



**Brad Leibin, AIA**  
**David Baker Architects**





# Community Process

Samuel Mockbee

# CITIZEN ARCHITECT



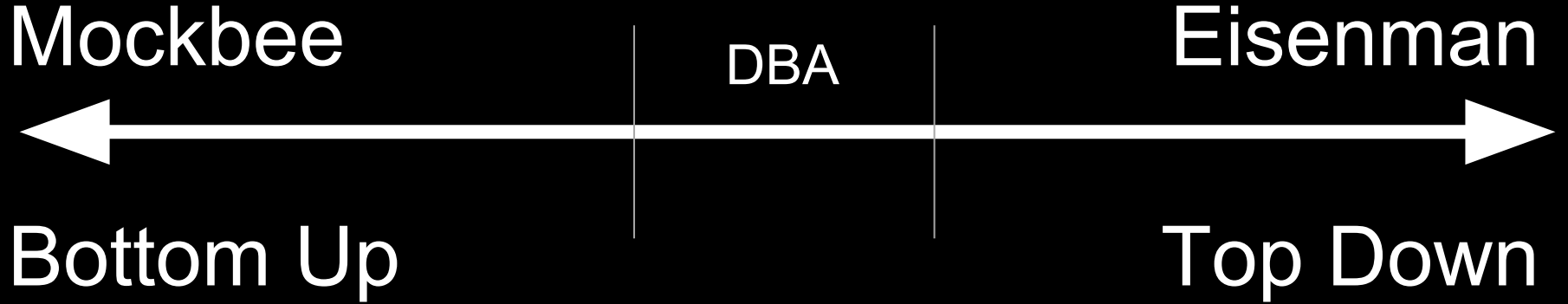
Mockbee

# Peter Eisenman

“I would love to do low income housing  
[but] do I need to engage with people  
who live in these units?”

“No, I don’t believe so. I believe the architect is supposed to know more about what they want.”

# Community Process Spectrum



# Community Process in Bay Area

NIMBY

YIMBY





Before



After



# Barriers to Engagement:

Cultural

Technical

Logistical

Aesthetics

Historic Context







# Methods:

Listening Sessions

Community Design Workshops

Design Presentations

Post Occupancy Research

# Listening Sessions





# 34th & SP

# COMMUNITY MEETING #2

THURSDAY JAN

NAME? → Relate to History of CA Hotel

Excited for neighbors!

More detail on systems

Health

**GREEN WALL**

\* Pollution nose as you go up

Vertical Garden

- Pay attention to plant selection
- Help SOFTEN the Building

\* Maker/Business incubator

\* IIT Leaders in training

\* All-ages activities

Playspace @ SPARC-it

→ an extension of this

\* New SF Homes

\* Dark

\* Criminal Activity

\* Should not be forgotten

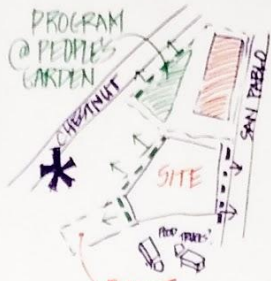
\* Sheet metal shop

**WHAT ABOUT THE BACK SIDE?**

COURTYARD "More eyes" on Chestnut

A FRONTSIDE that needs to be paid attention to.

"Make it Whole"



- \* PLUG LOT address later
- \* Lighting?
- \* Mini SPARC-it?

Affordability

- \* What does it mean
- \* Would everyone qualify?

Families - lacking in neighborhood

Also offering a range

0% AMI - 60% AMI

Looking at preference/ Subsidy for VETS (15%)

Not specifically seniors

Homes

- \* Comfort
- \* Universal design
- \* Resilience (e.g. pests in casework)

**ROBUST**  
**- ADAPTABLE**  
**- FLEXIBLE**

Outside & Common

DEPT SPA SEPA FROM SP

"ELDER FRIENDLY"

ACCOMMODATING MULTIPLE GENERATIONS

Multiple Unit sizes

Space for INFANTIL playground

2nd Floor Lounge

PIAZZA

COMMON AREAS THAT ADDRESS ALL AGES

Ground Floor Retail

**HOW TO BE ATTRACTIVE?**

- \* Challenge Avoiding \$\$\$ Make Inclusive!
- \* What's the "RIGHT MIX"?

Small spaces/ Flexibility

Non profits care about the right tenants

Infrastructure in place

- \* Bathrooms
- \* Parking

SPACE FOR FABRICATION

99¢ store?

Chin sad to see go

INVITING VISIBLE

CREATE ECONOMIC OPPORTUNITY

Local Job Training

Maker uses

STEM Education

\* THERE ARE PEOPLE!

\* CEO of Trader Joes New Market

~ 1000-1200 square feet

Flexible?

Parenting AREA

"Quiet area"

- \* Reading
- \* Meditation
- \* Chess/Checkers





groceries  
like mandala  
marketplace  
Coffee Shop  
(not chain)



sidewalk setbacks



retail edge/corner



stoops

everything with  
ADA  
accessible



building entrance



bench

Green-  
plants

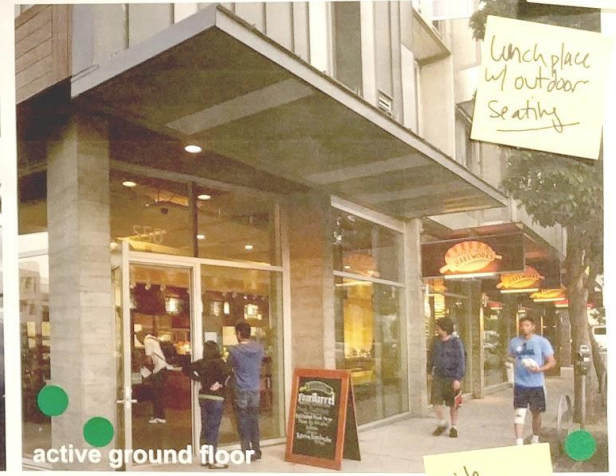
GARAGE  
CHG

landscaping



bike-share

PARKING



active ground floor

Lunch place  
w/ outdoor  
seating

wide  
sidewalk

School  
Access



ped crossing

there are  
too  
many  
people

Traffic  
calming



rideshare loading

last Bay  
parking  
drop off  
(not zone)

# 1 Streetscape



grow



PLANTS ON BALCONIES

VEGETABLES & FLOWERS FROM THE LAND

GREEN HOUSE - SHED.



GARDENING, GROWING, IMPORTANT



LIVING WALLS

LESS PEDESTAL CUTS.

GET RID OF RESTROOM ON WESTERN

STREETS, FROM TRAMWAY, USER'S IMPORTANCE.



cook



NON PROFIT KITCHEN SHOP.

ROOMS NEED UPDATES.

ETHEREAL GOOD - KEEP TRANSPARENT

NEIGHBORS LOVE AFTER BREAK OFFERS.

COOKING & NUTRITION CLASSES

BRING PEOPLE TOGETHER.

PANTRY PLEASE

MORE KITCHEN SPACE

PETS TO LAND

INDIVIDUAL KITCHEN



eat

KIDS CAN EAT OUTSIDE



STORAGE + W/D IN AP'T/HOUSE



W/IT TOUR - CORPUS CHRISTI

ELEMENTS GOOD. SAFE STAIR.

GROW/COOK/EAT



# Community Workshops



W Midway Ave

Community garden

Neighborhood green

Children's play space

Shared community space

Teen outdoor space

Teen space

Youth outdoor space

Toddler outdoor space

Market square

APC 100 (10 Units) (2 Floors)  
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C Apartment (2 Units) (3 Floors)  
 C Apartment (2 Units) (3 Floors)

Op D1G Apartment (74 Units) (3 Floors)  
 Op D1G Apartment (74 Units) (3 Floors)

APC Apartment (87 Units) (3 Floors)  
 APC Apartment (87 Units) (3 Floors)

APC Apartment (87 Units) (3 Floors)

Community Housing

30 Parking Spaces

30 Parking Spaces

30 Parking Spaces

30 Parking Spaces

30 Parking Spaces

30 Parking Spaces

30 Parking Spaces

Apartment Terrace

APC Apartment (87 Units) (3 Floors)

Sunrise Con

Apartment Terrace





ST IND  
→

Toll Bros  
Homes  
- Under Construction

BAYSHORE CHILD  
CARE CENTER

CHILD CARE  
PLAY AREA

RESIDENT  
STORAGE

RESIDENT  
STORAGE

FITNESS

COMMUNITY  
LIBRARY

PARTY  
ROOM

PAUSE  
ROOM

PARTRIDGE STREET

COLVERIN STREET

MARTIN STREET

10' 100' 90' 80'

+60'

+28'

28.5' 20'

+20.0'

+25'

PG2



BAYSHORE CHILD CARE CENTER  
COMMUNITY CENTER

MARTIN STREET  
SCHWERIN STREET



Beas  
CONSTRUCTION



KITCHEN  
COMMUNITY CENTER  
LIBRARY  
COMPUTER  
LOUNGE  
FITNESS

BAYSHORE CHILD CARE CENTER

CHILD CARE PLAY AREA

U13 and above, FIFA adults Soccer field (130'x210')

+35.0  
+20.3  
+28.5  
+20.0  
90'  
80'  
60'  
50'  
40'  
30'  
15'  
20'



120' 110'

WEST WIND

Toll Br. Homes Under Construction

COMMUNITY CENTER

FITNESS

PARTY ROOM

CHILD CARE PLAY AREA

BAYSHORE CHILD CARE CENTER

+28.5'

00'

60'

50'

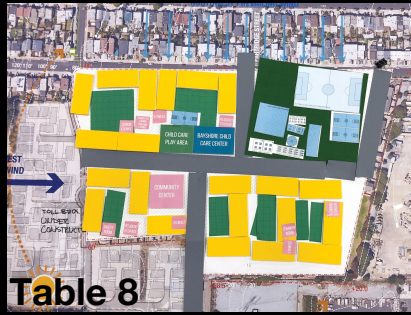
30'

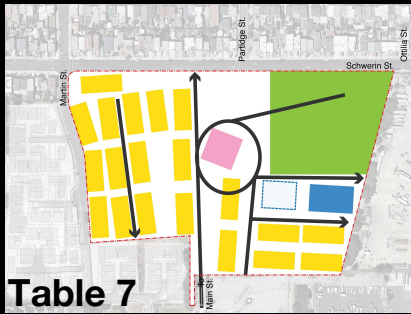
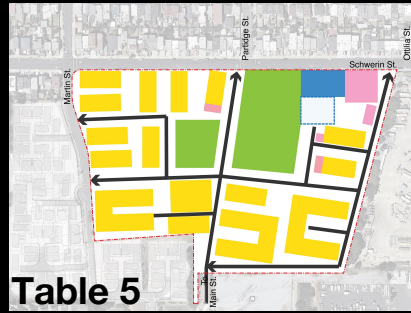
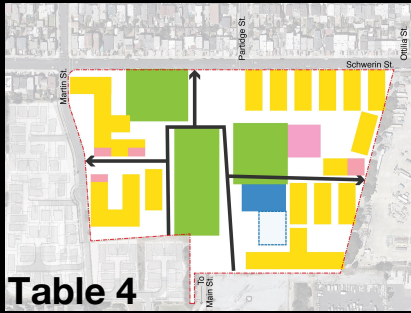
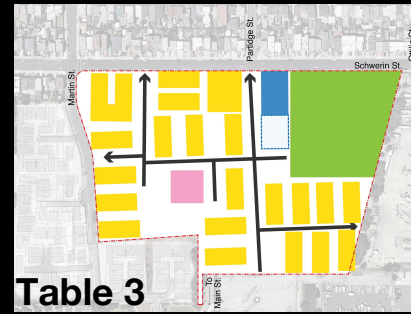
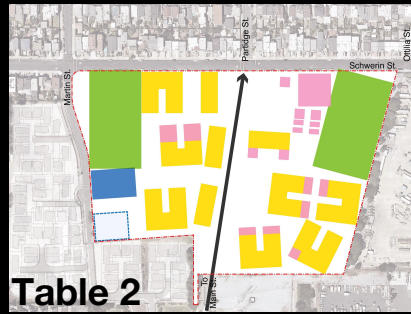
20.5'

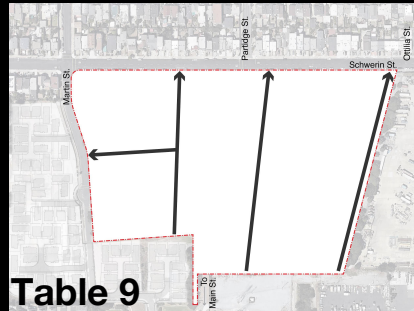
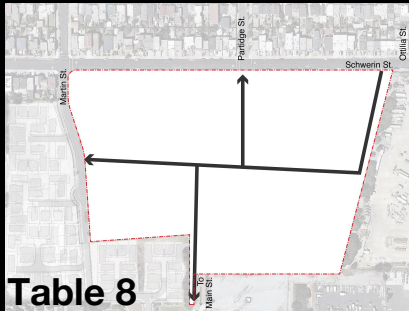
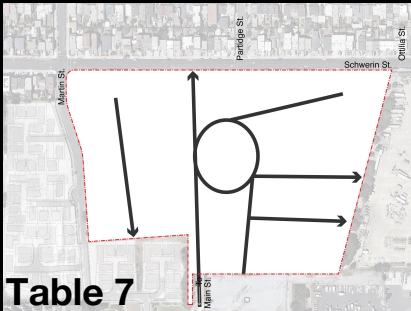
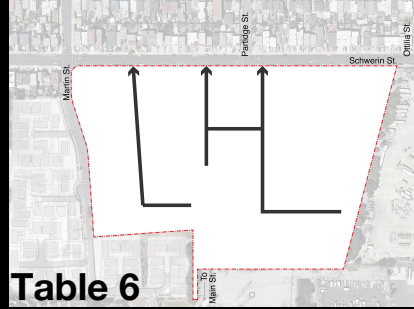
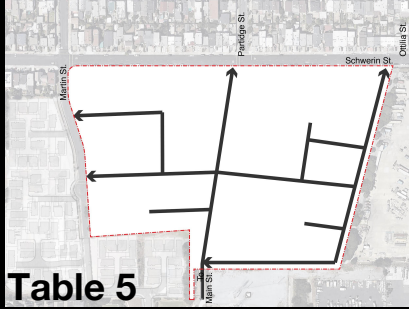
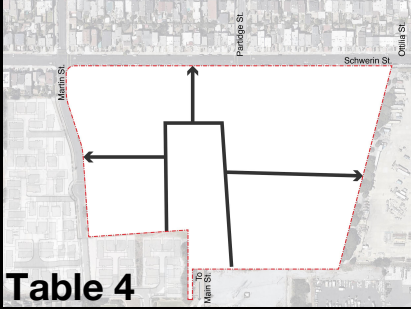
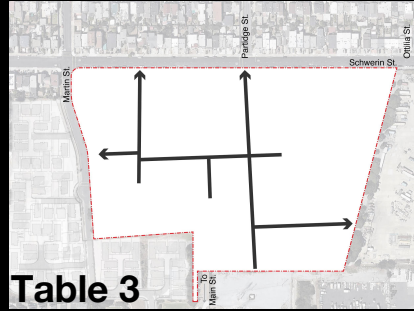
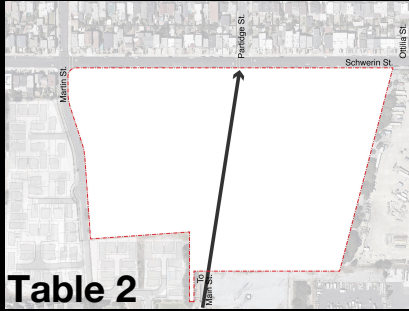
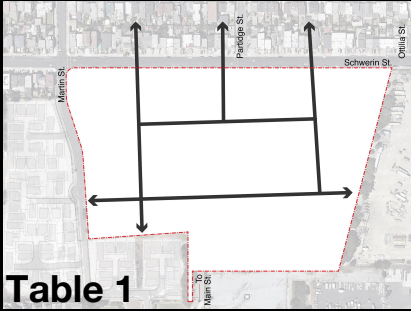
13'

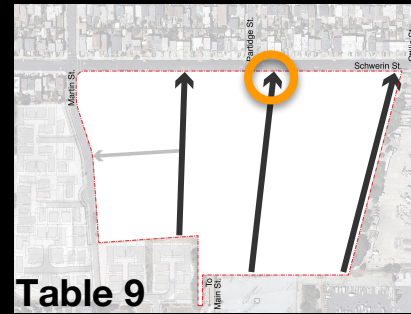
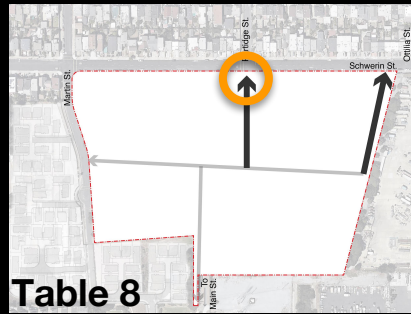
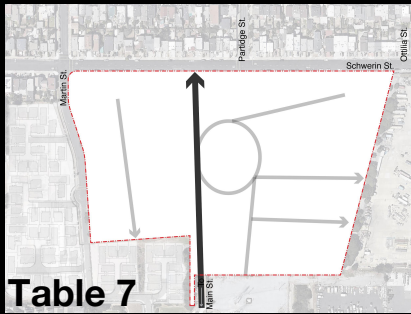
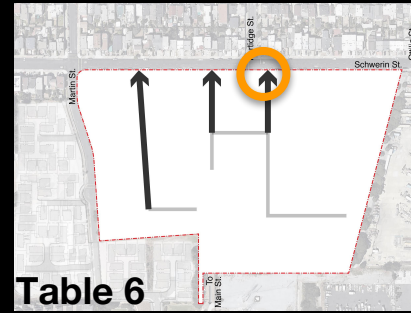
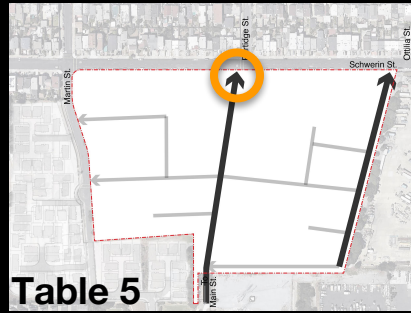
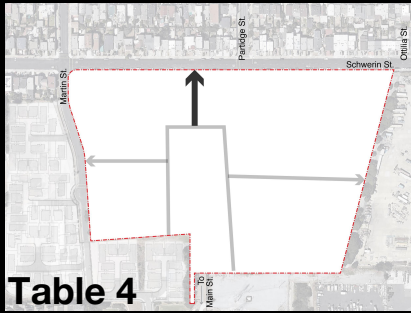
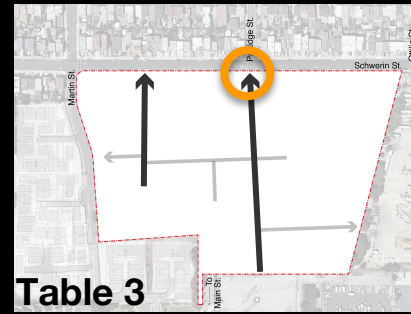
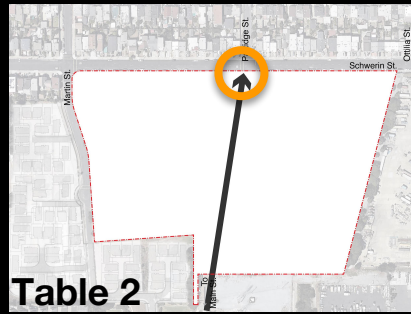
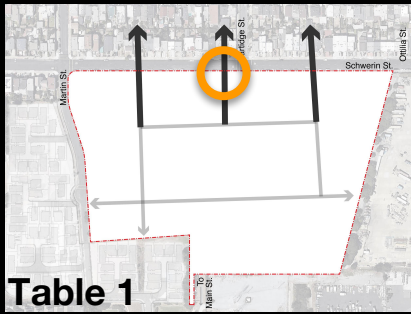


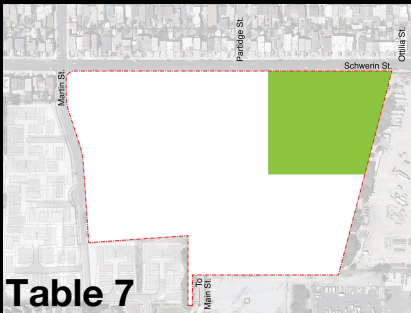
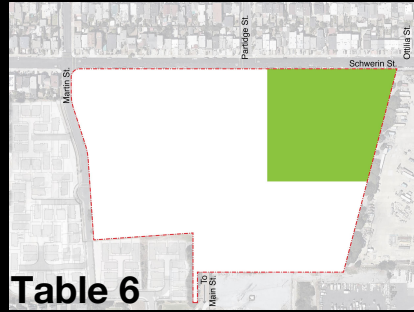
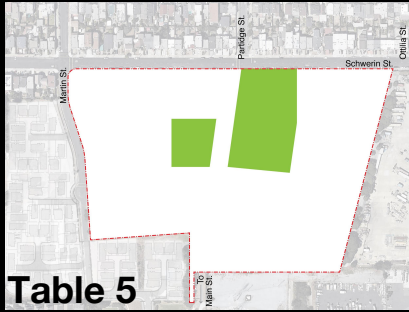
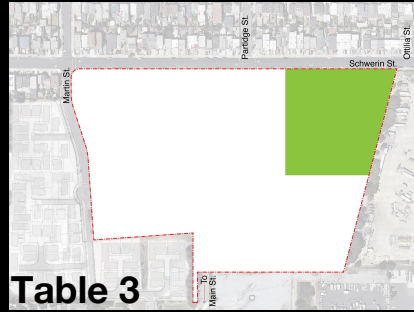
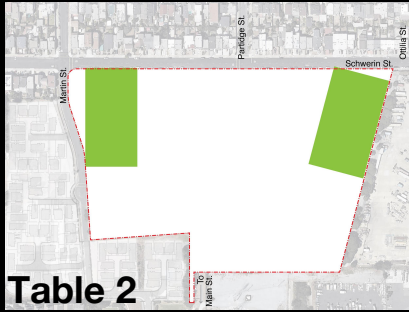
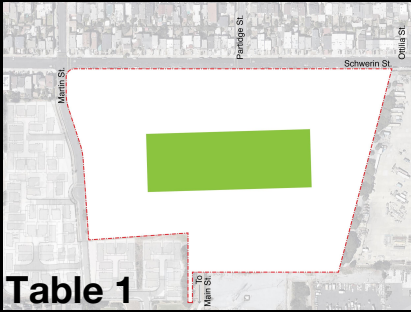


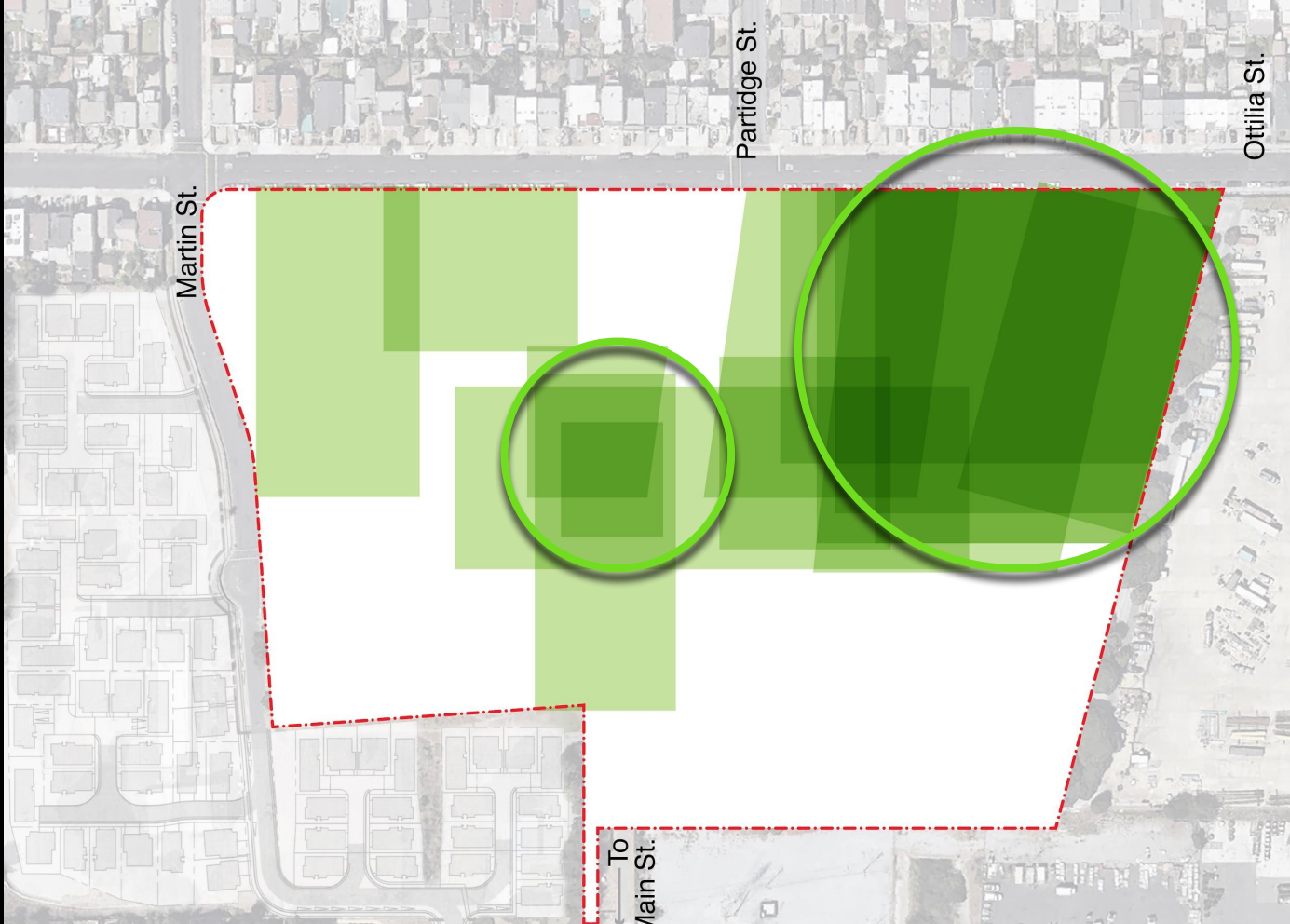










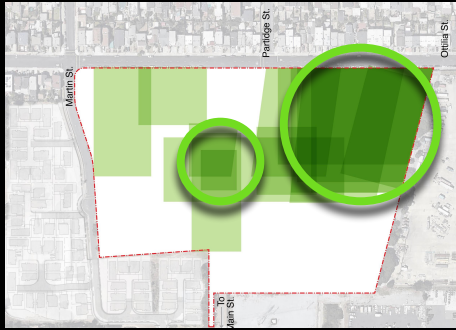


Martin St.

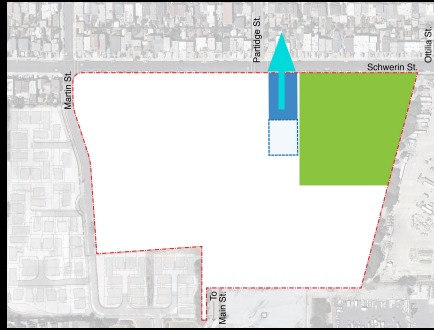
Partidge St.

Ottilia St.

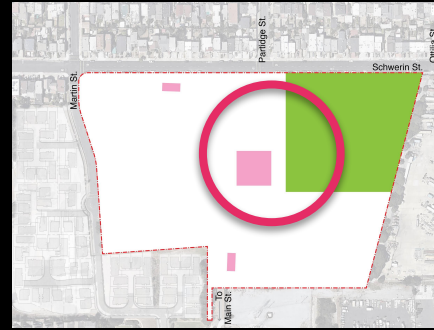
To  
Main St.



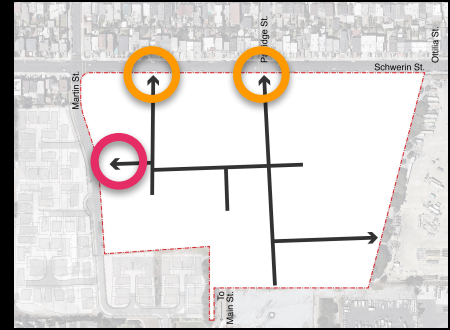
Park on  
Schwerin St.



Childcare on  
Site Perimeter  
& Adjacent to  
Park



Community  
Center  
Adjacent to  
Park



Improved Site  
Access &  
Internal Courts

# Design Presentations

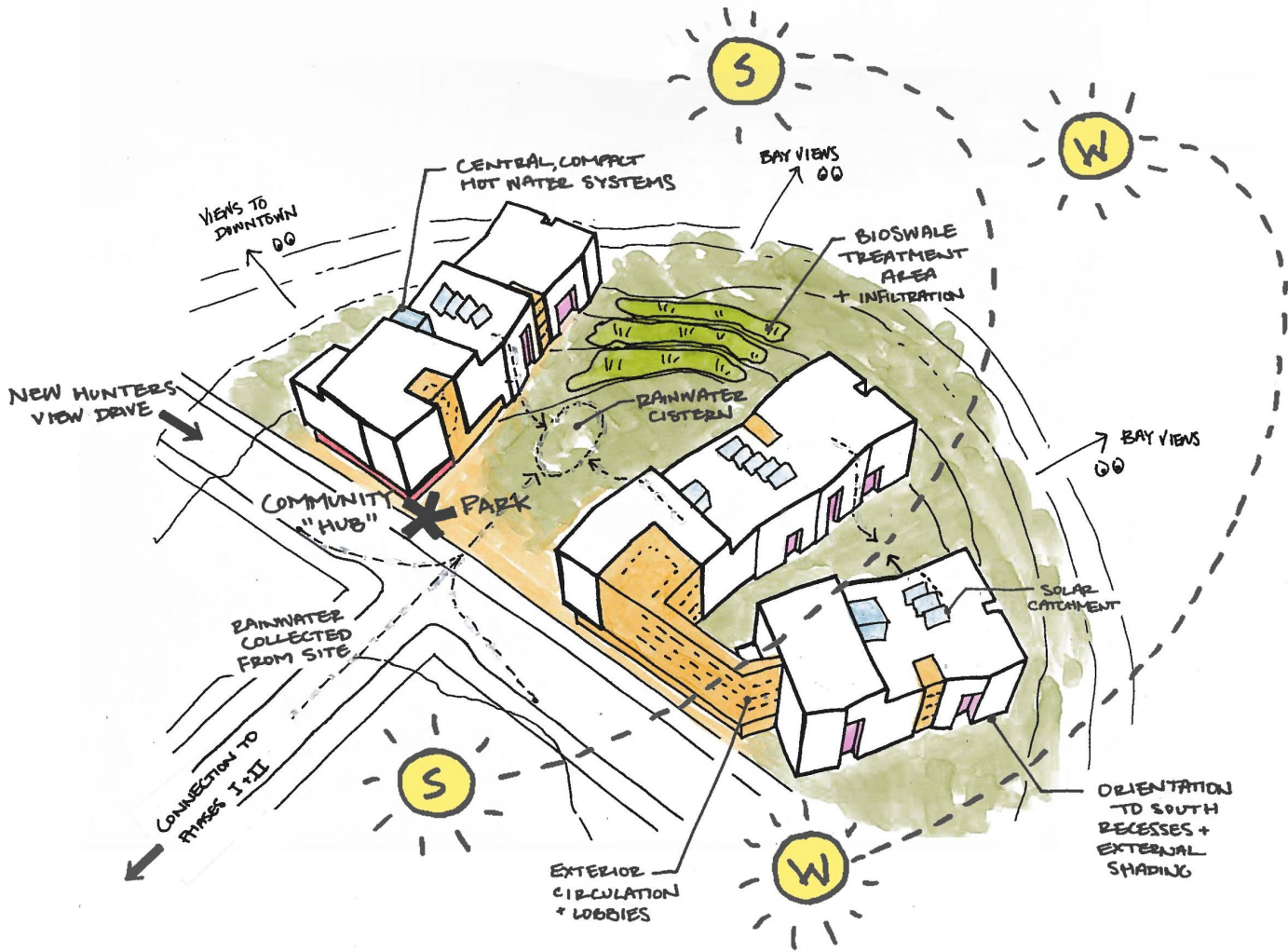
Less is more

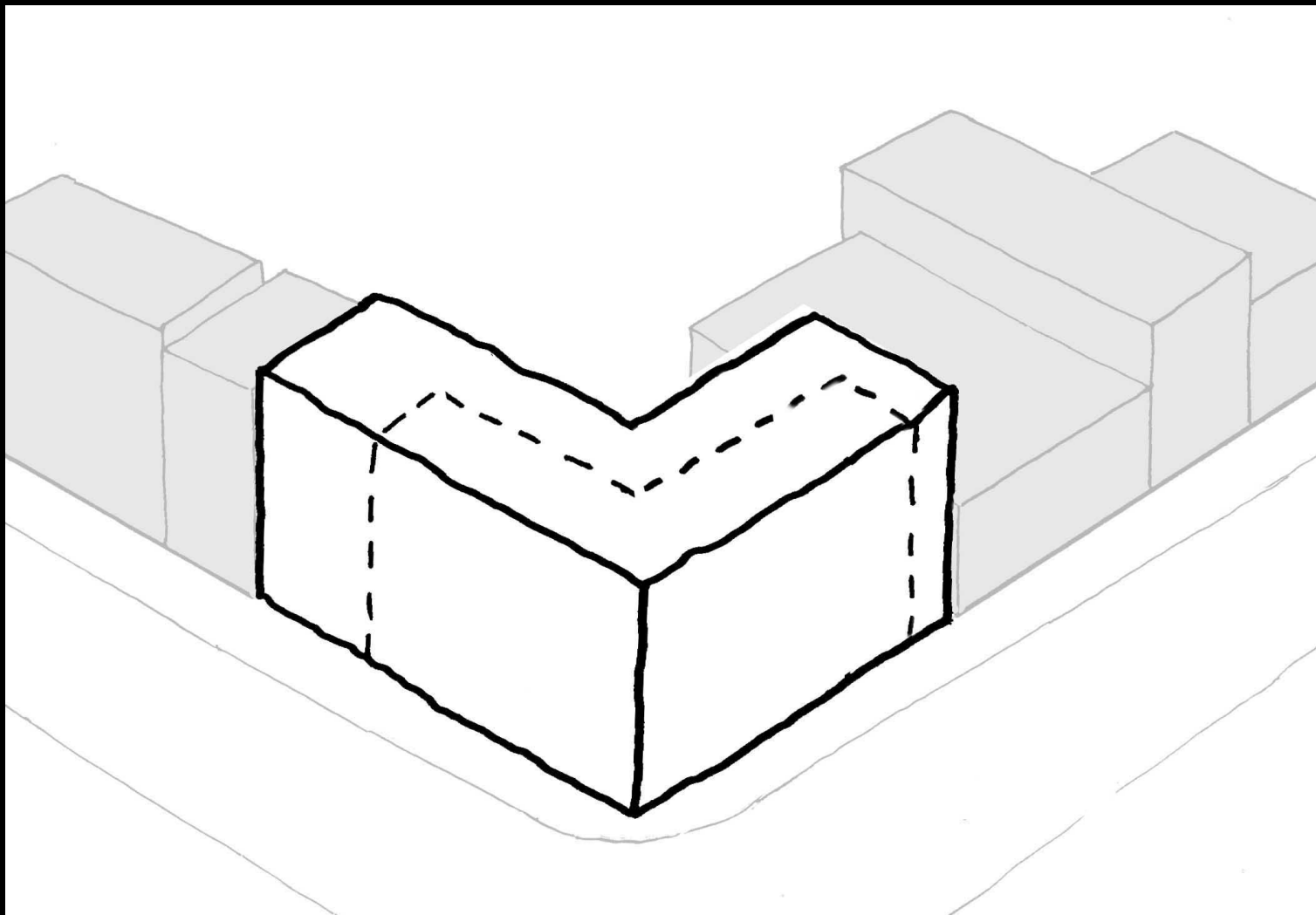
Diagrams!

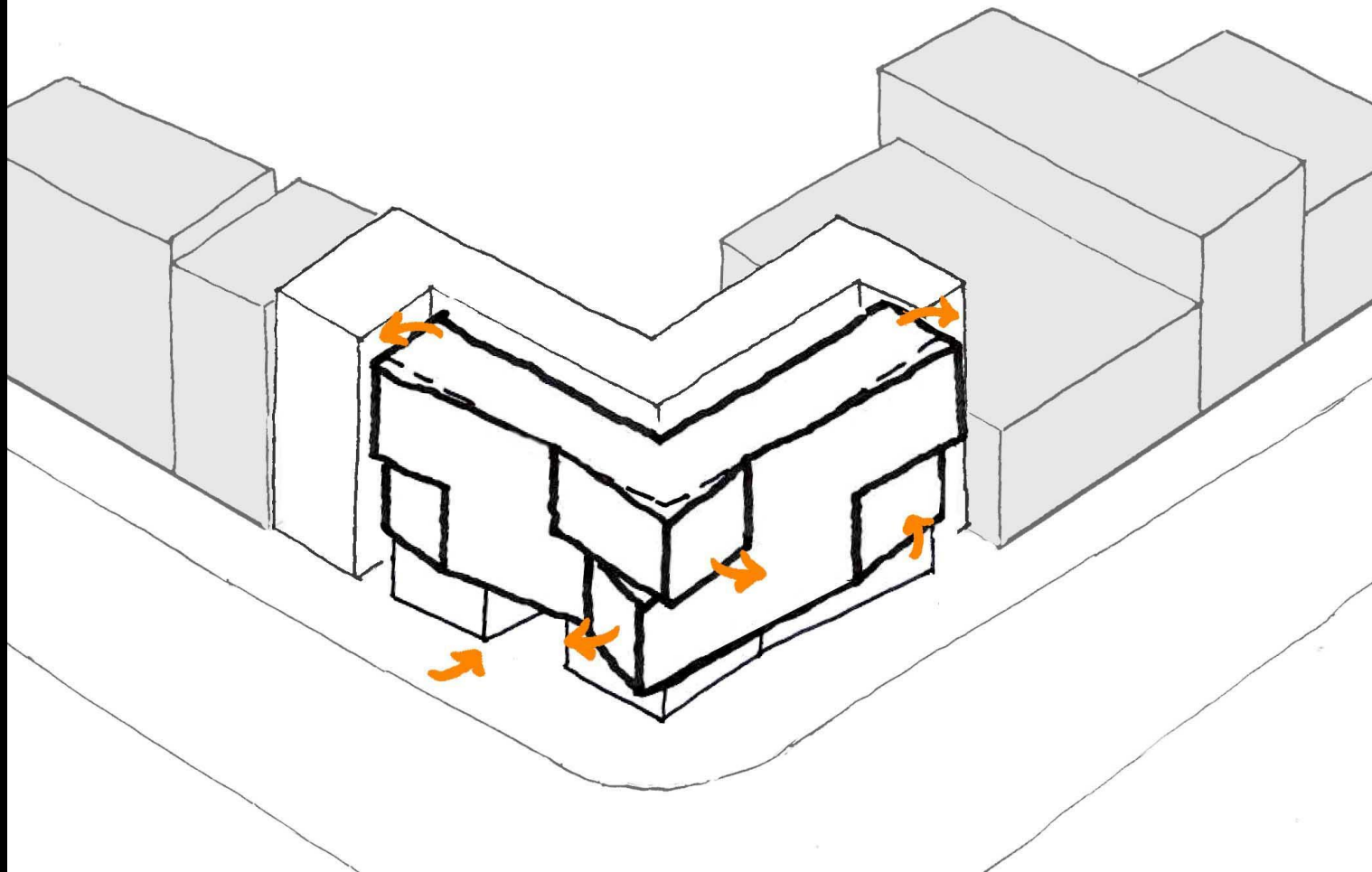
Views human beings actually see

No elevations











# Post Occupancy Research



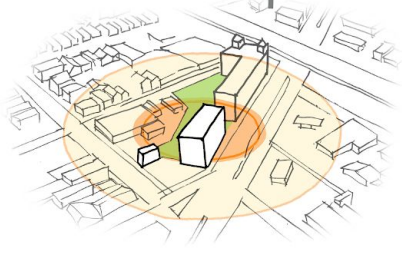
EVALUATE  
& LEARN



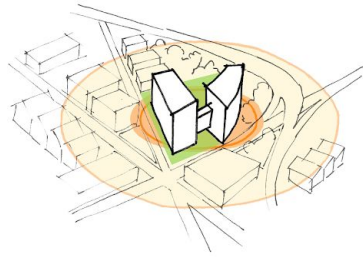
EVALUATE  
& LEARN



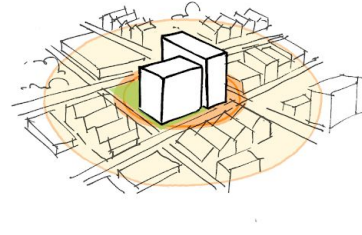
EVALUATE  
& LEARN



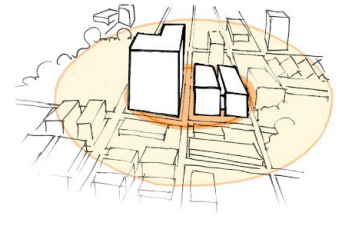
Project 1



Project 2



Project 3



Project 4

Thank you!