

Fast Company

Too big? Too small? No, these office buildings are just right for housing

There's a 'Goldilocks zone' for converting office buildings to housing—and this architect found it.

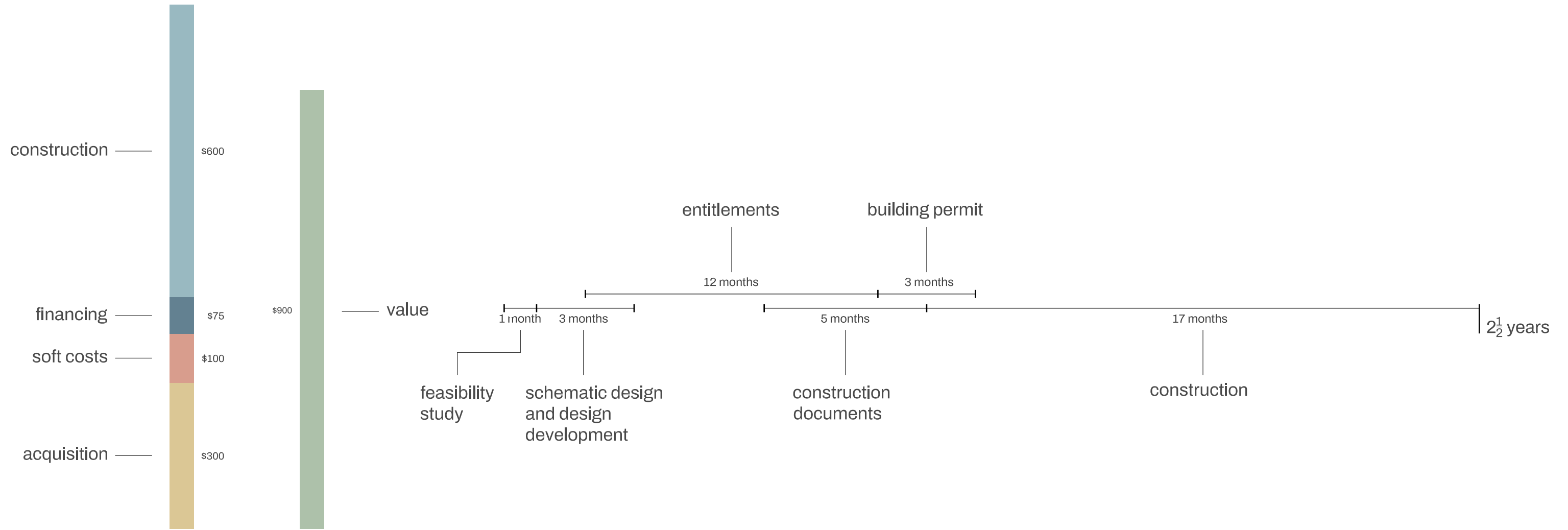
"...there's a Goldilocks zone of office buildings that are just right for turning residential: Typically, they're mid-rise, modestly sized structures built before World War II, with at least two sides fronting open areas or streets in neighborhoods near, but not directly in, the city's dense financial center."



Civil Engineering

When can vacant office buildings be converted to residences?

"Against the backdrop of these higher vacancy rates, property owners and developers in San Francisco are asking the question, 'How do we get more life into the buildings that have space available?' Bloszies says. 'Residential (use) is certainly an option.'"



MONEY

TIME

Ideal Candidate

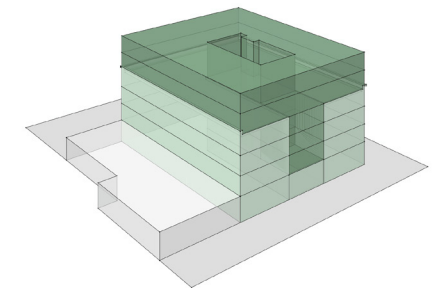
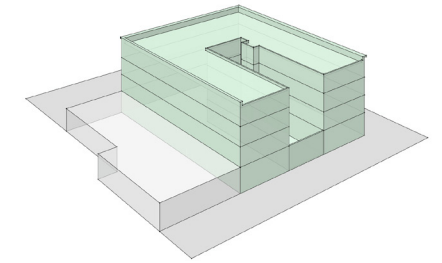


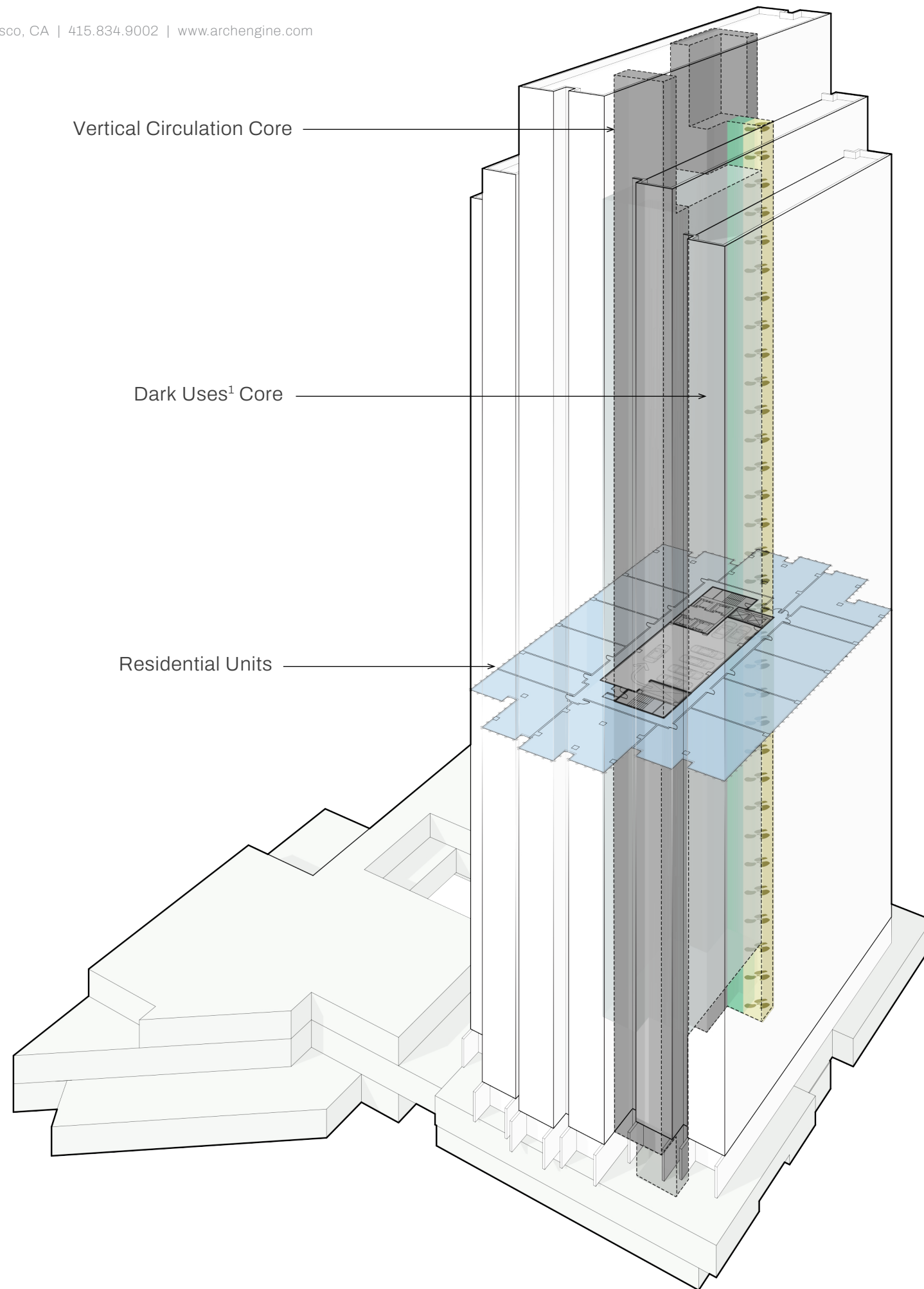
General Information

Address	██████████
Lot/Block	██████████
Zip Code	94107
Zoning District	CMUO
Height District	130-CS
Listed Use	Office
Lot Size	125' x 150'

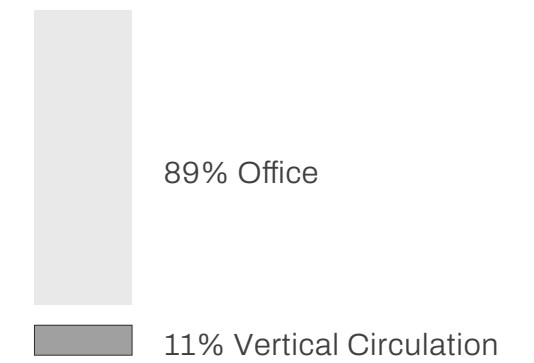
Checklist

<u>Criteria</u>	<u>Data</u>	<u>Points</u>
Stories	4	4
Sides w/ Street Frontage	3	3
Total Number of Open Sides	3	3
Character	Great	5
Year Built	1912	5
Historic Designation(s)	Major	4
Floorplate Dimensions	Good	4
Interior Layout	Great	5
Structure	Concrete	4
Proximity to Neighborhood Services	Good	4
Total Score		42

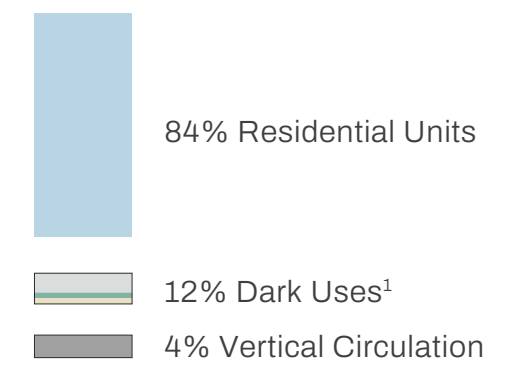




Existing Use:



Proposed Use: (shown)





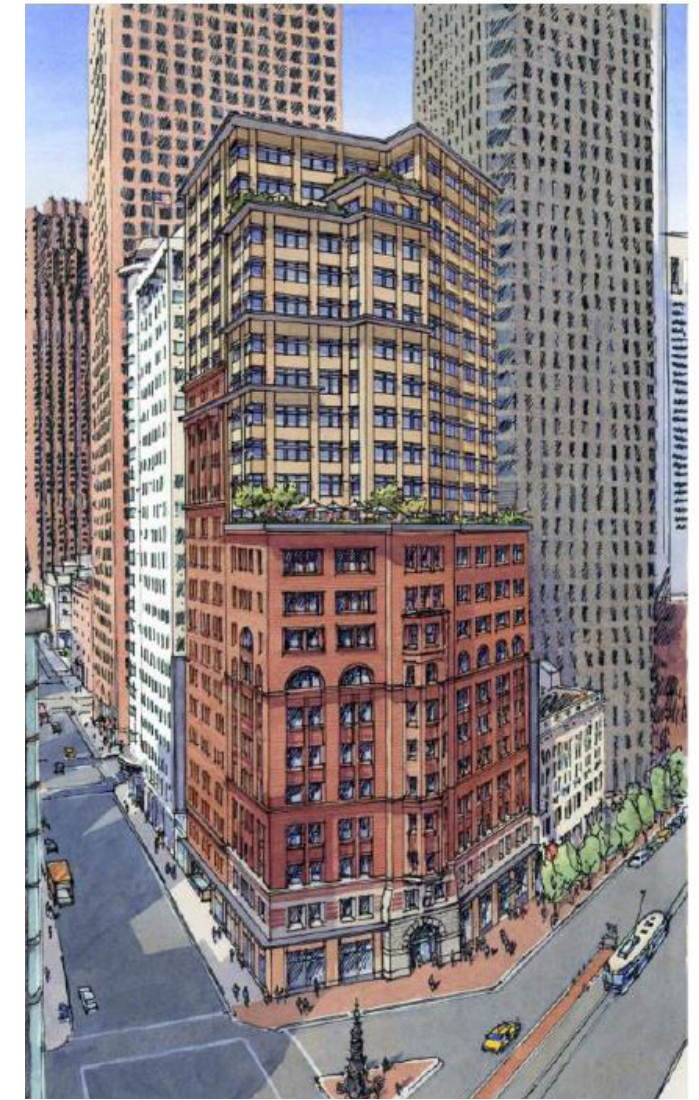
1980



1908 - 1962



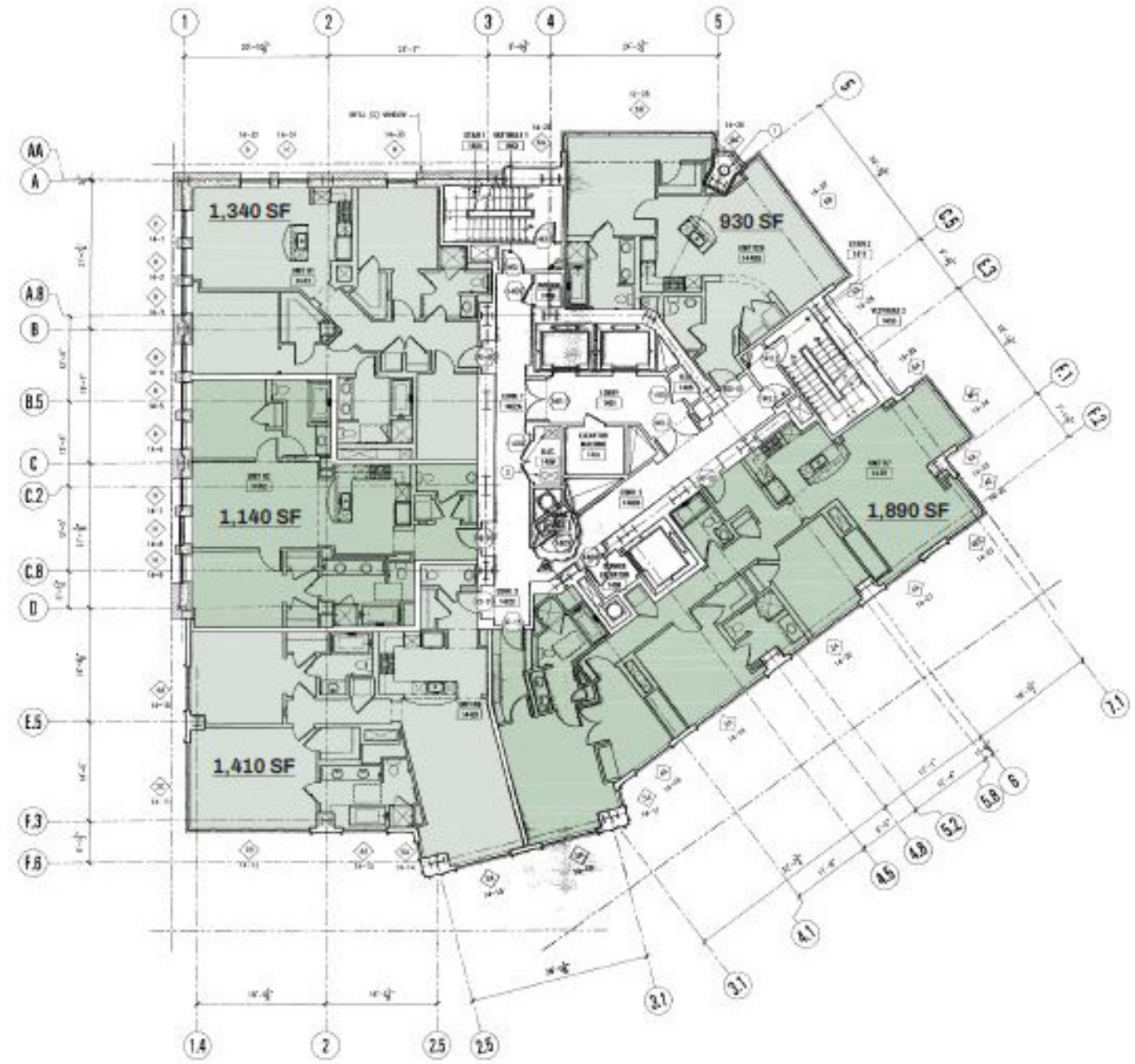
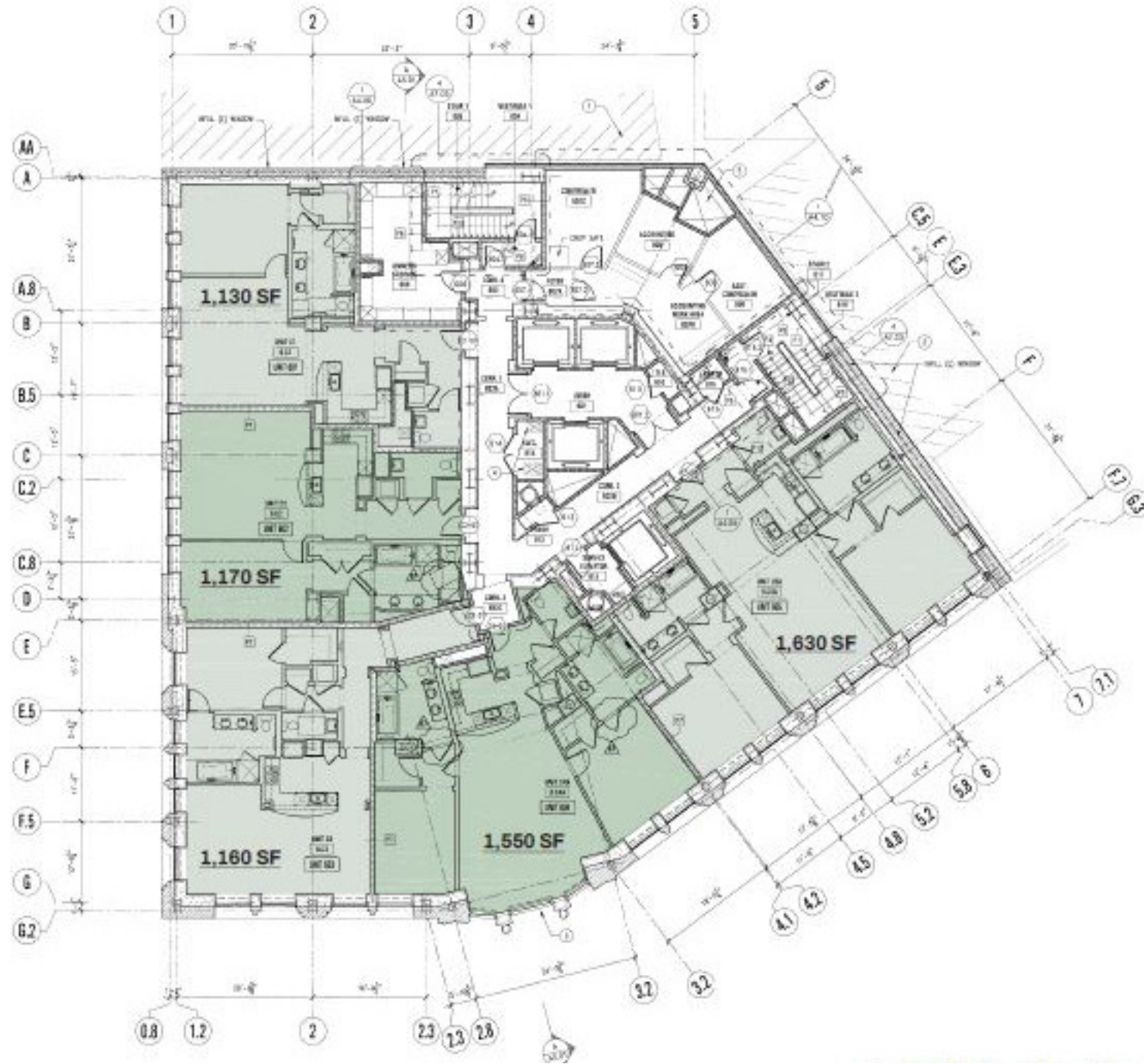
1962 - 2007



2008 Vision

690 Market

San Francisco, 2007

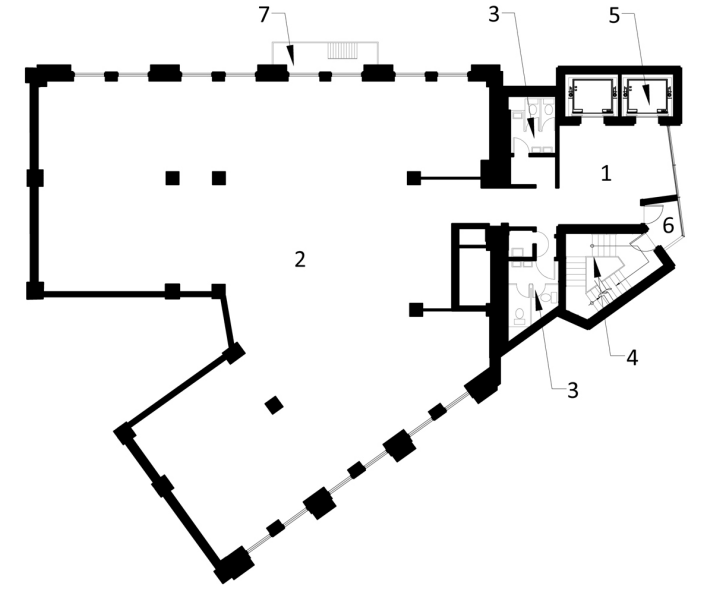






1 Kearny

San Francisco, 2009



- 1 Lobby
- 2 Office
- 3 Restrooms
- 4 Fire Stairs
- 5 Elevators
- 6 Exterior Vestibule
- 7 Fire Escape
- 8 Mechanical

