

December 1992 \$5.00

# URBAN LAND



**The Delancey Street  
Foundation**



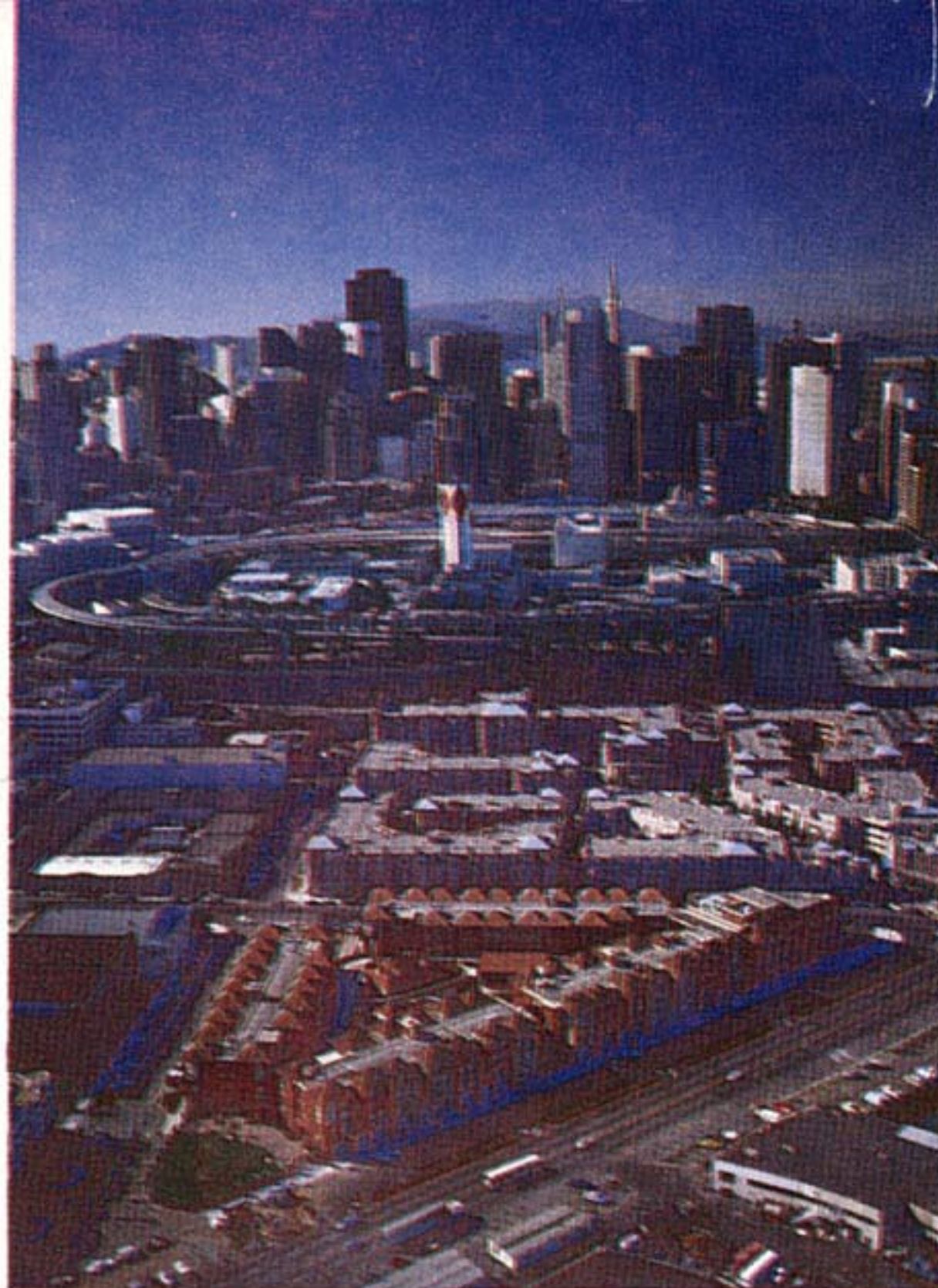
# The Delancey Street Foundation

The Delancey Street Foundation is an innovative and highly successful rehabilitation program for substance abusers, prostitutes, homeless youths, and hardened criminals. The project incorporates living quarters and workplaces for the foundation's residents in a self-supporting, mixed-use community on a challenging development site.

The Delancey Street plan integrates residential, industrial, and commercial components into a 325,000-square-foot, four-story building. The ground floor is tailored for commercial vendors—made up both of Delancey Street residents and others—with all profits supporting the foundation. The top three (residential) stories house about 500 people. An interior courtyard holds a health club, a 500-seat assembly hall, and a 150-seat screening room. Underground is parking for 179 cars and an auto-body repair shop.

Despite a spectacular waterfront location, development on the site was challenging because of its triangular shape, high water table, and height limits. The project was designed to balance green space; internal pedestrian streets; recreational areas; and residential, retail, and industrial components. All construction materials, furnishings, and design services for the project were donated. The project was built entirely by its residents, who also were involved in the design process.

Delancey Street makes a significant aesthetic, economic, and sociological contribution to its immediate community and to the community at large. The project facilitates the rehabilitation of its residents by providing them with amenities that enable



them to live and work with pride; its participants have achieved a sense of accomplishment by building the community themselves. Its design contributes to a new standard in a redeveloping area.

## Official Statement of Award

"The Delancey Street Foundation testifies to what can be accomplished when the disadvantaged of society are afforded opportunity. Using their own hands and braced by sheer determination, the residents of the foundation have created an urban mixed-use center on a par with any project that profit motive alone could build. The project embodies the spirit of hope in rebuilding for the future."

## Project Data

**Location:** San Francisco, California  
**Developer:** The Delancey Street Foundation  
**Architect:** Backen Arrigoni & Ross, Inc.  
**Size:** 325,000 square feet  
**Residential Units:** 177  
**Completed:** 1991

