WORKSHOP 5
Placemaking and Design Guidelines

August 4th, 2007
TIMELINE

• Workshop 1: 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: Placemaking and Design Guidelines
  Review of placemaking principles and design solutions

• Open House: Design Review of Draft Plan
The Visitacion Valley :: Schlage Lock Master Plan

TODAY’S WORSHOP

1. PRESENTATION: FROM SITE PLAN TO PLACE (40 min)
   Placemaking Guidelines for the Schlage Lock Site
   - FITTING THE SITE IN THE NEIGHBORHOOD
   - BUILDING FAÇADE DESIGN
   - RETAIL FAÇADE DESIGN
   - BUILDING ROOF DESIGN
   - SUSTAINABLE DESIGN SOLUTIONS

• BREAK-OUT SESSION (45 min)

Discussion about best strategies and design guidelines to bring a sense of place at the site.

3. WRAP-UP/ NEXT STEPS (10 min)
FROM SITE PLAN TO PLACE

The Visitacion Valley :: Schlage Lock Master Plan
The Schlage Lock Master Plan is flexible and allows for several sub-options...
Leland Avenue extends into the site and it features a green streetscape...
NEIGHBORHOOD PARK AT LELAND AVENUE

A community park in the heart of the new mixed-use development ...
LINEAR PARK at SUNNYVALE AVENUE

A linear greenway connecting the Caltrain Station area to the center of the development...
LITTLE HOLLYWOOD GARDENS at BLANKEN AVENUE

A new garden along Blanken Avenue with a pedestrian connection to the site and stunning views of Visitacion Valley and Little Hollywood...
BAYSHORE BOULEVARD MIXED-USE CORRIDOR

A mixed-use, transit-oriented corridor for all modes of transportation: bicycles, cars, pedestrians, buses and the new Muni T-line...
HOW TO CREATE A PLACE
The Visitacion Valley :: Schlage Lock Master Plan
1. FITTING SITE IN THE NEIGHBORHOOD: TOPOGRAPHY

The development slopes at less than 5% in any given location; the site develops gradually on the neighborhood’s topography.

Roof lines may step with topography or be consistent

Base of buildings relates to topography
2. BUILDING FAÇADE DESIGN

- **Setbacks help break building massing.**
- **Bays create visual rhythm.**
- **Entries to building are oriented to paths and sidewalks to create “eyes on the street” and to engage pedestrians.**
- **Projections and recesses create visual rhythm.**
2. BUILDING FAÇADE DESIGN- c’td

Corners should be emphasized with plazas or vertical elements.
3. RETAIL DESIGN- First Floor

Outdoor displays and seating help animate façade and create a transition area between public and private spaces.

Awnings provide shade and protection. Retail entries should be designed with transparent surfaces.
DESIGN GUIDELINES

3. RETAIL DESIGN- Grocery Store

Entrance should be located on the corner whenever possible.

First floor design creates a strong base for the building.
4. ROOF DESIGN
4. ROOF DESIGN- c’td

Rooftop decks and balconies can offer additional private open space.

Roofs play a key role in promoting sustainability with stormwater runoff collection, photovoltaic energy and an efficient cooling/heating process.
5. SUSTAINABLE DESIGN

- Neighborhood park with stormwater retention features
- Leland Avenue green streetscape extension
5. SUSTAINABLE DESIGN c’td

Greenway park with bioswales to filter and carry stormwater

Stormwater runoff fountain feature at Greenway Park entrance
5. SUSTAINABLE DESIGN- c’td

- Permeable Pavers
- Water filtering
- Education and Gardening
- Water Collection
- Green Roofs with native plants
- Photovoltaic Energy
Design Review and Document Approval Procedure (DRDAP)

CAC conducts design review design of all buildings and new parks for conformance with development controls & design guidelines

Design applications include:

- Development program: type of use, number of units, affordability etc
- Site plans: including circulation diagrams, utility plans, and parking & loading
- Building Design: Building siting, massing, architectural design, material boards and landscape plans
- Park design: all proposed uses, planting, hardscape materials, furnishings
- Phasing Plan: Schedule for buildings and improvements

Public Hearing at CAC:

Review of all illustrative design materials, showing scale, massing, urban design quality and architectural character for all buildings and open spaces

CAC comments forwarded to Planning Commission

Public Hearing at Relevant Commissions:

Once Approved by CAC, move on for Planning Approvals
1. Discuss main placemaking guidelines:
   1. FITTING THE SITE IN THE NEIGHBORHOOD
   2. BUILDING FAÇADE DESIGN
   3. RETAIL FAÇADE DESIGN
   4. BUILDING ROOF DESIGN
   5. SUSTAINABLE DESIGN SOLUTIONS
   6. OTHER PLACEMAKING DESIGN ISSUES

2. Give additional ideas and feedbacks to the design team

BREAK-OUT SESSION (45 min)
The Visitacion Valley :: Schlage Lock Master Plan
WRAP-UP/ NEXT STEPS

TIMELINE

Open House: Introduction to Redevelopment and Draft Plan Review 09/07

Publication of Draft EIR 11/07

Certification of Final EIR 02/08

Planning Commission: Consideration of Redevelopment Plan, General Plan Amendments & Zoning Changes 03/08

Redevelopment Commission: Consideration of Redevelopment Plan, General Plan Amendments & Zoning 03/08

Board of Supervisors: Consideration of Redevelopment Plan, General Plan Amendments & Zoning 04/08
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