

600 7th Street Affordable Housing Community —



AGENDA —

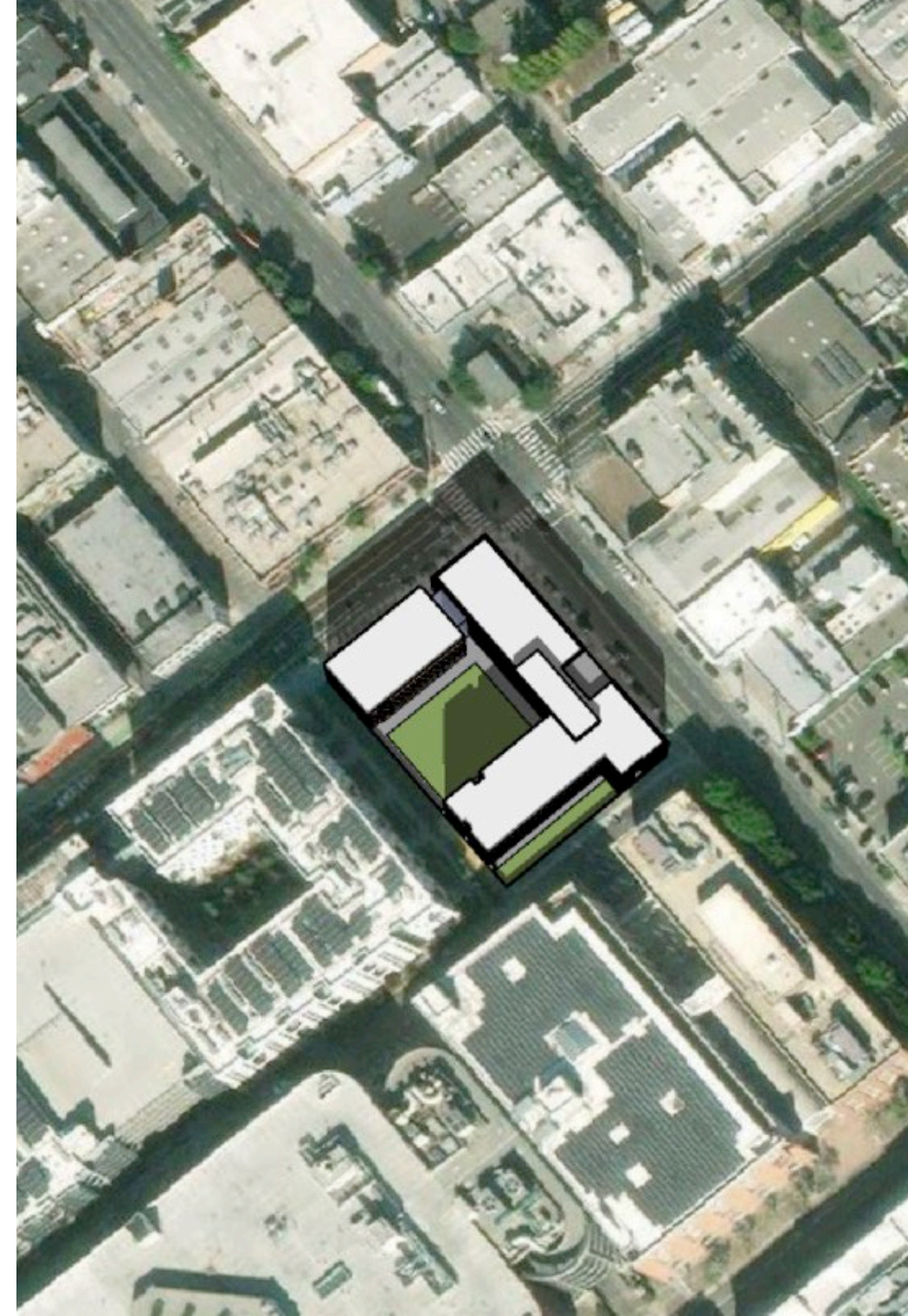
- Introductions
- Project Progression
 - Housing
 - Public Art
 - Retail
- Feedback/ Questions
- Next Steps

**Meeting will be recorded and posted to website at
www.7thandBrannan.org**

Context —

Site

- Inclusionary Zoning Site from neighbor 805 Brannan
- Awarded to Mercy via RFP in 2019
- Recently used as a COVID testing site
- Located in SoMa along 7th and Brannan Street



Project Team —

Developer:	Mercy Housing California
Property Manager:	Mercy Housing Management Group
Resident Services :	Episcopal Community Services
Architect:	Santos Prescott + Associates
Contractor:	Suffolk Construction/ Guzman Construction
Commercial PM:	Mercy Commercial
Public Art Consultant:	Lynne Baer + Art Projects



Project Progression: **Housing**

Program —

Population Served

- Approximately 220 affordable homes for formerly homeless families and single adults
 - (up from 200 when we presented previously)
 - 100 studios for formerly homeless individuals
 - 20 apartments for formerly homeless families
 - 100 apartments for low-income families earning 50-80% SFAMI (avg. 60% SFAMI)
- Occupancy Preferences
 - San Francisco COP Holders
 - Displaced Tenants
 - Neighborhood Residents
 - Live / Work in SF
- 24-hour front desk coverage
- On-site property management and resident services
- Private indoor and outdoor resident community spaces
- ~5,000 square feet of community serving commercial space fronting Brannan Street



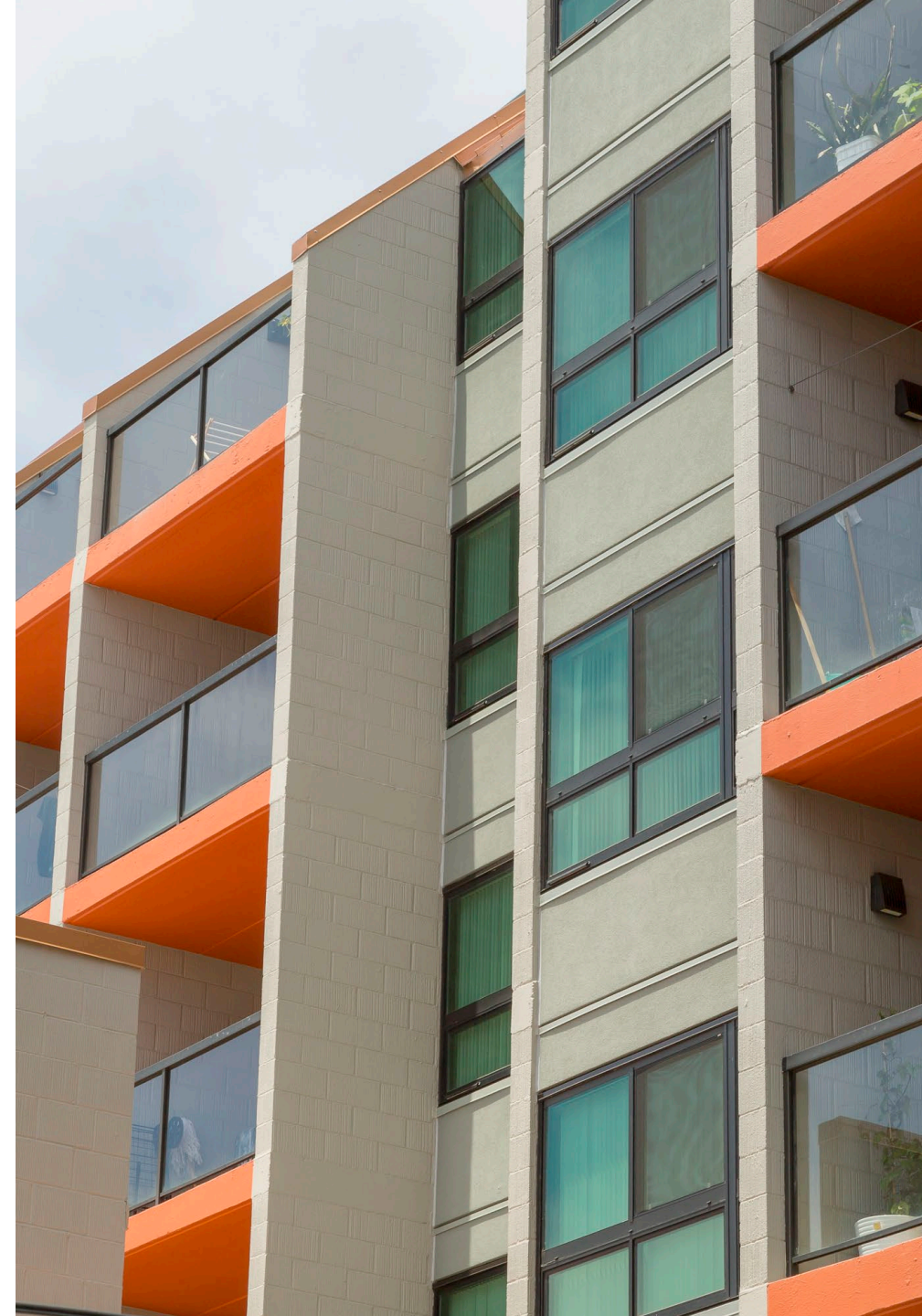


Timeline & Next Steps —

Initial Community Meetings:
Site Permit (SB 35) Submittal:
Tax Credit Award:
Preconstruction Meeting:
Construction Start:
Unit Marketing Efforts:
Construction Completion:
Lease Up Complete:

August 2020
September 2020
Winter 2021
June 2, 2022
Summer 2022
Summer 2023
Summer 2024
Winter 2025

Please **communicate the pre-construction meeting** info and be mindful of **marketing efforts for units**.



Project Progression: **Public Art**

Program —

- MHC is required to provide art equal to 1% of that portion of the development's construction cost to be paid for with public funding
- MHC is keenly interested in **exploring how art can support economic development activities in the neighborhood** with the goal of the artworks becoming a destination and iconic images representing the community and placemaking within Soma.

Process —

- Distribute RFQ to artists
- Finalist selected by Panel
- Concept Proposals from Finalists
- Panel will review concept
- 3 - 4 community meetings (input/review ideas)
- Final Proposals will be selected by Panel

Timeline —

June 27, 2022:

By July 26, 2022:

September 15, 2022:

December 15, 2022:

January- February 2023:

By March 15, 2023:

April - December 2023:

Spring, 2024

Deadline for submission of qualifications

Selection of Finalists

Site visits completed

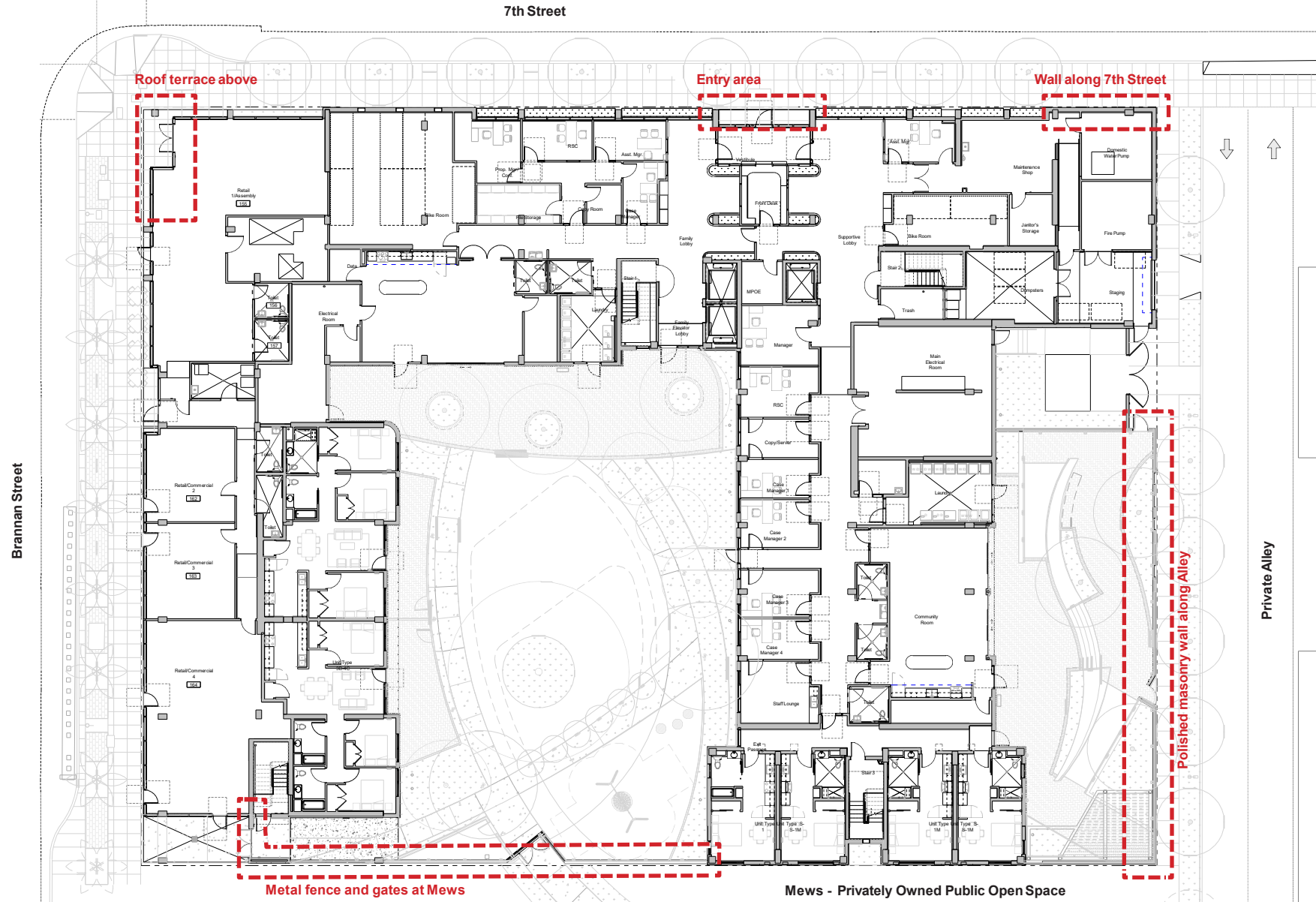
Proposals due

Community input

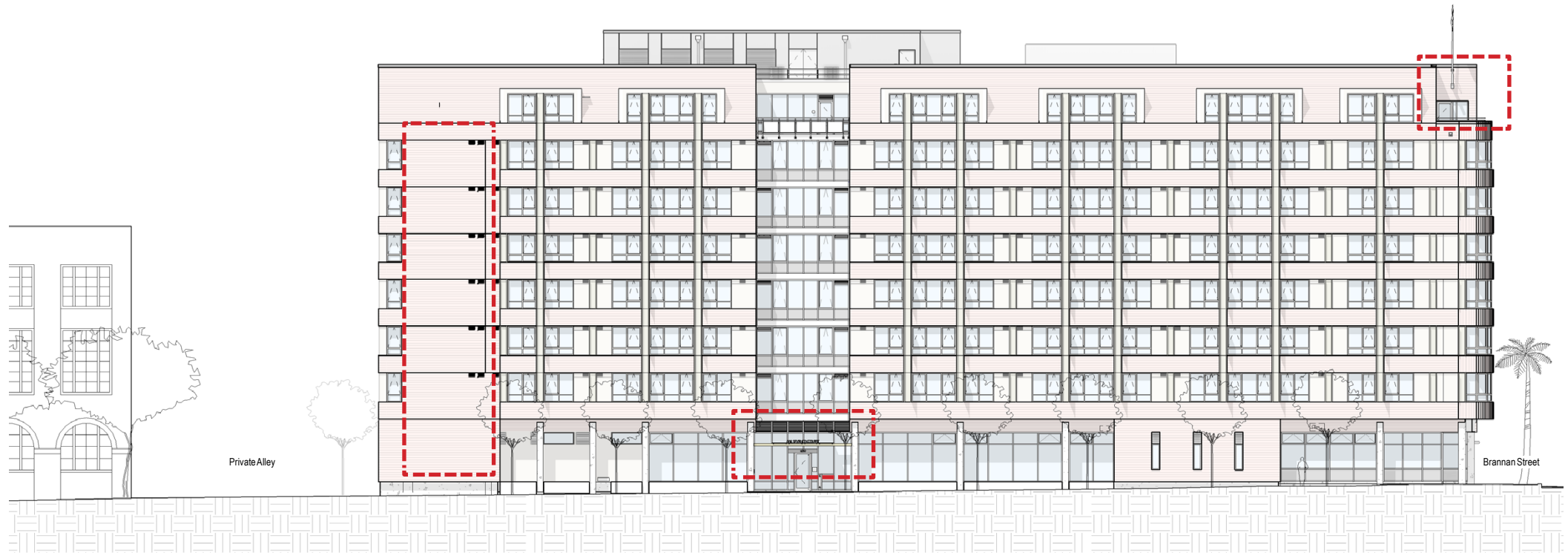
Final selections

Approval by appropriate organizations
and Fabrication

Installation of Artworks



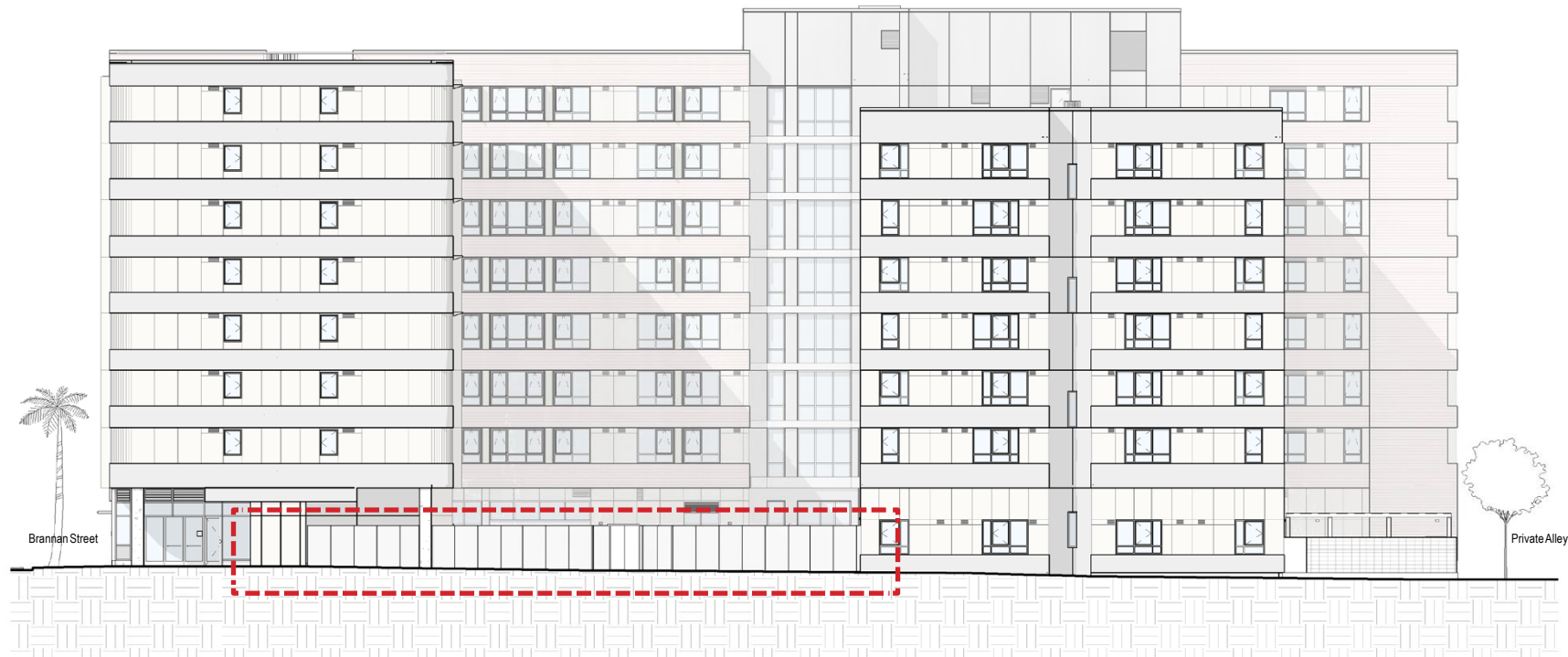
Ground Floor Plan



Elevation facing Seventh Street
Solid wall at Seventh Street
Entry Area
Eight Floor Terrace



Elevation facing Brannan Street
Eighth Floor Terrace
Gate at Mews



Elevation facing Mews
Metal fence at Mews



Elevation facing Private Alley
Polished CMU walls at Alley

Next Steps —

- Circulate the RFQ as widely as possible to ensure a diverse pool of artists to consider for finalists
- Community representation on the Selection Panel
- Once the Selection Panel has selected the finalists, community input is very important

Project Progression:

Retail

Context —

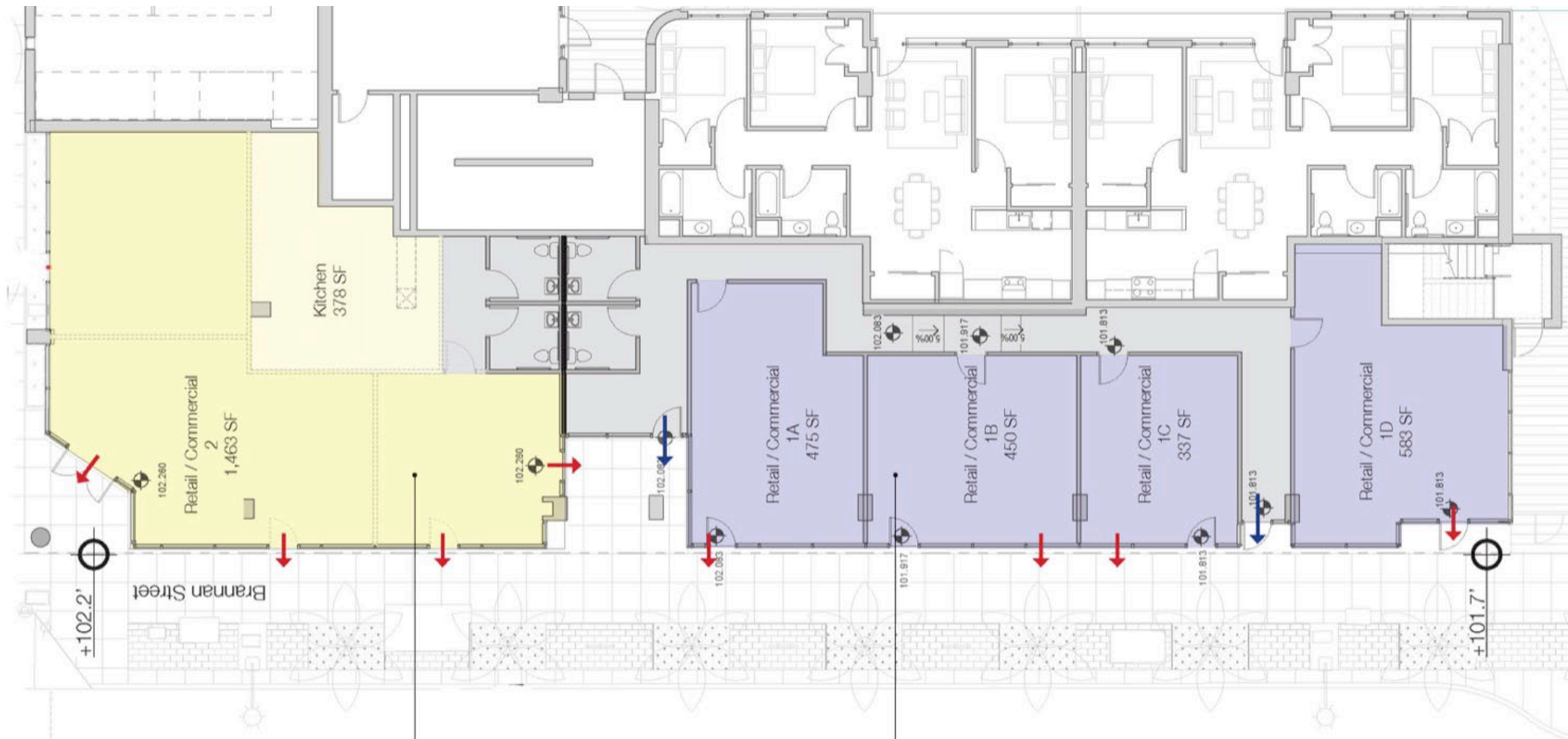
- Goal for 7th and Brannan is to support and strengthen a healthy, equitable, and resilient community in SOMA.
- An incubatory for small businesses offering below market rents.



Tenant Selection Process —

- Determination of Community Needs
- Marketing & Outreach
- Tenant Selection:
 - Application
 - Tours
 - Signing of LOI
 - Signing of Lease
- Tenant Build Out of Commercial Space
- Doors Opening





Retail 2:
with duct for possible
food service

Retail 1:
Can be subdivided for
smaller uses.

Space Detail —

Space	Rentable Square Footage	Shared Space	Potential Uses
1	1,821		(Type 1 hood will be installed) Small grocer, restaurant, social enterprise with food-related businesses
2	418	130	Artist studio, small retail store
3	430	133	Artist studio, small retail store
4	1,097	340	Coffee /ice-cream shop, restaurant, nonprofit space, retail store, fitness studio
Total	3,766	603	

Timeline —

Initial Community Meetings:
Start of Commercial Outreach:
Continued Outreach for tenants
Construction Start:
Execution of Commercial LOI
Construction Completion/ COO:
Build out (TI) of Commercial Space:

August 2020
September 2020
Now – Spring 2024
Summer 2022
Winter 2024
Summer 2024
Summer 2024



**What are the commercial
needs of SoMa?**

Next Steps —

1. Set-up 1-1 calls with Mercy Commercial

Julia Katz,

Julia.katz@mercyhousing.org

2. Outreach to community on needs for spaces.

Property



**What are you
excited about?**

Next Steps —

Housing

- Construction Kick-Off Meeting for June 2nd
- Unit marketing in Summer 2023

Public Art

- Circulate Artist RFQ
- Selection of selection panel

Retail

- Ongoing Outreach to the community

Additional Input and Recording:

- Website: www.7thandBrannan.org

Thank You —



AUXILLARY SLIDES