

THE EVERYDAY HYBRID

“Uniting commerce, community, and residence for a thriving urban tomorrow.”

ABSTRACT

This book explores the crucial role played by architects in responding to the requirements of the built environment and meeting the needs of developers. It presents a methodology for achieving a balance between the needs of different stakeholders, such as developers, occupants, and the broader community.

This methodology is applied to the proposed building design for Thornton Avenue in Newark, California. The site presents various challenges, including traffic congestion, limited parking, and safety concerns for pedestrians and cyclists. Its proximity to major cities such as San Francisco also predicted that demand for housing is expected to increase by 40% by 2040.

To address these challenges, the proposed building design prioritizes creating a pedestrian-friendly environment, providing increased housing options, and supporting local commerce. The commercial mixed-use building features Level 1 dedicated to commercial activities, while the upper levels are reserved for residential units. The design incorporates walkability elements, outdoor terraces, and a central plaza, providing a multi-functional space for community engagement and social interaction.

The project successfully integrates with the surrounding neighborhood, provides a sustainable solution, and meets the needs of the community. It aims to foster a vibrant mixed-use community while promoting economic growth, demonstrating how architects can balance the needs of various stakeholders to achieve a successful outcome.

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01 THE INTRODUCTION

Newark is a city in Alameda County, California, located in the San Francisco Bay Area. It is situated on the east side of the southern end of the San Francisco Bay and is adjacent to the cities of Fremont and Union City. With a population of approximately 47,000 residents and covering an area of 13.87 square miles, Newark has transformed from a farming community into a suburban city with a mix of residential, commercial, and industrial areas.

One of Newark's advantages is its location, providing easy access to major highways including Interstates 880 and 680. It is also conveniently located in proximity to major cities such as San Francisco, which is located 32 miles away, San Jose which is located 18 miles away, Oakland which is located 18 miles away, Berkeley which is located 22 miles away, and Palo Alto which is located 16 miles away.



STATE : California



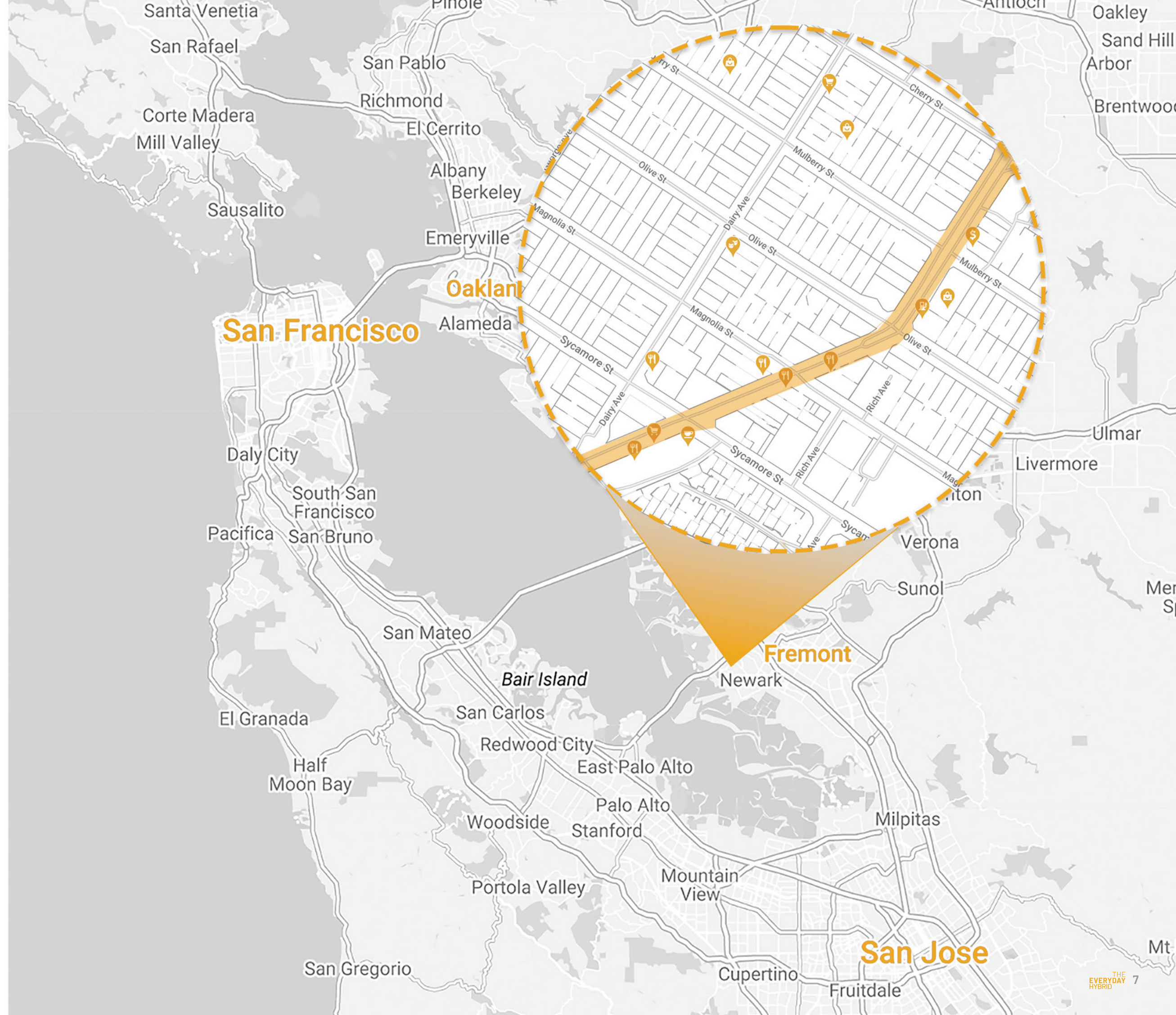
COUNTY : Aameda

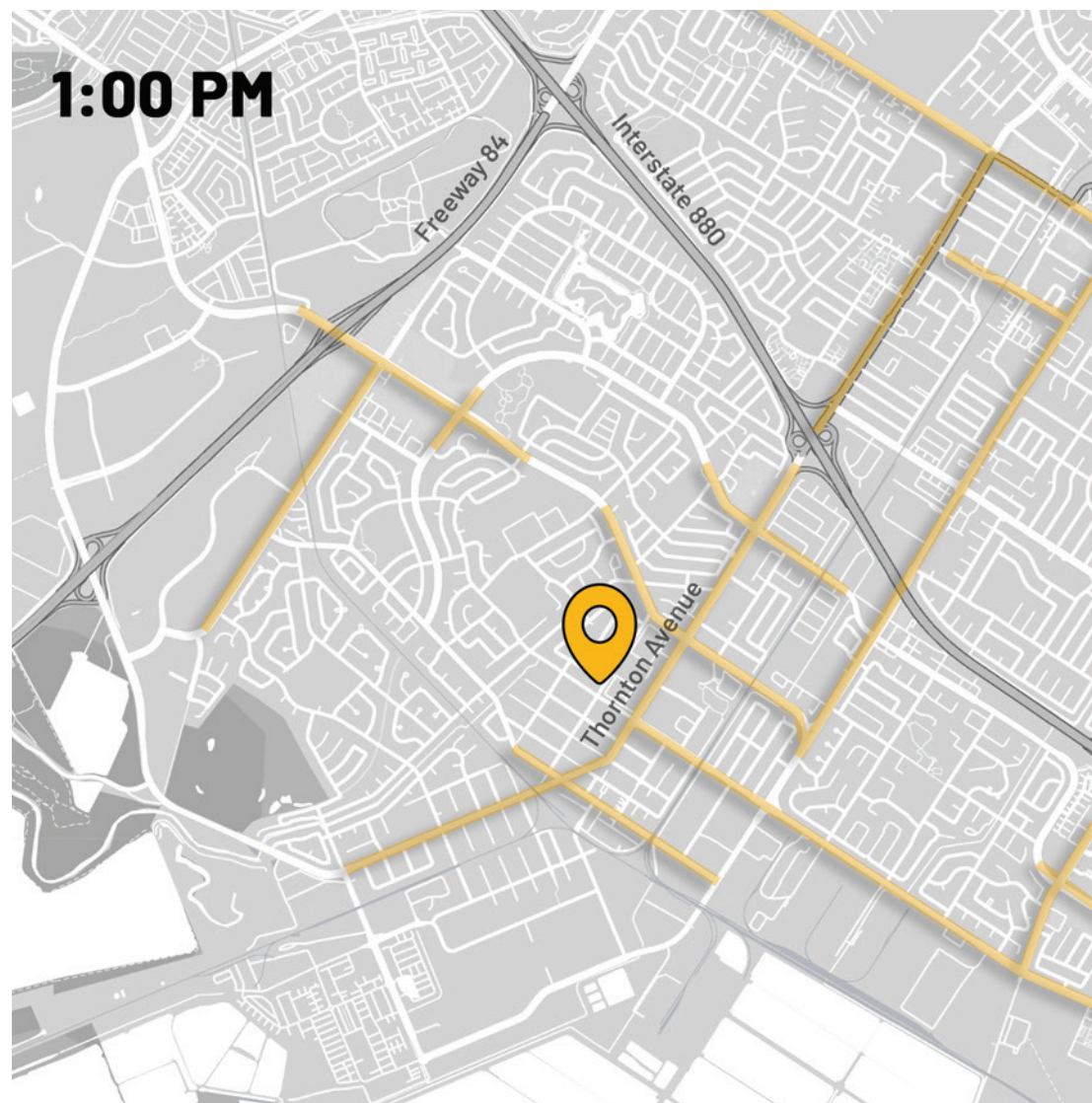
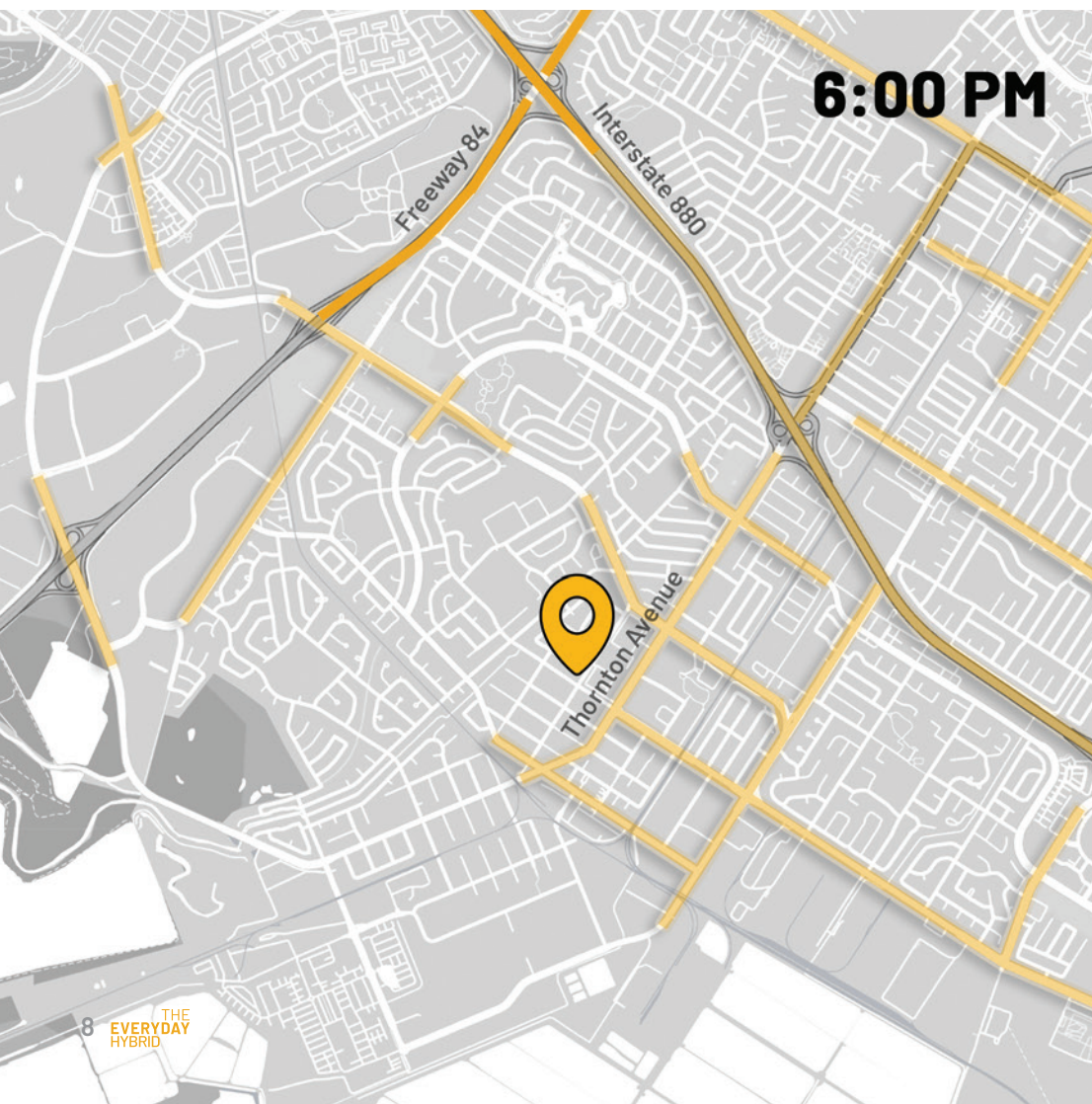
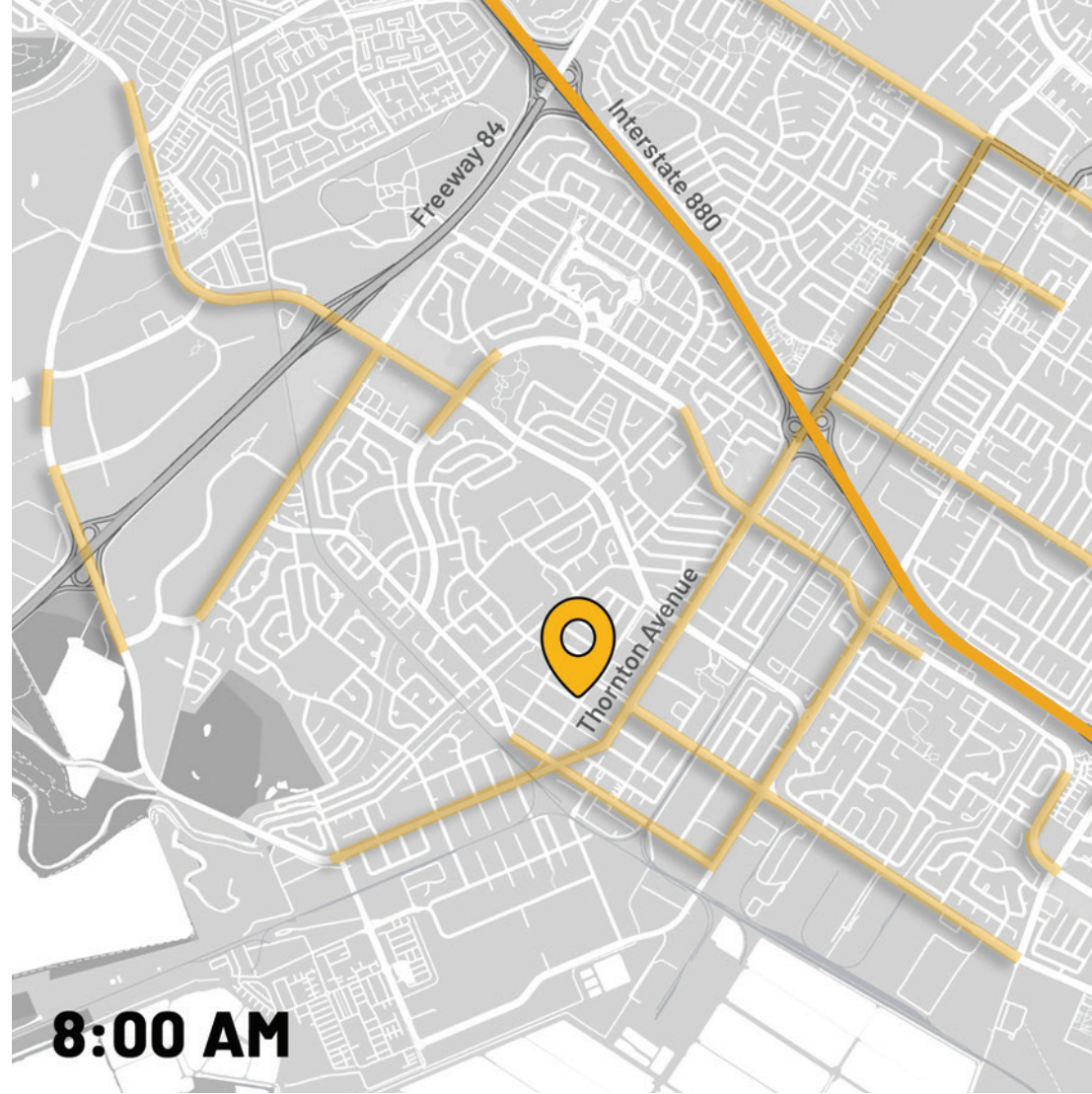
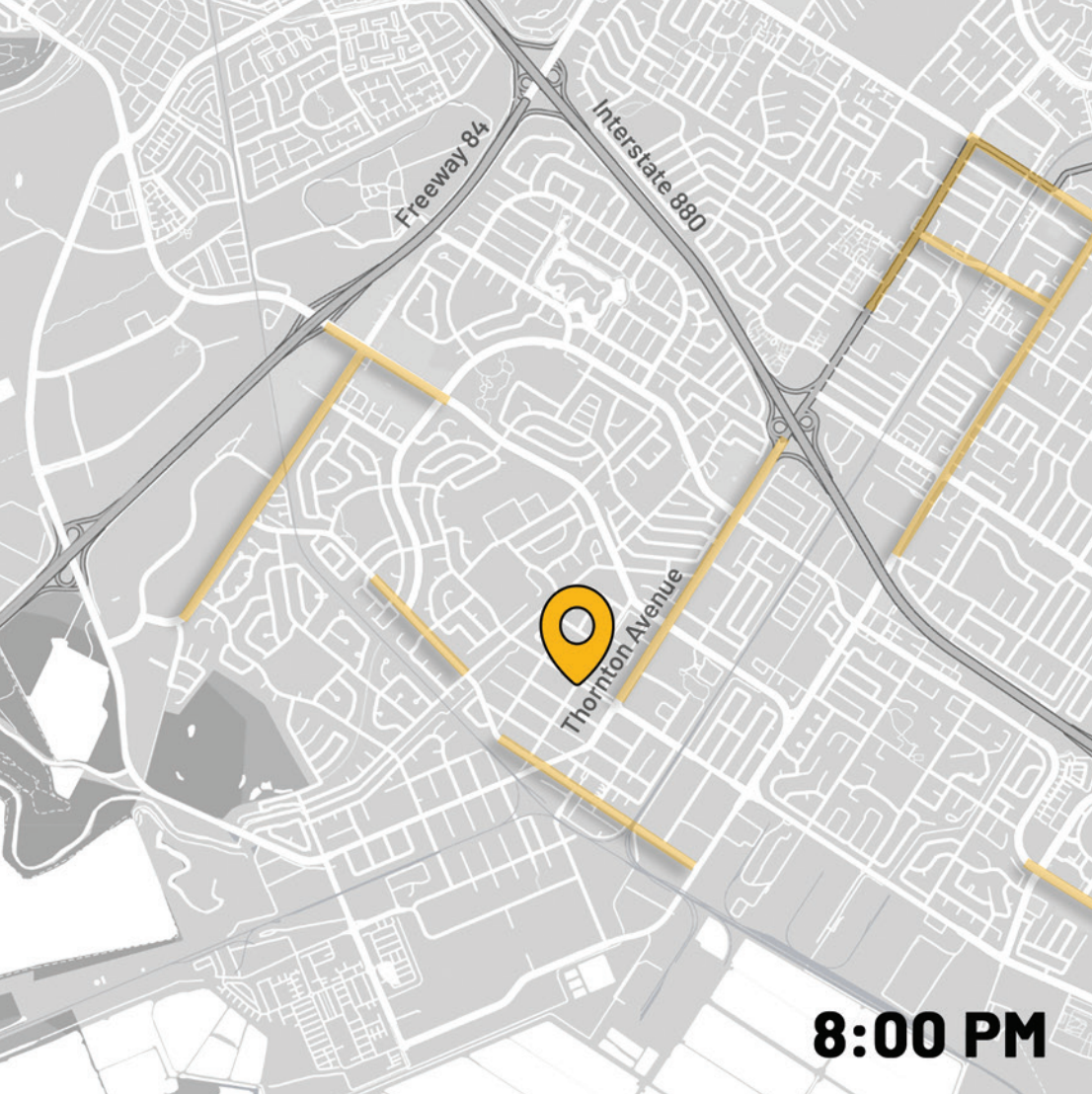


CITY : Newark



ROAD: Thornton Avenue





TRAFFIC & ROAD ANALYSIS:

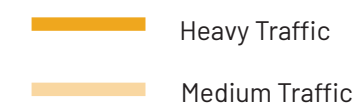
Thornton Avenue in Newark, California, experiences a variety of issues that can affect traffic and safety for drivers, pedestrians, and cyclists. Some of the common traffic issues on Thornton Avenue may include:

CONGESTION AND TRAFFIC FLOW: During peak commuting hours, traffic can be heavy and slow-moving, leading to congestion and potential delays for drivers.

LIMITED PARKING: Parking can be limited along Thornton Avenue, particularly in commercial areas or during events.

Pedestrian safety: Thornton Avenue has a mix of residential, commercial, and industrial areas, and pedestrian safety can be a concern due to heavy traffic and limited crosswalks.

BICYCLE SAFETY: While there are some bike lanes along Thornton Avenue, cyclists may need to share the road with cars and trucks, which can be challenging and potentially dangerous.



SITE AREA : 2.39 ACRES

MAJOR ISSUES:

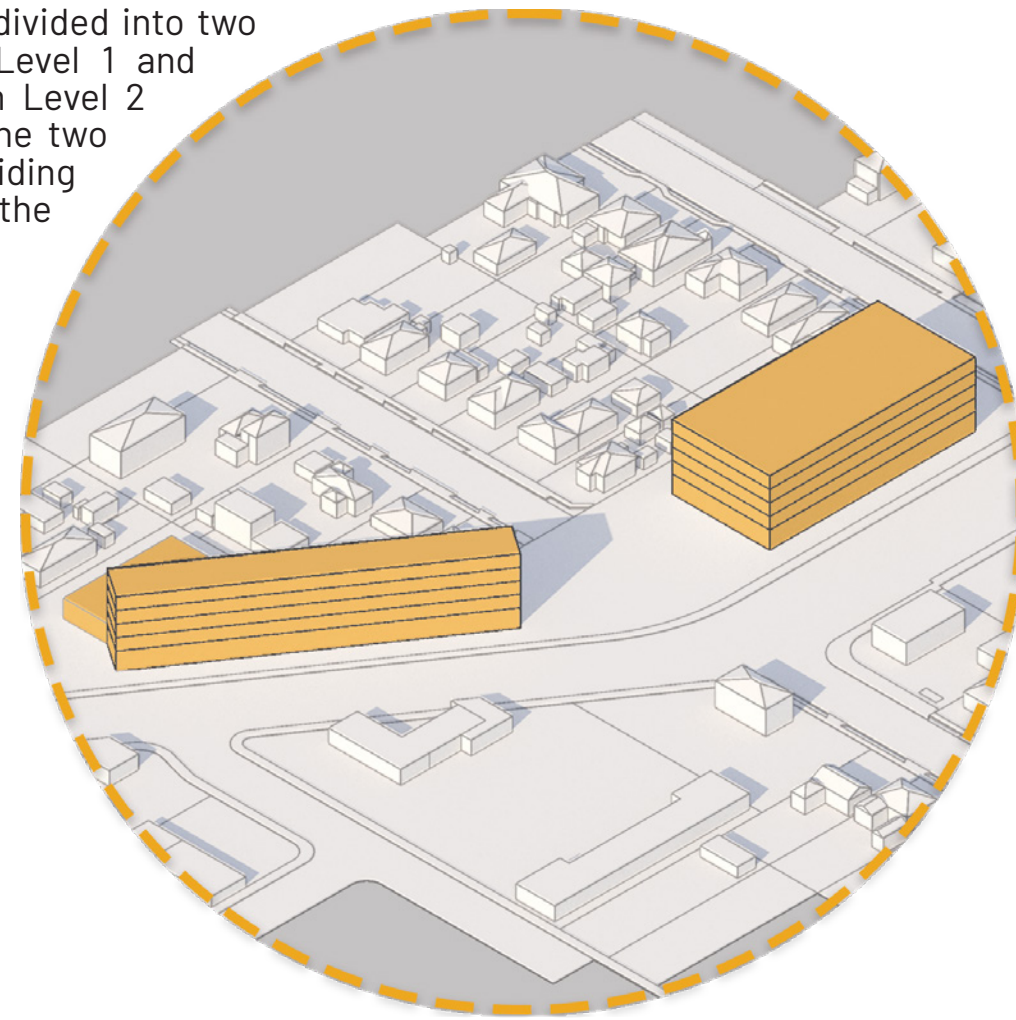
- Heavy traffic congestion during peak hours.
- Limited parking, especially in commercial areas or during events.
- Safety concerns for pedestrians due to heavy traffic and limited crosswalks.
- Safety concerns for cyclists who may need to share the road with cars and trucks.
- Dying commercial activities due to heavy traffic.
- Potential loss of the area's small-town character.
- Future demand for housing in the area due to its proximity to Silicon Valley.

02 DESIGN DEVELOPMENT

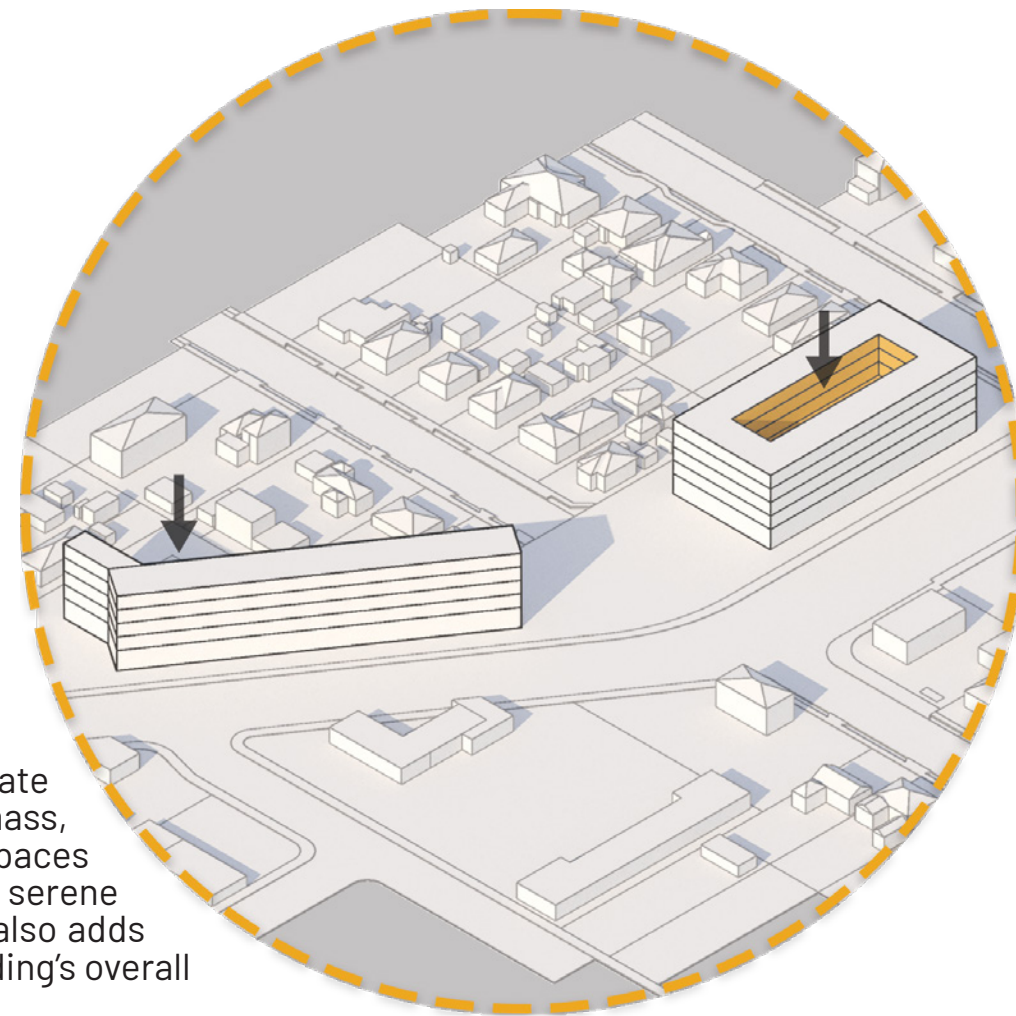
GOALS:

- Creating a destination rather than just a pass-through location.
- Promoting walkability and pedestrian-friendly environments.
- Providing increased housing options.
- Encouraging community participation.
- Fostering a vibrant, mixed-use community.
- Developing a strong sense of place.
- Supporting local commerce and promoting economic growth.

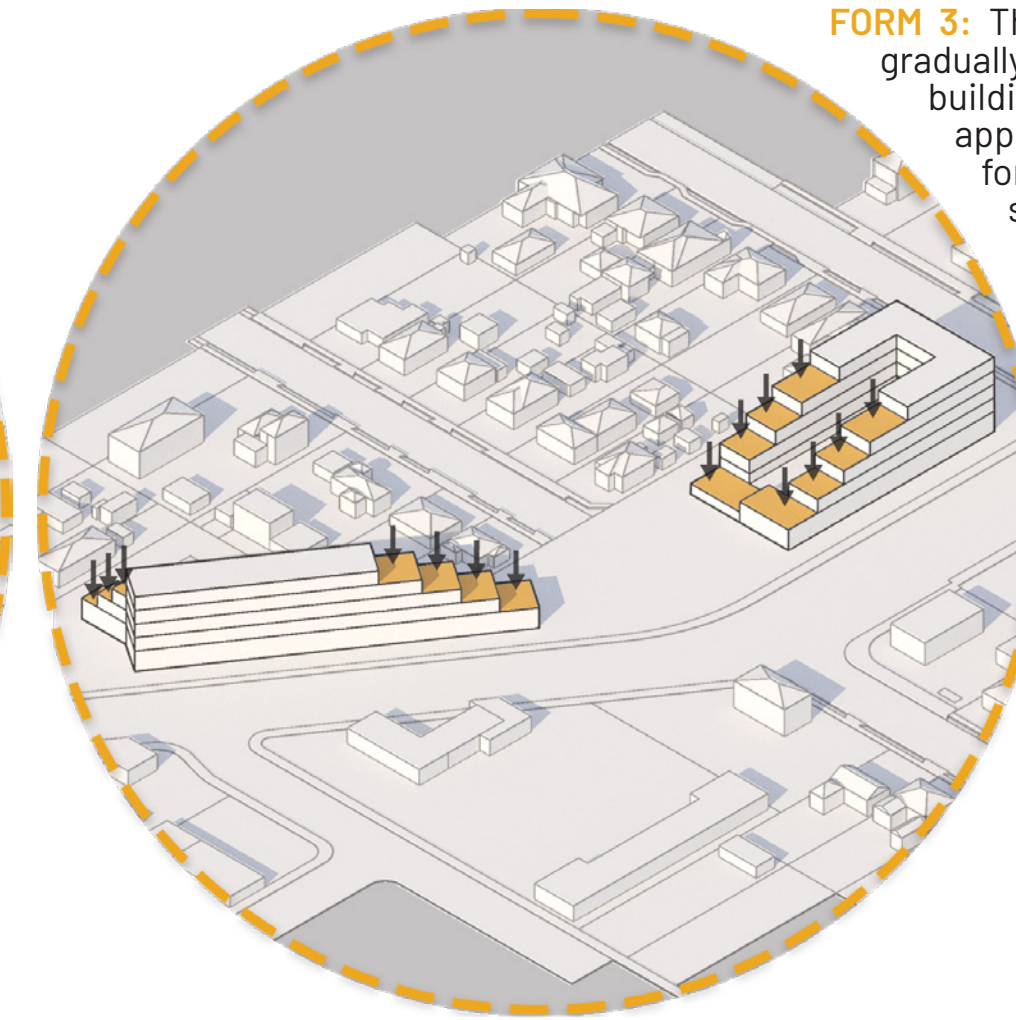
FORM 1: The building program is divided into two masses, with retail spaces on Level 1 and residential spaces spanning from Level 2 to Level 5. The space between the two buildings is a public plaza, providing a welcoming open space for the community to enjoy.



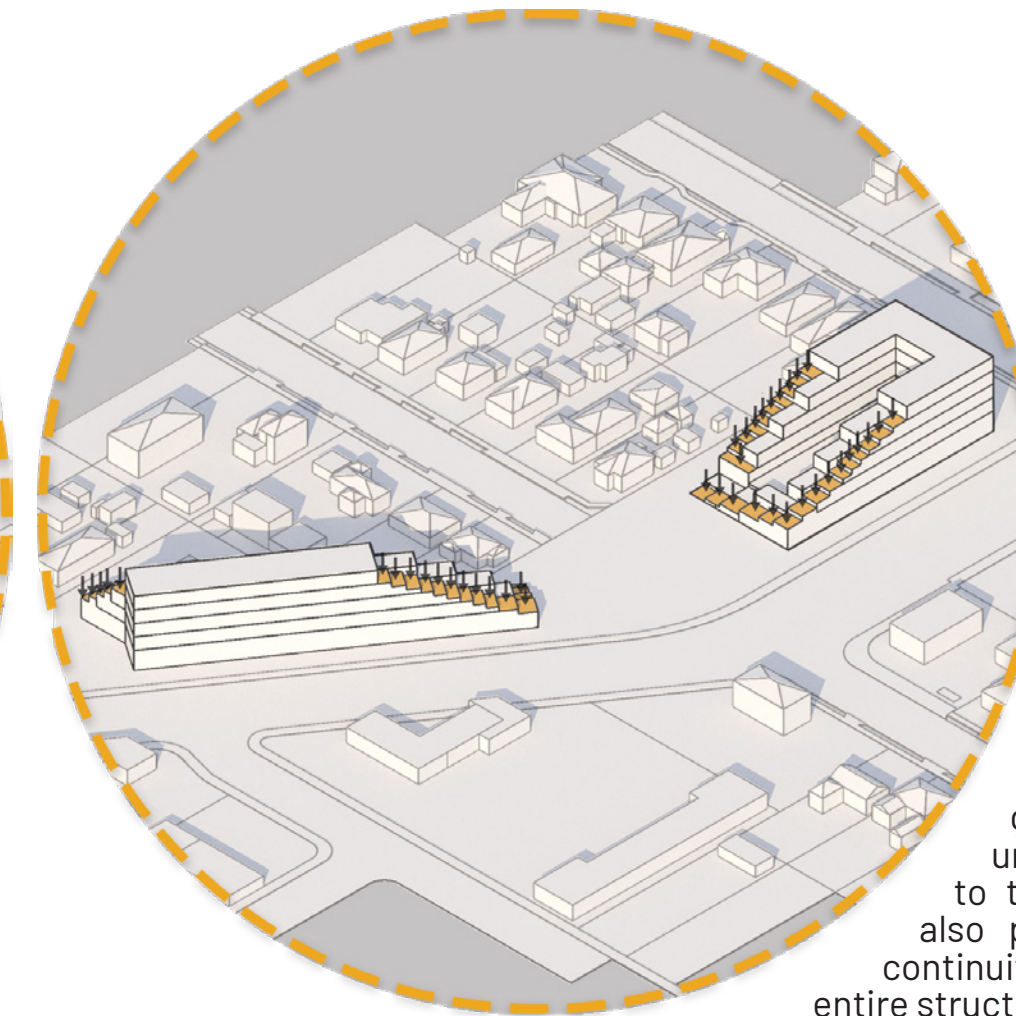
FORM 2: A centrally located private courtyard that is cut out from the mass, allowing natural light to reach all spaces and providing residents with a serene and secluded environment which also adds openness, connectivity to the building's overall design.

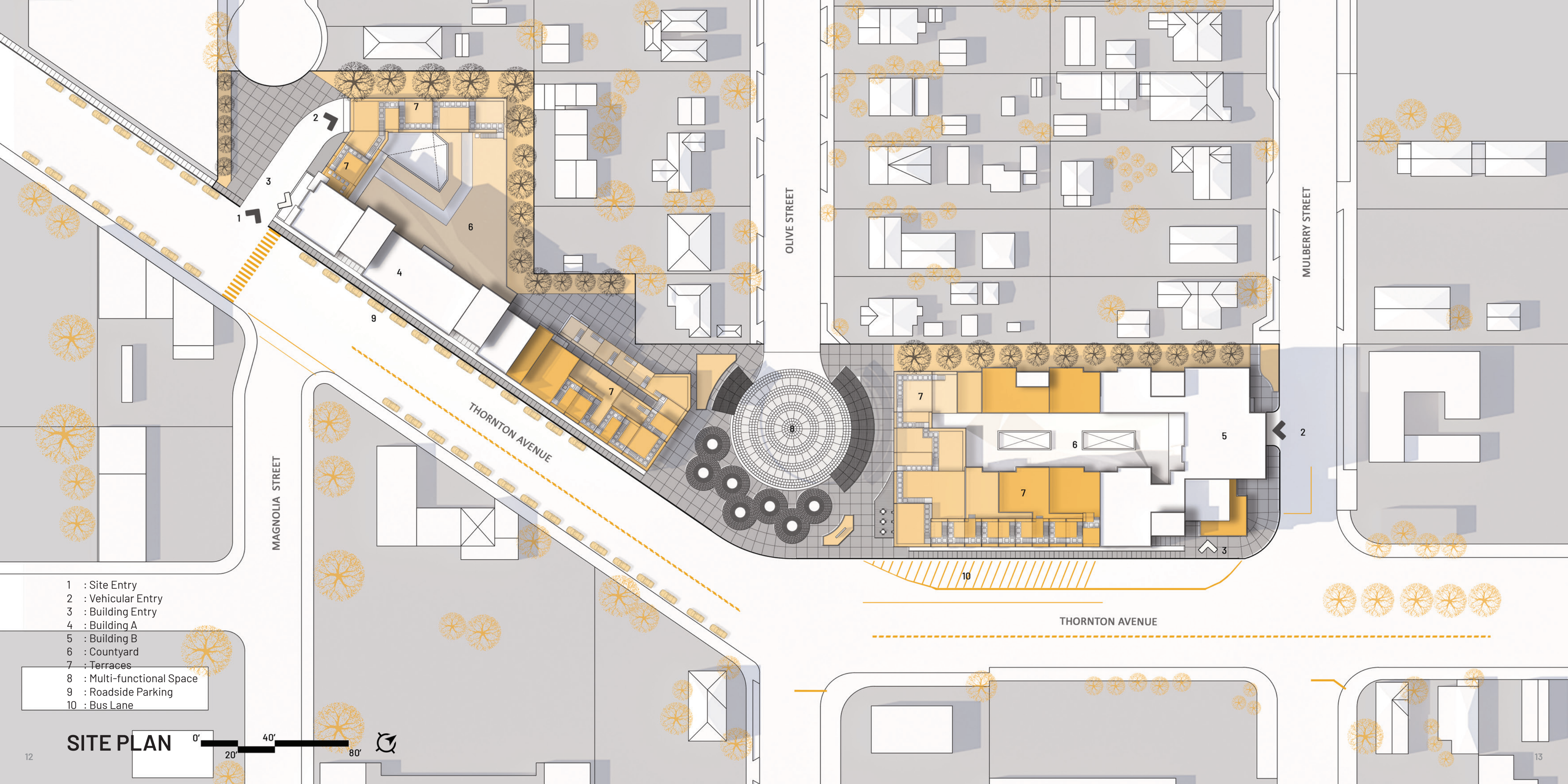


FORM 3: The building's recessed floor design gradually matches the height of surrounding buildings, creating a seamless and visually appealing transition. The terraces formed by the recessed floors add a stunning element to the building's overall aesthetic, making it a unique and standout landmark while still fitting in harmoniously with the surrounding structures.



FORM 4: These primary terraces are further connected to each other through a series of secondary terraces that create a seamless transition from the ground to the topmost terrace. This unique design element not only adds to the building's overall aesthetic but also provides an exceptional sense of continuity and accessibility throughout the entire structure.

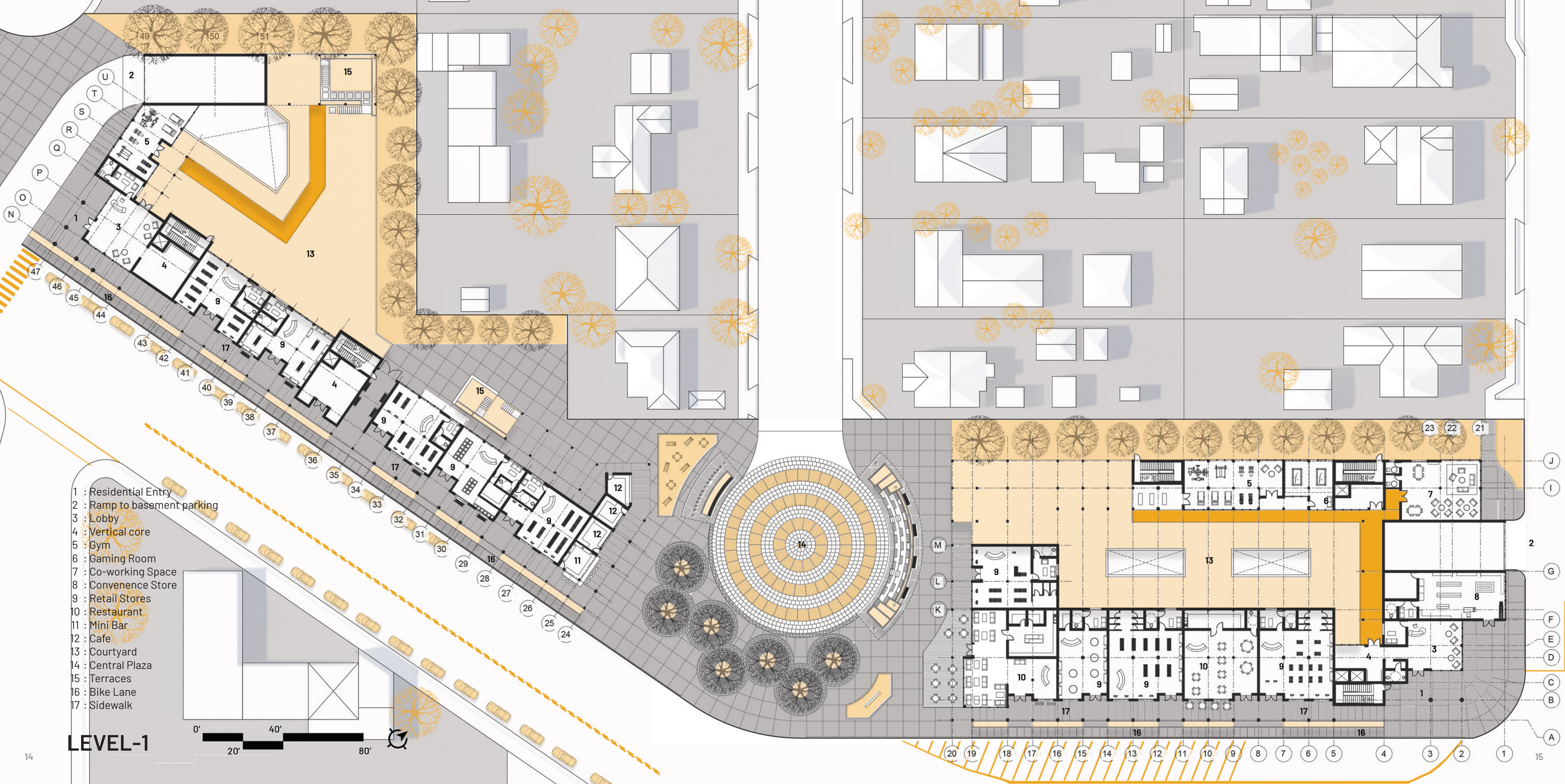




- 1 : Site Entry
- 2 : Vehicular Entry
- 3 : Building Entry
- 4 : Building A
- 5 : Building B
- 6 : Courtyard
- 7 : Terraces
- 8 : Multi-functional Space
- 9 : Roadside Parking
- 10 : Bus Lane

SITE PLAN





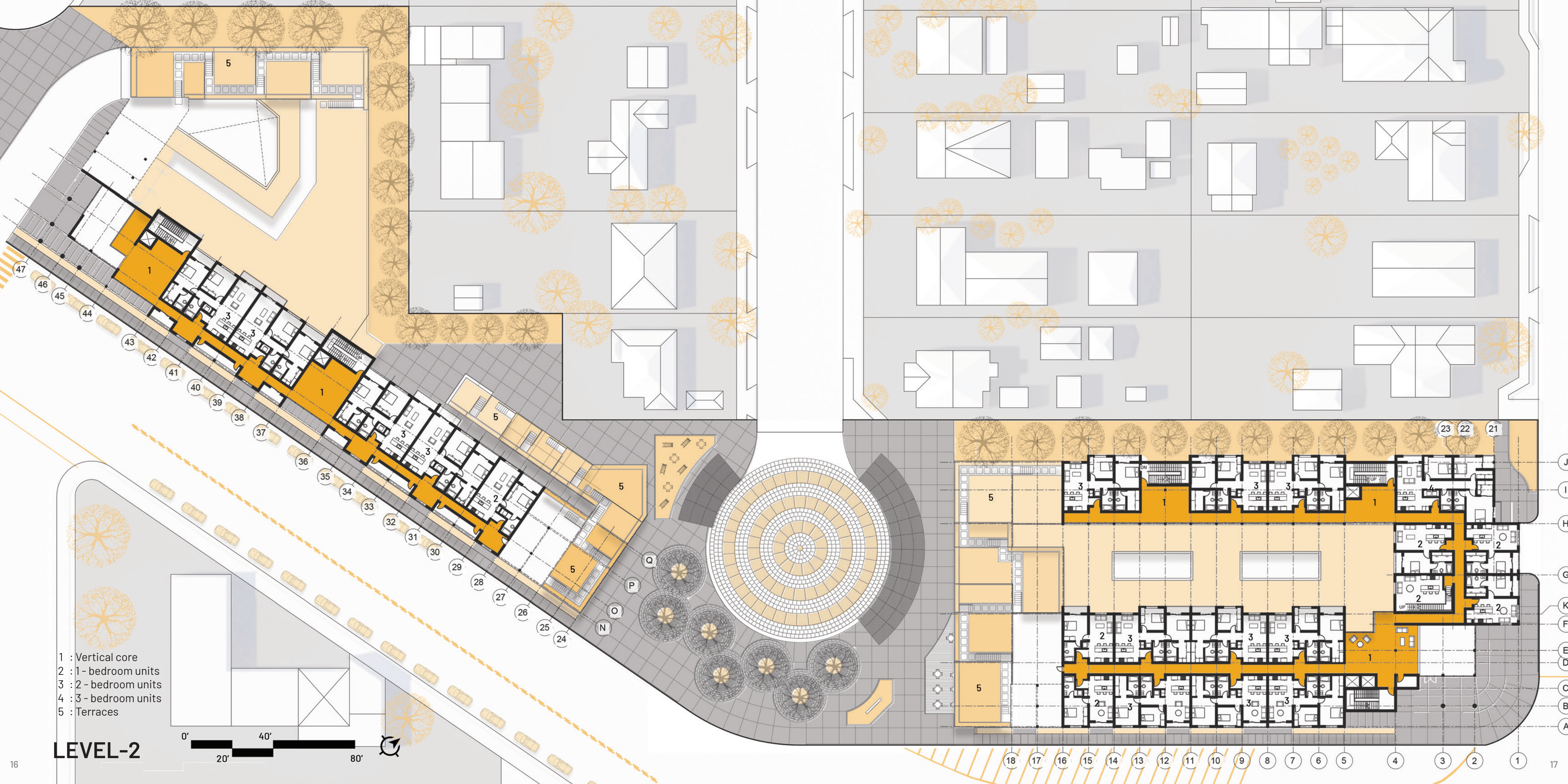
- 1 : Residential Entry
- 2 : Ramp to basement parking
- 3 : Lobby
- 4 : Vertical core
- 5 : Gym
- 6 : Gaming Room
- 7 : Co-working Space
- 8 : Convenience Store
- 9 : Retail Stores
- 10 : Restaurant
- 11 : Mini Bar
- 12 : Cafe
- 13 : Courtyard
- 14 : Central Plaza
- 15 : Terraces
- 16 : Bike Lane
- 17 : Sidewalk

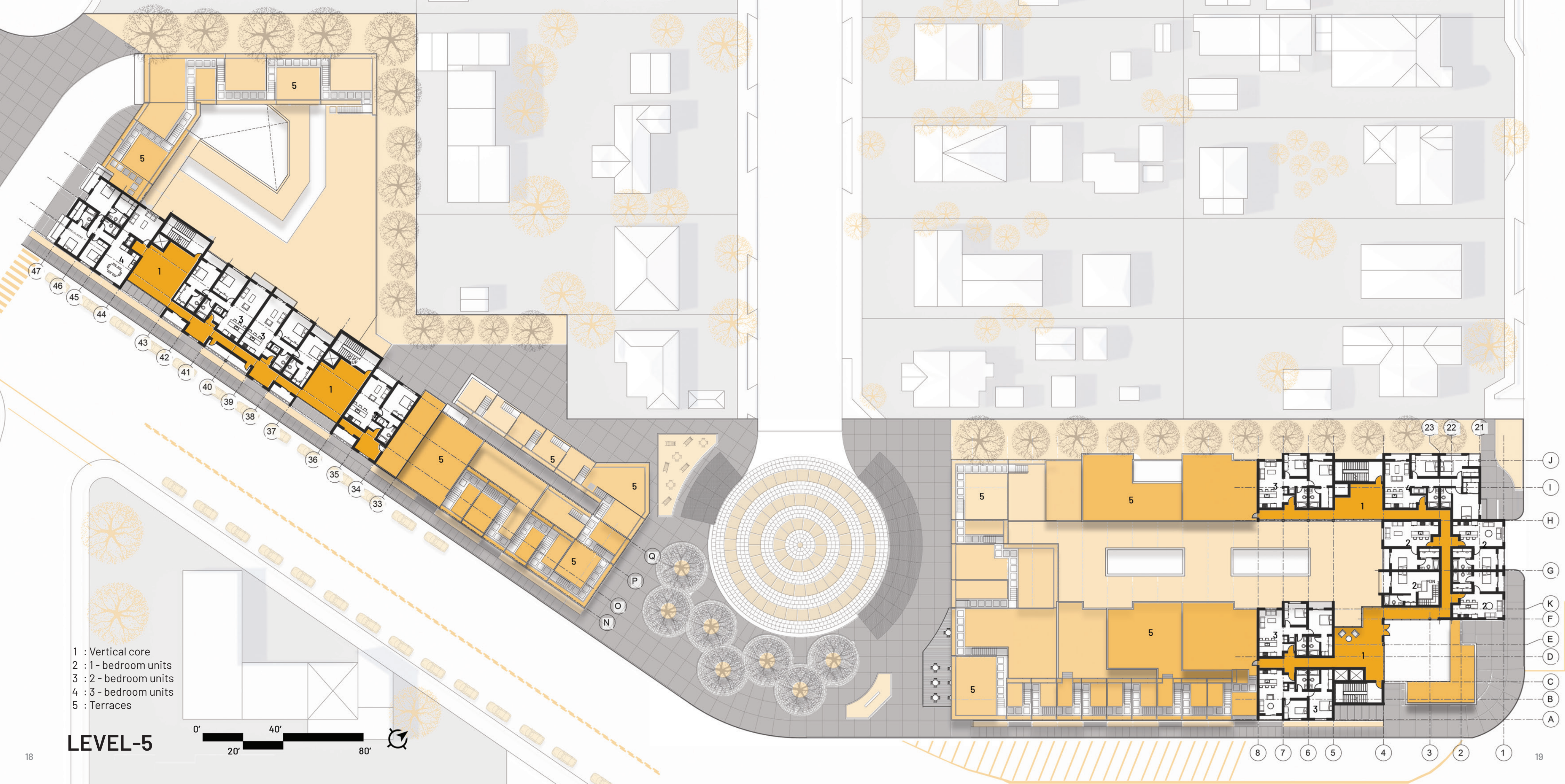
LEVEL-1



- 1 : Vertical core
- 2 : 1 - bedroom units
- 3 : 2 - bedroom units
- 4 : 3 - bedroom units
- 5 : Terraces

LEVEL-2





- 1 : Vertical core
- 2 : 1 - bedroom units
- 3 : 2 - bedroom units
- 4 : 3 - bedroom units
- 5 : Terraces

LEVEL-5





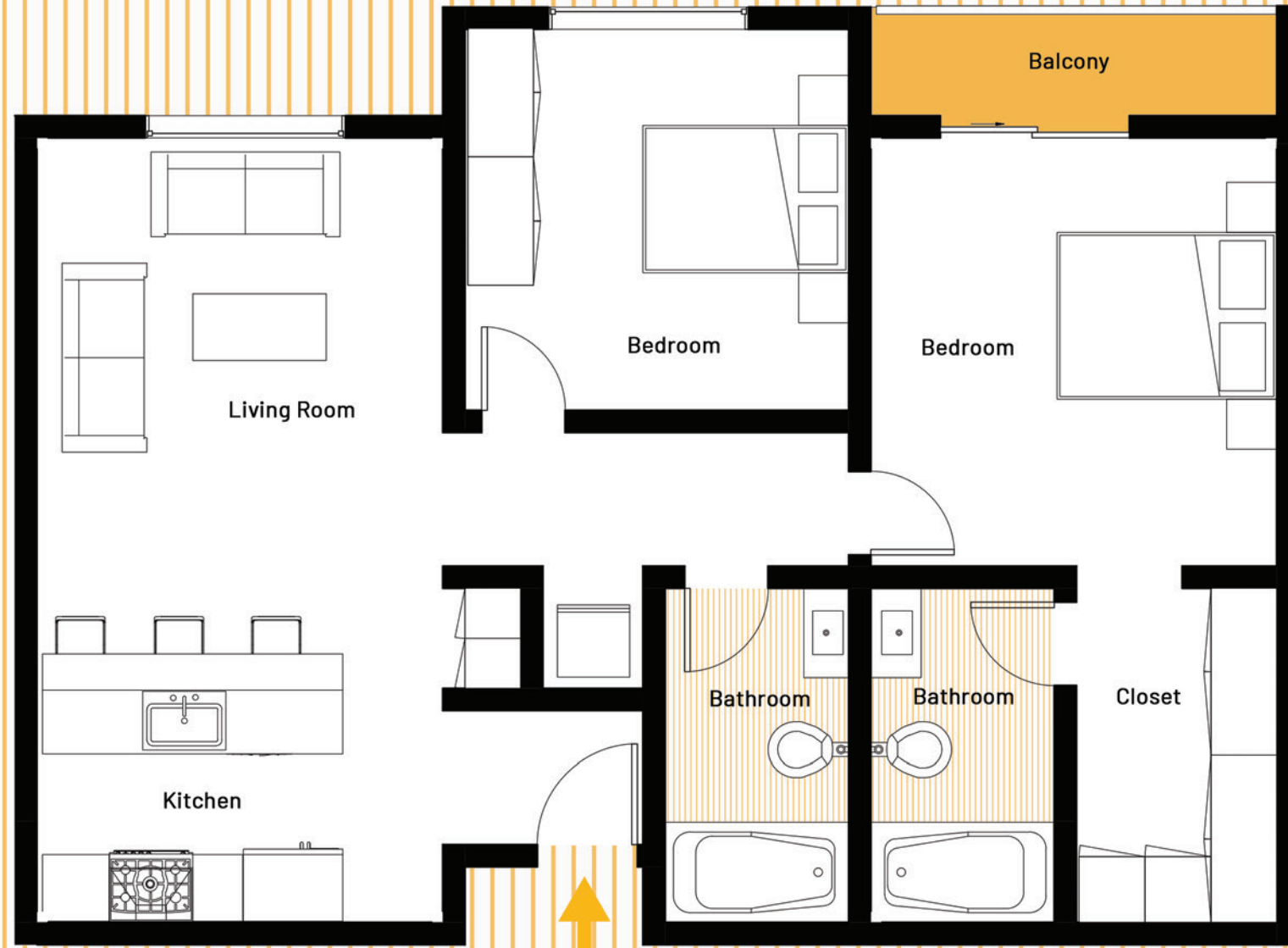
3 BEDROOM UNIT
TYPE 1: 1720 SQFT



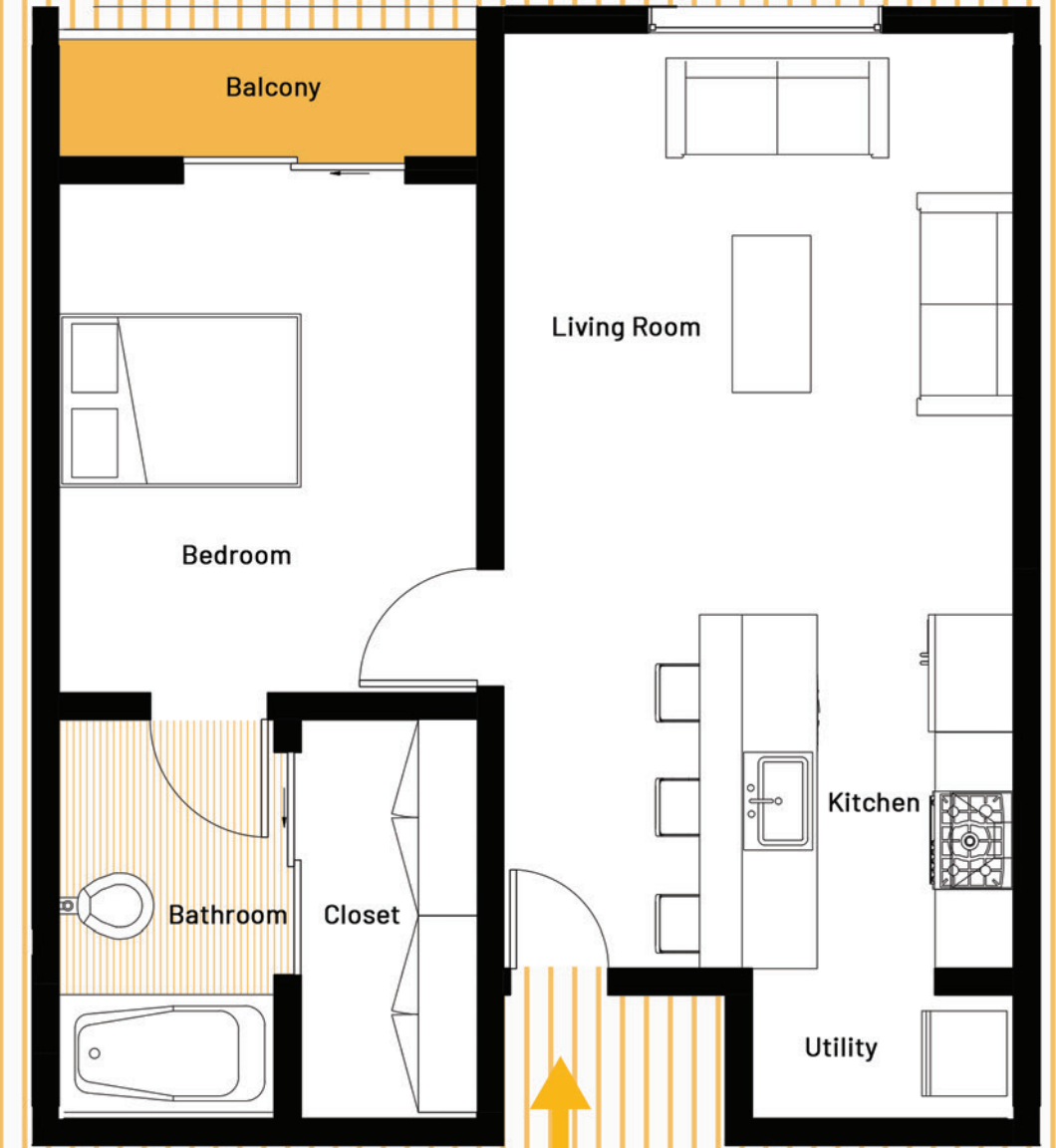
3 BEDROOM UNIT
TYPE 2: 1450 SQFT



3 BEDROOM UNIT
TYPE 3: 1860 SQFT



2 BEDROOM UNIT
TYPE 1: 1030 SQFT



1 BEDROOM UNIT
TYPE 1: 860 SQFT

SPACE PROGRAM:

COMMERCIAL SPACES

RETAIL STORE	AREA (SQ.FT)	NO. OF UNITS
Type - 1	: 1690	3
Type - 2	: 1090	1
Type - 3	: 1170	5
RESTAURANT		
Type - 1	: 1870	1
Type - 2	: 1690	1
Food Kiosks	: 195	4
CONVENIENCE STORE	: 1440	1

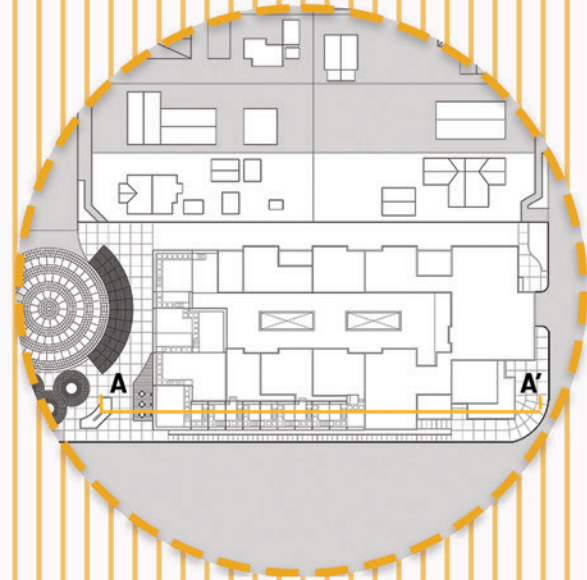
RESIDENTIAL UNITS

1 - BEDROOM	AREA (SQ.FT)	NO. OF UNITS
Type 1	: 625	16
Type 2	: 780	3
Type 3	: 950	2
2 - BEDROOM		
Type 1	: 950	7
Type 2	: 1060	18
Type 3	: 1200	12
3 - BEDROOM		
Type 1	: 1400	4
Type 2	: 1600	2
Type 3	: 1800	2

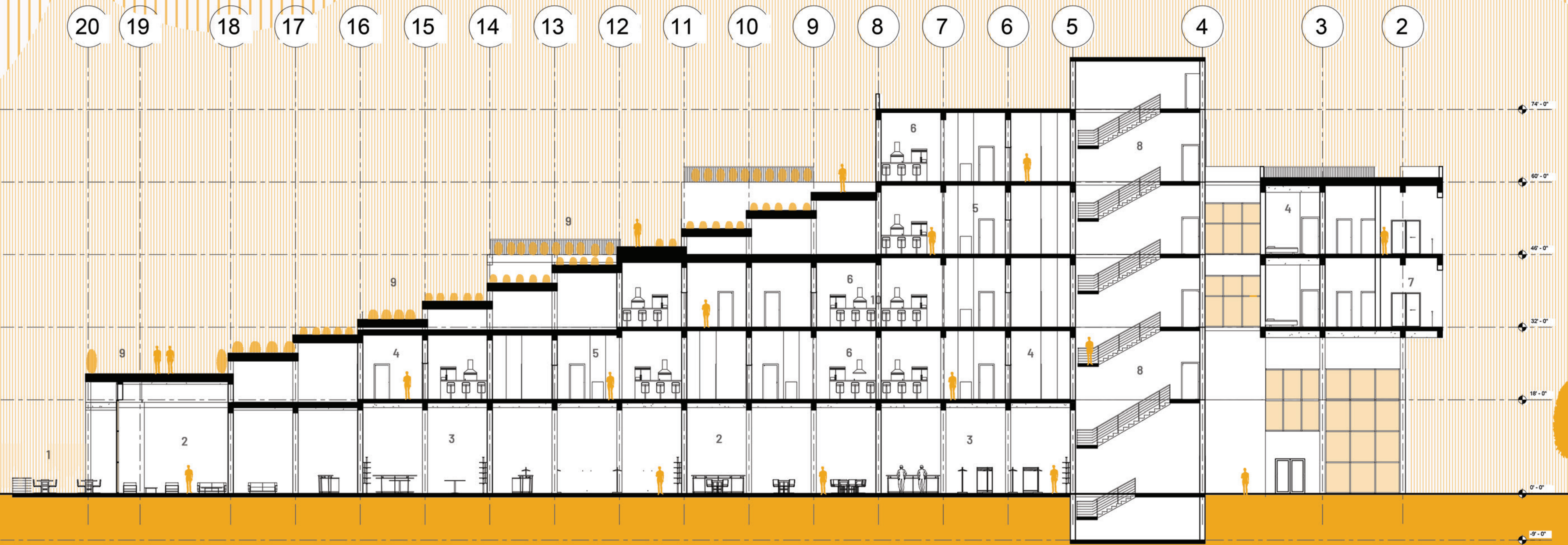


ELEVATION



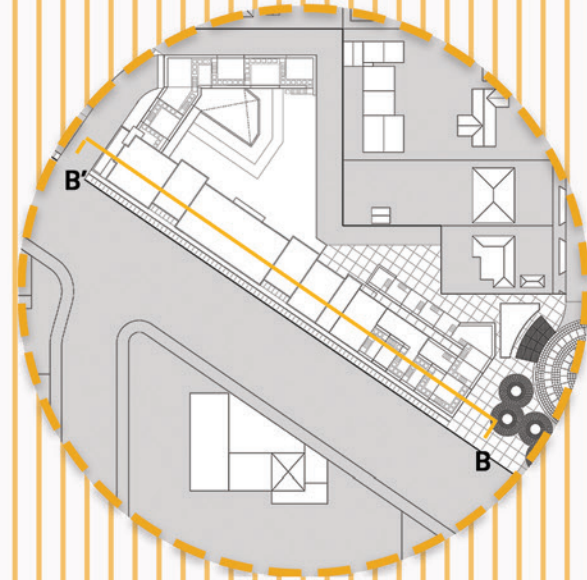


- 1 : Outdoor Dining
- 2 : Restaurant
- 3 : Retail Store
- 4 : Bedroom
- 5 : Walkway
- 6 : Kitchen
- 7 : Balcony
- 8 : Fire Stairway
- 9 : Terraces



SECTION-AA'

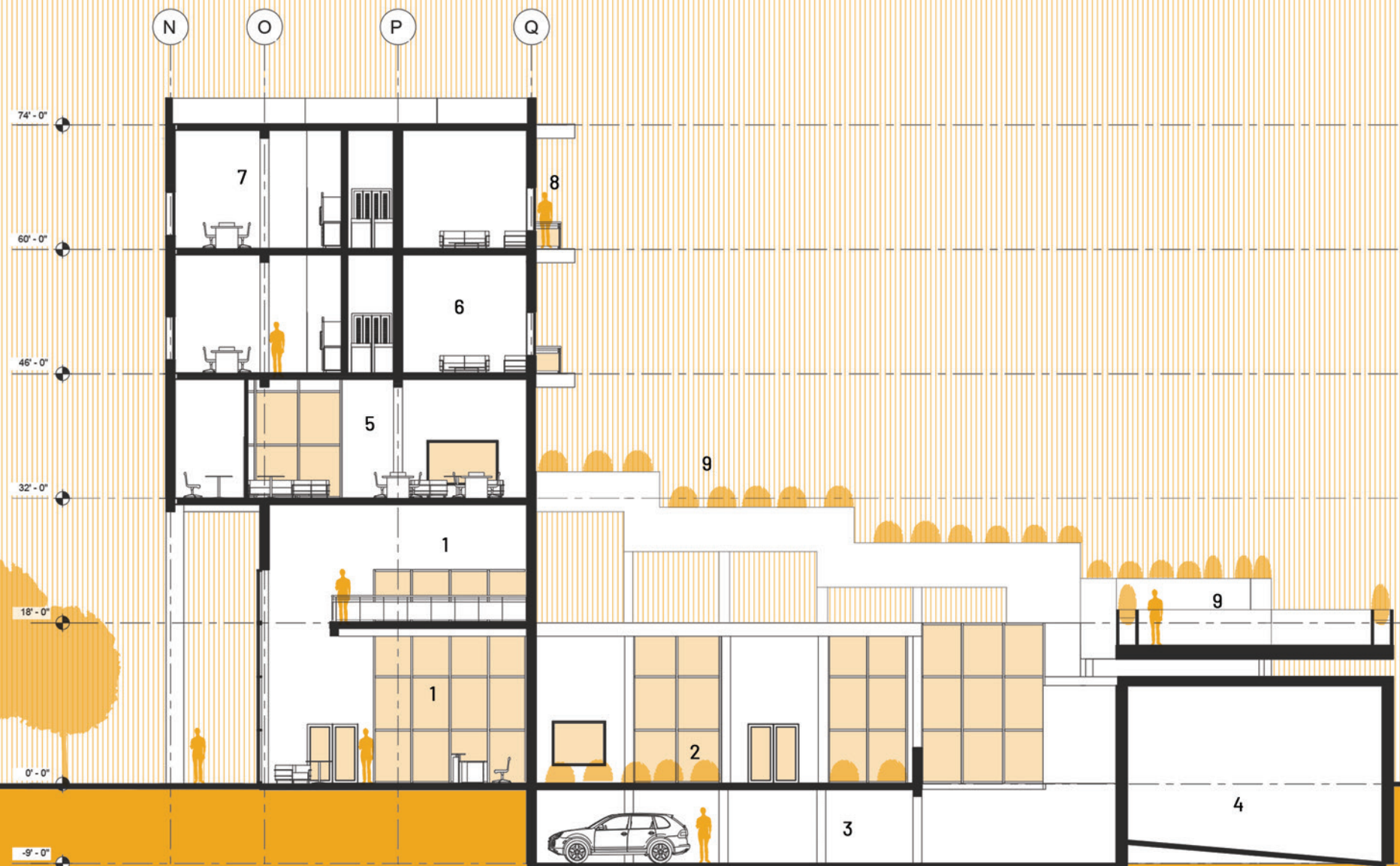
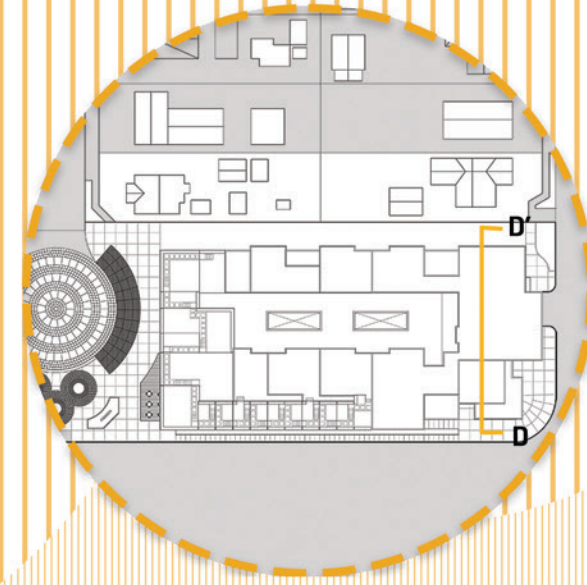
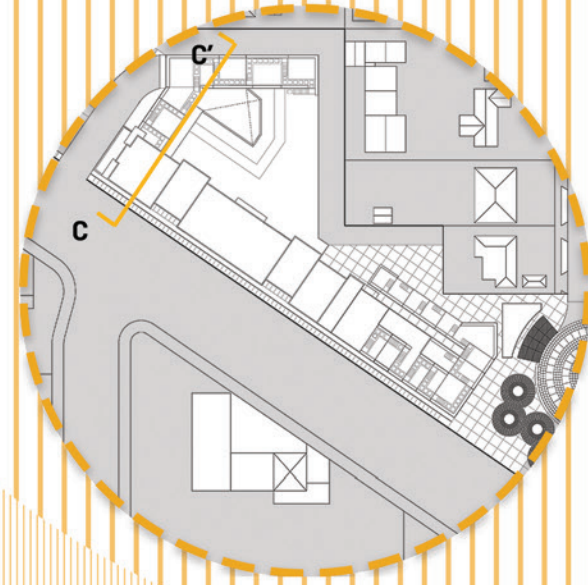




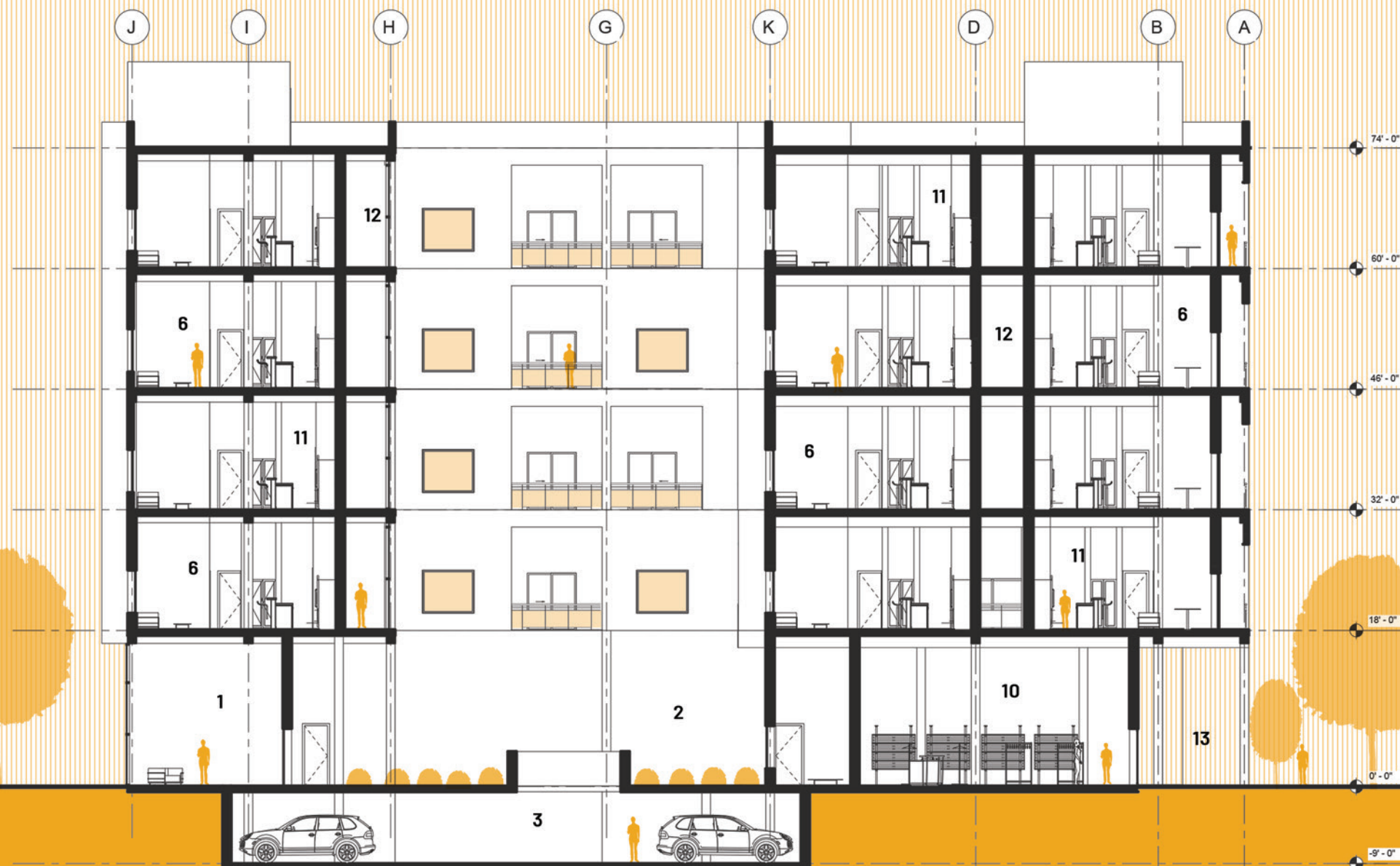
- 1 : Mini Bar
- 2 : Retail Store
- 3 : Residence Lobby
- 4 : Co-working Space
- 5 : Lift Lobby
- 6 : Bedroom
- 7 : Bathroom
- 8 : Kitchen
- 9 : Terraces
- 10 : Lift Core



SECTION-BB' 0' 15' 25'



- 1 : Residence Lobby
- 2 : Courtyard
- 3 : Basement Parking
- 4 : Ramp to Parking
- 5 : Co-Working Space
- 6 : Living Room
- 7 : Dining
- 8 : Balcony
- 9 : Terraces
- 10 : Retail Store
- 11 : Kitchen
- 12 : Corridor
- 13 : Sidewalk



SECTION-CC'

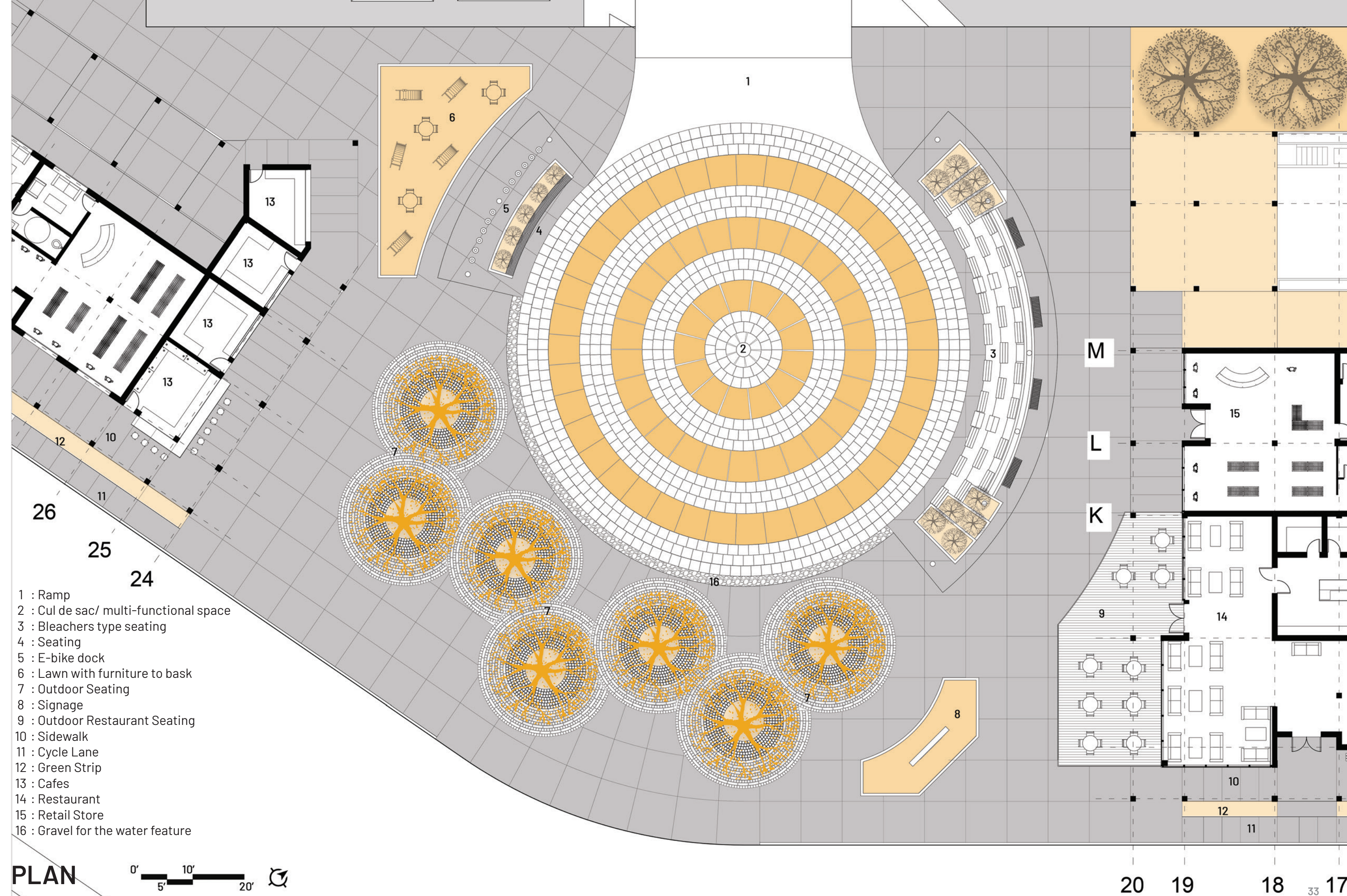


SECTION-DD'



03 CENTRAL PLAZA

The central area of this design is a lively plaza surrounded by cascading buildings, creating a hub of activity. The cul-de-sac at the center of the plaza has been transformed into a multi-functional space for the community, with food stalls, restaurants, and bars offering a variety of dining options. Visitors can relax and enjoy their meals in colorful outdoor seating in the shade of the trees. On the other side of the cul-de-sac, there is a bike rack with electrical charging facilities, planter boxes filled with a mix of colorful and native plants. There's also a small lawn with movable furniture and a calming water feature, creating a vibrant and lively space that attracts visitors and fosters a sense of community.





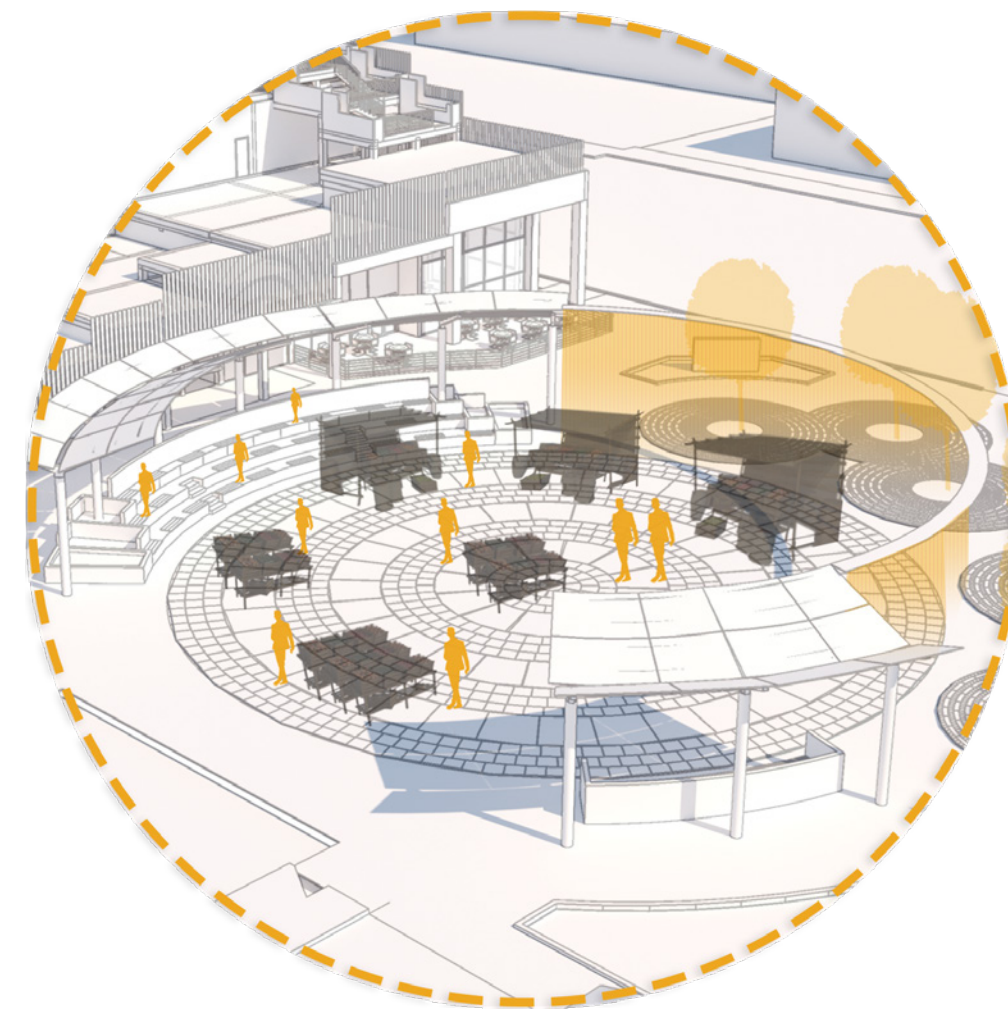
FUNCTION : Street Performance



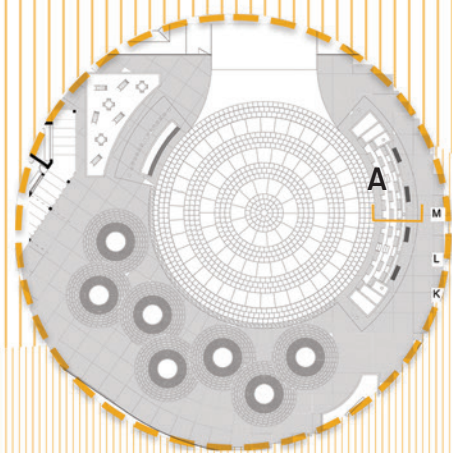
FUNCTION : Live Music



FUNCTION : Yoga/ Exercise

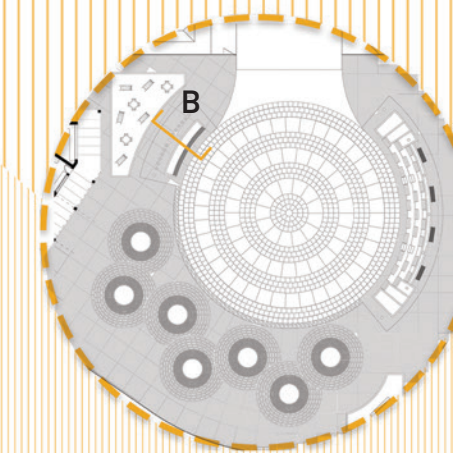
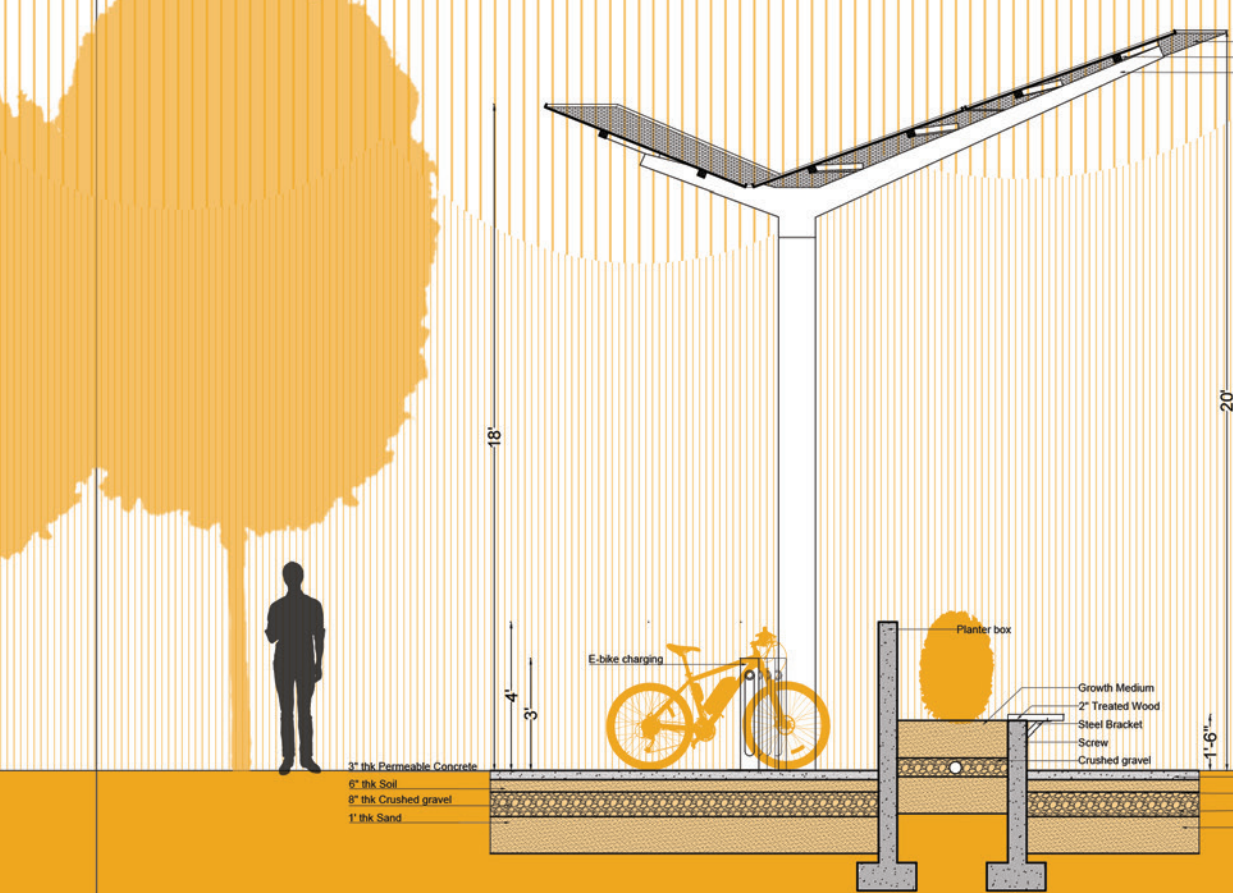
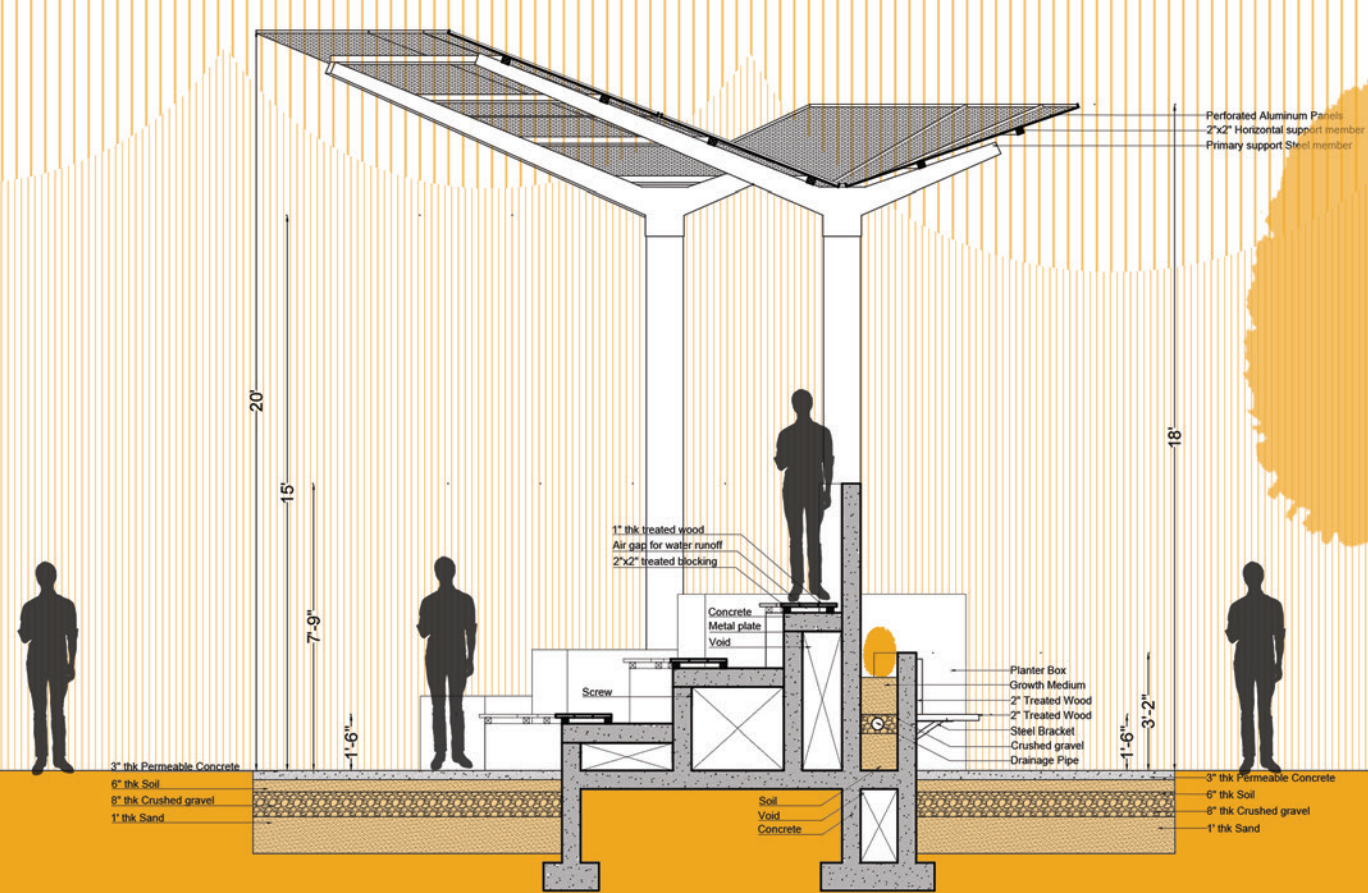


FUNCTION : Farmer's Market



BLEACHERS

SECTION - A



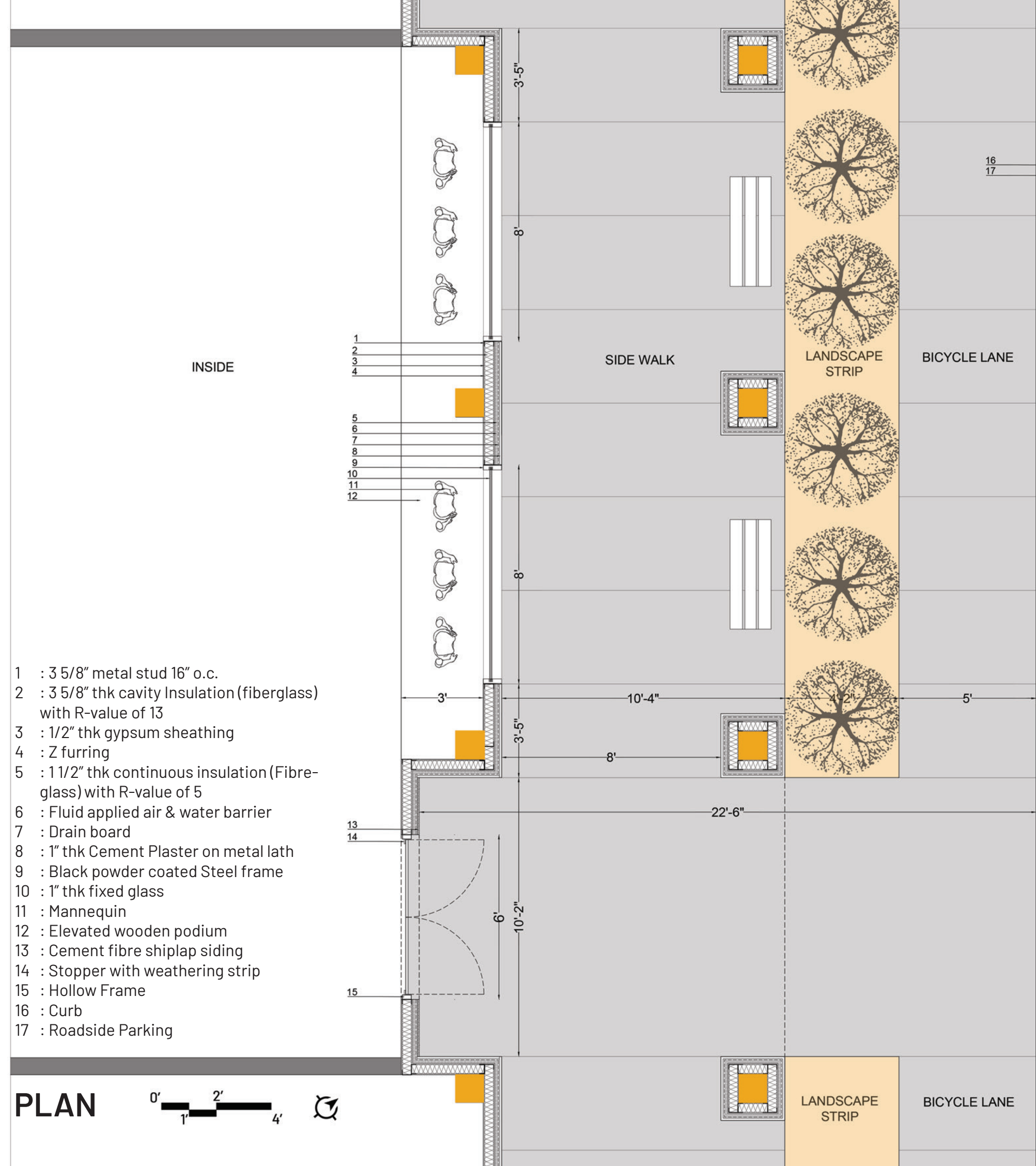
BIKE DOCK

SECTION - B

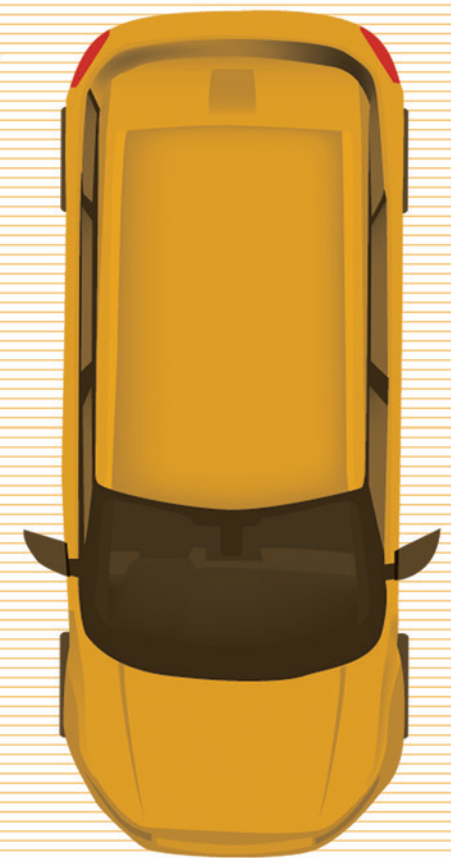
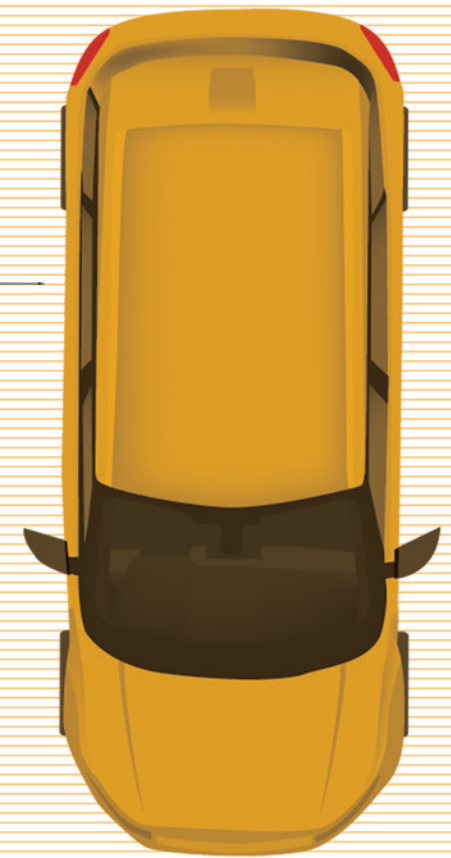


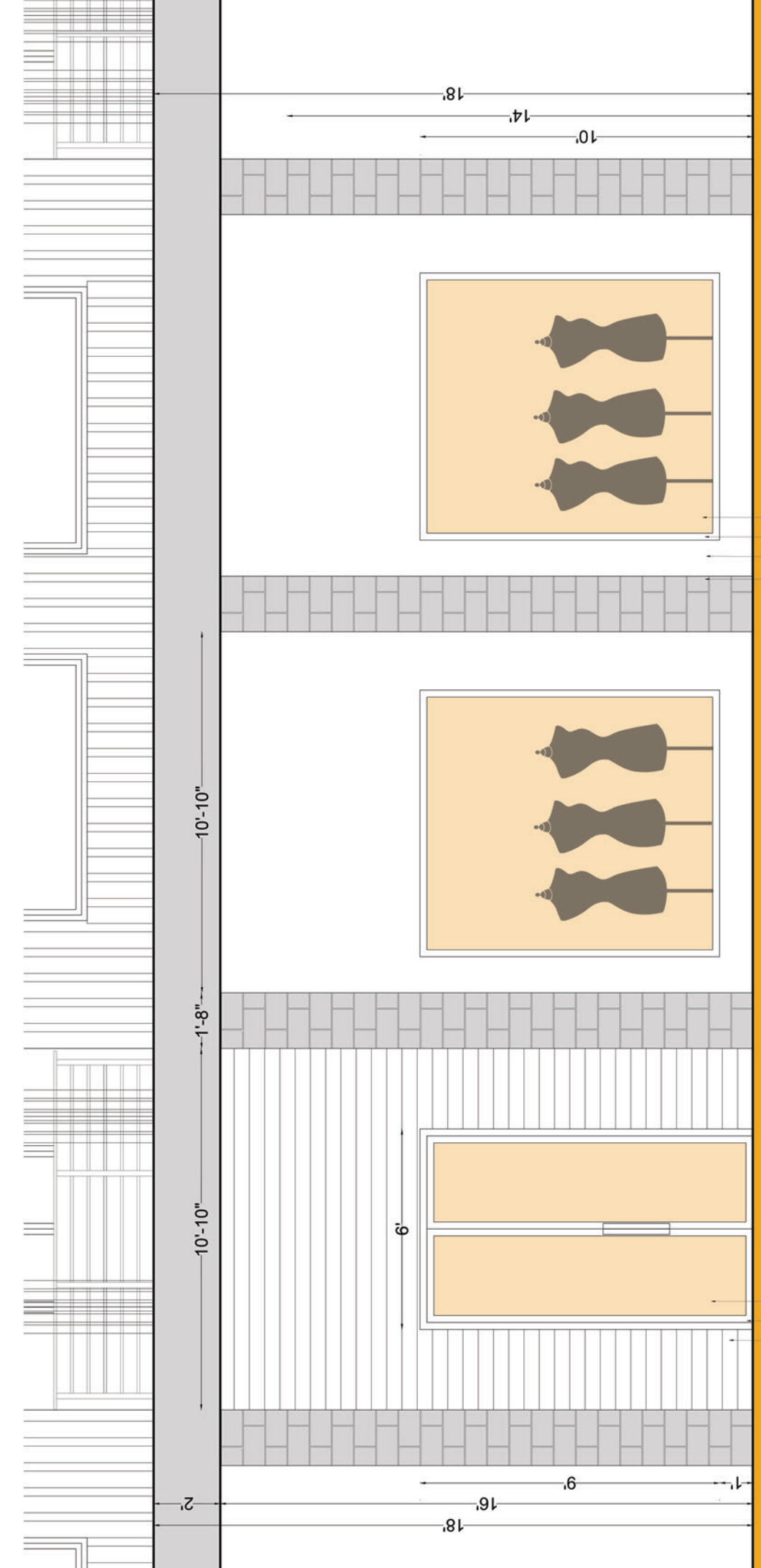
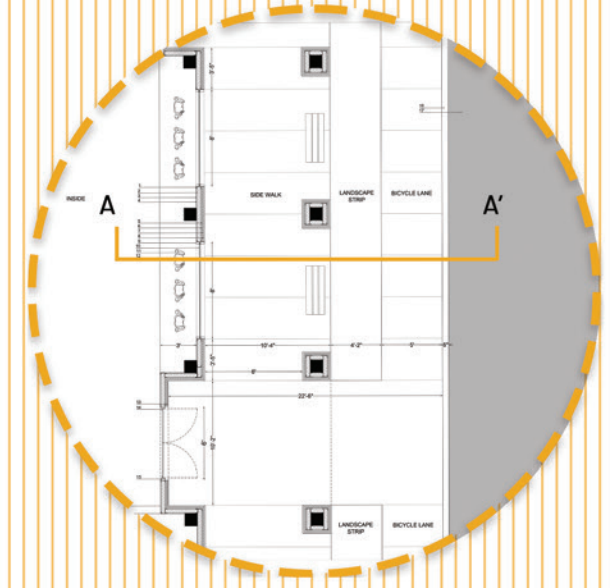
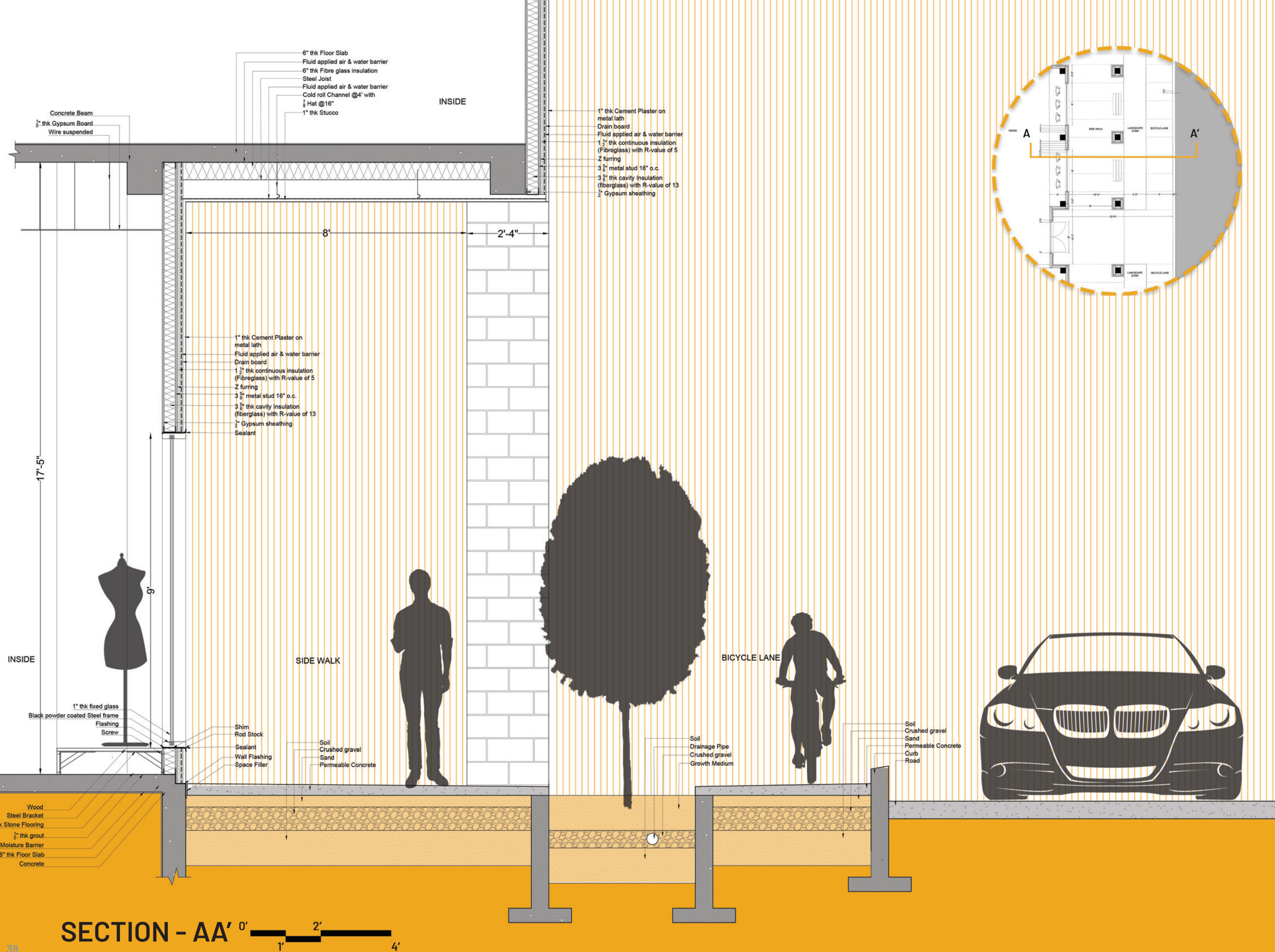
OUT THE SIDEWALK

To create a pedestrian-friendly environment that is vibrant, lively, and meets the needs and preferences of its residents, sidewalks should be designed with clear distinctions between bike lanes, pedestrian areas, and spaces for outdoor seating and greenery. Physical separation from roads enhances safety for pedestrians, while storefronts with unique displays and entrances pique the interest of passersby. Incorporating outdoor dining experiences into the building design and providing shaded seating areas along sidewalks further activate the pedestrian space and encourage walking. By prioritizing these design elements, a walkable neighborhood can be created that supports physical activity and fosters community well-being.



- 1 : 3 5/8" metal stud 16" o.c.
- 2 : 3 5/8" thk cavity Insulation (fiberglass) with R-value of 13
- 3 : 1/2" thk gypsum sheathing
- 4 : Z furring
- 5 : 1 1/2" thk continuous insulation (Fibre-glass) with R-value of 5
- 6 : Fluid applied air & water barrier
- 7 : Drain board
- 8 : 1" thk Cement Plaster on metal lath
- 9 : Black powder coated Steel frame
- 10 : 1" thk fixed glass
- 11 : Mannequin
- 12 : Elevated wooden podium
- 13 : Cement fibre shiplap siding
- 14 : Stopper with weathering strip
- 15 : Hollow Frame
- 16 : Curb
- 17 : Roadside Parking





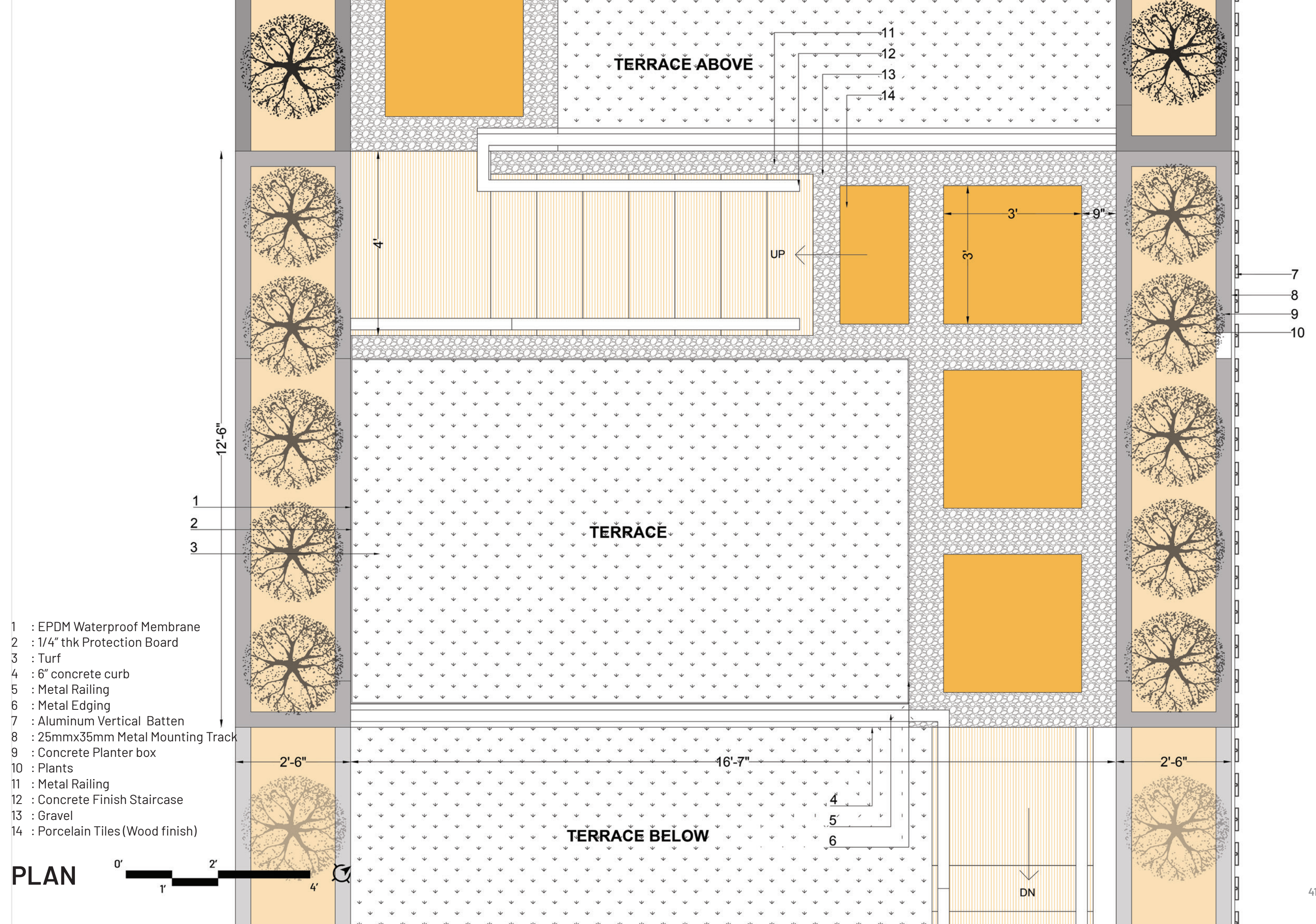
Display window
Black powder coated Steel frame
Plaster Finish
CMU Blocks

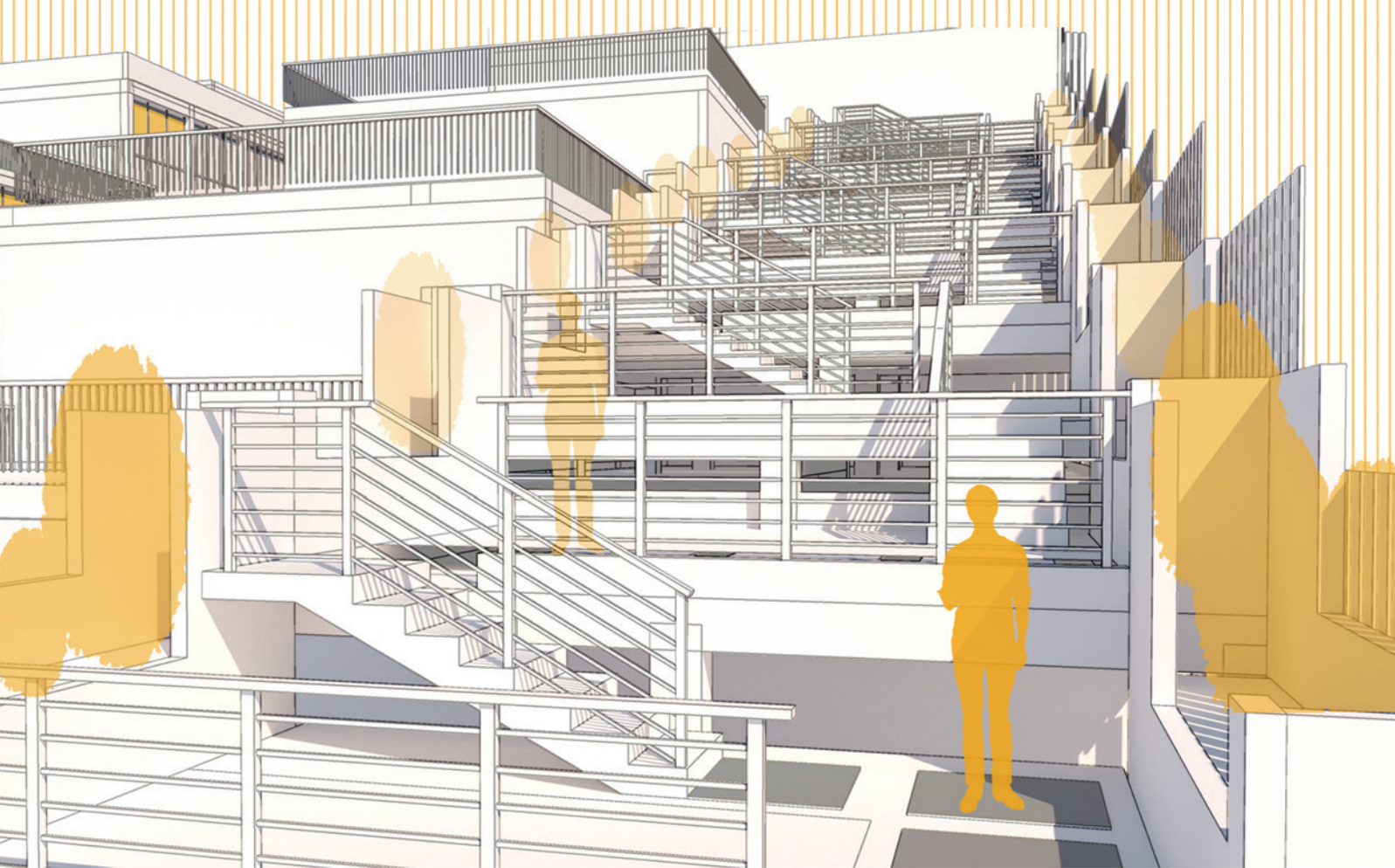
Glass
Black powder coated Steel frame
Cement fibre Shiplap siding (wood finish)

ELEVATION 0' 2' 4'

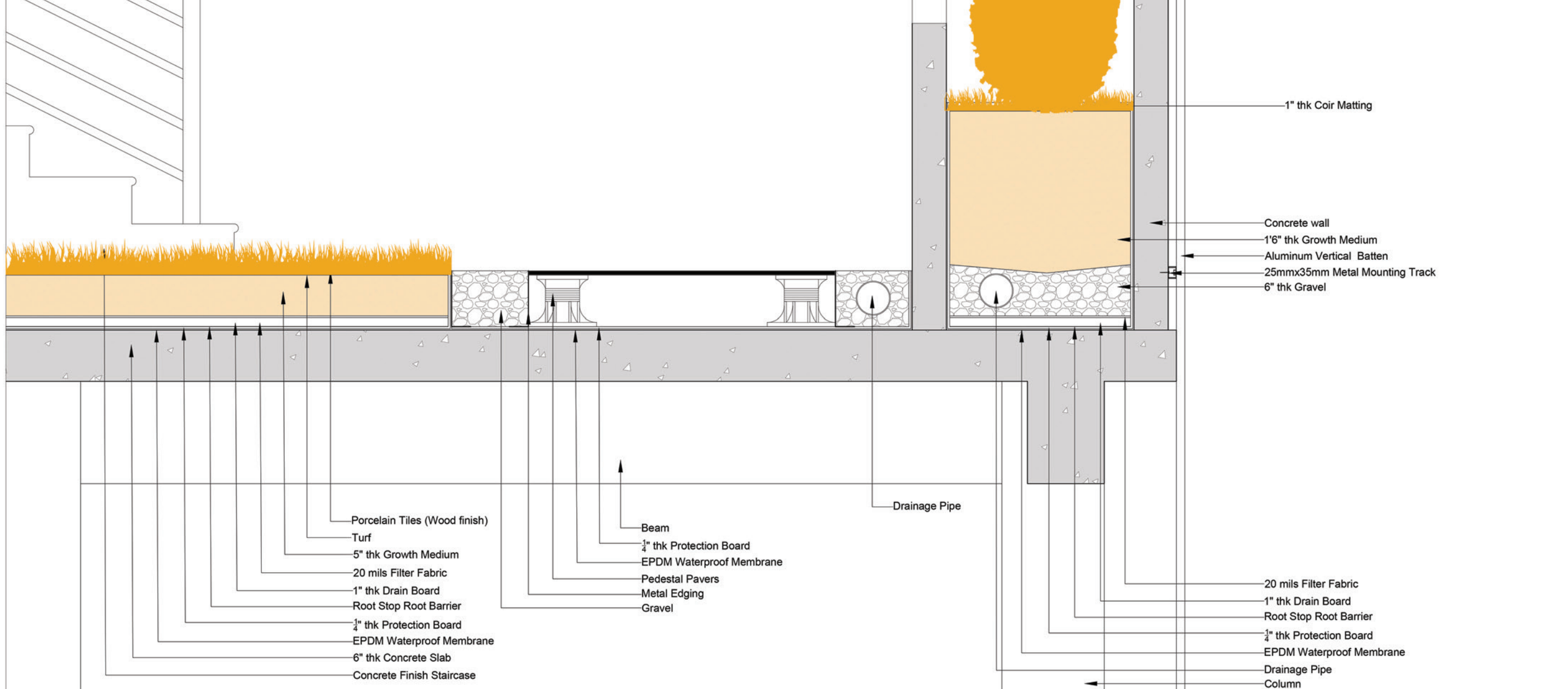
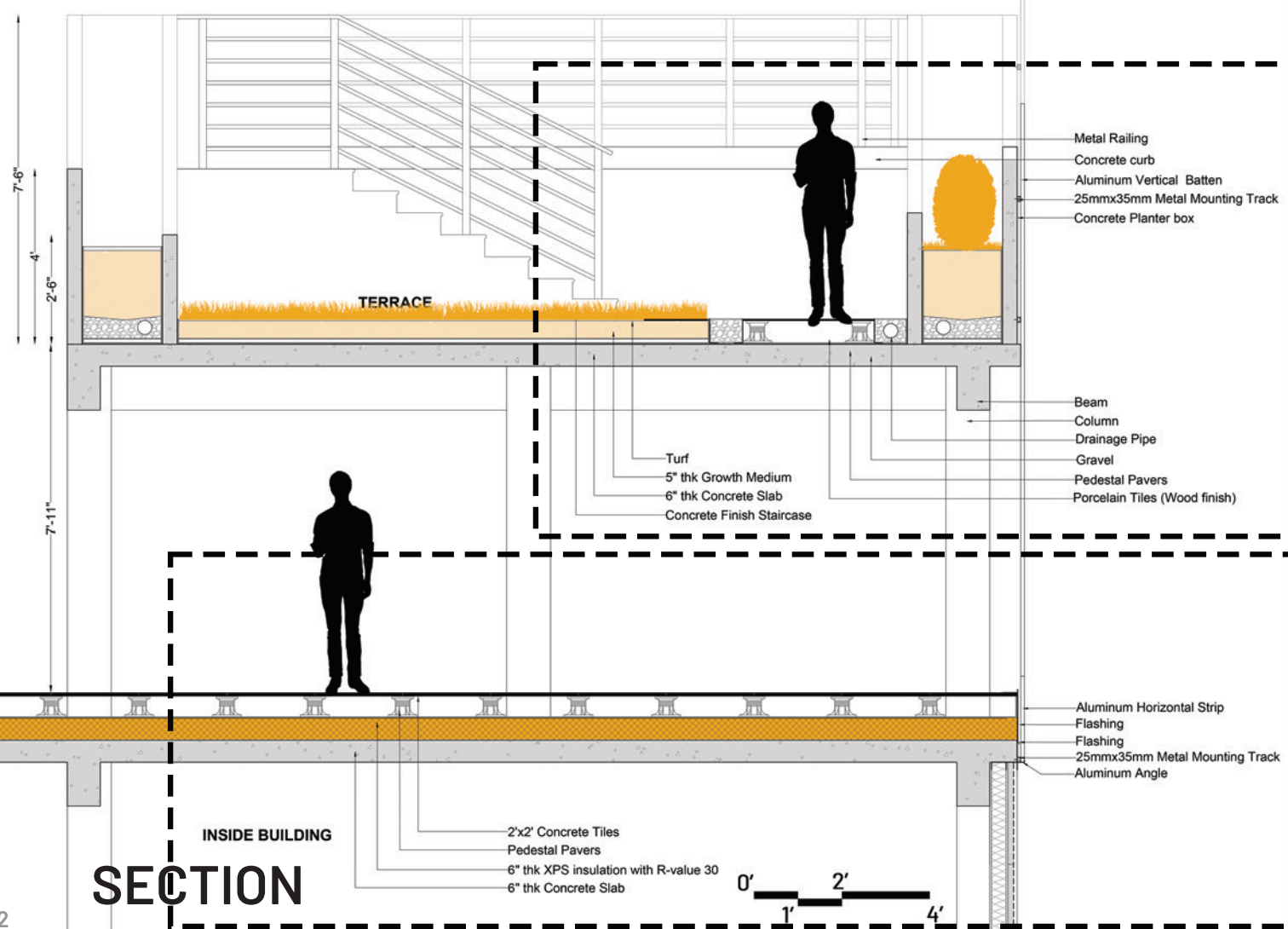
05 THE TERRACE

The building design employs a cascading structure to seamlessly blend with the surrounding architecture. This creates a series of terraces on each floor that offer residents access to outdoor spaces and stunning views. The terraces are a key feature that enhances residents' living experience by providing them with unique and enjoyable spaces. Each floor has its own terrace, forming a series of outdoor spaces that are accessible from every level of the building. Moreover, the interconnected terraces form a system of pathways that link each floor together, creating a seamless transition between indoor and outdoor living spaces. This design feature provides residents with a sense of connectivity to the outdoors, making it easy to move around the building and enjoy the surrounding environment.

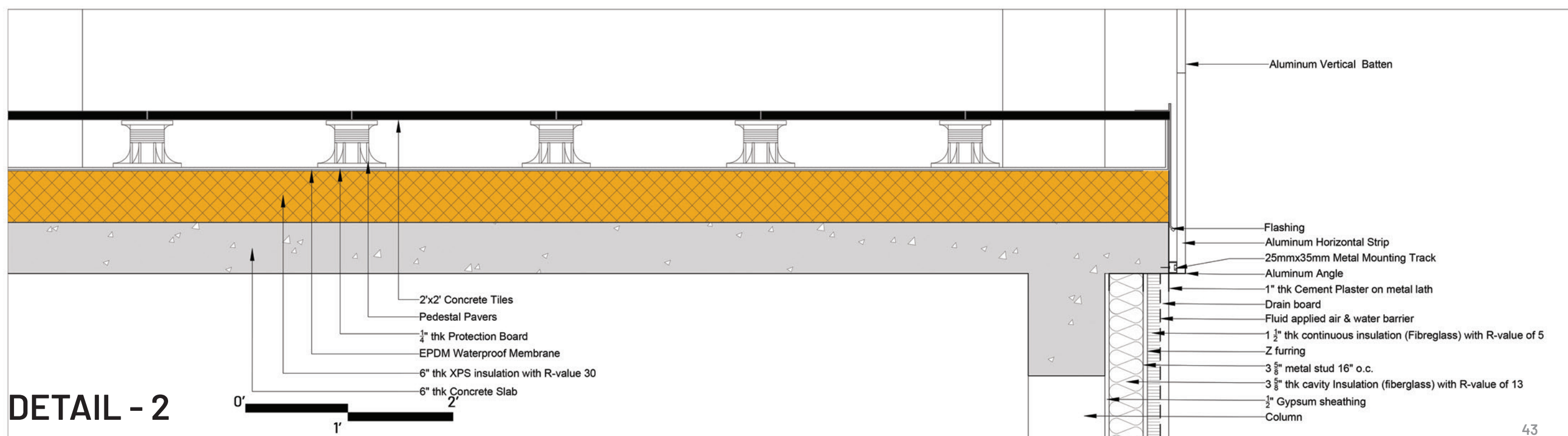




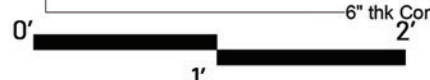
TERRACE ABOVE



DETAIL - 1



DETAIL - 2



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01

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(Department Of Architecture)

03

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04

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THE
EVERYDAY
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