

OPENSOURCE

MULTI-FAMILY ADUs

OpenScope Studio

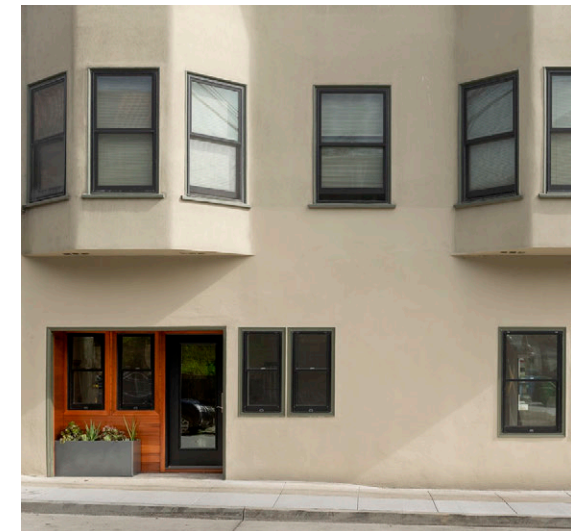
1776 18th Street, San Francisco, CA 94107

444 South Flower Street, 13th Floor, Los Angeles, CA 90071

openscopestudio.com

info@openscopestudio.com

(415) 891-0954



OPENSOURCE STUDIO

WHO WE ARE

OpenScope Studio is a full-service architectural practice specializing in smart solutions to complex design problems. Our passion for creating better experiences for people through architecture is matched by our expertise in the practices, regulations, and economics of development and construction. From urban infill development and transitional housing to park pavilions, commercial interiors, and custom homes—design, craft, functionality and feasibility are the guiding measures of our work.

We are advocates for livable cities, contributing to the creation of much-needed housing—at a range of affordability—while adding value for property owners. Across projects of every scale and typology, our approach remains the same: by first understanding the technical challenges of a site or program, we uncover opportunities and possibilities.



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ADU EXPERTISE

Accessory dwelling units (ADUs) are a hot topic in California as communities throughout the state search for ways to address the state's housing crisis. Also known as in-law units, this type of housing brings to mind backyard cottages or converted garages in single-family neighborhoods. Yet, apartment buildings represent the largest untapped opportunity for ADUs.

In 2015, San Francisco passed legislation allowing ADUs in apartment buildings. As of January 2020, California followed suit allowing ADUs in multi-family buildings by-right across the state. As an early advocate for urban ADUs, OpenScope helped shape San Francisco's ADU program, assisting in the development of the SF Planning Department's Accessory Dwelling Unit Handbook published in 2014. We've since designed over sixty ADUs and continue to consult on new ADU programs across the Bay Area and beyond.



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MULTI-FAMILY ADUs

Many apartment buildings have the capacity to legally add ADUs, often within the current building envelope. Thanks to changes in state law, property owners in California can increase their unit count via a state-mandated ministerial process. At OpenScope Studio, we specialize in unraveling the complex factors that influence the feasibility and quality of multi-family ADUs.

2020 California State ADU Law highlights:

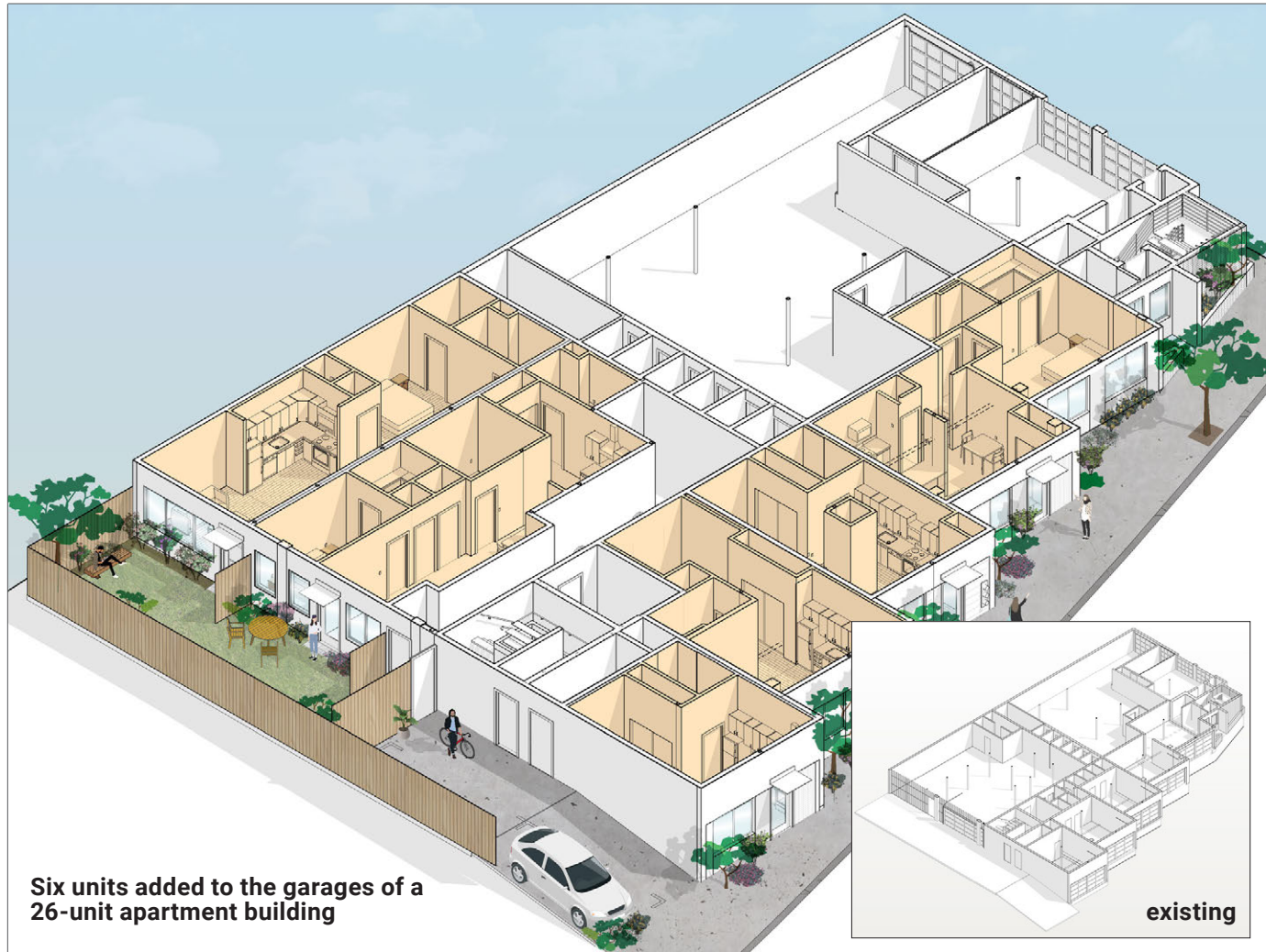
- The existing unit count can be increased up to 25% within the building envelope, in areas not currently used as housing.
- Up to two detached units can be built per parcel in addition to the units within the building.
- Detached structures only require 4' setbacks and can be up to 16' high, regardless of local zoning.
- State law mandates that ADU permits be issued within 60 days.
- Parking can be removed to add units, and new units do not trigger additional parking for locations within 1/2 mile of a bus stop.



2775 Market Street - before



2775 Market Street - before



Six units added to the garages of a 26-unit apartment building

existing

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CASE STUDY: MARKET ST ADUs

Originally built in 1962, 2775 Market started life as a 26-unit apartment building with a ground floor almost entirely devoted to parking in one of San Francisco's most pedestrian-friendly neighborhoods. Given the site's close proximity to an underground metro station and numerous frequent bus lines, the garages were underutilized when the building was purchased by the current owner. OpenScope designed a plan that converted this underutilized space on the ground floor into six new apartments and a bike parking room.

- Unit count increased from 26 to 32 via conversion of underutilized parking space.
- The ADUs feature modern finishes, in-unit laundry, and kitchens comparable to new construction apartments found nearby.
- ADUs feature private entrances from the street as well as private patios.

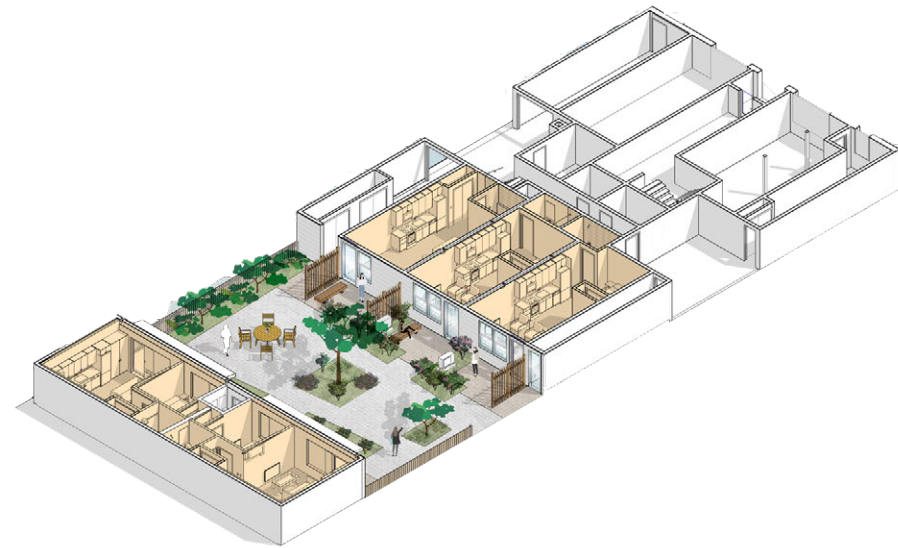


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CASE STUDY: UNION ST ADUs

The Union Street ADUs added five new units to a twelve unit building in San Francisco's Marina District by converting a carport and garage spaces into two one-bedroom and three studio apartments. Each unit has its own exterior entry and private patio, surrounding a shared courtyard that replaces a driveway.

- Unit count increased from 12 to 17 via conversion of garages and storage spaces
- The ADUs feature modern finishes, in-unit laundry, and kitchens comparable to new construction apartments found nearby.
- ADUs feature private entrances from the street and private patios.
- Construction of the ADUs provided an opportunity to repair the existing foundation and add a landscaped courtyard.



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CASE STUDY: GLEN PARK ADUs

This small corner apartment building in San Francisco's popular Glen Park neighborhood was built with garages on both street frontages, but the site's steep slope created additional unused space above the downhill garage. OpenScope designed two ADUs, transforming the upper garage into a one-bedroom unit and the lower garage into a two-level, two-story unit.

- Unit count increased from 6 to 8 via conversion of garages and storage spaces
- The ADUs feature modern finishes, in-unit laundry, and high-end kitchens.
- Both ADUs feature private entrances from the street.
- Construction of the ADUs provided an opportunity to repair the existing foundation and upgrade utilities.



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CASE STUDY: PACIFICA ADUs

At a 170-unit apartment complex in Pacifica OpenScope is converting tuck-under parking into 42 new affordable apartment units. The mix of studio, 1- and 2-bedroom units are intended to provide much-needed workforce housing within an easy commute of nearby San Francisco. Other improvements to this deed restricted affordable housing project include a new parking area and additional landscaped open space..

- Added an additional 42 new units to the existing building.
- The ADUs will feature modern finishes, in-unit laundry, and high-end kitchens.
- ADUs feature private entrances from the street and private patios.

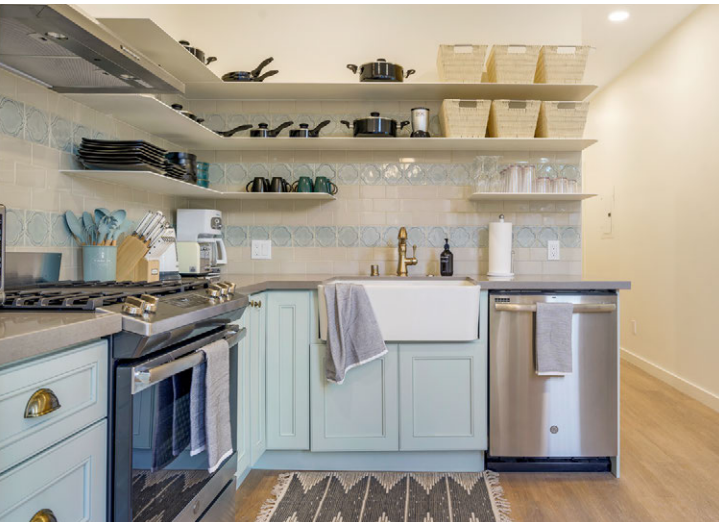


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ADU INTERIORS + UPGRADES

While navigating the permit process for ADU construction is a core service OpenScope provides, the quality of the apartments is what drives their success in the marketplace. To make the most of compact units like ADUs, we develop architecture and interiors in tandem. In some buildings, we have designed built-in furniture to make the most of small spaces.

In most cases, costs for ADUs with finishes comparable to newly built apartments are easily offset by the additional property value they create, especially if other building updates are included in the project. In particular, adding ADUs can provide an opportunity to strengthen soft story structures, upgrade common areas and modernize landscaping.



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MULTI-FAMILY EXPERIENCE

OpenScope's expertise in ADUs is complemented by our experience with a range of multi-family housing developments.

Our services on these projects include:

- new construction
- exterior remodels of historic facades
- full interior renovations
- changes-of-use permits
- comprehensive remodels
- physical needs assessments
- feasibility studies
- building repositionings
- site capacity studies

