Housing Opportunity Sites Analysis in Western SoMa

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Photo by: Dolly, 4/12/07

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- Introduction
- Project Description
- Methodology
- Examples
- Recommendations

Introduction

Urban Studies Senior Seminar

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- "Combine theory, methods, knowledge and skills in the context of client-serving projects in the external community"
- Teaches students to solve urban and planning problems
- Experience Gained
- Client Concept and Team Concept

How to Maximize Housing Opportunities

- Finding Suitable Sites
- Alleys vs. Main Arterials
- Proximity to Amenities

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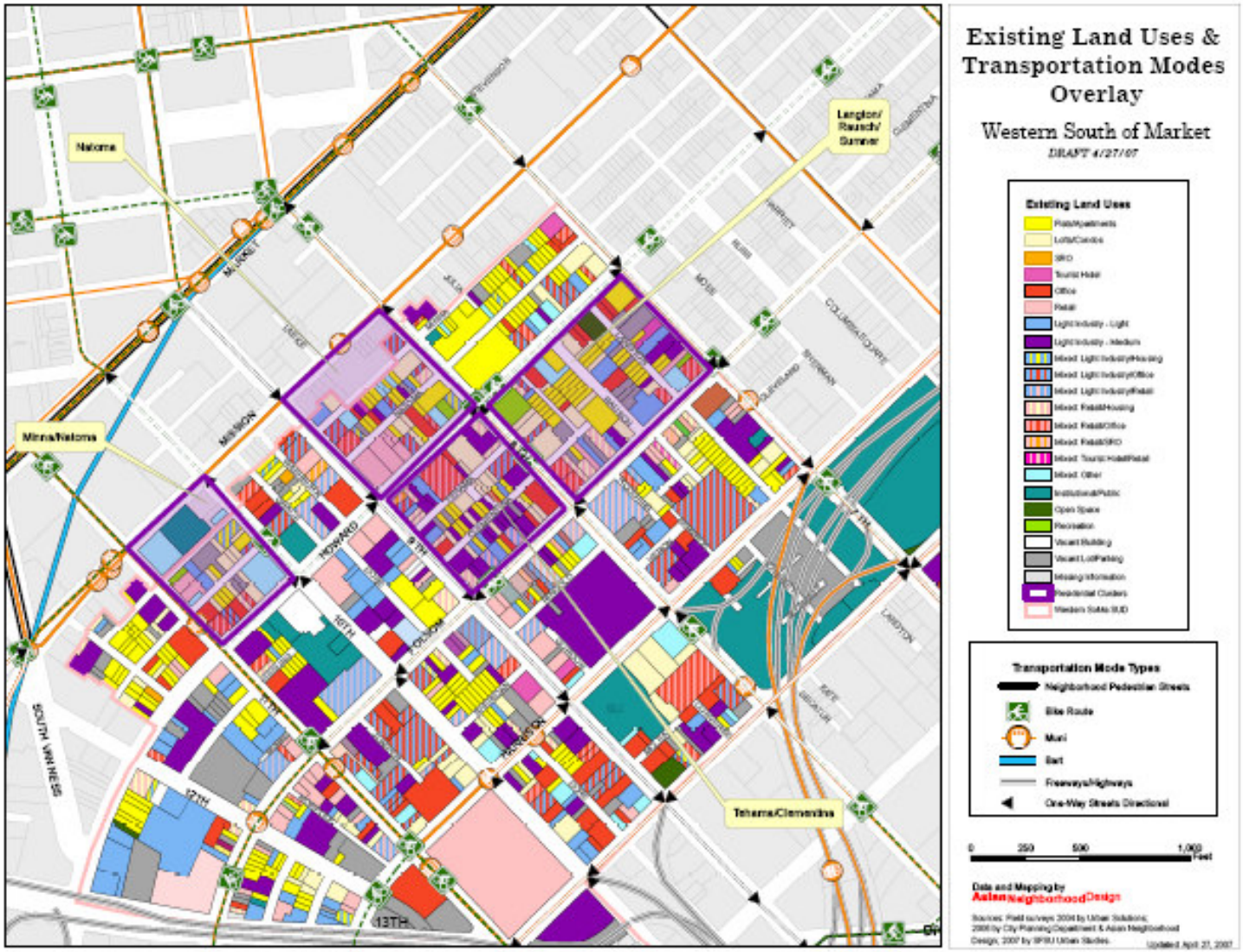
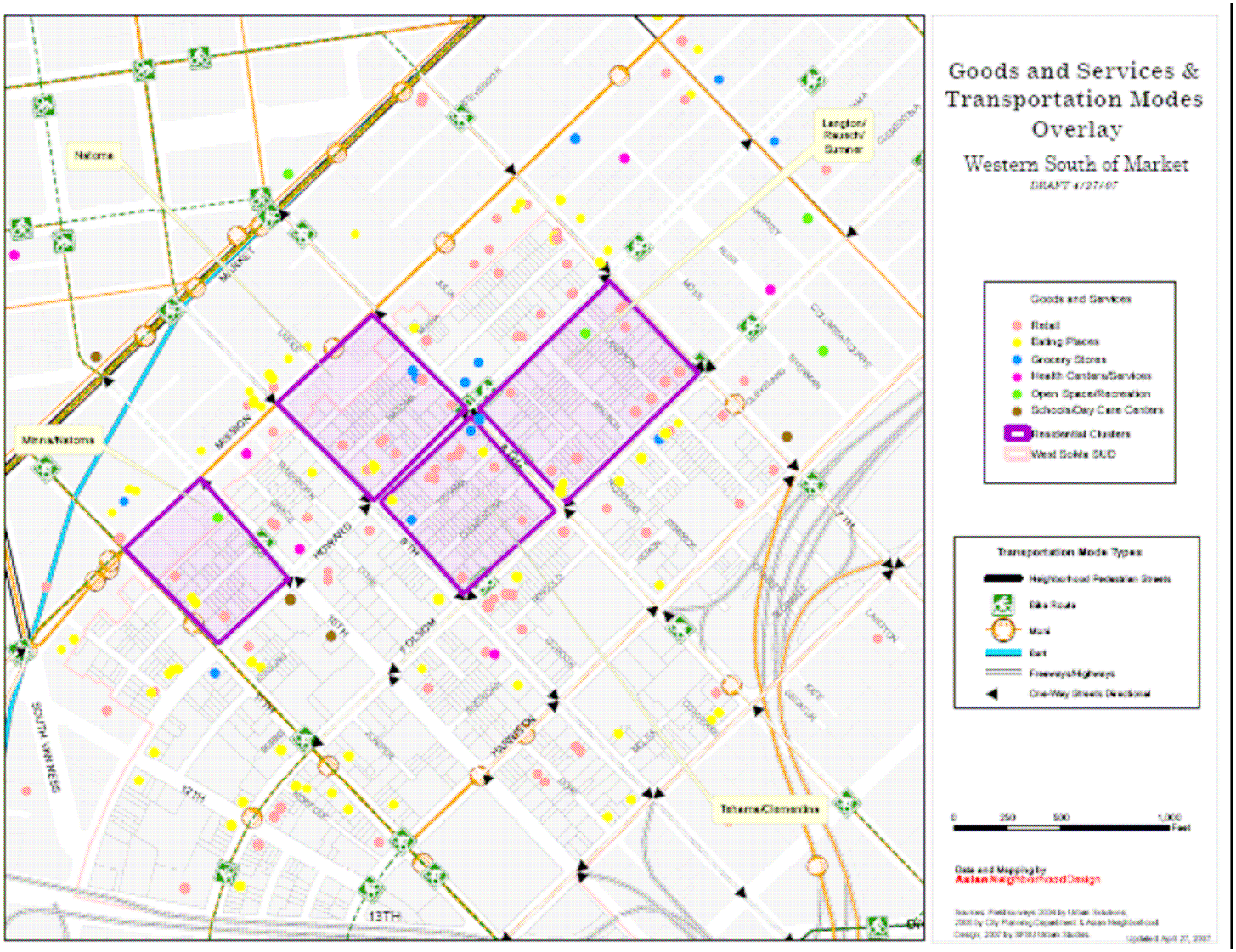

Existing Land Uses & Transportation Modes Overlay
Western South of Market
DRAFT 4/27/07
Existing Land Uses
Transportation Mode Types
Neighborhood Pedestrian Streets
Bike Route
Muni
Bart
Freeways/Highways
One-Way Streets Directional
0
250
500
1,000
Feet
Data and Mapping by
Asian Neighborhood Design
Updated April 27, 2007
Natoma
Langton/ Rausch/ Sumner
Minna/Natoma
Tehama/Clementina
MISSION
HOWARD
FOLSOM
13TH
SOUTH VAN NESS


Goods and Services & Transportation Modes Overlay
Western South of Market
DRAFT 4/27/07
Goods and Services
Retail
Eating Places
Grocery Stores
Health Centers/Services
Open Space/Recreation
Schools/Day Care Centers
Residential Clusters
West SoMa SUD
Transportation Mode Types
Neighborhood Pedestrian Streets
Bike Route
Muni
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0 250 500 1,000 Feet
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Project Description

- Identify and evaluate affordable housing opportunity sites
- Develop a new methodology for selecting affordable housing sites
- Possible mixed enclave districts for the future?

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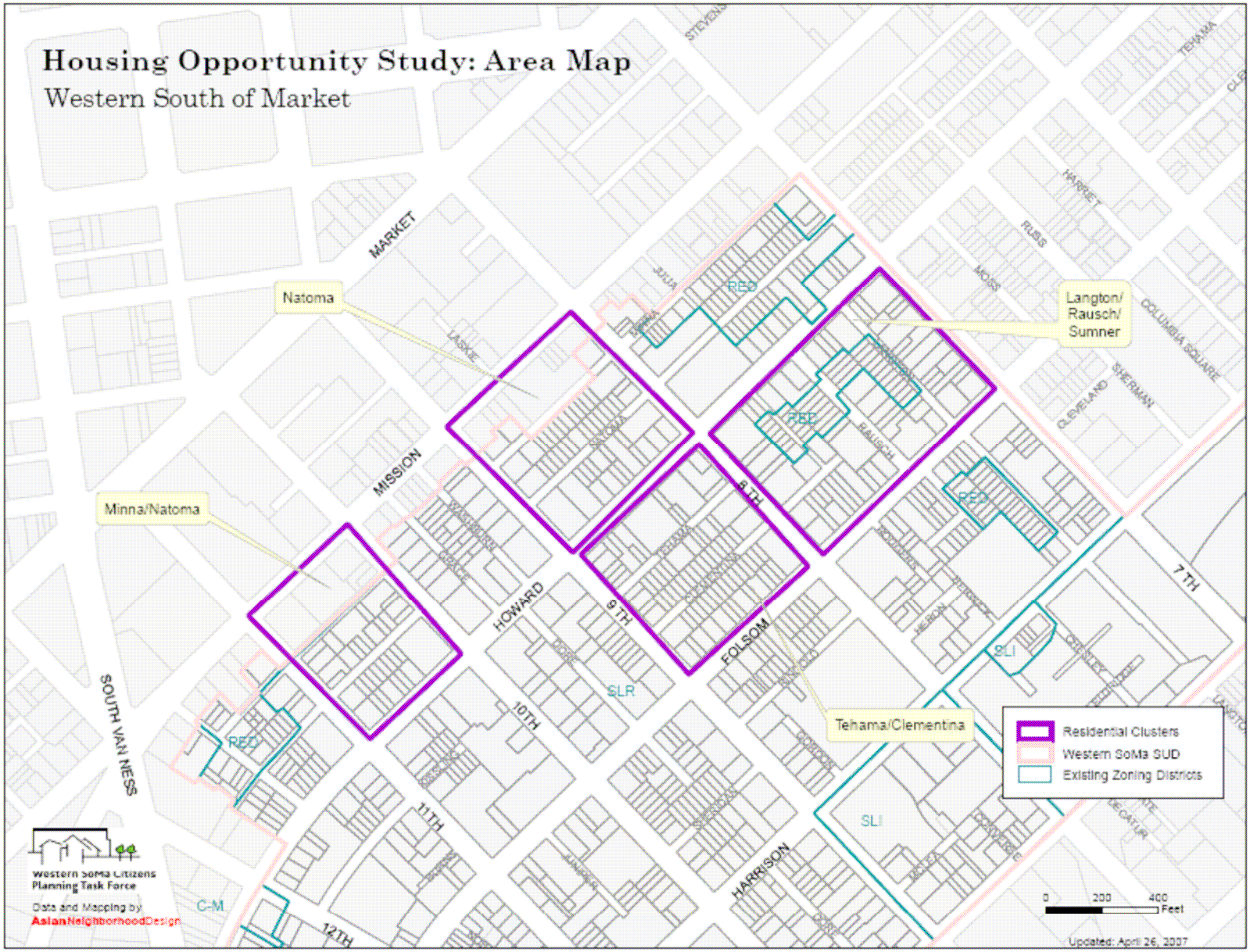
Source: Asian Neighborhood Design, April 27, 2007



Source: Asian Neighborhood Design, April 27, 2007

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Methodology

- Literature Review: Case Studies
- Interviewed Developers
- Developed Housing Suitability Criteria
- Survey Design
- Field Visits
- Rated Suitability of Potential Affordable Housing

Methodology

Literature Review: Case Studies

- Boston's Back Streets Program
  - Created in 2001 to support and protect industrially based businesses (Miara, 2002)
  - The Task Force is alike in the respect that they addressed the need to preserve industrial businesses through planning and zoning (Web site: www.cityofboston.gov/bra/backstreets/backstreets.asp)

- Docklands, London
  - Decline of industrial jobs (Florio and Brownill, 2000)
  - Transformation of industrial uses to commercial office spaces (Gordon, 2001)
  - Office spaces turned lofts due to real estate slump (Hamnett and Whitelegg, 2007)
  - SoMa is similar due to the physical changes in the structure of a neighborhood

Methodology

Interviewed Developers and Project Managers

- Reuben Hechanova, Mission Housing Development Corporation
- Kevin Kitchingham, Bernal Heights Neighborhood Center
- Andrea Papanastassiou, Mid-Peninsula Housing Coalition
- Timothy Dunn, TODCO

Methodology

Developed Housing Suitability Criteria

1. Development capacity of site
2. Potential for adaptive reuse
3. Residential compatibility with adjacent uses
4. Proximity/ access to residential goods and services
5. Public realm conditions

Methodology

Survey Design

A Sample of our Survey Instrument

Residential compatibility with adjacent uses

1. Uses of adjacent buildings (Land use type and codes above):
To the Right of Parcel: ____
To the Left of the Parcel: ____
To the Front of the Parcel: ____
To the Back of the Parcel: ____

2. Would potential housing be compatible with adjacent use (Yes/No) ____
Notes/details (e.g. are nearby uses health hazards, toxins, hazardous waste, pollutants)

_____
_____

3. What are the adjacent building heights: To the right:____ To the left:____
To the front:____ To the back:____

4. Are there any existing odors (Yes/No) ____

5. Are there adjacent outdoor storage or work area (Yes/No): _____

6. Is there traffic noise? (Yes/No) ____
If yes, explain: (ex- Heavy traffic noise when on main streets, indirect traffic noise from main streets when in alley, light traffic when in alley)_____
_____

7. How close is it to the nearest residential use (count by parcels): ____

Methodology
Field Work

- Survey Instrument
- Sanborn Maps
- Existing Land Use Maps
- Asian Neighborhood Design Database
- Camera

Photo by: Annie, 3/31/07

Methodology

Rated Suitability of Potential Affordable Housing

Created a Rating System

DEVELOPMENT CAPACITY

Rough calculation of units

Points Given:

0-5= 0	51-55= 10
6-10= 1	56-60= 11
11-15= 2	61-65= 12
16-20= 3	66-70= 13
21-25= 4	71-75= 14
26-30= 5	76-80= 15
31-35= 6	81-85= 16
36-40= 7	86-90= 17
41-45= 8	91-95= 18
46-50= 9	96-100= 19
	100+= 20

For Sale

Points Given:

Yes = 10
No = 0

POTENTIAL FOR ADAPTIVE REUSE

Condition of Building

Points Given:

New/Recently Rehabilitated/Invested = 0
Unimproved/Fair = 1
Poor/Vacant (e.g. broken windows graffiti = 2

Historic Building Classification

Points Given:

Yes = 0
No = 1

Land Use Code of Existing Building

Points Given:

Vacant Lot/ Parking = 15
Office = 12
Mixed Use Housing (not including housing) Retail/eating/drinking, Inst./Public = 9
Anything light/medium industry = 6
Housing/ anything mixed use with housing, SRO hotel/tourist hotel = 3
Open Space/Recreation = 0

RESIDENTIAL COMPATIBILTY WITH ADJACENT USES

Land uses of surrounding buildings

Points Given:

Housing/ any use Mixed with Housing/ SRO Tourist Hotel= 15
Open Space/ Recreation= 12
Vacant lot/ Parking Lot= 9
Office = 6
Retail/ Eating/ Drinking, Instit/ Public Space= 3
Anything Light-Medium Industry= 0

Compatible with adjacent uses

Points Given:

Yes = 5
No = 0

Average Height of Surrounding Buildings

Points Given:

1 = 0
2 = 5
3 = 10
4 = 15

Vacant

Points Given:

Yes = 10
No = 0

Created a Rating System, Continued

RESIDENTIAL COMPATIBILTY WITH ADJACENT USES, CONTINUED

Outdoor Work Area

Points Given:
Yes = 0
No = 1

Nearest Residential Parcel

Points Given:
1 = 4
2 = 2
3+ = 0

PROXIMITY TO RESIDENTIAL GOODS AND SERVICES

Proximities to Residential Goods and Services

Points Given:
.5 = 10
1 = 8
1.5 = 6
2 = 4
2.5 = 2
3+ = 0

PUBLIC REALM CONDITIONS

Number of Street Lights

Points Given:
0-1= 0
2-3= 1
4+= 2

Condition of Sidewalk

Points Given:

Perfect Condition= 2
Fair Condition= 1
In Disrepair= 0

Number of Trees

Points Given:

0-5= 0
6-15= 1
16-25= 2
26+= 3

Number of Curb Cuts

Points Given:

0-10= 2
11-20= 1
21+= 0

Trucks Double Parking

Points Given:

Yes = 0
No = 1

Trucks Blocking Sidewalk

Points Given:

Yes = 0
No = 1

Traffic Noise

Points Given:

Heavy = 0
Indirect Traffic Noise = 1
Noise = 2

Methodology

Rated Suitability of Potential Affordable Housing, Continued

- Short vs. long survey rating system

  Short survey: Rated each parcel in the 4 clusters Long survey: Rated 3 parcels in 2 clusters
- Rated each cluster with short survey
- Identified thresholds

  Optimal: 67-55 points Fair: 54-44 points

  Poor: 41-29 points
- Selected parcels for long survey

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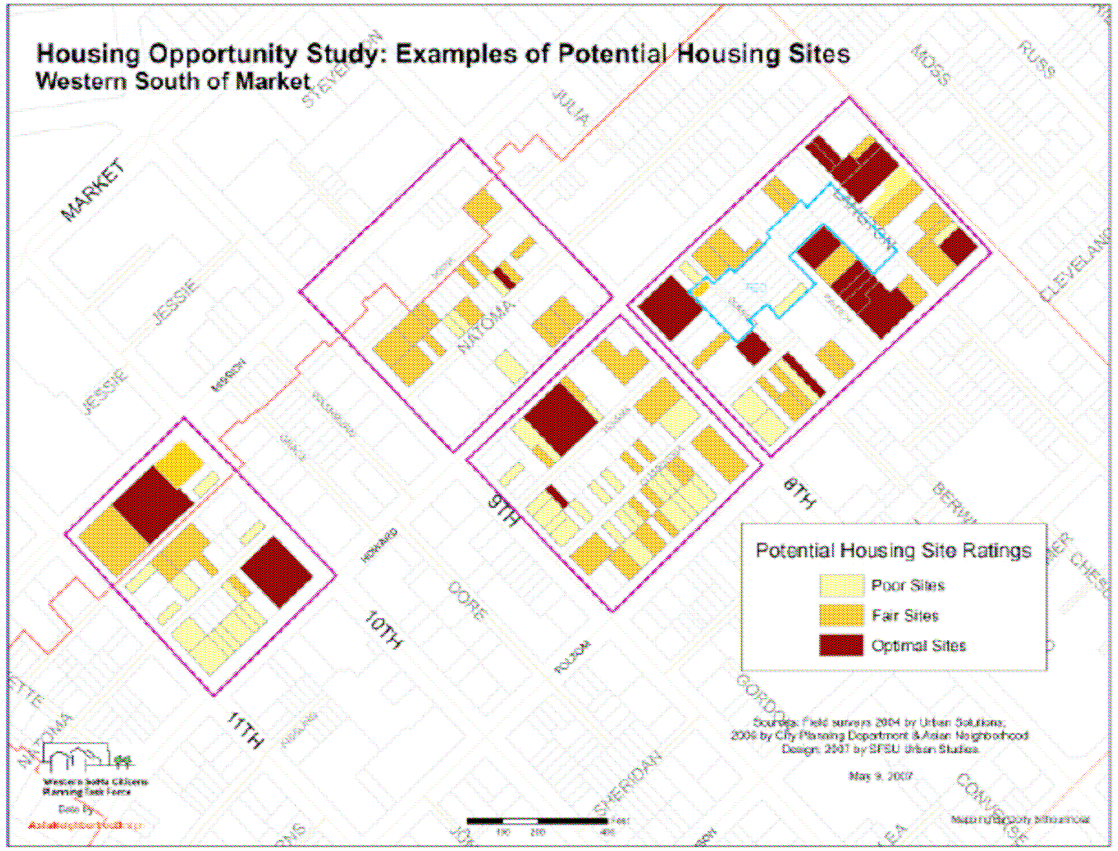
Examples

Short Survey Results

Threshold:

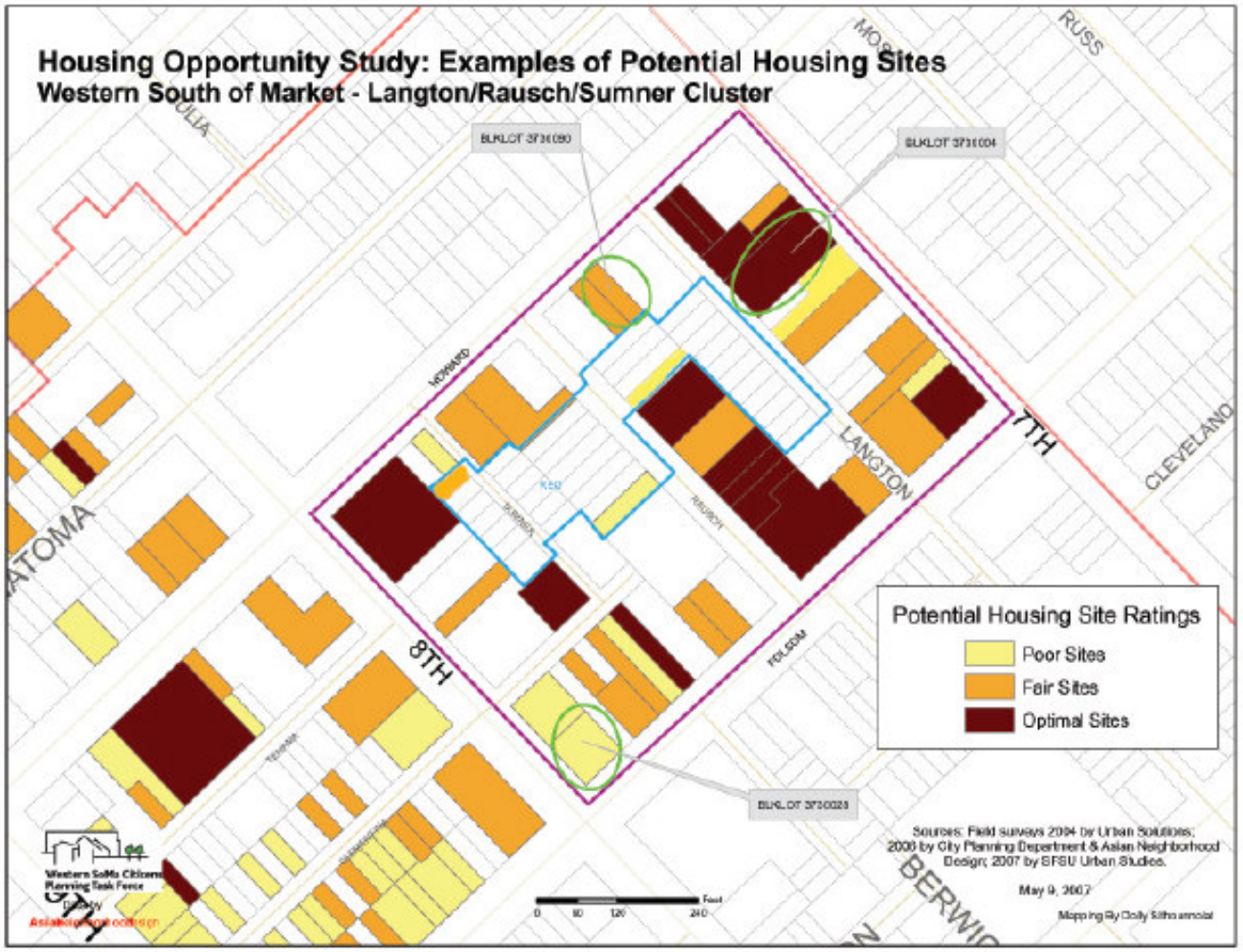
- Brown: Optimal Sites (55-67 points)
- Light Brown: Fair Sites (42-54 points)
- Yellow: Poor Sites (29-41 points)



Source: Asian Neighborhood Design, 4/27/07

Examples

Long Survey Results



Source: SF Planning Dept., AND, SFSU Team, 5/9/07

Potential Housing Sites Examples

Langton/Rausch/Sumner

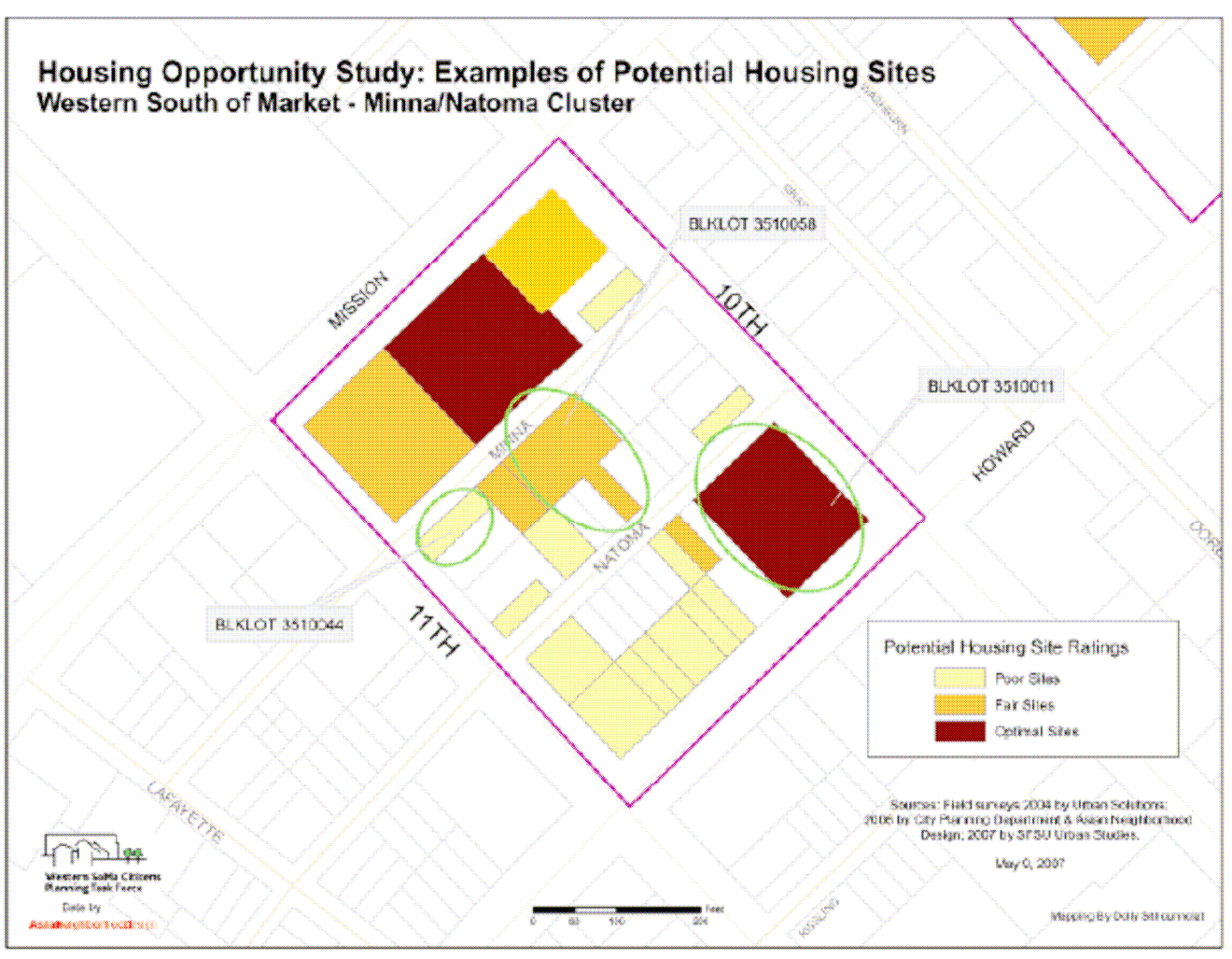
Optimal
Block/Lot: 3730004
Short: 67 Points
Long : 150 Points

Poor
Block/Lot: 3730028
Short: 41 Points
Long: 120 Points

Fair
Block/Lot: 3730090
Short: 42 Points
Long: 136 Points

Examples

Long Survey Results



Source: SF Planning Dept., AND, SFSU Team, 5/9/07

Potential Housing Sites Examples

Minna/Natoma

Photo by: Dolly, 3/31/07

Optimal

Block/Lot:3510011
Short: 65 Points
Long: 128 Points

Photo by: Annie 3/31/07

Photo by: Annie 3/31/07

Poor

Block/Lot: 3510044
Short: 30 Point
Long: 75 Points

Fair

Block/Lot: 3510058
Short: 52 Points
Long: 130 Points

What if the scoring was weighted differently?

We created 3 different weighted scoring systems

1. Site Capacity/Adaptive Reuse/Compatibility (Data already presented)
2. Proximity to Residential Goods and Services
3. Public Realm Conditions

Comparisons Between the Weighting Systems

Langton, Rausch, Sumner

Rating	BLKLOT	Site Capacity Weighting	Proximity Weighting	Public Realm Weighting
Optimal	3730004	150	110	103
Fair	3730090	136	101	88
Poor	3730028	120	106	95

Minna/ Natoma

Rating	BLKLOT	Site Capacity Weighting	Proximity Weighting	Public Realm Weighting
Optimal	3510058	130	100	84
Fair	3510011	128	97	88
Poor	3510044	75	80	67

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Recommendations

- Comprehensive versus Selective Analysis
- Scoring
- Emphasis of Values
- Refining the methodology
- Incorporating Feedback

Photo by: Marshall, 3/31/07

Thank You!

Photo by: Annie, 4/14/07

Photo by Marshall, 4/14/07

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