RELATED CALIFORNIA

ULI FALL MEETING – 7 OCTOBER 2015
TRANSBAY 8

- **Transbay 8**: 55 story, Type I, mixed-income, mixed-use development in San Francisco, CA
  - **Condo**: 116 market-rate condos
  - **80/20 Rental**: 280 market-rate rentals, 70 below market-rate rentals (40% AMI and 50% AMI)
  - **OCI II Rental**: 80 below market-rate rental rentals (50% AMI)
- **Amenities**: fitness center, yoga studio, business center, dog spa, lounge, pool and spa, demonstration kitchen, library, and rooftop community garden
- **Retail**: 18,000 square feet
- **Parking**: 3 levels of valet-operated subterranean parking
OCEAN AVENUE SOUTH

- **Ocean Avenue South**: 6-10 story, Type IA podium, mixed-income, mixed-use development in Santa Monica, CA
  - **The Waverly (Site A)**: 65 market-rate condos (9,700 sf ground floor retail)
  - **Belmar Apartments (Site B)**: 160 affordable rentals (30% AMI, 50% AMI, and 60% AMI)
  - **The Seychelle (Site C)**: 92 market-rate condos (10,300 sf ground floor retail)
- **Amenities**: fitness center, yoga studio, business center, dog spa, rooftop lounge, and rooftop pool and spa
- **Retail**: Starbucks, eLOVate, Joan’s on Third, Herringbone, plus one additional retailer to be announced (20,000 sf)
- **Parking**: 629 spaces on 3-4 levels below grade
The Seychelle

Ocean Avenue South | Santa Monica, CA