

SPUR

Ideas + Action for a Better City

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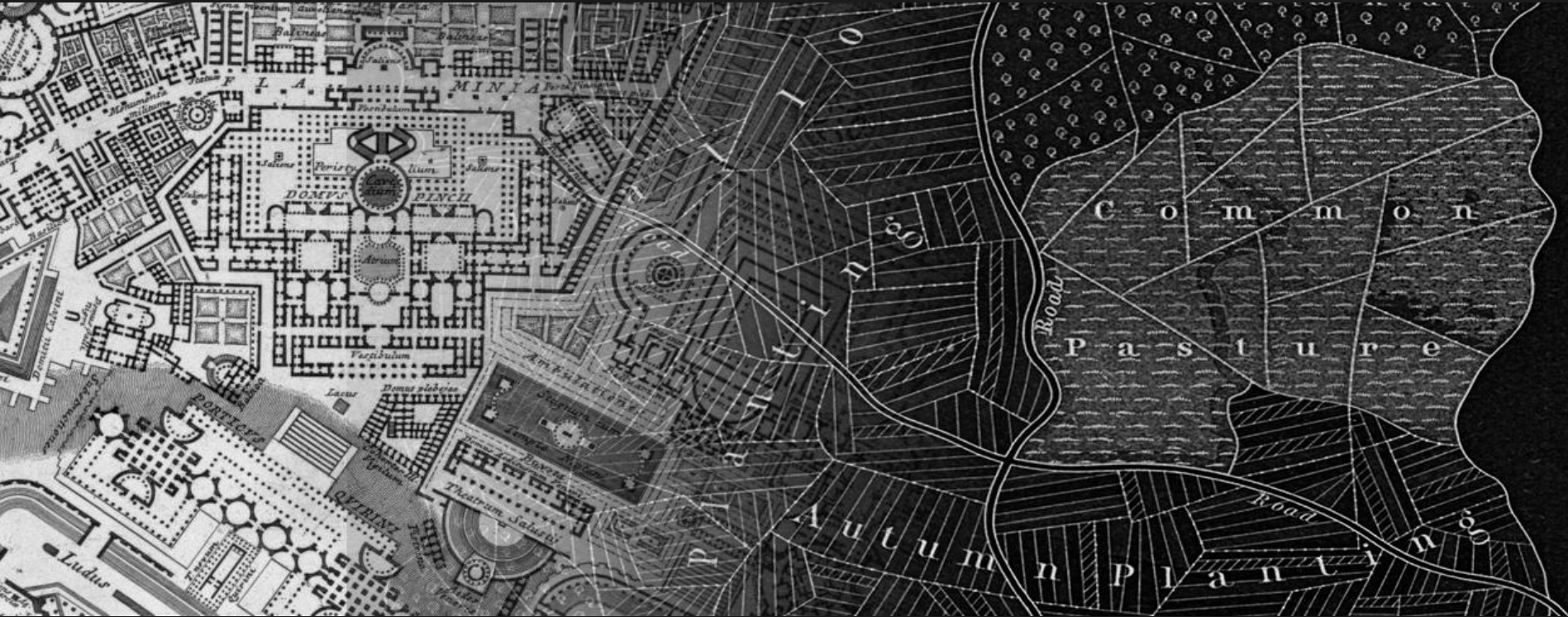


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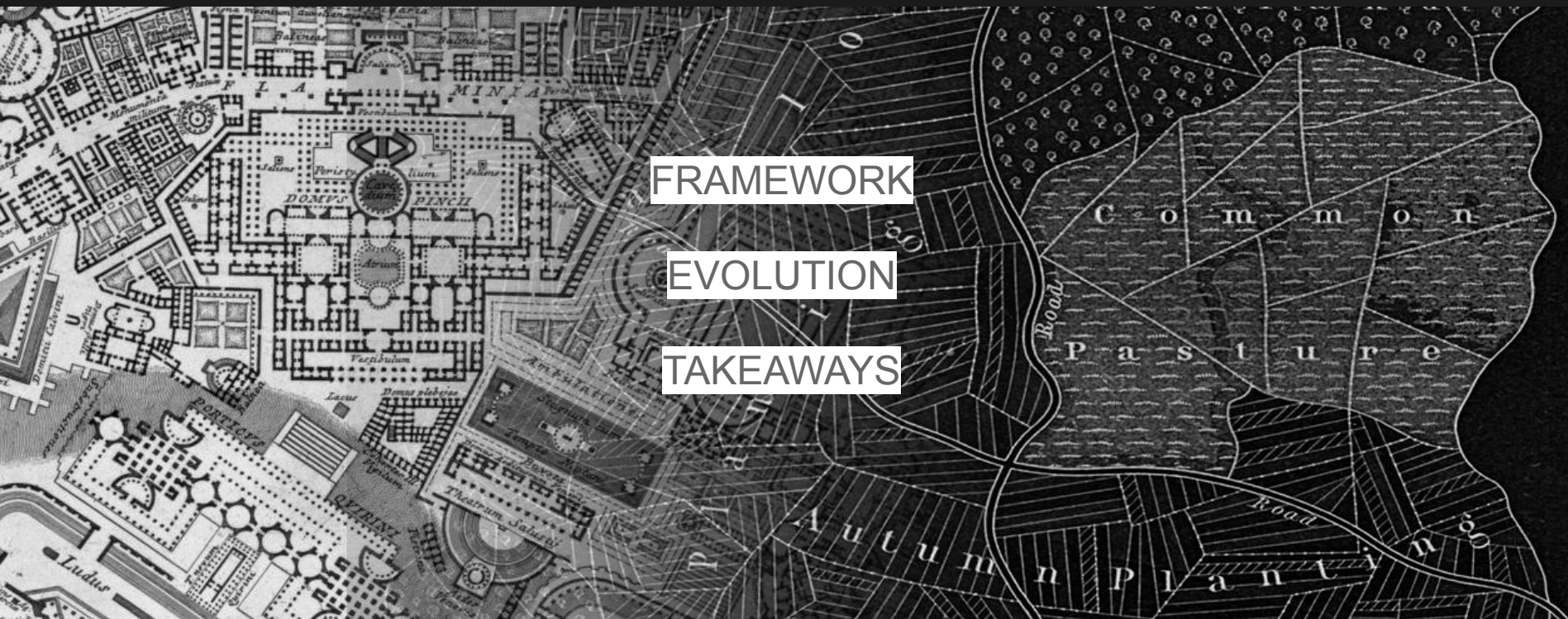
@SPUR_Urbanist

#SPURDigitalDiscourse

COMMON GROUND: *Re-Making the Ground Floor*



COMMON GROUND: *Re-Making the Ground Floor*



FRAMEWORK

EVOLUTION

TAKEAWAYS

FRAMEWORK



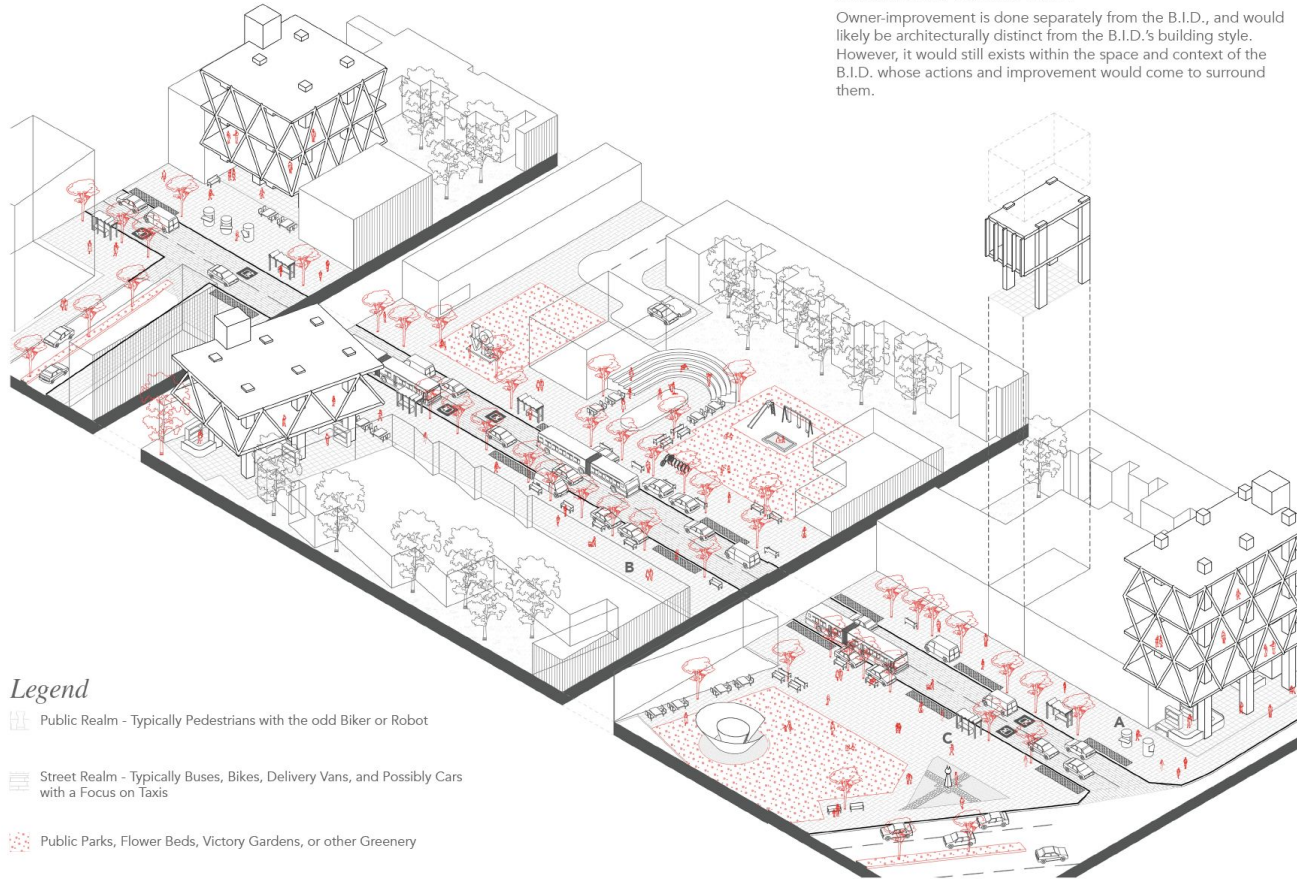
Introduction
Sharan Shilboji & Elmer Wang

THE SH. BAKHARA ATTILIO ROSA 1-8 SYNERGY 2 17
 1962-664 8 81963-663 8 81964-6616 8 81965-6616



YapıKredi



Mission Crystallization
Immersive Street Axon



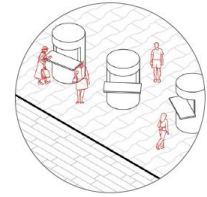
Legend

-  Public Realm - Typically Pedestrians with the odd Biker or Robot
-  Street Realm - Typically Buses, Bikes, Delivery Vans, and Possibly Cars with a Focus on Taxis
-  Public Parks, Flower Beds, Victory Gardens, or other Greenery

Immersive Street View

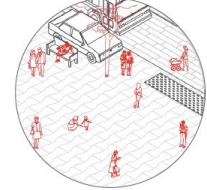
Owner-improvement is done separately from the B.I.D., and would likely be architecturally distinct from the B.I.D.'s building style. However, it would still exist within the space and context of the B.I.D. whose actions and improvement would come to surround them.

PROJECTS
Outer Mission



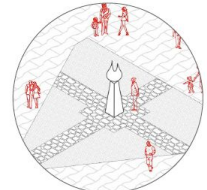
A Micro-Kiosks

The Micro-Retail Kiosk is an informal and flexible type of retailer.



B Walkable Street

Paving, trees, and benches mark the border between pedestrian and commuter paths.



C Preservation

The B.I.D. would maintain the existing community landmarks and public art such as murals.

Introduction

Xiao Xiao & Wan Yan

氣味圖書館
SCENT LIBRARY

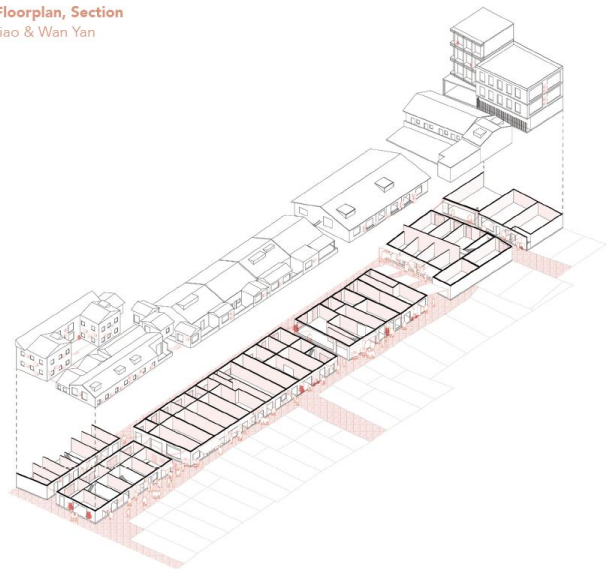
← 泰康路 274 弄 16 號後門

casily LAURA
Life Style Boutique



Axo, Floorplan, Section

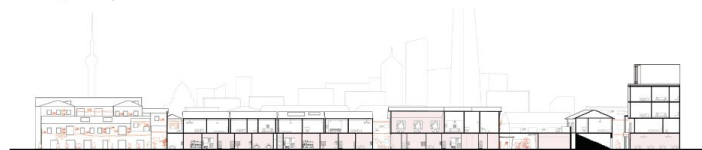
Xiao Xiao & Wan Yan



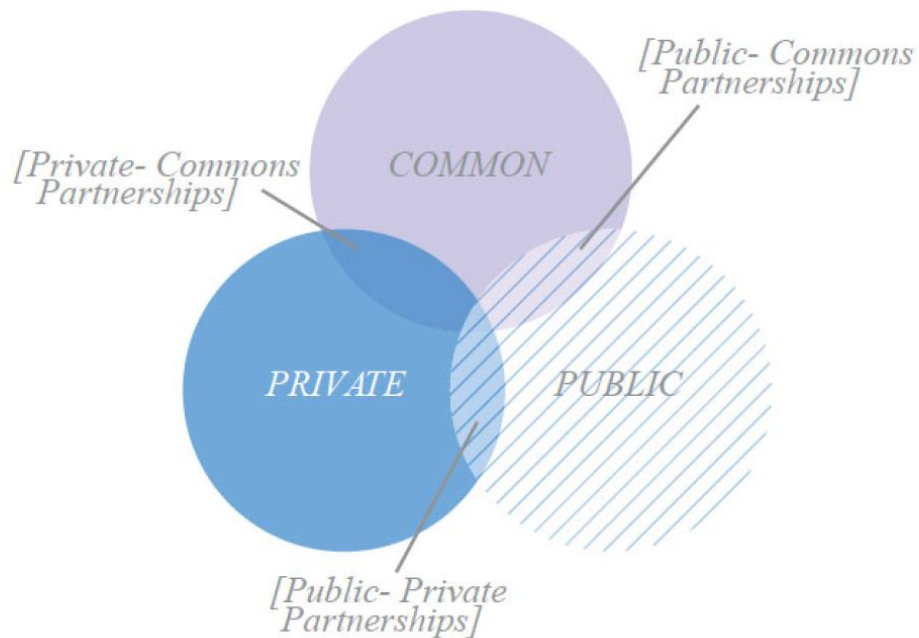
Tianzifang - Axonometric



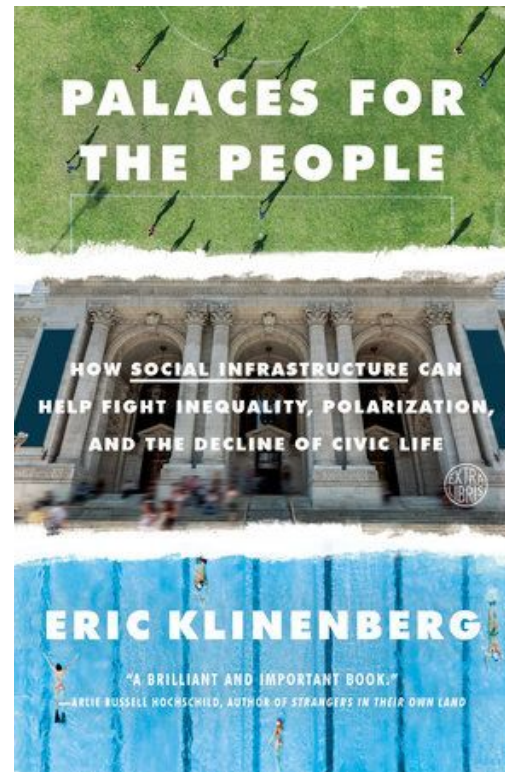
Tianzifang - Floorplan

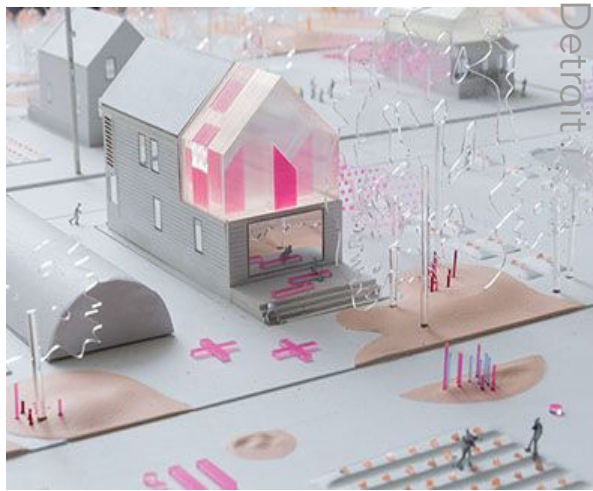


Tianzifang - Section



Social Infrastructure





C mmo Space
 Com on Sp ce
 ommo Spac
 Co mon S ace
 C mmon Sp ce
 C mmo pace
 Common Space
 Com on S ace
 Commo Spac
 C mmon S ace
 Common p ce
 Com on Spa e
 C mmo Spac
 Common Sp ce
 Common Space

The City as Commons
 Sabine Bracke

AN ATLAS OF COMMONING

SPACES OF COLLECTIVE PRODUCTION

An exhibition by the ICA
 Institut für Arbeitswissenschaft
 in collaboration with IATL

JUNE 29 - SEPTEMBER 22, 2019

RECEPTION
 6pm - 8pm (free admission)

SALON 1000
 1000 Avenue of the Arts, 10th Floor

SPONSOR
 Pittsburgh Commons Initiative
 Pittsburgh Commons Initiative

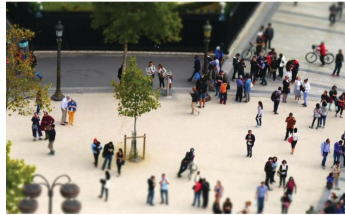
MILLER ICA AT CARNegie MELLON UNIVERSITY

Miller ICA, 1000 Ave of the Arts, 10th Floor, Pittsburgh, PA 15260
 Hours: 10am - 5pm, Tues - Sun
 Free & Open to the Public

Summer Hours: 10am - 5pm, Tues - Sun
 Regular Hours: 10am - 5pm, Tues - Sun

Co-Cities

Innovative Transitions toward
 Just and Self-Sustaining Communities



Sheila R. Foster and Christian Iatone

Mary HelenUGH,
 Markus Kip,
 Mayken Bieschke,
 Agnes Katharina Müller,
 Martin Schwegmann (eds.)

Urban Commons:
 Moving Beyond State
 and Market

PROPERTY ALLGEMEINGUT COMMON PROPERTY

Urbanism

COMMON SERIES

UNSETTLING THE COMMONS

Social Movements Within, Against, and Beyond Settler Colonialism

Craig Fortier



Valencia St., SF / March 2020 [© Urban Works Agency]



Black Lives Matter protests, U.S., June 2020

EVOLUTION



Christopher Roach
Christina Cho Yoo

James Ayling
Elliot Gorman
Donna Mena
Maria Ramirez Perez
Abby Rockwell
Sharan Shiboji
Elmer Wang
Xiao Xiao
Wan Yan
Elida Zavala

+ Duy Nguyen



California College
of the Arts

1111 Eighth St. | San Francisco, CA | 94107

▶ APOCALYPSE NOW! *The Post-Retail City*

CHRISTOPHER ROACH CHRISTINA CHO YOO

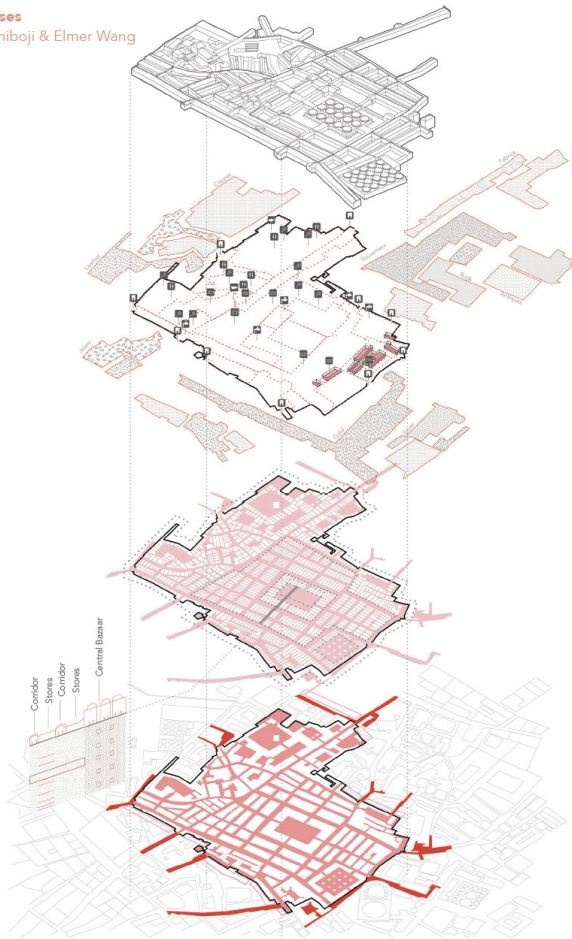
APOCALYPSE NOW!

*Project for the Post-Retail City:
Rethinking the Ground Floor*

CCA
ARCHITECTURE / THE URBAN
WORKS AGENCY

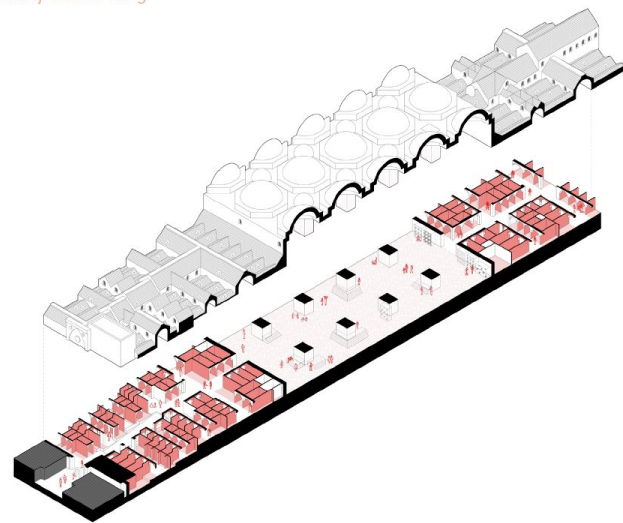
Five Lenses

Sharan Shiboji & Elmer Wang

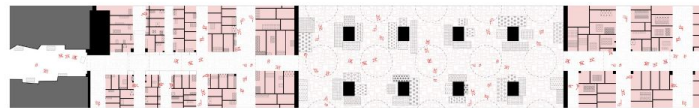


Axo, Floorplan, Section

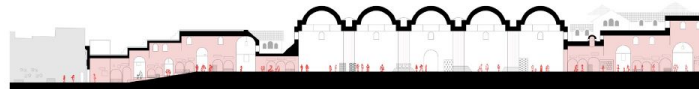
Sharan Shiboji & Elmer Wang



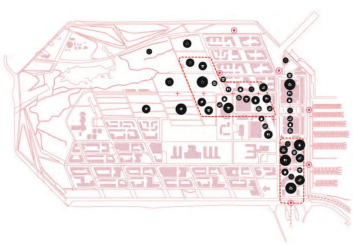
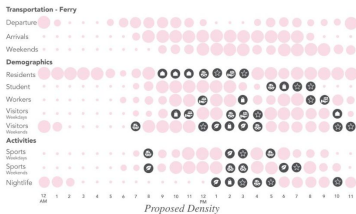
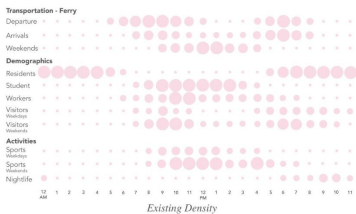
Grand Bazaar - Axonometric



Grand Bazaar - Floorplan



Grand Bazaar - Section

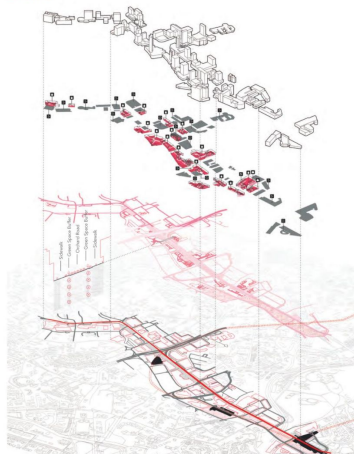


Concept Development

- Temporal Organization
 - Service
 - Other
- Categorical Organization
 - Educational
 - Entertainment
 - Ecological
 - Cultural
 - Commercial

A Self-Sufficient Ground Floor

Understanding Treasure Island's existing conditions and the need for more people, it is clear that new programs are required to fill in the gaps of activity. The proposed master plan focuses on developing a self-sufficient neighborhood that provides for the residents' daily needs and extends the length of visitors' stays. It creates spaces for residents to work remotely, hybridized areas for both production and consumption, and hubs of social interaction that create a sense of place.



Building Mass Outline

First Floor Heights

First Floor Mall Outline

First Floor Non-Mall Outline

Green Space

Roads and Sidewalks

First Floor Mall Outline

Metro Stops

Roads and Sidewalks

Orchard Road

Metro Path

All Building Outline

Five Lenses

Media / Technology

The ORBA Privilege Card provides employees of the Orchard Road Business Association the opportunity to shop, dine, and play using their rewards card. This card also provides perks to the user, incentivizing employees to both work and consume in the shopping district.

Ownership / Capital

Orchard Road is owned by a number of corporate and international investors. C.K. Tang is the oldest owner after he opened Cold Storage Supermarket in the 1950s. Currently, Orchard Road is operated by corporate owners throughout the world.

Governance / Programming

Orchard Road Business Association (ORBA) is responsible for leading the management and day-to-day activities of the street. Formed as a collective of individuals who own property or work on Orchard Road, the association is geared towards maintaining the quality and integrity of the road.

Form / Surface

Wide sidewalks can be found on either side of Orchard Road. South-East of the road, skate parks and open green space can be found filled with visitors taking a break from shopping. The interconnectiveness of the street allows for pedestrian-friendly accessibility, but it is still mostly vehicle-oriented.

Access / Infrastructure

Orchard Road operates as a "spine" that moves east to west. It bypasses a series of smaller streets, which connect the district to the rest of the city. Subway lines were added in the 1980s when the district began to attract more visitors, which has now become one of the major modes of transportation for the neighborhood.



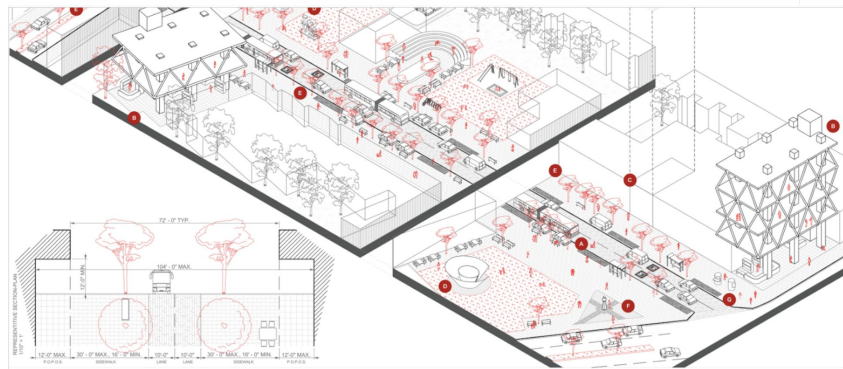
- PROJECTS
- Apartment
- Walkways
 - AMC Movie Theater
 - Peace Plaza Access
 - Bike Paths
 - Festival Street Crossing
 - Geary Boulevard Art
 - Car Access
 - Community Classes
 - Geary Signage & Greenery
 - Bus Access
 - Public Market
 - Peace Plaza Greenery
 - Ride Share Pick-Up
 - Night Market
 - Peace Plaza

Activities for Japantown

Each icon represents ideas that were collaboratively generated during the SPUR Post-Retail City workshop.

Proposed Masterplan Axonometric

The proposed new organization of Japantown incorporates residential towers mixed into the Japantown plazas. The red circles are areas of activation for outdoor public use that intersect with the residential units and visitors.



- UNDESIRABLE ARCHITECTURE
SITE
- WATER BIODIVERSITY**
Mission Street is converted and the space returned to pedestrians, with green roof for water gardening. Traffic Pigeon, Totes, and other new shops are added. A new pedestrian-friendly path, and path shared by all types of commuters.
 - LANDMARK INCUBATOR**
Below areas of vacant storefronts would be designed first-use water and bike space. Facilities are also high-end of cultural institutions. Support more of the same kind of program such as an gallery, classroom, co-working, or maker space.
 - INCLUSION HOUSING**
Over time, as businesses like cover, go out, or work to rebuild property owners need have better use of the property and need walk, and people who are looking for a place to stay, including year-round with a variety of different types and lengths.
 - PUBLIC ART**
Among the things the B.C.D. they showed here with the commission about historical relations, as well as other things, including things that would be welcomed in public parks, into which they would be placed.
 - TREES**
The urban kind. Trees like the new mission street, providing shade. The B.C.D. would make the existing greenery. The B.C.D. would make the existing greenery. The B.C.D. would make the existing greenery.
 - MULTI-LEVEL COMMUNITY**
The B.C.D. would make the existing greenery. The B.C.D. would make the existing greenery. The B.C.D. would make the existing greenery.
 - MICRO-LEVEL WORK**
The B.C.D. would make the existing greenery. The B.C.D. would make the existing greenery. The B.C.D. would make the existing greenery.

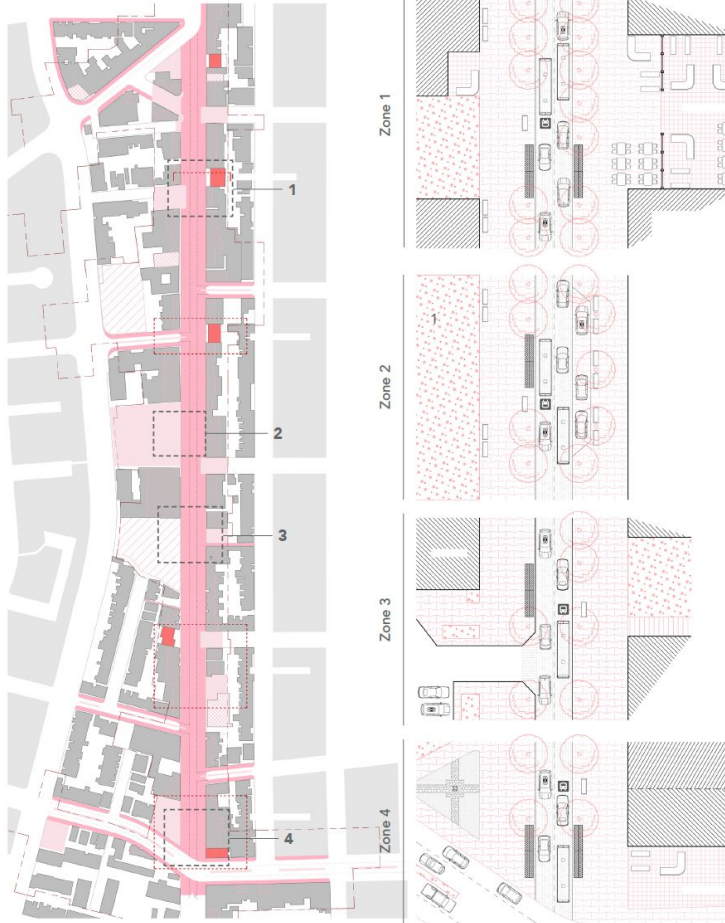
INTRODUCTION
SPUR Events



Photo by CCA Urban Works Agency



Mission Crystallization
Proposed Masterplan



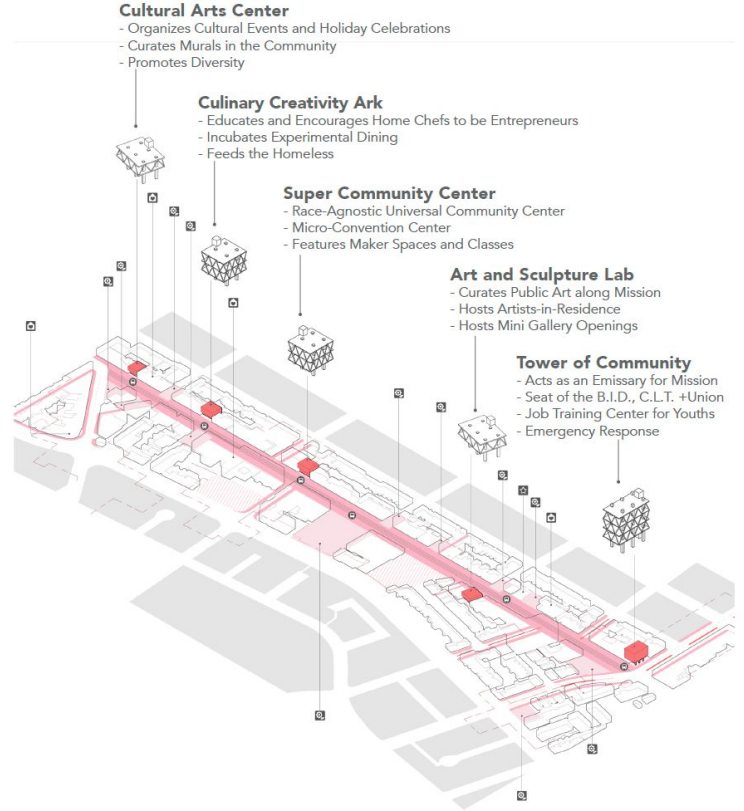
Legend

- Extent Of Existing N.C.D
- Greenspace / Encounter
- Public Space
- Semi-Public Space (e.g. Community Center)
- Semi-Private Space (e.g. Restaurants But Not The Kitchens)
- Private Space
- Incubator

Zoom Legend

- Walk Paved Area
- Center Road Area
- Traditional Roadcover
- Covered Open Space
- Planted Area

Mission Crystallization
Massing



1) PROPERTY: Social infrastructure is fundamental to the resilience of our cities and communities.

The businesses and organizations that make up the social infrastructure of our cities (cafés, restaurants, bookstores, laundromats, childcare, arts spaces, libraries, etc.) provide a public good that often exceeds their pure market value. While they also provide an intangible value to owners or developers who can sometimes subsidize them to increase the profitability of their properties, this is increasingly difficult due to fluctuating market conditions, or as we are witnessing during the COVID-19 pandemic, increasingly fragile due to the vulnerability of these very organizations. Our conclusion is that we cannot leave the design & programming of the ground floor of our cities to the market alone, and should consider this social infrastructure as part of the public domain, and how it should be subsidized, supported through regulation, and incentivized through tax policy just as we do so for other public goods like affordable housing. This shift in thinking may necessitate a fundamental reconsideration of our conceptions of property and ownership, where the boundary between the commercial and the commons becomes increasingly complex, fluid, and blurry.

“Cities ... should pull together cluster working groups of business and non-profit representatives and local academics and experts to best assess the impact of the pandemic and pandemic-related response on key clusters and develop medium-range plans.”

-Richard Florida

2) GOVERNANCE: Smaller-scale governance entities possess untapped potential to support social infrastructure.

Quasi-governmental entities that operate in between the public and private realms such as Business Improvement Districts (BIDs), Community Benefits Districts (CBDs), Green Benefits Districts (GBDs), Community Development Corporations (CDCs), Merchants' Associations, and other "District Managers" exist at a scale between individual property owners and the municipality, are nimble and have the ability to influence or control what programs are offered and what uses or activities are allowed in the ground floor of our city, and are important in both channeling market forces as well as providing a counterbalance between the "local" and the "global." Empowering these district managers to provide governance, curation, and a nimble, experimental environment where innovation can be incubated and deployed throughout the city. We recommend the City examine the possible establishment of a series of Community Innovation Districts (CID's) where zoning and other policies could be relaxed to empower existing or new CBDs/BIDs/GBDs/CDCs to work with developers, property owners, residents, and community groups to experiment with alternative arrangements of retail, commercial, and public space within a proscribed area and for a set period of time, with the intent of producing innovative models that could be codified into city policy.

3) PROGRAMMING: Public policy must relax constraints & allow for experimentation in new retail & ground-floor programming models.

Globally, there is a high degree of experimentation in alternative retail formats, ground floor activation, and models for incubation and curation of rich environments with hybrid mixtures of commercial and common space, but locally, regulations, insurance policies, and lending all lag woefully behind, and unnecessarily constrain innovation. We desperately need to develop rapid, highly-responsive, and nimble methods for tinkering with public policy. The COVID-19 pandemic offers a unique opportunity for this kind of experimentation, where the widespread relaxation of codes and regulations that have allowed the highly experimental appropriations of spaces for emergency facilities such as hospitals and other first-responder centers, or the opportunistic reformatting of food & beverage or other retail stores in a desperate attempt to stay open for business and provide critical goods and services could be extended beyond this immediate crisis to address the slow-moving crisis that preceded it. In the aftermath of this crisis as we attempt to reboot our cities, we will need to deploy many of the same strategies gleaned from these crisis-driven experiments in policy, programming, and financing tactically and at small, localized scales so that we can create rapid feedback loops to develop best practices that can be scaled to address the longer-term structural problems that instigated the retail apocalypse.

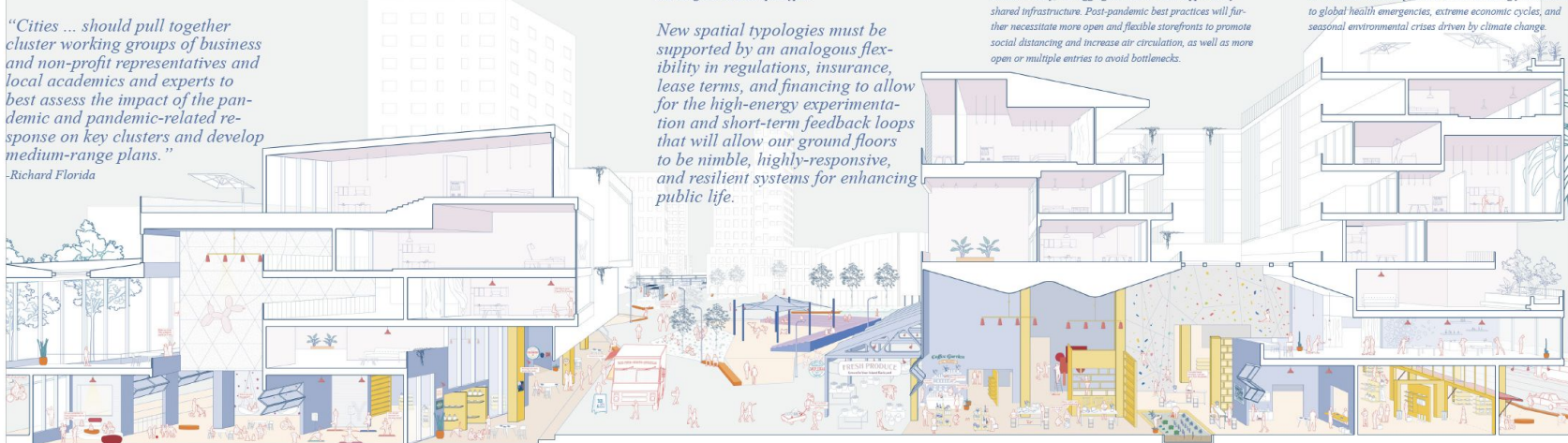
New spatial typologies must be supported by an analogous flexibility in regulations, insurance, lease terms, and financing to allow for the high-energy experimentation and short-term feedback loops that will allow our ground floors to be nimble, highly-responsive, and resilient systems for enhancing public life.

4) SPACE: The design of the ground floor must evolve to meet the changing needs of an increasingly fluid and volatile market.

The architecture of the street can no longer default to static and generic typologies, but must accommodate the increasingly common rapid fluctuations in consumer habits, social practices, and market conditions driven by boom / bust economic cycles, global pandemics, & climate change. The innovations in retail and hybrid uses that are being experimented with during this crisis must find their analogue in the physical configuration of the spatial infrastructure that supports them, with emphasis on flexibility, hybridity, and rapid-responsiveness. The storefront itself needs to be recovered from the banality of the generic and undifferentiated wall of glass that is so typically an afterthought of contemporary development and made more porous, more operable, and more varied in depth and width to respond to the fluctuating and fuzzy boundary between public space and commercial space. Behind it we must provide a wider variety of more flexible spatial typologies that can accommodate a broader range of uses like PDR / maker space, hybrid production / consumption spaces, arts & culture centers, temporary pop-ups, micro- and nano-retail, co-tenancy, night markets, and even live / work or residential. These typologies range from the tall ceilings and long span mass timber structures of Sidewalk Lab's "Stoa" concept, to layered or arched storefronts, "market hall" models with shared tenancy, and aggregated micro-retail supported by shared infrastructure. Post-pandemic best practices will further necessitate more open and flexible storefronts to promote social distancing and increase air circulation, as well as more open or multiple entries to avoid bottlenecks.

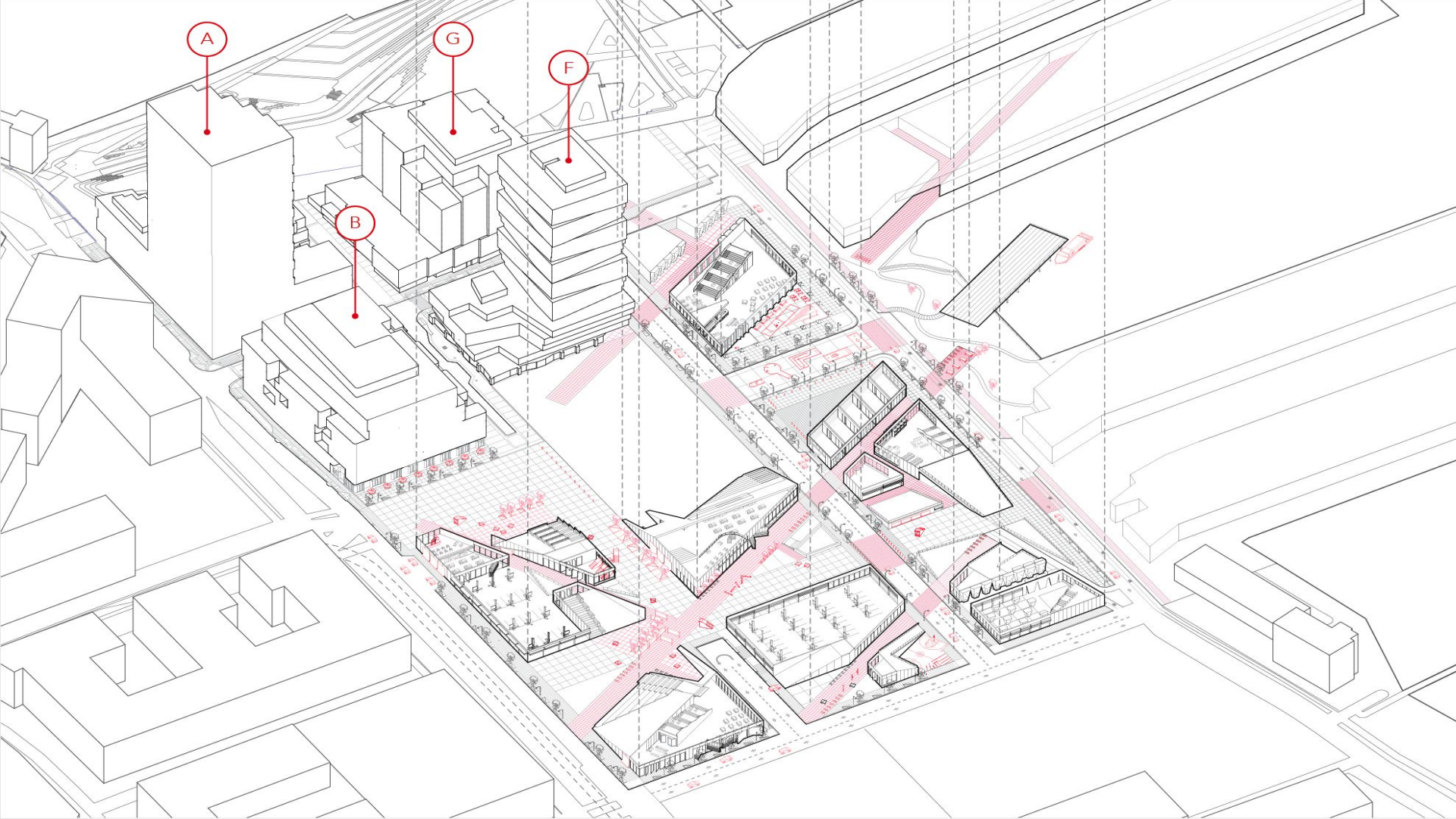
5) SURFACE: The interior of the ground floor, the street, and the public realm must be designed as a continuum of social and physical infrastructure.

The ground itself should be designed as a continuous surface that unites inside and outside and acknowledges and manages the gradient of ownership and uses from public to private. The boundary between the space of commerce and the commons is fluid, in constant fluctuation, and the surface upon which these sometimes contradictory and sometimes complementary domains operate must also be designed to be responsive and support multiple and changing uses and activities. The design of the ground must overcome the binaries of inside/outside, street/sidewalk, public/private and rather incorporate more subtle and flexible boundary elements, utility infrastructures, surface treatments, and height variations to manage the flows of vehicles, people, & goods, and support both fixed and changing uses over multiple timescales. In a Post-COVID-19 world, the well-managed return to the streets as we lift Shelter in Place will demand both indoor and outdoor spaces that are more open, with fewer bottlenecks and better circulation to promote social distancing and reduce airborne transmission. The markers of safe social distance and managed foot traffic flow that have already been taped out on the ground will become permanent features of a redesigned surface that must respond to the fluctuations of social norms in public life that will be under constant flux in a world increasingly vulnerable to global health emergencies, extreme economic cycles, and seasonal environmental crises driven by climate change.



The Post-Retail COVID-19 City : a Provisional Manifesto





A

G

F

B



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Geada Alagha
Maria Antonieta Ramirez
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COMMON GROUND *The Post-2020 City*

CHRISTOPHER ROACH JULIA GRINKRUG



Bush St.
Webster St.
Buchanan St.
Sutter St.
Post St.
Fillmore St.

COMMON GROUND

*Project for the Post-2020 City:
Remaking the Ground Floor*

CA ARCHITECTURE / THE URBAN WORKS AGENCY







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gina bugiada - ERT (west oakland)

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Teron McGrew

Tomo Hirai

Nina Bazan-Sakamoto/ Jtown

Achva Benzinberg Stein

Christopher Roach

Rosa Martinez

Maribel Ramirez

Karen K

Maria Ramirez Perez

Lucia Castello

Screenshot

1/2

COMMON GROUND : WORKSHOP 2

WELCOME!

...to the second workshop of the Common Ground process...

USEFUL INFO:

- Workshop 2: Planning & Design
- Workshop 3: Implementation & Monitoring

WORKSHOP FRAMEWORK:

West Oakland

West Oakland is a diverse and vibrant community...

LAND ACKNOWLEDGEMENT

...the traditional and unceded lands of the Ohlone people...

AGENDA

- 10:00 AM - Registration
- 10:30 AM - Welcome & Introduction
- 11:00 AM - Community Agreements
- 11:30 AM - Visioning Exercise
- 12:00 PM - Lunch
- 12:30 PM - Design Process Overview
- 1:00 PM - Design Charrette
- 2:00 PM - Community Feedback
- 2:30 PM - Next Steps
- 3:00 PM - Workshop Wrap-up

COMMUNITY AGREEMENTS

- 1. We are here to learn from each other.
- 2. We will respect each other's time and space.
- 3. We will listen to all voices.
- 4. We will share our ideas and feedback.
- 5. We will work together to create a better future for our community.

CASE STUDIES TOOLBOX MATRIX

Category	Case Study 1	Case Study 2	Case Study 3	Case Study 4	Case Study 5
Landmarks					
Self-Help					
Cooperatives					
ROSCOs					
MOLE					
Social Infrastructure					
Cooperatives					
Co-ops					
Intervention					
Wild Card					

WEST OAKLAND [Alleys to Allies]

VISION

- Food Justice:** West Oakland 7th Street
- Community Resiliency:** West Oakland 7th Street
- Mobility:** West Oakland 7th Street

PROPOSAL

SCENARIOS

PROTAGONISTS

Affordable housing resident	Family
Small business entrepreneur	Artist
Elderly person	Youth / child
Family	Single
Single	
Business owner	
Community Activist	Educator
Phatt Chance Resident	[write-in]

GOAL 3: INCENTIVIZING PROPERTY OWNERS

GOAL 1: SUCCESSFUL ESTABLISHMENT OF RESTORATIVE JUSTICE PROGRAMS

GOAL 2: INTEGRATING BOTH FINANCIAL CAPITAL & SOCIAL CAPITAL

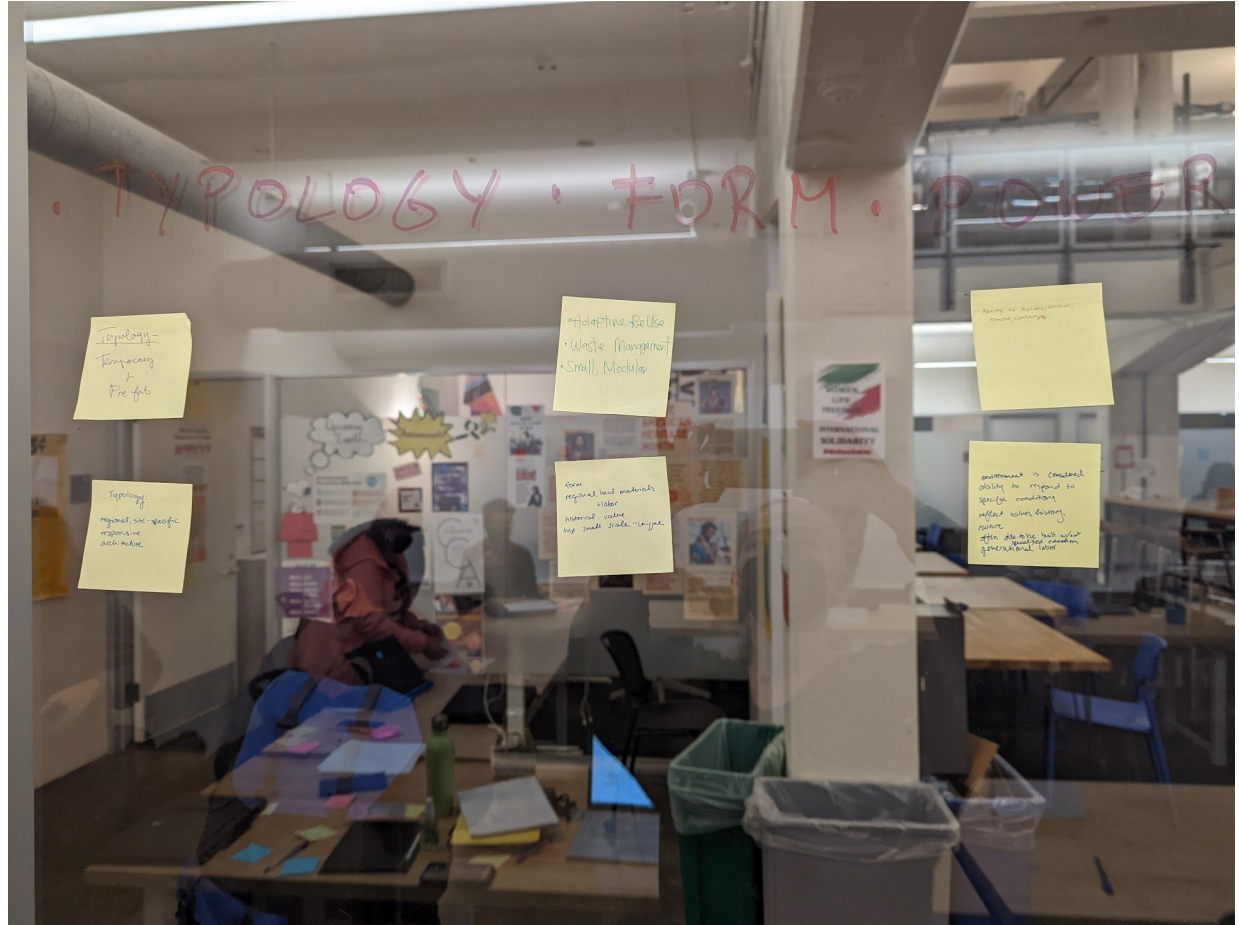
SCENARIOS

- LAND
- SERVICES
- SHARED BACK YARD
- MOBILITY
- PARKING
- CBO
- FLEX
- CBD
- PARKING DISTRICT
- UPZONING
- PERMISSION
- LAND
- FLEX SPACES
- POWER WITHIN
- POWER TO
- POWER WITH
- RESTORATIVE JUSTICE
- EDUCATION PLATFORM / PASSIVE INCOME
- POWER TO
- SPACES FOR COMMUNICATION
- POWER TO
- SAFETY
- MORE DENSITY
- POWER WITH
- POWER OVER
- POWER OVER



“One of the things that we want you to learn, to unlearn, is how to be engaged with the community and our process ... from the White House to the outhouse and everything in between ... We wanted to give you something that you have never experienced ... to start rooting yourself in, and growing and sprouting to see the bigger picture; I have a vision for the bigger picture to have to educate.”

Ms. Margaret Gordon, West Oakland Environmental Indicators Project



STRATEGY

1 Cultural Economy New Orleans

Cultural Economy is defined as the people, activities and organizations that create, produce, distribute and consume cultural goods and services. It includes the creative industries, the arts, and the cultural heritage sector.

2 Cultural Economy New Orleans

The Cultural Economy is a key driver of economic growth and job creation in New Orleans. It is a dynamic and growing sector that includes the creative industries, the arts, and the cultural heritage sector.

3 Enriching Four main Sectors

1. Creative Industries
2. Cultural Heritage
3. Arts
4. Cultural Heritage

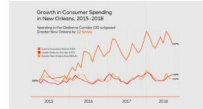
4 Film, Artist, And Creative Resources Creative Capital

Creative Capital has expanded a lot of ways for local artists, artists, and artists. The City of New Orleans is a key driver of economic growth and job creation in New Orleans. It is a dynamic and growing sector that includes the creative industries, the arts, and the cultural heritage sector.

HOW?

6 Evaluation Application

- Community Impact: Create a clear and lasting effect on the community and the means to sustain it for good.
- Economic Impact: Significantly increase the economy through training, networking, and creating strong connections to individuals and business' development in their field.
- Cultural Contribution: Create a legacy with the culture of the community, enhance local organizations to generate and work with these partners to contribute to the culture.
- Alignment with the mission of the Cultural Economy and Economic Development Office.

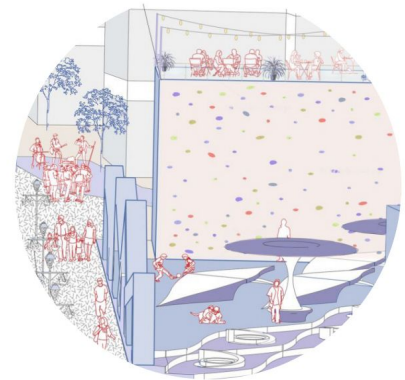
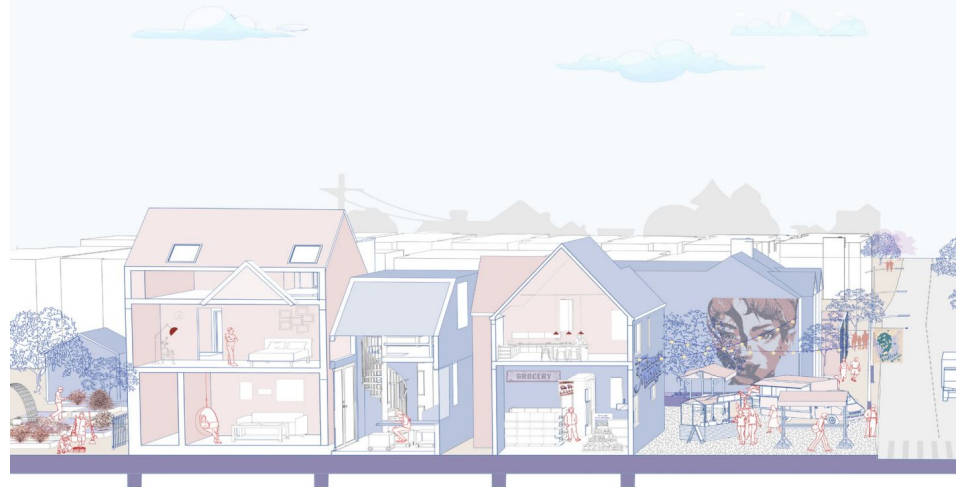


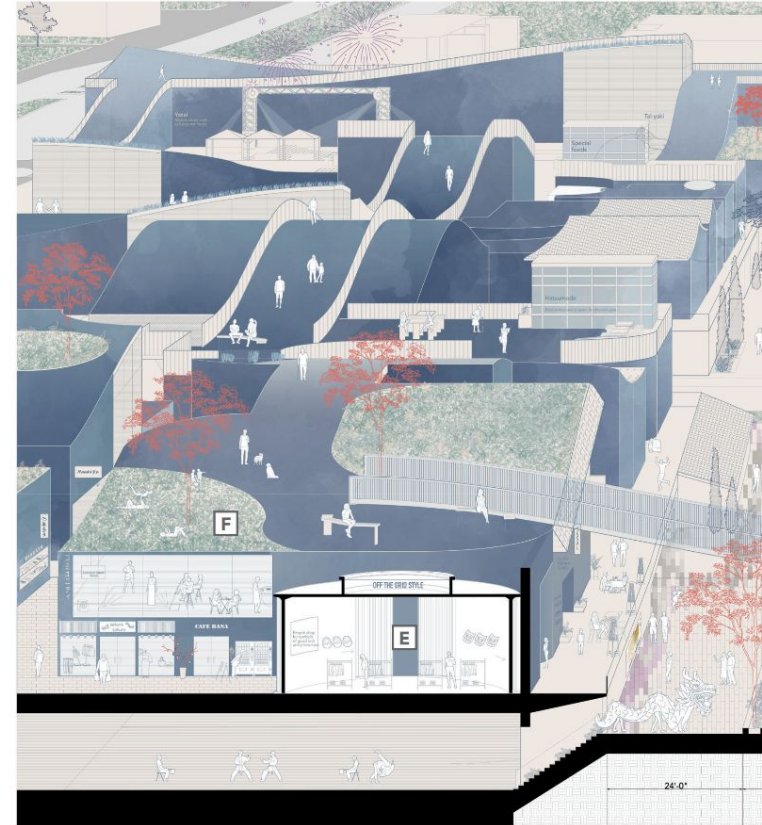
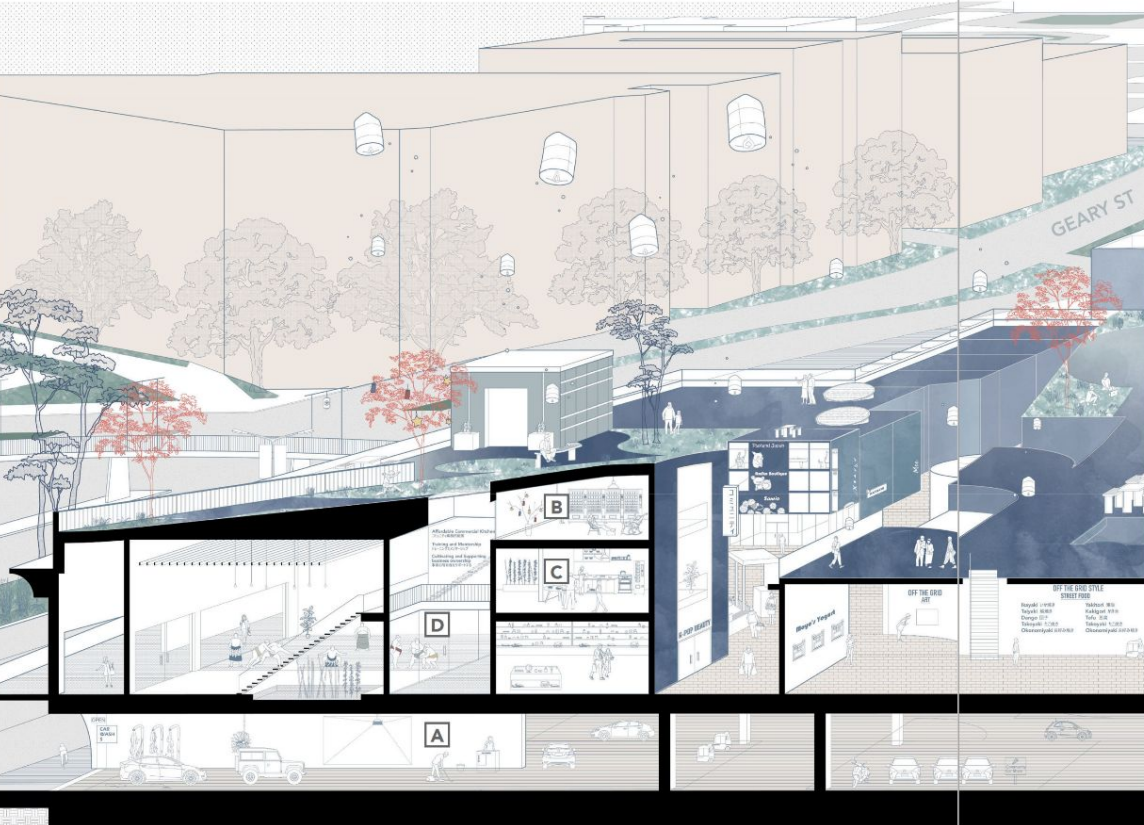
5 Cultural Economy Funding Program What we fund

Workshops, training, and conferences that build cultural economy capacity in cultural non-profits, neighborhood organizations, and cultural businesses.

Capacity Building includes: networking, building skills such as fundraising/grant writing, working with partners to create programming, increasing education about sustainability, learning of new concepts such as place-based planning, etc.

Events with art and cultural components: Funds can be used for paying musicians or other performers, attending workshops or other activities that will directly impact artists, cultural workers or others active for art and cultural activities.





UNCOMMON GROUND:

Revealing

the Ground Floor

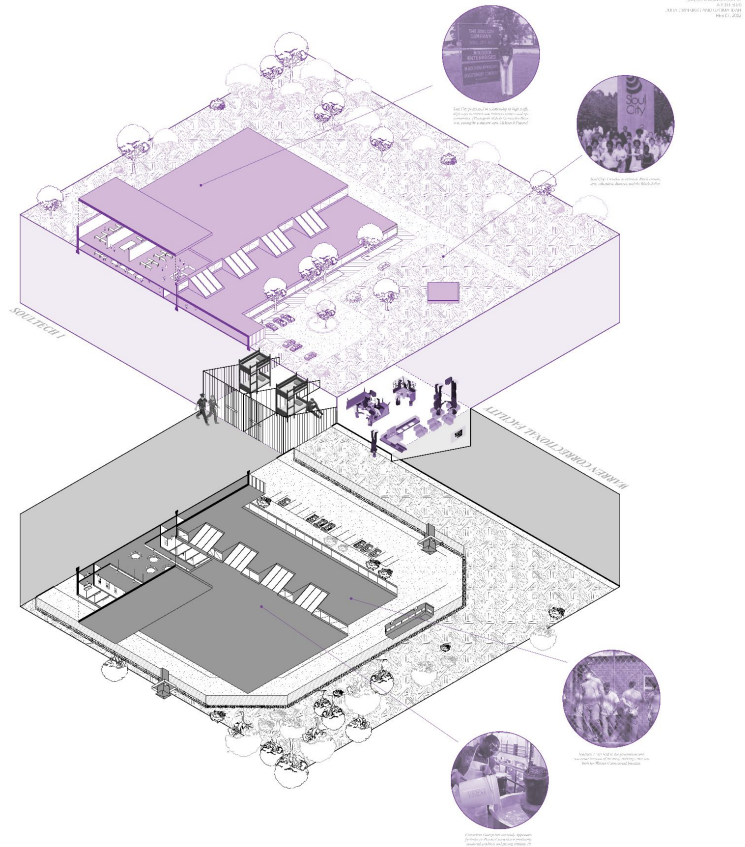
Advanced Urban Design Studio



Olalekan Jeyifous, The Ark, 2020. Part of the series "The Apocryphal Gospel of Oakland." [© Olalekan Jeyifous]

CCO

UZOMA / IDAH / CHRISTOPHER / ROACH / JULIA / GRINKRUG



TRANSIT NUMBER 1000000000

CONTEXT
SOUL CITY North Carolina

The 1980s drought of Soul City resulted from the disaster caused by Hurricane Andrew in Miami & Orlando, which the federal government of North Carolina, among others, tried to help by building a model of the model in the project's first and last year. The government and citizens now work to help the community after being the disaster. The 42-year-old project is a model of the disaster in the project's first and last year. The project's first and last year is a model of the disaster in the project's first and last year. The project's first and last year is a model of the disaster in the project's first and last year.

LEGEND

- Street with 11-footwide Lane. Black concrete. Material of the sidewalk.
- Sidewalk 11-footwide. Concrete. Material of the sidewalk.

VOIDS TO VOICES

By Suvin Choi + Alden Gendreau

I am fearful.

I am fearless.



Bridging Blocks. Alden Gendreau, Suvin Choi, 2022

SAD

What do you make of encampments occupying spaces under the highway?

IT IS NOT FAIR THE PEOPLE HAVE TO GO THROUGH THAT. WE SHOULD GIVE PEOPLE FOOD, CLOTHES, AND THEM GET A START.

1

REFLECT + RESPOND + LOCATE

ANGER

Does anger stem from change or lack of communication?

BEING MEAN & BULLYING PEOPLE.

1

REFLECT + RESPOND + LOCATE

ANGER

Does anger stem from change or lack of communication?

I THINK CHANGE CAN SPARK ANGER, BUT I FEEL ANGER GROW MUCH FASTER IN MYSELF WHEN I AM NOT COMMUNICATING.

1

REFLECT + RESPOND + LOCATE

SAD

What do you make of encampments occupying spaces under the highway?

SAD WHEN OLD NEIGHBORS LEAVE. I MISS BEING WITH HER AND PLAYING WITH TOYS IN HER BACKYARD.

1

REFLECT + RESPOND + LOCATE

JOY

While walking in your community, what spots give you the most joy and why?

GOING TO THE PARK, TALKING WITH FRIENDS, AND WAKING UP WITH LITTLE COUSINS

1

REFLECT + RESPOND + LOCATE

CALM

Where do you pause, rest, or reflect within your community?

SKATEBOARDING DOWN BROADWAY

1

REFLECT + RESPOND + LOCATE

CALM

Where do you pause, rest, or reflect within your community?

GOING FOR A WALK DOWN SAN PABLO BETWEEN 40TH AND WEST GRAND

1

REFLECT + RESPOND + LOCATE

JOY

While walking in your community, what spots give you the most joy and why?

MY DAD USED TO TAKE ME TO THE PIER & LOOK AT THE FISH. A SEAGULL TOOK MY CORN DOG. I WANT TO GO TO THE PIER.

1

REFLECT + RESPOND + LOCATE

FEAR

How does fear shape the outside perception of your community?

SPIDERS 

1

REFLECT + RESPOND + LOCATE

TRUST

How does your community gather collectively in the street?

OAKHELLA FESTIVAL, LOWER BOTTOMS, v WEST OAKLAND.

1

REFLECT + RESPOND + LOCATE

TRUST

How does your community gather collectively in the street?

I TRUST HOMELESS PEOPLE AROUND SCHOOL.

1

REFLECT + RESPOND + LOCATE

FEAR

How does fear shape the outside perception of your community?

VIOLENCE, MENTAL CRISIS, FIRES, NIGHT TIME IS SCARY.

NEED MORE ACCESS TO RESOURCES AND SPACES FOR KIDS.

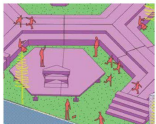
1

REFLECT + RESPOND + LOCATE



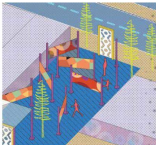


PROGRAM DESIGN
Deploying Our Kit



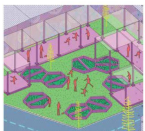
SCENARIO 1_ TOWNHALL

FLEXIBLE
CULTURAL



SCENARIO 3_ ARTSPACE

TEMPORARY
ASSEMBLAGE



SCENARIO 2_ GARDEN

COLLECTIVE
PLACEMAKING



Alterspace. Shreya Shankar, Manpreet Malhi, Vishakh Hiren Sutri. 2022

ONCE UPON A TIME IN WEST OAKLAND... A QUIET VACANT LOT ON MARKET & 32ND STREET... TOOK A DEEP BREATH.

IT'S BEEN A LONG TIME SINCE I HEARD JAZZ....



...AND WE CAN BRING ALL OUR FRIENDS!



THE LAND BEGAN DAYDREAMING OUT LOUD, TO THOSE WHO LISTENED

I LOVE JAZZ!!!!



EVENTUALLY DREAMS TOOK ROOT. ALL THE NEIGHBORS FELT A SHIFT, AND BROUGHT THEIR OFFERINGS OF ART & COMMUNITY...

... AND LIVED HAPPILY EVER AFTER.



ALTARSPACE



ALTERSPACE

CONCLUSION

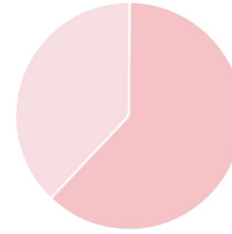


The Work-From-Home Neighborhood Research

Survey Demographics by OWL Lab

Who Works Remotely? (US Survey)

The Survey for the State of Remote Work Report 2019 by OWL Labs surveyed 1,202 full-time workers in the United States between the ages of 22 and 65. Of the 1,202 individuals, 745 (62%) work remotely at any frequency, and 457 (38%) work on-site.



62% Remote workers
38% On-site workers

WFH Statistics

Work From Home
43% of employees work remotely with frequency (2018).

Could Work From Home
56- 62% of employees have a job that could be done remotely (2019).

Want To Work From Home
80% of employees want to work from home at least some of the time (2019).

COVID-19 Pandemic
88% of companies have encouraged or required their workers to WFH (2019).

Growth in Remote Work

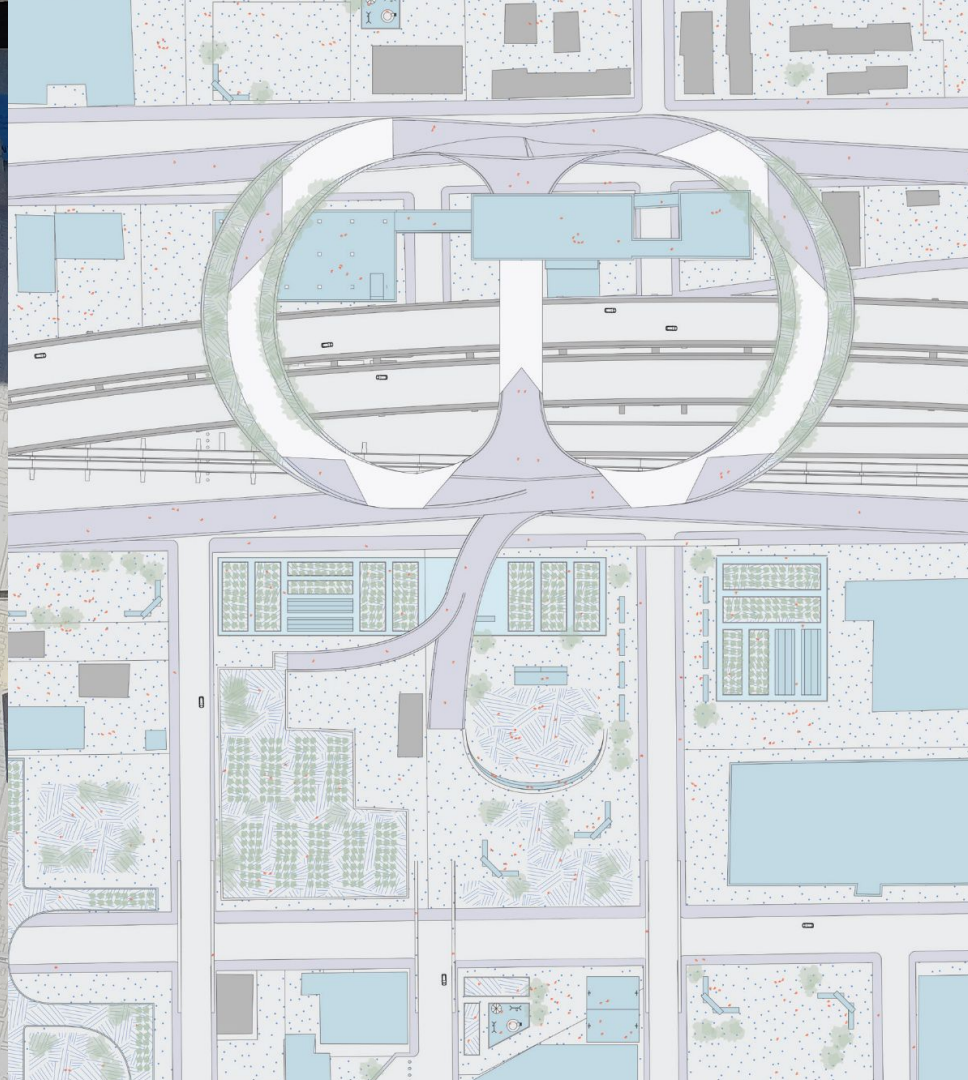
Last 5yrs **44%**

Last 10yrs **91%**

Last 12yrs **159%**

Next 5yrs **215%**

Statistic Gathered From: <http://globalworkplaceanalytics.com/telecommuting-statistics>; <https://www.owlabs.com/state-of-remote-work/2019>; <https://www.flexjobs.com/blog/post/remote-work-statistics/>





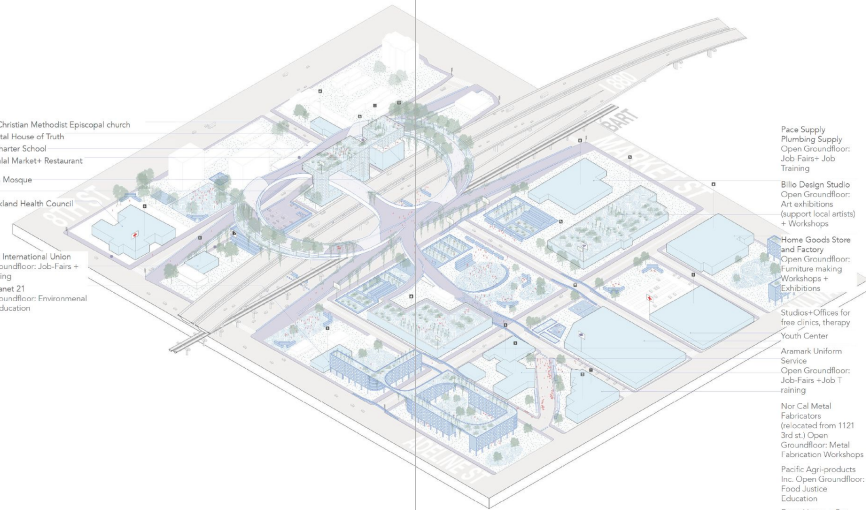
Hidden Japantown / Chak Ying Yang, Karen He, 2021



Seam
Missing

St Mark Christian Methodist Episcopal church
Pentecostal House of Truth
5 Keys Charter School
Salem Halal Market + Restaurant
As-Salam Mosque
Zoo Lab
West Oakland Health Council

Seafarers International Union
Open Groundfloor: Job-Fairs +
Job Training
Green Planet 21
Open Groundfloor: Environmental
Justice Education

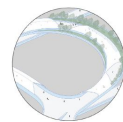
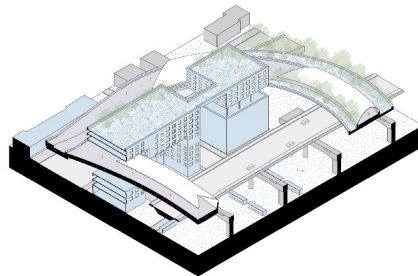


Face Supply
Plumbing Supply
Open Groundfloor:
Job Fairs + Job
Training
Bilo Design Studio
Open Groundfloor:
Art exhibitions
(support local artists)
+ Workshops
Home Goods Store
and Factory
Open Groundfloor:
Furniture making
Workshops +
Exhibitors
Studios + Offices for
free clinics, therapy
+ Youth Center
Aramark Uniform
Service
Open Groundfloor:
Job Fairs + Job T-
raining
Nor Cal Metal
Fabricators
(evacuated from 1121
3rd st) Open
Groundfloor: Metal
Fabrication Workshops
Pacific Agri-products
Inc. Open Groundfloor:
Food Justice
Education
Event Venue + Bar

210

Immersive Street View

The street view shows a section cut of the skywalk's various levels of usability and activity. In the center pathway, it's used for a safer direct transportation, the wings are for hosting food stands and market places. The structure emerges through potential future projects, for structural support and easy accessibility.



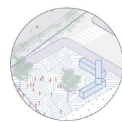
A Skywalk

The Urban fabric of WO is fragmented, the skywalk will reconnect all of the resources in areas of need.



B Affordable Co-Op Housing

A hybrid of residential, accessible ground floors and urban farming.



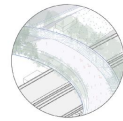
C Small Business Spaces

Using recycled containers to create enclosed spaces supporting small business owners and open kitchens, also creating more intimate social spaces.



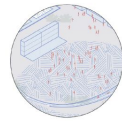
D Urban Farms

In areas of vacant or open unused lots, available for community members to grow crops. It will improve WO's food desert issue and hold educational programs.



E Vegetative Buffers

Large amounts of vegetation planted on skywalk and green spaces to create buffers between occupants/ users and airborne pollutants.



F Local Arts & Culture Scenes

Recycled temporary structures are added to support and promote local artists, and to create temporary stages/spaces for performances.

THANK YOU!