

Schlage Lock / Visitacion Valley Master Plan Workshop #5, August 4, 2007

Summary of Public Comments at Workshop 5

Summary of group's comments is in regular font. *Comments in italic font were provided by 6 individuals (from handouts) provided to City staff.*

Building Façade Design

Slide 1 Setback at grade and step back of top floor

- Like 'charming' facades, whimsy – no 'false' historical ornament
- Like Stoop entries and setback at grade
- Like setback at grade level and landscape in setback area
- Question about stoop entries – how do they relate to on-street parking?
- Façade seems monotonous (horizontally) but maybe because façade is one (dark) color
- Like 'whimsical' touches (not clear what those are)
- Use this design on Bayshore to allow density and allow sun (*onto site*)
- (Provide) Landscaping at mid block
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- *Like rounded corners*
- *No faux towers*
- *Flat rooflines are boring – too similar – looks like anywhere USA*
- *Variety in architectural styles is good*
- *Liked Variety in heights, higher at corners is good*
- *Like stepback at top floor*
- *Provide terraces at grade*
- *This façade is the best of the 3*
- *Residential 1st floor should be up (elevated) or setback.*
- *Should step back further at 2nd floor / create layers with stepbacks*
- *Tall buildings might create a canyon*

Slide 2 - Building façade –consistent bays

- Façade should mitigate wind
- Stick to typology, Design
- Design should be 'legible'
- Use Real materials – not faux materials
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- *Façade is boring*
- *Don't like mixture of colors on façade*
- *Façade is very plain*
- *Use setbacks to take advantage of sun*
- *The stepbacks (bays / rhythm?) help make building softer*

Slide 3 - bldg façade with corner tower element, variation of façade material / color, fenestration

- Some variety in façade is OK, but not too much variety
- Like Rounded architectural element (Large Round Bay) but don't want 'faux' effect
- Like corner element
- Don't like 'false history'
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- *Balconies are good – provide eyes on the street*
- *Like corner treatment (rounded bay at corner)*
- *Like breakdown of façade – looks like smaller scale bldg but is only 1 bldg.*
- *Like features – different window treatment, changed roof lines*
- *Like stucco, operable windows, tile roofs, bay windows. Some materials & color is good, design is diverse & engaging*

General comments:

During design, incorporate 'occasional surprises & the unexpected' throughout the site.

*Don't want 'cookie cutter' look / breakup design with interesting features & green design
Use materials that will last. Area is very windy, especially along Bayshore. Awnings & signage need to be durable.*

How will design guidelines be implemented on existing buildings?

What is implementation strategy?

Balance heights across the Bayshore.

The illustrations look like Burlingame, not Bayshore. Is this reality?

Like what is happening at Mission Bay

What is happening with potential speculative properties on Leland now?

Don't allow garages fronting on street

Don't create wind tunnels

Summary of Public Comments at Workshop 5

2 Retail Design

Slide 1 – Neighborhood Commercial street rendering

- Ground floor retail with residential above is good idea – like mixed use
- Want tall ceilings (in ground-floor retail)
- Like transparency of retail frontage at street level
- Providing pedestrian connections to the site / retail – important issue
- Along Bayshore, if there's no on-street parking, how will this work with retail?
- Want parking along (new section of Leland Av.) and other retail (areas?)
- Want Live/Work – Flexible space for artists
- In the past, retail area of Leland Street had character as a 'little village' for neighborhood shopping needs.
- Don't build too much retail, provide flexible spaces too
- Concern that additional retail may compete with existing retail – Integrate retail with support programs for small / local businesses (not chains)
- Want street trees should include flowering trees
- Want maximum greenery (low plantings: use landscape as windbreak ???)
- *Concern about retail vitality / vacancy. Small businesses could attract /capture more retail.*
- *How will design guidelines be enforced in existing structures?*
- *Maximize Greenery – pay attention to landscape – can block winds (???)*

Slide 2 – Ground Floor Market – with flowing canopy element

- Like awning element, but this (curvy) canopy was 'too much'
- Canopy is good idea, but 'wrong' building ??
- If surface parking is provided, use trellises to hide / screen parking
- Want large indoor market - modeled on Pike Place Market, Seattle – not just food, but sell other things as well
- Like idea of farmers' market
- How would parking provisions affect store design?
- Support installation of underground parking, particularly for large retail
- *Need quality, long lasting awning like Mission Bay Safeway design*
- *Don't use suburban look – 'cookie cutter design'*
- *Like awning - interesting*

Slide 3 – Trader Joes – entry feature, outdoor seating

- Need a large grocery as a retail magnet and employer
- Like outdoor seating area near entrance – place to sit outside
- Want large retail uses to be setback on grade to provide place for seating, landscape material, building entry, etc.
- Have to provide signage guidelines (controls) for storefronts
- Like the idea of street fairs

- Create large gathering place at retail
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- *Like outdoor seating*
- *Use trellis to visually buffer*
- *Don't like Flat roof*

General Comments –

Design Issues & other Comments

- *How would design guidelines be enforced in existing structures?*
- *Delancy St. has very little interaction with rest of development.*
- *Property line on east side of Bayshore should be debated*
- *Like design of Mission Bay Safeway.*
- *Don't mask retail columns distract from seeing into retail*
- *Retain transparency*
- *Like street fair concept, farmer's market*
- *Should create guidelines for signage*
- *Like small town feel of Vis Valley neighborhood - keep this feel*
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Commercial Use

- *Make sure retail fits the market*
- *Concentrate Retail on Leland, must balance existing retail space*
- *Don't create retail that will impact current Leland / Bayshore business*
- *Retail development in other SF areas is vacant because developer didn't create space for neighborhood businesses.*
- *Neighborhood needs a full service grocery to act as employment base*
- *Use façade to mitigate wind*
- *Explore good sign design*
- *Prefer small 'local' stores, perhaps small indoor market like Pikes Place*
- *Keep retail size suitable for mom & pop stores and chains*
- *Want a supermarket ! not Pikes Place market*
- *Concern about retail vitality /viability. .*
- *Cortland Street is a good model for retail street –good pedestrian scale*
- *Want variety of small-scale neighborhood-serving retail like soda fountain, shoe repair, etc. with housing above*
- *Want outdoor seating, places for children, eyes on the street. Don't create empty retail – design space to be flexible so it could be live/work if retail doesn't work*

Summary of Public Comments at Workshop 5

3 Roof Design

Slide 1 – Photo – mixed-use with Commercial at grade, residential above

- *Want anything but flat roofs*
- *Don't want 'phony roofs*

- Mechanical equipment on roofs (air conditioning, electronics, pipes, etc.) should be screened and/or incorporated into building design
- Solar panels should be screened (???)
- How do you connect new residents & bldgs into the community? – Social integration
- Note: use Bayshore Blvd. To connect old and new development

Slide 2 – Photo (Portland Bldg with hip roof and top story design varies from base

- Like the building design / bays at top level.
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- *Like classic design of this roof – like tall top floor – like # 2 best*

Slice 3 – Rendering – mixed use corner at corner lot

- Like variety of façade – material (stucco, wood, different windows, etc.)
- Don't have garages with access on street
- Don't like flat roofs
- No cheap design of flat roofs with tar paper
- Want variety of heights – Bayshore, So. Park looks too similar
- Have taller buildings to mark block corners / street intersections
- Use small scale on façade,
- Like Tile Roofs
- Like stucco
- Like variety in design / materials

Slide 4 – Rendering – residential building with zig zag roof

- Like Rooftop Gardens as gathering places
- Like idea of green roofs
- Flat roofs would be ok if articulated with trellis, etc.
- Like eccentricity in design – unexpected design touches, whimsy (landscaping on roof)
- *Like protected terrace on roof top*

Roof Designs – General Comments

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- *Some saw tooth roofs OK – Roof design is critical / should be varied.*
- *Saw tooth design for lighting and design look – carry over from Schlage Lock sawtooth factory bldg.*
- *Sawtooth used at Coffman Pool (Hahn / Visitacion), perhaps use it at new library*
- *Sustainable development – use green roofs where possible*
- *Sawtooth design not necessary –it is a 'Disney touch'*
- *Roof designs should provide variety, not monotony*
- *Use quality materials*
- *Whimsical features are good – unexpected*
- *Add 'eccentric' designs to roofs – turrets, castles in little Hollywood provide sense of discovery*

Summary of Public Comments at Workshop 5

4 Sustainable Designs

Slide 1 – Photo – Water retention on-site & Landscape Plantings

- Water retention on site / filtering and plantings along sidewalk or in setbacks is good idea.
- Like use of native plants
- Use Landscaping to block wind (need to use trees)

- *Don't include Water feature without good reason.*
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Slide 2 – Photo – Unit Pavers laid on sand - instead of impermeable pavement

- Use of pavers to allow rainwater to infiltrate ground is good idea
- If community gardens are provided, it is hard to protect plants/vegetables from people

Slide 3 – Photo of water retention & sequestering features

on site, vegetation to collect & use rainwater collected / concentrated from building roofs

- Want to capture rainwater
- Use Grey water for irrigation
- If there are streetscape elements (such as lighting) have local artist design infrastructure
- Consider using swales, other features to limit required maintenance
- Design features so mechanical equipment unnecessary

- *Like sculpture element bringing water down from roof*

Slide 4 – Green Roof Photo

- Like idea of installing green roofs
- Maintenance of green roofs is an important issue
- Want pathways on green roofs so people can use them
- Consider incorporating Green walls in addition to green roofs
- Plant Flowering Trees
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Sustainable Design – Should be model for new technologies / development
Require a certain percentage energy generation used on site to be supplied by power generation (wind generation – turbines ??)

Sustainable Design – General

- *Community Gardens require good security*
- *Water infrastructure should be integrated into design and function (swales, etc.)*

- *Provide pathways on green roofs*
- *Use trees that thrive at site.*

- *Use grey water for irrigation*
- *Consider solar panels, windmills – require project to create some % of energy use generated on site.*
- *Use sun, wind, water natural to Vis. Valley.*

Other issues: - not specific to design

- *Bayshore blvd. Is major traffic artery and already lost 2 lanes for the t-Line. Any additional traffic will create problems.*
- *Put Bayshore traffic underground [???]*