

One Rincon Hill

Rincon Hill
(District 6)

The One Rincon Hill, at Harrison and First Streets, project consists of two towers (ranging from 450 to 550 feet tall) holding 705 residential units with additional 15-stacked townhouses along Harrison and First Streets. The project would replace a four-story office building, a clock tower, and a parking garage all built in the '40s and '50s. It calls for 375 parking spaces, with City CarShare pods and bicycle parking as well.

RENDERING



Total Number of Units **720**
Affordable Units **86-122** (12-17%)

Approvals History:
1/11/05 Endorsed by SFHAC

Developer: Rincon Ventures, LLC
Architect: Solomon Cordwell Buenz & Assoc., Inc.

Status:
Waiting for zoning finalization from the Board of Supervisors. Planning Commission hearing is expected this Summer, 2005.

800 Brotherhood Way

West Portal
(District 7)

800 Brotherhood Way, adjacent to Park Merced, is an 8-acre site consisting of 182 family-sized units in 60 attached single-family duplexes arranged around a newly constructed loop road. Each unit would have one independently accessible parking space and an additional tandem parking spot per unit. The project integrated good urban design methods with its pedestrian- and bicycle-friendly paths to Lake Merced.

UPPER PARK VIEW



COURTYARD VIEW

Total Number of Units **182**
Affordable Units **22** (12%)

Approvals History:
6/8/04 Endorsed by SFHAC
5/19/05 Planning Commission APPROVED

Developer: Mission Development Group
Architect: Michael Stanton Architecture

Status:
Awaiting a possible appeal to be filed with the Board of Supervisors.

1234 Howard

SoMa
(District 6)

1234 Howard, between 8th & 9th Street, will consist of 18 units within a five-story H-shaped structure that is replacing a vacant warehouse. Its design is such that it will provide its residents with plenty of natural light and open space per unit. It will provide a total of 18 off-street parking spaces.



VIEW OF HOWARD STREET

VIEW OF INTERIOR



Total Number of Units **18**
Affordable Units **2** (12%)

Approvals History:
2/8/05 Endorsed by SFHAC
2/24/05 EIR approved by PC
5/4/05 APPROVED by Planning Administrator

Developer: 1234 Howard, LLC
Architect: Saitowitz/Natoma Architects Inc.

Status:
Expecting to start construction in late 2005 to early 2006.