

SoMa



tenth and howard

a masterplan and design study



for the western soma citizen's task force
san francisco, california

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Spring 2008

site panoramics



site views

northeastview



northwestview



southwestview



southeastview



traffic analysis

- freeway
- regional street
- neighborhood street
- bike lane
- muni lane
- alleyway

Howard Street

10th Street

Kissling Alley

11th Street

Folsom Street

site background

Our site this quarter was a plot of land at the corner of 10th and Howard Street in the Western SoMa area of San Francisco. The context of the area comes from a history of light industrial zoning that has recently been infiltrated by various housing developments. This mixed use blend has come to characterize much of the area South of Market Street and is something those in the area take pride in. The City Planning Department's attempt to belatedly apply zoning restrictions to the area spurred those interested to create a taskforce to oversee and participate in the process. In addition to this context, the site also contains three historic buildings; a church, a parish hall, and a rectory. The extent to which these could be altered added another dimension to planning the site. The location offered other opportunities as well. The quieter one-way Howard Street along one side of the site differs greatly from the other bordering street, the faster two-way 10th Street that connects to the freeway.

Given these site conditions we were asked to master-plan the site. The program included a daycare facility, housing complex, and adaptive reuse of at least the church.

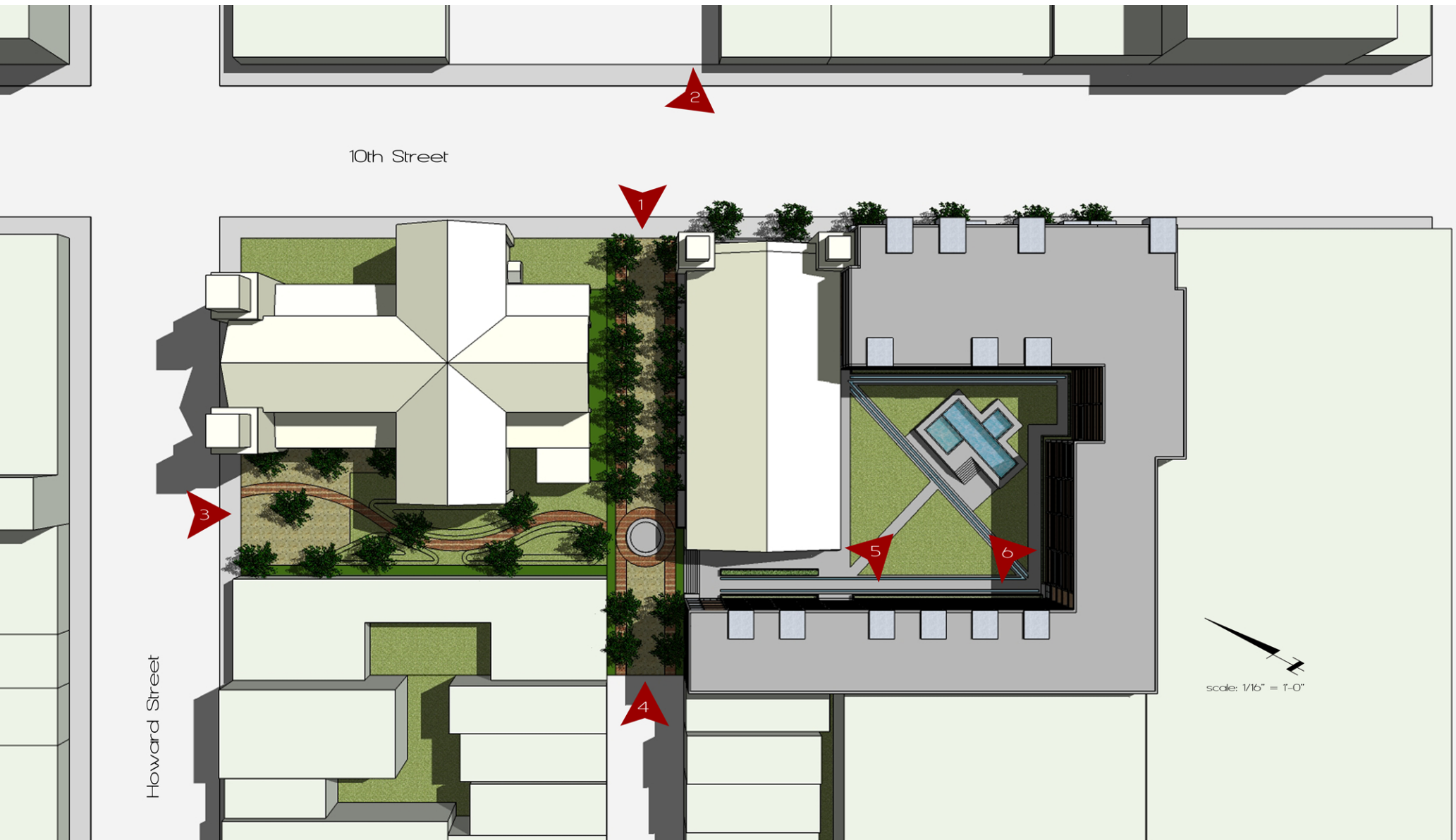
concept

In planning the site we decided on a list of priorities that would dictate the initial layout. Our focuses were:

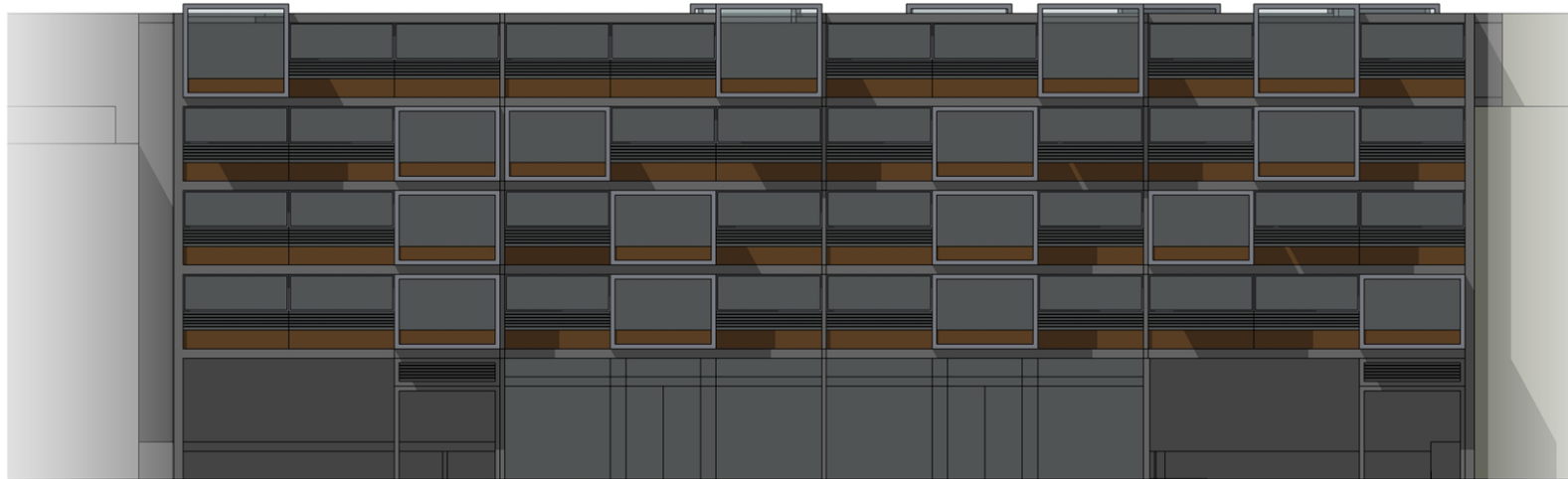
- Extending Kissling Alley
- Preserving the Parish Hall
- Creating public open space on Howard Street
- Optimizing solar gain, particularly for the daycare playground

With these in mind, our site then was broken down into zones appropriate for our different uses. The Rectory was removed and the daycare was moved next to the church along Howard Street, a quieter and more private street for child drop-off and pick-up, while the playground was nestled securely on the interior of the building but situated next to the backyards of the row houses next to it so that sun could penetrate into the space. Some kind of transparent separator would of course be used to block noise from the playground from the residences adjacent. Kissling Alley and the space between the church and daycare became public open space and a means of traveling through the site. This places open space all around the church, cushioning it and expressing its dominance on the site. The area around the Parish Hall and the Hall itself was dedicated to the new housing apartments.

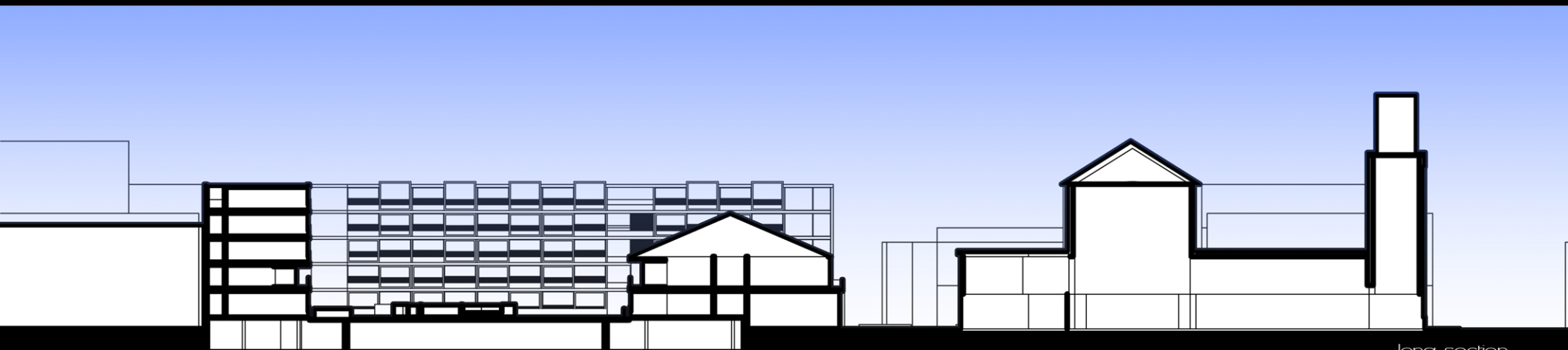
Several layouts were tested for the residential layout and in keeping with our priorities our scheme consisted of a C shape that connects to the Parish Hall and allows solar gain into a private internal courtyard. The front doors of the Parish Hall act as our main entry with the lobby and manager's office just inside. A double loaded corridor is located on 10th Street and in the Parish hall, mainly with 2-bedroom units, and the other two bars are single-loaded with 1-bedroom and studio units. The studio units on the North side of the Parish Hall are artist studios and include a lower level work space that fronts Kissling Alley across from the church, creating a retail hub between them. The entire development as well as the Parish hall sits a half-level up on top of a half-subterranean level of parking. The front portion of spaces are allotted for retail parking while the back would strictly be for the residents. In front of the parking on 10th street are two retail spaces that speak to the pedestrian level. Our housing complex reflects the context of the area in it's materials, using corten metal, aluminum, and glass on the facades, as well as it's more rectilinear shape and concept of randomization of San Francisco's typical bay windows. The Parish ties the newer development to older historic church by reflecting the ideas of the old while facilitating the concepts and functions of the new.



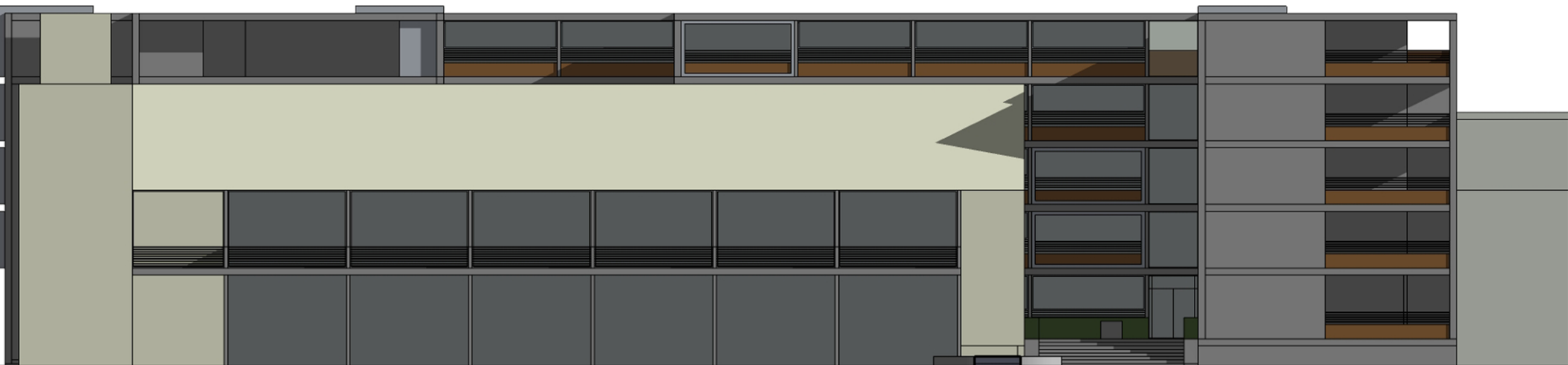




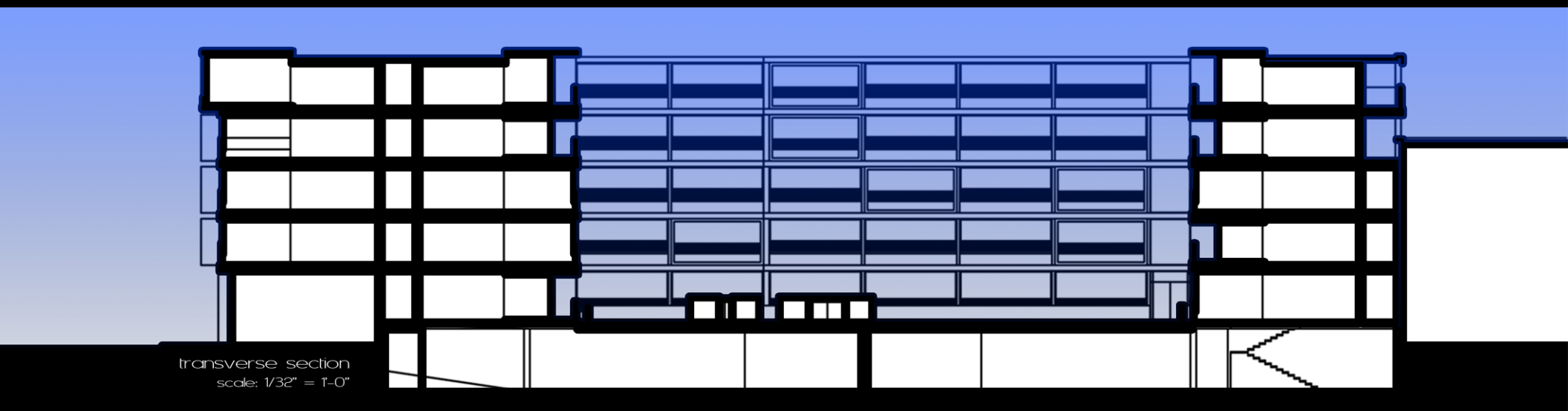
10th street elevation



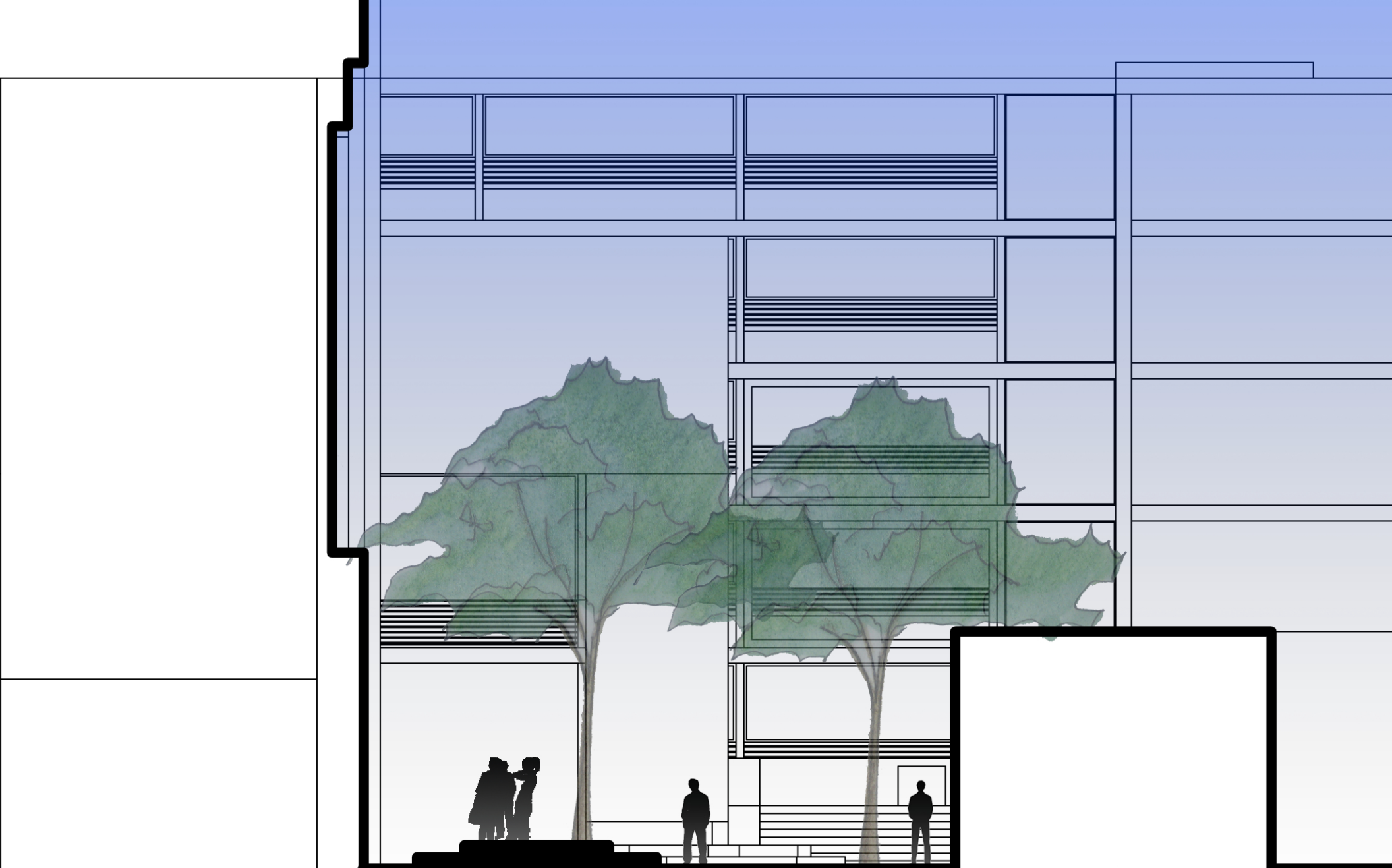
long section
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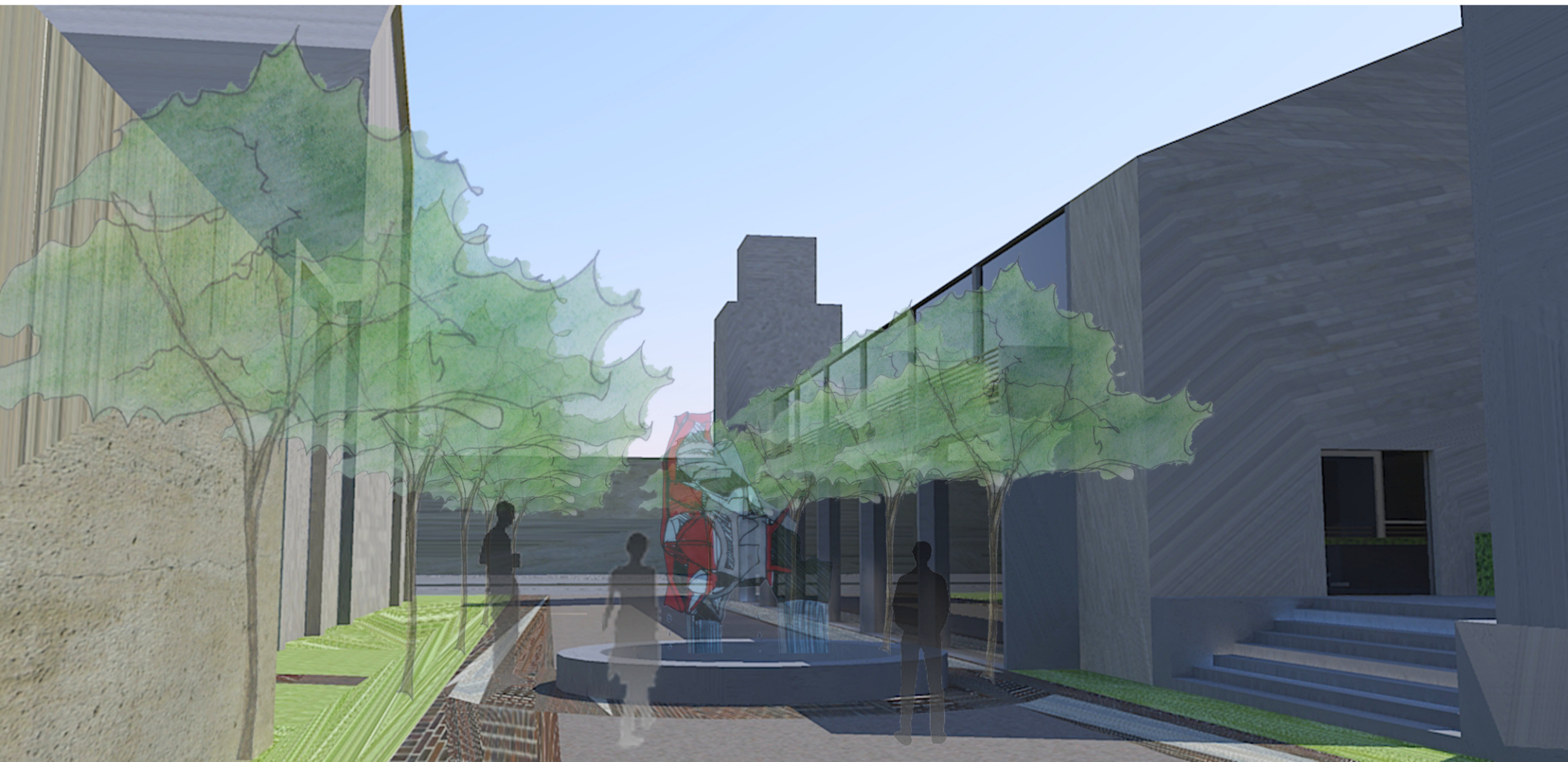
parish hall elevation



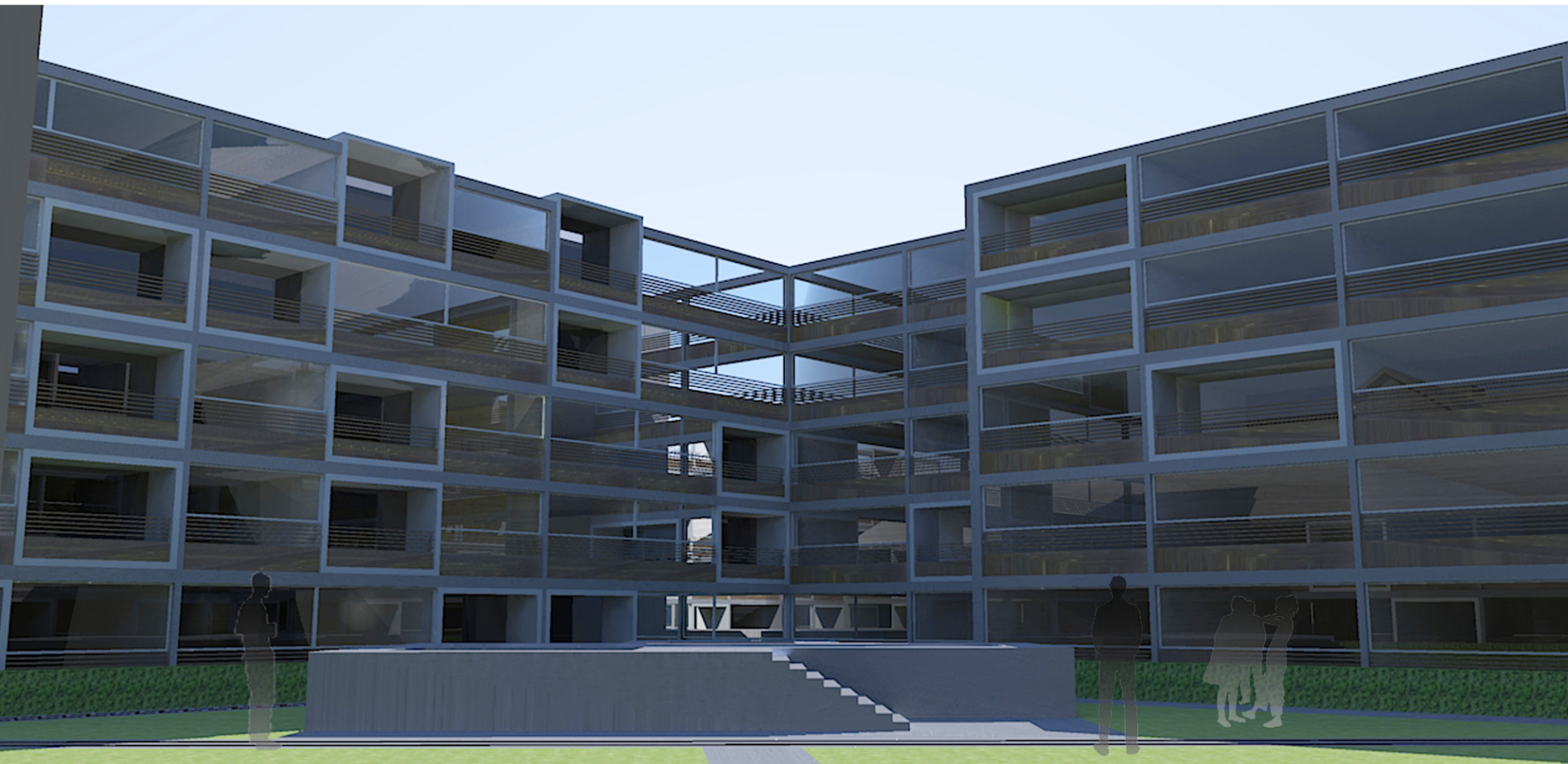
transverse section
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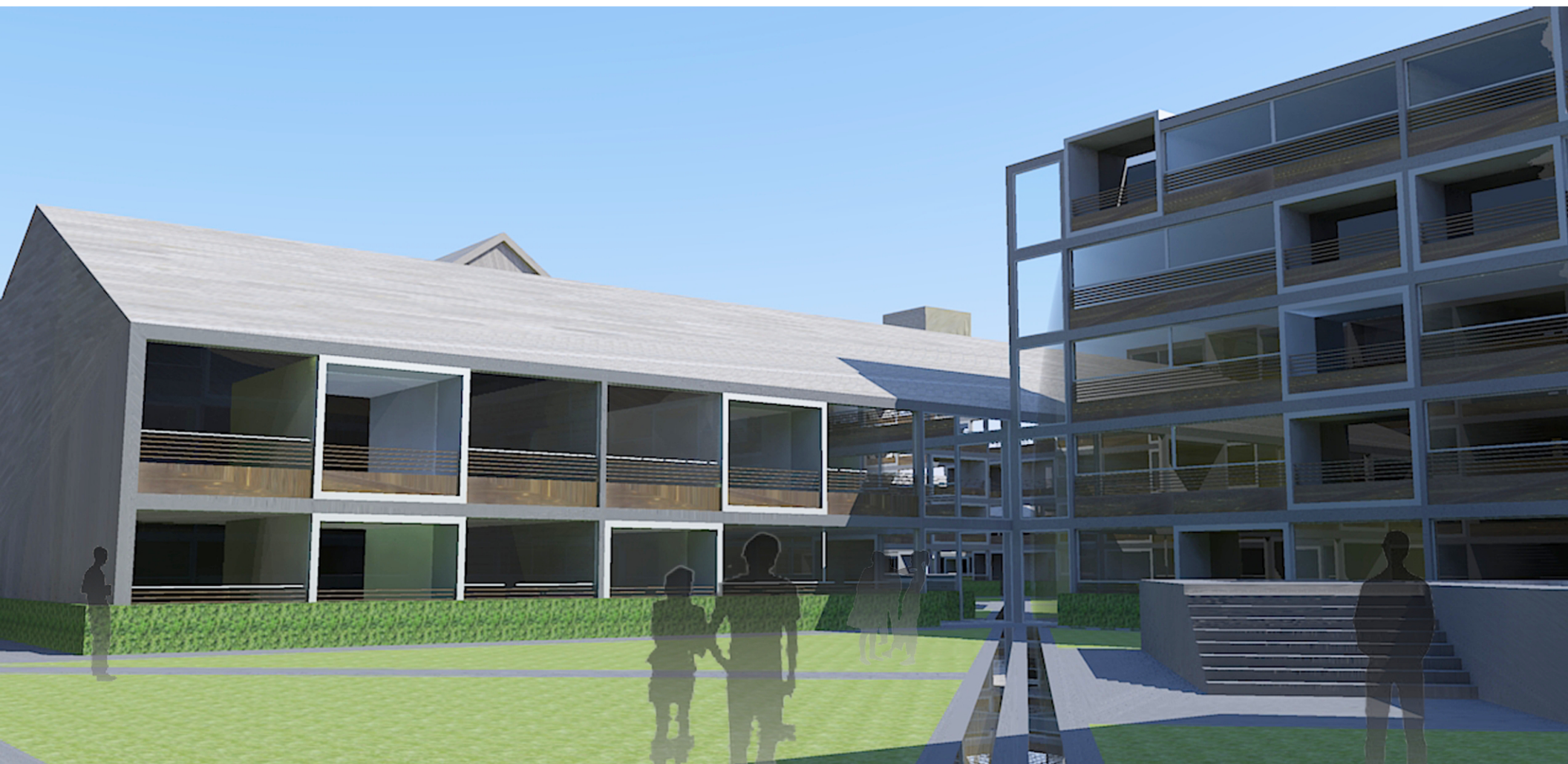






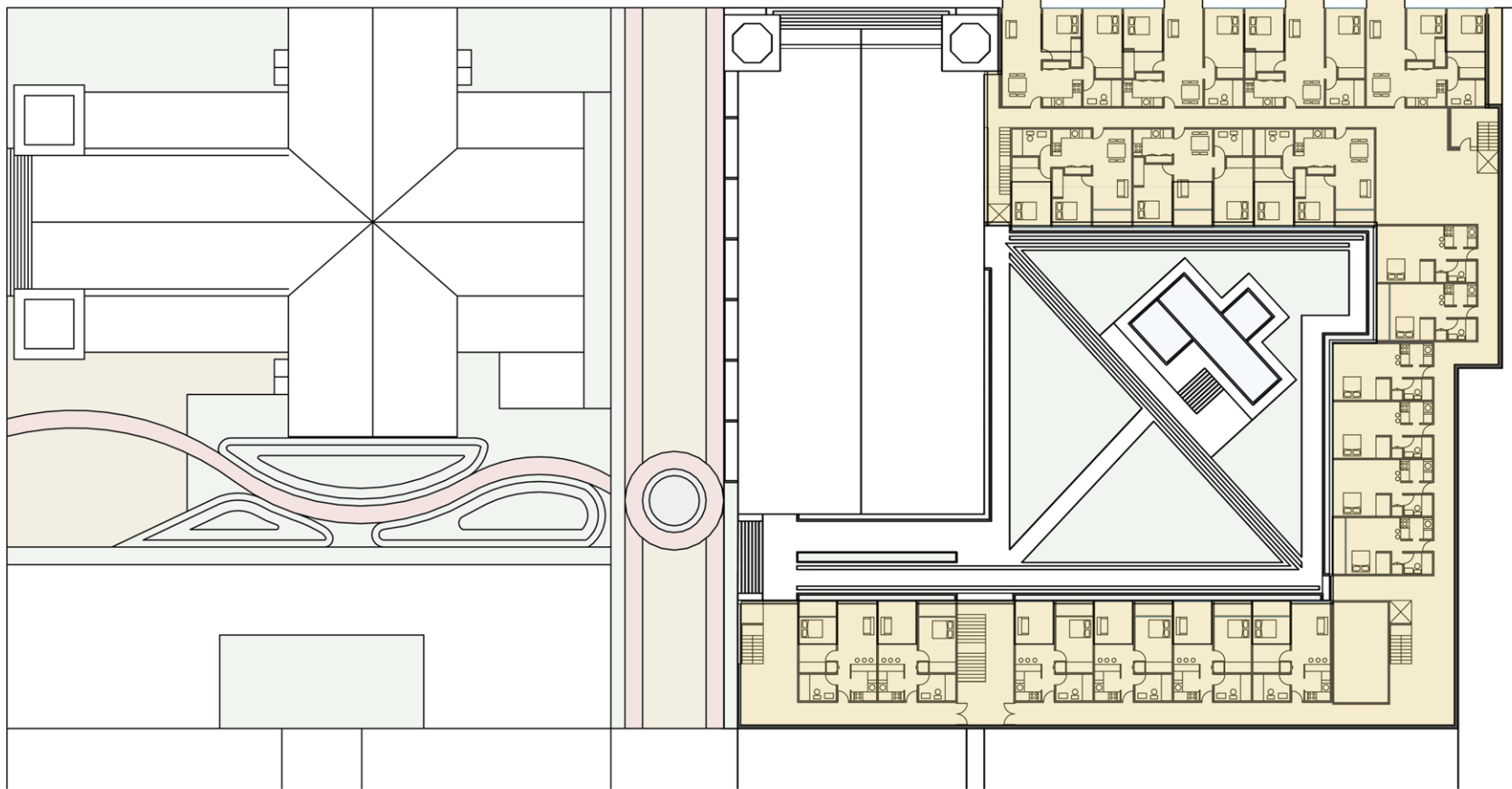






10th Street

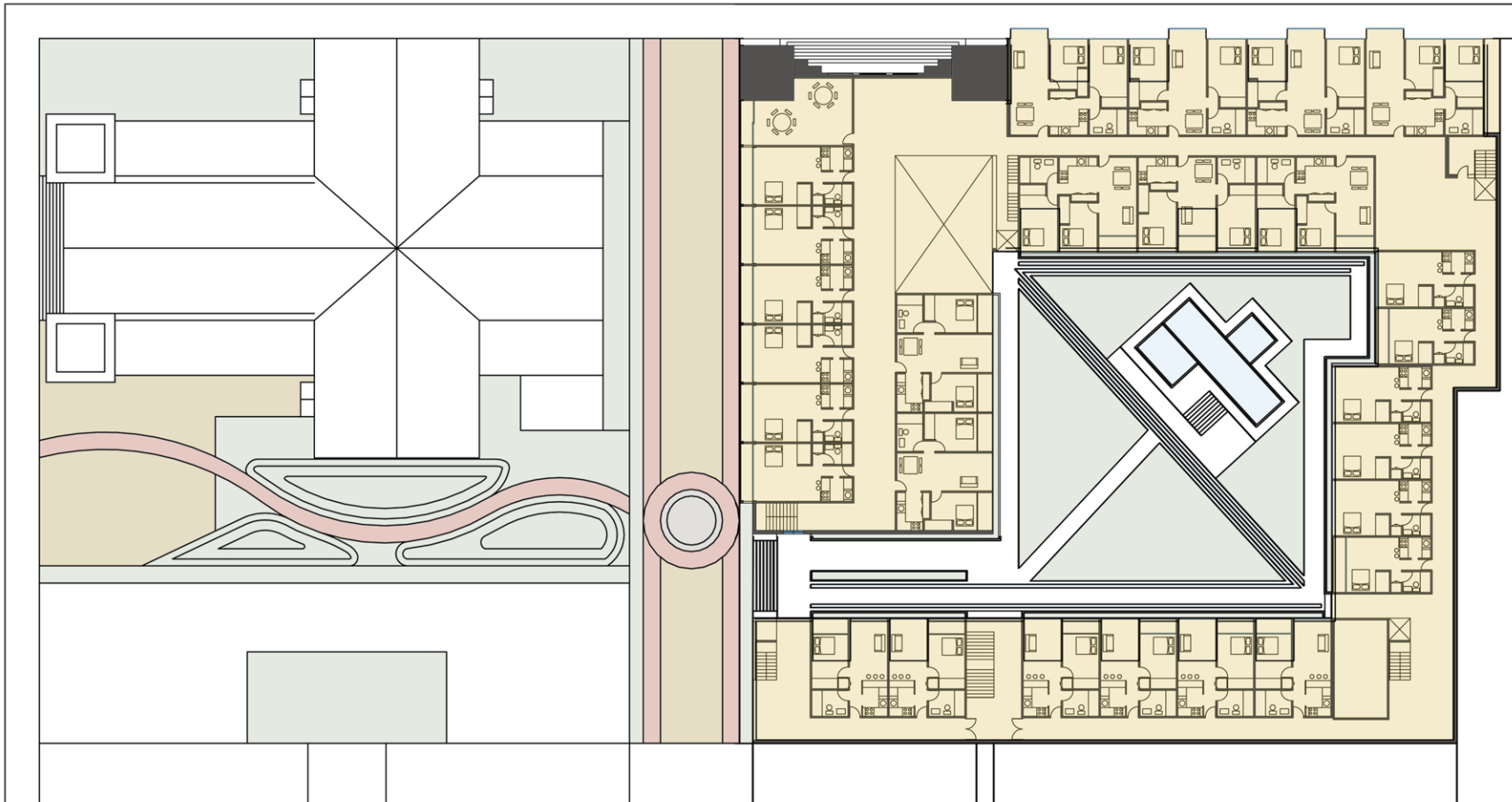
Howard Street



scale: 1/32" = 1'-0"

10th Street

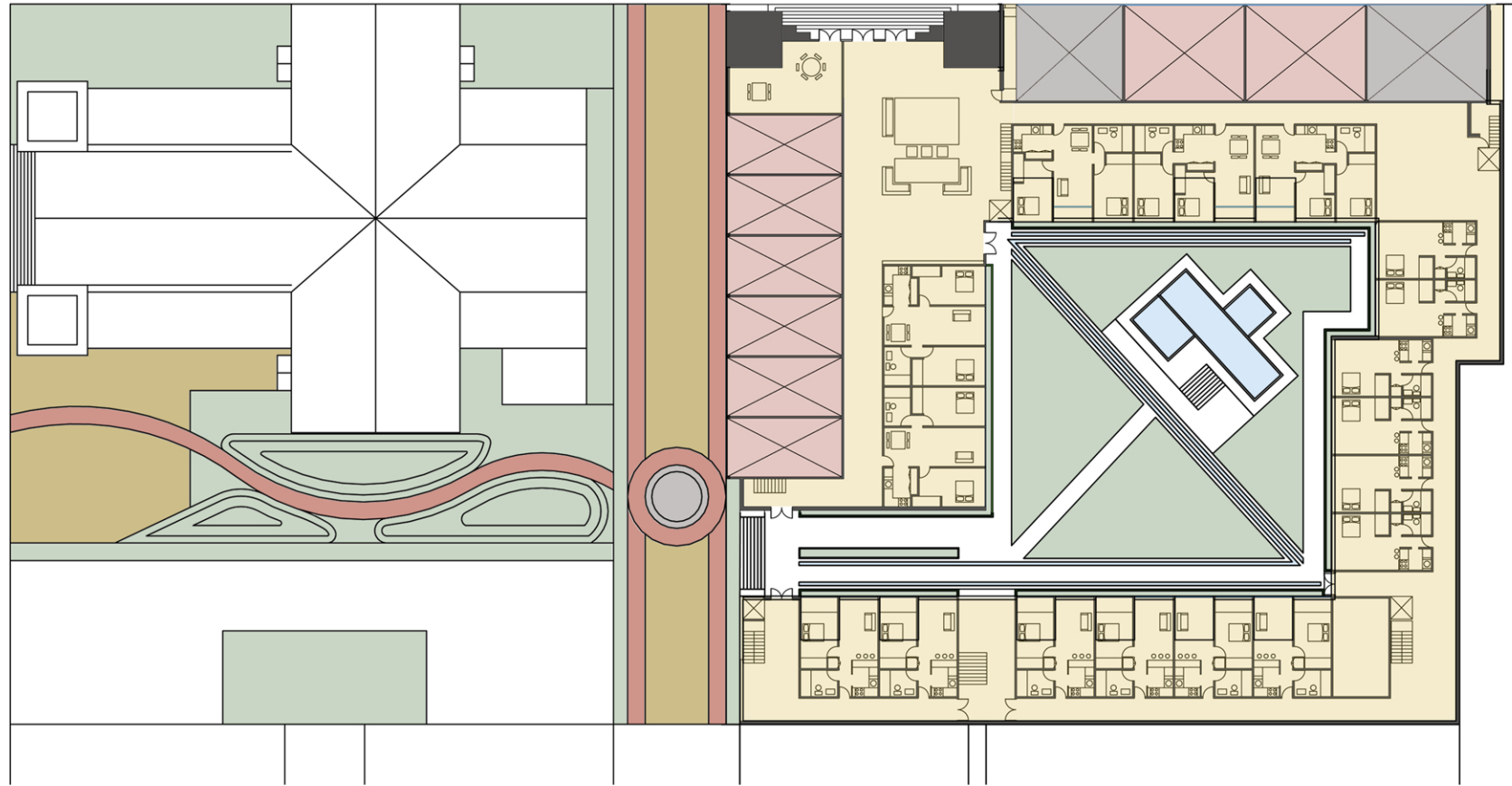
Howard Street



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10th Street

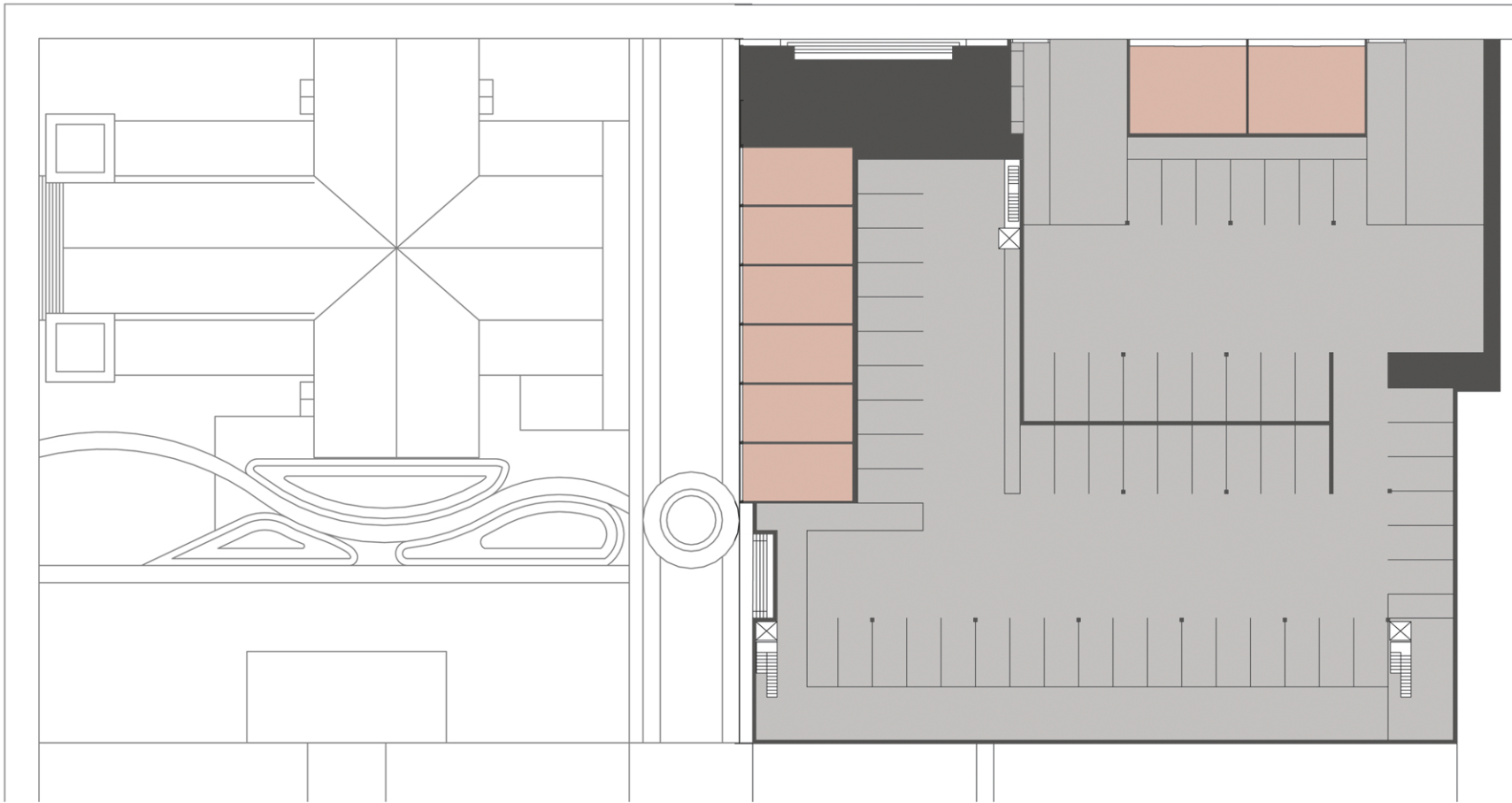
Howard Street



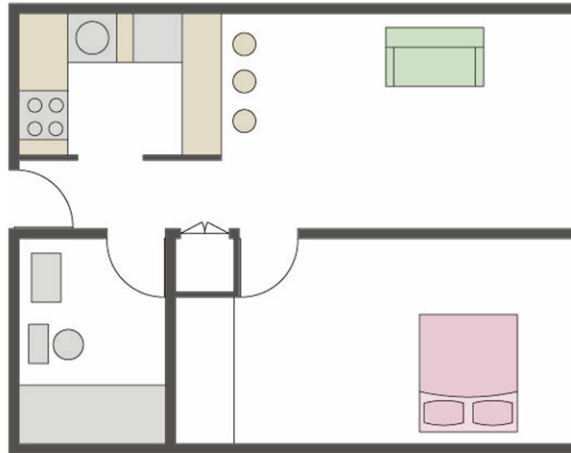
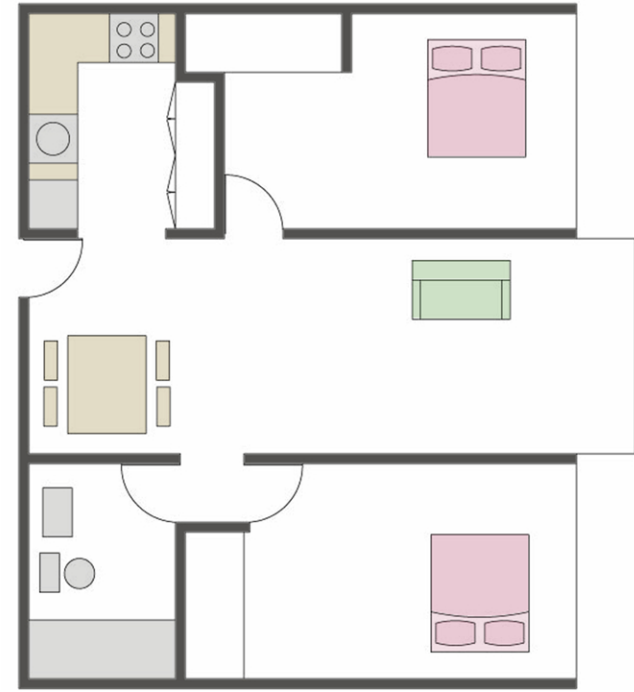
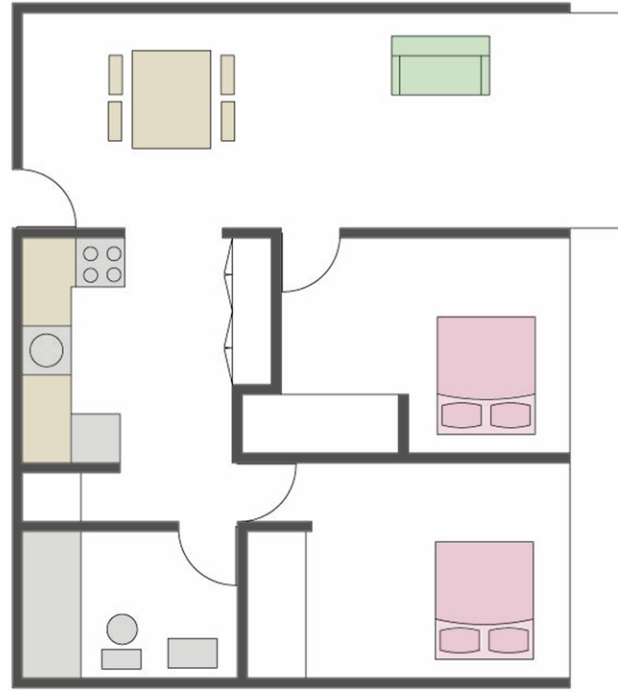
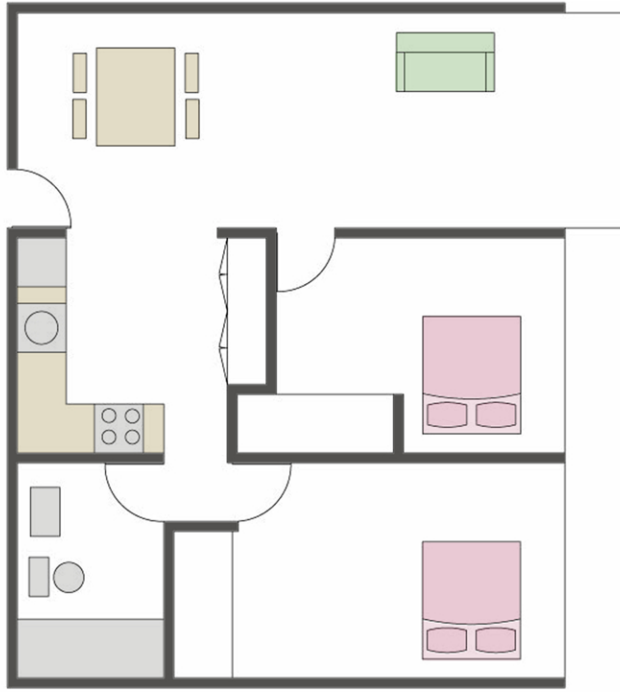
scale: 1/32" = 1'-0"

10th Street

Howard Street



scale: 1/32" = 1'-0"



CONCEPTS

- Preservation of existing historic structures
- Quality of architectural design
- High building heights
- Range of building uses and building heights
- Integration of residential and public spaces
- Use of existing structures

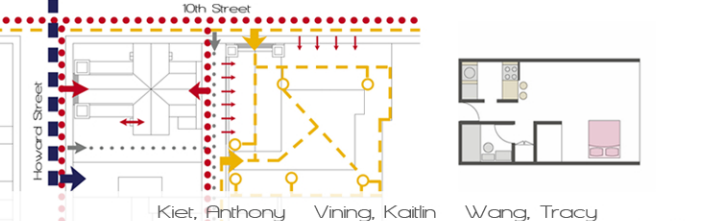
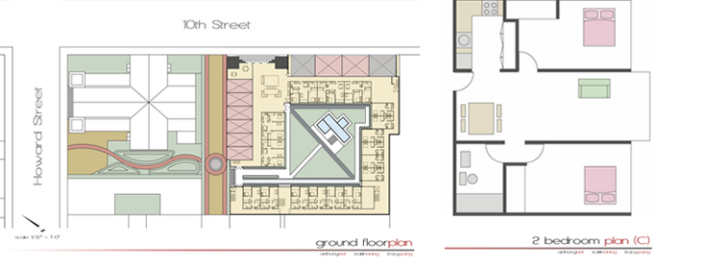
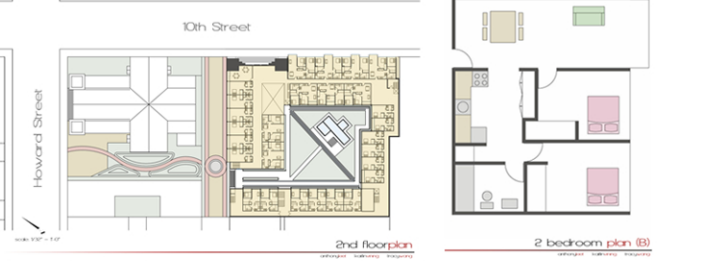
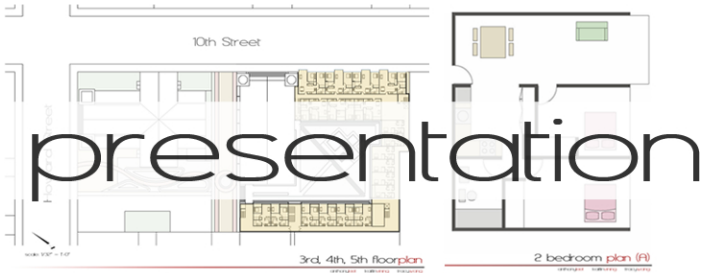
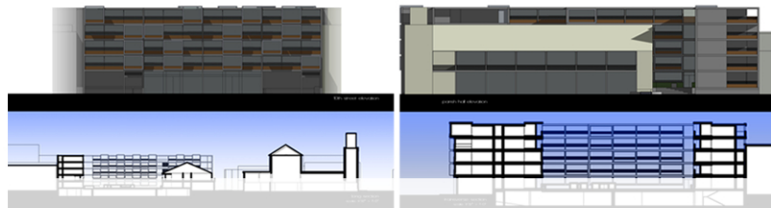
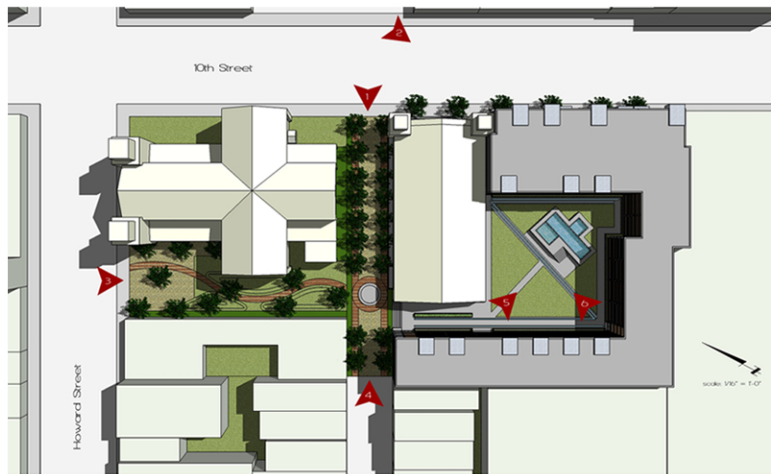
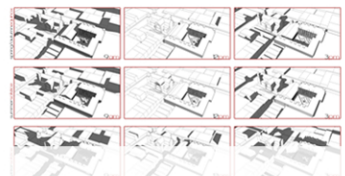
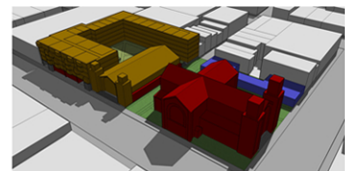
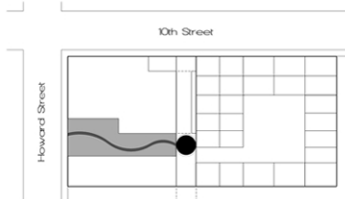
PROCESSES

- Preserving the parish hall
- Public open space on Howard

CONCEPT STATEMENT

We intend to preserve the historic integrity of the site while introducing a mixed-use development that benefits the surrounding community.

Optimized site for program
Optimized site for pedestrian access



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