

PANORAMIC
INTERESTS

Creators of CITYSPACES®

**Bay Area Housing:
Denser, Smaller, Smarter**

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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

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Cory Weinberg

Reporter-
San Francisco Business Times

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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

[View Photos](#)

San Francisco Developers comment on rising construction costs.

 [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-francis...](#)

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. ...

San Francisco: City ... 5-Year Anniversary Of San Francisco

Camping Tent Rents at \$900 a Month in Mountain View

By Peggy Bunker

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A camping tent is now available for rent in Mountain View through the Airbnb website. Peggy Bunker reports. (Published Thursday, June 25, 2015)

TRENDING STORIES

- 1** San Francisco's Last Gun Shop is Closing

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

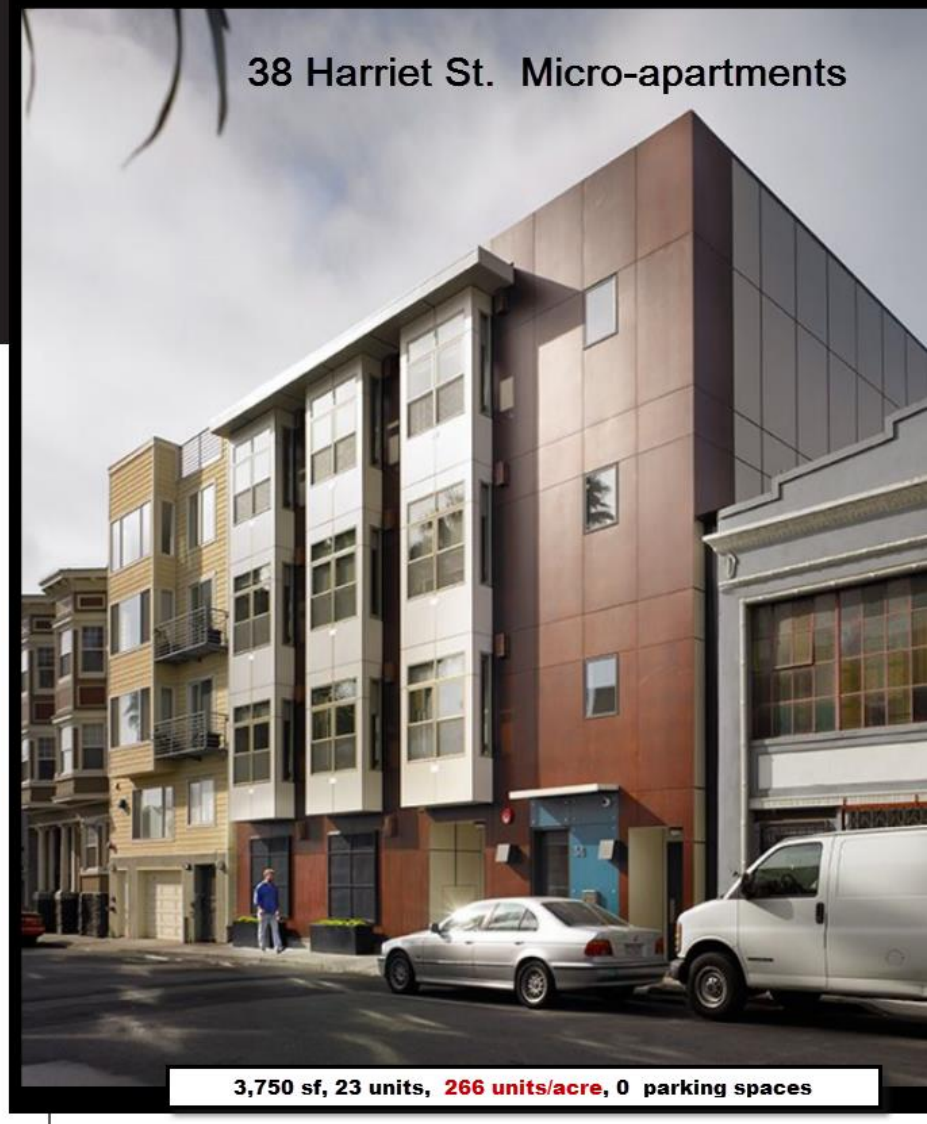
1285
SUTTER STREET

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



266 units/acre

38 Harriet St. Micro-apartments



97 9th Street, San Francisco, California, United States
Address is approximate

1321 Mission @ 9th Street



The Panoramic: 120 micro-studios & 40 micro-suites.

Completion: June 23, 2015



216 units/acre

756 units/acre (3.5x)

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

1321 Mission
Micro-Apartments



9,200 sf, 160 units, **756 units/acre**, 1 parking space

2. SMALLER

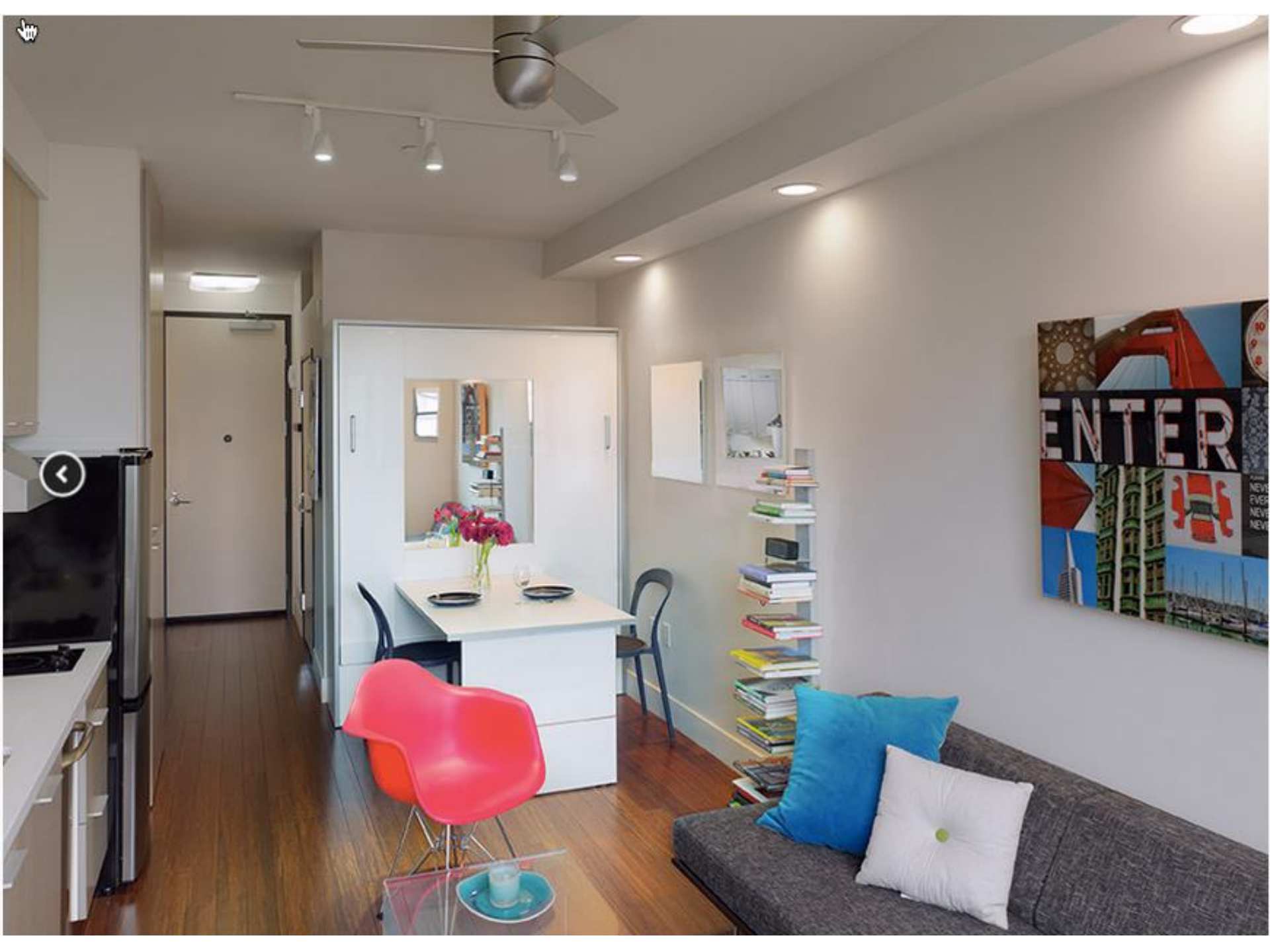
“ Small rooms and dwellings set the mind on the right path;
large ones cause it to go astray”

Leonardo da Vinci



Studios – 274 SF









2 Bedroom --- 425 SF





3 Bedrooms --- 540 SF Net









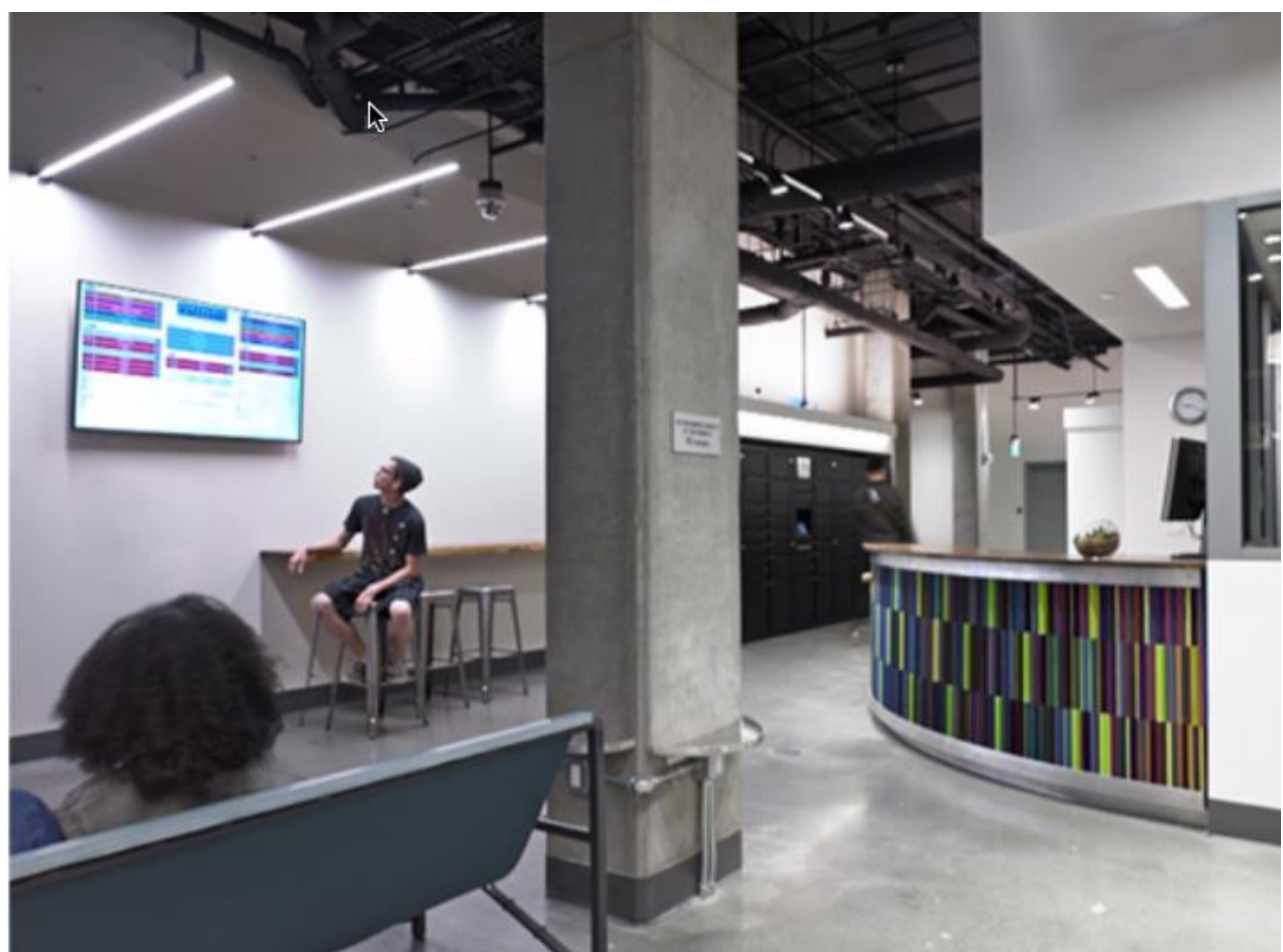
Four bedroom Suite 675 SF

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



Living Room & Dining Room



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Bedrooms & Bath

The Culture of Innovation

What Makes San Francisco
Bay Area Companies Different?

A Bay Area Council Economic Institute and
Booz & Company Joint Report

**The Bay Area is the
center of innovation for
dozens of industries...**

Why not for housing?



CREATORS OF CITYSPACES®

“Small rooms or dwellings set the mind on the right path, large ones cause it to go astray.”

- Leonardo da Vinci