



St. Joseph's Church: Site Revival

10th & Howard Streets: A Masterplan & 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

Urban Design Interns: Kristina Nisbet and Lucia Castello | Cal Poly Project Director: Professor Sandy Miller AIA

Introduction

Our urban design project involved the master planning of a 2-acre site on 10th Street and Howard Street in western SOMA. The site has three historic buildings: St. Joseph's Church on the corner, which has been deconsecrated and abandoned, a parish hall in back of the church and a rectory adjacent to the church, as well as a day care center.

We welcomed many different perspectives and characters into the design process including members of the Western SOMA Community Task Force, local architects, San Francisco city planners, and the developer. This wide range of opinions and motivations required us to listen attentively to their requests and visions for this site in order to produce a good project that could be approved by all.

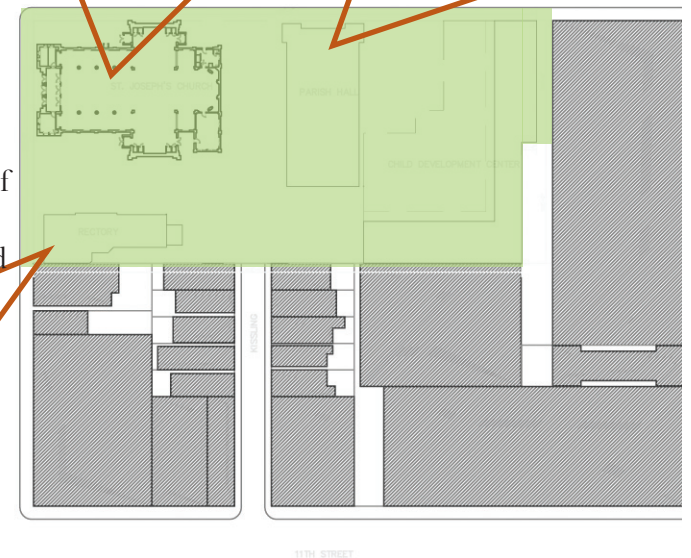
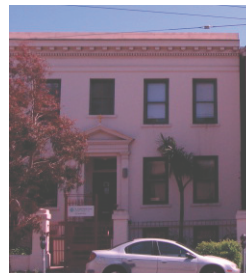
The requested program was: 25% lot coverage as open space, and the remaining 75% should have 156 residential units (40% two-bedrooms), a 4:1 commercial to residential ratio (approximately 20,000 square feet), and 8,000 square feet for child care. Thirty parking spaces for commercial and less than 1:1 ratio for residential parking.

The residents of Western SOMA emphasized the need for artist spaces and a diversity of housing types to meet the needs of the diverse population in SOMA, including families, couples, and singles, and for live-work typology to help support young entrepreneurs and artists in the area. There was also a strong desire for a landmark green space as there is currently no open space in the area.

St. Joseph's Church



Parish Hall



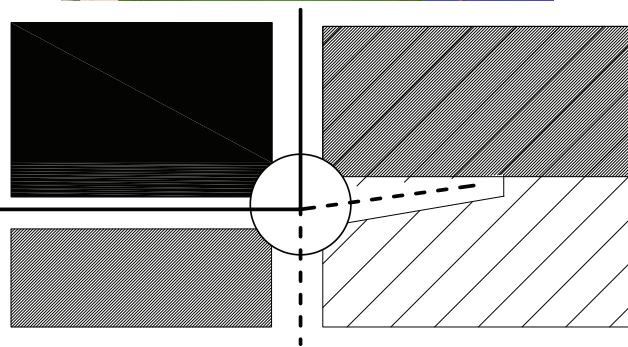
Project Summary

We decided to reflect the gradient of the western SOMA area within our site, creating a 2-acre microcosm of SOMA at large, with intimate alleyways, mixed uses and varying heights, while also improving the area by creating a large landmark open space.

CLEAR CIRCULATION:

We opened up Kissling street, which currently bisects and dead ends halfway through the block, to extend all the way from 11th Street to 10th Street. This main circulation activates our central commercial corridor with pedestrians and also allows easier access to the public transportation stop on 11th Street for residents. Howard Street also has an entrance accessible by pedestrians and bicyclists, and welcomes people in with a large green open space and an angled focal point of the housing beyond. The intersection of the circulation from Howard and the corridor running from Kissling to 10th Street intersects and creates central node which is surrounded by windows and entrances to most of the retail spaces. Mid-sized, small retail, and an art gallery warehouse space is planned for the interior of the site, creating an active commercial corridor, with the

existing church serving as an anchor for a large-sized retailer helping draw people to the site.



NEIGHBORHOOD CLUSTERS

We brought the intimacy of the alleyways that residents expressed as a highly valued and defining characteristic of SOMA into the planning of the residential units to create clusters and neighborhoods.

The cluster of ground floor housing is comprised of 8 2-bedrooms, with access to a private green space that they can share among themselves. This space will be desired by families with small children and pets since it is on the ground floor and anyone who enjoys gardening and growing their own food. The semi-open art/ warehouse space on the ground floor has attached housing directly above, creating a community of artists. The second and third floors mostly has 1-bedrooms, with either direct access to the residential common green space, or with balconies overlooking, to create intimate places where people feel comfortable congregating. The fourth and fifth floors are more private with views overlooking the city to cater to young professionals looking for a low-maintenance private residence.

This gradient of private and public spaces allows freedom for people to choose a living situation that matches their lifestyle.

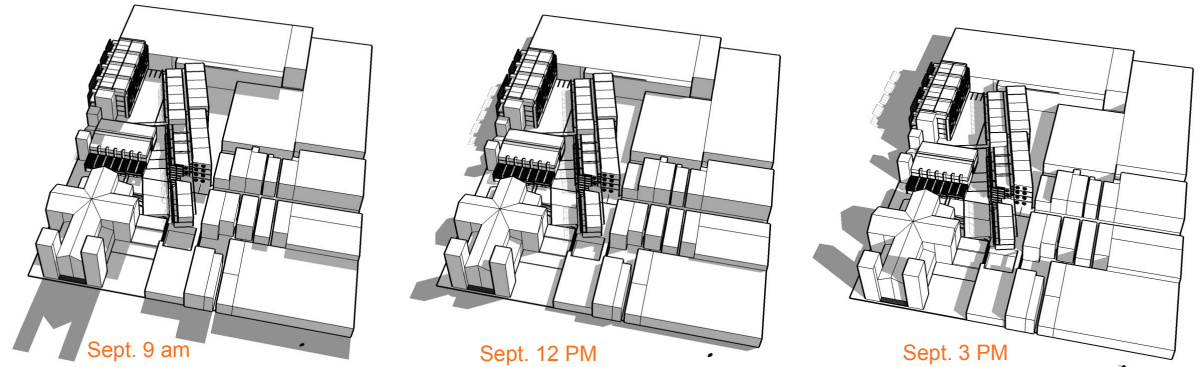
Project Summary

OPTIMAL SOLAR ACCESS

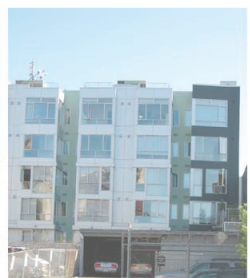
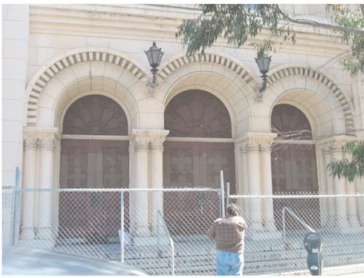
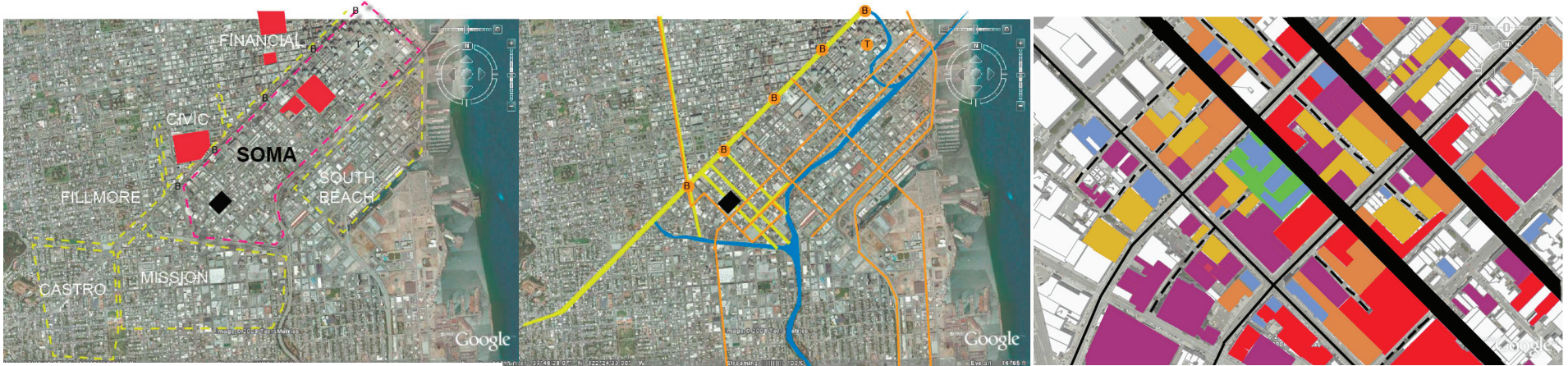
We staggered the heights of the building to fit as much housing as possible while being careful to optimize the solar access into the open spaces. By angling the buildings to the south of the central alleyway, which connects the on grade commercial parking to the commercial node, we created a central space that is sunny and inviting.

GRADIENT OF OPEN SPACE

The largest open space right off Howard Avenue is fully accessible to the public, with alcoves and berms to sit and relax. Within the housing complex there are two smaller common open spaces: one on the ground floor, appropriate for vegetable gardens and a play area, and one on the second floor above the parking, elevated to receive more sun. It is central to both buildings, situated close to the vertical circulation with people passing by it on a daily basis and with a main art sculpture that also serves as a place to sit and congregate. Third and fourth floor residences have balconies overlooking allowing them access but more privacy.



Context



GRADIENT OF STREETS: large SOMA blocks with city-serving streets, regional neighborhood streets and alleyways

DIVERSITY: of architecture and building types, of people, of building uses, of building heights

LACK OF GREEN SPACE: strong live/work neighborhood but no place to sit and eat lunch or take a break from the city

Site Analysis



Constraints

Noise on 10th Street

Light industrial/ long blocks, might making it difficult to stimulate retail and bring people in.

Larger amount of ground floor space used for day care and solid massing of church buildings.

Opportunities

Alley ways; pedestrian scale

Central open space possible, low heights in SOMA; solar access

Highly visible, culturally important corner

Mixed use already exists in area

10th Street



Howard Street



Kissling Street



BOLD STRONG EDGE
CITY SERVING
LOUD CARS

BICYCLES
PEDESTRIANS
VARIED RHYTHM OPEN

PEDESTRIAN
INTIMATE NEIGHBORHOOD
QUIET

Site Analysis

GREEN SPACE LANDMARK for the western SoMa area

Reflect local fabric:

- continuation of Kissling Alley and other alleyways throughout the site and housing complex
- mixed articulation of buildings: varying heights, rhythms and styles
- industrial incorporated and compatible with the residential

Entry into the site:

Howard Avenue:

- caters to pedestrian and non-vehicular traffic
- large open green space located on this side

10th Avenue:

- caters to vehicular traffic and parking
- childcare drop off and parking plus access to commercial and housing parking
- permeable entrance to pedestrians; not a main entrance, but accessible. Materials will help block noise... either greenscaping, translucent,

Kissling Alley:

- continue rhythm/widths/heights of Victorian houses and gradually increase heights/massing further into the site
- continue this pathway into the site, with visible focal point at the end

Church reuse:

- exciting!!!! Draws people to the site
- part of the focal point at end of alley
- south corner of church: connects to central node of site and green space, possibly use some translucent materials or extends outward
- local artisan manufacturing/vendors that works in conjunction with a food court/café

Inspirations



“Refined Industrial”

To respect the current industrial grid and bold proportions of SOMA while adding a contrasting angle

Scheme One

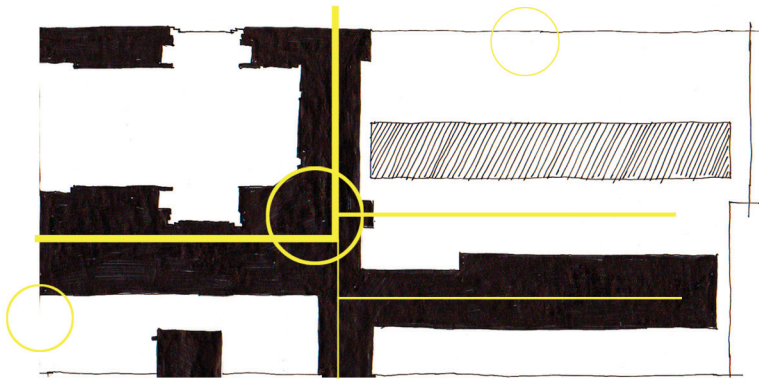
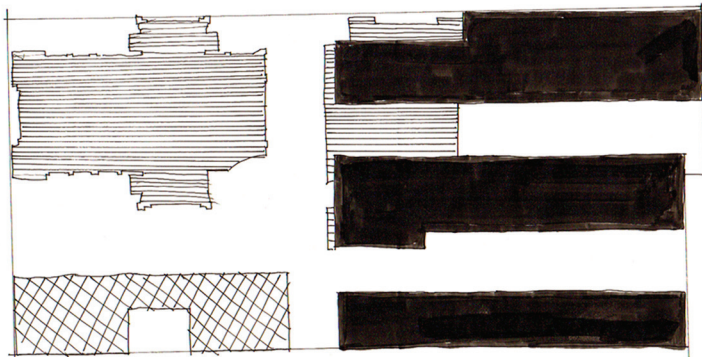


Figure Ground Diagram & Circulation



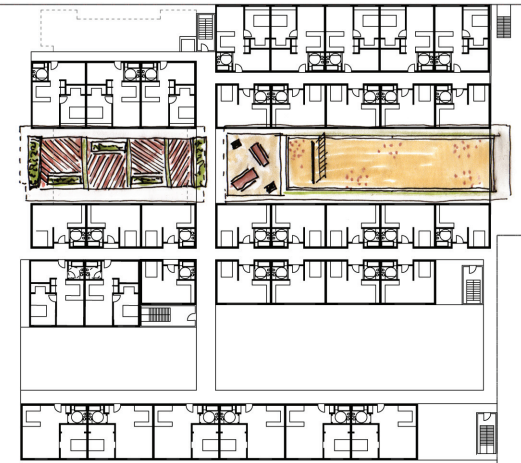
■ housing
 □ open space
 ▨ day care
 ▨ commercial

Building Use Diagram

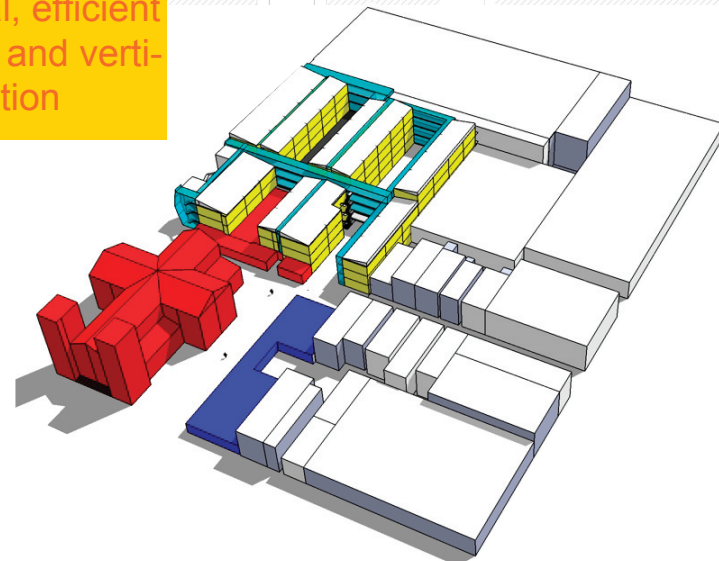
Scheme 1:
107 units: 4 floors-
50' height

109 parking spaces:
27 commercial, 82
residential

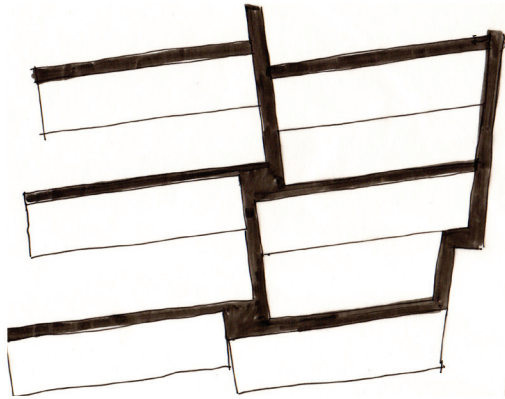
Maximizes hous-
ing: double-loaded,
orthogonal, efficient
horizontal and verti-
cal circulation



SCHEME 1: Above Grade Site Plan



Scheme Two

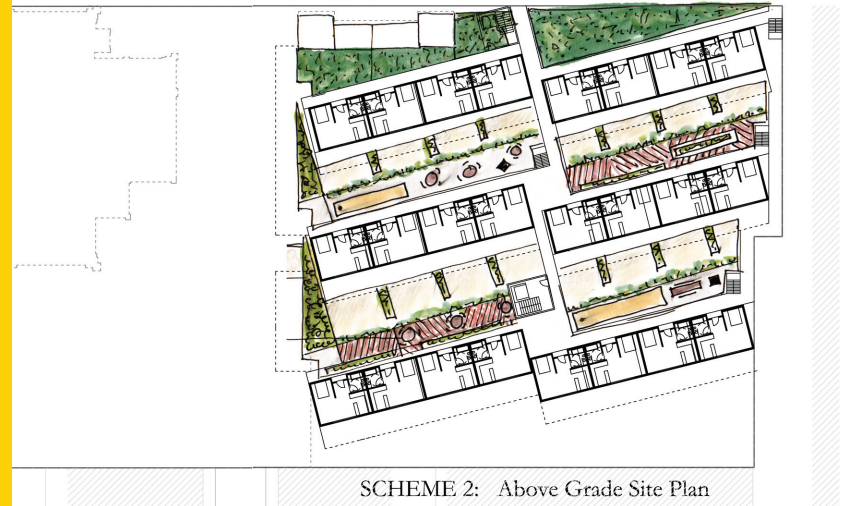


Housing Diagram

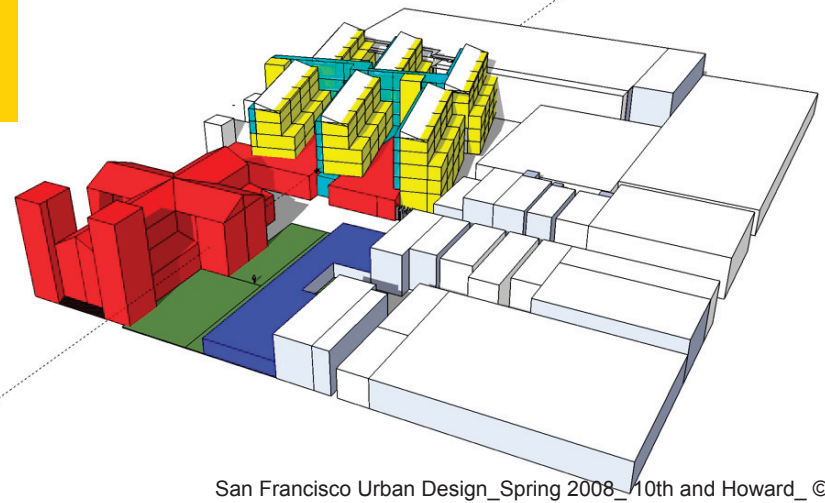
staggered rows of single loaded corridors
maximize south facing windows
north facing corridors and clerestories
commercial node

Scheme 2:
80 units: 4 floors- 50'
height
107
Parking spaces: 27 commercial, 80 residential

Angled to maximize south facing sun for passive heating and natural light; single loaded corridors for more effective natural ventilation in all the units steps back from 10th Street to feature a green roof above the first floor, visible to pedestrians,



SCHEME 2: Above Grade Site Plan



SCHEME 2: PARTIS & DIAGRAMS

Final Scheme

COMMON FEATURES:

All floor plans 25' wide, stacked: between 20'-30' deep; bathrooms and kitchens stacked.
Child care accessible from Howard Avenue, a safer place for dropping off children and easier to provide a sunny green space without afternoon shadows from surrounding buildings.

- a landmark green space
- maximize solar in the commercial corridor, especially at noon
- provide desirable housing units, with access to natural ventilation and lighting

Housing: 124 units
of 2 bedrooms: 37
of 1 bedrooms: 39
of studios: 44

Commercial: 21,000sq. ft. 25%

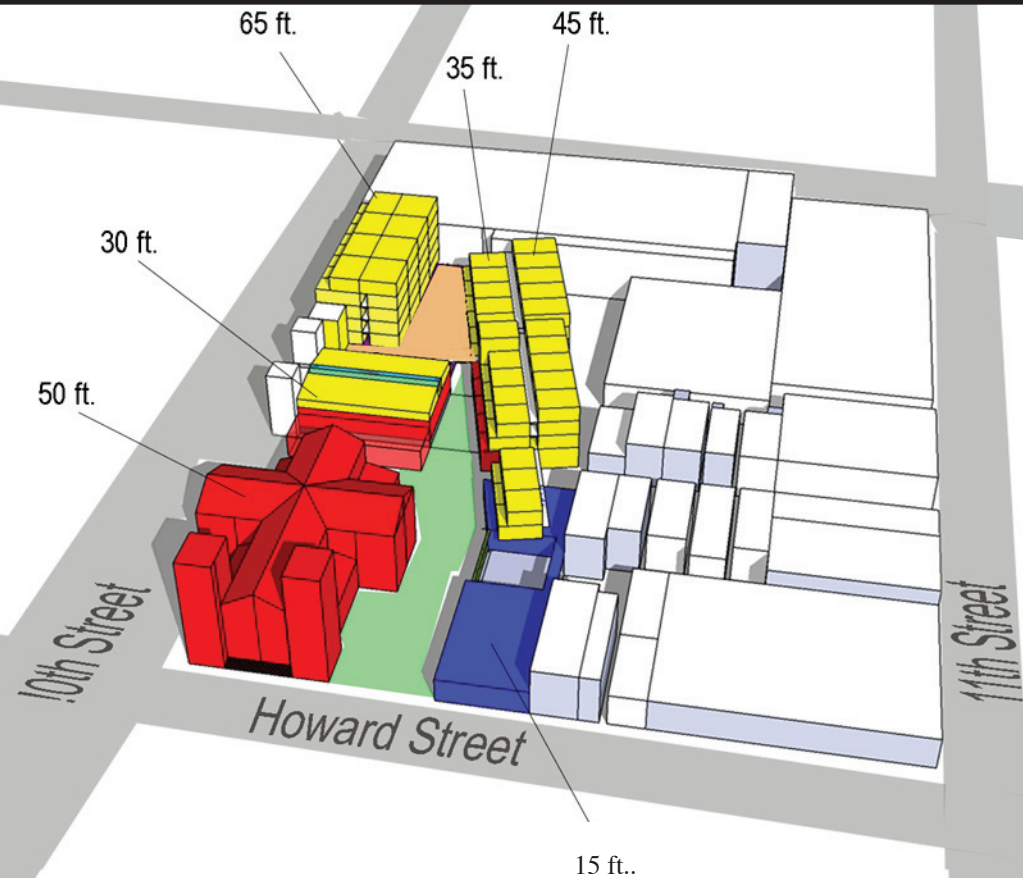
Parking:

Commercial: 23 spots
Housing: 75 spots

Open Space: 33%

Public: 16,000sq. ft.
Private: 12,500sq. ft.

Childcare: 8,000sq. ft.



- retail
- housing
- childcare center

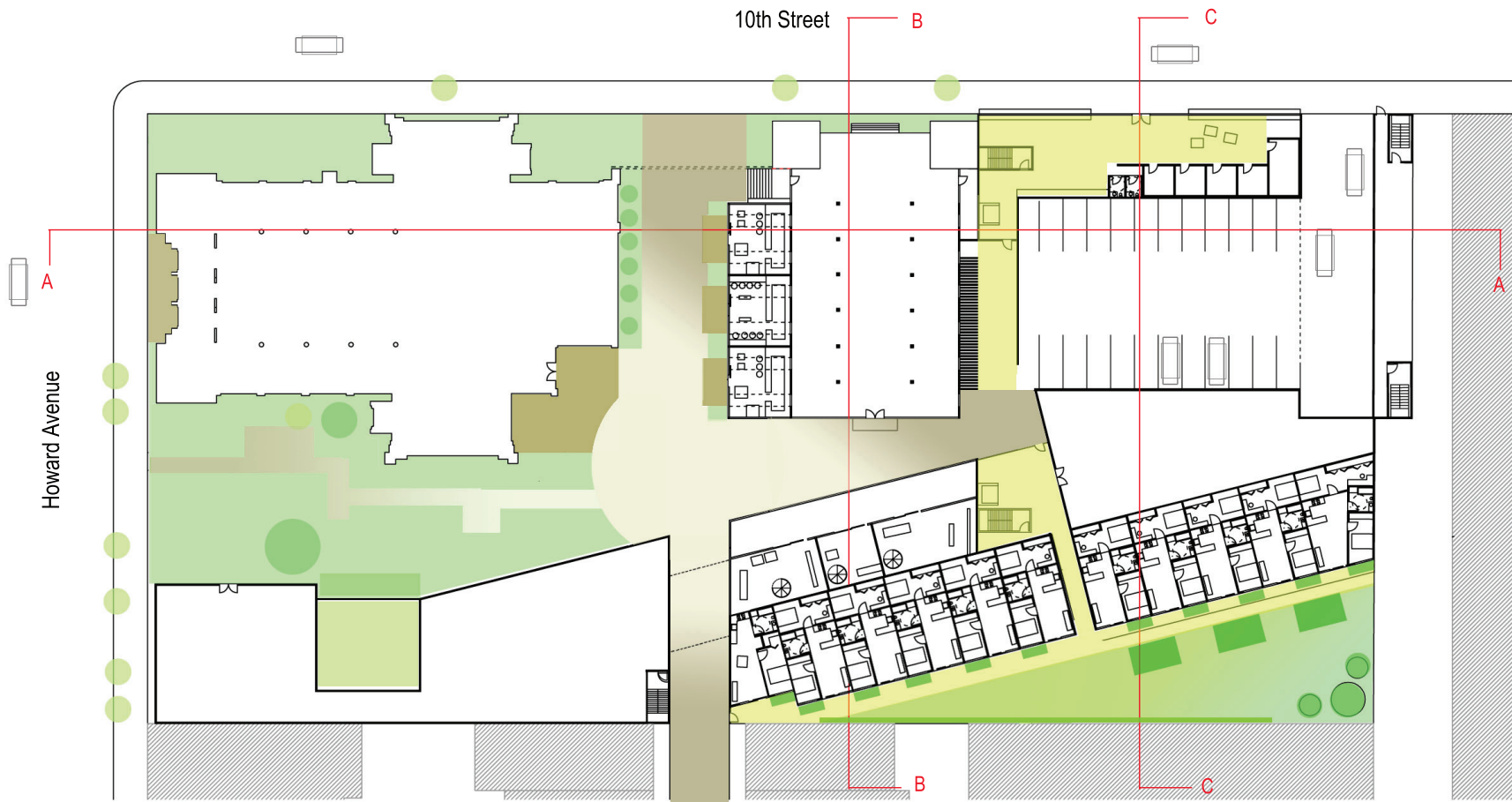
Massing Model

HOUSING/FLOORPLANS:

Vertical circulation hubs at the center of each building and main horizontal circulation intersecting and connecting the two buildings, with secondary circulation flanking either side.

Interior corridors are open to natural light on either side.

First Floor Plan



Ground Floor Plan

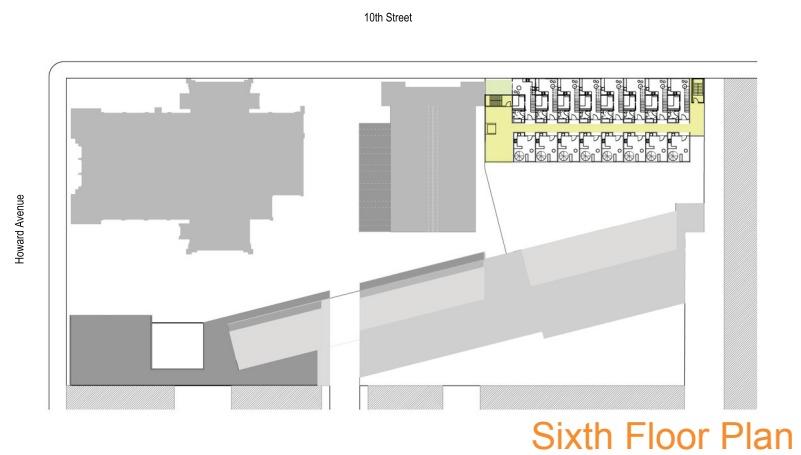
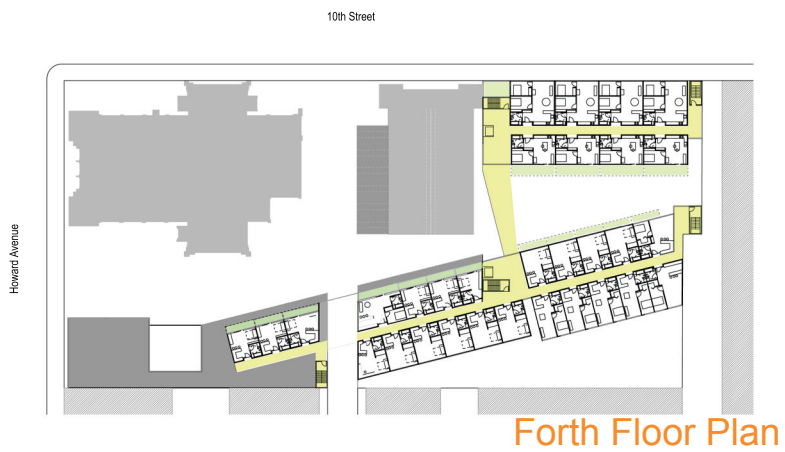
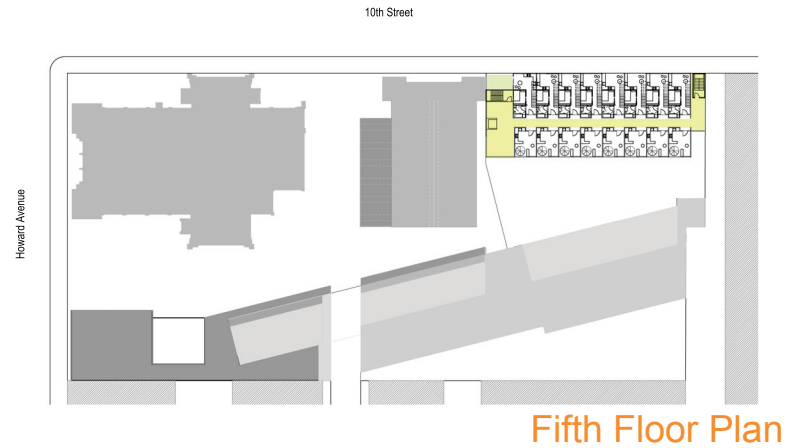
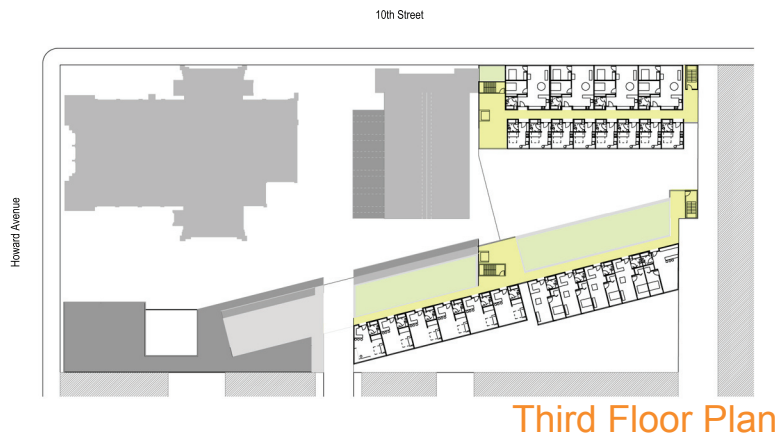
Second Floor Plan - Housing



Second Floor Plan

1/32" = 1'-0"

Floor Plans



Although there are many variations of the floor plan, each focuses the service oriented rooms, like bathrooms, closets and kitchens towards the main entrance and corridor side and focuses the main living areas, the bedrooms) and living/ dining areas along the outer edge which has large expanses of glass to allow light to penetrate into each unit.

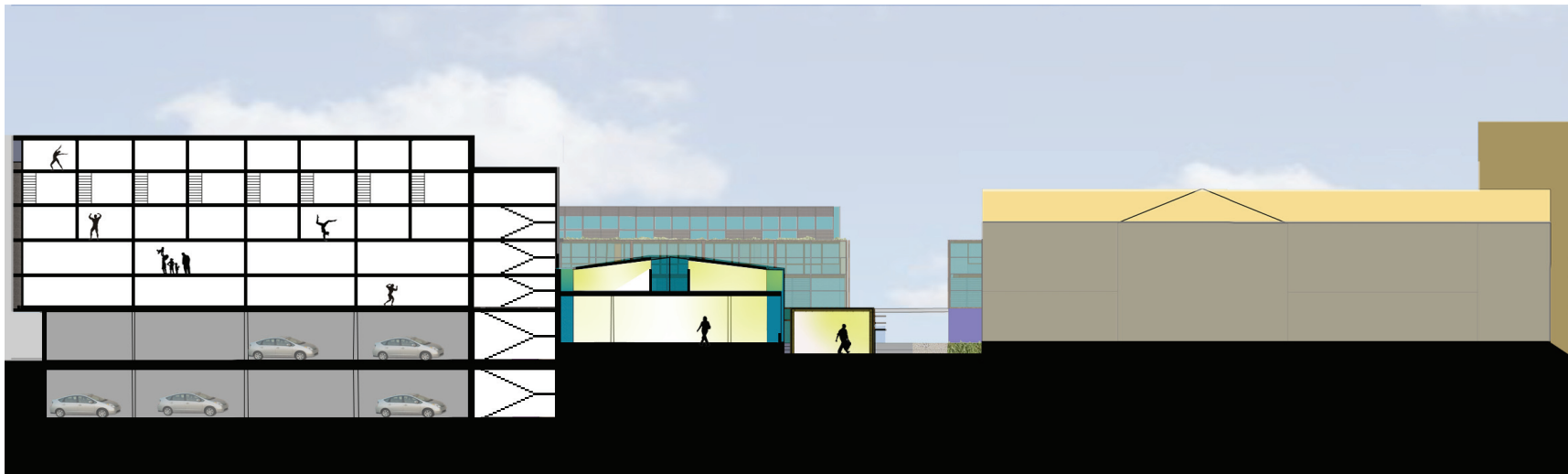
Housing- Unit Plans



Housing-10th street



10th Street Elevation



Section A- Housing and Parish Hall

Housing- 10th St. Entry



Housing



Neighborhood Clusters

Section C- Through Housing

Commercial Node



Parish Hall and Work/Live Units Elevation



Parish Hall and Commercial Node Elevation

OPTIMAL SOLAR ACCESS

Commercial Node

GRADIENT OF OPEN SPACE



Park entry to Commercial Node



10th St. Entry to Commercial Node