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## Hijacked | Reclaiming Legislative Loopholes

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### Recommended Citation

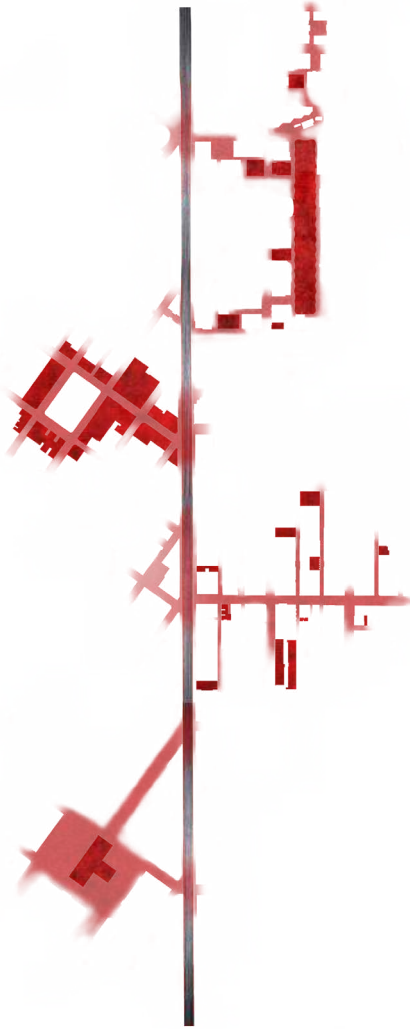
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LARA MOOCK

# HIJACKED

Reclaiming Legislative Loopholes



Advisor: Joseph Godlewski  
Syracuse University School of Architecture 2016



# **HIJACKED: RECLAIMING LEGISLATIVE LOOPHOLES**

## **ARTICLE 1: GENERAL PROVISIONS.**

SEC.100. PURPOSES.

SEC.101. PARAMETERS.

SEC.102. IMPLEMENTATION.

SEC.103. SITE.

SEC.104. ARCHITECTURAL DISCOURSE.

## **ARTICLE 2: FOUR TYPOLOGICAL NODES.**

SEC.201. HIGH-RISE NODE.

SEC.202. MID-RISE NODE.

SEC.203. ROW-HOUSE NODE.

SEC.204. CIVIC NODE.







LEFT LANE  
MUST  
TURN LEFT

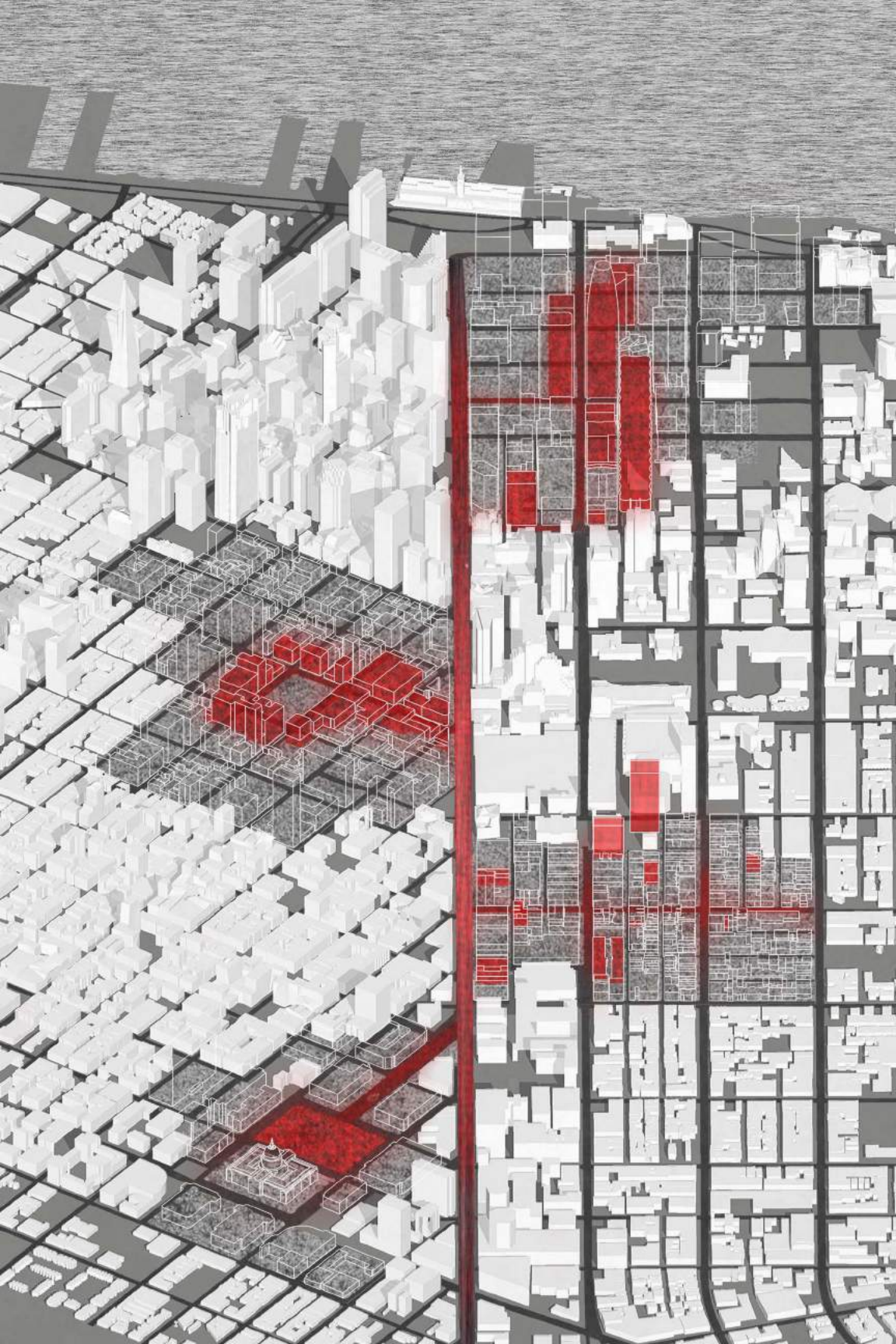
WELLS FARGO

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HARRY HENRY ENTRANCE





## **ARTICLE 1: GENERAL PROVISIONS.**

### **SEC. 100. PURPOSES.**

San Francisco's current political legislation has critical loopholes that have constructed a predominant shift in the city's identity and urban fabric, as well as an obvious neglect of the public realm and social agenda. The recent move of the Silicon Valley tech headquarters to the city's center has dramatically changed the architectural landscape as well as reinforced a growing push for corporate privatization. This thesis aims to expose and confront the hidden political and social dynamics of the constructed environment and reclaim the existing loopholes in order to propose a project without major exemptions from the initial legislations' intentions. The main purpose is not to critique the lack of strict code requirements but rather envision an alternative proposal that maximizes the potential of the city's legislative constraints and ultimately hijacks the spaces that have been deprived of the diminishing public usage.

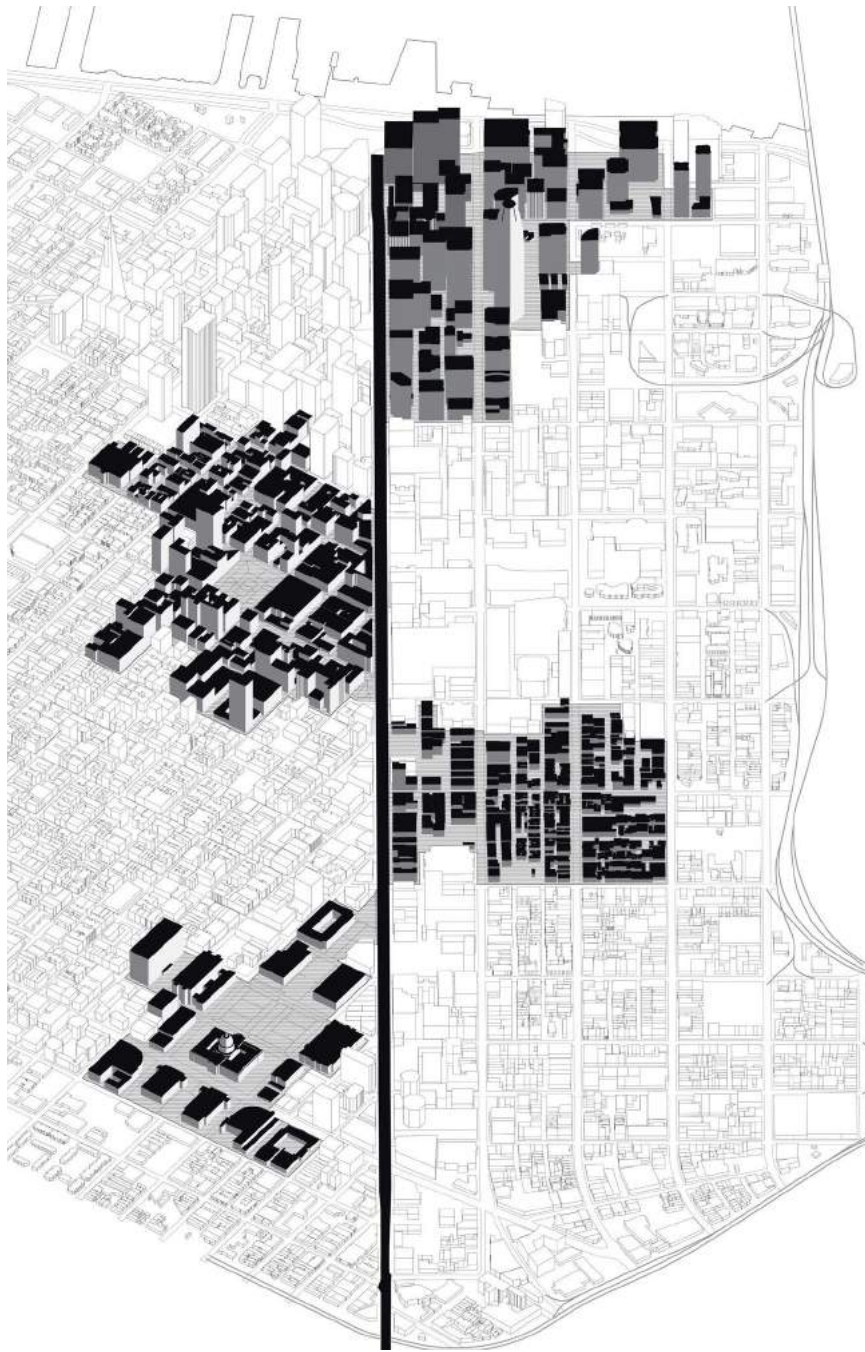


## ARTICLE 1: GENERAL PROVISIONS.

### SEC. 101. PARAMETERS.

The Bay Area is comprised of four varying typological nodes that are connected through the infrastructural spine of Market Street, each containing a set of different parameters that set up the context for the overall symbiotic interventions. The architectural project will consist of hijacking four exemplary buildings, one within each node, in order to showcase the variety of loopholes as well as design possibilities. The four proposals within each node are as follows:

- (1) High-Rise Node. This proposal hijacks the interior lining of the Privately-Owned Public Open Spaces (POPOS) that are either visually buried within the building or not located on the ground floor.
- (2) Mid-Rise Node. This proposal hijacks the street frontages of the retail spaces that neglect any pedestrian stimulation or interaction.
- (3) Row-House Node. This proposal hijacks the growing number of condos that have failed to incorporate the necessary program to resonate with the surrounding community.
- (4) Civic Node. This proposal hijacks the only underground historical landmark currently used for storage.



## ARTICLE 1: GENERAL PROVISIONS.

### SEC. 102. IMPLEMENTATION.

The dissection of the legislative code of the four existing buildings reveals the loopholes and uncovers the hidden design opportunities that have not been explored. Each approved exemption is reclaimed to be re-designed in compliance with the planning code as well as to illustrate the full legislative potential. All four nodes implement the same design logic of calling out the added spatial, material and programmatic amenities in order to make them cohesively discernible within the city's landscape.





**ARTICLE 1: GENERAL PROVISIONS.**

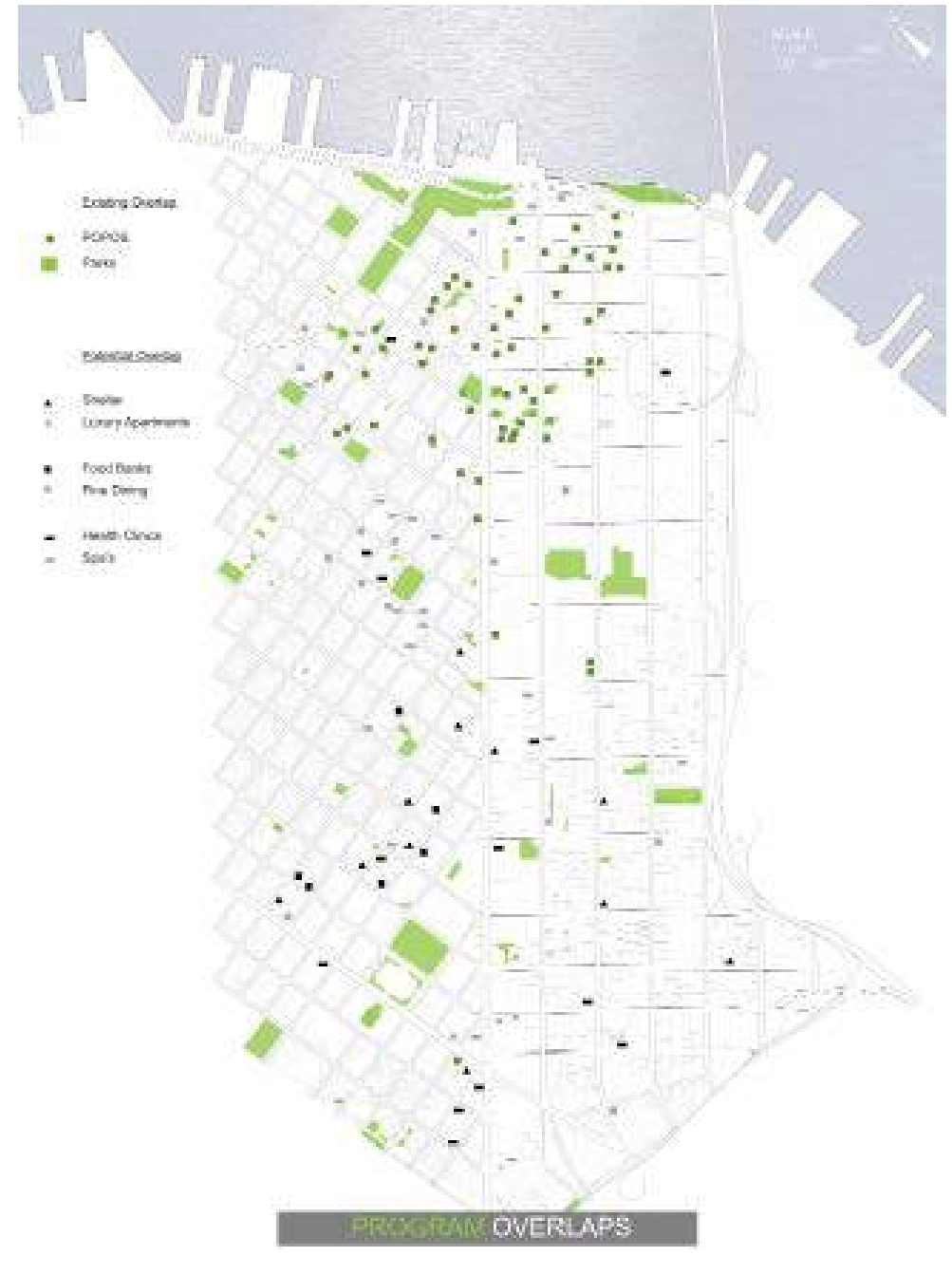
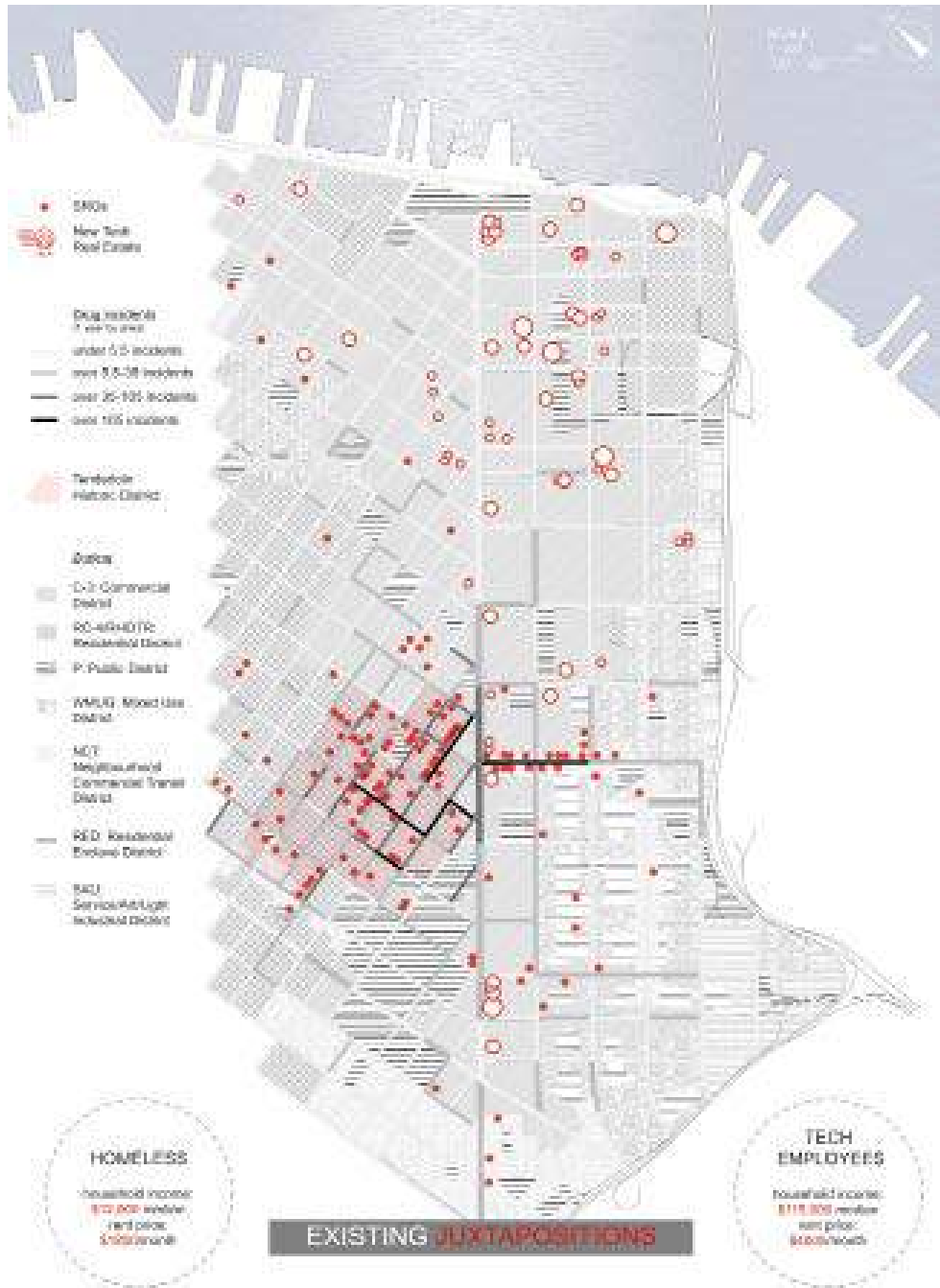
**SEC.103. SITE.**





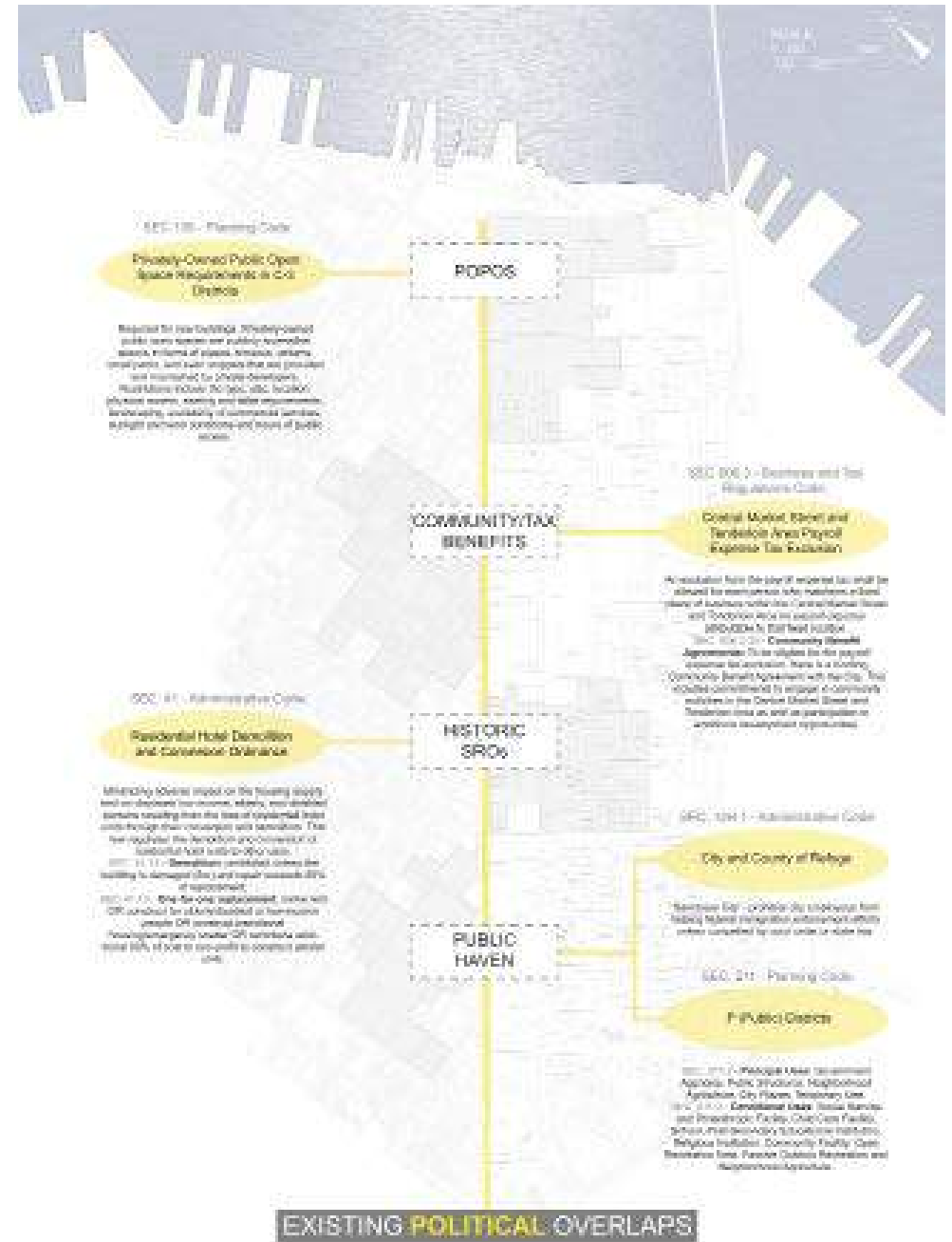
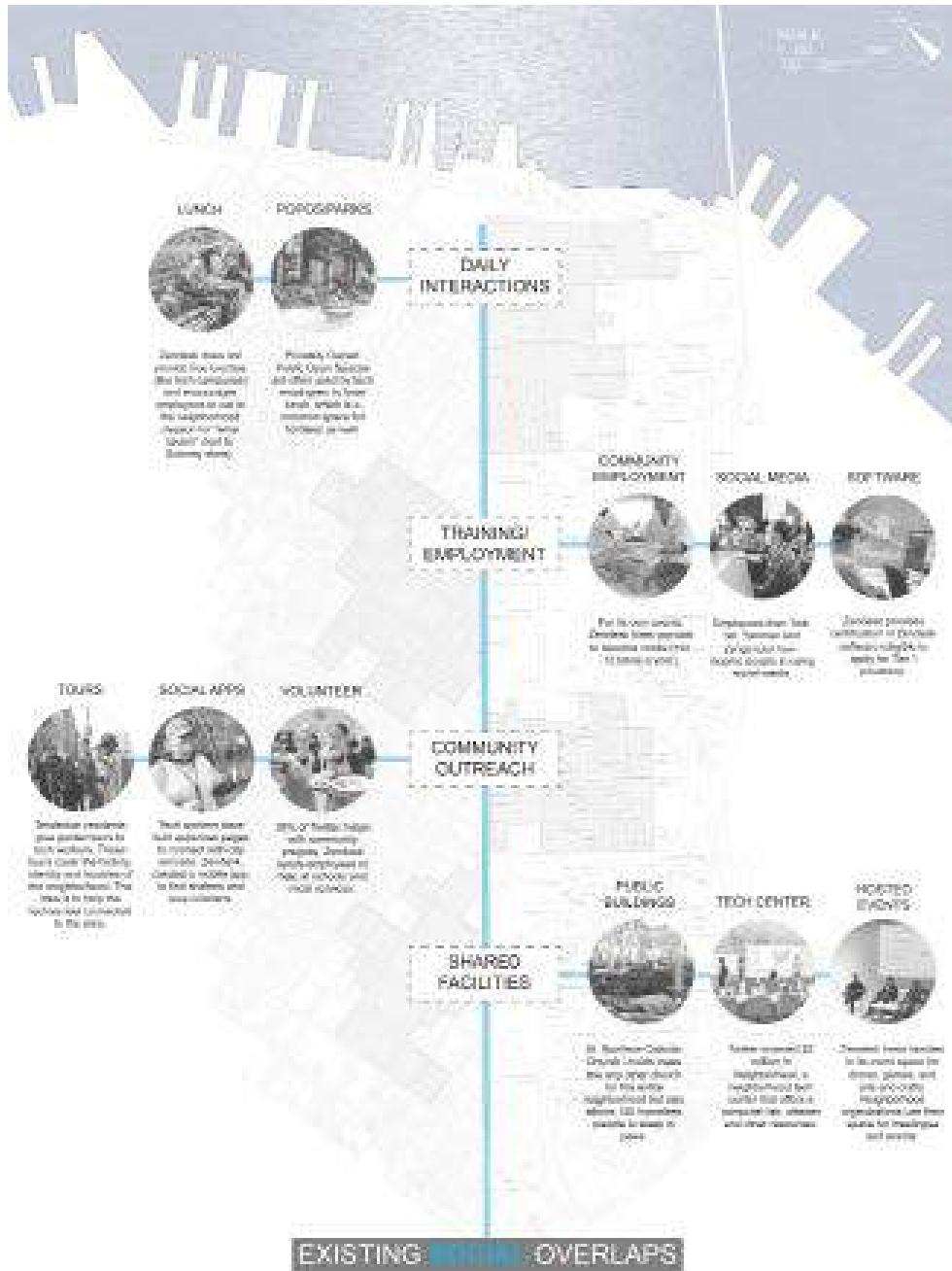
**ARTICLE 1: GENERAL PROVISIONS.**

**SEC.103. SITE.**



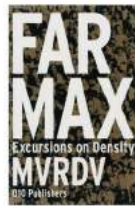
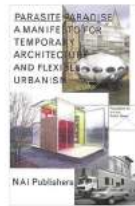
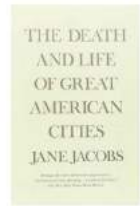
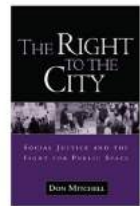
# ARTICLE 1: GENERAL PROVISIONS.

## SEC.103. SITE.

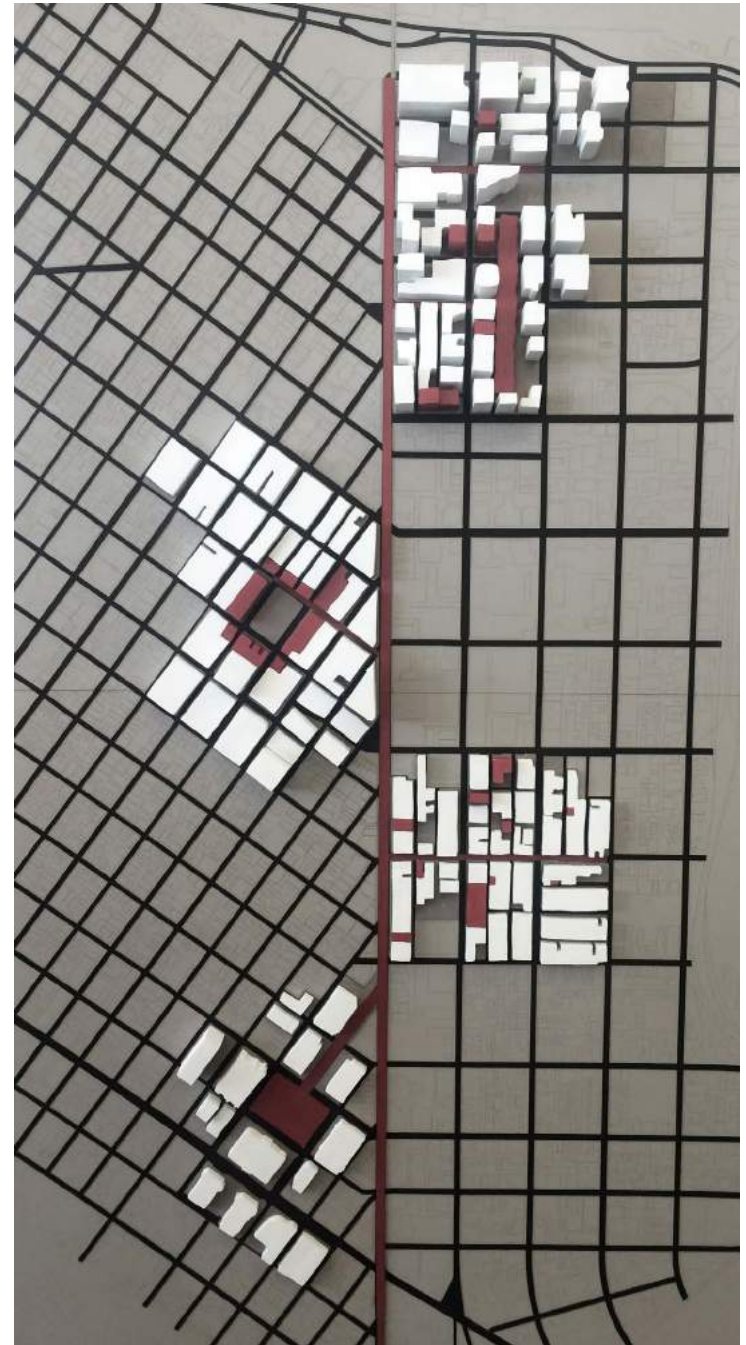


# ARTICLE 1: GENERAL PROVISIONS.

## SEC.104. ARCHITECTURAL DISCOURSE



ARTICLE 2: FOUR TYPOLOGICAL NODES.





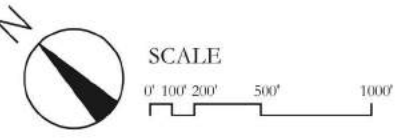
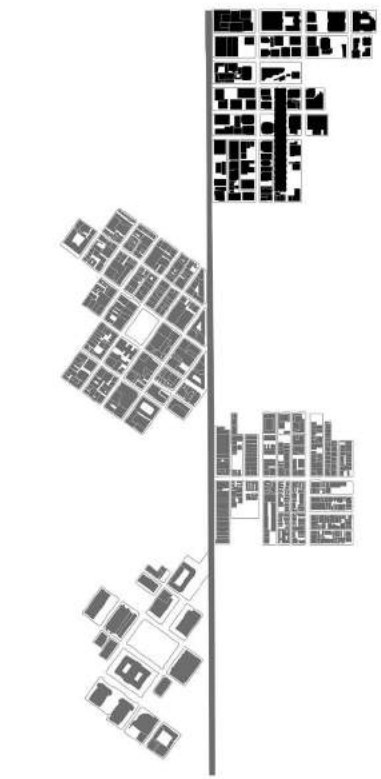


# 1/HIGH-RISE NODE

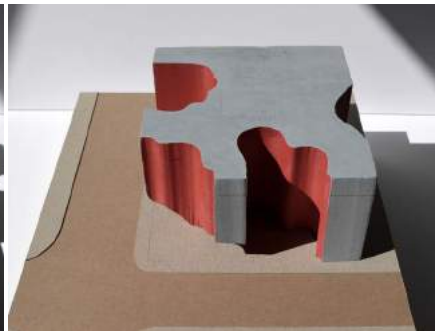
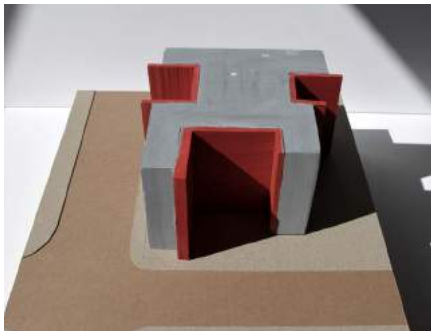
## SITE PLAN

The High-Rise Node is located at the top of market street in the C-3 District which requires every office tower to include a minimal square footage of Privately Owned Public Open Spaces (POPOS). This proposal is hijacking all the POPOS that are either visually buried within the building or not located on the ground floor.

-  Proposed Hijacked Sites
-  Future Growth of Hijacked Sites

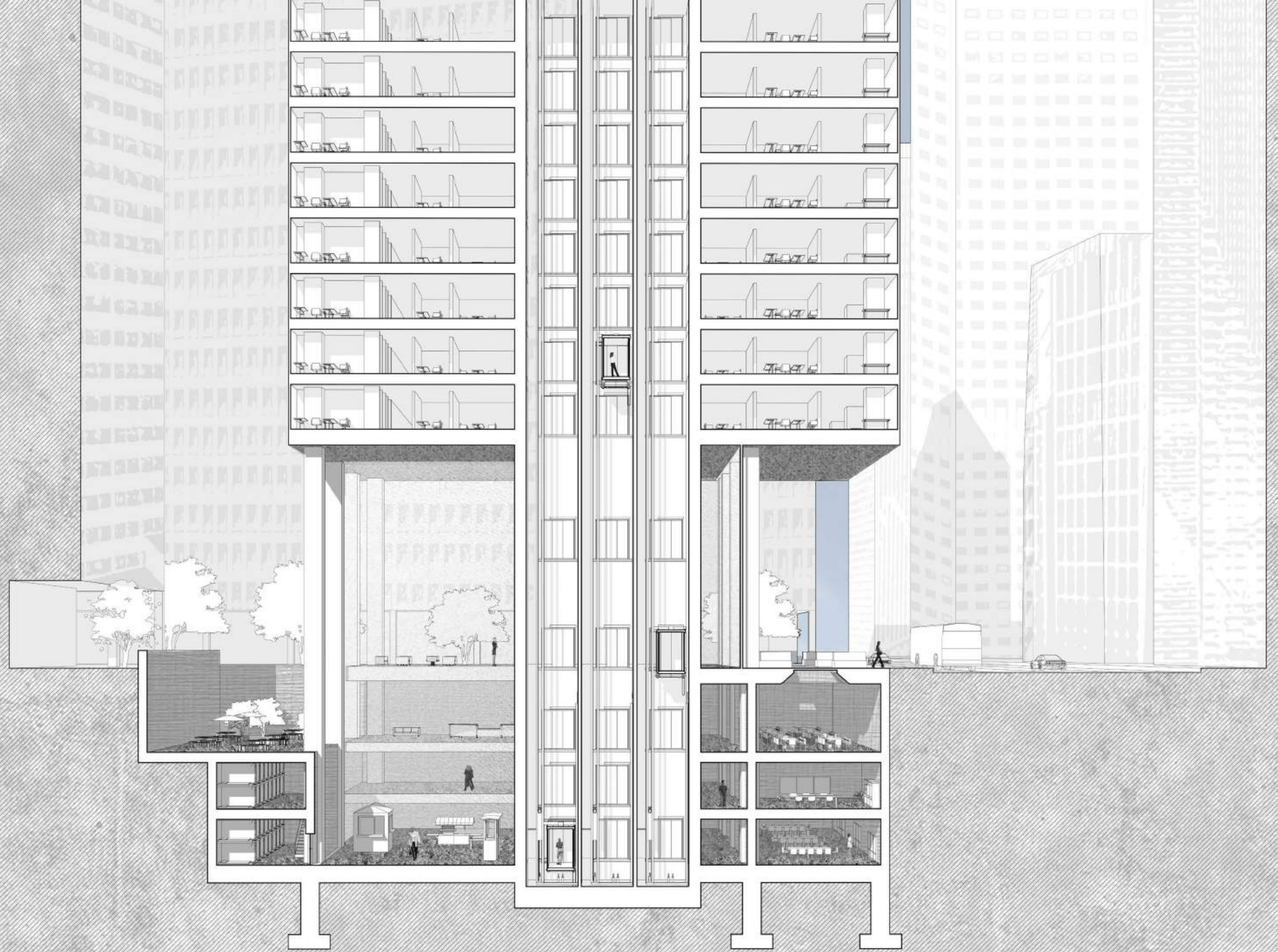




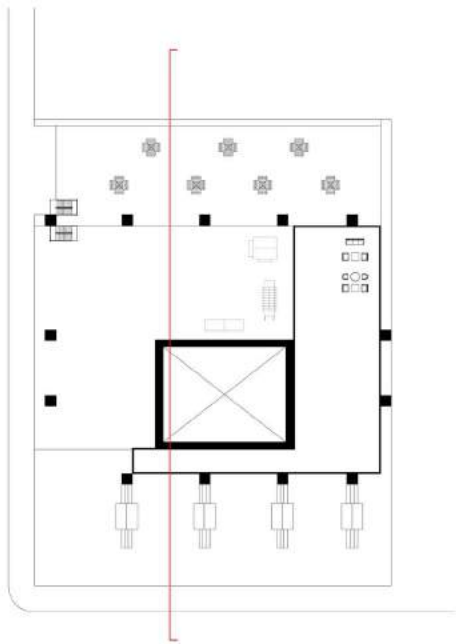




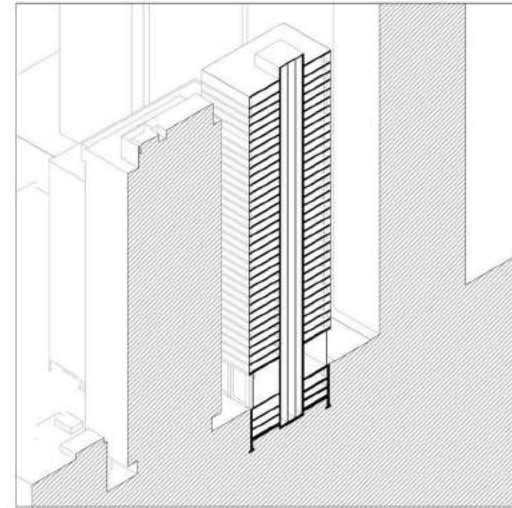




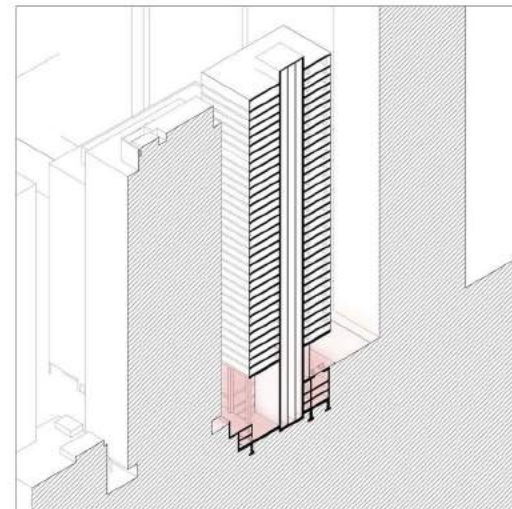




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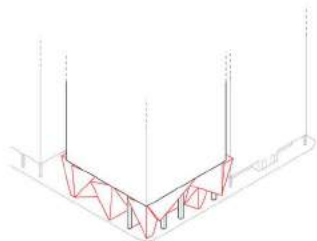


HIJACKED SPACE

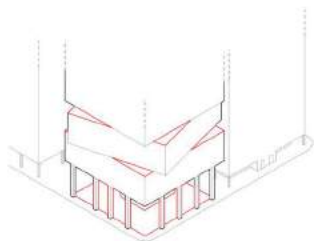


ITERATIONS

DISCERNIBLE FIGURE





COLLIDING PUBLIC SPACE

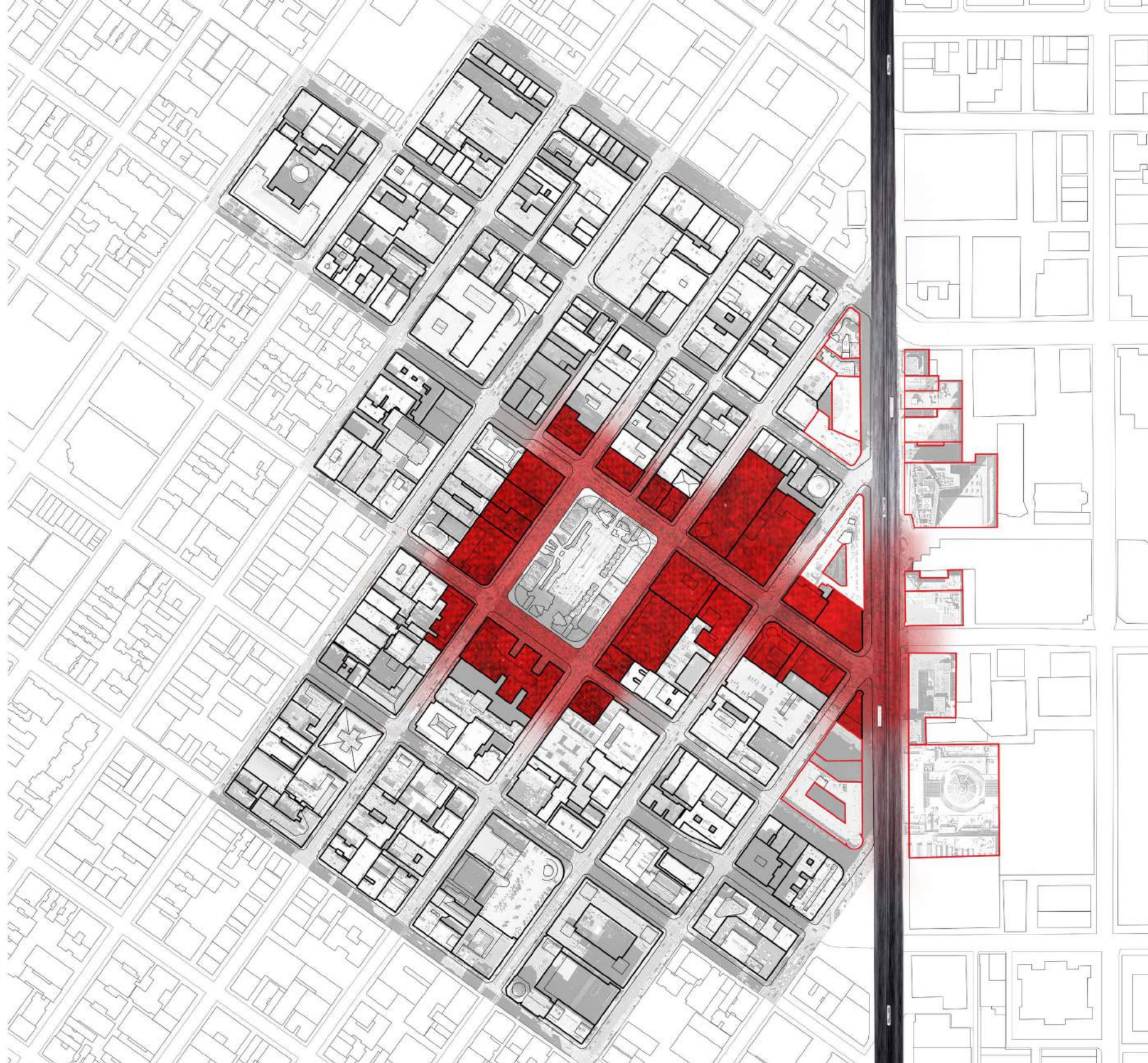
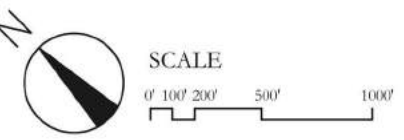
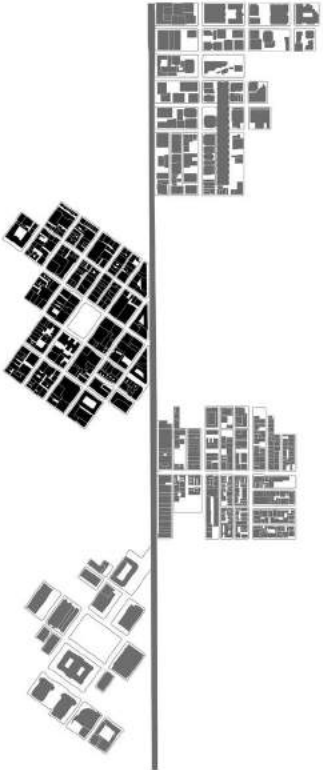




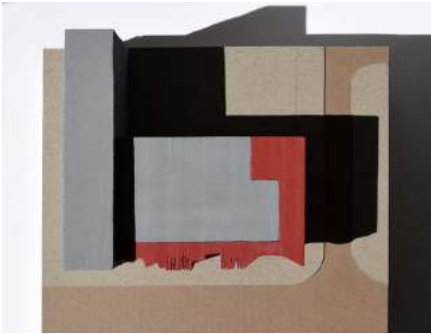
# 2/ MID-RISE NODE SITE PLAN

The Mid-Rise Node is located near Union Square in the C-3 District and follows the Downtown Area Plan. This proposal is hijacking the street frontages of the retail spaces in order to reinforce the Downtown Area Plan by including more evident spaces and program for the public.

-  Proposed Hijacked Sites
-  Future Growth of Hijacked Sites

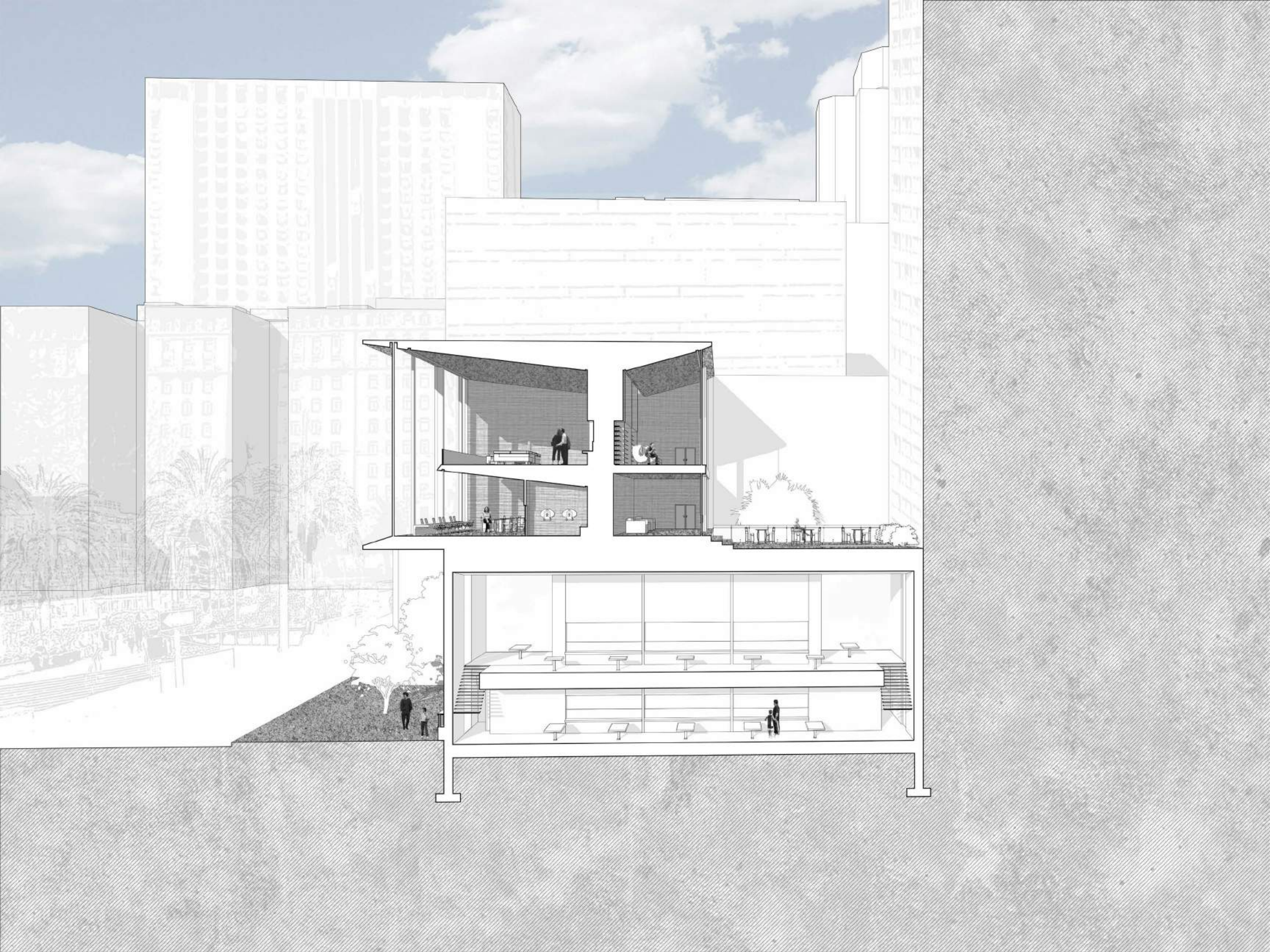




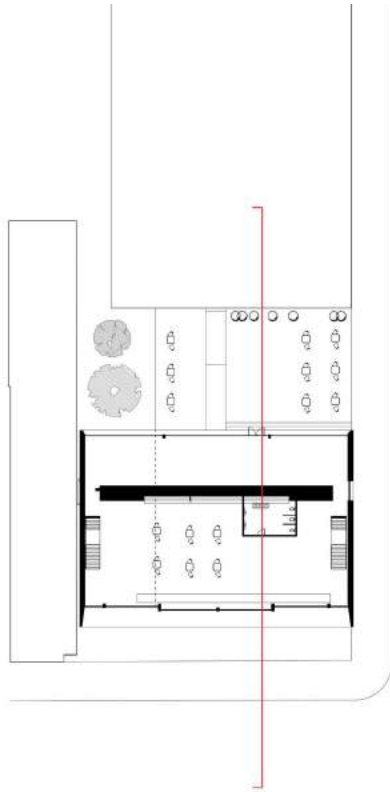




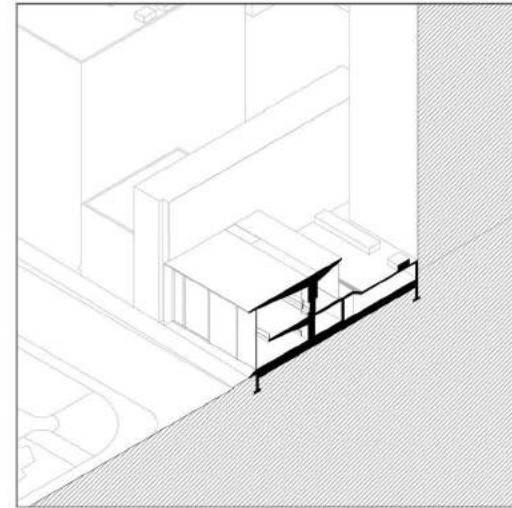




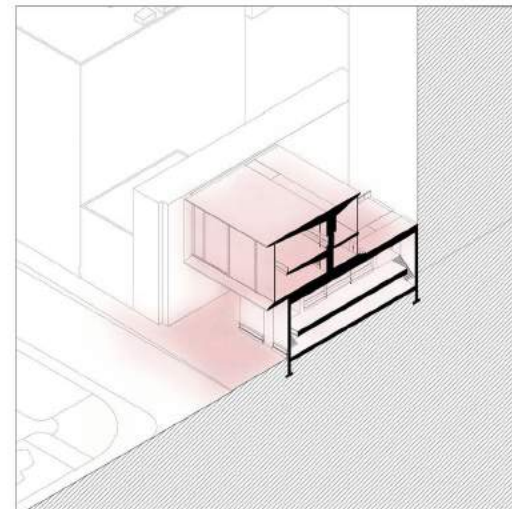




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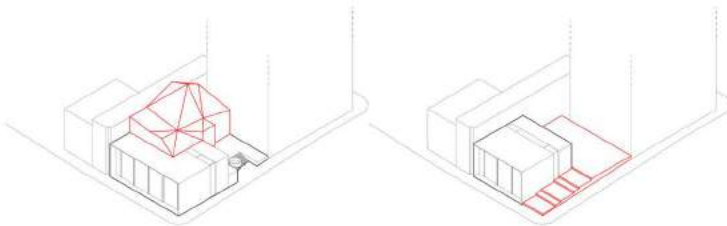
HIJACKED SPACE



ITERATIONS



DISCERNIBLE FIGURE

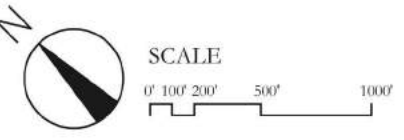
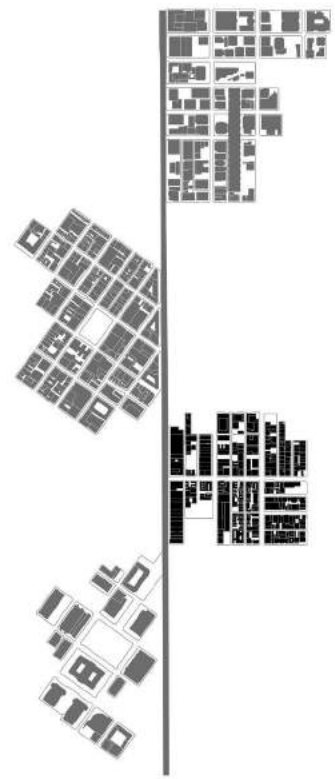
COLLIDING PUBLIC SPACE



# 3/ROW HOUSE NODE SITE PLAN

The Row-House Node is located South of Market in the Residential District which is mostly comprised of the preserved and protected Single Room Occupancies (SROs). This proposal is hijacking the growing number of condos in order to plug-in affordable family units to give back to the lack of housing in the city.

-  Proposed Hijacked Sites
-  Future Growth of Hijacked Sites








# LEGISLATIVE LOOPHOLES

## 5M HOUSING PROJECT



**SAN FRANCISCO PLANNING DEPARTMENT**

DATE: August 13, 2013  
 TO: Members of the Planning Commission and Interested Parties  
 FROM: South & Jones, Environmental Review Office  
 RE: **5M Housing Project**

**MEMO**

Subject: 5M Housing Project  
 Planning Department  
 File Number: 13-00000  
 Date: 8/13/13

Attached for your review please find a copy of the Response to Comments on the Draft Environmental Impact Report (EIR) for the above-referenced project. This document, along with the Draft EIR, will be before the Planning Commission for final EIR certification on September 17, 2013. The Planning Commission will receive public testimony on the Draft EIR certification at the September 17, 2013 hearing. Please note that the public review period for the Draft EIR ended on January 7, 2013. Any comments received after that date, including any comments provided orally at a meeting at the Draft EIR certification hearing, will not be responded to in writing.

The Planning Commission does not conduct a hearing to receive comments on the Response to Comments document, and such hearing is required by the California Environmental Quality Act. Interested parties, however, may attend public testimony at the Planning Commission on September 17, 2013. If you have any questions concerning the Response to Comments document or the environmental review process, please contact Michael Jackson at 415-376-0000.

Thank you for your interest in this project and your contribution to the public process.

www.sfpd.org

Public Review Period: August 13, 2013 to August 27, 2013

Final EIR Certification: September 17, 2013

Public Review Period: August 13, 2013 to August 27, 2013

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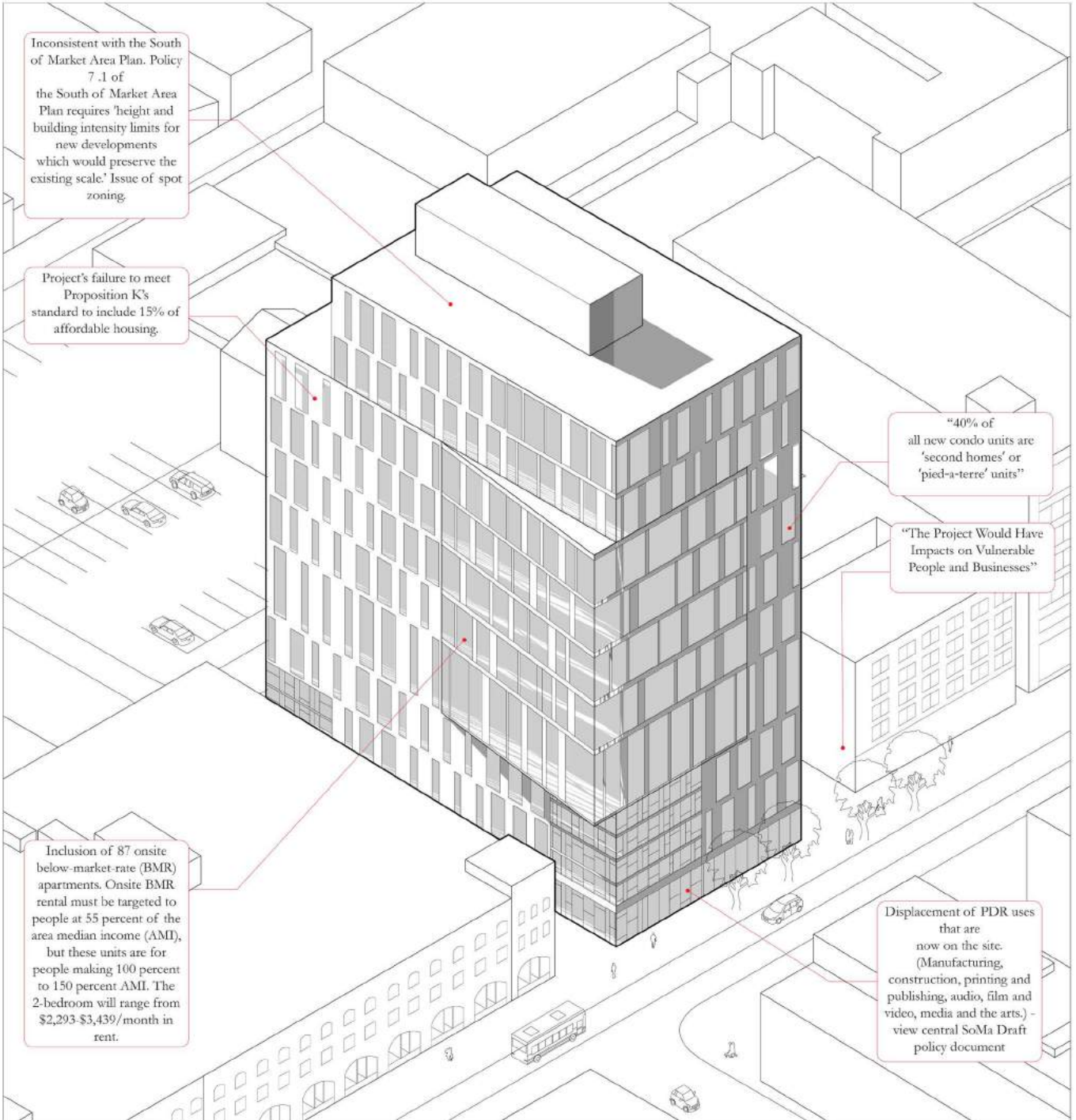
Final EIR Certification: September 17, 2013

Public Review Period: August 13, 2013 to August 27, 2013

Final EIR Certification: September 17, 2013

Public Review Period: August 13, 2013 to August 27, 2013

Final EIR Certification: September 17, 2013



Inconsistent with the South of Market Area Plan. Policy 7.1 of the South of Market Area Plan requires 'height and building intensity limits for new developments which would preserve the existing scale.' Issue of spot zoning.

Project's failure to meet Proposition K's standard to include 15% of affordable housing.

"40% of all new condo units are 'second homes' or 'pied-a-terre' units"

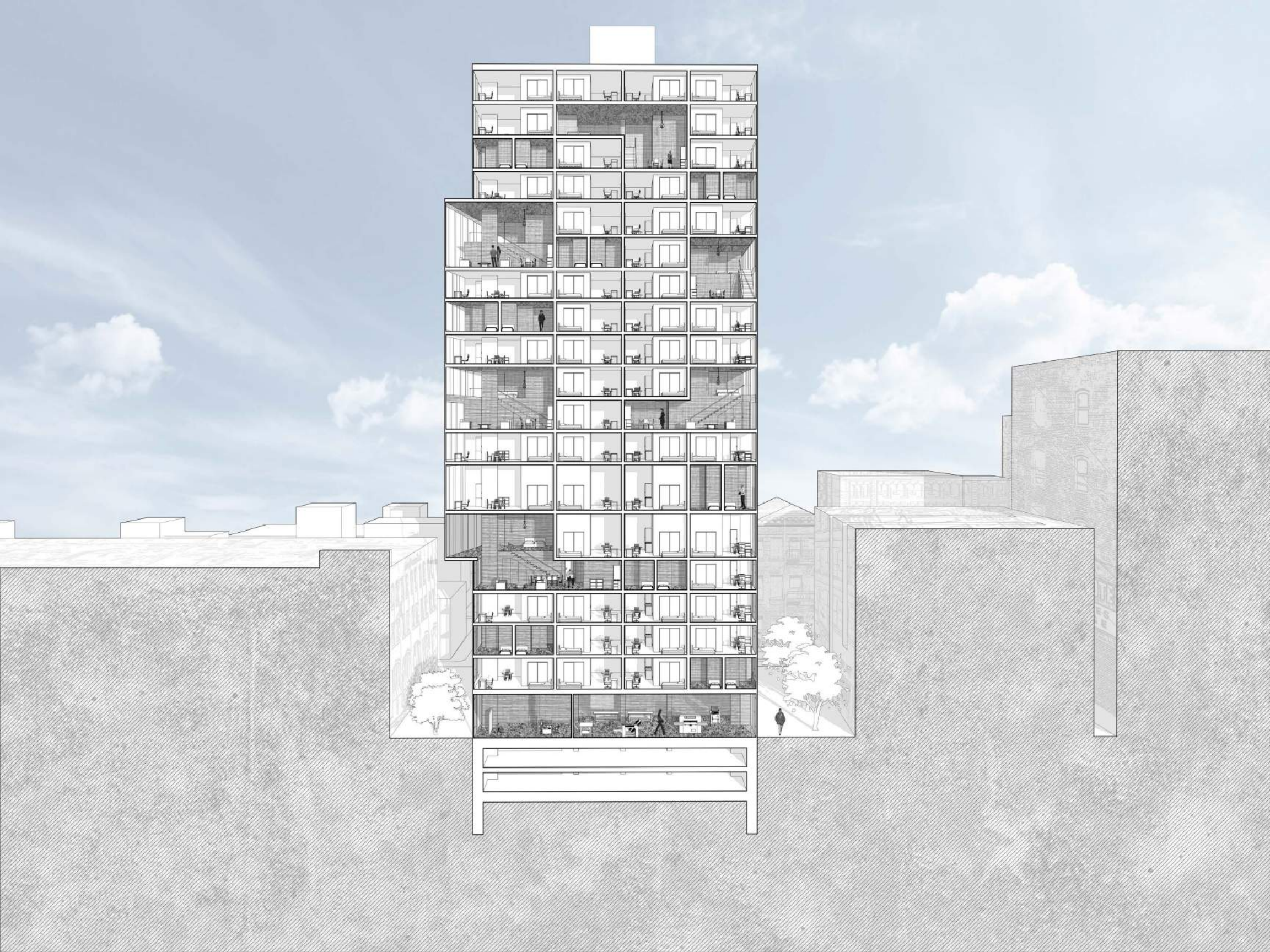
"The Project Would Have Impacts on Vulnerable People and Businesses"

Inclusion of 87 onsite below-market-rate (BMR) apartments. Onsite BMR rental must be targeted to people at 55 percent of the area median income (AMI), but these units are for people making 100 percent to 150 percent AMI. The 2-bedroom will range from \$2,293-\$3,439/month in rent.

Displacement of PDR uses that are now on the site. (Manufacturing, construction, printing and publishing, audio, film and video, media and the arts.) - view central SoMa Draft policy document

Hearing: August 11/28/14 10:00 AM

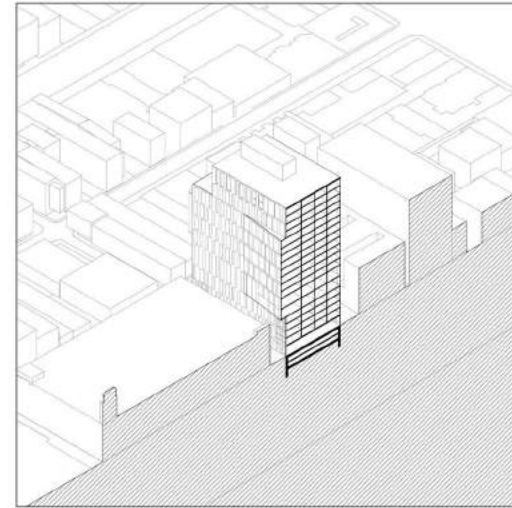




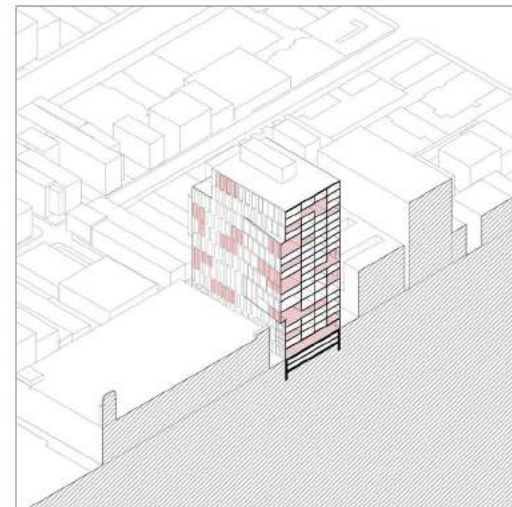




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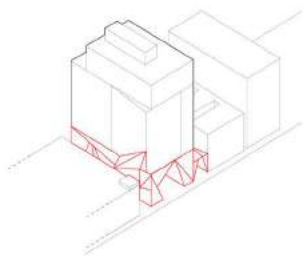


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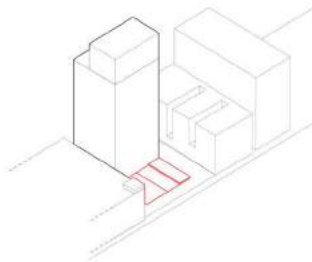


ITERATIONS

DISCERNIBLE FIGURE



COLLIDING PUBLIC SPACE





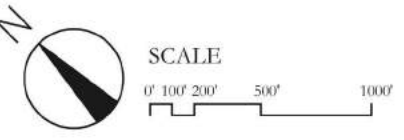
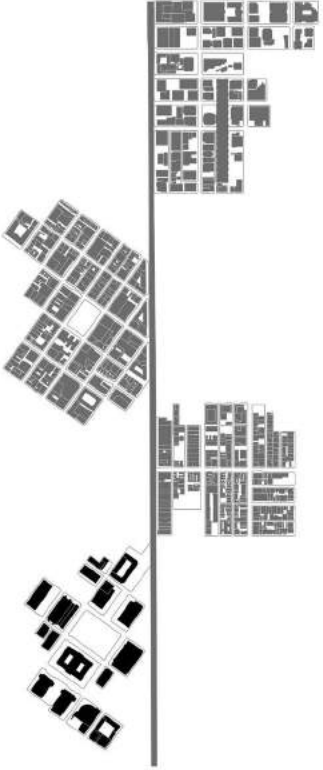


# 4/CIVIC NODE

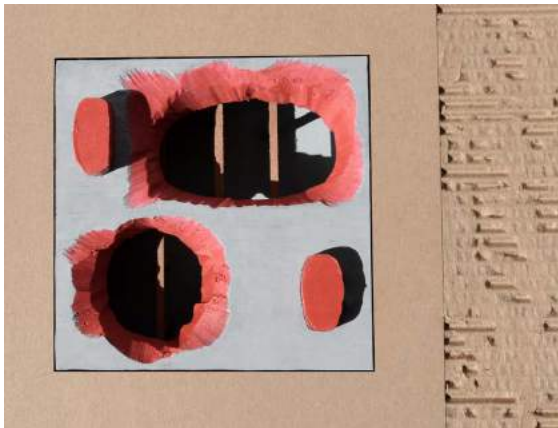
## SITE PLAN

The Civic Node is located at the Civic Center in the Public District, which is mainly comprised of landmark buildings for governmental usage. This proposal hijacks the underground Brooks Hall, a historic landmark currently used for storage, which will be exposed to the public.

-  Proposed Hijacked Sites
-  Future Growth of Hijacked Sites



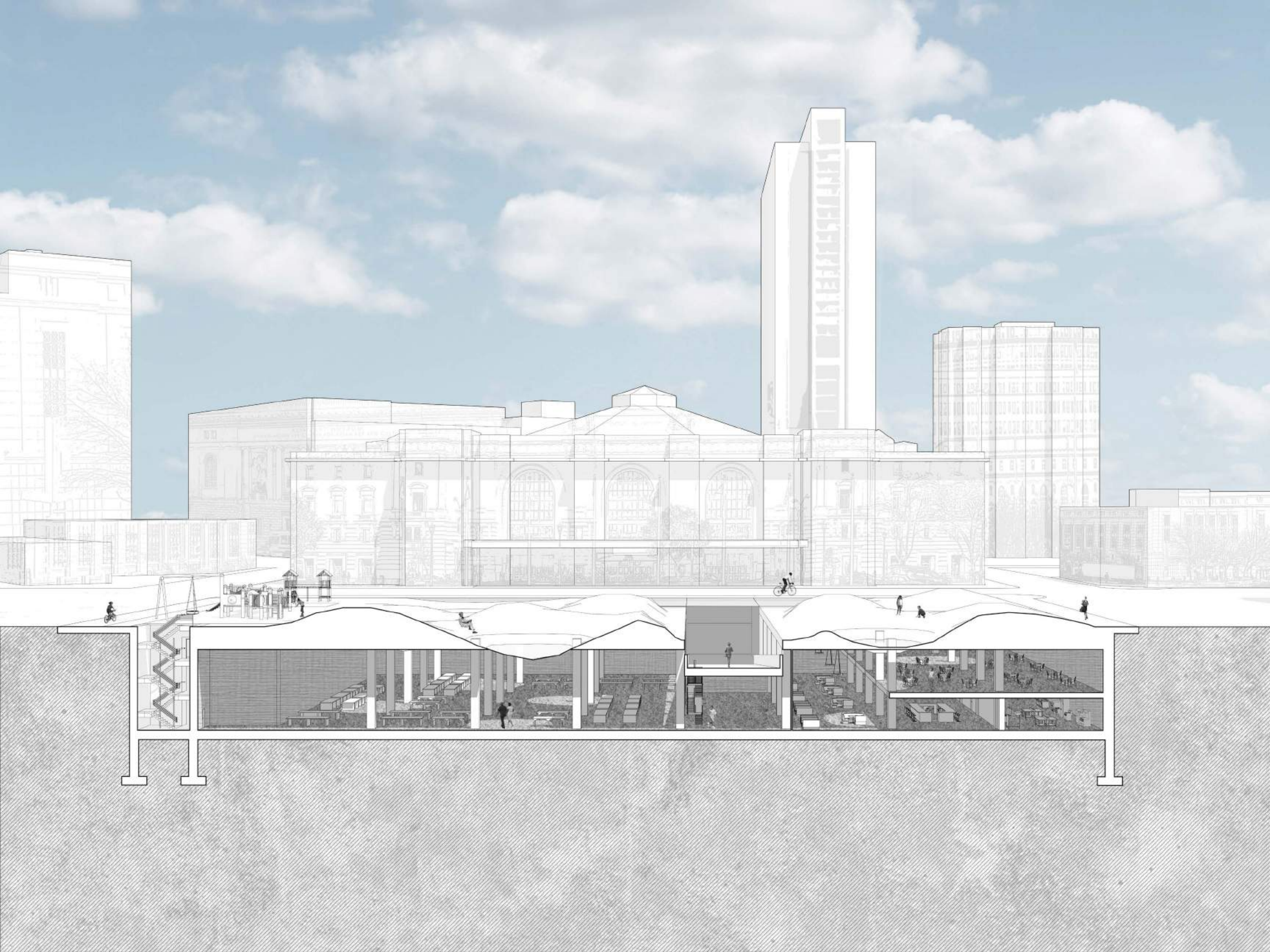




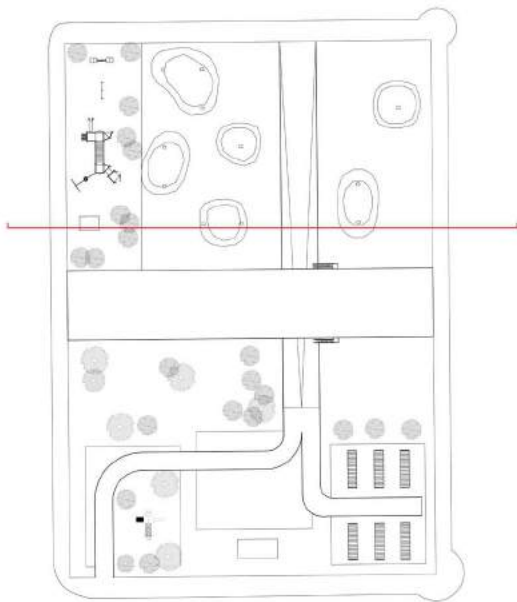




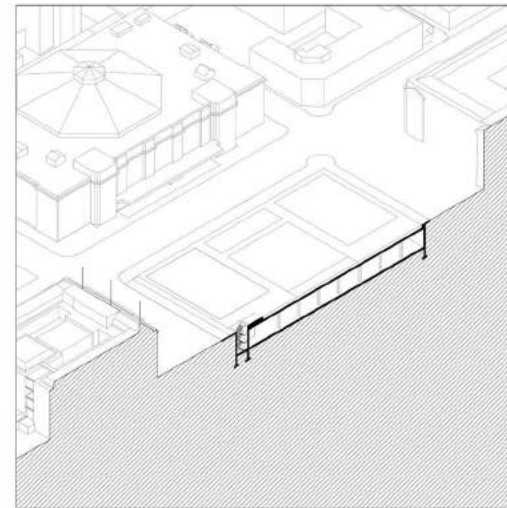




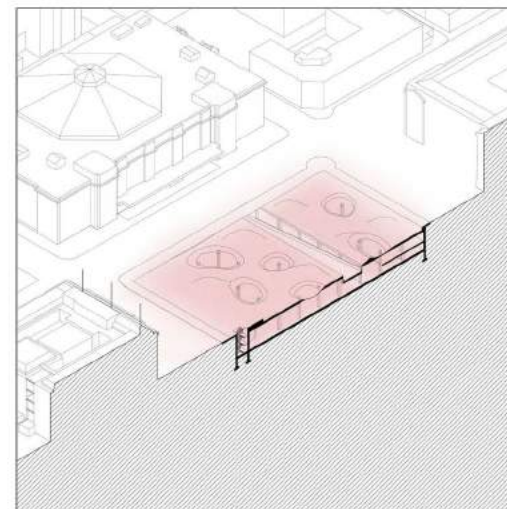




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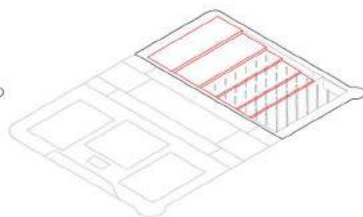
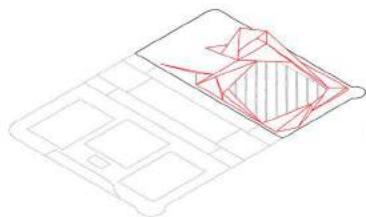
HIJACKED SPACE



ITERATIONS

DISCERNIBLE FIGURE

COLLIDING PUBLIC SPACE



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