



# Permanent Affordable Housing Design Development Sharing Session

**730 STANYAN**

CCDC  
&  
TNDC

Y  
OMA  
Studio



# Zoom Toll-Free Number



**(877) 853 – 5257**

**(888) 475 – 4499**

**(833) 548 – 0282**

**(833) 548 – 0276**

Meeting ID **(853-3630-0859)** followed by “#”

Then “#” again for participants

# Zoom Introduction



## Communication Agreements:

- The invited guests are all on mute until unmuted by the Host for Q&A session.
- There is a “Chat” feature at the bottom of the screen for participants to type in their comments, or you can “Raise your Hand” to be unmuted to speak.
- If you are calling in on a landline, please press \*9 to “raise your hand” and we will unmute you when your turn comes up. You will be able to participate in the discussion.
- Please introduce yourself before speaking.
- We will devote 2 minutes per comment.
- Please allow others opportunity to speak before “Raising you Hand” again.

# Community Outreach



Chinatown Community  
Development Center  
華協中心



tndc  
HOMES. HEALTH. VOICE.  
tenderloin neighborhood  
development corporation



CCC

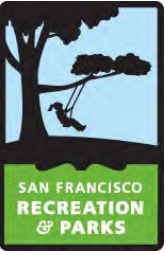
The Senior  
Working Group



PPAC

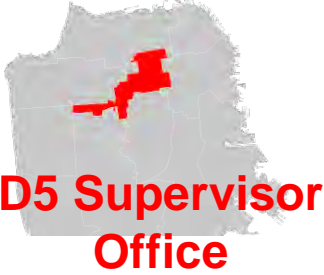


CVIA



Concerned Citizens  
of Haight

Safe Healthy Haight



D5 Supervisor  
Office



# Agenda



Chinatown Community  
Development Center  
華協中心



1. Introduction
2. Project Vision & Timeline
3. Interim Use + Q&A
4. Survey Results + Community Feedback
5. Design Update
6. Public Art
7. Landscape
8. Open Q&A

Hello.  
How are  
you?

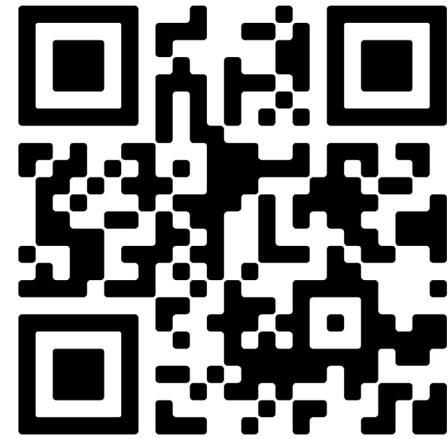
I'm  
sleepy.

I'm  
great!

I'm  
good.

730

[www.menti.com](http://www.menti.com)



Use the 8 number code



Chinatown  
Community  
Development  
Center

Tenderloin  
Neighborhood  
Development  
Corporation

Mayor's Office of  
Housing &  
Community  
Development






# Project Vision



San Francisco has always been a place of opportunity, invention, and rebirth. And the Haight has always embodied these shifts.

An architectural rendering of the 730 Stanyan building facade. The building is a modern, multi-story structure with a light-colored, textured exterior. It features large windows with gold-colored frames and balconies with glass railings. The scene is set in a bright, sunny environment with a clear blue sky and some trees with yellow autumn foliage on the right side.

**730 Stanyan also embodies what has always made San Francisco great – people from diverse backgrounds, seizing on unique opportunities, living together in an eclectic urban environment, never far from nature.**





# 730 STANYAN

Where people will live together at the intersection of the natural and the urban at the gateway to Golden Gate Park.





# Project Team



Mayor's Office of  
Housing and Community  
Development



OMA





# Project Timeline



# Financing Sources

**4% Tax Credits + Tax Exempt Bonds**

**Permanent Loan (mortgage)**

- Supported by 30-100% AMI rents
- 40 LOSP units included

**Multifamily Housing Program up to \$20M**

- MHP-High Resource Area

**HCD Infill Infrastructure Grant up to \$3M**

**FHLB Affordable Housing Program up to \$1.25M**

**San Francisco MOHCD City Gap Loan**





DEPARTMENT OF  
HOMELESSNESS AND  
SUPPORTIVE HOUSING

# 730 Stanyan Interim Use

**Community Meeting**

**August 19, 2021**

<http://hsh.sfgov.org>



# 730 Stanyan: Safe Sleep Village

2

- As part of the City's response to the COVID-19 pandemic, the COVID-19 Command Center opened a **Safe Sleep Village** at 730 Stanyan.
- The Stanyan Safe Sleep Village was operated by the **Homeless Youth Alliance (HYA)** and provided approximately **44 spaces** for people to safely shelter in place outdoors with access to services and sanitation.
- The Safe Sleep Village served **73 total guests** from May 2020 – June 2021.
- The Safe Sleep Village closed June 30, 2021 and all guests were offered **placements to appropriate resources**.





# Interim Use of 730 Stanyan

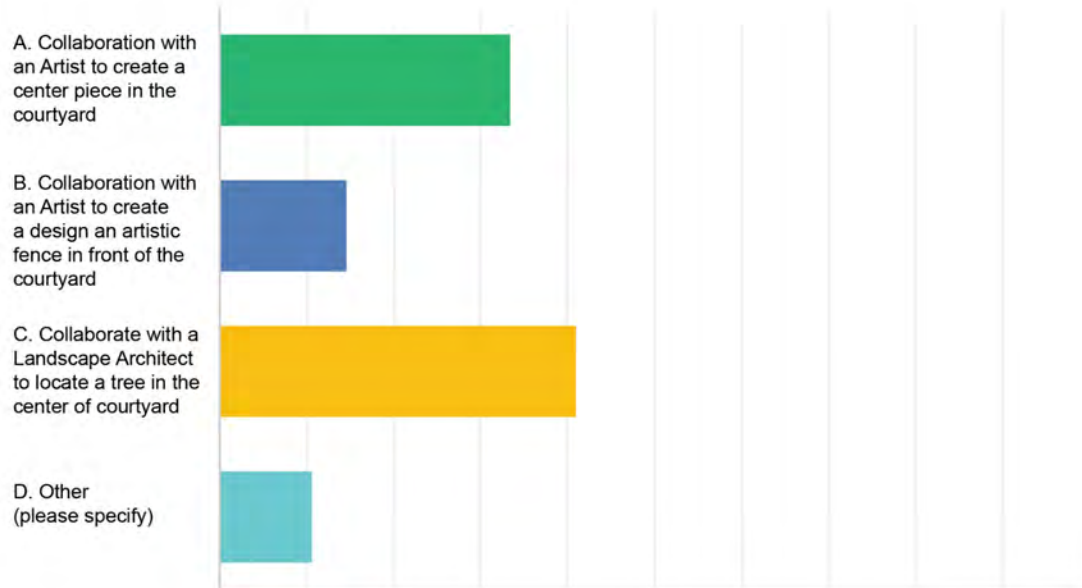
- HSH is planning to open **Stanyan Drop-In Center** in late **October 2021**.
- The proposed **Stanyan Drop-In Center** will:
  - Provide access to **amenities** including bathrooms, handwashing stations and showers.
  - Provide daytime drop-in **services** including information and referral services to other resources to support making homelessness rare, brief and one-time.
  - Utilize a **harm-reduction** approach.
  - Be operated by a **non-profit provider** with a focus on services for **Transitional Aged Youth (TAY)**.

# Survey Results



# Q1: Stanyan Street Entry Courtyard Design Approach Options

Answered: 224 Skipped: 1



## ANSWER CHOICES

ANSWER CHOICES	RESPONSES
A. Collaboration with an Artist to create a center piece in the courtyard	33.48% 75
B. Collaboration with an Artist to create a design an artistic fence in front of the courtyard	14.73% 33
C. Collaborate with a Landscape Architect to locate a tree in the center of courtyard	41.07% 92
Other (please specify)	<a href="#">Responses</a> 10.71% 24
<b>TOTAL</b>	<b>224</b>



**SurveyMonkey:** 224 participants  
**+**  
**Paper Surveys:** 5 participants

# Q2: Which approach to exterior building color do you prefer?

**A: One color for the entire building**



**B: Upper part of the building is light and the bottom part is medium dark**



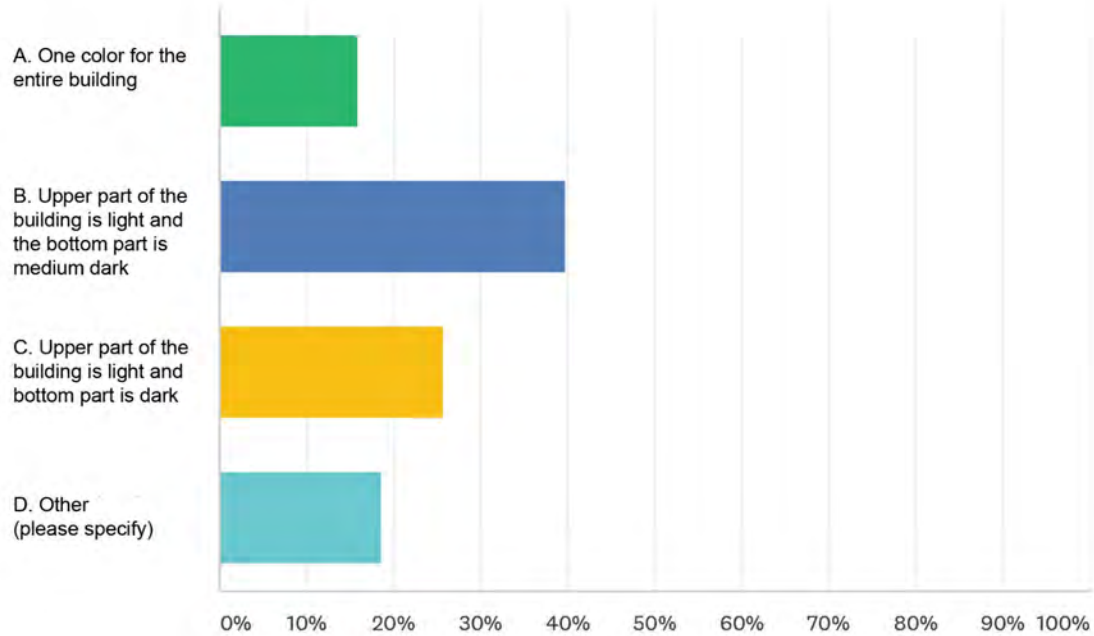
**C: Upper part of the building is light and the bottom part is dark**





# Q2: Which approach to exterior building color do you prefer

Answered: 221 Skipped: 4



## ANSWER CHOICES

A. One color for the entire building

B. Upper part of the building is light and the bottom part is medium dark.

C. Upper part of the building is light and bottom part is dark.

Other (please specify)

TOTAL

## RESPONSES

15.84% 35

39.82% 88

25.79% 57

Responses 18.55% 41

221



SurveyMonkey: 221 participants  
+  
Paper Surveys: 5 participants

# Comments from Community Meeting 4

a screen/fence to the west courtyard that is transparent and light permeable

disappointed this isn't 8 stories, I think 6 is a good compromise

**More color!**

You are creating a corner on Waller Street

**The building “blocks” could use modulation . . . Color and shadow modulation can work effectively too!**

Love the wide sidewalk

**Senior Center should be bigger!** no housing will mean no massing

It would be great to use native planting on Waller Street

*yay Ginkgo trees!*

**Like the different colors for different portions . . . much better . . .**

**Yes! Like the color. Don't be shy.**

**This is Haight Ashbury!**

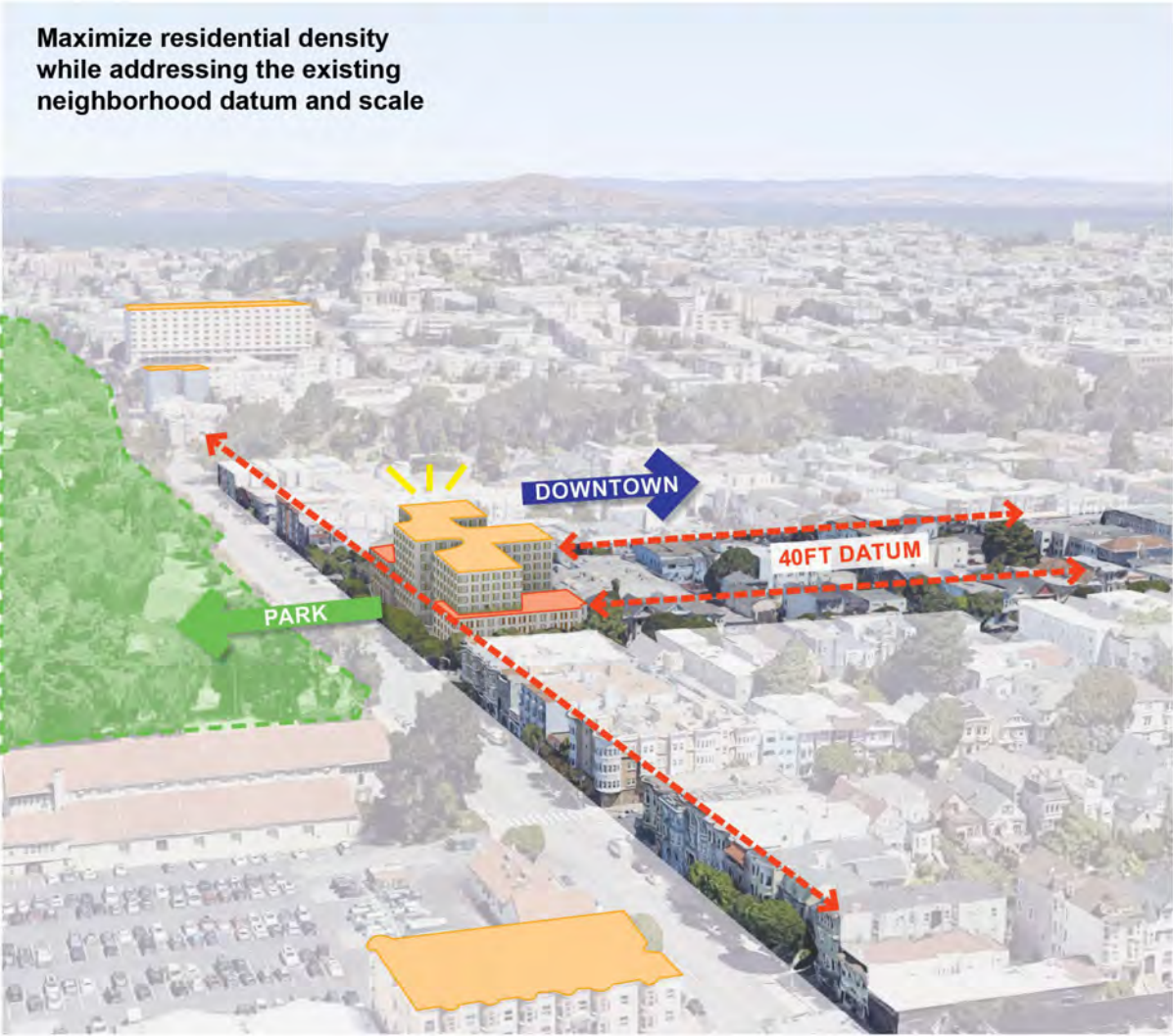
***Like to see the Café corner be more welcoming***

Community Room be available for larger Community uses

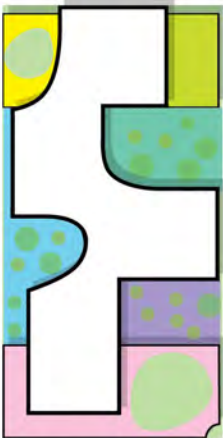


# 730 STANYAN | Design Goals

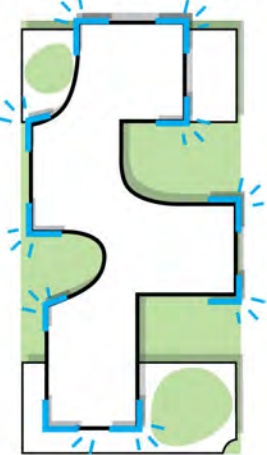
Maximize residential density while addressing the existing neighborhood datum and scale



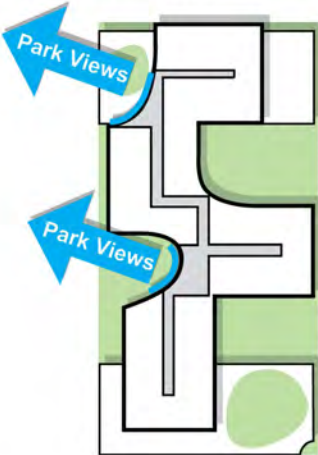
Provide a variety of open spaces for residents and commercial tenants



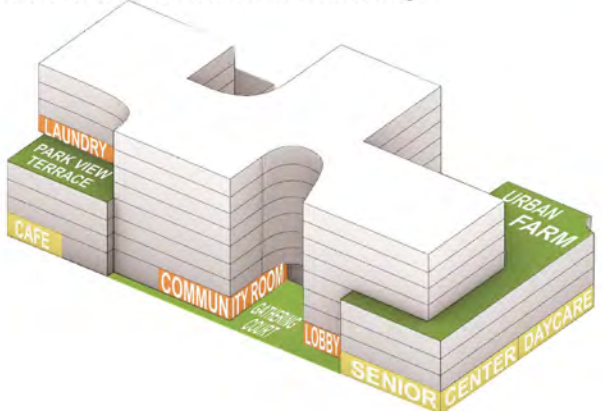
Create corner units to maximize daylight and views in larger family units



Prioritize access to daylight and views in common areas



Connect common spaces to promote an active and vibrant community



Optimize use of high quality materials by employing prefabrication and unitization





## 6 TO 8-STORY BUILDINGS IN HAIGHT-ASHBURY AND THE WESTERN ADDITION



500 STANYAN ST.



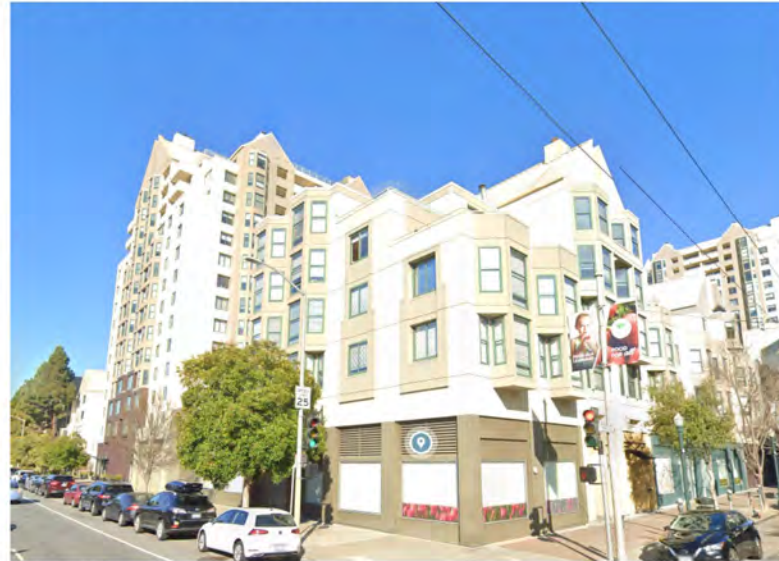
597 BUENA VISTA AVE. W



1000 FULTON ST.



704 STEINER ST.



1399 TURK ST.



1200 FULTON ST.



UPDATED

### 8-STORY MASSING

STORIES : 8

GFA: 192,736 SF

GFA RESI: 165,379 SF (+41,102 SF)

FAR: 5

TOTAL UNITS: 160 (+40)

ADDED FLOORS



HAIGHT

STANYAN

WALLER

GOLDEN GATE PARK

STANYAN

PK



## UNIT MIX SUMMARY

Populations						
	Studio	1-BR	2-BR	3-BR	TOTAL	Lottery Units
Family Lottery	17	27	34	30		108
Families - Total	17	29	42	40	128	-
TAY	18	12			30	-
Managers		2			2	-
TOTAL	35	43	42	40	160	108
PERCENTAGE	22%	27%	26%	25%	100%	67.5%

Average Unit Size & Rent Range (30% - 100% MOHCD AMI – Area Median Income)				
	Studio	1-BR	2-BR	3-BR
Net SF	350	500	750	1,000
Rent Range *	\$583 - \$2,331	\$799 - \$2,664	\$899 - \$2,998	\$999 - \$3,330

\*Subject to change –based on 2021 rents, allow for 2% escalation per year for Year 2025



# OVERVIEW LEVEL 2 TO LEVEL 8

L2 PLAN



L3 PLAN



L4 PLAN



L5 PLAN - TERRACE



L6 PLAN



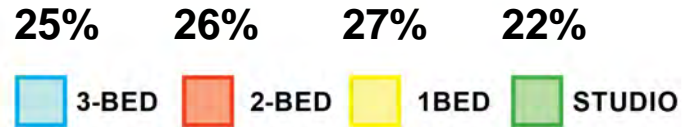
L7 PLAN



L8 PLAN



STUDIO: 35  
 1-BED: 43  
 2-BED: 42  
 3-BED: 40  
 TOTAL: 160

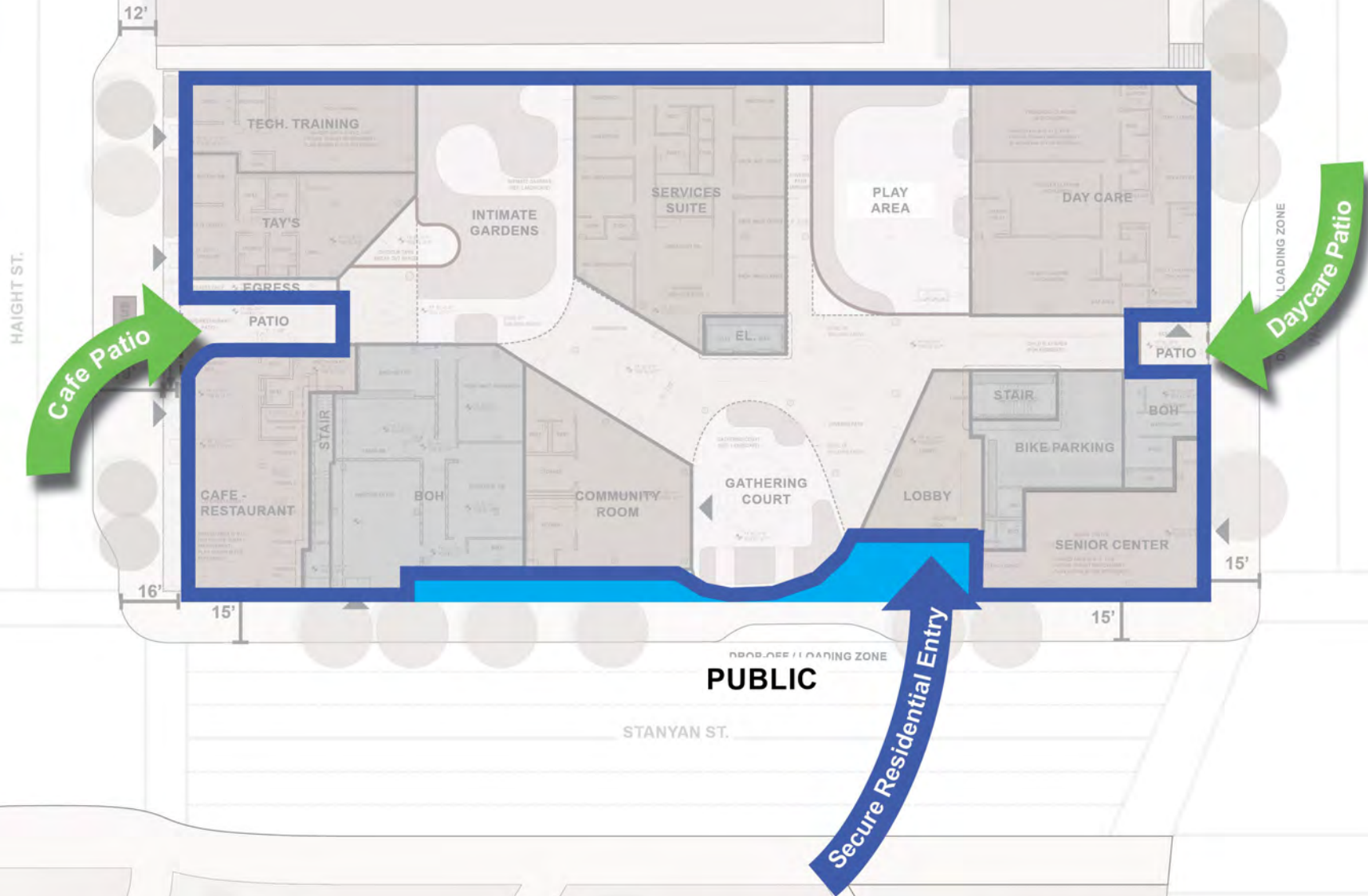


# Ground Floor Design



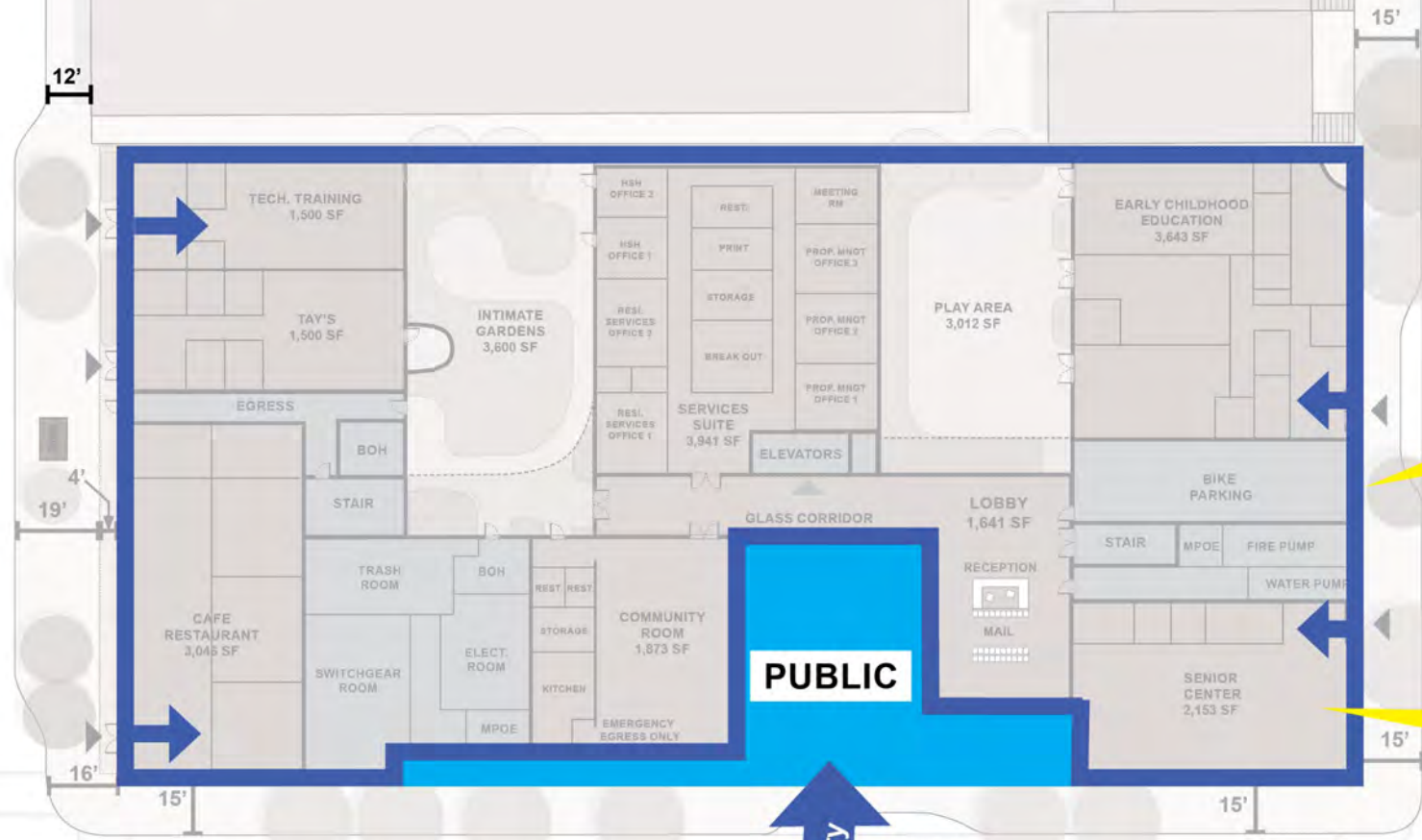
# PUBLIC/PRIVATE BOUNDARY

PREVIOUS



# PUBLIC/PRIVATE BOUNDARY

UPDATED



Patio removed to provide more flexibility for the GF programs and avoid security concerns

Senior Center area grew to 2,200 SF. an increase of ~850 SF

Secure Residential Entry

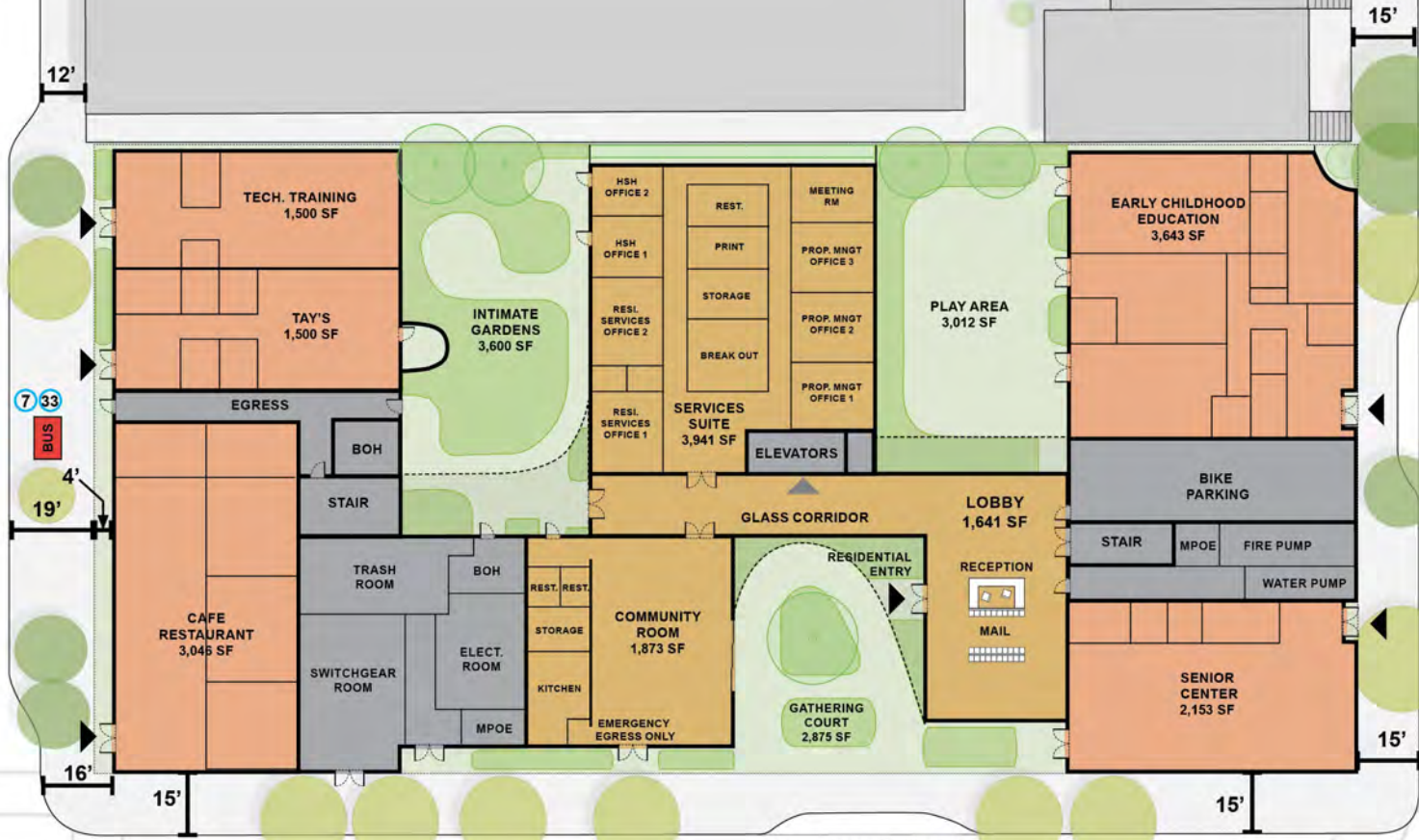




# GROUND FLOOR PLAN

66  
BUS  
33  
7

HAIGHT ST.



DROP-OFF / LOADING ZONE

WALLER ST.

DROP-OFF / LOADING ZONE

STANYAN ST.



7 66  
BUS



STANYAN ST  
LOOKING SOUTH



COMMUNITY ROOM >

730 Stanyan



**GF - PUBLIC GATHERING COURT**





**Waller St. SE  
Corner**



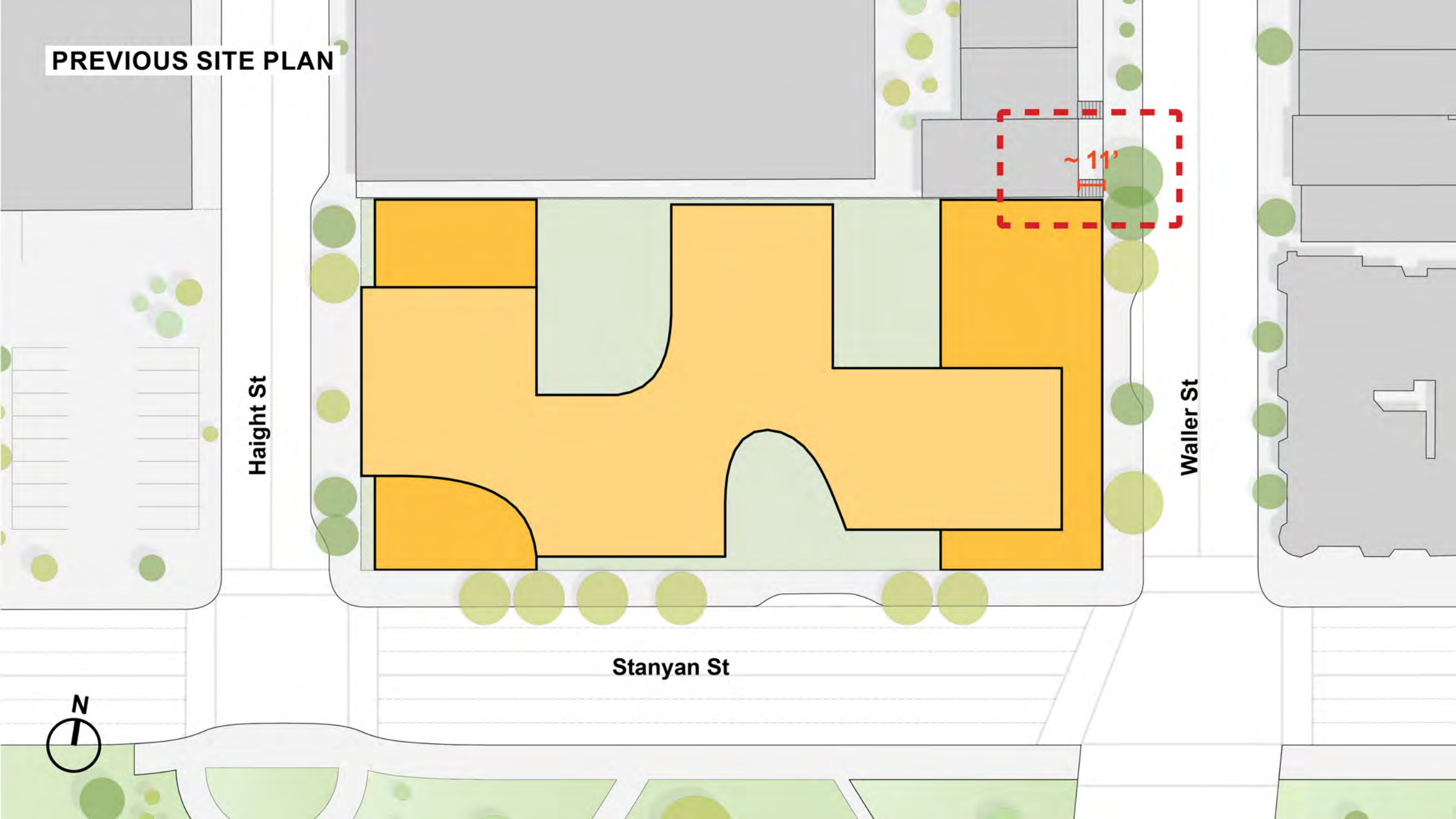
**PREVIOUS SITE PLAN**

Haight St

Waller St

Stanyan St

~ 11'



**SCOOP AT WALLER ST**

Haight St

Waller St

Stanyan St





**WALLER ST. SOUTH EAST CORNER**

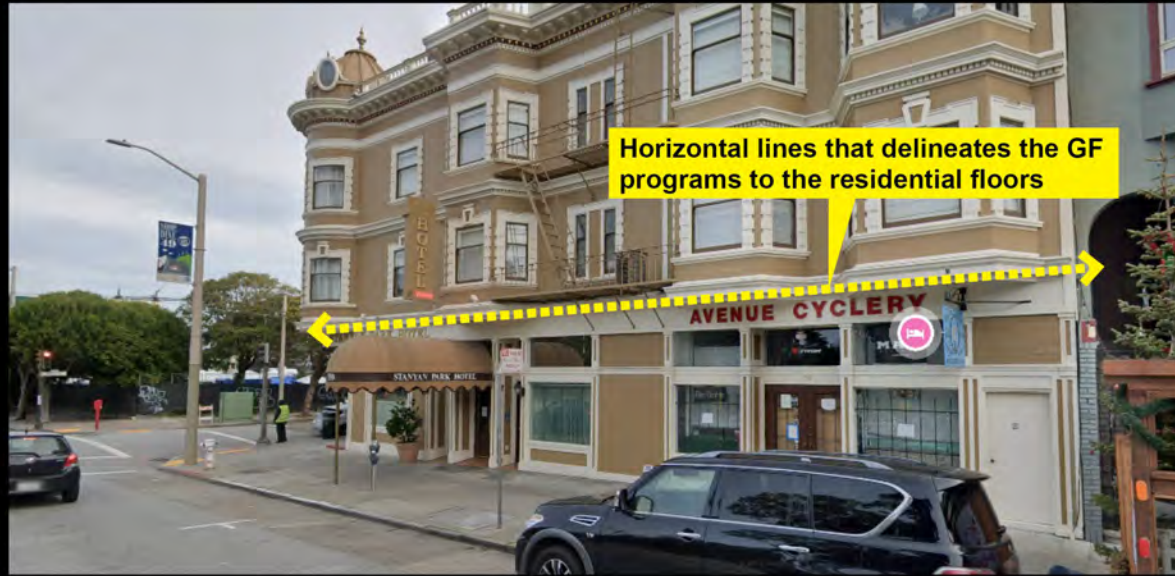




# Ground Floor Facade



# HAIGHT-ASHBURY TYPICAL GROUND FLOOR ARTICULATION





# CONTEMPORARY GROUND FLOOR FACADE IN SF





# HAIGHT ST ELEVATION (NORTH)







TECH-HAIGHT

AYS-E



**HAIGHT / STANYAN ST. CORNER**  
**CAFE / RESTAURANT**





STANYAN ST  
LOOKING SOUTH



COMMUNITY ROOM >

730 Stanyan



STANYAN ST  
LOOKING SOUTH





**WALLER ST.  
SENIOR CENTER**





**WALLER ST VIEW (WITHOUT TREES)**



SENIORS

DAYCARE



WALLER ST





# Facade Design

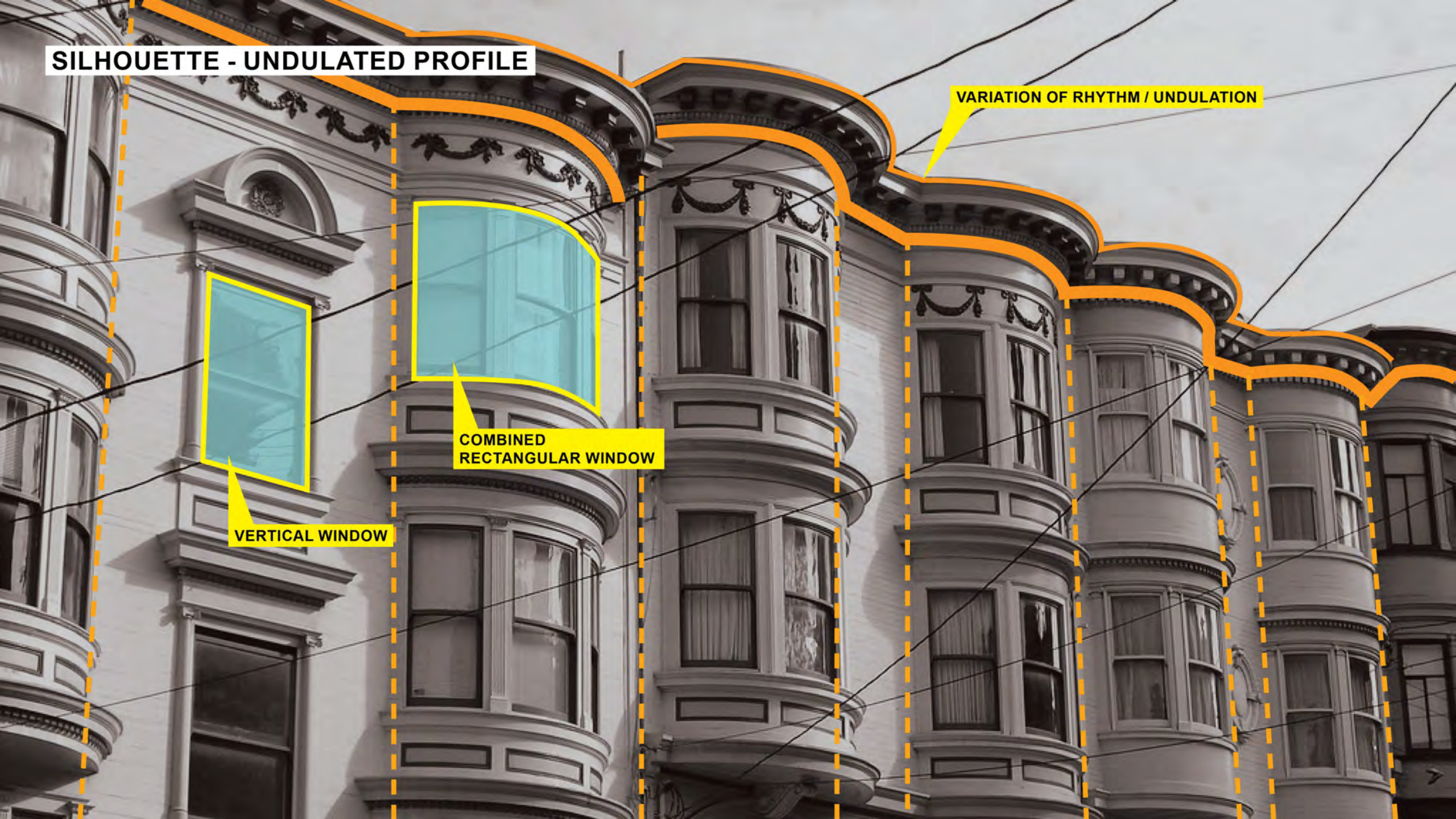


**SILHOUETTE - UNDULATED PROFILE**

**VARIATION OF RHYTHM / UNDULATION**

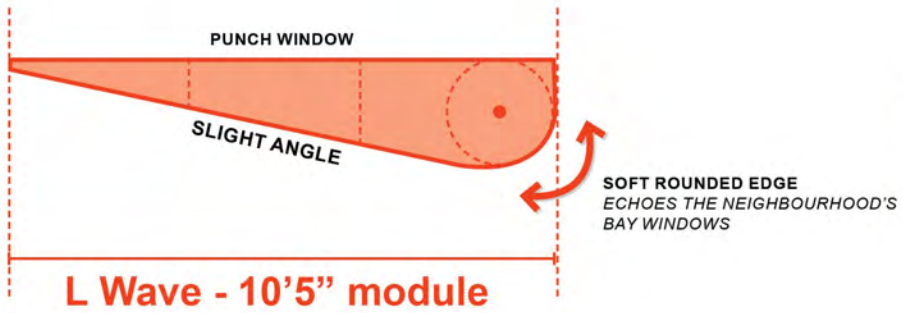
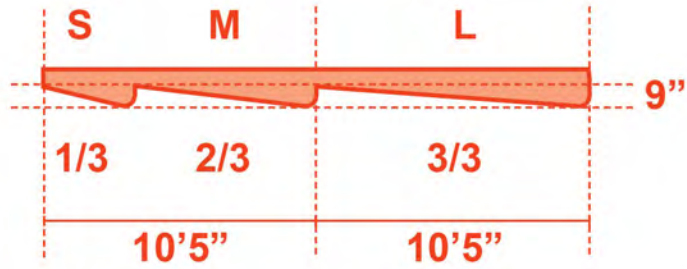
**VERTICAL WINDOW**

**COMBINED  
RECTANGULAR WINDOW**





# KIT OF PART: S, M, L WAVES

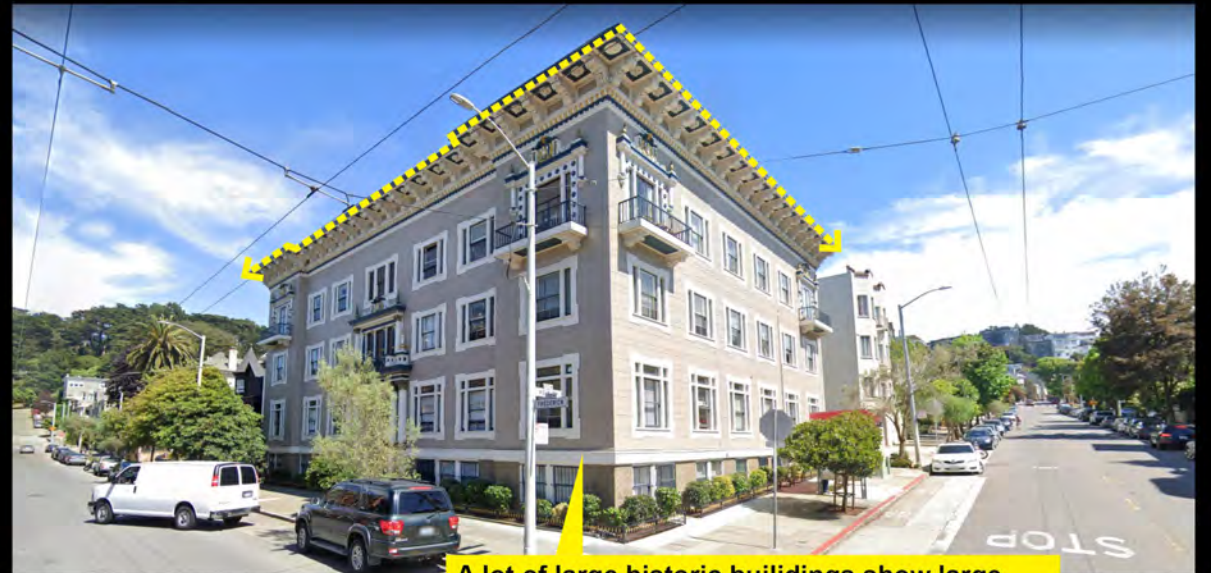








# HAIGHT-ASHBURY TYPICAL ROOF ARTICULATION





# CONTEMPORARY MULTI-FAMILY BUILDINGS IN HISTORIC CONTEXT

Clear delineation with sky



Massing breakdown by large volumes of different colors



Series of datums aligning with surroundings





# WALLER ST VIEW



SENIORS

DAYCARE

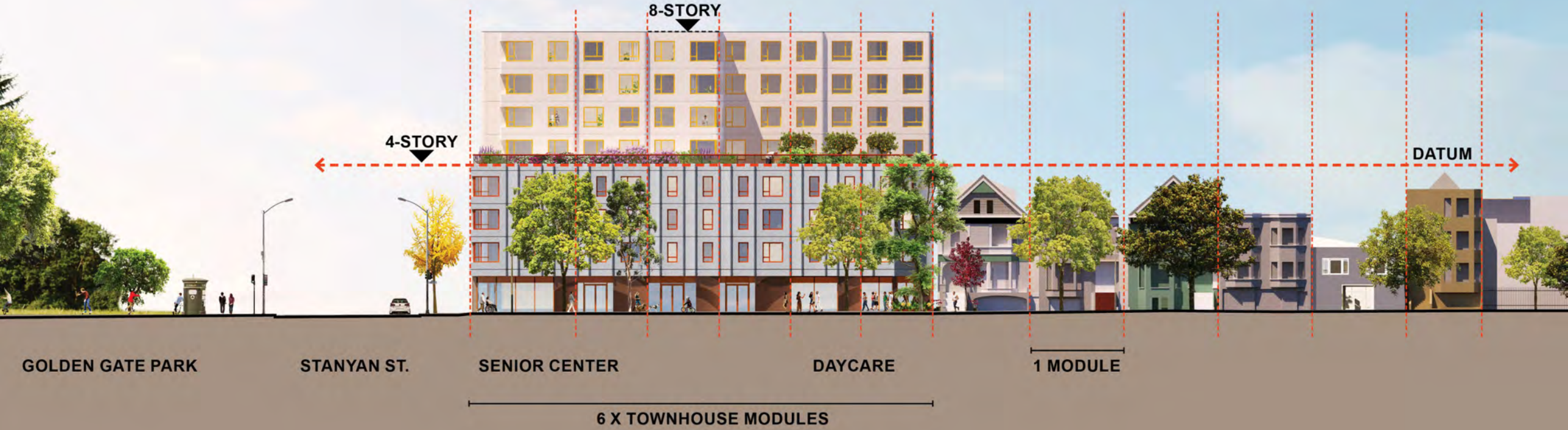
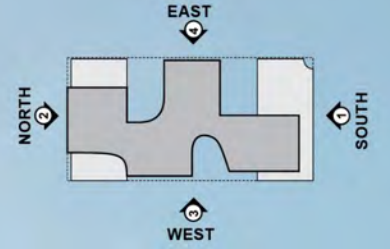


**STANYAN / WALLER ST. SW CORNER**





# WALLER ST ELEVATION (SOUTH)



GOLDEN GATE PARK

STANYAN ST.

SENIOR CENTER

DAYCARE

1 MODULE

6 X TOWNHOUSE MODULES

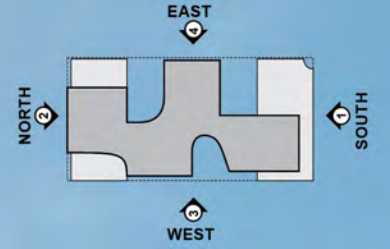
DATUM

4-STORY

8-STORY



# STANYAN ST ELEVATION (WEST)



WHOLE FOOD

HAIGHT ST.

CAFE  
RESTAURANT

COMMUNITY  
MEETING

ENTRY  
COURT

LOBBY

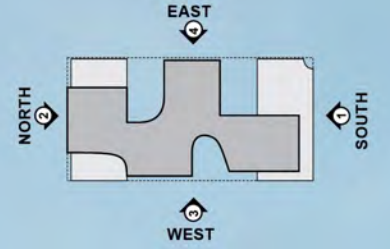
SENIOR  
CENTER

WALLER ST.

PARK STANYAN HOTEL



# HAIGHT ST ELEVATION (NORTH)





# Color Palettes

# Scenarios



# HAIGHT-ASHBURY COLOR PALETTES



Each home uses a palette of 3 to 4 colors applied by architectural and decorative elements.



Many buildings have bright pastel walls with accent colors for windows and trim.



Color palettes are applied per building regardless of the length of their street frontage.



**COLOR TESTS AND  
MATERIAL SAMPLES**



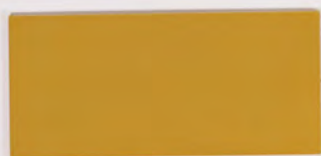
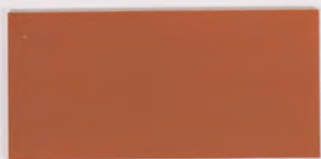




**SURROUNDING LIGHT BLUE / EARTH-TONE PALETTES**









# OPT 1 - OCEAN CITY MOUNTAIN



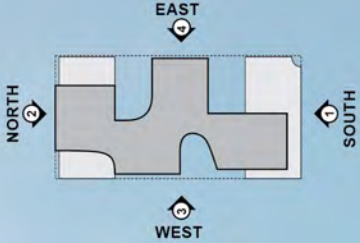


# OPT 1 - OCEAN CITY MOUNTAIN



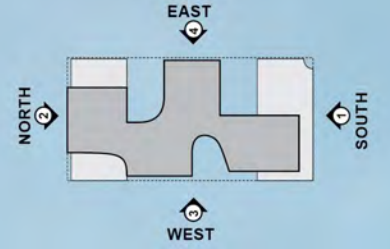


# WALLER ST ELEVATION (SOUTH)





# HAIGHT ST ELEVATION (NORTH)



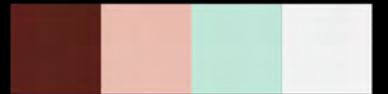
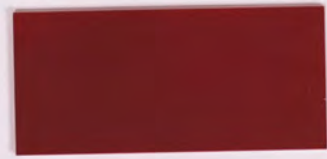




**SURROUNDING MAROON / PINK PALETTES**









OPT 2 - FOG / FALL





OPT 2 - FOG / FALL



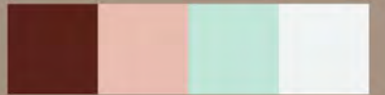
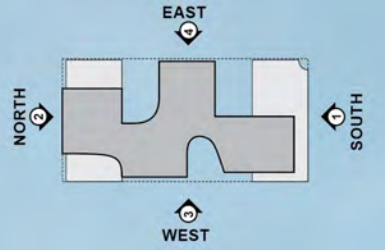
SENIORS

DAYCARE





# OPT 2 - FOG / FALL





# OVERVIEW





# Public Art



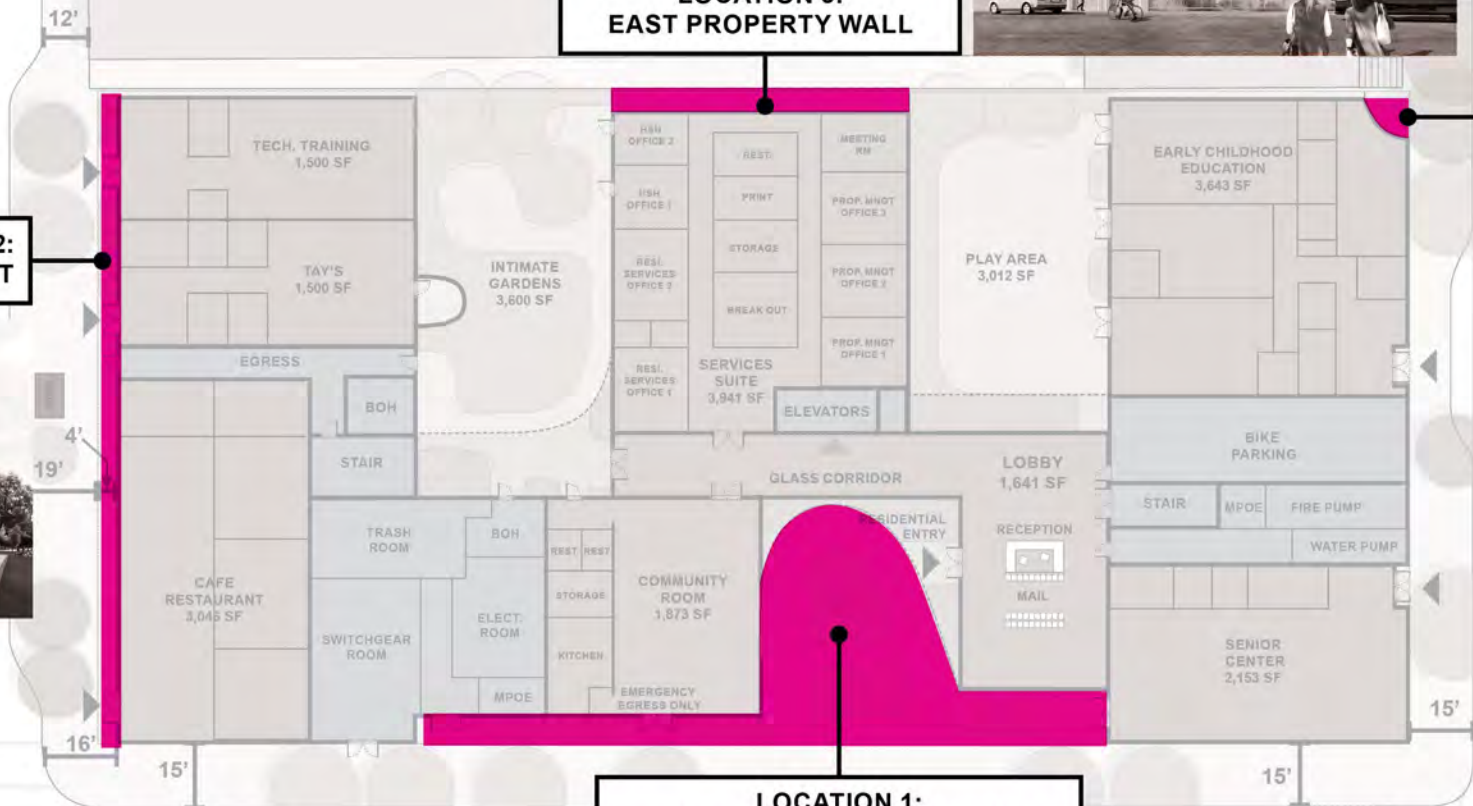
# PUBLIC ART - POTENTIAL LOCATIONS



**LOCATION 3:  
EAST PROPERTY WALL**

**LOCATION 4:  
WALLER ST. CORNER**

**LOCATION 2:  
HAIGHT ST. STOREFRONT**

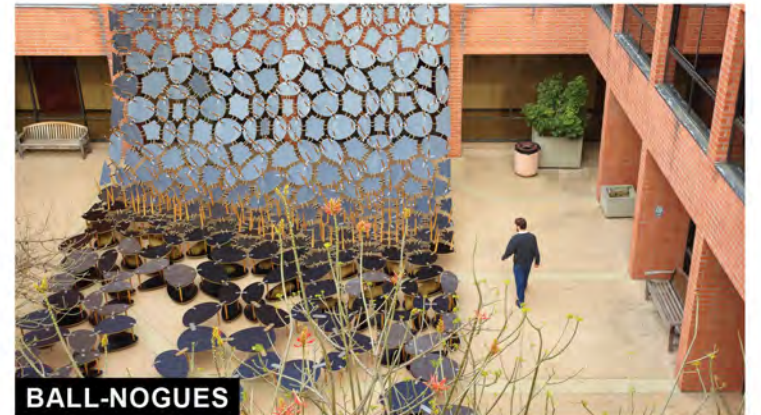
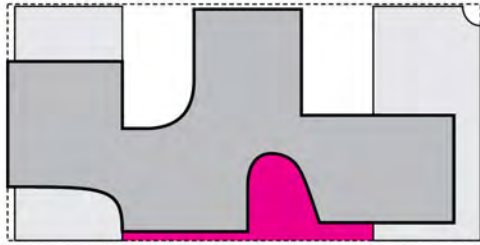


**LOCATION 1:  
PUBLIC GATHERING COURT**



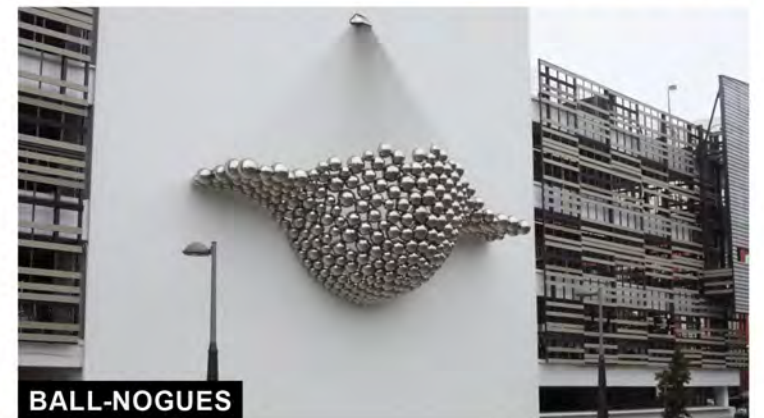
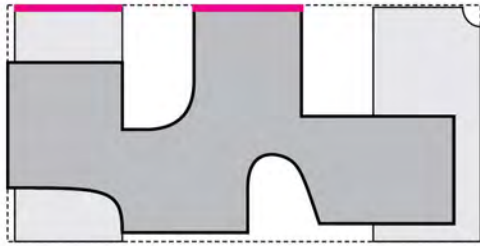


# PUBLIC ART AT GATHERING COURT





# PUBLIC ART AT EAST WALL





# Landscape





# Ground Level Site Plan

HAIGHT ST

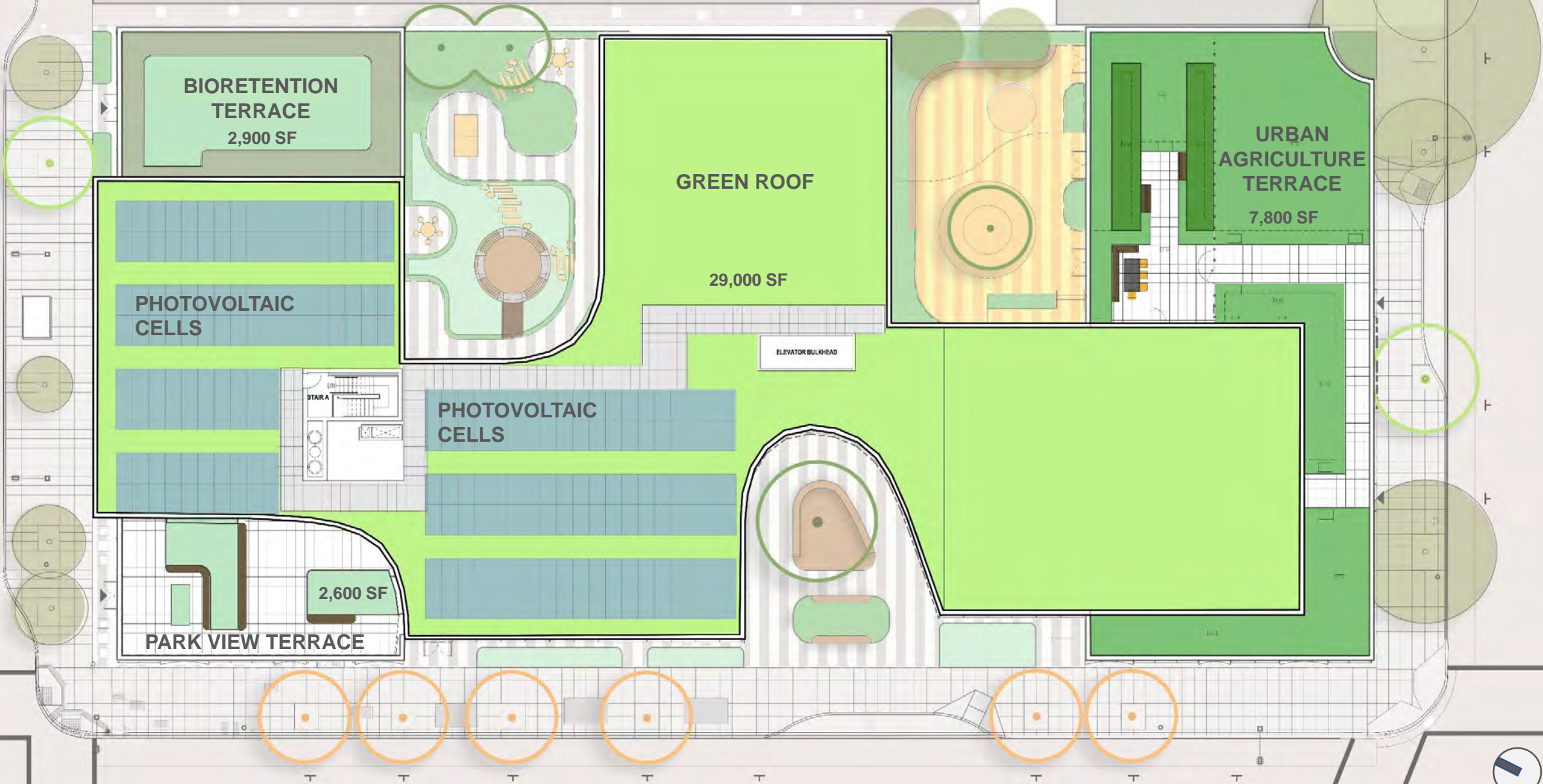
WALLER ST

STANYAN ST





# Roof Level Site Plan





# URBAN AGRICULTURE TERRACE

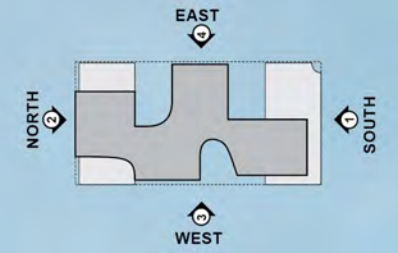




# Overview



# HAIGHT ST ELEVATION (NORTH)



AMOEBAS MUSIC

TECH TRAINING TAY'S

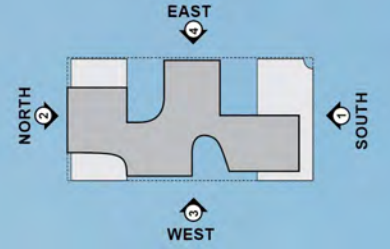
CAFE / RESTAURANT

STANYAN ST.

GOLDEN GATE PARK



# STANYAN ST ELEVATION (WEST)



HAIGHT ST.

CAFE / RESTAURANT

COMMUNITY MEETING

ENTRY COURT

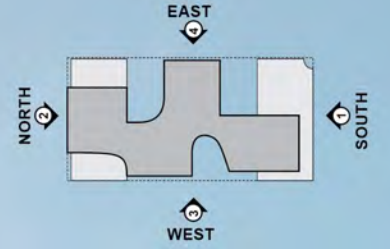
LOBBY

SENIOR CENTER

WALLER ST.



# WALLER ST ELEVATION (SOUTH)



GOLDEN GATE PARK

STANYAN ST.

SENIOR CENTER

DAYCARE

WALLER ST. TOWNHOUSES



HAIGHT ST.





**HAIGHT / STANYAN ST. CORNER  
CAFE / RESTAURANT**





STANYAN ST  
LOOKING SOUTH



730 Stanyan

COMMUNITY ROOM >



**STANYAN ST  
ENTRY COURT**



COMMUNITY ROOM

730 Stanyan

← LOBBY



**STANYAN ST  
RESIDENTIAL ENTRY**





**SENIOR CENTER ON WALLER ST.**





**WALLER ST. SOUTH EAST CORNER**







WHOLE  
FOODS

HAIGHT

AMOEBIA  
MUSIC

730 STANYAN.ORG

WALLER

STANYAN  
PARK  
HOTEL

STANYAN

GOLDEN  
GATE  
PARK

STANYAN

PARK



# Come meet the Development & Design Team

## When?

Saturday Aug 21 from 11am – 2pm

## Where?

730 Stanyan Street

## Why?

See design models & samples of proposed building materials, ask questions one on one, and fill out a survey & receive a gourmet Cookie from the neighborhood Wholesome Bakery





# To register on DAHLIA – SF Housing Portal

- To sign up for the Lottery site for affordable housing units, go to [www.housing.sfgov.org](http://www.housing.sfgov.org)

English Español 中文 Filipino

DAHLIA  
SAN FRANCISCO HOUSING PORTAL

RENT BUY MY FAVORITES GET ASSISTANCE SIGN IN

## Apply for affordable housing

RENT BUY

Get emailed whenever a new listing is posted.

SIGN UP TODAY

DAHLIA: San Francisco Housing Portal is a project of the Mayor's Office of Housing and Community Development

**Video Resource:** <https://www.homeownershipsf.org/renters/>

<https://www.youtube.com/watch?v=tdKRsbKMoGw&list=PL7dcWHJTcA51TBqhgghJ9LfsGEGoFB7aWG&index=1>



# Q&A Communication Agreements

- The invited guests are all on mute until unmuted by the Host for Q&A session.
- There is a “Chat” feature at the bottom of the screen for participants to type in their comments, or you can “Raise your Hand” to be unmuted to speak.
- If you are calling in on a landline, please press \*9 to “raise your hand” and we will unmute you when your turn comes up. You will be able to participate in the discussion.
- Please introduce yourself before speaking.
- We will devote 2 minutes per comment.
- Please allow others opportunity to speak before “Raising you Hand” again.

## Future Communication Options

- Please reach out to us through our website: [www.730Stanyan.org](http://www.730Stanyan.org)
- You can email us directly: [info@730Stanyan.org](mailto:info@730Stanyan.org)
- Call us at 415-935-3135



# Q & A

