

770 Woolsey

WELCOME

Who we are

GROUP i



L37

Partners

IWAMOTOSCOTT
ARCHITECTURE

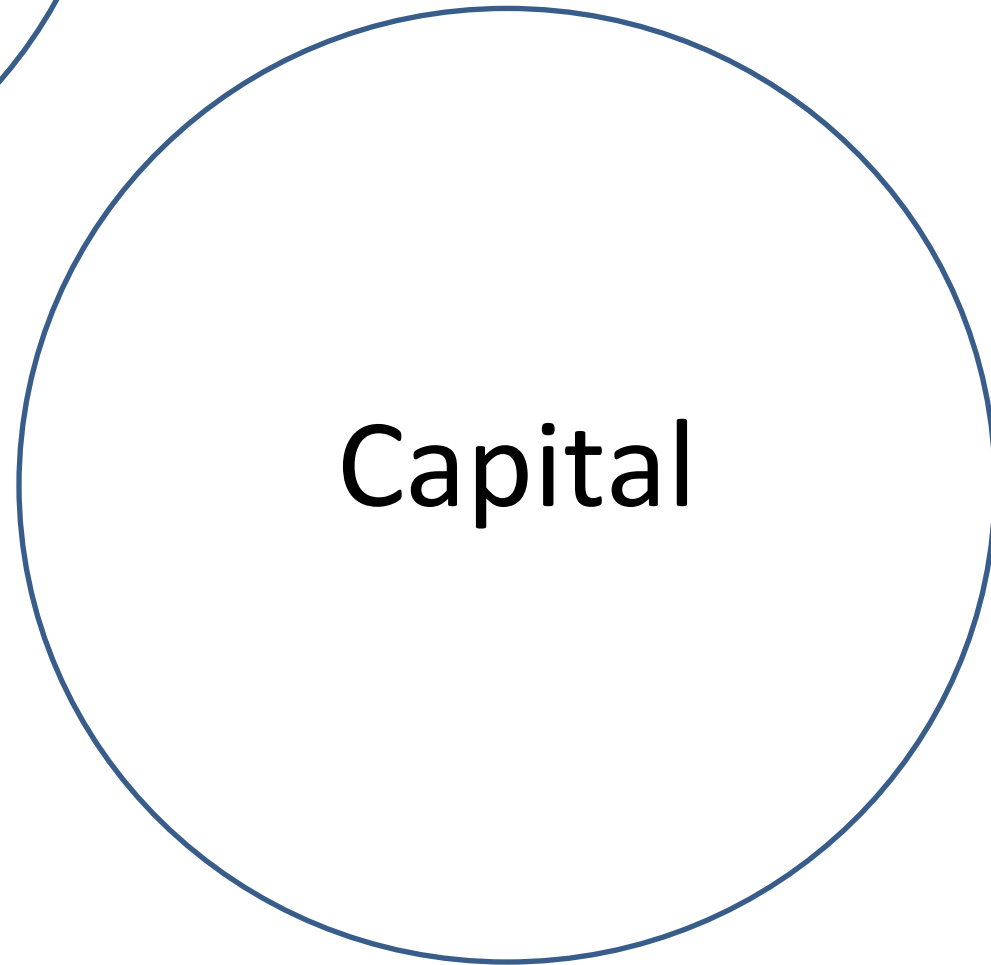
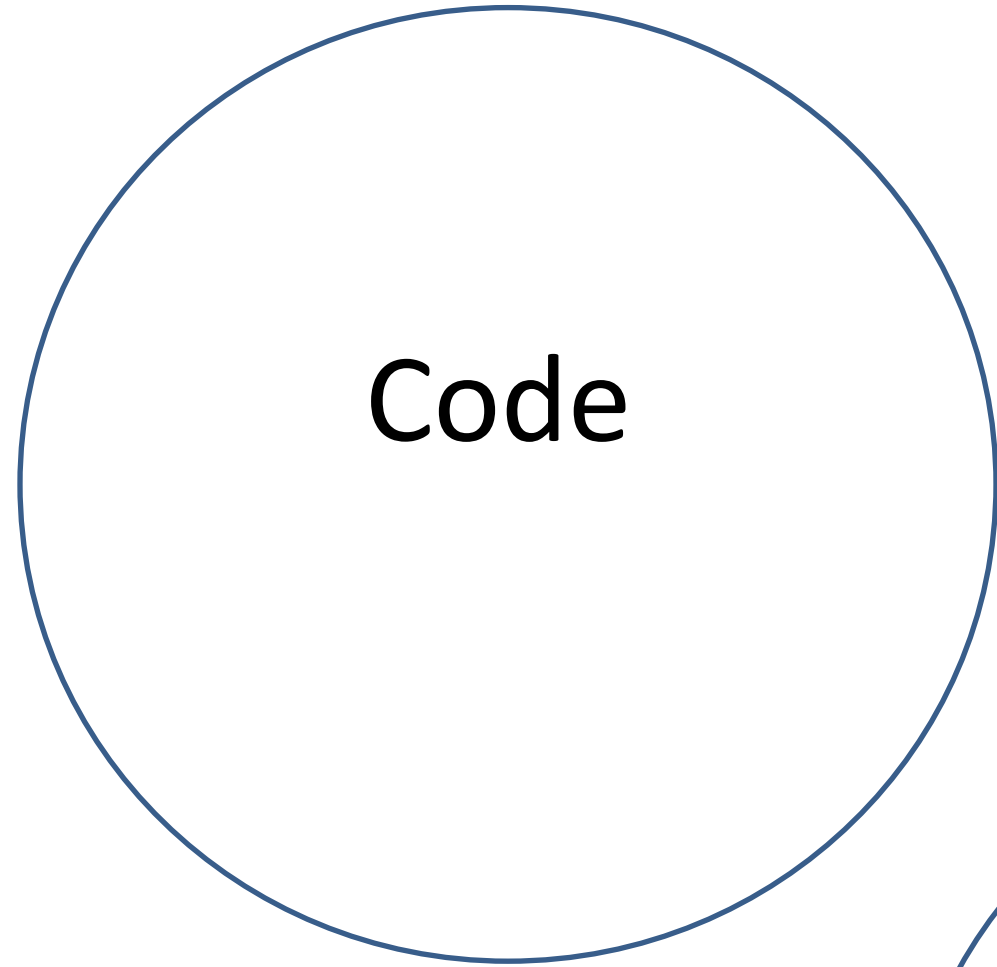


Existing Condition

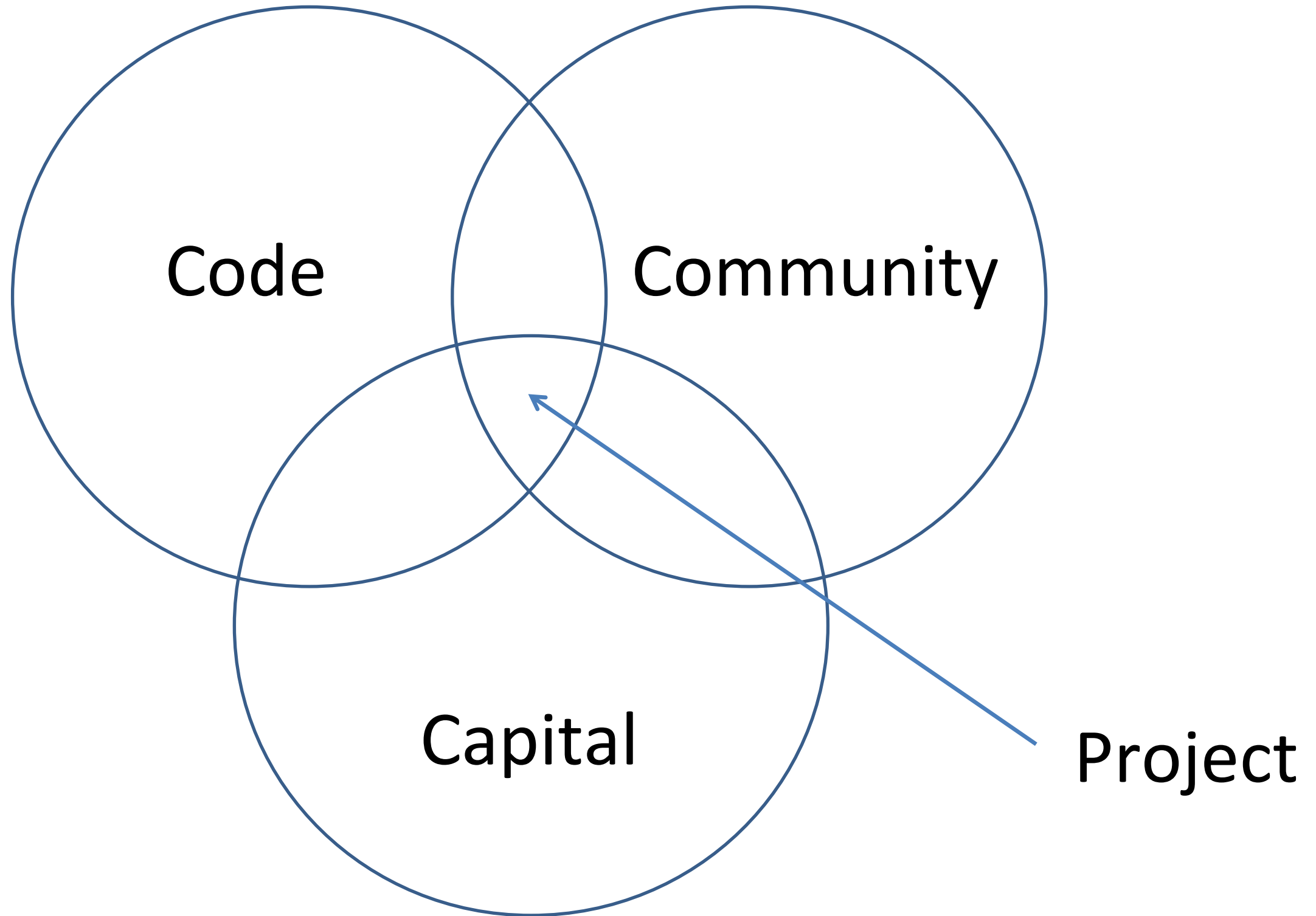


96,000 sq ft. Bound by Woolsey, Bowdoin, Wayland & Hamilton. Toxic levels of lead & pesticides inc. DDT are present

Entitlement



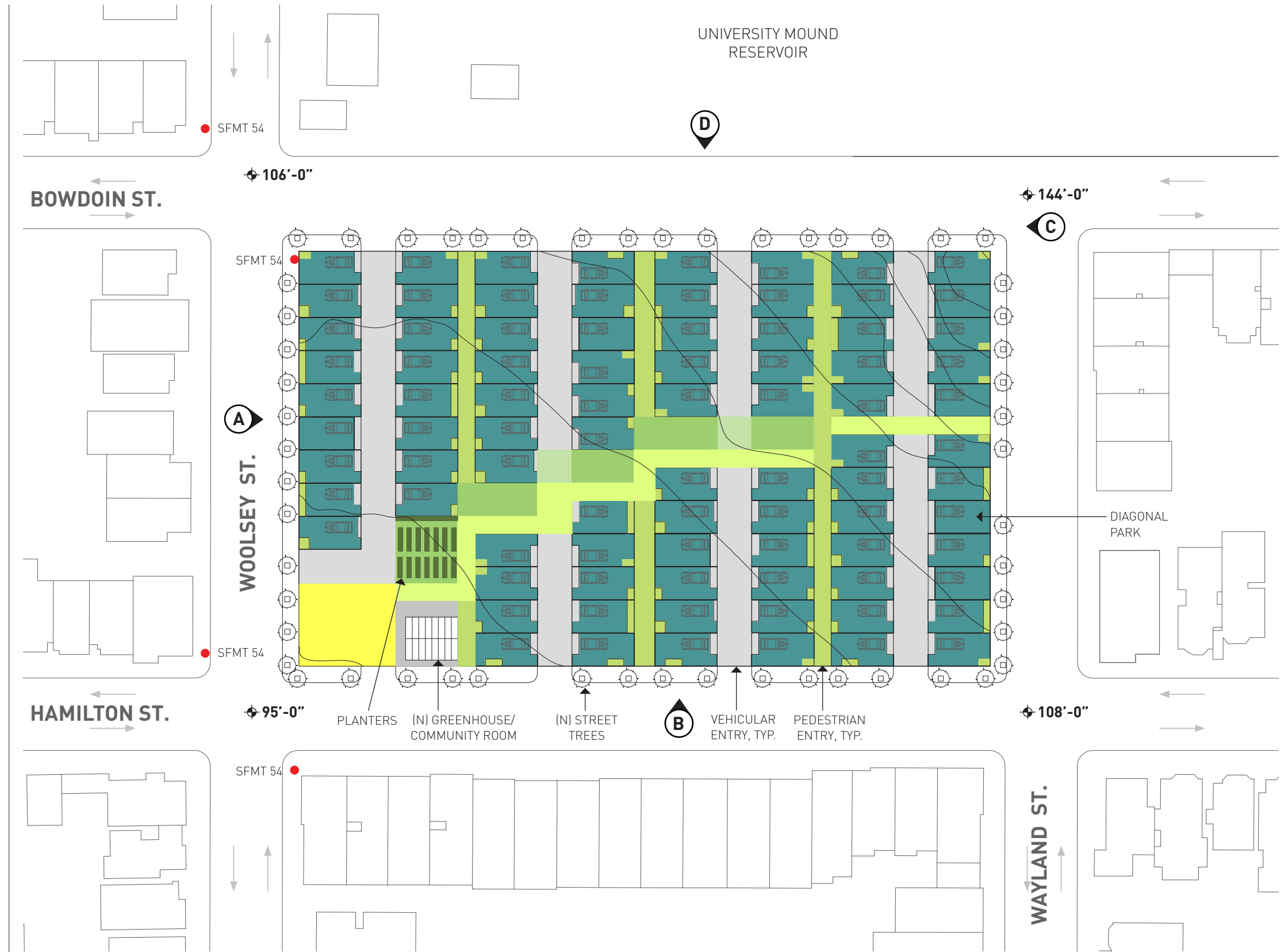
Entitlement



1. Previously circulated 86 home project

LEGEND

- Public Path
- Pedestrian Access to Homes
- Public Outdoor Area
- Planters
- Vehicular Access Drive
- Dwelling Units
- Playground



SITE PLAN: PLAYGROUND @ SE CORNER W/ (N) GREENHOUSE

2. Updated 63 home (via duplex) project, pursuant to a Planned Unit Development. Suitable for reconfiguration to accommodate Public Open Space / green uses

PLANNED UNIT DEVELOPMENT

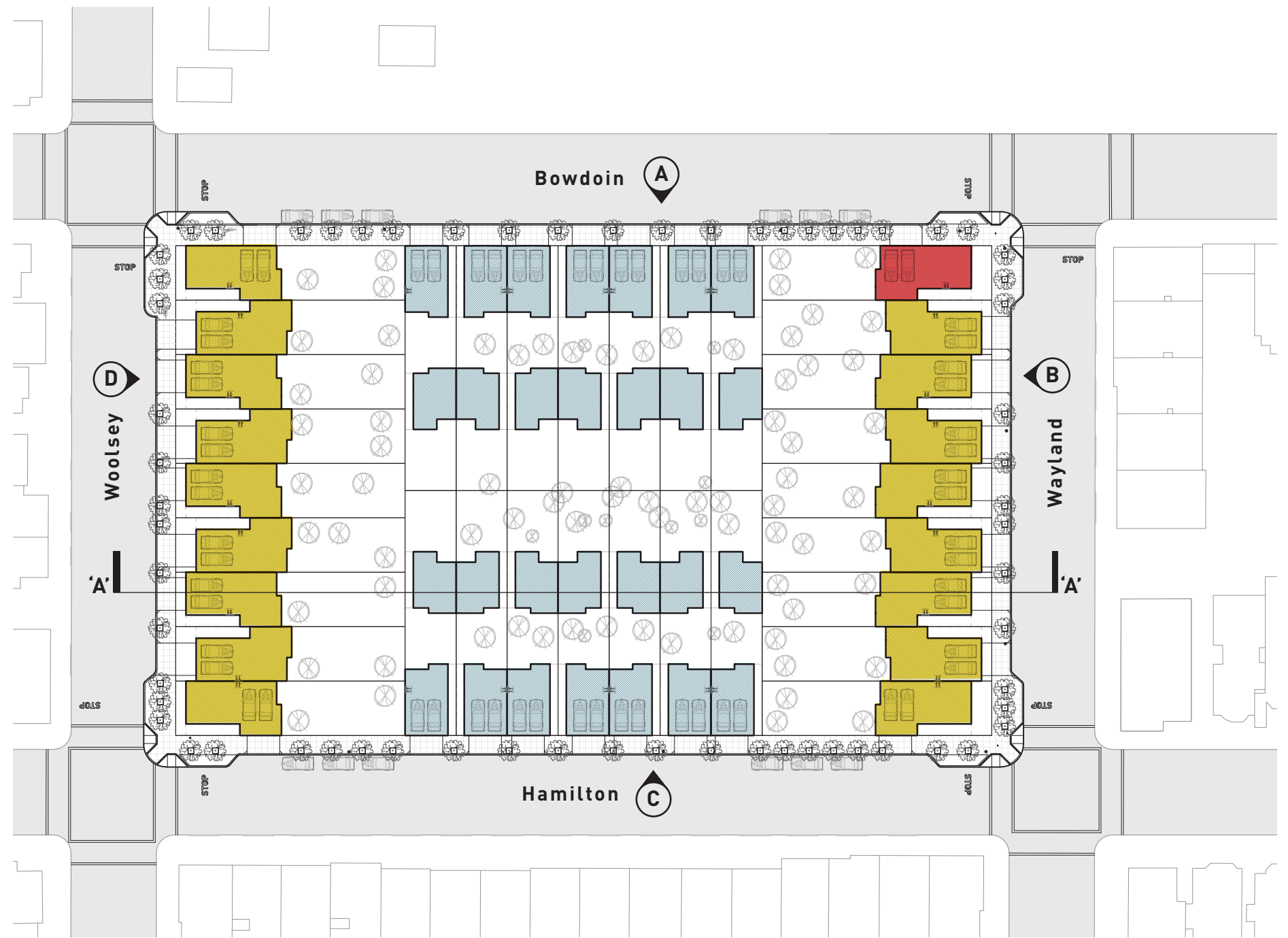
Unit Mix

Unit Mix Matrix

Unit Type	Bed / Bath	Qty.	Parking	Lot Size [SF]
A.1*	3 / 2.5	14	1	3,000
A.2**	3 / 3	14	1	~
B.1***	2 / 2	17	1	3,000
B.2****	3 / 3	17	1	~
C	4 / 3	1	2	3,000
Total	173 / 165	63	64	96000

Unit Type	Lot Width	O.S. [SF]	NSF	GSF
A.1*	25'	400	1400	1960
A.2**	~	300	1550	1780
B.1***	26'-8"	400	1250	1435
B.2****	~	400	1550	1780
C	26'-8"	300	1800	2400
Total	~	23700	90700	109415

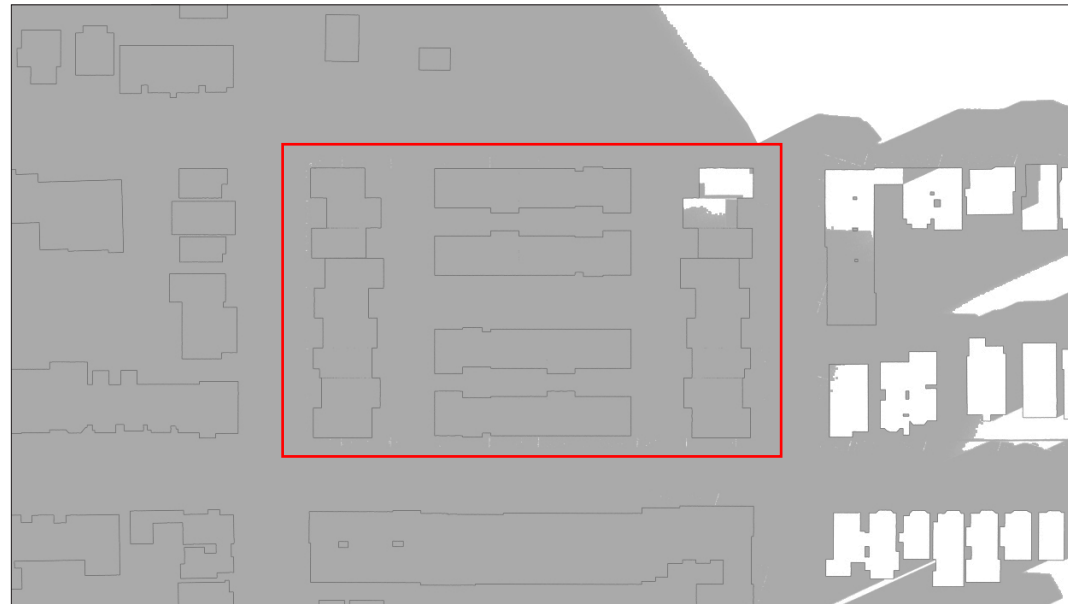
- * Duplex Front Unit
- ** Duplex Back Unit
- *** Duplex Top Unit
- **** Duplex Bottom Unit



SHADOW STUDY

DECEMBER 22 (WINTER SOLSTICE)

8AM



10AM



2PM



4PM



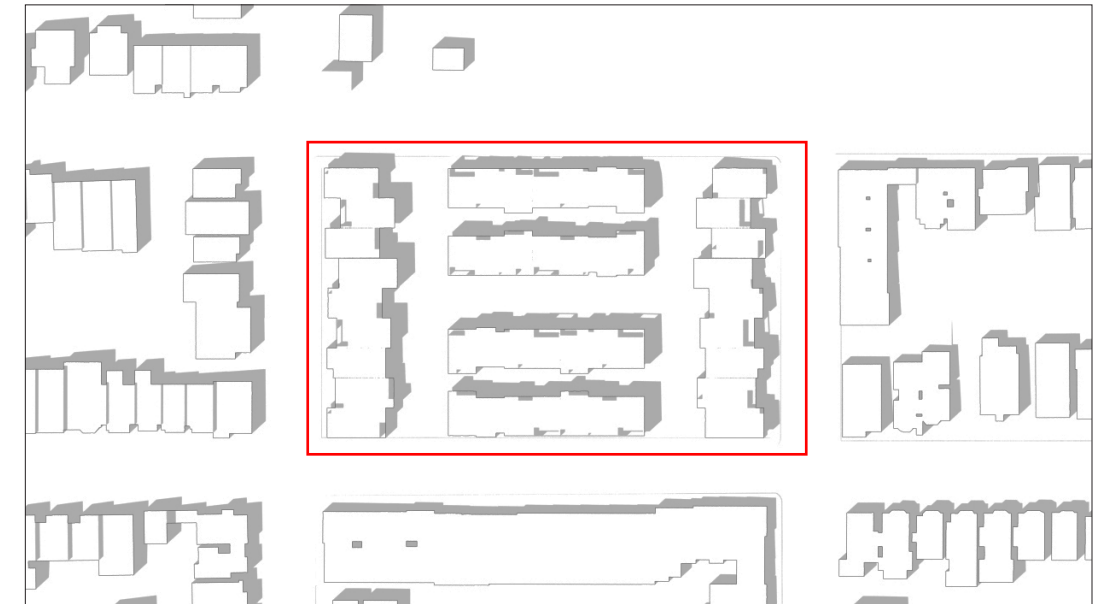
SHADOW STUDY

JUNE 21 (SUMMER SOLSTICE)

8AM



10AM



2PM



4PM



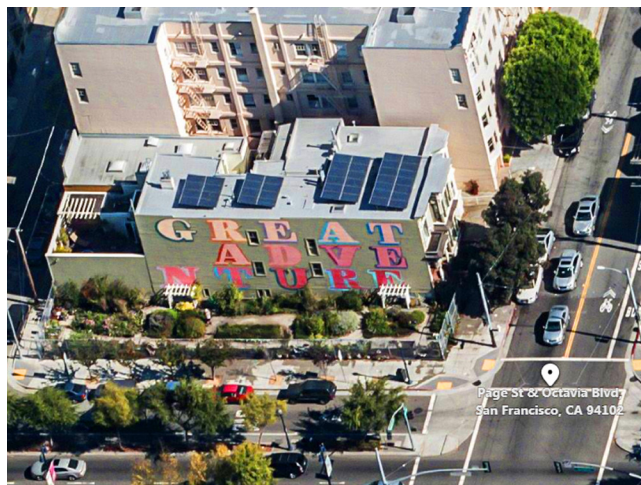
Updated Site Plan – Public open space

OPEN SPACE PLANNING

Option A

Community Open Space = 3,360 SF

Community Garden Precedents



Community Garden in Hayes Valley

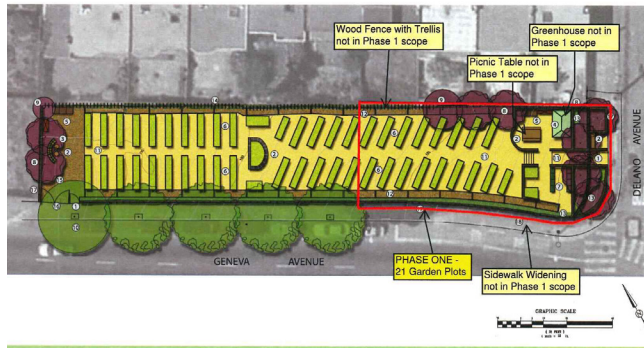
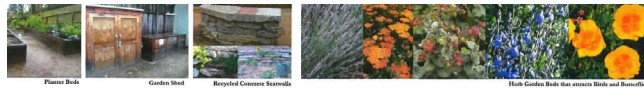


OPEN SPACE PLANNING

Option B

Community Open Space = 9,571 SF

Community Garden Precedents



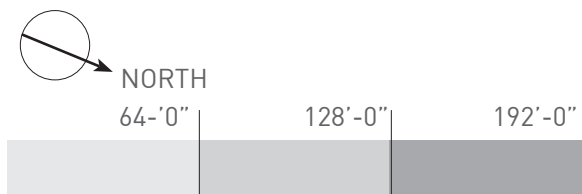
Geneva Community Garden
Consultant: Department of Public Works

Geneva Community Garden
10,000 SF * | 58 Plots *



Ogden Terrace Community Garden
6,720 SF * | 38 Plots *

* Per San Francisco Recreation & Parks



- Greenhouse
- Raised Planter
- Existing Smokestack Structure

OPEN SPACE PLANNING

Option C

Community Open Space = 9,664 SF

Community Garden Precedent



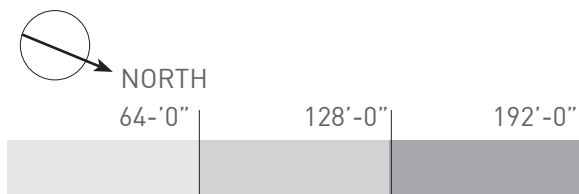
Potrero Hill Community Garden
13,200 SF * | 51 Plots *

Community Open Space Precedent



Noe Valley Town Square
9,500 SF **

* Per San Francisco Recreation & Parks
** Per www.450architects.com



Architectural Concepts

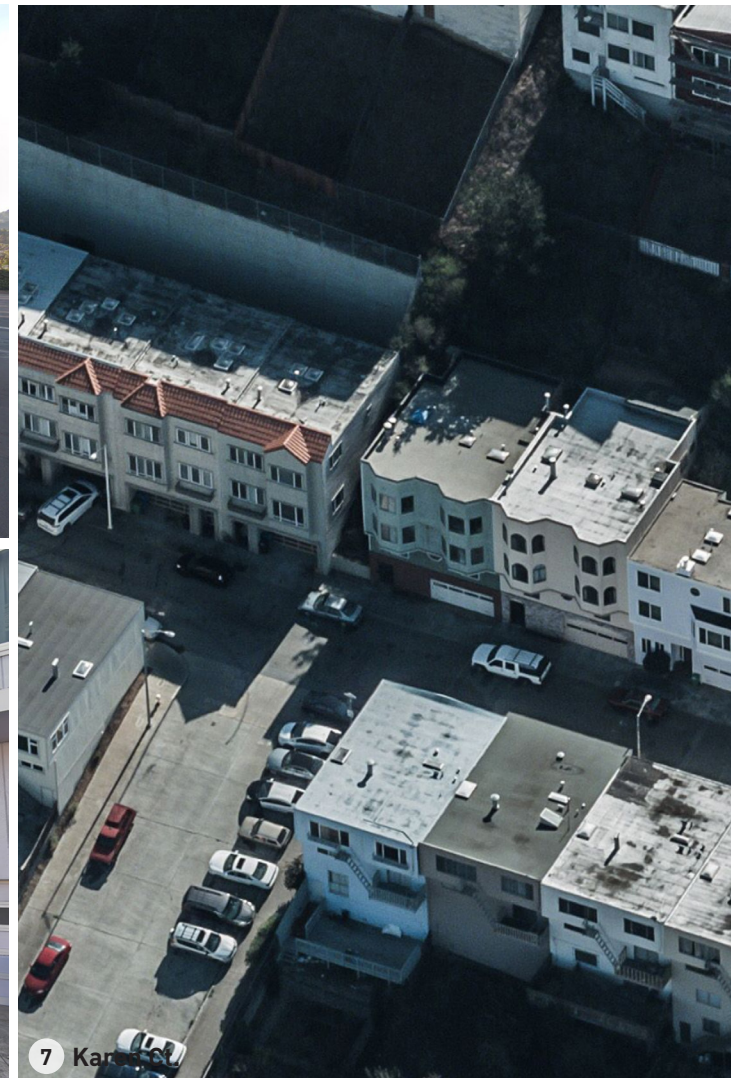
REFERENCE

Contextual Inspiration



REFERENCE

Contextual Inspiration



REFERENCE

Contemporary/Abstract Precedents



REFERENCE

Contemporary/Traditional Precedents



REFERENCE

Urban/Garden Precedents



REFERENCE

Contextual Inspiration



Varied Rhythm of Varied Gables

Asymmetrical Gable

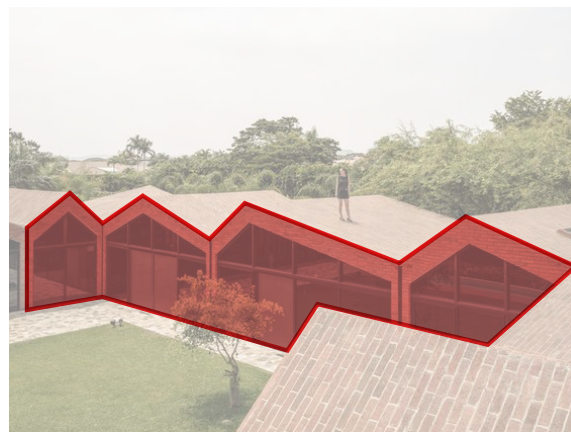
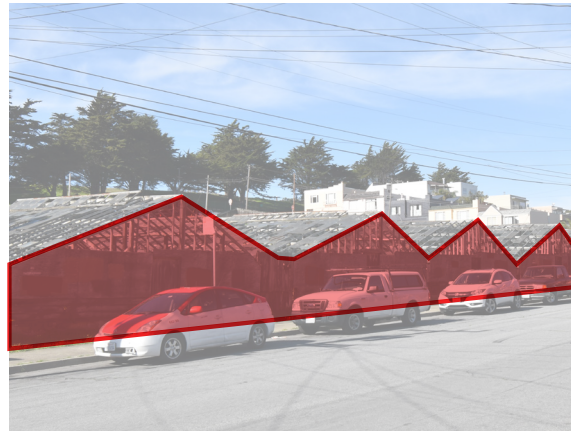
Rhythm of Repetitive/ Layered Rectangular Fenestration

Carved/Sculptural Volume

Naturalistic Landscaping

REFERENCE

Contextual Inspiration



Varied Rhythm of Varied Gables

Asymmetrical Gable

Rhythm of Repetitive/ Layered Rectangular Fenestration

Carved/Sculptural Volume

Naturalistic Landscaping

Affordable Housing

	Percent	Count	2 Bedroom Cost	3 Bedroom Cost
Low Income (80% AMI)	10.0%	7	\$367,682	\$403,171
Moderate Income (105% AMI)	5.0%	3	\$502,795	\$565,661
Middle Income (130% AMI)	5.0%	3	\$637,654	\$715,730
Total	20.0%	13		

Affordable Housing

	Percent	Count	2 Bedroom Cost	3 Bedroom Cost
Low Income (80% AMI)	10.0%	7	\$367,682	\$403,171
Moderate Income (105% AMI)	5.0%	3	\$502,795	\$565,661
Middle Income (130% AMI)	5.0%	3	\$637,654	\$715,730
Total	20.0%	13		

-\$715k 3 bed affordable to a family making \$76k/ea

(avg. base salary SF teacher =\$70K)

-\$367k 2 bed affordable to a family making \$42k/ea

(equal to making \$22/hr)

Misconceptions

1. We are speculators
2. We are building multimillion-dollar homes
3. Our affordable housing is not affordable
4. We are building palaces
5. We will increase traffic

Misconceptions

1. We are speculators

We are SF residents just like you

2. We are building multimillion-dollar homes

3. Our affordable housing is not affordable

4. We are building palaces

5. We will increase traffic

Misconceptions

1. We are speculators

We are SF residents just like you

2. We are building multimillion-dollar homes

Average market rate price is \$1.3M. Existing homes have sold for up to \$1.4M-\$1.6M

3. Our affordable housing is not affordable

4. We are building palaces

5. We will increase traffic

Misconceptions

1. We are speculators

We are SF residents just like you

2. We are building multimillion-dollar homes

Average market rate price is \$1.3M. Existing homes have sold for up to \$1.4M-\$1.6M

3. Our affordable housing is not affordable

Affordable to teachers and individuals making \$22/hr

4. We are building palaces

5. We will increase traffic

Misconceptions

1. We are speculators

We are SF residents just like you

2. We are building multimillion-dollar homes

Average market rate price is \$1.3M. Existing homes have sold for up to \$1.4M-\$1.6M

3. Our affordable housing is not affordable

Affordable to teachers and individuals making \$22/hr

4. We are building palaces

Average size is 1,430 sq ft. Smaller than the majority of existing homes.

5. We will increase traffic

Misconceptions

1. We are speculators

We are SF residents just like you

2. We are building multimillion-dollar homes

Average market rate price is \$1.3M. Existing homes have sold for up to \$1.4M-\$1.6M

3. Our affordable housing is not affordable

Affordable to teachers and individuals making \$22/hr

4. We are building palaces

Average size is 1,430 sq ft. Smaller than the majority of existing homes.

5. We will increase traffic

Have to study via CEQA. If any significant impact, we are required to mitigate it.

Project Goals

- Create a viable urban agriculture use
- Support education on urban agricultural use
- Respect for historical preservation and context
- Inclusive to new residents
- Family friendly affordable housing
- Clean up toxic soil and resolve RV parking

Thank you!

www.770woolsey.com