

COMMUNITY DESIGN WORKSHOP

SEAWALL LOT 322-1

JULY 21, 2015



WORKSHOP PURPOSE

The intent of the workshop is to elicit community feedback on the massing studies and neighborhood analysis prepared by Mark Cavagnero Associates & Cary Bernstein Architect Joint Venture.

The studies and analysis are based on applicable zoning and planning regulations and on previous design studies for Seawall Lot 322-1.

This work does not represent detailed design concepts but is intended, along with input from this workshop, to *inform the design guidelines for an upcoming developer request for proposals.*

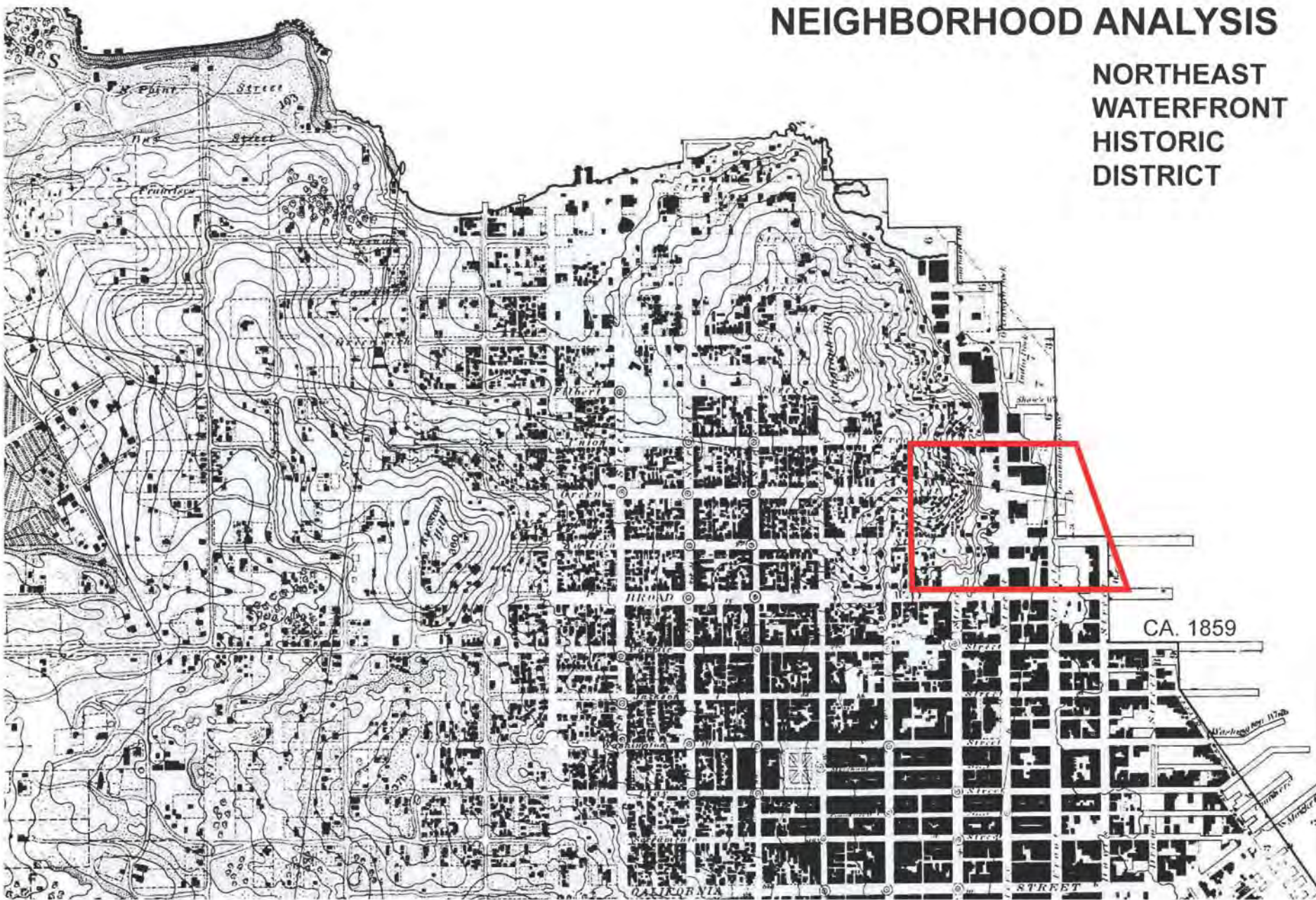
REFERENCE MATERIALS

The following previous studies and current regulations were the principal documents referenced when preparing the Massing Studies and Neighborhood Analysis.

1. ***'Northeast Embarcadero Study.'***
San Francisco Planning Department. June 2010.
2. ***'A Community Vision for San Francisco's Northeast Waterfront.'***
Asian Neighborhood Design. February 2011.
3. ***'Zoning Analysis.'***
Asian Neighborhood Design. December 2011.
4. ***'Notice of Planning Department Requirements for Seawall Lot 322-1.'***
San Francisco Planning Department. January 2015.
5. ***'Northeast Waterfront Historic District.'***
Appendix D to Article 10 of San Francisco Planning Code.

NEIGHBORHOOD ANALYSIS

NORTHEAST WATERFRONT HISTORIC DISTRICT



CA. 1859

SEAWALL LOT 322-1
COMMUNITY DESIGN WORKSHOP
JULY 21, 2015



Mayor's
Office of
Housing and
Community
Development



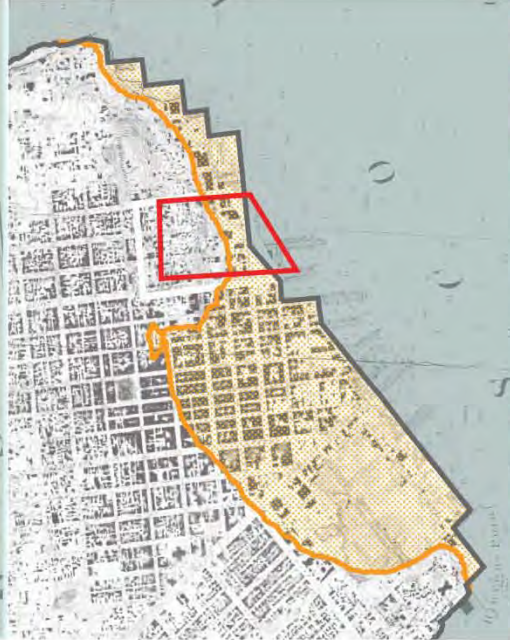
MARK CAVAGNERO ASSOCIATES/
CARY BERNSTEIN ARCHITECT
(JOINT VENTURE)

NORTHEAST WATERFRONT HISTORIC DISTRICT

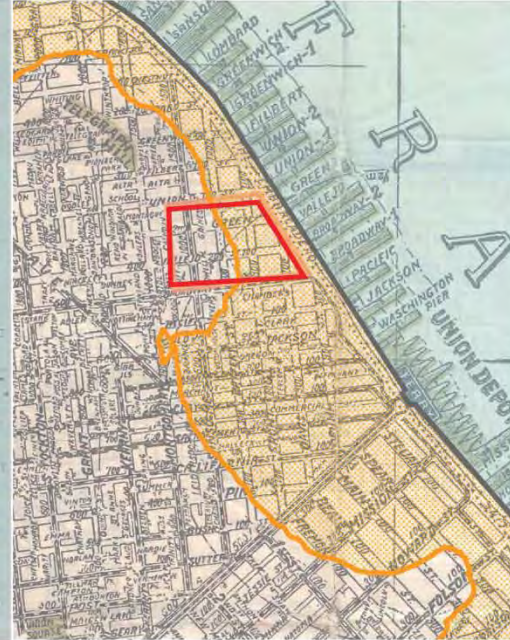
SEAWALL DEVELOPMENT



ca. 1852



ca. 1859



ca. 1931



KEY PLAN
 - - - HISTORIC DISTRICT
 PROJECT SITE

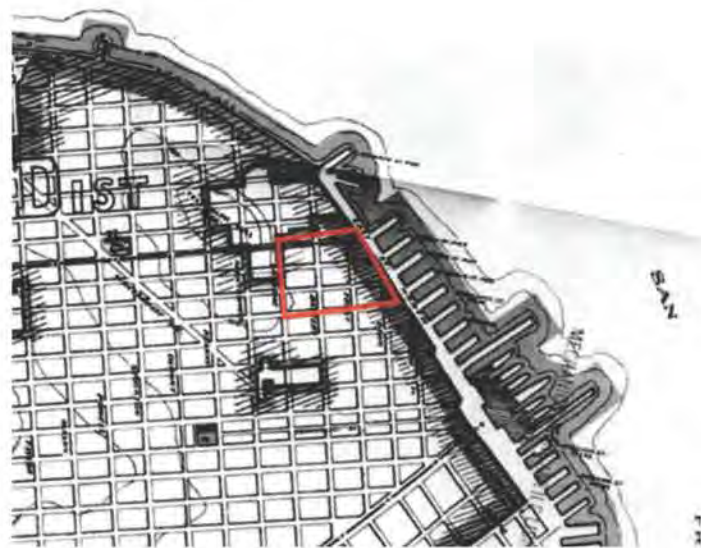


NORTHEAST WATERFRONT HISTORIC DISTRICT

URBAN DEVELOPMENT 1859-1931



ca. 1859



ca. 1906



ca. 1931



ca. 1930's



KEY PLAN
 - - - HISTORIC DISTRICT
 ■ PROJECT SITE



NORTHEAST WATERFRONT HISTORIC DISTRICT

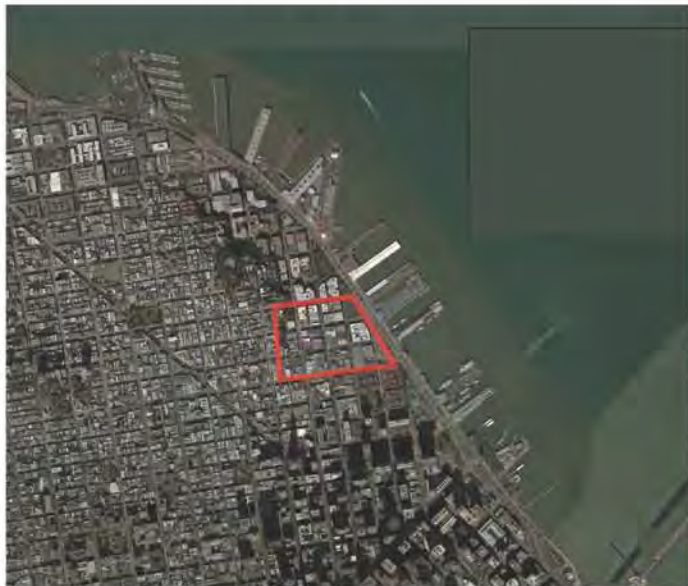
URBAN DEVELOPMENT 1968-2015



ca. 1968



ca. 1968



ca. 2015



ca. 2015



KEY PLAN
--- HISTORIC DISTRICT
--- PROJECT SITE

NORTHEAST WATERFRONT HISTORIC DISTRICT

NEIGHBORHOOD VIEWS



A. BROADWAY STREET (NORTH)



B. BROADWAY STREET (SOUTH)



C. VALLEJO STREET (SOUTH)



D. VALLEJO STREET (NORTH)



E. FRONT STREET (EAST)



F. FRONT STREET (WEST)



NORTHEAST WATERFRONT HISTORIC DISTRICT

NEIGHBORHOOD VIEWS



G. SANSOME STREET (EAST)



H. SANSOME STREET (WEST)



I. GREEN STREET (NORTH)



J. GREEN STREET (SOUTH)



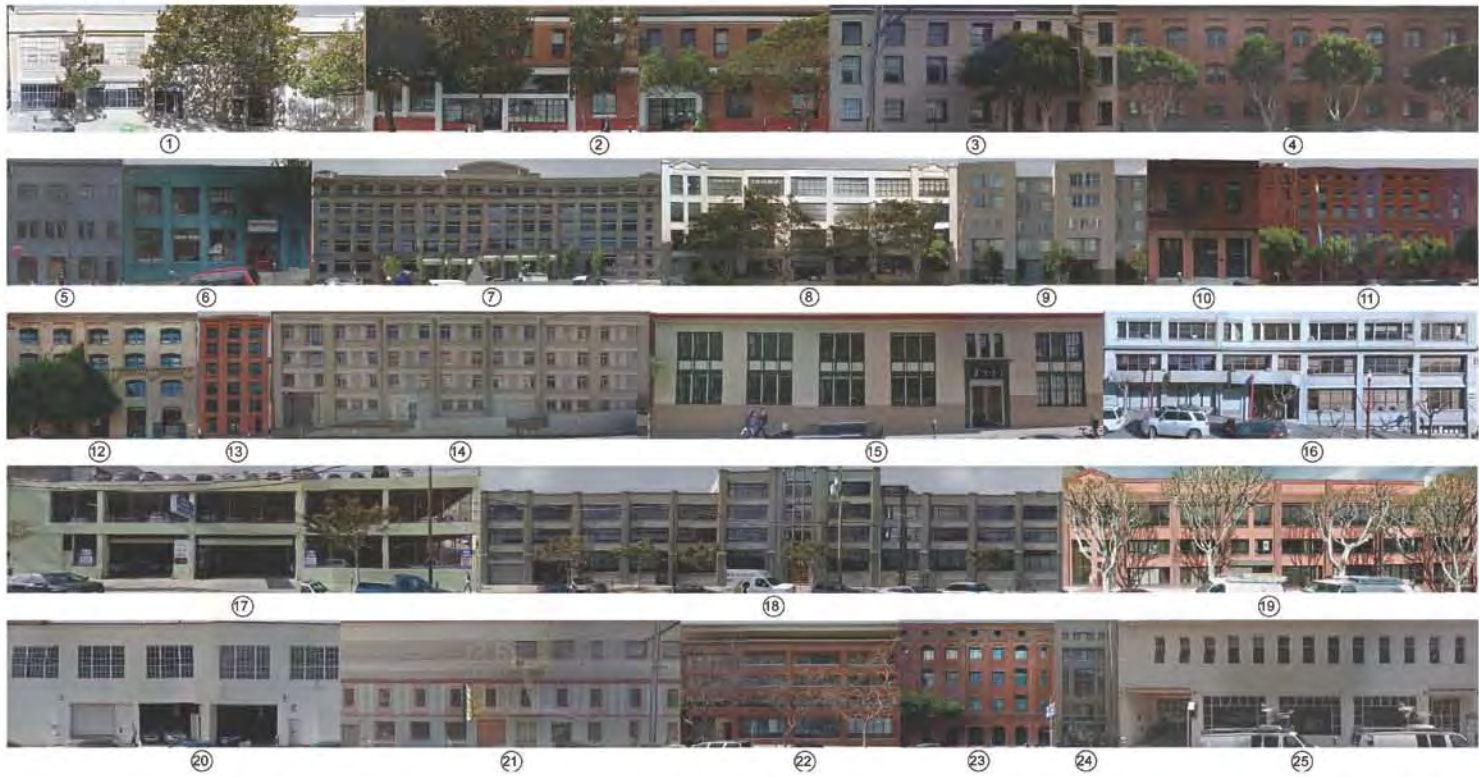
K. BATTERY STREET (EAST)



L. BATTERY STREET (WEST)



FRAME AND INFILL



NORTHEAST HISTORIC WATERFRONT DISTRICT

NEIGHBORHOOD BUILDING TYPES

FRAME & INFILL



FRAME & INFILL



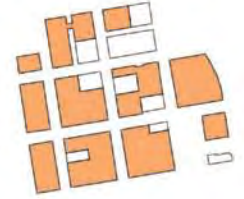
BEARING WALL



KEY PLAN
 - - - HISTORIC DISTRICT
 - - - PROJECT SITE

NORTHEAST HISTORIC WATERFRONT DISTRICT

OVER 70%
FRAME & INFILL



KEY PLAN
 - - - HISTORIC DISTRICT
 ——— PROJECT SITE



NORTHEAST HISTORIC WATERFRONT DISTRICT

ARCHITECTURAL DETAIL TYPOLOGIES

BALCONY / MASSING



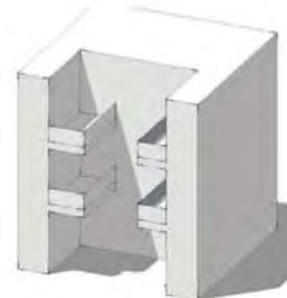
①



ADDITIVE



②



INWARD FACING- VOLUMETRIC



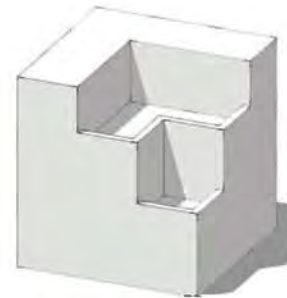
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STEPPED- LINEAR



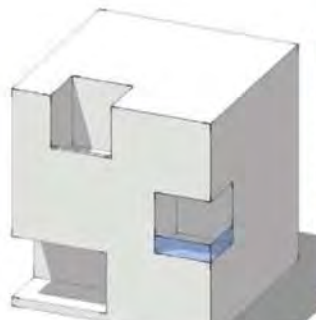
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STEPPED - CUBED



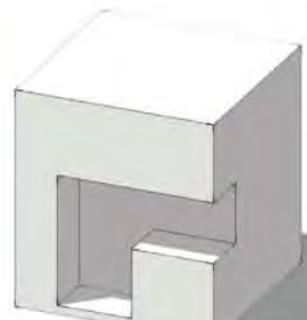
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SUBTRACTIVE- INDIVIDUAL



⑥



SUBTRACTIVE- AGGREGATE



KEY PLAN
 - - - HISTORIC DISTRICT
 - - - PROJECT SITE

NORTHEAST HISTORIC WATERFRONT DISTRICT

ARCHITECTURAL DETAIL TYPOLOGIES

PARAPET

ORGANIZATION SINGULAR / BIPARTITE / TRIPARTITE



①



CONTINUOUS



②



SINGULAR



③



ARTICULATED- MASSING



④



BIPARTITE



⑤



ARTICULATED- STRUCTURAL



⑥



TRIPARTITE



KEY PLAN
 HISTORIC DISTRICT
 PROJECT SITE

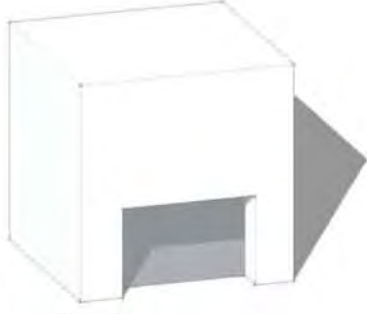
NORTHEAST HISTORIC WATERFRONT DISTRICT

ARCHITECTURAL DETAIL TYPOLOGIES

ENTRY



1



INDUSTRIAL



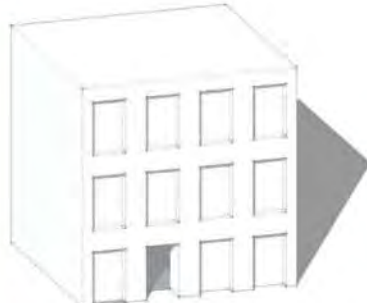
2



INDUSTRIAL WITH CANOPY



3



STRUCTURAL



4



PUNCHED



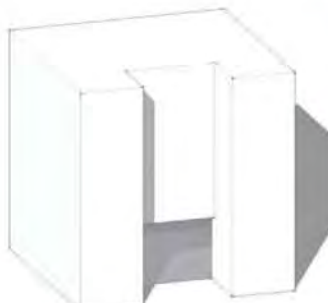
5



ARTICULATED



6



VOLUMETRIC



KEY PLAN
 - - - HISTORIC DISTRICT
 - - - PROJECT SITE
 N

NORTHEAST HISTORIC WATERFRONT DISTRICT

ARCHITECTURAL DETAIL TYPOLOGIES

WINDOW



①

INDUSTRIAL SASH



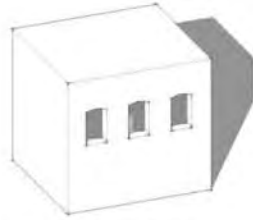
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CHICAGO STYLE



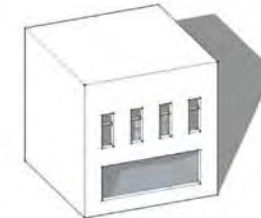
③

PUNCH- REPETITIVE



④

FRAME/INFILL HYBRID



⑤

PUNCH- HIERARCHICAL



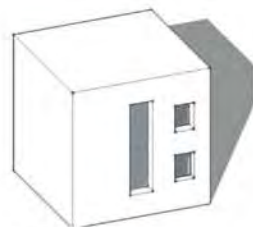
⑥

LARGE PUNCH- AGGREGATE



⑦

PUNCH- HYBRID



⑧

RIBBON



KEY PLAN
 - - - HISTORIC DISTRICT
 PROJECT SITE

NORTHEAST HISTORIC WATERFRONT DISTRICT

ALLEYS AND LANDSCAPE



JOHN MAHER STREET

③



ICEHOUSE ALLEY

④



①



SOFTSCAPE - PATHWAY



②



SOFTSCAPE - PATHWAY



③



HARDSCAPE - PATHWAY



④



HARDSCAPE - PATHWAY



⑤



PLAZA



⑥



PARK



KEY PLAN
 --- HISTORIC DISTRICT
 --- PROJECT SITE
 N

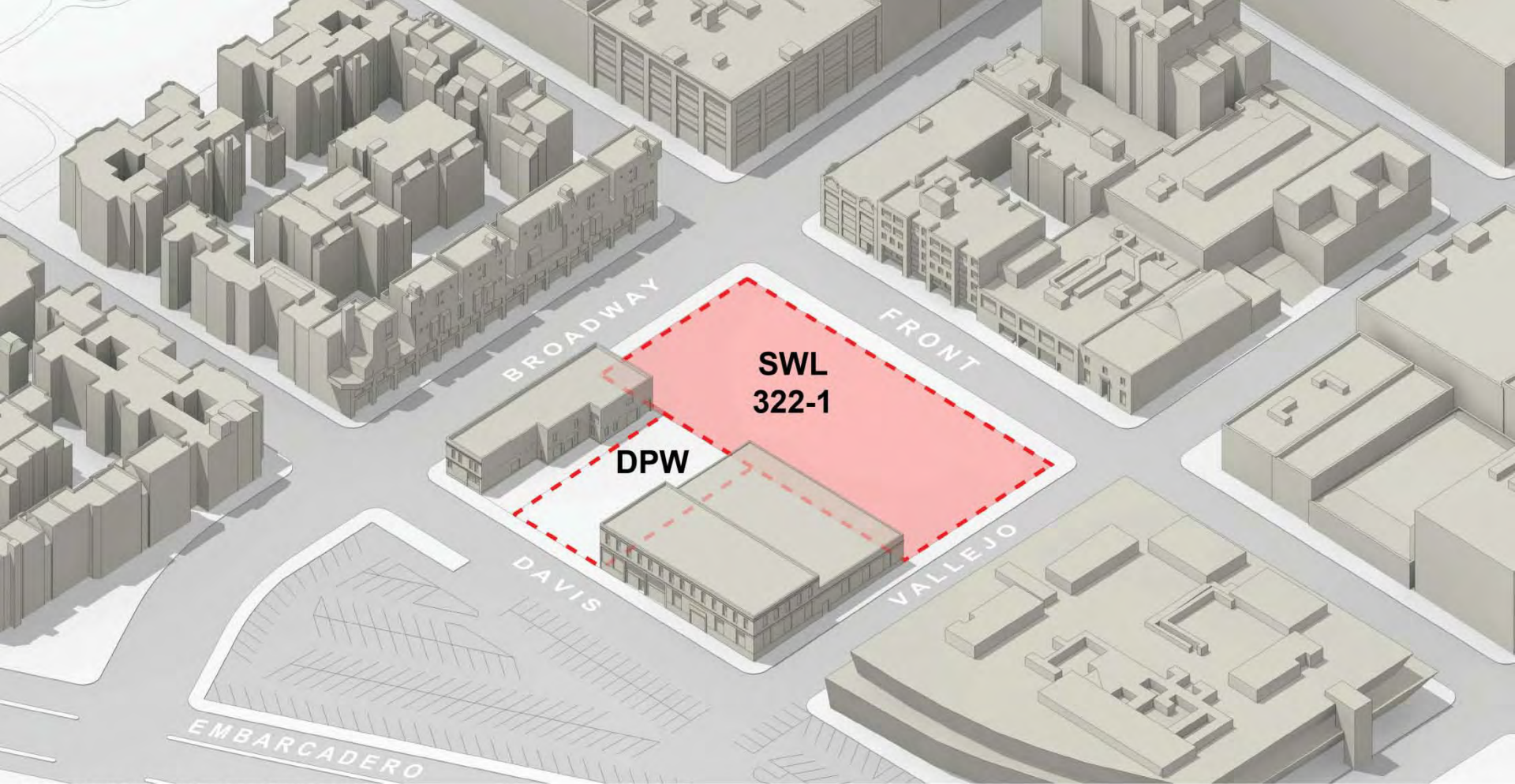
NEIGHBORHOOD ANALYSIS

- Significant topographic and urban changes from original port to current post-industrial uses
- Large variety of building types and scales
- Majority of buildings are frame and infill construction
- Detail strategies and program distribution influence massing and appearance
- Existing urban green spaces can inform new development priorities

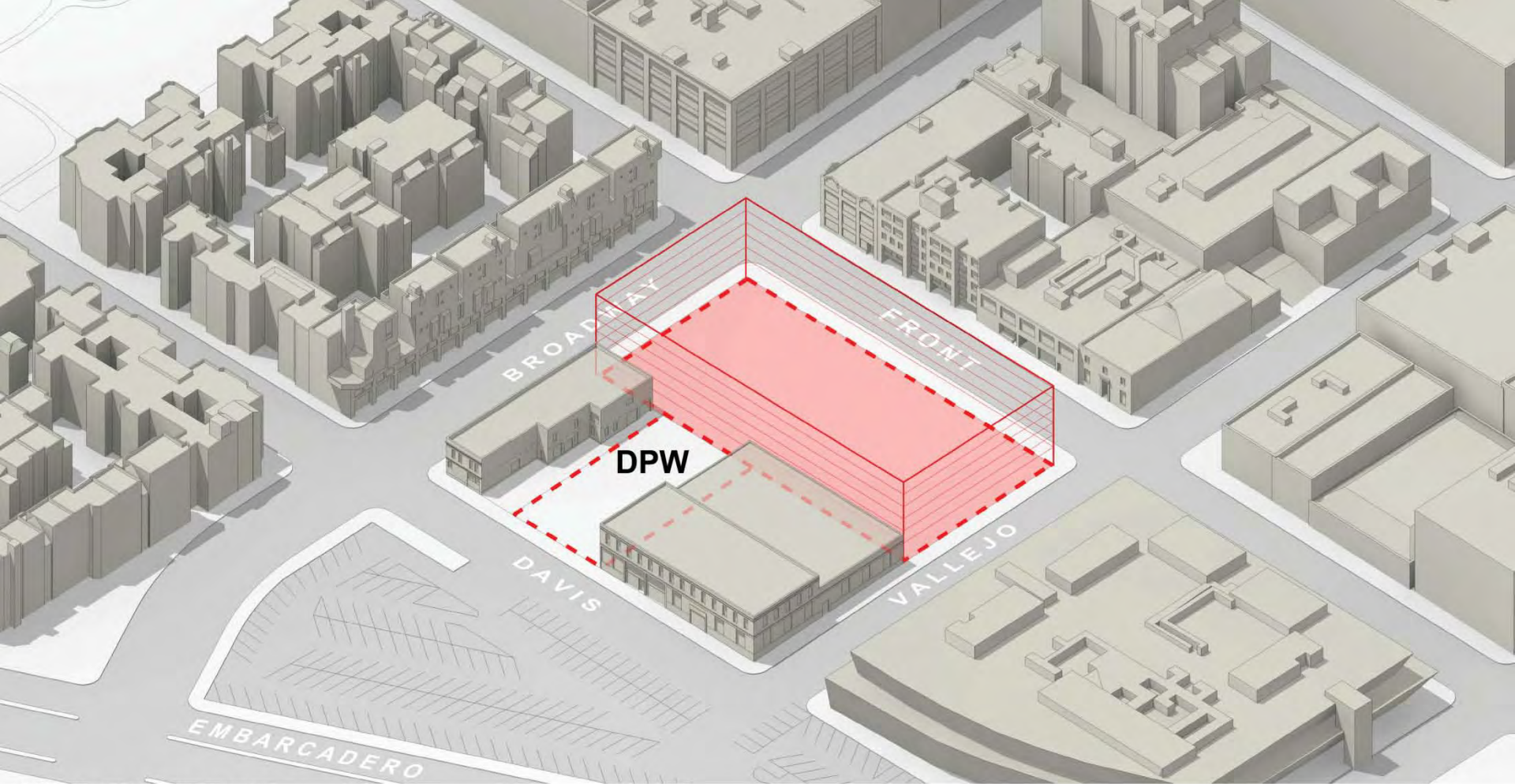


MASSING DESIGN PRINCIPLES

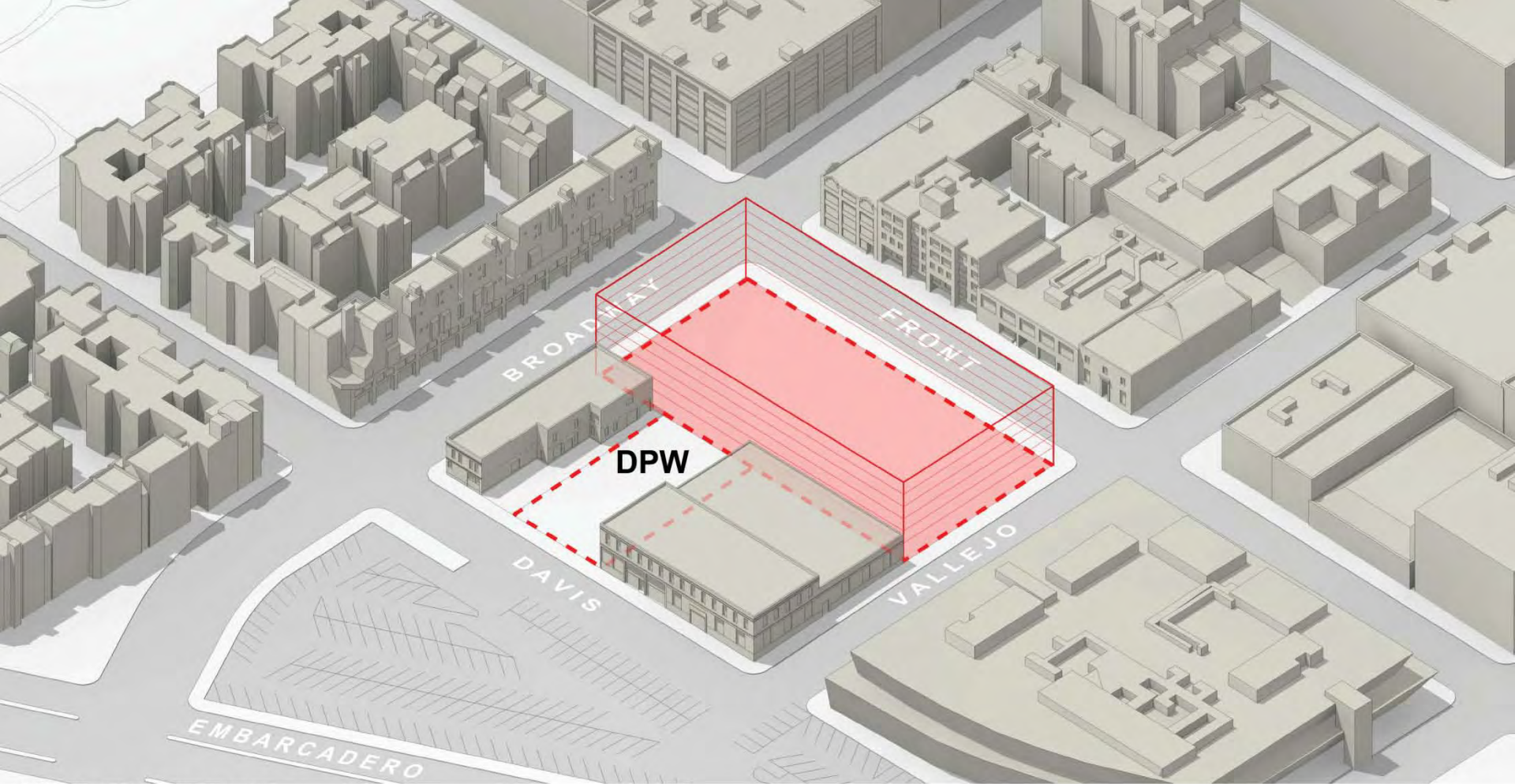
- Massing that respects and relates to neighborhood topography
- Enhance the open space network and strengthen connections between open spaces
- Provide attractive and inviting sidewalks and pedestrian paths
- Reinforce the city street pattern including mid-block passages
- Improve the existing Broadway connection between the Embarcadero and the Chinatown/ North Beach neighborhoods
- Sculpt the massing to acknowledge the step down in building heights along Broadway
- Articulate the massing on Front Street to relieve an otherwise oppressive and unrelenting façade
- Create open spaces and courtyards that allow for light penetration and appropriate scale



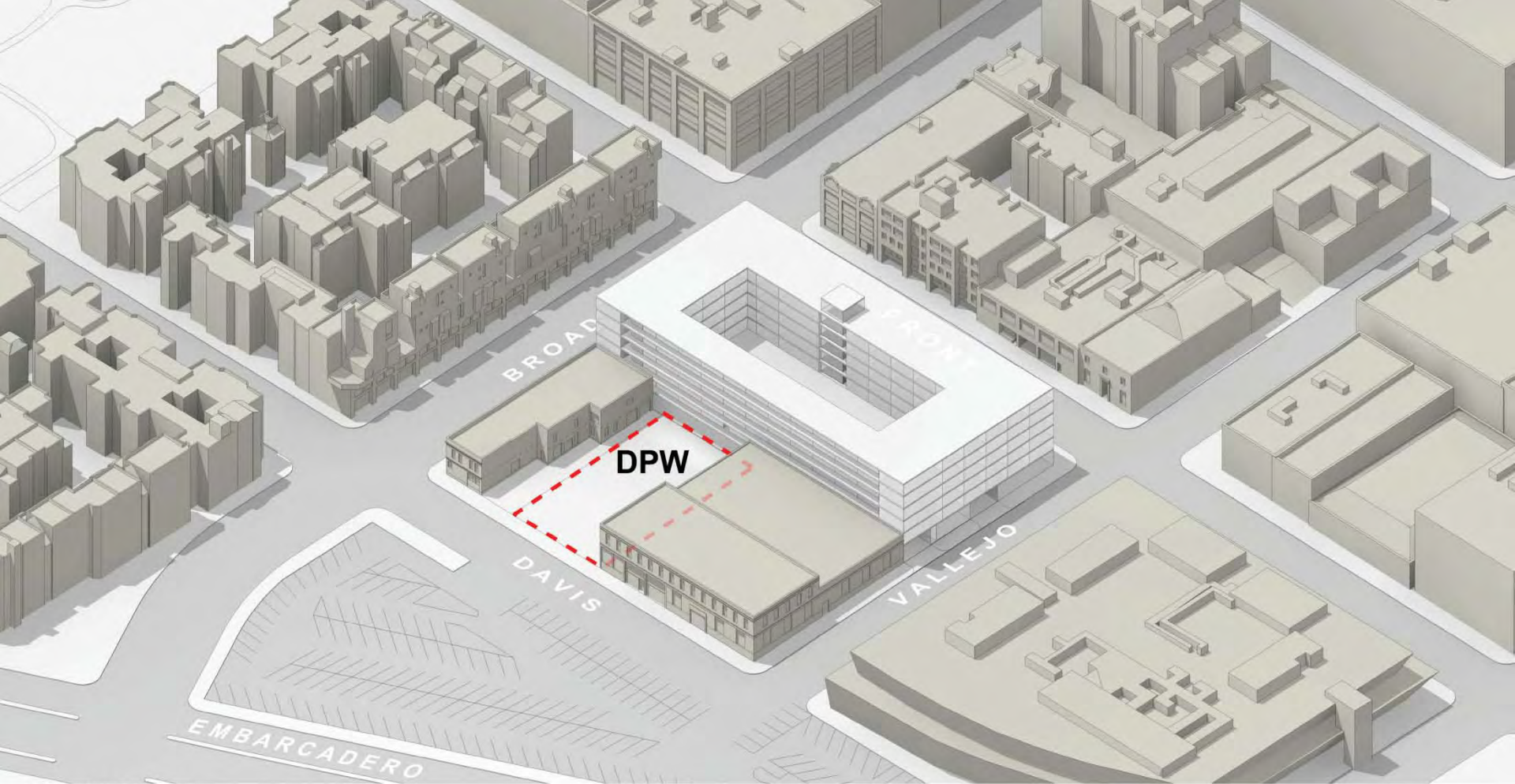
EXISTING CONDITIONS



MAX ENVELOPE



MAX ENVELOPE

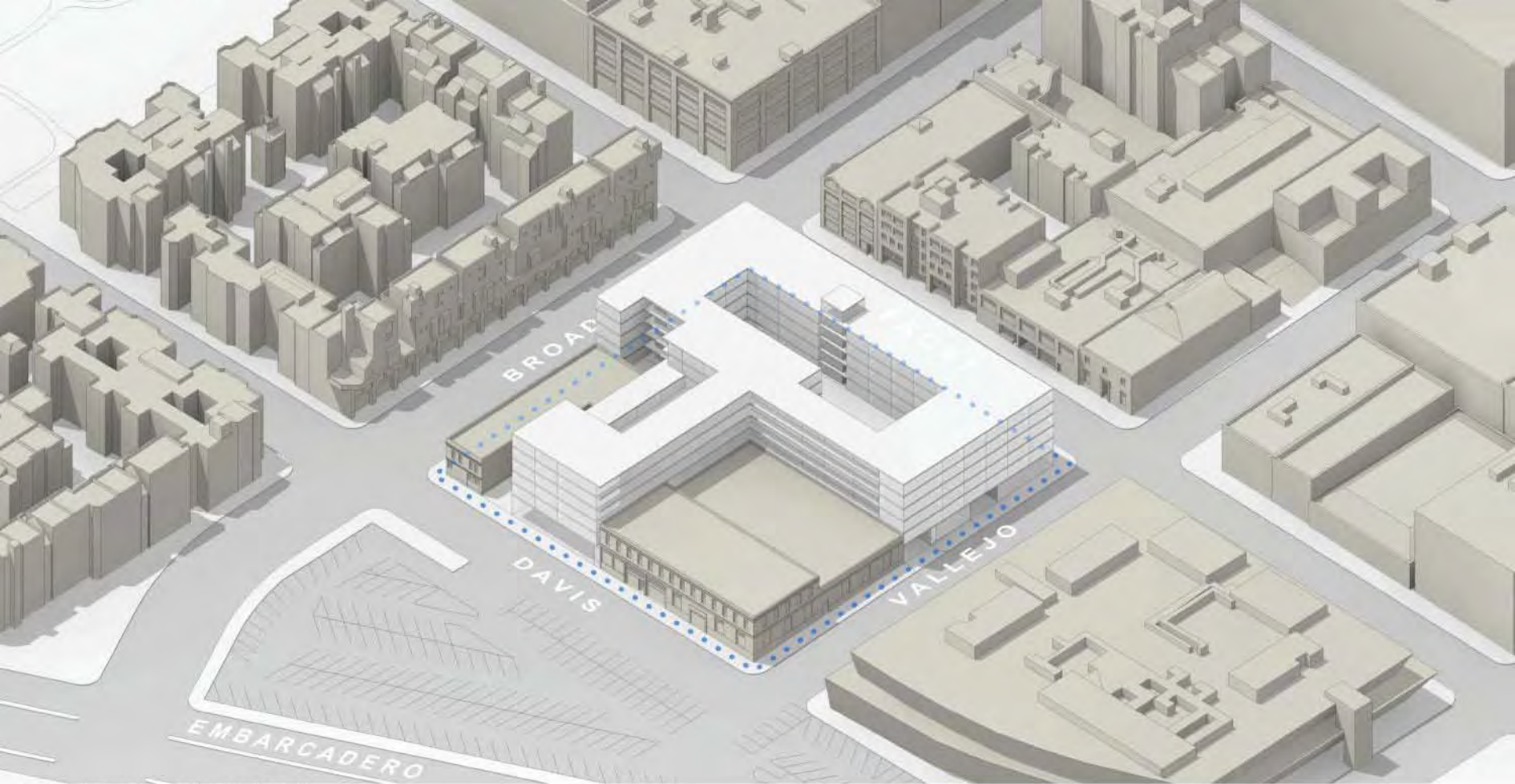


OPTION 1A
Planning Code Allowable Massing, without DPW Lot



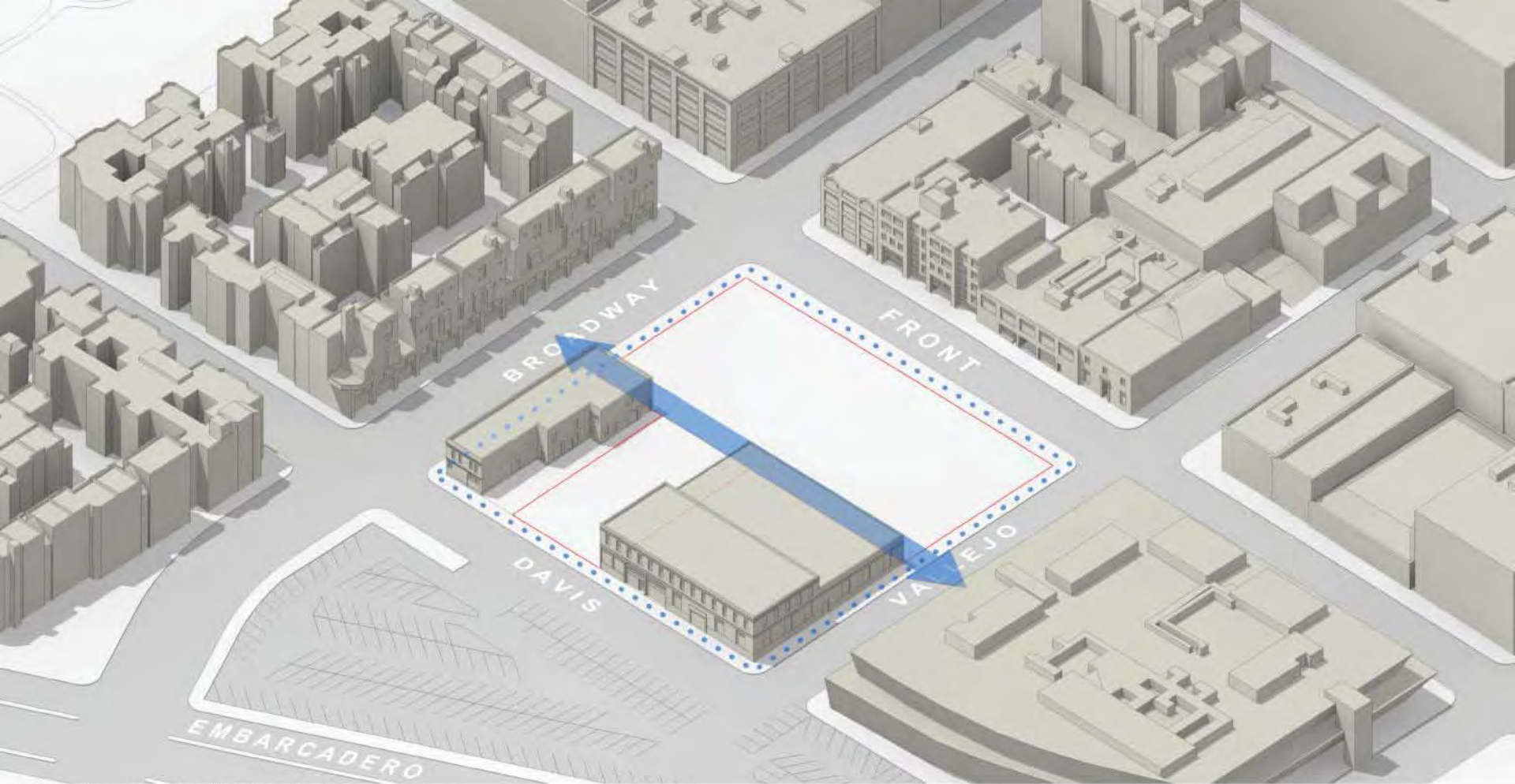
OPTION 1B
Planning Code Allowable Massing, with DPW Lot





SITE CIRCULATION

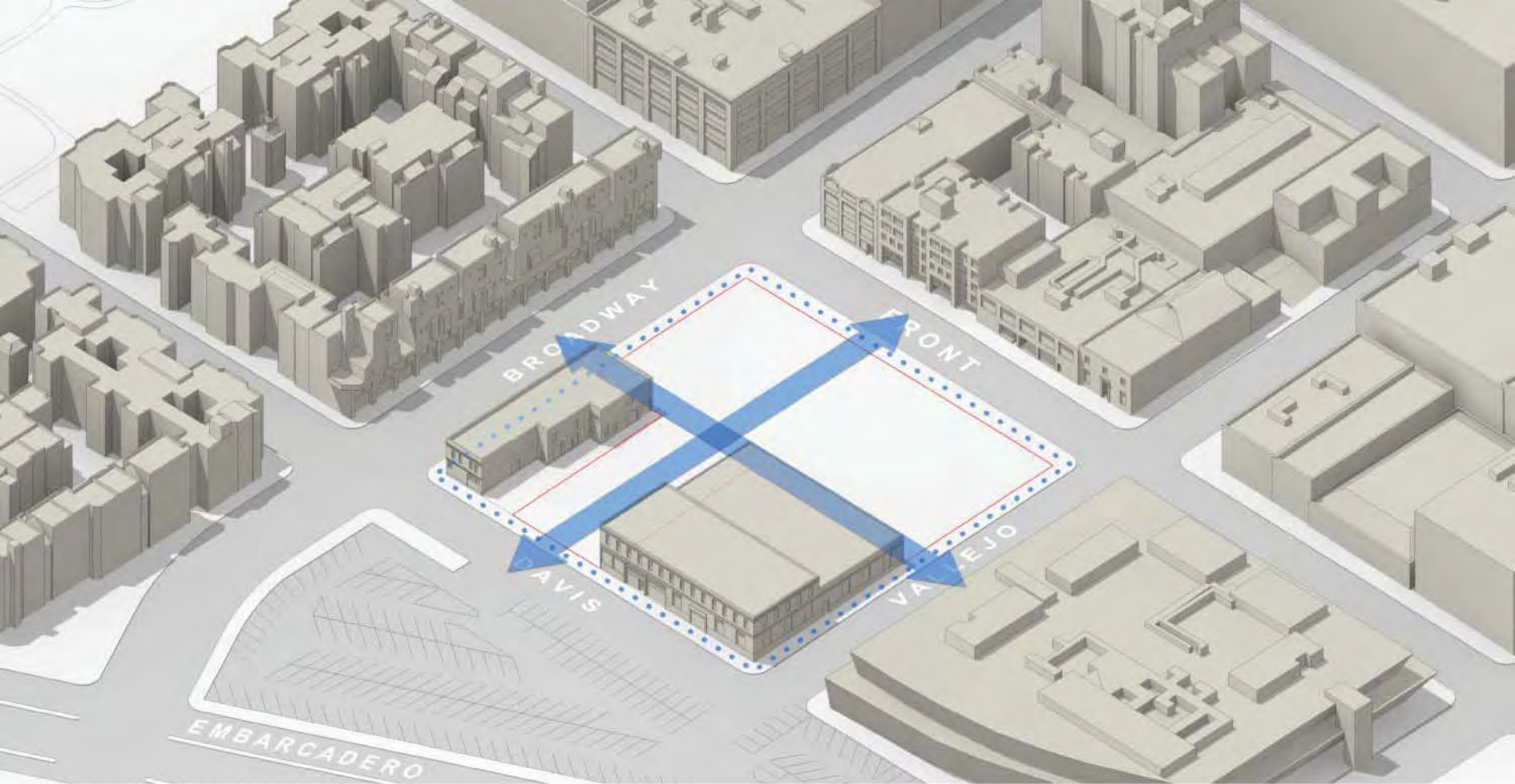




MID BLOCK ALLEYS

Connection between Broadway and Vallejo



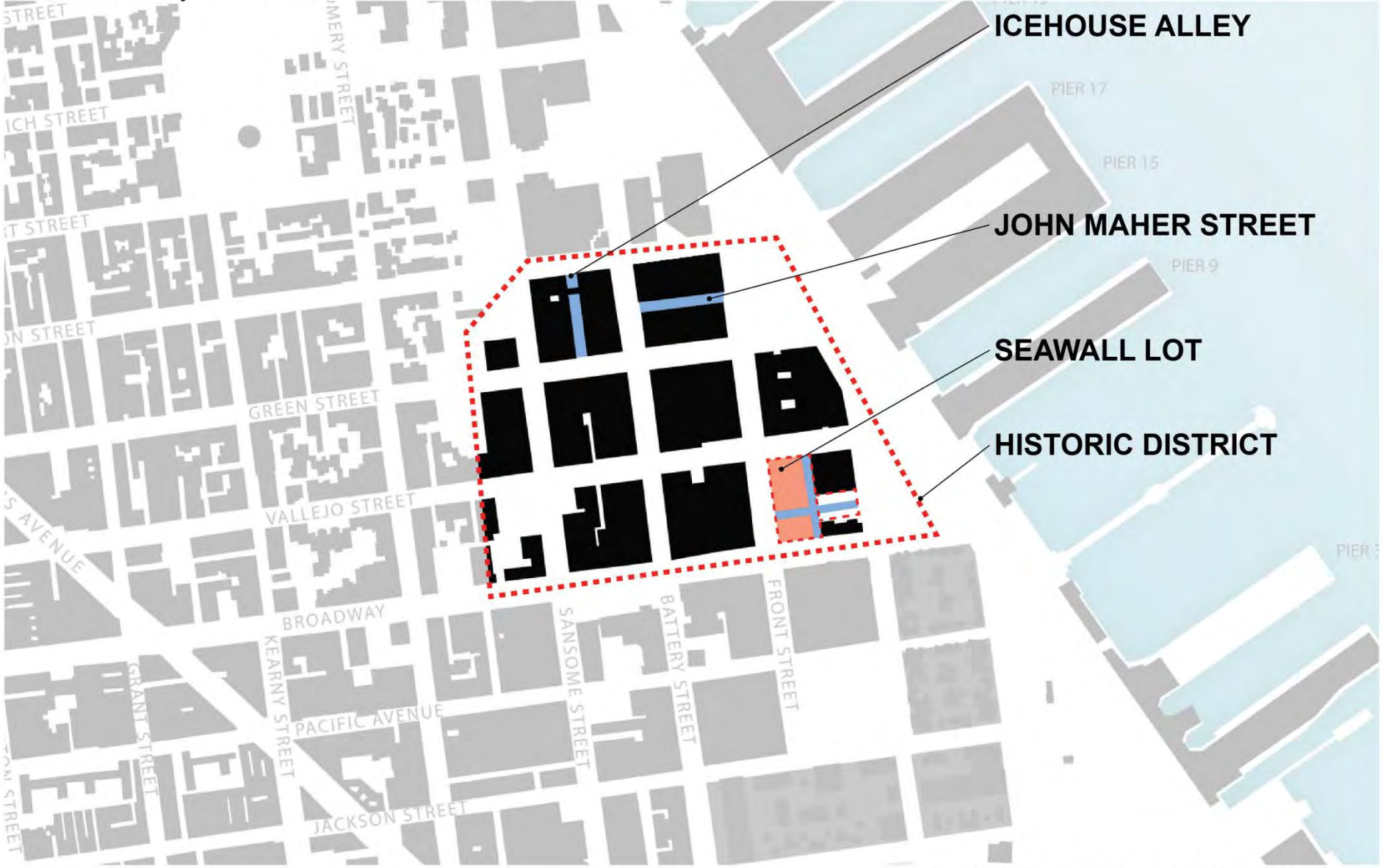


MID BLOCK ALLEYS

Connection between Davis and Front

MID BLOCK ALLEYS

Icehouse Alley and John Maher Street



ICEHOUSE ALLEY

JOHN MAHER STREET

SEAWALL LOT

HISTORIC DISTRICT

source: Northeast Embarcadero Study, SF Planning 2010

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JULY 21, 2015



MARK CAVAGNERO ASSOCIATES/
CARY BERNSTEIN ARCHITECT
JOINT VENTURE

Mayor's
Office of
Housing and
Community
Development

ICEHOUSE ALLEY



JOHN MAHER STREET



SEAWALL LOT 322-1
COMMUNITY DESIGN WORKSHOP
JULY 21, 2010



NEW GROUND FLOOR





GREEN SPACE



STREET TREES



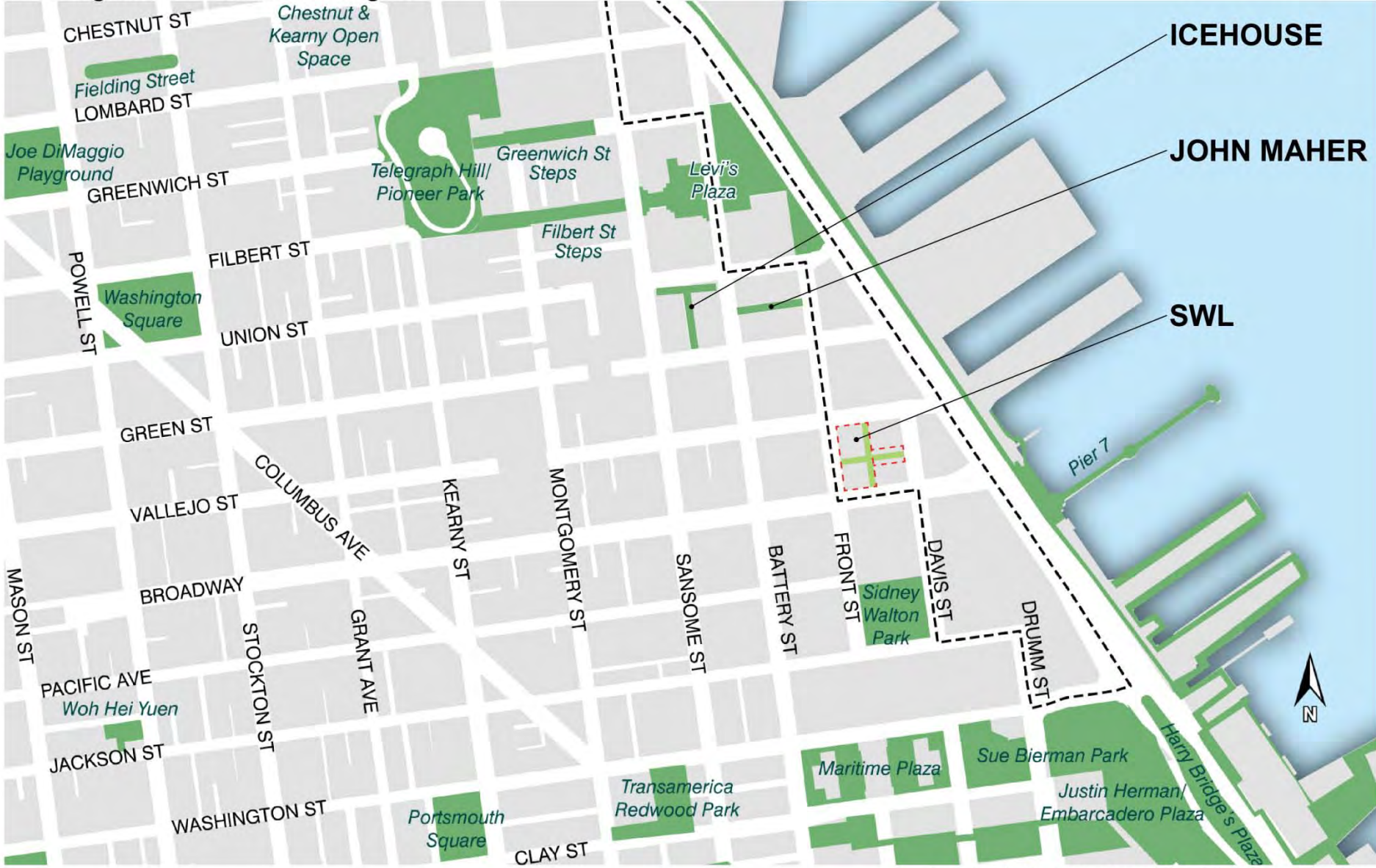


URBAN GREEN SPACE



URBAN GREEN SPACE

Existing and Potential Linkages

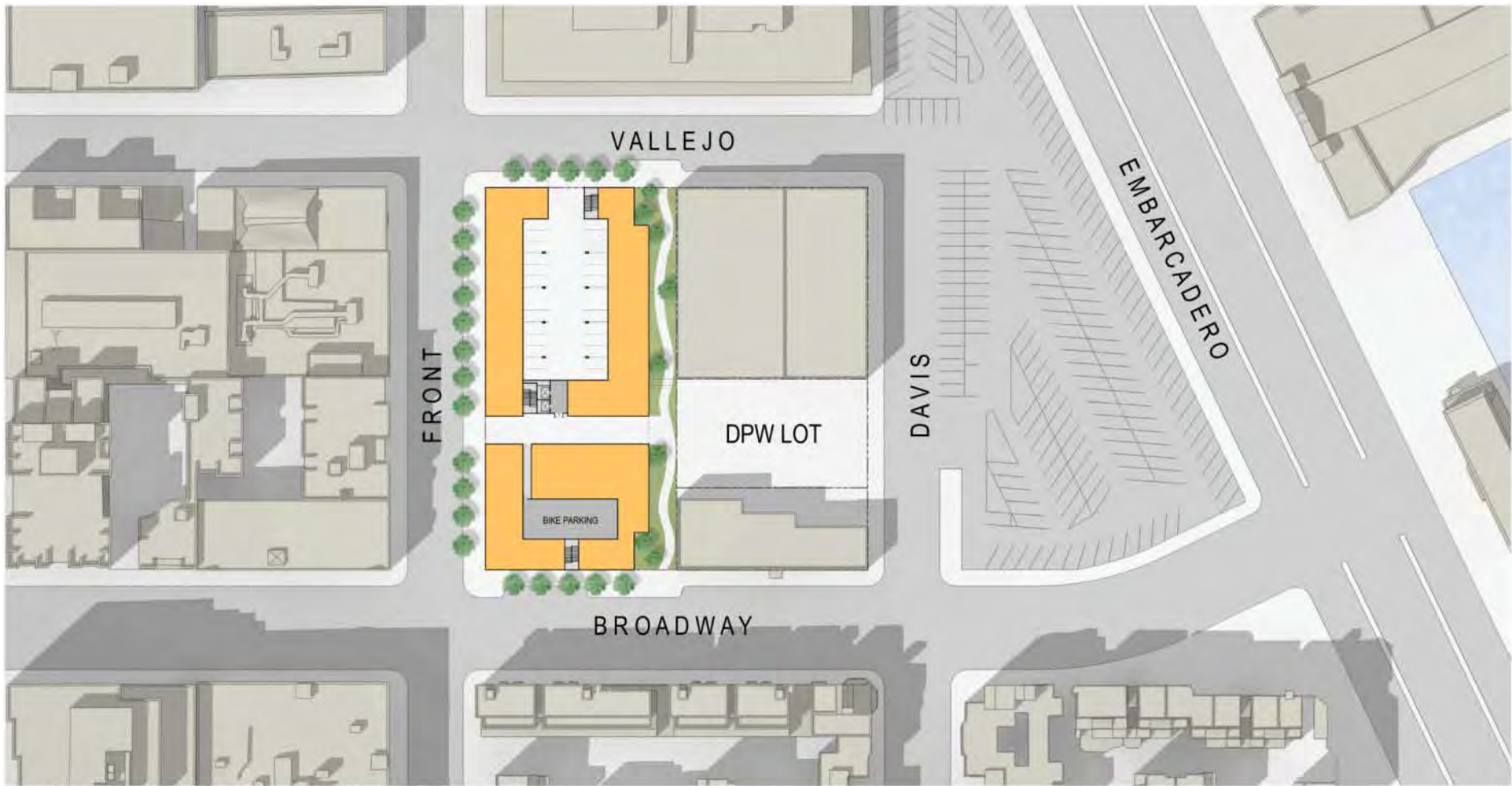


source: Northeast Embarcadero Study, SF Planning 2010

SEAWALL LOT 322-1
COMMUNITY DESIGN WORKSHOP
JULY 21, 2015



MARK CAVAGNERO ASSOCIATES/
CARY BERNSTEIN ARCHITECT
JOINT VENTURE



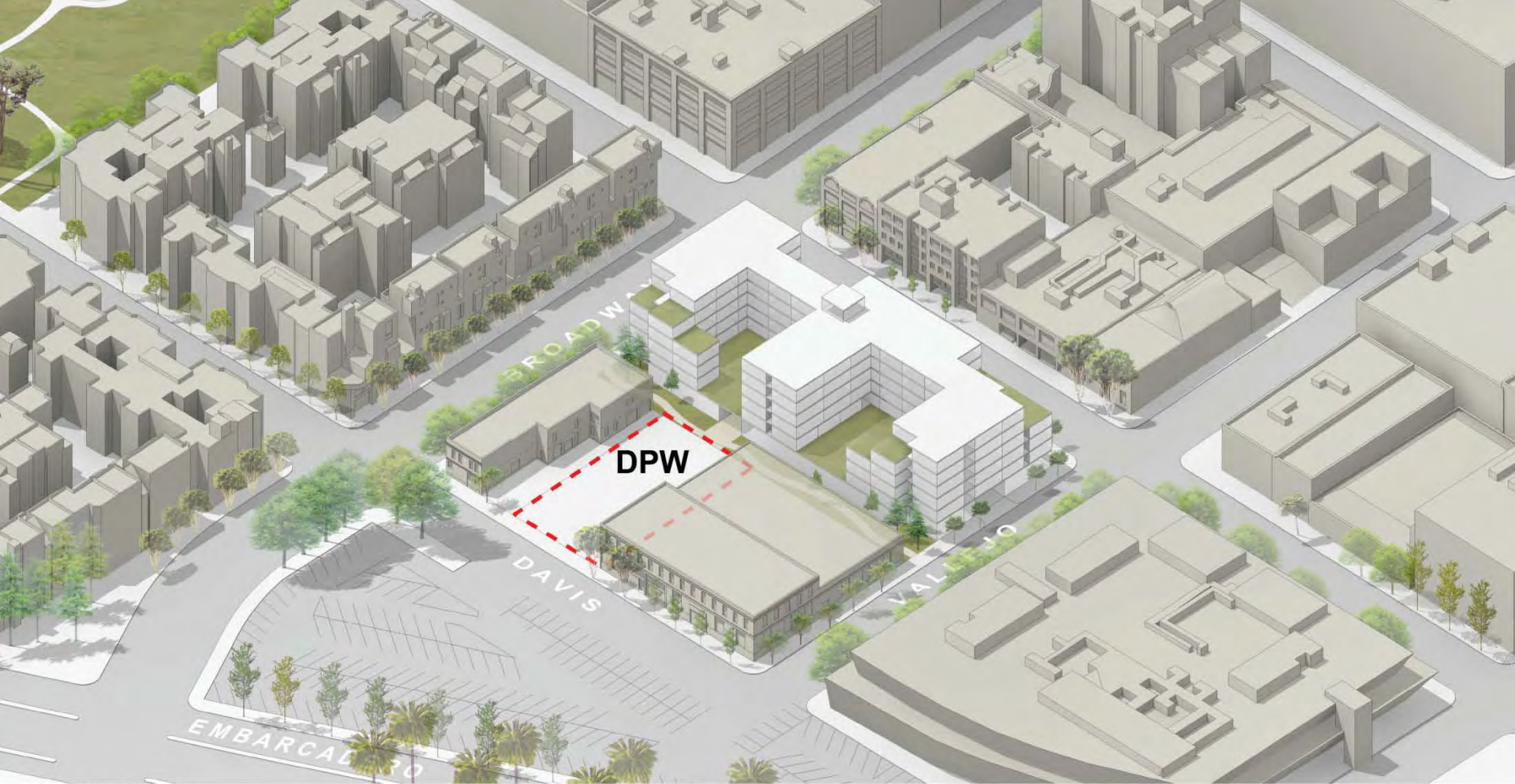
OPTION 2A - GROUND FLOOR
 Alternative Massing, without DPW Lot



OPTION 2B - GROUND FLOOR
 Alternative Massing, with DPW Lot



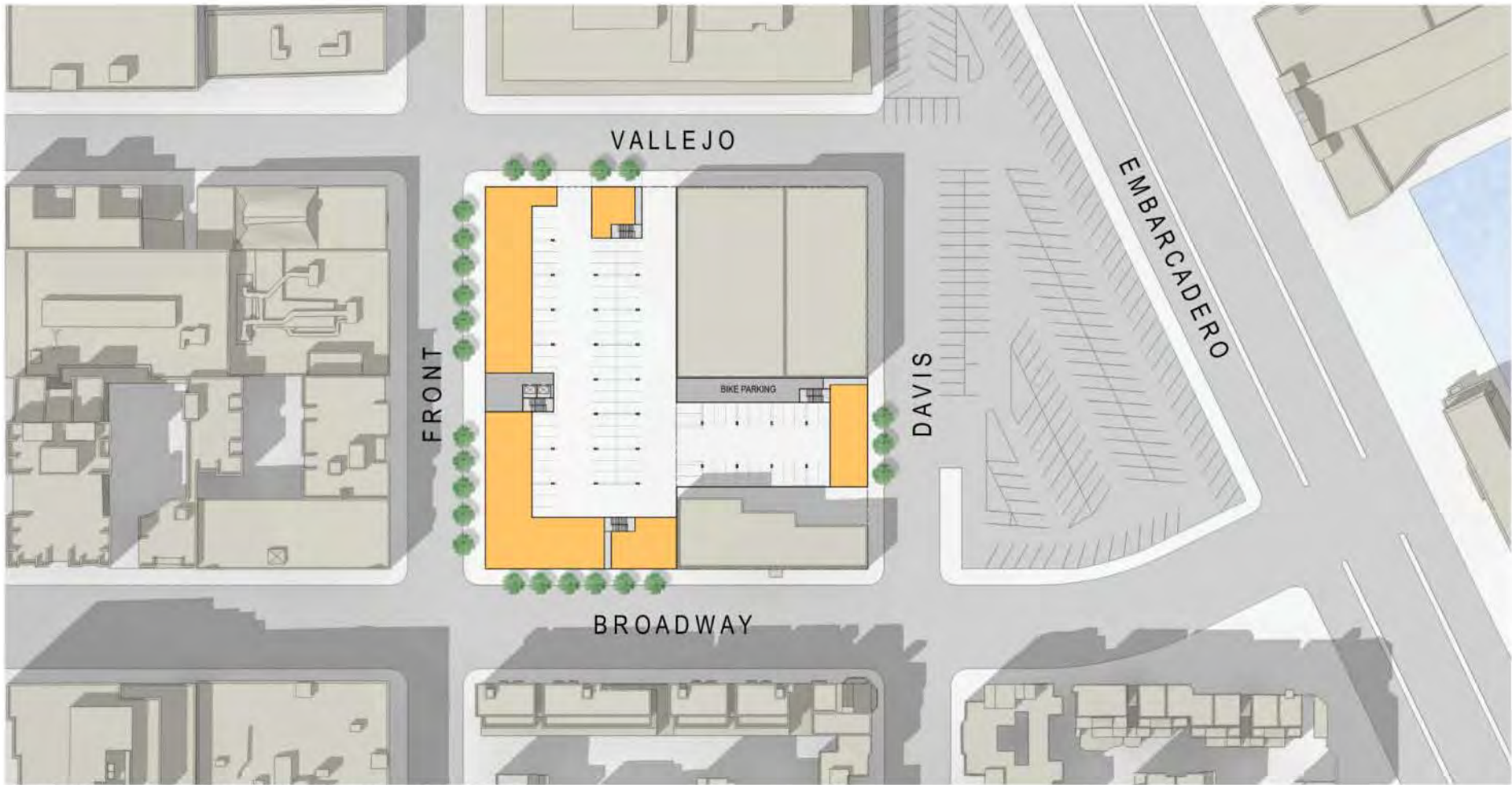
OPTION 2B
Alternative Massing, with DPW Lot



OPTION 2A
Alternative Massing, without DPW Lot



OPTION 1A - GROUND FLOOR
Planning Code Allowable Massing, without DPW Lot



OPTION 1B - GROUND FLOOR
 Planning Code Allowable Massing, with DPW Lot

MASSING OPTIONS



1A PLANNING CODE ALLOWABLE MASSING (WITHOUT DPW LOT)



1B PLANNING CODE ALLOWABLE MASSING (WITH DPW LOT)



2A ALTERNATIVE MASSING (WITHOUT DPW LOT)



2B ALTERNATIVE MASSING (WITHOUT DPW LOT)

SEAWALL LOT 322-1
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DISCUSSION TOPICS

- Does the bulk/massing relate to the neighborhood context?
- Do the studies suggest an inviting and transparent proposal at street level? How do the studies encourage a strong pedestrian network?
- What uses are desired at the ground level?
- Which architectural massing and detail approaches might be included in the RFP design criteria?
- Other comments?