40 projects for 40 years
Construction for Empowerment
Design for Social Change
1973-2013
In 1974, Watergate caused the resignation of Richard Nixon, the first sitting president in US history to do so. Mel Brooks scored two big hits: "Blazing Saddles," starring Cleavon Little as a black sheriff trying to save an all-white town from a band of rustlers, cutthroats, murderers, bounty hunters, desperadoes, mugs, pugs, thugs, nitwits, half-wits, dimwits, vipers, snipers, con men, Indian agents, Mexican bandits, muggers, burglars, bushwhackers, horse thieves, bull dykes, train robbers, bank robbers, ass kickers, shit kickers and Methodists," headed by Harvey Korman as "Hedley Lamar." December saw the release of "Young Frankenstein," Brooks' and Gene Wilder's affectionate parody of 1930s horror classics. Sporting some fine bell-bottoms, Swedish group ABBA burst onto the music scene with "Waterloo" by winning a Euro TV talent contest, while discos played Kool & the Gang's "Jungle Boogie," and southern rock band Lynyrd Skynyrd gave the world "Sweet Home Alabama." The fledgling AND, now a certified nonprofit, continues to define community needs, providing technical and space planning services with architecture student volunteers moving, painting and implementing improvements. Though funding is scarce, AND takes on projects in San Francisco Chinatown such as planning and construction supervision for a remodel of Everybody's Bookstore, and design and building a free-standing photo display system for Asian Community Center. AND members also participate in community meetings for Chinatown Committee for Better Parks & Recreational Facilities. In SF Japantown, AND produces storefront designs and materials for the Committee Against Nihonmachi Eviction and offers space planning help to Kimochi's Food Program. AND projects in Oakland Chinatown include planning for Asian Law Caucus; a report on the Chinatown Redevelopment Project, and poster design advertising bilingual medical information for Asian Health Services. AND produces the Home Buyer’s Handbook and distributes copies to low-income Asian families with limited language skills to help them "escape from highly congested living conditions." AND begins operations from volunteer staff members' homes, eventually moving to an office on Waverly Place in SF Chinatown.
40 projects for 40 years
AND Volunteers

1974
Among the major events of 1975 were the official end of the Vietnam War and the birth of Microsoft. Folks were ‘Kung Fu Fighting’ and doin’ the ‘Hustle’ in discos; then going to the movies to be terrified by ‘Jaws’ and ‘Towering Inferno’ (partially shot in the City). On the small screen, a new sketch comedy show called “Saturday Night Live” launched and Muhammad Ali beat Joe Fraser in the “Thrilla in Manila” match.

Now in its third year of existence, AND was a volunteer-based nonprofit working with many other fledgling community-based organizations (CBOs), providing much needed services and resources. AND had no permanent place of its own and meetings were conducted at homes of AND members.

We became involved in a variety of projects such as developing a new park in San Francisco Chinatown; graphics and painting assistance for CBOs; activities such as Nihonmachi Street Fair, Chinatown Community Health Fair and the Hop Jok Fair.

One project in particular was the genesis of a landmark community resource center in a historic building in Oakland’s Chinatown. Now known as the Asian Resource Center (ARC), it was the first home to East Bay Asian Local Development Corp. (EBALDC), Asian Health Services, Filipinos for Affirmative Action (now Filipino Advocates for Justice), more recently Asian Pacific Environmental Network and others. With roots in community organizing, EBALDC acquired and developed an underutilized warehouse in Oakland Chinatown from Lyon Storage & Moving Co. for adaptive reuse and renovation. This became the first multi-service center housing Asian-American social services and businesses.

The vision for the elegant 1924 terra cotta structure was for the community, instead of outside developers, to renovate and restore it. The hope was for all the organizations located there to share and consolidate resources (like meeting rooms, photocopiers, staff); promote positive interaction among each other; create activities of common interest, provide a central information clearinghouse and together, with strength in numbers, empower the target populations they served.

AND was involved with these early efforts as a community liaison with the team directing the renovation, shaping the vision and creating needed programs. AND volunteers saw the importance of such a center as having a broader impact beyond Oakland Chinatown.

“Multi-service is thus a social, political and economic concept for community action. It is not just an architectural solution to a problem.” – Andy Gee, AND co-founder

Today, ARC continues to serve residents throughout the East Bay/SF Bay Area and houses nonprofit agencies, retail businesses, medical facilities and the Asian Resource Art Gallery. AND is proud to have been a part of this ground-breaking model for collective self-development and community engagement.
40 projects for 40 years

Community Organizing
Asian Resource Center

1975

A Warehouse to Watch

By BEL LANE

A warehouse on the corner of 18th and Mission in San Francisco is being turned into a community center. The project is being developed by the Asian Resource Center, a community organizing group that has been active in the area for over 40 years. The warehouse will be adapted to meet the needs of the community, providing space for social services, community meetings, and cultural programs.

The warehouse was originally built in 1975 as a storage facility. It has since fallen into disuse and been abandoned. The Asian Resource Center has acquired the property and plans to transform it into a vibrant community hub.

The project is being funded through a combination of grant money and community donations. The goal is to create a space that is inclusive and accessible to all members of the community.

East Bay Asian Local Development Corporation

EBALDC

East Bay Asian Local Development Corporation

Filipino Advocates for Justice

Asian Health Services

40 projects for 40 years

Community Organizing
Asian Resource Center

1975

The warehouse will be a hub for community activities, including workshops, meetings, and cultural events. It will also serve as a space for community organizations to hold meetings and host events.

The warehouse is expected to be completed in the coming months, with plans to begin programming immediately.

In addition to the warehouse, the Asian Resource Center is working on other projects to support the community. These include a community garden, a food pantry, and a community kitchen.

The Asian Resource Center is committed to serving the needs of the community and creating a space where everyone can come together to build a better future.

share in the future of our community...
While San Franciscans were simultaneously devastated by the assassinations of Mayor George Moscone and Supervisor Harvey Milk or delighted by modern film classics such as Animal House and Every Which Way but Loose, AND began to offer training in construction as a way for individuals to take the first step on a true pathway out of poverty.

Created with funding from the Comprehensive Employment and Training Act, the Employment Training Center (ETC) was established to provide vocational training to low-income youth and adults to attain necessary life and employment skills to achieve self-sufficiency. Since 1978, AND has trained over 2,500 individuals in carpentry and green construction and helped increase their earnings to an average wage of $20.85 per hour. In addition to learning these hands-on hard skills in the 14-week, full-time, certified program, trainees receive lessons in soft skills such as character development, self-esteem, financial literacy, anger management, conflict resolution and high school diploma or GED preparation. By the end of the program, the trainees can access job referrals, placement and retention aid for up to two years after graduation.

Over the years, AND’s ETC has specialized in cabinetry-making, computer-aided drafting and more recently, solar panel installation. With the help of the Roots of Success program, our ETC also teaches trainees about environmental justice. By weaving these ideas into our green job training, we empower students with the knowledge and ability to not only improve their lives, but take an active role in improving environmental conditions of underserved communities from which many have arisen.
The year 1982 brought forth revolutionary concepts in print journalism and music that changed consumer culture forever. USA Today was a harbinger of our short-attention span society with its abbreviated approach to news and liberal use of color photos and graphics. Meanwhile Sony introduced the world’s first Compact Disc player. In movie theaters across the nation audiences flocked to “E.T. the Extra-Terrestrial” while Trekkies basked in the outer space adventures of “Star Trek II: The Wrath of Khan.”

That year also saw the publication of AND’s Inside Chinatown booklet. The culmination of over 5 years of work, it combined research and design with direct community service. Inside Chinatown described an AND demonstration project with the goal to develop economically feasible interior design alternatives and housing education programs for the residents of Chinatown and the Tenderloin—two of the highest-density and most populated areas of San Francisco.

The project’s chief objective was to establish a mechanism that combined technical assistance with advocacy and education, and empowered low-income residents to have a say in determining their own environment and living conditions.

The technical portion of the project included design elements such as color, lighting, efficient storage and furnishings. Tenant empowerment included education on housing rights, landlord/renter responsibilities, fire, safety and security. With some living spaces as small as 60 to 100 sq. ft., it was AND’s hope that the project and the booklet would help public officials and design professionals recognize the positive impact of neighborhood-based housing programs (like our Housing Advisory Center component) on improving quality of life for disadvantaged residents.

The project incorporated AND’s Furniture Loan Program which started with architect- and in some cases, student-designed furniture specifically manufactured for small living spaces. Construction and fabrication was provided by AND’s Employment Training Center (ETC) trainees in AND’s cabinet shop. Furnishings were then delivered to residents. Many of these furnishings are still serving residents throughout Chinatown after all these years!

Inside Chinatown was partially funded by an NEA grant and the San Francisco Foundation. Financial support for AND’s project came from CETA, Bothin Helping Fund, the Mayor’s office, the state’s Dept. of Housing & Community Development, Office of Employment & Training, Calif. Energy Extension Svc. and California Energy Commission; S.H. Cowell Foundation, Tamarack Foundation, Richard & Rhoda Goldman Fund and Gerbode Foundation.
Inside Chinatown

1982


40 projects for 40 years

1 9 8 2
The phrase “I pity the fool” became commonplace as Mr. T (actor Laurence Tureaud) burst on the scene with the premiere of hit TV show “The A-Team” in 1983. It was also the year Cyndi Lauper’s infectious anthem, “Girls Just Want to Have Fun” climbed the charts while Sally Ride made history as the first American woman in space aboard Space Shuttle Challenger.

In 1983, AND began work on a series of improvements to single-room occupancy (SRO) residences, most notably the Swiss American Hotel in the heart of San Francisco’s Chinatown. Tenants of the hotel, living in squalid, unsafe conditions, banded together to call a rent strike, forcing landlords to make needed repairs.

The building was later sold to the Chinatown Neighborhood Improvement Resource Center, today known as Chinatown Community Development Corp. (CCDC). CCDC relocated residents to other locations while a full ‘gut’ rehab was undertaken of the SRO units.

AND and CCDC used the opportunity to replace interior finishes and make significant architectural improvements, raising quality of life for the hotel’s residents, many of whom were elderly. The reconstruction added community rooms as well as major upgrades to individual units.

Community kitchens were consciously designed by AND to include space for woks, storage for fresh produce and other amenities needed to accommodate the cultural needs of the largely Chinese tenants. On the ground level, CCDC leased storefronts to community-minded businesses, including the Beat Museum.

In recognizing the project with a Certificate of National Merit for Urban Development Excellence, HUD said of AND, “Your innovative project has greatly enhanced the quality of your community’s life. Your strong leadership, vision and public-private partnerships have demonstrated how to use creatively the Community Development Block Grant (CDBG) program.”

The Swiss American is a model of well-designed and sensitively managed housing in a shared living environment. AND and CCDC continue to work together to create affordable housing for San Francisco’s most vulnerable; revitalize and build healthy, safe and equitable communities for all.
Swiss American Hotel
1983

40 projects for 40 years
In 1984 the phrase “Who ya gonna call?” became all the rage as “Ghostbusters” hit the big screen. On the small screen, Tom Selleck impressed fans as Ferrari-driving Hawaii detective extraordinaire “Magnum, P.I.” while sporting an even more impressive mustache. Michael Jackson thrilled as his “Thriller” album went on to sell over 37 million copies. In Cupertino, a company called Apple released Macintosh, one of the first user-friendly computers ever made, with a “1984”-inspired Super Bowl commercial that metaphorically shattered the wall between technology and people.

That same year AND started the initial concept of what would eventually become Specialty Mills Products in our shop in North Beach. The cabinet shop was created as an outgrowth of AND’s Employment Training Center (ETC) program for high-risk youth started in 1978. In creating a social enterprise that was a real-world job environment for low-income residents, ETC had begun to experience a growing demand for its quality casework products as well as generate income for AND’s program.

As then-executive director Maurice Lim Miller noted, “We strongly believe that jobs in manufacturing can be brought back to our urban neighborhoods. These are the kind of jobs that at-risk populations can rebuild their lives around.”

The millwork shop soon focused on two revenue streams: high-end custom cabinetry—for spaces such as the lobby of the Rincon Center; reception desks and conference tables for upscale offices; merchandise displays for a Ghiradelli Chocolate store on Union St.—and durable, affordable, well-designed furniture for buildings housing single-room occupancy (SRO) residents. The success of the shop soon required a larger space and it moved to Bayview/ Hunters Point in 1985, then to a specially constructed facility in Potrero Hill in 1991. A second site in West Oakland followed in the late 1990s.
Social Change by Design

More bedroom furniture designed for people living in SRs, shelters & residential facilities, and constructed for the people who develop and manage them.

Al D.L. of Housing for Independent People in San Francisco likes the line of furniture because it is competitively priced and because it helps HLP provide a quality environment for its tenants. HLP is also committed to working with other community programs whose mission is to empower people. Supporting Asian Neighborhood Design has an additional benefit.

Mentorship of the YMCA of Metropolitan Chicago is a win-win.

Asian Neighborhood Design
A non-profit organization specializing in housing & job training for low-income people • Since 1973
1221 13th Street, San Francisco, CA 94117 • Offices: 415/966-7723 • Factory: 415/966-7730

and 40 projects for 40 years

Specialty Mills Products

1984
The year was etched in humankind’s collective memory by some of history’s darkest moments: the world’s worst nuclear accident occurred in Chernobyl; US President Ronald Reagan ordered military air attacks on Libyan “terrorist centers,” and millions watched in horror as US Space Shuttle Challenger exploded after launching, killing all crew aboard.

That year also had its lighter and more positive moments: Nintendo released its blockbuster Super Mario Brothers while Oprah made her eponymous debut and pop stars Whitney Houston, Lionel Richie and Prince ruled the airwaves. And in San Francisco, a facility currently known as Jelani Mission Recovery House, the Women’s Alcoholism Center, opened an innovative residential treatment center for women and their children.

The center’s goal was to specifically address women’s alcohol problems while breaking the intergenerational cycle of alcohol abuse by including children in the treatment. At the time, a facility where women could live with their children in a structured and sober environment was relatively radical. Director Rhonda Ceccato wanted to create a comprehensive program “to encourage abstinence as a way of life while maintaining family unity.”

AND played a key role searching for, and identifying a site—a double-wide lot with an existing structure—and converting it into a residence for 21 women and children. On the other half of the site, AND designed offices, child care facilities and therapy rooms, totaling 3,400 SF. Knitting the two buildings together is a courtyard that maximizes natural light in both and provides entry into ground-floor community rooms. A landscaped yard with play structure for the child care program was designed by Miller Company Landscape Architects. In creating a safe space comprised of separate but related buildings, the Mission Recovery House provides an atmosphere where women in recovery are supported and live with dignity. AND is proud of its work helping women and children overcome substance abuse while supporting family stability.
Jelani Mission Recovery Home

1986

40 projects for 40 years
In 1987, the average monthly rent in the US is $395, a gallon of gas costs 89 cents, a first class postage stamp is 24 cents and the median price of a home is $85,500. “Black Monday” sees the largest stock market crash in Wall Street history. The music world is rocked by Michael Jackson’s BAD, while Prozac hits the market and Les Misérables wins 8 Tony awards, including Best Musical.

In San Francisco, AND’s community organizing efforts pay off in the re-zoning of Chinatown to protect residential and commercial mixed developments, a measure approved by the Planning Commission and Board of Supervisors.

AND’s social enterprise venture Specialty Mills Products (SMP) which employs graduates of the Employment Training Center (ETC) debuts its first line of custom modular furniture, designed primarily for multi-unit affordable housing developments. The SMP business also completes its first large-scale commercial project, building custom storefronts for small businesses in the Rincon Center in San Francisco. These and other projects, such as Brainwash Café & Laundromat, the Bank of America lobby, Bangkok Bank and Brandy Ho’s restaurant, begin providing regular work to the SMP manufacturing crew, most of whom are low-income Asian immigrants who arrived in the US with skills in technical woodworking but limited English ability.

AND’s job training program and furniture production business together occupy another 4,100 sq. ft. space in an adjoining building on Yosemite St. in the City’s Bayview district. In another 4 years, AND would develop, build and complete a brand-new facility so that the SMP shop and ETC programs could work within the same building in the Potrero district.
In 1989, the non sequitur that became the cultural meme of the century—"Doh!"—was uttered by lead character Homer Simpson in the early episodes of hit animated series "The Simpsons" on Fox. In movie theaters, Batman saved Gotham City from the Joker, Harry met Sally and the third film in the Indiana Jones trilogy "The Last Crusade," struck box office gold. The world saw a lone man courageously stand up to Chinese government tanks in Tiananmen Square, while in East Germany, citizens began to take down the Berlin Wall brick by brick. On Oct. 17 at 5:04 p.m., the 7.1 Loma Prieta earthquake rocked Northern California, causing the Bay Bridge to collapse and shutting down the World Series Battle of the Bay. In response to the most damaging tremor in San Francisco since 1906, AND’s architecture and Housing Advisory Center staff began organizing professional architects, engineers, contractors and community volunteers to conduct seismic safety surveys of low-income housing in Chinatown and other neighborhoods. Disaster preparedness education and advocacy became a top priority.

"During the renovation of the Aartii Hotel in the early ’80s, I remember looking at an expansive area of bare bricks... inside... when most of the interior was gutted. At that moment, I thought about all the efforts we made to extend the use of the building, while not making the building safe. That’s when we started the seismic research, which led to citywide un-reinforced masonry code changes and bond money for residents... This is how I became involved in earthquake research, which changed my life."—Mary Comerio, author of ‘Inside Chinatown’ published in 1982 by AND, professor and former vice chair, UC Berkeley Dept. of Architecture. AND architecture staff volunteered with FEMA to help evaluate and tag buildings. We also worked in collaboration with Asian Law Caucus (ALC) and Chinatown Community Development Center (CCDC) to monitor and intervene in cases where landlords were using the red/yellow tagging of buildings to evict tenants. These efforts led to the creation of the Seismic Loan Fund which provided monies for owners of unreinforced masonry buildings to make needed repairs and improvements, at the same time stopping tenant displacement and protecting affordable housing in the City. AND worked on seismic retrofits for the Ritz, William Penn and Cambridge hotels in the Tenderloin; Oakland’s Madison Park Apts.; University Homes in Berkeley and numerous other projects throughout the Bay Area.

Our community organizing effort in earthquake and disaster preparedness was integrated with that of NICOS Chinese Health Coalition (a consortium of Chinatown-based service organizations) and Neighborhood Emergency Response Team (NERT) training in Chinatown. To this day, Chinatown is one of the few communities with a culturally competent emergency plan in place.

Accompanying photos: A young ALC housing attorney named Edwin Lee (now the City’s mayor) conducts a housing rights workshop, while Rev. Norman Fong (today CCDC’s executive director) meets with a fire marshal to present emergency procedures to tenants.
Community Response

1989
The Bay Area watched in sadness and disbelief as a firestorm ravaged the Oakland Hills destroying countless homes and killing 25. In LA massive riots occur after the beating of an African American man by the LA Police Department is taped by a bystander; Rodney King is forever etched in our collective memory.

Americans rush to theaters to watch Anthony Hopkins' Hannibal Lecter tell young FBI agent Clarice Starr (Jodie Foster) that, “A census taker once tried to test me. I ate his liver with some fava beans and a nice Chianti,” in Silence of the Lambs. That same year Nirvana's “Smells like Teen Spirit” from the album Nevermind ushers in the grunge scene, while Perry Farrell launches the first Lollapalooza tour as a farewell for his just-dissolved band, Jane’s Addiction.

In 1991, AND begins working with the City of San Francisco which was then facing the complex issue of an estimated homeless population of 7,000 to 10,000, one of the largest in the country. The Multi-Service Center on 525 Fifth St. was created as part of the Mayor’s Office of Community Development’s plan to address homelessness by integrating multiple support services in one place.

AND gathered input from homeless coalitions, neighbors, and local businesses to design and renovate a former SoMa warehouse sustainably and address this foremost of urban issues in a socially responsible way.

AND created sleeping areas with modular beds in foldable partitions and under-bed storage, as well as a commercial kitchen, dining areas and office space. In addition, AND’s design included counseling spaces and a 24-hour drop-in center.

Operated by the St. Vincent De Paul Society, today the Center is the largest homeless shelter in Northern California. Typically, it houses more than 400 homeless men and women every night, provides two meals a day, offers drop-in medical care, mental health and substance abuse case management and support groups for those recovering from trauma.
40 projects for 40 years
Multi-Service Center for the homeless
1991
“Baby Got Back” by Sir Mix-A-Lot is shaking its rear to the top of the charts; Robin Williams is granting wishes in Disney’s “Aladdin,” the top grossing movie of 1992; and at AND, construction is completed on Connecticut Court, our first affordable family development.

The Connecticut Court development on Potrero Hill’s Connecticut St. was created to provide affordable housing for low-income residents with an interest in initiating family business live-work opportunities, or enhancing income levels toward self-sufficiency. Constructed on a steep upslope, the units are designed with an open plan on the lower floor with two bedrooms and a loft area on the upper floor. Participants in AND’s construction training program for at-risk, low-income youth and adults—Employment Training Center (ETC)—helped with construction and AND’s Family Youth Resources (FYR) dept. supported tenants in achieving their goals of independence and economic self-sufficiency.
The year 1994 saw Americans watching a live feed of OJ Simpson fleeing the LAPD in a white Ford Bronco, while in South Africa, the nation’s first multi-racial election is won by Nelson Mandela. President Bill Clinton becomes mired in the Whitewater investigation.

Children and their parents left the theater humming Hakuna Matata from the movie “Lion King” and other film fans cheered on Keanu Reeves as he rescues Sandra Bullock from certain disaster on a bus barreling down the road in “Speed.” Comic actor Jim Carrey and Jeff Daniels act the part in the prescient satire of things to come, “Dumb and Dumber.”

Green Day’s major label debut Dookie becomes a breakout success and popularizes the retro punk movement of the ’90s, while TLC enjoys even huger success with their second album CrazySexyCool.

At the same time, AND begins work with Hamilton Family Center on a site to create new supportive housing for homeless parents with children. The Center was established in 1985 as the first homeless shelter for families in San Francisco by Hamilton United Methodist Church. Staffed entirely by church volunteers, the program grew as did the desperate need for its services and transitional housing for homeless families in the City. Located in a dense neighborhood on a through block connecting Hayes and Fell streets, the new facility was designed by AND to meet the needs of homeless parents with children. The site’s unusual configuration allowed AND to create two separate street-facing residential buildings linked by a landscaped, trellised courtyard and children’s play structure. AND works with community input on a design that fits into, and is respectful of the surrounding neighborhood’s character.

The Transitional Housing Program provides families the time and space they need to identify and address the multiple barriers and factors contributing to chronic homelessness, and helps them improve budgeting, parenting and life skills while preparing for stability. Families initially stay in the north residential building in group housing (16 one- and two-bedroom units with private bathrooms and shared living/dining areas and kitchens). As their lives stabilize with onsite counseling, childcare and social programs, families transition to the other building that has 9 separate apartments. Here, each family is able to function independently as they apply for affordable housing in the community.

In 2000, Hamilton Family Center receives a Best Practices Award from the US Dept. of Housing & Urban Development. Then in 2007, the Center is honored by the National Alliance to End Homelessness for its achievement in expanding focus and services from sheltering to ending homelessness for families. AND is proud to have been a part of Hamilton Family Center’s success helping these families gain stability through this innovative and transformative project.
40 projects for 40 years
Hamilton Family Center
1994
Toy Story, released in 1995 became the first ever full length computer generated film and cemented Buzz Lightyear, Woody and Emeryville's own Pixar as icons of American pop culture. Coolio had a hit with the reworked Stevie Wonder song Pastime Paradise as Gangsta’s Paradise for the movie of the same name, and the music of weddings was changed as the country went Macarena crazy with the release of the Spanish dance song by Los del Río.

Jointly developed with San Francisco Network Ministries, Asian Neighborhood Design. Develops 555 Ellis Family Apartments. Constructed on one of the last undeveloped parcels in the Tenderloin district, the project provided much needed family housing and improves the quality of life in the neighborhood. The Family Apartments at 555 Ellis Street houses 38 units in new construction for low income senior and family housing. The four-story wood frame structure over a one story concrete podium is finished in stucco and designed with bays complementary to the surrounding neighborhood and the Bay Area Regional Style and fosters a sense of community. The Design was the result of many community meetings which garnered suggestions that helped mold the project.

The project has two community rooms, a computer lab, an outdoor garden with play structure, a meditative garden and a rooftop garden. The ground floor is home to San Francisco Network Ministries’ offices, community meeting rooms, counseling and tutorial services, parking, laundry and a library for the tenants. With AND as a development partner, it provided an opportunity to link with our training program which provided workforce opportunities working with the general contractor on the construction of the project, and our furniture-manufacturing job-training program which provided the kitchen cabinetry and custom table designed for the community rooms. 555 Ellis was one of the projects featured in the book: Good Neighbors: Affordable Family Housing, in 1997.
The Spice Girls were asking us to “Tell me what you want, what you really, really want”, in their breakout hit Wannabe” and aliens blew up the White House in Will Smith’s big summer blockbuster, Independence Day. And the architecture staff at AND were proud to receive a Design Award for Outstanding Achievement in the Field of Historic Preservation from the California Preservation Foundation for their work on the renovation of the Madison Park Apartments in Oakland for one of our long-standing partners, East Bay Asian Local Development Corporation (EBALDC).

The Madison Park Apartments constructed after the 1906 San Francisco Earthquake, was the largest wooden structure west of the Mississippi. Heavily damaged in the 1989 Loma Prieta earthquake the building remained vacant until East Bay Asian Local Development Corporation (EBALDC) acquired the building and began renovation in 1994 with the help of AND and Brannagh Construction. Built in 1908 and on the National Register of Historic Places, the project’s financing included historic preservation tax credits. Improvements include seismic, plumbing and electrical upgrades, restoration of historical detailing and provision of accessibility for five apartments, all public spaces and entry.

The Madison Park Apartments provides 98 affordable studios, one bedroom and two bedroom apartments and is conveniently located across the Street from the Lake Merritt BART Station within a short walk of the Oakland Museum, schools, and parks. In addition to providing affordable housing, Madison Park Apartments offers residents and community organizations a large community room, and leases space to the Oakland Unified School District, who provides ESL and computer classes to adults.
CALIFORNIA PRESERVATION FOUNDATION

Design Award

In Recognition of Outstanding Achievement in the Field of Historic Preservation presented to
Asian Neighborhood Design Architects For
Madison Park Apartments

February 11, 1996

1996

40 projects for 40 years

Madison Park

1996
1997 was filled with unforgettable events, not the least of which were Steve Jobs’ triumphant return to Apple, Tiger Woods becoming the youngest golfer ever to win the Masters and James Cameron’s “Titanic” nabbing the biggest box office grosses in movie history.

For AND, the year’s highlight was our publication of Good Neighbors: Affordable Housing (Design for Living), the first book of its kind to focus on design quality in affordable housing. Both this project and a companion slideshow resulted from AND winning a National Endowment for the Arts (NEA) and American Institute of Architects (AIA) grants.

Written by AND’s R. Thomas Jones, William Pettus and Michael Pyatok, Good Neighbors takes a look at the ways communities around the country solved affordable housing problems with creativity and resourcefulness. Providing a history of affordable housing in the US, Good Neighbors also relates the inspiring stories of the people and partnerships behind built projects despite scarce resources and many obstacles. Good Neighbors became the basis for the federal Dept. of Housing & Urban Development (HUD) database and website on affordable housing at www.designadvisor.org.

Good Neighbors is a testament to the ability, vision and perseverance of affordable housing advocates fighting for housing equity, reflecting AND’s mission to build and revitalize healthy communities.
From left to right:

R. Thomas Jones
Tom Jones currently Director of Development and was formerly Director of Architecture at Asian Neighborhood Design, a San Francisco non-profit housing development corporation. He has worked in the fields of community planning, architecture and government housing policy for 25 years since graduation from Cornell University in 1976. He and Asian Neighborhood Design have received numerous awards for their community planning and housing design efforts.

William W. Petrus, AIA
Willie Petrus has worked since 1990 as an architect in affordable housing design and community planning. He has taught design as a lecturer at the University of California at Berkeley, and has supervised the publication of several booklets on affordable housing in the San Francisco Bay Area. He holds masters degree in architecture and urban planning from U.C. Berkeley, and is co-chair of the Housing and Neighborhood Design Committee of the American Institute of Architects, East Bay Chapter. He served as both project manager and co-author of this book.

Michael Psatik, FAIA
Principal of his own design firm since 1976, Psatik has been designing multi-family housing for non-profit and for-profit developers throughout the U.S. The winner of numerous design awards and competitions, he has worked closely with many inner-city community groups, assisting them in preparing community development strategies and designs for affordable housing. Since graduating from Pratt Institute and Harvard University's Graduate School of Design, he has taught architectural and urban design for 25 years and is presently a full Professor in the School of Architecture at the University of Washington in Seattle.
The year 1998 marked the scandal-plagued investigation and impeachment proceedings against then-President Bill Clinton, characterized by denials of “sexual relations” with “that woman” - White House intern Monica Lewinsky. Among top grossing movies of the year was Steven Spielberg’s “Saving Private Ryan” portraying with ultimate bloody realism WWII’s D-Day invasion. In the world of mainstream corporate radio, Celine Dion’s “My Heart” from 1997’s movie “Titanic” gets constant airplay.

That same year AND, with Kendall Young Associates, designed the Excelsior Youth Center to provide a new neighborhood facility bringing much needed youth services to the Excelsior. Both the City and SF Unified School District collaborated in the realization of this 22,000 sq. ft. space that includes a gymnasium, activity and multi-purpose rooms, recording studio, computer lab and study hall.

The building’s design was contextualized to harmonize with the adjacent Excelsior Community School’s brick and plaster detailing. The center houses the Boys & Girls Club of San Francisco (BGCSF) which works in partnership with the school to encourage youth to participate in its strong after-school programs and provide access to its gym. BGCSF functions under contract with the City’s Dept. of Children, Youth & Families to operate the clubhouse. It is the fourth largest clubhouse in the BGCSF organization.

The Excelsior Youth Center provides free Saturday programs, including sports, cooking, open gym, arts, puppetry, drama and family story time. Toddlers (ages 3-5) can learn new sports and motor skills or attend story time. Elementary school-aged children can stay healthy while playing sports or explore their artistic side making puppets or learning to cook. Older youth can take drama class, or play pick-up sports in the open gym. The center also regularly hosts family and cultural events, adding vibrancy while serving as an integral part of the neighborhood.

AND is honored to have played a part in revitalizing the Excelsior neighborhood through its involvement in the youth center’s creation, one among many that we’ve designed in the Bay Area’s underserved communities.
Excelsior Youth Center

1998

40 projects for 40 years

1998
1999 saw the debut of both Britney Spears with “Hit Me Baby One More Time” and rapper Eminem’s alter-ego Slim Shady with “My Name is.” Boy bands and former members rock the charts as Backstreet Boys, N’Sync and ex-Menudo singer Ricky Martin all hit the top 10 in album sales.

It was also a ground-breaking year in film, with the pioneering visual effects of the Matrix and the controversial Fight Club. Moviegoers were eerily intrigued by child actor Haley Joel Osment in Sixth Sense, while Star Wars fans lined the block to see Episode I: Phantom Menace, the first new film in the franchise in 16 years.

In December, AND completes Minna Park Family Apts., a new project it both designed and developed. The site of the new 4-story, 26-unit residential complex, built by hometown contractors Nibbi Brothers and FineLine Construction, is on Minna, an alleyway in densely populated SoMa. Units in the development are organized around a courtyard and its position on the site provides a semi-public park along the property’s western edge. The ground and second floors are fully accessible and served by a hydraulic elevator. The first floor consists of a parking garage, residential units, community rooms, lobby, office and utilities. The 2nd, 3rd and 4th floors provide 1-, 2-, 3- and 4-bedroom flats and there are 2-story townhouses as well. Exterior walkways offer additional outdoor space for children and families in addition to improved natural lighting and ventilation.

Tutubi, which means “dragonfly” in Tagalog, is the name given to the park adjacent to the apartments. The name was chosen with extensive input from neighborhood residents. Designed by landscape architect Bob Tanaka of Tanaka Design Group, Tutubi Park features two separate play structures, a climbing wall and sand play area with seating for caregivers and guardians. Local artists were commissioned to adorn the park’s fencing with metal and tile artwork based on the dragonfly motif. The park is attached to the community room which is part of the complex.

Funded by the Mayor’s Office of Community Development and SF Redevelopment Agency, Minna Park Family Apts. provide much-needed affordable housing for families in SoMa, a historic Filipino and Japanese immigrant enclave. Tutubi Park offers open space and recreational opportunities for the many young children living in this urban neighborhood where such amenities are scarce. Today AND continues as owner of the apartments, with oversight by Caritas Management Corp. Caritas’ mission is to enhance quality of life for residents and surrounding communities and provide long-term employment opportunities. Caritas is the for-profit arm of Mission Housing Development Corp., whose vision and goals are to foster healthy residential communities.

1999
Minna Park Family Apts.

1999
In 2000’s US presidential election, “hanging chads” became the center of debate in Florida with the victor of the race in question for over a month until the Supreme Court made the final decision in Bush V. Gore. “Oops, I Did It Again,” Britney Spears’ second album, sells a record 1.3 million copies in its first day of release while the song “Who Let the Dogs Out?” by Baja Man becomes a regular theme at sporting events. The country was mesmerized by the new reality show “Survivor” where a group of contestants on an isolated tropical island vied to be the last man or woman standing.

Transplanting their traditional leadership structure to a US setting, elders of the Iu Mien tribe—refugees from the Laotian highlands—established the nonprofit Lao Iu Mien Culture Association, Inc. (LIMCA). Their goal was to unite Iu Mien community members who were scattered across the Bay Area and help integrate them into American life.

LIMCA’s organizers purchased a half-acre site with a small single-family home in East Oakland with the hope of making a community center and (King Pan) Buddhist temple that would serve as a focal point for Iu Mien cultural, language and religious events, celebrations and archive.

Kouichoy Saechao, LIMCA’s board chairman, said, “We believe that the Iu Mien Cultural Center will help strengthen our commitment to the preservation and rebuilding of the Iu Mien culture and religion. We need to maintain and preserve our cultural values, our confidence and our sense of security in order to become productive citizens in America.”

AND worked with LIMCA for the first phase of the project to obtain necessary conditional use and master plan permit documents for development and construction. The original vision was to house a multi-purpose auditorium/meeting/activity space, offices, museum and library. Activities at the center would include the annual Lunar New Year and King Pan celebrations, high school and college graduations, cultural performances and social service programs.

Due to limited resources, the project was broken up into two phases, with the help of owners’ rep and longtime AND ally Thomas Lauderbach (with whom AND partnered previously on the Aarti SRO hotel renovation project). Phase I prioritized general site infrastructure improvements and the construction of a basic shell for meeting, kitchen and restroom facilities. This phase was specifically designed to accommodate future phase II expansion and development to include the temple, multi-purpose space, elevator/stairs, offices, library/museum and building infrastructure systems.

It was a unique honor for AND to be part of contributing to this important Iu Mien cultural institution. Through our experience, we learned about and were inspired by the spirit of the Iu Mien people—their deep and abiding care for each other and their dedication to nurturing and creating community. This in turn deepened AND’s own commitment to building and revitalizing underserved communities, our passion for the past 40 years! For more info, visit limcacenter.org.
While President George W. Bush signed into law the No Child Left Behind Act, Michael Jackson received the Artist of the Century award at the American Music Awards. Barry Bonds hits his 400th home run as a Giant, becoming the first player in baseball history to slug that many homers for one team. Americans are soothed by the strains of ‘Always On Time’ by R&B artist Ja Rule while the US invades Afghanistan in response to the 9/11 attack. Distracting and entertaining us at the movies were Spider-Man; The Lord of the Rings: The Two Towers; Star Wars: Episode II - Attack of the Clones; Harry Potter and the Chamber of Secrets and, last but certainly not least, My Big Fat Greek Wedding, the top 5 grossing films of the year!

AND began working on a landmark project for two respected non-profit housing organizations, East Bay Asian Local Development Corp. (EBALDC) and Affordable Housing Associates (AHA) in 2002. The project involved the renovation of the Oak Park Apartments, a relatively large complex containing 56 1-bedroom units in six separate buildings surrounding a courtyard. A key goal of the project’s sponsors, 26th Ave. Housing Associates (a joint venture between EBALDC and AHA), was to accommodate the overcrowding of multi-generational low-income families living in single units. This was addressed by reconfiguring the complex and converting existing structures into 37 1-, 2-, 3- and 4-bedroom units.

AND helped transform the existing “motel” aesthetic of the complex through a new design incorporating a new hipped roof, new windows and new entry portals into the complex, reflecting an Asian architectural motif. Additionally, a new community building was built in an area formerly used for parking which included a multi-purpose room with kitchen, computer room, resident manager’s office, two ADA-accessible toilets and two private study rooms. Today, in addition to its new construction, Oak Park Apts. features a basketball court and community garden.

The Oak Park Apts. represent the culmination of a community organizing struggle in partnership with New Hope Covenant Church to address the severe living conditions of its predominantly Central and Southeast Asian immigrant residents. Not only did this project address construction deficiencies, the phasing of the construction process allowed many of the families to remain in place and transfer to new units after the completion of the first phase. AND is honored and proud to have played a small part in helping to improve the living conditions of this underserved community through our work on this project.
Oak Park Apartments

2002
In 2003, South of Market Health Center (SOMHC) completed a rehab of its medical and dental clinic with help from AND’s architecture services. Located in the heart of SoMa, SOMHC was originally created to serve low-income inner-city residents, many of whom were homeless or lived in SROs on nearby 6th St’s skid row. Founded in 1973 by community members with the City’s Dept. of Public Health, SOMHC provided comprehensive health care for the underserved with dignity, compassion and cultural sensitivity. AND worked with SOMHC staff in renovating the existing two-story building to provide needed security and to meet privacy regulations required by federal law. We also upgraded lab and exam rooms and created a warmer, more welcoming space for clientele and staff.

Ground floor reception areas were completely revamped with a redesign of the front desk area to improve the waiting room experience while accommodating computer terminals and increased filing and storage capacity. Low security doors gave staff better control over patient admissions, while maintaining visual connections between spaces. Hallways and other spaces were redone to create a calming ambiance.

The second floor dental and women’s clinic received similar enhancements. A brand new reception area and office were built. AND designed new dental exam and lab rooms to be more accessible, while new equipment and modern finishes improved usability and appearance.

In 2011, SOMHC reached a milestone with the opening of a new home in Westbrook Plaza, a joint project with Mercy Housing California. The development, just blocks away from its original clinic, included a state-of-the-art facility and 49 units of affordable family housing. AND is honored to be a part of SOMHC’s history, helping fulfill its mission to provide quality health care to San Francisco’s most vulnerable.
One could argue that the genesis of the push for marriage equality in California began in spring of 2004 when then-San Francisco Mayor Gavin Newsom ordered the City to issue marriage licenses to same-sex couples. Meanwhile, Britney Spears’ “Toxic” topped the charts, and at the box office, Michael Moore’s Fahrenheit 911 became the biggest grossing documentary in history. The Boston Red Sox won the World Series for the first time in 86 years.

At AND, we completed work on a milestone $8.5 million renovation of Alexander Residence, a historic 179-unit, 12-story single-room occupancy (SRO) hotel in the Tenderloin. AND was hired to update the 1920s-era hotel for client Tenderloin Neighborhood Development Corp. with construction by San Francisco industry pioneer Cahill Contractors, Inc.

The restoration consisted of hazardous materials abatement, new storefront entry, a new multipurpose room and kitchenette, improvements to the lobby and commercial spaces, laundry room, social services offices, conversion of 18 units to full ADA-disabled access compliance and new accessible restrooms in the common areas. Other building system upgrades included new electrical power and distribution, an on-site underground transformer, code-compliant fire sprinklers and fire alarm, ventilation, new heating, boiler and residential hot water storage tanks, windows and finishes.

The Alexander was occupied during the course of the renovation which required phasing of the work and installation of a construction lift to separate the daily flow of residents from construction activities. AND’s community process included extensive meetings with residents and staff to gather input on the design of the lobby and community spaces, and to keep all informed on the impacts and changes resulting from the renovation.
40 projects for 40 years

Alexander Residence

2004
It was in 2005 that Hurricane Katrina made landfall in Louisiana, creating an enormous swath of devastation along the Gulf Coast, flooding the historic city of New Orleans and causing the death of thousands. American families turn to the movies to watch an animated film about zoo animals in the wild in “Madagascar,” while Star Wars fans enjoyed “Star Wars Part III - Revenge of the Sith” centering on the origin of Darth Vader.

With Executive Director Helen Waukazoo of Association of American Indians, Inc., AND celebrated the grand opening of Friendship House American Indian Healing Center. For the project, located in the Mission District, AND created a mixed-use building with a licensed residential care facility for 40 women and 40 men in recovery (almost tripling its previous capacity); administrative offices and community spaces including a multi-purpose “great hall” used for classrooms, computer training, counseling, celebrations and a commercial kitchen. Interior light is provided with a light court connecting the sky to the ground floor hall’s pyramid skylight. The landscaped courtyard also incorporates other cultural elements with a sweat lodge and indigenous Native American plants.

The design of the building integrates cultural elements of the “four winds” with the courtyard’s entry gate facing east on the west-east axis acknowledging the east facing (sunrise) location of Native American hogans. The circle (symbolic for earth/medicine wheel/wheel of life) is integrated into the courtyard as a sitting/gathering area as well as an integral curve at the building’s entry, which lies along the south to north axis from the center of the circle. The four winds are represented in the colors red, white, black and yellow in the wall and floor tiles of the community restroom facilities throughout the facility. Each floor’s use is articulated in the exterior materials (cement plaster for community uses), second and third floors (horizontal siding) and the fourth floor (board siding and vertical battens).

Additional exterior symbolism includes struts supporting the roof overhang representing Native American stick architecture and the curved element at the Julian Ave. entrance with dual symbolism of “uplift” for recovery and an abstraction for the Native American bow. Ground floor display cases facing the street are incorporated for artwork and community announcements. Earth tones complete the facade. Friendship House added painted arrowheads at the ground floor exterior and interior decorative bands representing different tribes at the great hall and conference areas.

AND is gratified to be part of this landmark development, joining our long lineage of health care projects for underserved communities. An SF Chronicle article highlighted the new facility, calling it the “Red Road to Sobriety.” For more information about the recovery program for Native Americans in urban environments, see www.friendshiphousesf.org/program.html.
Friendship House
American Indian Healing Center
2005
Audiences got dreamy watching “Dreamgirls” for which American Idol runner up Jennifer Hudson took home an Oscar while music lovers got their “SexyBack” with Justin Timberlake’s electronic rap-pop hit topping the charts in 2006.

Overlooking Candlestick Park and the US Naval Shipyards, the SFSU Head Start facilities on Kirkwood Ave. in the former Boys and Girls Club provides services for 60 children and is an important and much needed resource for families in Hunters Point. Created by the US Dept. of Health & Human Svcs., Head Start is one of the longest-running programs addressing systemic poverty in the nation providing education, health, nutrition and parent involvement services to low-income children and their families.

For this project, AND was hired to provide full architectural services to renovate an existing SF Housing Authority building into four classrooms for infants to 5-year-olds, offices, meeting rooms for parents and community and a commercial kitchen. AND’s ETC trainees provided pro bono labor installing insulation and drywall in the community space—allowing participants a chance to give back to the neighborhood in which many of them have roots. Our design included a new exterior sidewalk with accessible drop-off ramp, new path of travel from a MUNI bus stop and new ramp from the main entry walkway and play areas. The center is surrounded by affordable family housing, an elementary school and the Willie Mays Boys and Girls Club. AND is proud of its work over the decades providing similar architectural services for dozens of community-based child care centers, including Kai Ming Head Start, Florence Crittenton Child Care, Judith Baker Child Care Center and Hamilton Family Center totaling over 50,000 sq. ft. of facilities.
40 projects for 40 years

Hunters Point Head Start

2006
In 2007, Congresswoman Nancy Pelosi (representing the state’s 12th district including San Francisco) makes history as the first elected female Speaker of the House, while Apple introduces its iconic iPhone—making “smart phones” and “apps” household words.


The Columbus United Cooperative epitomizes the struggle for affordable housing for low-income, elderly immigrants in the City. Tenants in the 21-unit building at 53 Columbus Ave., prime real estate between Chinatown and the Financial District, are threatened with eviction. Most of the residents are elderly Chinese and families. With the help of long-time AND allies Asian Law Caucus (ALC), Chinatown Community Development Center and Community Tenants Association, renters mobilize to defend their right to live in the building and fight eviction. The newly formed San Francisco Community Land Trust (SFCLT) purchases the building in 2006. In partnership with tenants, this innovative collaboration creates the City’s first housing cooperative. SFCLT retains ownership of the land, while tenants purchase the units so they can become homeowners with a limited-equity stake, establishing affordability in perpetuity.

AND provides design and construction services to renovate and improve the apartments which suffer from years of deferred maintenance. The three-story over basement, unreinforced masonry building is in very poor condition, with exposed wiring, dry rot, unfinished and patched walls, floors and ceilings, outdated appliances and systems. With the help of funding from the Mayor’s Office of Housing, AND conducts initial feasibility/analysis work, through design and construction drawings. The rehab includes seismic upgrading, new heating, new finishes to replace contaminated lead paint, new kitchens, bathrooms, two fully-accessible units, a new lobby, a limited-use lift for elderly residents and proper ventilation. With lower-level commercial and two upper floors of residential, AND coordinates the building’s upgrades with improvements for the new permanent home of ALC on the ground floor.

There are over 200 community land trusts (CLTs) around the country today according to nonprofit Urban Habitat. From beginnings in the 1970s, CLTs have evolved as a viable housing strategy for cities to insure socioeconomic and ethnic diversity. True to its roots, the CLT model is more than a mechanism for developing and financing affordable housing. Each building that is rehabilitated and turned over to a CLT becomes a permanent barrier against gentrification. AND is proud of our involvement in this pivotal movement to protect affordable housing in the Bay Area.
40 projects for 40 years

53 Columbus Avenue

2007
Among the triumphant events heralded in the year 2008 were the historic election of Barack Obama, the first African-American president of the US; the summer Olympics in China and the release of WALL-E, Pixar’s animated film about a lovable trash compactor. Meanwhile, as the sub-prime mortgage crisis spread, Americans witnessed trillion-dollar bailouts of too-big-to-fail institutions.

At AND, we commenced design and renovation of a major health facility serving San Francisco’s homeless under the City’s Dept. of Public Health Office of Housing & Urban Health.

Opening its doors in mid-2009, the Medical Respite & Sobering Center has provided care for hundreds of people, primarily homeless patients released from San Francisco General Hospital. Often upon leaving the hospital, such patients are urgently in need of shelter in order to fully recuperate.

AND provided design through construction administration services for this $4.4 million project. At the respite center, clients can access a range of crucial health services from 24-hour medical care, clean beds, hot meals, hot showers, medication monitoring and transportation to follow-up appointments. They are allowed to stay anywhere from two to 8 weeks.

Located on Mission St. between 7th and 8th Sts., the Center is next to St. Anthony Foundation’s clothing distribution center. It is housed in a three-story building, with the ground floor for men; the third floor for women; plus dining and community rooms. On the second floor are the headquarters for Community Awareness & Treatment Services, Inc. (CATS), the nonprofit which partnered with DPH to build the respite center that provides transportation and a host of other support services for the City’s adult homeless population. AND is proud of its contribution to San Francisco’s respite care system helping society’s most vulnerable.
Many Americans started off 2009 witness to one of the most profound moments in our nation’s history—the inauguration of Barack Obama, the first African-American president of the US. It was an event that many in communities of color had dreamed of but thought would never happen in their lifetimes. Capt. Chesley “Sully” Sullenberger made a perfect emergency landing of US Airways flight 1549 into NYC’s frozen Hudson River, saving the lives of all aboard. 2009 was the year the federal government required all analog broadcast TV signals be switched to digital, the top money-making movie of all time was James Cameron’s “Avatar,” grossing over $2.7 billion. Dominating the top 100 Billboard music charts in August was Lady Gaga’s “The Fame.”

AND’s Community Planning program has provided underserved communities with the tools, technology and expertise to become effective players in the shaping of equitable, healthy and sustainable neighborhoods since 2003. From linguistically and culturally accessible trainings in urban planning, design, GIS mapping and educational visualization to progressive policy advocacy, we’ve empowered hundreds of thousands of low-income residents to have a voice in the future of their own neighborhoods.

As a SoMa-based nonprofit, AND has a long and proud history of collaboration with SoMa organizations including SOMCAN, Filipino American Development Foundation, Bindlestiff Studio, Senior Action Network, Western SoMa Task Force and Urban Solutions. In 2009, with community partners, AND provided planning and policy support on issues ranging from rezoning to impacts of Rincon Hill development, creation of the SoMa Community Stabilization Fund, Youth & Family Zone and Filipino social heritage district. Our efforts have engendered a visionary blueprint for community growth based on cultural strengths and assets. In fighting displacement and gentrification, AND’s Community Planning addresses the needs of SoMa residents for affordable housing, jobs, pedestrian safety, open space, urban art, community-serving businesses, economic development, improvements in civic dialogue and the public realm.

SoMa Community Planning

2 0 0 9
SoMa YOUTH AND FAMILY ZONE
South of Market, San Francisco, CA

40 projects for 40 years

SoMa Community Planning

2009
The ground-breaking Patient Protection & Affordable Care Act which changed the face of healthcare access in the US was signed into law by President Barack Obama. The bill “set in motion reforms that generations of Americans have fought for,” said the president, adding that “the legislation enshrines into law the ‘core principle’ that everyone should have... health care security.”

Dottie’s True Blue Café, formerly the Passion Café - Bistro on the corner of 6th and Stevenson in SoMa, is an exemplary model for transforming blighted spaces (in this case a liquor store and a predatory lender/pawn shop) into bustling businesses. Tenant improvements included accessible (via new elevator) basement, ground floor and roof-top dining levels. When existing interior and exterior plaster was peeled back, hidden gems such as historic and intricate wood articulation, fenestrations and clever designs were brought to light. As these original elements were revealed, they became the driving force behind the new café’s design, restoration and revival. Working closely with the café’s owner/general contractor allowed AND to execute our intentions in great detail, and provide a full menu of schematic, development, construction documents and administration services.
40 projects for 40 years

Dottie’s True Blue Cafe
(formerly Passion Cafe)

2010
The year 2011 was one of significant strides for democracy and equality in the Arab world. The courageous efforts of protestors mobilized with the aid of social media brought historic shifts in this region, which ultimately inspired other areas of the world to question the status quo and advocate for greater social, economic and political justice.

Pearl’s Deluxe Burgers restaurant is located at the corner of Sixth and Market streets, a critical location that is a gateway to the SoMa neighborhood, linking the theater district of the Tenderloin with the dining areas below Market St. The completely transformed 1,882 sq. ft. commercial space, below three levels of residential above, has new dining and cooking areas; new food storage and prep areas; new accessible restrooms and entrance; new retractable awnings and signage; new interior and exterior lighting; new kitchen equipment and finishes; and renovated electrical, plumbing and mechanical systems. In addition to providing full architectural services through Construction Administration, Asian Neighborhood Design also provided renderings, consultant coordination (including structural, commercial kitchen, mechanical and electrical), cost estimates and permit expediting.

Pearl’s was featured on Food Network’s “The Best Thing I Ever Ate” by the Bay Area’s own Tyler Florence! Check them out: www.pearlsdeluxe.com
In 2012, the summer Olympics in London enthralled as millions watched swimmer Michael Phelps become the most decorated Olympian of all time with 22 medals. A long, brutal and expensive presidential election season left us exhausted. And in the Bay Area, AND staffers celebrated with the City when the San Francisco Giants won the World Series in a clean sweep over Detroit. The year also saw AND complete a unique project started in 2006 for the Bill Wilson Center, a nonprofit service provider dedicated to homeless and runaway youth. Peacock Commons became the first long-term residence for emancipated youth on the West Coast.

AND worked with the center to completely renovate a rundown apartment complex in Santa Clara County, creating supportive housing for as many as 45 transition-age youth, which include youth aging out of the foster care system, youth with children, youth with a mental health diagnosis and vicitims of domestic violence. A unique feature of Peacock Commons is that six adult mentors will reside in the apartments and serve as role models for the residents, as they provide 10-15 hours a month of services such as organizing potlucks and teaching classes.

The project design carved out multiple gathering spaces to provide opportunities for social interaction, including small seating areas within the protected interior courtyard. A new 2,100 sq. ft. community building with a fully-functioning kitchen encourages youth and mentors to create a neighborhood of residents, with workshops, cooking classes and group meetings. These multiple public spaces help balance residents’ needs for privacy and social interaction.

“It’s a community; it’s not just an apartment building,” says Executive Director Sparky Harlan.

Peacock Commons incorporates modern, energy-efficient technologies in its design. A rooftop solar thermal system and energy-efficient heat pumps provide hot water for the entire complex, and a solar photovoltaic array provides electricity for common areas and all exterior lighting. All windows were replaced with dual-glazed, energy-efficient units. The site received all new paving, drought-tolerant landscaping, children’s water play area and playhouse. Interiors received new kitchens, bathrooms and flooring. AND won an Honorable Mention for Peacock Commons in the 2013 SEED (Social Economic Environmental Design®) Awards for Excellence in Public Interest Design.
Peacock Commons

2012

40 projects for 40 years