

The Visitacion Valley :: Schlage Lock Master Plan

WORKSHOP 5 Placemaking and Design Guidelines

August 4th, 2007



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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: 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

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TODAY'S WORKSHOP

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

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SITE PLAN

The Schlage Lock Master Plan is flexible and allows for several sub-options...



LELAND AVENUE AT BAYSHORE BOULEVARD

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 Visitation 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

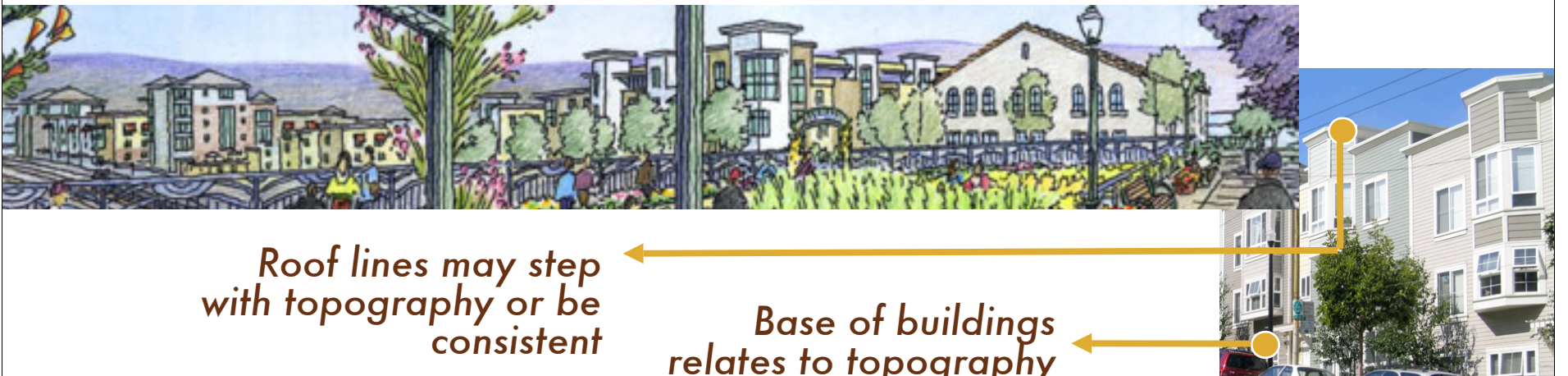
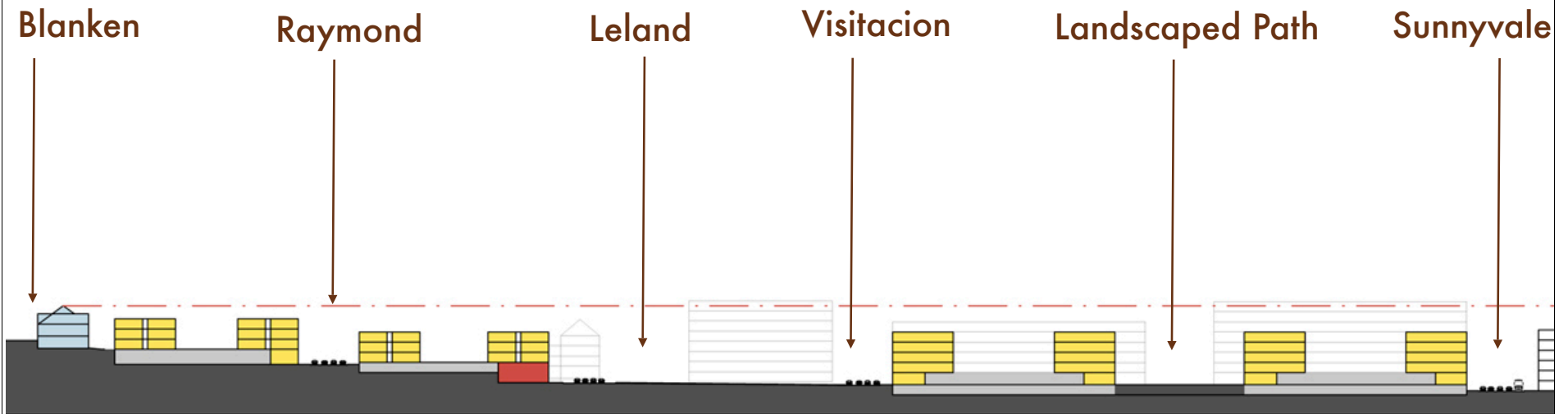
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DESIGN GUIDELINES

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.



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.

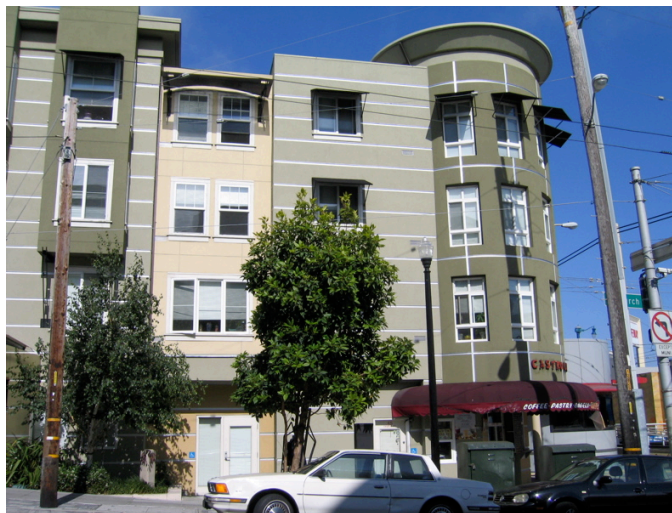


Projections and recesses create visual rhythm.

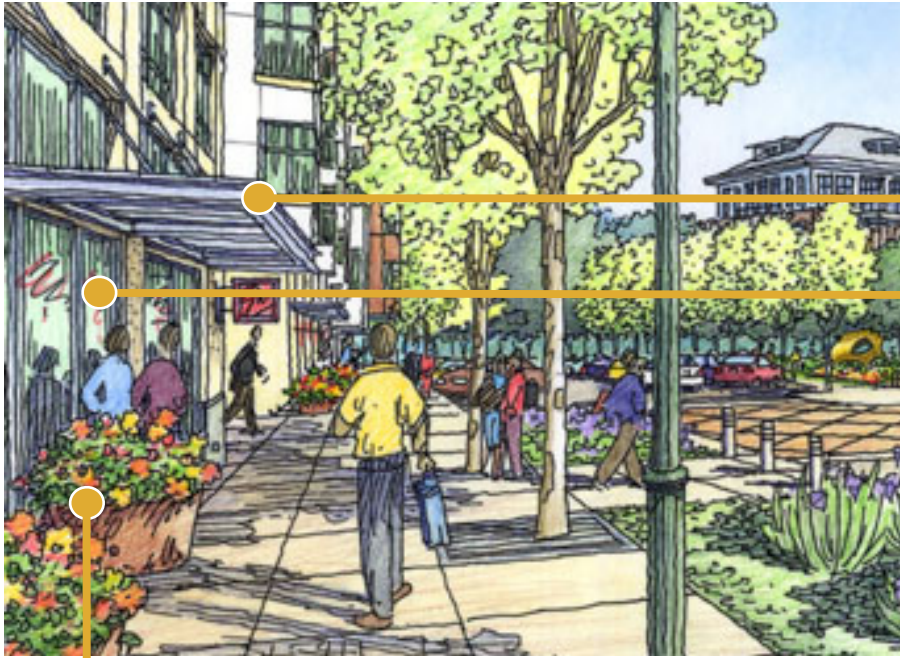
2. BUILDING FAÇADE DESIGN- c'td



Corners should be emphasized with plazas or vertical elements.



3. RETAIL DESIGN- First Floor



Awnings provide shade and protection.

Retail entries should be designed with transparent surfaces.

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



DESIGN GUIDELINES

3. RETAIL DESIGN- Grocery Store



Entrance should be located on the corner whenever possible.



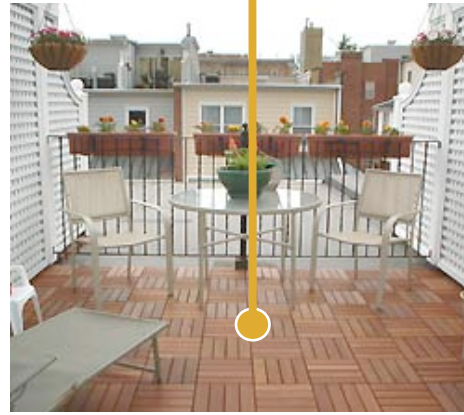
First floor design creates a strong base for the building.

DESIGN GUIDELINES

4. ROOF DESIGN



4. ROOF DESIGN- c'td



Rook 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.

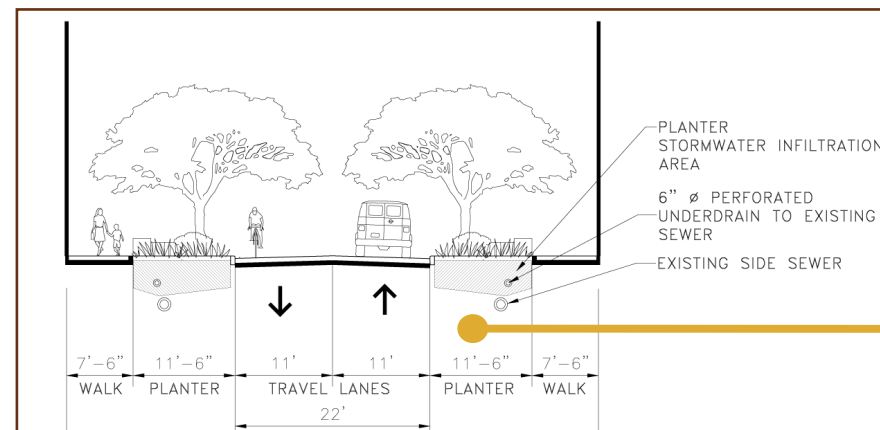
DESIGN GUIDELINES

5. SUSTAINABLE DESIGN



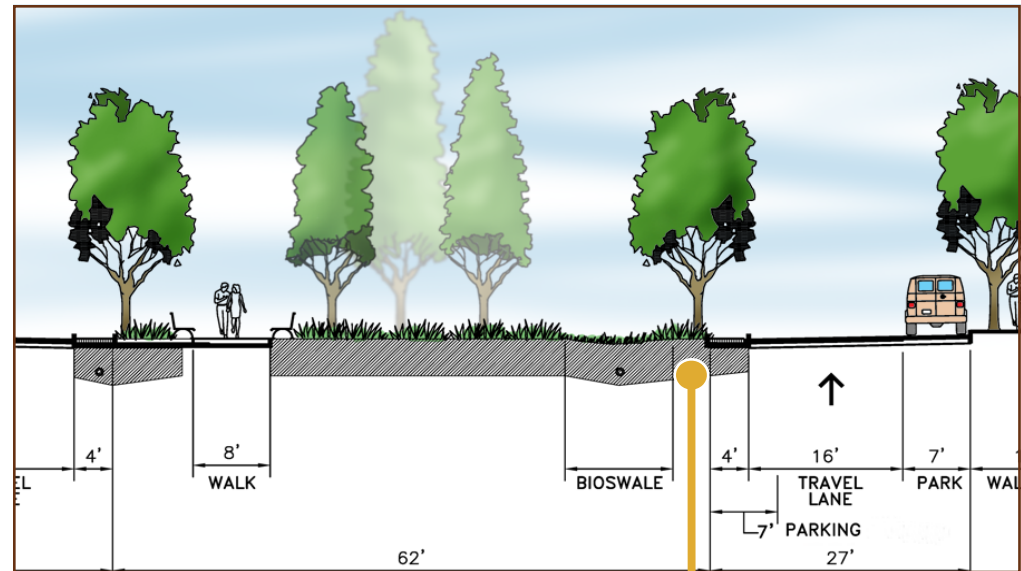
Neighborhood park with stormwater retention features

Leland Avenue green streetscape extension



DESIGN GUIDELINES

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)

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WRAP-UP/ NEXT STEPS

TIMELINE

<i>Open House: Introduction to Redevelopment and Draft Plan Review</i>	<i>09/07</i>
<i>Publication of Draft EIR</i>	<i>11/07</i>
<i>Certification of Final EIR</i>	<i>02/08</i>
<i>Planning Commission: Consideration of Redevelopment Plan, General Plan Amendments & Zoning Changes</i>	<i>03/08</i>
<i>Redevelopment Commission: Commission: Consideration of Redevelopment Plan, General Plan Amendments & Zoning</i>	<i>03/08</i>
<i>Board of Supervisors: Commission: Consideration of Redevelopment Plan, General Plan Amendments & Zoning</i>	<i>04/08</i>

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