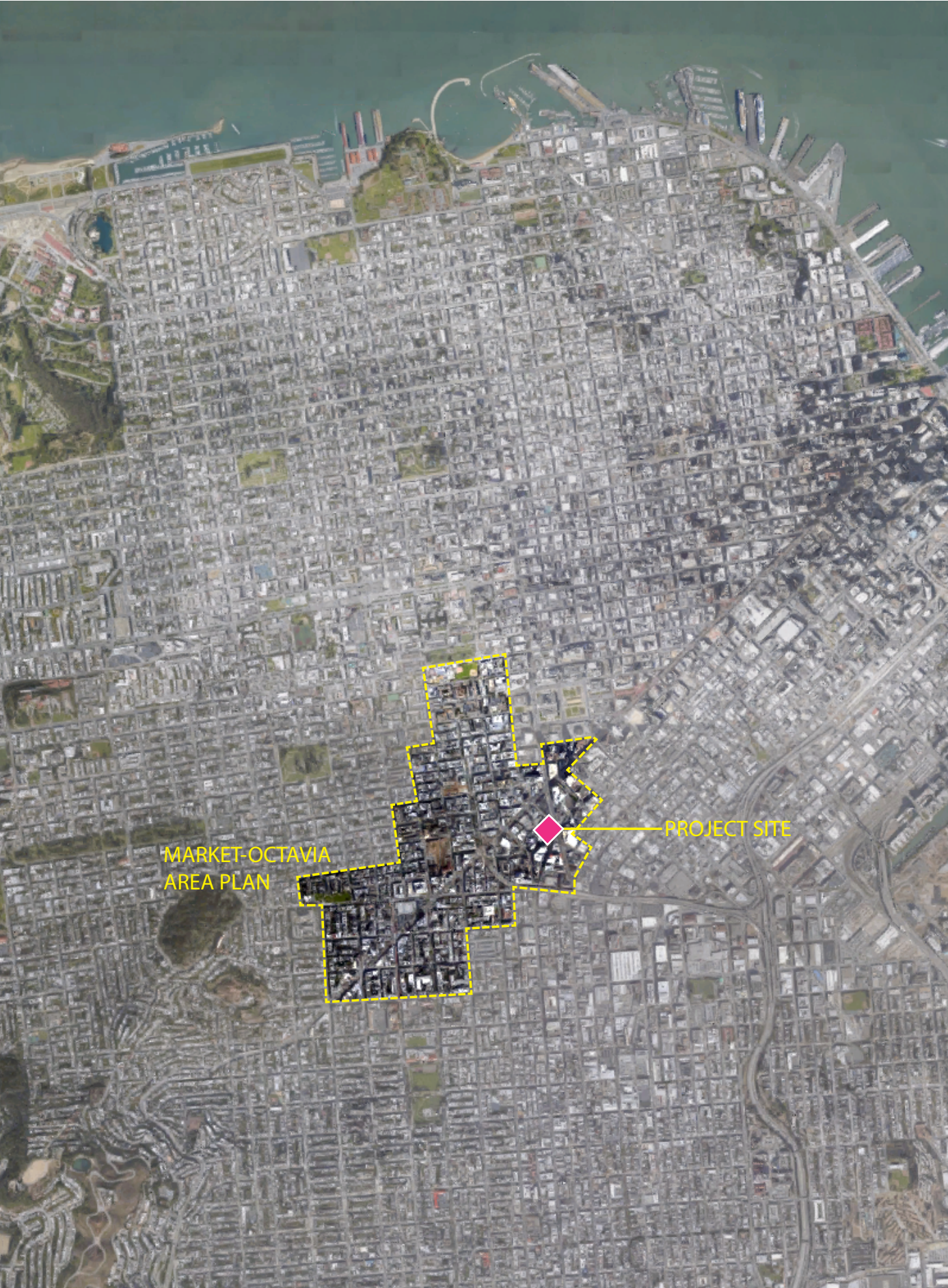




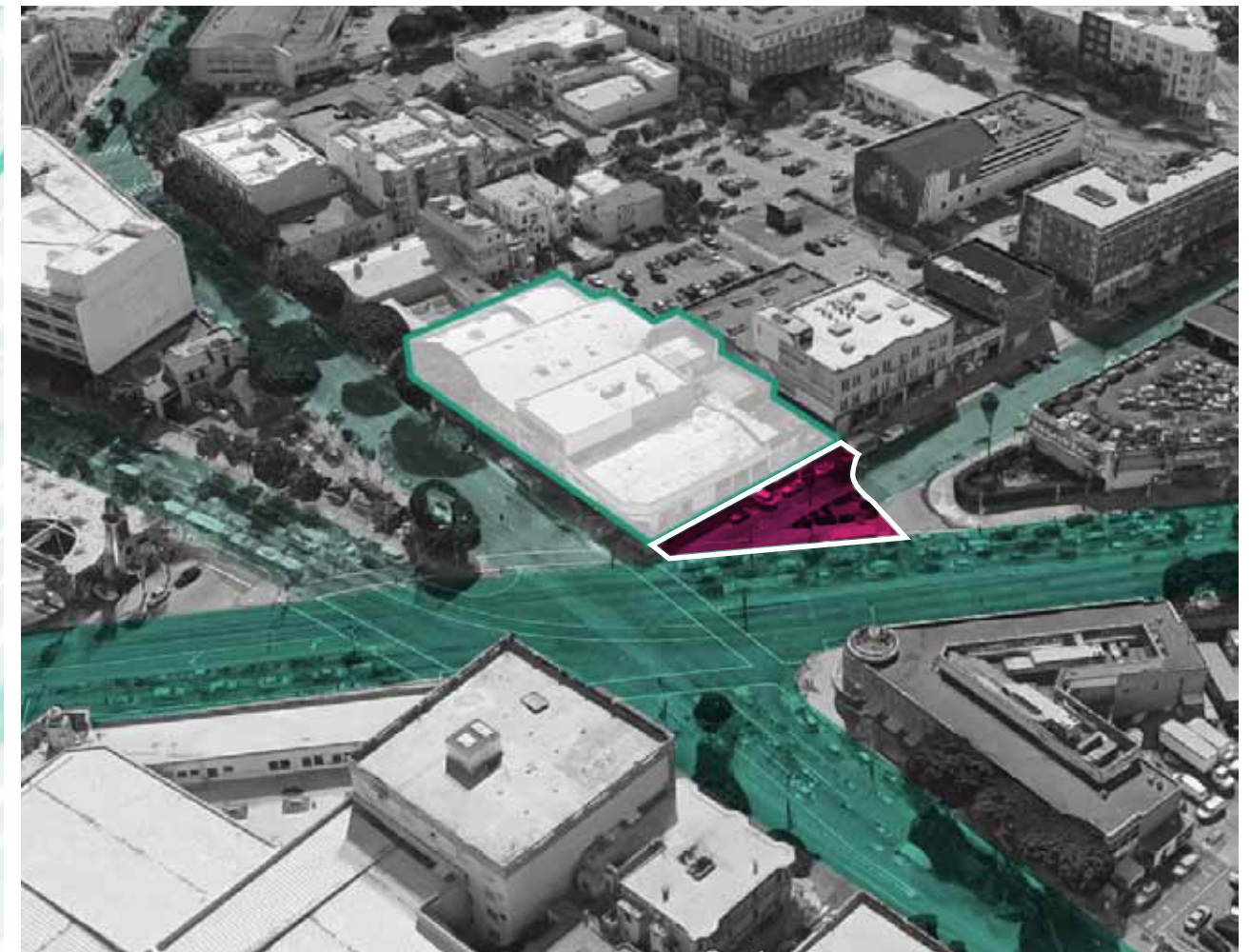
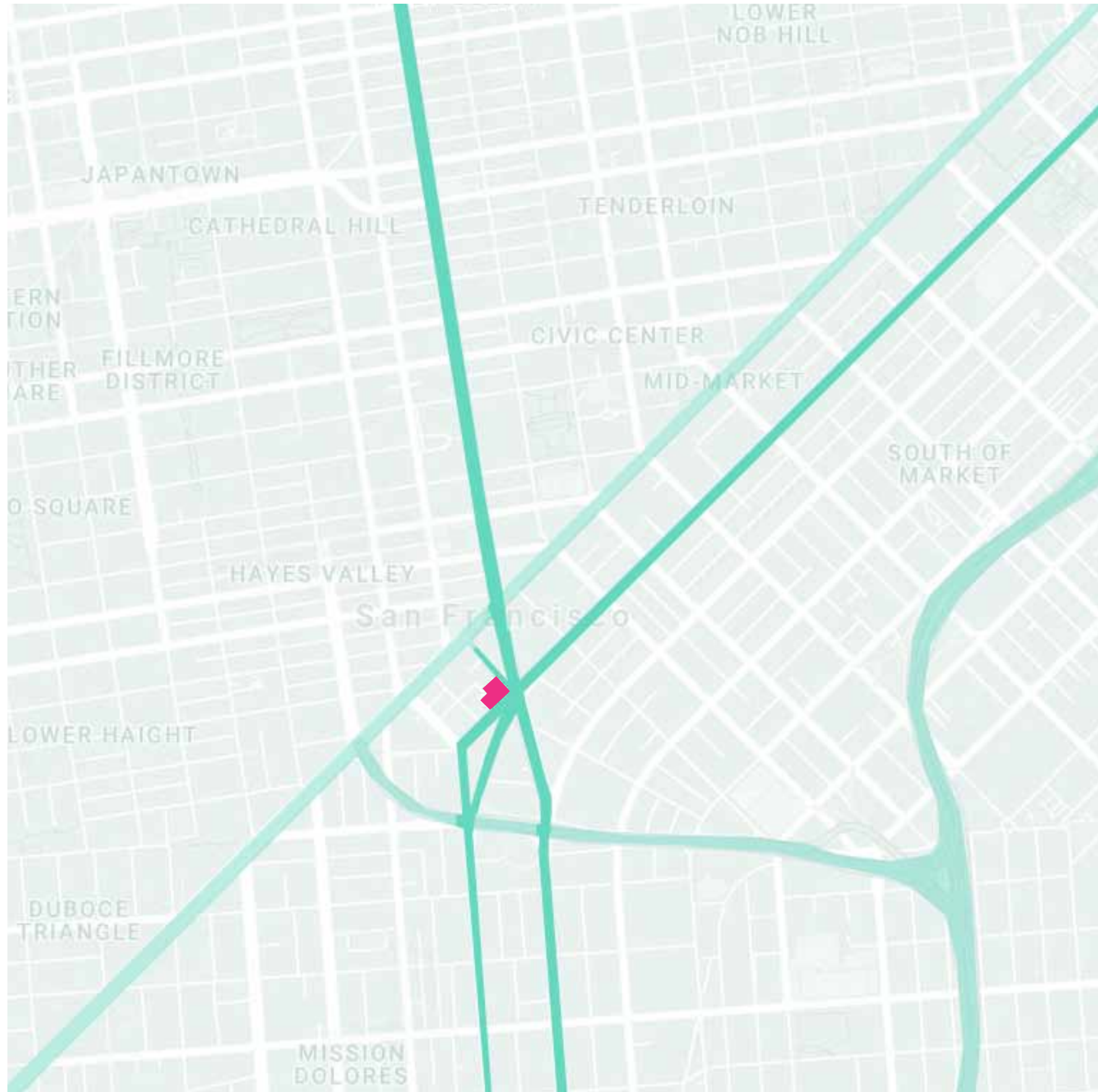
FLETCHER STUDIO

PLANNING COMMISSION PACKAGE  
30 OTIS & 12TH STREET  
IKA PLAZA  
JUNE 6, 2019



30 OTIS

30 OTIS  
10.05.18



The **HUB**, the intersection of a **LIVING CITY**.



The "Hub" was named in the 1880s due to the multiple rails lines passing through. South Van Ness and Mission is still one of the largest intersections in all San Francisco.



MARKET STREET

SOUTH VAN NESS AVENUE

# PUBLIC REALM PLAN

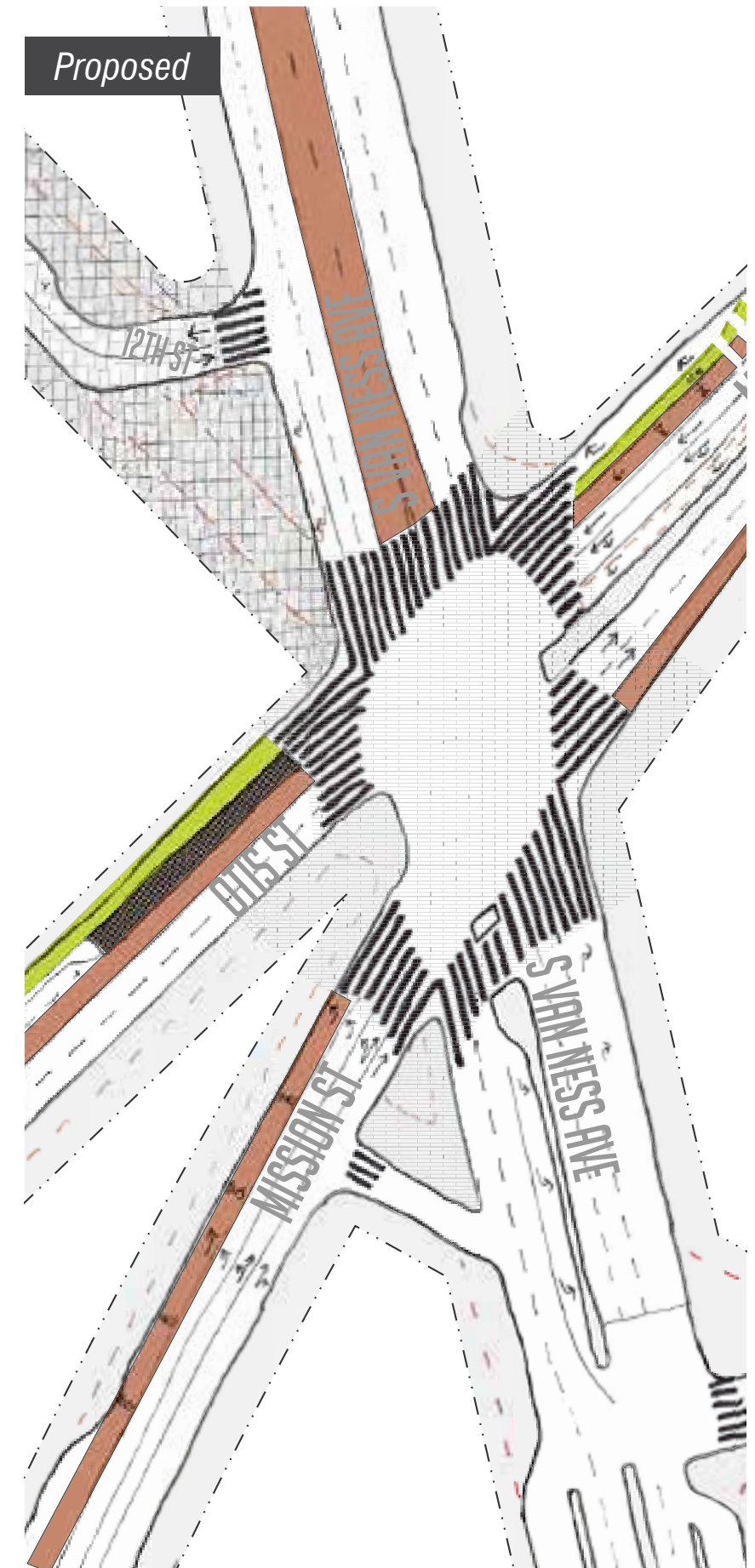
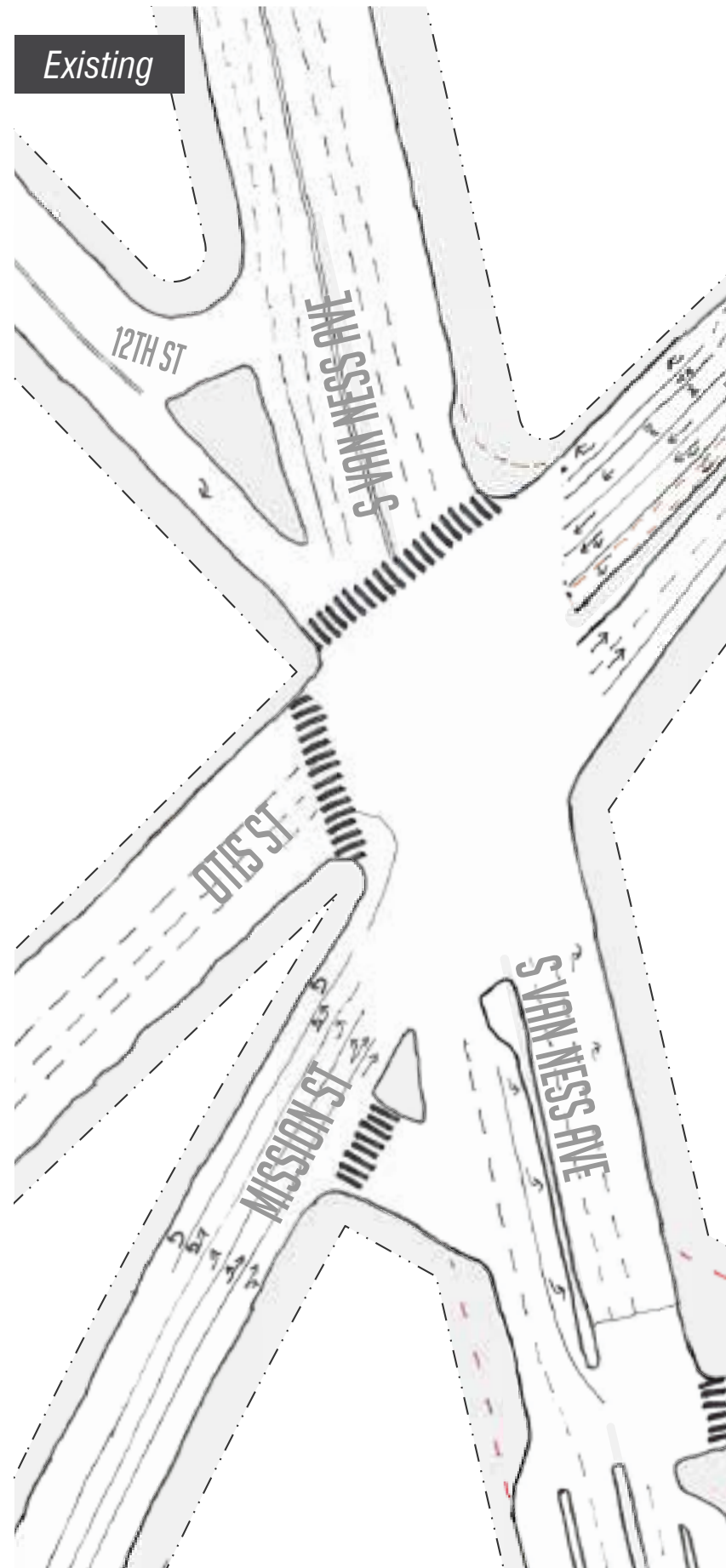


## MISSION / SOUTH VAN NESS INTERSECTION

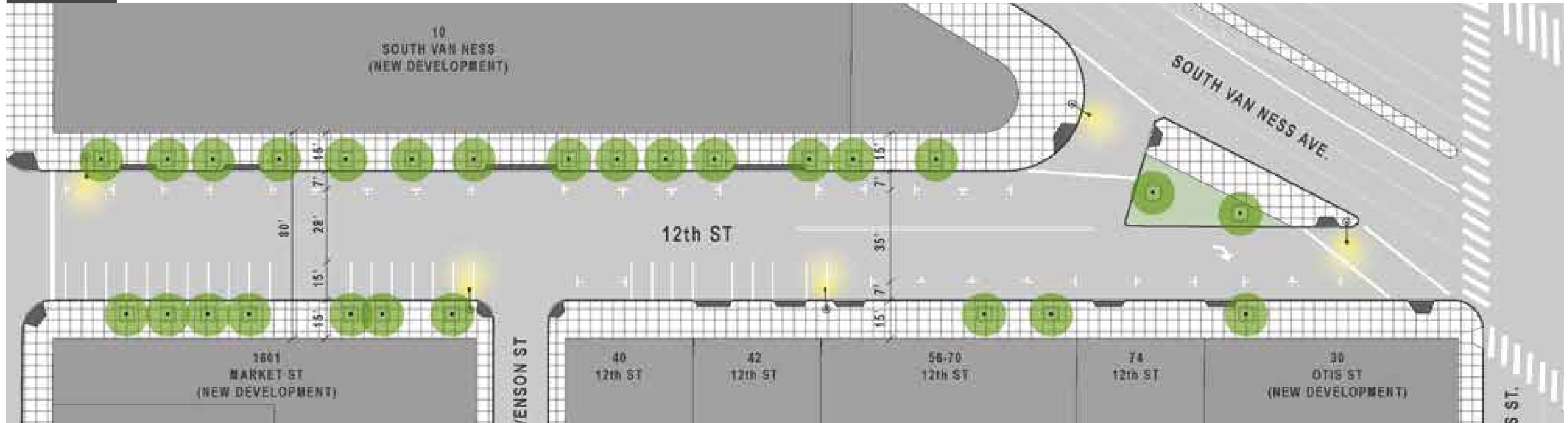
The Mission and South Van Ness intersection is a convergence of six different streets at different scales and unusual geometries. It has high rates of injury for all users, and is particularly uncomfortable for the high numbers of pedestrians who use it, with long crossings and wait times, and high-speed, high-volume traffic. While the intersection is heavily used by people walking, it also places an important role for State Route 101 and as a result, there are some limitations for major transformation. The proposal includes realigning 12th Street to create a new 12th Street plaza in coordination with the Van Ness BRT project. Other changes to the intersection would aim to calm traffic and simplify turning movements to improve safety for all users and enhance the pedestrian experience.

### DESIGN STRATEGIES

1. Visually define and mark the crosswalks
2. Add a pedestrian refuge on Mission Street east of Van Ness Avenue
3. Simplify the intersection for pedestrians and provide more crossing time for pedestrians by eliminating U-turn from east bound Mission onto westbound Otis



Existing



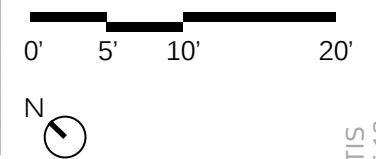
Proposed



# SCHEMATIC SITE PLAN

## KEY LEGEND

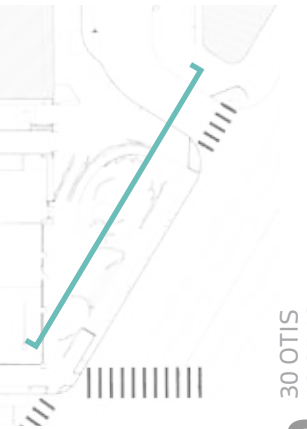
- (A) TREE PLANTING: GLEDITSIA TRIACANTHOS INERMIS 'HONEY LOCUST'
- (B) PLANTING AREA
- (C) CONCRETE PLANTER, 18" HIGH SEATING ELEMENTS
- (D) PUBLIC ART: REFLECTING POOL & CLOUD MISTER
- (E) PUBLIC ART: POURED CONCRETE BOWL
- (F) PUBLIC ART: BLACKENED STEEL, 18" HIGH SEATING ELEMENTS
- (G) PUBLIC ART: BLACKENED STEEL, 36" HIGH & INTEGRATED HANDRAILS
- (H) CAFE TABLES & CHAIRS
- (I) CITY STANDARD BIKE RACK
- (J) CITY STANDARD CURB-RAMP & TRUNCATED DOMES
- (K) 6" CONCRETE CURB
- (L) GARAGE ENTRY
- (M) SLOT DRAIN
- (N) SURFACE UTILITIES
- (O) UTILITY POLE - MUNI AND/OR LIGHTPOLE
- (P) BOLLARD
- (Q) PROPERTY LINE
- (R) CITY STANDARD CONCRETE PAVING
- (S) LINEAR INTERLOCKING STONE PAVERS COLOR 'A', 12"x36"
- (T) LINEAR INTERLOCKING STONE PAVERS COLOR 'B', 12"x36"
- (U) LINEAR INTERLOCKING VEHICULAR PAVERS COLOR 'A', 12"x36"
- (V) ACCESSIBLE RAMP WITH HANDRAILS
- (W) STAIRS WITH HANDRAILS
- (X) BLACK BASALT FLAMED TOP PAVERS 12"x36" & 18"x36"



# SCHEMATIC SECTIONS



SECTION 'A-A'

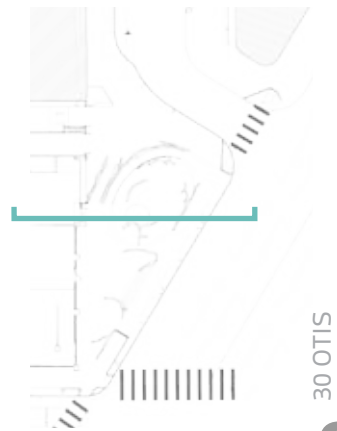




# SCHEMATIC SECTIONS



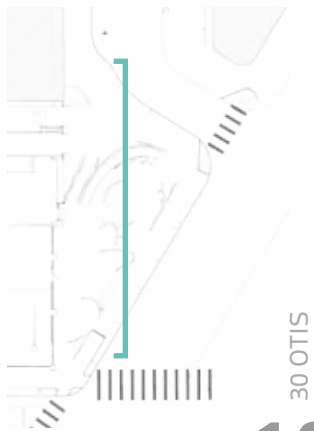
SECTION 'B-B'



# SCHEMATIC SECTIONS



SECTION 'C-C'





30 OTIS - 12TH & VAN NESS PERSPECTIVE



30 OTIS - LOBBY ENTRY PERSPECTIVE



30 OTIS - PUBLIC ART PERSPECTIVE



30 OTIS - PUBLIC ART PERSPECTIVE



30 OTIS - BALLET PERSPECTIVE

# ARTIST INTRODUCTION

FRIDA ESCOBEDO



Frida is a world renowned Mexican Architect, who is know for public space installations and interventions. Her work is highly conceptual and rigorous.

Frida studied architecture at the Universidad Iberoamericana and recieved 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 recieve this commission was Zaha Hadid, 18 years ago.



[fridaescobedo.com](http://fridaescobedo.com)





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