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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

Workshop 3: URBAN DESIGN :: January 6, 2007
Preferred urban design plan
Ideas for buildings, open space and streets

• Workshop 4: ZONING AND SUSTAINABILITY :: TBD
  Review and propose appropriate zoning for urban design plan; create an implementation strategy for sustainable solutions on site.
What are we doing?

DETAILED SITE MASTER PLAN – Refines the 2002 Concept Plan

- Overall “Framework”
- Open Space Design Guidelines
- Street Design Guidelines
- Building Design Guidelines
- Sustainability Plan

REDEVELOPMENT PLAN:

- Site Cleanup
- Public financing: infrastructure/ affordable housing/ small business assistance
- Local Employment Program
- Site Control and Preparation
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OVERALL SCHEDULE

08.2006 - Workshop 1: Framework Plan

10.2006 - Workshop 2: Framework Plan, Building Heights

01.2007 - Workshop 3: Framework, Open Space, Streets, Building Types

03.2007 - Workshop 4: Sustainability Plan, Bayshore Boulevard, Traffic Issues

05.2007 - Draft Environmental Impact Report (incl. traffic)

Summer/
Fall 2007 - Community Meetings on zoning controls, redevelopment plan and other technical issues

Winter
2007-8 - Planning Commission & Board Consider Redevelopment Plan, Site Master Plan and New Zoning
VISITACION VALLEY CITIZEN’S ADVISORY COMMITTEE

- Advises the Redevelopment Agency on technical issues related to proposed redevelopment area

- Meets every second Tuesday of the month at 6 pm at Visitacion Valley Elementary School, 55 Schwerin Street
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TRAFFIC STUDY
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TODAY’S AGENDA

PRESENTATION

1. Workshop 2 Summary
2. Workshop 2 Framework Plans Pros and Cons
3. The New Framework Plan
   Questions & Answers Session (10 min)

4. Public Space Types
   - Public Spaces
   - Streets
5. Building Prototypes
   Questions & Answers Session (10 min)

INTERACTIVE SESSION

Adjourn.
WORKSHOP 2 RESULTS

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FRAMEWORK PLANS DISCUSSED AT WORKSHOP 2 :: October 14, 2006
YOUR FEEDBACK

OPEN SPACE - Preferred Elements

- Central greenway “South Park” style
- Mews could be interesting spaces
- Leland Avenue terminating in the park green
- Organic quality of spaces
- Water features in park
- Parks should be inclusive and accommodate all...
YOUR FEEDBACK

BUILDING DESIGN- Preferred Elements

• Make sure high buildings do not shade open spaces
• Block should have frequent East/West connections
• Height variation on site is preferred
• Building articulation and interesting architecture
• Building entries on the street

LAND USE- Preferred Elements

• Continuation of retail on Leland (first block)
• Flex spaces around the park
• Grocery store: mixed use or stand alone
YOUR FEEDBACK

CONNECTIONS- Preferred Elements

- Emphasize connection at Leland Avenue
- Ensure safety of Bayshore Boulevard crossing
- Establish a strong connection along Blanken Avenue to Little Hollywood
NEW FRAMEWORK PLAN

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MAIN CHARACTERISTICS OF NEW FRAMEWORK PLAN

- Extension of Leland Avenue’s retail character into site
MAIN CHARACTERISTICS OF NEW FRAMEWORK PLAN

- Extension of Leland Avenue’s retail character into site
- Park and retail uses support each other
TOWARD A FINAL FRAMEWORK PLAN

MAIN CHARACTERISTICS OF NEW FRAMEWORK PLAN

- Extension of Leland Avenue’s retail character into site
- Park and retail uses support each other
- Integrated, pedestrian-oriented plan: direct pedestrian connections from surrounding neighborhoods into site
- Blanken Avenue connection to Little Hollywood
MAIN CHARACTERISTICS OF NEW FRAMEWORK PLAN

- Extension of Leland Avenue’s retail character into site
- Park and retail uses support each other
- Integrated, pedestrian-oriented plan: direct pedestrian connections from neighborhood into site
- Blanken Avenue connection to Little Hollywood
- **Direct view to Baylands Park from Blanken Street**
MAIN CHARACTERISTICS OF NEW FRAMEWORK PLAN

- Plan supports possibility of medium size (20K-30K) grocery store at Leland Avenue and Bayshore Boulevard
MAIN CHARACTERISTICS OF NEW FRAMEWORK PLAN

- Plan can be implemented and does not present major property line conflict
- Feasible buildout of parcels makes development certain and more efficient
TOWARD A FINAL FRAMEWORK PLAN

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SUB-OPTION:
Framework plan with mixed use retail center
PODIUM + RETAIL CENTER
NEW FRAMEWORK PLAN

TOWNHOMES + RETAIL CENTER
TOWNHOMES + MIXED USE
PODIUM +
MIXED USE
RETAIL CENTER
PODIUM + MIXED USE RETAIL CENTER
SHADE DIAGRAMS

June 21  Mar/Sep 21  Dec 21

9 am

noon

3 pm
CIRCULATION STRATEGY

LEGEND

Car traffic w/ pedestrian priority
CIRCULATION STRATEGY

LEGEND

Car traffic w/ pedestrian priority
Left turns that will need further traffic analysis
CIRCULATION STRATEGY

**LEGEND**

- **Car traffic w/ pedestrian priority**
- **Left turns that will need further traffic analysis**
- **Pedestrian-only route**
CIRCULATION STRATEGY

LEGEND

- **Car traffic w/ pedestrian priority**
- **Turn movements that will need further traffic analysis**
- **Pedestrian-only route**
- **Parking garage entrance**
NEW FRAMEWORK PLAN

PUBLIC SPACES

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NEW FRAMEWORK PLAN

BLANKEN PARK

NEIGHBORHOOD PARK

LINEAR PARK
PUBLIC SPACE TYPES

NEIGHBORHOOD PARK

Van Meter Williams Pollack
Urban Design + Architecture
Merrill + Morris

San Francisco
Planning Department

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WHAT IS YOUR IDEA FOR THE NEIGHBORHOOD PARK?

ACTIVE USES?
- sports
- play areas
- games

PASSIVE USES?
- people watching
- seating

SPECIAL EVENTS?
- farmer’s market
- performances
- street fairs

LANDMARK ELEMENTS?
- art installations
- water
- sustainable features
LINEAR PARK

PUBLIC SPACE TYPES

Van Meter Williams Pollack
Urban Design + Architecture
Merrill + Morris

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San Francisco Planning Department
WHAT IS YOUR IDEA FOR THE LINEAR PARK?

**ACTIVE USES?**
- walking  
- play areas

**PASSIVE USES?**
- people watching  
- seating  
- reading

**LANDMARK ELEMENTS?**
- art installations  
- water  
- sustainable feature

**SPECIAL EVENTS?**
- fairs  
- performances
WHAT IS YOUR IDEA FOR BLANKEN PARK?

ACTIVE USES?
- sports
- play areas
- gardening

PASSIVE USES?
- reading
- seating

SPECIAL EVENTS?
- farmer’s market
- garden day

LANDMARK ELEMENTS?
- art installations
- educational features
- gazebos
STREETS

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A NEW LEELAND AVENUE
COMMUNITY DESIGN PROCESS 2005-2006

INTERSECTIONS

MIDBLOCK
TYPICAL STREETS
LELAND AVENUE COMMERCIAL
TYPICAL STREETS
LELAND AVENUE AT THE PARK
TYPICAL STREETS
RESIDENTIAL
TYPICAL STREETS
LINEAR PARK STREET

4' WALK
12' PARK
7' PARKING
16' TRAVEL LANE
4' WALK
27'
62' GREENWAY 148

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Van Meter Williams Pollack
Urban Design + Architecture
Merrill + Morris
NEW FRAMEWORK PLAN

BUILDINGS

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BUILDING HEIGHT

4 story
BUILDING HEIGHT

- 4 story
- 5 story
- 5 story
BUILDING HEIGHT

- 4 story
- 5 story
- 8 story
- 8 story
- 5 story
BUILDING HEIGHT

4 story

5 story

8 story

5 story

8 story

Potential grocery store w/ housing above (4 story)
RESIDENTIAL COURTYARD PODIUM

- Stepped back balconies
- Green buffer for privacy
RESIDENTIAL ROWHOUSE

Entrance stoops create relationship with street and promote safety.
FLEX SPACE ROWHOUSE

First floor flex space creates interaction with street.
RESIDENTIAL MIDRISE
RETAIL WITH HOUSING

Corner element to mark entrance into commercial area

Transparent first floor retail creates a vibrant street
MIXED USE RETAIL CENTER
RETAIL CENTER

BUILDING TYPES

Surface parking with bioswales to reduce stormwater runoff

Rooftop parking
INTERACTIVE EXERCISE

1. FRAMEWORK PLAN DISCUSSION (10 min)
   • Feedback on framework plan

2. BUILDINGS DISCUSSION (10 min)
   • Heights review
   • Evaluation of building types

3. ENVISIONING NEW PUBLIC SPACES (40 min)
   • What activities or programs would you like to see in the neighborhood park, in the linear park and in Blanken park?
INTERACTIVE EXERCISE- ctd
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WORKSHOP 3: URBAN DESIGN PLAN
January 6, 2007