

770 Woolsey

WELCOME

Who we are

GROUP i



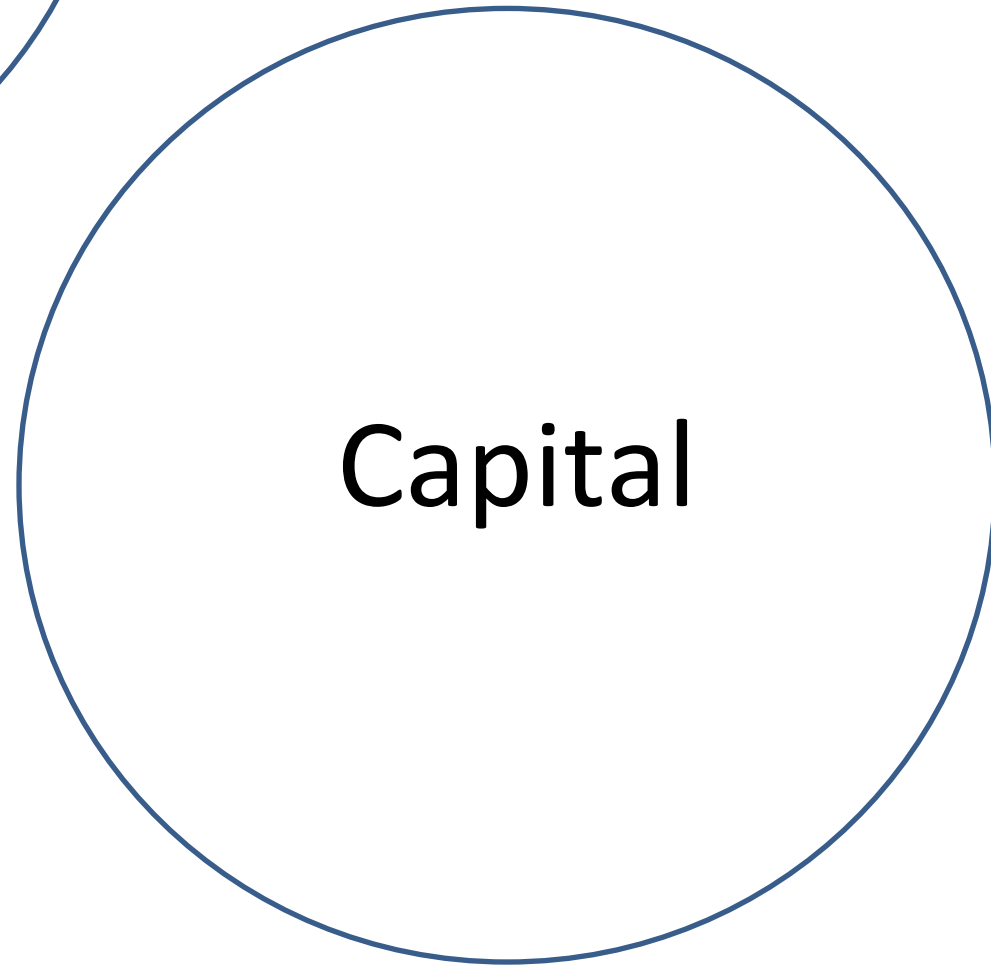
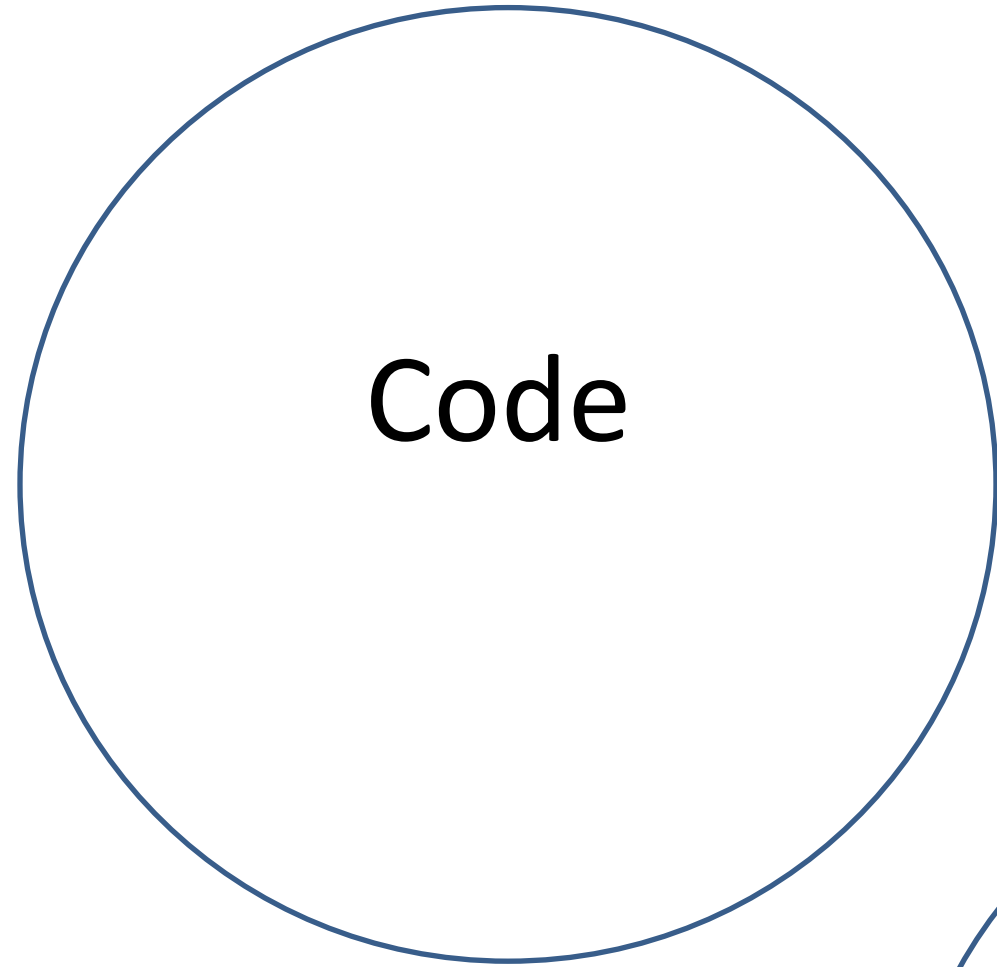
IWAMOTOSCOTT
ARCHITECTURE

Site

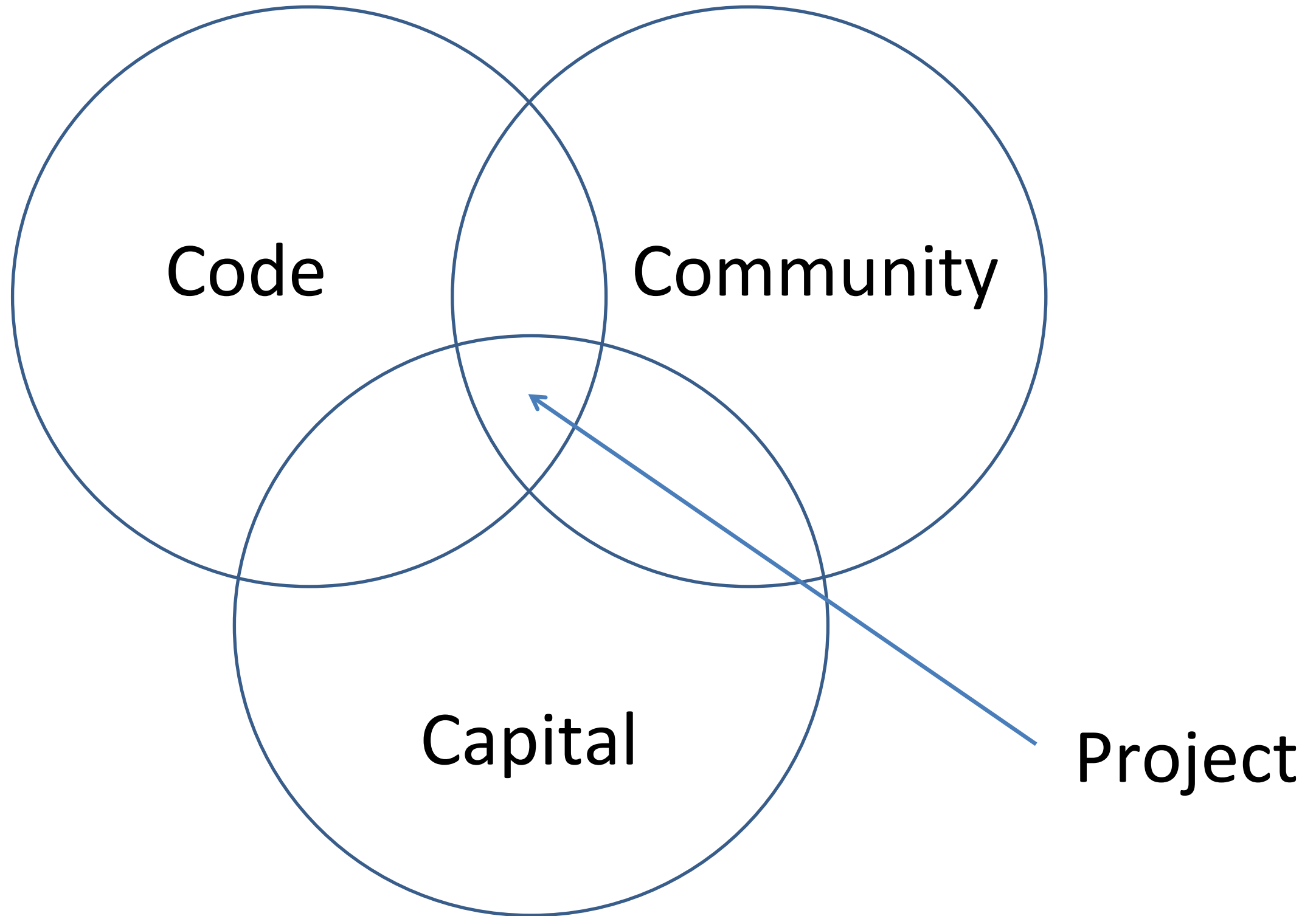


2.2 acres, 96,000 sq ft. Bound by Woolsey, Bowdoin, Wayland & Hamilton Streets. 240' x 400'

Entitlement



Entitlement



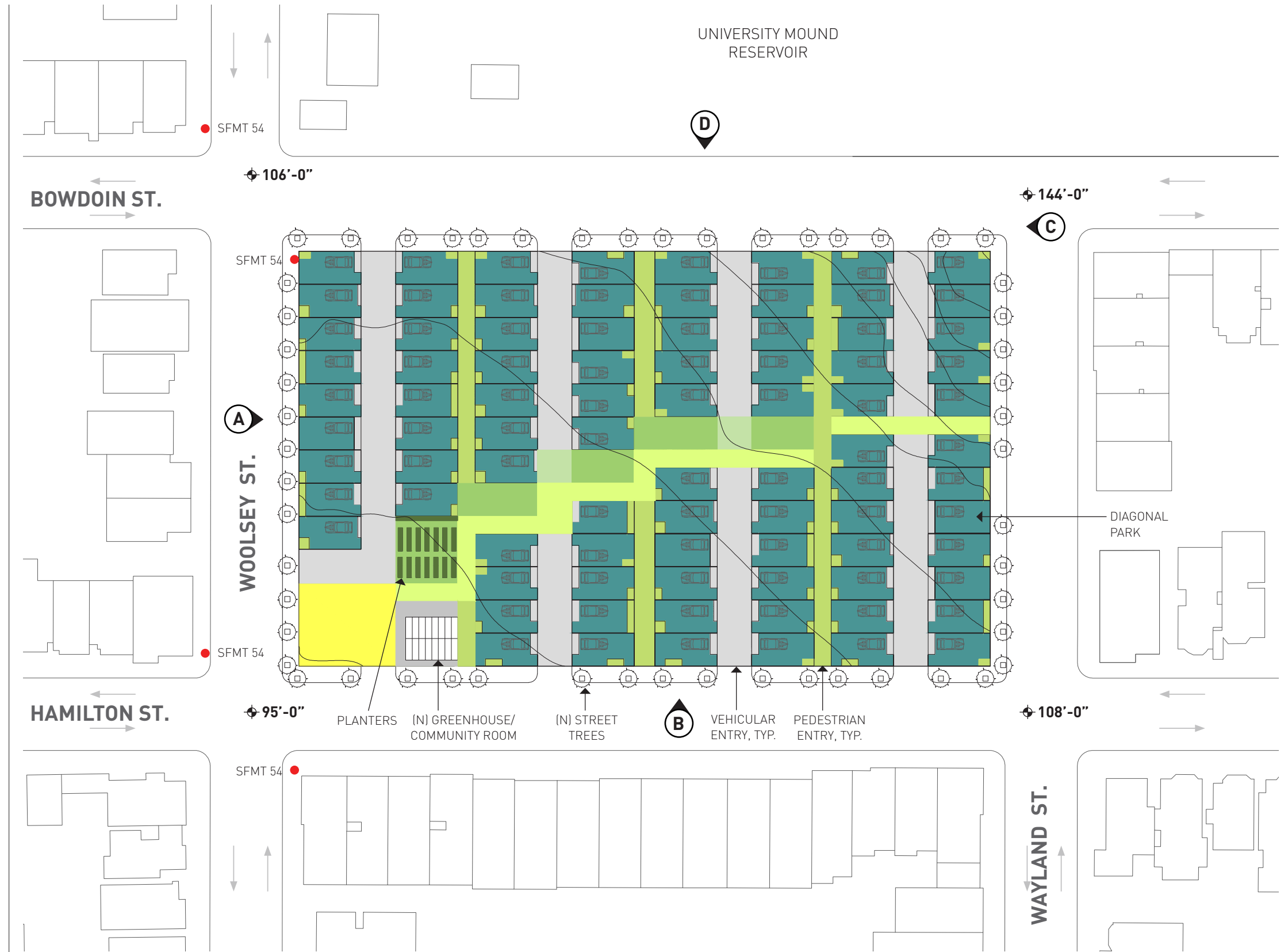
770 Woolsey DRAFT update

1. Previously circulated 86 home project
2. Updated base zoning 54 home project
3. Updated 63 home (via duplex) project, requires Planned Unit Development from City. Suitable for reconfiguration to accommodate Public Open Space / green uses

1. Previously circulated 86 home project

LEGEND

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



UNIVERSITY MOUND
RESERVOIR

D

BOWDOIN ST.

± 106'-0"

± 144'-0"

C

SFMT 54

A

WOOLSEY ST.

SFMT 54

DIAGONAL
PARK

HAMILTON ST.

± 95'-0"

PLANTERS (N) GREENHOUSE/
COMMUNITY ROOM (N) STREET
TREES **B** VEHICULAR
ENTRY, TYP. PEDESTRIAN
ENTRY, TYP.

± 108'-0"

WAYLAND ST.

SFMT 54



64'-0" | 128'-0" | 192'-0"

1/64" = 1'-0"

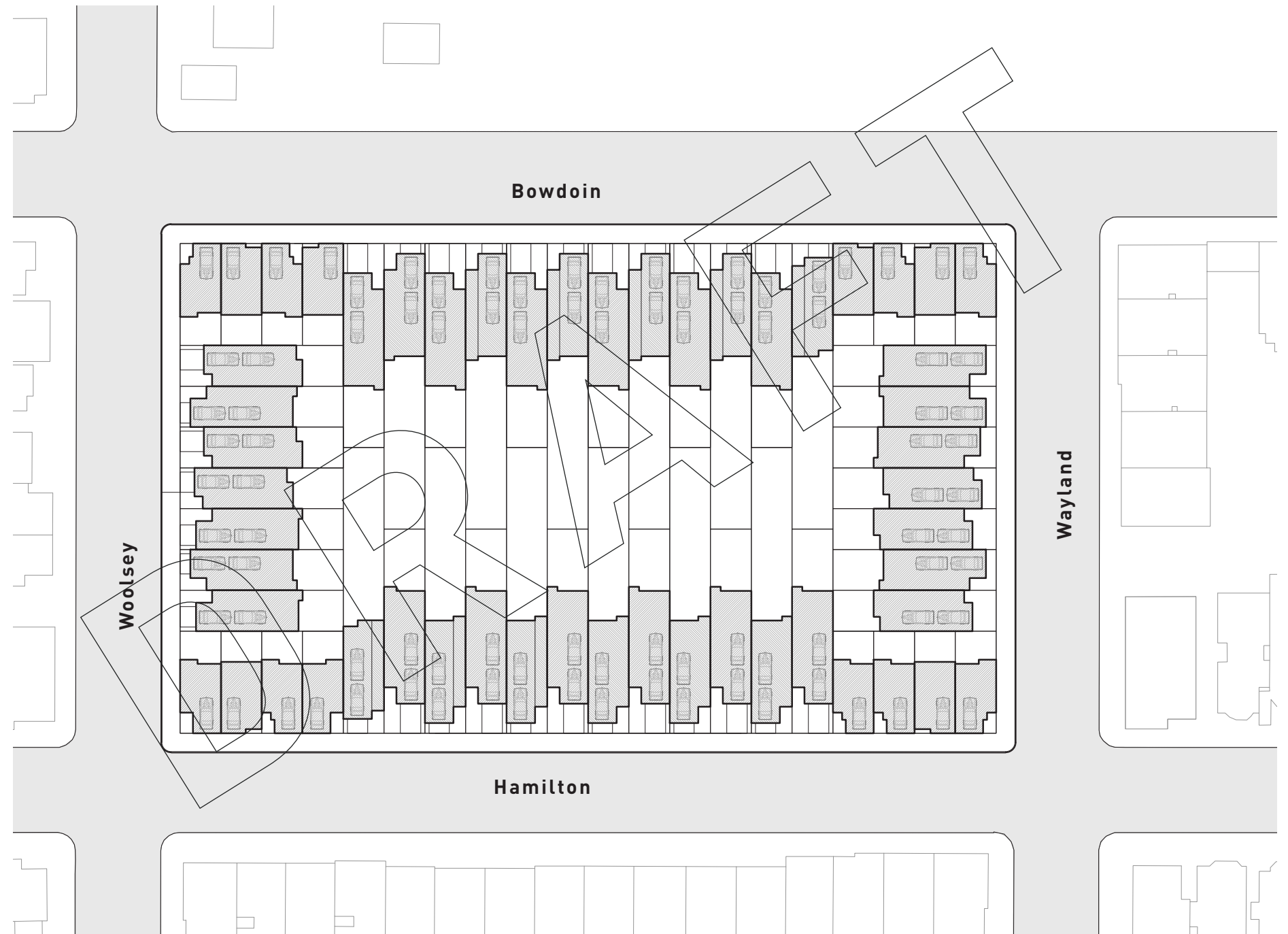
SITE PLAN: PLAYGROUND @ SE CORNER W/ (N) GREENHOUSE

2. Updated base zoning 54 home project

Option 1: As of Right Scheme + State Density Bonus

Site Plan

| | |
|-----------------------|--|
| Single Family Homes: | 54 (40 x 1.35 = 54) |
| Lot Size: | See Unit Matrix |
| Lot Width: | 20' |
| Total Bedrooms: | 174 |
| NSF: | 87,200 SF |
| Rear Yard Depth: | 16' / 25' / 30' / 83' |
| Height Max: | 35' |
| Community Open Space: | 0 |
| Off-Street Parking: | 92 |
| Open Space: | 45,210 SF 16,200 SF Min. if Private |



64'-0"

128'-0"

192'-0"

1/64" = 1'-0"

Option 1: As of Right Scheme + State Density Bonus

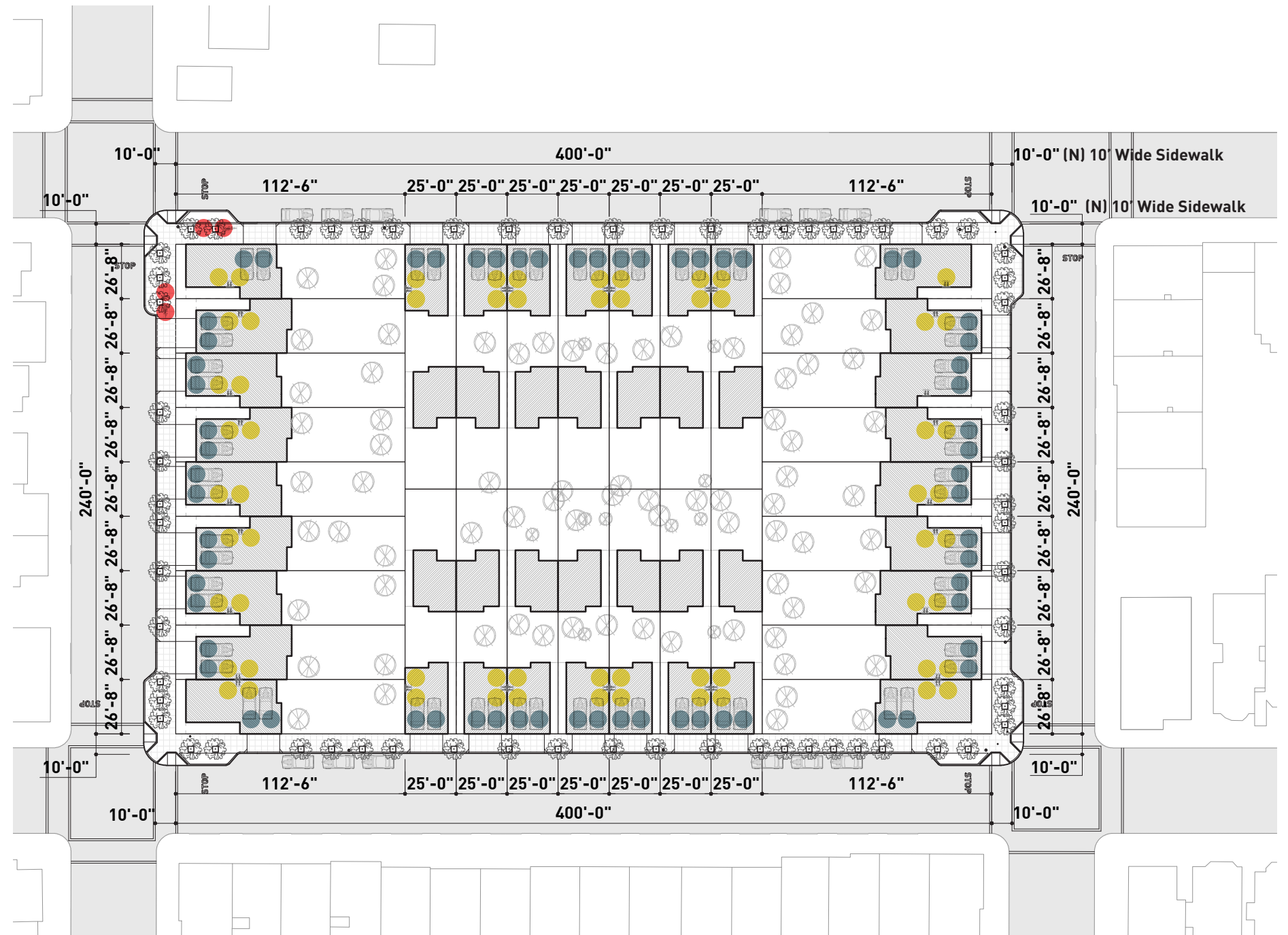


3. Updated 63 home (via duplex) project, requires Planned Unit Development from City. Suitable for reconfiguration to accommodate Public Open Space / green uses

PLANNED UNIT DEVELOPMENT

Site Plan - Key Dimensions & Parking

| | |
|-------------------------|---------------------------|
| Dwelling Units: | 63 |
| Duplexes: | 31 |
| Bedrooms: | 181 |
| Lot Size: | 3,000 SF |
| Lot Width: | Varies (25' Min.) |
| Front Setbacks: | Not Required |
| Rear Yard Depth: | Varies (See Diagram) |
| Height Max: | 35' |
| Off-Street Car Parking: | 64 |
| Dwelling Unit Exposure: | See Diagram |
| Bike Parking Class 1: | 63 (63 Req'd, SFPC 155.2) |
| Bike Parking Class 2: | 4 (4 Req'd, SFPC 155.2) |
| Usable Open Space: | 23,700 SF (See Diagram) |
| NSF: | 90,700 sf |



64'-0" | 128'-0" | 192'-0"

1/64" = 1'-0"

PLANNED UNIT DEVELOPMENT

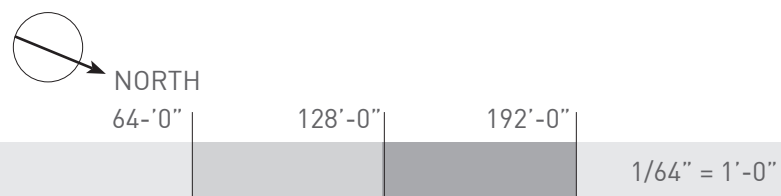
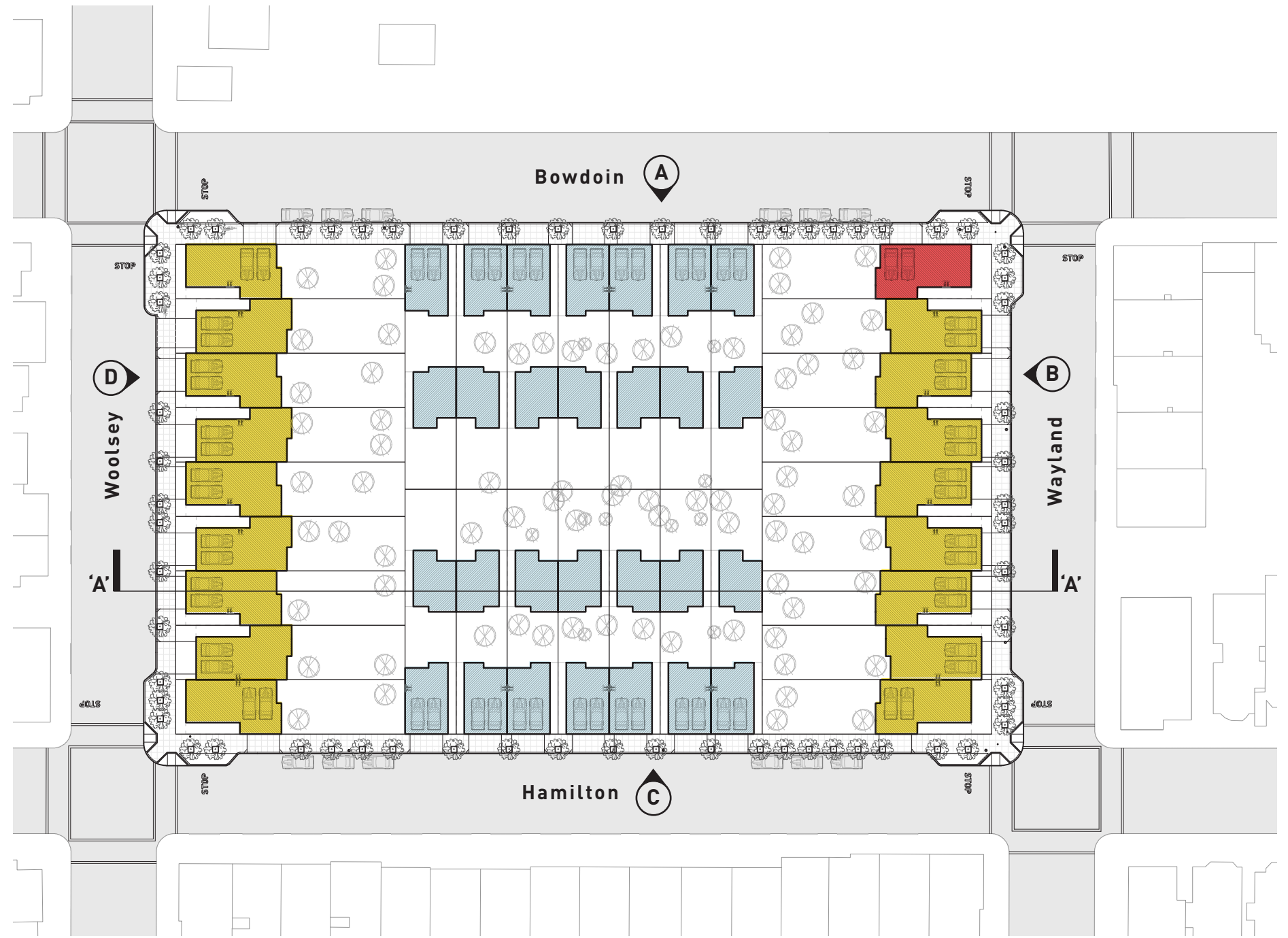
Unit Mix

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





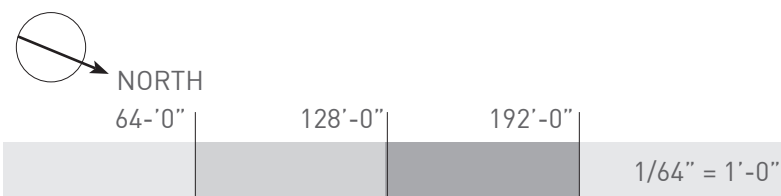
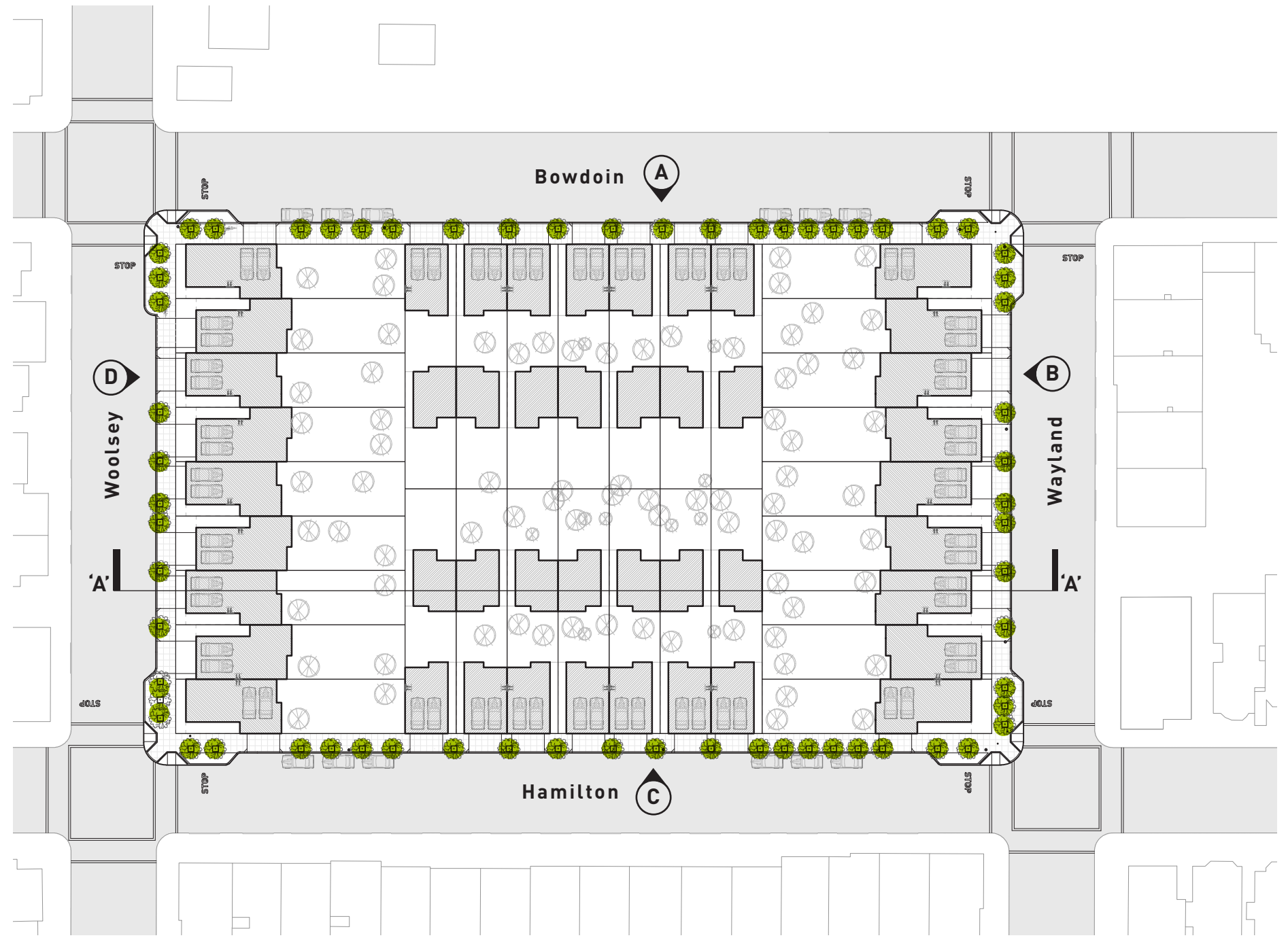
PLANNED UNIT DEVELOPMENT

Street Tree Diagram

| | |
|--|-------|
| Wayland: | 240' |
| Woolsey: | 240' |
| Bowdoin: | 400' |
| Hamilton: | 400' |
| <hr/> | |
| Combined Length of All Street Frontages: | 1280' |

1280' / 20' = 64 Net Tree Requirement

● Indicates a Street Tree. Species to be selected from SF Planning 'Recommended Plant List'

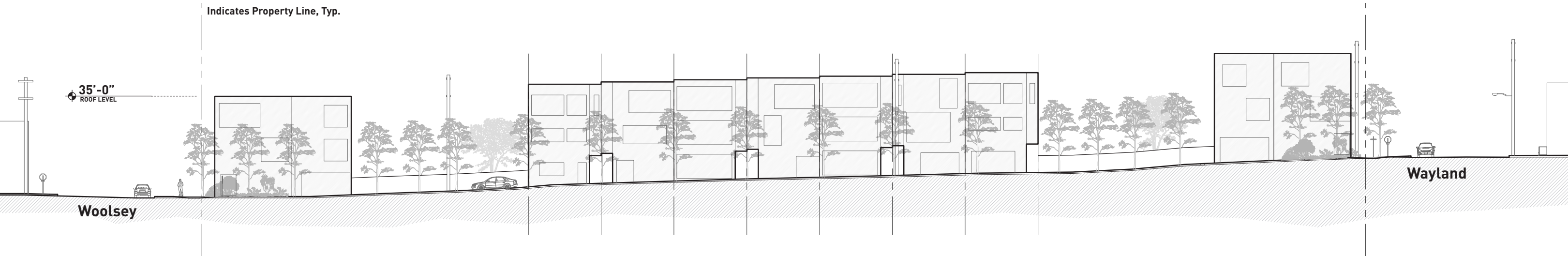


Affordable Housing

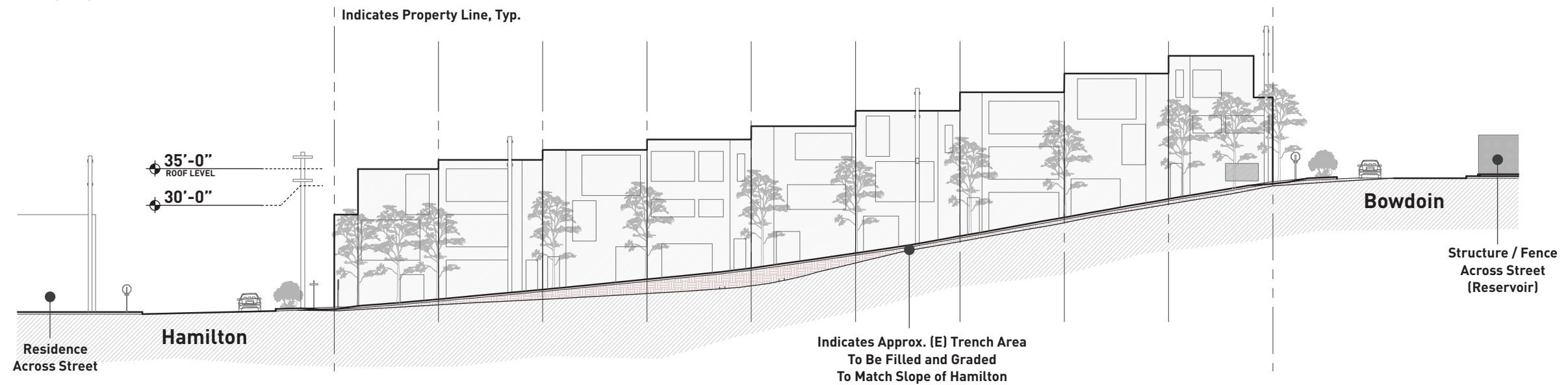
| | Percent | Count | 2 Bedroom Cost | 3 Bedroom Cost |
|-----------------------------------|---------|-------|----------------|----------------|
| Low Income (80% AMI) | 10.0% | 7 | \$367,682 | \$403,171 |
| Moderate Income (105% AMI) | 5.0% | 3 | \$502,795 | \$565,661 |
| Middle Income (130% AMI) |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

PLANNED UNIT DEVELOPMENT

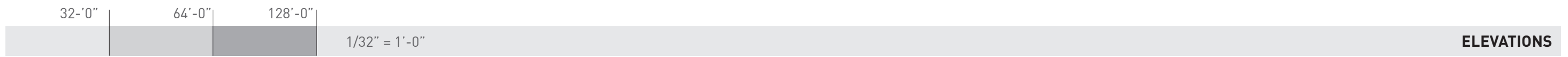
Street Elevations



ELEVATION C: HAMILTON STREET

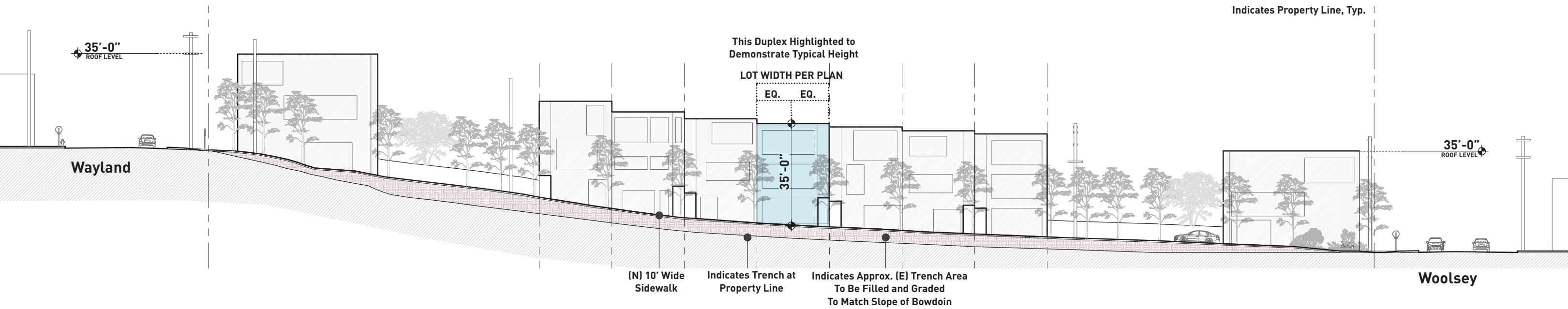


ELEVATION B: WAYLAND STREET

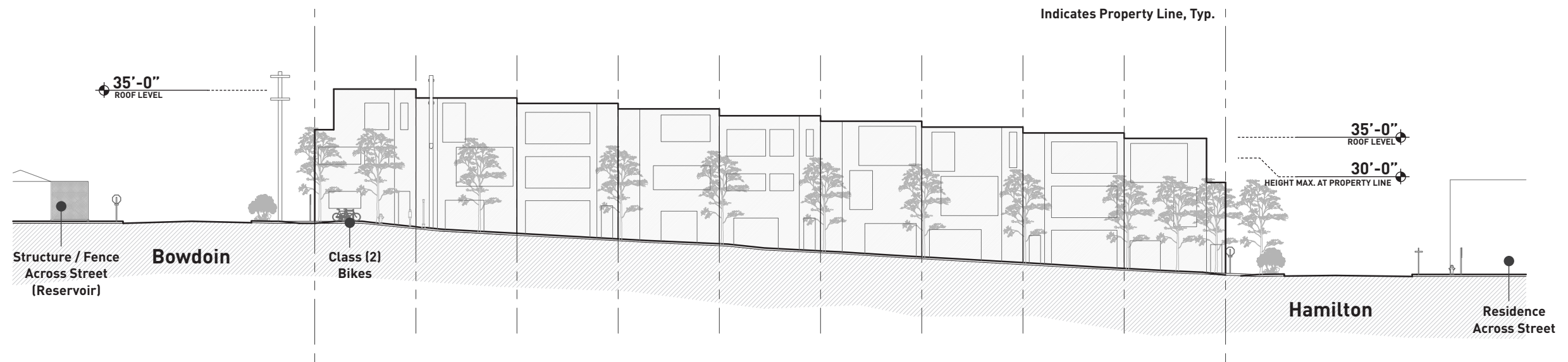


PLANNED UNIT DEVELOPMENT

Street Elevations



ELEVATION A: BOWDOIN STREET



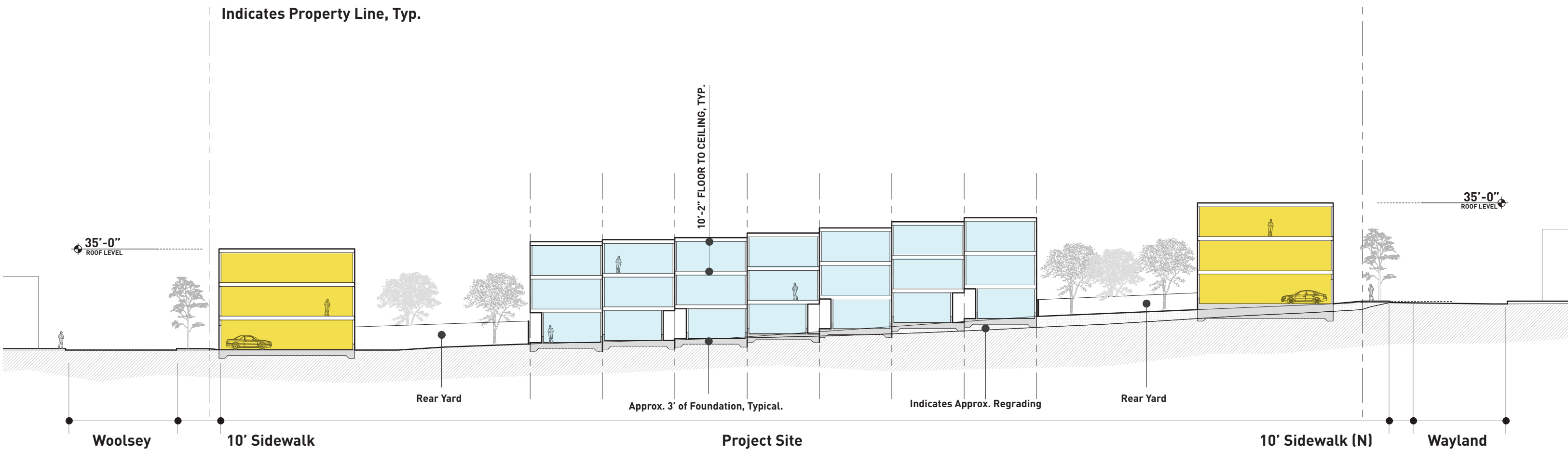
ELEVATION D: WOOLSEY STREET



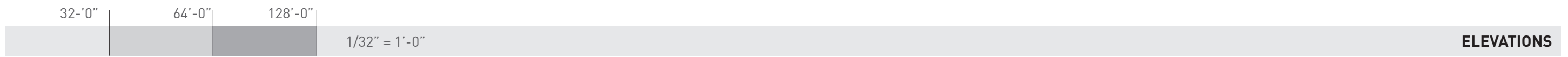
ELEVATIONS

PLANNED UNIT DEVELOPMENT

Building Section



BUILDING SECTION 'A-A'



Project Goal

Our goal is to collaboratively develop a plan that will incorporate:

- Permissible housing
- Commercially viable agriculture/green uses
- Respect for the historical nature of the site
- Public open/education space

Thank you!

www.770woolsey.com