

Building the Market & Octavia Plan

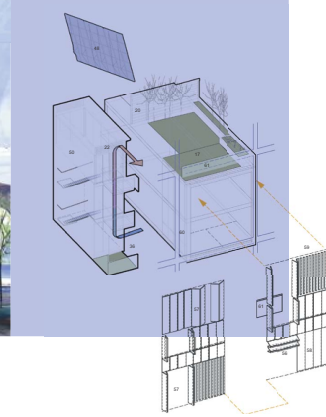
Veronica Hinkley Reck

Ignition Architecture



Freeway land parcels



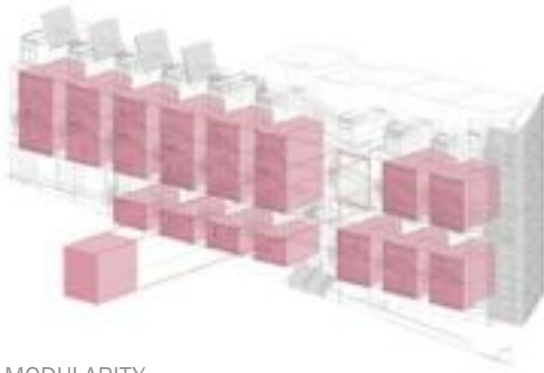


The Ontario Building Regulator has existing policies to reinforce the concept of neighbourhood, modern multi-family housing design, and maximum likelihood of use. The Regulator is also working with the industry and seeks to progressively introduce concepts of common use, automatic modularity and "home" to other multi-family residences as a transition rather than a destination. The Regulator seeks to improve the economic place of diversity, individuality and growth.

CONCEPT OF HOME
Housing design should maximize density while responding to qualities of home for dwelling. Investor/owner/tenant should be able to identify the home as a unique space, with a sense of place, and a sense of belonging. Home should be a place where people live, work, play, and learn. Home should be a place where people live, work, play, and learn. Home should be a place where people live, work, play, and learn.

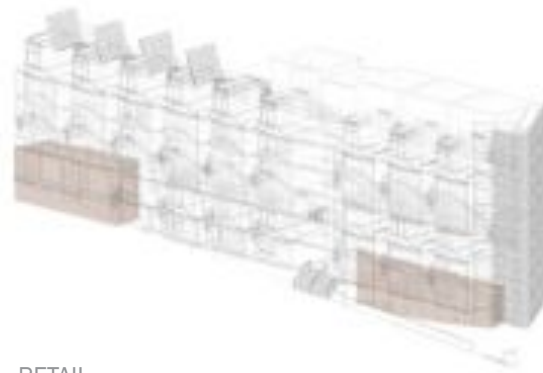






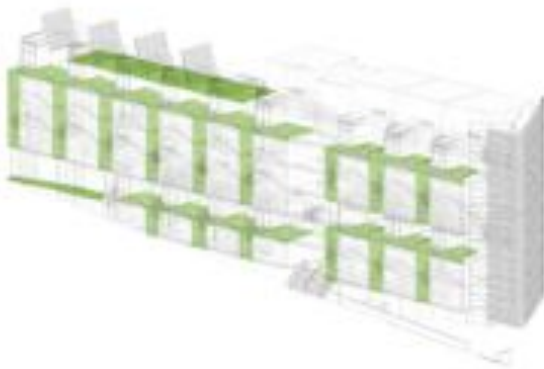
MODULARITY

Base modules come in 1, 2, and 3 story configurations



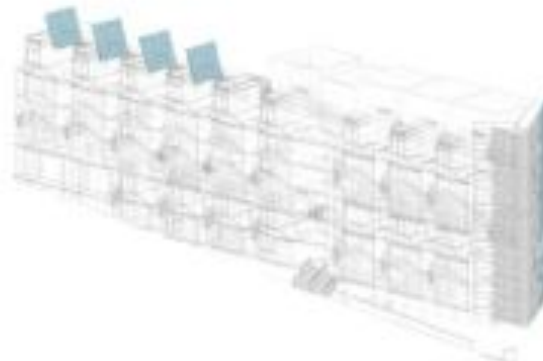
RETAIL

Public services are integrated into the streetscape



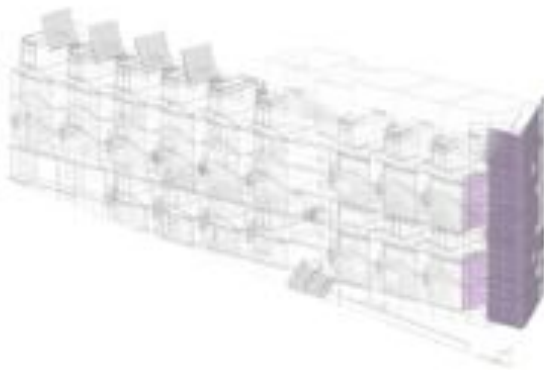
GARDENS

Public and private gardens provide a variety of outdoor spaces



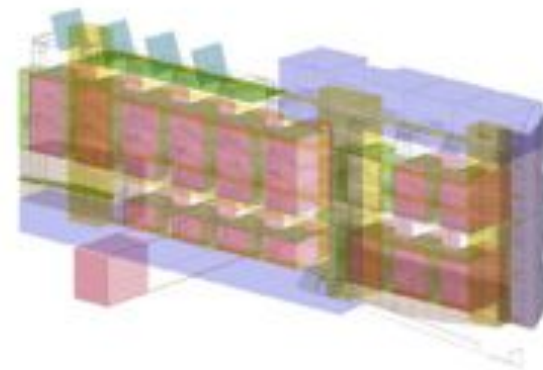
SUSTAINABILITY

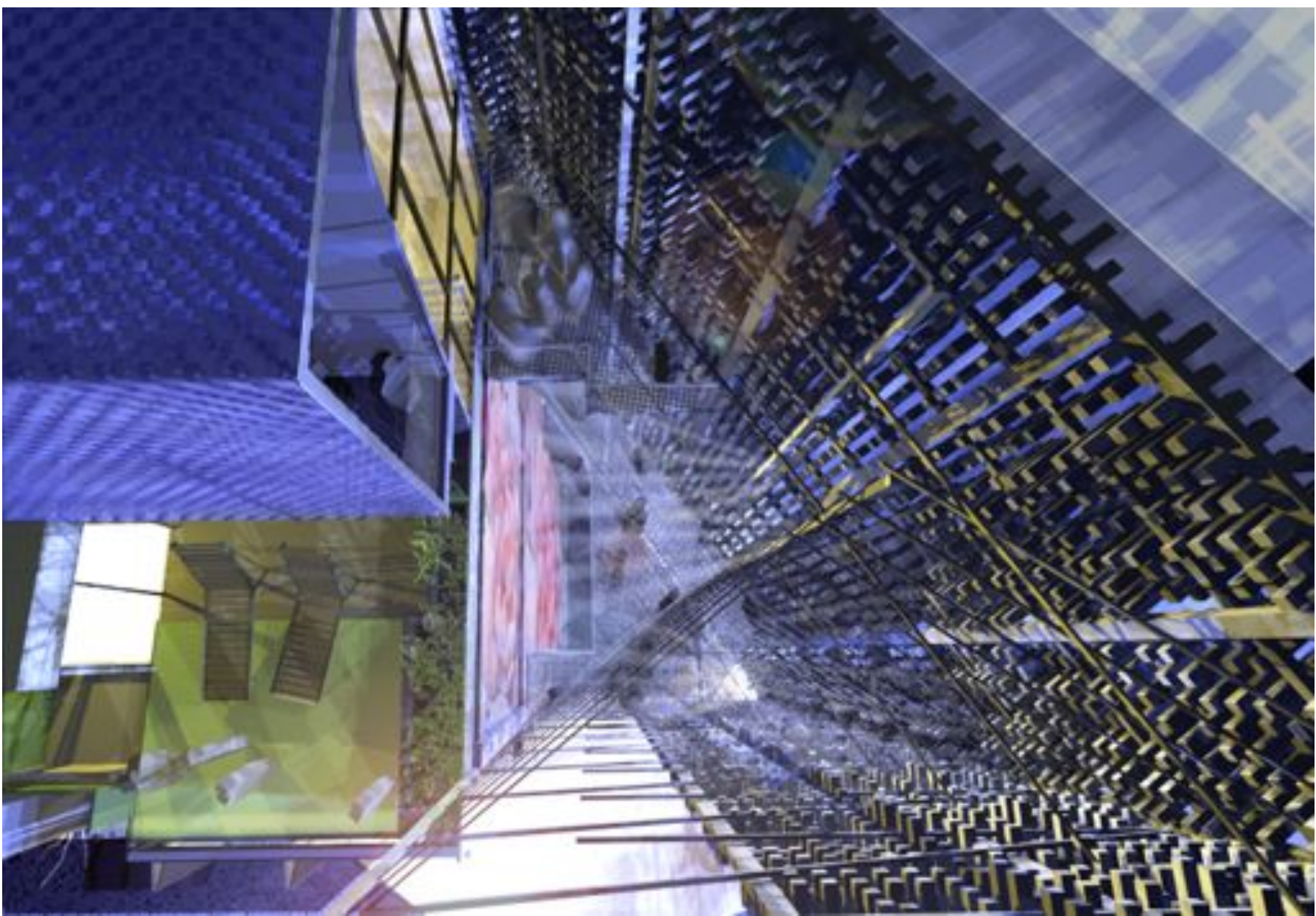
Solar panels are integrated into the architecture



DIGITAL VEIL

Activates the corner and provides an outlet for local artists







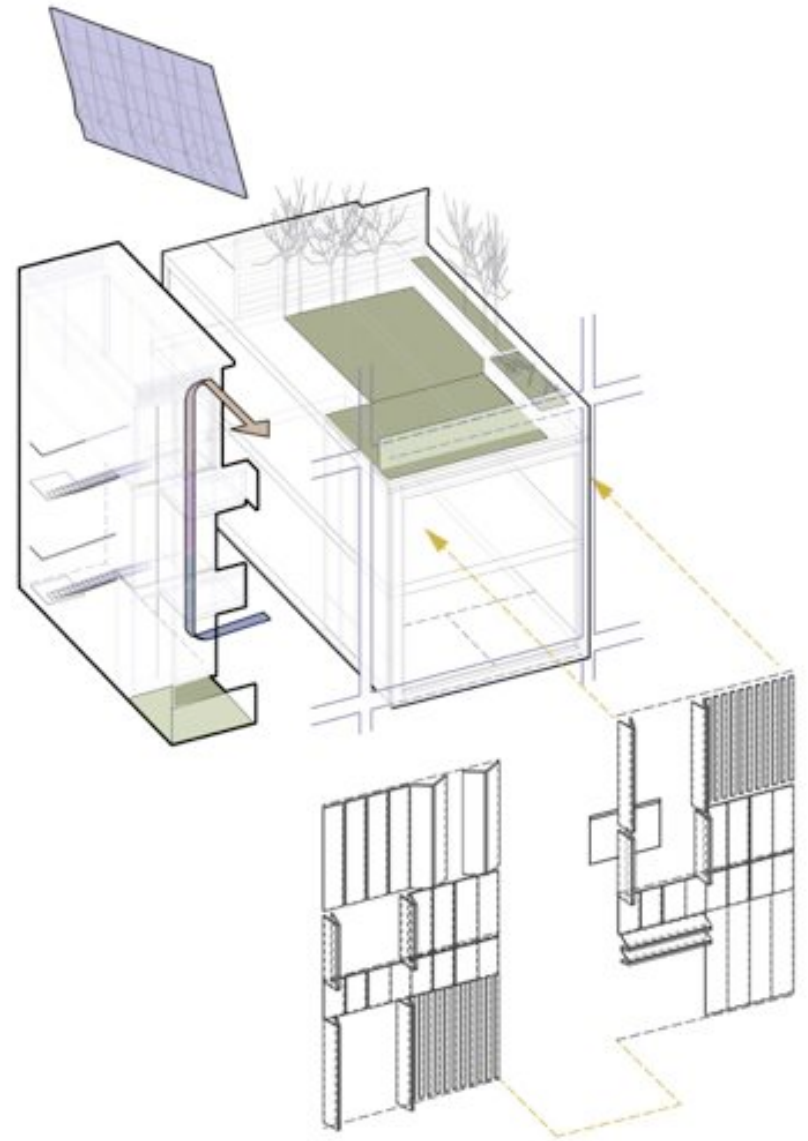
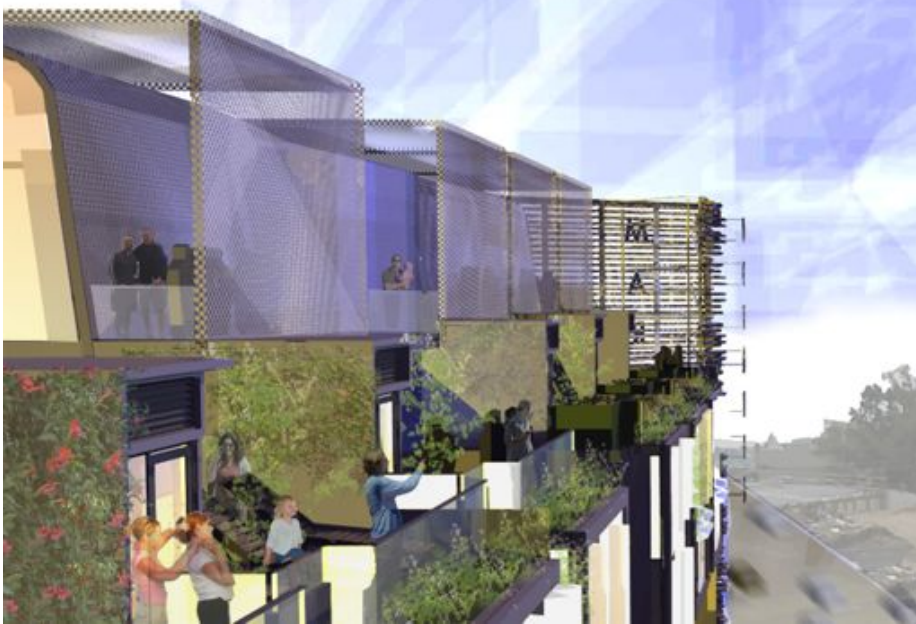


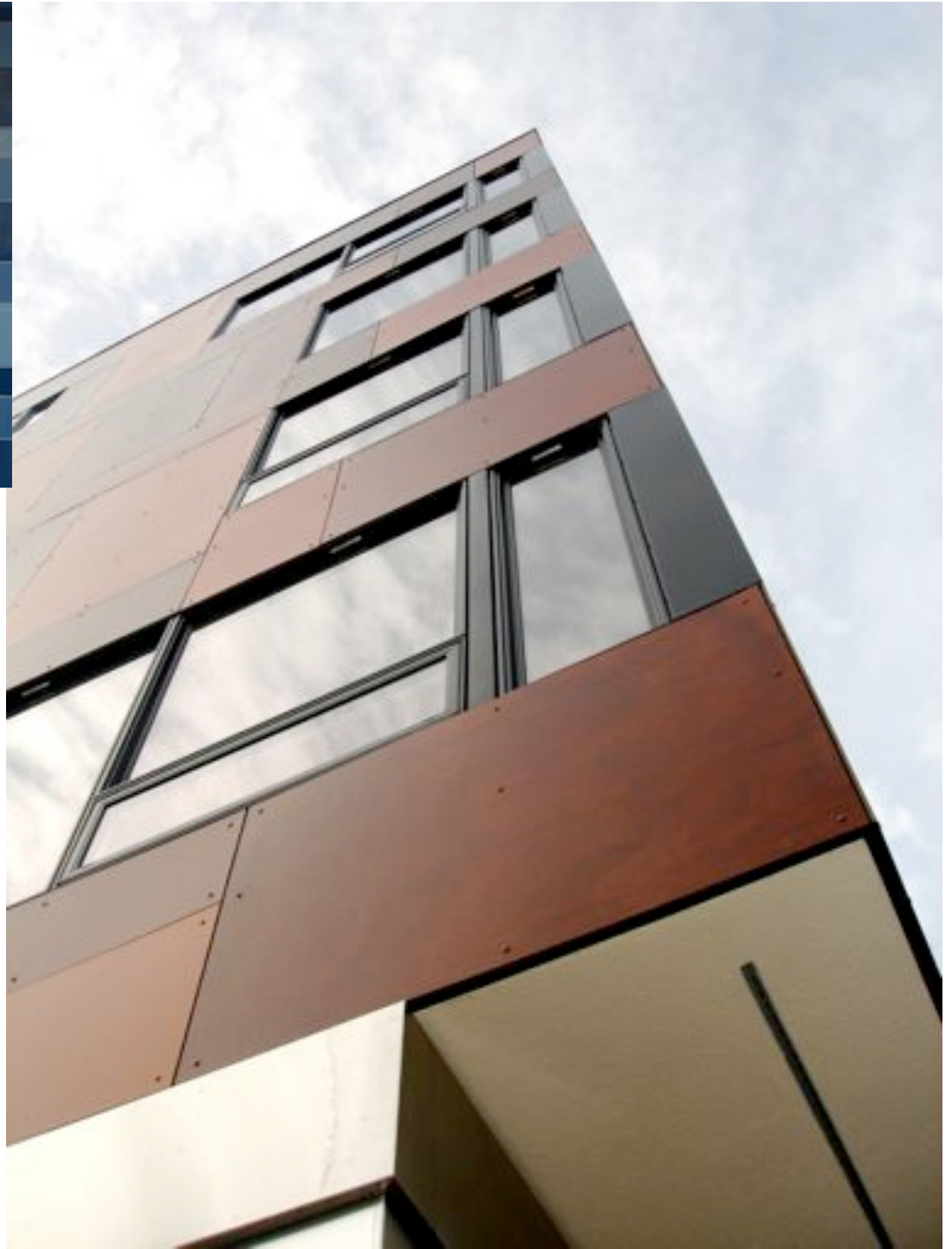
Figure 2.
Plan Framework: Map



- A** Improve pedestrian safety on major traffic streets
- B** Enhance the existing cluster of cultural and institutional uses in the Civic Center area
- C** Improve the quality, vitality and accessibility of the area's neighborhood commercial streets
- D** Support new mixed use residential development on the former freeway parcels
- E** Create a network of civic streets and open spaces, with new parks, street improvements and extensive tree planting
- F** Support residential infill within the fine-grained physical pattern of existing residential neighborhoods
- G** Encourage high density housing and supporting uses close to the transit services on Van Ness and Market Streets
- H** Create a new mixed-use residential neighborhood in the SoMa West area
- I** Encourage more housing and intensified commercial activities along the area's core transit streets
- J** Strengthen the role of Market Street as the city's cultural heart and most important transit street
- K** Improve the intersection of Church and Market Streets as a major transit hub

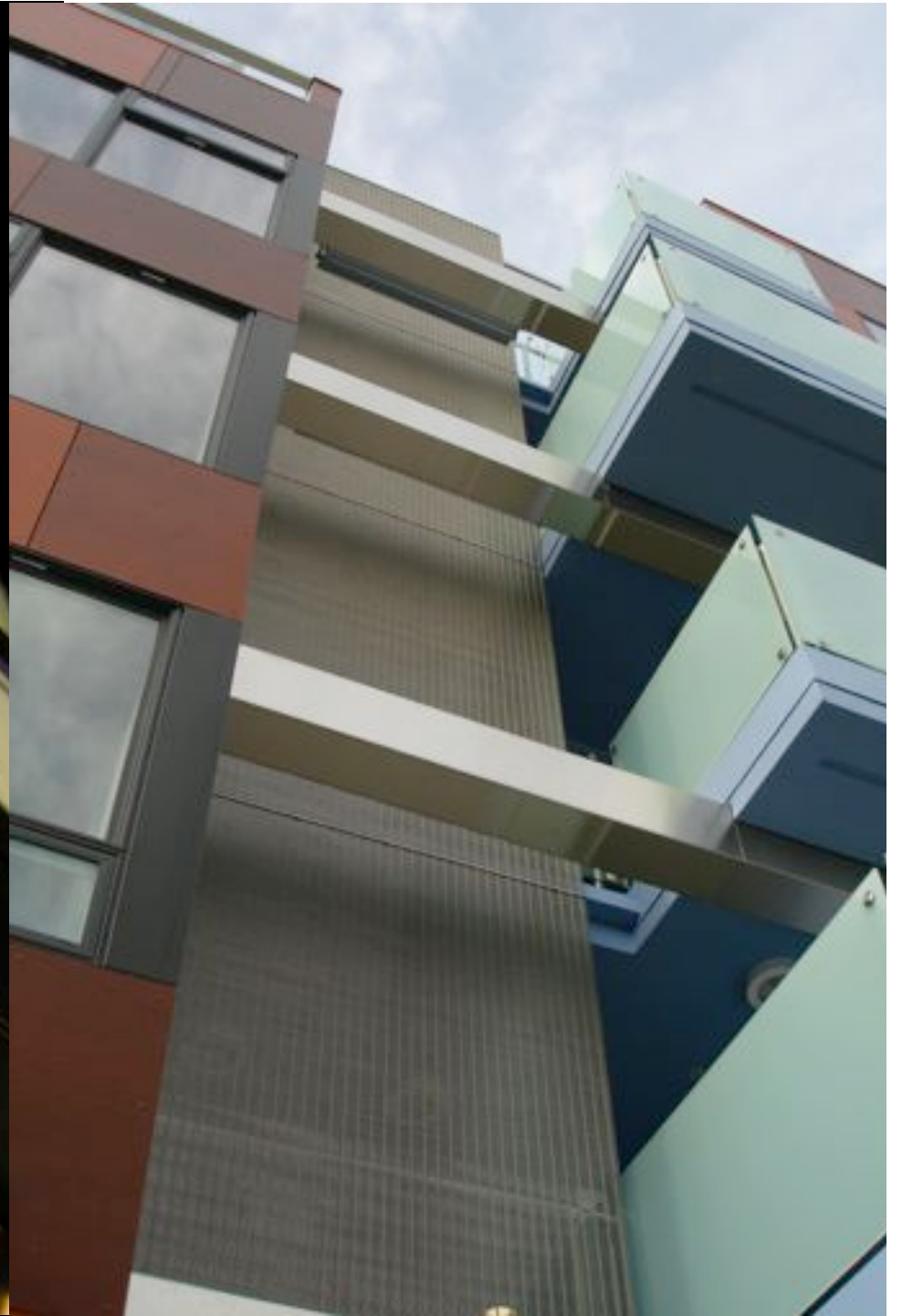




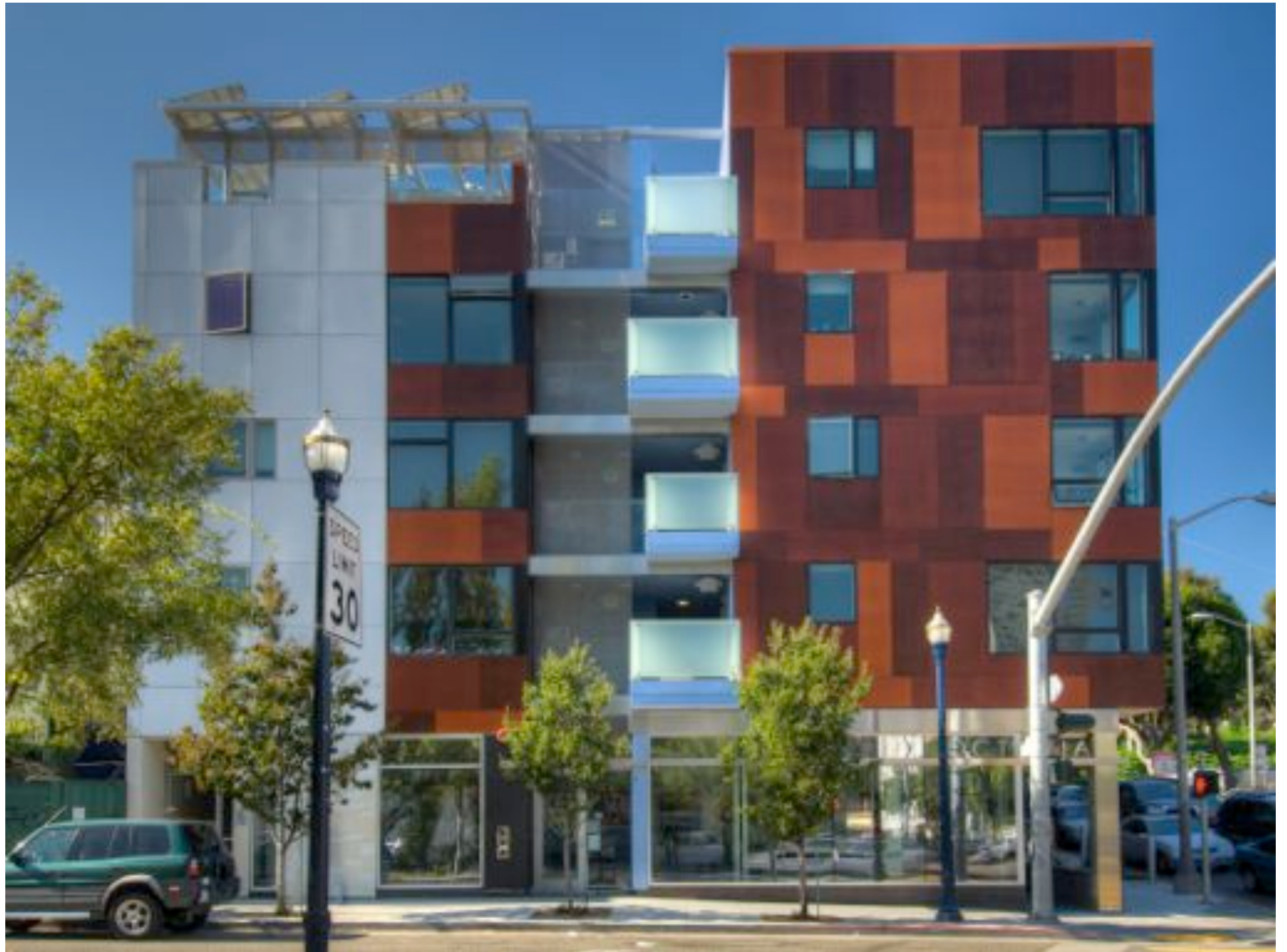






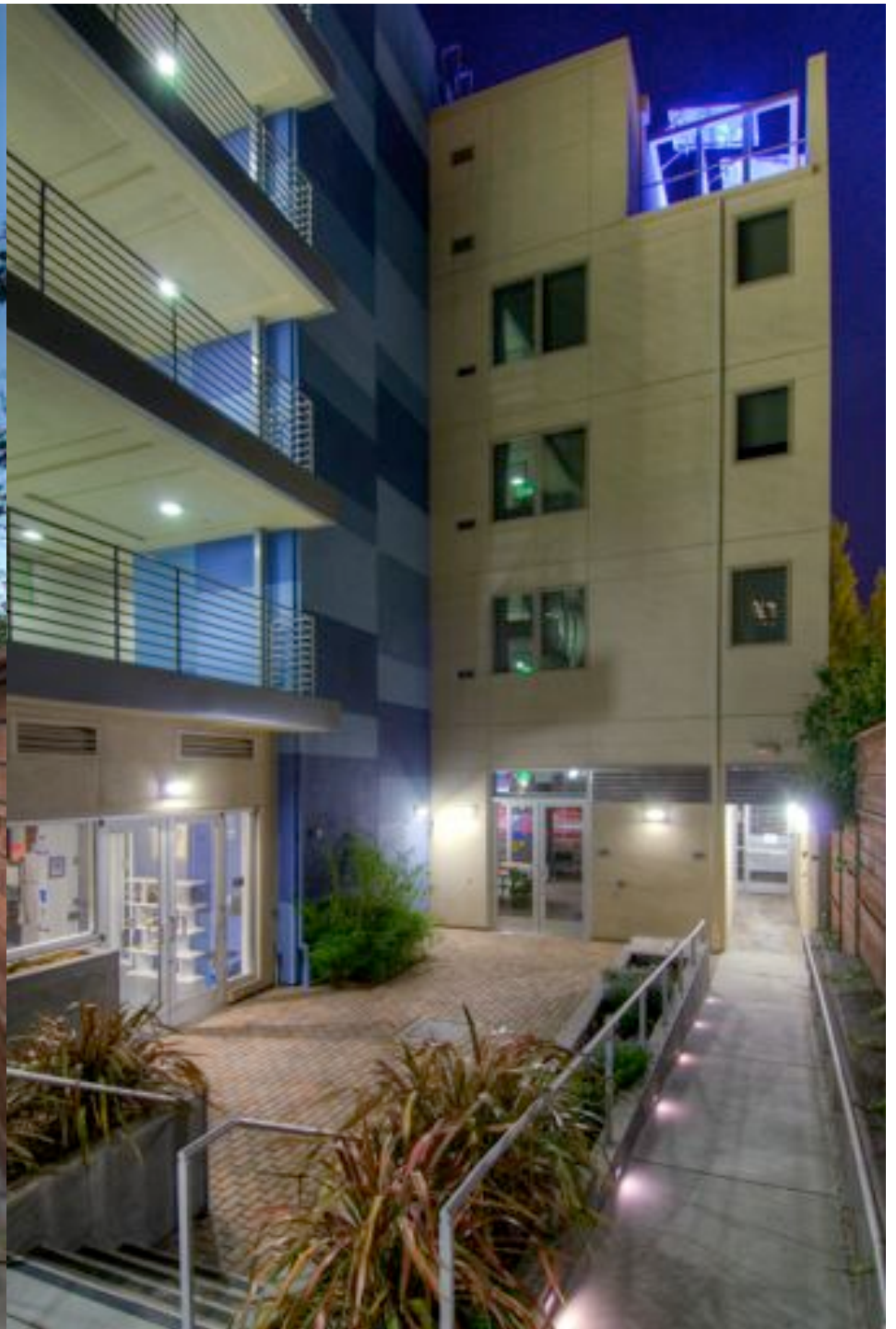














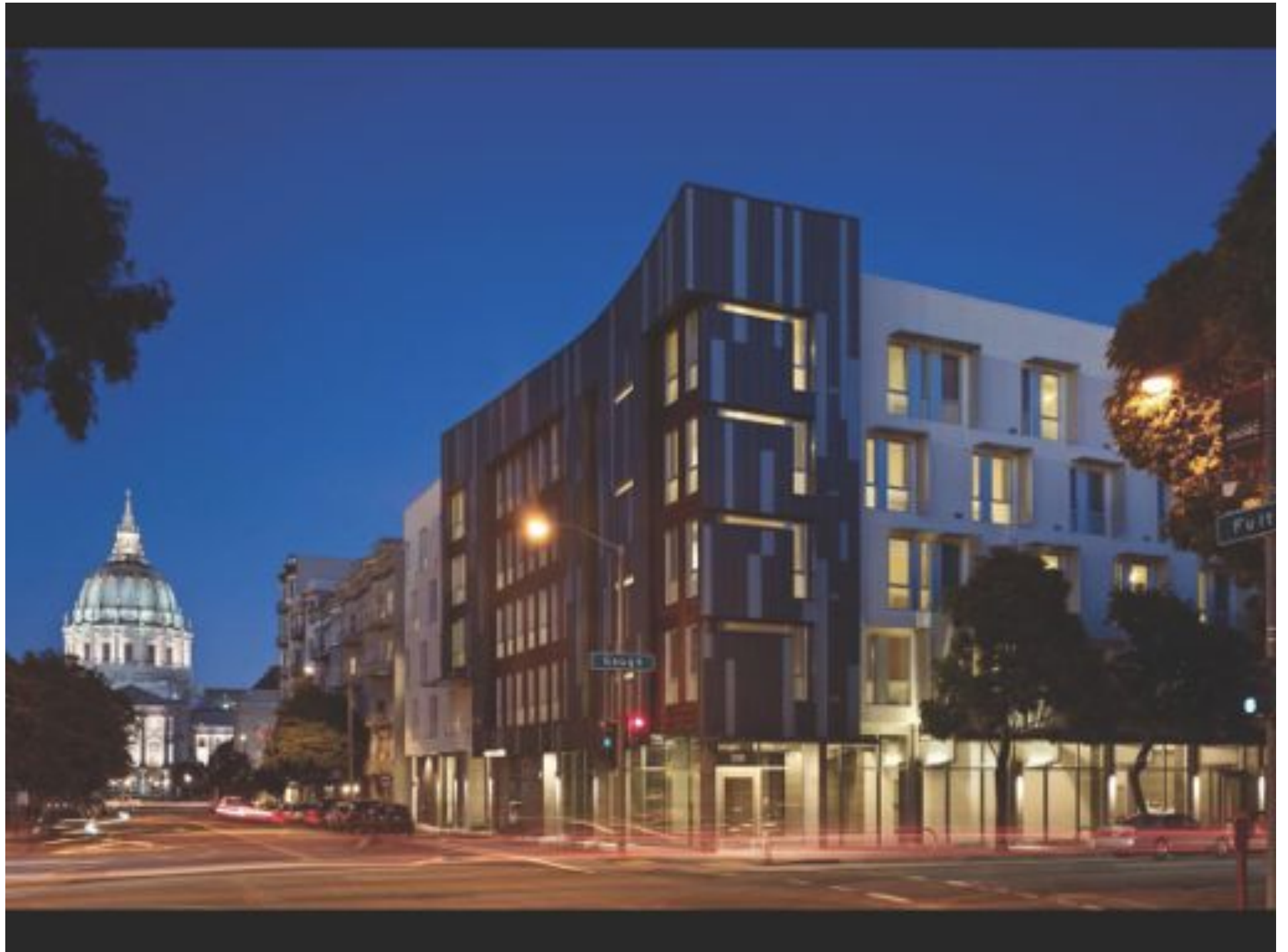
David Baker
David Baker Architects



2005|2011



DIGNITY FOR THE HOMELESS





OSPUR

OSPREY + SPUR

Issue 274 June 2014

THE URBANIST

Making
a Great
Ground
Floor













CITY



A study in 5 major cities showed that on average, supportive housing saved cities \$26,200 per person housed, per year.



A two-year study showed NYC's annual savings from providing supportive housing totalled 95% of its cost.



Richardson Apartments will save San Francisco \$2.4 million per year.

NEIGHBORHOOD

A major 20-Year study of 7,500 supportive housing units

conducted by The Furman Center for Real Estate and Policy at NYU.



neighborhoods with supportive housing have higher real estate values

than comparable neighborhoods without affordable housing.



supportive housing has a direct positive impact on the value of nearby buildings

specifically buildings within a 500 foot radius.

RESIDENTS



Studies show supportive housing increases chances of staying clean and sober by over 80%.



No other method is proven more effective than supportive housing for ending chronic homelessness.



On-site social services help residents maintain healthy stable lives



"When you've been homeless, you feel like you have a scarlet H on your chest. Being in this program really shows me I can get back there in normal society."

—Eric Wightman and Chula, WOOF Graduates

2010|2013



HIGH-DENSITY CAR-LIGHT



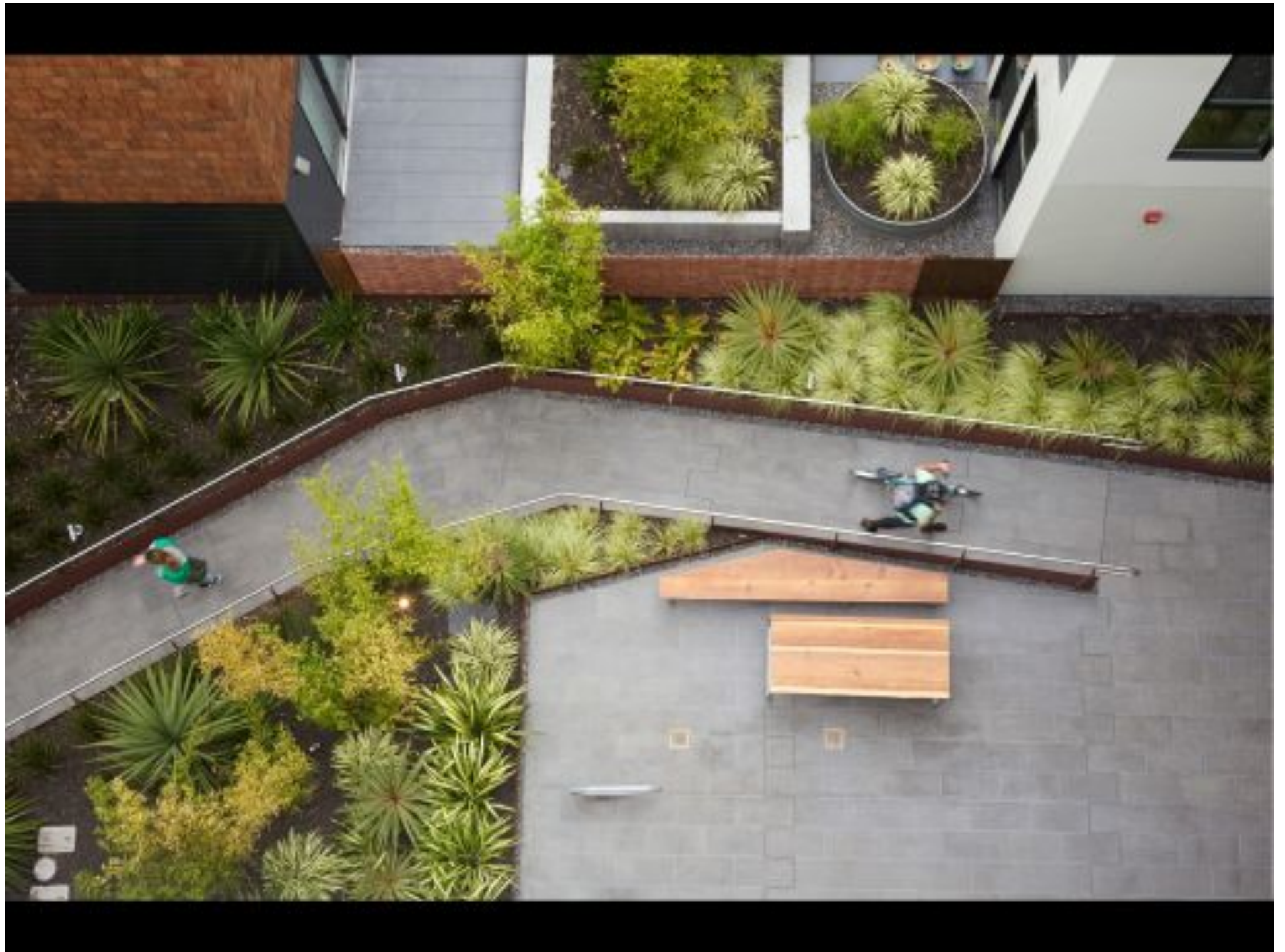


















2012|2015



LUXURY MICRO-UNITS



Adrienne Steichen

Pyatok Architects

Owen Kennerly

Kennerly Architecture and Planning