WORKSHOP 2: PREFERRED FRAMEWORK PLANS

October 14, 2006
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

Bayshore Boulevard

Little Hollywood

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COMMUNITY VISION WORKSHOP :: 2002

FRAMEWORK PLANS WORKSHOP
August 28th, 2006
MAIN STREET
LELAND
FRAMEWORK PLANS DEVELOPMENT

1. MAIN STREET
2. "KNUCKLE" PARK
3. LINEAR GREENWAY

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FRAMEWORK PLANS DEVELOPMENT

1. MAIN STREET
2. "KNUCKLE" PARK
3. LINEAR GREENWAY
4. LELAND PARK

Van Meter Williams Pollack
Urban Design + Architecture
Merrill + Morris

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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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OPEN SPACES

PREFERRED FRAMEWORK PLANS

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

NEIGHBORHOOD PARK
GREENWAY PARK

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

PREFERRED FRAMEWORK PLANS

GREENWAY PARK
OPEN SPACES

MEWS

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

PREFERRED FRAMEWORK PLANS

MEWS
GARDENS

ORNAMENTAL GARDENS

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

COMMUNITY GARDENS

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

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

PREFERRED FRAMEWORK PLANS

LELAND AVENUE EXTENSION

LINEAR GREENWAY NORTH OF LELAND AVE
STREETS

PREFERRED FRAMEWORK PLANS

LINEAR GREENWAY ON ONE SIDE (two-way)

LINEAR GREENWAY IN THE CENTER (one-way)
STREETS

PREFERRED FRAMEWORK PLANS

LINEAR GREENWAY ON ONE SIDE

MEWS
**STREETS**

**PREFERRED FRAMEWORK PLANS**

**TERRACE STREET**

**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

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:
- 3/4 story stepped back

Scheme B:
- 6 story instead of 7 story
BUILDING HEIGHT ALTERNATIVE

Scheme A:
- 3/4 story stepped back

Scheme B:
- Potential 8 story
- 6 story instead of 7 story
- Potential 8 story
BUILDING HEIGHT ALTERNATIVE

3/4 story stepped back

Potential 8 story instead of 7 story

Potential 8 story
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
PODIUM

LOW PODIUM

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

PODIUM

MEDIUM PODIUM

- Green terraces
- Parking underneath
MIDRISE ALTERNATIVE

- Green terraces
- Parking underneath
- Views across site
BUILDINGS

FLEXIBLE UNITS

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

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

CHANGE
BUILDINGS

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.)
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 roof
PARKING STRATEGIES

TYPES

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

Stormwater retention
- Permeable pavers on surface lots
- Tree canopy for water intercept

PARKING

Permeable concrete

Bioswale in parking lot
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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