

**David Baker, FAIA, Partner
David Baker + Partners, Architects**

**Panel: Smart and Green: Could Housing
Trends Bolster Sustainable Building
Patterns?**

New Partners for Smart Growth Conference

February 2, 2012

San Diego

db

david baker

+ partners

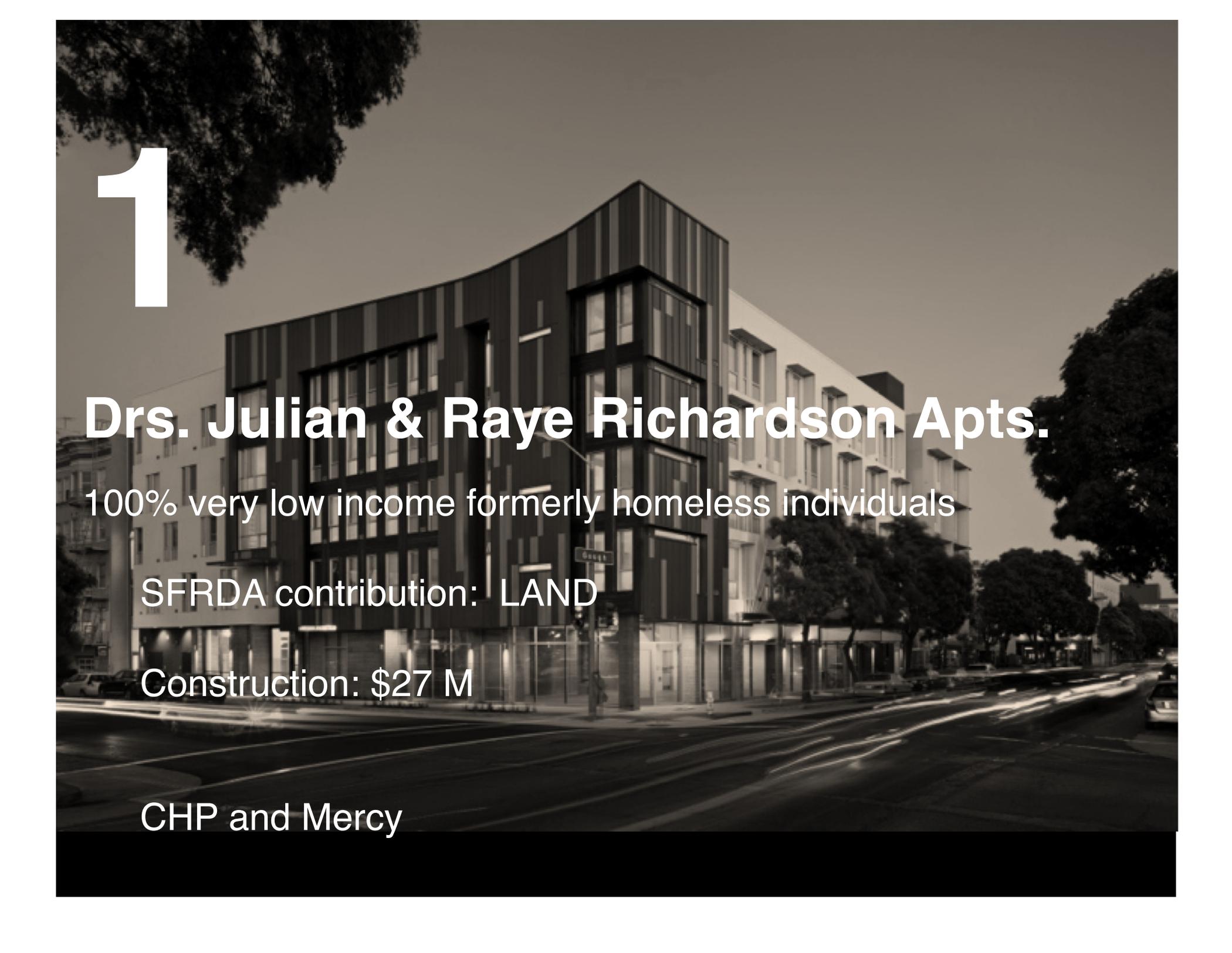


29 years designing green housing

140+ awards

8,000+ dwellings built

2,900+ affordable housing units



1

Drs. Julian & Raye Richardson Apts.

100% very low income formerly homeless individuals

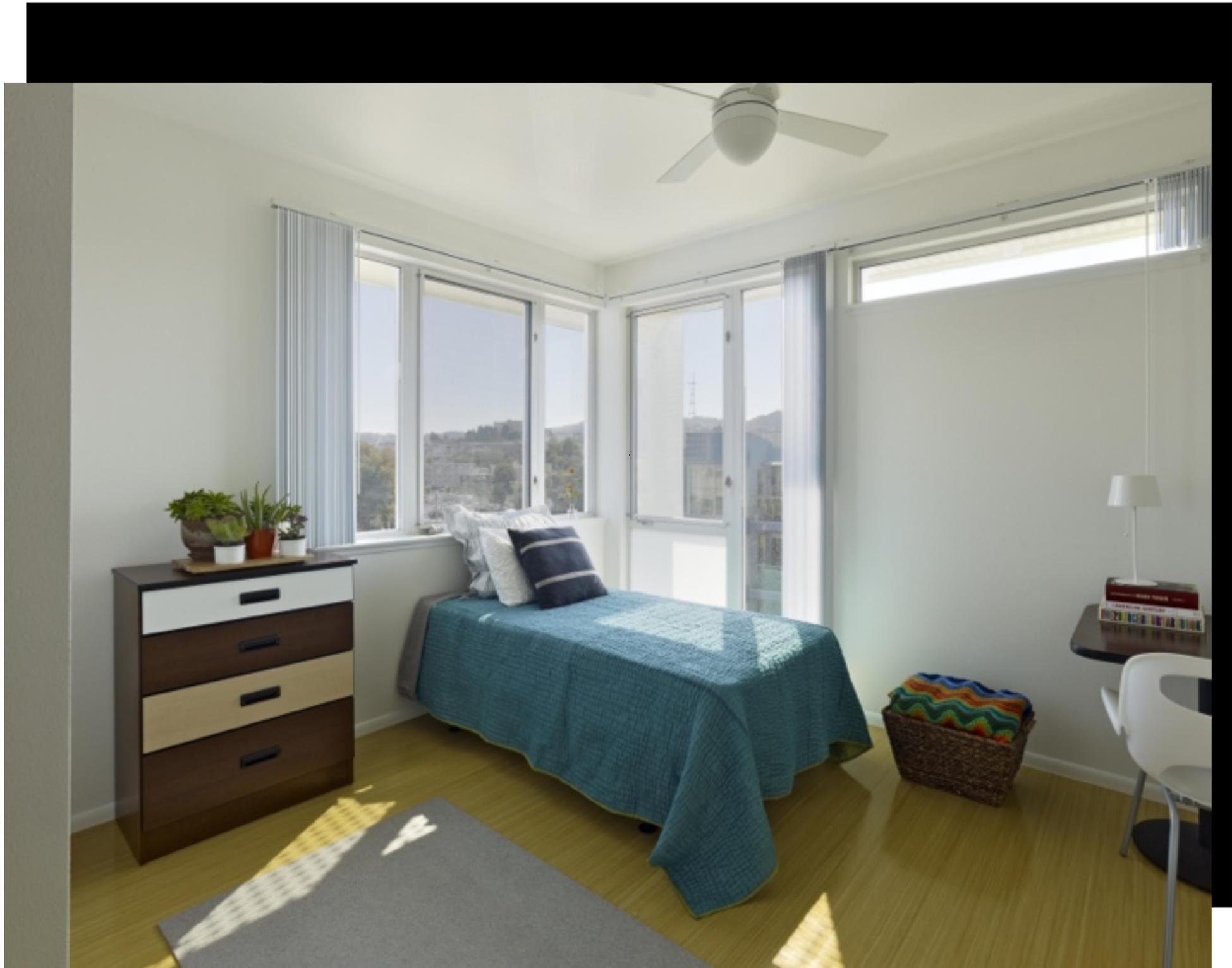
SFRDA contribution: LAND

Construction: \$27 M

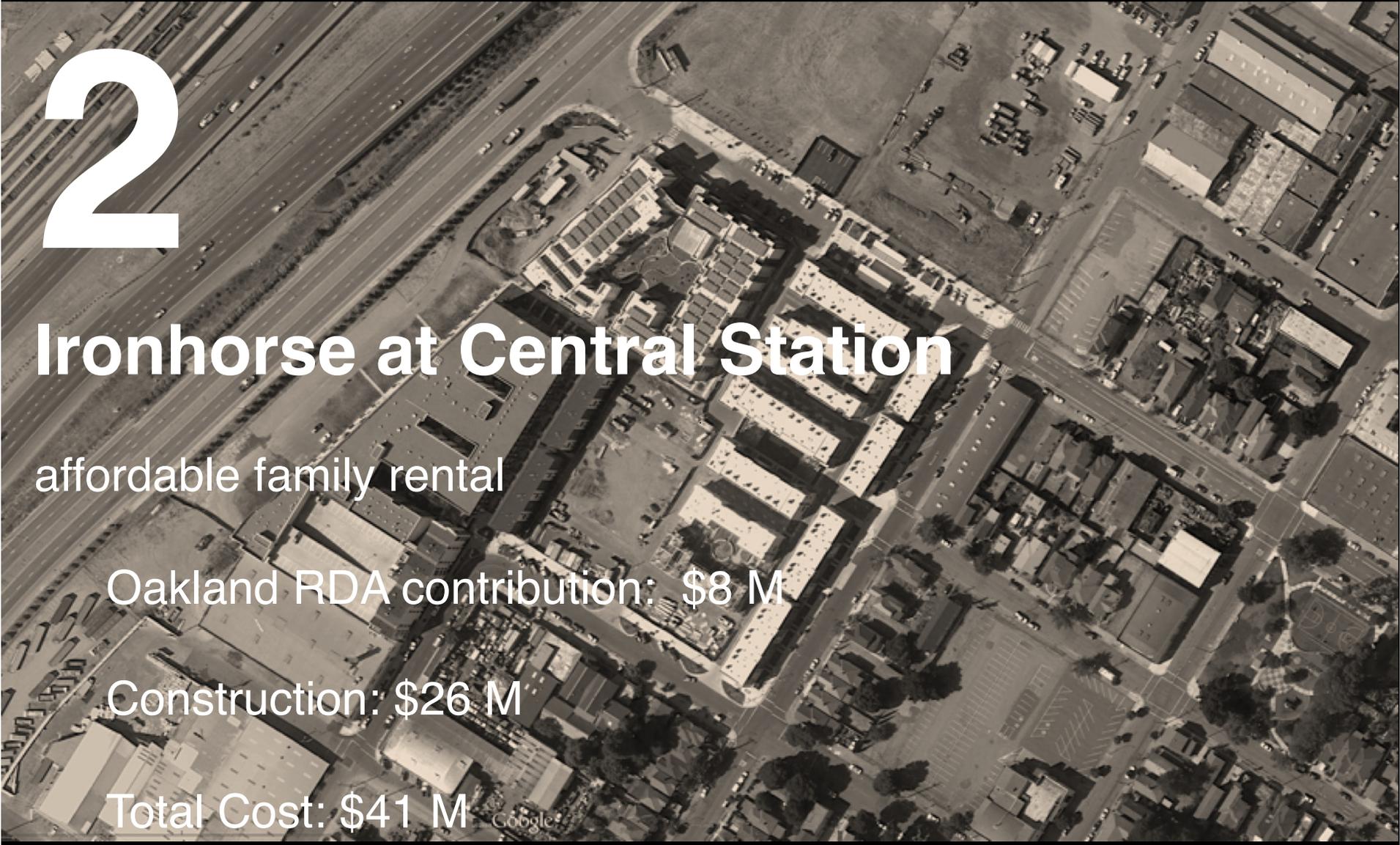
CHP and Mercy











2

Ironhorse at Central Station

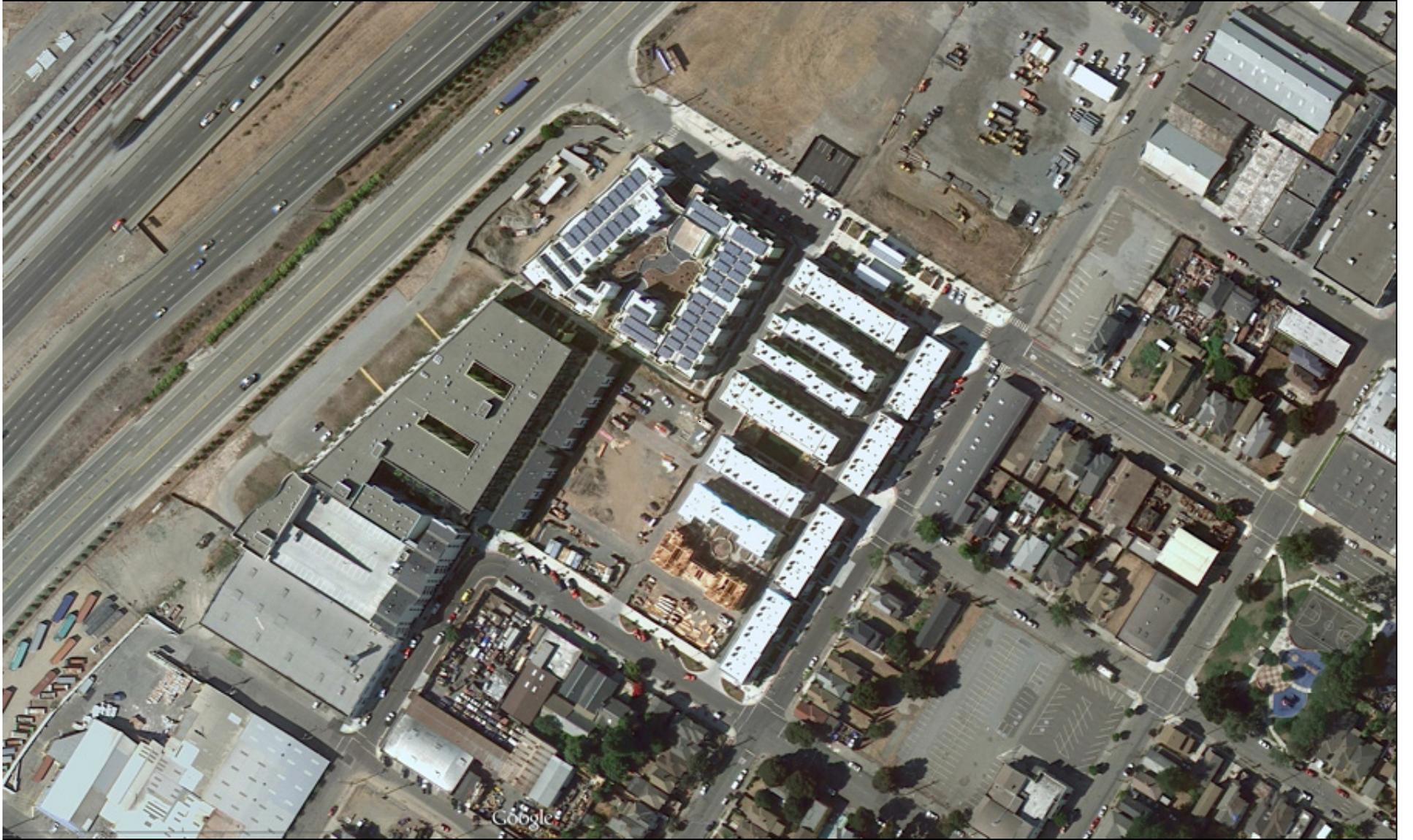
affordable family rental

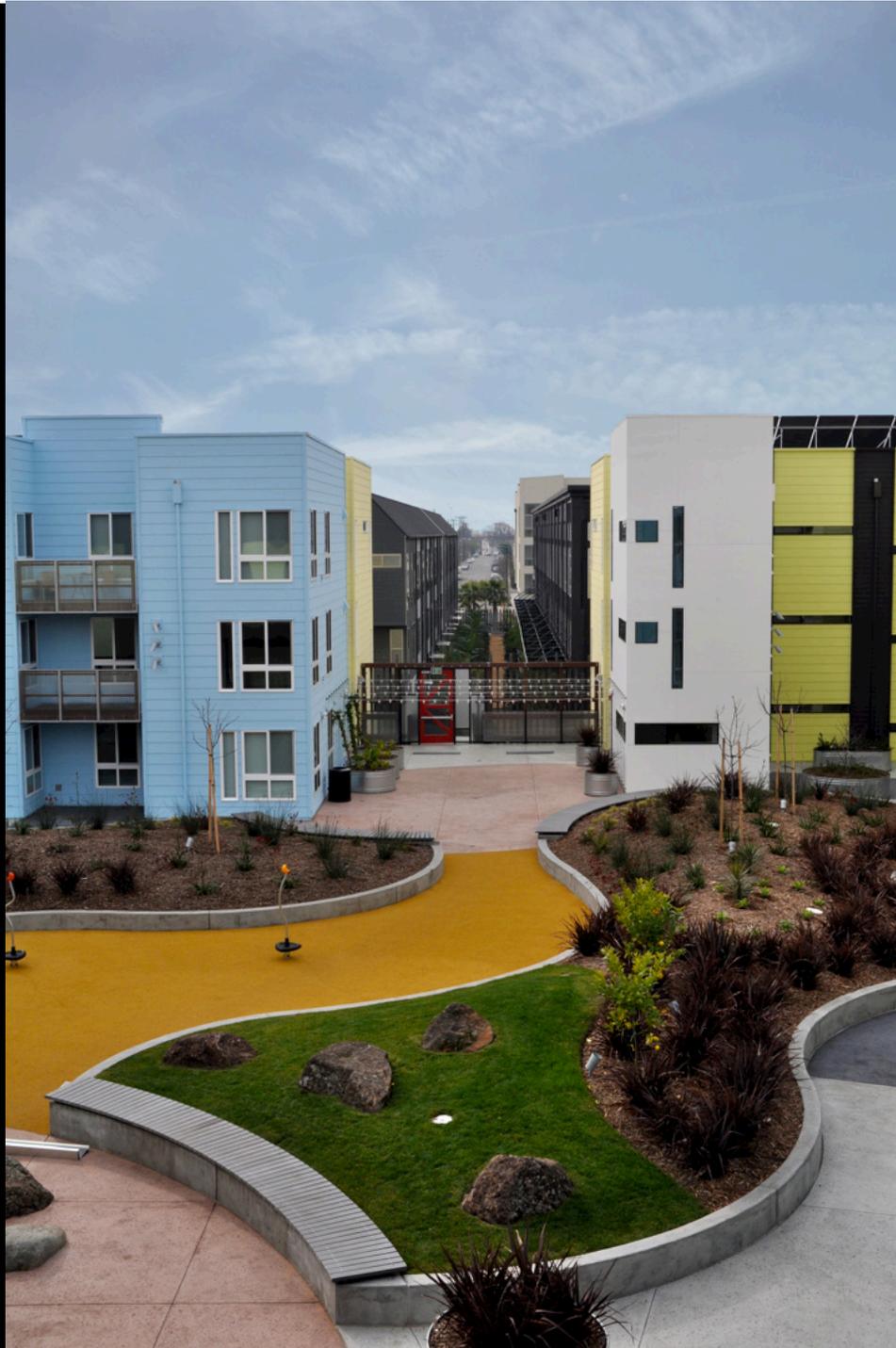
Oakland RDA contribution: \$8 M

Construction: \$26 M

Total Cost: \$41 M

BRIDGE HOUSING









An architectural rendering of a modern, multi-story residential building with a dark facade and prominent window boxes. The building is situated on a city street with trees, pedestrians, and a construction crane in the background. The scene is rendered in a dark, monochromatic style.

3

Mission Bay Block 7 West

affordable rental

SFRDA contribution: \$7 M

Construction: \$49 M

Total Cost: \$63 M

Related









on Center

rdable family rental

A contribution: \$10.5 M

MidPen Housing







An aerial photograph of a city, likely San Francisco, showing a dense residential area with a mix of multi-story apartment buildings and smaller houses. In the background, the city skyline is visible against a hazy sky. A large, white, bold number '5' is overlaid on the left side of the image.

5

Armstrong Senior

affordable rental

SFRDA contribution: \$10 M LOAN + LAND

Construction: \$30 M

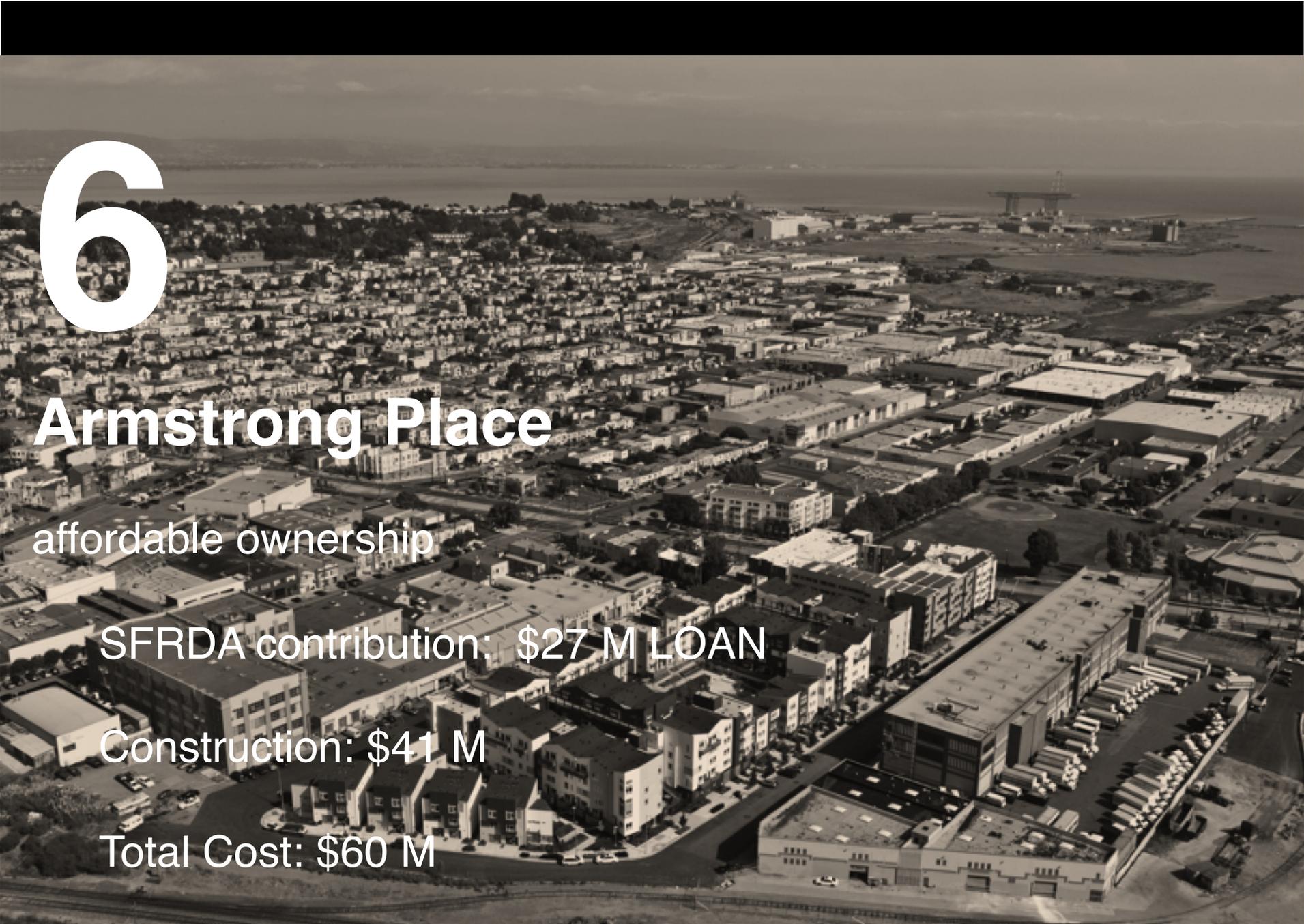
Total Cost: \$40.5 M

BRIDGE HOUSING









6

Armstrong Place

affordable ownership

SFRDA contribution: \$27 M LOAN

Construction: \$41 M

Total Cost: \$60 M

BRIDGE HOUSING









7

Fillmore Park

affordable ownership

SFRDA contribution: \$16 M

Construction: \$15 M

Total Costs: \$21 M

MSPDI Turk













A

300 Ivy

Market rate condo with 15% on-site affordable @ 90% AMI

Fees to City: \$1.1 M

Construction: \$23 M

POCKET

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B

Archstone Potrero

Market rate rental with 20% on-site affordable @ 55% AMI

Fees to City: \$5+ M

Construction: \$100 M

ARCHSTONE





- RESIDENTIAL
- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION
- COMMON SPACE
- SERVICE
- GARAGE
- RETAIL
- PDR
PRODUCTION, DISTRIBUTION, REPAIR

CONNECTICUT STREET

MISSOURI STREET

HUBBELL STREET

7TH STREET

16TH STREET

I-280







