

WORKSHOP 4

Site Sustainability, Building Heights, Next Steps



Van Meter Williams Pollack
Urban Design + Architecture
Merrill + Morris



San Francisco
Planning Department

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: Overview of Redevelopment
- Workshop 6: Review of Draft Plan

Van Meter Williams Pollack
Urban Design + Architecture
Merrill + Morris



San Francisco
Planning Department

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

Van Meter Williams Pollack
Urban Design + Architecture
Merrill + Morris



San Francisco
Planning Department

DESIGN PROCESS

The Visitation Valley :: Schlage Lock Master Plan



CONTEXT PLAN



FRAMEWORK ALTERNATIVES

4 ALTERNATIVES: AUGUST 2006



2 ALTERNATIVES: OCTOBER 2006



FRAMEWORK PLAN



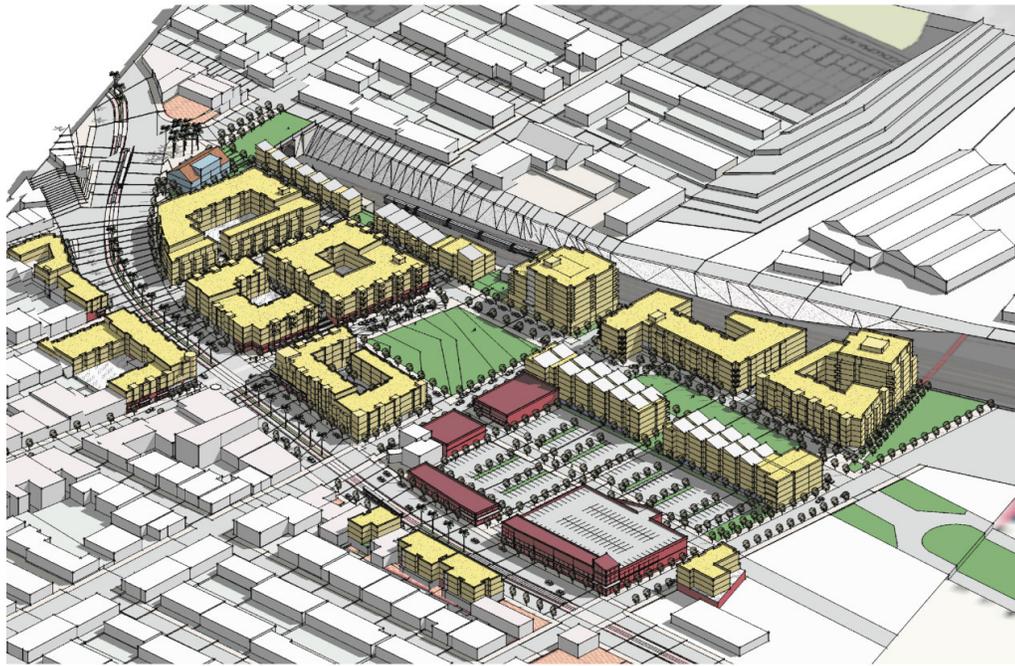
FRAMEWORK PLAN

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

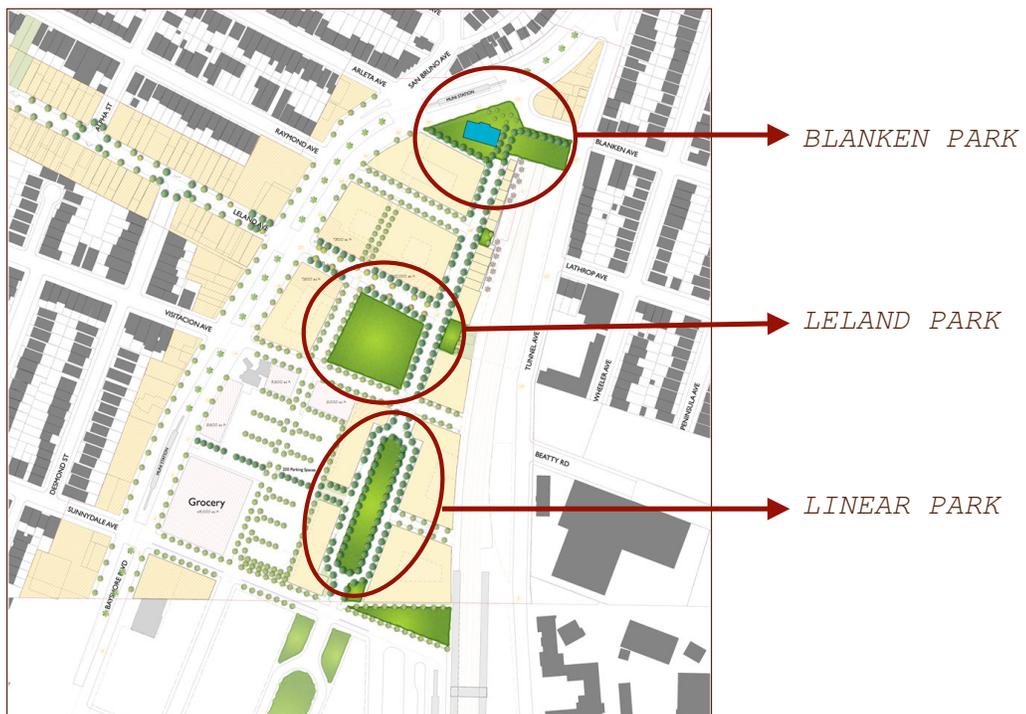


USE OF PUBLIC SPACES

The Visitation Valley :: Schlage Lock Master Plan



USE OF PUBLIC SPACES PARKS IN THE PLAN



USE OF PUBLIC SPACES
QUESTIONS



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



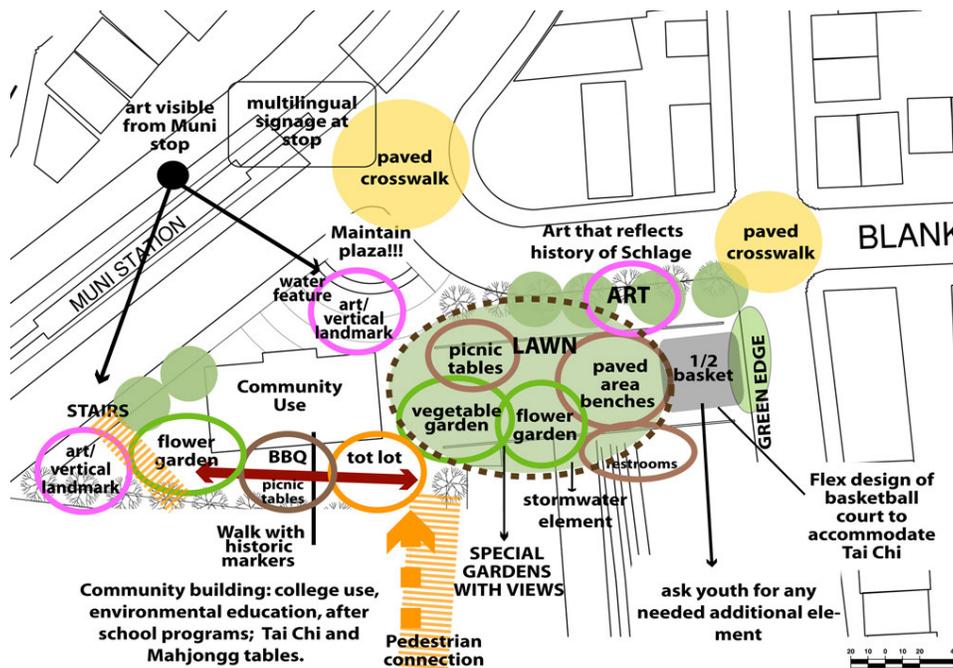
LANDMARK ELEMENTS?

- art installations
- water
- sustainable features



USE OF PUBLIC SPACES
YOUR IDEAS

BLANKEN PARK



USE OF PUBLIC SPACES
GUIDELINES

BLANKEN PARK

MAIN ACTIVITIES

- 1/2 basketball court
- Vegetable and flower gardens
- BBQ areas and benches
- Children's tot lot

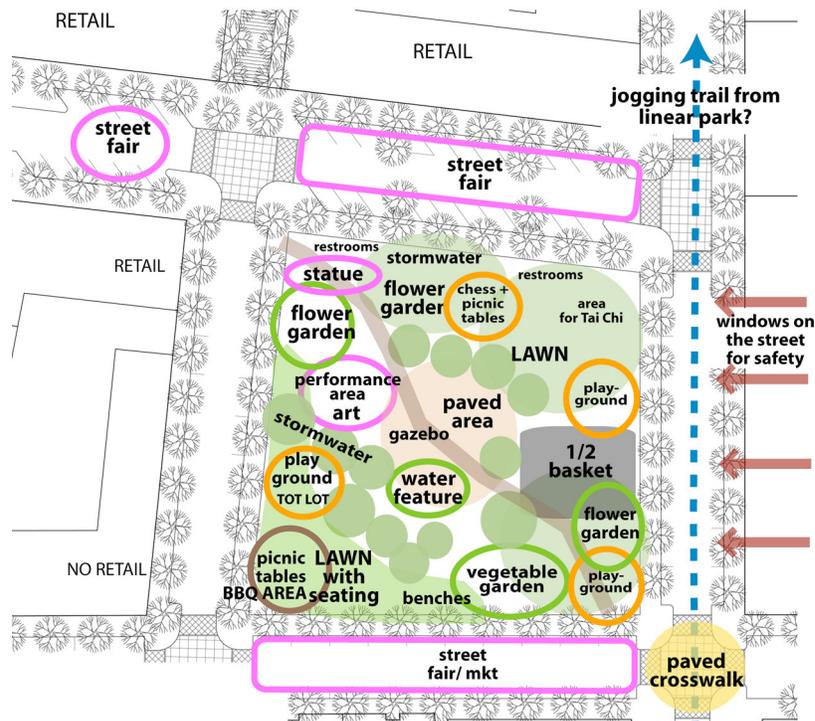
DESIGN ELEMENTS

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



USE OF PUBLIC SPACES
YOUR IDEAS

LELAND PARK



USE OF PUBLIC SPACES
GUIDELINES

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

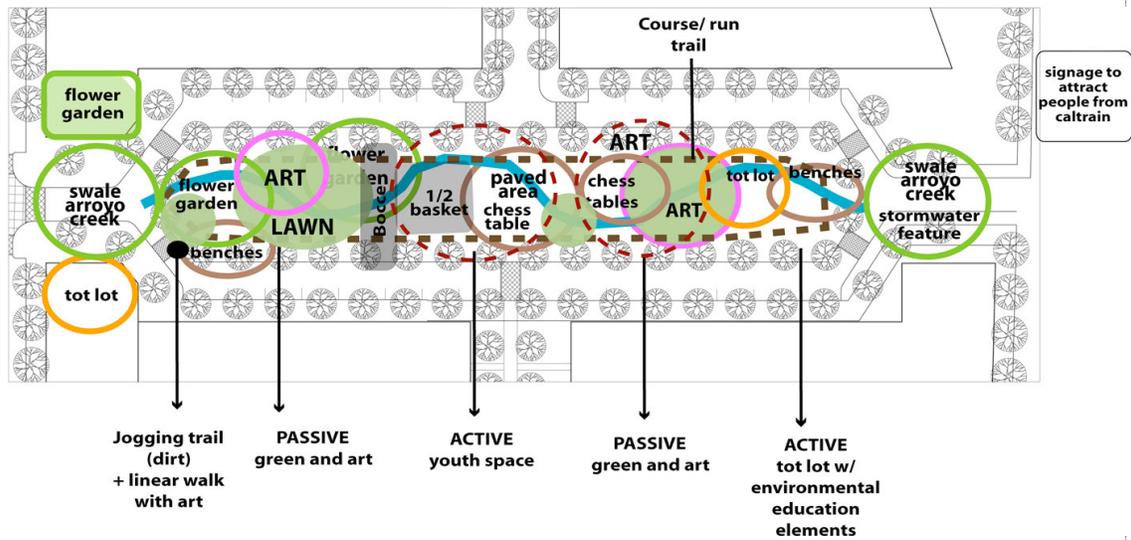
DESIGN ELEMENTS

- 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



USE OF PUBLIC SPACES
YOUR IDEAS

LINEAR PARK



USE OF PUBLIC SPACES GUIDELINES

LINEAR PARK

MAIN ACTIVITIES

Basketball and bocce

Running and walking

Chess

Tot lots

Seating on lawn and benches

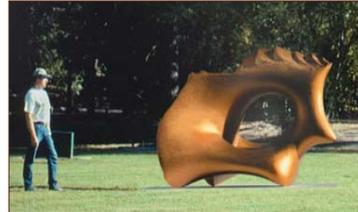
Art installations

DESIGN ELEMENTS

Alternating lawn/paved areas,
passive/active spaces

Curvilinear path with trees

Stormwater runoff elements



BUILDINGS IN THE PLAN

The Visitation Valley :: Schlage Lock Master
Plan



BUILDINGS IN THE
PLAN
HEIGHT DIAGRAM



4 story

5 story

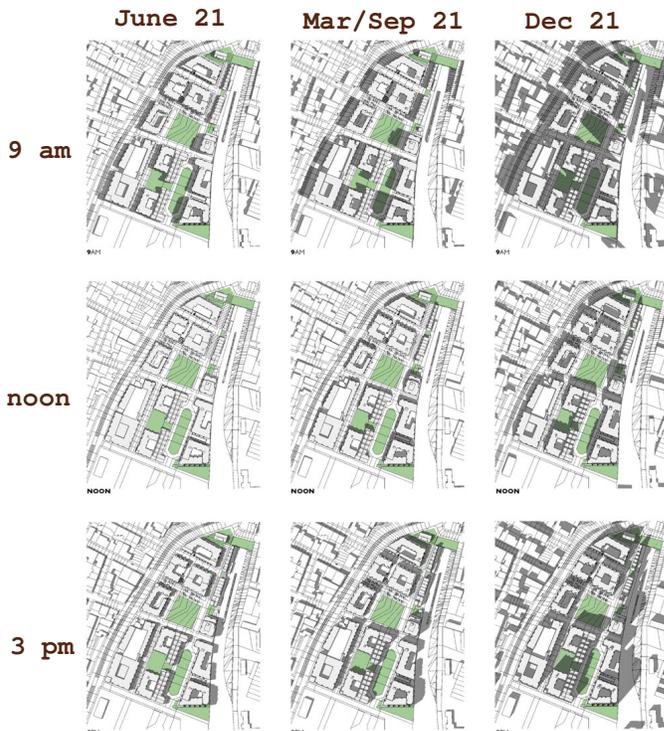
5/8 story
varied
heights

5/8 story
varied
heights

5/8 story
varied
heights

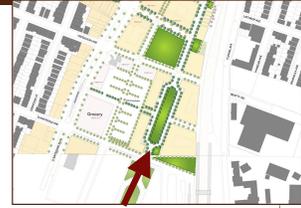
Potential grocery
store w/ housing
above (4 story)

BUILDINGS IN THE
PLAN
SHADE DIAGRAM



BUILDINGS IN THE VIEWS

LINEAR PARK FROM SUNNYVALE AVENUE



BUILDINGS IN THE PLAN 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.



BUILDINGS IN THE VIEWS

CONNECTION TO BRISBANE BAYLANDS



BUILDINGS IN THE PLAN 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.
- 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.



LELAND

BUILDINGS IN THE VIEWS

VIEW FROM LELAND AND BAYSHORE AVENUE



LELAND

BUILDINGS IN THE PLAN 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



Rooftop parking

MIXED USE OPTION



ONE-STORY OPTION



VIEWS

VIEW FROM 6/8-STORY BUILDING ON LELAND 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

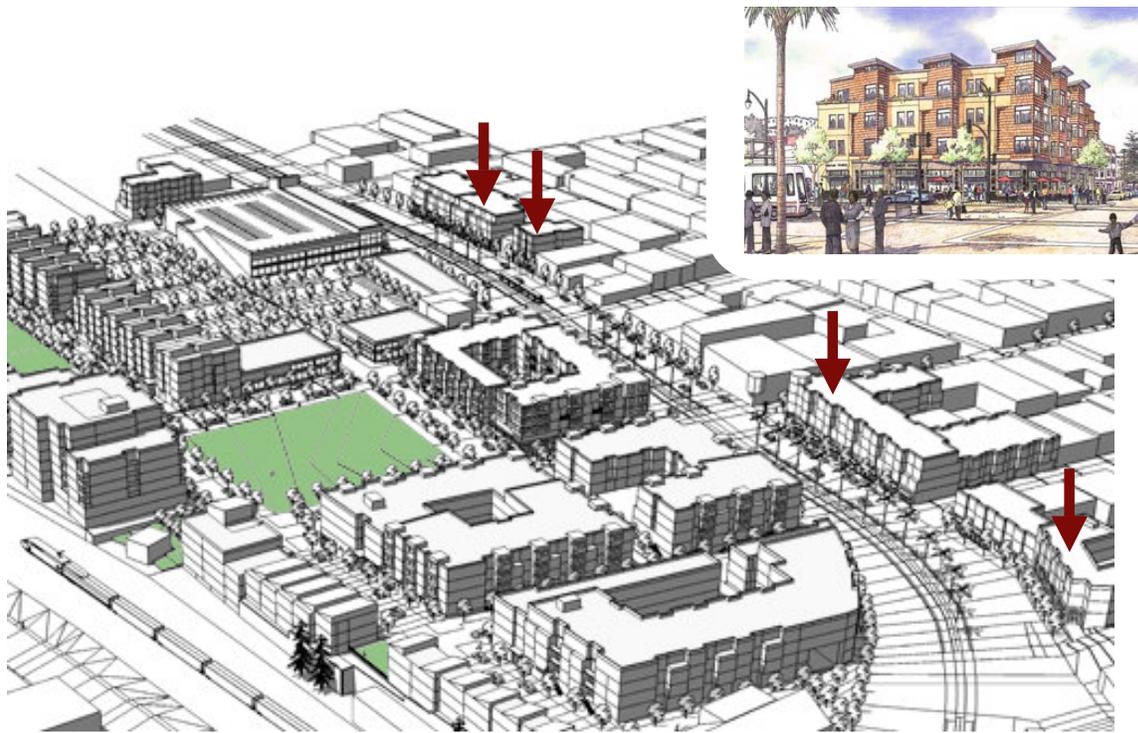
- Entrances at street level.

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

The Visitation Valley :: Schlage Lock Master Plan



SUSTAINABILITY STRATEGY

The Visitation Valley :: Schlage Lock Master Plan



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

OVERVIEW

SUSTAINABILITY IN THE PLAN

Visitation Valley Schlage Lock Sustainability Goals

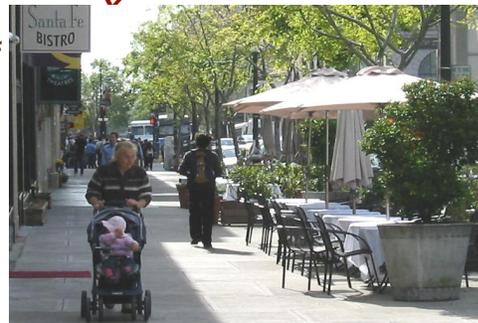
1. Choose sustainability measures that adequately address transportation needs. **(site framework)**
2. Choose sustainability measures that reduce waste and retain resources. **(infrastructure)**
3. Choose sustainability measures that most accurately address our climate and energy needs. **(energy)**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

SITE FRAMEWORK

SUSTAINABILITY GOALS

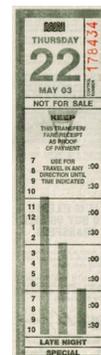
WALKABILITY

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



TRANSPORTATION

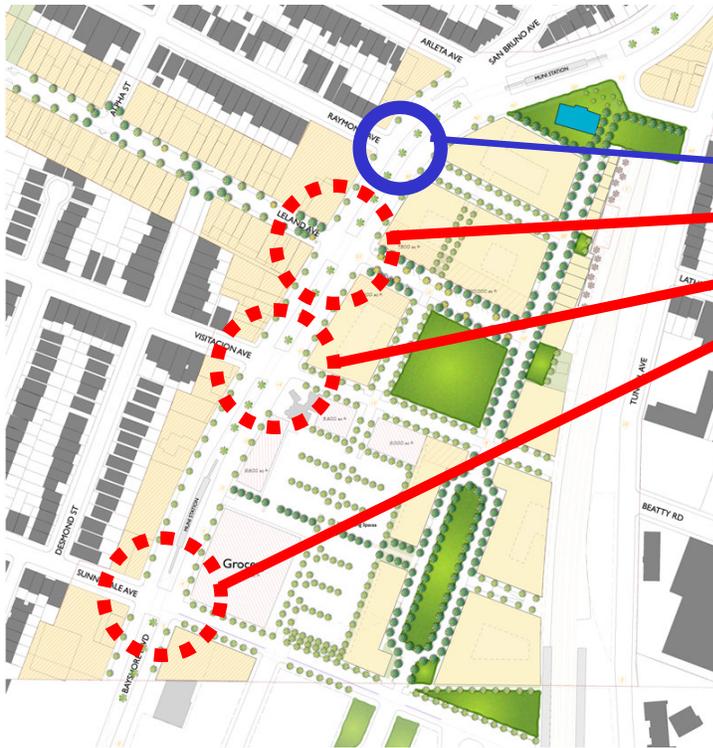
- *Connections to transit*
- *Ample bike parking*
- *Transit passes and information*
- *Bike connections to Bay Trail*



SITE FRAMEWORK

SUSTAINABILITY GOALS

WALKABILITY & TRANSPORTATION



BAYSHORE BOULEVARD

STRATEGIES

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

SITE FRAMEWORK

SUSTAINABILITY IN THE PLAN

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



•Site clean up for residential standards

LAND CLEAN UP

•Funding plan for hazardous material remediation

•Recycled construction debris for fill on southern portion of site

WASTE MANAGEMENT

•80% of 'clean' demolition materials reused on site

Demolishing Existing Buildings

Waste generation:

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

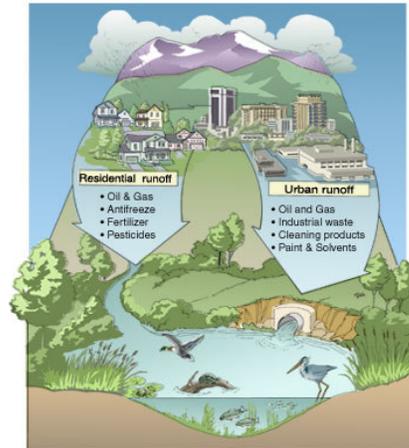
Possible solution:

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



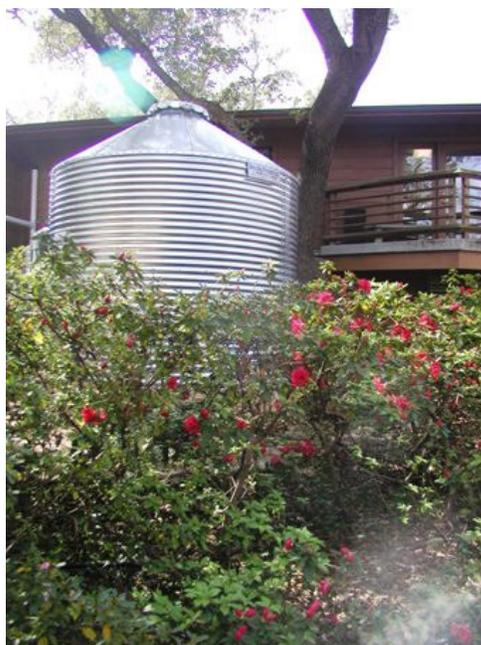
STORMWATER MANAGEMENT

- 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



STORMWATER MANAGEMENT

RAINWATER HARVESTING AT A BUILDING SCALE



POSSIBLE SOLUTIONS TO MAXIMIZE **WATER RETENTION**



POSSIBLE SOLUTIONS TO MAXIMIZE **WATER EFFICIENCY**



Low Flush Showers in units



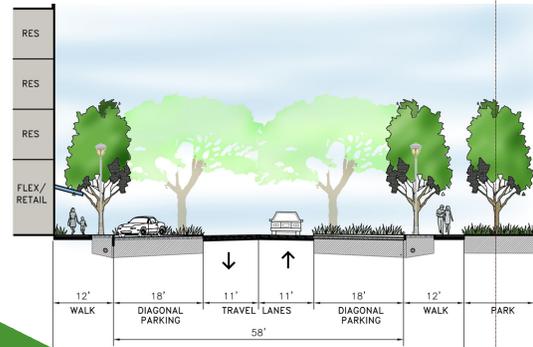
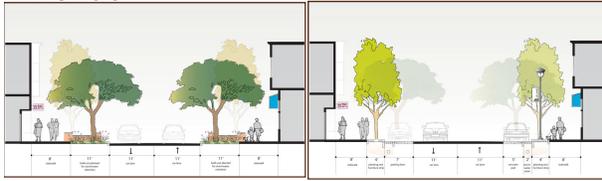
Low Flush Toilets in units

INFRASTRUCTURE: STREETS

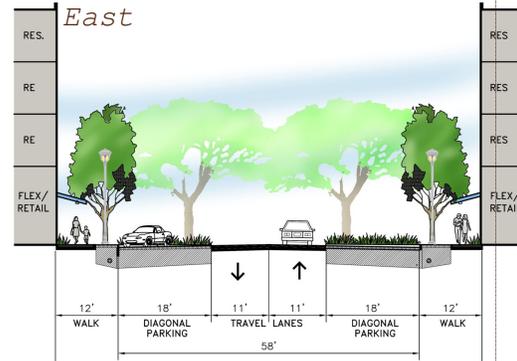
SUSTAINABILITY GOALS

STORMWATER MANAGEMENT

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



•Leland Avenue looking East



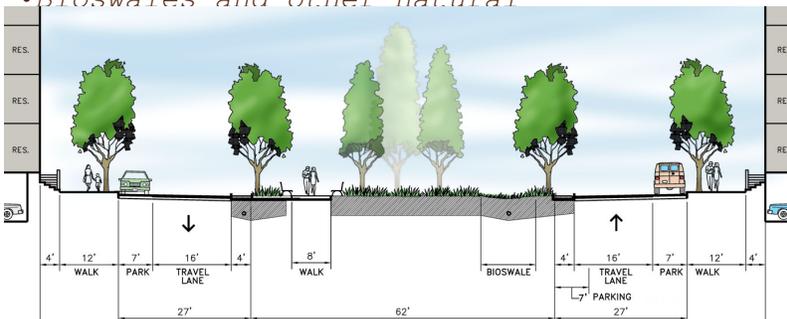
INFRASTRUCTURE: STREETS

SUSTAINABILITY GOALS

STORMWATER MANAGEMENT

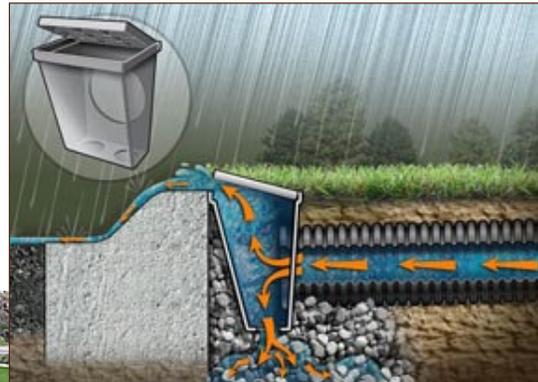
GREEN STREETS PRINCIPLES

- Tree canopy cover every 26 linear feet to create adequate shade
- Permeable paving to filtrate water
- Drought-tolerant plant selection to reduce irrigation needs
- Bioswales and other natural



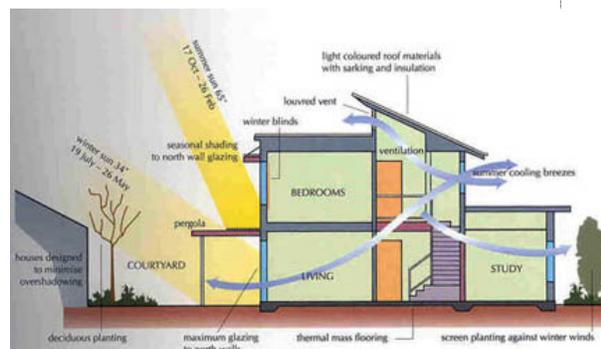
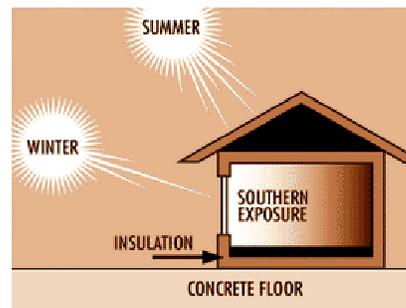
STORMWATER MANAGEMENT

RAINWATER HARVESTING AT A NEIGHBORHOOD SCALE



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%.



IMPLEMENTATION

SUSTAINABILITY IN THE PLAN HOW IMPLEMENT?

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 PLAN REQUIREMENTS: THE GREEN FACTOR



DRAFT San Francisco Green Factor			
Example using standard 2500 sq ft residential lot			
	enter sq ft		You need at least 0.500
Parcel size*	2,500	SCORE	0.530
Types of Area**	Square Feet	Factor	Total
A Surfaces with a soil depth of less than 30"			
1 Fully permeable surfaces covered with vegetation, but unconnected to soil below. (E.g., on top of podiums, or other underground spaces)	enter sq ft 0	0.5	-
B Surfaces with a soil depth of more than 30"			
2 Partially sealed surfaces: Permeable to water and air; most likely has no vegetation growth (e.g., brick or other pavers).	enter sq ft 0	0.3	-
3 Semi-open surfaces permeable to water and air, possibly covered with	enter sq ft 0	0.5	-



NEXT STEPS

The Visitacion Valley :: Schlage Lock Master
Plan



ZONING AND IMPLEMENTATION

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

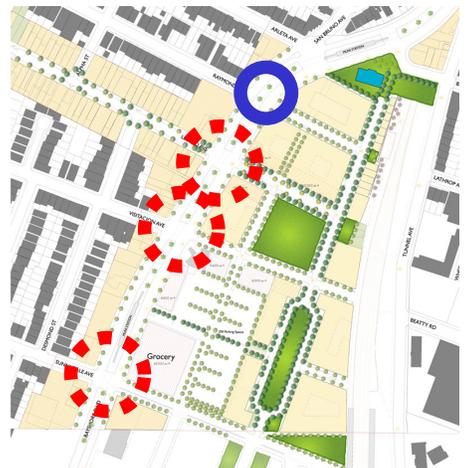
Pedestrian Crossing at Raymond

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

<i>Workshop #5: Overview of Redevelopment Process</i>	<i>06/07</i>
<i>Workshop #6: Draft Plan Review</i>	<i>07/07</i>
<i>Publication of Draft EIR</i>	<i>08/07</i>
<i>Certification of Final EIR</i>	<i>01/08</i>
<i>Planning Commission: Consideration of Redevelopment Plan, General Plan Amendments & Zoning Changes</i>	<i>01/08</i>
<i>Redevelopment Commission: Commission: Consideration of Redevelopment Plan, General Plan Amendments & Zoning</i>	<i>02/08</i>
<i>Board of Supervisors: Commission: Consideration of Redevelopment Plan, General Plan Amendments & Zoning</i>	<i>03/08</i>

Master Plan

Q&A SESSION # 2



WORKSHOP 4
Site Sustainability, Building Heights, Next
Steps



Van Meter Williams Pollack
Urban Design + Architecture
Merrill + Morris



San Francisco
Planning Department