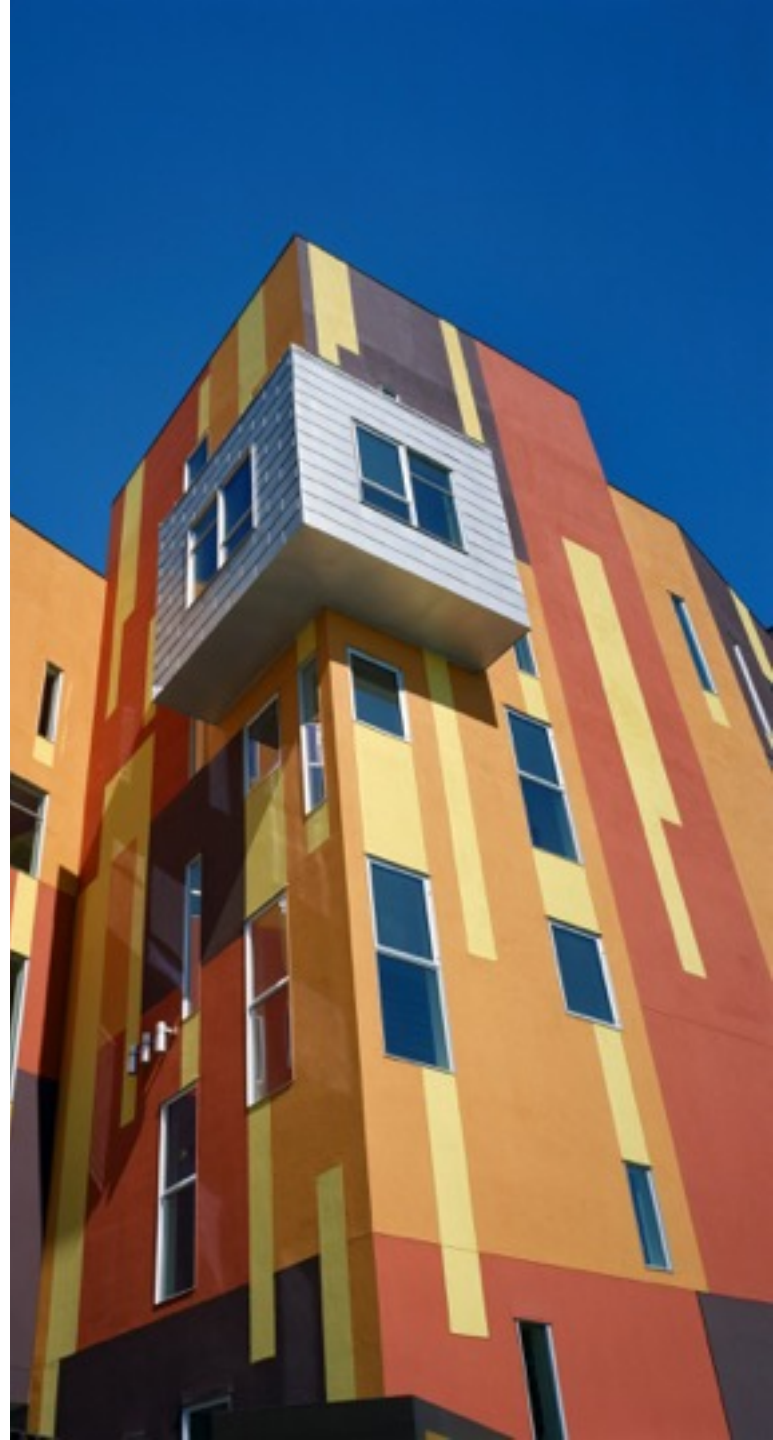


designing TODs

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.”

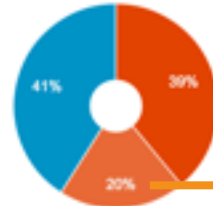
BART/CalTrans: Travel Characteristics of TOD in California

Kapolei, HI

Average Housing + Transportation Costs % Income

Factoring in both housing and transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

- Housing
- Transportation
- Remaining Income



20%

Transportation Costs

In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.



\$14,848

Annual Transportation Costs



2.02

Autos Per Household



23,442

Average Household VMT

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

why TODs

Housing + Transportation (H+T)[®]
Affordability Index
Center for Neighborhood Technology
www.htaindex.cnt.org

1%

Transit Ridership % of Workers

20

Annual Transit Trips

10.85 Tonnes

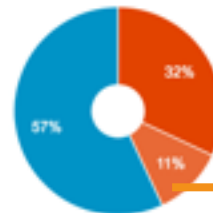
Annual Greenhouse Gas per Household

San Francisco, CA

Average Housing + Transportation Costs % Income

Factoring in both housing and transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

- Housing
- Transportation
- Remaining Income



11%

Transportation Costs

In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.



\$8,919

Annual Transportation Costs



1.15

Autos Per Household



12,226

Average Household VMT

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)

36%

Transit Ridership % of Workers

501

Annual Transit Trips

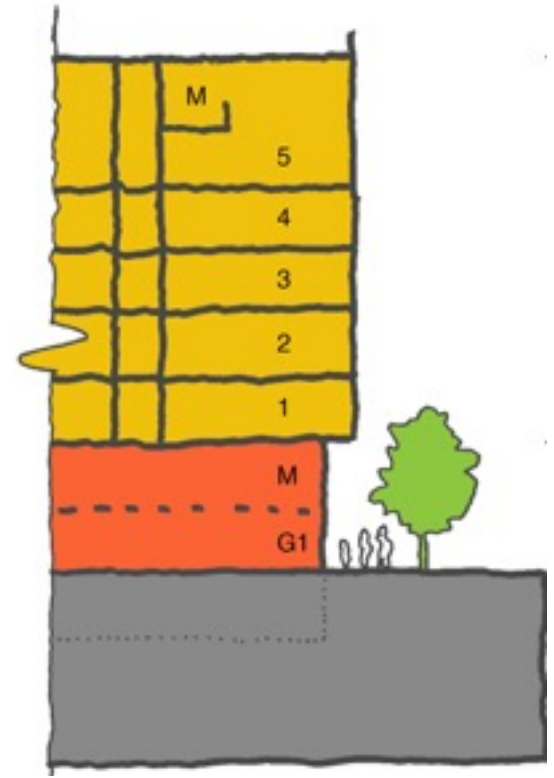
4.74 Tonnes

Annual Greenhouse Gas per Household

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

LEED For Homes
Mid-Rise
Platinum



LEED™
FOR HOMES

73 units per acre

157 units

204 parking spaces (1.3 per unit)

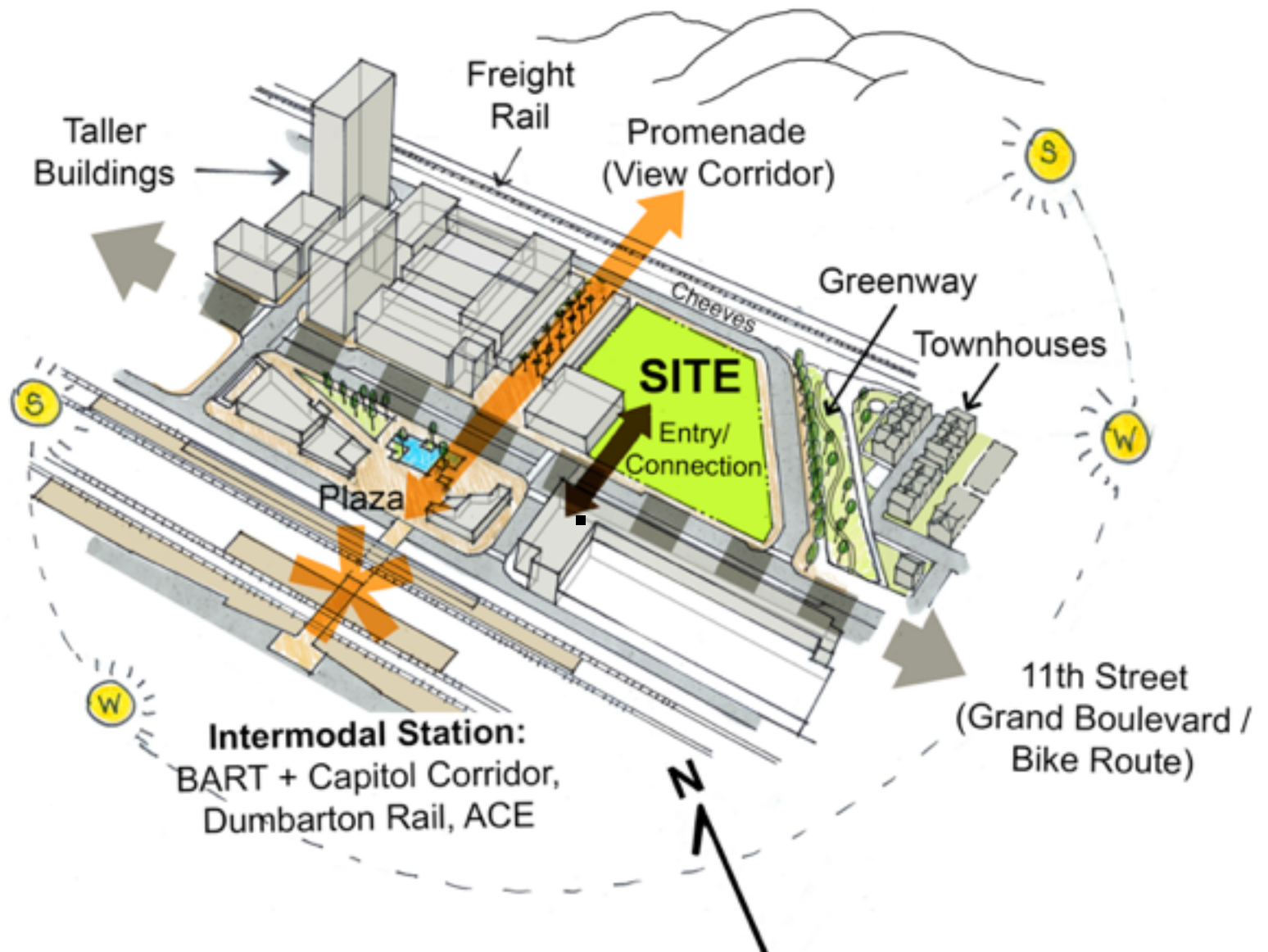
wrap garage

Developer: MidPen Housing

Station Center TOD - WRAP







Station Center TOD



Station Center TOD



Station Center TOD

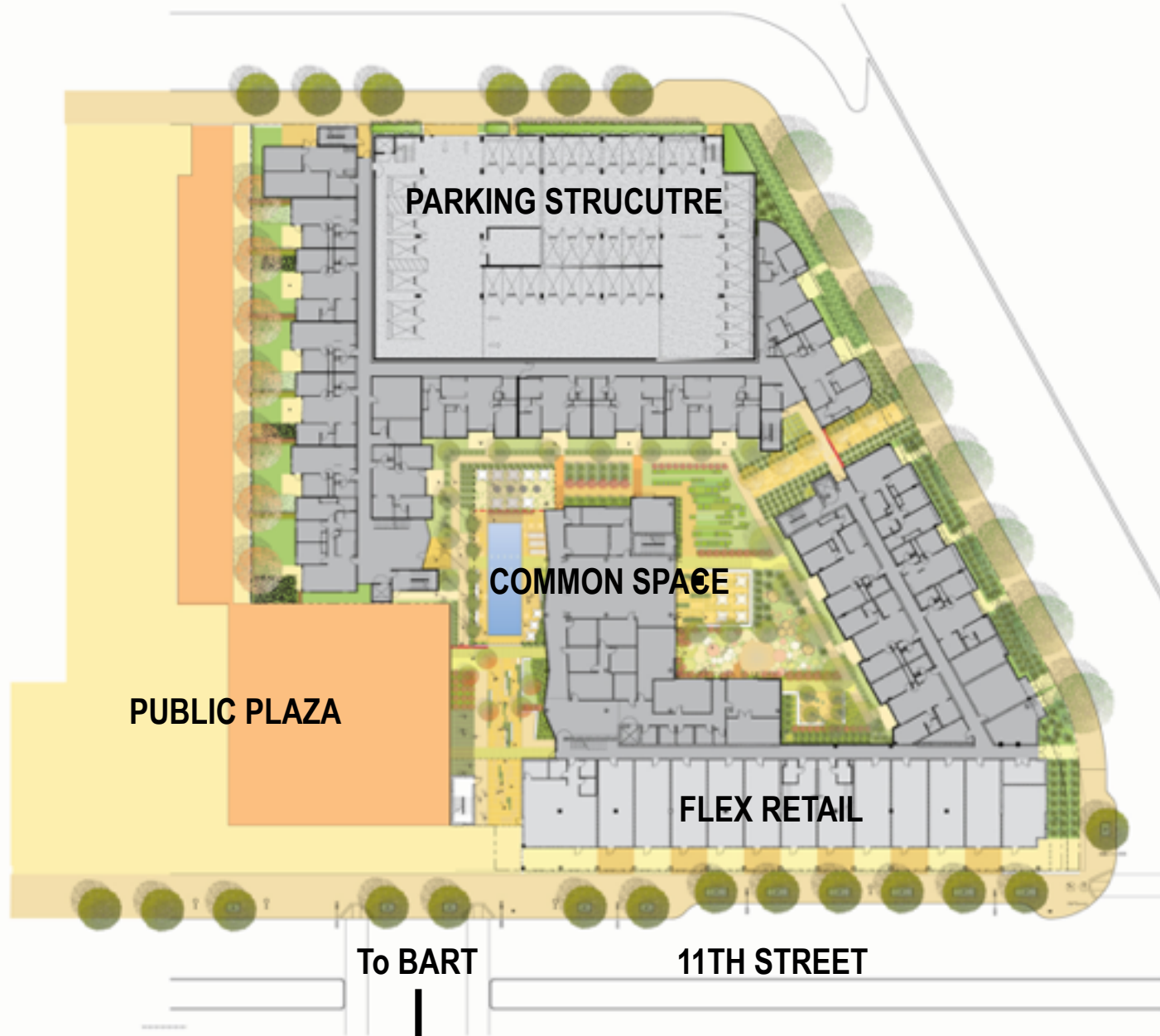


Station Center TOD

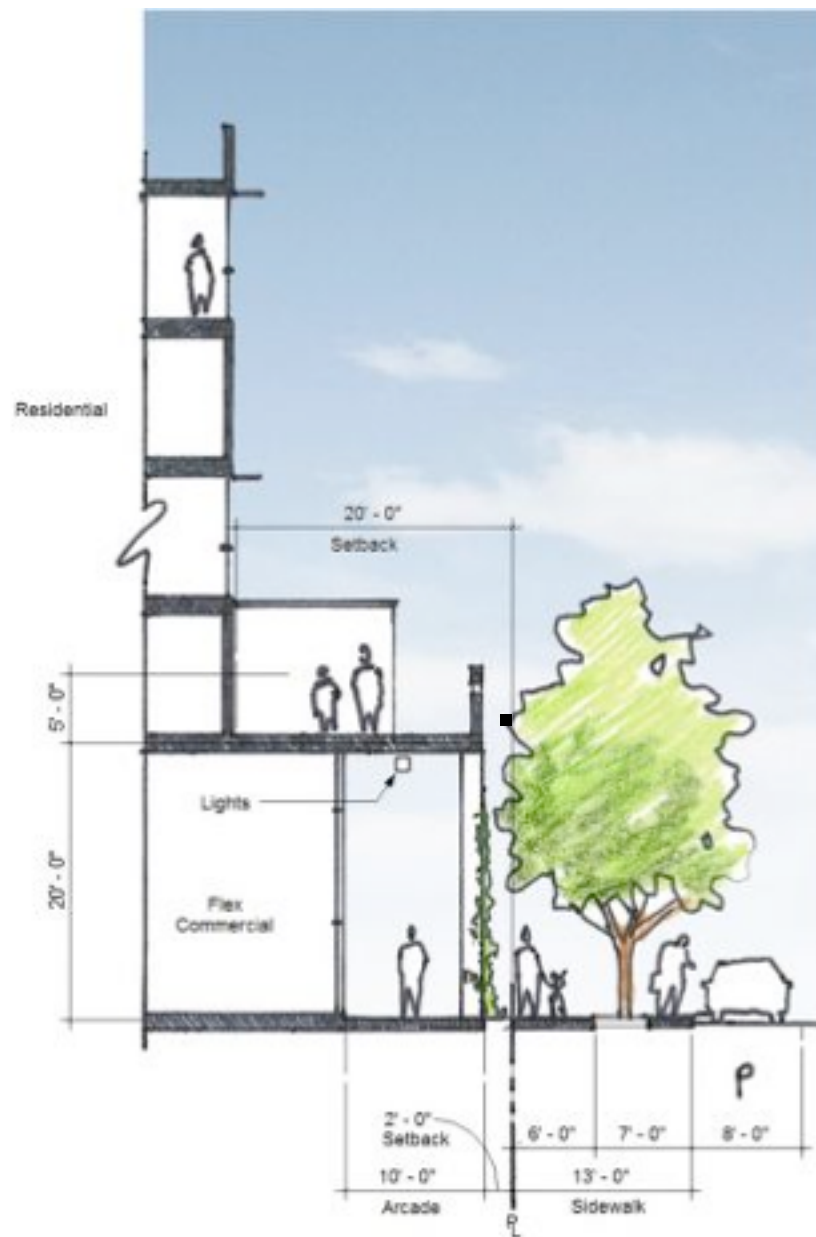




Station Center TOD



Station Center TOD



Station Center TOD



Station Center TOD



Station Center TOD





Station Center TOD



Station Center TOD



Station Center TOD



Station Center TOD



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

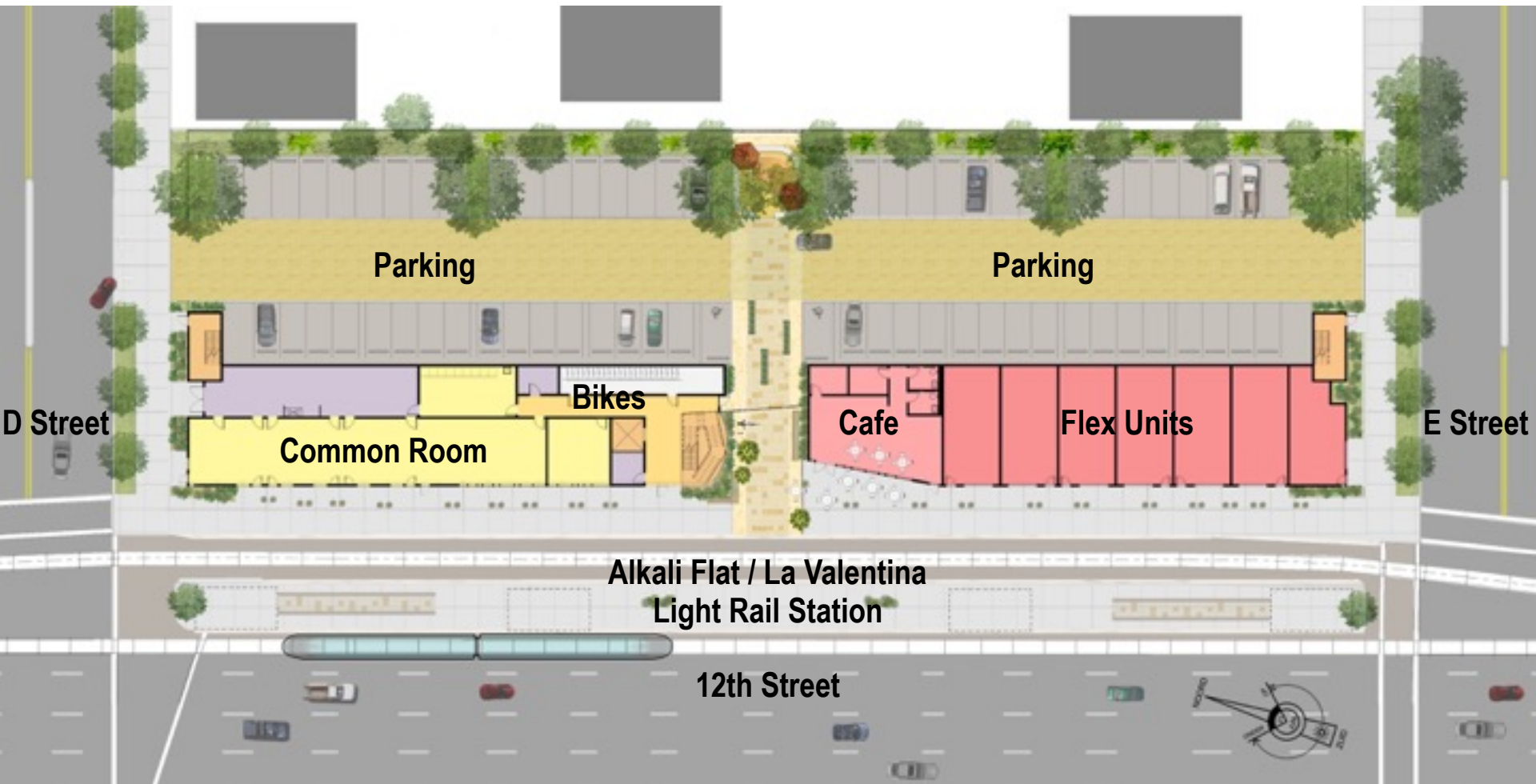






La Valentina









La Valentina





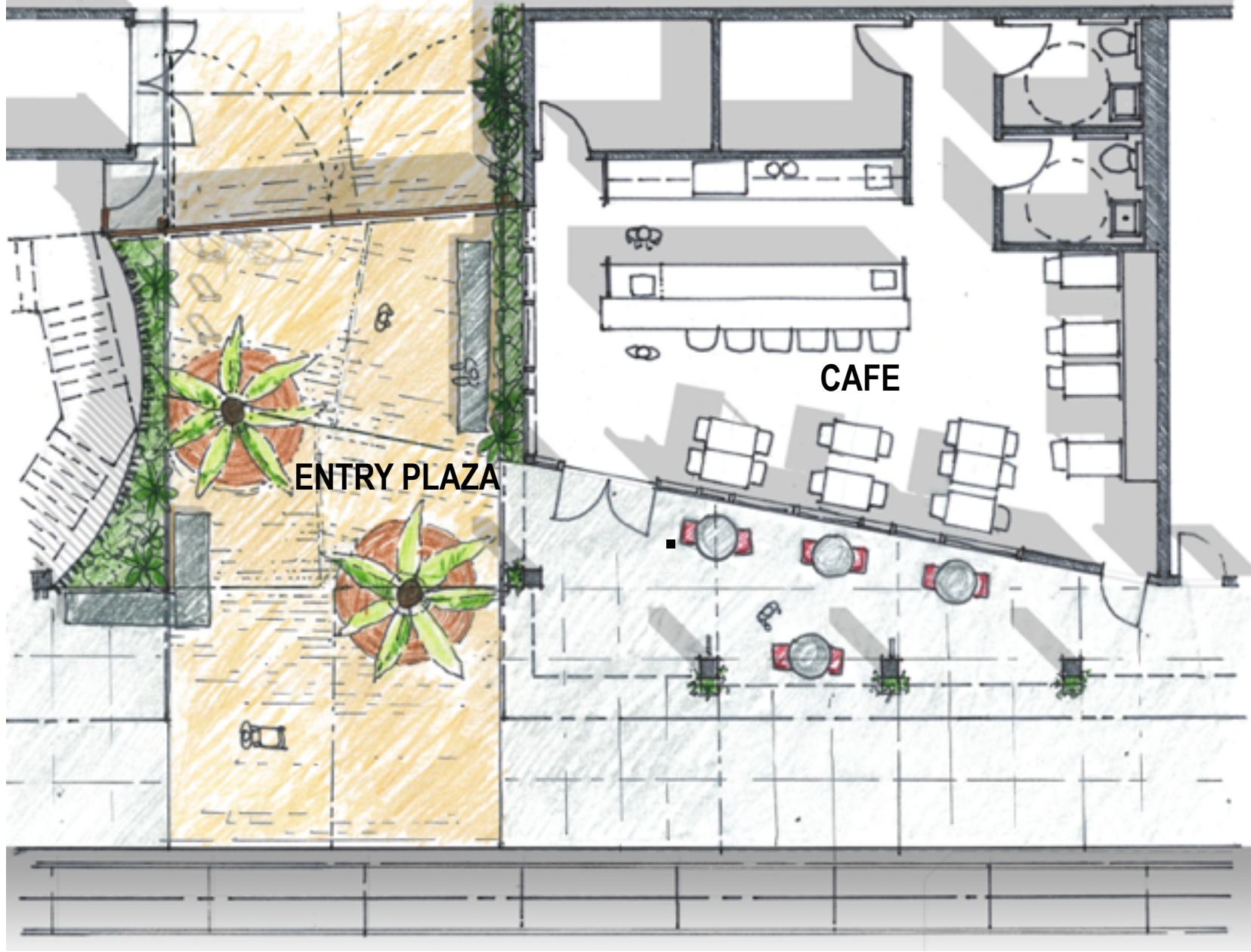
La Valentina



La Valentina



La Valentina



TRANSIT STATION

La Valentina





La Valentina



La Valentina



Armstrong Place and Armstrong Senior Affordable Housing

5600 Third Street

BRIDGE Housing, Developer

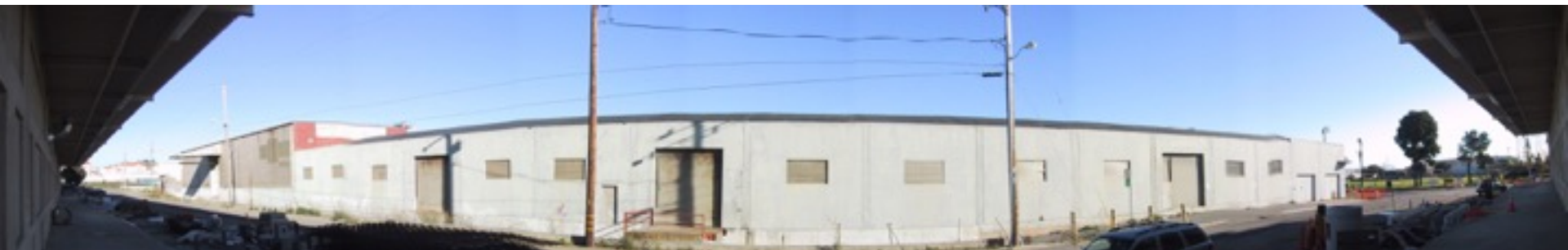


Total Parcel Area:
136,756 sf
240 units on 3.14
acres
76 units per acre
155 parking spaces
.65 spaces / unit





EXISTING SITE - VIEW ALONG 3RD STREET



EXISTING SITE - VIEW ALONG BANCROFT

Armstrong Place and Armstrong Senior Affordable Housing





View from 3rd and Armstrong



LEED NC
GOLD



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

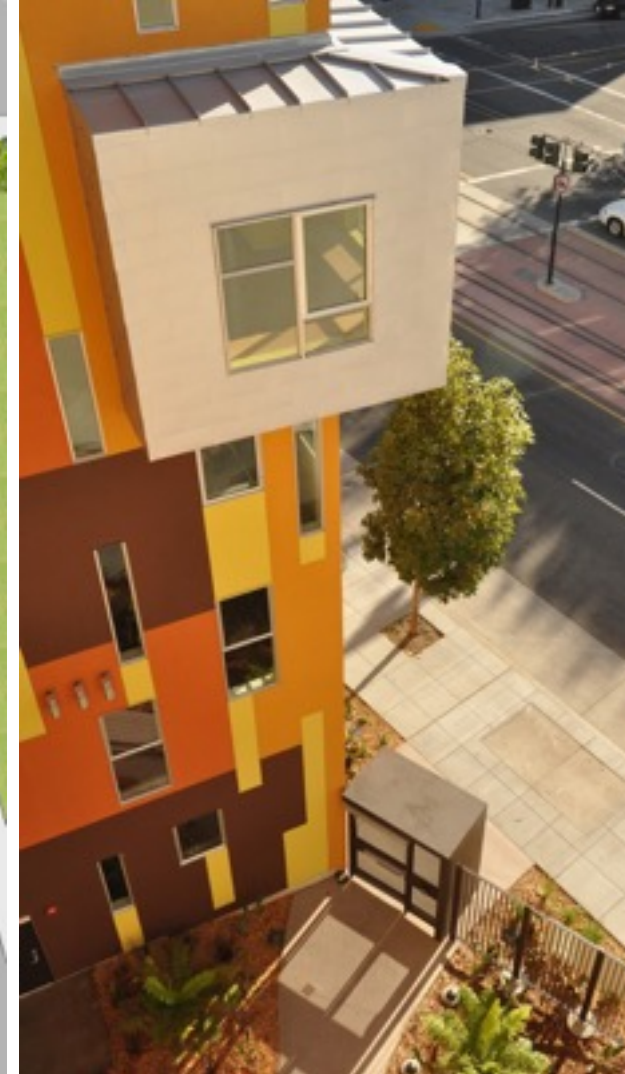
145 units per acre
116 units on 0.8 acre
29 parking spaces
2 car-share spaces
0.27 spaces / unit



Armstrong Senior HUD Apartments



Site Plan



Courtyard Entry



Upper Level Podium Plan

Rents: \$0 to \$635 per month

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

Armstrong Senior HUD Apartments

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)

Development Costs

- \$2,500,000 land cost from SFRA
- 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

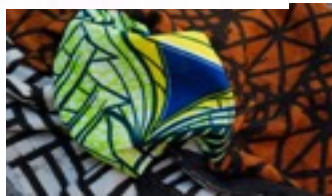




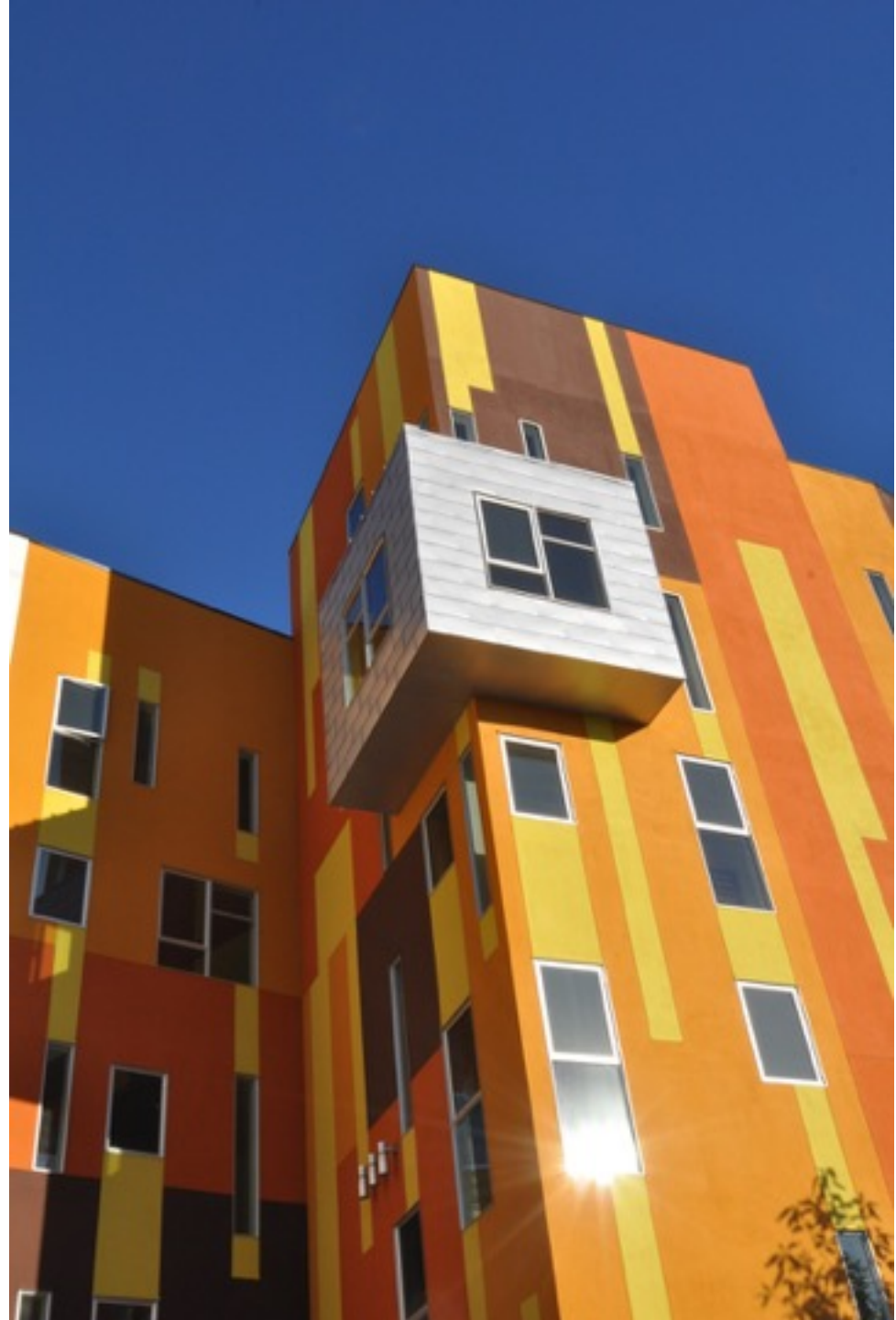
African "Quilt Wall"



Ghanian Dutch
wax-resist batiks



Armstrong Senior HUD Apartments





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



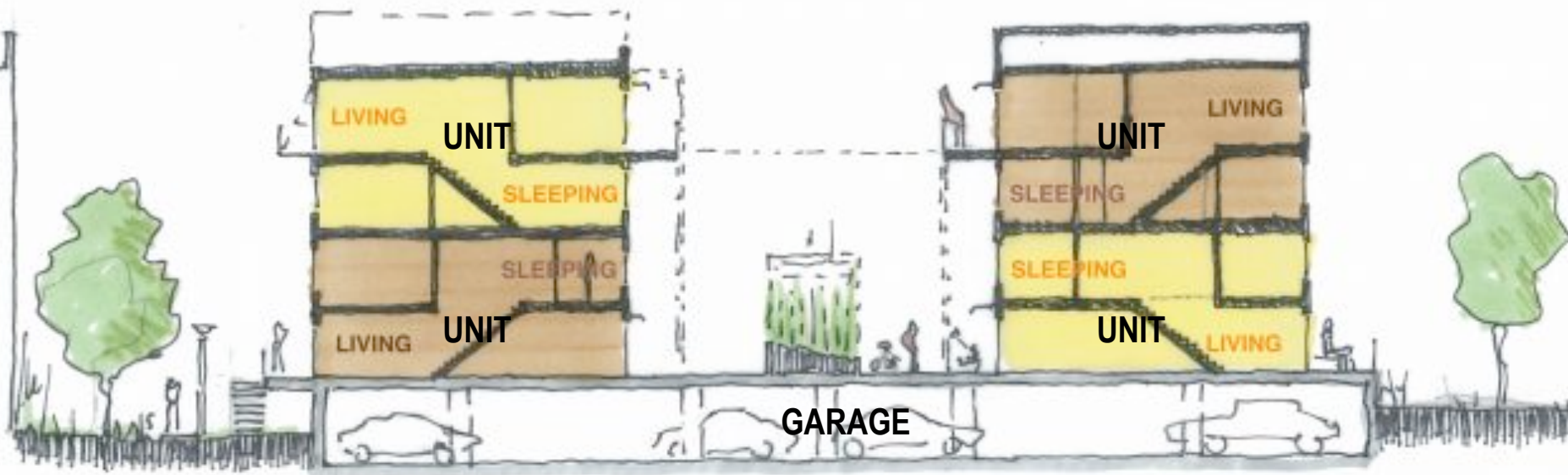
100% affordable
first-time home buyer ownership housing

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



View of Main Entry Court along Bancroft





View of play structure in Main Courtyard
which measures 100 x 80 feet



Armstrong Place Affordable Ownership Townhouses



Armstrong Place Affordable Ownership Townhouses



Armstrong Place & Armstrong Senior





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

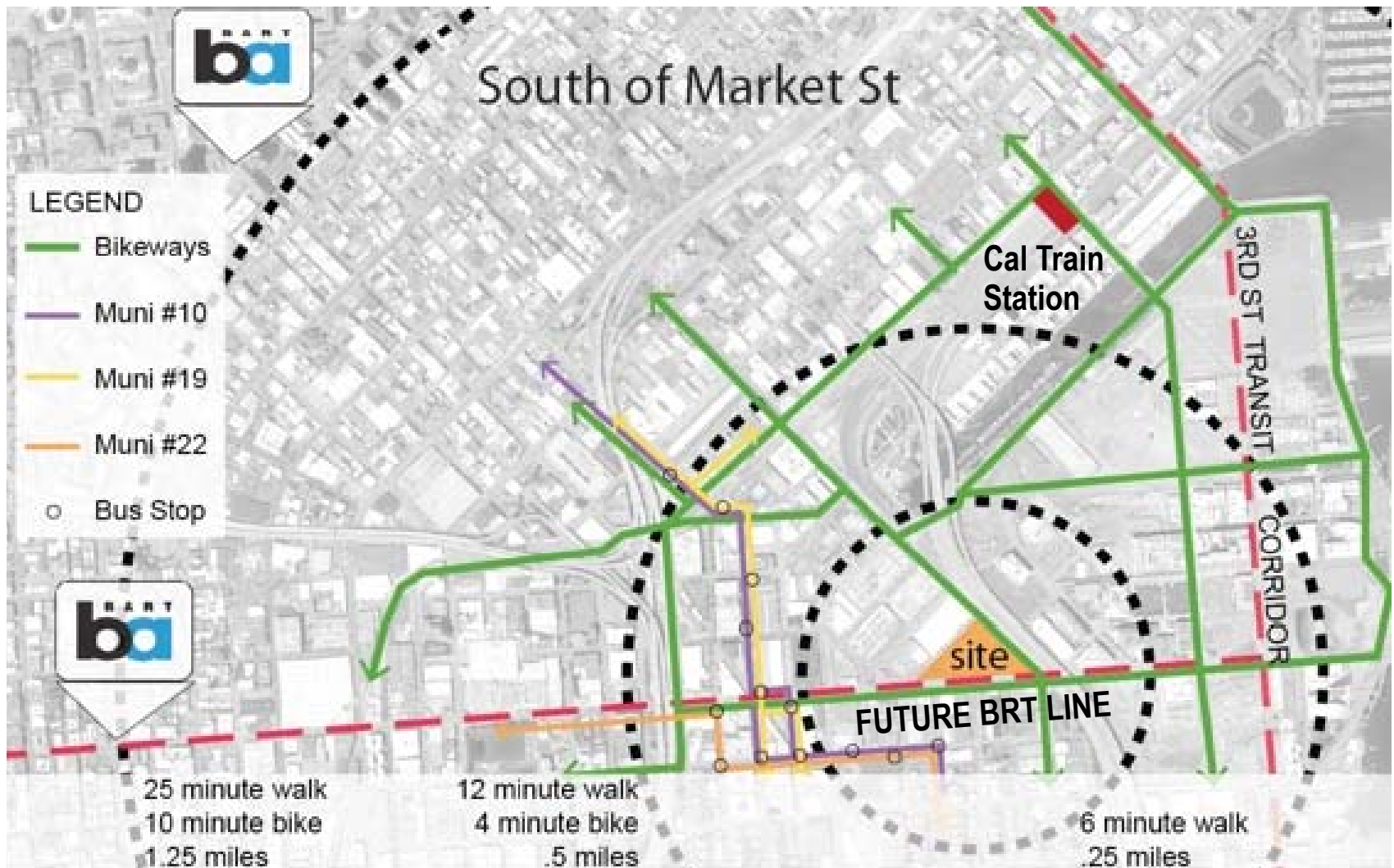
Developer: Equity Residential

Potrero 1010 - Mechanized

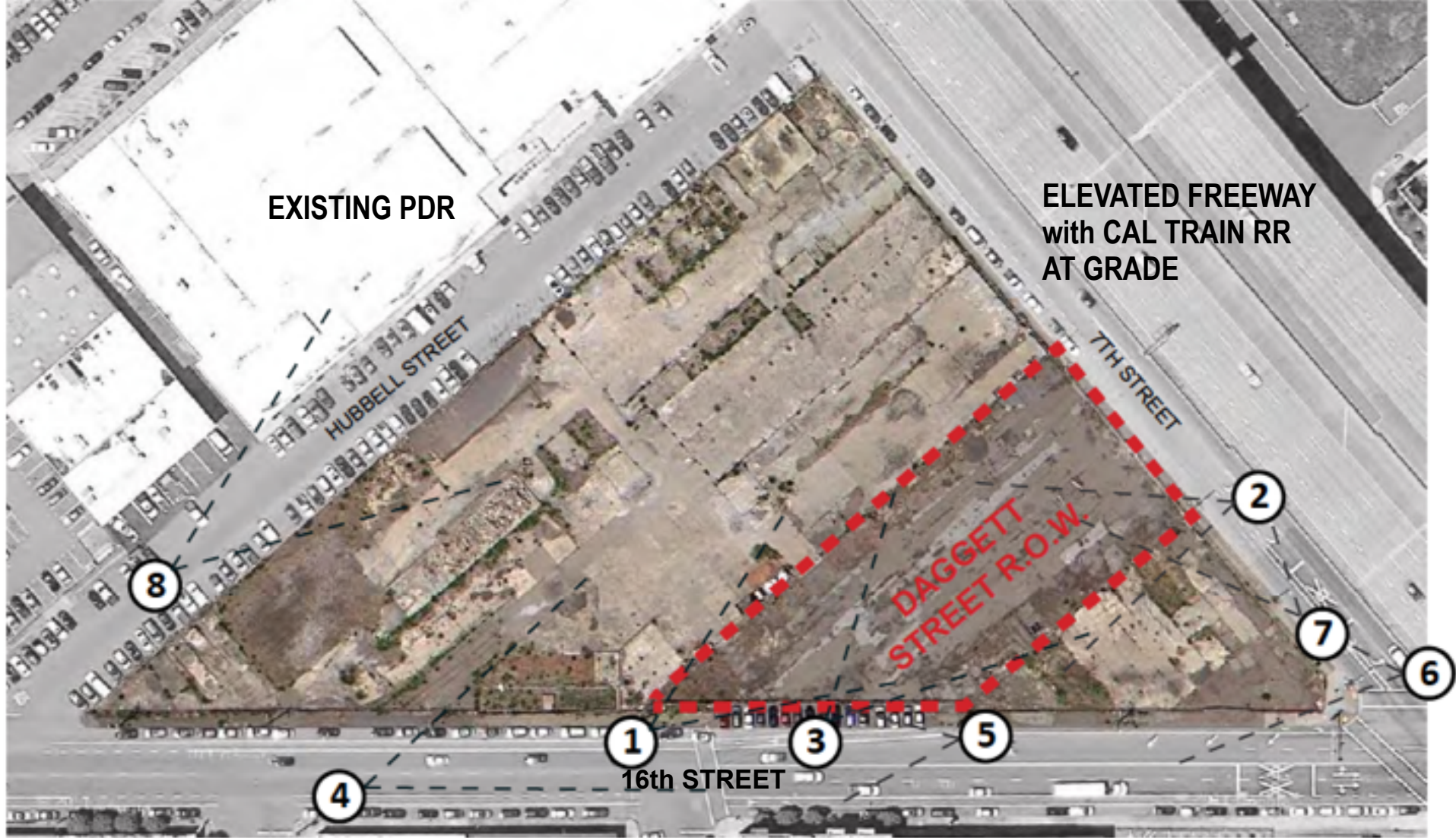




Neighborhood Linkages



30 MINUTE WALKING DISTANCE to 30,000 JOBS!







PDR

COMMUNITY PARK

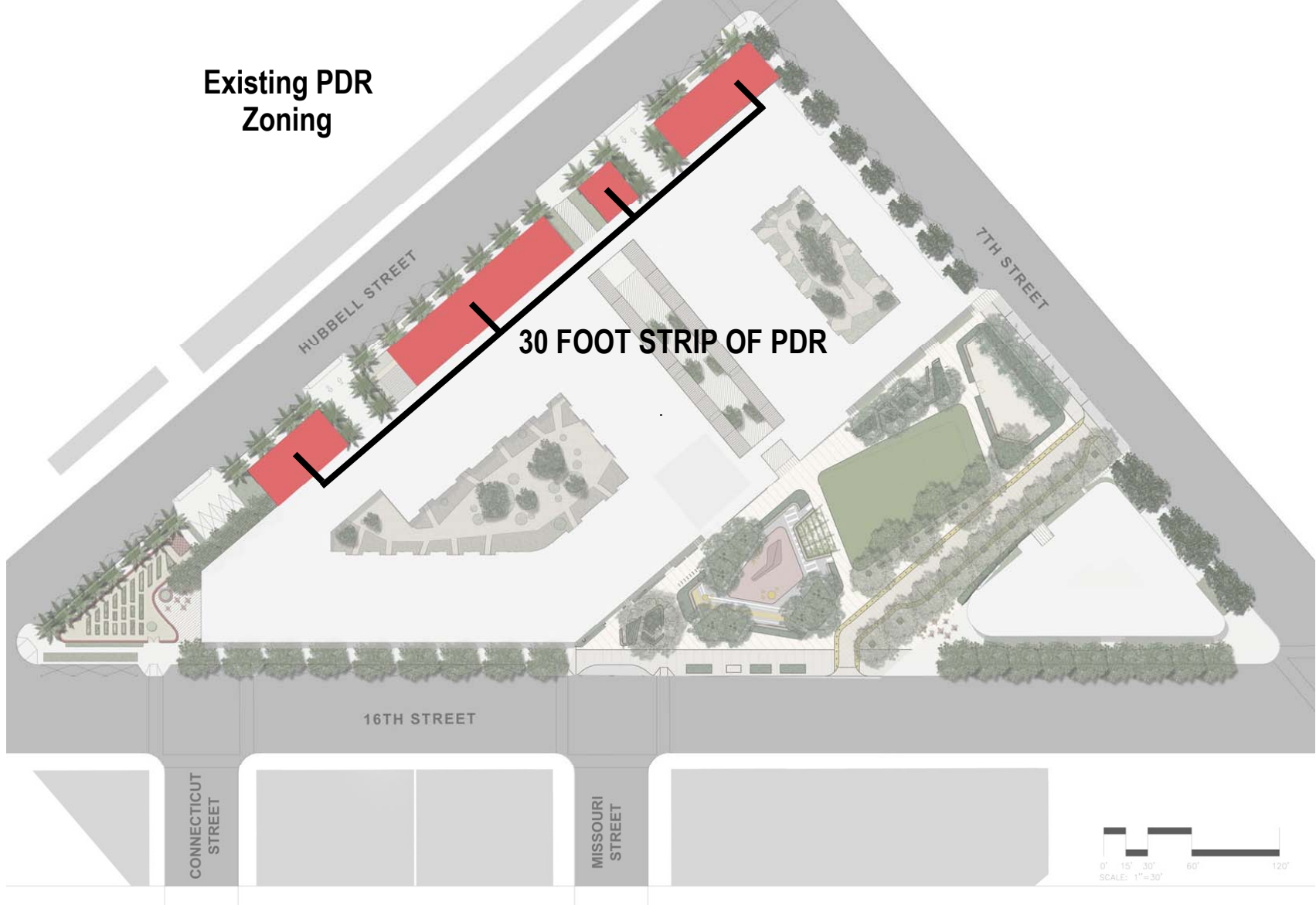


Potrero 1010



Potrero 1010

PDR space along Hubbell – 7,400 SF





Potrero 1010





CCA Artist Studios

Potrero 1010



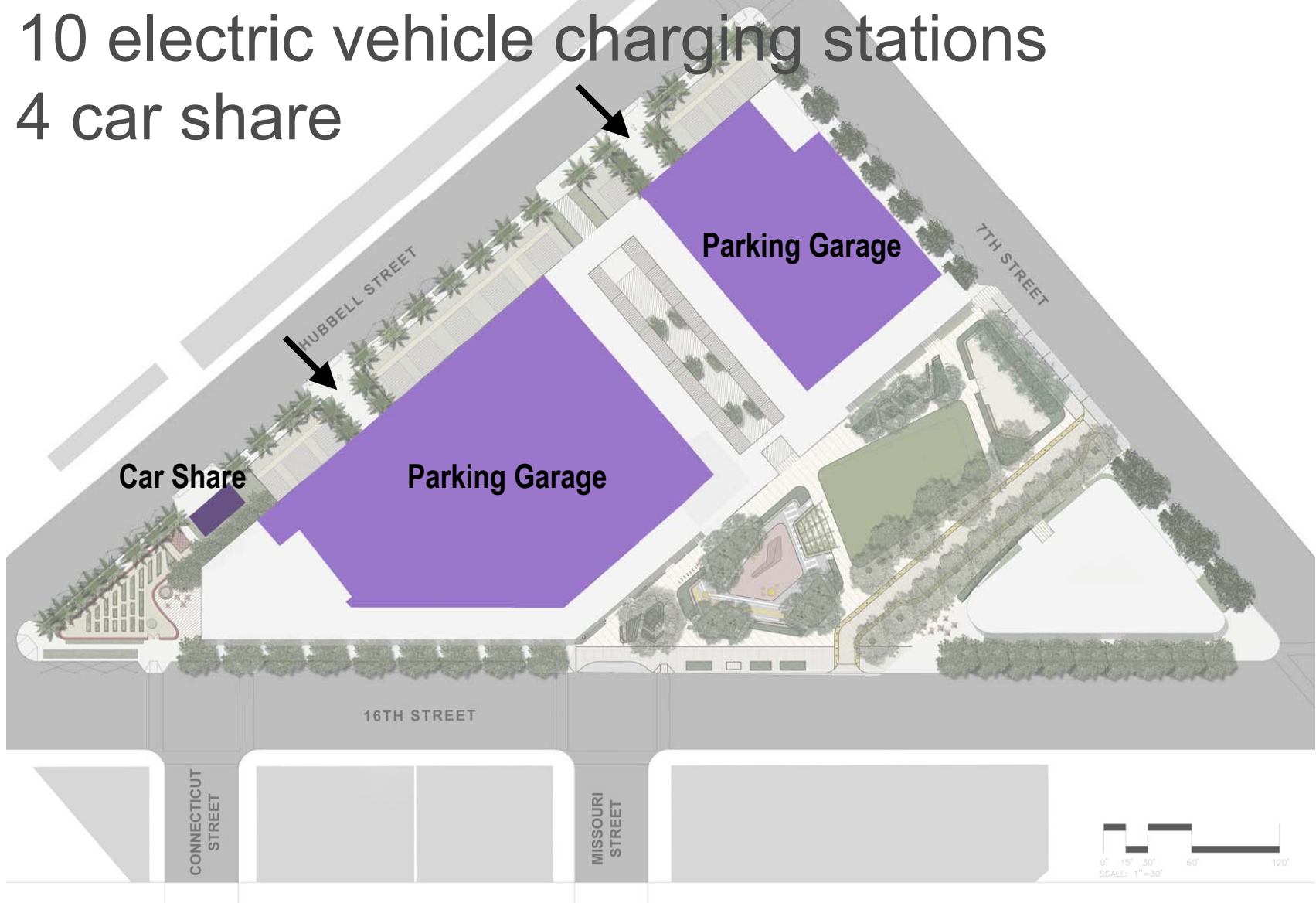


CCA Artist Studios

Potrero 1010



306 parking spaces (.65 ratio)
10 electric vehicle charging stations
4 car share





Potrero 1010



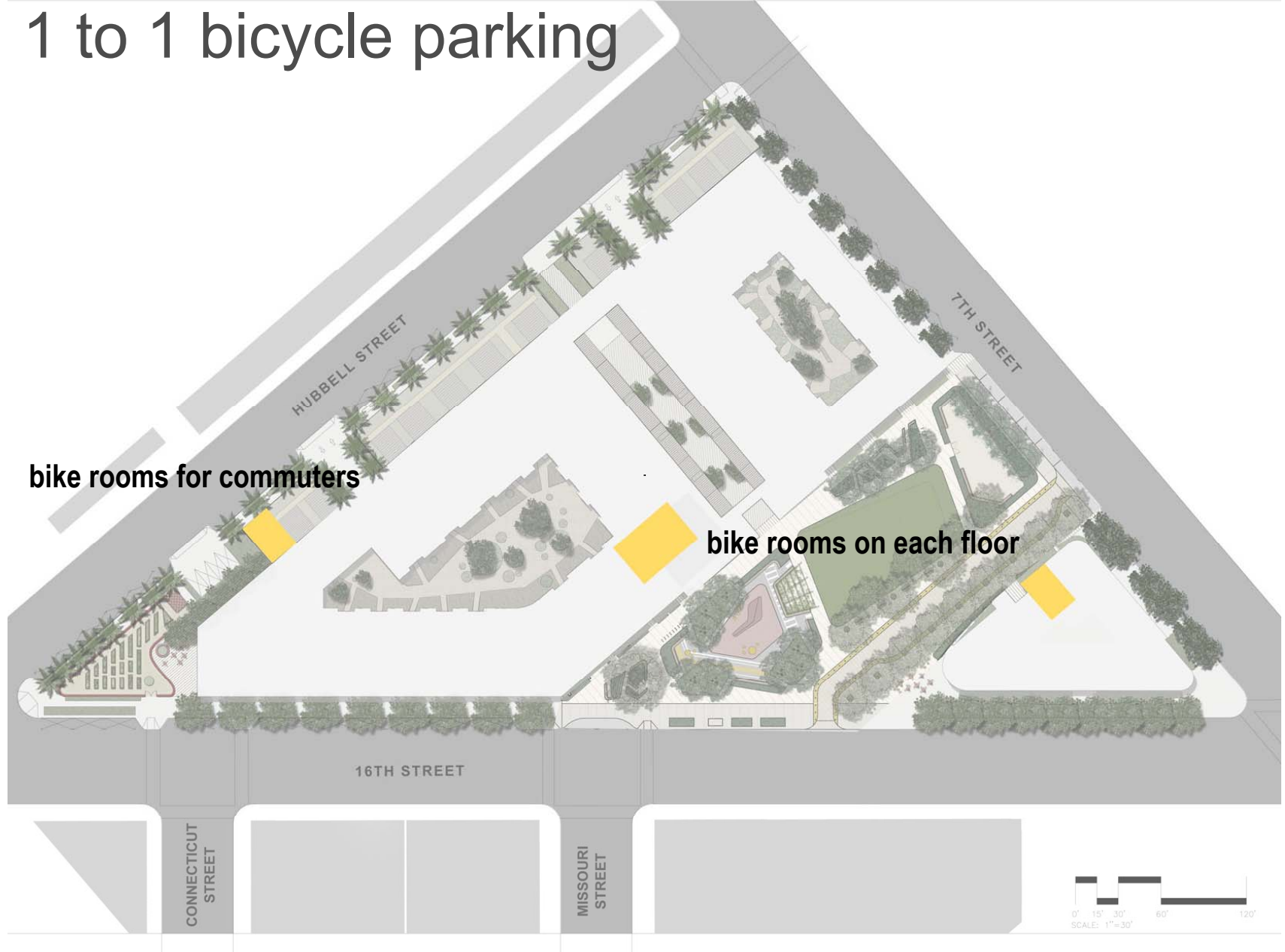


Car Share - Zip Car

Potrero 1010



1 to 1 bicycle parking





Bike Storage

Potrero 1010



.....ONE BIKE SPACE PER BEDROOM.....



Ground Level Flex Units – 28 units





Potrero 1010





Potrero 1010





SHED Hair Salon

Potrero 1010



SCHEMATIC PLAN



Community Public Park

Potrero 1010





Community Park as **Public** Benefit

Potrero 1010







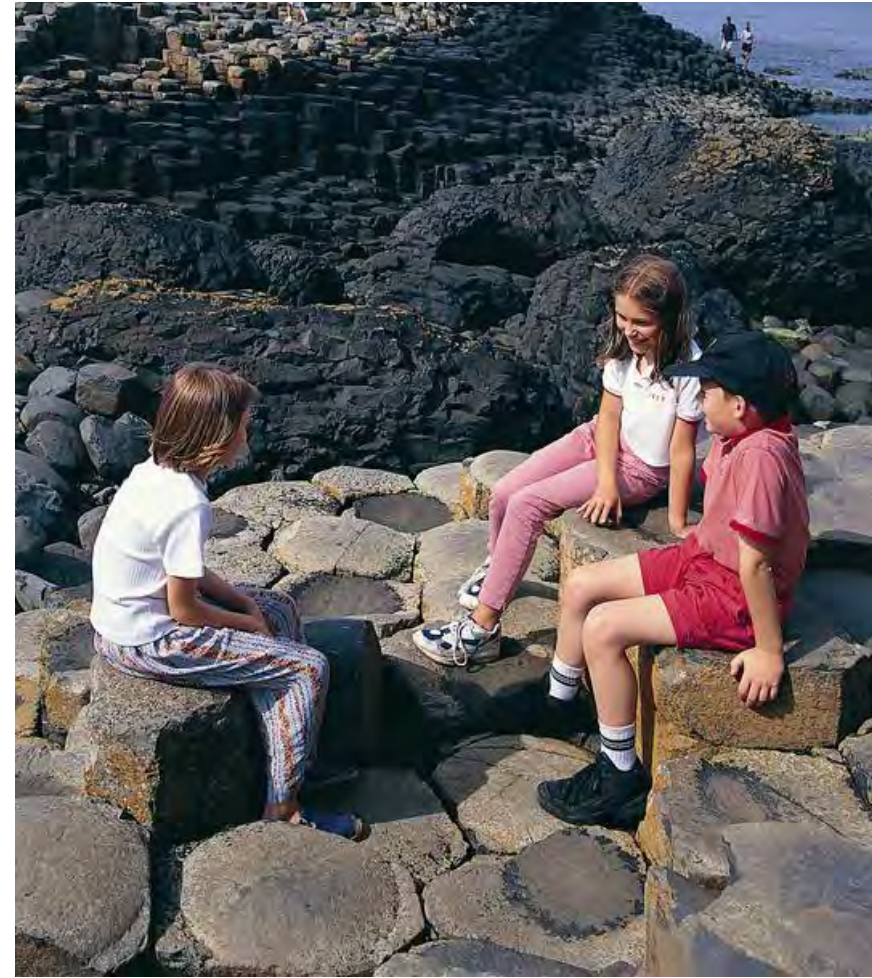
Potrero 1010



“PENTA-STEP” LANDSCAPE FEATURE



Giants Causeway, Northern Ireland





Potrero 1010

LAWN FEATURES



Potrero 1010





SKETCH

MISSION MARSH BEARS

A DYNAMIC ENTRYWAY INTO A NEW NEIGHBORHOOD PARK

Mission Marsh Bears consists of three large sculptures of grizzly bears made from 12" concrete slabs. The bears will stand atop pedestals made from stacked plates of reclaimed granite cutting provided by the SF Department of Public Works. As the sun crosses the sky and passes over the three bears, these intricate forms will cast an array of shadows across the ground. The bears will be oriented to maximize their interaction with light and to create a dynamic entryway into the park.

ACTIVE PLANT'S AND ANIMALS OF THE AREA

Mission Marsh Bears reflects the history of the site of Doggett Park while simultaneously responding to the contemporary site the park will play in the neighborhood. The location of Doggett Park is on the shores and meadowland of what was formerly Mission Bay. This body of water was home to a multitude of plants and animals until it was filled in with urban debris from fires, earthquakes and the removal of sand dunes in the late 1950's and early 1960's. This work of art will introduce historic species such as the Grizzly bear and the native plants and animals that make up the form and structure of the sculptures. It will also continue a geometric statement into the organic animal forms, referencing the contemporary grid of urban streets and architecture in concert with the natural world.

UNITING HISTORIC AND CONTEMPORARY SAN FRANCISCO

As the area surrounding the former Mission Bay became developed with new structures, houses, industry and homes, the neighborhood brings a diverse aesthetic difference from other areas of San Francisco. Mission Marsh Bears brings other parts of the city to this new area by incorporating reclaimed cutting. This material brings with it the legacy of an older San Francisco and the mark of a long history of bear walking across them. The bears continue a long tradition of bears in San Francisco and are a reference to the historic debris that lies beneath the ground.

MATERIALS



Reclaimed Concrete

Bear Sculptures

The sculptures are made from the recycled concrete and granite. Each slab is 12" thick and will be stacked to create a bear. The bears will be made from the same material as the surrounding ground and will be made from the same material as the surrounding ground and will be made from the same material as the surrounding ground.



Stacked Concrete

Grading

The sculptures are made from the recycled concrete and granite. Each slab is 12" thick and will be stacked to create a bear. The bears will be made from the same material as the surrounding ground and will be made from the same material as the surrounding ground.

PLANT SPECIES



Grizzly Bear

Grizzly Bear

The sculptures are made from the recycled concrete and granite. Each slab is 12" thick and will be stacked to create a bear. The bears will be made from the same material as the surrounding ground and will be made from the same material as the surrounding ground.



To illustrate historical species species such as the Grizzly Bear, native plants of the area, and the contemporary grid of urban streets.



As the sun crosses the sky, the forms will cast an array of shadows across the ground.



Reclaimed cutting references a long history of people walking in the city, as well as the tradition of bears in San Francisco.



It's All About the People - Mahalo

