

10th and Howard Streets
A Masterplan and Design Study
Western SoMa Citizen's Task Force
San Francisco, California

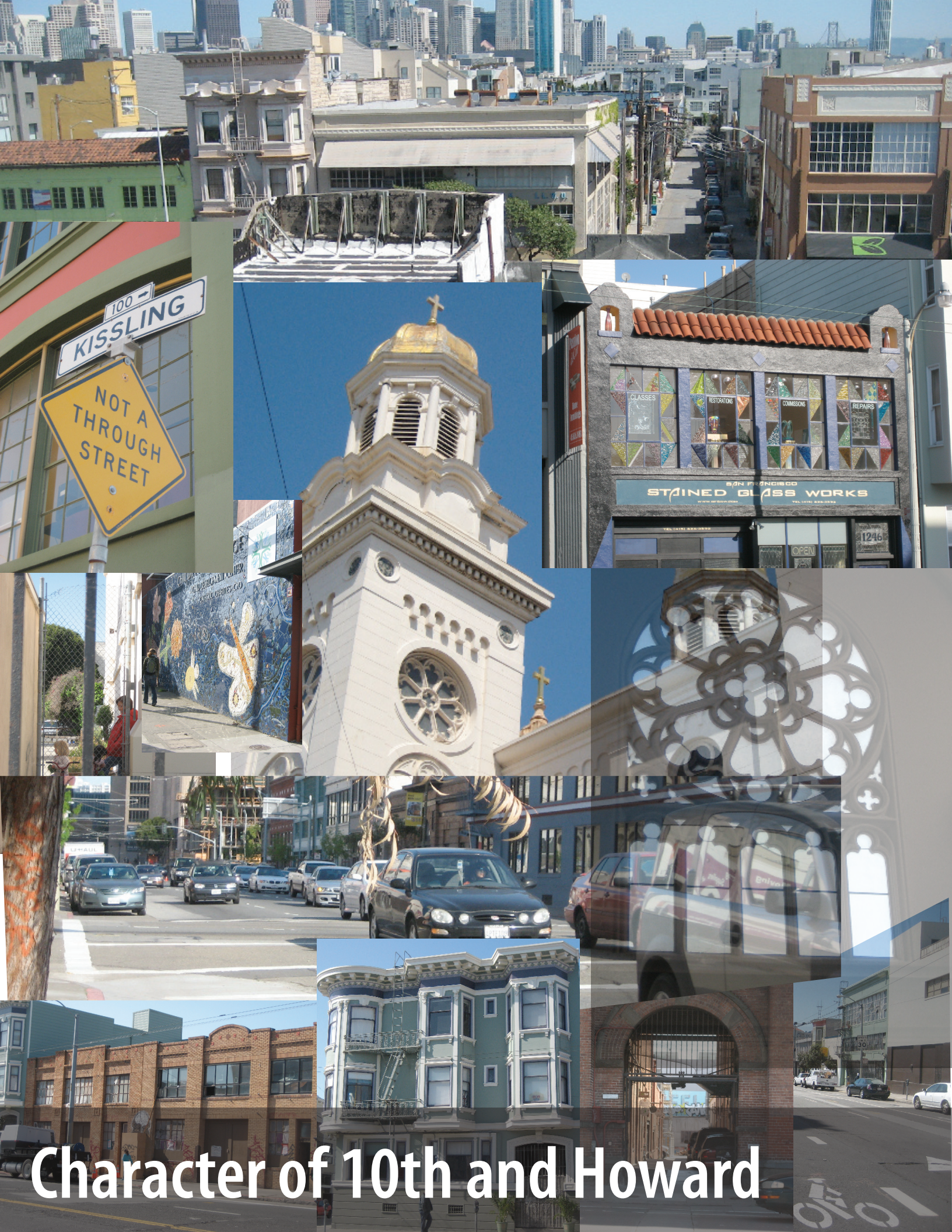
Character of Open Space



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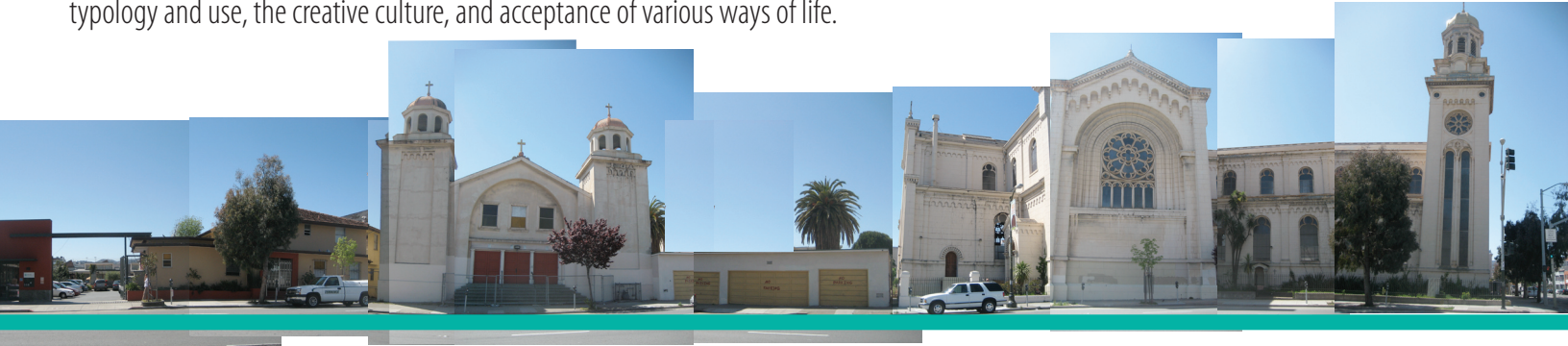
California Polytechnic State University, San Luis Obispo
San Francisco Urban Design Program Spring 2008
Urban Design Intern: Shannon Thompson & Sarah Cutler
Cal Poly Project Director: Professor Sandy Miller AIA



Character of 10th and Howard

Western SoMa

The western SOMA district is home to a diverse character of jobs, housing, entertainment and retail. For the past few decades, the SOMA area consisted mostly of light industrial buildings and warehouses. Today, many of these buildings are being converted into apartments, live-work studios as well as retail. SoMa has emerged as one of the centers for cross-cultural trade and creativity. The area has kept it's unique character due to the citizens insistence on preserving the traditional character of Western SOMA; the pedestrian scale of alleyways, the diverse building typology and use, the creative culture, and acceptance of various ways of life.



10th and Howard Site

The site is in Western SOMA on the corner of 10th and Howard. St Joseph's Church was built on this corner in 1916, and its gold domed towers are the image of this site, known throughout San Francisco. St. Joseph's and the accompanying rectory building and Parish Hall are considered local historic landmarks due to their importance to many communities, especially the Philippino community. The developer believes that the actual church building holds great importance as a volume, historic building, and community monument, and he would like to preserve it as much as possible. The front façade of the Parish Hall is historically significant with its arched entry flanked by two twin towers. Beyond the aesthetics, the Parish Hall is significant for its traditional use as a community meeting space.

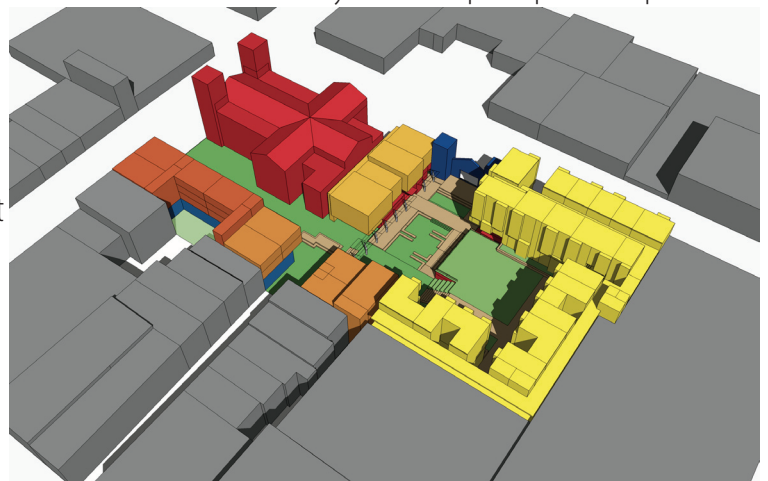
Currently, there is a Child Care Center located on the South East corner of the site. Both the community and developer hope to incorporate and preserve this use somewhere on the new site plan.

Kissling Street dead-ends in the South West side of the site. As mentioned before, alleyways are essential to preserving the traditional character of SoMa. The citizens would like to protect the solar access to this street by limiting the heights of buildings adjacent to this alley as well as possibly extending through the rest of the block.

Currently, there is a great lack of public open space in Western SoMa. In the Citizens Task Force Master Plan for Western SoMa, they have designated this site as centrally located and optimal for a large public open space. The citizens have requested a 75% building footprint on the site in order to leave 25% of the site open for public enjoyment.

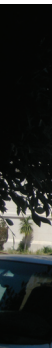
In addition to these requirements, requests and restrictions, the developer would like between 100 and 125 residential units consisting of a variety of studios, one bedrooms, and two bedrooms on the site. He would also like a four to one ratio of housing to commercial space incorporated into the master plan.

This site is rich in history, diversity, and character. Along with the program requirements from the citizens and the developer, creating a master plan for this site is challenging, exciting and holds many possibilities.



Site uses

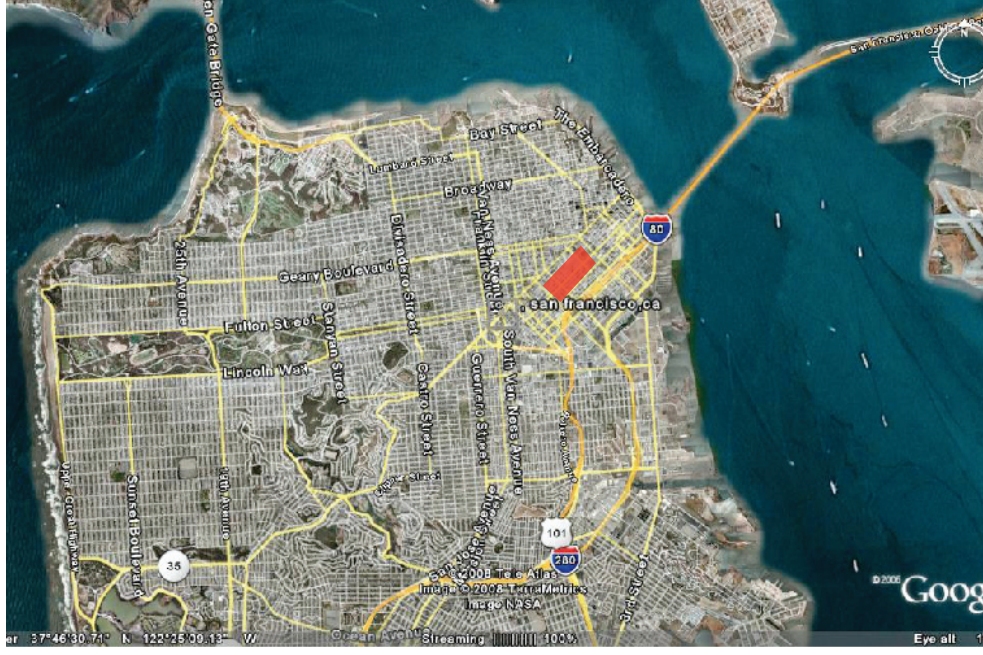
- Office
- Industrial
- Storage
- Retail
- Public/Institutional
- Historical Landmark
- Residential





SoMa Site Analysis

San Francisco, CA

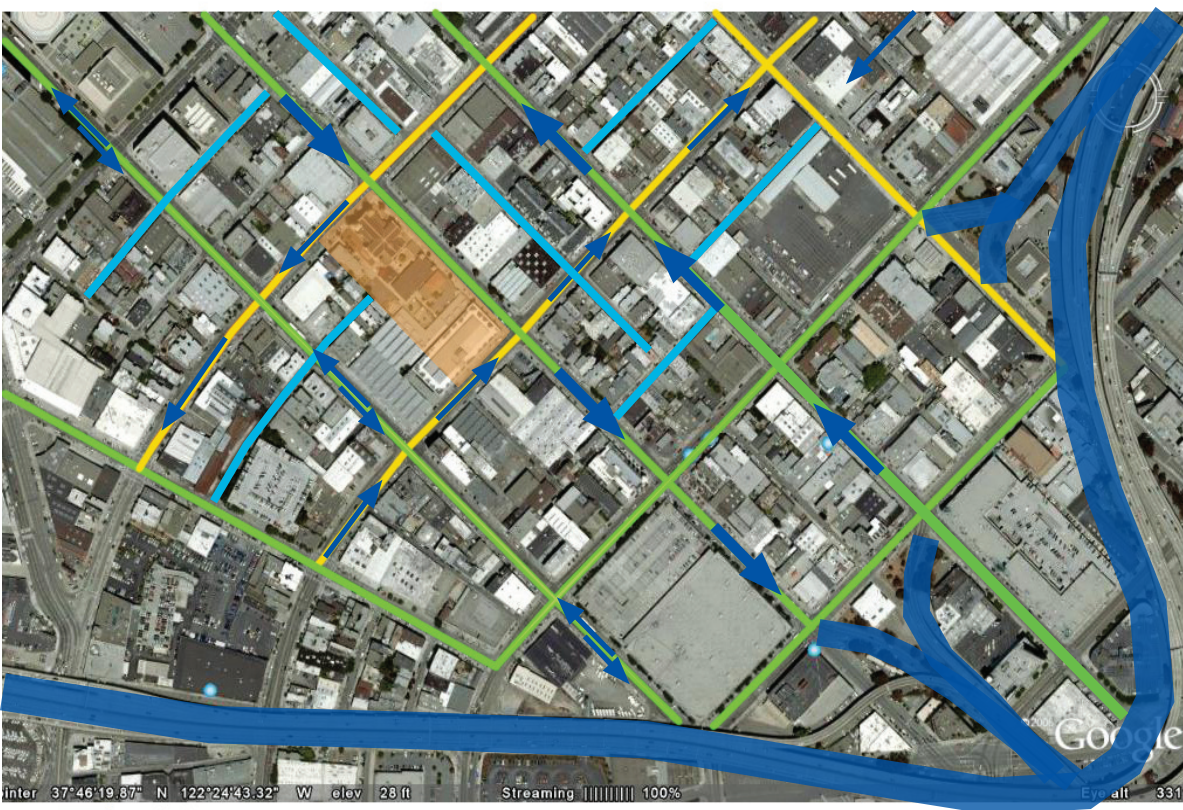


Western SoMo



10th and Howard Site





■ **REGIONAL SERVICING ARTERIAL**
■ **NEIGHBORHOOD SERVICING ARTERIAL**
■ **ALLEY**

Street Heirarchy



■ **BIKE LANE**
■ **MUNI LINE**

Bike and Muni Transportation

Traffic Noise
from 10th Street

St. Joseph's Church
Historic Landmark



Height Limits around
Kissling Alley

Entertainment
and Nightlife Area

Size of Site

Site Constraints

9:00 am



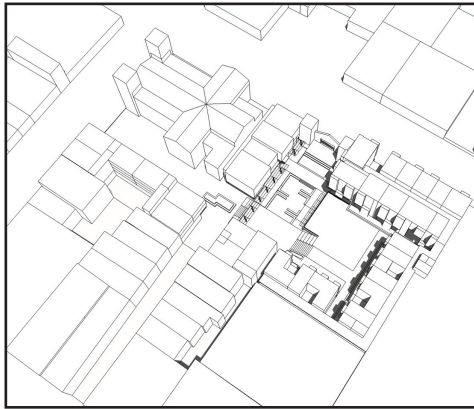
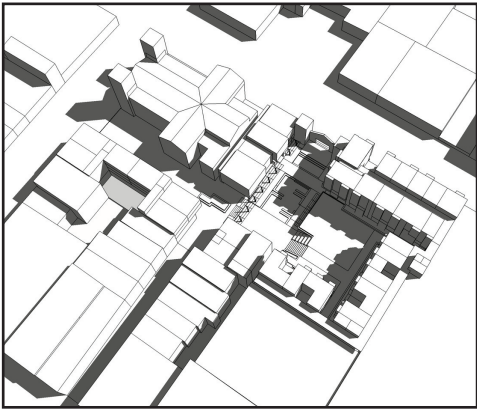
12:00 pm



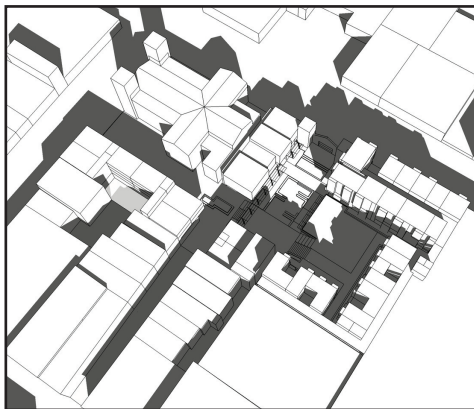
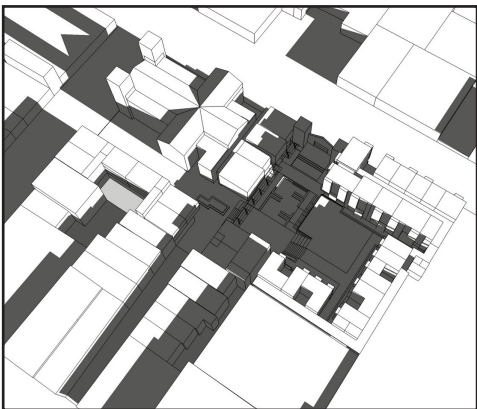
3:00 pm



March/Sept. 21st



June 21st



December 21st

Solar Studies and Site Planning



"I" Scheme



"C" Scheme

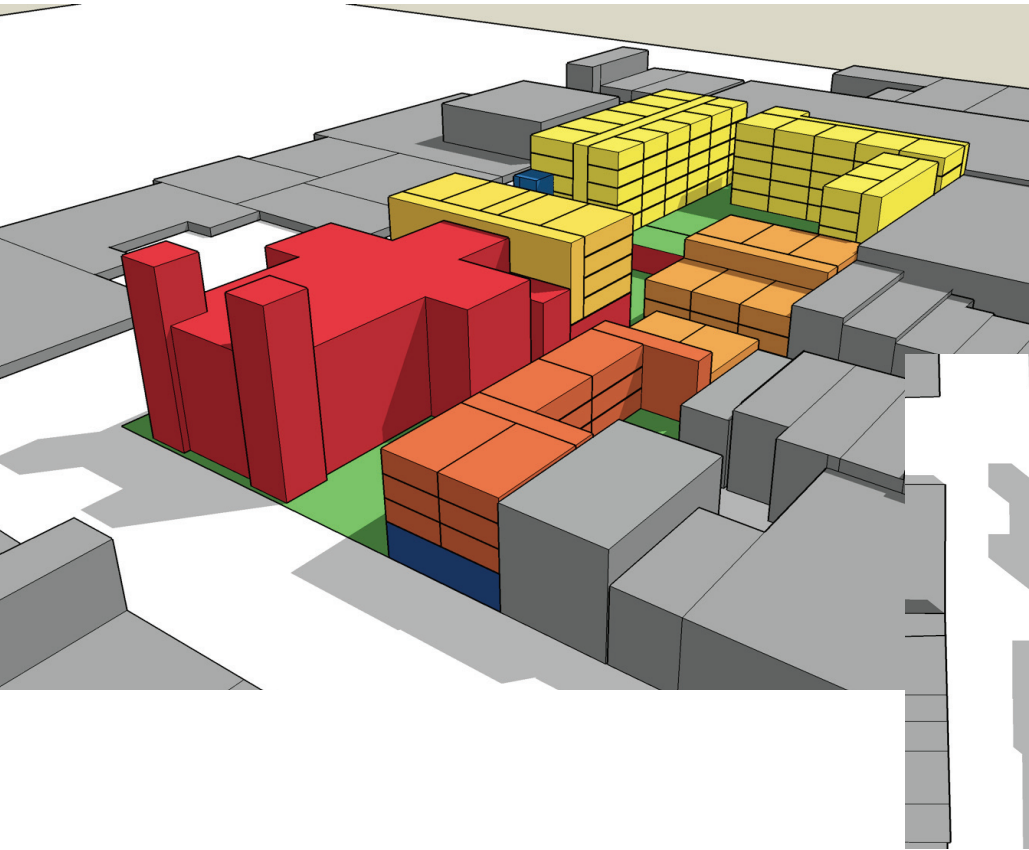


"F" Scheme



Preservation Scheme

Process and Feasibility Studies

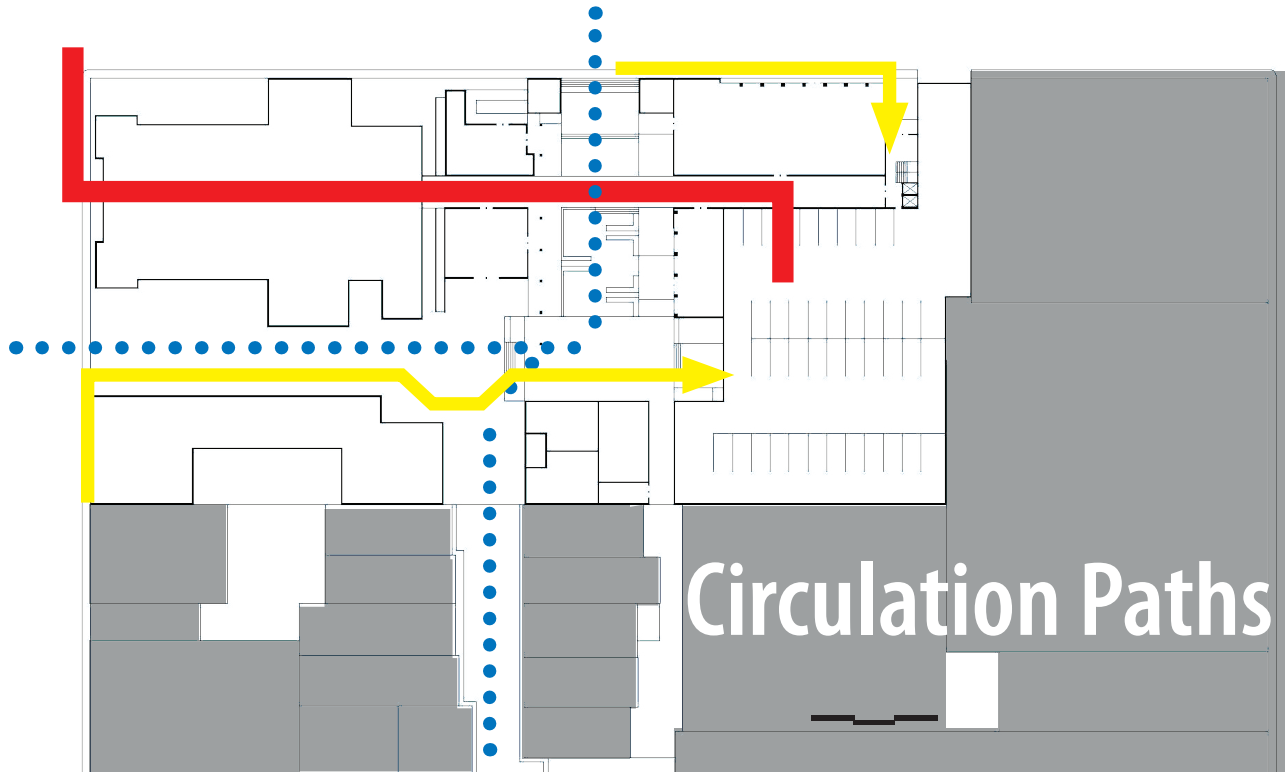


Backward "C" Scheme



"J" Scheme





Circulation Paths

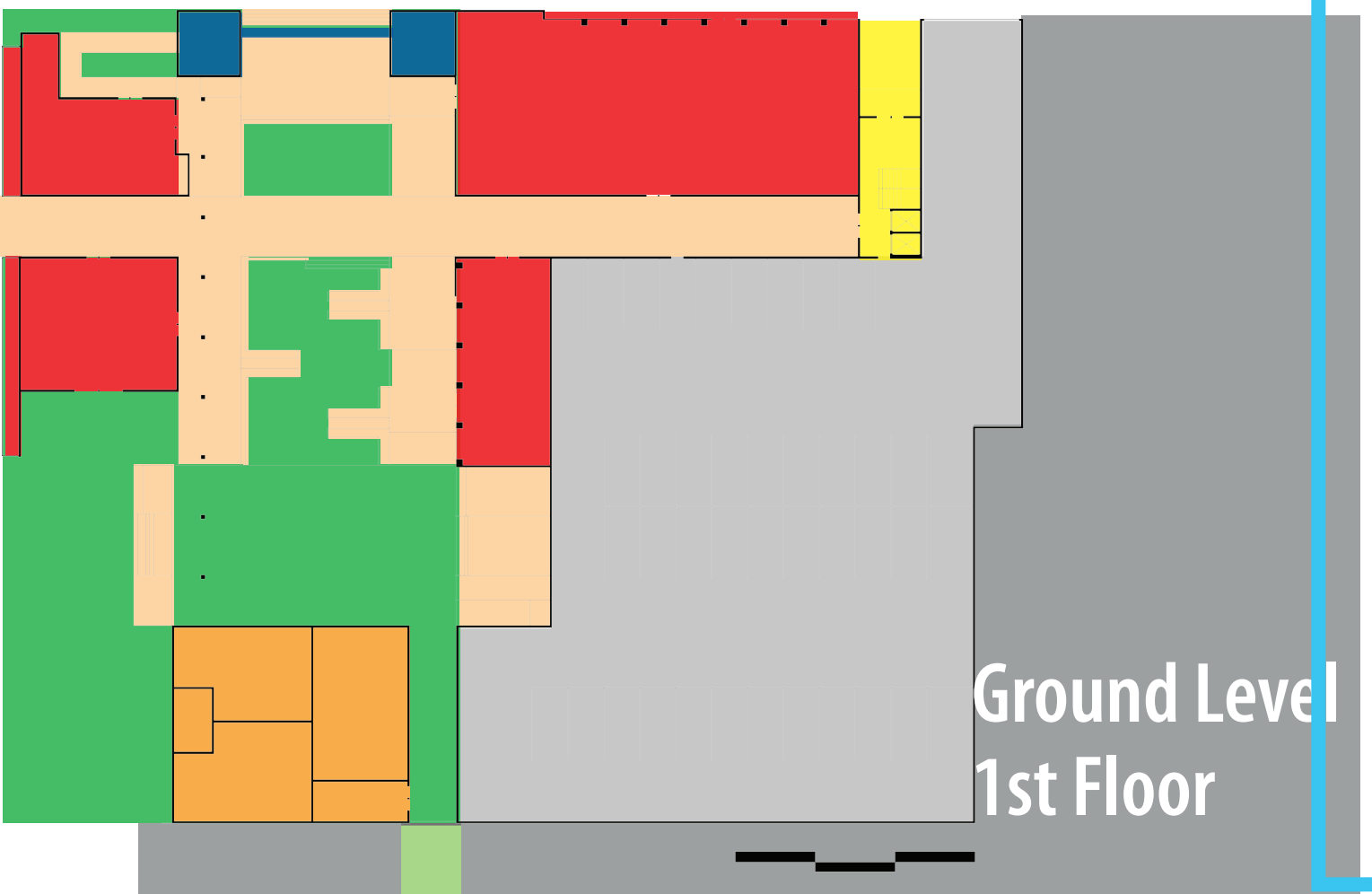
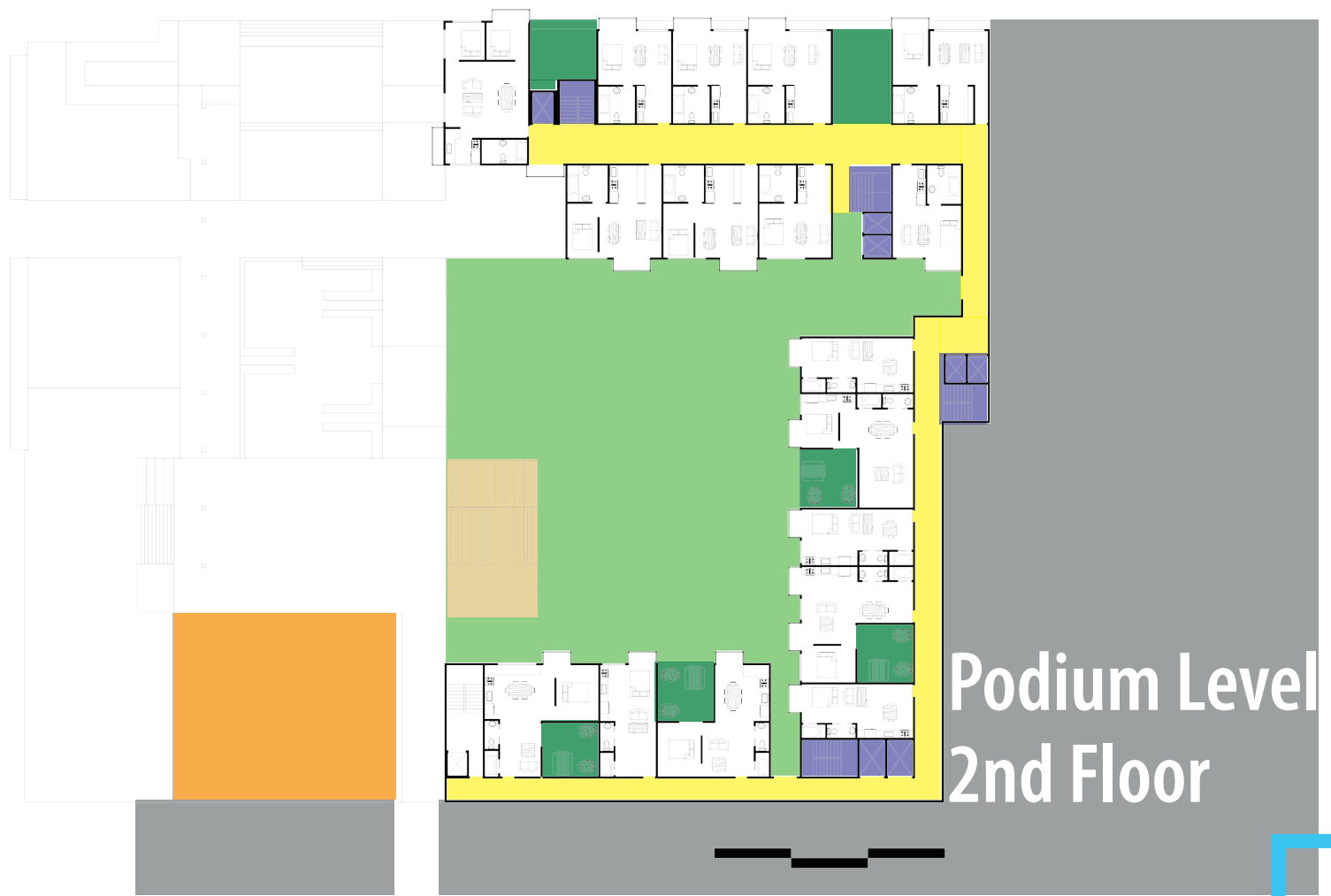
10th Street



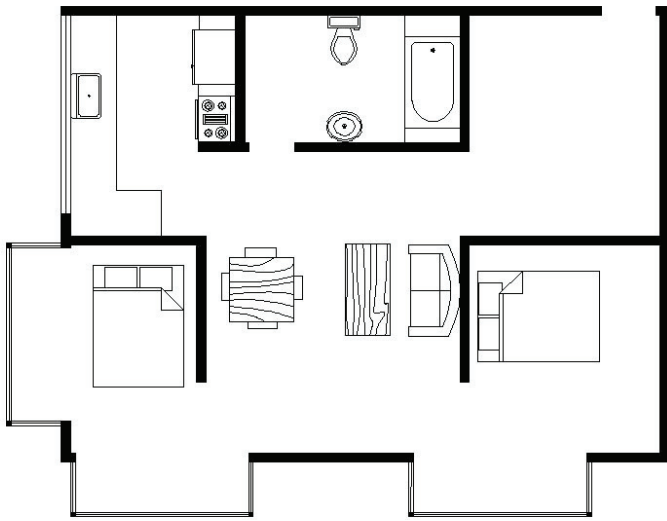
Howard Street

Kissling Street

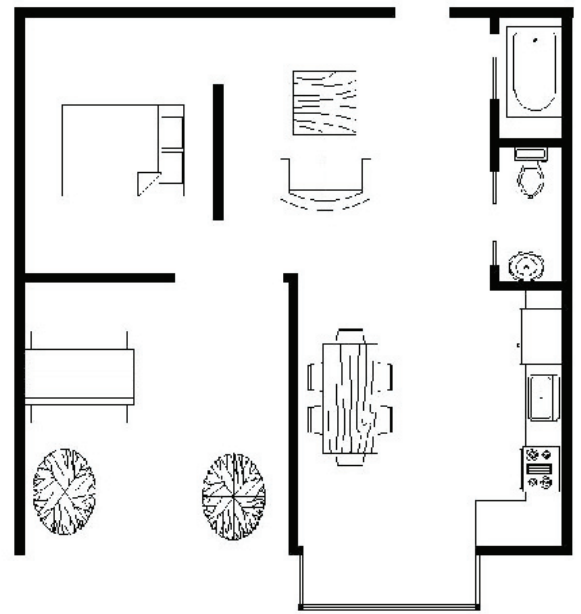
Site Plan





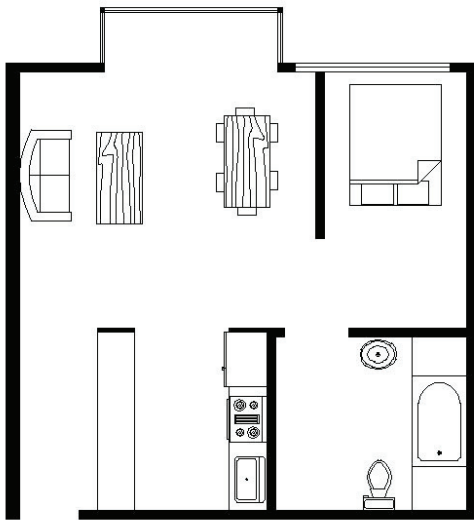


2 Bedroom with Deck

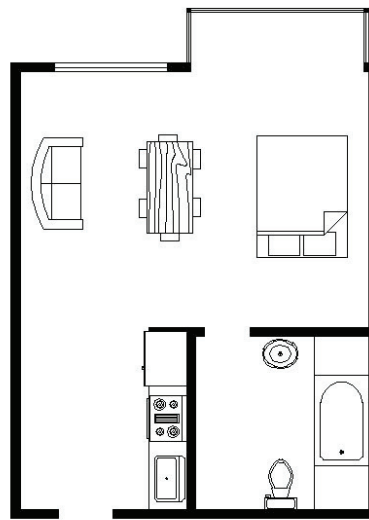


1 Bedroom with Deck

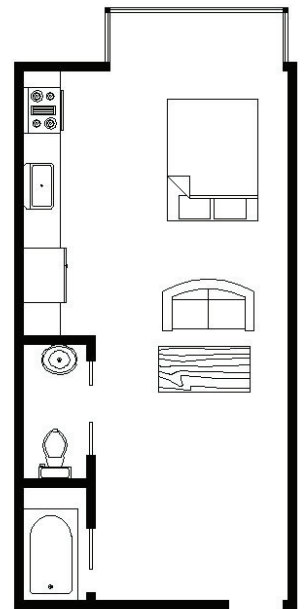
scale: $\frac{3}{32}'' = 1'-0''$



1 Bedroom



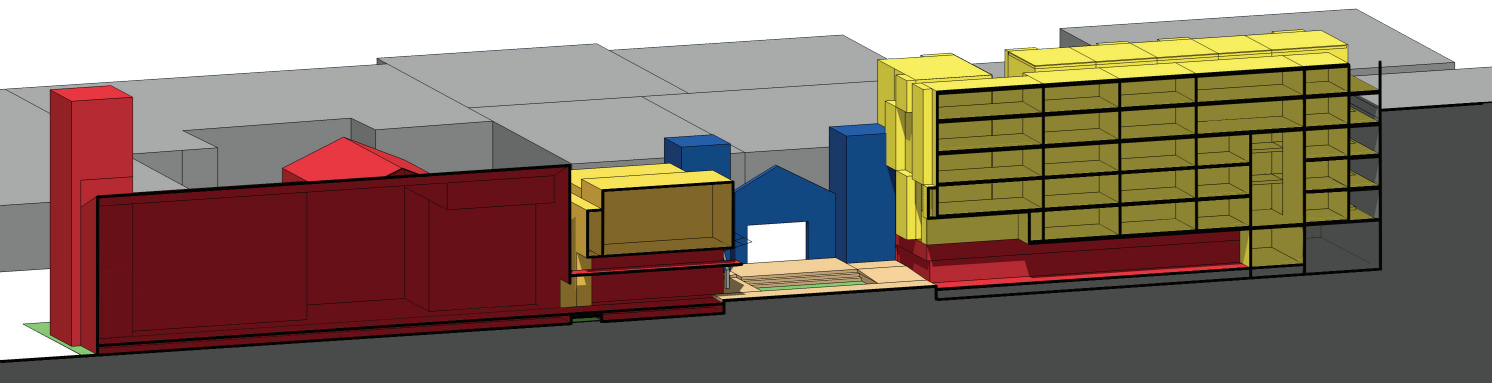
Studio 1



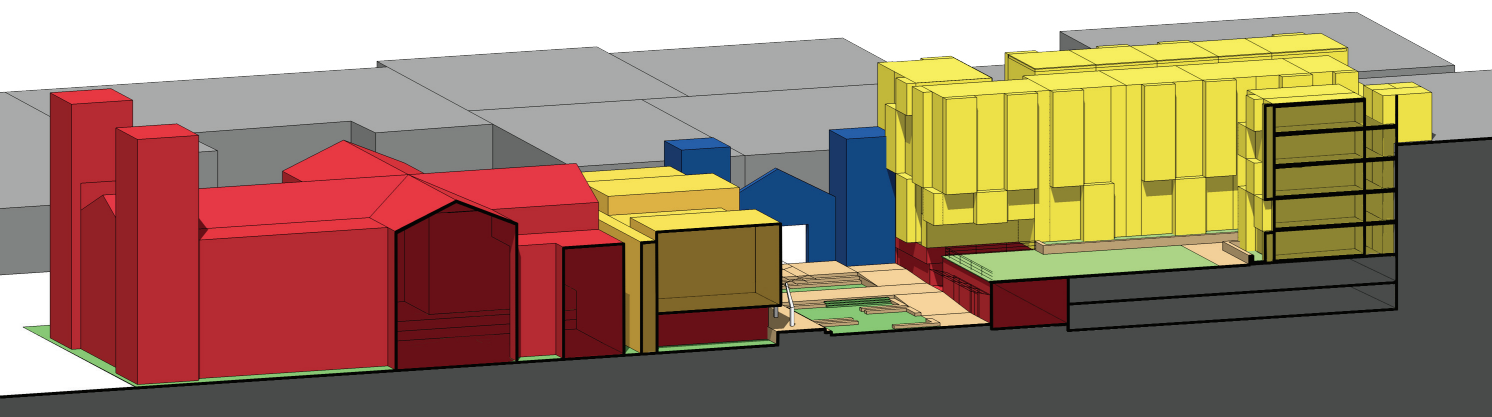
Studio 2

scale: $\frac{3}{32}'' = 1'-0''$

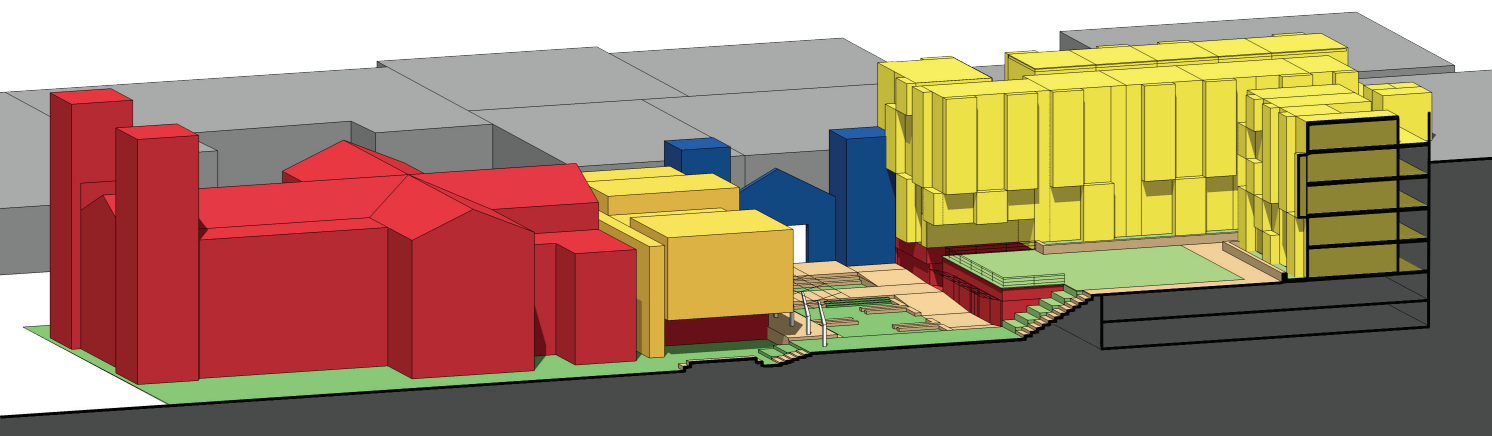
Apartment Unit Plans



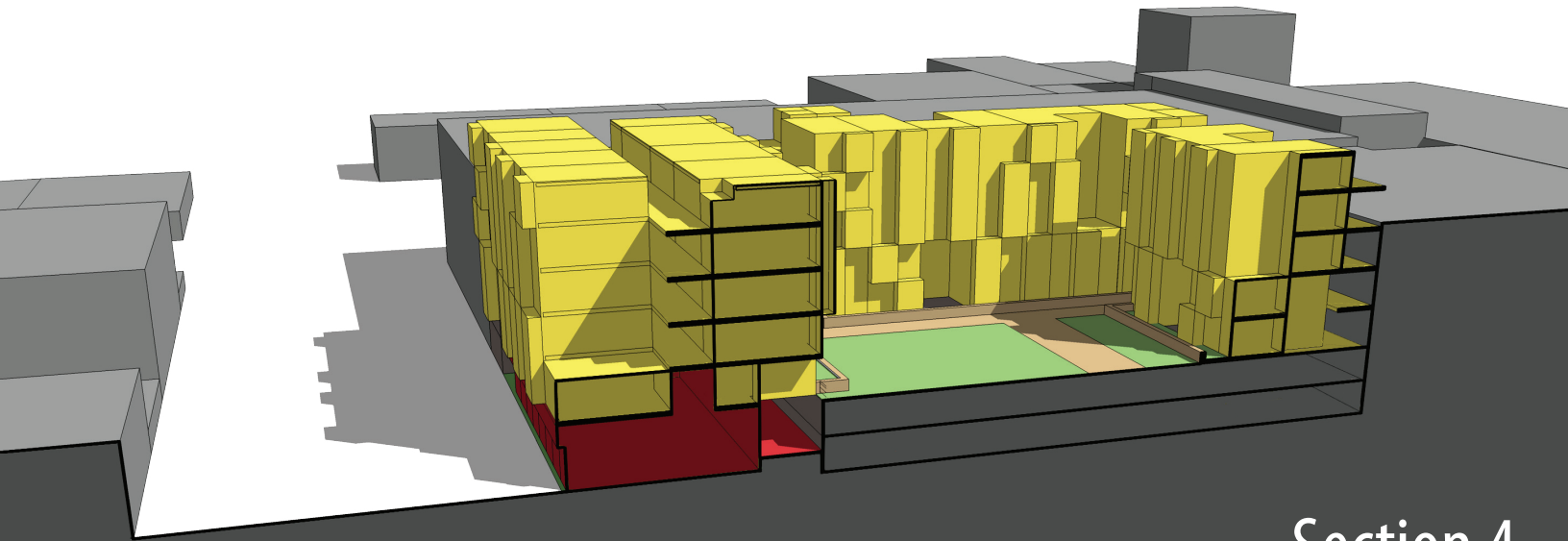
Section 1



Section 2

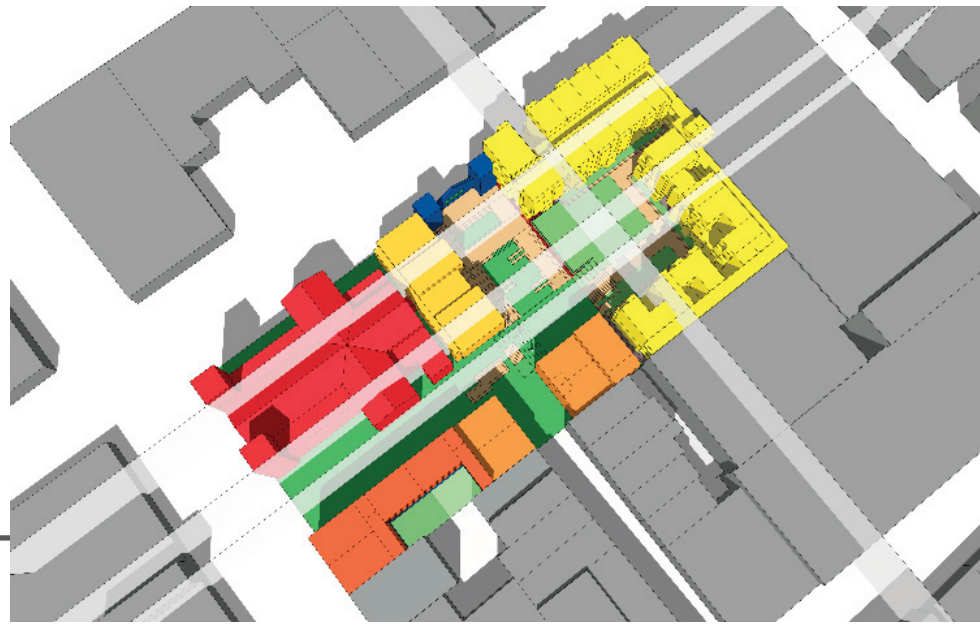


Section 3



Section 4

[42] 2 Bedroom Units
[37] 1 Bedroom Units
[45] Studio Units
[124] Total Units



[24,230sq ft] Retail Space
[25%] Public Open Space
[12%] Residential Open Space
[80 spots] Parking

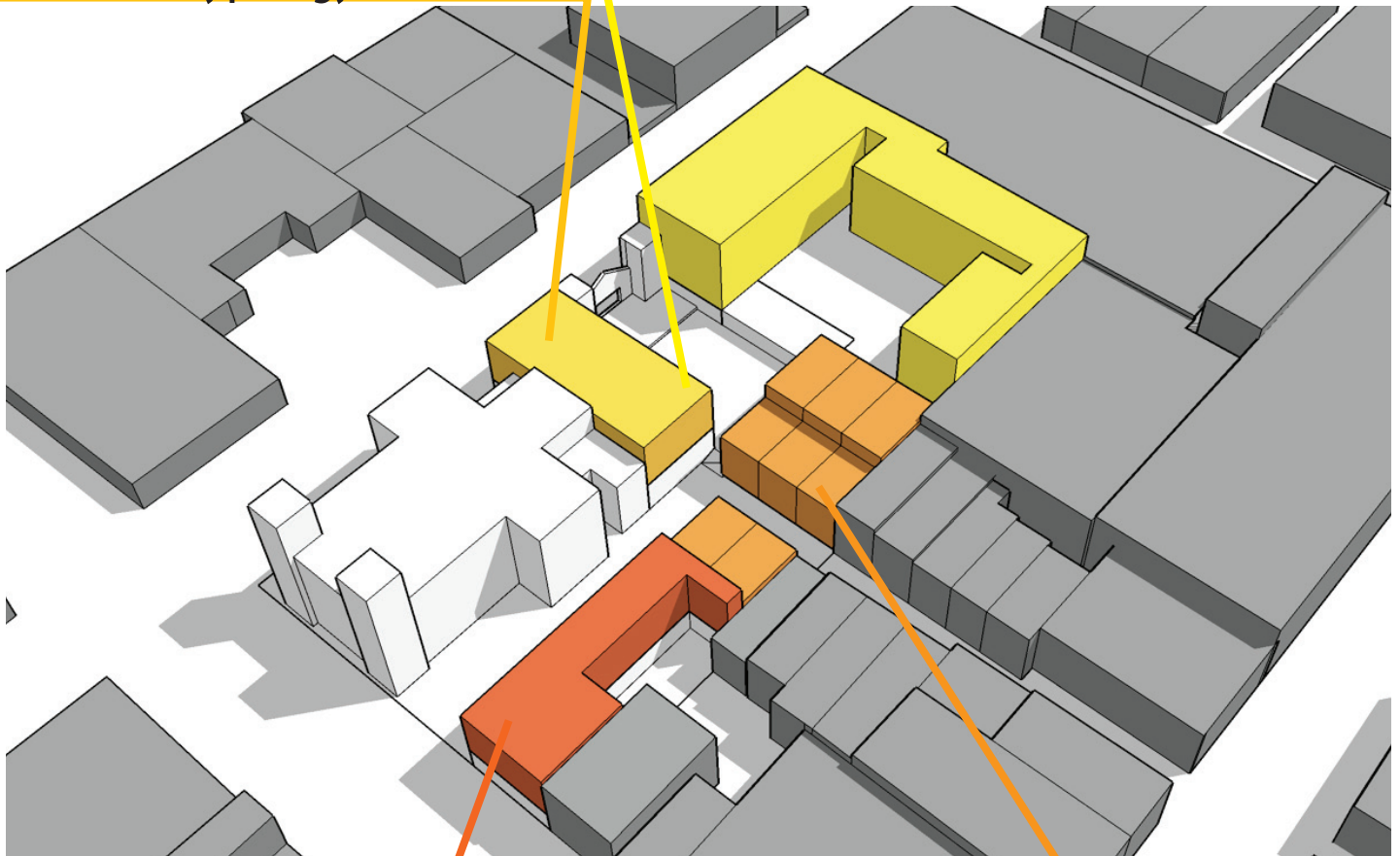
Development Numbers



Artist Studio Typology



Apartment Building Typology



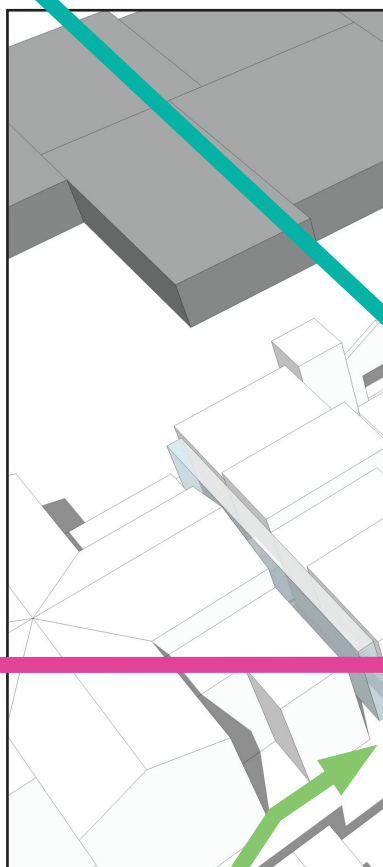
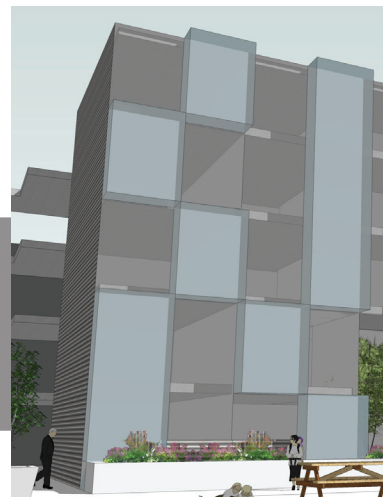
Row House Typology

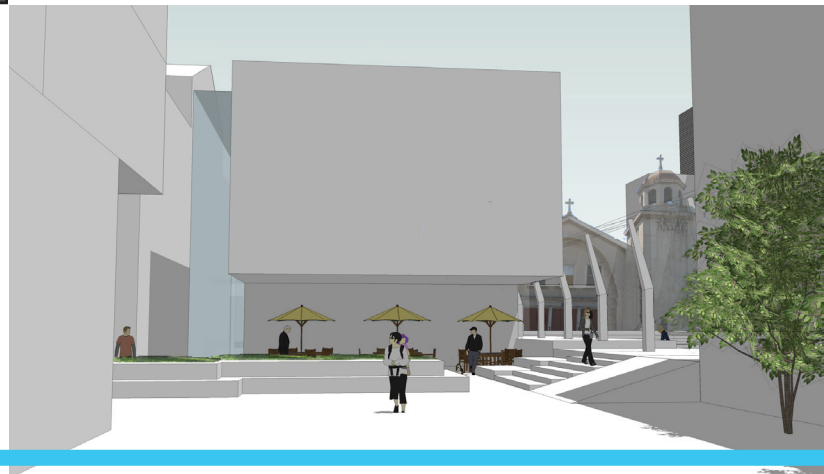
Family Housing Typology

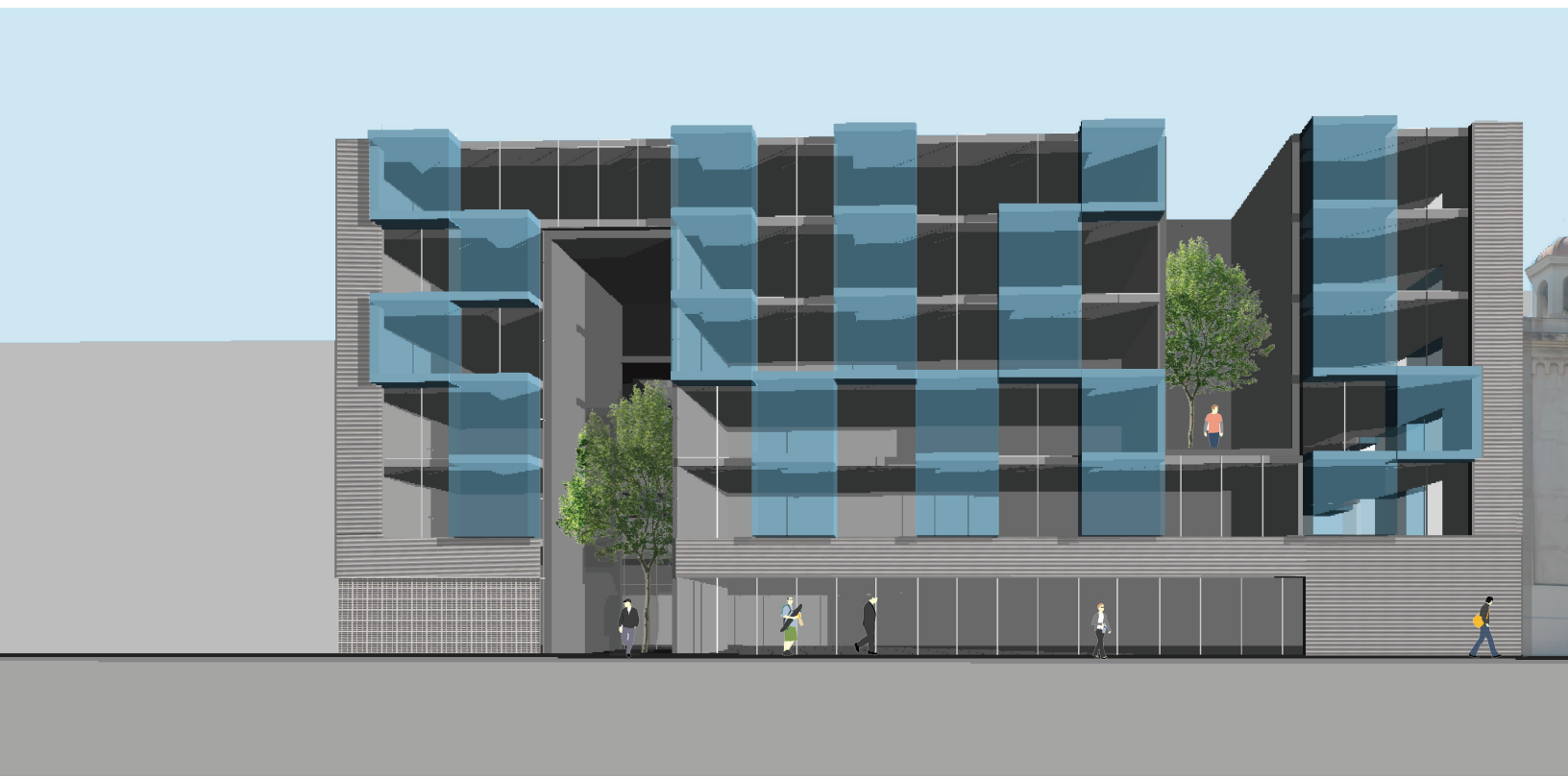


Housing Typologies

Character of Open Space







10th Street Elevation

