

# Armstrong Place

AFFORDABLE HOUSING

## Biography

Project Type: Townhouse Community  
 Project Context: Urban Site  
 Completion: Under Construction  
 Architect: David Baker  
 Project SF: 238,400 square feet  
 Units /Acres: 53

Located in San Francisco's Bayview District, this affordable family townhouse community is part of a trend of transit-oriented development along Third Street, and lies just a block from a stop of the new Muni Third Street Light Rail. Designed and built in conjunction with the adjacent Armstrong Senior Housing, which brings new neighborhood-serving retail space and community services to the area.

This development features two sections of stacked townhouses that flank a large shared public courtyard and also each have a private gated courtyard. The central court features allotment gardens for resident families, as well as a rain garden and bioswale plantings to manage and clean stormwater runoff biodynamically.

## Context

The townhomes have a unique configuration, stacking an "upside down" townhouse on top of one with a more conventional plan. The lower level homes are entered directly from the podium level and in many units, via stoops from the sidewalk, into the main living level, with the bedrooms upstairs. The upper townhouses are entered from elevated fourth floor catwalks into the living level and descend to the bedroom area downstairs. This arrangement keeps the private quarters above street level, manages internal noise by not having active spaces above neighbors' bedrooms and avoids public walkways along bedroom levels. More than half of the homes have three or four bedrooms, to accommodate growing families.

## Sustainability

Additionally ten three-story townhomes with private garages line Mendell Street, which is designed with pedestrian-friendly features such as pavers and extensive plantings. Surrounding the development, the street edge is lined with curbside bioswales-landscaped swaths that add green and collect and manage stormwater runoff. The central court features allotment gardens for resident families, as well as a rain garden and bioswale plantings to manage and clean stormwater runoff biodynamically.

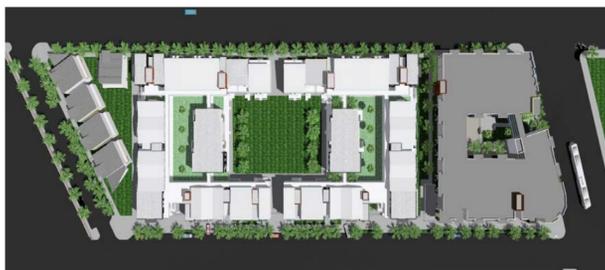
## Project Data

Armstrong Place is separated from Armstrong Senior Housing by landscaped pedestrian way linking Armstrong and Bancroft streets to bring new neighborhood-serving retail space and community services to the area. Total number of units, density and parking is as follows:

Number of Units	
2 bedroom	52
3 bedroom	48
4 bedroom	24
Total	124
Density Ratios	
Project sf	238,400
Site sf	101,700
Acres	2.33
Total Bedrooms	344
Bedrooms/Acre	148
Units/ Acre	53
Parking	
Total	124
Spaces/ Unit	1
Type	garage



Project During Construction



Site Plan



First Level



Podium Plan



Conceptual Sketch of the Courtyard



Elevation