store and other neighborhood-serving retail uses will provide needed services in this well-established but underserved community.



VIEW OF APARTMENTS

Total Number of Units **200**
 Affordable Units **33** (16.5%)
 Parking Spaces 200+
 Other Amenities Ground Floor Retail
 Public Plaza

Approvals History:

1/17/02 Endorsed by SFHAC
 Environmental Review complete
 2/27/02 Draft Environmental Impact Report
 hearing

Developer: A.F. Evans
 Architect: Patri Merker Architects

Status:
 Withdrawn; it has new owner.

Curran House - 145 Taylor Street

Tenderloin
(District 6)

Tenderloin Neighborhood Development Corporation and the Mayor's Office of Housing have teamed to develop Curran House, a 100% affordable high-density family apartment building for families in the Tenderloin. Eliminating off-street parking greatly reduces the cost of the project, allowing for additional units and more on-site amenities. Residents can use extensive local transit service, or walk to nearby services.



LOBBY SKETCH



ELEVATION VIEW



TYPICAL FLOOR PLAN

Total Number of Units **67**
 Affordable Units **67** (100%)
 Parking Spaces 0
 Other Amenities 1300 Square feet ground
 floor retail

Approval History:

3/29/02 Endorsed by SFHAC Conditional Use
 Permit (CUP) required for zero
 parking
 6/27/02 Planning Commission APPROVED

Developer: Tenderloin Neighborhood
 Development Corporation
 Architect: David Baker & Partners

Status:
 Broke ground in Jan 2004; completion scheduled
 for early September 2005.

601 King Street

Showplace Square
(District 6)

This design is for a new mixed-use development of retail space and 250 dwelling units, with affordable and market rate homes. A portion of The Mission Creek greenbelt and bikeway is located on the site and will serve as pedestrian and bicycle link from the Mission District and Showplace Square to Mission Bay and Downtown. The ground level is wrapped at the street edge with retail, townhomes, and common space, hiding the garage.



MISSION CREEK GREENWAY



GROUND FLOOR PLAN



AERIAL VIEW

Total Number of Units **224**
 Affordable Units **170** (76%)
 Parking Spaces 238
 Other Amenities Ground Floor Retail
 Public Greenway
 160 Bicycle Spaces
 City CarShare

Approvals History:

3/01/02 Endorsed by SFHAC
 6/20/02 Conditional Use Permit hearing
 8/08/02 Board of Supervisors hearing on
 height change
 3/13/03 Planning Commission hearing
 3/24/03 Board of Supervisors APPROVED
 height change

Developer: A. F. Evans
 Architect: David Baker & Partners

Status:
 Construction to begin in July/August 2005. An
 estimated 20 month construction period is
 expected.