

**PROJECT PROFILE**

(Please limit answers to the space available on these pages)

|                           |  |                        |                               |
|---------------------------|--|------------------------|-------------------------------|
| Project Name              | ST. FRANCIS SQUARE CO-OPERATIVE APARTMENTS |                        |                               |
| Location                  | 10 BERTIE MINOR LANE                       | SAN FRANCISCO          | CALIFORNIA                    |
| Owner                     | ST. FRANCIS SQUARE INC. (co-operative)     |                        |                               |
| Project Use(s)            | RESIDENTIAL                                |                        |                               |
| Project Size              | 299 UNITS                                  | Total Development Cost | 3,497,000 (construction cost) |
| Application submitted by: | 1963) 3,340,000 mortgage                   |                        |                               |
| Name                      | Robert B. Marquis, FAIA                    |                        |                               |
| Title                     | President                                  |                        |                               |
| Organization              | Marquis Associates Architects              |                        |                               |
| Address                   | 243 VALLEJO STREET                         | SAN FRANCISCO          | CALIFORNIA 94111              |
| Telephone                 | 415  | 788-2644               |                               |
| Signature                 | <i>Robert B. Marquis</i>                   |                        |                               |
| Organization              | San Francisco                              | Key person*            | Telephone                     |
| Public agencies           | San Francisco<br>Redevelopment Agency      | Wilbur Hamilton        | 771-8800                      |
| Developer                 |  |                        |                               |
| Professional consultants  |  |                        |                               |
| Architect                 | MARQUIS & STOLLER                          | Robert Marquis         | 788-2644                      |
| Landscape architect       | LAWRENCE HALPRIN                           | Lawrence Halprin       | 546-1952                      |
| Urban designer            |  |                        |                               |
| Planner                   |  |                        |                               |
| Lender                    |  |                        |                               |
| Other                     |  |                        |                               |
| Community groups          |  |                        |                               |
| Source                    | ILWD-PMA Pension Fund                      | N/A                    | N/A                           |

\*Please attach an additional sheet, if necessary, to identify others who should be credited as having been instrumental in the development of this project.

1. Describe the characteristics of the project: the important aspects of the project's design, development, and public approval process. Indicate why these are exemplary.

- o The project was a three block (8.2 acre) site in the heart of San Francisco's Western Addition redevelopment area.
- o A competition was held to provide moderate income housing to stem the exodus of families from the city to the suburbs.
- o The International Longshoremen and Warehousemen's Union, together with the Pacific Maritime Association (workers and employers), retained the architectural firm of Marquis and Stoller, who produced the winning design.
- o An important aspect in the project design was obtaining approval to close the streets so that the three blocks would provide one contiguous community with generous open space. Six units were organized around one central stair (two to a floor). Each unit has a balcony or private courtyard facing onto the generous central open space, thus providing a sense of territory for each block.

2. What were the significant dates of the project's development and when was it completed?

- o Designer-Developer competition won in 1961
- o Construction started July 1962
- o Sales started March 1963
- o Sold out September 1963
- o Completion (owner occupied) February 1964

3. What urban issues did the project address? Were there important associated issues that the project did not address?

St. Francis Square demonstrated that low-rise family housing, with generous, safe open space could be designed to work with and fit into the fabric of the inner city. Entrances to units face out to street or public spaces so the apartments have a row house appearance. Rows of apartments surround the interior open space, resulting in a secure urban environment. The integration of the existing YMCA building and the adjacent school was not as successful politically as the designers had hoped.

4. Describe the financing for the project. Was there something particularly unique or innovative about it?

- o Financing: F.H.A. Section 221d-3 of the National Housing Act
- o Mortgage: \$3,340,000, 3-1/8 percent, 40 years.
- o Restricted to families of two or more, meeting F.H.A. limitations of annual income per household (which at time of occupancy was approximately \$7,000 to \$9,900 depending on size of family).
- o Innovative at that time (not previously provided under this program) was the fact that owners could hold an equity position in project and if family income rose above the maximum income limitation they were permitted to remain in their unit but had to pay an increase in monthly charges.

5. What were the goals of this project? How well were they met?

- o To provide stable family housing in the city: Turnover is minimal. There has been a waiting list since completion.
- o To provide racially integrated housing: Original composition was 50% Caucasian, 27% Black, 21% Oriental, 2% Other.
- o To provide affordable housing: At time of completion a typical three bedroom unit cost \$18,500 with a \$550 down payment and monthly charges of \$131.50.
- o To provide safe housing, suitable for families with small children: This goal has been successfully met.

6. Why does this project merit The Rudy Bruner Award for Excellence in the Urban Environment?

St. Francis Square Apartments was one of the first inner city high-density, low-rise housing developments for moderate income families. It has become a model for subsequent low income housing in San Francisco and throughout the country. The strategies of design and management have proven to work since St. Francis Square is now 24 years old and looks, and works, better than when it was originally built.

## AWARD USE

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If this project were selected for the award, describe how the recipients would use the award money. Propose a rough budget and describe how this will further your goals. Include in your description, if you wish, how the presentation of the award will be incorporated into the event or project that you propose. While this information will not be a criterion in the selection process and will not be shared with the Selection Committee, it will help inform the Foundation about the continuing interest of the project team in promoting urban excellence.

Marquis Associates would use the award money to pay for architectural and landscape studies to help improve the project. For example, investigate what would be the best use for the "no man's land" between project two blocks near YMCA, study the possibility of a building management office on site thus restoring one apartment to residential use and determine how to revitalize laundry areas. If we were awarded this grant, we would work with management and residents to ascertain what design problems they would like to see addressed.

Project Name St. Francis Square Cooperative Apartments

Location San Francisco, California

Applicant Name Robert B. Marquis      Marquis Associates