The HUB, the intersection of a LIVING CITY.

The “Hub” was named in the 1880s due to the multiple rail lines passing through. South Van Ness and Mission is still one of the largest intersections in all San Francisco.
Gould Evans, the architect, has been in the neighborhood for 19 years. They designed the City Ballet renovation 15 years ago. They are here for the new chapter and for the Hub’s new life.
30 Otis Street

Planning Commission Package

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Proximate Development

10 South Van Ness

One Oak

30 Otis

1500 Mission St

420’

285’*

*inclusive of elevator overrun
Frida is a world renowned Mexican Architect, who is known for public space installations and interventions. Her work is highly conceptual and rigorous.

Frida studied architecture at the Universidad Iberoamericana and received a Master’s Degree in Art and Design and the Public Domain at the Harvard Graduate School of Design.

She was commissioned to design the Serpentine Pavilion 2018. This is the most prestigious public commission for Architects in the world. The last woman to receive this commission was Zaha Hadid, 18 years ago.

fridaescobedo.com
"No man is an island entire of itself; every man is a piece of the continent, a part of the main..."
- John Donne

An island can relate to its own currents and to the other islands as no man, and no woman, can accomplish anything alone and needs other people to be complete, and that individualism can only be viable up to a point.

By analysing the flows in the project area (pedestrian, motorists, cyclists), we can find a close relationship between movement of people and navigation currents.

The correlation between island and pocket activities, navigation currents and paths of travels also reminds us the celebration of blots, the movements of multiple inkjets of the artist Henri Michaux.

We propose two simple gestures to solve the topography of the site, the stairs that connected immediately the ballet school to the 12th street and a depression with two ramps representing a slower and more programmatic connection between Otis plaza and the street levels. To the topography we integrate art pieces to create human activity cores combining vegetation.

The project presents different configurations depending on the program of the plaza, determined by the use and regulation of the water element located in the center of the depression. The daily layout expected a 6” deep reflecting pool at the center of the topography integrated to the art pieces. Each metal seating element creates one or more different pocket activity in the plaza permitting the development of multiple use programme at the same time. In order to create a unique forum space in the reflecting pool area, the water would be drained for events and expanded usage. This configuration permits to embrace the maximum capacity of people protecting them from the urban context.

Lastly, the space will have a mist cloud, on some nights which will become a lighted and ephemeral sculpture, that celebrates the climate of San Francisco.
“An island can relate to its own currents and to the other islands as no man, and no woman, can accomplish anything alone and needs other people to be complete, and that individualism can only be viable up to a point.

By analysing the flows in the project area (pedestrian, motorists, cyclists), we can find a close relationship between movement of people and navigation currents.”
“The correlation between island and pocket activities, navigation currents and paths of travels also reminds us the celebration of blots, the movements of multiple inkjets of the artist Henri Michaux.”
CONCEPT

NO MAN IS AN ISLAND —
PEOPLE & ART
“We propose two simple gestures to solve the topography of the site, the stairs that connected immediately the ballet school to the 12th street and a depression with two ramps representing a slower and more programmatic connection between Otis plaza and the street levels. To the topography we integrate art pieces to create human activity cores combining vegetation.”
“The project presents different configurations depending on the program of the plaza, determined by the use and regulation of the water element located in the center of the depression.”
CONCEPTUAL ACTIVATION

NO MAN IS AN ISLAND —
PEOPLE & ART / EDDIES & FLOWS

“The daily layout expected a 6” deep reflecting pool at the center of the topography integrated to the art pieces. Each metal seating element creates one or more different pocket activity in the plaza permitting the development of multiple use programme at the same time.”
Most of the time the water element will be drained. This configuration permits to embrace the maximum capacity of people protecting them from the urban context.

Lastly, the proposal for the third configuration is to create a mist cloud during the night to regulate and reduce the use of the bowl.
MATERIAL CONCEPT

MATERIAL PRECEDENTS

01 Unit pavers: 6”x36” Stepstone Large Scale Paver in Almond
02 Pour in place conc (street park). Integral color concrete with exposed aggregate & accent sawcut scorejoints Davis Color 5237 Sandstone
03 Planting
04 Poured in place concrete
05 Concrete strip pavers, placed to allow for grass
06 Blackened steel seating elements
SCHEMATIC SITE PLAN

1. TREE PLANTING: GLEDITSIA TRACANTHOS INERMIS 'HONEY LOCUST'
2. PLANTING AREA
3. CONCRETE PLANTER, 18" HIGH SEATING ELEMENTS
4. PUBLIC ART: REFLECTING POOL & CLOUD MISTER
5. PUBLIC ART: Poured CONCRETE BOWL
6. PUBLIC ART: BLACKENED STEEL, 36" HIGH SEATING ELEMENTS
7. PUBLIC ART: BLACKENED STEEL, 36" HIGH & INTEGRATED HANDRAILS
8. CAFE TABLES & CHAIRS
9. CITY STANDARD BIKE RACK
10. CITY STANDARD CURB-RAMP & TRUNCATED DOMES
11. CITY BALLET SCHOOL SPACE
12. RESIDENTIAL LOBBY SPACE
13. COMMERCIAL RETAIL SPACE
14. CITY STANDARD CONCRETE PAVING
15. LINEAR INTERLOCKING STONE PAVERS COLOR 'A', 12" X 36"
16. LINEAR INTERLOCKING STONE PAVERS COLOR 'B', 12" X 36"
17. LINEAR INTERLOCKING VEHICULAR PAVERS COLOR 'A', 12" X 36"
18. ACCESSIBLE RAMP WITH HANDRAILS
19. STAIRS WITH HANDRAILS
20. BLACK BASALT FLAMED TOP PAVERS 12" X 36" & 18" X 36"
21. PLANTING AREA
22. CONCRETE PLANTER, 18" HIGH SEATING ELEMENTS
23. PUBLIC ART: REFLECTING POOL & CLOUD MISTER
24. PUBLIC ART: Poured CONCRETE BOWL
25. PUBLIC ART: BLACKENED STEEL, 36" HIGH SEATING ELEMENTS
26. PUBLIC ART: BLACKENED STEEL, 36" HIGH & INTEGRATED HANDRAILS
27. CAFE TABLES & CHAIRS
28. CITY STANDARD BIKE RACK
29. CITY STANDARD CURB-RAMP & TRUNCATED DOMES
30. CITY BALLET SCHOOL SPACE
31. RESIDENTIAL LOBBY SPACE
32. COMMERCIAL RETAIL SPACE
33. CITY STANDARD CONCRETE PAVING
34. LINEAR INTERLOCKING STONE PAVERS COLOR 'A', 12" X 36"
35. LINEAR INTERLOCKING STONE PAVERS COLOR 'B', 12" X 36"
36. LINEAR INTERLOCKING VEHICULAR PAVERS COLOR 'A', 12" X 36"
37. ACCESSIBLE RAMP WITH HANDRAILS
38. STAIRS WITH HANDRAILS
39. BLACK BASALT FLAMED TOP PAVERS 12" X 36" & 18" X 36"
40. SURFACE UTILITIES
41. UTILITY POLE - MUNI AND/OR LIGHTPOLE
42. BOLLARD
43. PROPERTY LINE
44. PUBLIC ART: BLACKENED STEEL, 36" HIGH SEATING ELEMENTS
45. PUBLIC ART: BLACKENED STEEL, 36" HIGH & INTEGRATED HANDRAILS
46. CAFE TABLES & CHAIRS
47. CITY STANDARD BIKE RACK
48. CITY STANDARD CURB-RAMP & TRUNCATED DOMES
49. CITY BALLET SCHOOL SPACE
50. RESIDENTIAL LOBBY SPACE
51. COMMERCIAL RETAIL SPACE
52. CITY STANDARD CONCRETE PAVING
53. LINEAR INTERLOCKING STONE PAVERS COLOR 'A', 12" X 36"
54. LINEAR INTERLOCKING STONE PAVERS COLOR 'B', 12" X 36"
55. LINEAR INTERLOCKING VEHICULAR PAVERS COLOR 'A', 12" X 36"
56. ACCESSIBLE RAMP WITH HANDRAILS
57. STAIRS WITH HANDRAILS
58. BLACK BASALT FLAMED TOP PAVERS 12" X 36" & 18" X 36"
SCHEMATIC MATERIALS & PLANTING PALETTE

Concrete Paving

Unit Paving

Basalt - Unit Paver Combination

Cut Stone Paving - Basalt

Blackened Steel

Crushed Basalt Mulch

Lomandra longifolia 'Breeze'

Dietes Grandiflora

Dianella Revoluta 'Little Rev'

Gleditsia triacanthos inermis

Lophostemon confertus

Acacia cognata 'cousin Itt'

Crassula ' 일회 boob'
SCHEMATIC SECTIONS

SECTION 'B-B'
SCHEMATIC DIAGRAMS — CIRCULATION, ACCESS, SIGHT LINES
SITE DIAGRAMS — SOLAR STUDIES
SCHEMATIC USE DIAGRAMS — ACTIVATION & DAILY LIFE

MORNING COMMUTE

WEEKDAY LUNCH CROWD

EVENING INTERMISSION
SCHEMATIC USE DIAGRAMS — ACTIVATION & DAILY LIFE

EVENING PERFORMANCE

WEEKEND EVENT

SCHEDULED AND IN PROM TU PERFORMANCES

CULTURAL EVENTS
SCHEMATIC USE DIAGRAMS — ACTIVATION & DAILY LIFE

EVENING MOVIE NIGHTS

IMPROMPTU PERFORMANCE - AM/PM

MOVIE NIGHT SERIES

BUSKERS
SCHEMATIC USE DIAGRAMS — ACTIVATION & DAILY LIFE

GROUP EXERCISE / BOOTCAMP

GROUP FITNESS - AM/PM

COMMUNITY ENGAGEMENT - AM/PM

TAI CHI