



7th and Brannan (a.k.a. 600 7th Street)

South of Market Community Action
Network (SOMCAN)
October 26, 2020

Meeting Agenda

- ♥ The Development Team
- ♥ Development Parameters
- ♥ Site Context
- ♥ Retail-Commercial Opportunities
- ♥ Schedule and Next Steps
- ♥ Considerations



Development Team

- ◆ **Developer:** Mercy Housing California
- ◆ **Property Manager:** Mercy Housing Management Group
- ◆ **Resident Services Partner:** Episcopal Community Services
- ◆ **Architect:** Santos Prescott + Associates
- ◆ **Contractor:** Suffolk Construction/ Guzman Construction



Development Parameters

♥ Population Served

- 208 affordable apartment homes for low-income and formerly homeless adults and families
(up from 200 when we presented previously)
 - 100 studios for formerly homeless individuals
 - 20 apartments for formerly homeless families
 - 87 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.



Commercial Characteristics

- ◆ ~5,000 square feet of community serving commercial space fronting Brannan Street.
- ◆ Commercial spaces will be offered at a BMR level
- ◆ Funds will be available for initial tenant build out
- ◆ Mercy is developing the project to reduce tenant cost on space build out

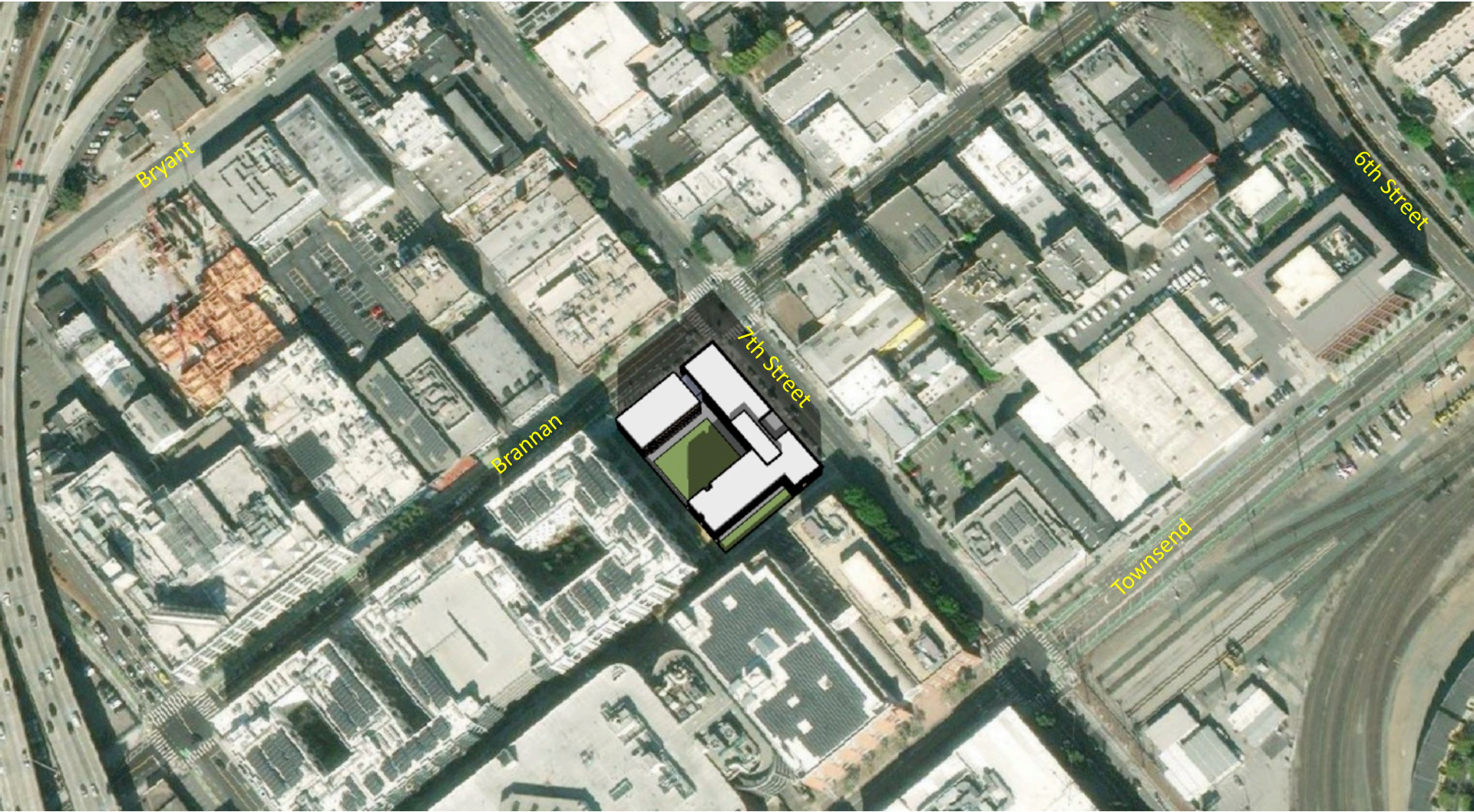


Community Engagement

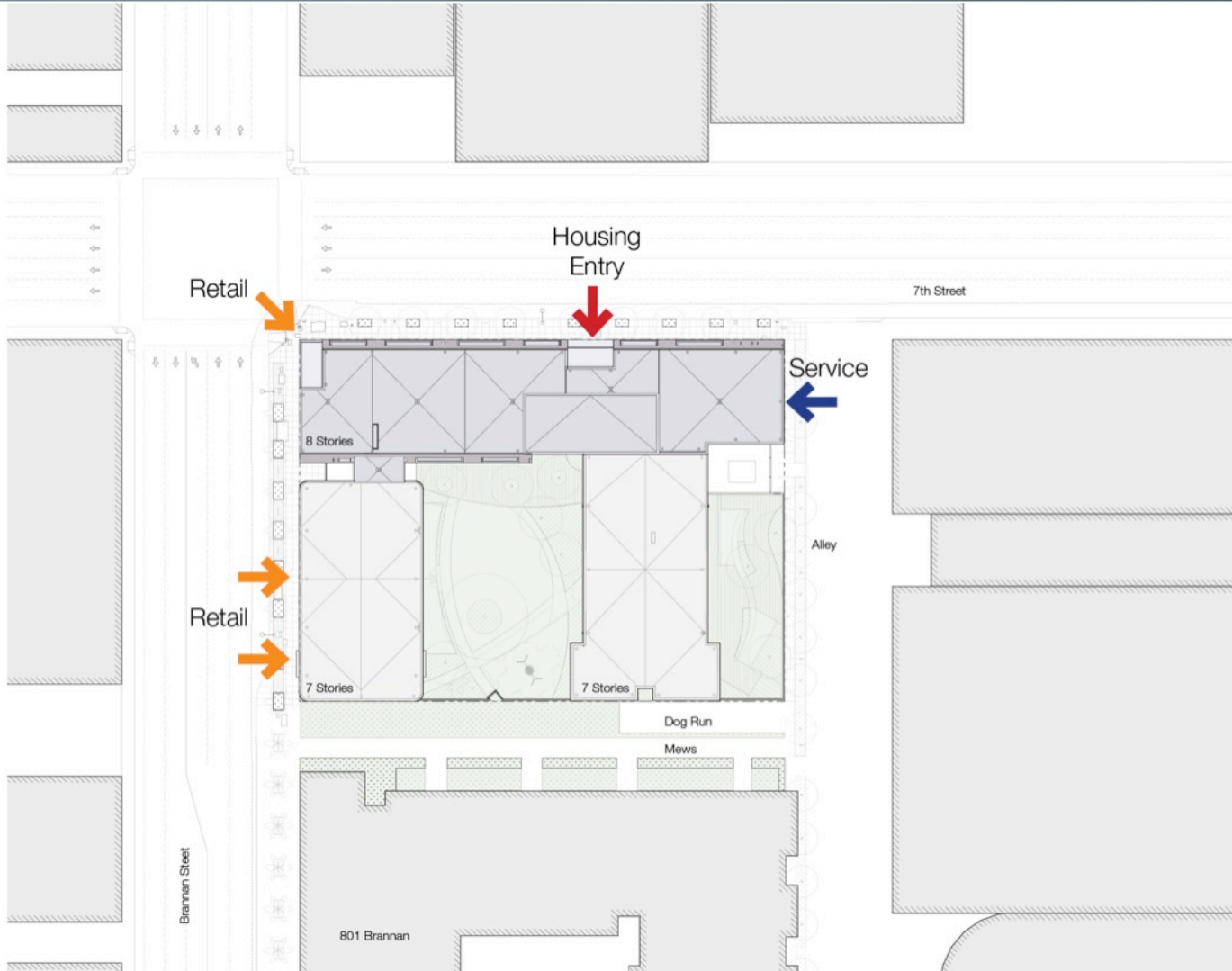
- ♥ Two Presentations to the SoMa Community Stabilization Fund CAC
- ♥ Direct Conversations with Community Groups
 - SOMCAN
 - Supervisor Haney's office
 - SoMa Pilipinas
 - SoMA Night Market
 - TODCO
- ♥ Community Mailing to all parcel owners and occupants within a 300-foot radius of the development site
- ♥ Creation of development website at <https://www.7thandbrannan.org/>



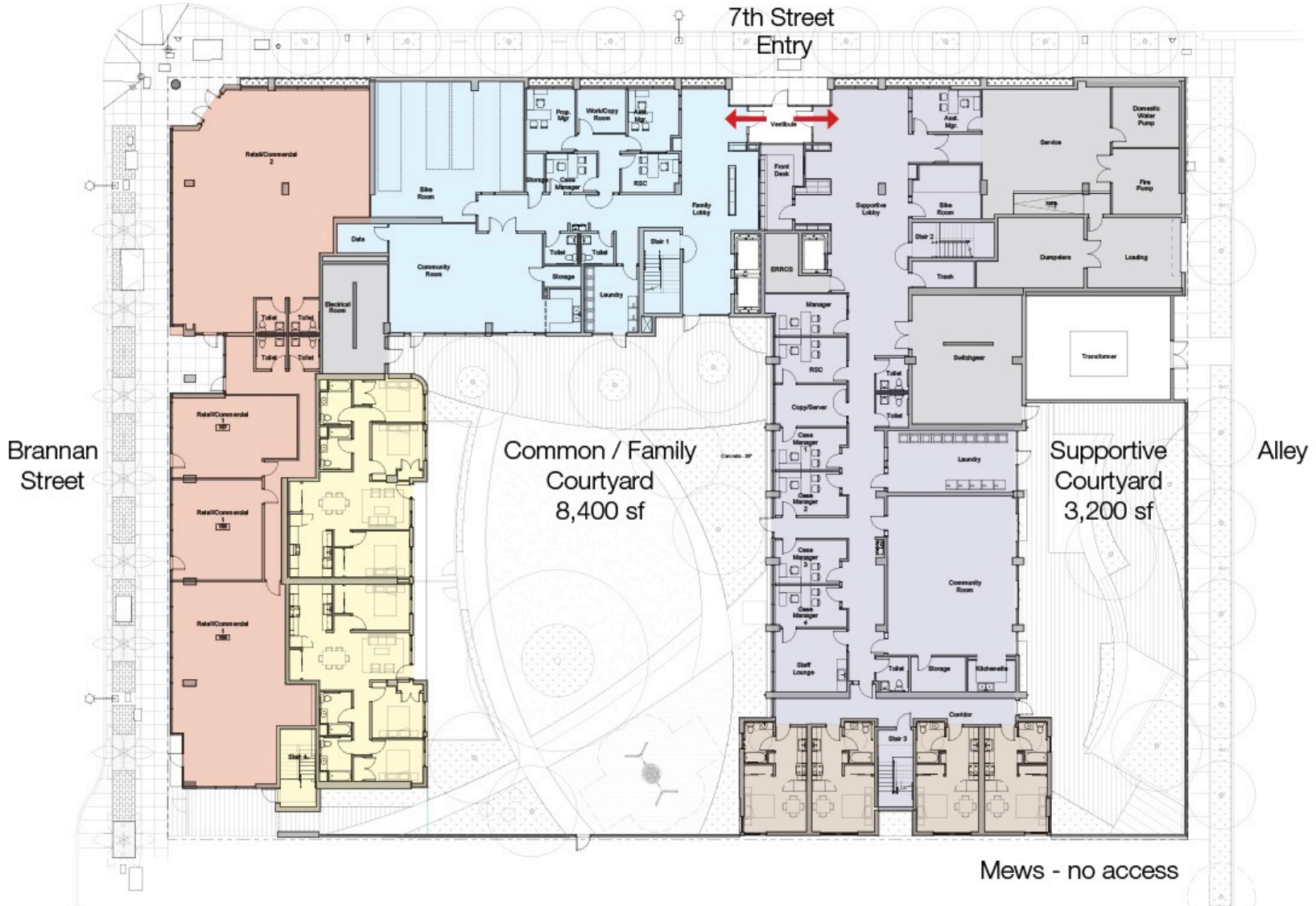
Aerial Map



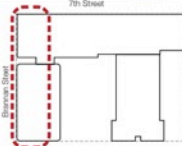
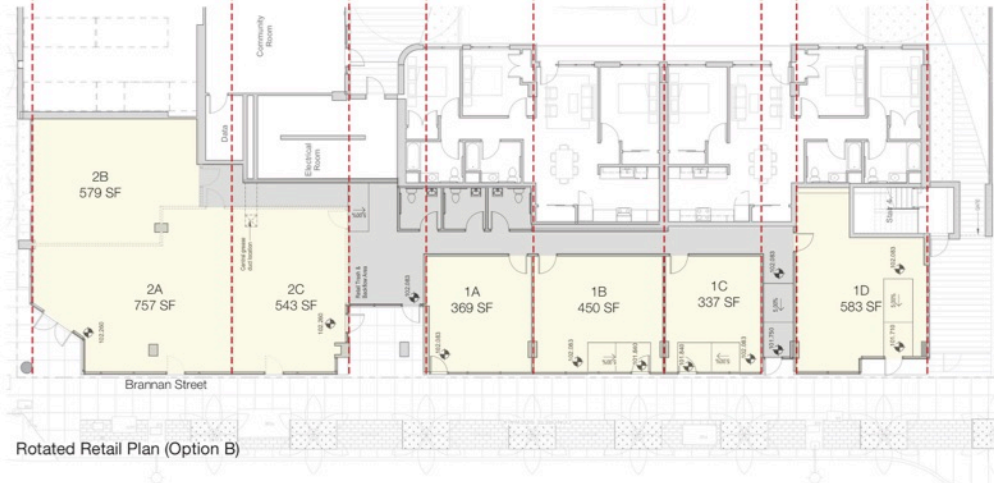
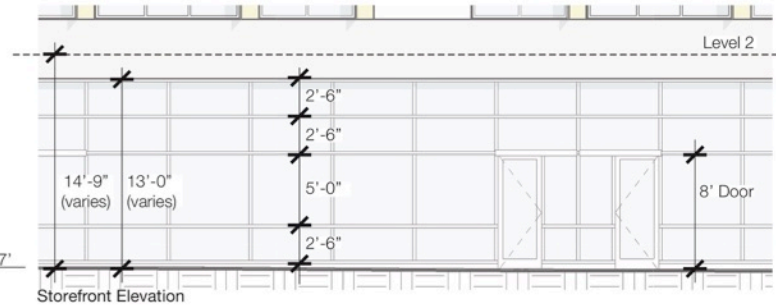
Site Plan



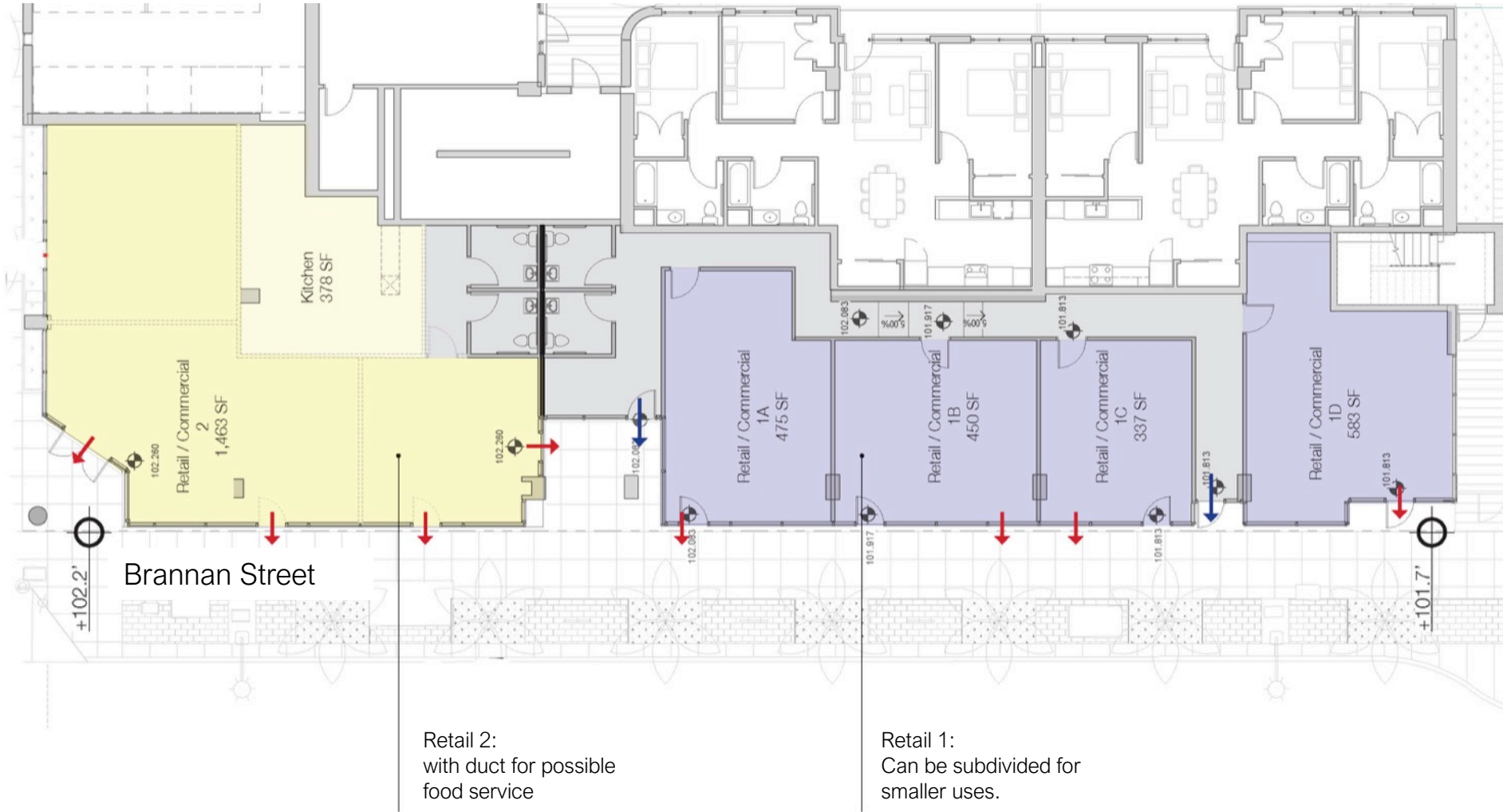
Ground Floor Plan



Brannan Street Retail



Retail Plan



Main Entry on Seventh



Estimated Schedule and Next Steps

♥ Estimated Schedule

- Site Permit (SB 35) Submittal: October 2020
- **Commercial Scope Development: Until TCO**
- Construction Start: Spring 2022
- TCO: Winter 2023
- Lease Up Schedule: Winter 2023- Spring 2024
- **Commercial Lease Up: Winter 2023**

♥ Next Steps

- Continue listening to community groups and residents

♥ More Information

- <https://www.7thandbrannan.org/>
- Email: kion.sawney@mercyhousing.org



Considerations

- ♥ What are the community's commercial needs?
(IE. Clothing/ Retail, Childcare, Health/Fitness, Groceries, Food Retail, etc.)
- ♥ What organizations should we be speaking to for business types and partnerships?
- ♥ What other recommendations do you have for Mercy to improve the commercial space creation?





mercy



Questions?

