designing TODs

high-density mixed-use green housing developments at transit stations
defining TODs

transit Oriented development

- the area within a half-mile radius
- a ten minute walk of a regional / city transit station
defining TODs

recipe:
- transit
- open space
- high quality walking and cycling
- shopping
- employment
- reduced auto parking
- high-density residential
  (allows for a variety of housing choices, size and income)
TODs Prop 1c funding

- initial prop 1c funding of $300 million
- over two funding rounds HCD awarded $271 million
  - Created 27 developments
  - Produced 6,158 homes
  - Leveraged more than $1.6 billion in federal and private capital
- Through point scoring system a majority of projects points were based on features that reduce GHG and vehicle miles traveled
why TODs

“Residents living near transit stations are 5 times more likely to commute by transit as the average resident in the same city not living near transit.”

*BART/CalTrans: Travel Characteristics of TOD in California*
Kapolei, HI

The statistics above are modeled for the Regional Typical Household. Income: $72,764 Commuters: 1.43 Household Size: 3.00 (Urban Honolulu, HI)

San Francisco, CA

The statistics above are modeled for the Regional Typical Household. Income: $77,887 Commuters: 1.19 Household Size: 2.66 (San Francisco-Oakland-Hayward, CA)

why TODs

Housing + Transportation (H+T)®
Affordability Index
Center for Neighborhood Technology
www.htaindex.cnt.org
4 TOD projects

PARKING / CONSTRUCTION TYPES

• WRAP / TYPE III

• TUCK UNDER + SURFACE / TYPE V

• PODIUM / TYPE V

• MECHANIZED STACKER / TYPE III
affordable rental family housing
+ community space
+ retail

Station Center TOD - WRAP

LEED For Homes
Mid-Rise
Platinum

73 units per acre
157 units
204 parking spaces (1.3 per unit)
wrap garage

Developer: MidPen Housing
Station Center TOD

INTERMODAL STATION, BART, CAPITOL CORRIDOR, DUMBARTON RAIL & ACE TRAIN
Station Center TOD
affordable rental family housing
+ community space
+ retail

76 units per acre
63 units
68 parking spaces (1.08 per unit)
tuck under + surface parking

Developer: DOMUS Development

La Valentina - Tuck Under + Surface
La Valentina
La Valentina
La Valentina
Armstrong Place and Armstrong Senior Affordable Housing
5600 Third Street
BRIDGE Housing, Developer

Total Parcel Area: 136,756 sf
240 units on 3.14 acres
76 units per acre
155 parking spaces
.65 spaces / unit

First-time Buyer Townhouse
Senior Rental Housing
Armstrong Place and Armstrong Senior Affordable Housing
Armstrong Senior HUD Apartments

View from 3rd and Armstrong

100% affordable senior rental housing
retail
teen health center
structured parking

145 units per acre
116 units on 0.8 acre
29 parking spaces
2 car-share spaces
0.27 spaces / unit

Armstrong Senior HUD Apartments
Armstrong Senior HUD Apartments

Upper Level Podium Plan

Rents: $0 to $635 per month

Income Level 0 to 50% AMI with AMI at $86,000

Funding Sources

• Low Income Housing Tax Credits - $10,000,000

• State Transit Oriented Development Funds (Prop 1c) - $9,000,000

• 60% of the units are HUD 202 (includes construction cost + operating expenses) - $9,000,000

• $10,000,000 long term loan from SF Redevelopment Agency (SFRA)

• $2,500,000 land cost from SFRA

Development Costs

• Land Purchase: ($2,500,000)

• Construction: $30,000,000 / $225 per GSF

• Soft costs: $8,000,000

• Total: $40,500,000
ANANSE NTONAN: "spider’s web"
A symbol of wisdom, creativity and the complexities of life

BESE SAKA: "sack of kola nuts"
A symbol of abundance and power

Adinkra: West African Tribal Symbols
Armstrong Senior HUD Apartments
Armstrong Senior HUD Apartments

African “Quilt Wall”

Ghanian Dutch wax-resist batiks
Armstrong Senior
registered - LEED NC Gold

- transit & walkable neighborhood
- storm water retention system
- bike room
- bicycle showers & lockers for retail
- City Carshare pod
- exceed Title 24 by 23.5%
- 52 kW photovoltaic system
- 2,000 gal. solar thermal system 60%
- hydronic space heat
- enhanced commissioning
- energy star appliances
- recycled & regional materials
- no-low VOC materials
- corridor motion sensor lighting controls
- Green Communities grant
100% affordable first-time home buyer ownership housing

53 units per acre
124 units on 2.33 acres
52-2 bedrooms
48-3 bedrooms
24-4 bedrooms
124 parking spaces

1 spaces/unit

Armstrong Place Affordable Ownership Townhouses
Armstrong Place Affordable Ownership Townhouses
View of Townhouse Stoops along Bancroft

Armstrong Place Affordable Ownership Townhouses
Home Buyer Overview

- first time home buyers
- income levels of 60%, 80%, and 100% of the Area Medium Income
- down payment assistance-HomeBricks
- units priced from $166k to $350k

Funding Sources

- $30,000,000 loan from SFRA
- $30,000,000 conventional construction loan from Bank of America

Development Costs

- Land Purchase: $7,000,000
- Construction Cost: $41,000,000 / $170 per gross SF
- Soft costs: $12,000,000

- Total: $60,000,000

Armstrong Place Affordable Ownership Townhouses
ARMSTRONG PLACE AFFORDABLE OWNERSHIP TOWNHOUSES

View of play structure in Main Courtyard which measures 100 x 80 feet
Armstrong Place Affordable Ownership Townhouses
market-rate rental housing
+ retail
+ PDR (production, distribution & repair)
+ public park

99 units per acre
453 units
307 parking spaces (0.65 per unit)
mechanized parking stackers

Developer: Equity Residential

Potrero 1010 - Mechanized
Potrero 1010

Future BRT Line

BART

CalTrain

3rd Street MUNI Line

Future BRT Line
Neighborhood Linkages

30 MINUTE WALKING DISTANCE to 30,000 JOBS!

1010 Potrero
EXISTING PDR

ELEVATED FREEWAY with CAL TRAIN RR AT GRADE

16th STREET

DAGGETT STREET R.O.W.
PDR space along Hubbell – 7,400 SF

Existing PDR Zoning

30 FOOT STRIP OF PDR
CCA Artist Studios

Potrero 1010
306 parking spaces (.65 ratio)
10 electric vehicle charging stations
4 car share
Car Share - Zip Car

Potrero 1010
1 to 1 bicycle parking

bike rooms for commuters

bike rooms on each floor
Bike Storage
................ONE BIKE SPACE PER BEDROOM................
Ground Level Flex Units – 28 units
Potrero 1010
SHED Hair Salon

Potrero 1010
Community Public Park
Community Park as Public Benefit
Potrero 1010
“PENTA-STEP” LANDSCAPE FEATURE

Giants Causeway, Northern Ireland

Potrero 1010
LAWN FEATURES

Potrero 1010
Mission Marsh Bears

A dynamic entrance into a new neighborhood park

Mission Marsh Bears consists of three large sculptures of grizzly bears made from 15' x 12' exterior cut steel. The bears will stand atop pedestals made from stacked piles of recycled concrete curbing provided by the SF Department of Public Works. As the sun creates the shade and covers over the three bears, these intricate forms will cast an array of shadows across the ground. The bears will be created in maximum height and be placed to create a dynamic ambience into the park.

Native Plants and Animals of the Area

Mission Marsh bears reflect the history of the site of Dogpatch Park while simultaneously responding to the urban context of the park’s location in the neighborhood. The location of Dogpatch Park is on the location of what was formerly Mission Bay. The development of the area changed from a multi-use area to commercial and industrial uses in the 1960’s.

Sustainability and Contemporary San Francisco

As the area comprising the Inner Mission Bay becomes developed with new avenues, bridges, and homes, the neighborhood is a distinct urban area. The Mission Marsh Bears bring other aspects of the city to this new area by incorporating recycled materials. This material brings with it the legacy of an older San Francisco and the work of a long history of Bear sculptures.

Materials

- Steel: 15' x 12' exterior cut steel
- Concrete: recycled concrete curbing
- Wood: native wood

In-situ reference historic sites such as the Grizzly Bear, naming plants of the area, and the contemporary grid of other bears.