



# 1550 EVANS

CDR: CONCEPTUAL DESIGN





# HISTORY

“The construction of a commercial greenhouse and skills-training center is a reasonable, necessary and appropriate means for mitigation of social and economic impacts associated with the proposed Southeast Plant expansion...”

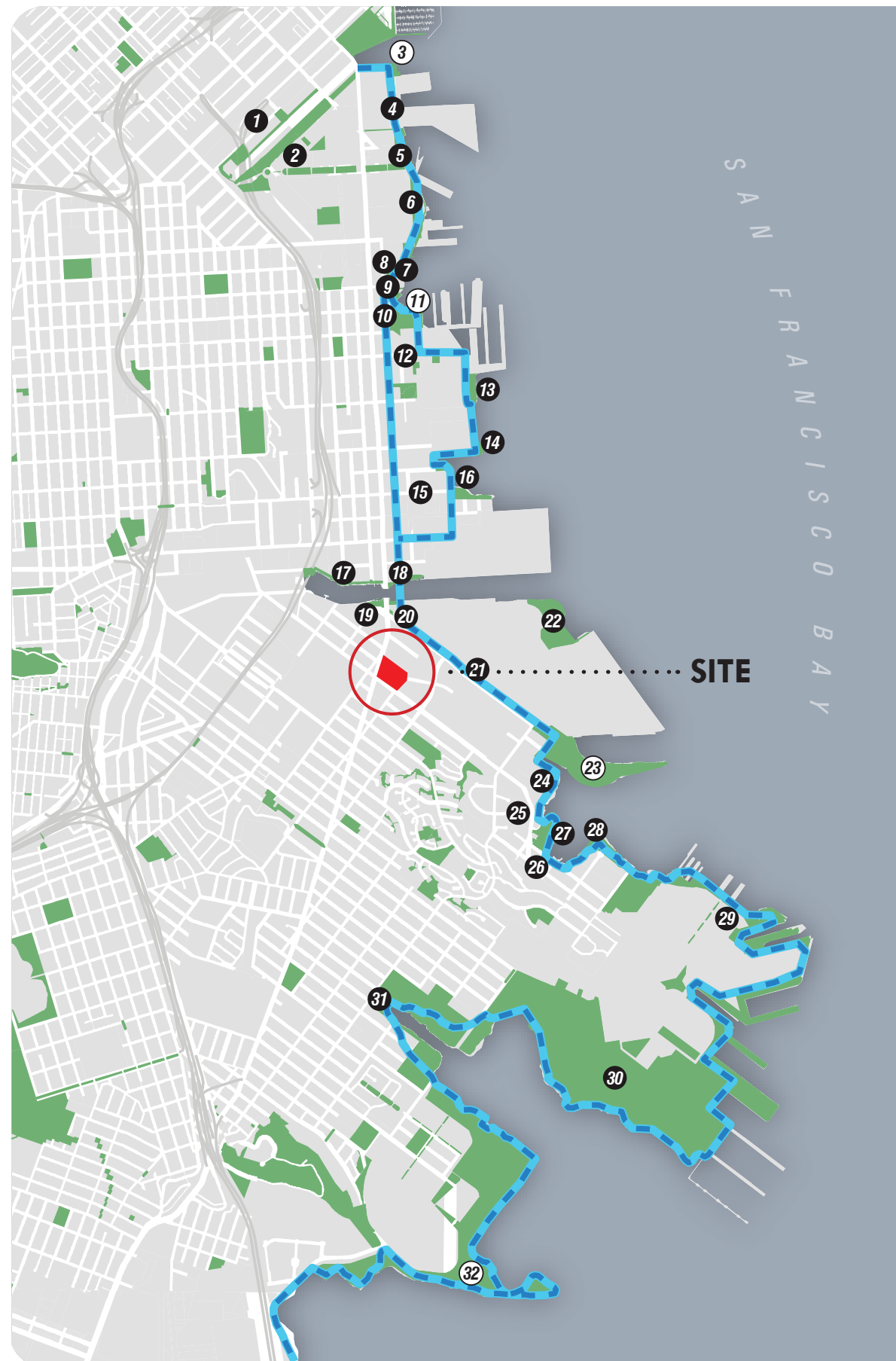
- State Water Resources Control Board, 1981

# VICINITY MAP

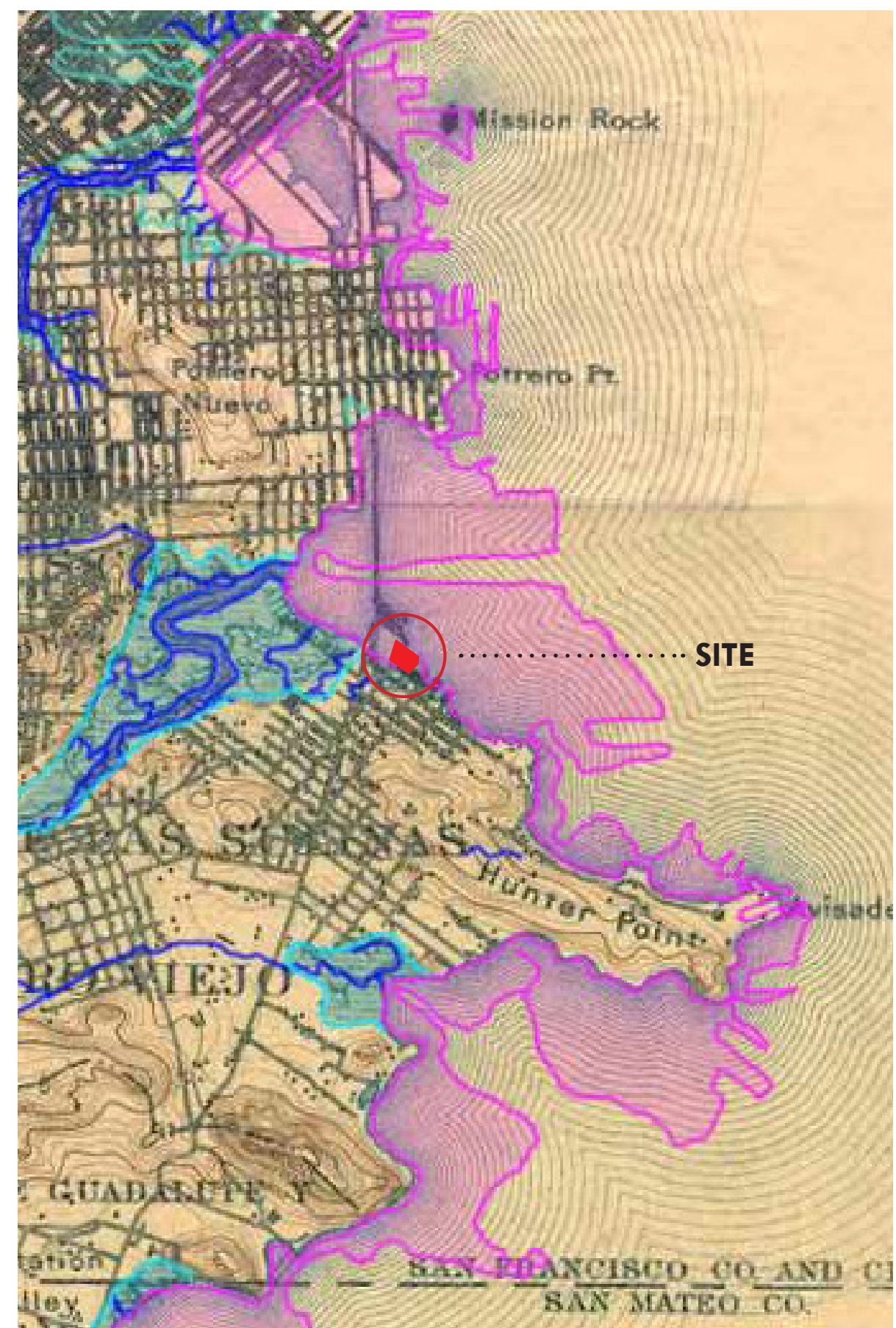


# SOUTHEAST COMMUNITY CENTER





## BLUE GREENWAY



## HISTORIC COASTLINE

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**MAP 06**

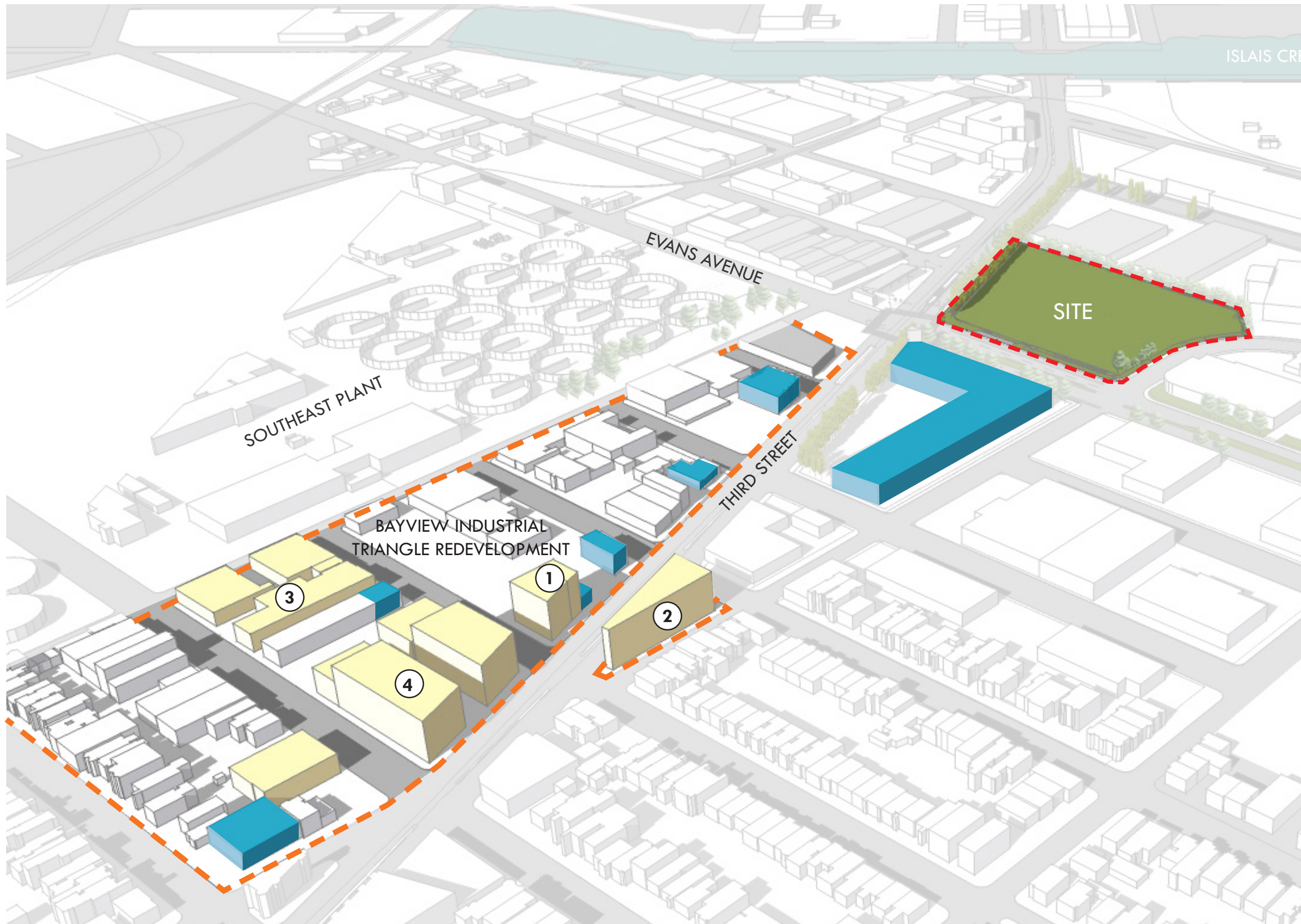
## Areas of Potential Additional Population Growth (2040)

### Potential New People by 2040

0 - 33.41
33.93 - 81.85
82.22 - 200.46
201.46 - 8,943.86

*Difference between 2010 population and projected 2040 population by Transportation Analysis Zone (TAZ)*  
 (Source: San Francisco Planning Department Land Use Allocation Analysis 2013)





4128 THIRD ST. - 7 UNITS



4101 THIRD ST. - 46 UNITS



4200 THIRD ST. - 145 UNITS



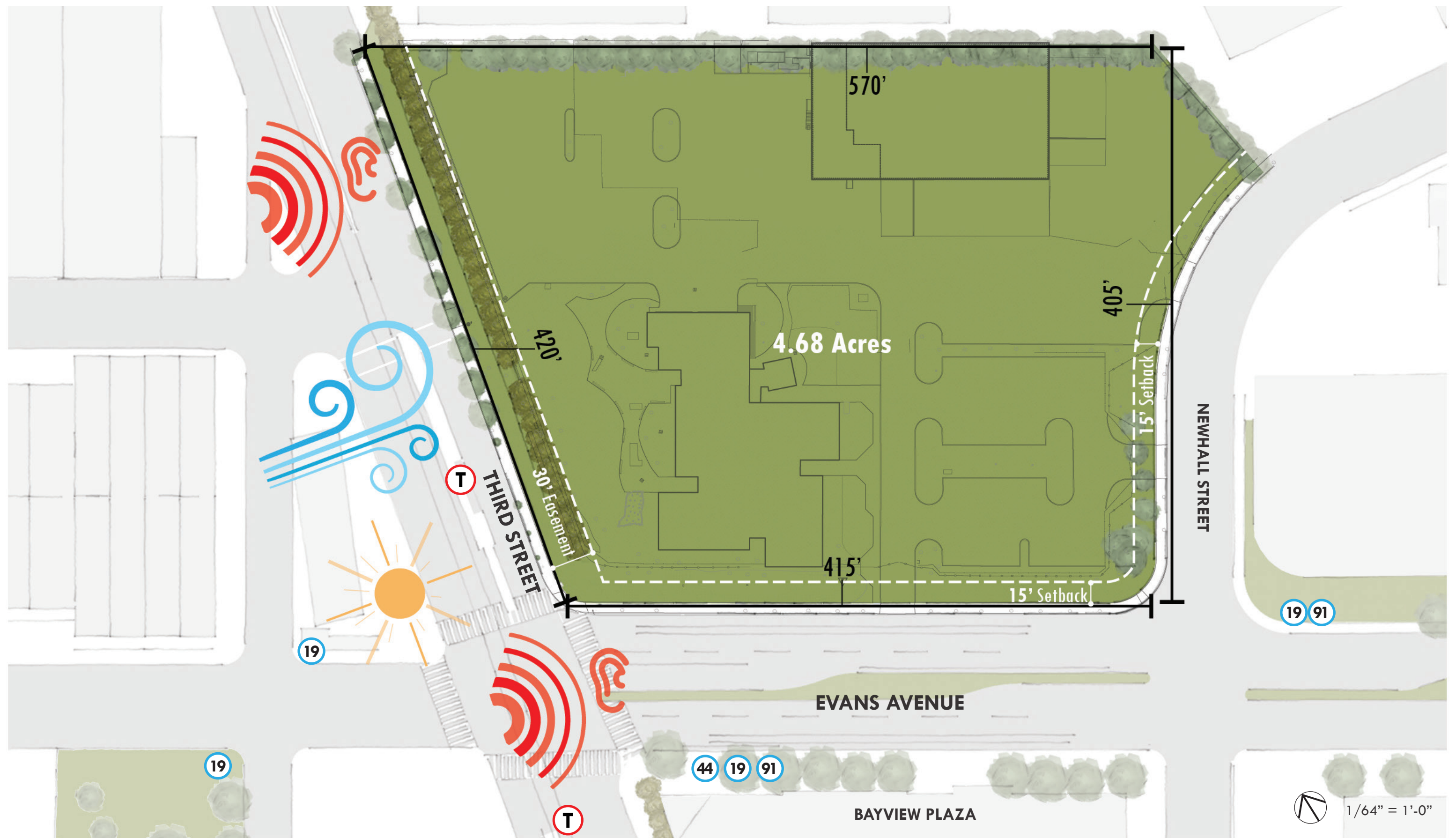
PROPOSED MIXED USE DEVELOPMENT



 RESTAURANTS/CAFES

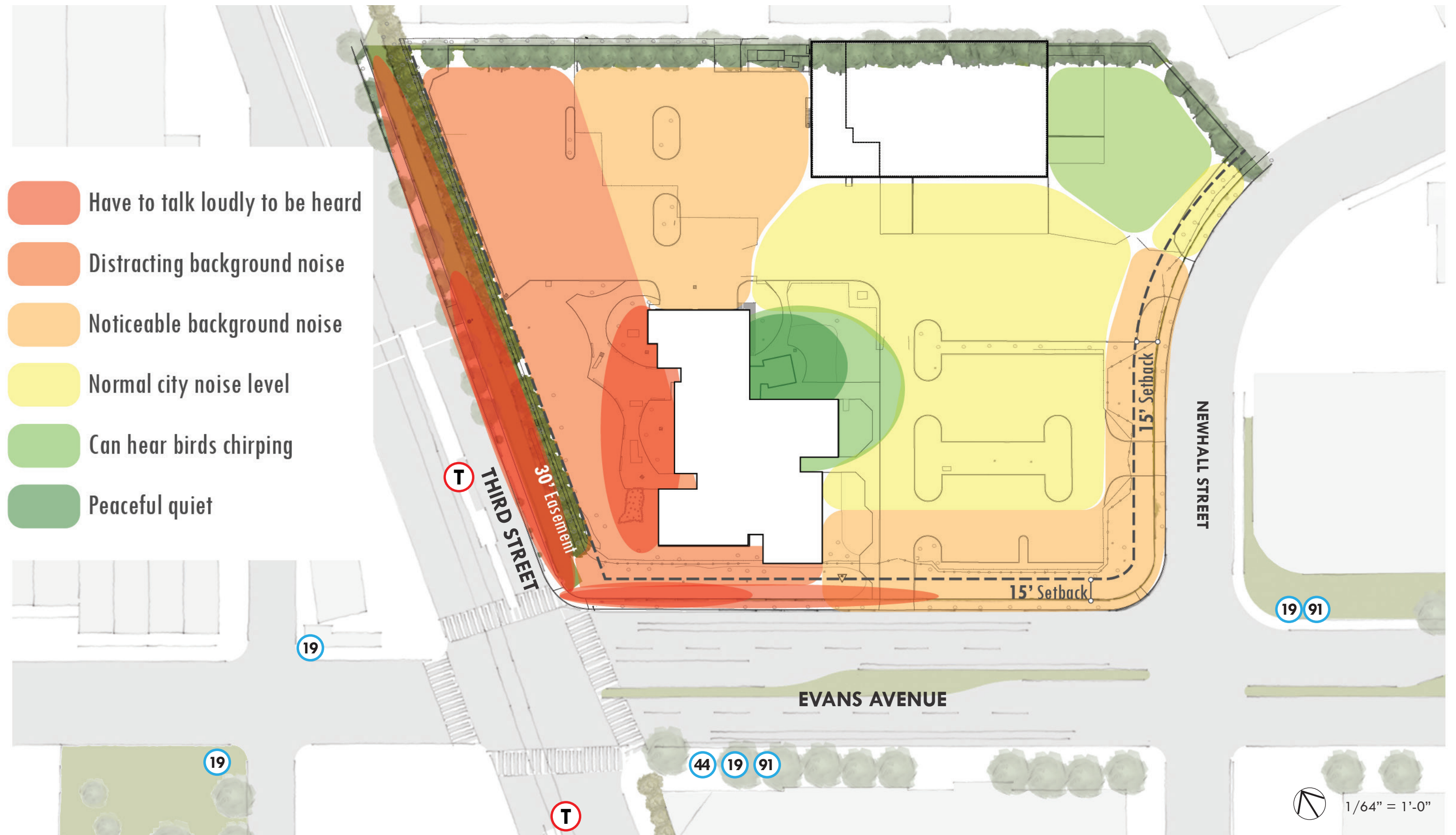
# CHANGING NEIGHBORHOOD CONTEXT





EXISTING SITE ANALYSIS





## EXISTING SITE ANALYSIS - NOISE

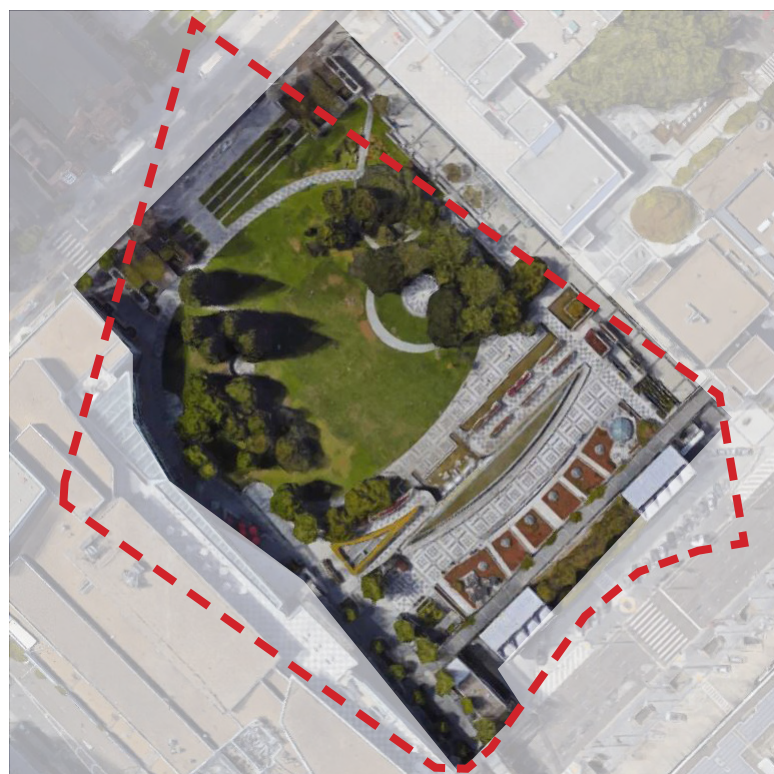




SITE - 1550 EVANS



MLK POOL - THIRD & ARMSTRONG



YERBA BUENA GARDENS - MISSION & 3<sup>RD</sup>



SYDNEY G. WALTON SQUARE - JACKSON & DAVIS

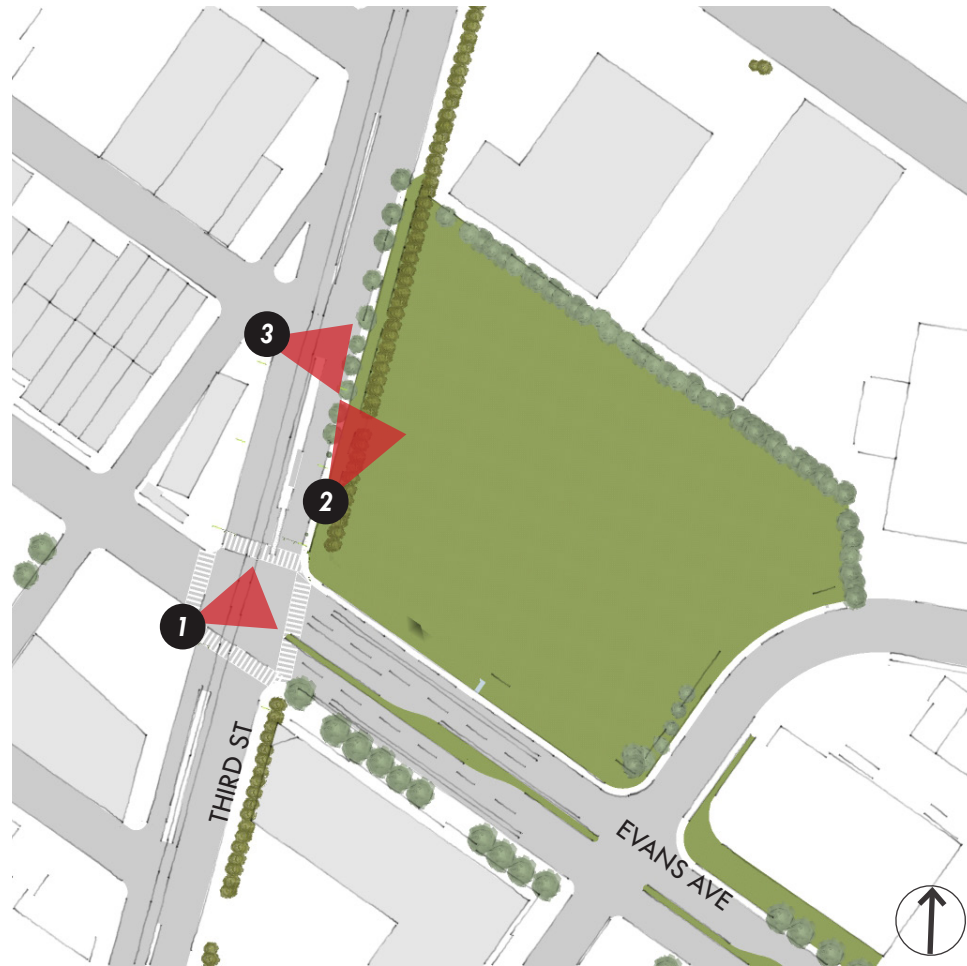


MISSION PLAYGROUND - VALENCIA & 19<sup>TH</sup>



# SITE SCALE STUDY





## NEIGHBORHOOD CONTEXT





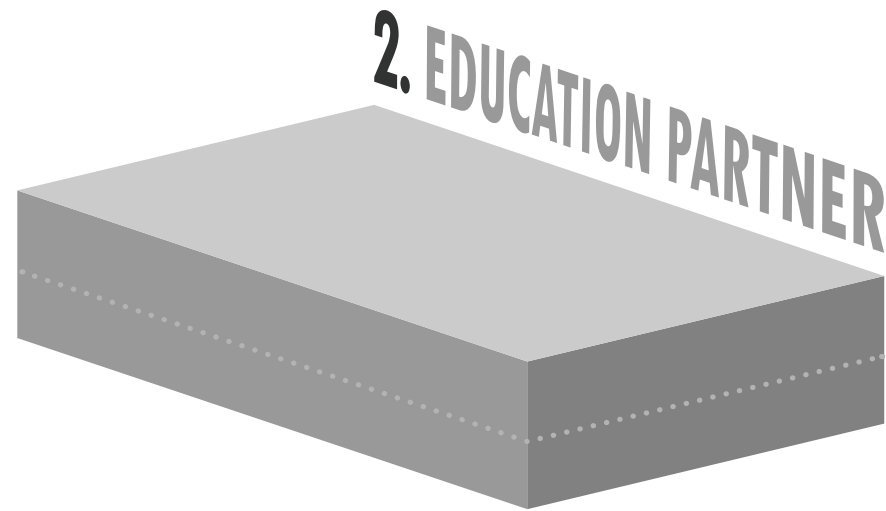
# NEIGHBORHOOD CONTEXT: BAYVIEW PLAZA





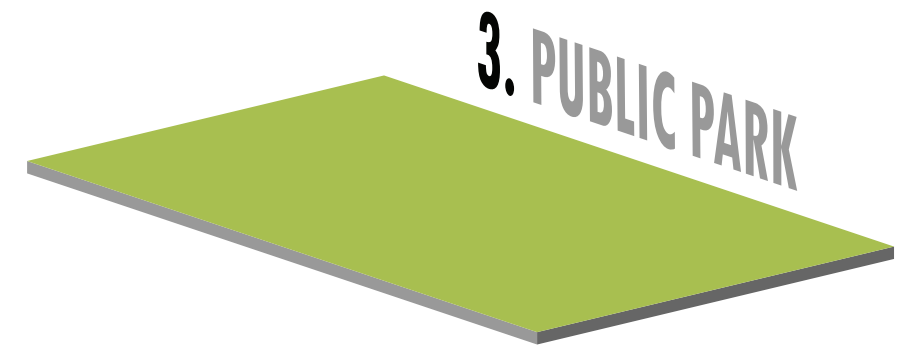
### WORKFORCE DEVELOPMENT PROGRAM

PUBLIC	COMMUNITY	SERVICE PROVIDER
Alex Pitcher Community Room	Multipurpose Rooms	Open Office Space
Daycare	Classrooms	Conference Rooms
Cyber Cafe	Meeting Rooms	Private Offices



### ACADEMIC PARTNER BUILDING

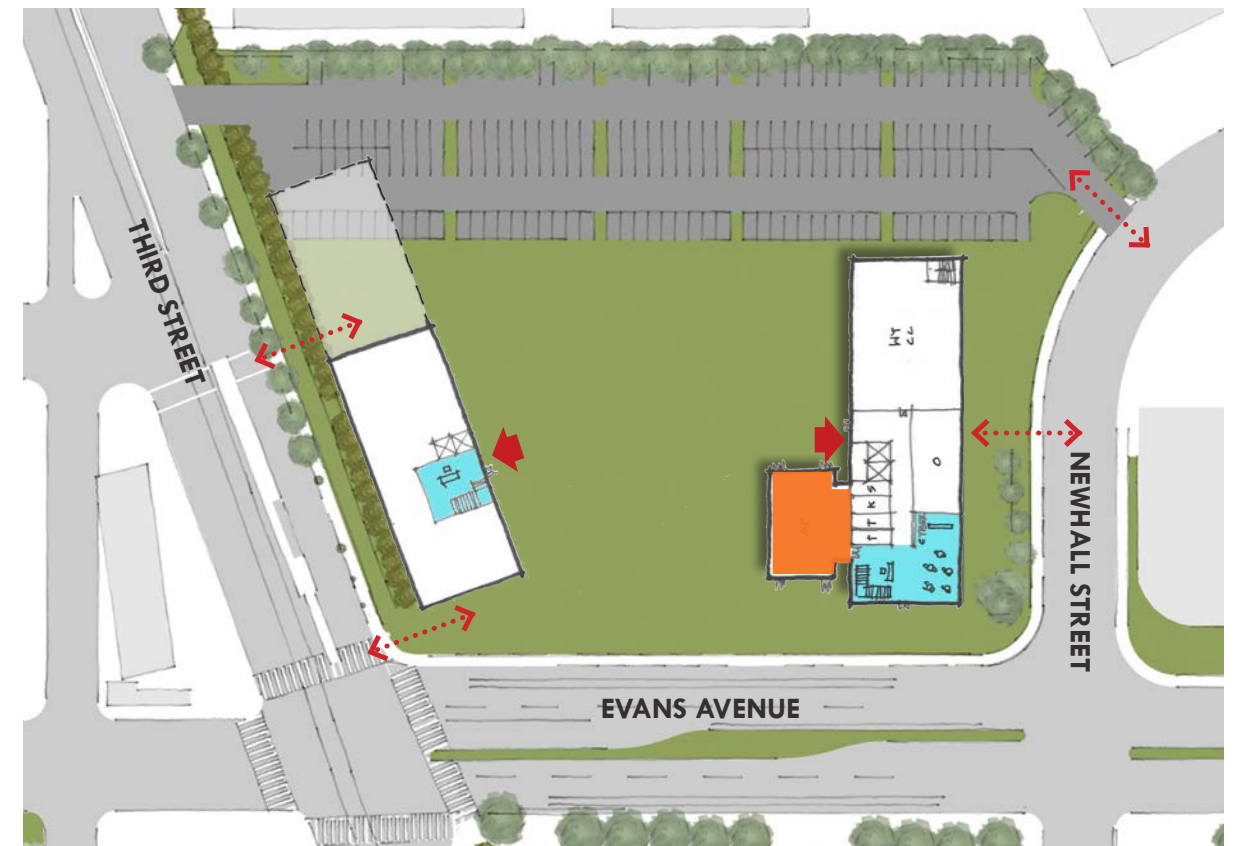
Visibility from street



### VISIBLE AND SECURE PUBLIC AMENITY

Playground  
Meditative Gardens  
Event Space  
Walking Paths





PREVIOUS STUDIES PRESENTED AT CDR WORKSHOP 9.19.17

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existing site



1 campus quad



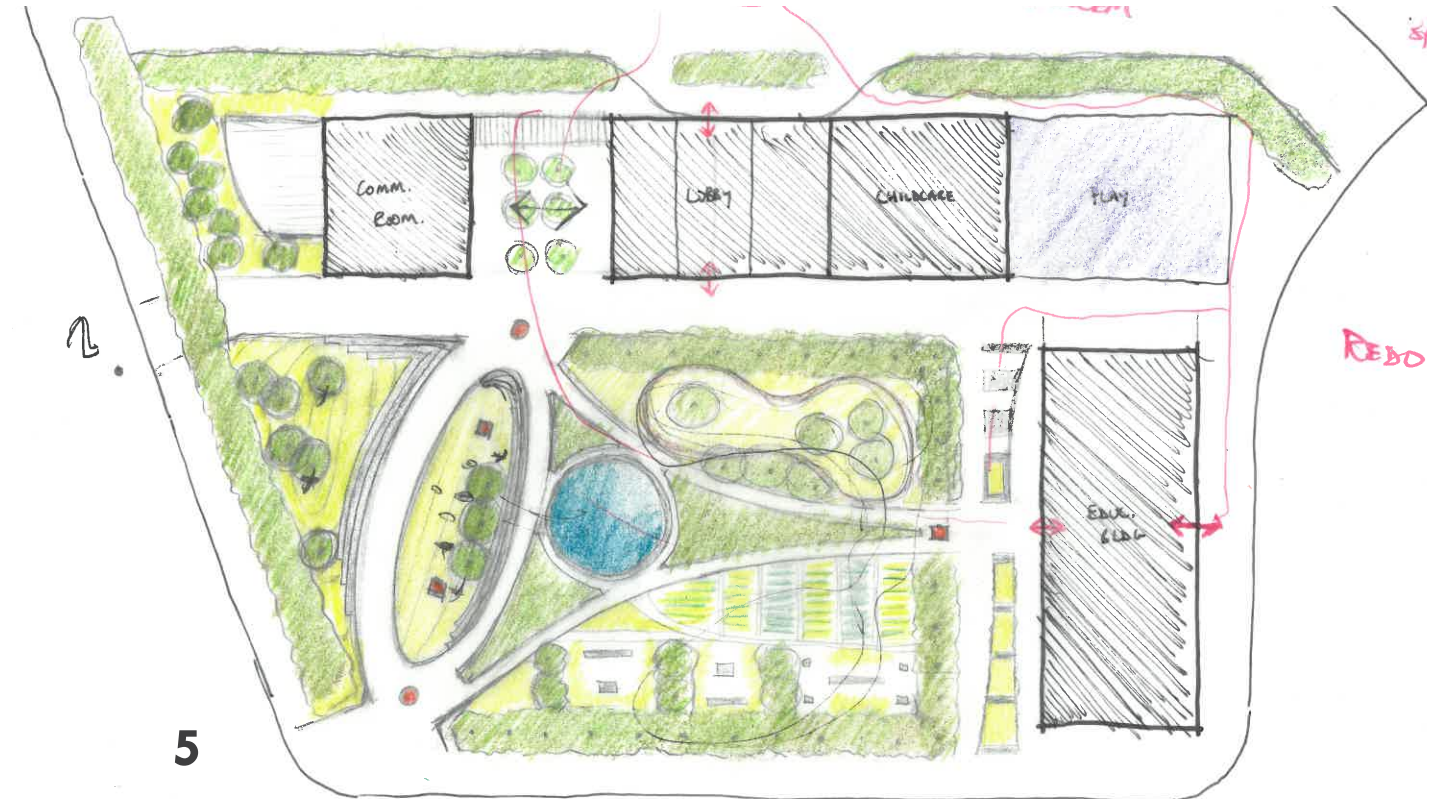
2 corner gardens



3 corner plaza

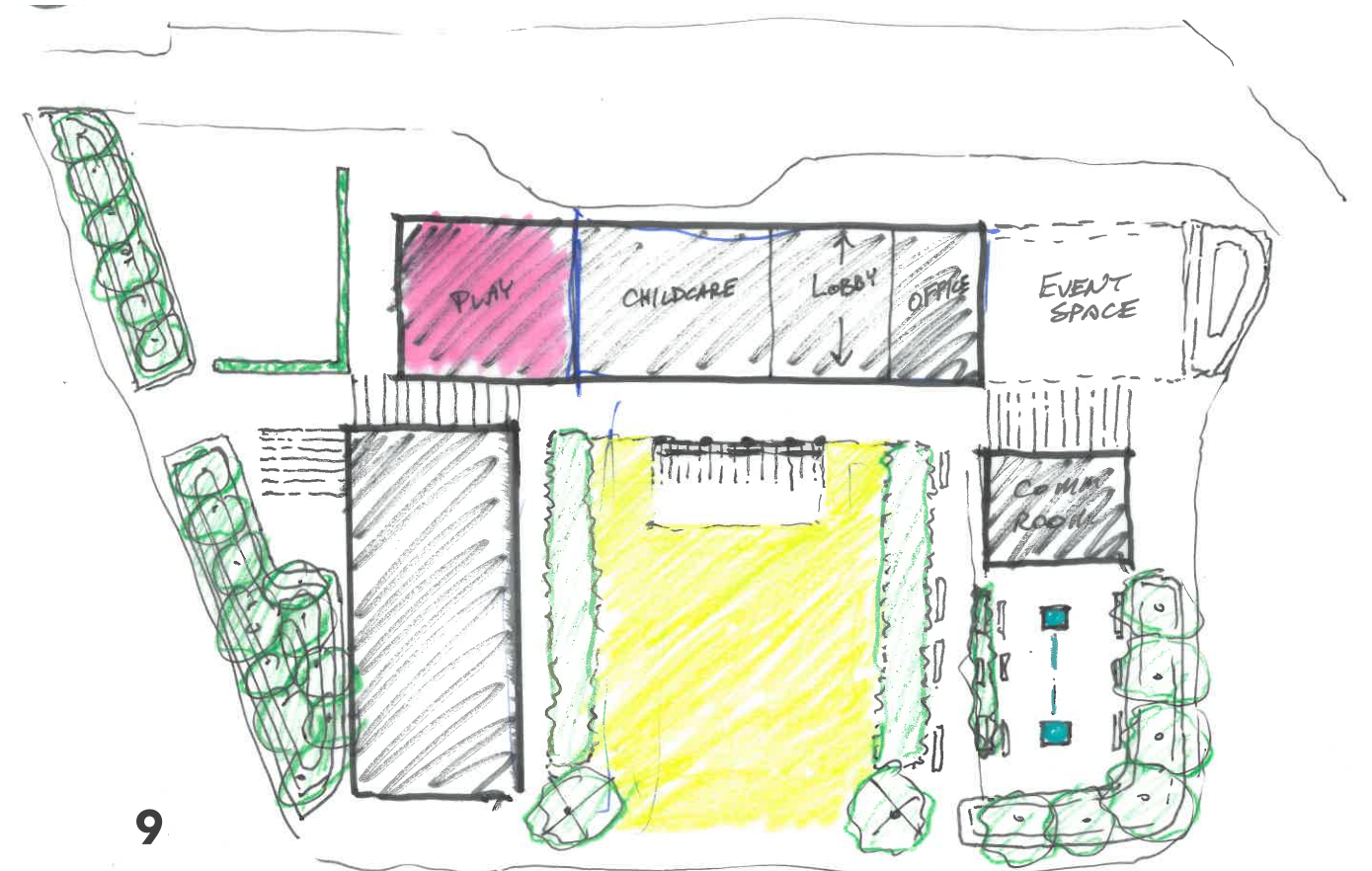
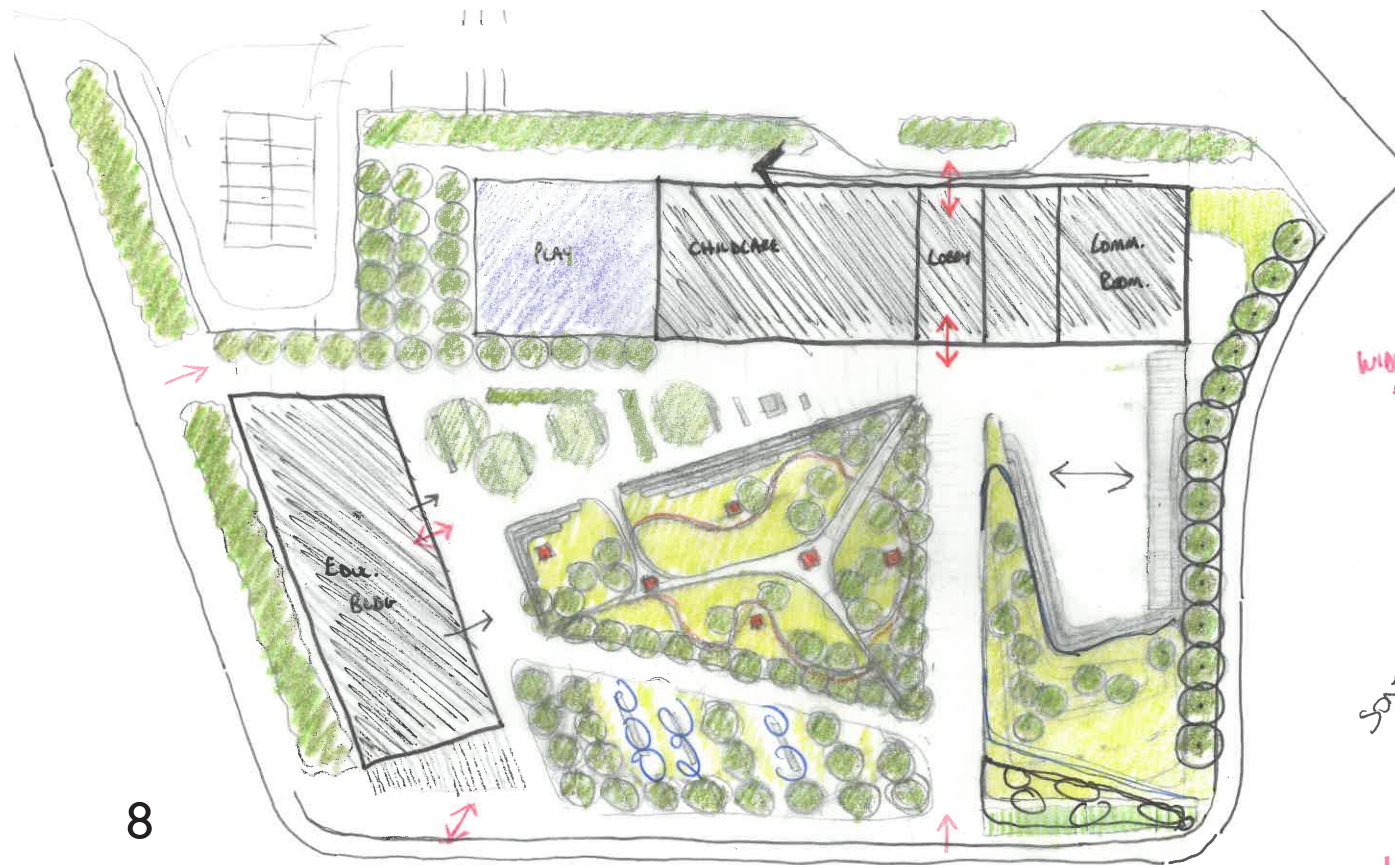
# SUBSEQUENT STUDIES





## SUBSEQUENT STUDIES



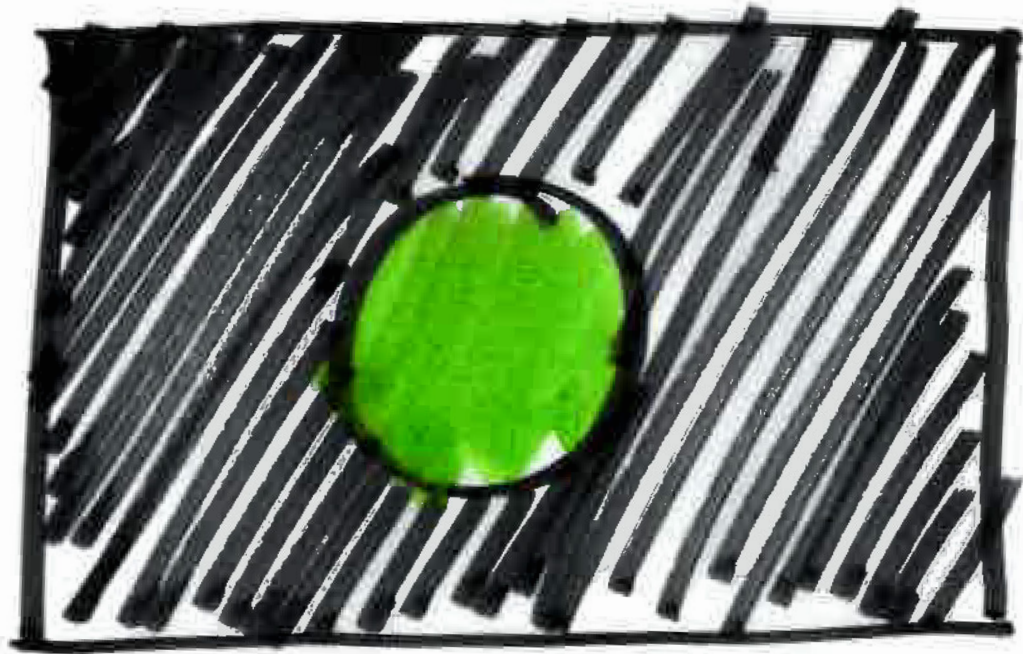


## SUBSEQUENT STUDIES

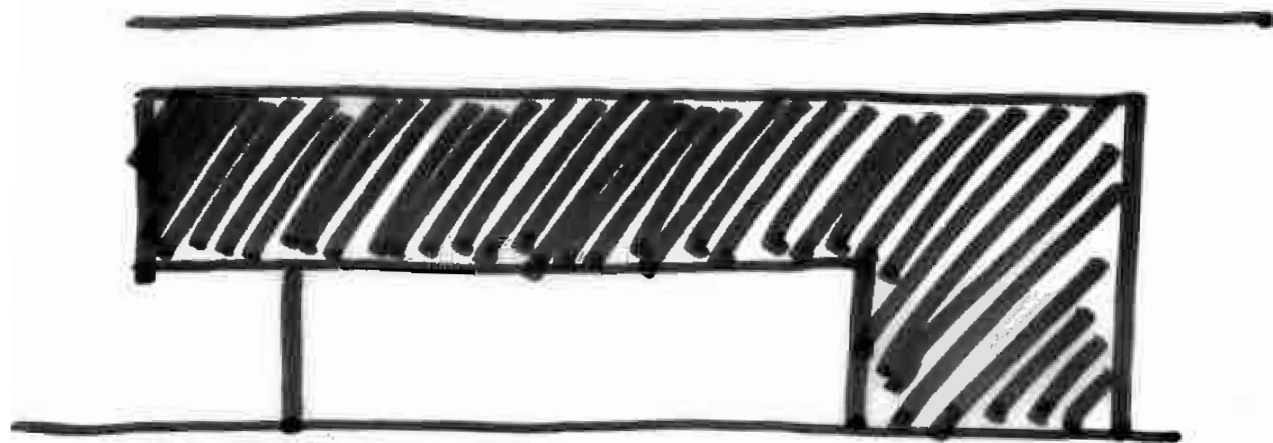


# CONCEPT

OASIS

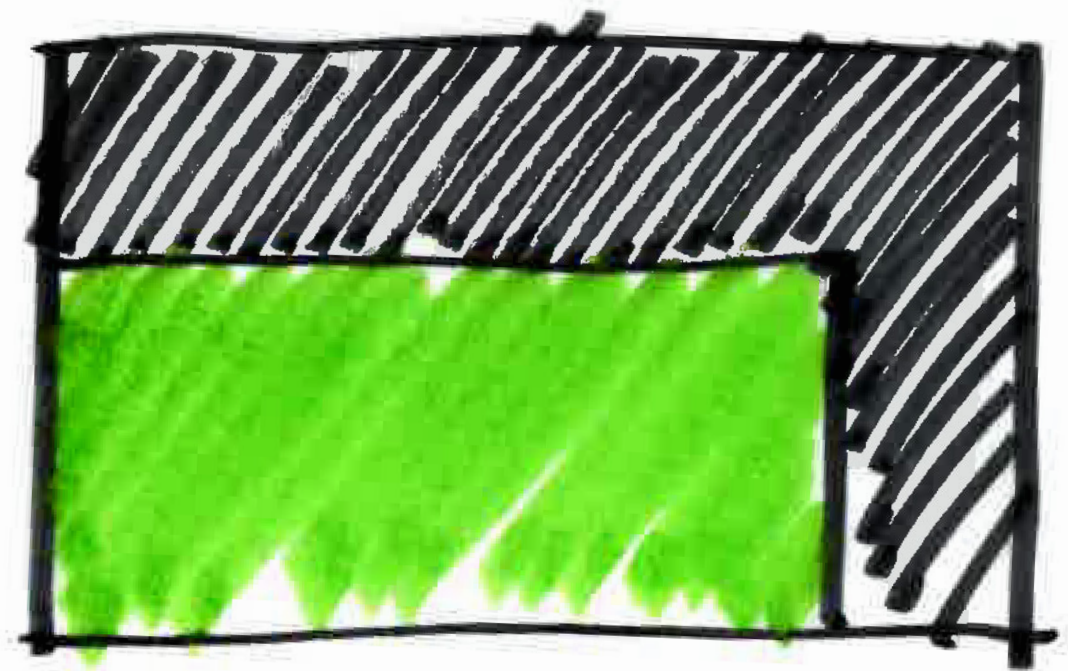


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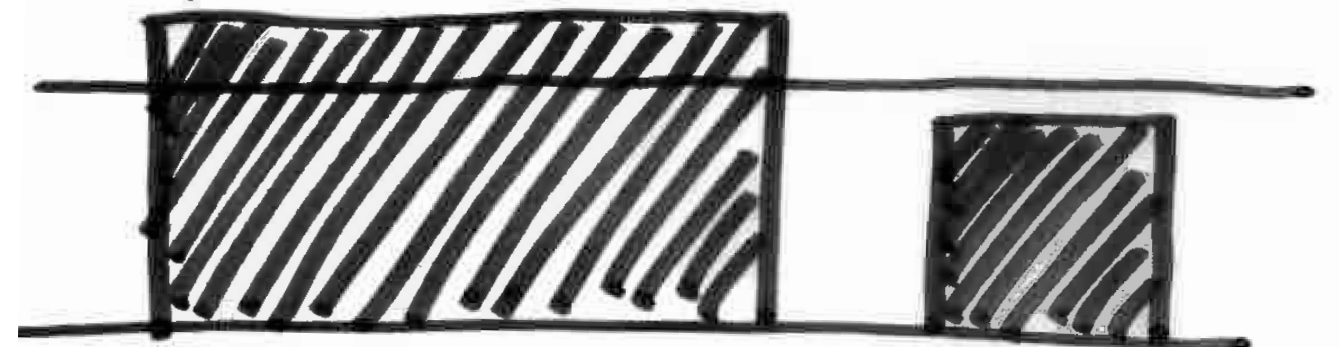


FACADE AS IDENTITY

CAMPO



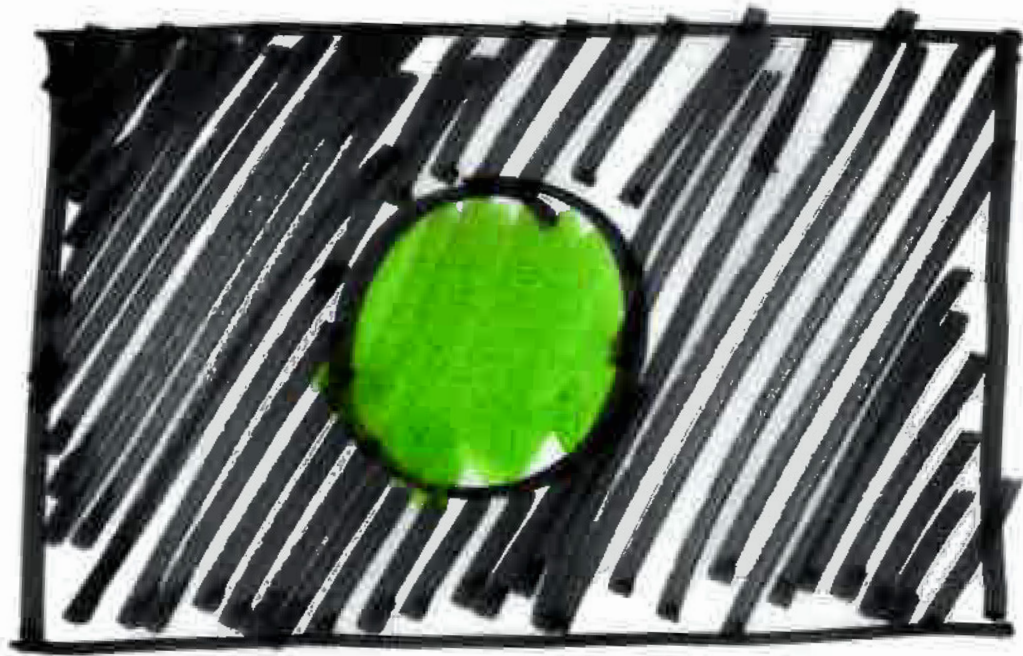
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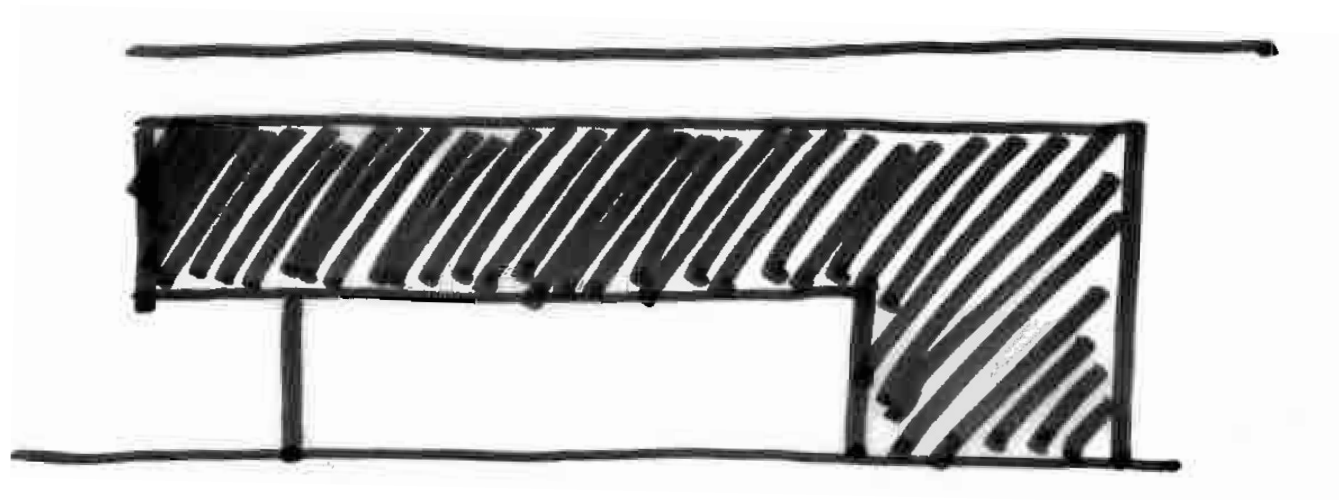
PORCH | PASSAGEWAY



**OASIS**



+



**FACADE AS IDENTITY**



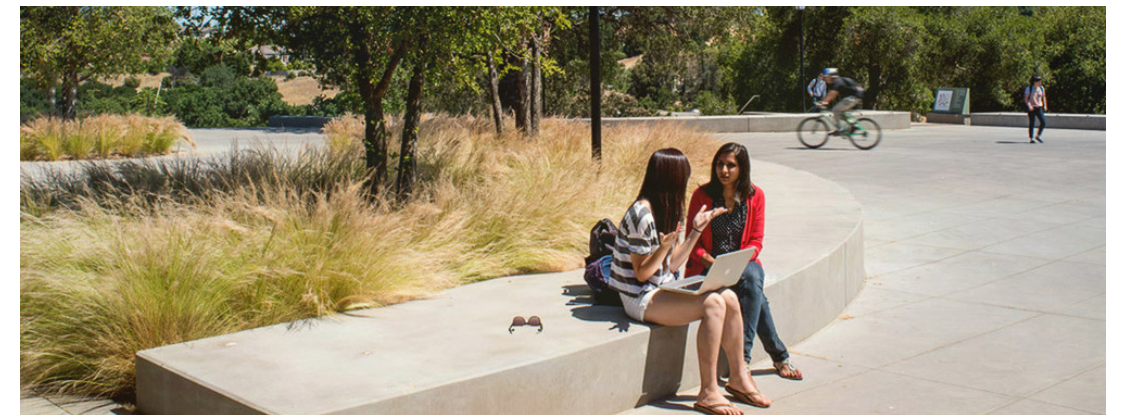
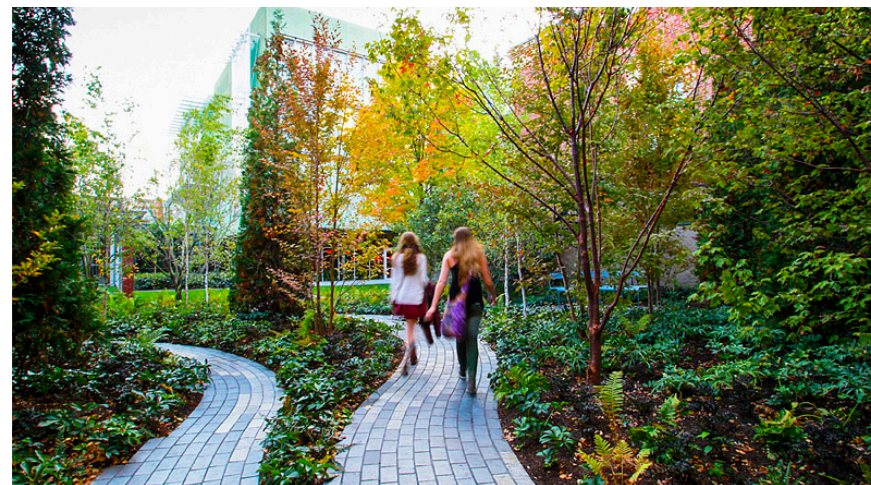
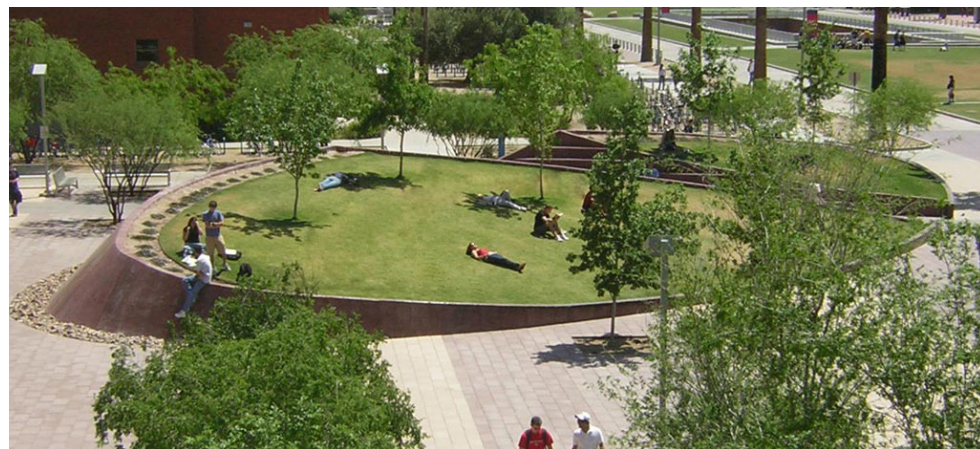
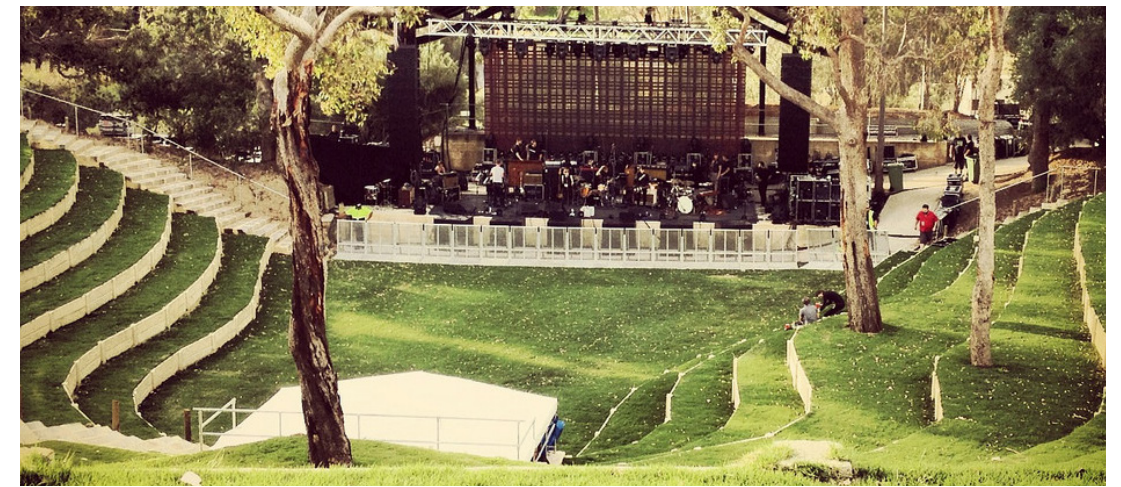






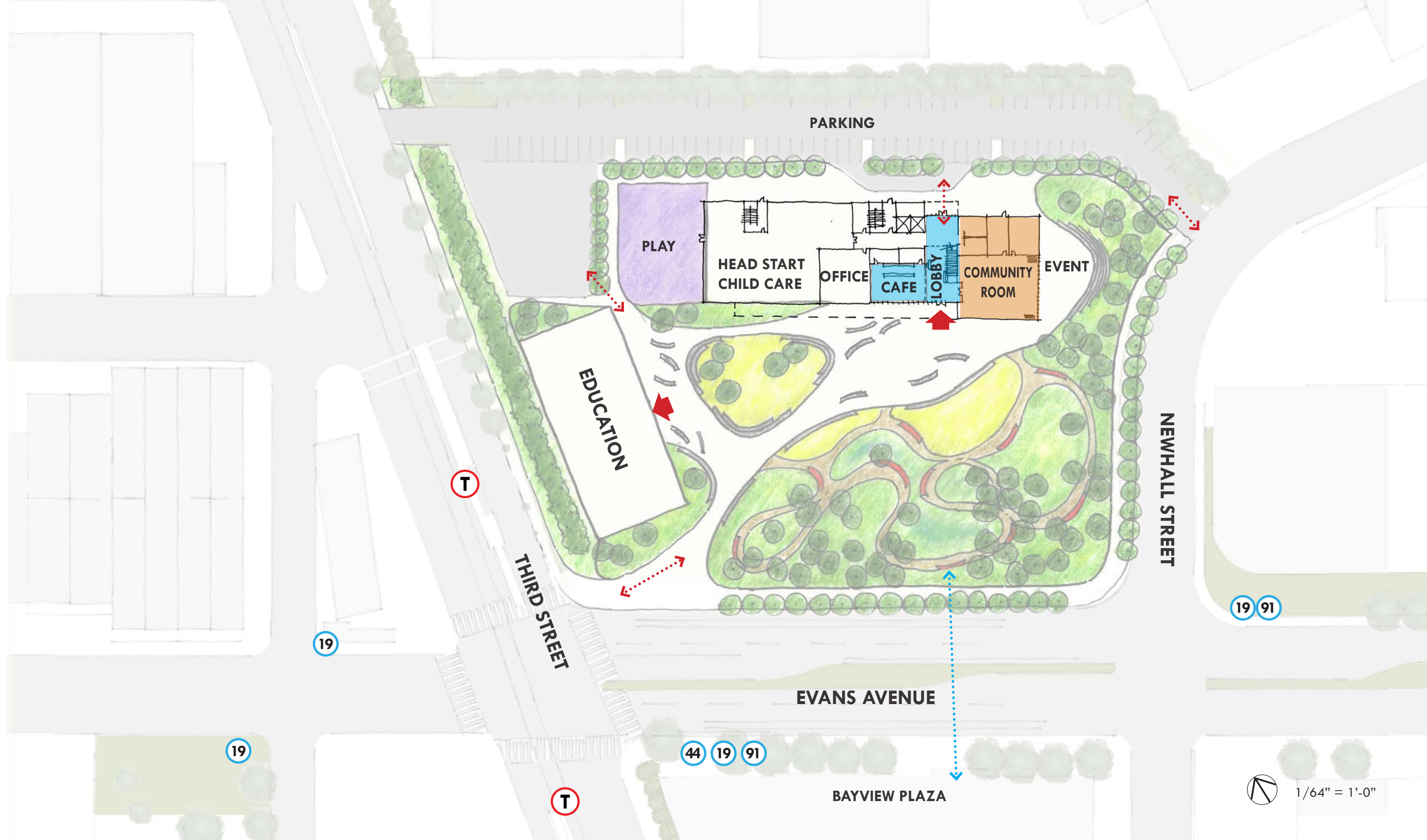
# OPTION 1 OASIS





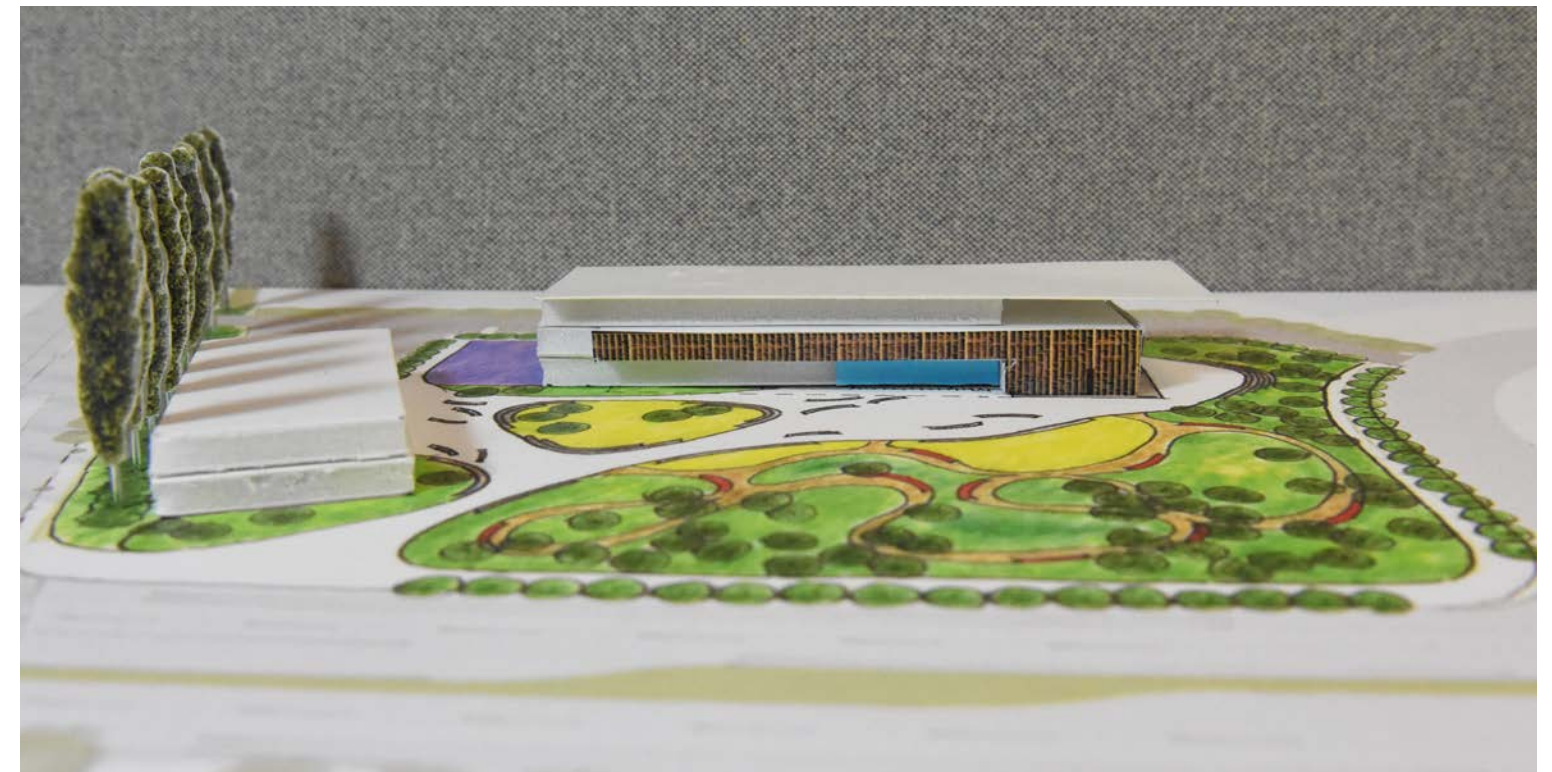
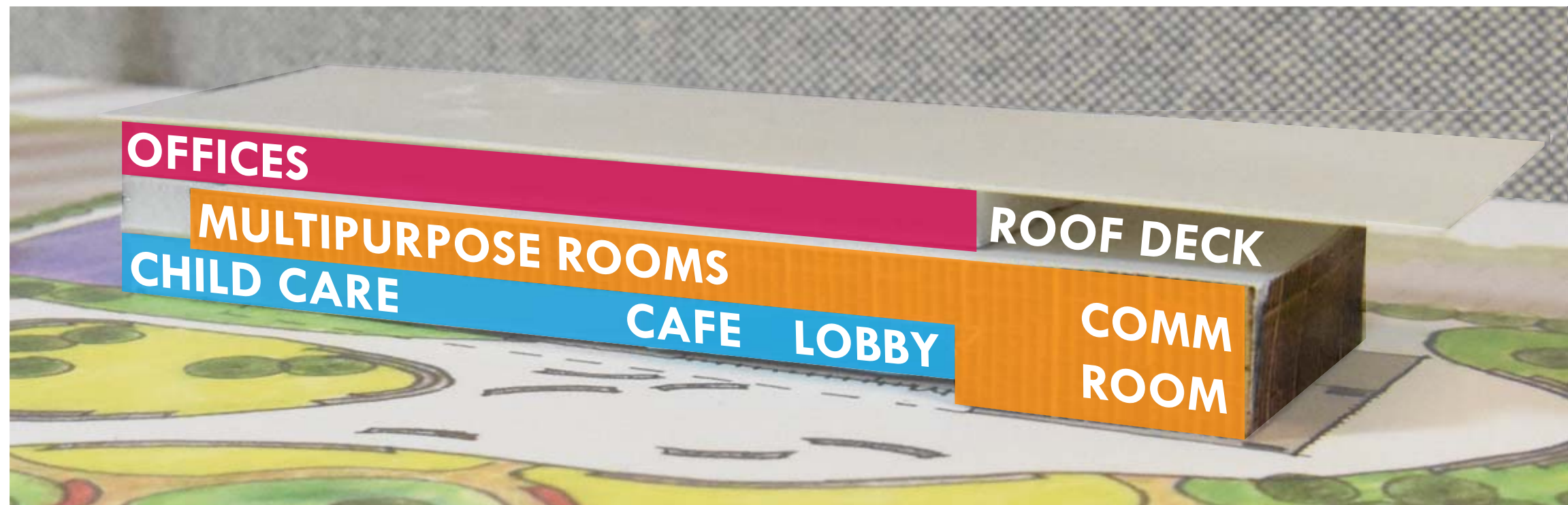
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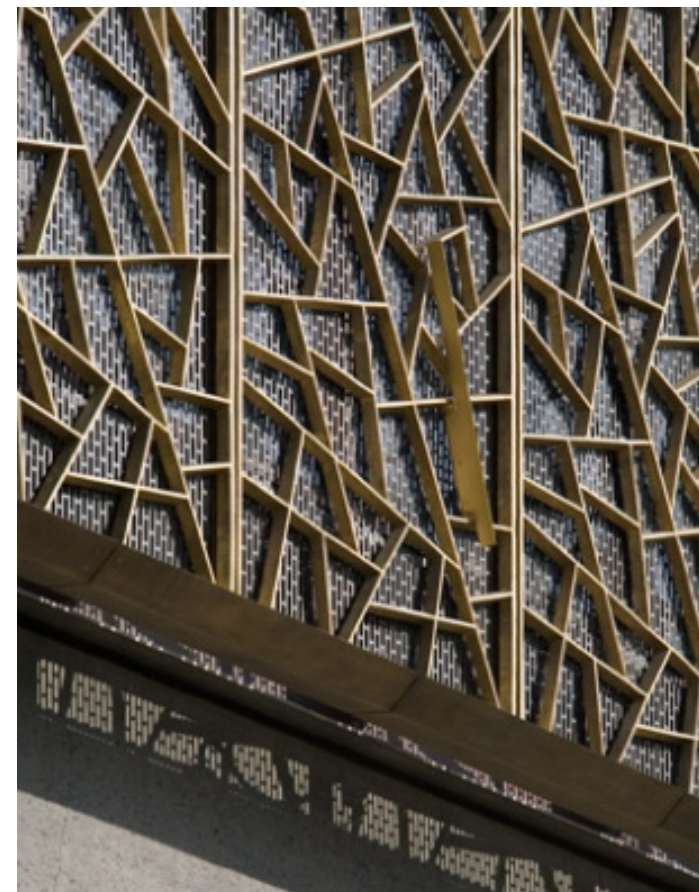
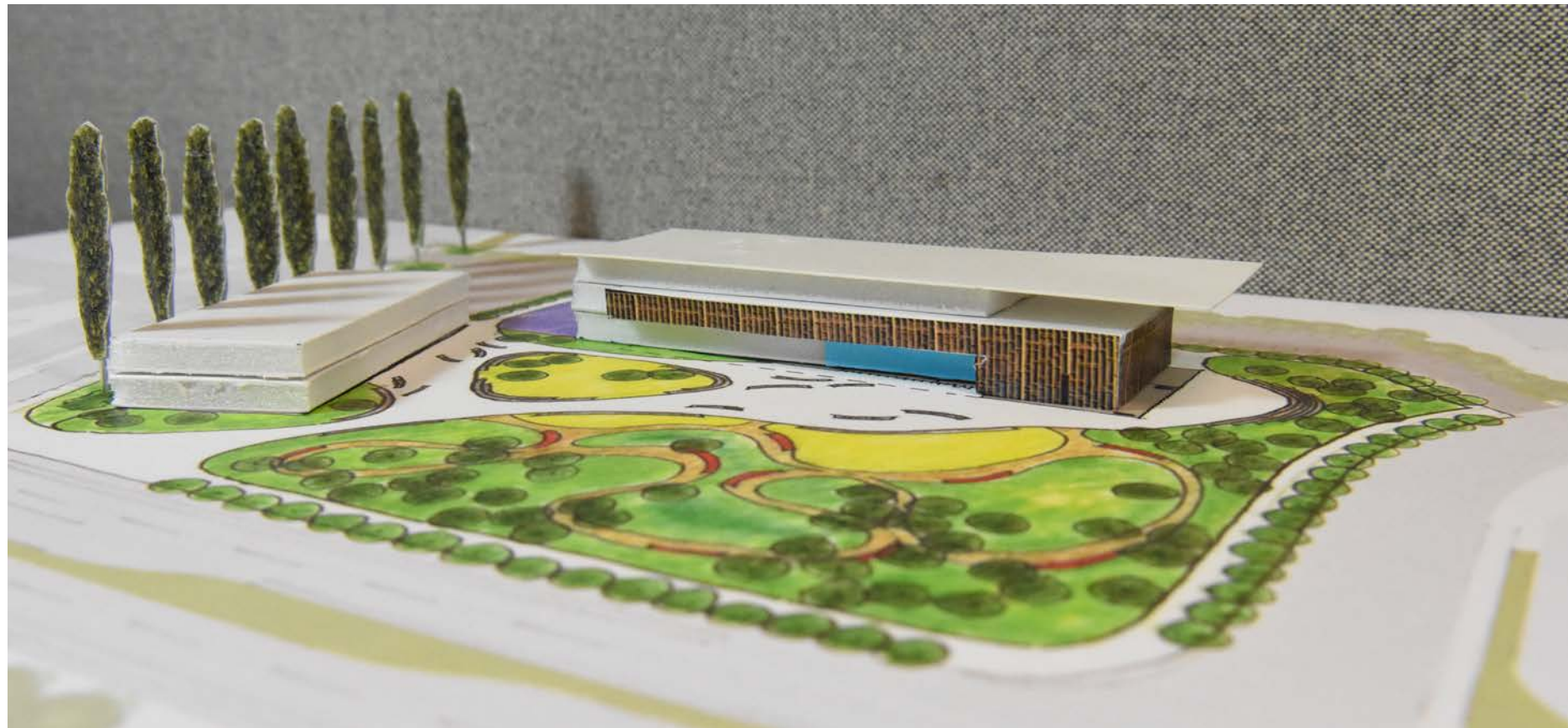
## OPTION 1 OASIS + FACADE AS IDENTITY





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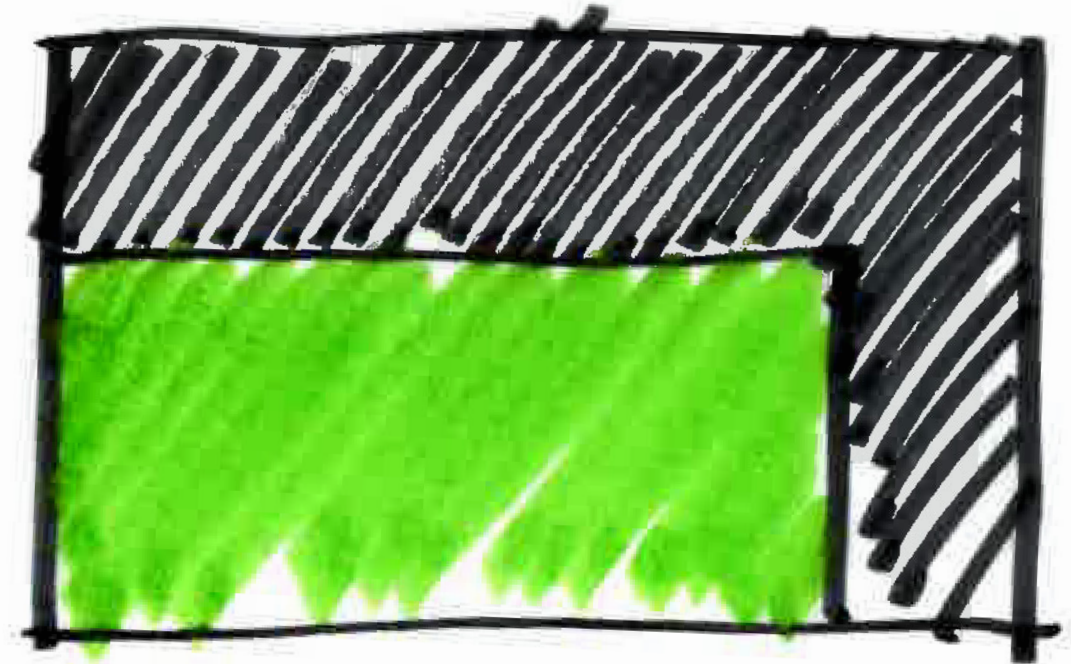




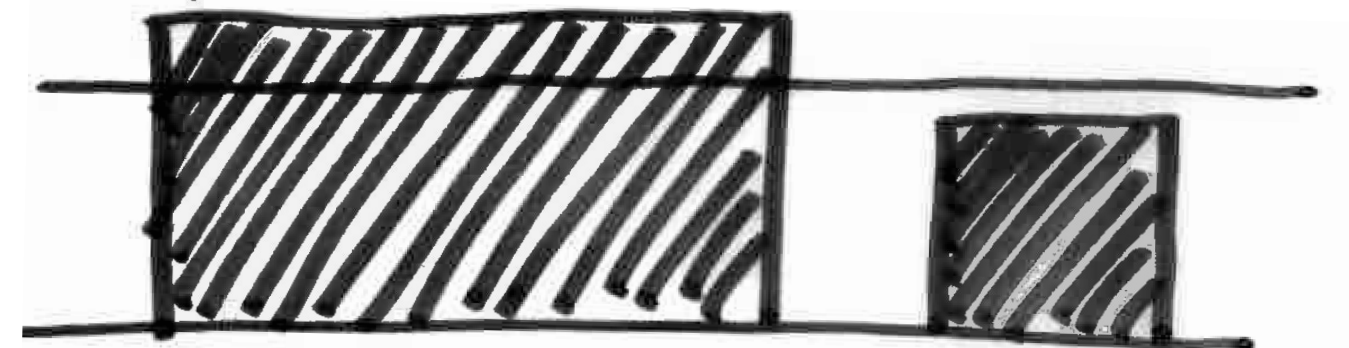
# OPTION 1 OASIS + FACADE AS IDENTITY



**CAMPO**

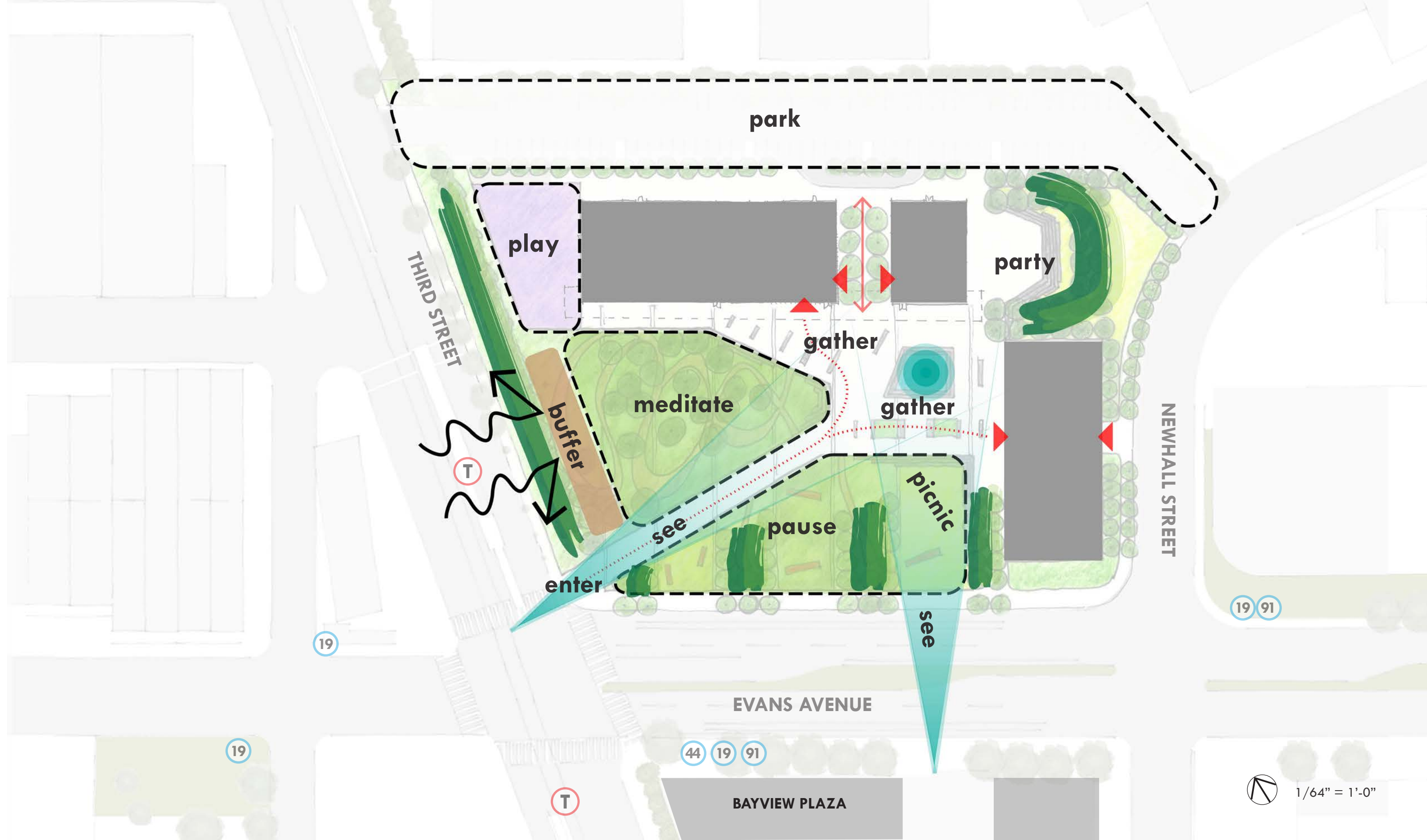


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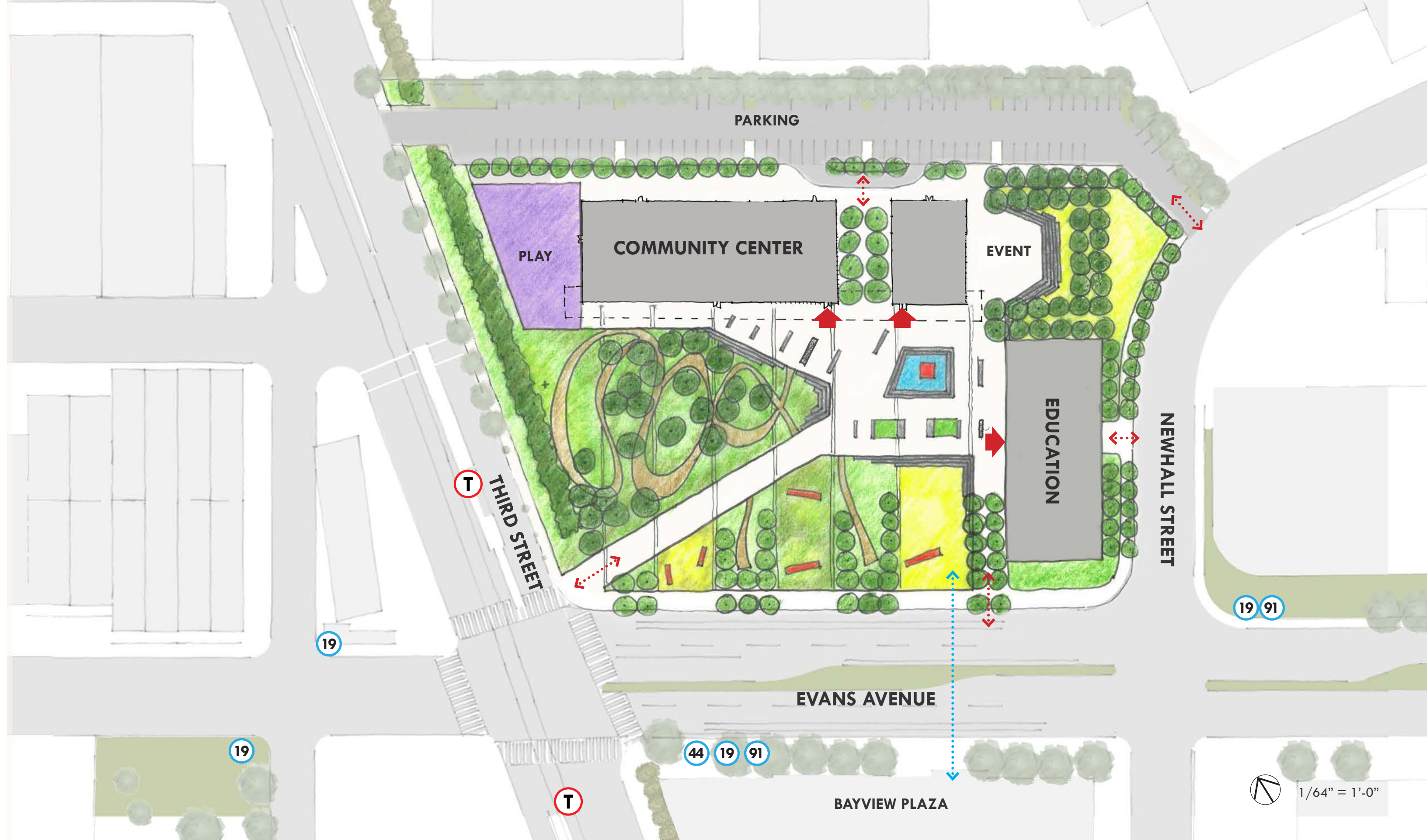
**PORCH | PASSAGEWAY**





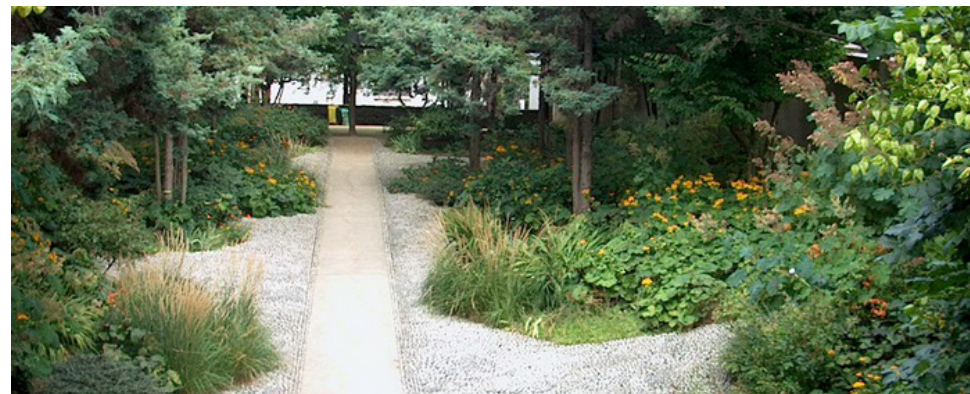
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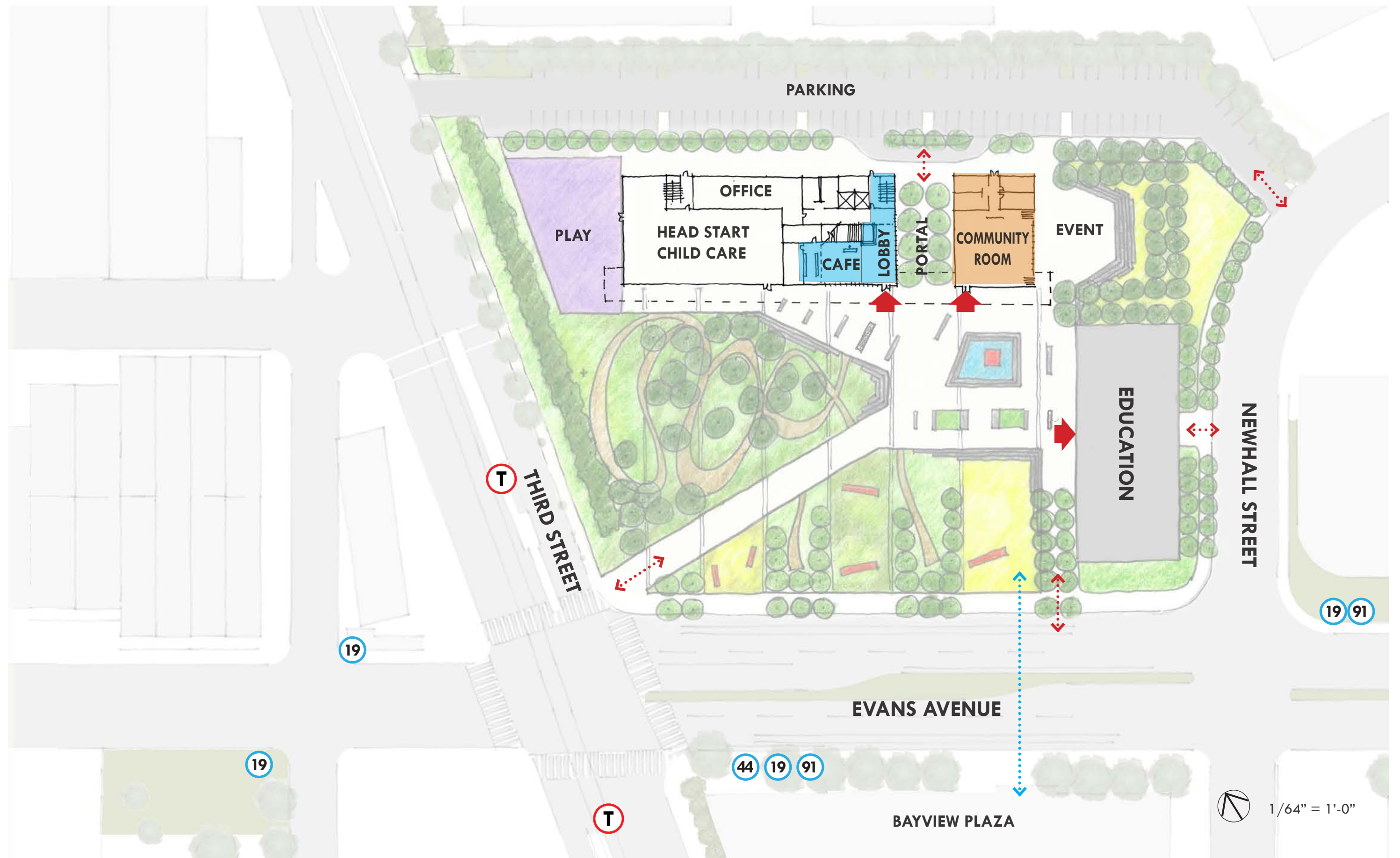
OPTION 2 CAMPO





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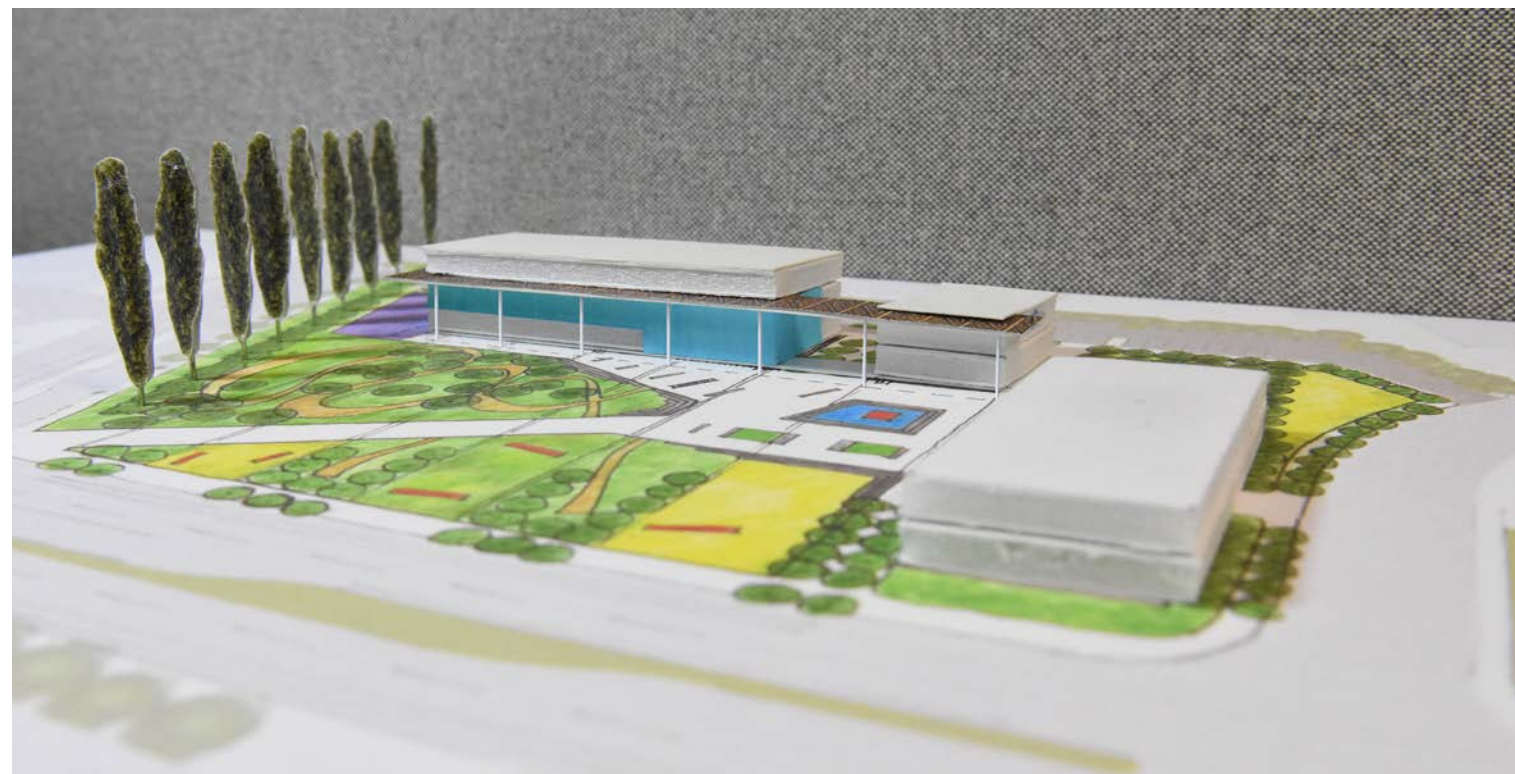
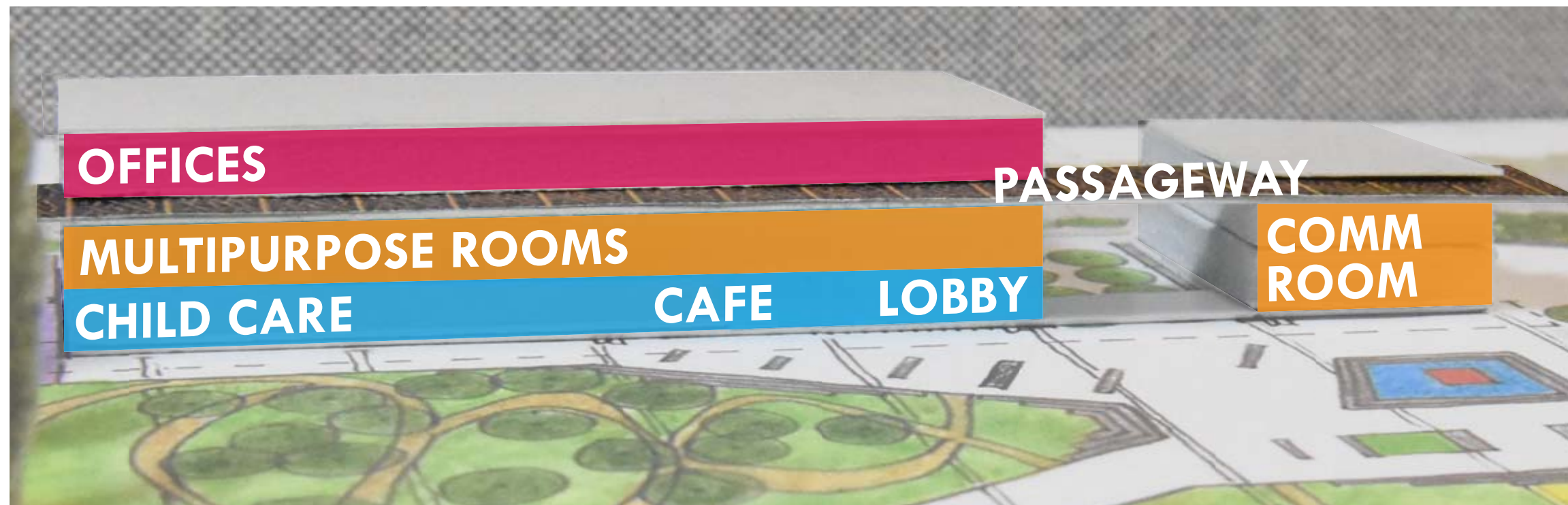




## OPTION 2 CAMPO + PORCH | PASSAGEWAY

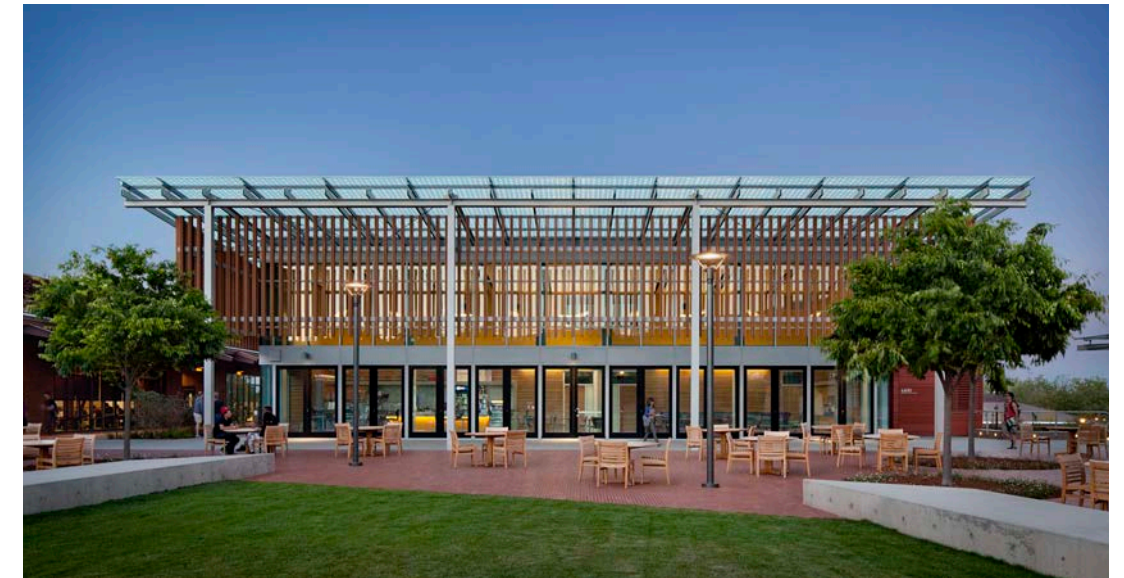
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## OPTION 2 CAMPO + PORCH | PASSAGEWAY





# OPTION 2 CAMPO + PORCH | PASSAGEWAY



THANK YOU



OASIS + FACADE AS IDENTITY



CAMPO + PORCH | PASSAGEWAY