



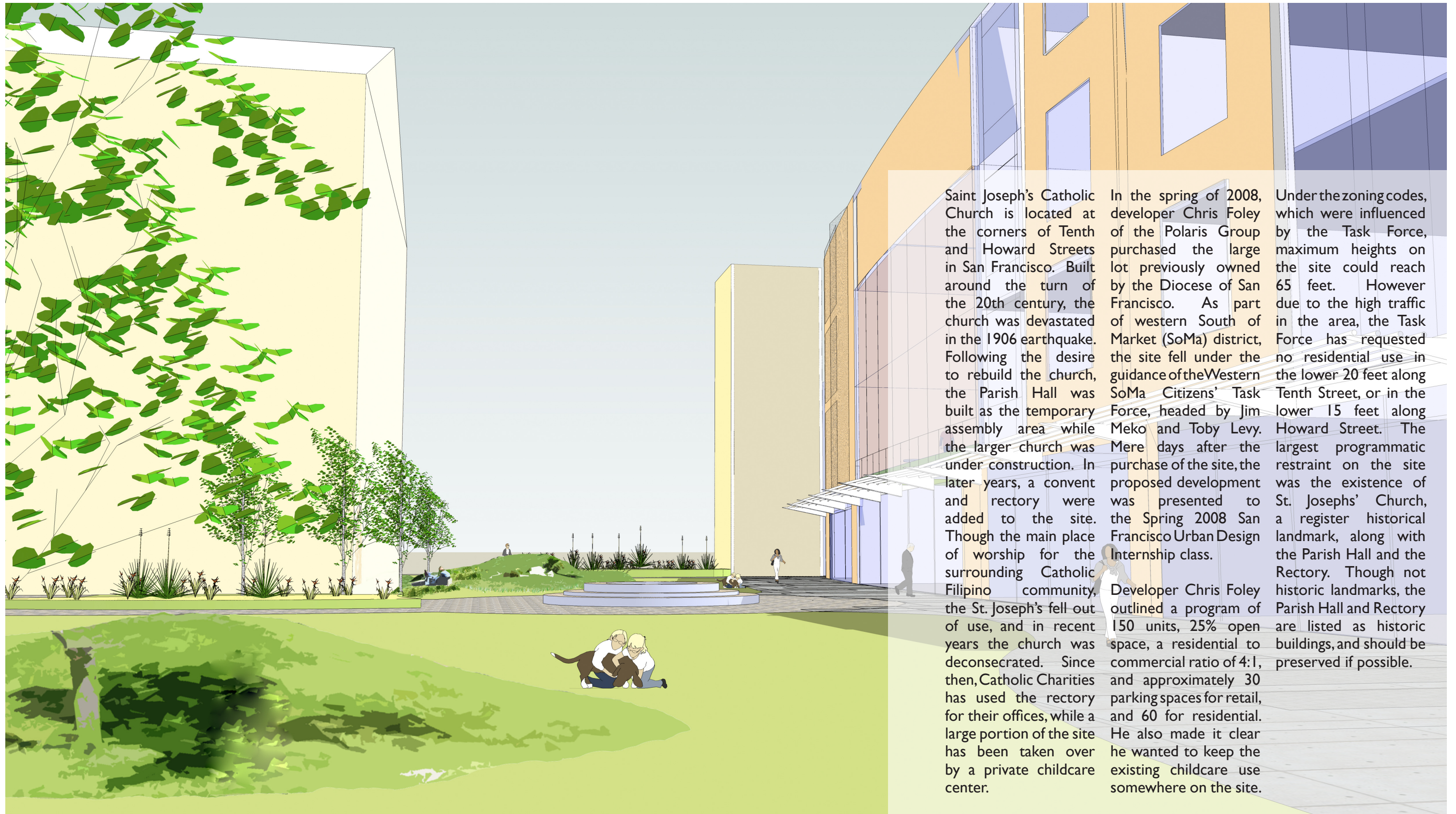
10th & Howard

A Masterplan and Design Study For the Western SoMa Citizen's Task Force
San Francisco, California

California Polytechnic State University
San Luis Obispo

**San Francisco Urban Design Program
Spring 2008**

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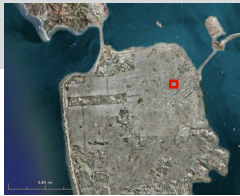


Saint Joseph's Catholic Church is located at the corners of Tenth and Howard Streets in San Francisco. Built around the turn of the 20th century, the church was devastated in the 1906 earthquake. Following the desire to rebuild the church, the Parish Hall was built as the temporary assembly area while the larger church was under construction. In later years, a convent and rectory were added to the site. Though the main place of worship for the surrounding Catholic Filipino community, the St. Joseph's fell out of use, and in recent years the church was deconsecrated. Since then, Catholic Charities has used the rectory for their offices, while a large portion of the site has been taken over by a private childcare center.

In the spring of 2008, developer Chris Foley of the Polaris Group purchased the large lot previously owned by the Diocese of San Francisco. As part of western South of Market (SoMa) district, the site fell under the guidance of the Western SoMa Citizens' Task Force, headed by Jim Meko and Toby Levy. Mere days after the purchase of the site, the proposed development was presented to the Spring 2008 San Francisco Urban Design Internship class. Developer Chris Foley outlined a program of 150 units, 25% open space, a residential to commercial ratio of 4:1, and approximately 30 parking spaces for retail, and 60 for residential. He also made it clear he wanted to keep the existing childcare use somewhere on the site.

Under the zoning codes, which were influenced by the Task Force, maximum heights on the site could reach 65 feet. However due to the high traffic in the area, the Task Force has requested no residential use in the lower 20 feet along Tenth Street, or in the lower 15 feet along Howard Street. The largest programmatic restraint on the site was the existence of St. Joseph's Church, a register historical landmark, along with the Parish Hall and the Rectory. Though not historic landmarks, the Parish Hall and Rectory are listed as historic buildings, and should be preserved if possible.

Site Analysis



City Map

Regional Context

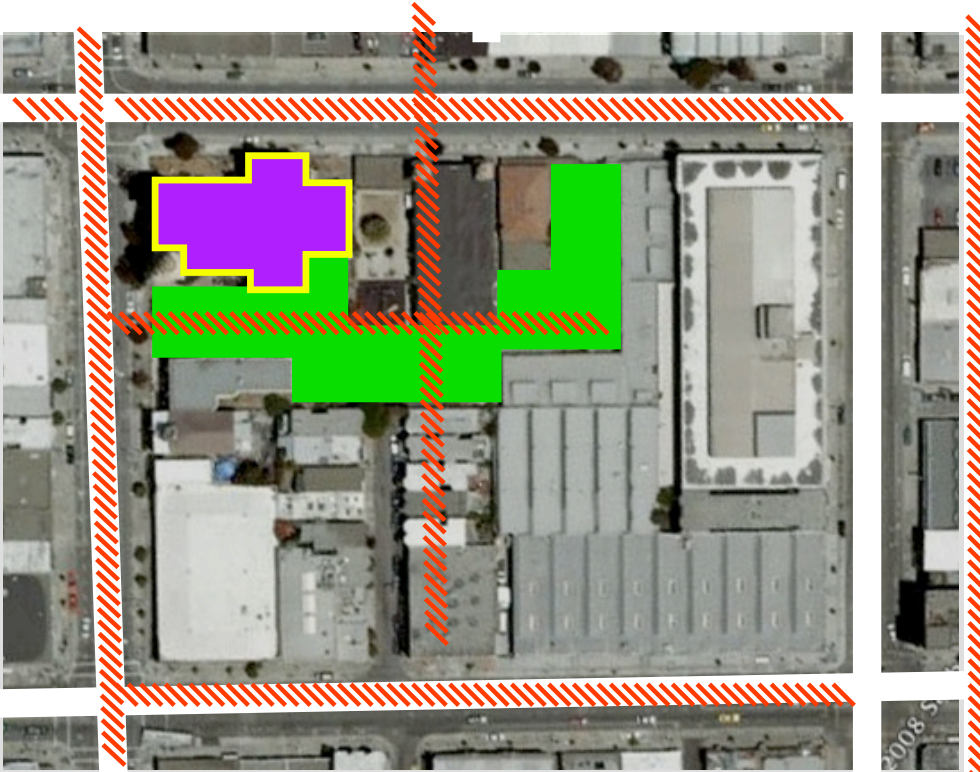
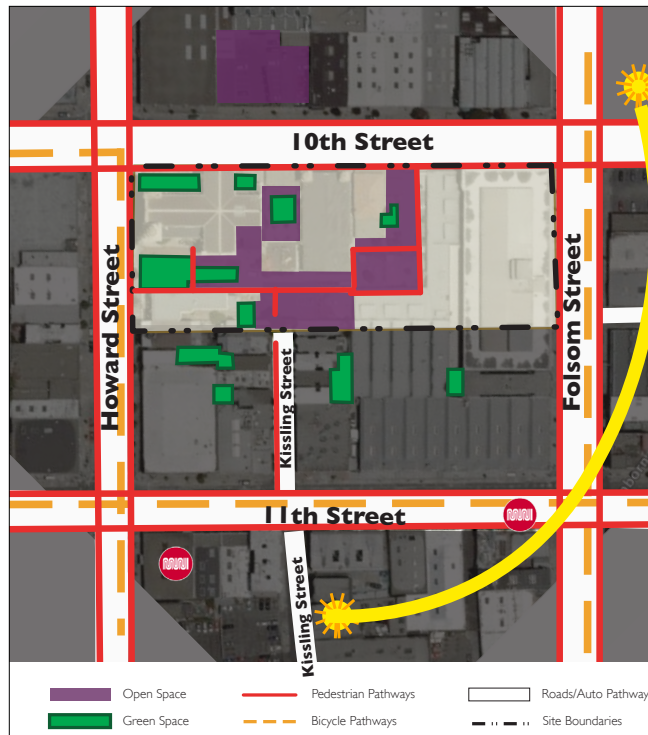
Transportation Routes/Open Space



Site Constraints



Local Context



Transportation, Green Space, Open Space, Solar Access

Local Land Use

Site Opportunities



Site Analysis

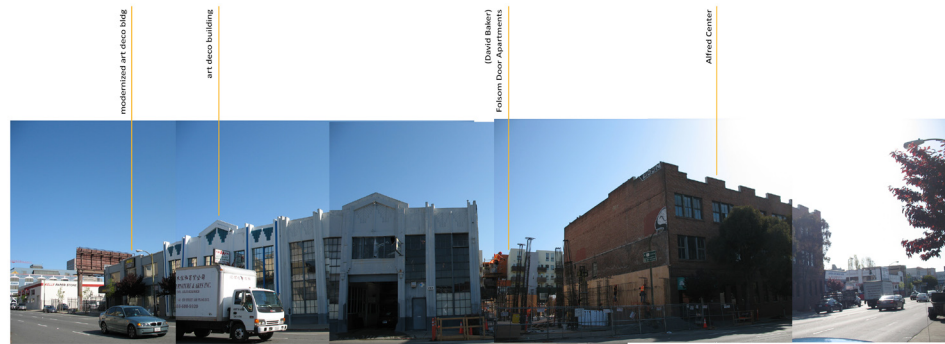
Character of the Neighborhood



View of Site from 10th Street



10th Street
(Opposite of Site)



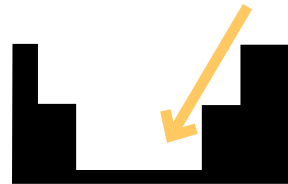
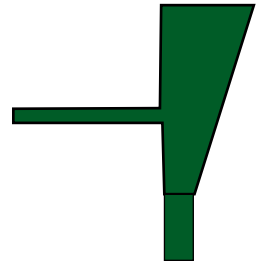
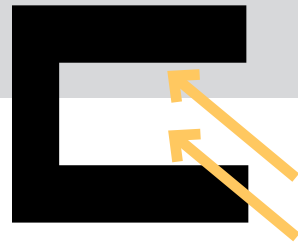
10th Street
(Opposite of Site)



View of Site from Howard Street



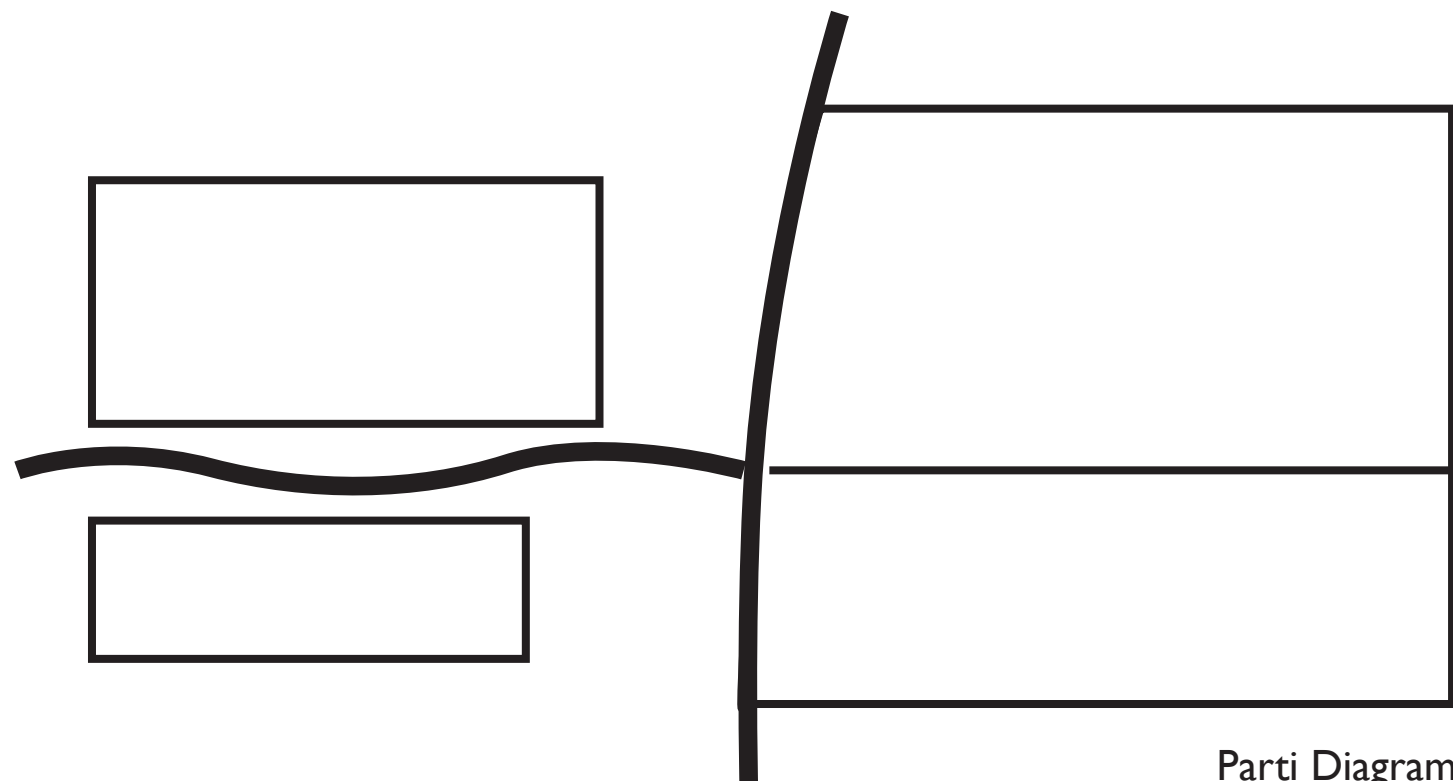
View of Kissling Street from 11th Street



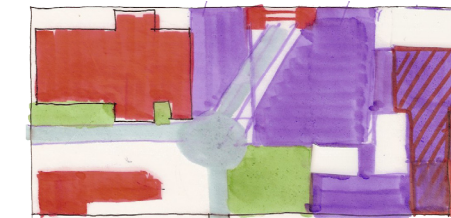
Concept Diagrams

Following analysis of the site and immediate surroundings, our group wanted to focus on the lack of green space in the surrounding area. We realized that this site could potentially become a focal point of the community, and provide much needed communal space. Our main goals were to maximize open space, create a community node, and maximize solar access.

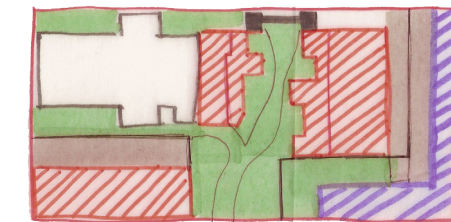
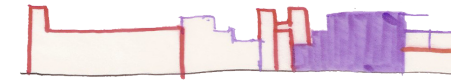
First exploring massing, we focused a large portion of our attention on the southeastern half of the site as the main area for residential units. Our initial design kept the childcare in the same area, and worked retail, parking and residential around it. After initial sun studies, we realized sunlight was not optimized in that area, and found the best location for solar access for the childcare to be where the Rectory is currently located, along the northwestern property line along Kissling Street. Due to the safety requirements of childcare facilities, relocating to this side of the site would most likely require the demolition of the Rectory, and construction of a new building.



Parti Diagram



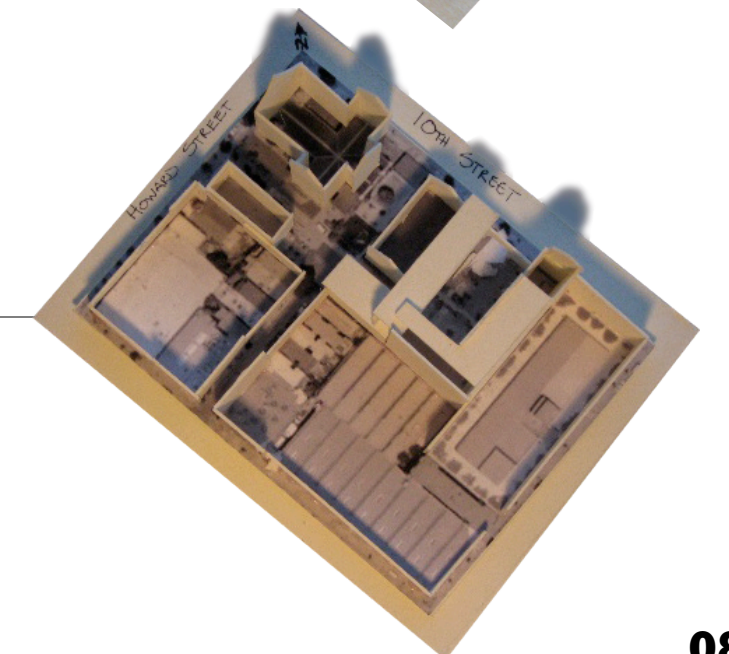
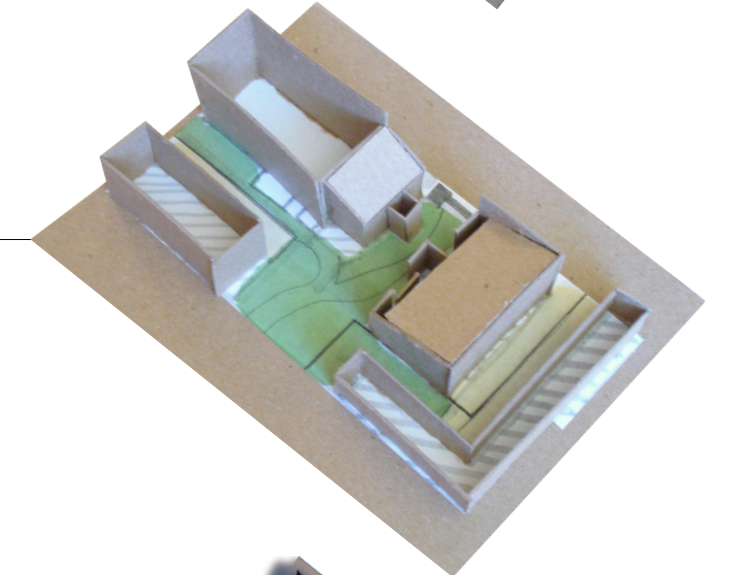
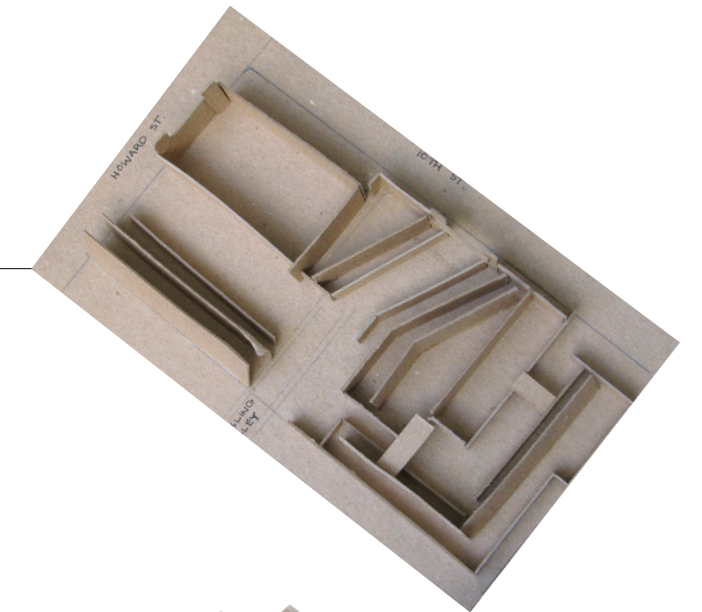
Conceptual Site Scheme 1



Conceptual Site Scheme 2



Conceptual Site Scheme 3



Our initial explorations considered putting a restaurant inside the church, with the main seating area in the nave area, and a bar upstairs in the organ loft. However the developer made it clear he was already in negotiations with a grocery store.

As a side study, we looked at ways in which to put the most number of units on the site as possible, but still allow solar access. The scheme that was created was residential units in a U-shape above a single level on-grade parking garage, with a second level private courtyard. Retail and the residential lobby would be located on the first floor. There would also be a few two-bedroom units above the childcare. Little in terms of the plans changed after that point, and a majority of our remaining focus was on our overall idea of connections throughout the site.

From the very beginning, we did not want Kissling Street to continue straight through the site, even if it was just a pedestrian path. The idea behind this was the create a more organic pathway that encourages users to take their time and enjoy the green space, as opposed to rushing through it. This is true of the access points from both Kissling Street

and Howard Street.

Access from Tenth Street would be limited to just through the front façade of the Parish Hall. After several variations of attempting to keep the structure of the Parish Hall, we found it to be a better use of the space to remove the building, but retain the front towers and entry, thus serving as a portal into the site. Since this portal is not aligned with Kissling Street, it continued the idea of indirect paths. Since the existing façade does include entry stairs that go approximately 4 feet 6 inches above street level, we kept that as the entry height of the retail area. The pathway lining the retail from Tenth Street down to Kissling Street slopes down the entire width of the site, putting users back onto street level when they reach Kissling Street. In the area between the church and the retail path, we have manipulated the topography, creating knolls and seating areas for the general public. Much like Walton Park and Yerba Buena Park, this created landscape creates a much more natural setting within an otherwise urban environment. Starting at the 4 foot 6 inch height along the retail pathway, it gradually slopes down to reach street level at the base of the backside of the church.

The pathway into the site from Howard Street is also

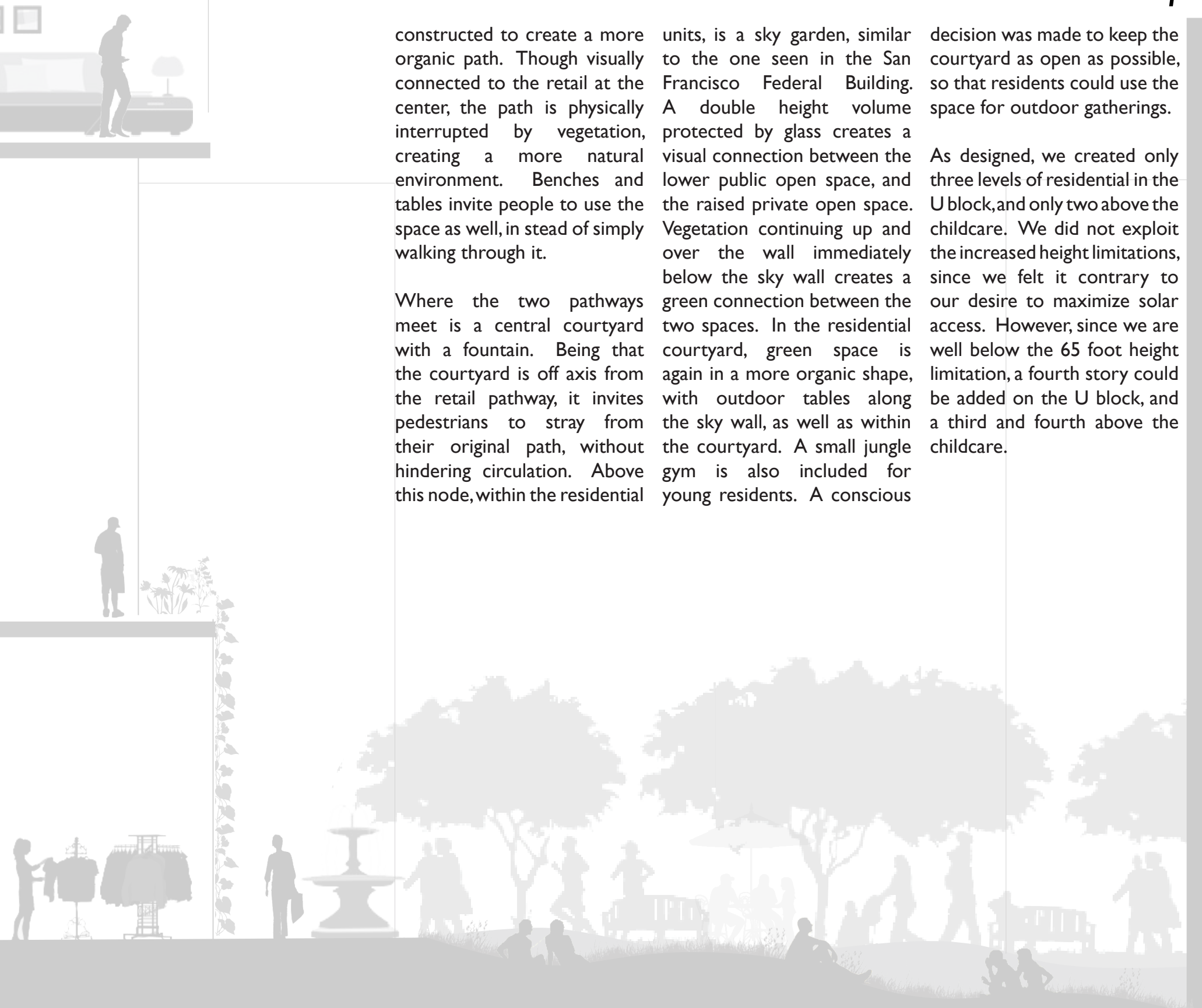
constructed to create a more organic path. Though visually connected to the retail at the center, the path is physically interrupted by vegetation, creating a more natural environment. Benches and tables invite people to use the space as well, in stead of simply walking through it.

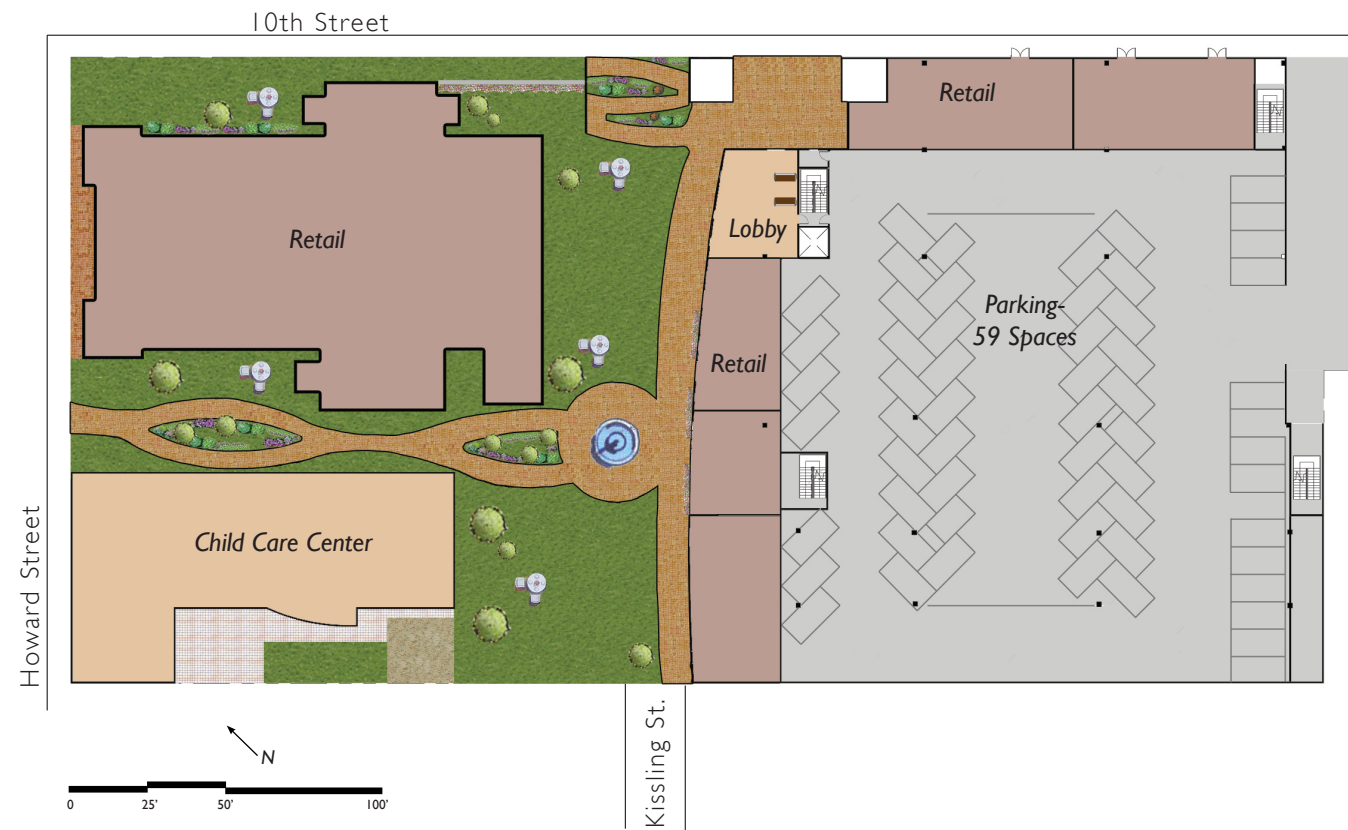
Where the two pathways meet is a central courtyard with a fountain. Being that the courtyard is off axis from the retail pathway, it invites pedestrians to stray from their original path, without hindering circulation. Above this node, within the residential

units, is a sky garden, similar to the one seen in the San Francisco Federal Building. A double height volume protected by glass creates a visual connection between the lower public open space, and the raised private open space. Vegetation continuing up and over the wall immediately below the sky wall creates a green connection between the two spaces. In the residential courtyard, green space is again in a more organic shape, with outdoor tables along the sky wall, as well as within the courtyard. A small jungle gym is also included for young residents. A conscious

decision was made to keep the courtyard as open as possible, so that residents could use the space for outdoor gatherings.

As designed, we created only three levels of residential in the U block, and only two above the childcare. We did not exploit the increased height limitations, since we felt it contrary to our desire to maximize solar access. However, since we are well below the 65 foot height limitation, a fourth story could be added on the U block, and a third and fourth above the childcare.



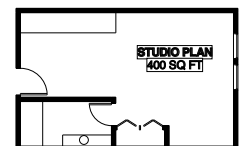
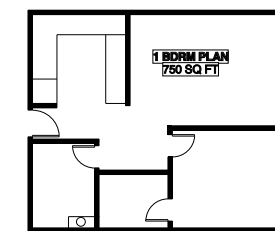
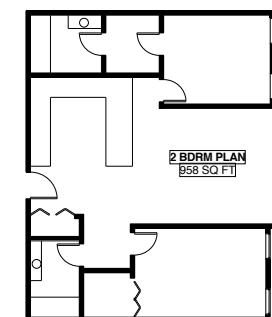


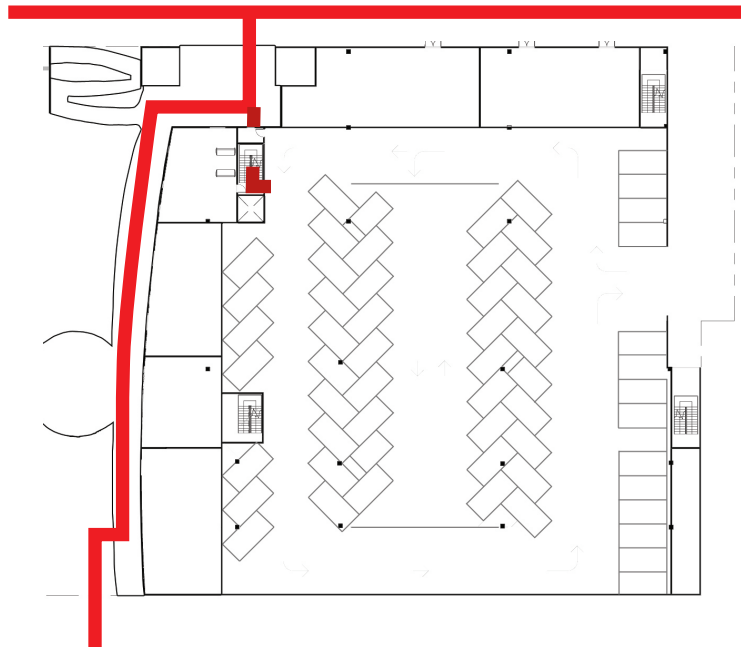
Typical Residential Level Floor Plan

Residential Top Level Floor Plan



Typical Unit Floor Plans

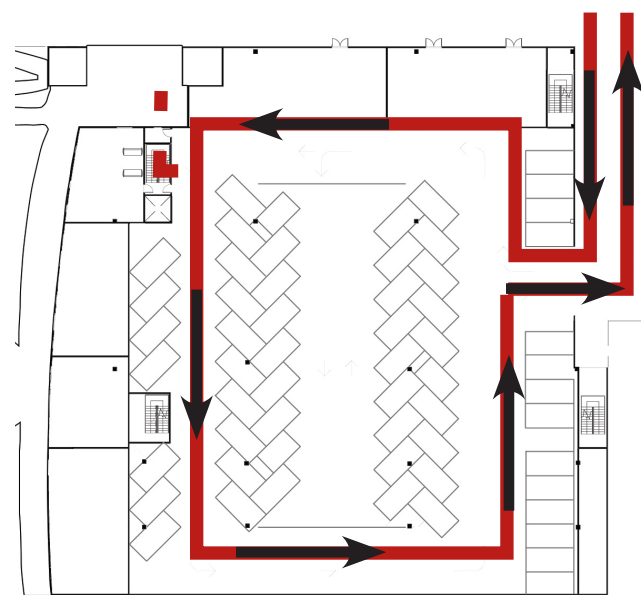




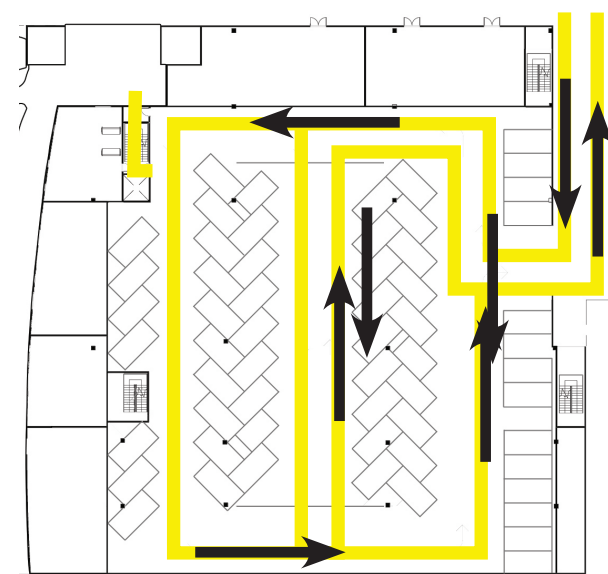
Retail Pedestrian Circulation
(Ground Level Only)



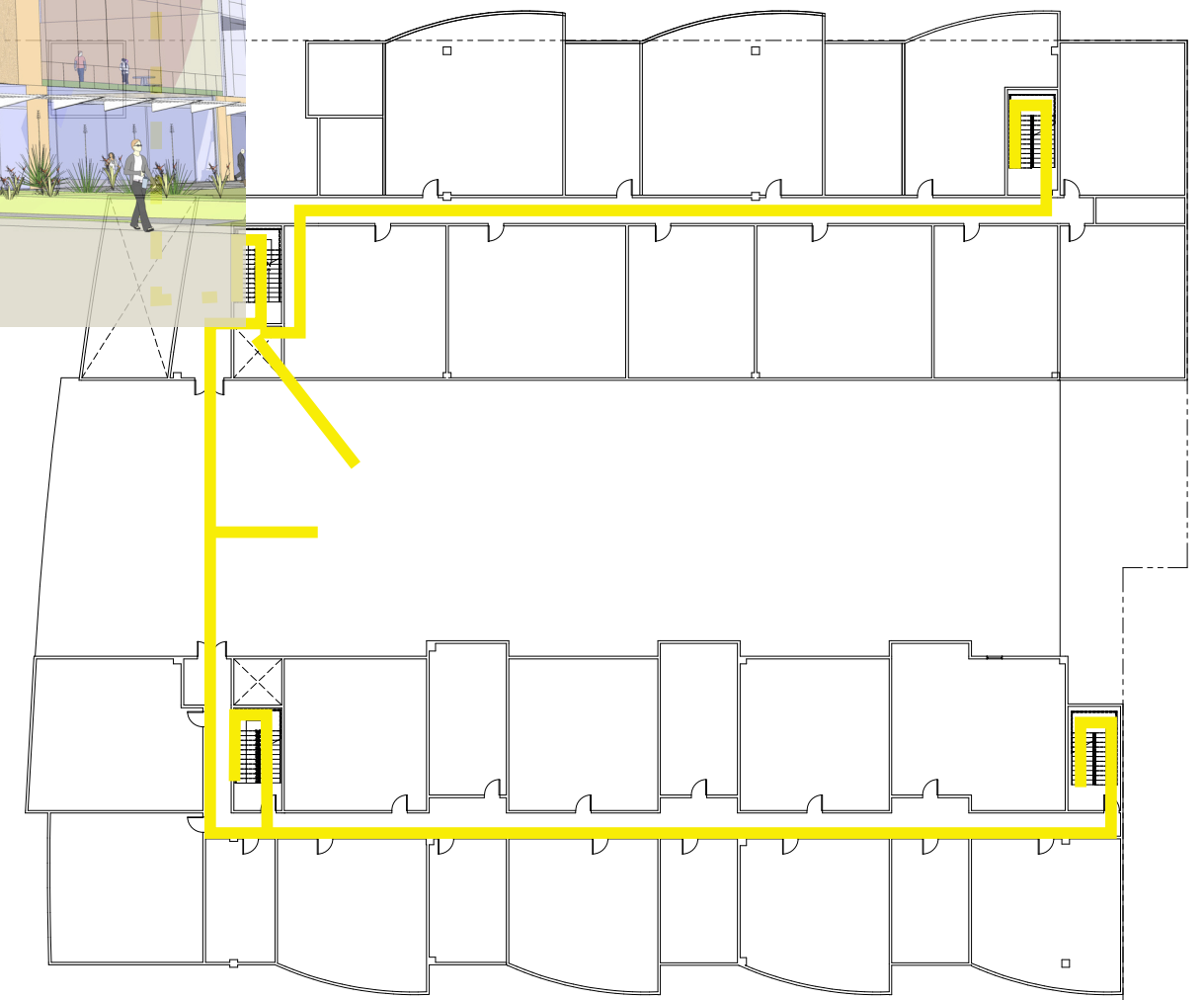
Entry View



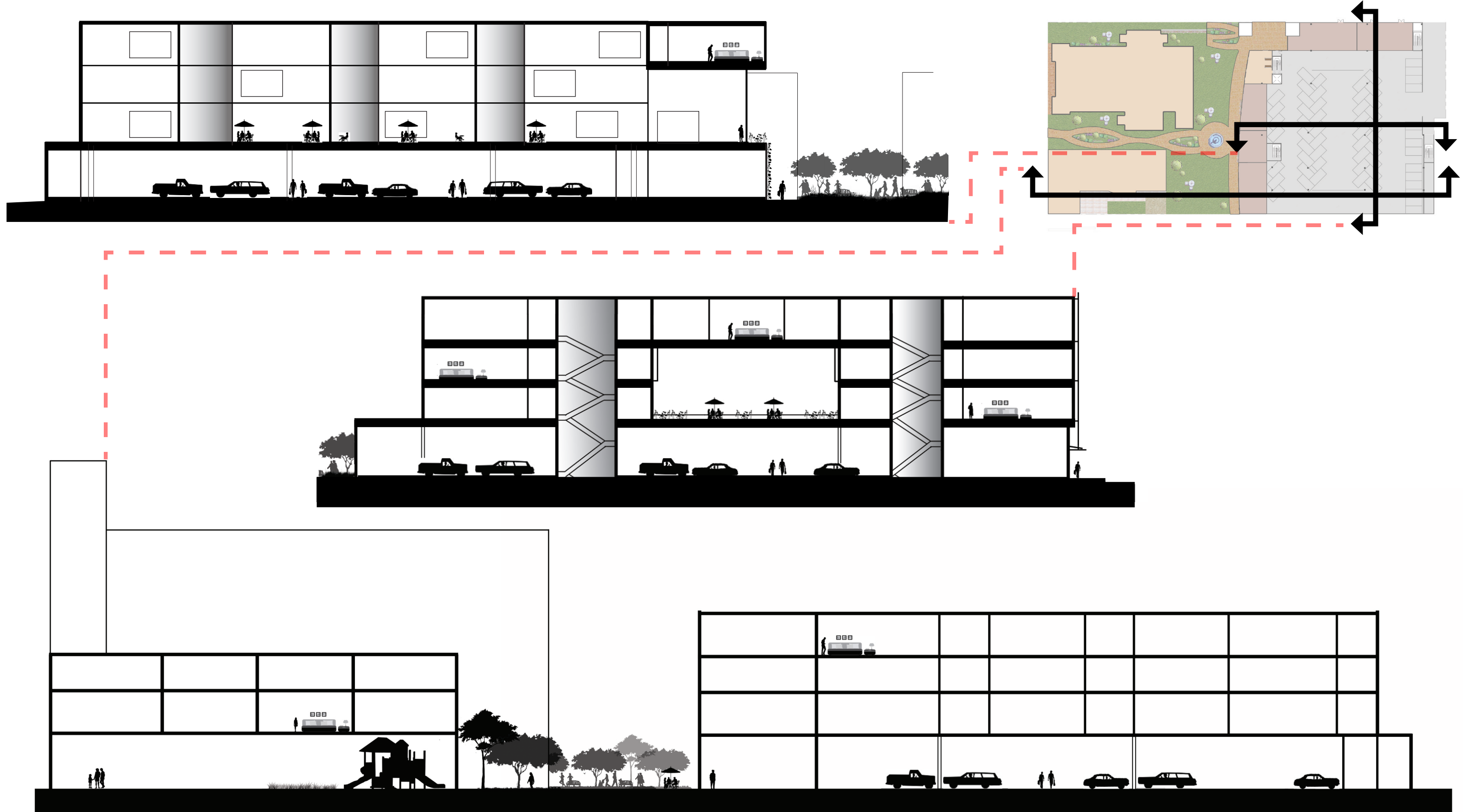
Retail Parking Circulation
(Ground Level Only)



Residential Parking Circulation
(Ground Level Only)

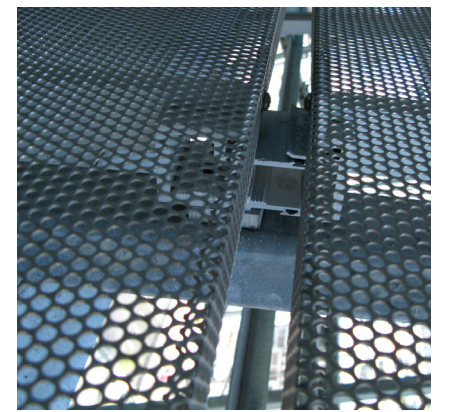


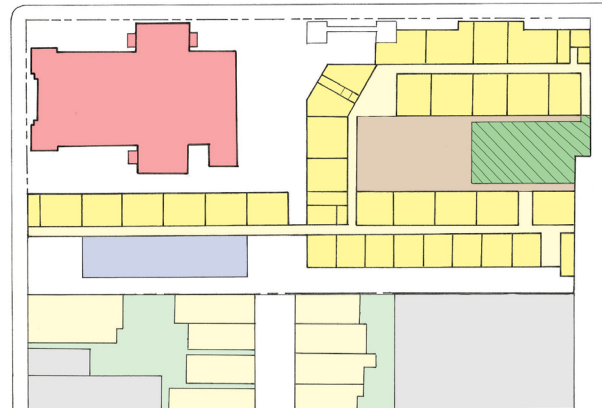
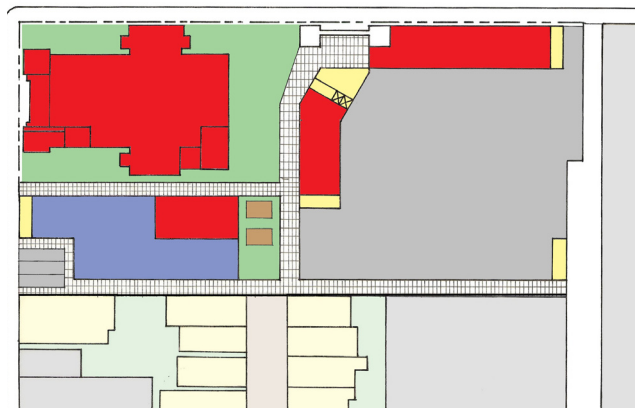
Residential Pedestrian Circulation



Design Process

Aesthetic References





Retail: 21,560 sf
Residential (the stairs and lobby): 1,465 sf
Childcare: 9,889 sf
Child Care Open Space: 1,953 sf

Residential:
First floor- 30,299 sf [2b-17, 1b-6, S-8] Total: 31 units
Second floor- 30299 sf [2b-17, 1b-6, S-8] Total: 31 units
Third floor- 24049 sf [2b-11, 1b-6, S-8] Total: 25 units
**Fourth floor- 24049 sf [2b-11, 1b-6, S-8] Total: 25 units
Open Space (courtyard- 1st fl only): 9,532 sf



East aerial

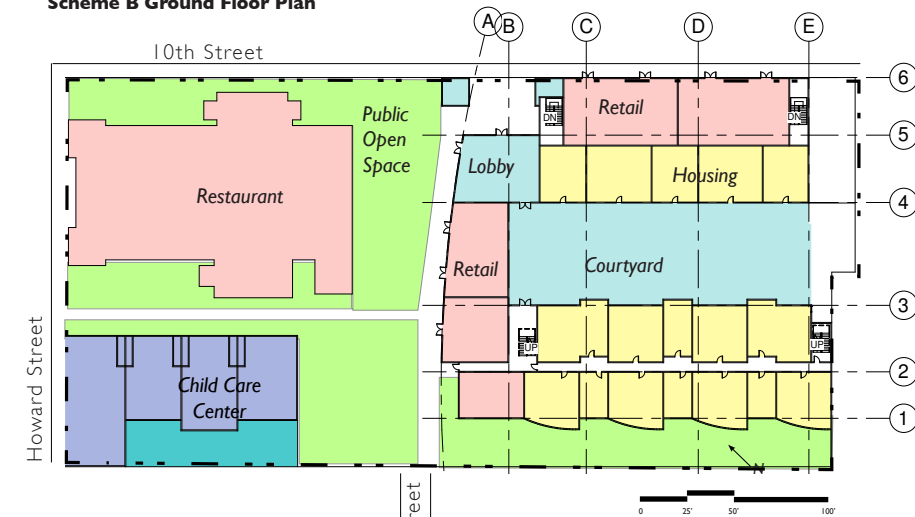


North aerial



West aerial

Scheme B Ground Floor Plan

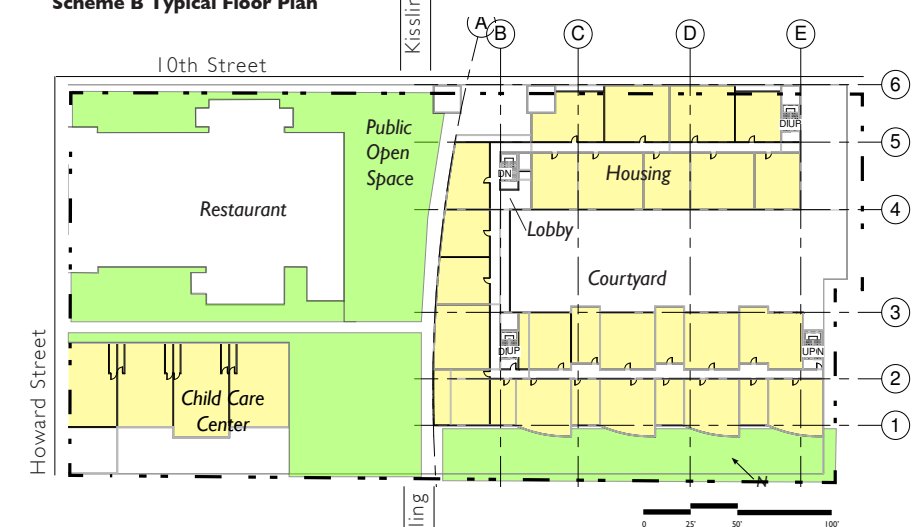


Site Total Area: **87,125 sf**
Maximum Allowable Footprint (75%):
65,344 sf
Maximum Allowable Open space (25%):
21,781 sf

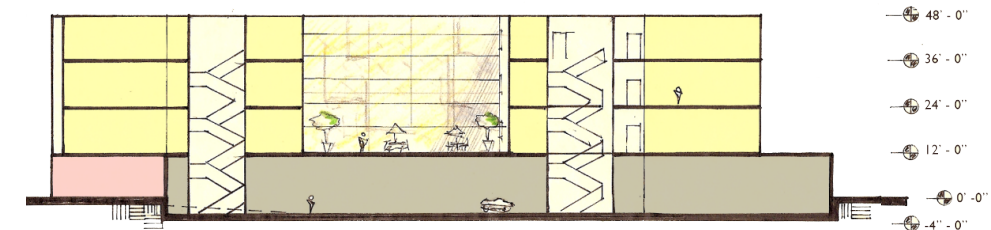
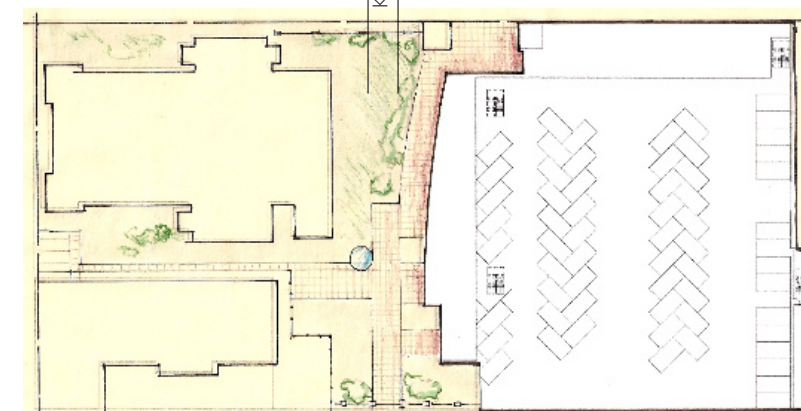
TOTAL Footprint: **65,828 sf** (75%)
TOTAL Open Space: **21,791 sf** (25%)

Total Retail: 29,319 sf (30%)
Total Housing: 93,282 sf (**110 units**)
Total Parking: 28,810 sf (**63 spots**)

Scheme B Typical Floor Plan



Residential:
First floor- **42,363 sf**
[2b- 4, 1b- 9, S- 4]
Second floor- **26,794 sf**
[2b- 11, 1b- 14, S- 6]
Third floor- **26,691 sf**
[2b- 11, 1b- 14, S- 6]
Open Space (courtyard): **22,664 sf** (25%)

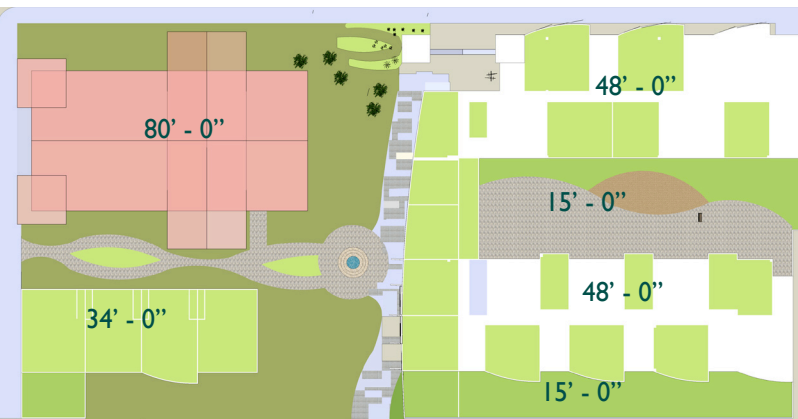


48' - 0"
36' - 0"
24' - 0"
12' - 0"
0' - 0"
4' - 0"



Appendix

Project Summary



Site Total Area: 87,125 sf

Max. Allowable Footprint (75%): 65,344 sf

TOTAL Footprint (68%): 59,232 sf

TOTAL Open Space (32%): 27,893 sf

Program (4:1)

Total Retail:	20,608 sf
Total Residential:	80,220 sf
Total Parking:	28,684 (59 spots)

Units

Residential:	
2 Bedrooms @ 1000sf	26
1 Bedrooms @ 700 sf	38
Studios @ 400 sf	23