Creators of CITYSPACES®

Bay Area Housing: Denser, Smaller, Smarter
Building costs go through the roof: The Bay Area’s new affordability crisis

Soaring construction prices are already putting the squeeze on affordable housing development

Cover story | SUBSCRIBER CONTENT: Nov 21, 2014, 3:00am PST

Cory Weinberg
Reporter-
San Francisco Business Times

Two parking lots sit down the street from the Tenderloin Neighborhood Development Corp.’s headquarters in one of San Francisco’s poorest neighborhoods. TNDC, one of the city’s most prominent nonprofit housing developers, has owned the lots for years and would like to build hundreds of...
Rental Prices in San Francisco are Sky High! | Jane
www.mermeltown.com › Living in Your Home ▾
Rental Prices in San Francisco are Sky High! ... in my opinion from decades of bad housing policies, most notably, making it very difficult for developers to build ... 

Sky High Real Estate Prices Equals a New Look for San ...
design-milk.com/sky-high-real-estate-prices-equals-new-look-san-francisco... Jul 6, 2015 - It's not exactly breaking news that the housing prices in San Francisco are high. The median price for a home in San Francisco is now ...

High Paid Tech Workers Fed Up With Sky High Housing ...
newsvideo.mercurynews.com/High-Paid-Tech-Workers-Fed-Up-With-S... High Paid Tech Workers Fed Up With Sky High Housing Prices Fleeing Bay Area. ...
Camping Tent Rents at $900 a Month in Mountain View

By Peggy Bunker

A camping tent is now available for rent in Mountain View through the Airbnb website. Peggy Bunker reports. (Published Thursday, June 25, 2015)
Camping Tent in Berkeley: $1,500 a month.

“Scholars Inn”
Airbnb, Berkeley

$50/night

$25/night to share.
Response?

1. DENSER (& no parking)
216 units/acre

1285 Sutter Street

A Fully Entitled Van Ness Corridor Residential Development Site with Retail Premises Pre-Leased to Trader Joe’s

21,330 sf, 106 units, 216 units/acre, 160 parking spaces

266 units/acre

38 Harriet St. Micro-apartments

3,750 sf, 23 units, 266 units/acre, 0 parking spaces
1321 Mission @ 9th Street
The Panoramic: 120 micro-studios & 40 micro-suites.
Completion: June 23, 2015
216 units/acre

1285 Sutter Street

A Fully Entitled Van Ness Corridor Residential Development Site with Retail Premises Pre-Leased to Trader Joe’s

21,330 sf, 106 units, 216 units/acre, 160 parking spaces

756 units/acre (3.5x)

1321 Mission Micro-Apartments

9,200 sf, 160 units, 756 units/acre, 1 parking space
2. SMALLER

“Small rooms and dwellings set the mind on the right path; large ones cause it to go astray”

Leonardo da Vinci
Studios – 274 SF
2 Bedroom --- 425 SF
3 Bedrooms --- 540 SF Net
Generous “sticky” social spaces.
The car-free plan liberated 3,500 SF on the ground floor for social spaces, including a lobby, lounge, & reading room.
3. SMARTER
   (I HOPE)
CITYSPACES 38 -- 23 Micro-apartments – Const. time: 4 months
250 Unit Housing Project in UK: Slab to this in 8 days.
CITYSPACES 333 – 12TH & Folsom – 246 2-bedroom apartments -- Proposed
2 Bedroom --- 425 SF
Bedrooms & Bath
The Bay Area is the center of innovation for dozens of industries...

Why not for housing?
“Small rooms or dwellings set the mind on the right path, large ones cause it to go astray.”

- Leonardo da Vinci