

# MISSION STREET NEIGHBORHOOD PLANNING

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The Mission Street Neighborhood Improvement project focuses on a street corridor, by definition a space frequently experienced in motion. Mission Street is part of historic El Camino Real, and our work with the community raised the issue of moving through time as well as through space. We raised the idea that the street and its motion would persist even though the buildings and landscape that defined it changed, and the details of the people and conveyances that used it changed. We suggested increasing the height limit in the zoning envelope of the lots so that ground floor heights could be greater, encouraging better retail space while preserving the same number of housing floors above (important in preserving diversity). Development over time would thus improve pedestrian experience as people frequented the shops, waited for buses, and encountered each other.

Members of the community expressed a desire for this neighborhood to receive a respite from the pressures of San Francisco and become a place where one could catch one's breath and see the city close by and yet be away from it. A sketch of the street defined by street trees that effectively screened the buildings captured the imagination of the community. The project suggested ways that bulb outs at bus stops could facilitate transit, improve pedestrian crossing times, and move street tree planting out from the congested sidewalk areas so that trees could be planted at sizes or spaces that could produce a continuous canopy.

San Francisco is a city of neighborhoods. Redeveloping the supermarket and parking lot into the mixed use anchor of the commercial district with housing above, smaller shops on the street front, and parking underground, is a broadly applicable intervention, with many neighborhood commercial districts having similar gaps where supermarket parking lots interrupt the pedestrian environment. Other neighborhoods might be characterized by other visual cues, but the goal of accentuating the individuality of each neighborhood is part of accentuating an identity of San Francisco that is compounded of its diversity.

