# WORKSHOP 4 Site Sustainability, Building Heights, Next Steps



Van Meter Williams Pollack Urban Design + Architecture Merrill + Morris



#### 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



#### Master Plan

#### TODAY'S PRESENTATION (45 min)

#### Review

#### 1. DESIGN PROCESS

#### 2. PUBLIC SPACE

- Your ideas from workshop
  3
- 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

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#### **DESIGN PROCESS**

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#### CONTEXT PLAN





#### FRAMEWORK PLAN



#### FRAMEWORK PLAN

TOWNHOMES + RETAIL CENTER



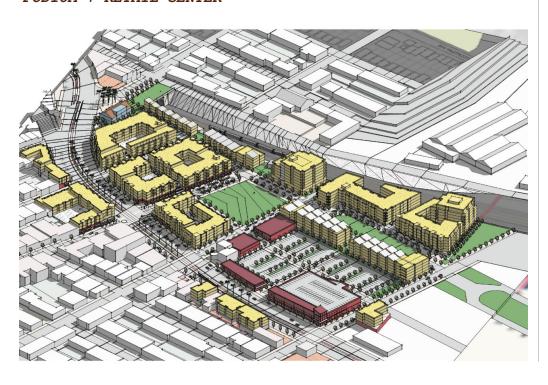
#### FRAMEWORK PLAN

TOWNHOMES + MIXED-USE RETAIL CENTER



#### FRAMEWORK PLAN

PODIUM + RETAIL CENTER



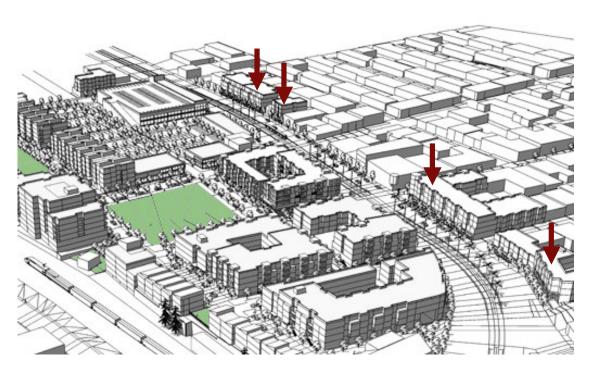
#### FRAMEWORK PLAN

PODIUM + MIXED-USE RETAIL CENTER



#### FRAMEWORK PLAN

#### INFILL DEVELOPMENT ALONG BAYSHORE

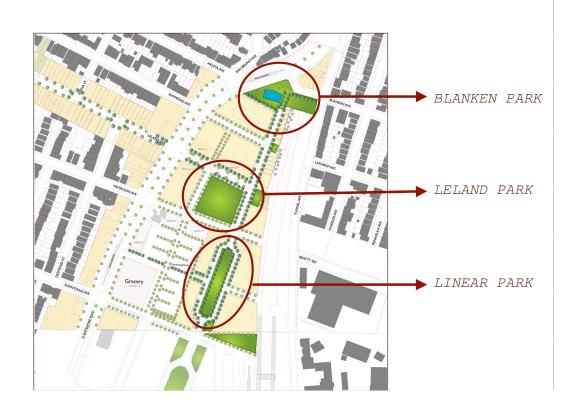


## USE OF PUBLIC SPACES

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#### PARKS IN THE PLAN







#### WHAT ARE YOUR IDEAS FOR THE PUBLIC PARKS?

#### **ACTIVE USES?**

- -sports
- -play areas
- -games



#### SPECIAL EVENTS?

- -farmer's market
- -performances
- -street fairs



#### PASSIVE USES?

- -people watching
- -seating



#### LANDMARK ELEMENTS?

- -art installations
- -water
- -sustainable features



#### YOUR THEAS

#### BLANKEN PARK multilingual art visible from Muni signage at paved crosswalk Art that reflects Maintain paved BLANK water feature art/ vertical landmark plaza!!! history of Schlage crosswalk ART picnic LAWN tables paved Community Use benches STAIRS flower garden flower art/ BBQ tot lot garden vertical stormwate Flex design of basketball landmark court to element Walk with historic markers accommodate Tai Chi SPECIAL **GARDENS** Community building: college use, WITH VIEWS ask youth for any environmental education, after needed additional ele school programs; Tai Chi and ment Pedestrian Mahjongg tables. connection

#### GUIDEMENES

#### 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 pedestraina crossings at bayshore and strong pedestrian connections from rest of development

Soften public space edges with trees and other low plantings

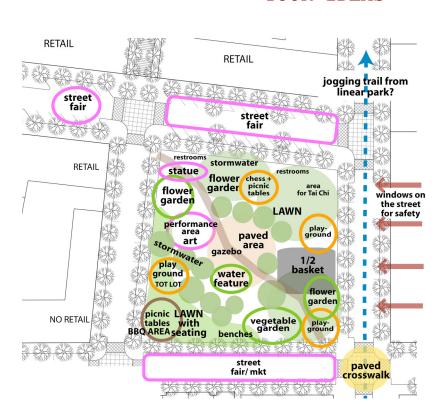






#### YOUR THEAS

#### LELAND PARK



#### GUIDEMENES

#### 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

Stormwater features

Lawn areas at edges

Central paved area with gazebo and water feature

Diagonal path with trees

Flexible areas for different activities in the park

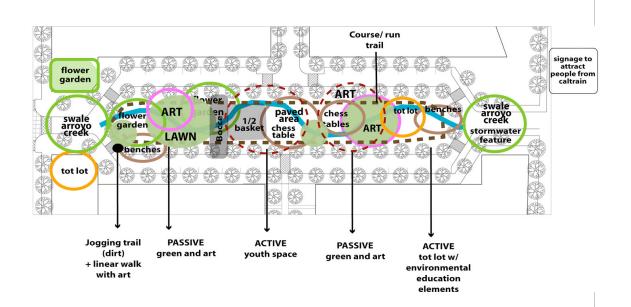






#### YOUR THEAS

#### LINEAR PARK



#### 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







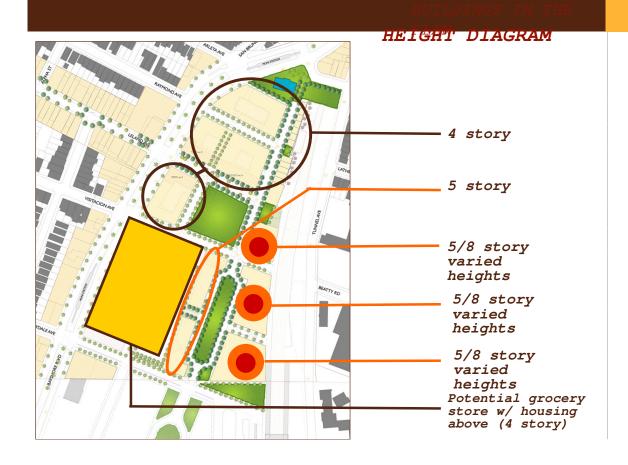




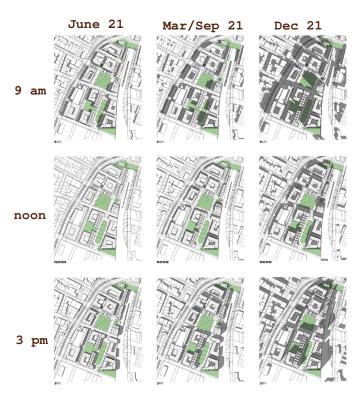
#### BUILDINGS IN THE PLAN

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#### SHADE" DIAGRAM



#### VIEWS

#### LINEAR PARK FROM SUNNYVALE AVENUE





#### **GUIDELINES**

#### 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.





VIEWS

CONNECTION TO BRISBANE BAYLANDS



#### GUIDELINES

#### 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.
- $\bullet \text{Stoops}$  and stairs 4 feet wide  $\min \min$
- •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.



LELAND VIEWS

VIEW FROM LELAND AND BAYSHORE AVENUE





#### LELAND

#### 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.

#### GUIDELINES





#### GUIDELINES

#### 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



Rooftop parking

#### MIXED USE OPTION



#### ONE-STORY OPTION



#### VIEWS

VIEW FROM 6/8-STORY BUILDING ON LELAND PARK



#### ON THE PARK

#### **GUIDELINE**

# **S**FAÇADE ARTICULATION

- •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.



TOWNHOME/ FLEX SPACES





RESIDENTIAL TOWNHOMES

#### GUIDELINES

#### FAÇADE ARTICULATION

- •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.



#### GUIDELINES



## Q&A SESSION #1

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#### SUSTAINABILITY STRATEGY

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Plan





# OVERVIEW SUSTAINABILITY IN THE

#### 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)
- Choose strategies that can be implemented on a building and a neighborhood scale. (buildings)

#### SITE FRAMEWORK

#### SUSTAINABILITY GOALS

#### WALKABILIT

- •Connected sidewalks and streets
- •Ample open space
- Parking controls



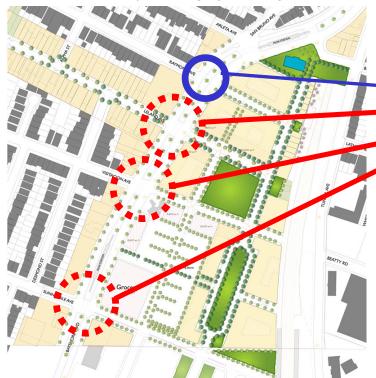
#### TRANSPORTATION

- Connections to transit
- Ample bike parking
- •Transit passes and information
- •Bike connections to Bay Trail





#### WALKABILITY & TRANSPORTATION



#### BAYSHORE BOULEVARD

#### STRATEGIES

- pedestrian crossings
- traffic management
- •intersection improvement
- timing changes

#### SITE FRAMEWORK

SUSTAINABILITY IN THE

Visitacion Valley Schlage Lock aims to provide sustainable parking areas, green streets, and open spaces.



- •Site clean up for residential LAND CLEAN UP standards
- •Funding plan for hazardous material remediation
- •Recycled construction debris **WASTE MANAGEMENT** for fill on southern portion of site
- •80% of 'clean' demolition materials reused on site

#### INFRASTRUCTURE

## SUSTAINABILITY IN THE

### Demolishing Existing Buildings

#### Waste generation:

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

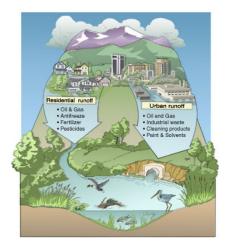
#### Possible solution:

- •Require the retention of a % of on-site
- •Materials (walls, paving, buildings, foundations, and other landscape structures)



#### STORMWATER MANAGEMENT

- •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



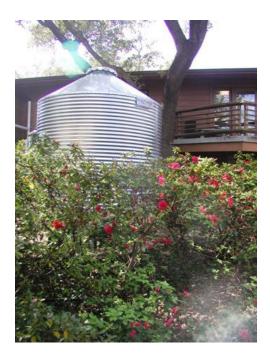


INFRASTRUCTURE

SUSTAINABILITY GOALS

#### STORMWATER MANAGEMENT

RAINWATER HARVESTING AT A BUILDING SCALE





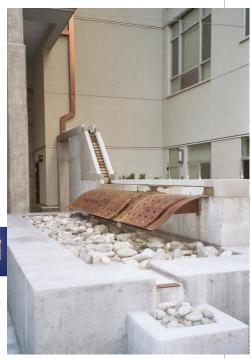


#### POSSIBLE SOLUTIONS TO MAXIMIZE WATER RETENTION









#### INFRASTRUCTURE

SUSTAINABILITY GOALS

#### POSSIBLE SOLUTIONS TO MAXIMIZE WATER EFFICIENCY



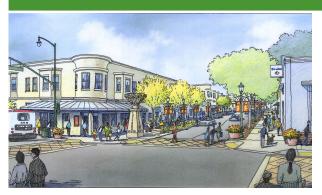
Low Flush Showers in units



#### STORMWATER MANAGEMENT

• CONTINUE sustainable design of 2005/2006 community design process into the New Leland







East

DIAGONAL PARKING

#### INFRASTRUCTURE: STREETS

#### SUSTAINABILITY GOALS

#### STORMWATER MANAGEMENT

#### 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







#### INFRASTRUCTURE: OPEN SPACE SUSTAINABILITY GOALS

#### STORMWATER MANAGEMENT

#### RAINWATER HARVESTING AT A NEIGHBORHOOD SCALE

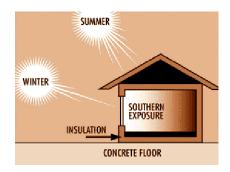


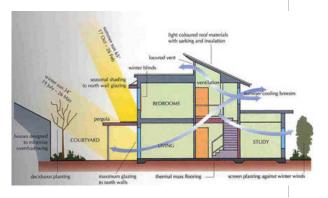
#### ENERGY CONSERVATION

#### SUSTAINABILITY GOALS

#### 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%.





#### CONSTRUCTING NEW BUILDINGS

- •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

SUSTAINABILITY IN THE

#### *NEIGHBORHOOD DESIGN*

- 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 prerequisites
- 2. 100% stormwater retention and treatment on site
- 3. Accessible green open spaces with environmental education features
- 4. Green roofs and living walls



|             |                               | LEED for Neighborhood Development Pilot   |   |  |  |  |  |  |
|-------------|-------------------------------|---|---|--|--|--|--|--|
|             | _                             | Project Checklist   |   |  |  |  |  |  |
|             | Project Name                  |   |   |  |  |  |  |  |
|             | Primary Contact:              |   |   |  |  |  |  |  |
|             |                               |   |   |  |  |  |  |  |
|             | promposites of                | the Points Cameri column, write: "No," "No," or "Weyder" for propagatelys and the expenses<br>In more than size compliance path, write the compliance path system is or column is, in the n | number of points earned for cradits. For<br>the under the prerequisitor's name. |  |  |  |  |  |
| Arms Earned |                               |   |   |  |  |  |  |  |
|             | Smart L                       | cation & Linkage  | 30 Points Possible  |  |  |  |  |  |
| _           | Present I                     | Smart Location  | Amazon  |  |  |  |  |  |
|             |                               | Oston #   |   |  |  |  |  |  |
|             | France E                      | Proximity to Water and Wastewater Infrastructure  |   |  |  |  |  |  |
|             |                               | Ontion #  |   |  |  |  |  |  |
|             | Plants 2                      | Imperited Species and Ecological Communities  | Prograd   |  |  |  |  |  |
|             |                               |   |   |  |  |  |  |  |
|             | Present 6                     | Welland and Water Body Conservation   | Sea.m.  |  |  |  |  |  |
|             |                               | Option #  |   |  |  |  |  |  |
|             | France 6                      | Fermiand Conservation   | Sequire   |  |  |  |  |  |
|             |                               |   |   |  |  |  |  |  |
|             | Pransp 6                      | Floodolain Avoidance  | Required  |  |  |  |  |  |
|             |                               |   |   |  |  |  |  |  |
|             | Cwit1                         | Brownfield Redevelopment  |   |  |  |  |  |  |
|             |                               | High Priority Brownfields Redevelopment   |   |  |  |  |  |  |
|             | Coult 3                       | Preferred Location  | -   |  |  |  |  |  |
|             |                               | Reduced Automobile Dependence   |   |  |  |  |  |  |
|             | Court 5                       | Dicycle Network   |   |  |  |  |  |  |
|             | Cests                         | Housing and Jobs Proximity  |   |  |  |  |  |  |
|             | Cwell                         | School Presimity  |   |  |  |  |  |  |
|             | County 6                      | Steep Slope Protection  |   |  |  |  |  |  |
|             | Credit                        | Site Design for Habitat or Wellands Conservation  |   |  |  |  |  |  |
|             | CHRS 10                       | Restoration of Habitat or Wetlands  |   |  |  |  |  |  |
|             | Could to                      | Conservation Management of Habitat or Wellands  |   |  |  |  |  |  |
|             |                               |   |   |  |  |  |  |  |
|             | Neighborhood Pattern & Design |   |   |  |  |  |  |  |
| _           | France 1                      | Open Community  | - Innere  |  |  |  |  |  |
|             | Prema 2                       | Compact Development   | Smarri  |  |  |  |  |  |
|             | Credit 1                      | Compact Development   |   |  |  |  |  |  |
|             | Court 2                       | Diversity of Uses   |   |  |  |  |  |  |
|             | Cedt 2                        | Diversity of Housing Types  |   |  |  |  |  |  |
|             | Court                         | Affordable Feetal Housing   |   |  |  |  |  |  |
|             | Credit 6                      | Affordable For-Sale Housing   |   |  |  |  |  |  |
|             | Cedit                         | Reduced Parting Featured  |   |  |  |  |  |  |
|             | Court                         | Walkable Streets  |   |  |  |  |  |  |
|             | Credit 6                      | Street Network  |   |  |  |  |  |  |
|             | Codt                          | Transit Facilities  |   |  |  |  |  |  |
|             | Credit 9                      | Transportation Demand Management  |   |  |  |  |  |  |
|             | Could to                      | transportation Demand Management  |   |  |  |  |  |  |
|             | Credit 11                     | Access to Surrounding Vicinity  |   |  |  |  |  |  |
|             | Credit 13                     | Access to Public Spaces   |   |  |  |  |  |  |
| _           |                               | Access to Active Public Spaces  |   |  |  |  |  |  |
|             | Credit 14                     | Universal Accessibility   |   |  |  |  |  |  |
|             | Credit 15                     | Community Outreach and Involvement  |   |  |  |  |  |  |
|             |                               |   |   |  |  |  |  |  |

#### HOW TMPLEMENT?

- 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

IMPLEMENTATION

### SUSTAINABILITY IN THE

#### REQUIREMENTS! THE GREEN FACTOR



|        | DRAFT San Francisco Green Fa  | actor       |                  |        |                           |  |  |  |  |
|--------|---|-------------|------------------|--------|---------------------------|--|--|--|--|
| ı      | E xample using standard 2500 sq ft residential lot  |             |                  |        |                           |  |  |  |  |
|        | <u>.</u>  | enter sq ft |                  |        | ou need at<br>least 0.500 |  |  |  |  |
| ┡      | Parcel size*  | 2,500       |                  | SCORE  | 0.530                     |  |  |  |  |
| ı      | Types of Area**   |             | Square Feet      | Factor | Total                     |  |  |  |  |
| A<br>1 | Surfaces with a soil depth of less than 30"  Fully permeable surfaces covered with vegetation, but unconnected to soil below.  (E.g., on top of podiums, or other underground spaces) | I           | enter serft<br>O | 0.5    |                           |  |  |  |  |
| B<br>2 | Surfaces with a soil depth of more than 30"  Partially sealed surfaces. Permeable to water and air; most likely has no vegetain growth (e.g., brick or other pavers).                 | 1           | enter sejít<br>O | 0.3    |                           |  |  |  |  |
| 3      | Semi-open surfaces permeable to water and air, possibly covered with  | l           | encer spilt<br>O | 0.5    | -                         |  |  |  |  |





#### **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

#### TRAFFIC CALMING STRATEGIES

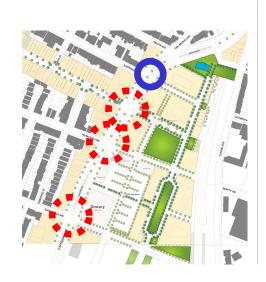
#### Pedestrian Crossing at Raymond

#### 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,<br>General Plan Amendments & Zoning Changes       | 01/08 |
| Redevelopment Commission: Commission: Consideration of Redevelopment Plan, General Plan Amendments & Zoning | 02/08 |
| Board of Supervisors: Commission: Consideration of Redevelopment Plan, General Plan Amendments & Zoning     | 03/08 |

## Q&A SESSION # 2



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