open house summary

schlage lock open space, streetscape & site design
process + schedule
process + schedule
purpose of workshop:

* reintroduce the community to the site & previous planning efforts
* prioritize project goals
* discuss potential open space character
2 day event

97 signed-in
66 questionnaires
stations:

1 project background
2 evaluation criteria
3 open space character
4 outdoor program
5 comments mural
6 project process + schedule
results/ analysis process:

- scan file
- transcribe + tabulate
- graph analysis
- summarizing
where are you visiting us from?

local community

- visitacion valley
- little hollywood
- sunnydale
- leland avenue

section 1 activity 1-1
Q:

- names of streets that previously existed

section 1

activity 1-1
summarized key site analysis elements to create a base map:

- street types
- sidewalk types
- land uses
- max. building heights
- open spaces
- transit
Create a livable, mixed use urban community that serves the diverse needs of the community and includes access to public resources and amenities.

Design for Development Objectives:
• Atract a grocery store and provide a variety of retail options to serve multi-cultural, multi-generational community at a range of incomes.
• Provide for the expansion of local public services such as a new library, police sub-station, and fire department facilities.
• Provide high quality public infrastructure that serves as a model of sustainable design.
• Create opportunities for the old Schlage Office Building to serve in the project area as a landmark that can be used for a variety of civic purposes.
• Attract educational facilities including job training, English as a Second Language classes, City College extension, arts programs and multi-cultural resources.
• Promote neighborhood-serving retail to provide residents and workers with immediate walking access to daily shopping needs.

Create pedestrian-oriented environment that encourages walking as the primary transportation mode within the Project Area.

Design for Development Objectives:
• Connect the neighborhood through the creation of new streets and multi-use paths throughout the Schlage Site linking Visitation Valley to Little Hollywood.
• Access into the Schlage Site shall be fully public accessible and designed as an extension of the block pattern of the surrounding community.
• Construct pedestrian-friendly streets throughout the Project Area to promote and facilitate easy pedestrian travel.
• Ensure new buildings have multiple residential entrances and/or retail at the street level to contribute to sidewalk activity.
• Improve the pedestrian safety along Bayshore Boulevard with intersection improvements and traffic calming.

Encourage, enhance, preserve and promote the community and city’s long term environmental sustainability.

Design for Development Objectives:
• Encourage development that promotes the use of public transit, car pooling, shuttles, bikes, walking and other alternatives to the privately-owned automobile.
• Contribute to regional connectivity of the greater Visitation Valley area particularly with the Baylands of Brisbane.
• Coordinate with local and regional transportation and planning agencies to facilitate rights-of-way connectivity and access to public transportation.
• Enhance the attractiveness, safety, and functionality of transit stop locations within the Project Area.
• Encourage new buildings on adjacent parcels to include safe pedestrian connections to the Caltrain facility.
• Minimize the number of curbs cuts in new developments and encourage common parking access where feasible.

Create well designed open spaces that enhance the existing community and new development.

Design for Development Objectives:
• Create new parks, greenways, boulevards, and plazas that contribute to the existing open space network that serve the diverse needs of a mixed-use community.
• Publicly accessible open spaces should incorporate design elements of the Visitation Valley Greenway in order to express a cohesive, creative and unique neighborhood character.
• Design new open spaces and streets to contribute to the sustainability of the infrastructure serving the Project Area, including treatment of stormwater, and the creation and maintenance of urban natural habitat.
• Provide opportunities for ongoing community involvement in the parks through environmental education, interpretation and other active programming.
• Include pedestrian walkways and destination points such as small plazas that create a sense of place.
• Incorporate art by local artists in the design of public places.
• Create financing mechanisms to ensure the long-term maintenance of parks and streetscapes.

Design for Development Objectives:
• Use thoughtful design that complements and integrates the existing architectural character and natural context of Visitation Valley.
• Ensure that buildings reflect high quality architectural, environmentally sustainable building and urban design standards.
• Incorporate local historical, ecological, cultural and artistic elements in the designs of buildings, streetscape and parks.
• Improve the district’s identity and appearance through streetscape design.
• Increase the economic viability of small businesses in the project area by providing an attractive, pedestrian-friendly street environment.
• Design housing and public spaces to be family and multi-generational oriented.
• Facilitate the preservation, rehabilitation, and seismic retrofitting of historic buildings and landmarks.
• Design streets, parks, and building facades to provide adequate lighting and visual connectivity to promote public safety.

Establish the project area and surrounding neighborhoods as a gateway to the City of San Francisco.

Design for Development Objectives:
• Facilitate the construction of new housing for a range of income levels and household sizes.
• Increase the local supply of well-designed affordable housing for low-income and moderate-income working individuals, families, and seniors.
• Develop housing to capitalize on transit-oriented opportunities within the Project Area.

Design for Development Objectives:
• Avoid the displacement of any residents.
• Assist with the preservation and rehabilitation of existing affordable housing.
• Facilitate the construction of new housing for a range of income levels and household sizes.
• Increase the local supply of well-designed affordable housing for low-income and moderate-income working individuals, families, and seniors.
• Develop housing to capitalize on transit-oriented opportunities within the Project Area.

Design for Development Objectives:
• Assemble and re-subdivide vacant industrial parcels in order to create buildable parcels and provide block patterns that integrate with the architectural character of the existing community.
• Incorporate a mix of uses into the new development within the Project Area, particularly the Schlage Site, including different types of housing, retail and community services.
• New development should take advantage of the transit proximity and be designed as a compact walkable mixed-use community.
• Provide economic opportunities for current Visitation Valley residents and businesses to take part in the rebuilding and revitalization of the community.
• Provide opportunities for participation of property owners in the redevelopment of their own properties.
• Strengthen the economic base of the community through commercial functions in the Project Area, and attract citywide attention to the district through events, media campaigns, and district-wide advertising.
• New development should relate to Leland Avenue and help revitalize the neighborhood’s traditional main street with local business development.
• New retail is a critical component of the project on the Schlage Site, and should also support and contribute to the existing retail corridors on Leland Avenue and Bayshore Boulevard.
evaluation criteria
do these four evaluation criteria categories appropriately encompass the open-space-specific objectives of the design for development document?

a * Promote walking, transit use, and cycling by developing a network of connected public spaces, linking the different neighborhoods of Visitacion Valley.

b * Enhance livability through active public space programming and amenities that serve diverse needs of the existing and future residents and businesses.

c * Support human and ecological health by incorporating sustainable design.

d * Build on existing neighborhood character, resources, and history to reinforce a strong sense of place, establishing a gateway to the greater neighborhood and the City.
do these four evaluation criteria categories appropriately encompass the open-space-specific objectives of the design for development document?

if no, suggest a new/renamed evaluation criteria category?

a* Promote walking, transit use, and cycling by developing a network of connected public spaces, linking the different neighborhoods of Visitacion Valley.

b* Enhance livability through active public space programming and amenities that serve diverse needs of the existing and future residents and businesses.

c* Support human and ecological health by incorporating sustainable design.

d* Build on existing neighborhood character, resources, and history to reinforce a strong sense of place, establishing a gateway to the greater neighborhood and the City.

e* Safety + security

station 2 activity 2-1
“invest” money in each category (each person was given $1,000)

93 people = $93,000
total invested: $77,500
not spent: $15,500

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>program + acts</td>
<td>$22,150</td>
<td>28.6%</td>
</tr>
<tr>
<td>sustainability</td>
<td>$19,800</td>
<td>25.5%</td>
</tr>
<tr>
<td>network</td>
<td>$18,800</td>
<td>24.3%</td>
</tr>
<tr>
<td>sense of place</td>
<td>$16,750</td>
<td>21.6%</td>
</tr>
</tbody>
</table>
“invest” money in each category (each person was given $1,000)

Day 1:
- Program + acts: $12,750 (31%)
- Network: $12,200 (30%)
- Sustainability: $9,700 (24%)
- Sense of place: $6,250 (15%)

Total invested: $40,900
Not spent: $8,100

Day 2:
- Sense of place: $10,500 (29%)
- Sustainability: $10,100 (27%)
- Program + acts: $9,400 (26%)
- Network: $6,600 (18%)

Total invested: $36,600
Not spent: $7,400

49 people = $49,000
44 people = $44,000
Do these three character families capture the “stories” or themes that you hope to see in the open space design?

WAS a former factory...
- industrial heritage
- historic artifacts
- commemorance
- remediation
- company town

IS at the center of the valley...
- whimsical
- colorful
- local venacular
- diversity
- traditional
- community mosaic

BECOME a new symbol of healthy city living...
- site healing
- sustainable materials
- growing fresh food
- water sensitive urban design
- low-carbon transportation
- urban ecology

open space character section 3 activity 3-1
Q

Do these three character families capture the “stories” or themes that you hope to see in the open space design?

if no, suggest a new/ renamed character family/ site “story”

WAS

a former factory...

industrial heritage historic artifacts commemorance remediation company town

IS

at the center of the valley...

whimsical colorful community mosaic traditional

sense of place local venacular diversity multi-cultural

BECOME

a new symbol of healthy city living...

site healing sustainable materials water sensitive urban design

urban ecology growing fresh food low-carbon transportation

open space character section 3

activity 3-1
Q. Should we emphasize one of the “stories” more than others?

WAS: a former factory...
- industrial heritage
- historic artifacts
- commemorance
- remediation
- company town

IS: at the center of the valley...
- whimsical
- sense of place
- colorful
- local venacular
- diversity
- unique
- community mosaic
- traditional
- multi-cultural

BECOME: a new symbol of healthy city living...
- site healing
- urban ecology
- sustainable materials
- growing fresh food
- water sensitive urban design
- low-carbon transportation

open space character
section 3
activity 3-1

33.3% 16.6% 50%

“they should all be equally represented”
Q  
if yes... 
which one?

WAS  a former factory...  industrial heritage  historic artifacts  commemorance  remediation  company town

IS  at the center of the valley...  whimsical  colorful  local venacular  diversity  traditional  
unique  community mosaic  multi-cultural

BECOME  a new symbol of healthy city living...  site healing  sustainable materials  water sensitive urban design  growing fresh food  low-carbon transportation

open space character  activity 3-1  
section 3
select the character images (of the total 76 images) that you consider the MOST and LEAST APPROPRIATE for the Schlage Lock site:
select the character images (of the total 76 images) that you consider the MOST and LEAST APPROPRIATE for the Schlage Lock site:
most appropriate

- clear + green trees (15 votes)
- fresh idea (24 votes)
- commemoration (48 votes)
- preserve (32 votes)
- reminder of past library! (48 votes)
- elegant (32 votes)

station 3 activity 3-2
most appropriate

- dramatic + unique organic forms
- pleasing walk
- nice planting

landscape
natural history
healthy

covered bus stops
(not this design)

reduce cars
alternative transportation

station 3

activity 3-2
least appropriate

- don’t overpave: 12 votes
- too much concrete: 2 votes
- too cold looking: 6 votes
- don’t overfocus on past maintenance?: 19 votes

station 3

activity 3-2
least appropriate

dated

sterile
over-scaled

not urban enough

allergies
mosquitoes
tall grass is unattractive

station 3

activity 3-2
outdoor program

station 4
after reviewing the list of potential/ recommended outdoor programs for the Schlage Site below and the existing outdoor amenities in the surrounding communities, rate each of the programs:

<table>
<thead>
<tr>
<th>Program</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seating (tables &amp; chairs)</td>
<td></td>
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<tr>
<td>Seating (benches)</td>
<td></td>
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<tr>
<td>Picnic areas (w/grills)</td>
<td></td>
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<tr>
<td>Gathering for small groups</td>
<td></td>
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<tr>
<td>Gathering for large groups</td>
<td></td>
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<tr>
<td>Playground for early age</td>
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<tr>
<td>Playground for school age</td>
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<tr>
<td>Stage for 150</td>
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<tr>
<td>Stage for 300</td>
<td></td>
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<tr>
<td>Stage for 1,000</td>
<td></td>
</tr>
<tr>
<td>Lawn (200pp)</td>
<td></td>
</tr>
<tr>
<td>Multiuse lawn</td>
<td></td>
</tr>
<tr>
<td>Community gardens</td>
<td></td>
</tr>
<tr>
<td>Outdoor farmer’s market</td>
<td></td>
</tr>
<tr>
<td>Gazebo</td>
<td></td>
</tr>
<tr>
<td>Fountain/ Water feature</td>
<td></td>
</tr>
<tr>
<td>Volleyball court</td>
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</tr>
<tr>
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<td>Skateboarding (flex space)</td>
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<td>Stormwater management</td>
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after reviewing the list of potential/recommended outdoor programs for the Schlage Site below and the existing outdoor amenities in the surrounding communities, rate each of the programs:

**NECESSARY**

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<tr>
<th>Program</th>
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<tr>
<td>seating (tables &amp; chairs)</td>
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<td>seating (benches)</td>
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**station 4 activity 4-1**
after reviewing the list of potential/recommended outdoor programs for the Schlage Site below and the existing outdoor amenities in the surrounding communities, rate each of the programs:

Q.

<table>
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<tr>
<th>Optional Activities</th>
<th>Rating</th>
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</thead>
<tbody>
<tr>
<td>Seating (tables &amp; chairs)</td>
<td>27</td>
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station 4 activity 4-1
after reviewing the list of potential/recommended outdoor programs for the Schlage Site below and the existing outdoor amenities in the surrounding communities, rate each of the programs:

<table>
<thead>
<tr>
<th>NOT NECESSARY</th>
<th>0</th>
<th>5</th>
<th>10</th>
<th>15</th>
<th>20</th>
<th>25</th>
<th>30</th>
<th>35</th>
<th>40</th>
<th>45</th>
</tr>
</thead>
</table>

- seating (tables & chairs)
- seating (benches)
- picnic areas (w/grills) 13
- gathering for small groups
- gathering for large groups
- playground for early age
- playground for school age
- stage for 150
- stage for 300
- stage for 1,000 28
- lawn (200pp)
- multiuse lawn
- community gardens
- outdoor farmer’s market
- fountain/ water feature
- volleyball court
- basketball (half court)
- basketball (full court)
- public restrooms (outdoor)
- gazebo
- flower garden
- bocce court
- tennis court
- chess tables / MAH JONG
- jogging trails/ course, run
- skateboarding (flex space) 12
- stormwater management

activity 4-1
after reviewing the list of potential/ recommended outdoor programs for the Schlage Site below and the existing outdoor amenities in the surrounding communities, rate each of the programs:

<table>
<thead>
<tr>
<th>NECESSARY</th>
<th>OPTIONAL</th>
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</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>5</td>
<td>10</td>
</tr>
</tbody>
</table>

| seating (tables & chairs) | fountain/ water feature | **35** |
| seating (benches) | volley ball court | **21** |
| picnic areas (w/grills) | basketball (half court) | **13** |
| gathering for small groups | basketball (full court) | **42** |
| gathering for large groups | public restrooms (outdoor) | **35** |
| playground for early age | gazebo | **38** |
| playground for school age | flower garden | **35** |
| stage for 150 | bocce court | **12** |
| stage for 300 | tennis court | **21** |
| stage for 1,000 | chess tables / MAH JONG | **27** |
| lawn (200pp) | jogging trails/ course, run | **23** |
| multiuse lawn | skateboarding (flex space) | **12** |
| community gardens | stormwater management | **39** |
| outdoor farmer’s market | | **12** |
previous program input
previous program input

activity 4-3
facilities and programs that exist on the open spaces surrounding the site
facilitated outdoor program
mapping exercise

- seating
- picnic / bbq
- gathering
- playground
- stage
- lawn
- lawn (small)
- multi-use lawn
- community garden
- market
- fountain
- volleyball
- basketball
- restrooms
- connecting
- strolling

station 4
activity 4-3
facilitated outdoor program mapping excercise
facilitated outdoor program mapping exercise

community garden

- preferred location: blanken park

- due to site remediation guidelines, food production is not allow on rest of site
facilitated outdoor program
mapping exercise

basketball court

• preferred location: equal in all 3 open spaces

• due to caltrain guidelines, ball courts are not allowed on blanken park
facilitated outdoor program mapping exercise

fountain

- preferred location: leland park
facilitated outdoor program mapping exercise

gathering areas
(seating, benches in clusters)

- preferred location: equal in all 3 open spaces
facilitated outdoor program mapping exercise

jogging trail

- preferred location: along schlage greenway connecting to blanken park
facilitated outdoor program mapping excercise

market stalls

- preferred location: along Ieland avenue extension and Ieland park
facilitated outdoor program mapping exercise

multi-use lawn

- preferred location: leland park and schlage greenway
facilitated outdoor program mapping exercise

picnic / bbq

• preferred location: leland park
facilitated outdoor program mapping exercise

playground

- preferred location: equal at Ieland Park and Schlage Greenway
facilitated outdoor program mapping exercise

seating

- preferred location: equal at leland park and schlage greenway
facilitated outdoor program
mapping exercise

stage

- preferred location: Leland Park
facilitated outdoor program mapping exercise

volleyball

- preferred location: leland park
facilitated outdoor program mapping exercise

- preferred location: Leland Park
facilitated outdoor program mapping exercise

paved flex space

- preferred location: equal at Leland park and Blanken park
facilitated outdoor program
mapping exercise

stormwater elements & bio-retention

- preferred location: schlage greenway
facilitated outdoor program mapping exercise

trellis / gazebo

- preferred location: leland park
facilitated outdoor program mapping exercise

landscape area / flower garden

- preferred location: equal at schlage greenway and blanken park

station 4 activity 4-2
facilitated outdoor program mapping exercise

node & art installation

- preferred location: leland park
facilitated outdoor program mapping exercise

bocce court

- preferred location: schlage greenway
facilitated outdoor program mapping exercise

**streetscape**

- connecting streetscape
- strolling streetscape
- seating streetscape

- preferred seating street: Ieland avenue extension
what are we doing with these?

* using location preferences to guide alternatives
* using exercise comments to guide recommended program adjacencies
Q. Do you have any additional ideas, comments, suggestions, and/or questions?

**Summarized comments about Open Space**

Emphasize Vis Valley uniqueness. All this important SF history is lost & needs to raise awareness (identity). This area of the city is truly the gateway to SF and we are not even on the city map of tourists’ information! Look at a broader definition of context.

**Basic amenities:** Parking areas, bicycle & pedestrian paths should not compete. Different age playgrounds are needed, including play equipment challenging for older adults.

Plenty of trees to add green and protect from wind. Desirable: Community gardens, sustainable design, vertical gardens, "trellises", sense of place, native plants.

Avoid over-paving with too much hardscape. **Softscape** is highly preferred.

**Network** of open space. Bring elements of the Vis. Valley Greenway to these new parks. Connect urban to "wild" open space. Existing wildlife needs to be preserved.

**Accessible** facilities for elders & disabled close to Cal Train and MUNI; i.e. toilets, water fountains, shade, seating, food selling.

**Safety.** Avoid areas for homeless to congregate. Help reduce VV crime by setting “eyes on the street”. Well-lit areas to deter crime. Fence-in for safety & lighting where applicable. **Safe intersections.** Build pedestrian bridge over tunnel crossing and keep open 24/7. Weather and security will affect the open space.

**Outdoor areas:** Skate park and dual use dog run= small separated from large dogs –this was both popular and NOT. Roller-skating area, family activity sites, ropes course, volleyball, multi-use lawn, tai-chi, rock-climbing, farmer’s market, half-basketball, jogging trail, picnic areas but not grills (as they attract drug and alcohol users)

**Different Ethnic communities** residing in VV should be honored. **Cultural diversity** (African and Native Americans, Latino and 60% Asian) s/be acknowledged.

Water management strategy to feed future Baylands restoration. "water-sensitive", "water-resistant" resource-minded **forward-thinking** design

We have the opportunity to set a new example of “**healthy**” city living (symbolic & apparent) in a sustainable development. Include solar or PV panels. Safe pedestrian street - **green design**.

Screen railroad from the site with trees, bamboo, and/or vertical gardens. Sound buffering – traffic & trains.

Decorative iron work wherever possible with a signature decorative fencing element above the RR tunnel at the Blanken Park as a welcoming feature to those entering SF. Seating, tree grates and lighting elements that will be particular to Schlage Lock, possibly being artist designed.

**Neighborhood art on rotation.** Poorly done murals do not improve neighborhood character; in fact the reverse is true.
Do you have any additional ideas, comments, suggestions, and/or questions?

“Lighting, Safety”

“Need both structured playground areas & natural areas”

“Consider the wind factor”

“...have accessibility facilities for elders and for the disabled...”

“Adequate parking, amenities...”
station 6
project process + schedule
next steps
next steps
next steps

* workshop 2: alternatives
* design underway
* outreach program underway