

# west SoMa

**A Masterplan + Design Study**  
**Tenth and Howard Streets**  
**San Francisco, California**

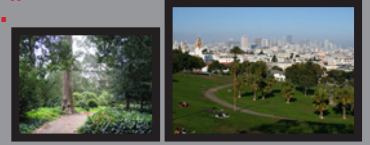


**Sean Lopes - Emily Pappalardo**

**Cal Poly Project Director: Sandy Miller**

**In An Effort With The Western SoMa Citizen's Task Force**

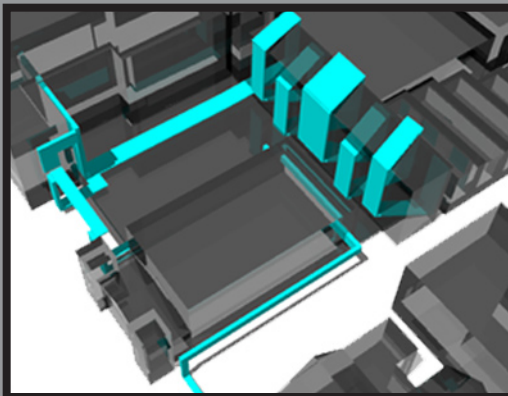
**"Public parks, plazas, and open space areas are critical neighborhood enhancing and defining elements. . . . Well located parks and plazas can knit together surrounding areas by providing a variety of active and passive recreational activities and informal gathering places for the neighborhood."**  
**-San Francisco Planning Dept.**



## CREATING CONNECTIONS

Western SoMa is a tight knit community, as any one could see by going to their town hall meetings. Its residents are concerned with what happens to their neighborhood and will work to make a difference. Still there is no central node provoking Western SoMa residents to get out and enjoy their neighborhood. No Dolores Park, no Union Square, no Embarcadero promenade. This may come as a result of being fairly close to Market Street, the main commercial hub of San Francisco. However it is not to say that this area does not have the potential or a rich history of its own.

The site of St. Joseph's church on 10th and Howard holds this potential as a future node for the neighborhood of Western SoMa. This site needs to create connections with the rest of the community to act as a center since it already is geographically. We came up with some objectives that need to be obtained in order to create such connections and applied them to our plan for 10th and Howard.



CONCEPT DIAGRAM

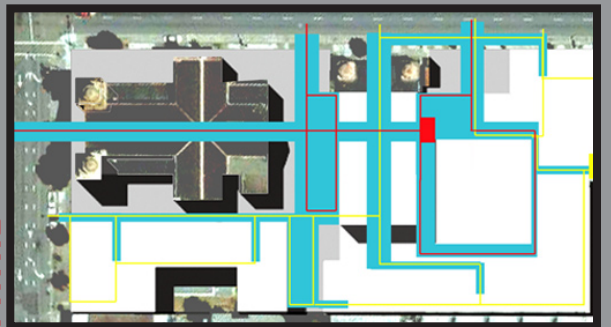
## OBJECTIVE ONE \_open site to existing paths

This site is served by: Howard Street, a proposed 2 way residential street to the west; 10th Street a busy one-way street with heavy vehicular traffic to the north; and Kissling Street, a small residential alley, a typical trademark of SoMa to the south. Our initial decision was to keep the connection to Kissling Street open to connect that side of the site to the retail corridor between the church and the parish hall ending up at 10th street. Opening Kissling adds a safe pedestrian access point that bisects the site. The area around the church remains open to provide access from Howard Street, but these are smaller paths due to relocating the day care at this safer side of the site near Howard. The main access points are along 10th street with one being the retail corridor that extends to Kissling and the other being a large courtyard that opens up to 10th Street. Creating a large open space facing 10th provides more connection with it than if it was to be lined by a building, it invites people in. This area will serve as the major public node within the site and provide access to all other connections on the site. The courtyard area is raised 5' to both add safety and solace from vehicular traffic but also to allow for a parking garage below.

OPEN SPACE



PATHS



## 2 OBJECTIVE TWO \_create a pleasant/useable outdoor experience



In order to create a viable outdoor space, one must have space. We made a decision to trade quantity for quality. Quality in the type and size of space provided. The out door space acts as a 3-sided courtyard surrounded with first floor retail and residential units above. The courtyard not only gives people a place to sit and break away from the streets, it also provides amenities, such as eating or shopping to the community. Gaining access to sunlight in San Francisco is a necessity wherever possible. The building on the south edge of the site has been lowered 1 story in order to provide sunlight to the space throughout the year. We have also made all vertical circulation corridors completely glass to transmit light both to the outside and inside. The wrapping line seen in elevation comes to the ground undulating to provide seating and also to delineate a path from which people can explore the site. Grass including small trees and shrubs cover most of the open areas to soften the landscape and oppose the hard streetscape apparent in the area. To block all of the noise of traffic from 10th street we added a glass gate. This gate also provides security at night to deter transients.

## 3 OBJECTIVE THREE \_provide a safe and sunny daycare to serve the neighborhood

The daycare is a major concern for the developer because he has built them and has a young child of his own. We wanted to position the daycare away from 10th Street because of its high traffic and also wanted to seclude it from other uses on the site. This set it in the southwest end near Howard Street. The existing courtyard. We utilized the existing courtyard on the neighboring site by attaching the courtyard for the daycare to it to optimize solar gain. To keep it secure we wrapped the building around it to act as a physical barrier. Curbs are placed along Howard street to secure the drop-off area for parents. The current area off 10th street is far too busy to allow a safe drop-off, pick-up area. As a result of code requirements the daycare sits on grade with residential units above.

CHILDREN'S VILLAGE



DAY CARE AERIAL



## OBJECTIVE FOUR\_maintain historical nature of site

As previously stated the three once religious buildings, St. Joseph's Church, the parish hall, and the rectory, are listed on the national registry or historical buildings. We attempted to save as much of the buildings as possible. The church remained mostly untouched except for the back which was opened underneath the window to act as a connection between Howard street, the church, and the retail corridor directly behind it. Furthermore the church was left open on all of its sites so that its beauty and magnificence could be admired by those approaching the site or already within it. An adaptive reuse for the church is to turn it into a neighborhood grocery store, a greatly needed amenity. The parish hall creates a retail façade along both the retail corridor and the retail courtyard. However, due to the rapid construction of the parish hall to act as a temporary church when St. Joseph's was under construction, its structure is not suitable or safe for the uses. The front entry and its towers are the most beautiful part of the hall so they were just reinforced and serve as an entry to the retail. The rest of the building is rebuilt to hold retail on the first floor and residential on the two floors above. The residential above is offset from the façade so that from the street all people can see is the original hall. We made several iterations using the rectory by either moving it or finding a fitting use. In our studies we determined that its location was the best for the daycare for both solar access and safety since it was along Howard Street as opposed to 10th .for drop-off purposes. We thought about placing the daycare in the rectory but even with reinforcement it would not be safe enough for children. To move the rectory would create too much cost for the amount of space it could provide to the plan. The developer also expressed his interest in saving the church and front of parish hall, but did not want to rectory to remain due to cost and lack of architectural significance.



ST. JOSEPH'S  
CHURCH



CHURCH INTERIOR



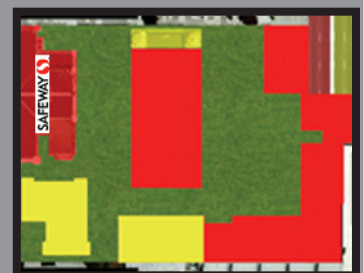
RECTORY



ST. JOSEPH'S CHURCH + PARISH HALL

## OBJECTIVE FIVE\_create a mixed-use area that attracts people to the site

The church's architectural beauty alone can attract people to the site, as it can be seen from popular Market Street. Still people will need something to do once they get to the site. A grocery in the church with seating or café areas around will serve the neighborhood for everyday shopping and a place to grab lunch. Another necessity of this particular area is commercial retail, because light industrial i.e. mechanics, are prominent. For this reason retail exists on almost all ground floor space. It does not occur in areas where it would not be seen from the major streets like behind the church which also continues the residential corridor along Kissling Street. The retail would be very concentrated so that with suitable leasing it could in essence provide for everyday needs. A couple of restaurants to serve the lunch and dinner crowds could also be successful since they too are lacking in the area.

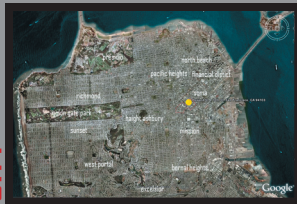


RETAIL USE AERIAL

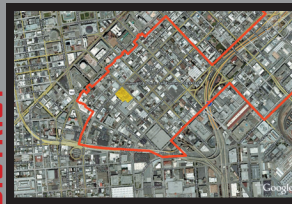


# PROJECT BACKGROUND

CITY



DISTRICT



PROJECT SITE



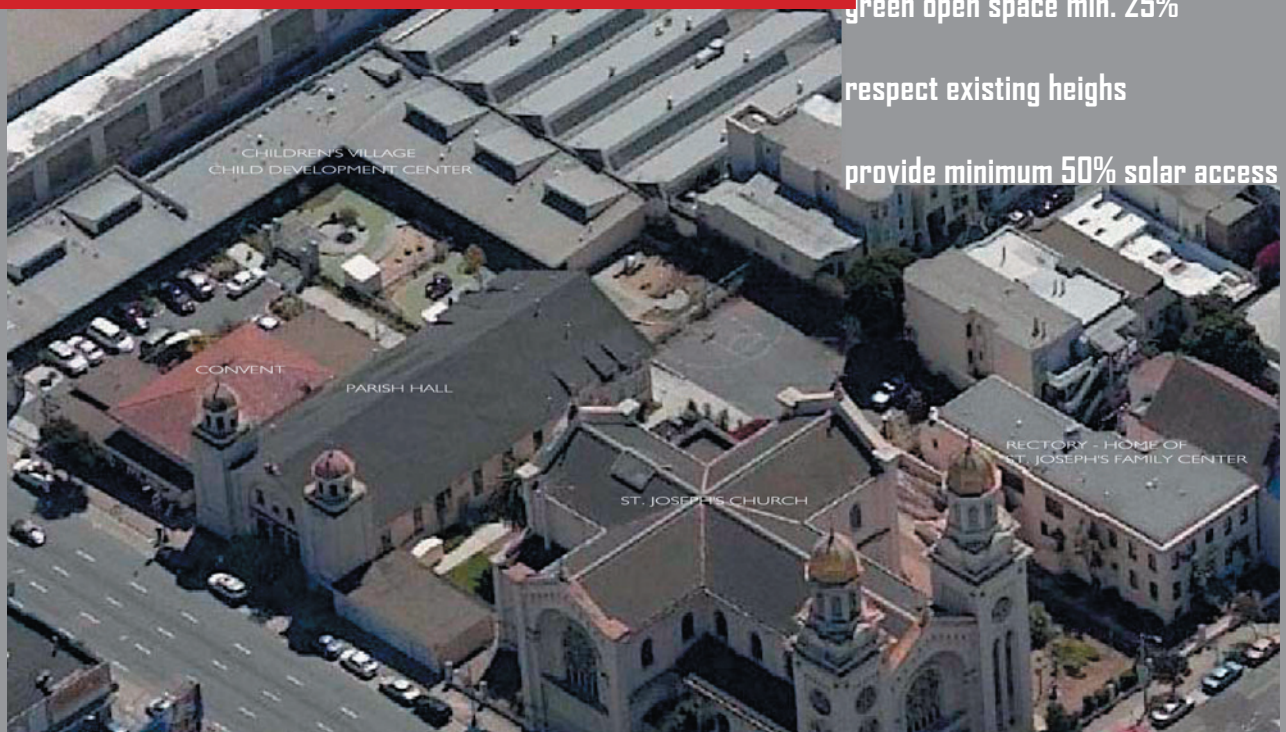
This project is sited in the Western SoMa area on 10th and Howard streets. This area has a rich history of nightclubs and is famous for the Folsom Street Fair. It also holds historical significance for both the Phillipino and the GLBT communities. The area is mainly mixed-use. The commercial make-up of the area is mostly light industrial, with an emphasis on automobiles and public storage. Residential is generally medium density, with some live work units, row houses, and apartments. All of the buildings are generally smaller, the height limit is 65' in the immediate area. Significant elements of the SoMa area are its alleyways and its industrial and art deco types of architecture. Another aspect of the community is that most people walk, bike, or take public transportation to work and generally work within the area. This takes away the some of the need for parking.

St. Josephs Church which was deconsecrated and now sits vacant and dilapidating on the site. Along with it are also the parish hall which is also closed and vacant and the rectory which is currently used as office space. All three buildings are in the National Register of Historical Places. Also on the site is a Children's village daycare and private parking lot that front 10th street.



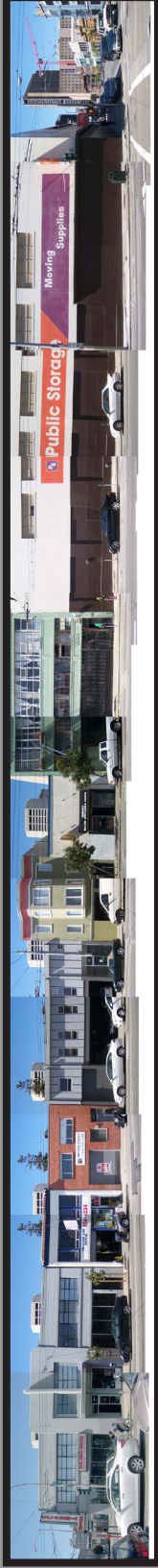
program summary

- new use for st. joseph's
- child care 8,500 sq. ft. with auto drop-off adjacencies
- residential 100-150 market rate units and with 30% affordable housing
- commercial 4:1 square footage of housing and a mix of uses
- limited parking
- publicly accessible privately maintained green open space min. 25%
- respect existing heights
- provide minimum 50% solar access

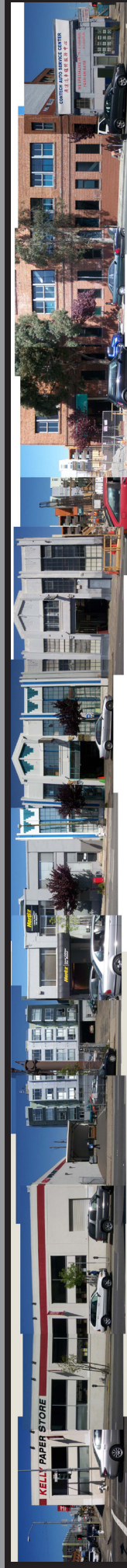




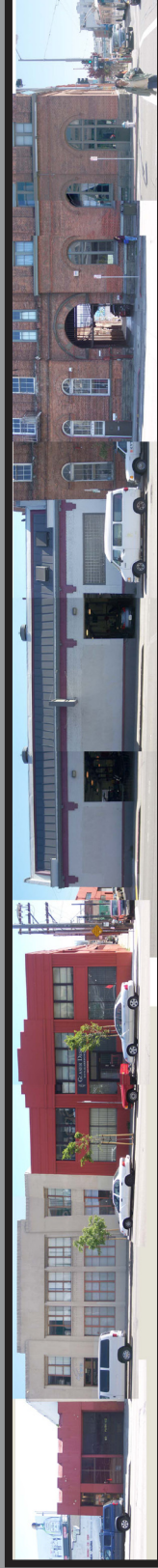
# STEPANORAMA



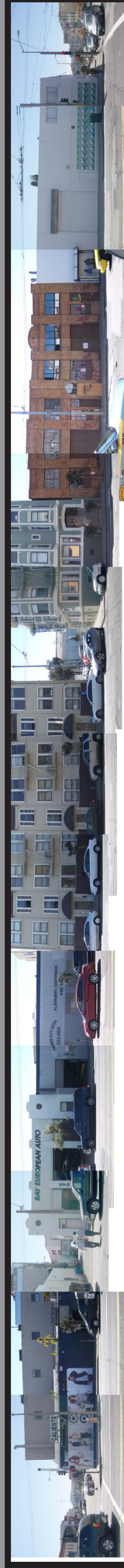
HOWARD STREET SURROUNDING ELEVATION



10TH STREET SURROUNDING ELEVATION



FOLSOM STREET SURROUNDING ELEVATION

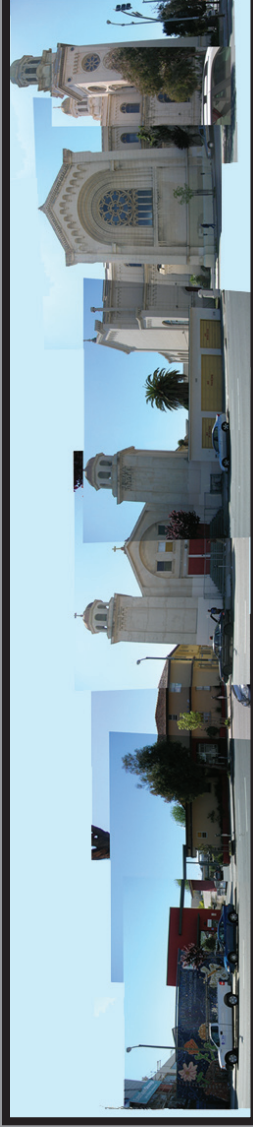


11TH STREET SURROUNDING ELEVATION

# STEPANORAMA



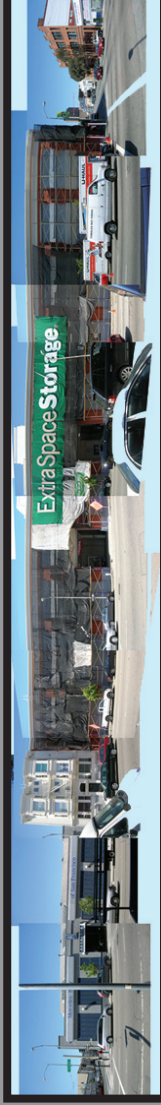
HOWARD STREET INTERIOR ELEVATION



10TH STREET INTERIOR ELEVATION



11TH STREET INTERIOR ELEVATION



FOLSOM STREET INTERIOR ELEVATION



# EXISTING VIEWS

VIEW LOCATION



CHURCH VIEWS TOWARDS 10TH ST.



CHURCH VIEWS TOWARDS 11TH ST.

The views around the project provide an eclectic mix of the fabric of the Western SoMa neighborhood. As seen through the existing views and previous panoramas, the area is a variety of building types and uses. The Service Light Industrial is a large part of the character of SoMa and the building typologies complement that. As seen above, the views from St. Josephs Church front reveal larger office and storage buildings as well as a more pedestrian scale with the small site infill.



# EXISTING VIEWS

VIEW LOCATION



DAYCARE VIEW TOWARDS FOLSOM ST.

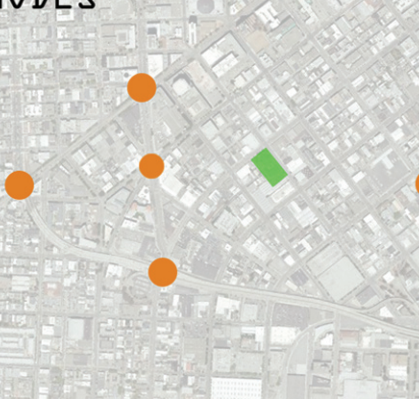


DAYCARE VIEW TOWARDS HOWARD ST.

From the existing site of the day care, much more of the same can be seen. There is a mixture of building types, yet they seem to coexist through elevation proportions and utilization of art deco characteristics. The Western SoMa area is a gateway into the city for a lot of residents for many years now. The characters of the area and its urban fabric reveal a true understanding of what the area is about.

[illegible]

An aerial photograph of a city street grid. A central rectangular area is highlighted in green. Overlaid on the grid are thick orange lines forming an 'X' shape that crosses the green area. The word 'EDGES' is written in large, bold, black capital letters in the top left corner of the image.



NODES

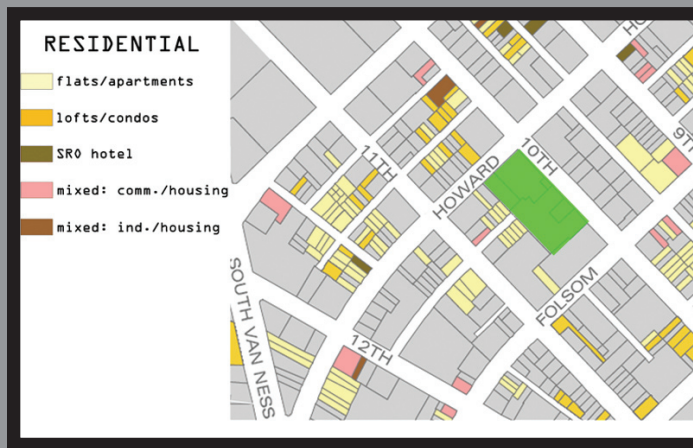
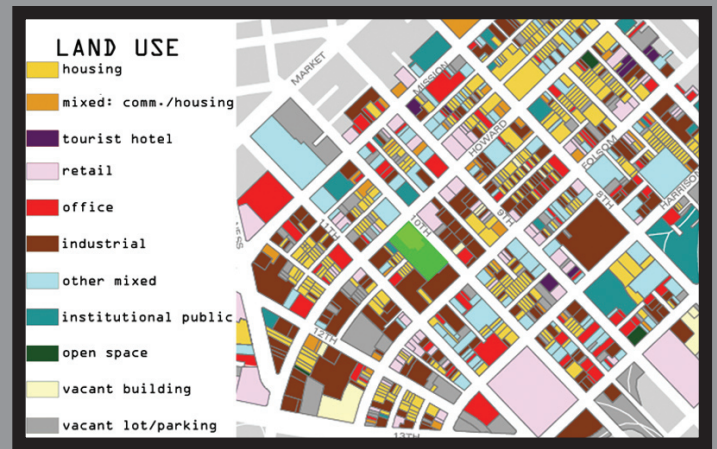
An aerial photograph of a city grid with a semi-transparent overlay. The overlay consists of a network of lines and nodes. There are six orange circular nodes of varying sizes. A green rectangular building is highlighted within the grid. The word "NODES" is written in the top left corner.

An aerial photograph of a city street grid. Overlaid on the image are several thick orange diagonal lines forming a diamond pattern. A rectangular area in the center of the grid is highlighted in green. The word "PATHS" is written in the top left corner.



# SITE ANALYSIS

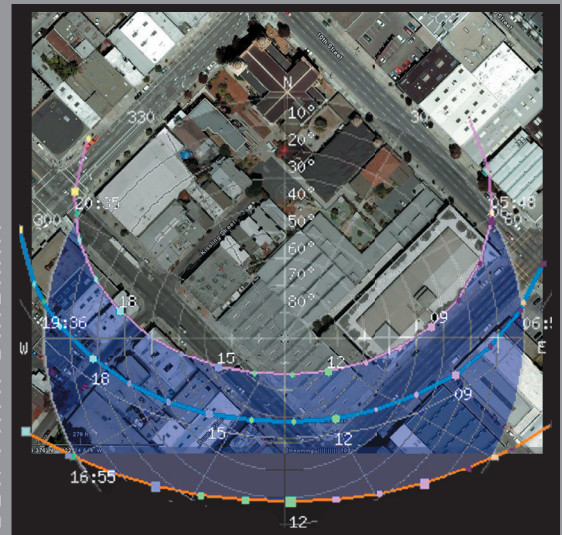
As mentioned previously, the dense urban fabric of the area has evolved and transformed overtime creating a true mixed use in the area. Within the Western SoMa neighborhood, office buildings, service light industria and housings of all types {market rate + affordable} have a place to call home. The eclectic zoning regulations and its history have truly made for an interwoven fabric and given the opportunity of a truly unique context. However, it has been noted that "green space" in the area is scarce and with all the urban infill projects, it was a main concern to create a "green open space" for the community within the project that could withstand the tests of time.



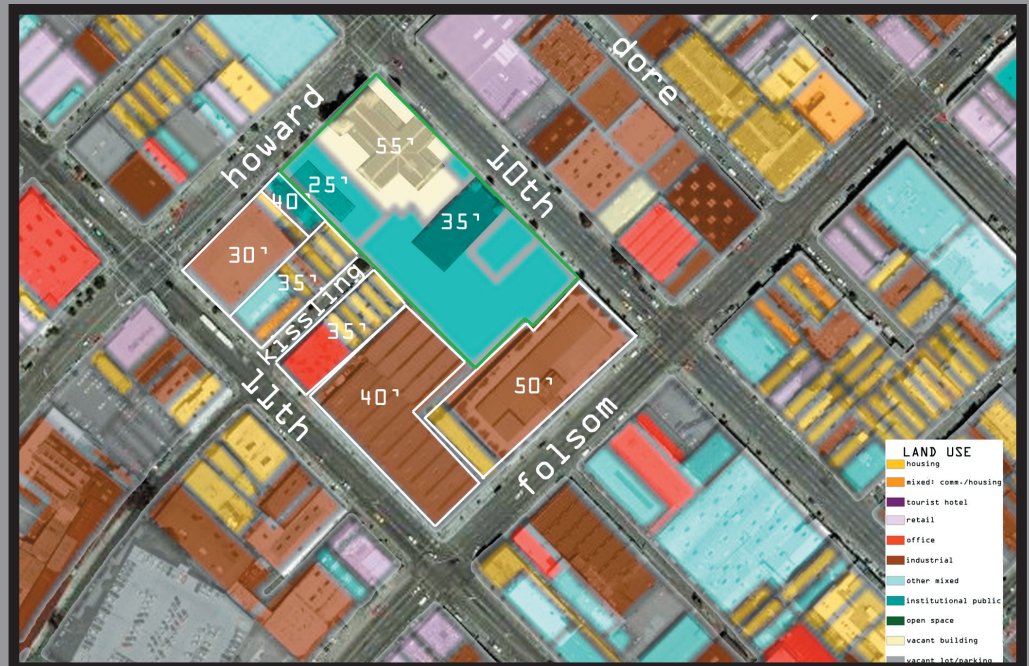
# SITE ANALYSIS

The site is located on a skewed axis, in which the surrounding buildings take hold of the southern side of the site. This was a large driving force in the project, as the southern light was partially taken up by the surrounding buildings. This was of great importance to creating a truly functional green space in the area.

SUN PATH DIAGRAM



VICINITY MAP

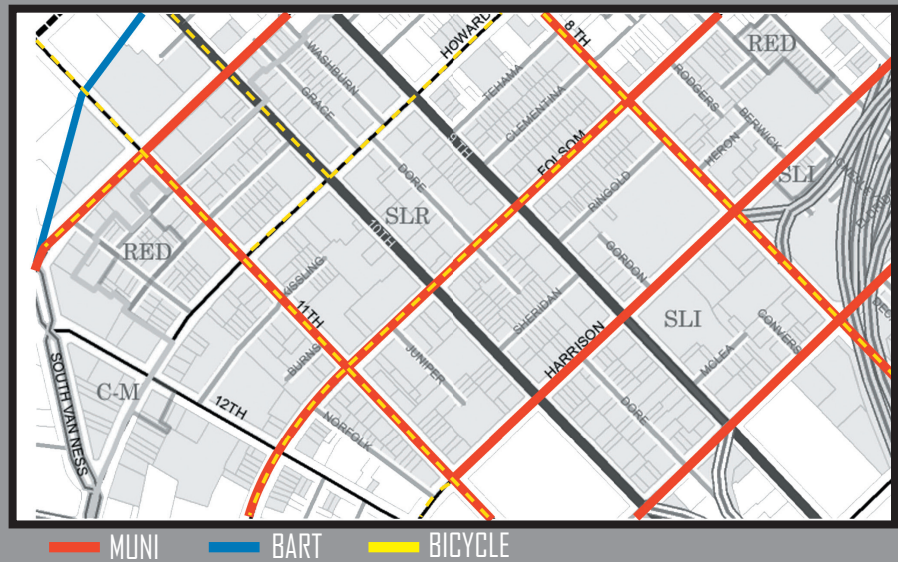


The building heights in the area varied from block to block, with heights ranging from 20' up to 50'. It is also important to note, that through new zoning regulations, the heights of the buildings have the ability to reach new heights of 65'. This became important in creating the massing of the masterplan for the site, as we not only needed to respect the aesthetic of now, but we also had to protect our site from changes in the future which could drastically change the functionality of the project. Furthermore, with the incredibly versatile urban fabric of the area we wanted to create a project that encompassed a true mixed use. The project wants to pull in the fabric of the area and interweave it within itself.



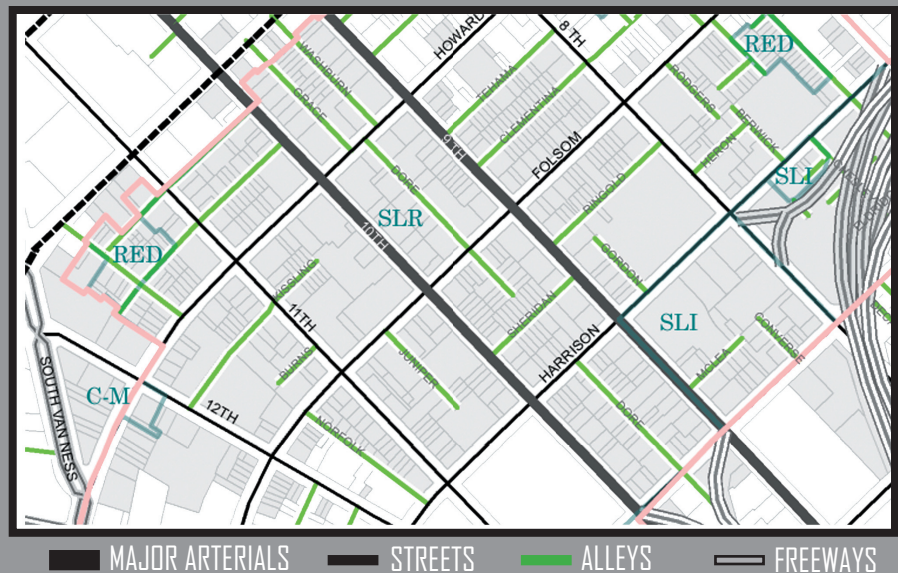
# SITE ANALYSIS

TRANSPORTATION MODES



The project site has several nodes of transportation surrounding it, bring in not only vehicular traffic, but also large flows of bicycle and pedestrian traffic. Studies in the area of shown that more than half of the residents in the area use public transportation. This was a driving force in creating a very pedestrian friendly project, encourage foot traffic through the project.

STREET TYPOLOGY



With the increased foot traffic in the area, it was important to note the street typologies. A major arterial leading to the freeway, 10th Street, runs along east perimeter of the site and it is important as it create high vehicular traffic leading to noise and possible dangerous zones for foot traffic. This constraint led the design to create a pedestrian friendly mixed use courtyard to pull people off 10th Street.

# OVERALL SITE PLAN



figure ground



building heights



building use 2-5 floors



building use 1st floor



# SOLAR STUDIES



9am



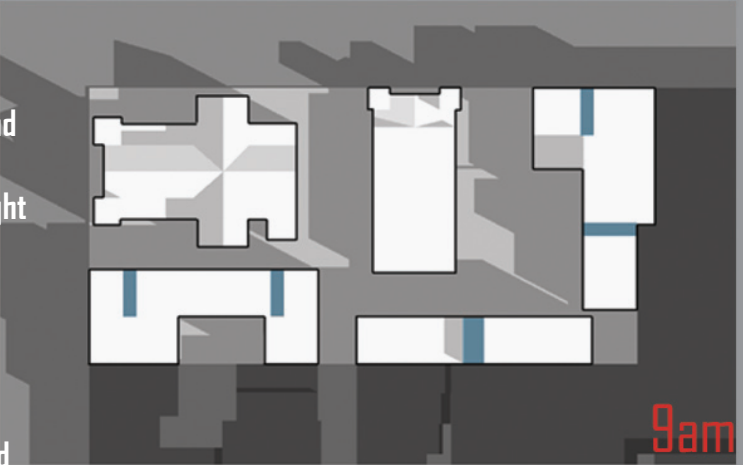
12pm



3pm

## summer solstice

Ample solar access on this site is difficult to achieve due to its northwestern orientation and surrounding buildings to the south. In order to optimize the amount of sunlight on the site all of the new buildings stay against the existing buildings on the site. Height studies were taken on the south side to see sun access to the courtyard. To optimize both unit numbers and solar access, we lowered half of the southern courtyard building one story and the southern end of the eastern building two stories. The "C" shape building was created to utilize the existing building open space to make a safe and sunny area for the day-care. Glass circulation towards also allow sunlight to enter the open and closed space. The roofs can also be accessed by the residents to catch some rays at any time of the year.



9am



12pm



3pm



south building lowered 1 story



south building lowered 2 stories

fall / spring equinox



9am



12pm



3pm

# DETAILED SITE PLAN

As previously stated, our goal was not to overload the site with units but rather to create quality units and spaces between. We were able to obtain the lower estimated unit number provided by the developer. Also notice the green roofs, some occur at a lower elevation due to the optimization of solar gain. Ground floor units toward the back make up for the number lost while also utilizing space that would not be profitable for retail as they are hidden from street view. They are also residential to match Kissling Street. The southeast corner was left as private open space as it would not have allowed windows in units there. Private open space can also be found in the green roofs. Open space at ground level is publicly owned but privately maintained. All orange highlighted sections are vertical circulation to ground level. Another circulation core comes up from the garage at the side of the parish hall.

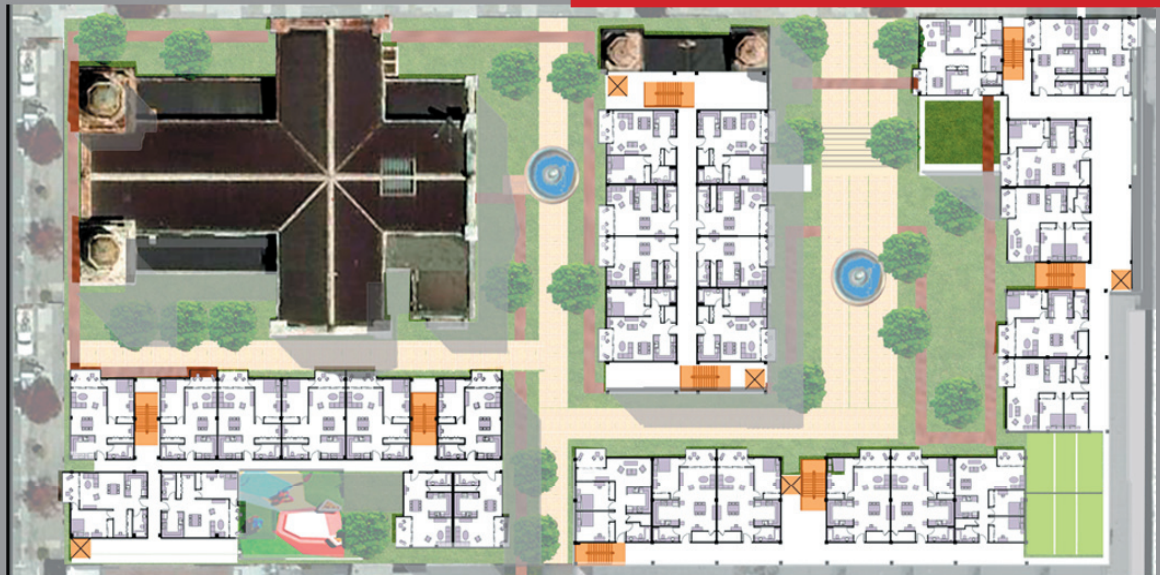


5th floor



4th floor

2nd/3rd floor



numbers

RESIDENTIAL: total units:	100
studios:	24
1 bdrm:	58
2 bdrm:	14
3 bdrm:	4

RETAIL: total sqft:	36,447
church:	13,779
other:	22,668

DAYCARE: total sqft:	9,100
interior:	6,860
exterior:	2,240

OPENSOURCE: total sqft:	36,092 (42%)
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PARKING:	46 residential
	11 retail

1st floor



garage





# APARTMENT PLANS



2 bdrm 1050 sqft. [14]



studio 600 sqft. [24]



1 bdrm 750 sqft. [26]



3 bdrm 1225 sqft. [4]



1 bdrm 875 sqft. [24]



1 bdrm 729 sqft. [8]



# ELEVATIONS + SECTIONS



10TH STREET SECTION - THROUGH PARISH + COURTYARD



10TH STREET SECTION - THROUGH RESIDENTIAL



10TH STREET ELEVATION

# ELEVATIONS + SECTIONS



ALLEY SECTION - THROUGH RESIDENTIAL



ALLEY SECTION - THROUGH RESIDENTIAL + COURTYARD



ALLEY CONNECTION ELEVATION

# SITE EXPERIENCE



IN RETAIL COURTYARD

The project interweaves the Western SoMa urban fabric into itself, pulling people and culture in from the streets.



THROUGH ALLEY



VIEW FROM TOP FLOOR RESIDENTIAL





# STREET EXPERIENCE

The site lives and breathes both during the day and night. The Western SoMa as a neighborhood will give life to the project as people will interact and connect. It was important to create a project that was able to live on multiple levels, from public to private and all the lies in between.



SITE AERIAL



STREET ENTRANCE - RETAIL COURTYARD



# APPENDIX

## CREATING CONNECTIONS

reduced boards

