

Treasure Island Master Plan

San Francisco, CA



トレジャーアイランドマスタープラン (サンフランシスコ)

- 元海軍用地である人工島の都市開発
- 気候に適応した、災害にも強い魅力的な街づくり



Japan

Area: 377,944km²

Population: 127,000,000

Density: 337.1/km²



California

Area: 423,970km²

Population: 37,000,000

Density: 90.49/km²



Greater Tokyo Area:
Area: 13,754km²
Population:34,607,000
Density:2,516/km²

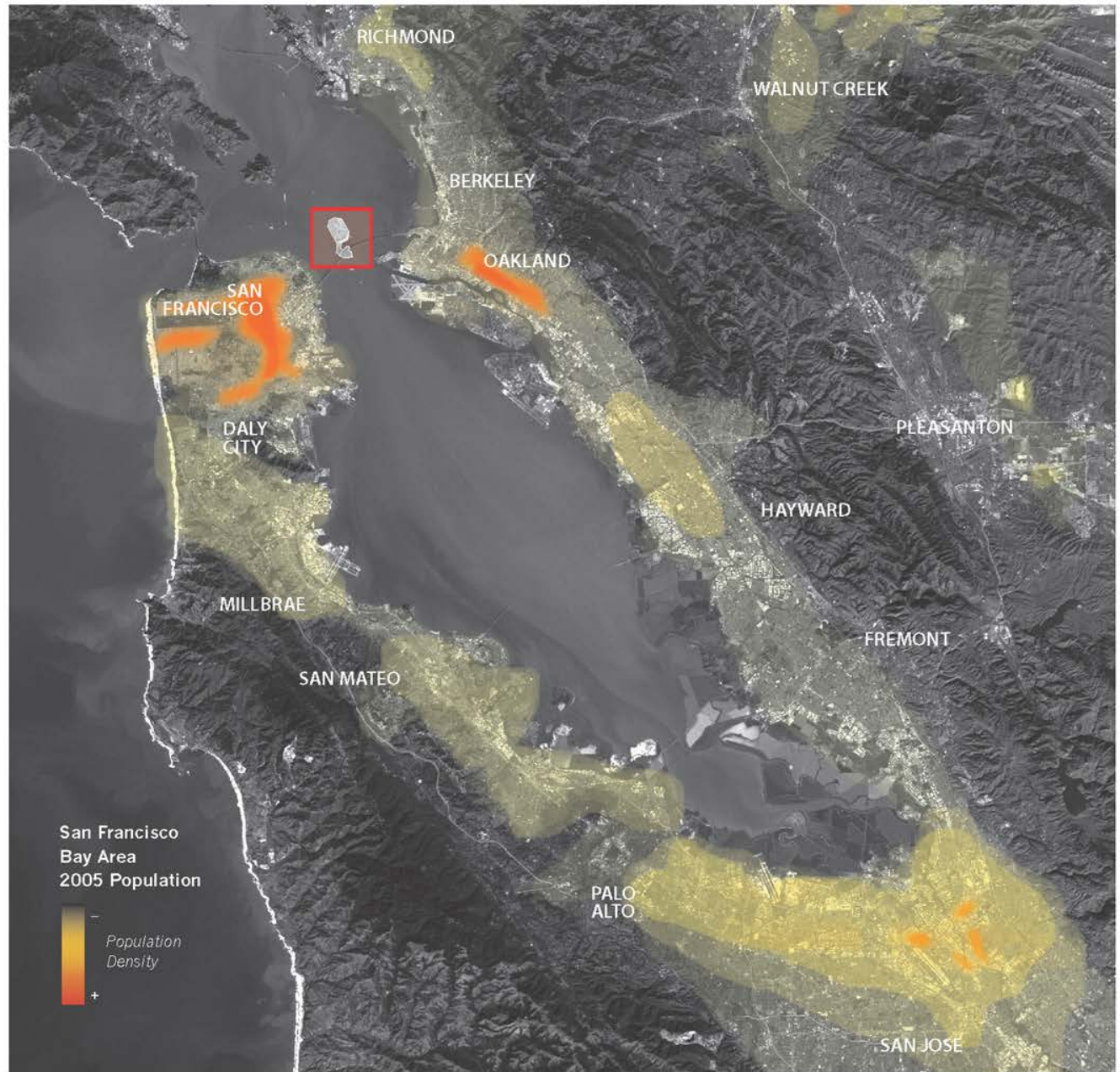


Bayarea:
Area: 22,681km²
Population:7,427,757
Density:320/km²

DETERMINING FACTORS

Regional Context

Treasure Island and Yerba Buena Island are prominent features of the San Francisco Bay, visible from all edges of the Bay and from higher elevations throughout the greater Bay Area. Each day hundreds of thousands of travelers on the Bay Bridge pass through the islands and can easily view their natural and man-made features. During more than fifty years of use as a Naval Base, these islands were a limited-access destination in the daily lives of the Bay Area's residents and visitors. Today, the islands represent an opportunity to create a new neighborhood that will enhance the lives of the region's residents.





DETERMINING FACTORS

Island Accessibility

Present access is via the Bay Bridge (Interstate 80) by automobile from San Francisco and Oakland, and by MUNI bus from San Francisco.





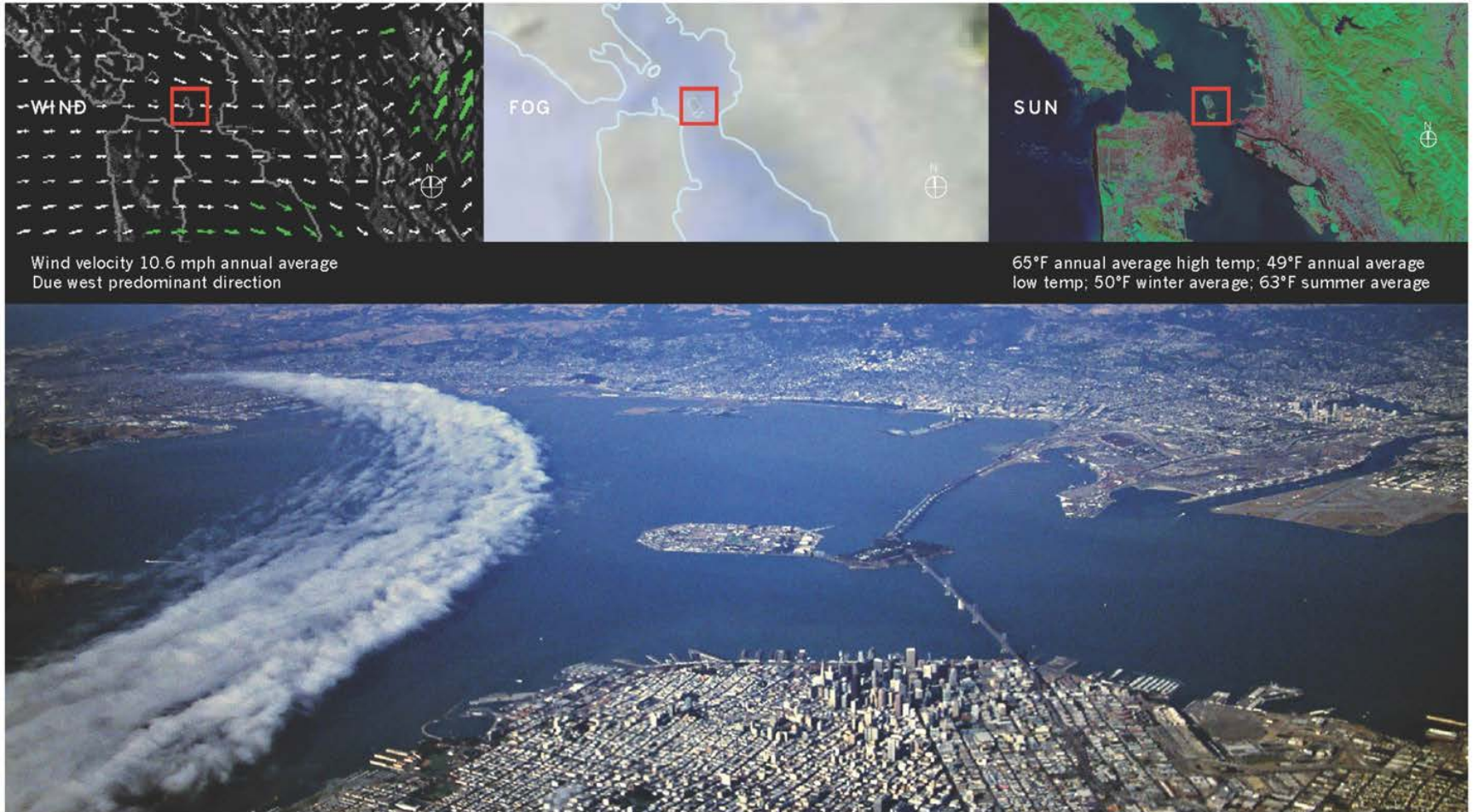
PUBLIC
\$\$\$\$\$\$\$\$
PRIVATE
GAINS

The image shows a protest scene with a line of people wearing high-visibility yellow vests. The central focus is a large yellow diamond-shaped sign with a black border. The sign contains the text 'PUBLIC', a row of ten dollar signs '\$\$\$\$\$\$\$\$\$\$', 'PRIVATE', and 'GAINS'. In the background, a blue bus is visible with the number '210' on its side. Other signs in the line include one that says 'STOP' and another that says 'MENT'. The scene is set on a city street under a clear blue sky.

DETERMINING FACTORS

Microclimate

Treasure Island's location in the center of the San Francisco Bay exposes it to a unique microclimate due to a lack of natural wind breaks. The low lying, relatively flat island experiences strong winds coming from the west through the Golden Gate, particularly during the afternoon. In addition, during the late spring and summer, fog often envelops the island. Combined, these conditions create a challenging meteorological environment. However, Treasure Island's flatness and lack of shaded areas provide excellent exposure to the sun in contrast to San Francisco's hilly and often foggy terrain.



HISTORIC: Hangars & Building One

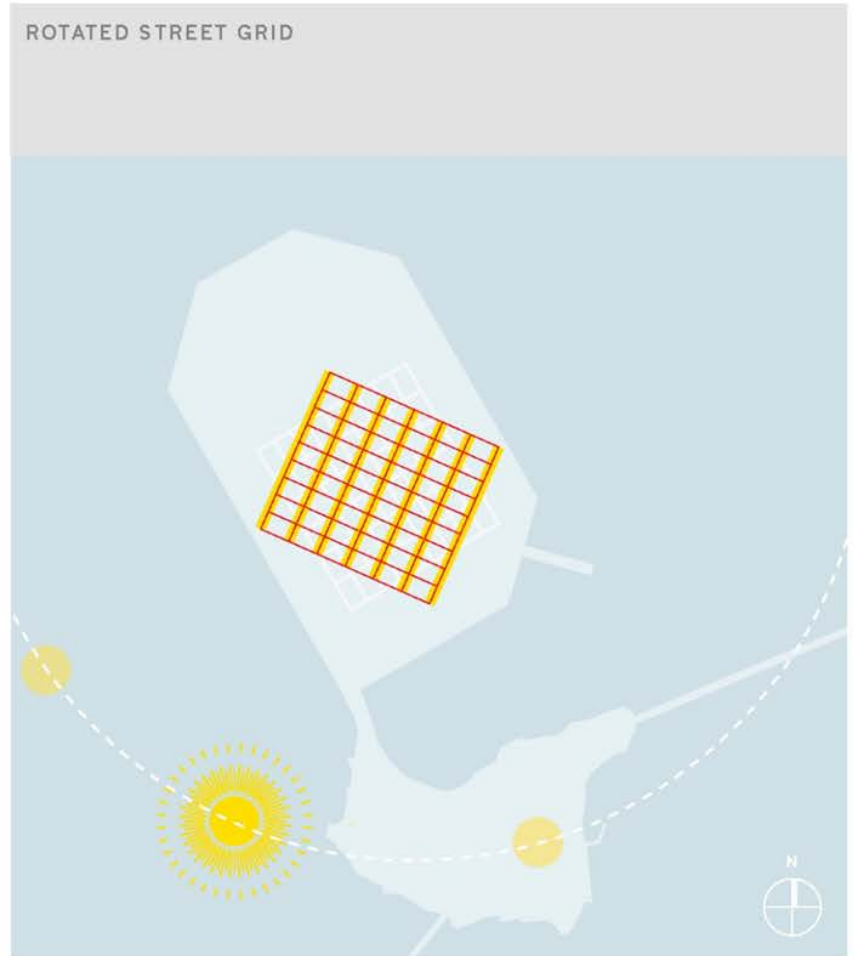
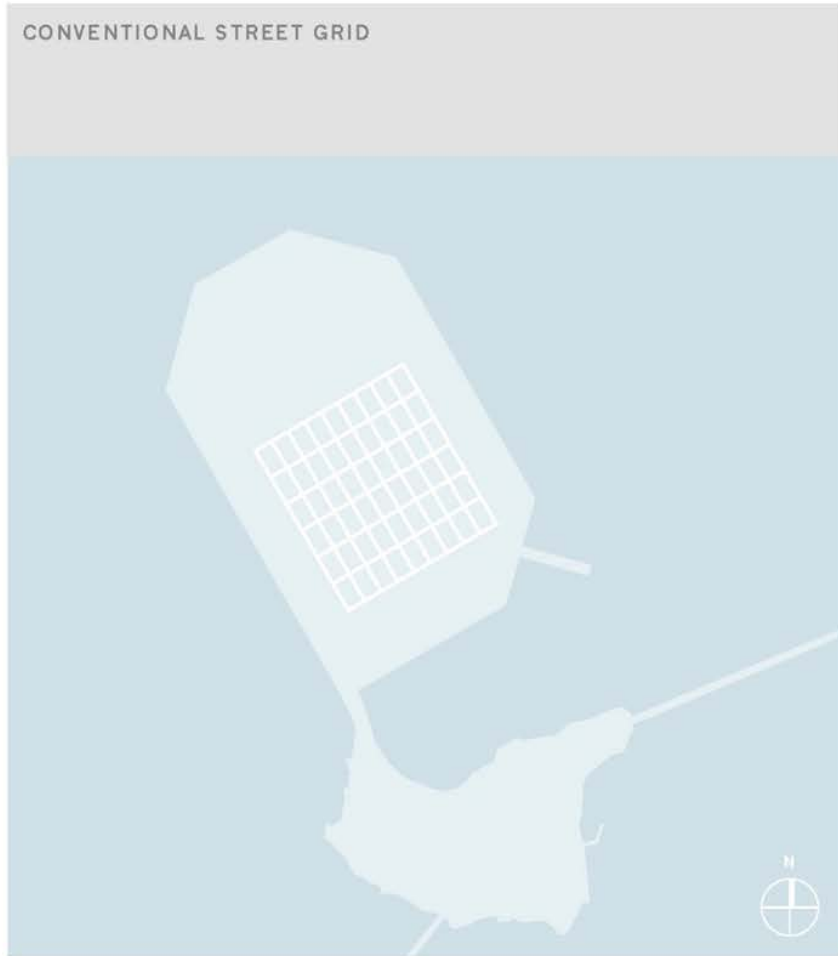


EXISTING CONDITIONS

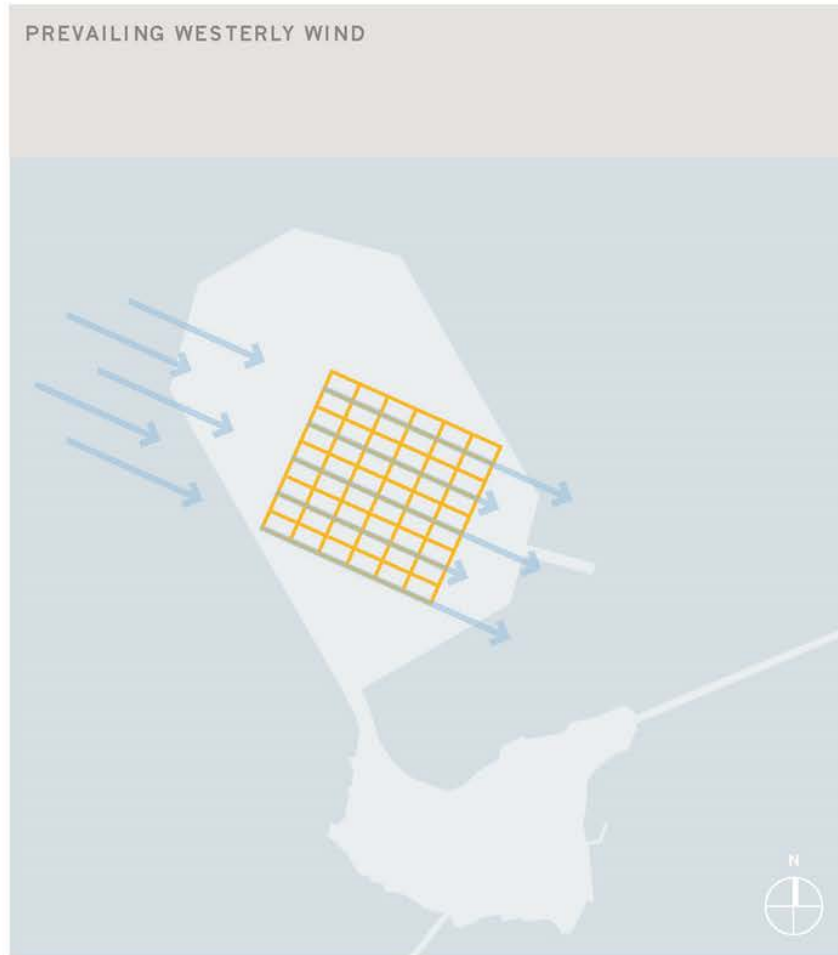


Land Use: Microclimate

Rotate the conventional street grid 35 degrees to orient key streets southerly to allow the sun to penetrate deeply into the neighborhoods, streets and neighborhood parks.

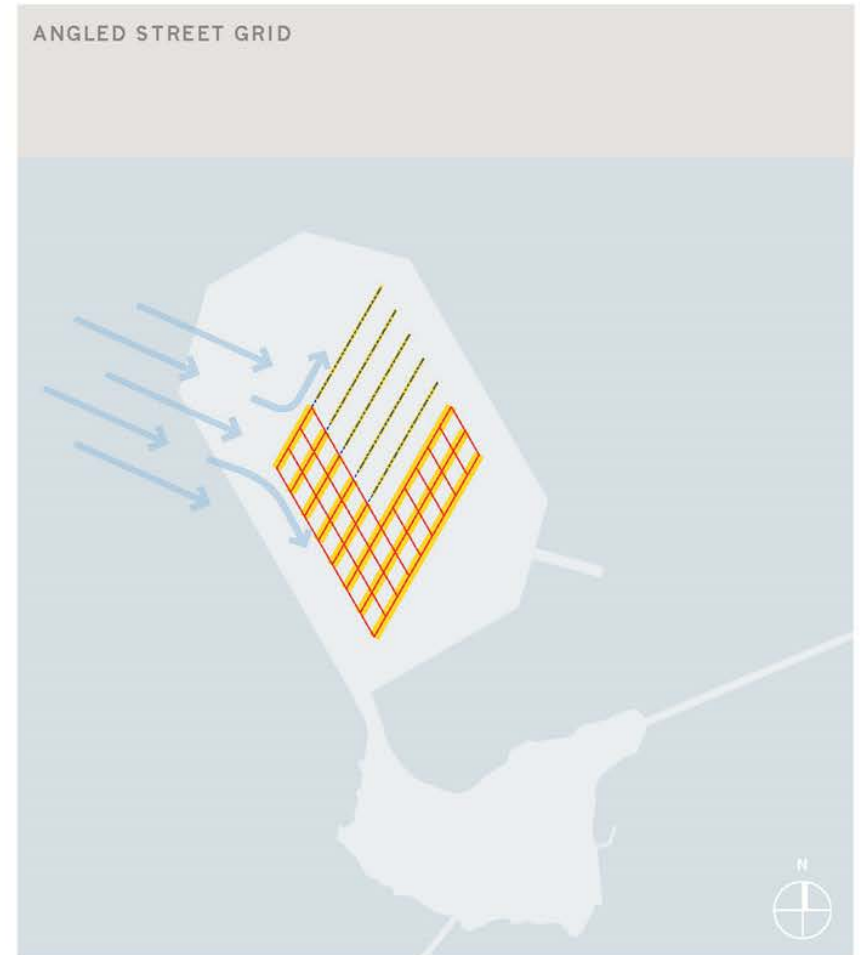


Aligned wind direction street grid creates wind channels, accelerating wind velocities and compromising pedestrian comfort.



Angle the secondary street grid to diffuse prevailing winds and create a more hospitable pedestrian environment.

Strategically place natural and architectural wind blocks as additional wind-calming devices.



Land Use: Connections & Transportation Network



Create a hierarchy of streets designed to reduce vehicular traffic in the residential neighborhoods.

Design the streets for safe, enjoyable pedestrian and bicycle movement and accessibility.

Vary street types and sidewalk encroachments to enliven the pedestrian experience and create visual interest.

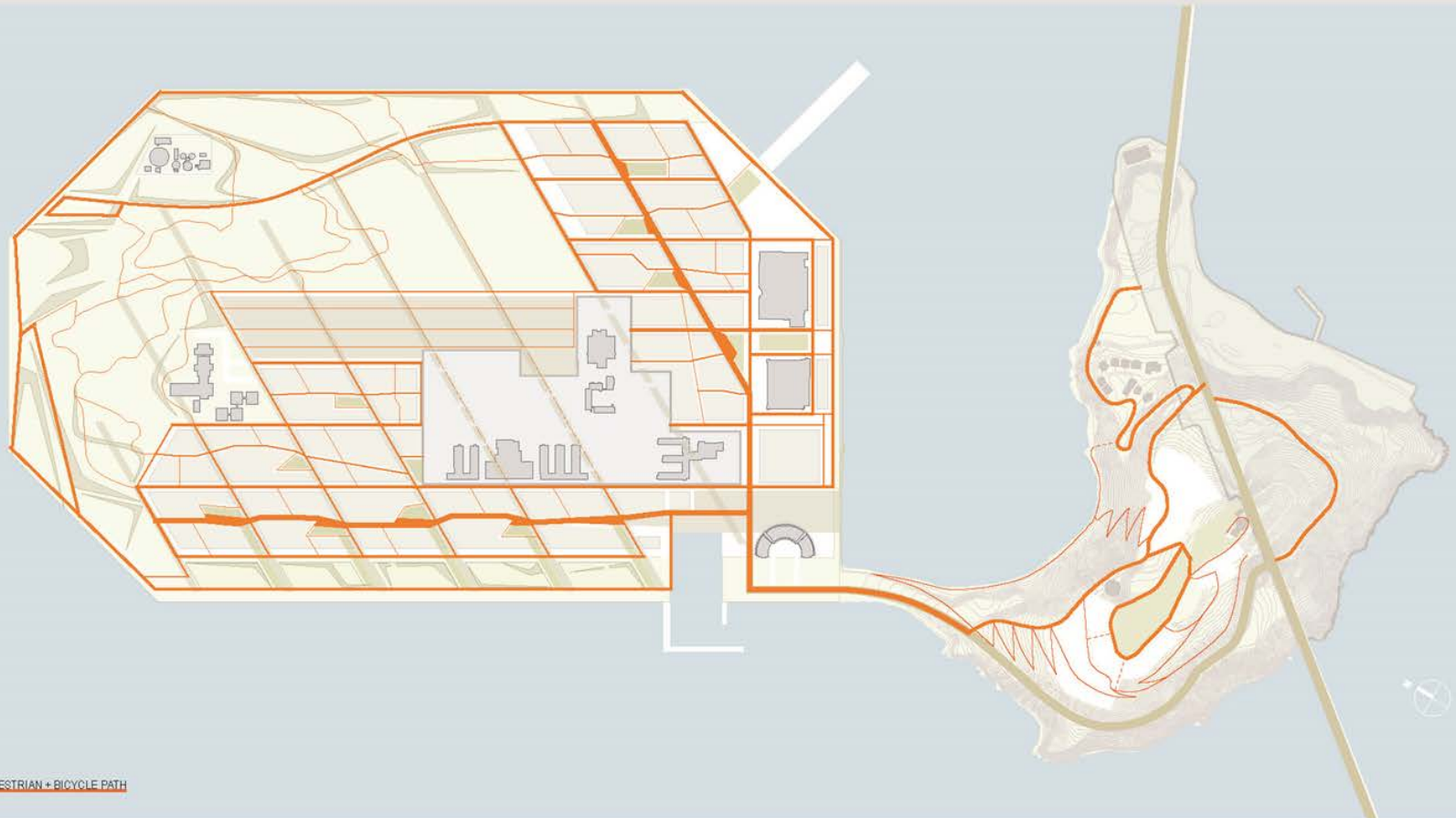
Design streets, alleys, and pedestrian mews with a human scale.

Include a curbless street extending from the urban core through the center of the residential neighborhoods to the open spaces, to encourage pedestrian activity and discourage vehicular traffic.

Establish traffic calming measures to reduce automobile impacts.

Design Yerba Buena Island's streets in keeping with the natural topography of its hilly setting.

PEDESTRIAN & BICYCLE ACCESS

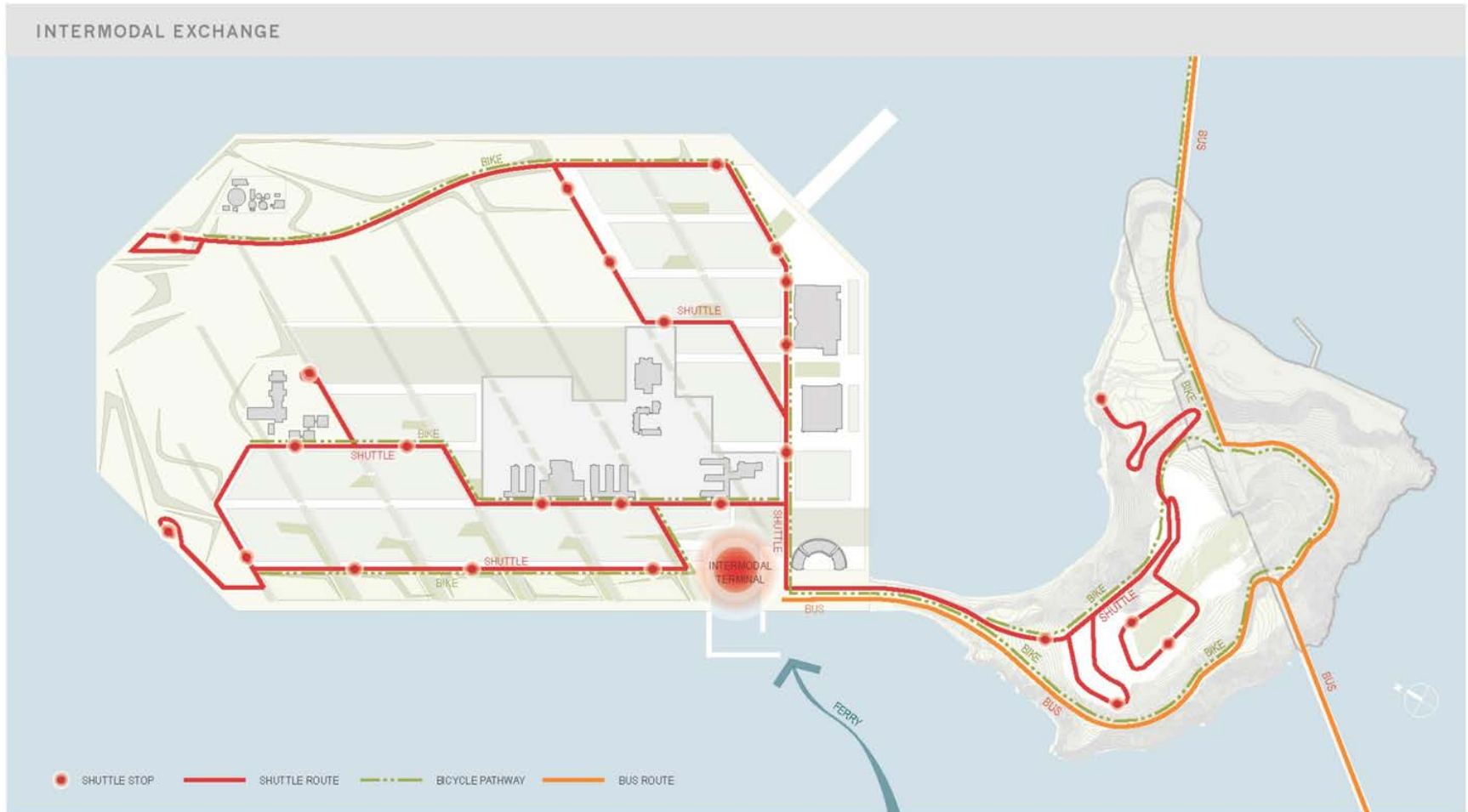


Land Use: Connections & Transportation Network

Create an intermodal transportation hub by linking all modes of transportation including ferries, buses, shuttles, bicycles and electric vehicles to encourage the use of alternative transit options and discourage the use of private automobiles.

Incorporate intra-Island shuttle routes offering comprehensive service throughout The Island.

Provide convenient, secure and attractive bicycle parking for residents, employees, and visitors.





DESIGN STRATEGIES AND CONCEPTS

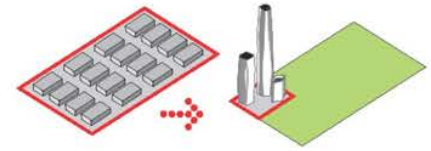
Density and Diversity

Create a mixture of housing types, sizes and affordability to attract a diverse residential population.

Plan for a viable urban core which concentrates transit services, community services, retail and hotels serving residents and visitors.

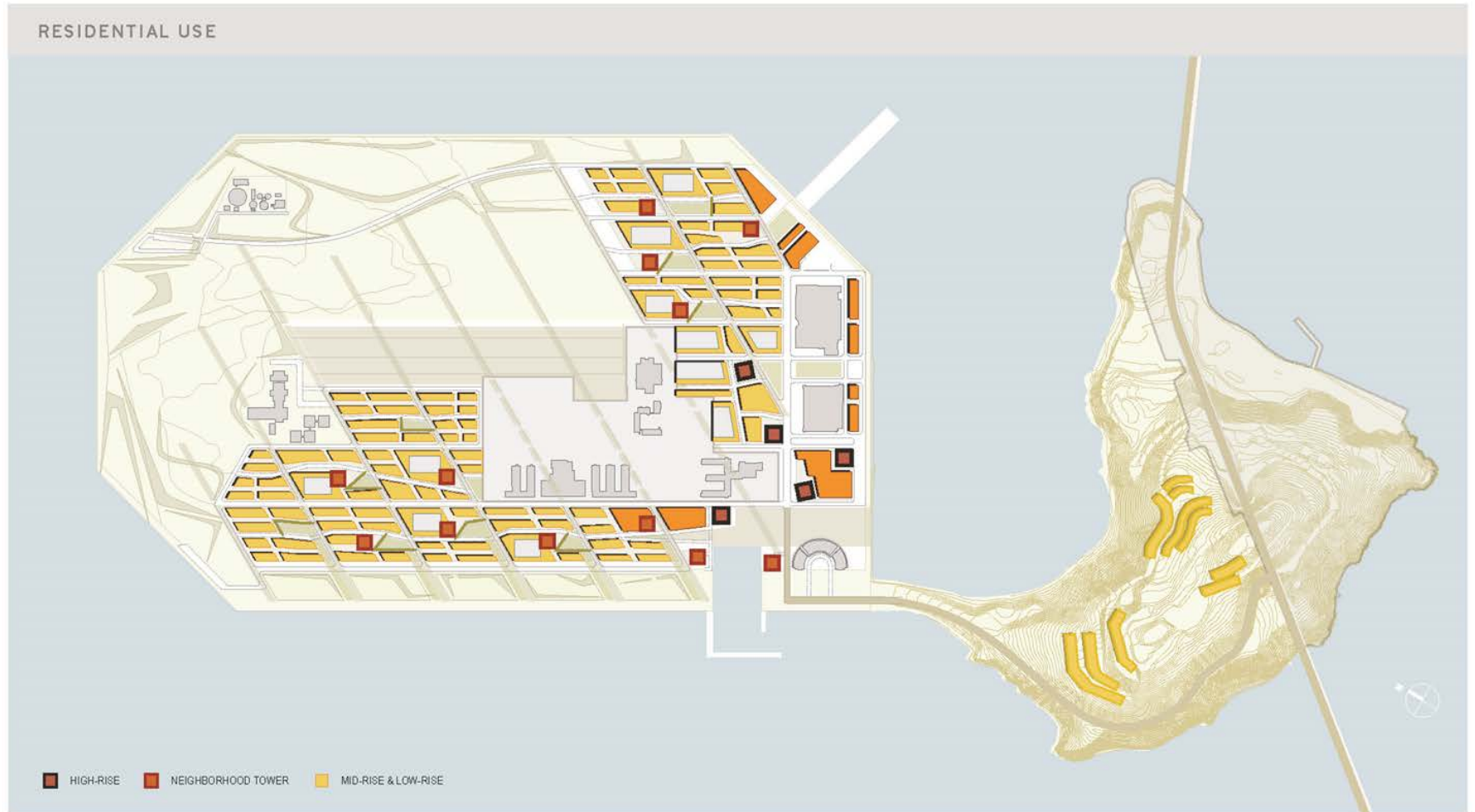
Cluster development on Yerba Buena Island to minimize the impact on land form and preserve the scenic and natural qualities of The Island.

Extend residential neighborhoods along the southern and western shorelines.



Provide a variety of residential building types to allow for a diverse community.

Utilize taller building types to increase density and consume less land area thus allocating more open space for public use.





Activate the urban core with a dense mix of retail, restaurant, office, hotel, residential, transit and community services.

Open air, pedestrian oriented retail street linking ferry quay to Clipper Cover plaza.

Design urban core retail to open onto sidewalks and to provide engaging, identifiable, and closely spaced entries.

Create a multipurpose urban plaza open to the marina that can be enjoyed by residents and visitors.

Create an iconic high-rise building reminiscent of the original "Exposition" "Tower of the Sun" as a recognizable arrival destination.

Concentrate the tallest buildings at the urban core.

Architectural significant roof structures over retail street.

Adaptive reuse of Building One for community and retail uses and serving as entry point to Island.



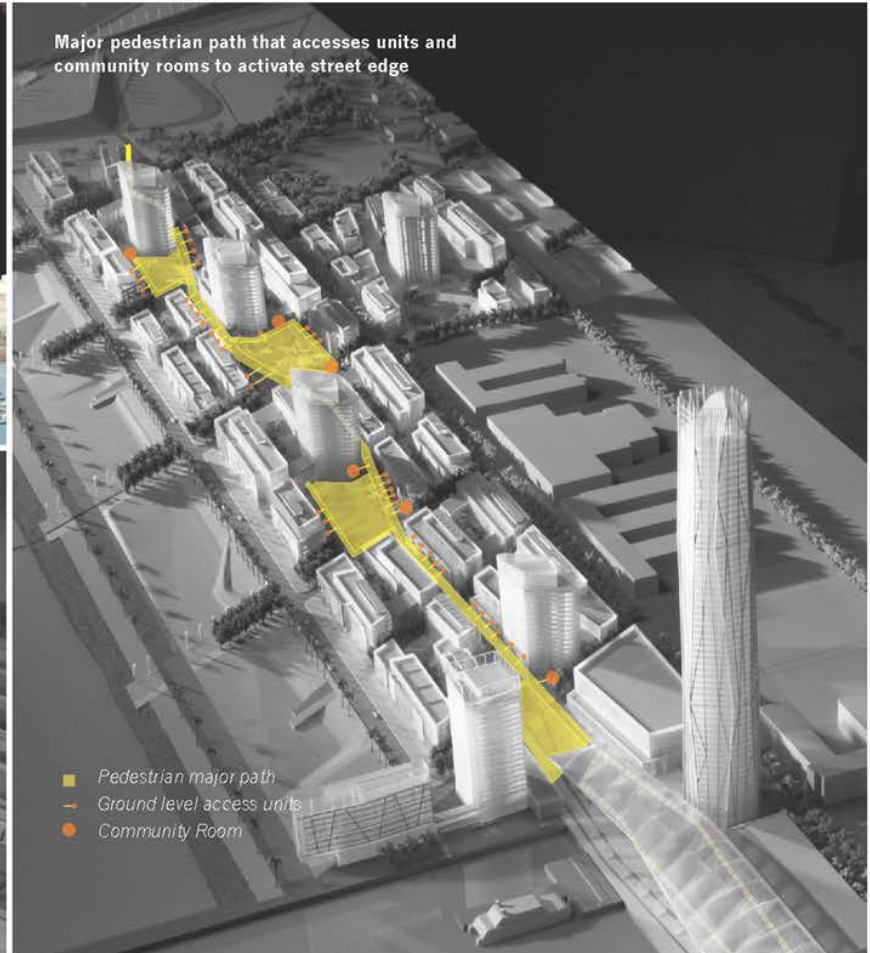
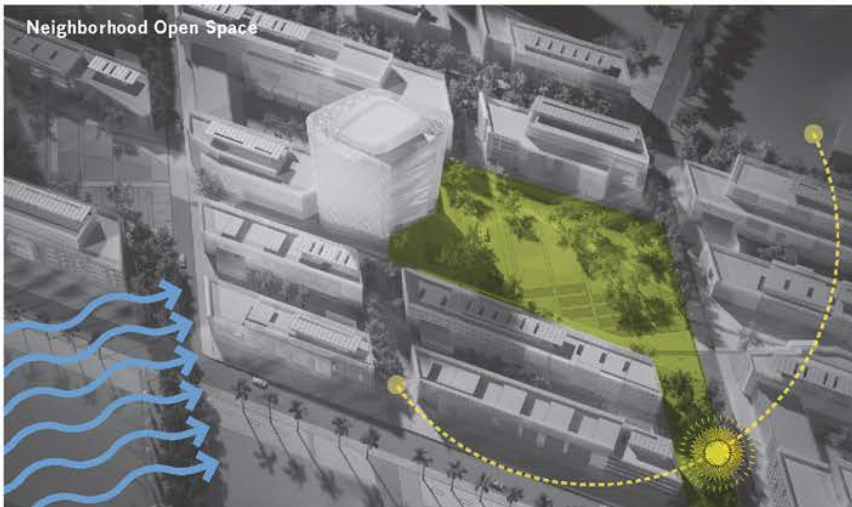
Active street front allows free flowing circulation

Urban Form: Neighborhoods



Design the neighborhood blocks with interlocking landscape zones and connecting pedestrian walkways.

Activate the street edge with attractive, engaging residential entries including stoops and front courtyards and community or commercial spaces on ground floor.



Create spaces which allow personalization of entry gardens, stoops and balconies.

Provide privacy to ground floor residents.

Design neighborhood serving retail to open onto sidewalks.

Locate residential towers north of neighborhood open spaces to decrease any potential for casting shadows.

Shape residential towers to mitigate prevailing winds and to take advantage of views.

Alternate low-rise and mid-rise residential housing around family-oriented neighborhood parks.

Decrease the visual impact of neighborhood parking structures by wrapping them with residential housing serving retail or community uses.

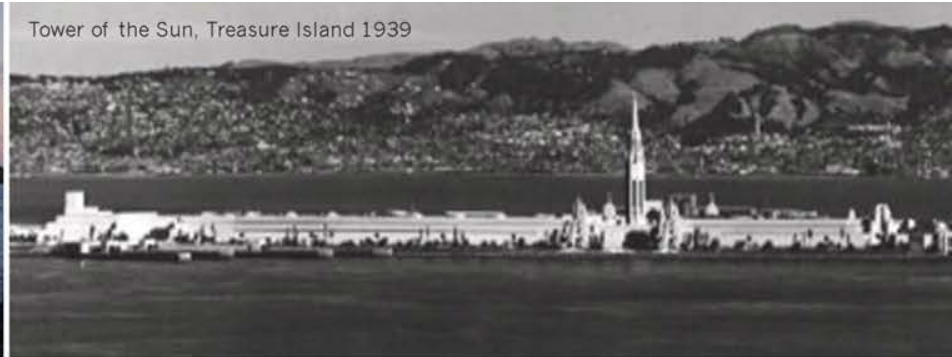
Design the Job Corps' existing neighborhood edge and streetscape to harmonize with The Island's new Community.



Campanile at San Giorgio Maggiore, Venice, Italy



Tower of the Sun, Treasure Island 1939



Thank you!



Skidmore, Owings & Merrill LLP
www.som.com