

The Visitation Valley :: Schlage Lock Master Plan

WORKSHOP 2: PREFERRED FRAMEWORK PLANS *October 14, 2006*



Van Meter Williams Pollack
Urban Design + Architecture
Merrill + Morris



San Francisco
Planning Department

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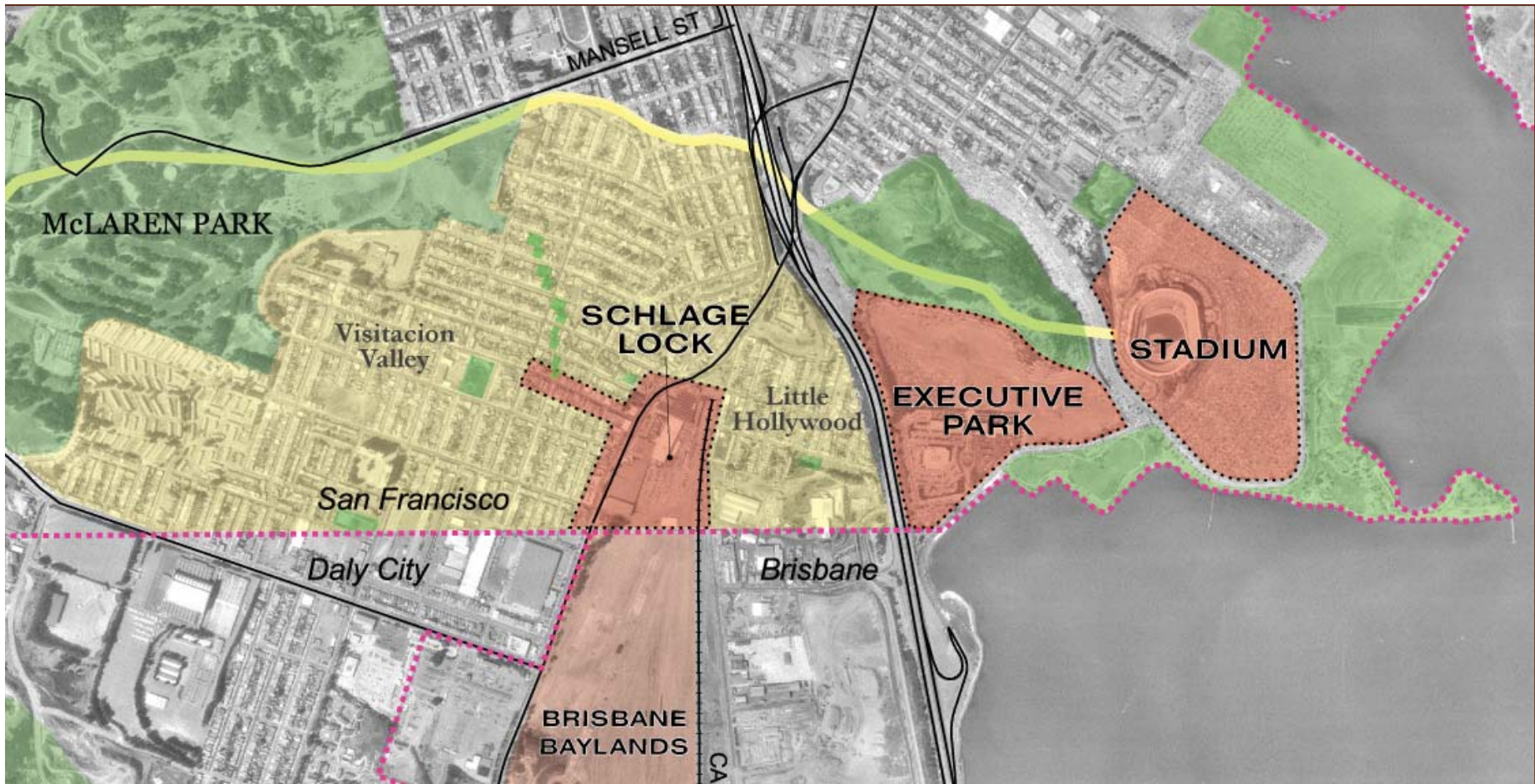
Master Plan

TIMELINE

- Workshop I: FRAMEWORK PLAN -August 28th, 2006
Connections, Open Space, Land Uses
- **WORKSHOP 2: PREFERRED FRAMEWORK PLANS :: Oct 14, 2006**
Preferred framework plan alternatives
Ideas for buildings, open space and streets
- Workshop 3: URBAN DESIGN II -November/December 2006
Final urban design plan, refinement of work from Workshop 2.
- Workshop 4: ZONING and OTHER TOPICS -January 2007
Review and propose appropriate zoning for urban design plan
and other topics.

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REGIONAL PLANNING- OTHER MAJOR PROJECTS



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TODAY'S AGENDA

PRESENTATION

WORKSHOP 1 SUMMARY

PREFERRED FRAMEWORK PLANS COMPARISON

- **Open Spaces**
- **Streets**
- **Retail**

- **BUILDING HEIGHTS**
- **DEVELOPMENT PROGRAM**
- **BUILDING TYPES**

INTERACTIVE EXERCISE (BREAK OUT TABLES)

WRAP UP

•



THE SITE

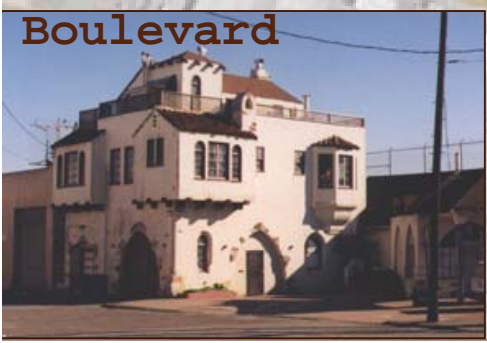
McLaren Park



Little Hollywood



Bayshore Boulevard



COMMUNITY PROCESS

COMMUNITY VISION WORKSHOP :: 2002

FRAMEWORK PLANS WORKSHOP August 28th, 2006



1



**MAIN STREET
LELAND**



FRAMEWORK PLANS DEVELOPMENT

1

2



**MAIN STREET
LELAND**

"KNUCKLE" PARK

FRAMEWORK PLANS DEVELOPMENT

1



**MAIN STREET
LELAND**

2



"KNUCKLE" PARK

3



LINEAR GREENWAY

FRAMEWORK PLANS DEVELOPMENT

1



**MAIN STREET
LELAND**

2



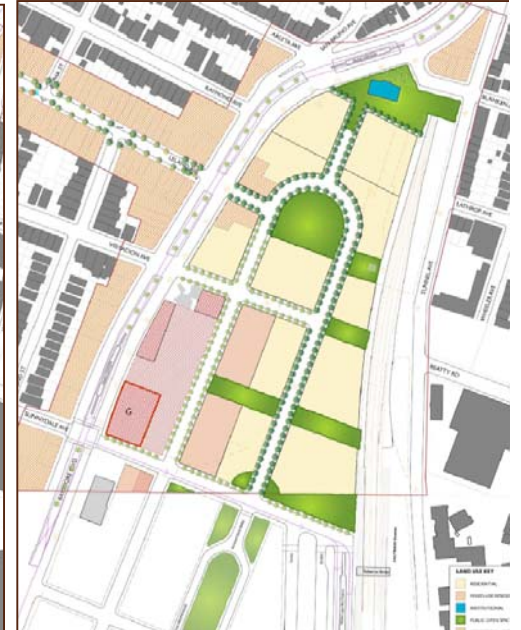
"KNUCKLE" PARK

3



LINEAR GREENWAY

4



**LELAND
PARK**

WORKSHOP 1 RESULTS

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PREFERRED IDEAS

OPEN SPACES

- Neighborhood park surrounded by retail
- Green linear park for walking and biking
- Multiuse open space accessible to everyone (children and seniors especially)
- Ecological design integrated in the open space

PREFERRED IDEAS

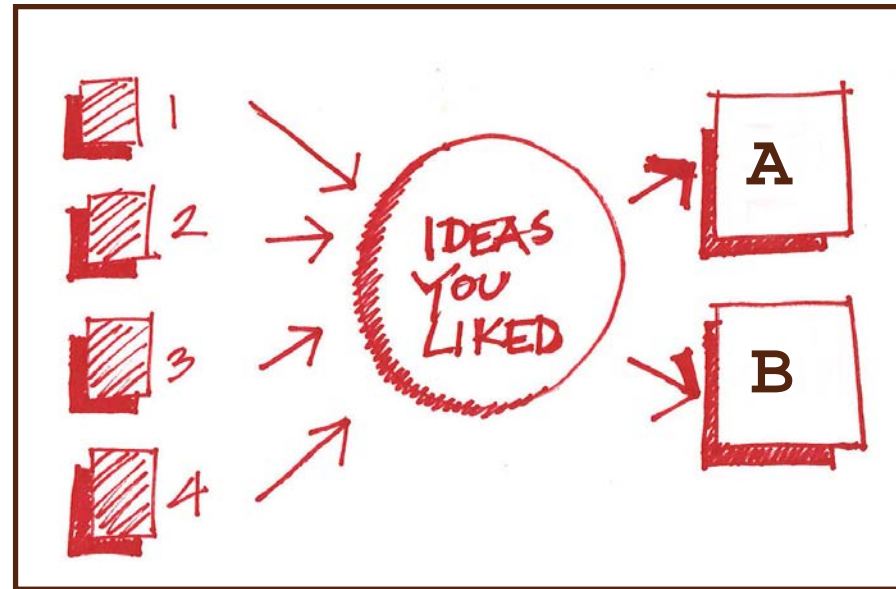
LAND USE

- Small retail on Leland Avenue extension
- Large grocery store (45K sq/ft) at Visitacion Avenue and Bayshore Boulevard
- Some interest in a smaller (20K sq/ft) grocery store at Leland Avenue and Bayshore Boulevard
- Parking lot on contaminated southwest portion of the site: propose a creative design to allow for flexible uses such as fairs and farmer's markets

PREFERRED IDEAS

CONNECTIONS

- Pedestrian and bicycle connections to Little Hollywood neighborhood through Blanken Avenue
- Extend retail from Leland Avenue into site
- North/South view corridor across site
- North/South pedestrian and bicycle connections across site
- Safe pedestrian crossings across Bayshore Boulevard

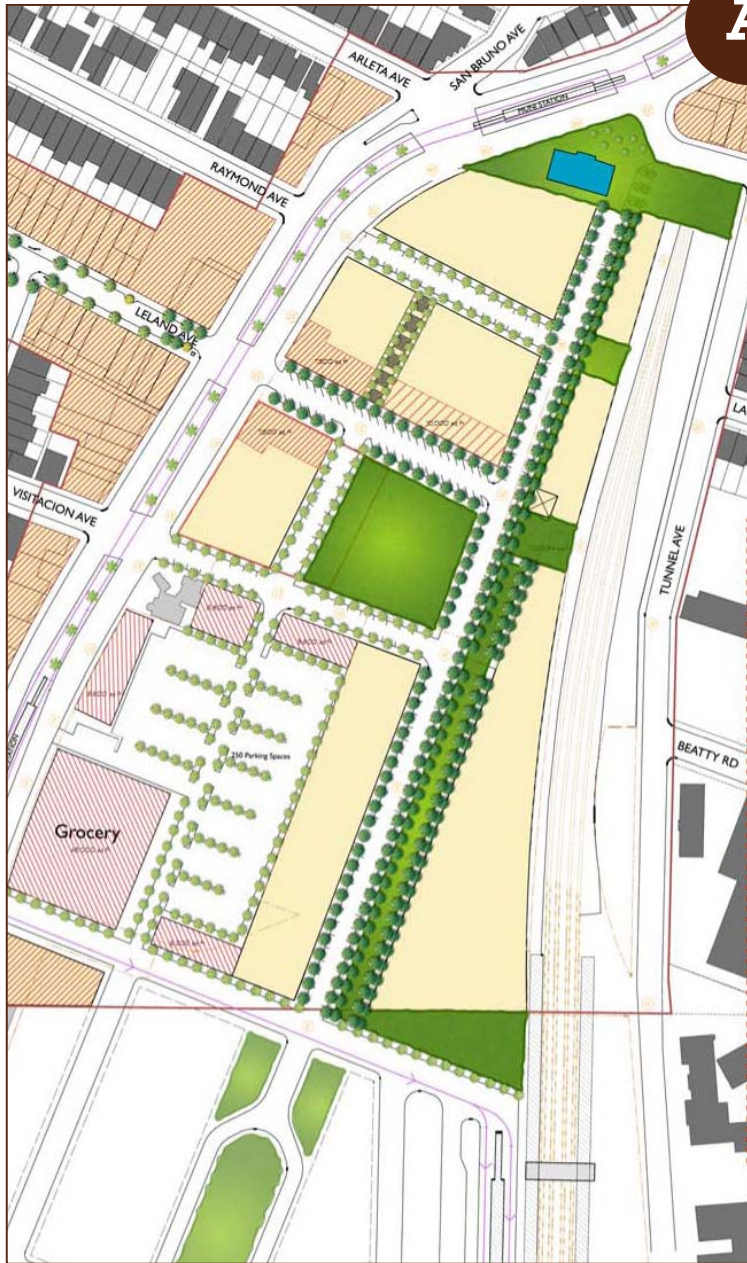


PREFERRED FRAMEWORK PLANS

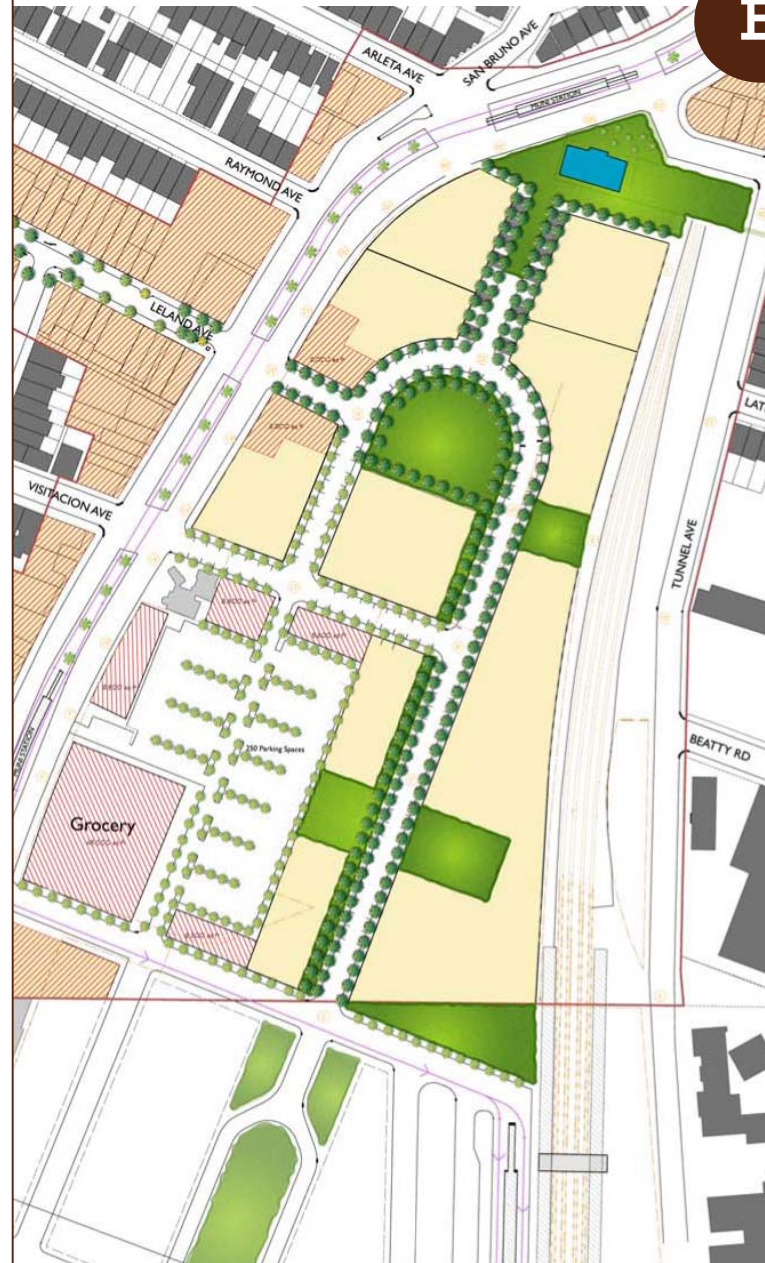
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A



B





NEIGHBORHOOD PARK

- Open space surrounded by retail and housing at edges
- Seating areas
- Spaces for resting, reading
- Spaces for children to play
- Spaces for dog walking and

strolling



OPEN SPACES

PREFERRED FRAMEWORK PLANS

A



NEIGHBORHOOD PARK



B



OPEN SPACES

PREFERRED FRAMEWORK PLANS

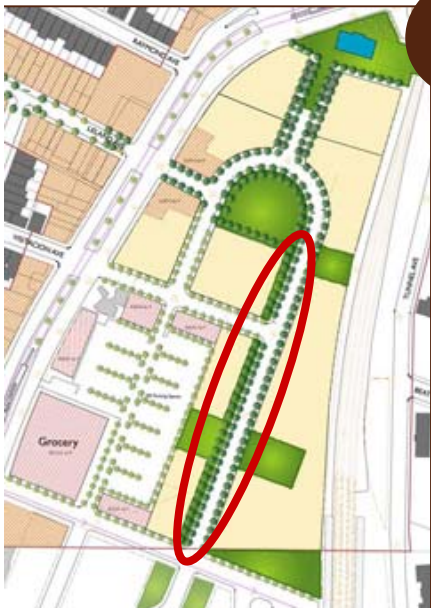
A



GREENWAY PARK

- North/South connection from Blanken Avenue to proposed Panhandle Park/ Brisbane Baylands
- Green pedestrian and bike paths
- Seating areas
- Opportunities for art

B



OPEN SPACES

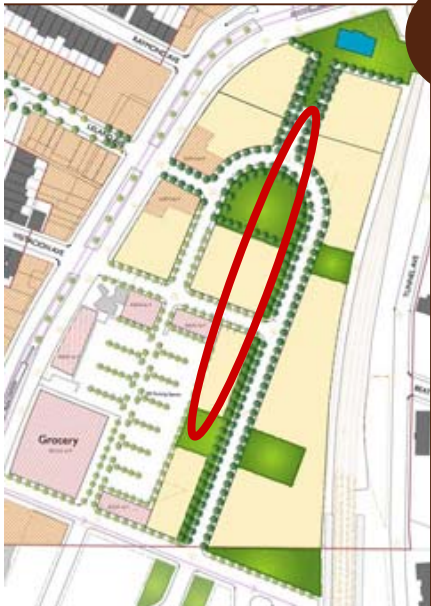
PREFERRED FRAMEWORK PLANS

A

GREENWAY PARK



B



OPEN SPACES

PREFERRED FRAMEWORK PLANS

A



MEWS

- East/West visual connections
- Green pedestrian walks
- Seating areas
- Playgrounds
- Opportunities for art

B

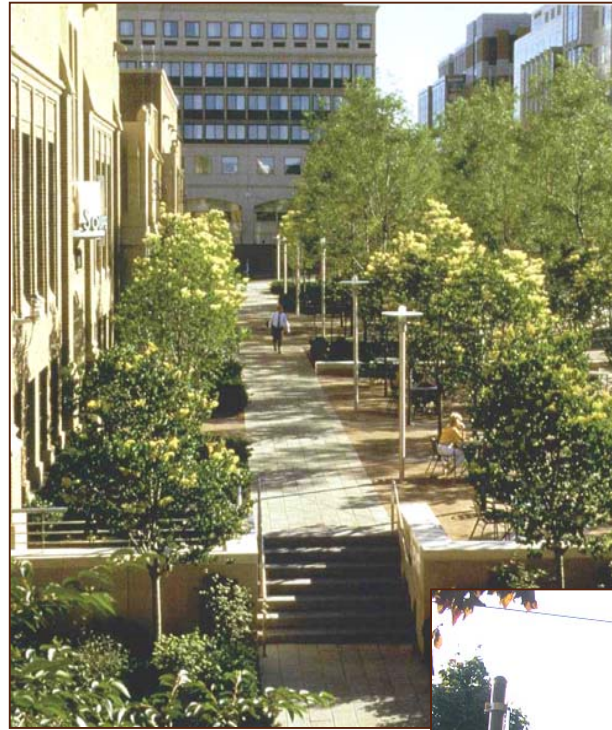


OPEN SPACES

PREFERRED FRAMEWORK PLANS

A

MEWS



B



OPEN SPACES

PREFERRED FRAMEWORK PLANS

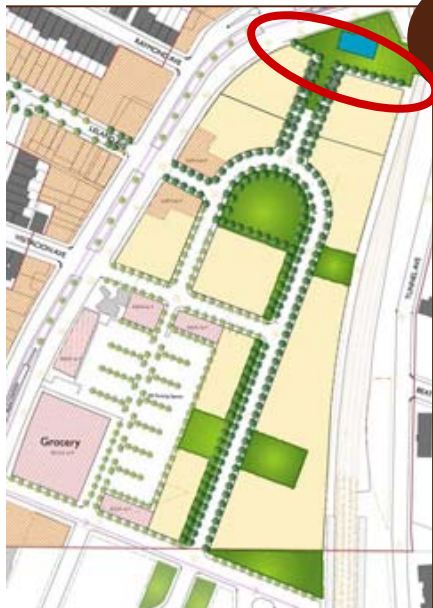


A

GARDENS

ORNAMENTAL GARDENS

- Gardens planted with flowers and ornamental plants
- Seating areas
- Nice views across site



B

COMMUNITY GARDENS

- Community-managed space around community building
- Vegetable gardens
- Educational value
- Nice views across site

OPEN SPACES

PREFERRED FRAMEWORK PLANS

GARDENS



A



B



ECOLOGICAL OPPORTUNITIES

- Stormwater retention and recycling for irrigation
- Bioswales
- Fountains with recycled stormwater mimicking natural processes
- Educational value

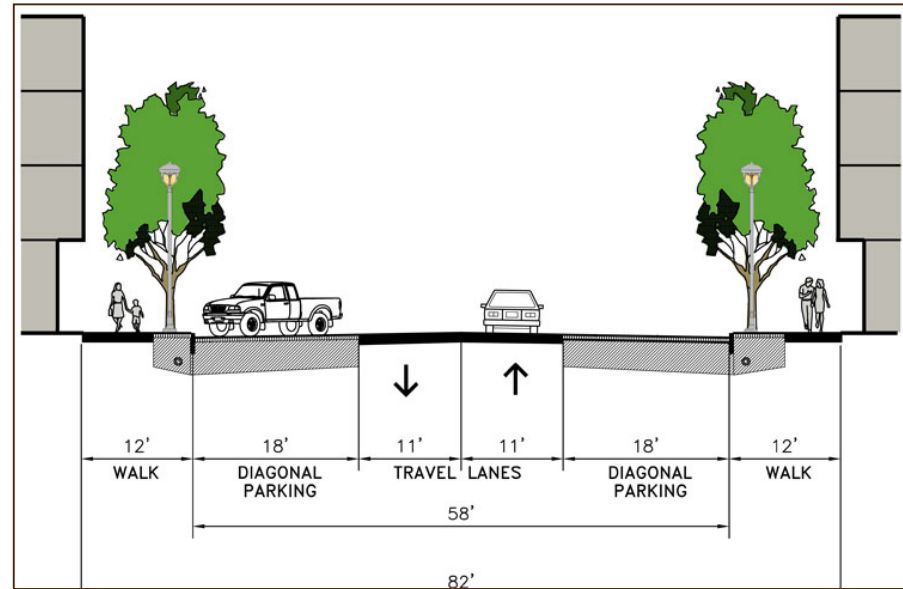


STREETS

PREFERRED FRAMEWORK PLANS

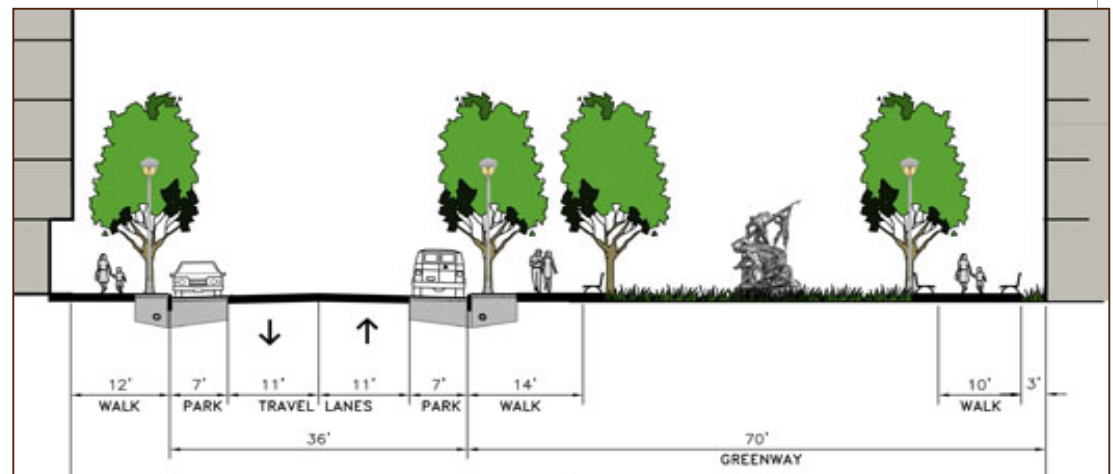
A

LELAND AVENUE EXTENSION



A

LINEAR GREENWAY NORTH OF LELAND AVE

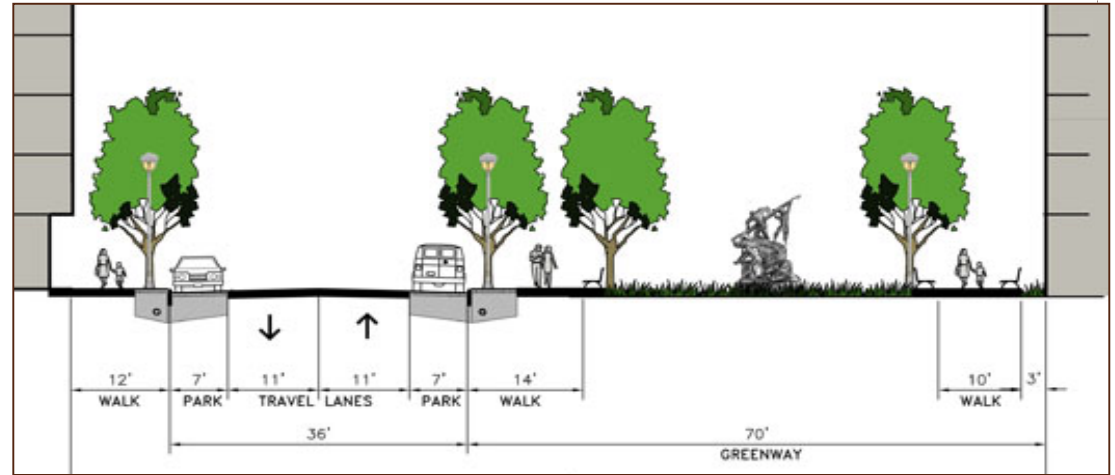


STREETS

PREFERRED FRAMEWORK PLANS

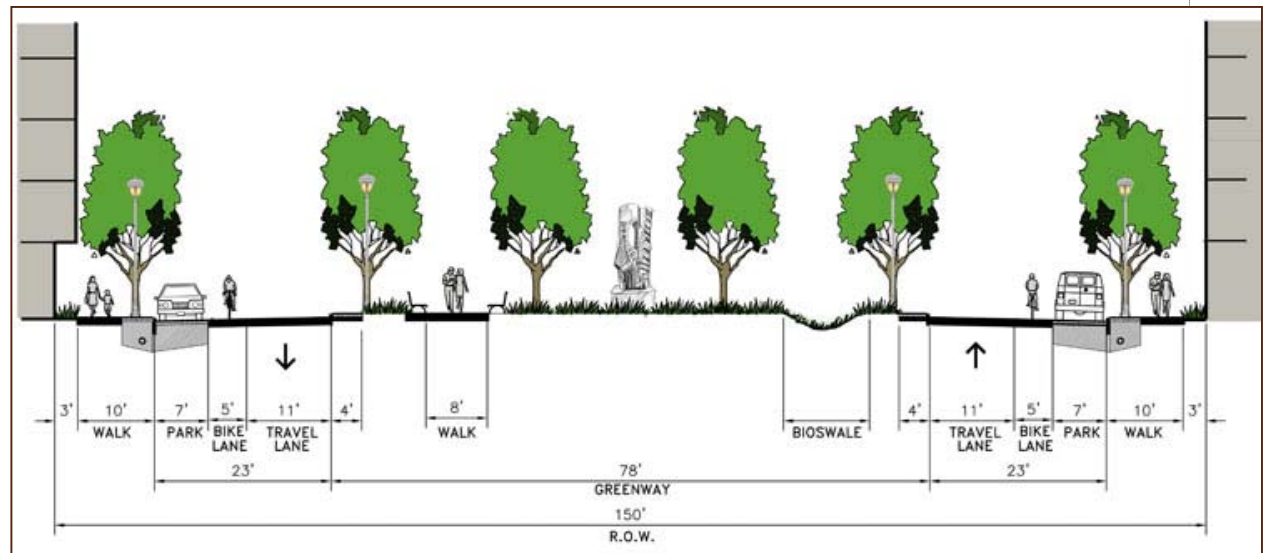
A

LINEAR GREENWAY ON ONE SIDE (two-way)



A1

LINEAR GREENWAY IN THE CENTER (one-way)



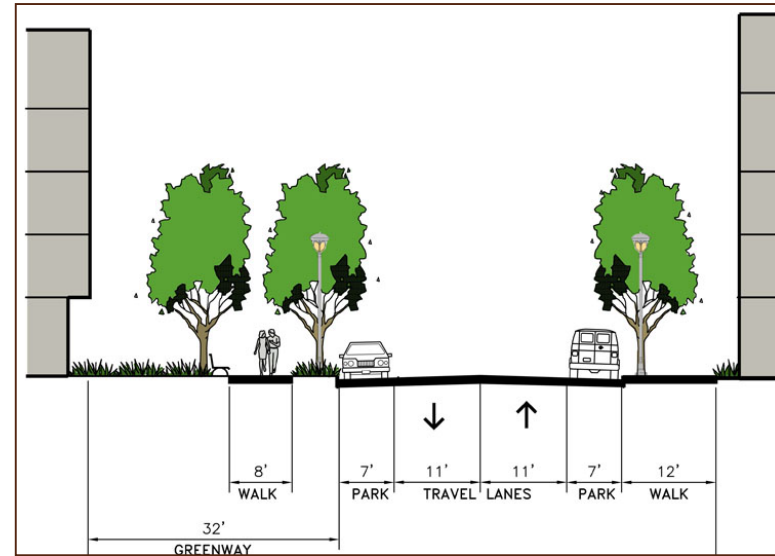
STREETS

PREFERRED FRAMEWORK PLANS

LINEAR GREENWAY ON ONE SIDE

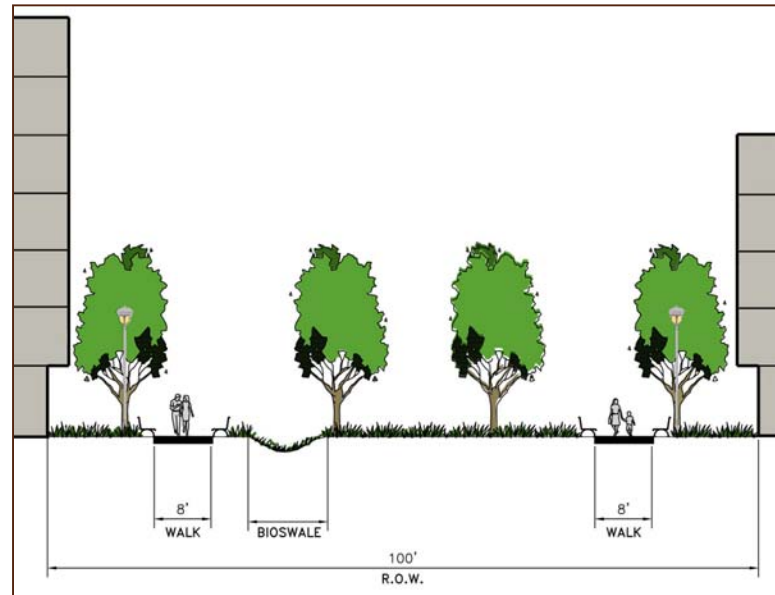


B



B

MEWS



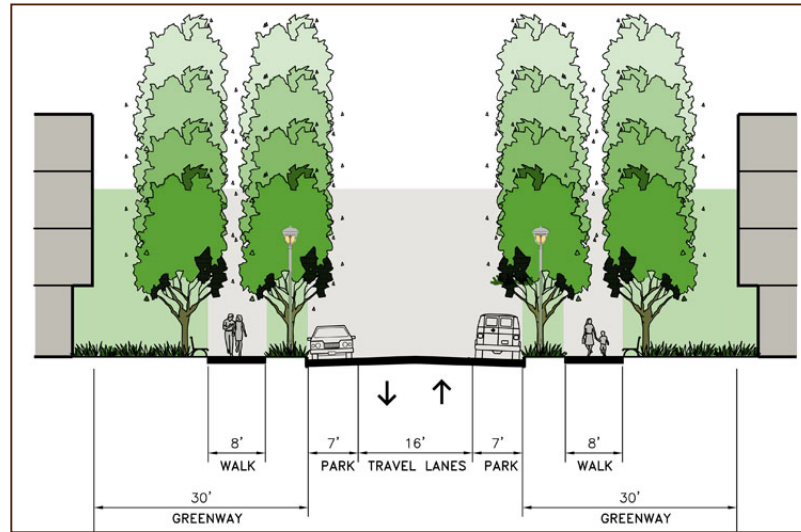
STREETS

PREFERRED FRAMEWORK PLANS



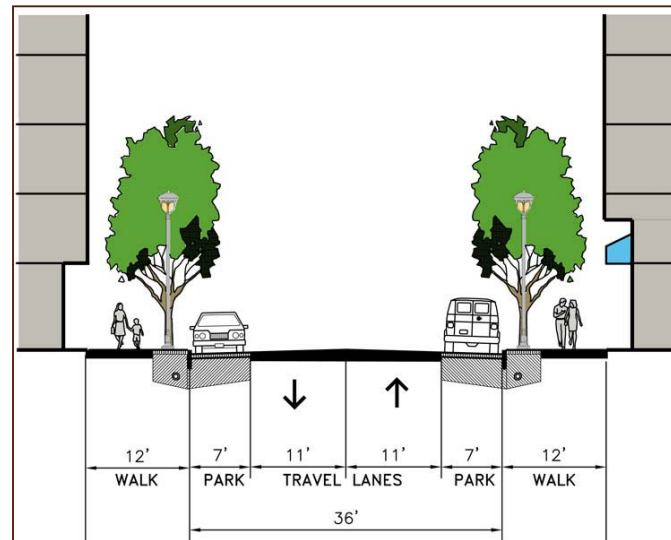
B

TERRACE STREET



B

LELAND AVENUE (parallel parking)



ECOLOGICAL OPPORTUNITIES

- Stormwater retention and recycling for irrigation
- Bioswales
- Fountains with recycled stormwater mimicking natural processes
- Educational value



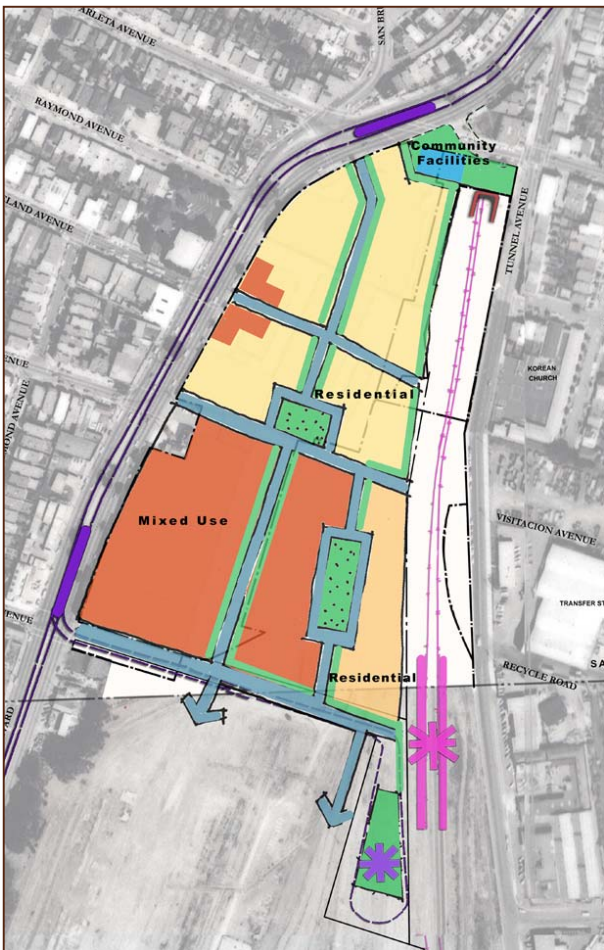
Bioswale here

BUILDING TYPES AND BUILDING HEIGHTS

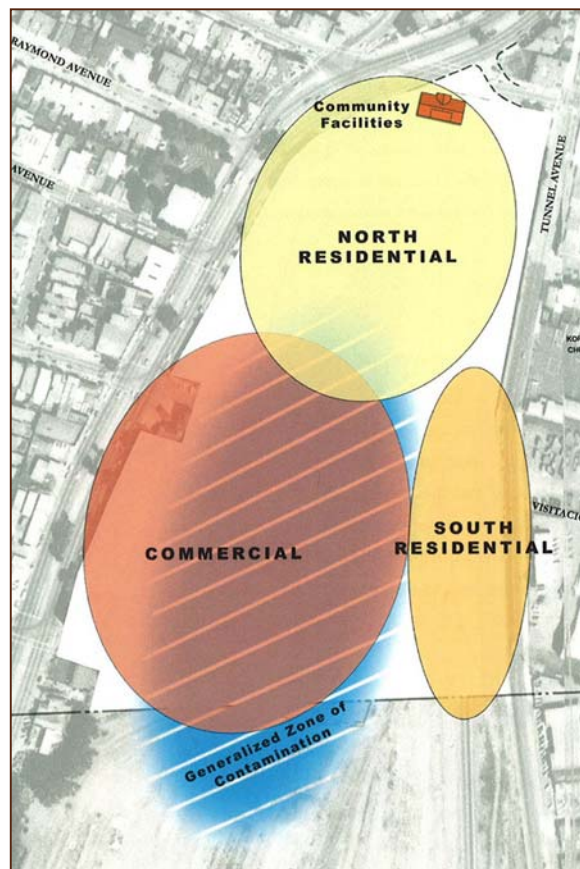
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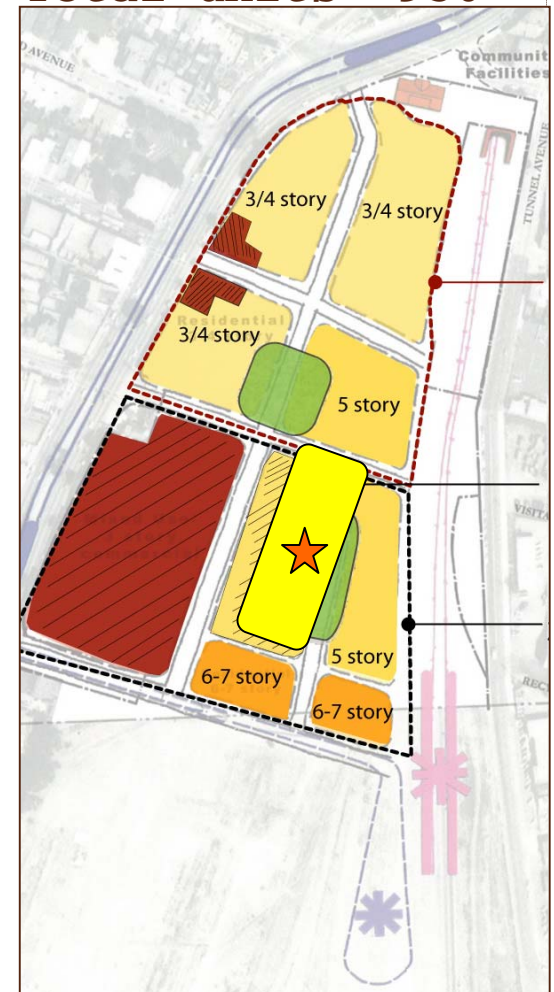
Buildout diagram, 2002 site toxicity, 2002
 Total units= 740



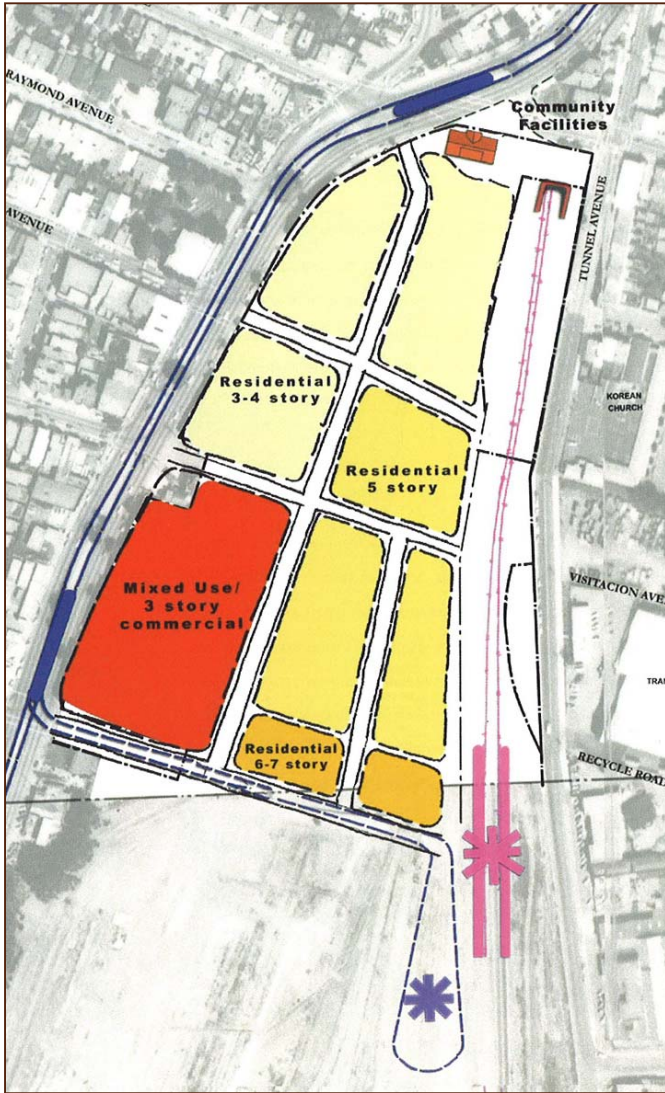
site toxicity, 2002



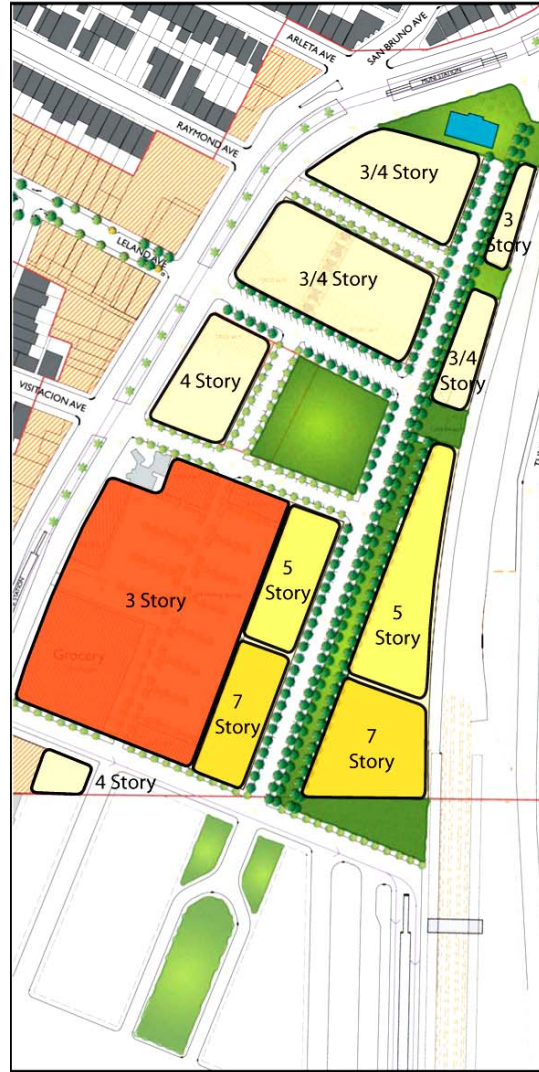
Buildout diagram, 2006
 Total units= 930



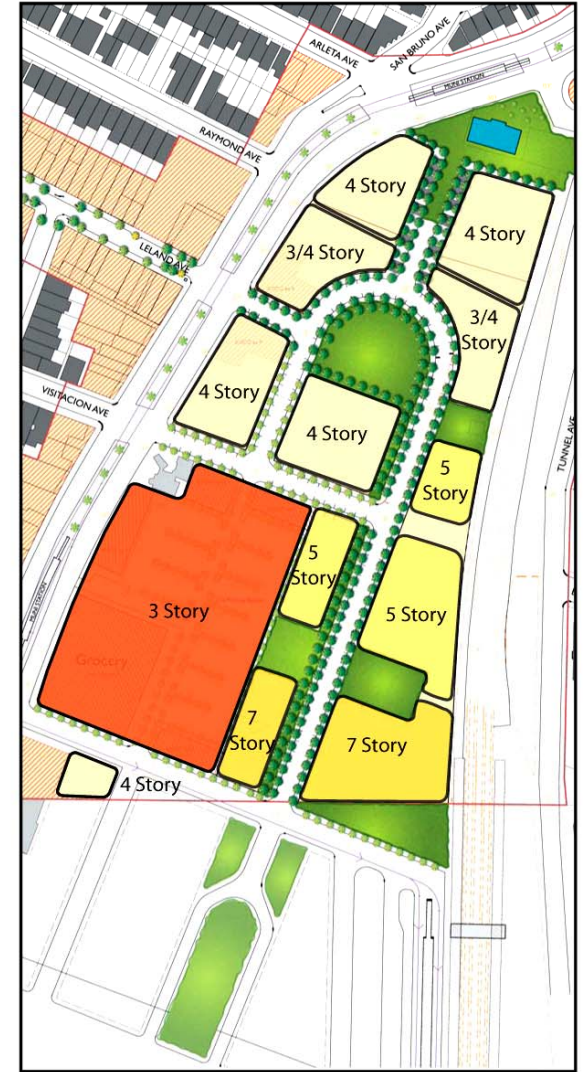
BUILDING HEIGHTS FROM CONCEPT PLAN



Concept plan, 2002

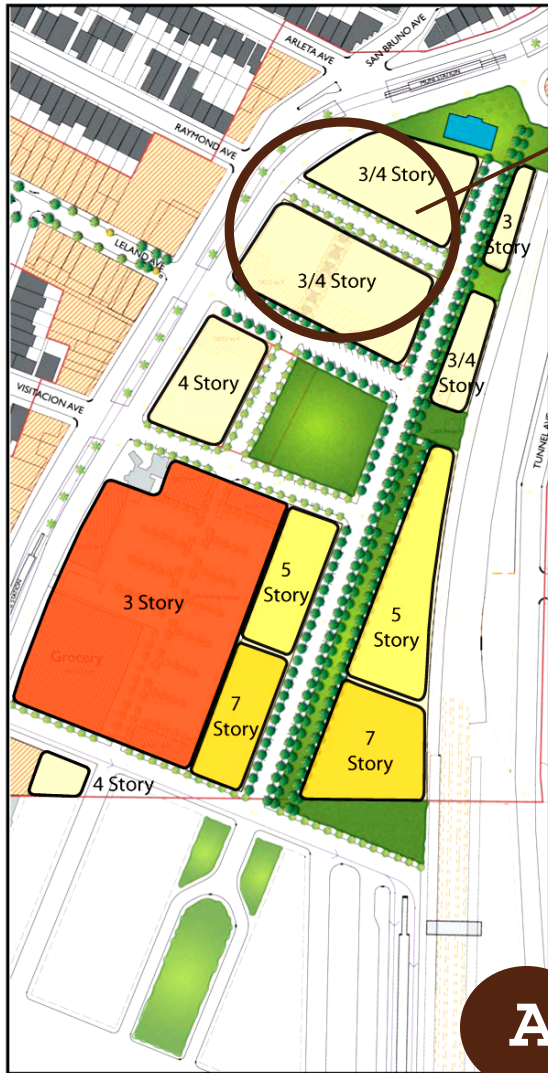


Scheme A



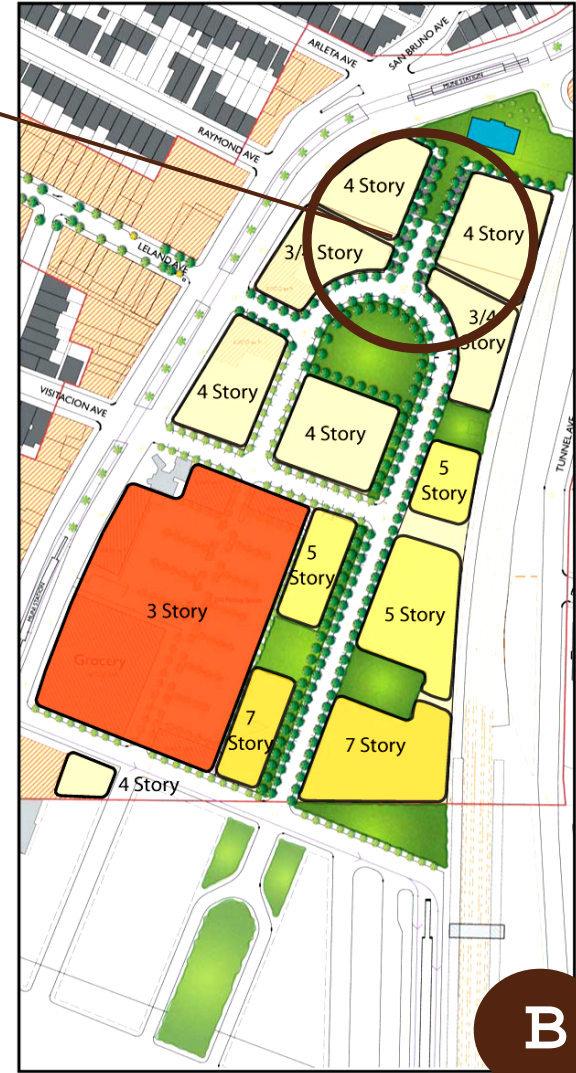
Scheme B

BUILDING HEIGHT ALTERNATIVE



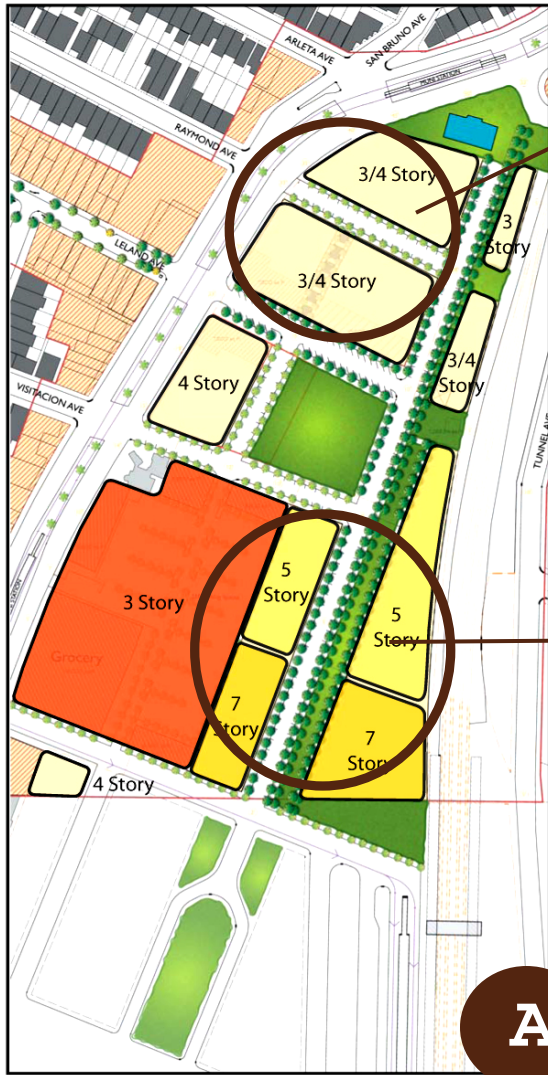
SCHEME A

3/4 story stepped back



SCHEME B

BUILDING HEIGHT ALTERNATIVE

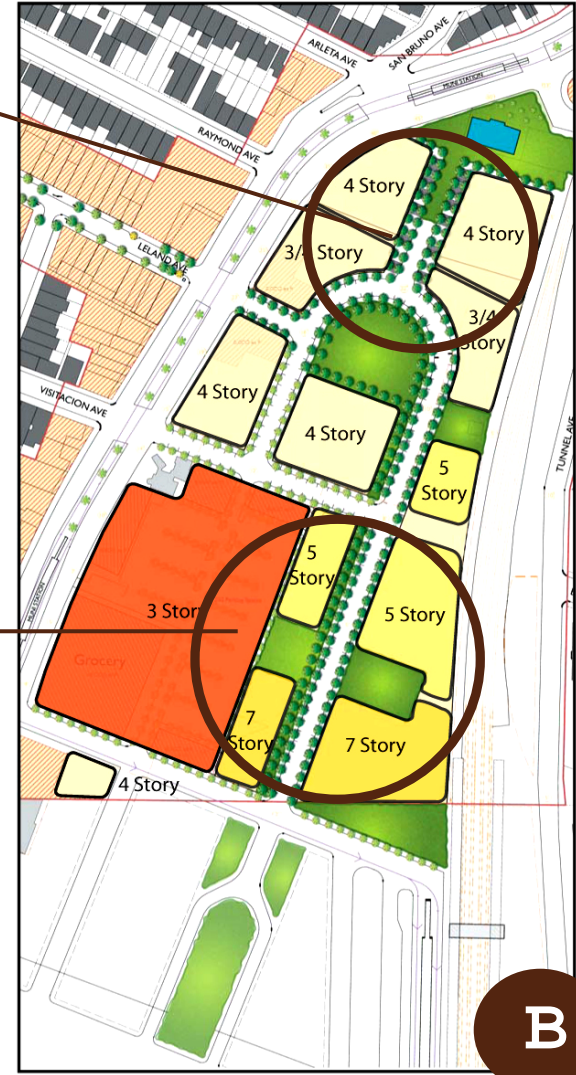


SCHEME A

A

3/4 story stepped back

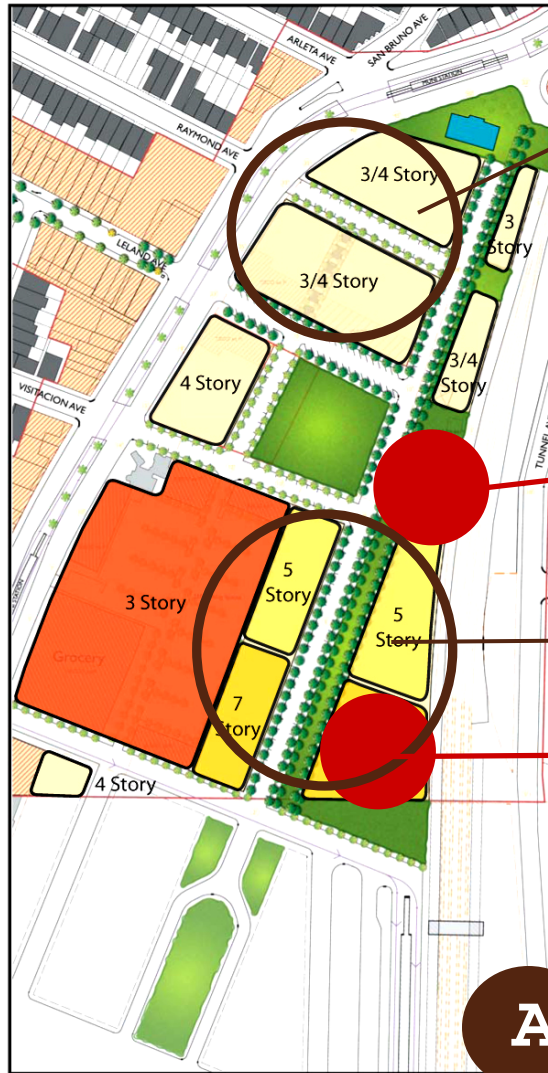
6 story instead of 7 story



SCHEME B

B

BUILDING HEIGHT ALTERNATIVE



SCHEME A

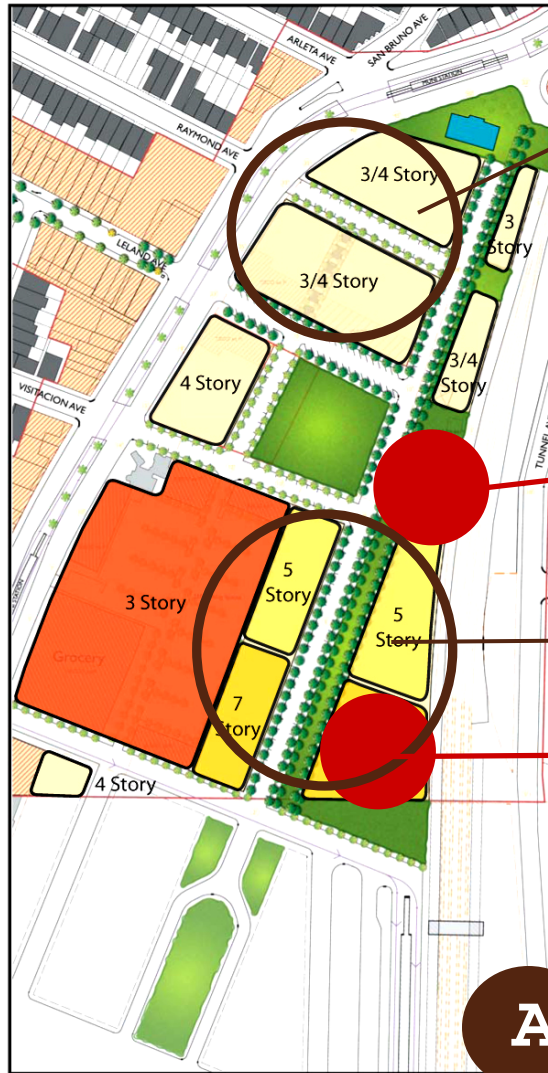
3/4 story stepped back

Potential 8 story instead of 7 story
Potential 18 story



SCHEME B

BUILDING HEIGHT ALTERNATIVE



SCHEME A

A

3/4 story stepped back

Potential 8 story
6 story instead of 7 story
Potential 8 story

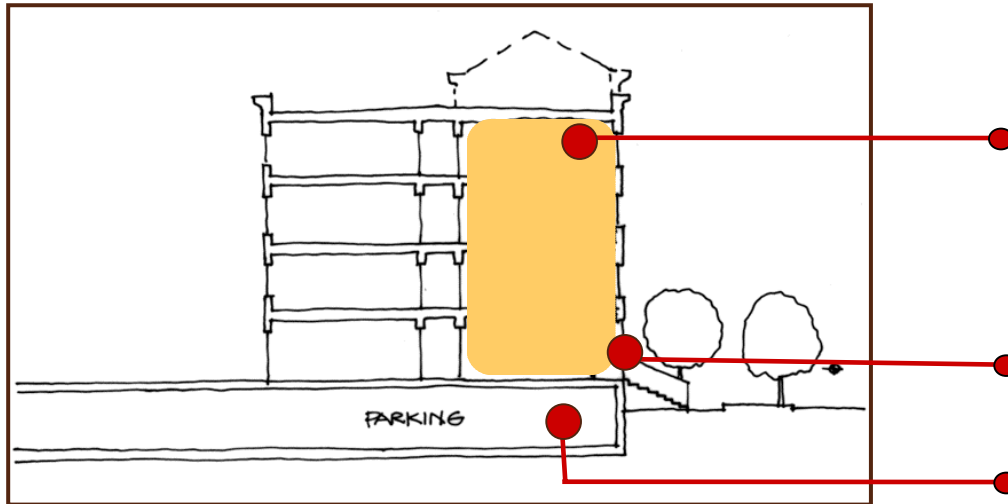


SCHEME B

B

BUILDINGS

What makes a RESIDENTIAL PODIUM?

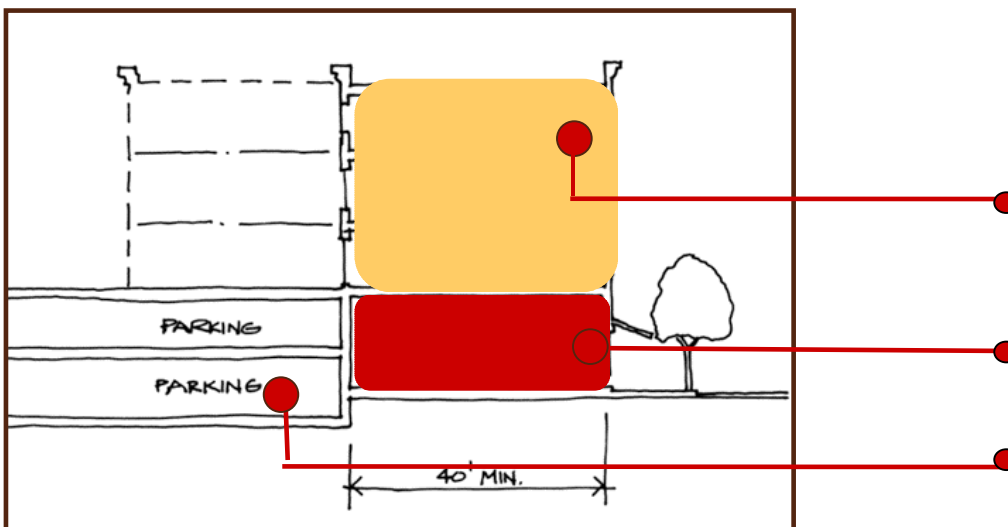


Residential floors

Entrance with stoops

Parking underneath

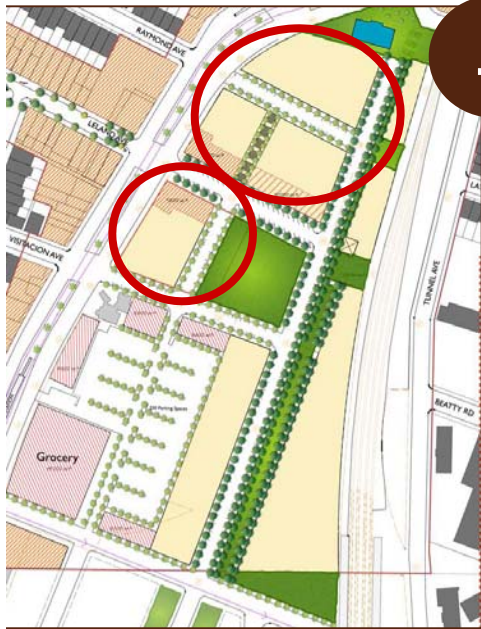
What makes a MIXED-USE PODIUM?



Residential floors

Retail

Parking behind and/or underneath

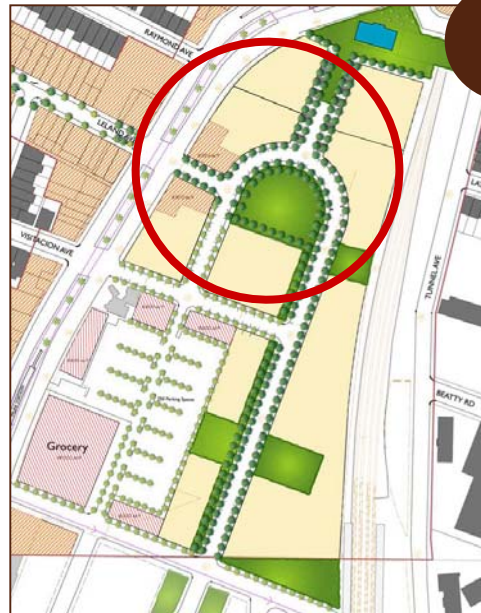


A

PODIUM

LOW PODIUM

- Green terraces
- Views across site
- Stoops on the park
- Parking underneath



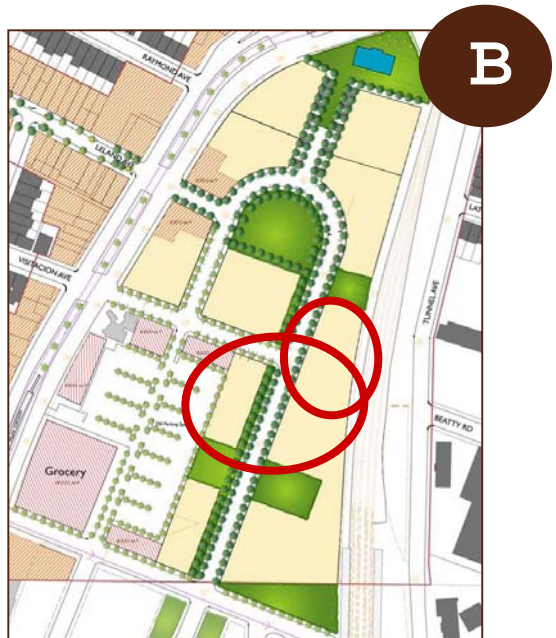
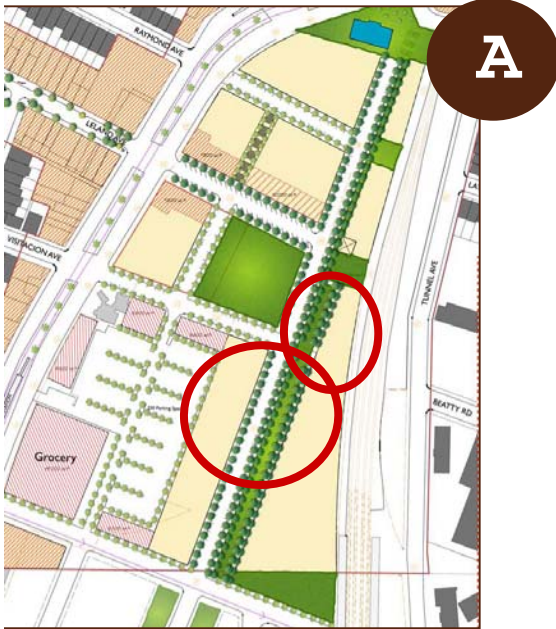
B



PODIUM

MEDIUM PODIUM

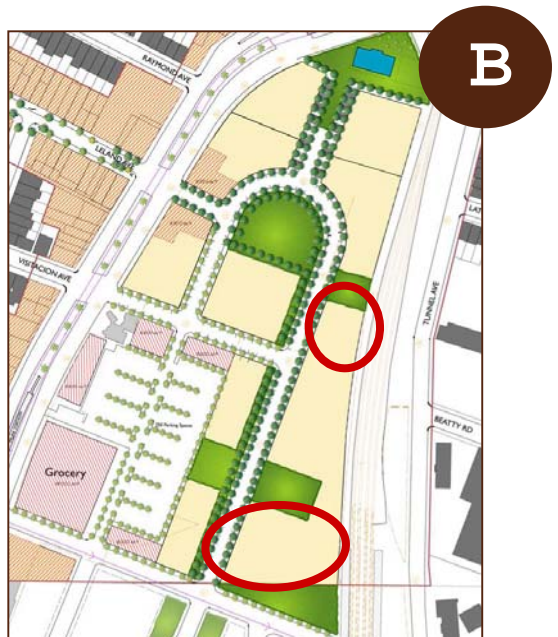
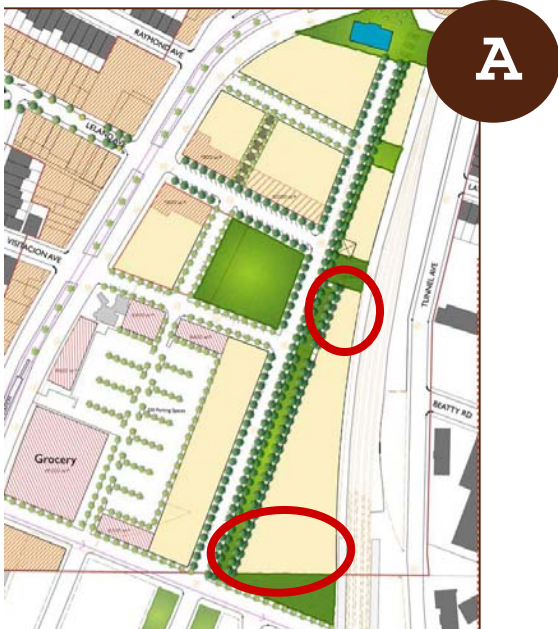
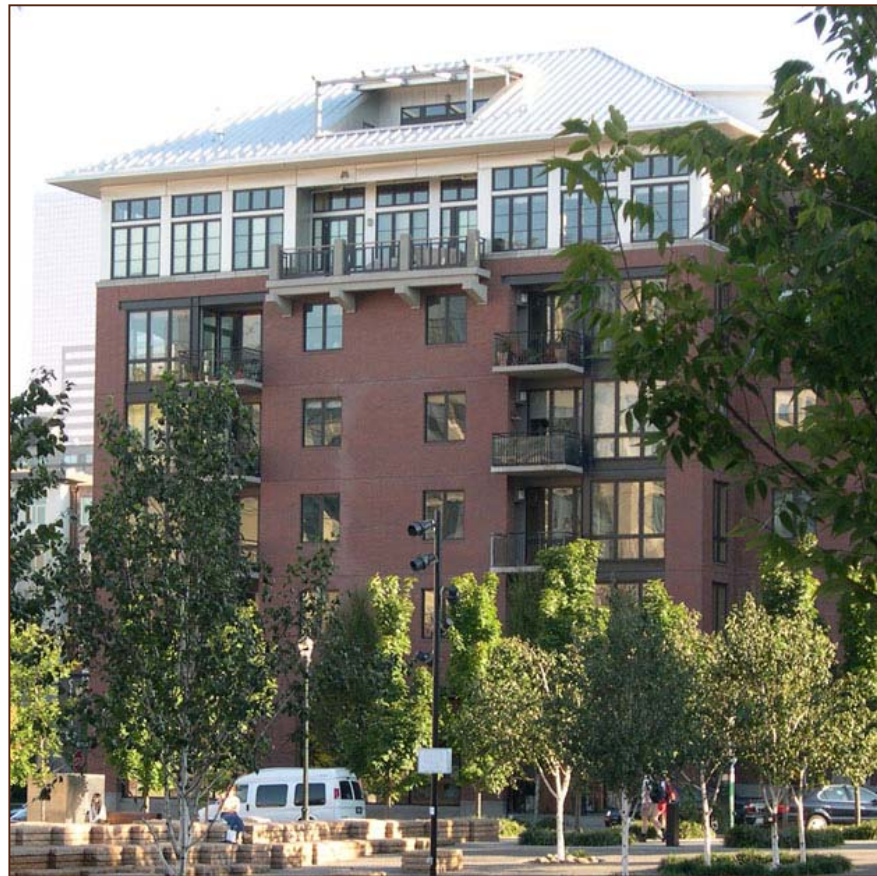
- Green terraces
- Parking underneath



PODIUM

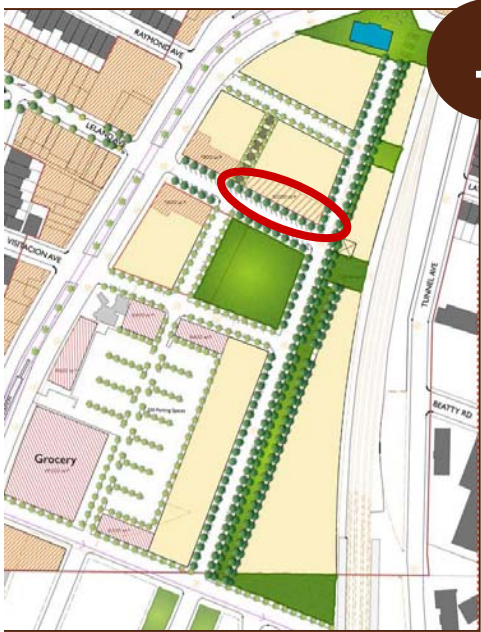
MIDRISE ALTERNATIVE

- Green terraces
- Parking underneath
- Views across site

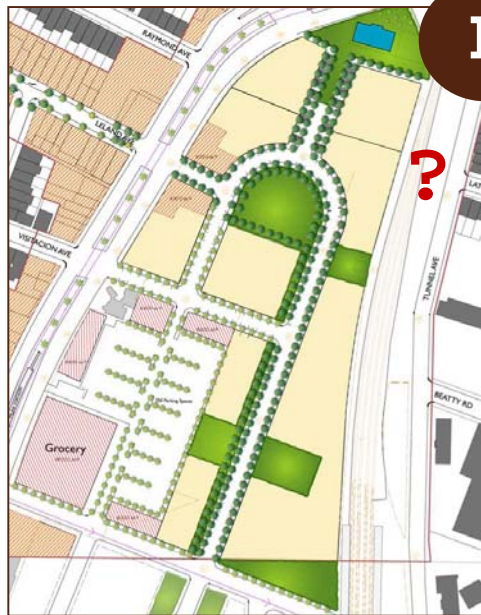


FLEXIBLE UNITS

- Tall ceilings
- Live-work flexible units
- Entrances on the park



A



B



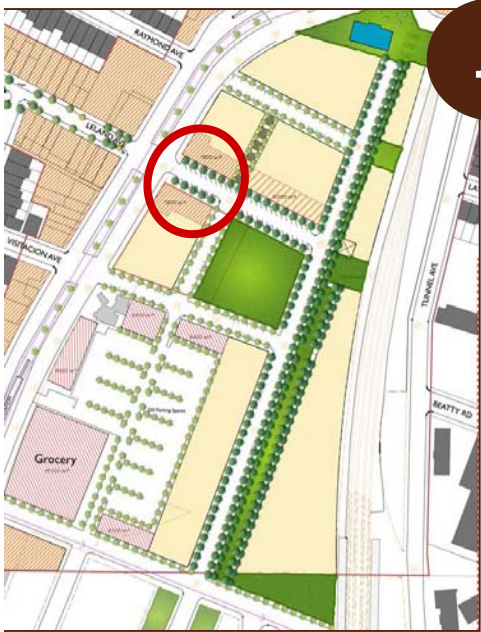
BUILDINGS

TYPES

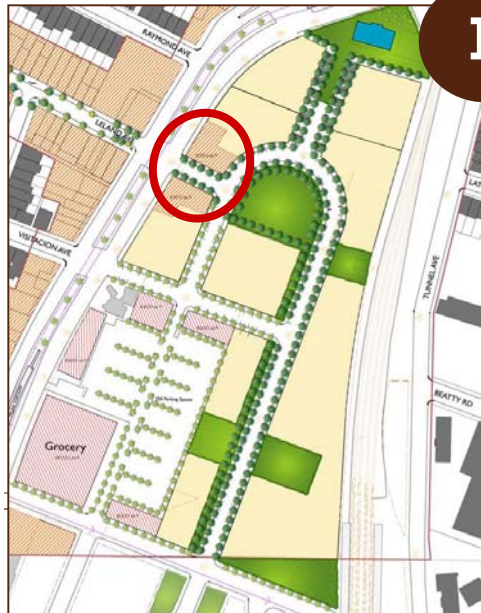
MIXED-USE

- First floor commercial use, above floors residential apartments
- Underground parking

CHANGE



A

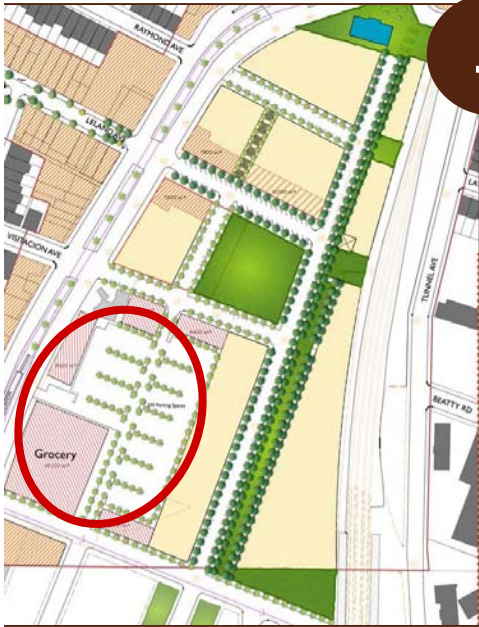


B

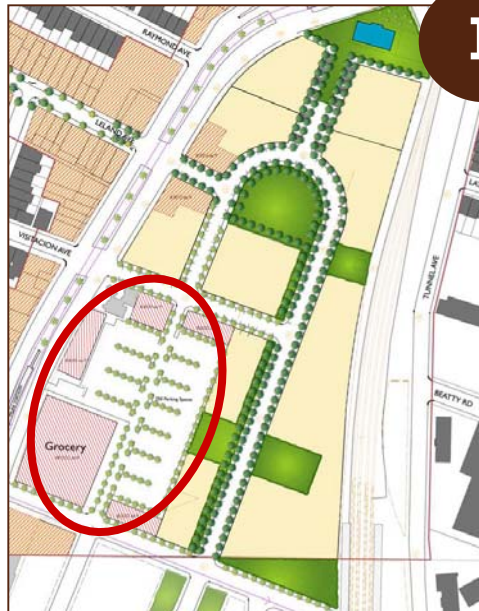
A

GROCERY STORE

- One-story grocery store (approx 50k)
- Mixed supporting retail (likely to be chain)
- Surface parking screened from the street with potential for roof parking
- Flexible uses (I.e.



B



MIXED-USE GROCERY STORE

- First floor approx 50k grocery store, above floors residential apartments
- Parking structure



BUILDINGS

ECOLOGICAL OPPORTUNITIES

- Green roofs
- Living walls
- Stormwater recycling
- Solar energy
- Efficient orientation and ventilation



Stormwater management and recycling



Living walls and green roofs



PARKING

PARKING STRATEGIES

TYPES

- Structured parking
- Parking Lifts
- On-street parking
- Surface parking



PARKING

ECOLOGICAL OPPORTUNITIES

Stormwater retention

- Permeable pavers on surface lots

- Tree canopy for water intercept



Permeable concrete



Bioswale in parking lot



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INTERACTIVE EXERCISE

PART 1

PREFERRED FRAMEWORK PLANS

What elements do you like?

PART 2

CHARACTER OF OPEN SPACES

PART 3

GROCERY STORE DESIGN

PART 4

BUILDING VARIETY AND HEIGHT

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