

## MON-FS-002: Building Equitable Community: An Exploration of San Francisco Affordable Housing Developments

Monday, November 14, 2022



### Session Overview

Visit recently completed affordable housing projects that serve low-income families, formerly unhoused people, veterans, and transitional-age youth in the Mission District and Mission Bay neighborhoods. Designers, developers, and activists will share stories—from community vision to implementation—of how they responded to San Francisco's housing affordability crisis.

### Learning Outcomes

- Learn how diverse neighborhoods and resident groups in San Francisco have shaped the design of affordable housing developments' open spaces.
- Discover how infrastructural challenges impact design choices related to affordable housing developments' open spaces, including stormwater strategy, rainwater reuse, and structural considerations.
- Understand how integrated design thinking among landscape architecture, architecture, and urban design is crucial to achieving effective residential outdoor spaces in tight urban infill sites.
- Participate in on-site conversations with a diverse range of voices in affordable housing development, including designers, advocates, and operators.





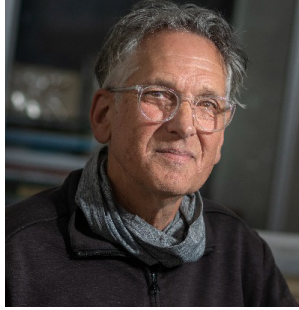
Scan QR code above for Speakers' full bio on ASLA2022 Conference Website

### Speakers

#### Landscape Design



**Tim Mollette-Parks, ASLA**  
Partner  
Mithun



**Gary L. Strang, FASLA, AIA**  
Principal  
GLS Landscape | Architecture



**Dean W. Williams**  
Director  
GLS Landscape | Architecture



**Anson Wong, Assoc. ASLA**  
Associate  
GLS Landscape | Architecture

#### Architectural Design



**Mary K. Telling**  
Senior Associate  
Mithun



**Joyce Chang, AIA, LEED AP BD+C**  
Senior Associate  
Mithun



**Rosalie Enriquez Ledda, LEED AP**  
Principal  
Paulett Taggart Architects



**Gregg Novicoff, AIA, LEED AP**  
Principal  
Ledy Maytum Stacy Architects

#### Advocates & Operators



**Elaine Yee**  
Deputy Director, Community Real Estate  
Mission Economic Development Agency (MEDA)



**Monique Crossley**  
Asst. Director of Property Management  
Swords to Plowshares

#### Mission District neighborhood

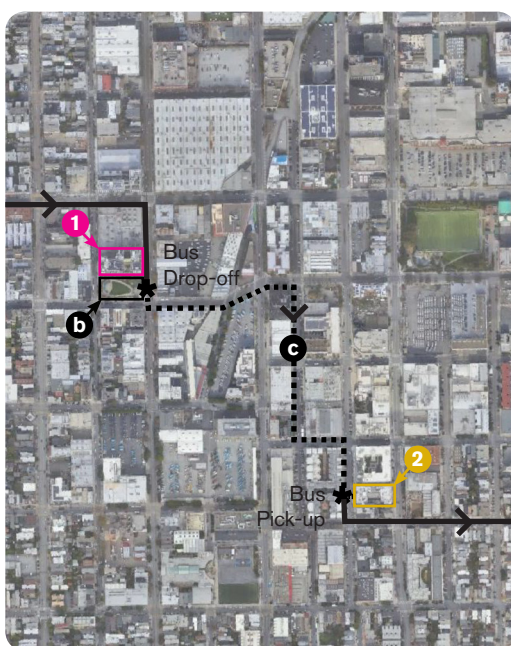
- Casa Adelante at 2060 Folsom
- Casa Adelante at 681 Florida

#### Mission Bay neighborhood

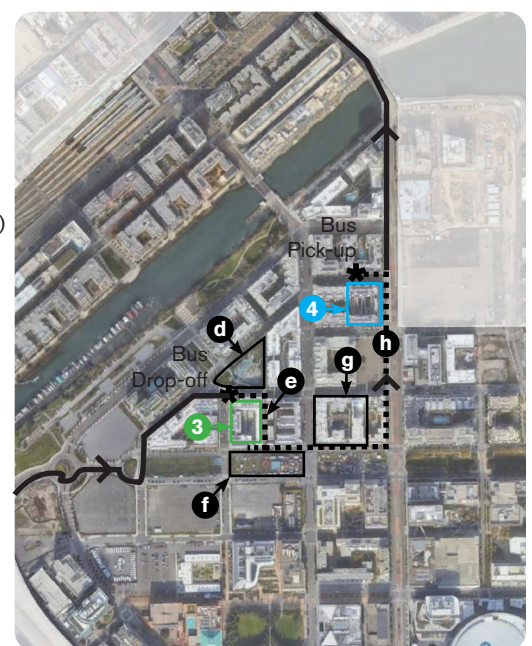
- Sister Lillian Morphy Community
- Edwin M. Lee Apartments



### Field Session Route Map



- a** Moscone Center
- Mission Street
- Central Freeway Overpass
- 16th & Mission BART Station
- b** In Chan Kaajal Park
- 1** Casa Adelante at 2060 Folsom
- c** FRONT Exhibits + Cafe (Coffee Stop)
- 2** Casa Adelante at 681 Florida
- Potero Avenue
- Mission Bay Drive
- Caltrain Railroad Crossing
- d** Mission Bay Kids' Park
- e** Mission Bay Block 6 Mews
- 3** Sister Lillian Morphy Community
- f** SPARK Social SF (Mission Bay Open Space System)
- g** Five88 Workforce Housing
- h** 3rd Street (Public Transit Corridor)
- 4** Edwin M. Lee Apartments





### Background Information



#### Mission District

The examples of new affordable housing landscapes in San Francisco's Mission District are largely the result of decades of community-based planning and political advocacy.

In 1999, planning decisions in the neighborhood were driven almost exclusively by the City and developers, rather than community voices. A wave of high-tech offices and market-rate housing displaced low-income residents and small businesses. Alarmed by the impact on their community, nonprofits MEDA (Mission Economic Development Agency), Mission Housing, Mission Agenda and PODER (People Organizing to Demand Environmental & Economic Rights) joined to form the Mission Anti-Displacement Coalition (MAC). MAC engaged neighborhood residents in focus groups, surveys, workshops and community meetings to influence the City's planning process and articulate a strong community-based vision for the neighborhood.

#### Mission Bay

The Mission Bay Development Plan completed by Olin Studio in 1999 links this post railyard district with the existing city grid of San Francisco. The size of the new street grid framework is based on the vara, a Spanish unit of length utilized by early settlers, embracing the local history but also enabling a more efficient use of land for new housing, campus and mixed-use developments.

Interestingly, Mission Bay has multiple high-profile landscape and waterfront projects underway currently while being one of the most challenging sites in San Francisco with sinking streets, high water table, strong winds, bay muds and fill conditions.

According to the Office of Community Investment and Infrastructure (OCII) of San Francisco, the development program includes 6,404 housing units, with 1,806 (~30%) affordable to moderate, low, and very low-income households. OCII sponsored non-profit developers will build up to 1,515 of the affordable units, and the remaining units will be included in privately developed projects.



(Mission Bay Development Plan, rendering by Olin Studio)



### Key Sites



#### Casa Adelante at 2060 Folsom

Landscape Architecture + Architecture: Mithun

Developer: Mission Economic Development Agency and Chinatown Community Development

Operation:  
Chinatown Community Development Corp.



Casa Adelante at 2060 Folsom is an omnibus of community benefit. In a neighborhood enduring housing insecurity, displacement, low air quality, lack of open space, cultural erosion, health disparities and gaps in early-education resources, the project responds with:

- A series of overlapping interior and exterior common spaces that support the well-being and community life of residents, showcasing the possibilities of integrated design as a vehicle for social equity.
- Supportive service offices and a community room line the courtyard, promoting easy everyday connections between building staff, service providers and residents, enmeshed in the physical and psychological benefits of access to outdoor space.
- A new mid-block paseo creates easier pedestrian movement in the neighborhood, and serves as home to the new headquarters for three community-based nonprofits that empower youth as creators of societal change through environmentalism

#### Casa Adelante at 681 Florida

Landscape Architecture + Architecture: Mithun

Developer:  
Mission Economic Development Agency and  
Tenderloin Neighborhood Development Corp.

Operation:  
Tenderloin Neighborhood Development Corp.



With a focus on health-equity, Casa Adelante at 681 Florida presents amenity-rich, family-friendly urban living for low-income and formerly homeless residents. The project provides 130 units including 39 permanent supportive units.

More than 9,000 sf of ground floor space is reserved for local arts groups. A forecourt at the main entrance to the arts space welcomes events, as well as curious passers-by on a daily basis, activating the street and engaging the community. Two on-structure landscapes promote resident interaction. One courtyard unpacks the potential of connecting residents to larger landscape and infrastructure systems through the use of a sculptural approach to rainwater recycling cisterns for irrigation. The other focuses on rooftop gardening, cooking and gathering as social cohesion.





### Key Sites



#### Sister Lillian Morphy Community

Landscape Architecture:  
GLS Landscape | Architecture

Architecture:  
Paulett Taggart Architects, Studio VARA

Developer + Operation:  
Mercy Housing



This project provides 152 affordable homes in San Francisco's Mission Bay neighborhood. The landscape design is generated by historic geologic conditions at Mission Bay. Crisscrossing grade beams and slabs stabilize the structure and are expressed in the fractured checkerboard pattern, giving form and placement to the paving pattern, raised and sunken planters, seating and lights.

Linking the two levels of outdoor space is a rock garden on top of a steel framed bicycle shed that serves as a night-time lantern, with laser cut metal panels and scuppers which direct the storm water to planting areas. Giant timber bamboo and giant bird of paradise are the dominant plantings.

#### Edwin M. Lee Apartments

Landscape Architecture:  
GLS Landscape | Architecture

Architecture: Leddy Maytum Stacy Architects

Operation: Swords to Plowshares and  
Chinatown Community Development Center



In San Francisco, where access to shared community space can be scarce, the project provides a verdant park-like landscape, 120 units of affordable housing, and ground-floor resident services for low-income families and veterans.

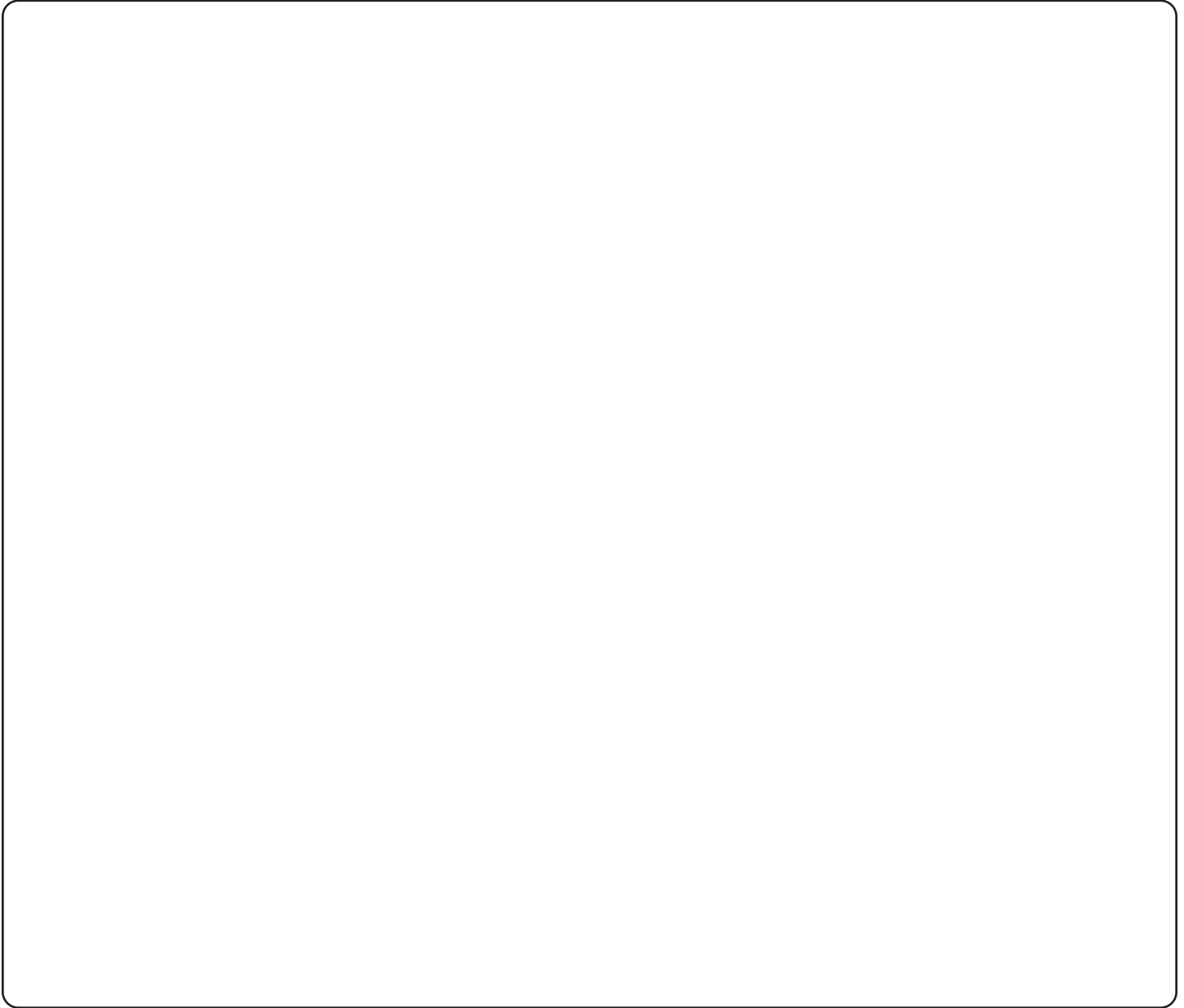
It is the first combined veteran and family housing development in the city, and stands as a sustainable and resilient housing model for integrated communities. The project is named in honor of the 43rd mayor of San Francisco, the late Edwin M. Lee, a civil rights attorney and defender of San Francisco's sanctuary city policy who adopted President Obama's Mayors' Challenge to End Veteran Homelessness.

This project received the Award of Excellence in Residential Design Category of 2022 ASLA Professional Awards.



Image by Patrik Argast

Notes/Sketches:



Casa Adelante at 681 Florida, rendering by Mithun



**Notes/Sketches:**



Edwin M. Lee Apartments, image by Bruce Damonte