

# *The Visitation Valley :: Schlage Lock Master Plan*

## **WORKSHOP 3: URBAN DESIGN PLAN**

*January 6, 2007*



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Urban Design + Architecture  
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# ***The Visitacion Valley :: Schlage Lock Master Plan***

## **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: ZONING AND SUSTAINABILITY :: TBD  
Review and propose appropriate zoning for urban design plan; create an implementation strategy for sustainable solutions on site.

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## 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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## *Master Plan*

### **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**

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### 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

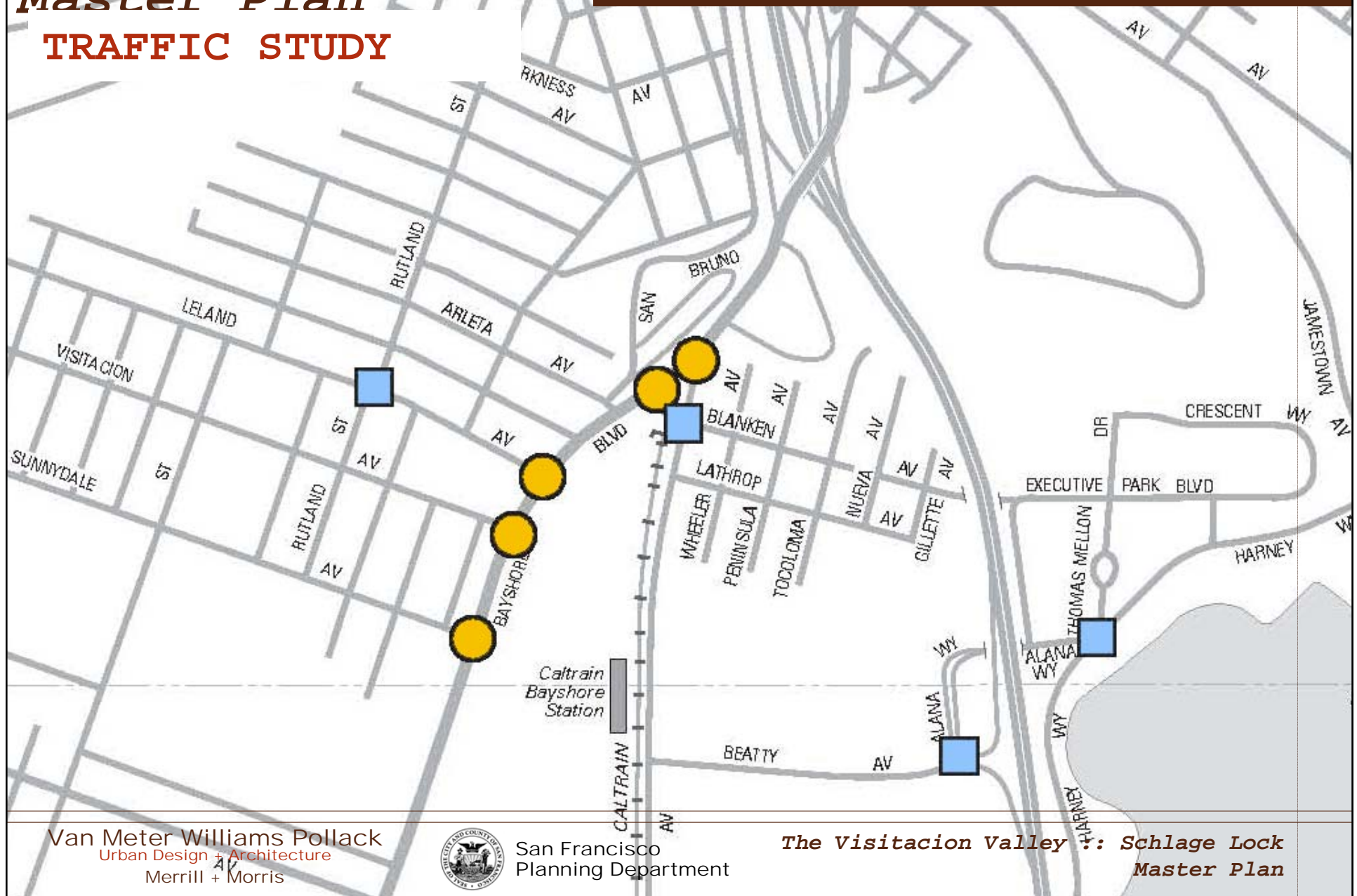




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### **TRAFFIC STUDY**



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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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## COMMUNITY PROCESS

### PREFERRED FRAMEWORK PLANS WORKSHOP :: October 14, 2006



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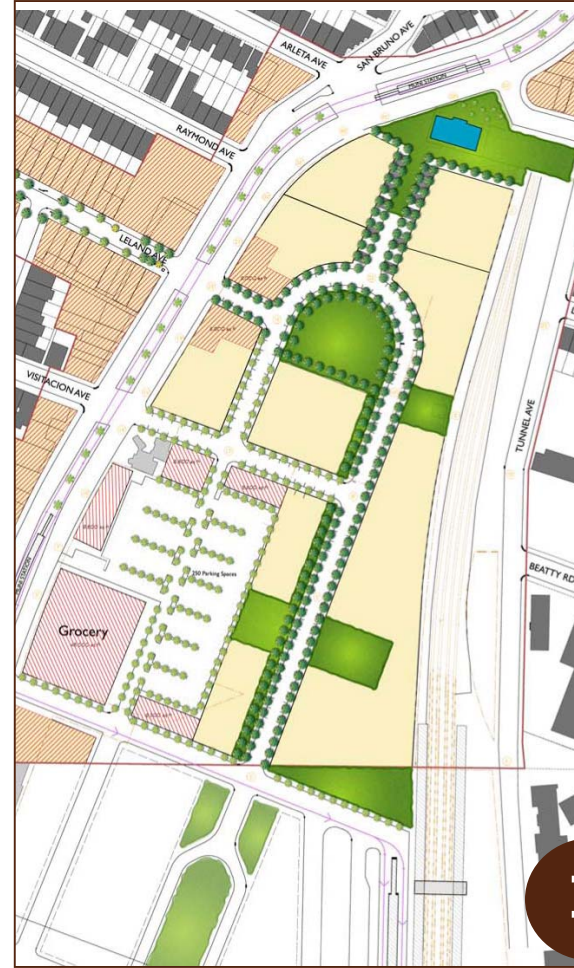
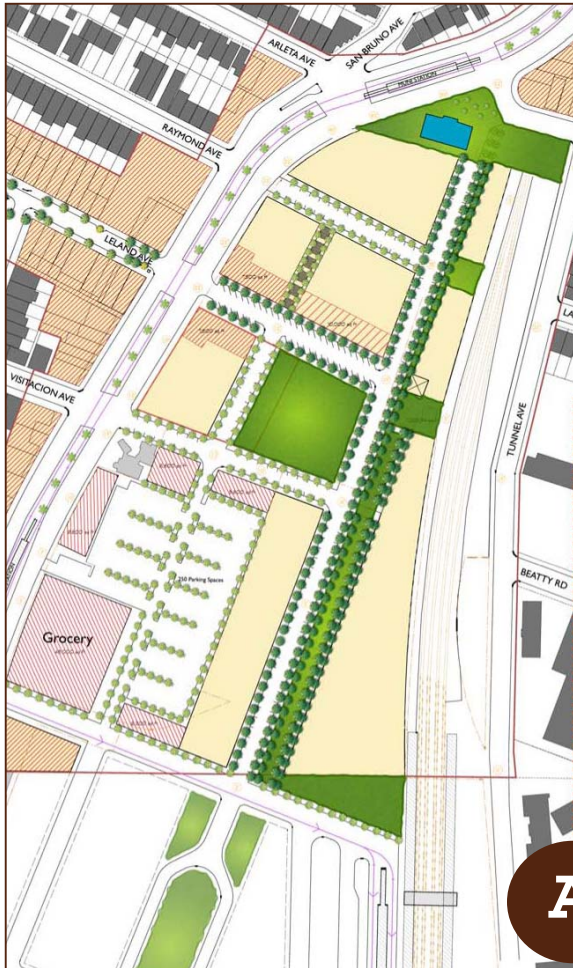


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## PREFERRED FRAMEWORK PLANS

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



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### 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 space
- 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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## TOWARD A FINAL FRAMEWORK PLAN



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## TOWARD A FINAL FRAMEWORK PLAN

### MAIN CHARACTERISTICS OF NEW FRAMEWORK PLAN

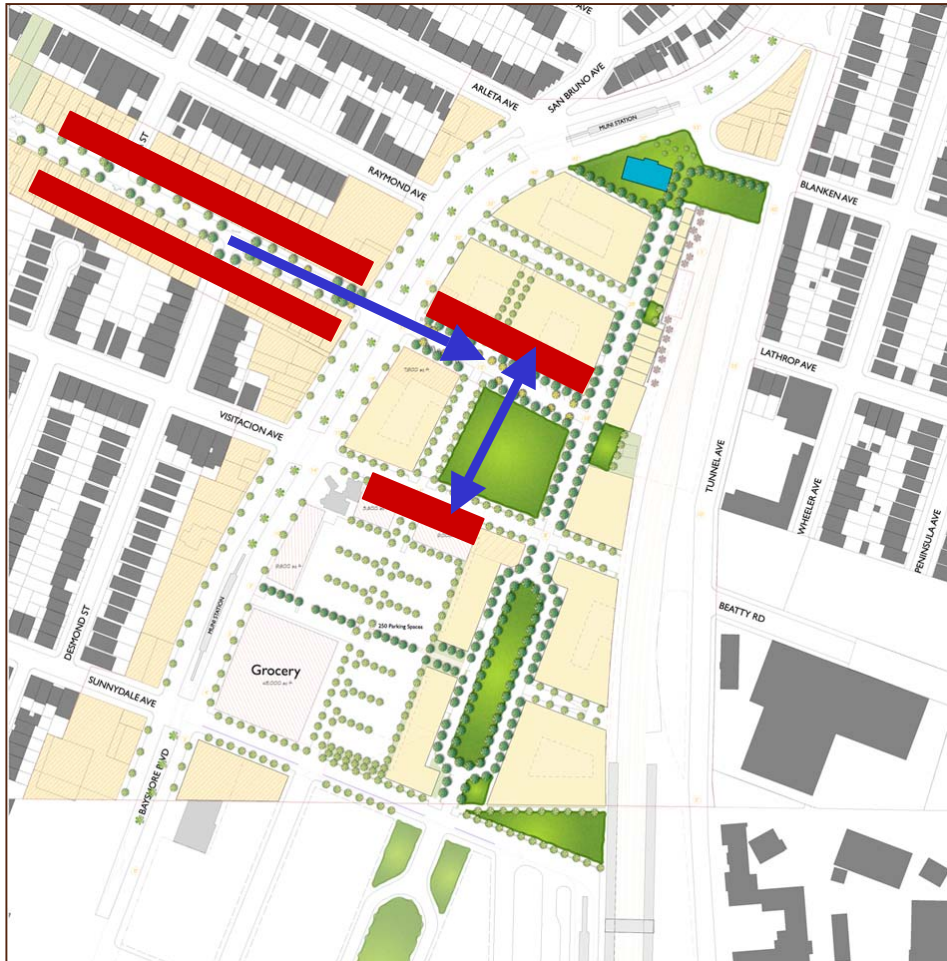


- Extension of Leland Avenue's retail character into site



## TOWARD A FINAL FRAMEWORK PLAN

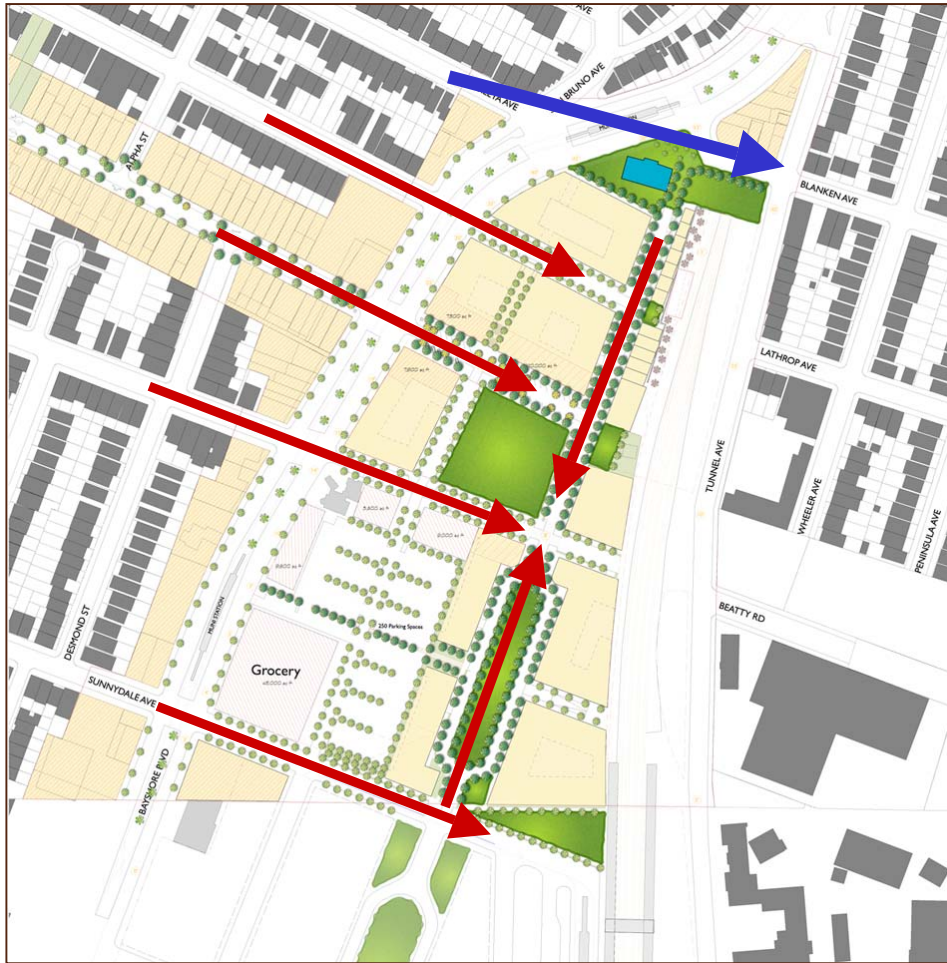
### MAIN CHARACTERISTICS OF NEW FRAMEWORK PLAN



- Extension of Leland Avenue's retail character into site
- Park and retail uses support each other

## 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



## TOWARD A FINAL FRAMEWORK PLAN

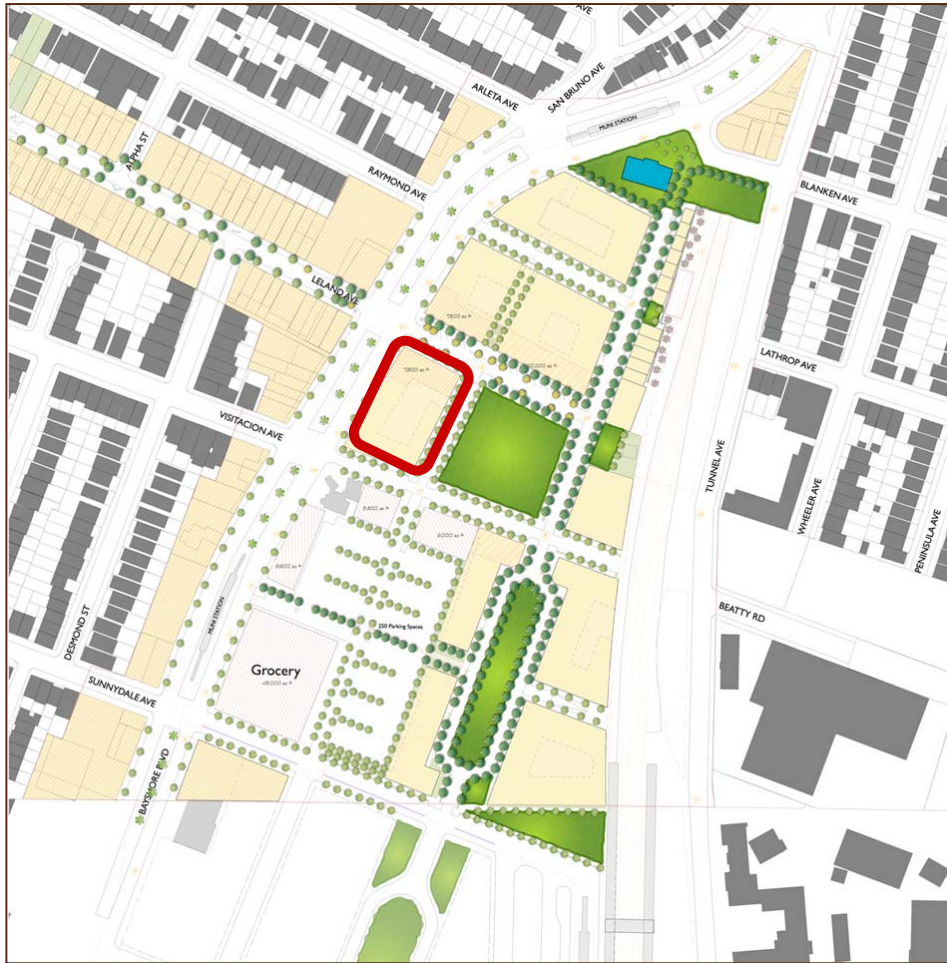
### MAIN CHARACTERISTICS OF NEW FRAMEWORK PLAN



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

## TOWARD A FINAL FRAMEWORK PLAN

### MAIN CHARACTERISTICS OF NEW FRAMEWORK PLAN



- Plan supports possibility of medium size (20K-30K) grocery store at Leland Avenue and Bayshore Boulevard



## TOWARD A FINAL FRAMEWORK PLAN

### MAIN CHARACTERISTICS OF NEW FRAMEWORK PLAN



- Plan can be implemented and does not present major property line conflict
- Feasible buildout of parcels



## TOWARD A FINAL FRAMEWORK PLAN



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## TOWARD A FINAL FRAMEWORK PLAN



**SUB-OPTION:**

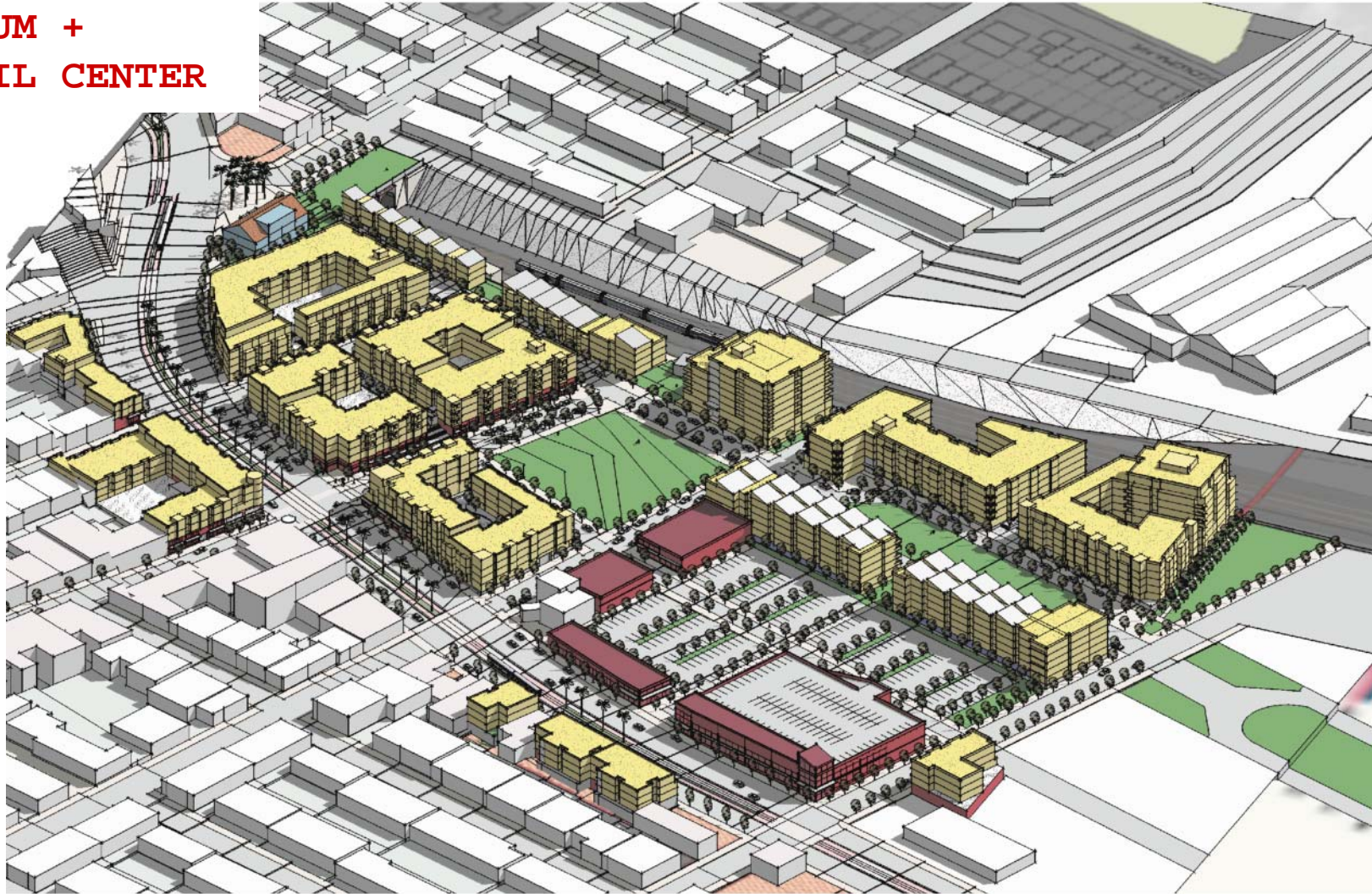
## Framework plan with mixed use retail center





## NEW FRAMEWORK PLAN

**PODIUM +  
RETAIL CENTER**



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## NEW FRAMEWORK PLAN

### TOWNHOMES + RETAIL CENTER



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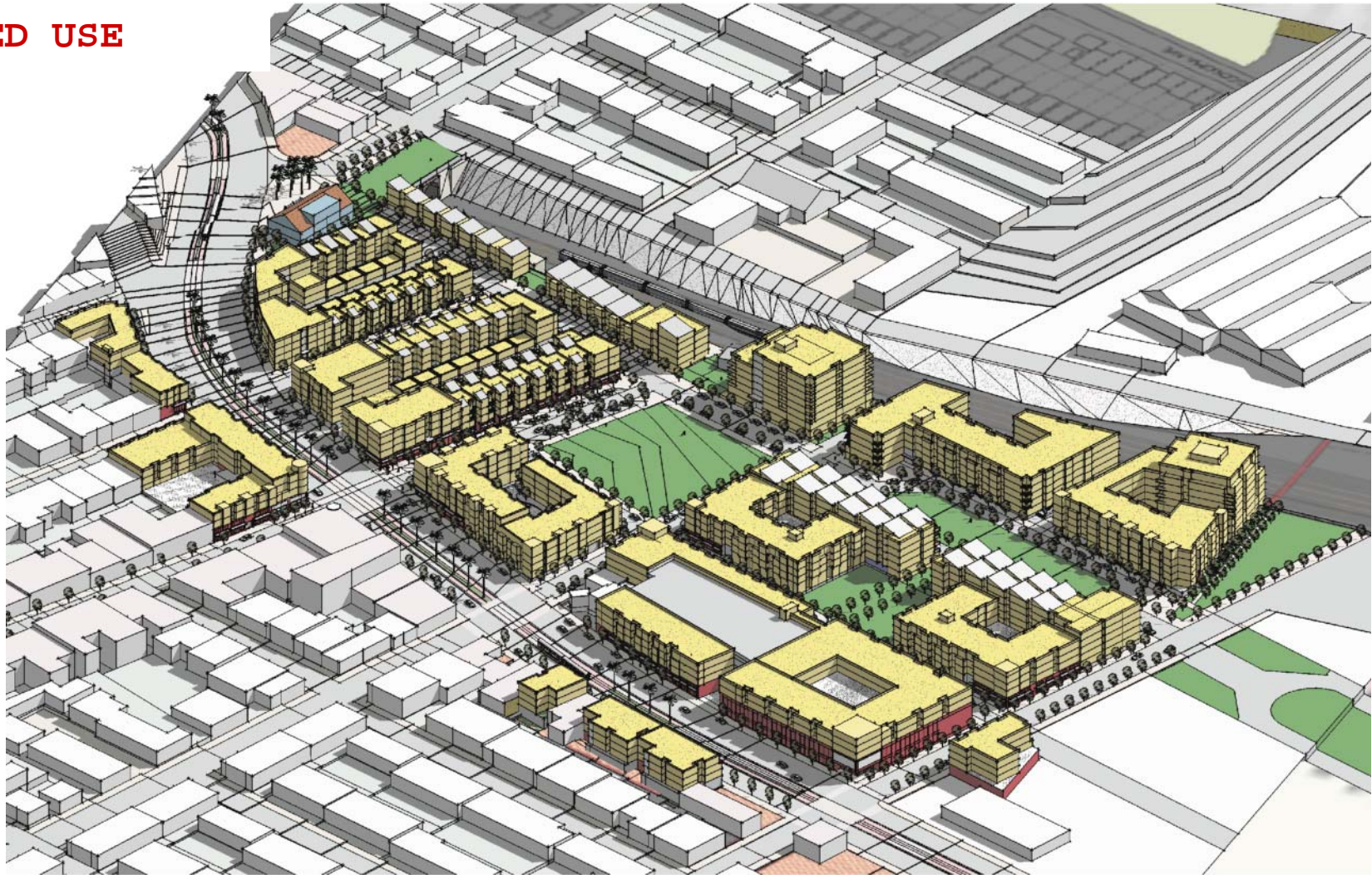
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## NEW FRAMEWORK PLAN

### TOWNHOMES + MIXED USE



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## NEW FRAMEWORK PLAN

**PODIUM +  
MIXED USE  
RETAIL CENTER**



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## NEW FRAMEWORK PLAN

**PODIUM +  
MIXED USE  
RETAIL CENTER**



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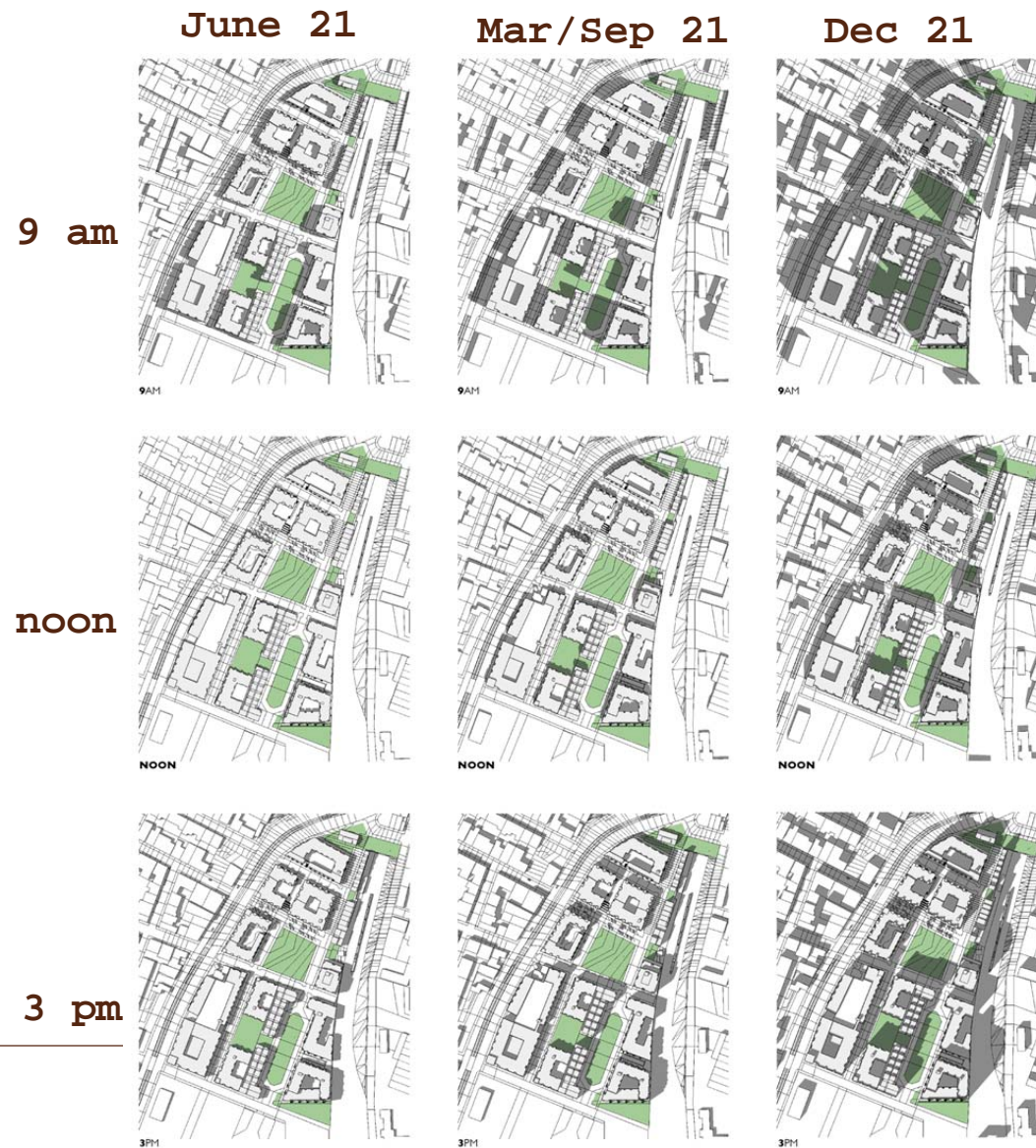


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SHADE DIAGRAMS

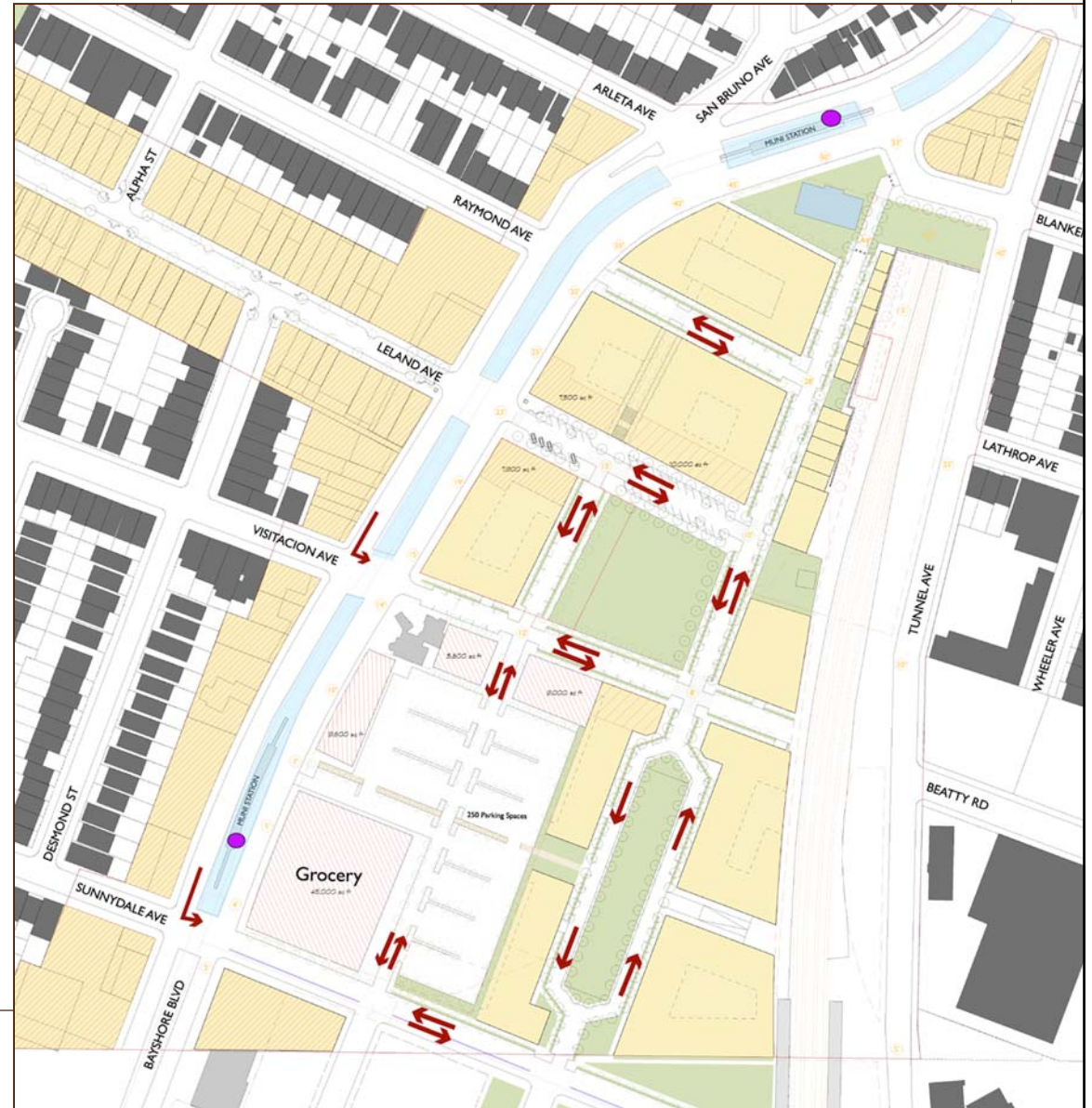


## CIRCULATION STRATEGY

### LEGEND



Car traffic  
w/  
pedestrian  
priority



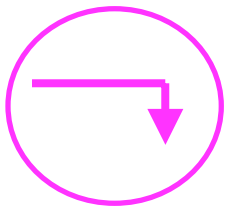


## CIRCULATION STRATEGY

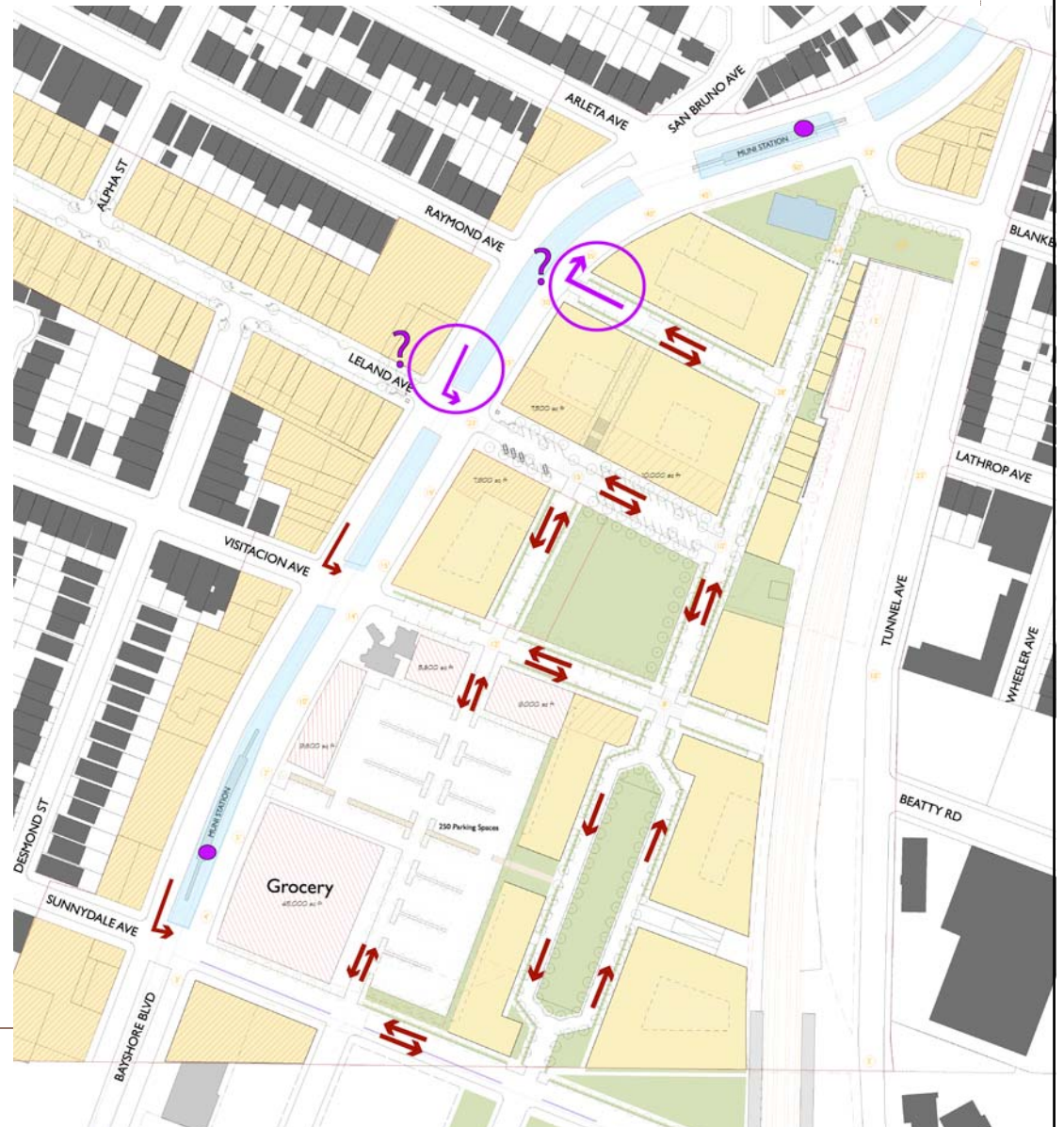
### LEGEND



Car traffic  
w/  
pedestrian  
priority



Left turns  
that will  
need further  
traffic  
analysis



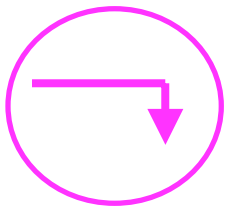


## CIRCULATION STRATEGY

### LEGEND



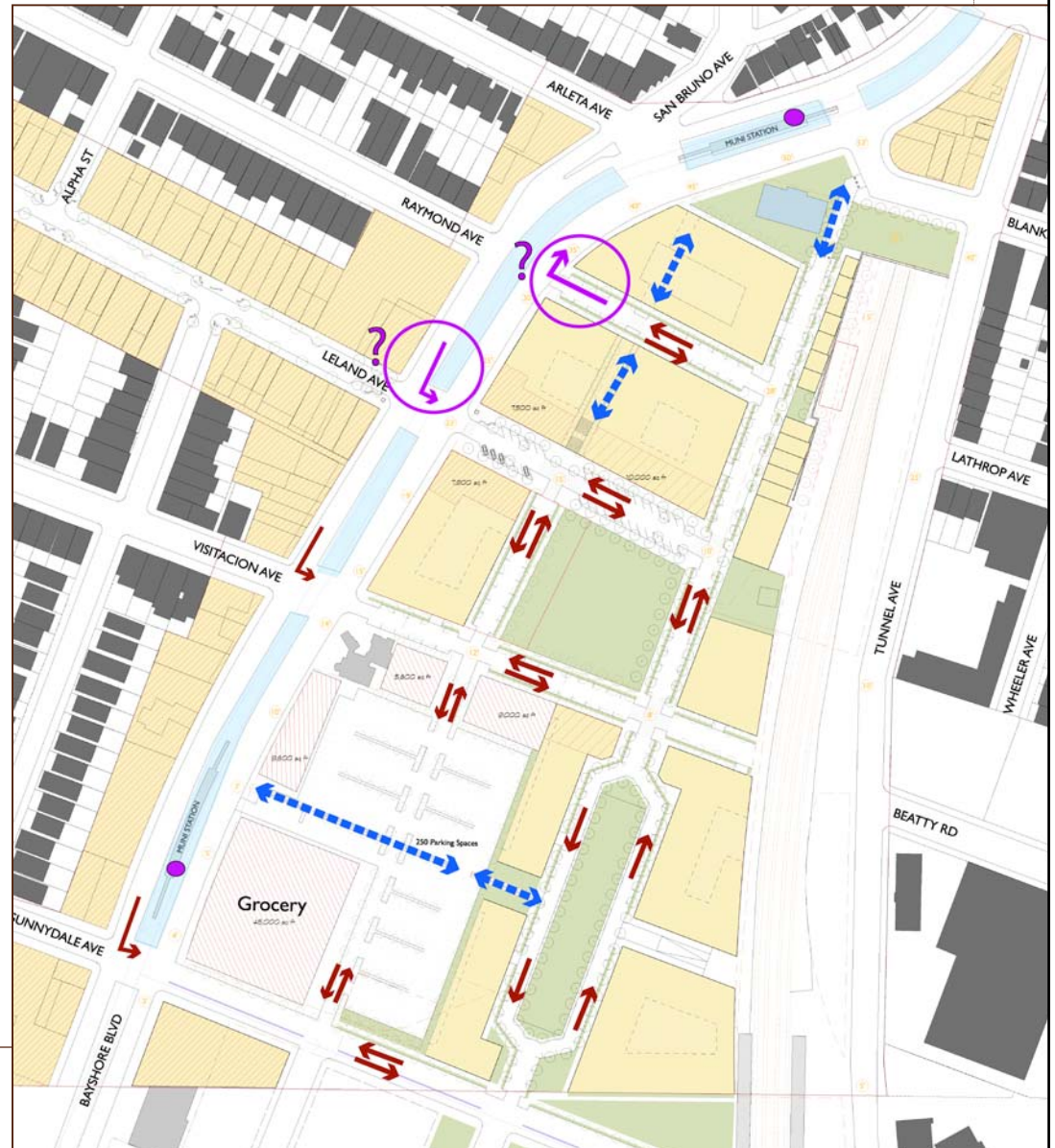
Car traffic  
w/  
pedestrian  
priority



Left turns  
that will  
need further  
traffic  
analysis



Pedestrian-  
only route

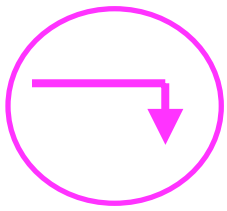


## CIRCULATION STRATEGY

### LEGEND



Car traffic  
w/  
pedestrian  
priority



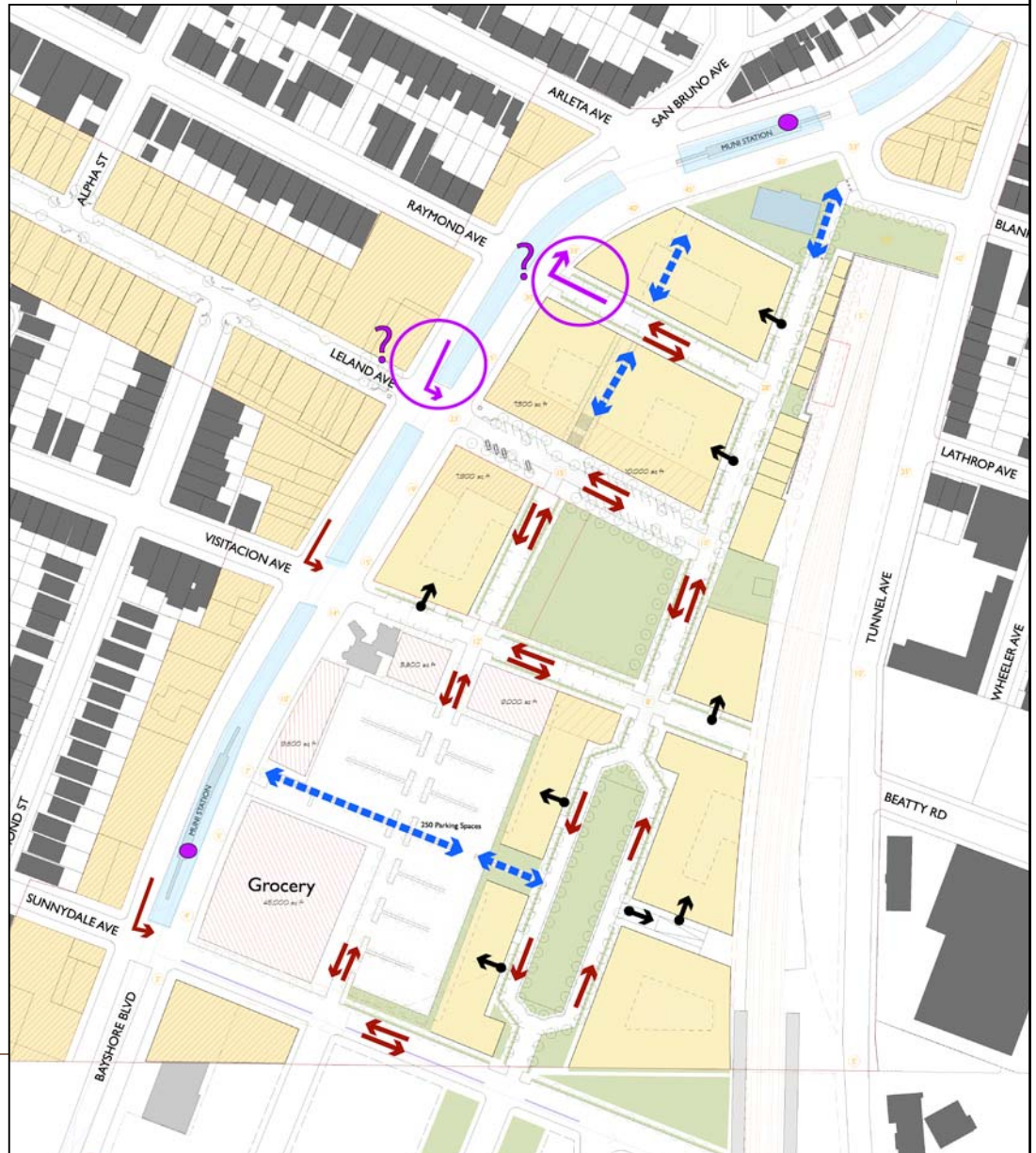
Turn  
movements  
that will  
need further  
traffic  
analysis



Pedestrian-  
only route



Parking  
garage  
entrance





## **PUBLIC SPACES**

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## NEW FRAMEWORK PLAN



**BLANKEN PARK**

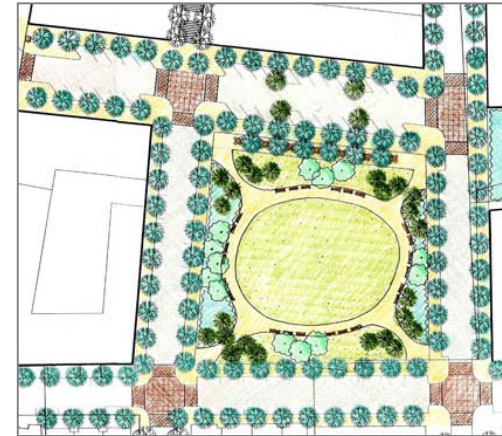
**NEIGHBORHOOD  
PARK**

**LINEAR PARK**



## PUBLIC SPACE TYPES

### NEIGHBORHOOD PARK



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## PUBLIC SPACE TYPES

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?

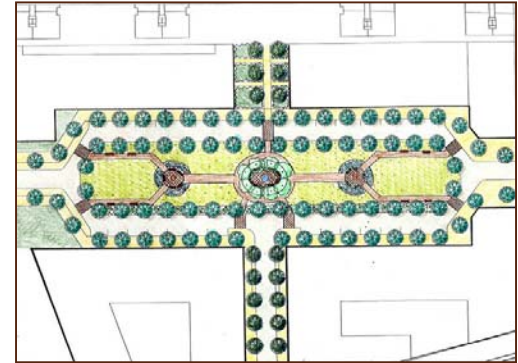
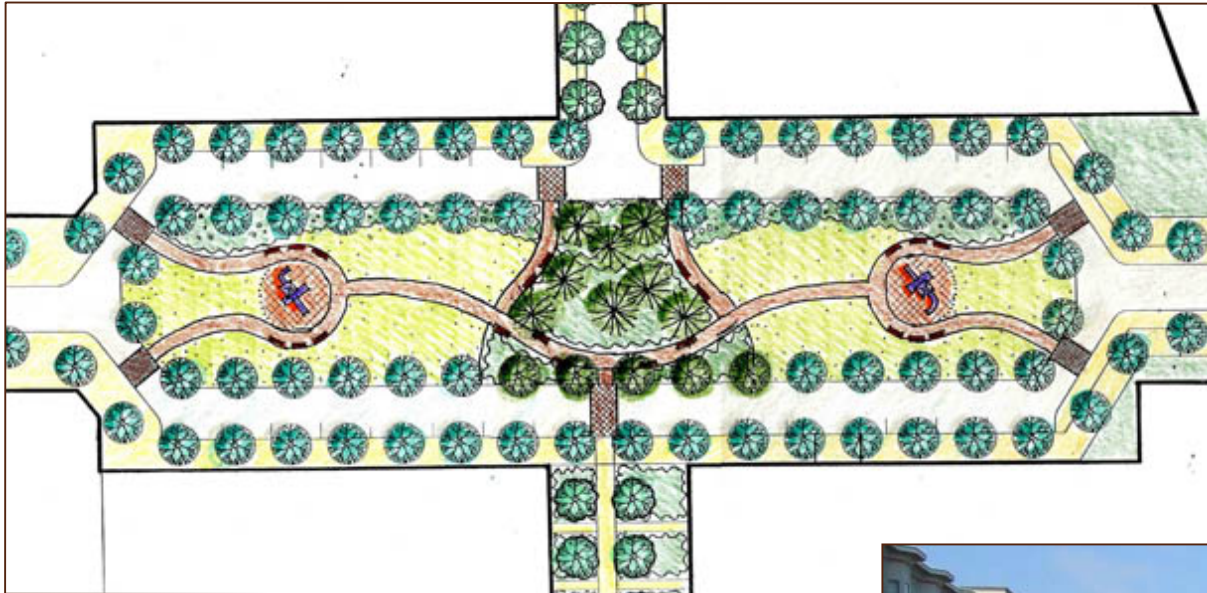
- art installations
- water
- sustainable features





## *PUBLIC SPACE TYPES*

### LINEAR PARK



## PUBLIC SPACE TYPES

WHAT IS YOUR IDEA FOR THE LINEAR PARK?

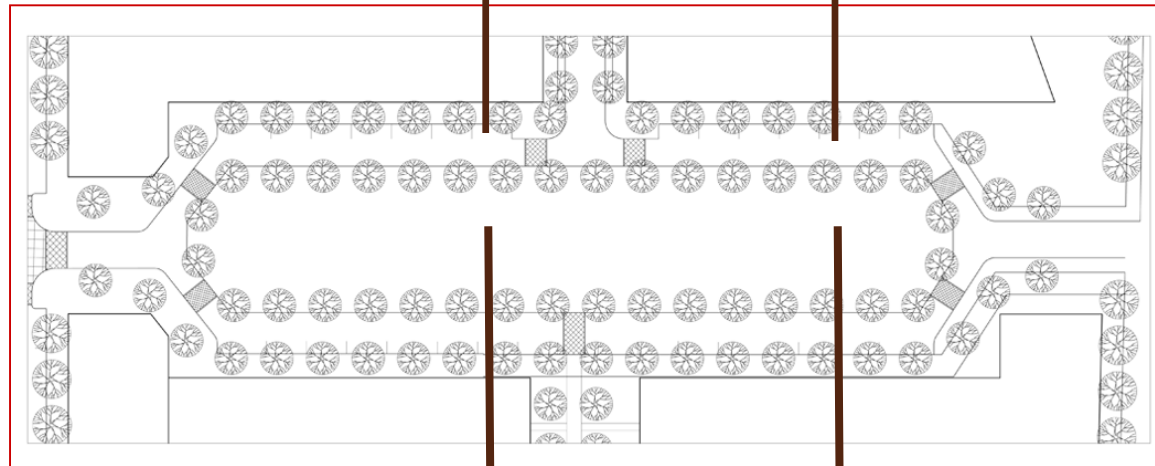
### ACTIVE USES?

- walking
- play areas



### PASSIVE USES?

- people watching
- seating
- reading



### LANDMARK ELEMENTS?

- art installations
- water
- sustainable features



### SPECIAL EVENTS?

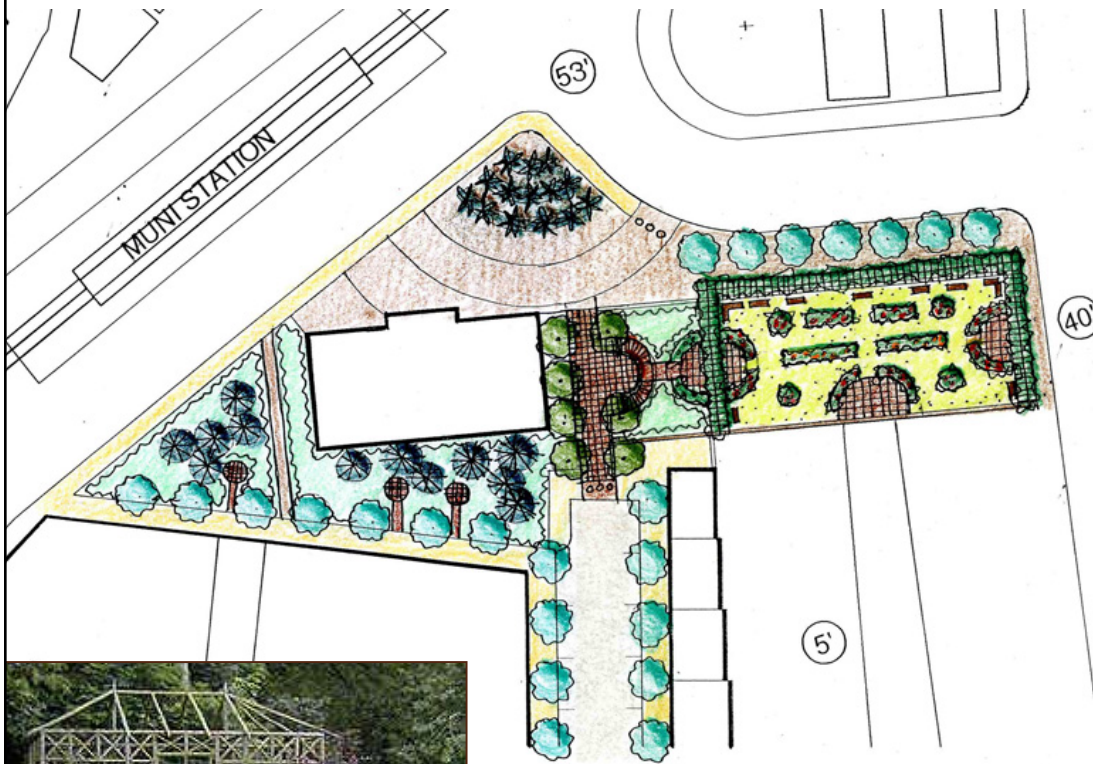
- fairs
- performances





## PUBLIC SPACE TYPES

### BLANKEN PARK





## PUBLIC SPACE TYPES

WHAT IS YOUR IDEA FOR BLANKEN PARK?

### ACTIVE USES?

- sports
- play areas
- gardening



### PASSIVE USES?

- reading
- seating



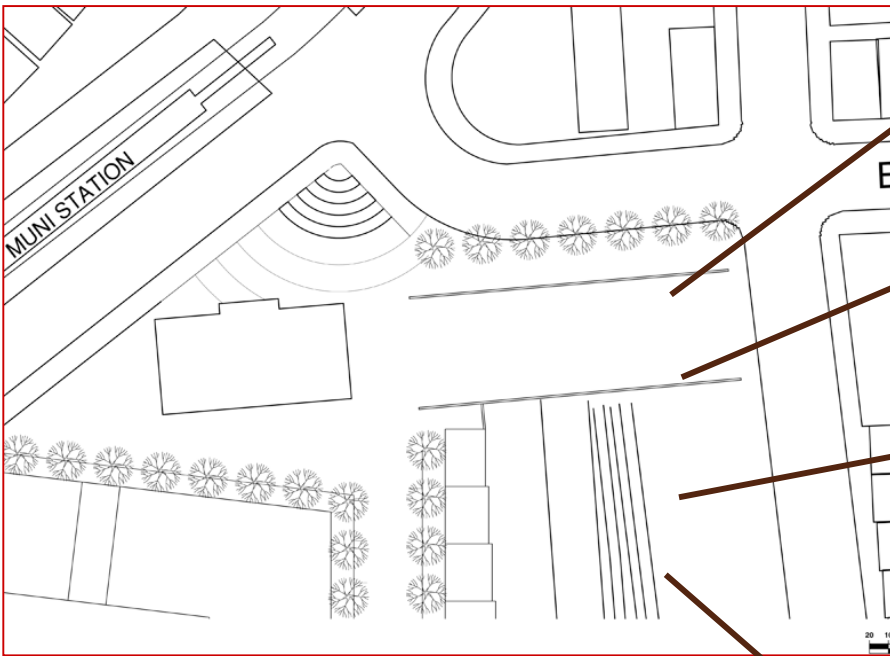
### SPECIAL EVENTS?

- farmer's market
- garden day



### LANDMARK ELEMENTS?

- art installations
- educational features
- gazebos



## STREETS

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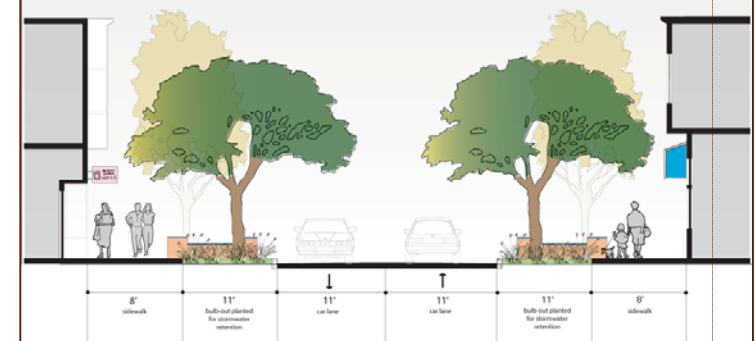
# STREET TYPES

## A NEW LELAND AVENUE

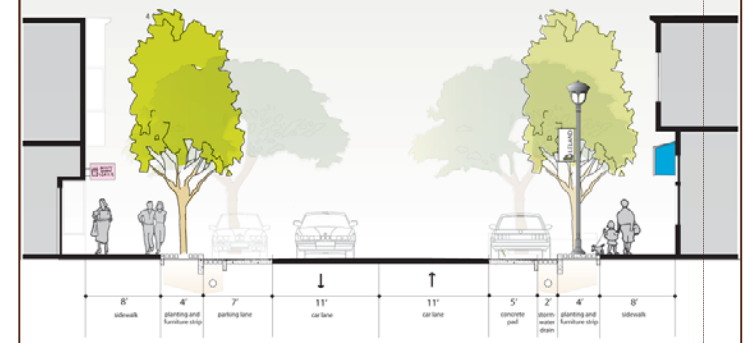
COMMUNITY DESIGN PROCESS 2005-2006



### INTERSECTIONS



### MIDBLOCK



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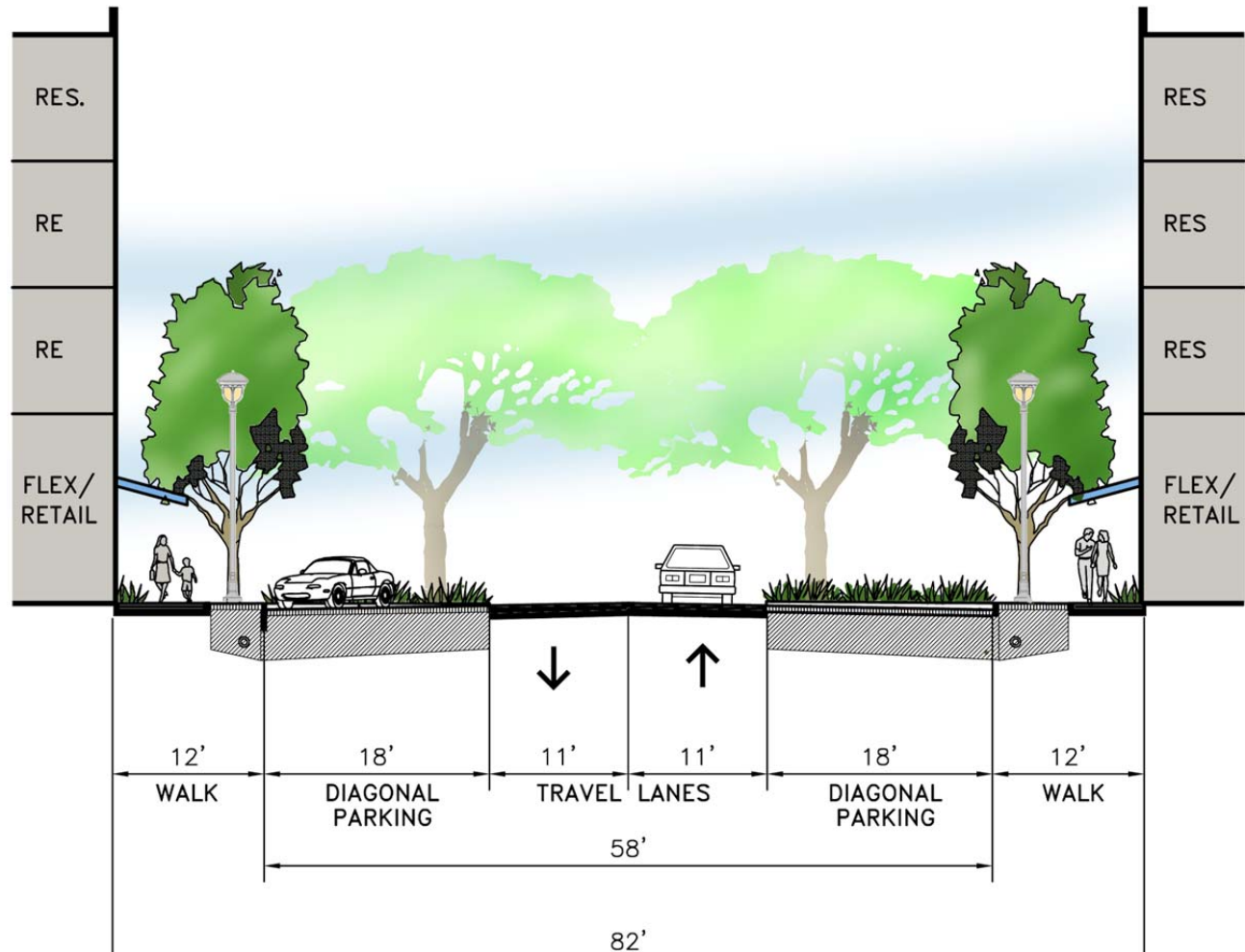
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## TYPICAL STREETS

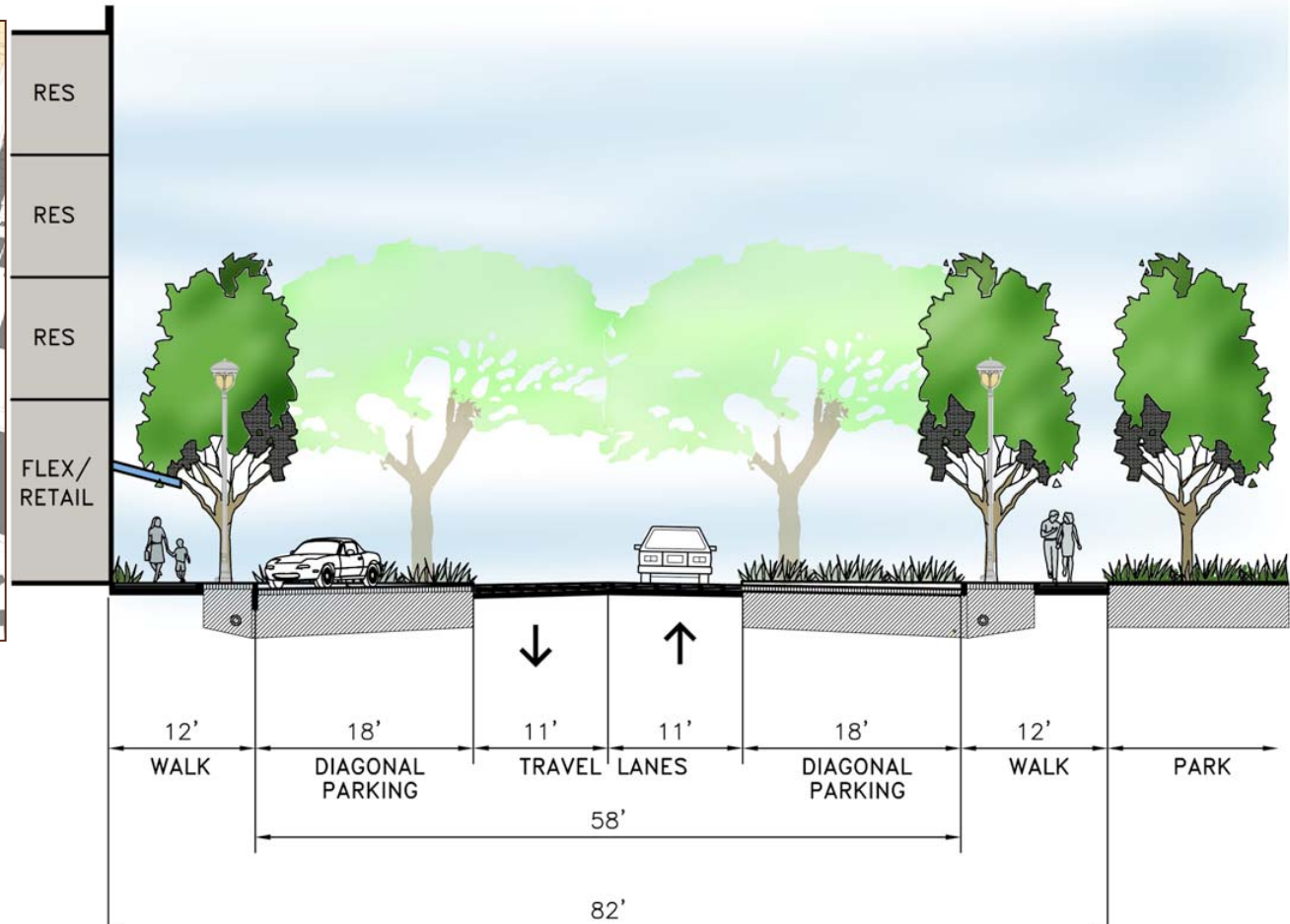
### LELAND AVENUE COMMERCIAL



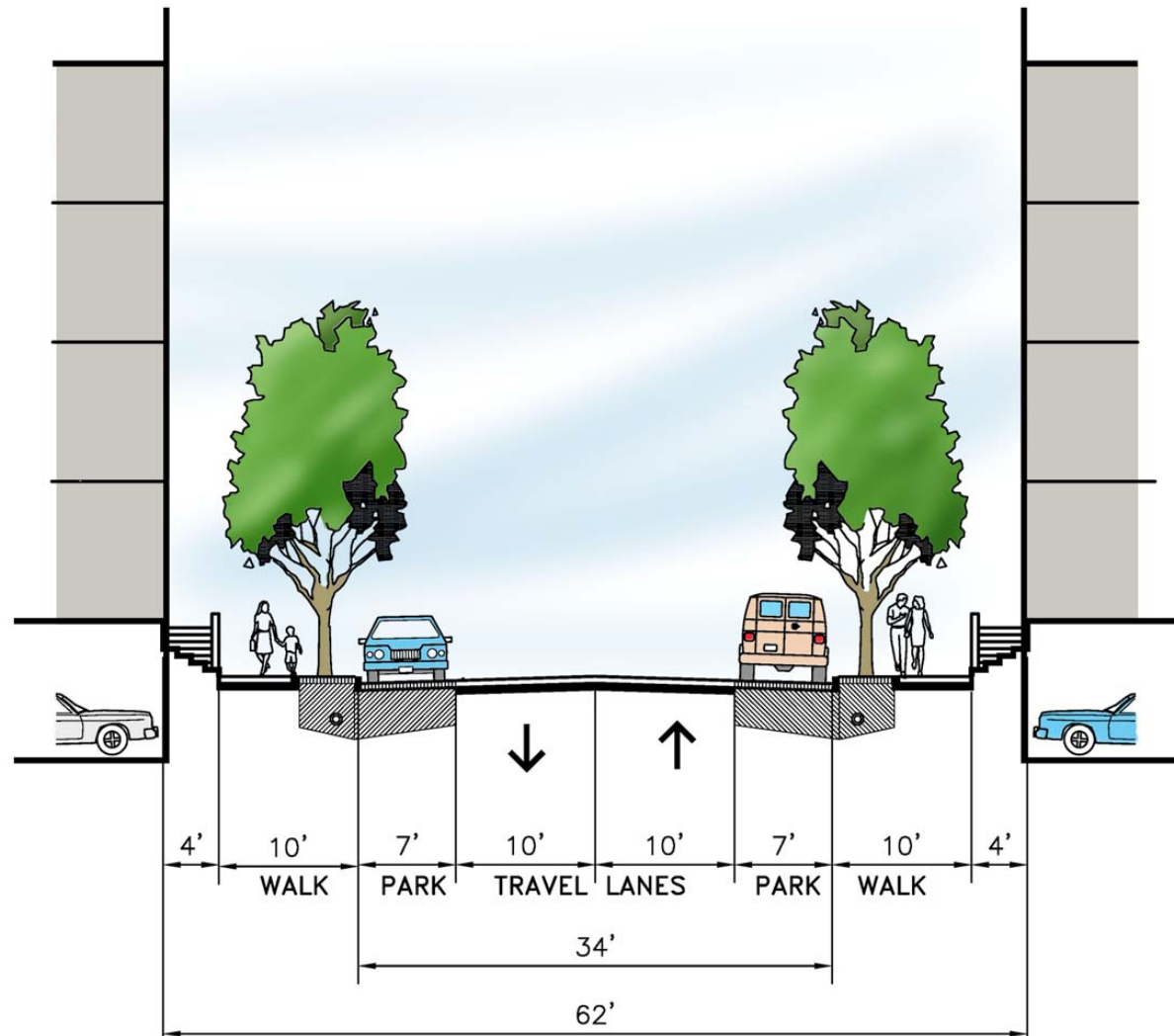
# STREET TYPES

## TYPICAL STREETS

### LELAND AVENUE AT THE PARK



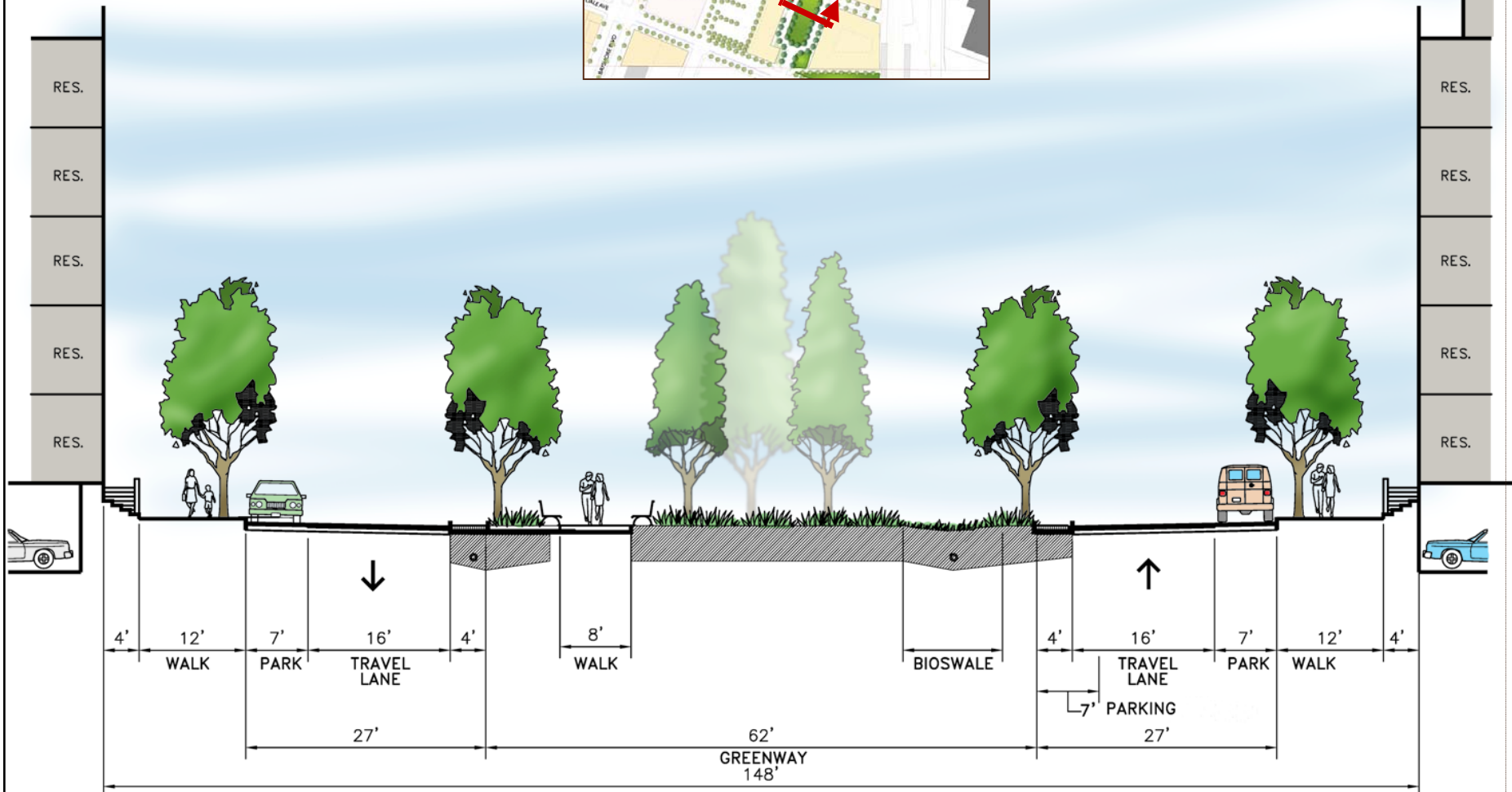
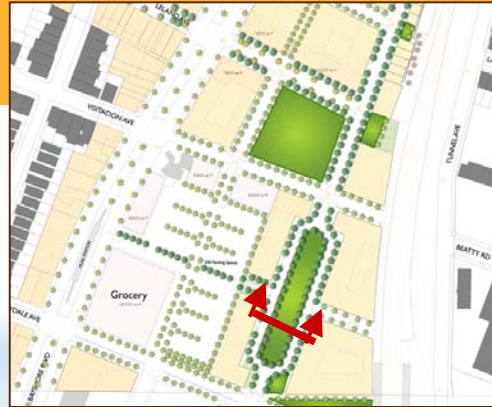
## TYPICAL STREETS RESIDENTIAL





## STREET TYPES

### TYPICAL STREETS LINEAR PARK STREET



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## **BUILDINGS**

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BUILDING HEIGHT

4 story



## NEW FRAMEWORK PLAN

### BUILDING HEIGHT



4 story

5 story

5 story



BUILDING HEIGHT



4 story

5 story

8 story

5 story

8 story



BUILDING HEIGHT



4 story

5 story

8 story

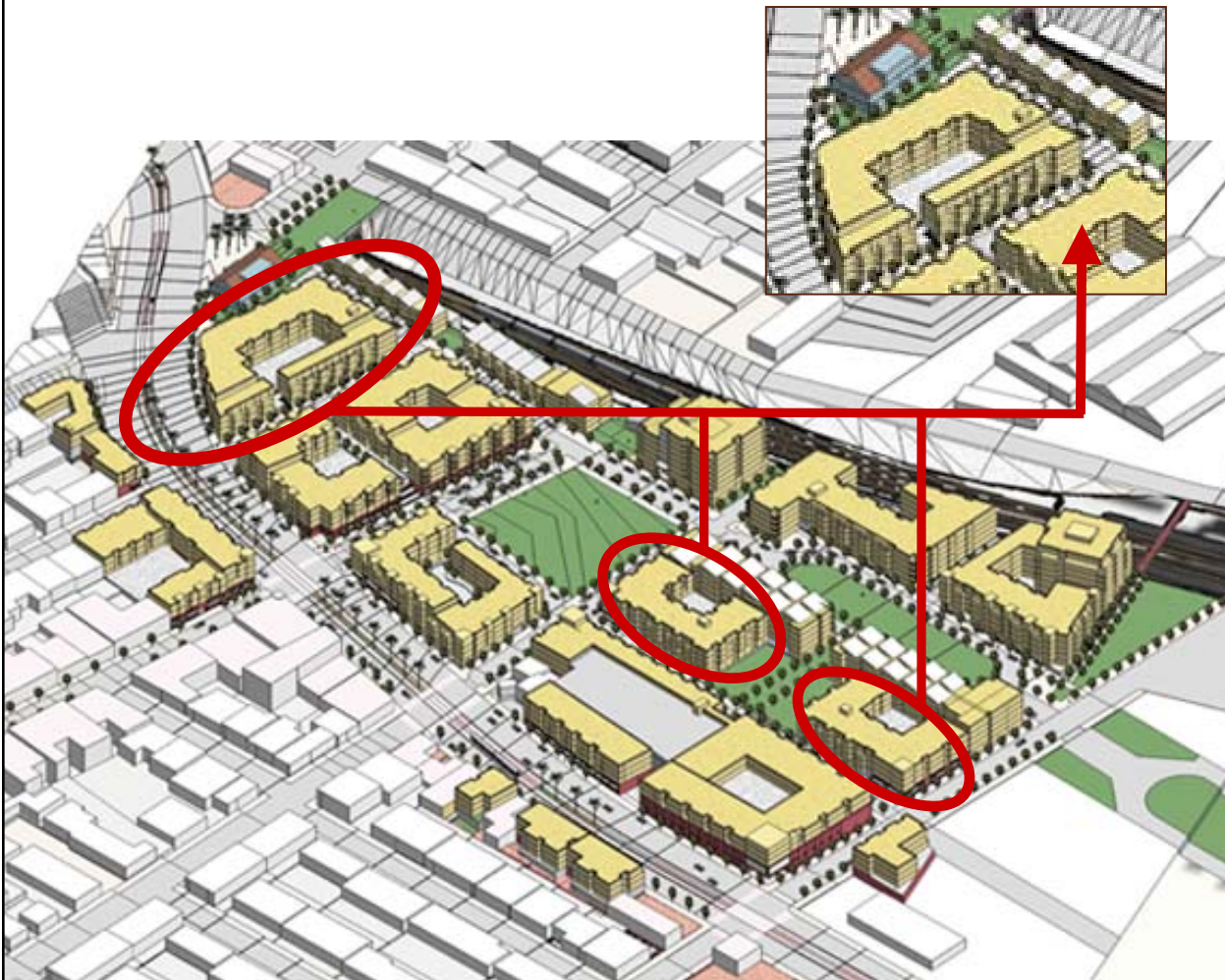
5 story

8 story

Potential grocery  
store w/ housing  
above (4 story)

## BUILDING TYPES

### RESIDENTIAL COURTYARD PODIUM



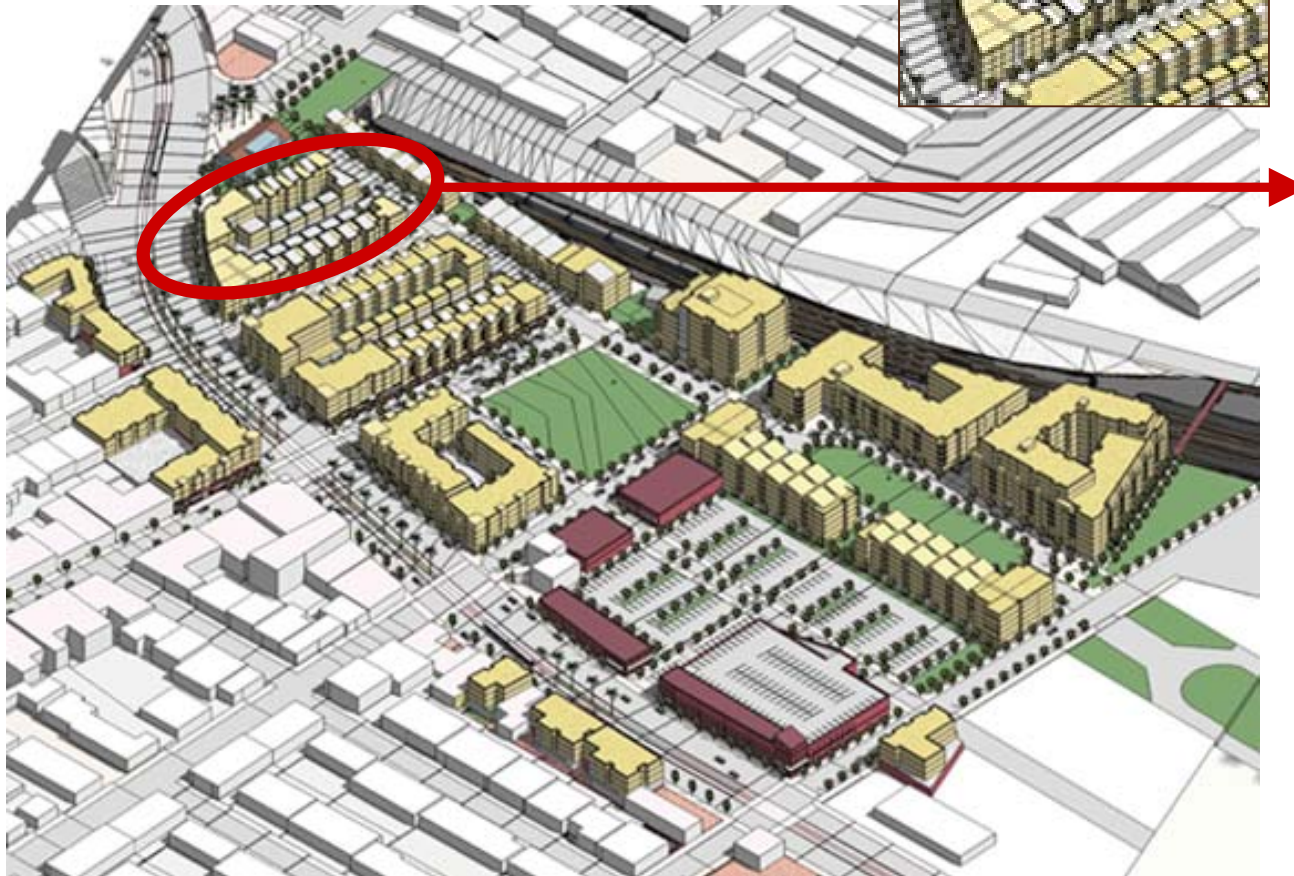
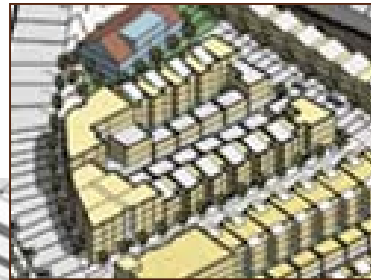
Stepped back  
balconies

Green buffer  
for privacy



## BUILDING TYPES

### RESIDENTIAL ROWHOUSE

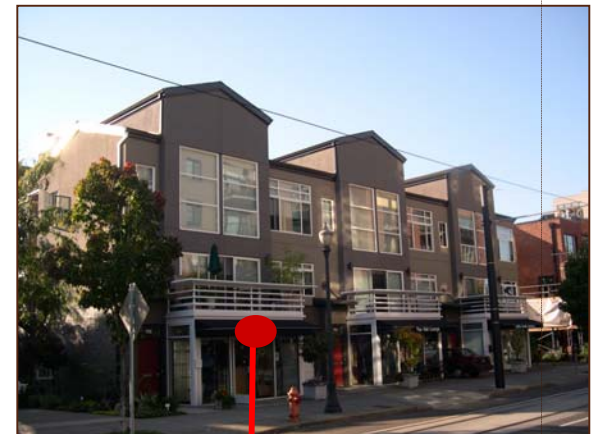
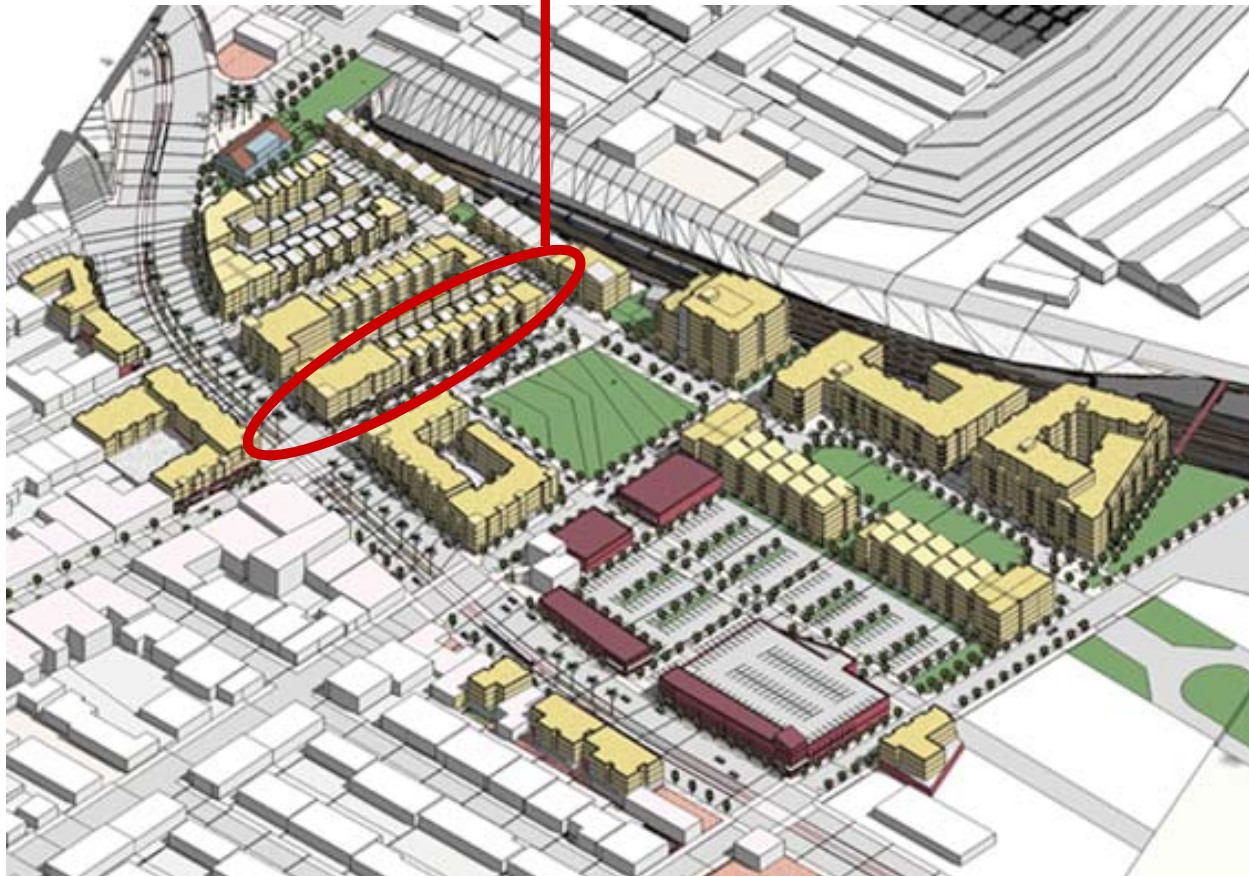


Entrance stoops  
create  
relationship  
with street and  
promote safety



## BUILDING TYPES

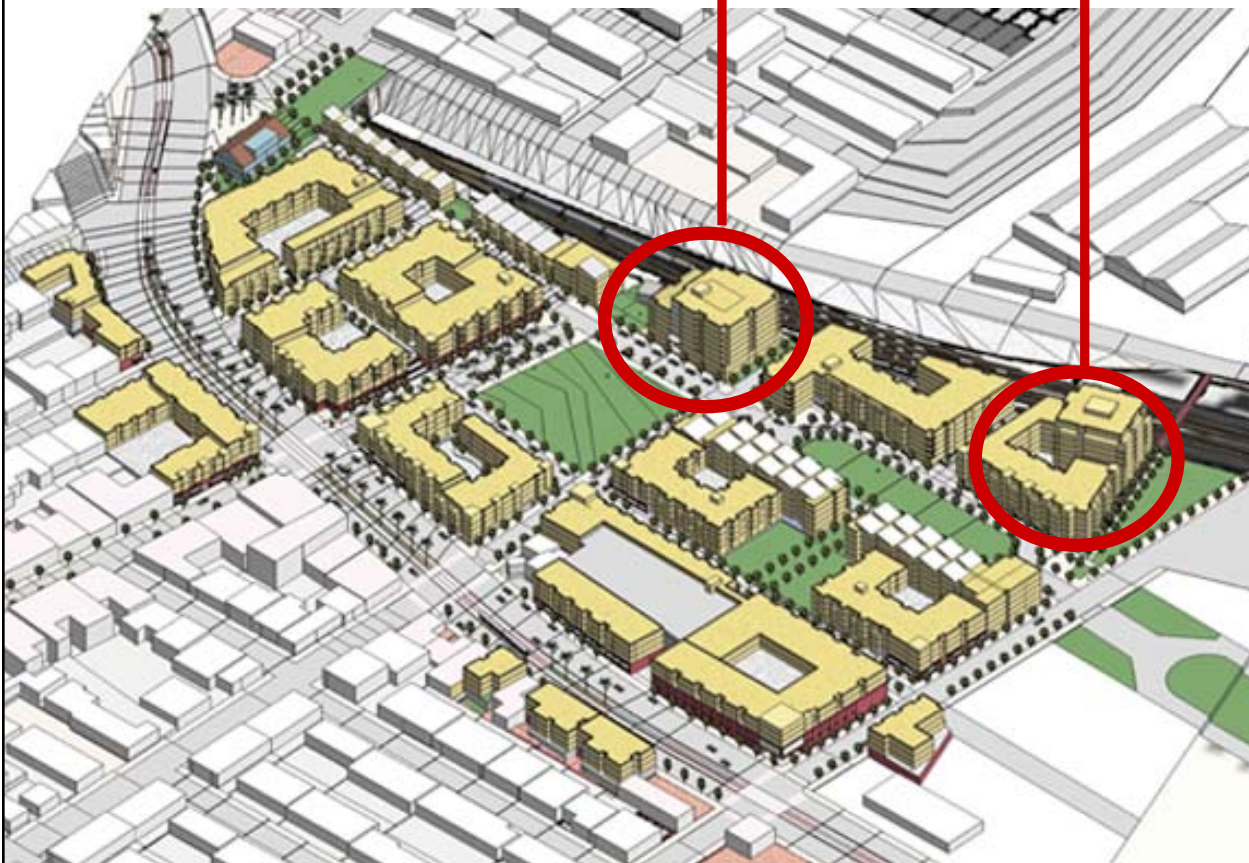
### FLEX SPACE ROWHOUSE



First floor  
flex space  
creates  
interaction  
with street



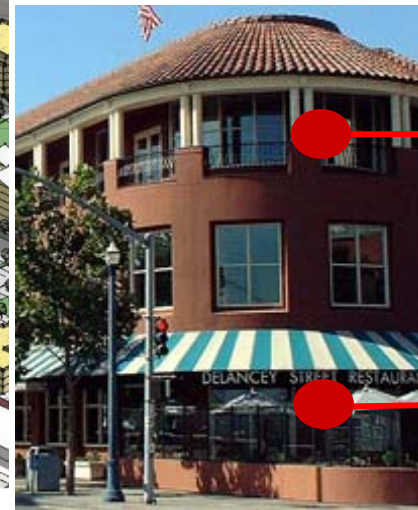
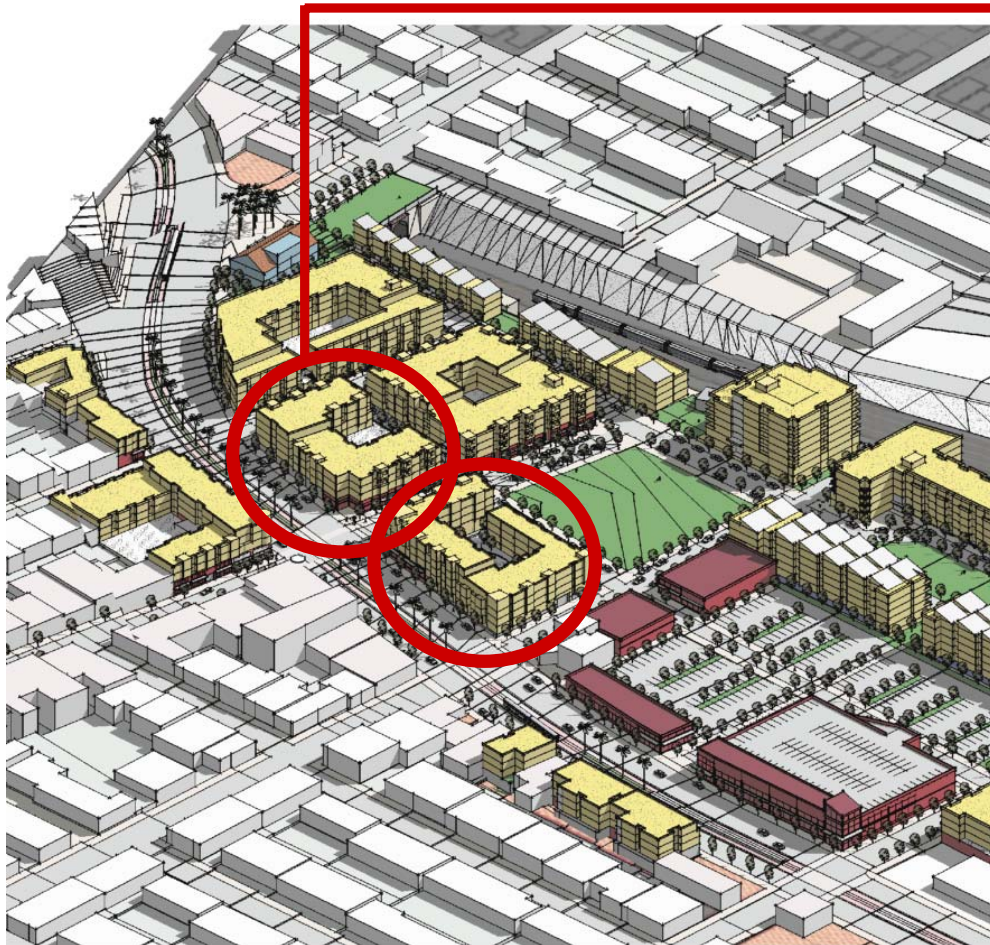
**RESIDENTIAL MIDRISE**





## BUILDING TYPES

### RETAIL WITH HOUSING



Corner element  
to mark  
entrance into  
commercial  
area

Transparent  
first floor  
retail creates  
a vibrant  
street

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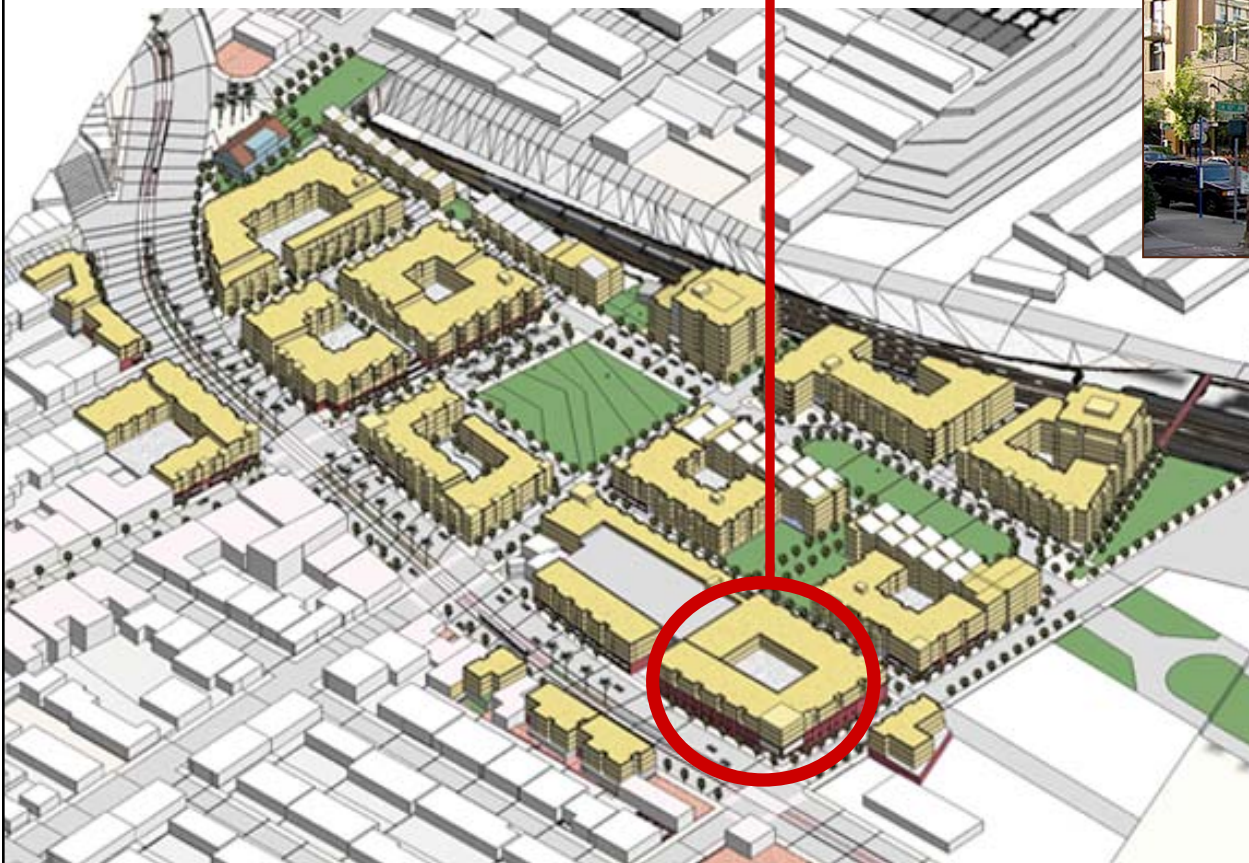
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## BUILDING TYPES

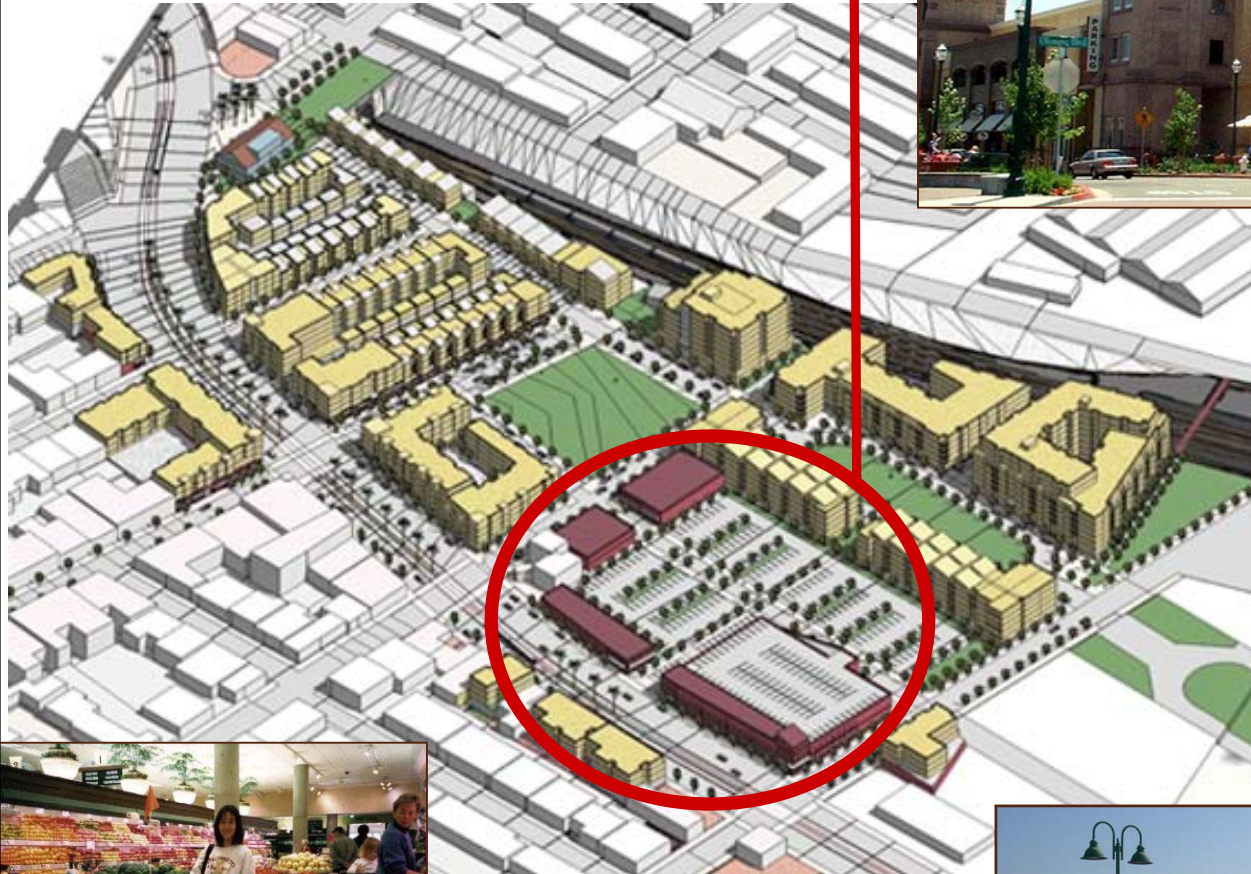
### MIXED USE RETAIL CENTER





## BUILDING TYPES

### RETAIL CENTER



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)

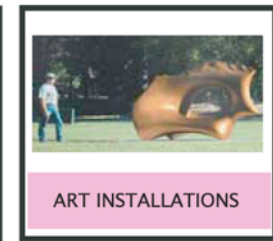
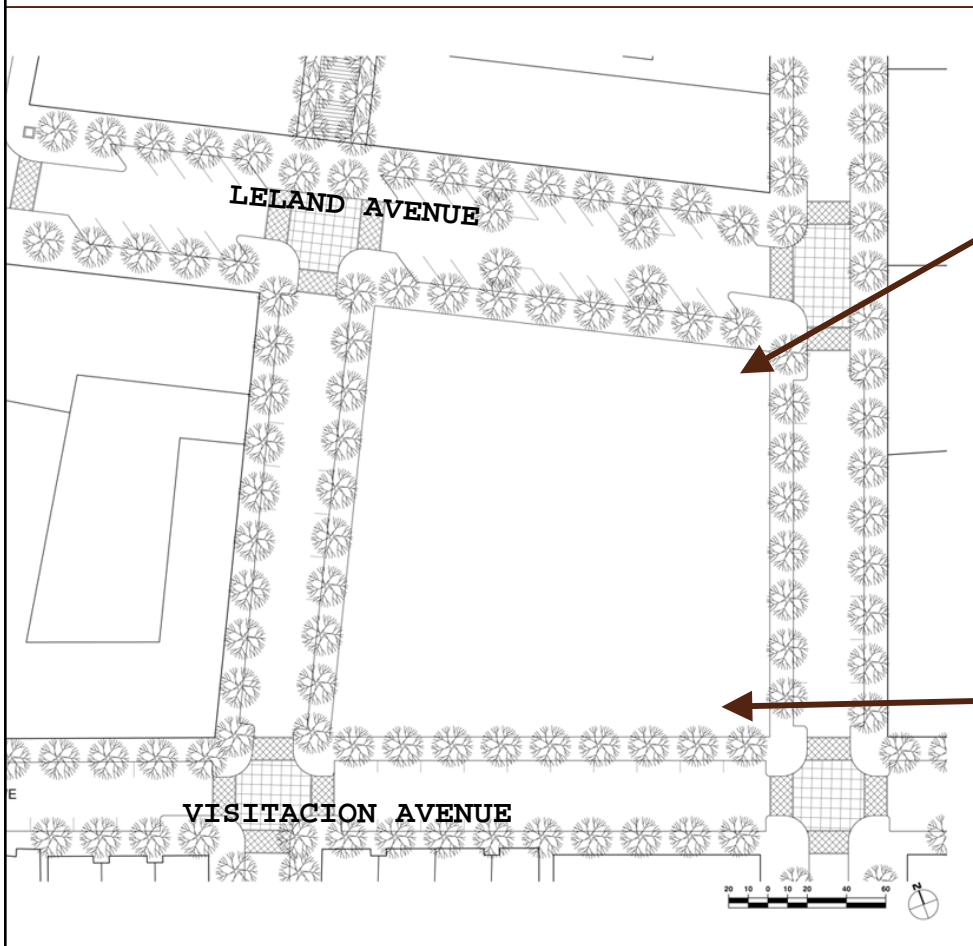
- *Heights review*
- *Evaluation of building types*

### 3. ENVISIONING NEW PUBLIC SPACES (40 min)

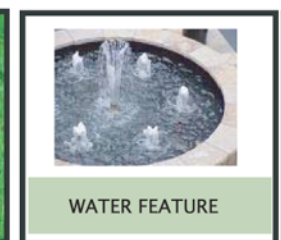
- *What activities or programs would you like to see in the neighborhood park, in the linear park and in Blanken park?*



## INTERACTIVE EXERCISE- 'ctd



GREEN ELEMENTS  
COLOR: GREEN



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