WORKSHOP 4
Site Sustainability, Building Heights, Next Steps

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: Site Sustainability, Building Heights,
  Next Steps
  Overview of final design
  Implementation strategy for sustainable solutions on site

• Workshop 5: Overview of Redevelopment

• Workshop 6: Review of Draft Plan
TODAY’S PRESENTATION  (45 min)

Review

1. DESIGN PROCESS

2. PUBLIC SPACE
   - Your ideas from workshop
   - Resulting Guidelines for Open Space Design

3. BUILDINGS
   - Height
   - Building Type

Q&A SESSION #1  (30 min)

New topics

4. SUSTAINABILITY
   - Site framework
   - Infrastructure
   - Energy conservation
   - Building Development

5. Next Steps

Q&A SESSION #2  (30 min)

Adjourn

DESIGN PROCESS

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WHERE WE STARTED

DESIGN PROCESS

CONTEXT PLAN

FRAMEWORK ALTERNATIVES

4 ALTERNATIVES: AUGUST 2006

2 ALTERNATIVES: OCTOBER 2006
WHERE WE ARE TODAY

FRAMEWORK PLAN

TOWNHOMES + RETAIL CENTER
WHERE WE ARE TODAY

FRAMEWORK PLAN

TOWNHOMES + MIXED-USE RETAIL CENTER

PODIUM + RETAIL CENTER
WHERE WE ARE TODAY

FRAMEWORK PLAN

PODIUM + MIXED-USE RETAIL CENTER

INFILL DEVELOPMENT ALONG BAYSHORE
USE OF PUBLIC SPACES

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PARKS IN THE PLAN

BLANKEN PARK
LELAND PARK
LINEAR PARK
WHAT ARE YOUR IDEAS FOR THE PUBLIC PARKS?

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

BLANKEN PARK

- art visible from Muni stop
- multilingual signage at stop
- paved crosswalk
- community use area
- flower garden
- tot lot
- BBQ
- picnic tables
- stormwater element
- pedestrian connection
- special gardens with views
- ask youth for any needed additional element
- Flex design of basketball court to accommodate Tai Chi
BLANKEN PARK

MAIN ACTIVITIES
1/2 basketball court
Vegetable and flower gardens
BBQ areas and benches
Children’s tot lot

DESIGN ELEMENTS
Main green lawn area with views
Art installation to mark project and public space
Safe pedestrian crossings at bayshore and strong pedestrian connections from rest of development
Soften public space edges with trees and other low plantings

LELAND PARK
LELAND PARK

MAIN ACTIVITIES
Seating on lawn and benches
1/2 basketball
Children’s tot lots and playgrounds
BBQ areas and benches
Street fairs and farmer’s market

DESIGN ELEMENTS
Lawn areas at edges
Central paved area with gazebo and water feature
Diagonal path with trees
Flexible areas for different activities in the park
Stormwater features

LINEAR PARK

YOUR IDEAS
USE OF PUBLIC SPACES

GUIDELINES

LINEAR PARK

MAIN ACTIVITIES
- Basketball and bocce
- Running and walking
- Chess
- Tot lots
- Seating on lawn and benches
- Art installations

DESIGN ELEMENTS
- Alternating lawn/paved areas, passive/active spaces
- Curvilinear path with trees
- Stormwater runoff elements

BUILDINGS IN THE PLAN

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**Buildings in the Plan**

- **4 story**
- **5 story**
- **5/8 story varied heights**
- **5/8 story varied heights**
- **5/8 story varied heights**
- Potential grocery store w/ housing above (4 story)

**Shade Diagram**

- June 21
- Mar/Sep 21
- Dec 21

- 9 am
- noon
- 3 pm
LINEAR PARK FROM SUNNYVALE AVENUE

BUILDINGS IN THE VIEWS

FAÇADE ARTICULATION
• 25’ pattern typical to traditional buildings.
• Parking podiums integrated in the first floor design.

BUILDING/STREET RELATIONSHIP
• Entries oriented to the park, sidewalk or pedestrian path.
• Stoops, porches and landscaped areas at residential entries.

SAFETY
• Windows oriented to public green space for “eyes on the street” effect and enhance views from apartments into the park.
FAÇADE ARTICULATION

• Articulation of façade for visual variety at a pedestrian level.

• Bays, recesses, roof forms to create rhythm which reflects a residential pattern and scale.

BUILDING/STREET RELATIONSHIP

• Building with average of one individual entry for every 40 feet of façade to avoid blank wall effect.

• Stoops and stairs 4 feet wide minimum

• Ground floor units min 1.5 feet-3 feet above sidewalk level.

• Parking screened from the street to avoid negative visual effects on the public realm.
BUILDINGS IN THE PLAN

VIEW FROM LE LAND AND BAYSHORE AVENUE

LELAND

GUIDELINES

FAÇADE ARTICULATION

• Facades articulated with a building base, body and roof or parapet edge.
• Corner element to mark entrance into commercial area at Leland avenue.

BUILDING/STREET RELATIONSHIP

• Transparent first floor retail creates a vibrant street.
• Outdoor elements such as patios, seating areas and awnings animate the street.
FAÇADE ARTICULATION

Storefronts articulated to create a vertical rhythm along the street of 20–30 feet.

PARKING

• Entrance to parking structure maximum 20 feet in width; solid material garage doors with no visual access into parking areas.

• Parking screened from the street to avoid negative visual effects along pedestrian access to Caltrain on Sunnyvale.

• Rooftop parking in one-story retail option

VIEW FROM 6/8-STORY BUILDING ON LELAND PARK

MIXED USE OPTION

ONE- STORY OPTION

BUILDINGS IN THE PLAN

GUIDELINES
GUIDELINES

FAÇADE ARTICATION
• Ground floor flex commercial surface min 75% transparent.
• Entrances at street level.

BUILDING/ STREET RELATIONSHIP
• First floor flex space creates interaction with street.
• Accessory dwelling units located above garage.

PARKING
• Parking for rowhouses accessed from an alley.

BUILDINGS IN THE PLAN

FAÇADE ARTICATION
• Stepped heights to create variety and visual rhythm and to avoid heavy massing effect.
• Windows organized to reflect the building articulation.

BUILDING/ STREET RELATIONSHIP
• Entrances at street level.

PARKING
• Parking structures for podium buildings wrapped by usable space or located 50% below the finished grade of the sidewalk.
Q&A SESSION #1
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SUSTAINABILITY STRATEGY

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OVERVIEW

SUSTAINABILITY IN THE PLAN

Sustainability Framework:
- Go beyond a standard "green" rating system
- Specific goals for the site

Sustainability in the plan is addressed in:
- Buildings
- Open space
- Street design
Visitacion Valley Schlage Lock Sustainability Goals

1. Choose sustainability measures that adequately address transportation needs. *(site framework)*
2. Choose sustainability measures that reduce waste and retain resources. *(infrastructure)*
3. Choose sustainability measures that most accurately address our climate and energy needs. *(energy)*
4. Choose strategies that can be implemented on a building and a neighborhood scale. *(buildings)*

**OVERVIEW**

**WALKABILITY**
- Connected sidewalks and streets
- Ample open space
- Parking controls

**SITE FRAMEWORK**

**SUSTAINABILITY GOALS**

**TRANSPORTATION**
- Connections to transit
- Ample bike parking
- Transit passes and information
- Bike connections to Bay Trail
Visitacion Valley Schlage Lock aims to provide sustainable parking areas, green streets, and open spaces.
**LAND CLEAN UP**

- Site clean up for residential standards
- Funding plan for hazardous material remediation

**WASTE MANAGEMENT**

- Recycled construction debris for fill on southern portion of site
- 80% of ‘clean’ demolition materials reused on site

**INFRASTRUCTURE**

**SUSTAINABILITY GOALS**

**INFRASTRUCTURE**

**SUSTAINABILITY IN THE PLAN**

**Demolishing Existing Buildings**

**Waste generation:**

- 1.7 million tons generated in a year
- 21% from construction and demolition industry
- 9% clean unpainted wood

**Possible solution:**

- Require the retention of a % of on-site materials (walls, paving, buildings, foundations, and other landscape structures)
• Maximum reuse of stormwater through irrigation and toilet flushing
• On site stormwater collection and treatment systems
• Manage 100-year storm
• 50%-Zero runoff surface parking lots
• Pervious street and open spaces
• Native landscaping and drought tolerant plants
• One tree/25’ ft tree cover in all streetscapes
POSSIBLE SOLUTIONS TO MAXIMIZE WATER RETENTION

POSSIBLE SOLUTIONS TO MAXIMIZE WATER EFFICIENCY

Low Flush Showers in units

Low Flush Toilets in units
• CONTINUE sustainable design of 2005/2006 community design process into the New Leland Avenue

GREEN STREETS PRINCIPLES

• Tree canopy cover every 26 linear feet to create adequate shade

• Permeable paving to filtrate water

• Drought-tolerant plant selection to reduce irrigation needs

• Bioswales and other natural
ENERGY

• High efficiency lighting (as solar) for streetlights.
• Passive solar energy in building design for natural heating and cooling.
• Natural light in all structures, especially in living units.
• Energy Star appliances for new residential units.
• Improve Title 24 standards by a minimum of 15%.
• Construction of a 2,085 sq/ft home can use up to 1.5 acres of forest.
• 95% of old growth forests have been depleted.

Possible solution:

Require building materials to be made from local products, recycled products, and/or reclaimed products in the construction of site elements (structures, furnishings, pedestrian barriers, and temporary construction applications such as bracing, and concrete form work).

LEED-ND CERTIFICATION

• The Visitacion Valley Schlage Lock Master Plan has applied for a LEED-ND pilot program certification.

• Preliminary LEED-ND score: 59/106 SILVER

• Integrate lessons learned through pilot program participation into

LEED-ND MAIN POINTS

1. Project meets pre-requisites
2. 100% stormwater retention and treatment on site
3. Accessible green open spaces with environmental education features
4. Green roofs and living walls
5. Community gardens and...
1. **Requirements:** Through zoning, other on-site standards

2. **Incentives:** Fee reductions, priority processing

3. **Financial Support:** Potential funding for upgrades to "green" materials and technologies
NEXT STEPS

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Workshop #5 - Mid June, date TBD

presentation by the Visitacion Valley CAC

• What is Redevelopment?
• How can it be used as a tool to achieve plan goals?
**Workshop #6 - Late July, date TBD**

Presentation by City staff -
Planning redevelopment, SF
Environment and SFPUC

Plan Outline:
1. Urban Design Framework
2. Development Standards
   - Design Guidelines
     - Site Development
     - Buildings
     - Open Space
     - Streetscape
3. Sustainability Framework

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**TRAFFIC IMPROVEMENTS**

**TRAFFIC CALMING STRATEGIES**

**Pedestrian Crossing at Raymond**

**Intersection Improvements**
- at Leland Avenue/Bayshore
- at Visitacion Avenue/Bayshore
- at Sunnydale Avenue/Bayshore

**Collaboration with MTA**
already underway to
develop strategies for
intersections along
Bayshore.
Draft Timeline

Workshop #5: Overview of Redevelopment Process  06/07

Workshop #6: Draft Plan Review  07/07

Publication of Draft EIR  08/07

Certification of Final EIR  01/08

Planning Commission: Consideration of Redevelopment Plan, General Plan Amendments & Zoning Changes  01/08

Redevelopment Commission: Consideration of Redevelopment Plan, General Plan Amendments & Zoning  02/08

Board of Supervisors: Consideration of Redevelopment Plan, General Plan Amendments & Zoning  03/08
WORKSHOP 4
Site Sustainability, Building Heights, Next Steps
May 5th, 2007