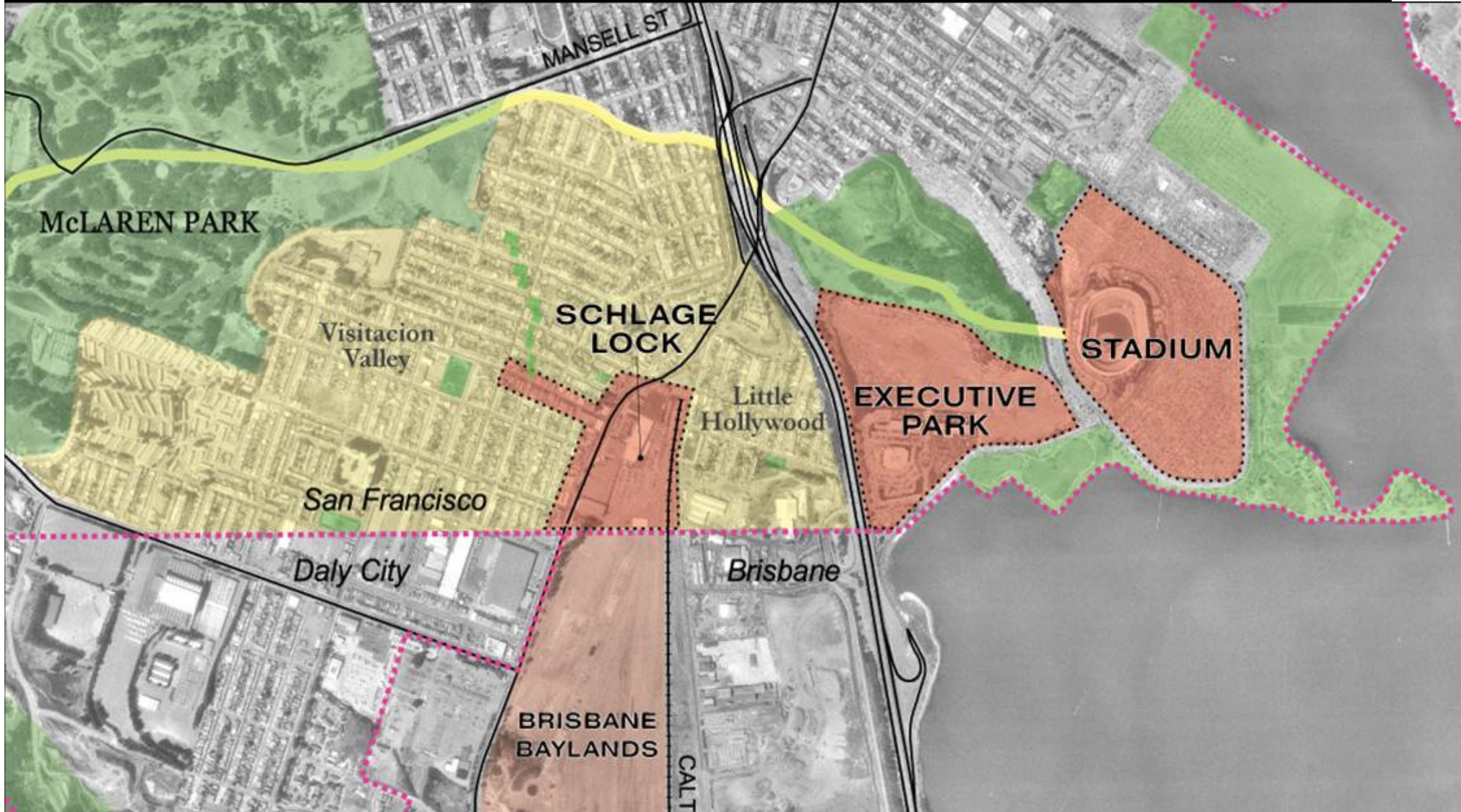


Planning in Partnership: Visitacion Valley's Evolution

*How the
Community,
City & Developer
partnered
to transform
Visitacion Valley
& redevelop the
Schlage Lock Site*



VISITACION VALLEY CONTEXT



Visitation Valley Greenway, SF



Key Plan

Legend

- ① Native Plant Garden
- ② Agriculture Garden
- ③ Children's Play Garden
- ④ Herb Garden
- ⑤ Community Garden
- ⑥ Hans Schiller Plaza



Not To Scale



HANS SCHILLER PLAZA

BEFORE



COMMUNITY GARDEN



HERB GARDEN



CHILDREN'S GARDEN



AGRICULTURE GARDEN



NATIVE PLANT GARDEN



BEFORE



GREEN STEWARDS



Kayaking Trip to Angel Island



White Water Rafting on the American River



Cross Country Skiing Trip to Bear Valley



Green Stewards at DeYoung Museum with Supervisor Maxwell



COFFMAN POOL

BEFORE



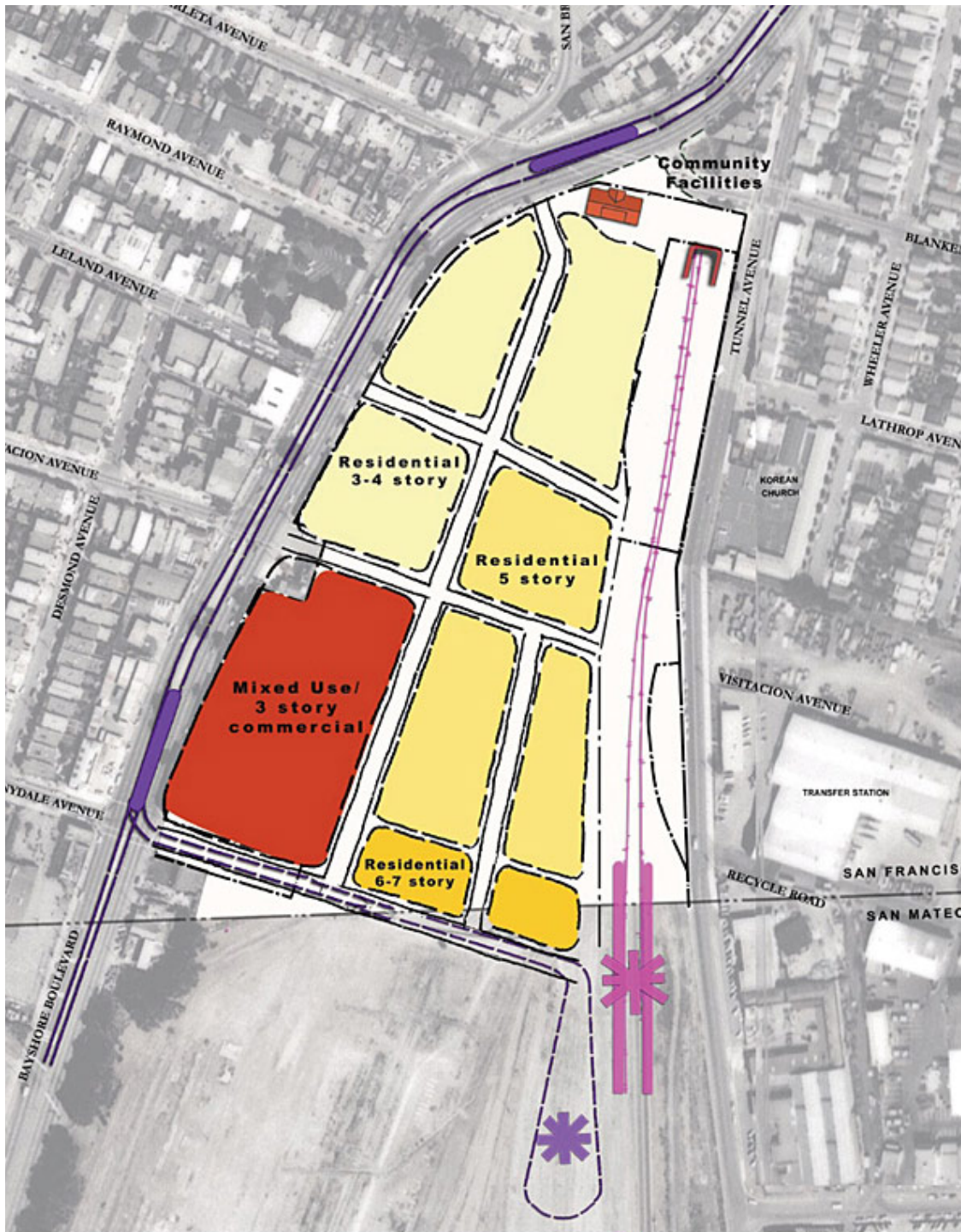
**LELAND AVENUE
STREETScape IMPROVEMENTS**



LIBRARY UNDER CONSTRUCTION







1. Provide community services
2. Provide neighborhood-serving retail (i.e. grocery store)
3. Provide housing (affordable and market rate)
4. Provide a good amount of open space/community gathering space
5. Help revitalize Leland Avenue



Visitacion Valley/ Schlage Lock

DESIGN FOR DEVELOPMENT



- Community facility
- New parks & plaza
- Grocery store
- Neighborhood retail
- Housing at varied sizes and affordability levels.
- Neighborhood infill
- Historic preservation

COMMUNITY INTEGRATION

McLaren Park

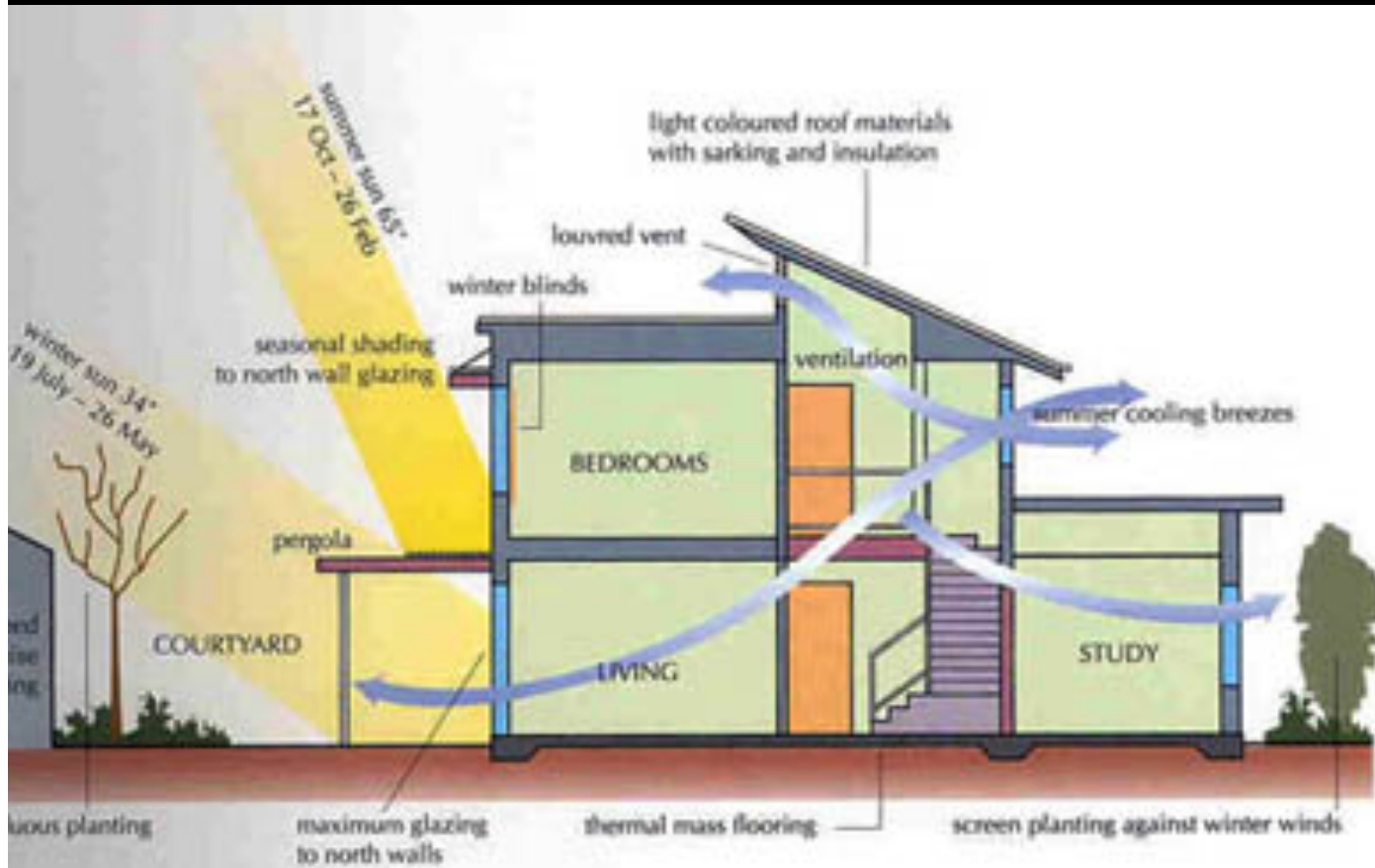
*Vis Valley
Greenway*

*Leland
Avenue*

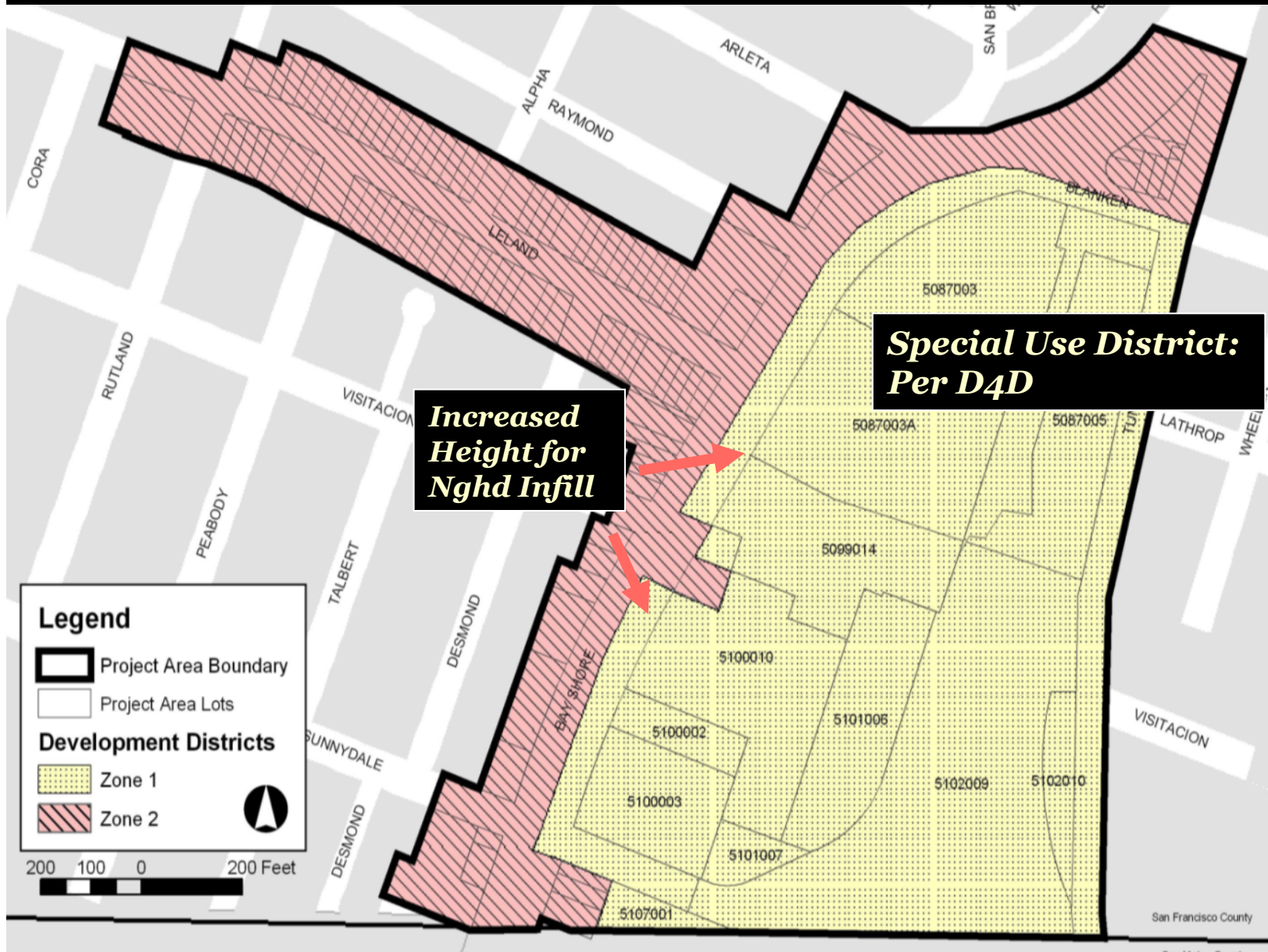
*Brisbane
Baylands*



SUSTAINABILITY



LAND USE CONTROLS





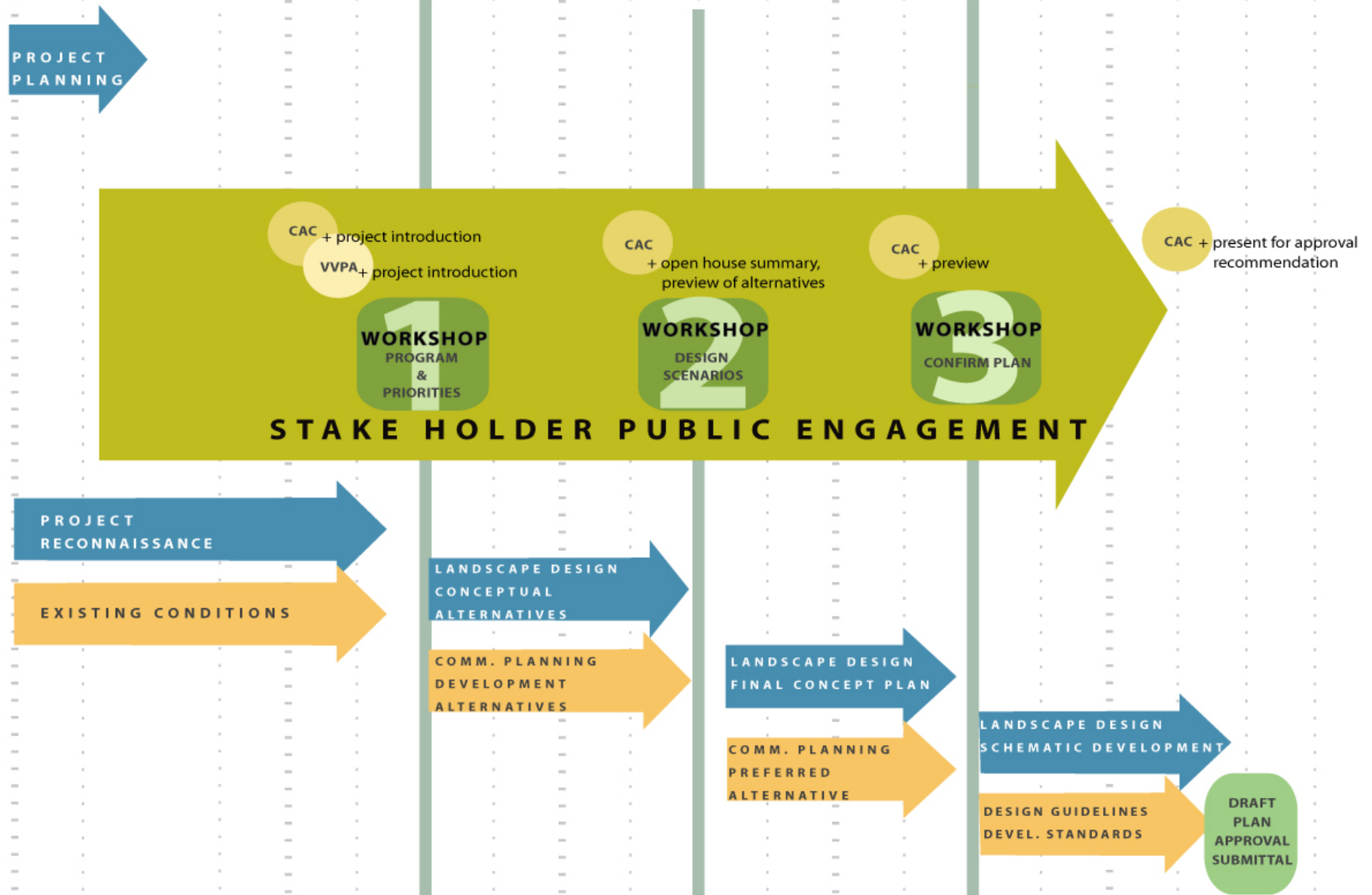
COMMUNITY PLANNING

10 Years of Schlage Lock / Visitacion Valley Planning History

- Interim Controls
- Strategic Concept Plan
- Leland Streetscape Workshops
- Leland/Bayshore Commercial District
- Redevelopment Survey Area Designation
- Schlage Framework Design Workshops
- Visitacion Valley Citizens Advisory Committee (CAC)
- Environmental Review
- Public Hearings



PROCESS TO DATE



URBAN DESIGN FRAMEWORK

- Public Realm defines Blocks
 - Neighborhood Streets
 - Public Open Space
 - Pedestrian Ways
- Density near Transit
- Retail on Leland & Bayshore

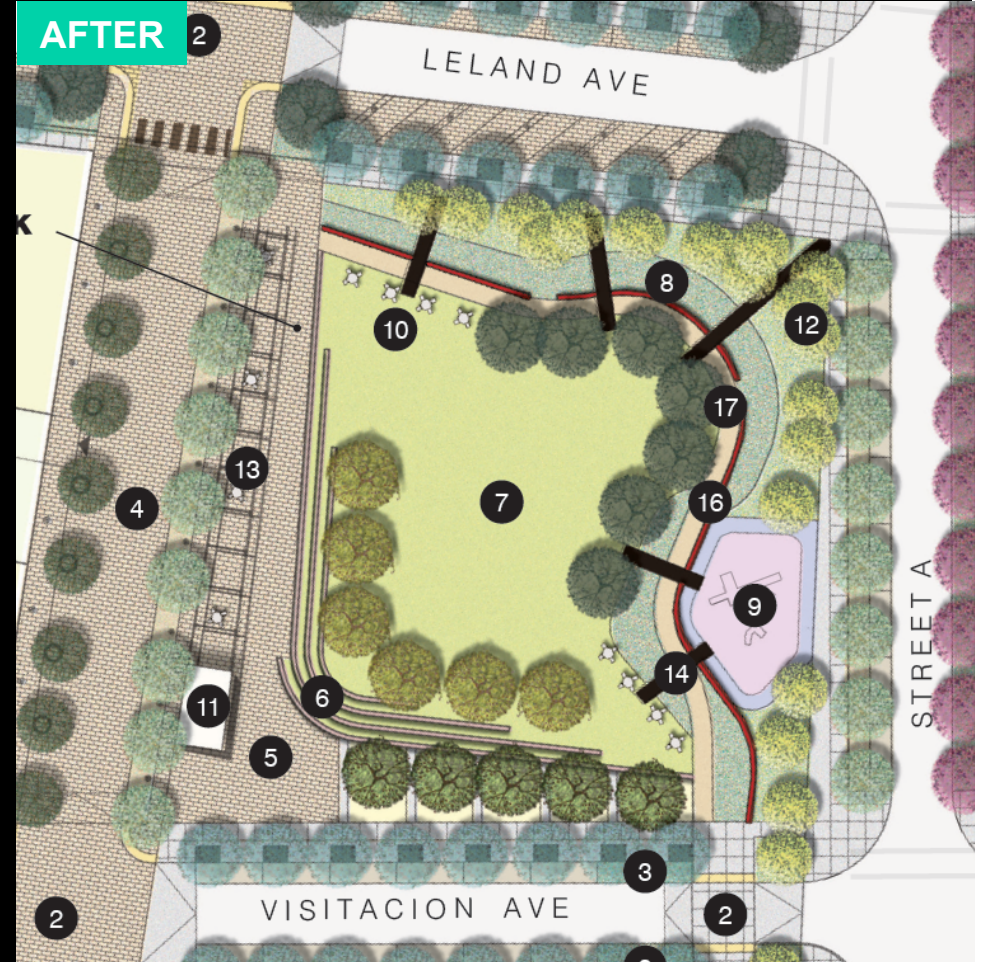


MAJOR DESIGN CHANGES

BEFORE

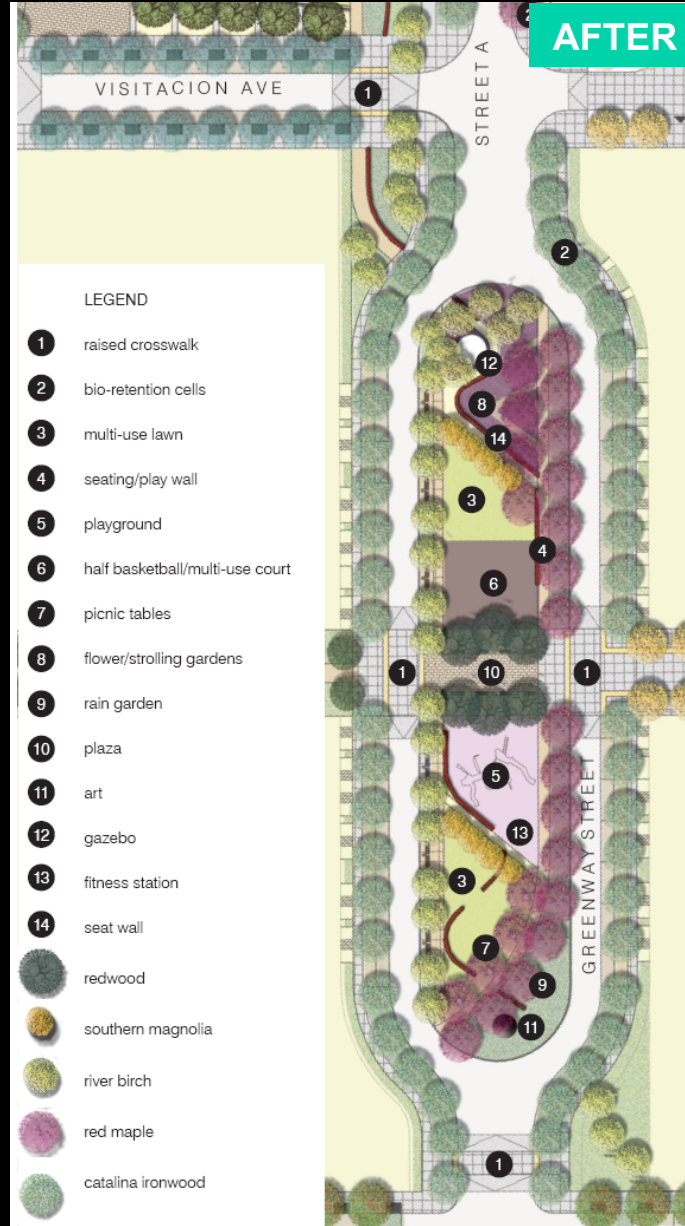
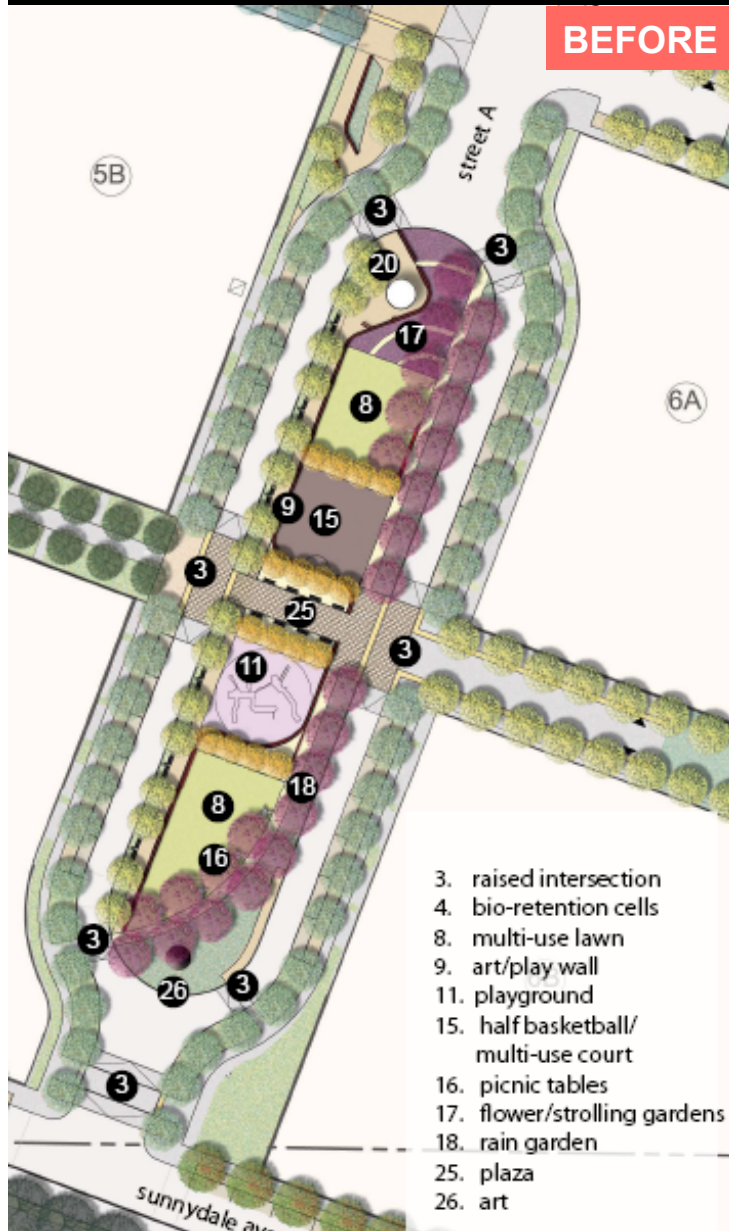


AFTER



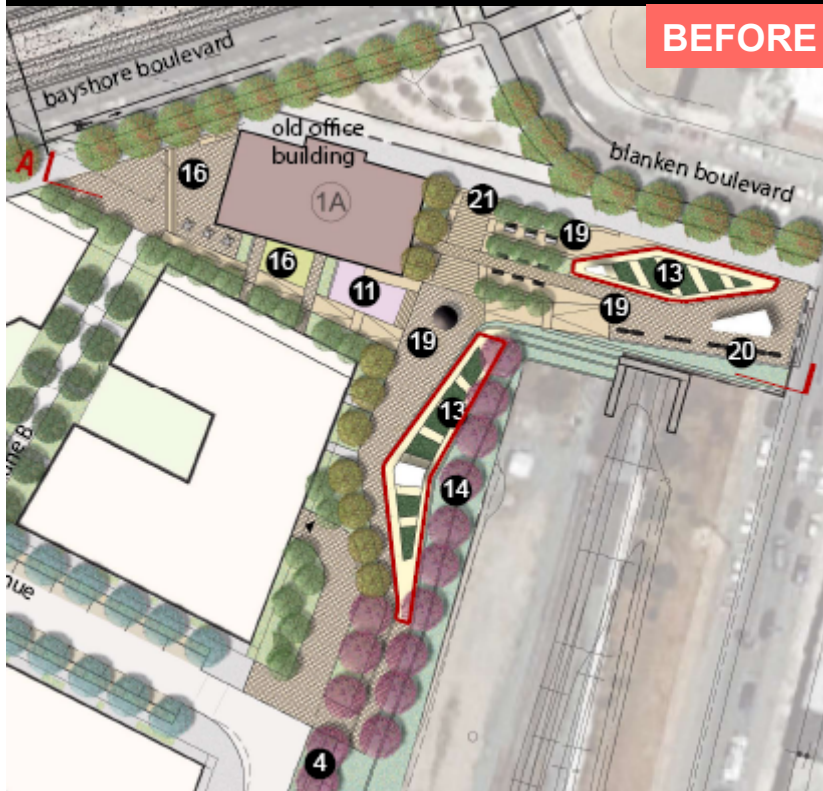
More Greenery, Less Paving
Longer and Wider Bridges over Bio-Swales
More Curvature

MAJOR DESIGN CHANGES



More Curvature
 More Greenery
 Less Paving

MAJOR DESIGN CHANGES



More Green Spaces
More Trees near Bayshore
Larger Community Gardens
Less paving & Narrower Pathways
Fewer Retainer Walls

urban design concepts

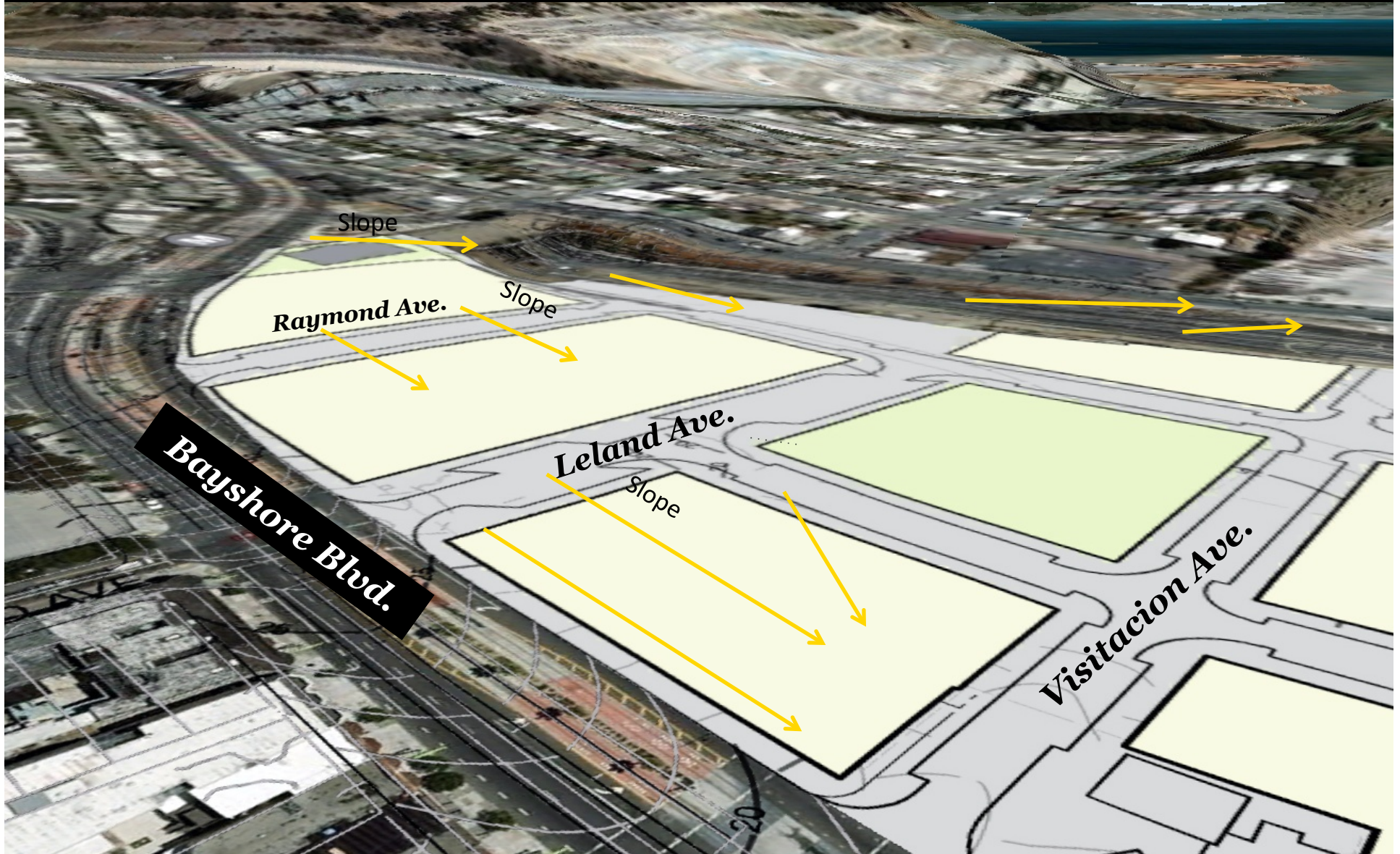
HEIGHT CONTROLS

- Building heights and roof lines should be varied within the same height district
- Building heights should step up with the slope of the site



urban design concepts

PHASE 1: GROUND PLANE CONDITION SLOPES



urban design concepts

MIXED-USE ON SLOPING SITES



Case Study:

SF – Proposed Grocery, Prado Group

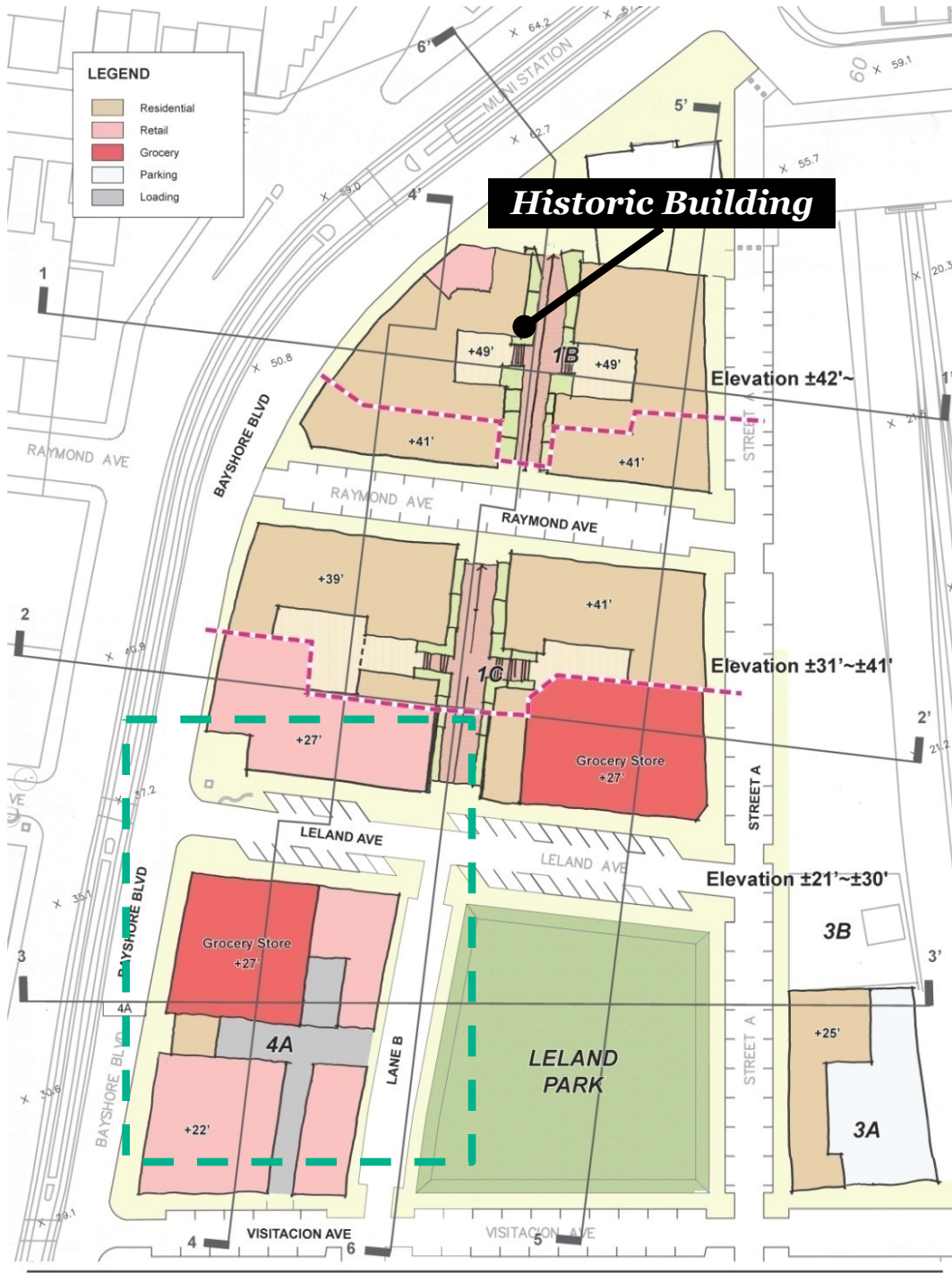
- 107 residential units over 30,000 square feet of retail
- 82 retail parking spaces with two car share spaces and 96 spaces in a dedicated residential garage with two car share spaces

Case Study:

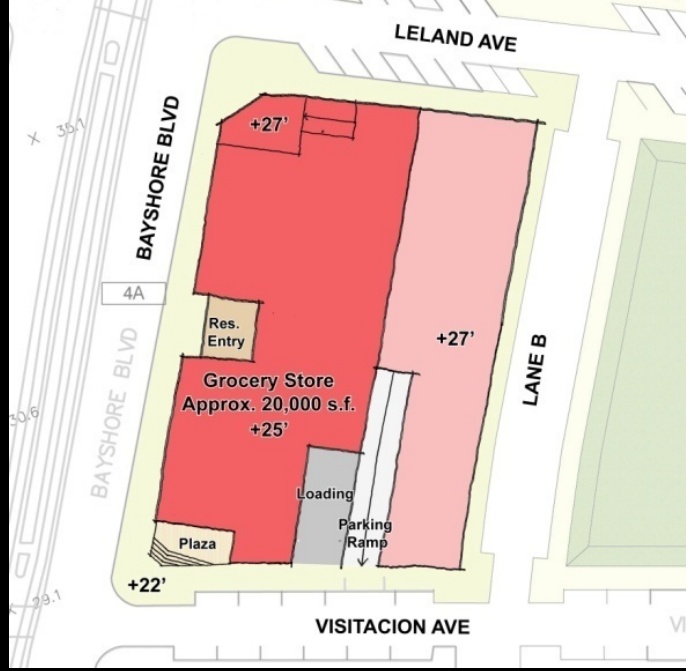
Berkeley – Proposed Grocery, Hudson McDonald

- 148 apartments
- Grocery store within 1/2-mile walking distance to 7,000 households & 13,000 residents
- Significant parking, with 48 dedicated ground level parking spaces for Grocery and 107 dedicated basement level residential spaces



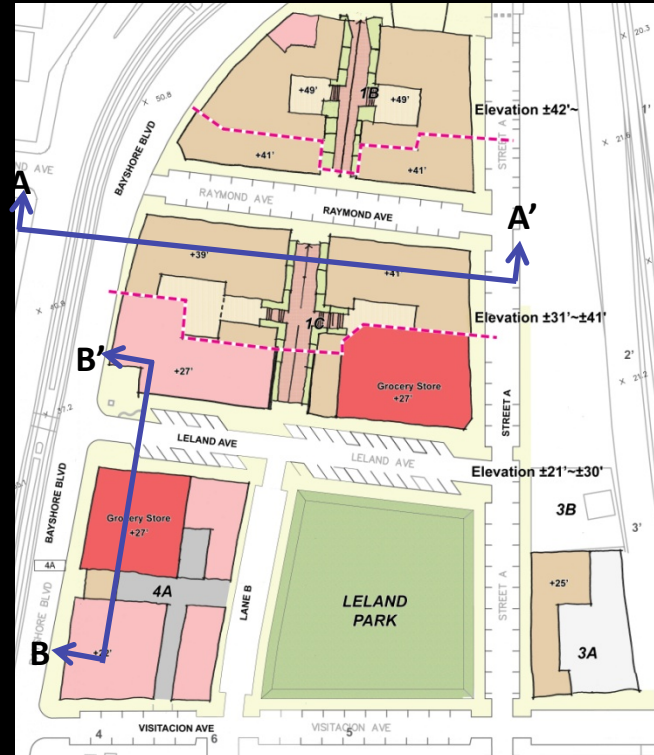
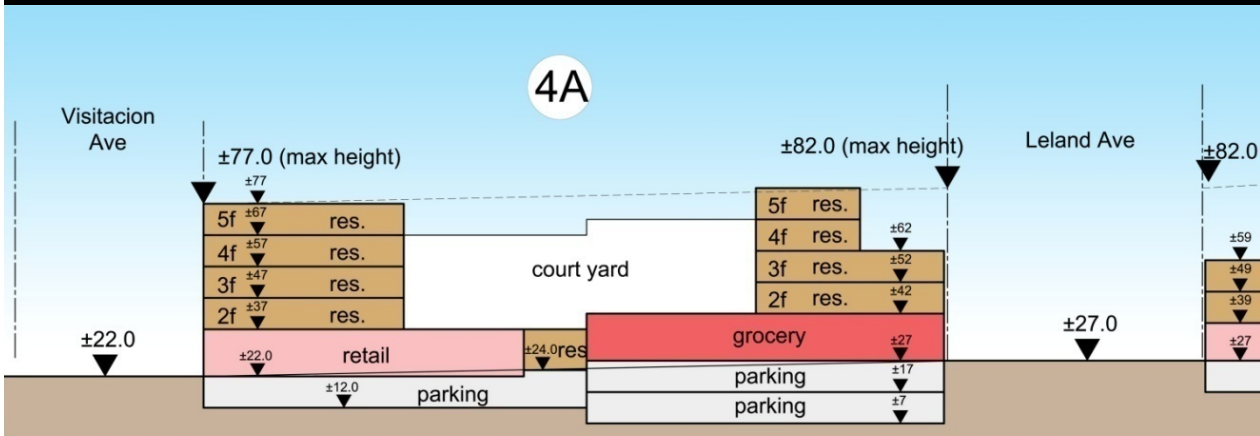
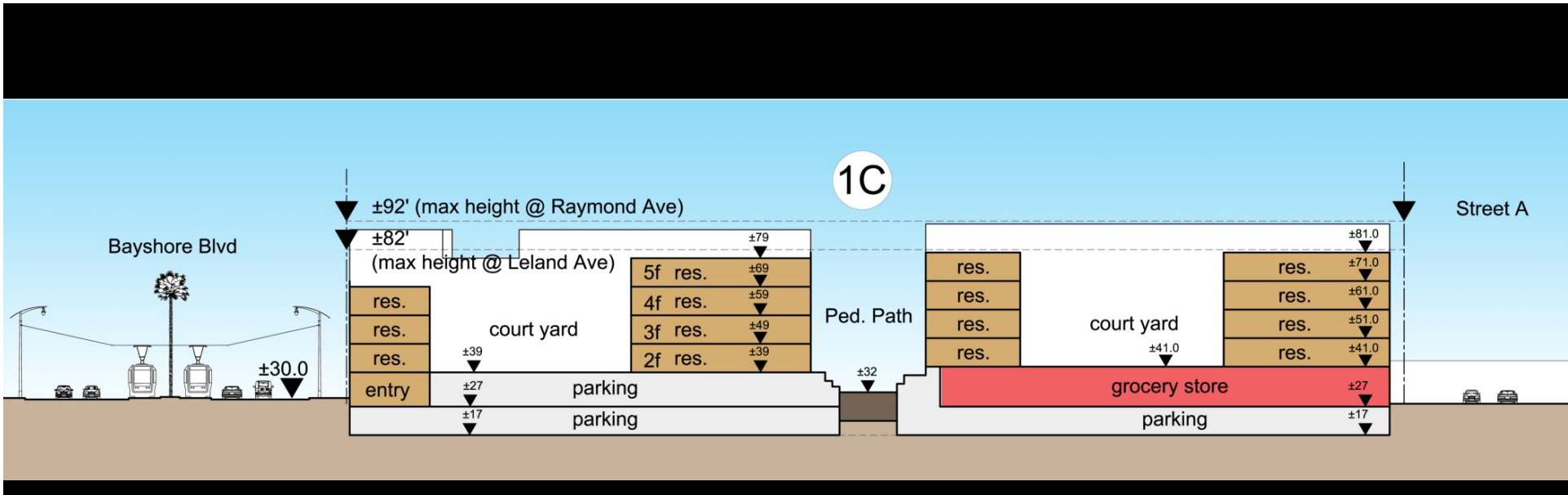


Bayshore Alternative (4A)



Leland Alternative (4A)





urban design concepts

GROCERY STORE / PARKING

CURRENT STATUS

- Redevelopment Plan/Zoning Approvals in Spring 2009
- Buildings are demolished
- Phase I Remediation 75% Complete
- Streetscape/Open Space Plan Under Final CAC Review
- Phase I Urban Design Under CAC Subcommittee Review



PATH FORWARD

- Complete OPA with SF Redevelopment Agency: Q3 '10
- Infrastructure Planning/Tentative Map Prep.: Q3 '10
- First Major Phase Plan/Urban Design Approval: Q1 '11
- Project Financing: TBD
- Horizontal Construction Start: Q3 '11
- Architectural Design (First Vertical Block): Q2 '11
- Vertical Construction Start: TBD

THANK YOU!

For More Information:

- Visitacion Valley Planning Alliance/ Fran Martin:
FMa6764860@aol.com
- San Francisco Planning Department:
<http://visitacionvalley.sfplanning.org/>
- San Francisco Redevelopment Agency:
<http://www.sfredevelopment.org/index.aspx?page=135>
- Universal Paragon / Visitacion Valley TOD Project:
www.renewvisvalley.com