

Mixed Use Development
8th and Harrison
San Francisco, California

SOMA
P O I N T



California Polytechnic State University, San Luis Obispo
San Francisco Urban Design Internship Program Spring 2007

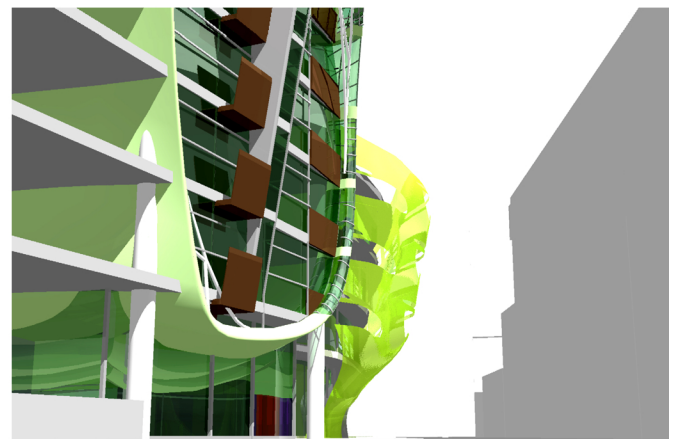
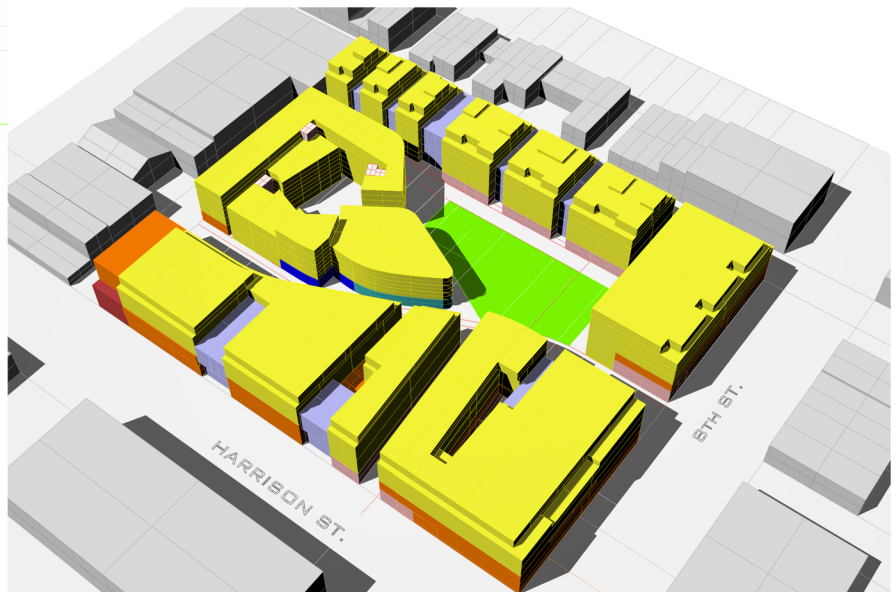
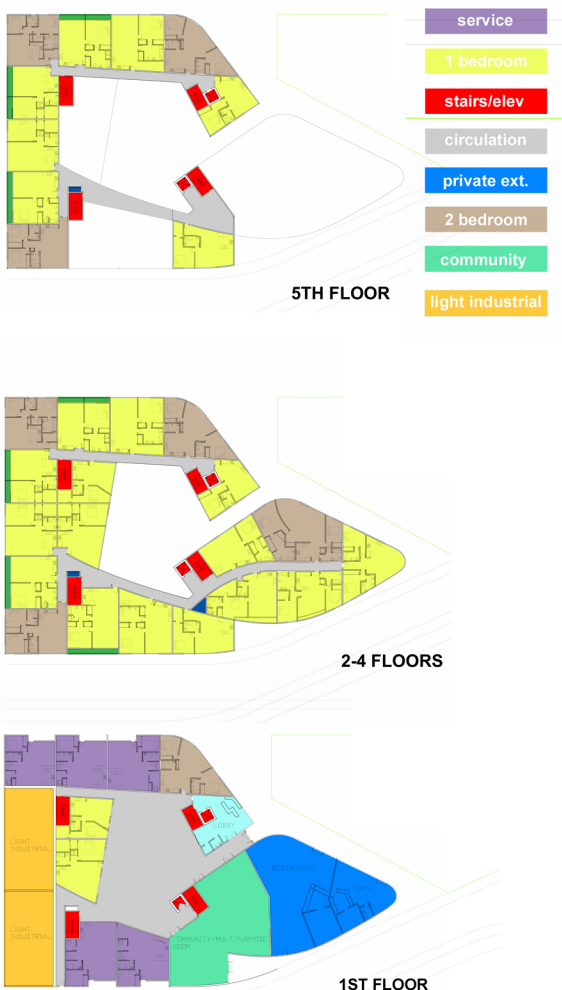
Urban Design Intern: Sergio Ramirez & Jesus Galicia
Cal Poly Director: Professor Sandy Miller AIA

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Project summary Keeping with SOMA's rich and dense mixed-use landscape, the proposed project design integrates a diversity of uses together. A central open space surrounded by retail, restaurants and walk-up residences creates a focal point for the SOMA district. A system of separated vehicular and pedestrian alleys tie into the existing network of alleys in the area. The combination of high density with generous public spaces and an organic gesture scheme make this site a point of attraction to residents and visitors alike.

ADDRESS	SQUARE FOOTAGES	DENSITY RATIOS
CORNER OF 8th St. and Harrison St. SAN FRANCISCO, CALIFORNIA	RESIDENTIAL: COMMERCIAL: PARKING: OPEN SPACE:	PROJECT SF 145,250 137' X 164' MAX HEIGHT 63' APPROXIMATE UNITS 315 BUILDING FOOTPRINT 101,300 = 69%

Central Building Floorplans



SOMA @ 8th & Harrison



SOMA

The South of Market district has emerged as one of the important centers of cross-cultural trade, artisanship, and creativity. The site is one of the important gateways to the SOMA neighborhood and San Francisco. It holds as a true mixed use typology--something unique in San Francisco. Alleyways are an integral part of the SOMA character and where most of the great interactions between people and businesses occur. Many old and unique businesses are located in the area, which are considered a priceless attribute to the city of San Francisco.



SOMA Point

The idea is to create a small inward focused community with an intimate central open space as its anchor point and the building configurations in tune with the unique mixed use character of the neighborhood. The new curvilinear alleyway serves as a traffic calming device, a loading access point for surrounding commercial businesses and as a pleasant passageway for residents and visitors. Alleyways are distinguished between both vehicular and pedestrian-only to make the area more walkable and attractive to visitors. Retail, restaurants, and cafes are dispersed around the site, especially around the open space to help activate public activity. A wide range of residential types [loft, town homes, studios, multi-family units] are evenly but meticulously dispersed around the site along with all types of commercial spaces to preserve the true mixed use of the SOMA district



Brief

What are we trying to do?

Design a true mixed-use community that is progressive yet respectful to the urban context.

Key words

Mixed, playful, inviting, social, architecturally diverse, neighborhood-like, intimate, inward focused.

Arch Concept

Create a small inward-focused community in tune with the true mixed-use vocabulary of SOMA district. To provide a variety of housing and commercial types meticulously meshed together.

Character of:

Open Space

Grassy, clear, simple, anchor point.

New Alley

Curvy, narrow, flexible, traffic controlling, commercial friendly.

Gordon Alley

industrial, entry point, inviting.

Ringold Alley

residential, stepped back, undulated

Central Building

intriguing, playful, diverse program, diverse architectural expression.

Relationship to Harrison St.

Strong, bold, yet inviting, broken up massing

Relationship to 8th St.

commercial oriented, bold

Parking

hidden underground, pragmatic, ample, accessible.

ZONING USE DISTRICTS

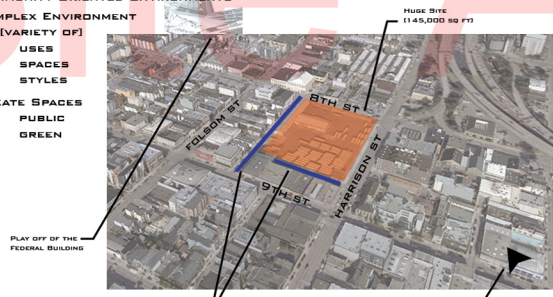
RESIDENTIAL, HOUSE DISTRICTS					
RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3	
RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS					
RM-1	RM-2	RM-3	RM-4		
NEIGHBORHOOD COMMERCIAL DISTRICTS					
NC-1	NC-2	NC-3	NCD	NC-S	
SOUTH OF MARKET MIXED USE DISTRICTS					
SPD	RED	RSD	SLR	SLI	SSO
COMMERCIAL DISTRICTS					
C-2	C-3-S	C-3-G	C-3-R	C-3-O	C-3-O(SD)
INDUSTRIAL DISTRICTS					
C-M	M-1	M-2			

SAN

CHINATOWN
CRNC
RESIDENTIAL
RC-3
REDEVELOPMENT
MB-RA
DOWNTOWN
RH-DTR
MISSION DISTRICT
MB-OS
PUBLIC DISTRICT
P

SITE OPPORTUNITIES

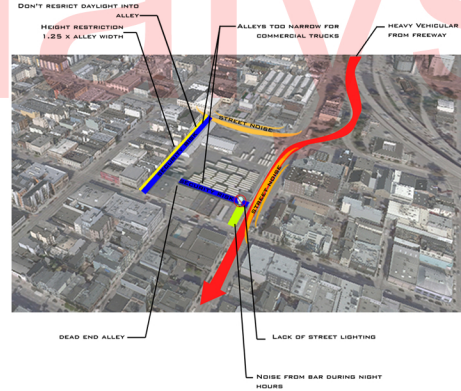
- COMMUNITY-ORIENTED ENVIRONMENTS
- COMPLEX ENVIRONMENT
(VARIETY OF)
USES
SPACES
STYLES
- CREATE SPACES
PUBLIC
GREEN



VIEWS: DOWNTOWN SKYLINE, TWIN PEAKS, FEDERAL BUILDING, BAY BRIDGE

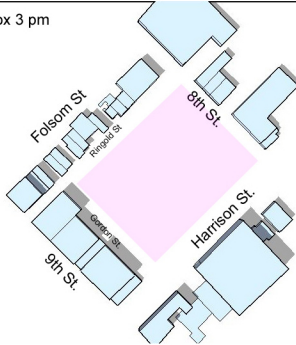


SITE CONSTRAINTS

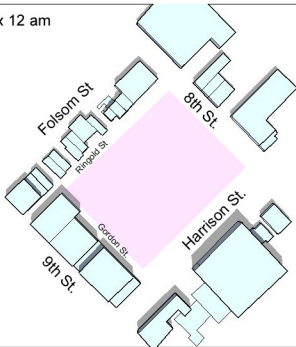


Shadow Patterns

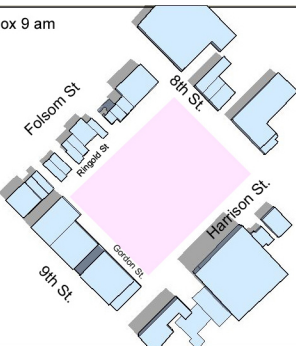
Equinox 3 pm



Equinox 12 am



Equinox 9 am



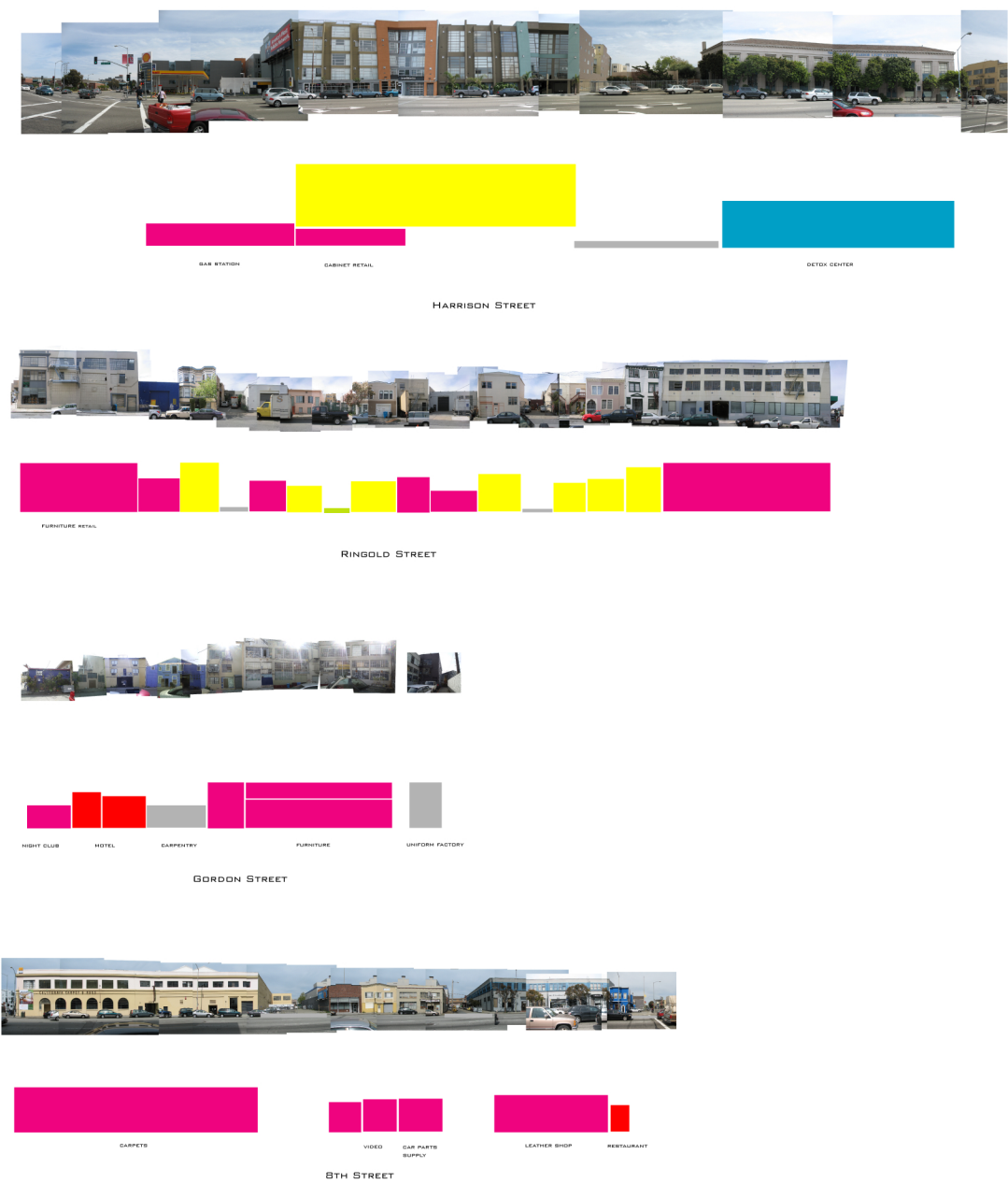
PUBLIC TRANSPORTATION [MUNI]



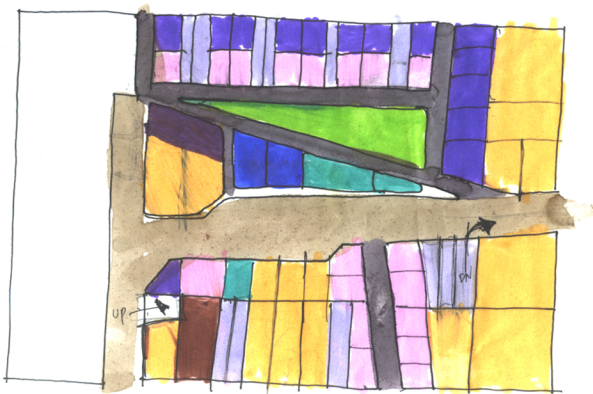
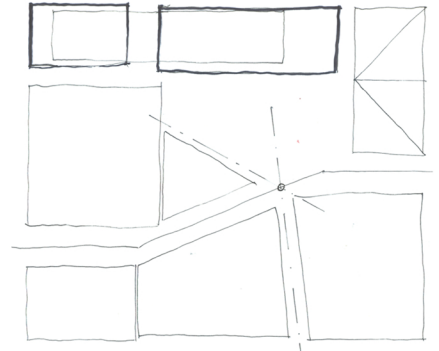
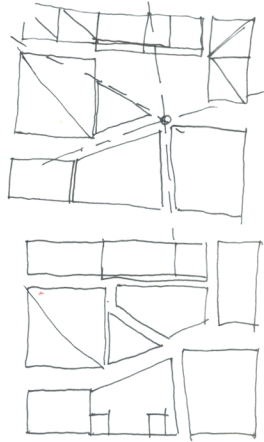
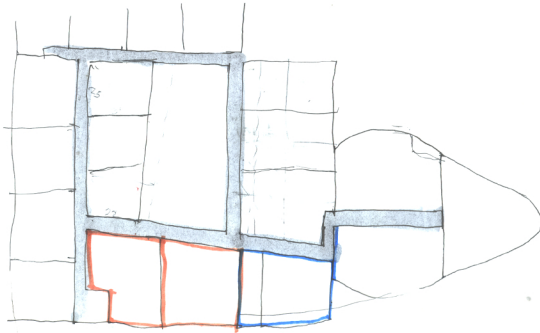
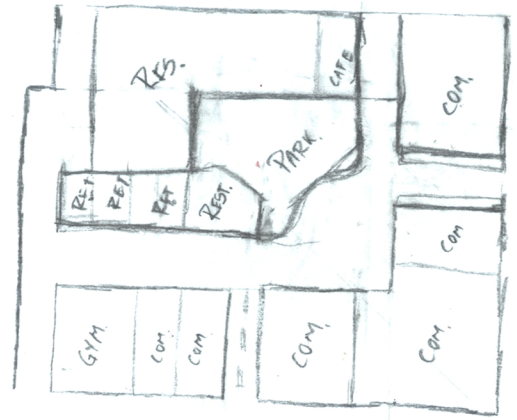
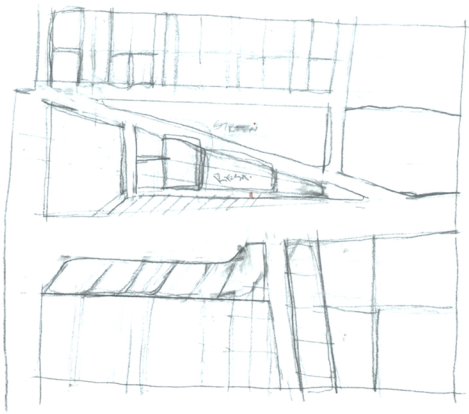
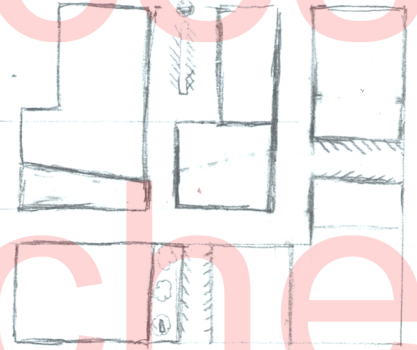
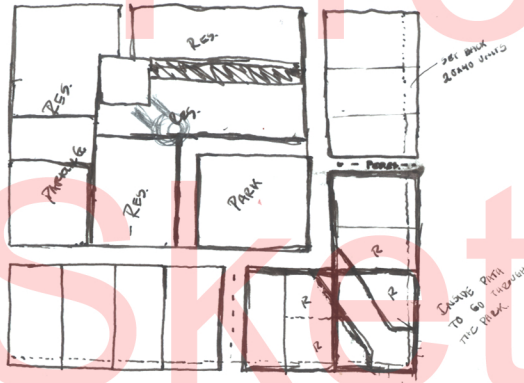
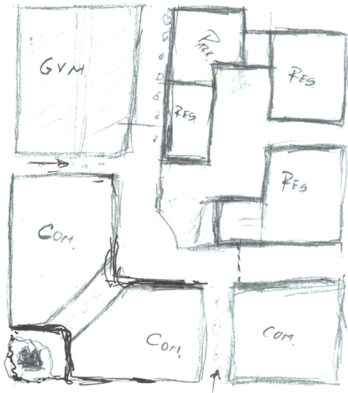
TRANSIT & TRAFFIC ANALYSIS

Site Analysis

Local Building Heights and use relationships

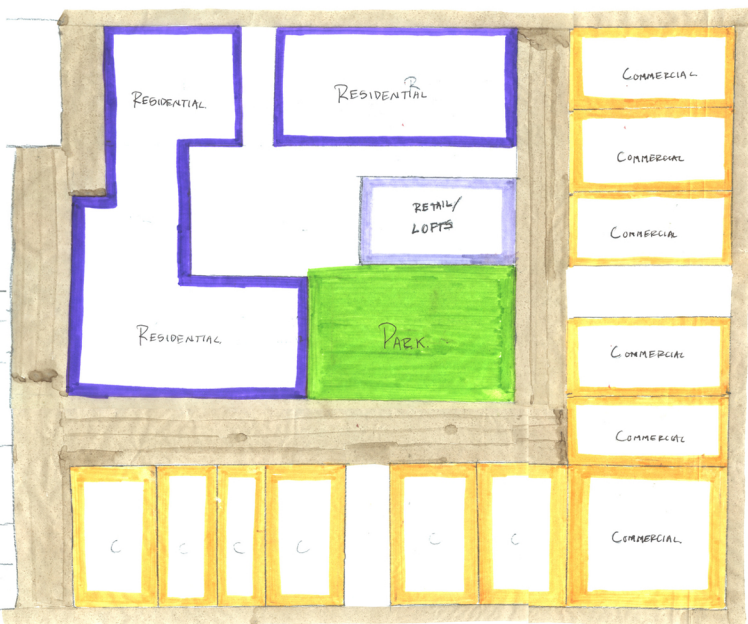


Process
Sketches



- OPEN SPACE
- RETAIL
- RESIDENTIAL
- LOFTS
- RESTAURANT(S)/CAFE
- ~~COMMERCIAL~~ INDUSTRIAL (LIGHT/MED)
- GYM
- PEDESTRIAN CIRC.
- VEHICULAR CIRC.

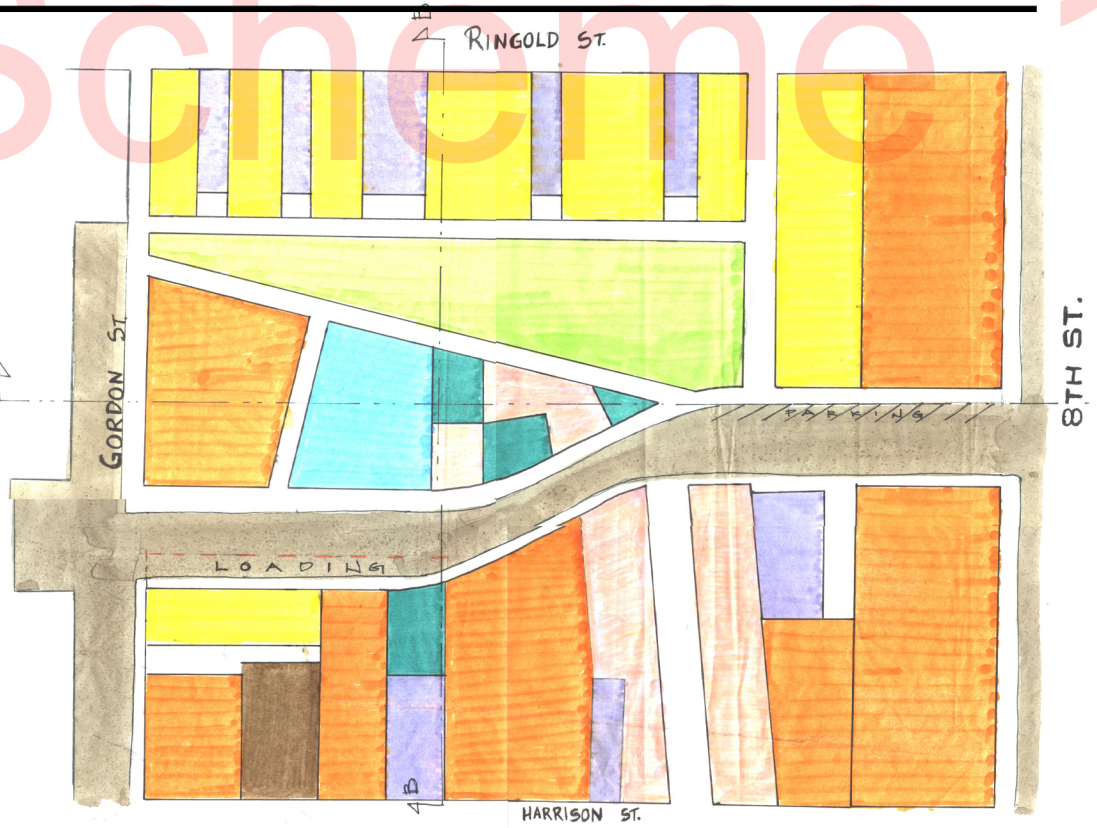
Preliminary Scheme



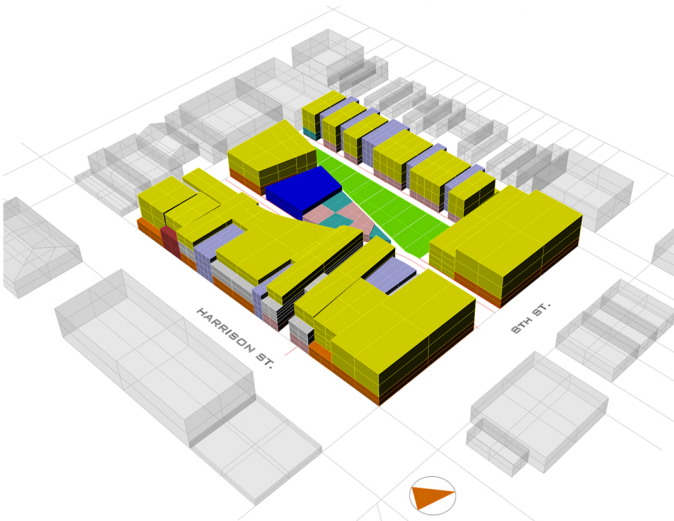
Scheme 1

Legend

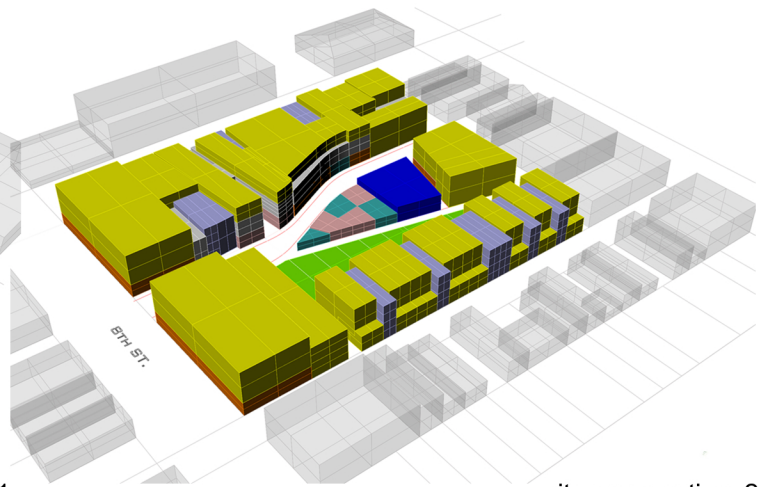
residential
commercial
gym
community space
open space
loft
retail
restaurant / cafe



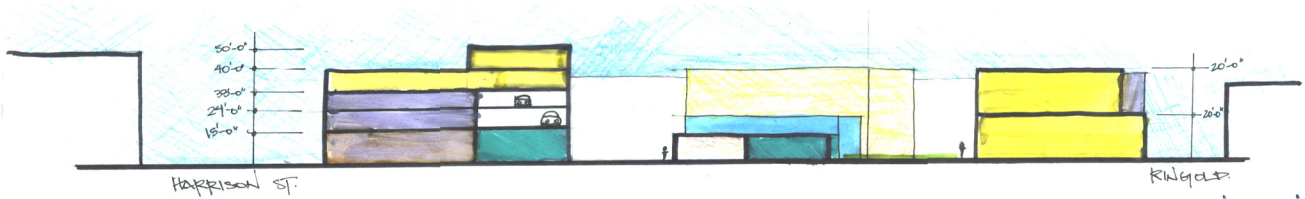
Site Plan



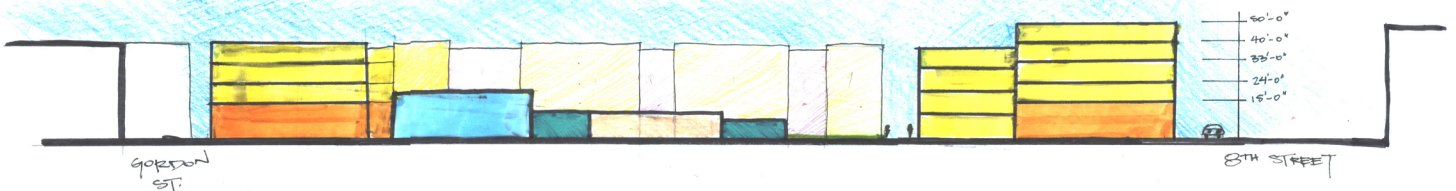
site perspective 1



site perspective 2



Section 'B-B'



Section 'A-A'

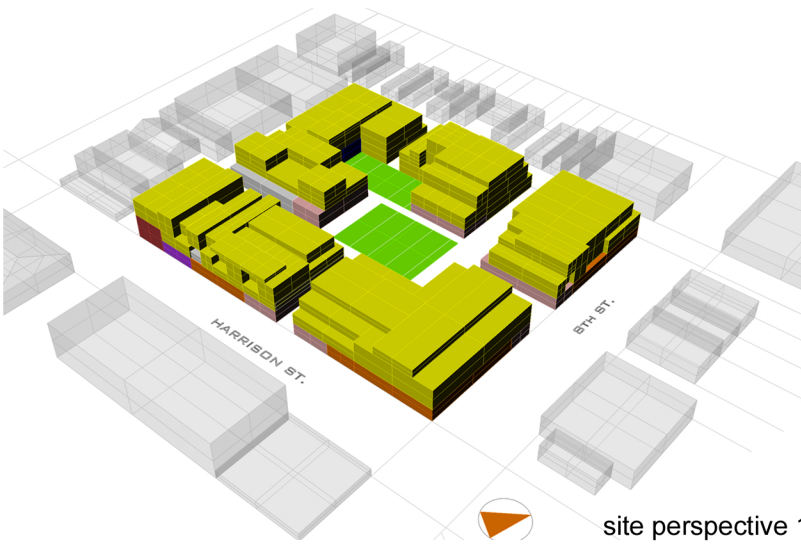
Scheme 2

Legend

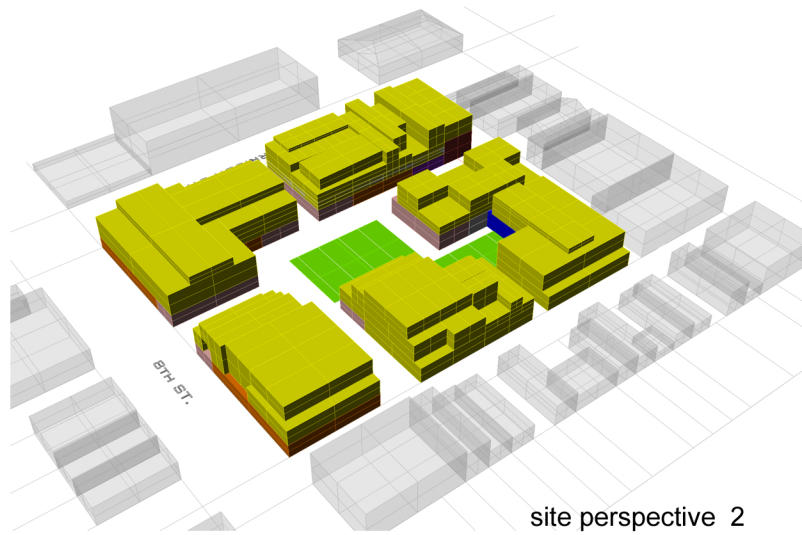
- residential
- commercial
- gym
- community space
- open space
- loft
- retail
- restaurant / cafe



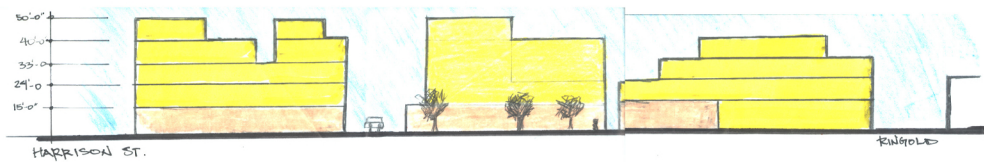
Site Plan



site perspective 1



site perspective 2



Section 'B-B'



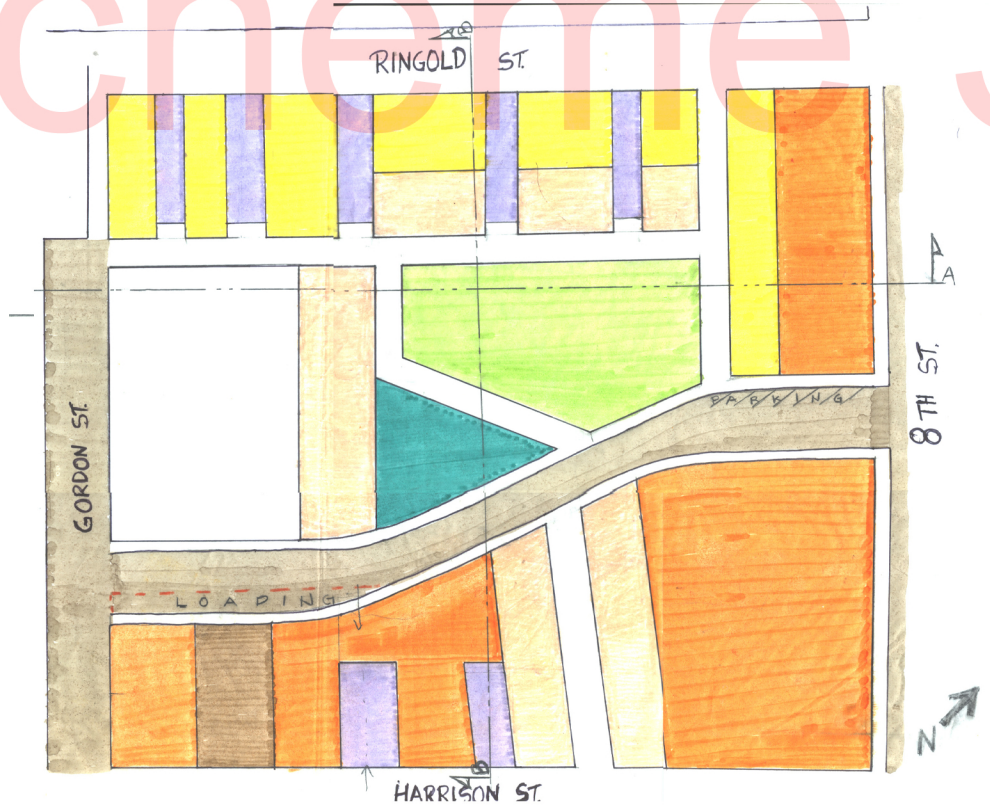
Section 'A-A'

Legend

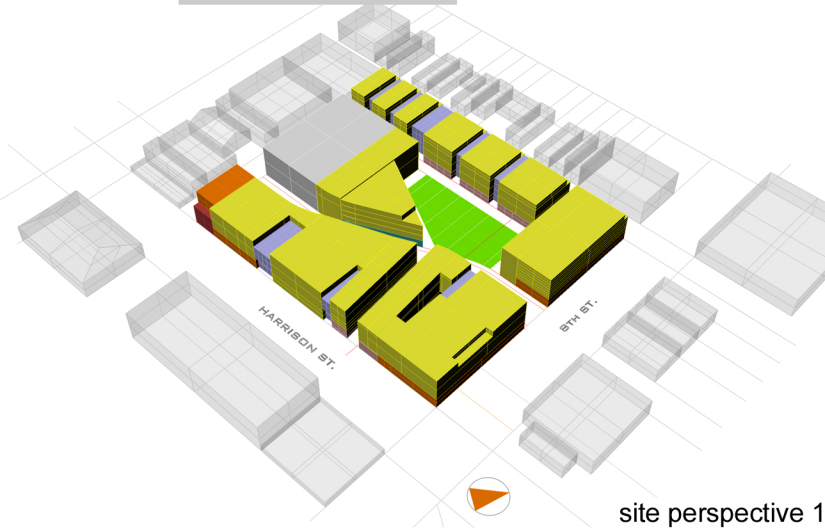
residential
commercial
gym
community space
open space
loft
retail
restaurant / cafe

the numbers (sq. ft.)

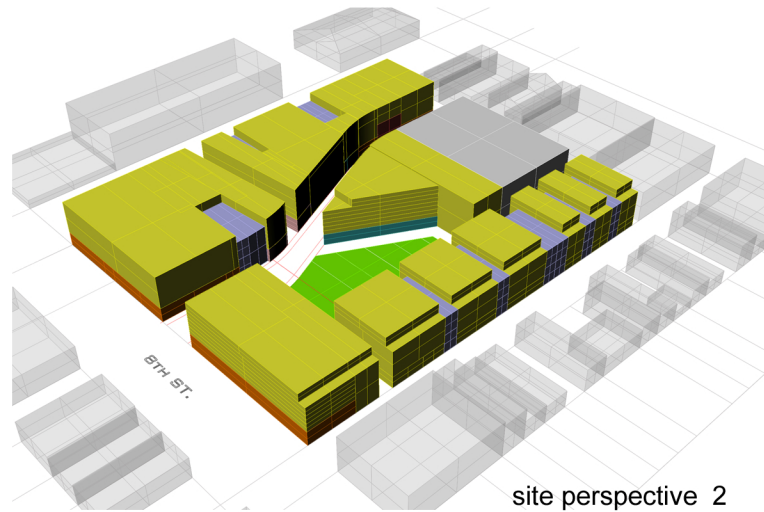
lot size:	145,250
commercial:	108,000
residential:	336,260 [gross] 252,827 [net]
	316 units
parking:	69,300 173 spaces
open park:	10,000



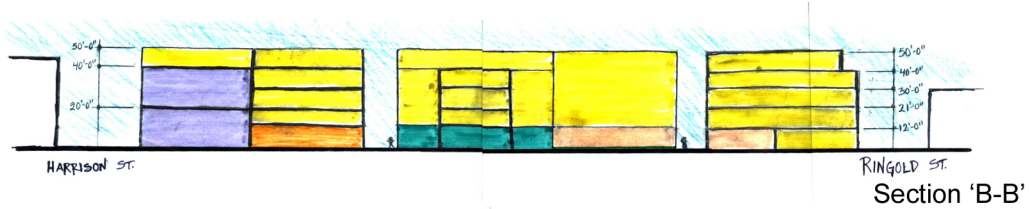
Site Plan



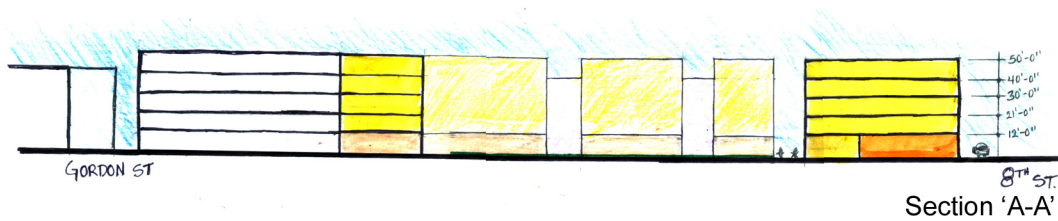
site perspective 1



site perspective 2



Section 'B-B'

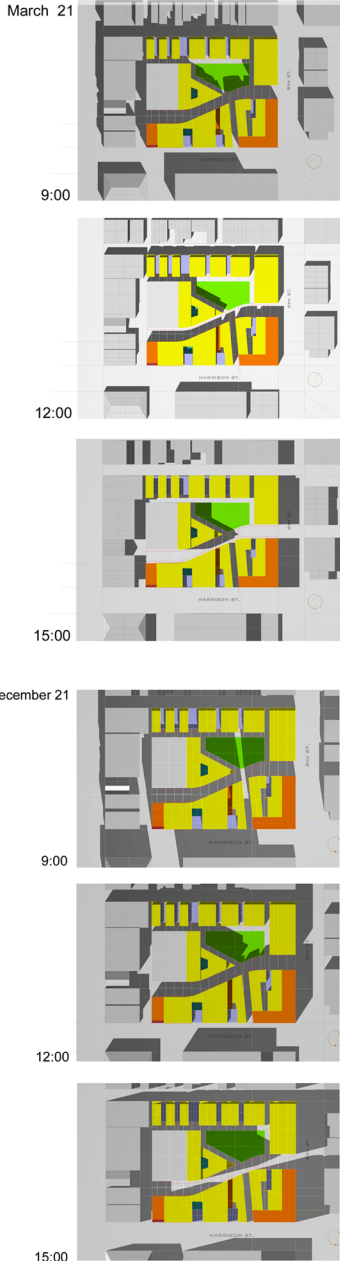


Section 'A-A'

Scheme 3a

Legend

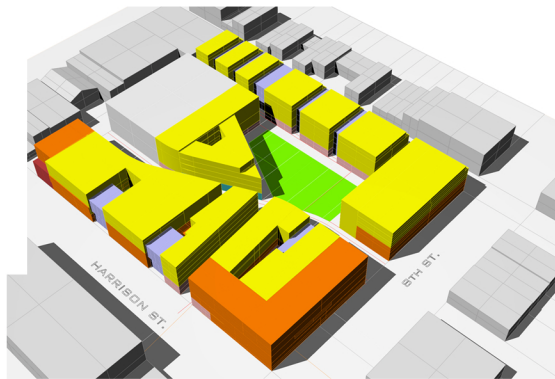
residential
commercial
gym
community space
open space
loft
retail
restaurant / cafe
parking



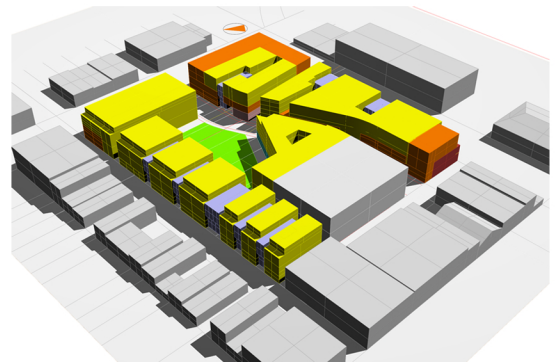
Shadow Studies



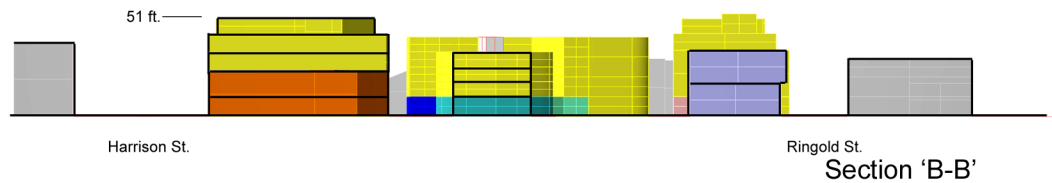
Site Plan



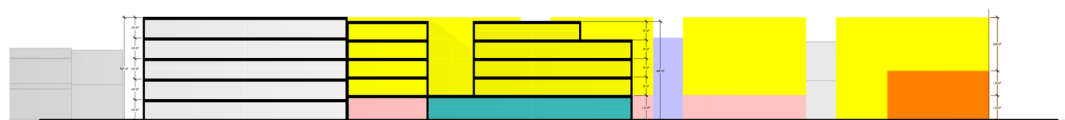
site perspective 1



site perspective 2



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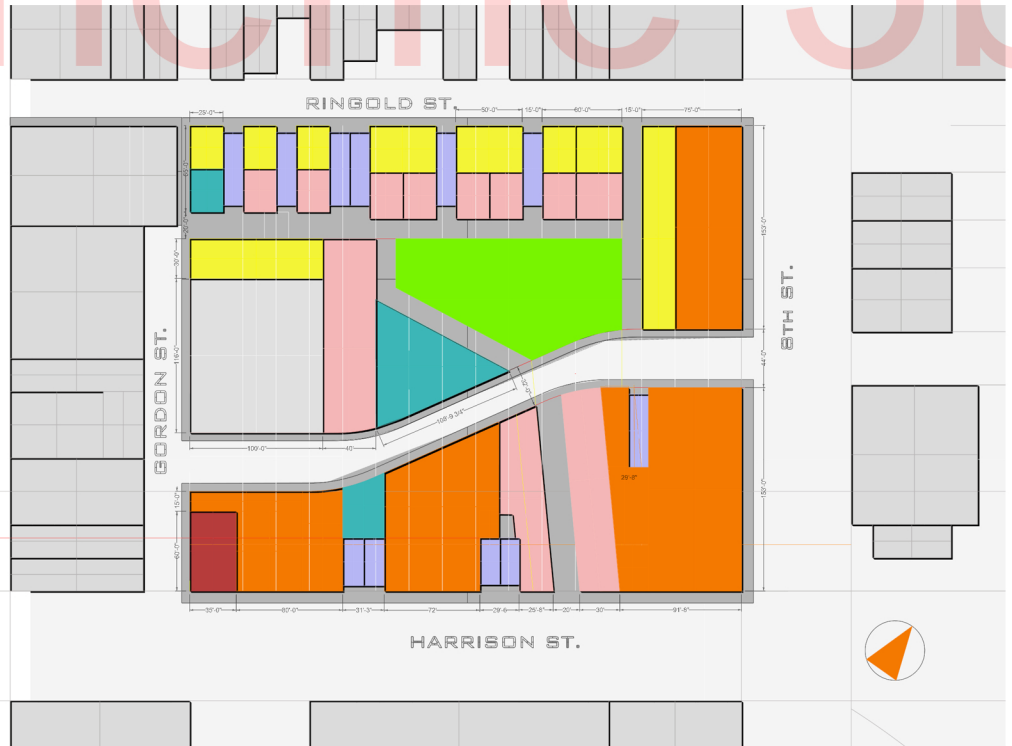


Section 'A-A' 12

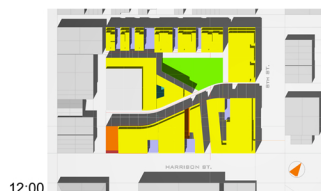
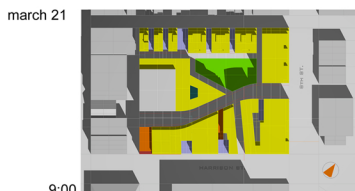
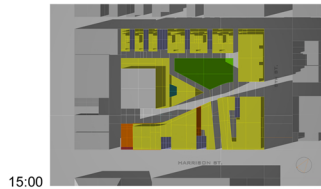
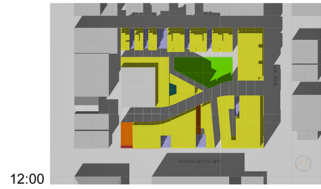
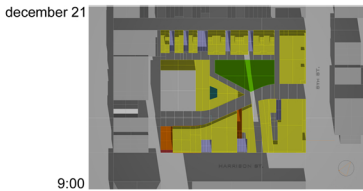
Scheme 3b

Legend

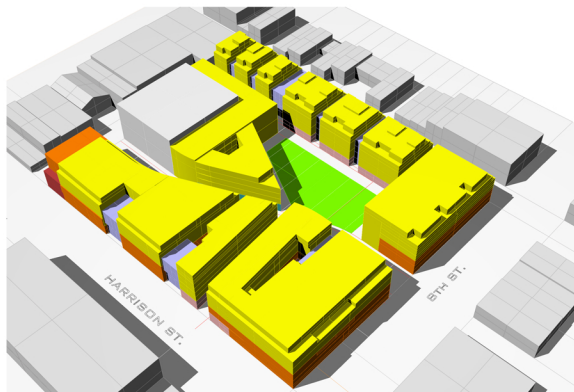
residential
commercial
gym
community space
open space
loft
retail
restaurant / cafe
parking



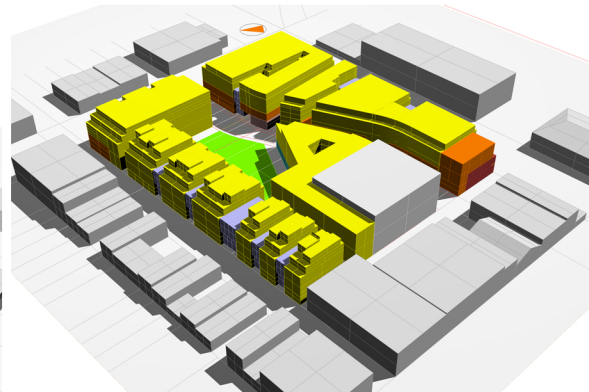
Site Plan



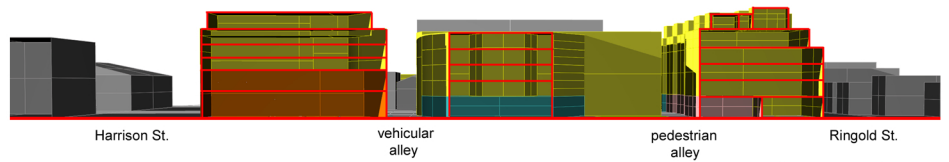
Shadow Studies



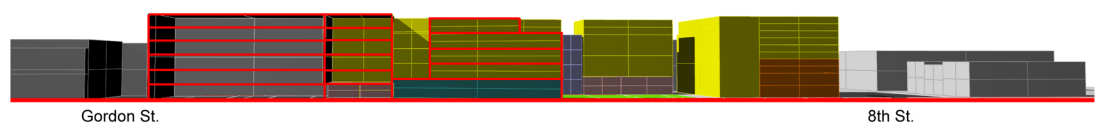
site perspective 1



site perspective 2



Section 'B-B'

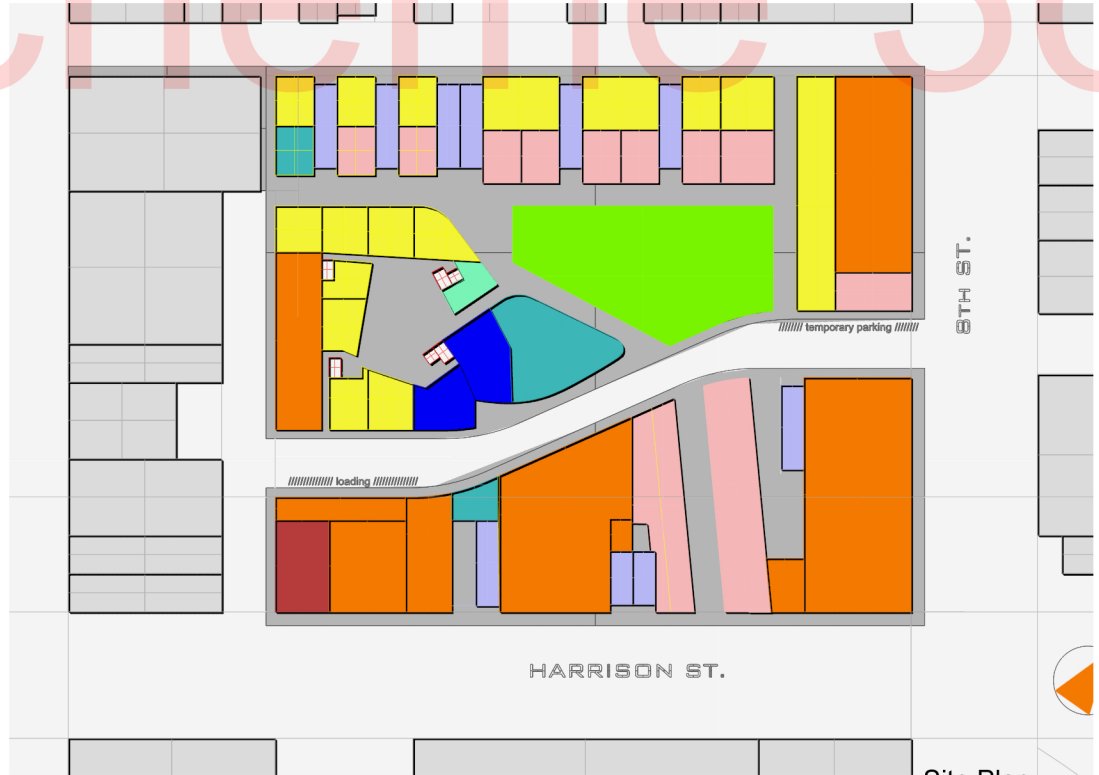


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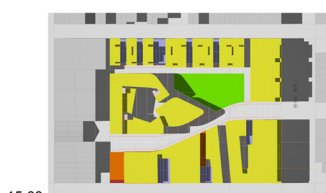
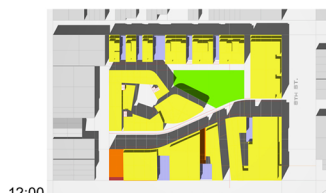
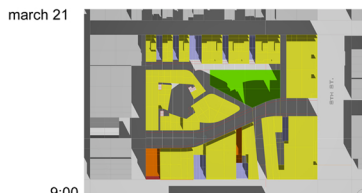
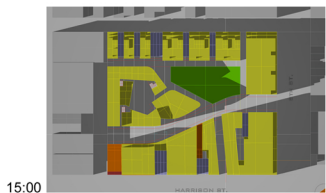
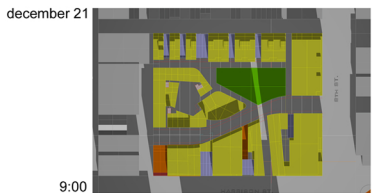
Scheme 3c

Legend

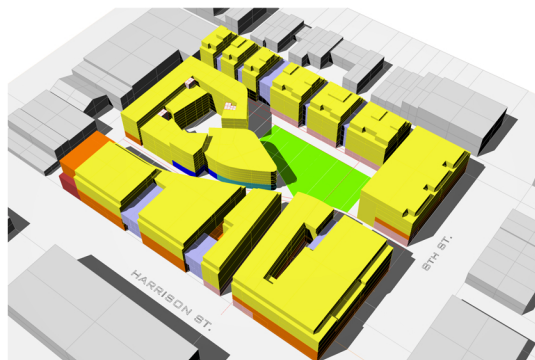
- residential
- commercial
- gym
- community space
- open space
- loft
- retail
- restaurant / cafe
- parking



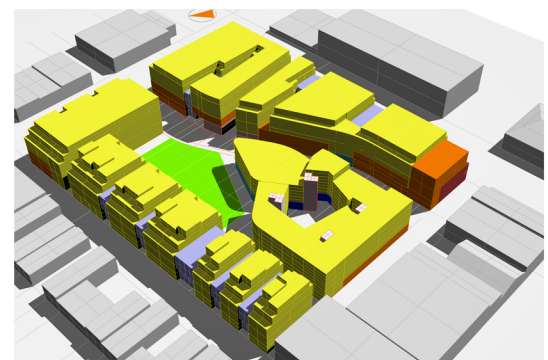
Site Plan



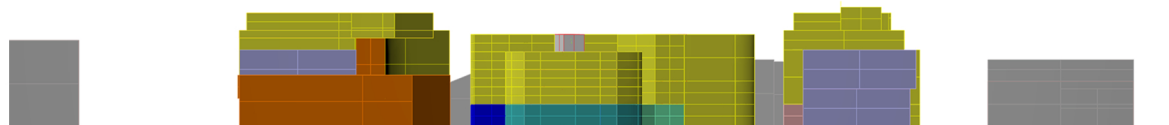
Shadow Studies



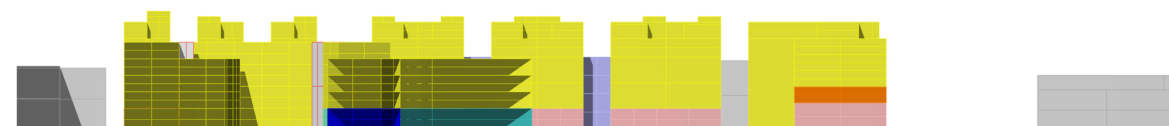
site perspective 1



site perspective 2

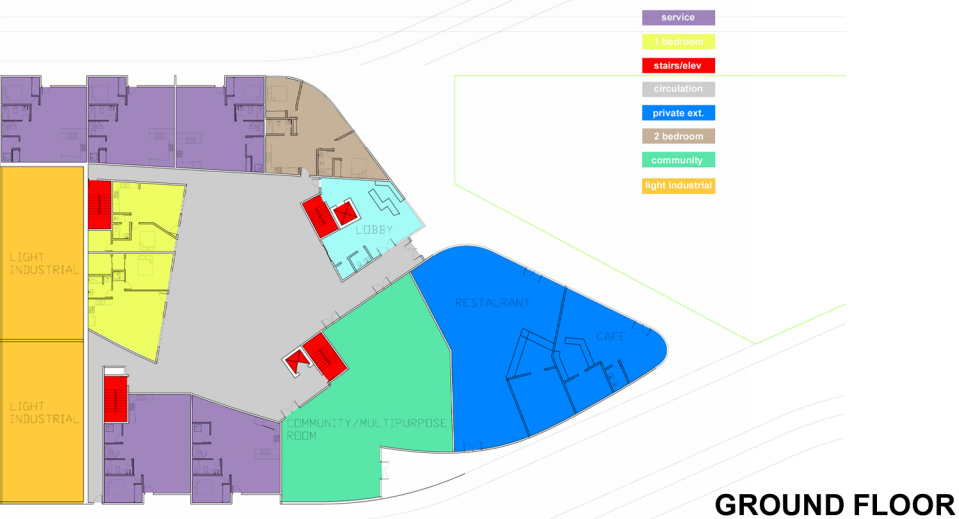
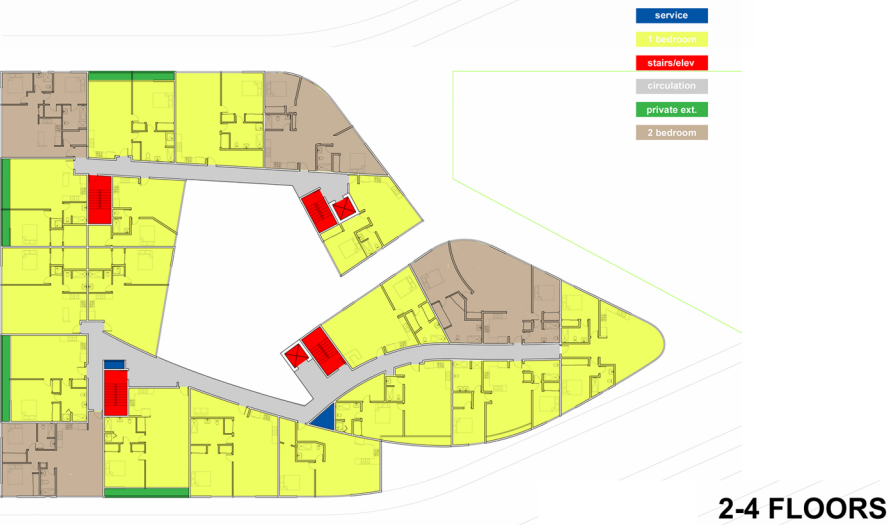


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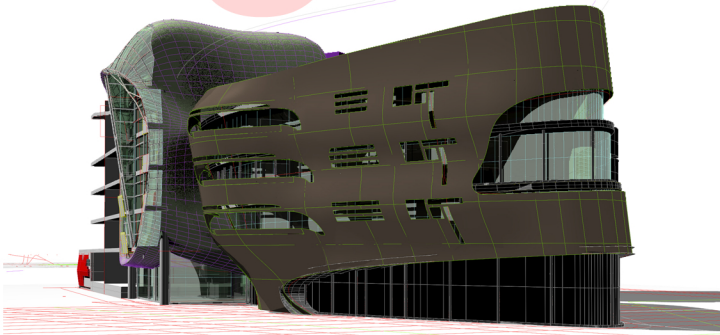


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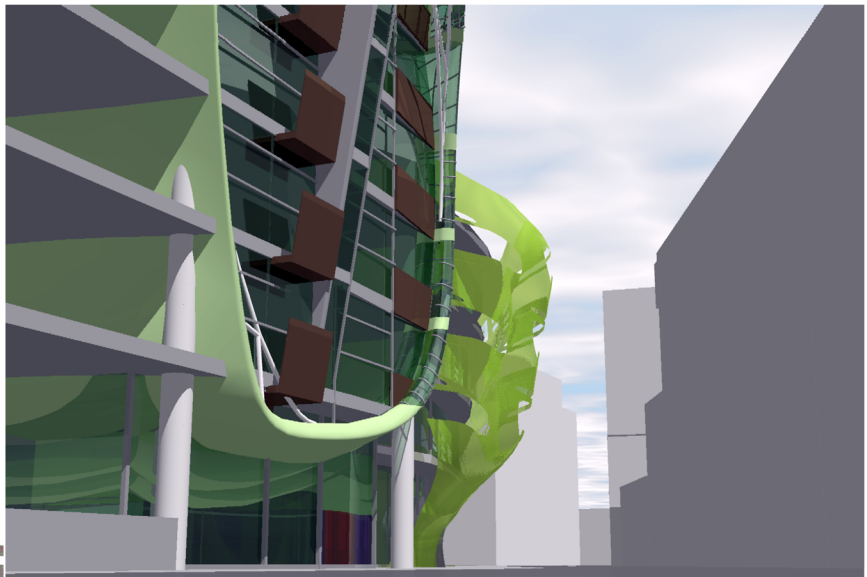
Floorplans



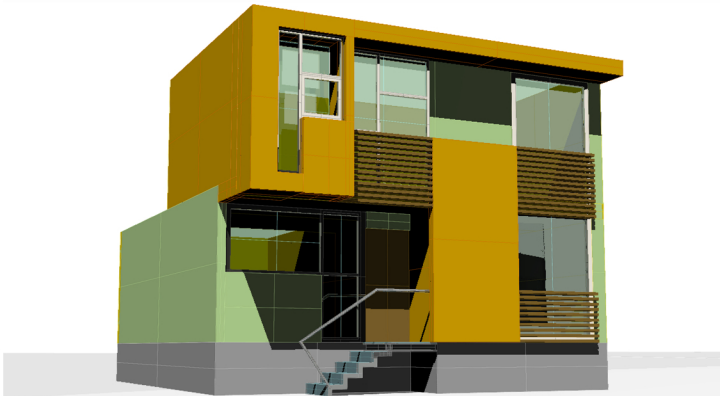
digital



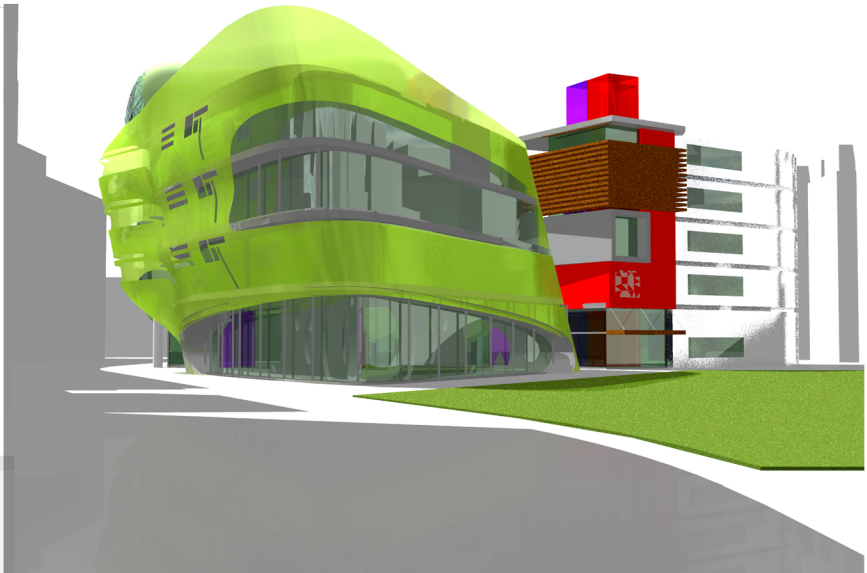
central building study model



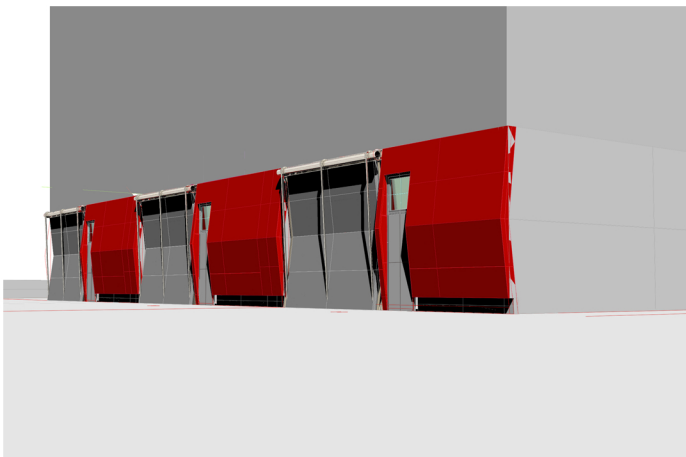
new alley perspective 1



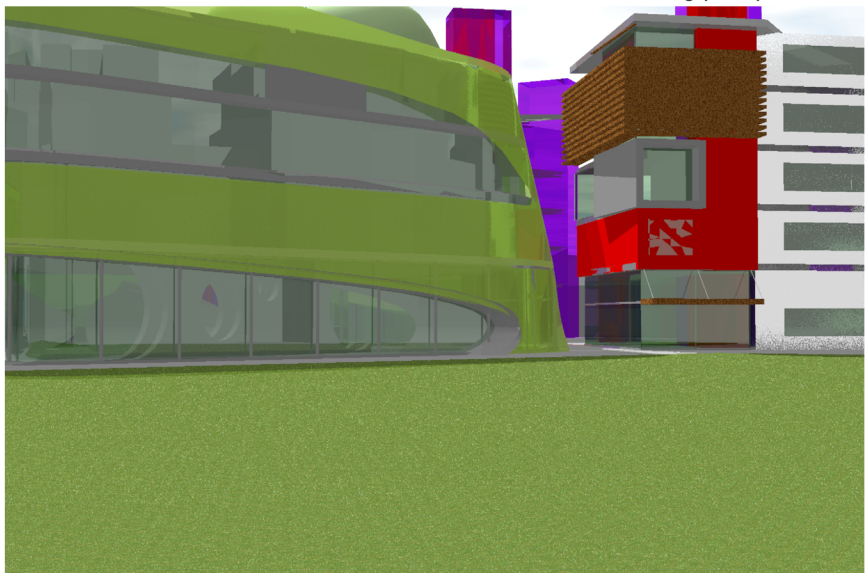
townhouse study model



central building perspective 1



industrial units study model



central building perspective 2

Western SoMa 8th & Harrison Charrette Cal Poly • SF Architecture Program

Residential

316 Number of residential units @ 25% Efficiency multiplier & 800 sq ft/unit

336,260 Gross Square Footage

75% Footprint (max.) coverage

21% Residential footprint

20% Commercial footprint

10% Light Industrial footprint

15% Alleyway (include sidewalk/on-street parking if any.
Specify which it includes of above.

9% Park or actual green way footprint

22% Pedestrian ways (sidewalk & greenery) footprint
(Usually separating buildings for light, air, privacy)

3% Community space footprint

Footprint Totals

21% Residential (as above)

33% all other uses combined

46% Open space (incl. Alleyway, park/greenery, sidewalks, etc.)

73% Footprint with building of any use on it

Heights

59 ft (stepped back) Height(s) on Ringold

40, 50, 59 Range of Heights in project from low to highest
(e.g. 30,40,50 or 20,30,40,50, 63)

50:50 (Built gross Square Footage)

39% Gross Square footage Residential

61% Gross Square Footage TOTAL everything else
List those separately below:

23% Gross Square Footage Commercial

14% Gross Square Footage Light industrial

24% Gross Square Footage community space, green space, gym, alleys.

SAN FRANCISCO URBAN DESIGN INTERNSHIP

Arch 453 • Spring Qtr '07 • Western SoMa • Architecture, Cal Poly • Prof. S. Miller, AIA

An Investigation of Urban Design Issues in Western SoMa

"...cities or parts of cities still serving the more traditional functions as centers of cross-cultural trade, artisanship, and creativity -- San Francisco, Seattle, Boston, Manhattan, and West Los Angeles -- have performed markedly better.

One critical element, understood instinctively by the Renaissance Italians, is the creation of the city as a work of art. ... The appeal of cityscapes, interesting neighborhoods, museums and cultural attractions to workers are among the reasons why San Francisco's South of Market district, West Los Angeles, lower Manhattan, or downtown Seattle have nurtured burgeoning industries.

Joel Kotkin

"Finally, cities are back in the fore -- but today's architecture is often too concerned with idealism instead of urban complexity... A critical approach can be based on many sources -- Classicism, Modernism, Postmodernism, or whatever--but it must surpass and reject all formulas or isms that promise sure-fire solutions to complex challenges or distance the architect from reality.....Laypeople...have a vital concern with the place where they actually live. Cities have a wide range of sizes, densities, transportation infrastructures, histories, geographies, cultures, and climates. We have a pressing need to approach urban design and architecture with an equally wide range of critical design responses."

John Kalisky, AIA

CLASS PROJECT:

- To "learn by doing" how architects participate in interdisciplinary efforts to make our communities and cities better places for living. The class will be working with a Western SoMa group investigating the 8th and Harrison site
- To investigate possibilities for the interface of large new development with Alleys (existing and new) and Streets while maintaining diversity and meaningful green areas (mid-block, interior & front).
- To propose Western SoMa guidelines and goals for transferable principles.
- To design a portion of the site in commercial or residential architecture demonstrating architectural excellence, liveability, and the fit with the Western SoMa neighborhood.

THREE LEVELS OF INVESTIGATION:

Context of the Neighborhood • Creation of Community in the block • Individual Architecture

Context of the western SoMa:

Your investigation focus is on the South of Market Area. It requires you to begin to understand of the context of the city (San Francisco Typology), the Residential Design Guidelines, the Better Neighborhoods principles, and the Urban Design Guidelines. The book, Built for Change, investigates the origins of the San Francisco Typology.

In San Francisco, your designs will be evaluated for their ability to create community -- in the individual building, the block, and the neighborhood. Your creativity, your designs must function on all three levels in a very intentional, carefully considered way. The values and needs of the users becomes a critical criteria. Stated in another way by David Baker, architect, "It's not enough to look good, it's important to do good too."

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Creation of a Community from a City Dweller's point of view:

San Francisco has a strong tradition of social responsibility. Your first three years at Cal Poly have focused on you internally, creating personal designs with few external constraints. As a fourth year student, you must advance to engaging the external world and its needs.

The urban design process and this class project are very complex. They encompass many issues and a large number of stakeholders with diverse points of view – just like the city itself! The South of Market District has emerged as one of the important “centers of cross-cultural trade, artisanship, and creativity”, as Joel Koetkin stated. The group we are working with is concerned that this uniqueness is not lost when the remaining vacant sites are developed.

SITE: bounded by 8th & Harrison, Ringold & Gordon Alleys 144,122 sq. ft

First 2 weeks: intense focus on urban design, Site Feasibility Study,
& building concepts/initial design

Last 3 weeks: urban design refinement + final architectural bldg. design

The Class will be divided into Residential & Job-Producing/Commercial teams (max 2-3 students to a team).

Accelerated Schedule Summary:

Apr 2 M – Class Tour, 235 Berry LMS, library, 8th & Howard soma studios, Bayside Village

Apr 3 T – Class Tour – City Club, Murphy Burr Curry, Citicorp, Crown Z, lofts, Folsom/Dore

Apr 4 W – Class Tour – SoMa, site 8th & Harrison, Good/Bad examples

Apr 5 Th 9:30 –3 pm 2nd floor auditorium in rear of bldg. Centro del Pueblo

Initial Presentations to the Class by: David Baker, Jim Meko, Paul Lord (Senior Planner with SF Planning Department), (Toby Levy joins us on 4/11), Peter Cohen (Asian Neighborhood Development – Technical Consultants), Amir Massih, Developer of the site, Kava Massih, Architect for this project, John Elberling, Todco Housing, Terrance Allen.

Apr 9 M 1-4 pm Class pinup • Alleys, Site Massing, Guideline Diagrams • Core Team

Apr 11 W 2-5 pm Class pinup • Revisions • Core Team (12/5 wed/fri)

Apr 13 F 12–3 pm Review • Core Team • Alleys/Site Feasibility, Diagrams/ Arch. Design

Each team will continue designing either residential and/or commercial building on a portion of the site and refining their urban design investigation and guideline proposals for the Alley and its interface with new development.

Market rate Residential = 3 contiguous lots on an alley or a 12 unit residential building

Commercial = at least 20,000 sq. ft

Apr 20 9 – 4 Mid Review formal review

May 4 9 – 4 Final Review Task Force invited - formal review

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What is the central question(s) the students are investigating or trying to solve?

From Jim Meko:

There are huge gaps in our neighborhood fabric. Parking lots, abandoned and underutilized buildings. The planners call them opportunity sites. The bus yard is one of about a half dozen such sites. Put all of them together and you account for much of our special use district. Will the development of these sites connect the disparate aspects of our neighborhood or erase them? SoMa is not Orinda or Pacific Heights. It has a unique character. It rocks, day and night, both musically and culturally. We're proud of being a mixed use neighborhood and understand what that entails better than most. We are offended by the crass and insensitive but very accepting of change. Learn about us. Create something new but respect what's already here. Help us fill in the gaps.

Toby Levy, Architect, Levy Design Partners

Central Questions; How to maintain the true mixed use and livability of the alleys...Nice places to live, work, visit....The commercial space should not be only "retail" small spaces that surround parking, but places for real jobs and skills for those who live in the city, not just shopping.

How does the larger development scale on the larger blocks affect the development of the alleys?

What can we create a livable scale?

What should the open space be?

How can there be meaningful green (like things that grow) south of market?

Paul Lord, Senior Planner, San Francisco Department of City Planning

The central design question for this project should focus on, what is an appropriate mixed-use design scenario for this complex urban site? Student driven design responses to this question need to address special considerations for the desired alley form and circulation system that circumscribes half of the site. Surrounding uses and the existing neighborhood building form context, provision of publically accessible open space and strong architectural statements for both 8th Street and Harrison Streets will need to be expressions in the recommended design solutions. The site is one of the important gateways (from the freeway) to the Western South of Market neighborhood and San Francisco as a city. As a gateway it should prescribe a symbolic tone and character that is both South of Market and San Francisco. Design constraints should be largely based on the existing Zoning Code (e.g., allowable uses, density, height and bulk) along with the emerging Western SoMa Citizens Planning Task Force design control recommendations. Should the "best" design and development program require modest modifications to the existing Code controls and Task Force recommendations, these suggested adjustments need to be detailed in an explicit fashion.

Peter Cohen, Architect, Asian Neighborhood Design - Technical Consultants WSoMa

My thoughts on this are that the student work for, let's say, the 8th x Harrison site design analysis should ideally allow us to "read" off the results to create more generalized design principles for infill development in the various WSoMa alleys. In other words, the objective is not necessarily to come up with the world's greatest development/design program for a single large opportunity site but rather to use the site analysis itself as an opportunity to explore design issues related to the integration of new development into the fabric of the alleys. If that's what they've got in mind, great.

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URBAN DESIGN PARAMETERS & FEASIBILITY STUDY:

Diversify uses to reflect current Western SoMa; jobs, housing, entertainment -- daytime and nighttime activity.

Protect the alleys (height, solar, compatible land uses, etc.).

Suggest one new alley

Investigate N-S vs. E-W orientation for new alley

Cure Ringold and Gordon alley as Dead-Ends by linking or extension (pedestrian or both ped/vehicle)

Protect The Stud.

Enhance pedestrian, not vehicular experience.

DEVELOPMENT PROGRAM SUMMARY:

Primarily Residential on the Alleys

Primarily Job-producing on Streets (commercial/ neighborhood comm./ mixed use)

Height = 40' or less on the alleys.

Solar angle requirements require a 50% solar access angle for sunlight on the street/sidewalks at least equinox to equinox. (There is a more complex regulation for varying alley widths).

50' or less on Eighth & Harrison Streets

50' elsewhere possible depending on impact & solar access. Possibly higher.

Lot Coverage: 75% building footprint

Existing lot coverage is 100% for commercial zoning.

Green Open Space: A percentage is required at street level, either front-yard, mid-block, or interior courtyard. There is such a market demand for first floor uses – esp. commercial and parking – that there will be no green open space at street level unless required.

Construction = upper 3 floors wood possible

Lower 1(40') or 2 (50') floors concrete

Commercial may be wood, concrete, steel

Ratio of housing and commercial square footage is 1:1.

If you only 40,000 sq.ft. of residential fits, commercial max. is 40,000 sq. ft.

400-500 units of Market Rate Housing averaging 800-900 sq. feet average size

aim for 40% 2-bedrooms = 1,000 sf each 2-bedroom unit, 700 sf each 1 bedroom units/

residential lofts, 450 sf studios

Affordable Units: 15% of the housing must be affordable units

Parking: residential parking requirement is 1:1 max. Less is permissible

20,000-50,000 square feet of non-residential/commercial

1space :1,000 sq. ft. or less of parking.

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ISSUES to consider:

Eighth + Harrison Streets = = Job providing predominantly Commercial/ mixed use or Neighborhood commercial serving	Alleys = Residential predominantly
Pedestrian Quality Safety Parking Loading General Circulation Use Height Scale Buffer night club (the Stud) Traffic Calming 75% Lot coverage Respect the street Variation Setbacks Open space Solar Access 50 degree angle – building line Not a solid street wall Street rhythm 25' (vara 25' – 32') Include both sides in presentations Predominantly job producing on streets	Pedestrian Quality Safety Entry Quality (stoops. more than blank door) Alley Scale Respect the street Variation Front Setbacks (front yds) Use Parking Open space Solar Access 50 degree angle – building line Not a solid street wall 75% Lot coverage Street rhythm 25' (vara 25' – 32') Focus on 40'SLR (Service, Light Indus., Res) Include both sides of Alley in presentations Protect Residential Enclaves Protect w/ Buffer Zones 40% 2 Bedroom

RESOURCES: This are Required Reading in order to do this project!
www.sfgov.org/planning Orientation to the planning dept.

www.sfgov.org/westernsoma

www.sfgov.org/site/planning_index.asp?id=24900 zoning designations

Residential Design Guidelines:

www.sfgov.org/site/planning_index.asp?id=29558

or www.sfgov.org/westernsoma_index.asp?id=40302 easier

Industrial Design Guidelines:

http://www.sfgov.org/site/uploadedfiles/planning/Citywide/pdf/Industrial_Area_Design_Guidelines.pdf

Additional maps can be obtained through the use of the Zoning Information Counter (1660 Mission) public computer and the Parcel Information Program.

Built for Change, Anne Vernez-Moudon...reprinted by El Corral

Image of the City, Kevin Lynch

San Francisco Urban Design Plan reprinted by El Corral

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BETTER NEIGHBORHOODS: www.sfgov.org/site/planning_index.asp?id=25162

The eight elements of a great neighborhood from the Better Neighborhoods program:

- Walk to Shops: A great neighborhood has everyday stores and services within an easy walk from home.
- Safe Streets: A great neighborhood has safe and friendly streets.
- Get Around Easily: A great neighborhood has many ways to get around.
- Housing Choices: A great neighborhood has a variety of housing types.
- Gathering Places: A great neighborhood has places for people to meet and talk.
- City Services: A great neighborhood has a full range of public services for residents.
- Special Character: A great neighborhood has its own character
- Part of the Whole: Great neighborhoods make great cities.

HOUSING RESOURCES:

Good Neighbors: Affordable Family Housing, by Tom Jones, Wm. Pettus and Michael Pyatok

Courtyard Housing in Los Angeles, by S. Polyzoides, R. Sherwood, J. Tice

Apartment Footprints 2, Ed. by R. Sherwood (out of print)

WEBSITE: www.dbarchitects.com large number of examples for your education

HOUSING TYPOLOGIES FOR INVESTIGATION:

Typical San Francisco Flats with lightwells -- Every habitable room needs outside light & air.

Courtyard Housing -- San Francisco and Los Angeles/ Spanish & Chinese traditional.

SkipStop Strategies -- Roosevelt Housing. Hallway with elevator stop every 3rd floor

Marseille Block by Le Corbusier elevators stop every other floor with 1 1/2 story sections.

Mews - exterior & courtyard entrances to walk up units/ townhouses with an upper story(s)

Fulton Street Mews by Dan Solomon, 5th St. Mews

Lofts -- double volumes w/ mezzanine. like 1 BD units. Not suitable for families, Seniors.

Perimeter walkup townhouses -- off the public street, usually with upper stories.

PRESENTATION REQUIREMENTS:

Panoramic Photos plus Site Analysis map diagrams: Opportunities • Constraints

Urban Design/ Alley Analysis & Proposals PROCESS drawings

Site Feasibility Plans/ Axometrics, etc.

Site Plan showing location and context at appropriate scale

Typical Unit Plans 1/4" = 1" PROCESS drawings

Typical Building Plan 1/8" = 1" Stacking Models

Building Section(s) 1/8" = 1"

2 Building Elevations 1/8" = 1" and Elevation Study Models

3-D Representation: drawings or computer

Model: small scale with surrounding massing especially opposite side of alleys

FINAL DELIVERABLES • May 11 Fri 6 pm, class • Brochures, Process Drawings

PROJECT GRADING:

"We are what we repeatedly do. Excellence then, is not an act, but a habit." Aristotle

Grading is in accordance with University standards printed in the current Cal Poly catalogue, page 123. Late work will receive a one letter grade DROP for each day it is late.

In fairness to classmates, a student missing any class on the day or day before a due project will be dropped one letter grade unless they are ill and substantiate it with a doctor's note.

Prof. Sandy Miller, AIA 771-5455 smiller@calpoly.edu

Director, San Francisco Urban Design Internship Program, Cal Poly

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FEASIBILITY STUDY • INITIAL STRATEGIES:

Questions the class will test out:

Will the program fit on the site? Do a Feasibility Study to check.

Design a development strategy that illustrates "best solution" alternatives.

Propose urban design guidelines/goals to accomplish the goals listed previously.

Test these proposals for guidelines for the Alleys in the your designs.

Illustrate these guidelines in diagrams similar to Residential Design Guidelines

1. First thing is to walk, study the area to understand what the real Western SoMa. What is its distinctive character as a neighborhood? Are there patterns that reinforce this character?

2. Analyze the Alley interface. Try several schemes & try to isolate proposed guidelines. Investigate several alternate approaches. Show diagrams, axonometrics, 3-d sketches.

3. Investigate the site by attempting a Site Feasibility Study.

To achieve 20,000 sq. ft. of actual commercial, you need to add space for lobby, elevator, exit stairs, mechanical/ electrical equipment, light courts and Parking.

You will be working mainly with:

massing, looking at the type & amount of commercial,
the interface with residential, pedestrian circulation,
auto circulation, lot coverage,
amount of greenery at street level.

3. A good initial strategy is to locate the job-producing/ commercial first.

Two strong possibilities are at the corner of 8th & Harrison and at Gordon & Harrison.

What type commercial is in WsoMa? Stacked-- a 4-5 story building 100% job-producing/ commercial uses is prevalent. Mixed use: Two others are possible: 2 stories of commercial + 3 residential above, or 1st floor commercial & 3-4 stories of residential. These are more complex to design structurally & integrate systems. Only one floor of commercial limits the size

Parking: All of these need parking on that first floor. That parking must be handled on the interior – examples from Dbaker website. Finally, in how many buildings of what square footage?

You then need to investigate the placement of a new Alley, schemes for connecting Gordon & Ringold. Factor in residential buildings. Where will the heights be 50'? Where will they be 40'? Are there alleys where they will be 30'?

Residential: Open space for light and air to each living unit. Circulation Factor of 1.33.

Parking . To accomplish 400 – 500 units averaging 800 – 900 means: 400 x 850 sq. ft.(average) x a circulation factor of 1.33 and divided by 4 stories (5?) will give you the ground coverage of the units. Then you must add open space (mid-block green space, interior courtyards, front yards) + Parking! Solar access and meaningful green space are necessary.

Residential and Job-Producing, Commercial must be 1:1 ratio.

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Residential: for the detailed planning , you may need the following:

Support Spaces:

Lobby, manager's office, waiting area, mailbox area w/ seating, unisex toilet, janitor's closet.
Common area room (s) for classes, social activities, etc. Laundry room(s)

Open Space

Generally 25% of lot required for open space such as a landscaped rear yard or courtyard.
Not including typical pathways, there must be 80 sf per unit if all private or 100 sf per unit if common space. Open Space may also be located on other floors or at the roof level.
Balconies may also be included.

EXITING NOTE:Fourth floor situations & "10 occupants or over"

3. In an "apartment" house, all the units must have access to two means of egress from the front door of the unit...the path of travel must not be over 150 feet to either stair.

This is the common double or single loaded corridor situation.

4. Any "stand alone" fourth floor unit (and occasionally some third floor units IF the code officials insist !) must have two means of egress from the individual unit. This translates into a front and back stair or a front stair .