

GREEN THIRD SPACES

SAN FRANCISCO DIVISION CORRIDOR REDEVELOPMENT PROPOSAL

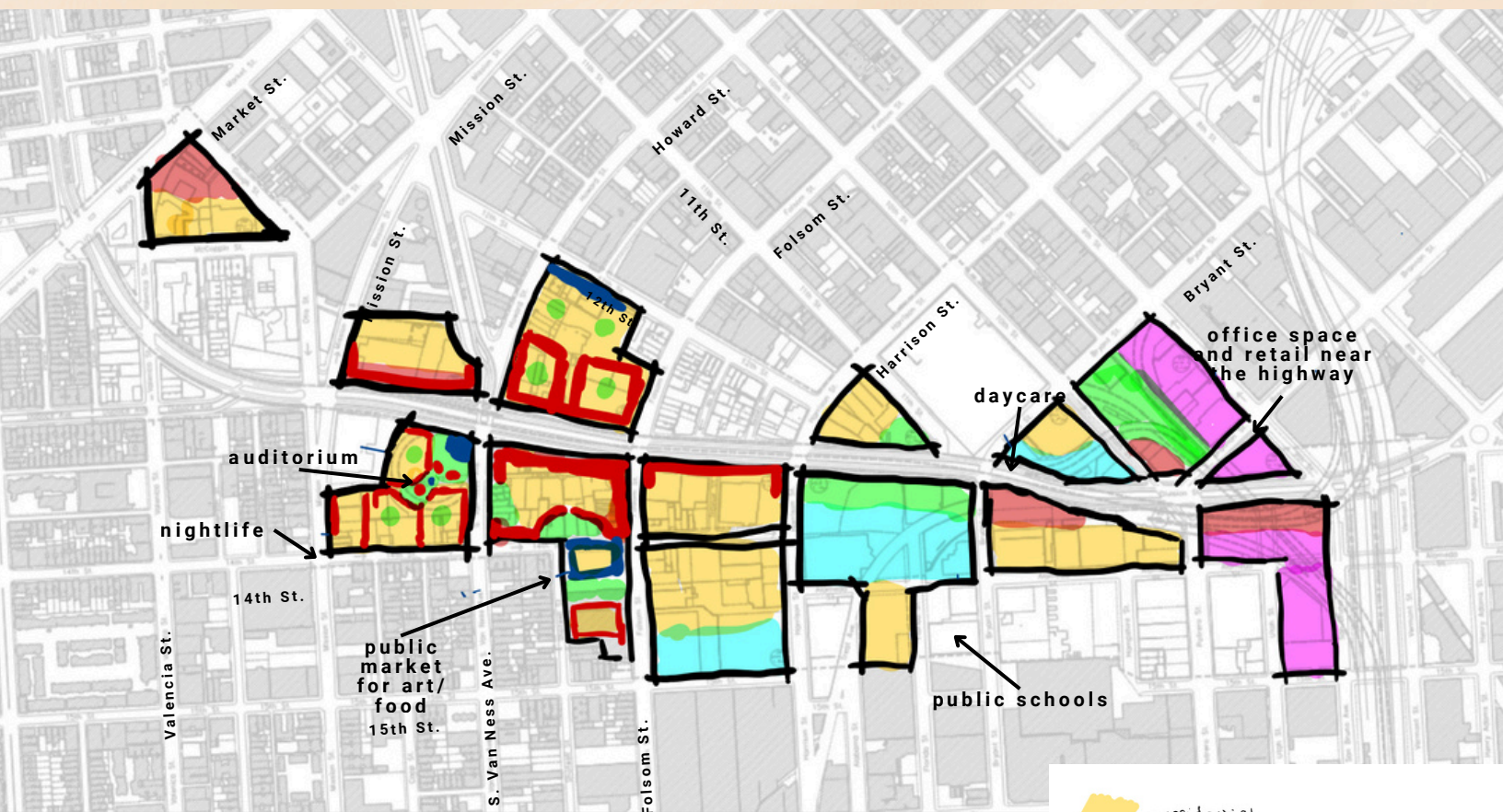
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BIG IDEA

GREEN URBAN DENSITY

Our **big idea** is to focus on third spaces, and “things to do” through urban density and large-scale incorporation of housing. The areas filled with dense retail and housing will be connected through pedestrian paths and we will incorporate a density of green spaces with parks, green courtyards, and green roofs.



PROPOSED TRANSIT BOULEVARD & PROJ

DIVISION CORRIDOR URBAN DESIGN STUDY
San Francisco, California

- = residential
- = civic (mixed use alongside housing)
- = civic
- = retail (mixed use alongside housing)
- = retail
- = green space/open space
- = office space

Office spaces are concentrated closer to the existing highway, while the rest of the area near the boulevard is packed with housing and retail, with civic spaces scattered throughout the redevelopment area.

BOULEVARD VISION

Once the freeway is demolished, we envision a multimodal transit boulevard with lots of tree cover and bus rapid transit lanes that link to the Muni T train in the east and the Muni J train/BART in the west.



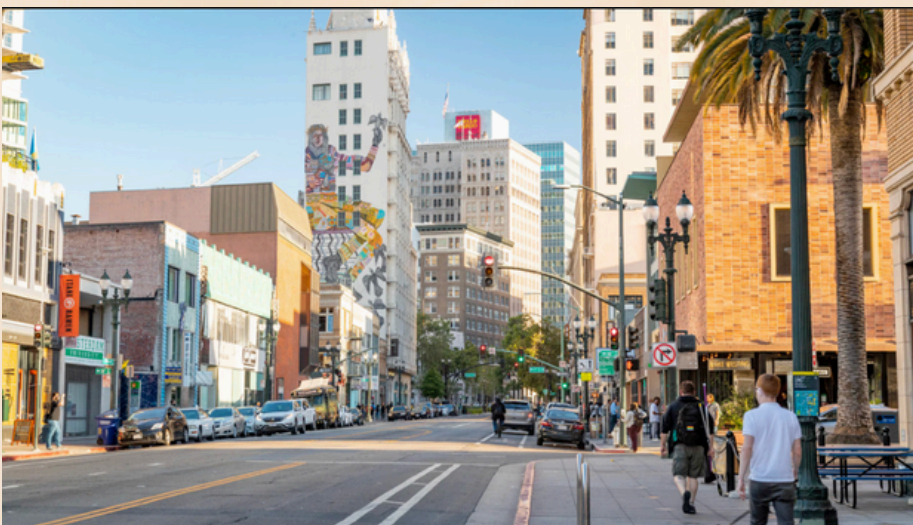
CONCEPT OF CHANGE

Our ideas for change were inspired by some existing neighborhoods that incorporate housing and retail, retail density, and vibrant community environments.



Pike Place, Seattle - local markets and businesses, mixed use housing and retail buildings with housing for local artists

Reading Market, Philadelphia - indoor warehouse packed with a variety of local street food vendors



Telegraph Ave, Oakland - vibrant nightlife and retail with bright lights and safe environment at night

OPPORTUNITY SITES

We identified three sites that would have potential for redevelopment based on our big idea and the position of these sites. These are sites C, D, and E, shown below

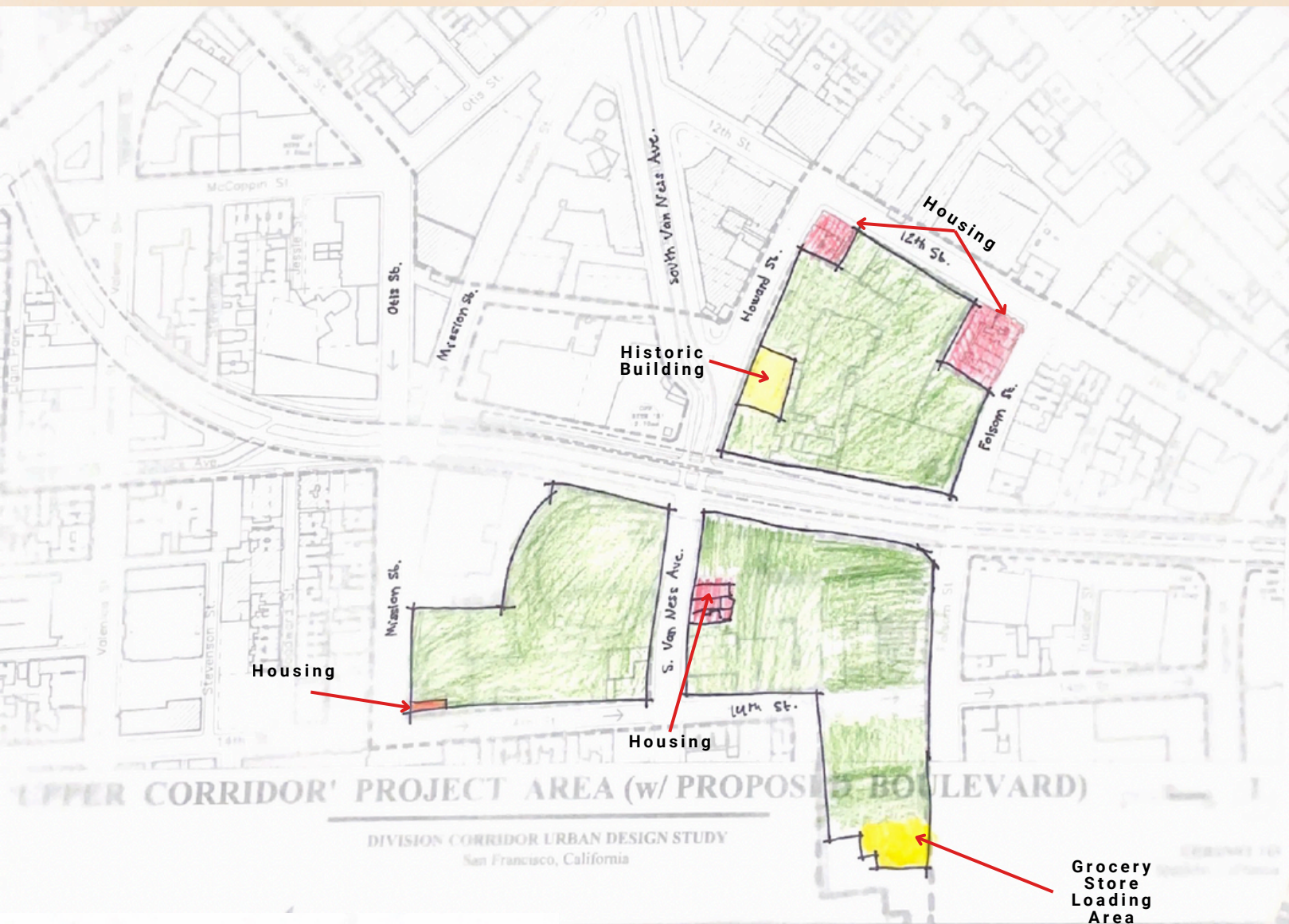


These three sites are next to each other, allowing for a more cohesive vision of the development of third spaces, and are in proximity to Market St. and Mission St. which are popular streets for pedestrian traffic, with potential for directing people into this corridor and our opportunity sites.

These sites are primarily low density car dealerships, closed-down businesses, and asphalt lots, providing significant potential for high-density redevelopment.

POTENTIAL FOR CHANGE

Our opportunity sites have specific areas that are more likely to be completely redeveloped than others. We chose to preserve housing and buildings that were architecturally significant, while relocating many of the auto repair businesses, car dealerships, and the grocery store.



 = will change

 = will not change

 = might change

We also chose to build on top of all of the parking lots and car dealership lots as land that has significant potential for high-density use.

SITE C-HOUSING AND ENTERTAINMENT

Current Status

Currently, site C is marked by a circular off ramp off of central freeway which contains the temporary Division Circle Navigation Center in the middle. Towards the bottom and left of the site, there are a number of low rise retail buildings such as auto body shops, bars, and electricity buildings

New boulevard

Mission St

Eerie St.

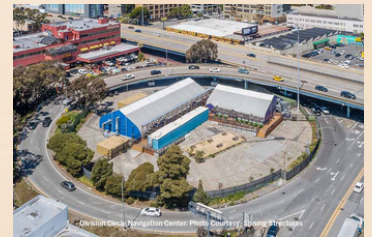
Division Circle
Navigation Center

South Van Ness St.

Housing (will be
preserved)

14th St.

Street view



SITE C-HOUSING AND ENTERTAINMENT

Proposed redesign

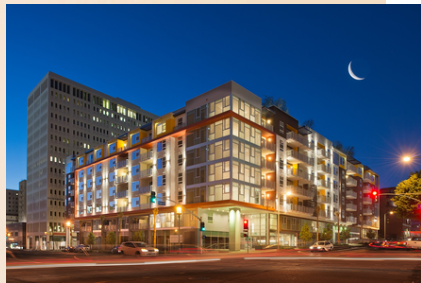
- Outdoor amphitheater
- low rise retail and midrise housing framing public square
- first floor retail and midrise housing with attached towers
- open up Minna and Natoma Streets for more access into site C

10 story towers of housing, increases density

New boulevard



Outdoor amphitheater



Midrise housing with first floor retail



Preserving this building

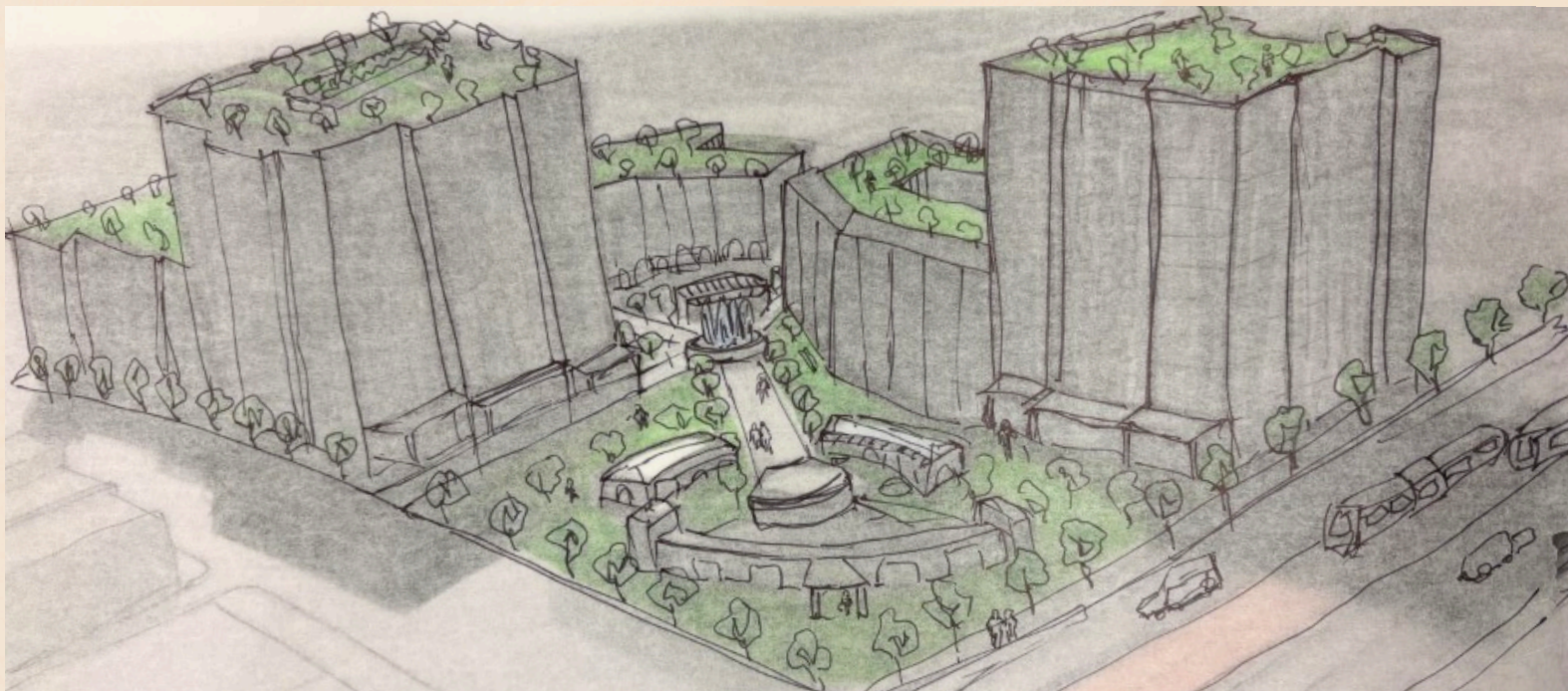


Fountain example

SITE C-HOUSING AND ENTERTAINMENT

Proposed redesign

- Allowing several streets to continue through site C to encourage activity and eyes on the street



★ View from the new boulevard

SITE C-HOUSING AND ENTERTAINMENT

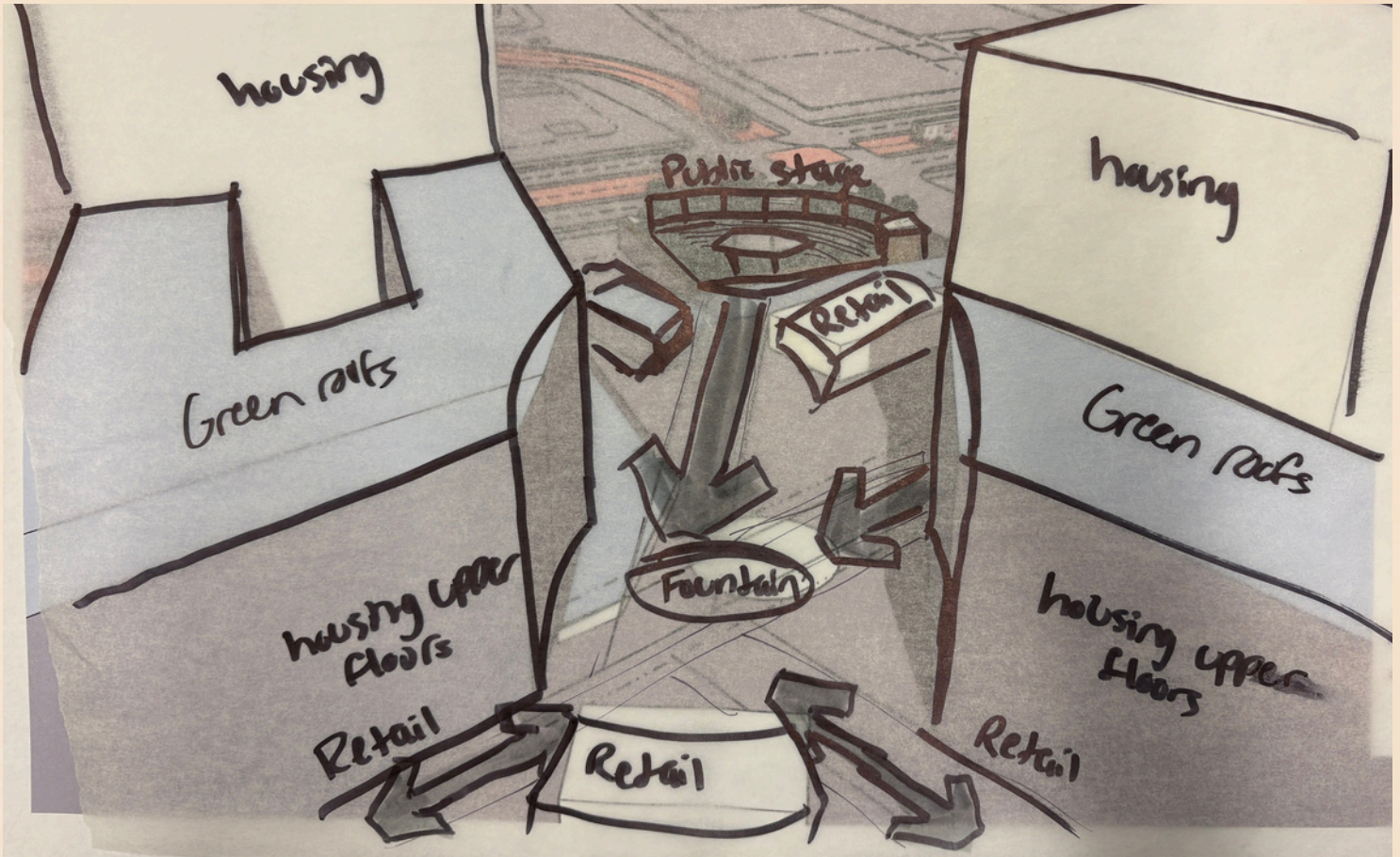
Proposed redesign



View of center fountain

SITE C-HOUSING AND ENTERTAINMENT

Proposed redesign

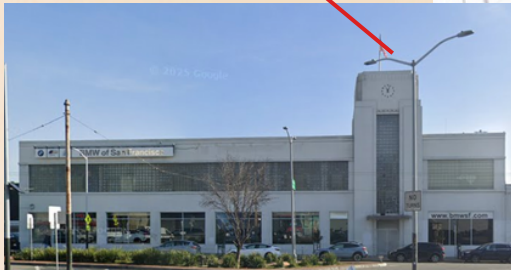


★ View towards amphitheater and new boulevard

SITE D-DENSE MIXED USE



Site D has some housing on the northeast and northwest corners, but is primarily BMW dealership lots, as well as a plumbing supply store on the north side of the site. The southwest part of the site has a BMW dealership building that will be integrated into the redevelopment due to its interesting architecture.

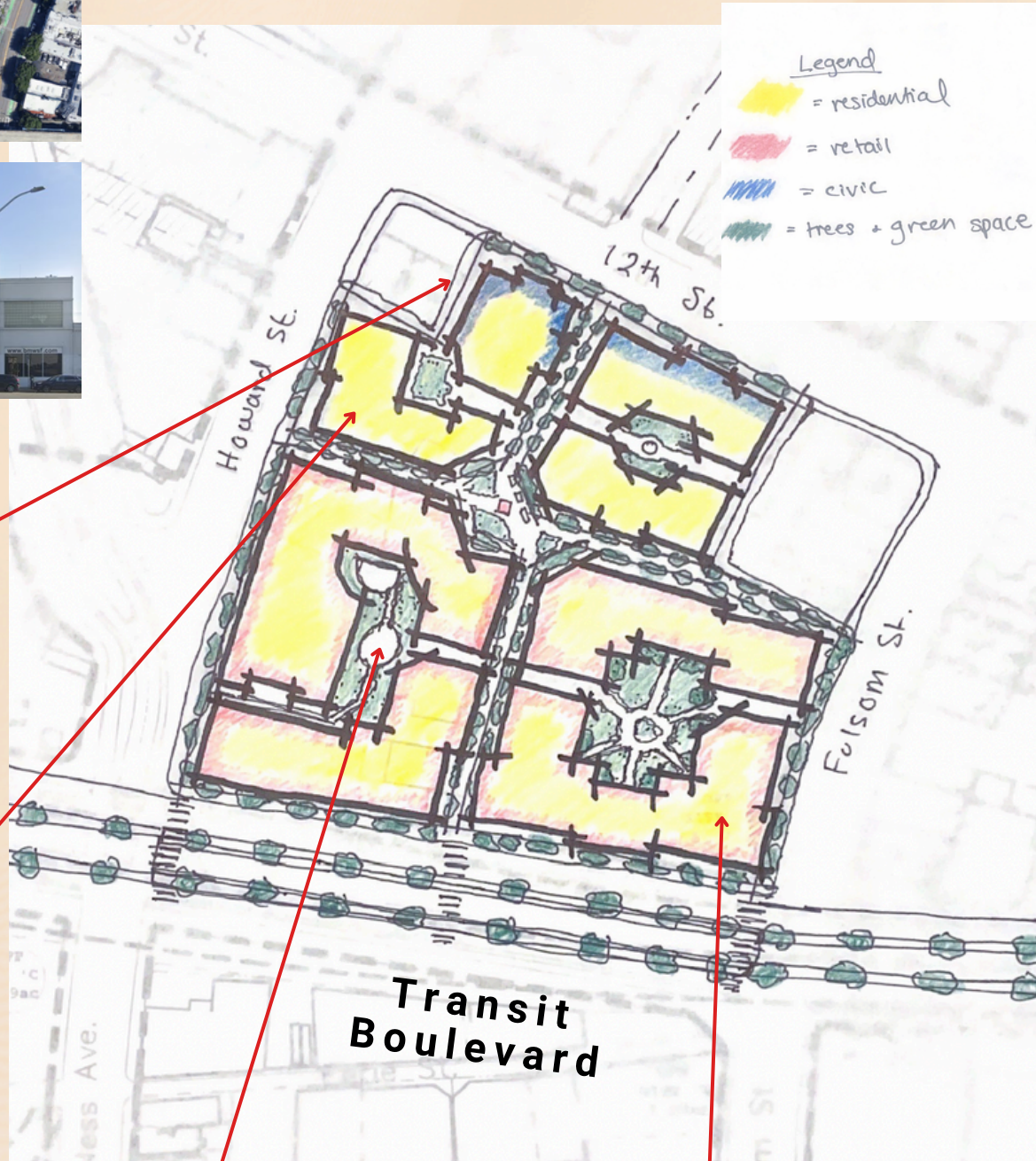


Redeveloped Design:

Mixed use housing with ground floor civic centers, such as small childcare and community centers

Multi-story residential buildings

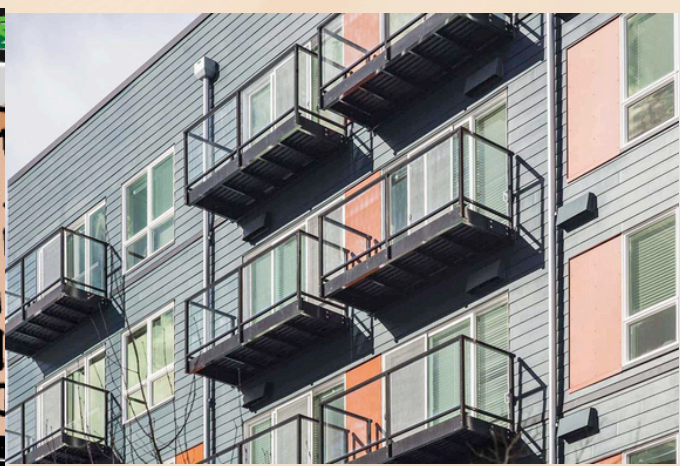
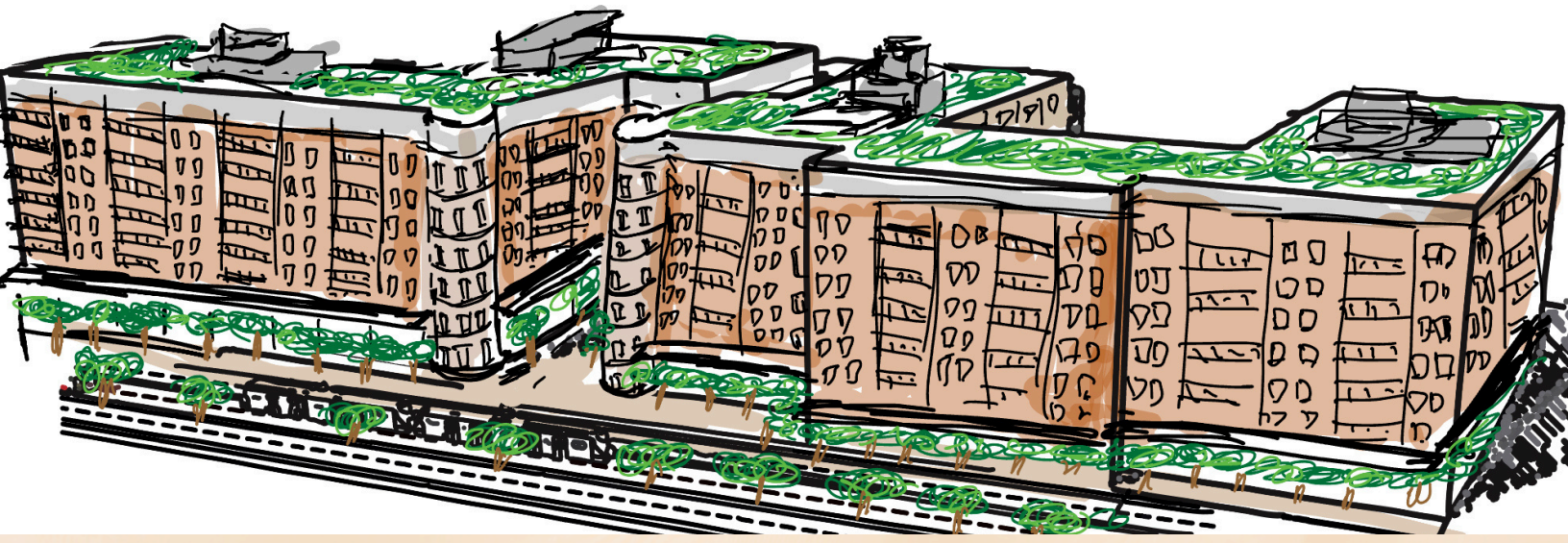
Rooftop gardens and vegetation on all building roofs



Dynamic courtyards and pedestrian paths

Mixed use housing with ground-floor retail, with primarily small local businesses

SITE D-DENSE MIXED USE



SITE E- MIXED USE GATHERING SPACE



In its current state, Site E has parking lots, some auto body shops, and a large Foods Co grocery store. Erie St. is currently a backstreet with crumbling sidewalks and dumpsters.

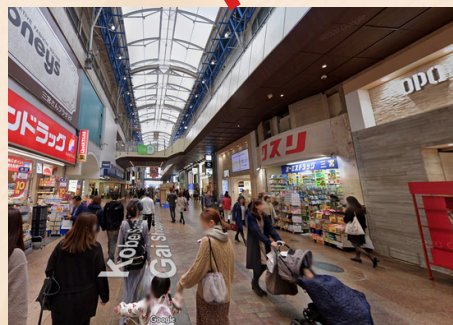
Proposed Redesign



- Large indoor market connects directly to Erie shopping street. Area for food vendors and plenty of indoor seating for customers.



- Current Foods Co grocery store relocated into first floor of mixed use residential high rise.



- Erie St. will be a walking only shopping street modeled off of Japanese shotengai with direct access from street to shop. Roof covering allows for all-weather use.



- Public and private green spaces. The city and the recreational center share use of the sports amenities in the park.

SITE E-MIXED USE GATHERING SPACE

SHOTWELL ST. PARK

Between the Division Corridor and 14th St, Shotwell St will be extended as a walking and biking corridor that connects with Erie Shopping St. The section directly north of 14th St will become Shotwell St. Park, a semicircular park with plenty of gathering space

Proposed Shotwell St. Park, North of 14th St.



Retail

Public Seating

Green Space
and Shade

Green Roofs

Similar Models



Tin Shui Wai Park, Hong Kong
Linear park as a continuation from
roads



Crescent Lawn, Berkeley, CA
Semicircle park at the entrance to UC
Berkeley

OPPORTUNITY SITES

Final look at the opportunity sites for our big idea: green third spaces

