WORKSHOP 2: open space + streetscape scenarios

Universal Paragon Corporation + San Francisco Redevelopment Agency

April 3, 2010
Visitacion Valley Elementary School
agenda

1 welcome + introductions

2 presentation
   open house results
   urban design update
   landscape scenarios

3 break-out session
   evaluation of scenarios
   community ideas
   special places investment

4 wrap up
   next steps

**lunch** will be available at noon
workshop goals

1. recap + review open house results
2. present three landscape scenarios
3. review scenarios based on evaluation criteria
4. define priorities for the open space system

listen to you for any additional feedback
PART 1

GROUNDING THE DIRECTION: open house results
2 day event

97 signed-in
66 questionnaires
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
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...

IS at the center of the valley...

BECOME a new symbol of healthy city living...

open house station 3 – open space character
Q: if yes...
which one?

WAS  a former factory...

IS  at the center of the valley...

BECOME  a new symbol of healthy city living...

open house results
facilitated program mapping exercise
Q: Should we emphasize one of the “stories” more than others?

WAS a former factory...

IS at the center of the valley...

BECOME a new symbol of healthy city living...

33.3%

16.6%

50%

"they should all be equally represented"
facilitated outdoor program mapping excercise

stretscape

- preferred seating street: Ieland avenue extension
facilitated outdoor program
mapping exercise

multi-use lawn

- preferred location: Ieland Park and Schlage Greenway
PART 1

open house station 4 – open space program

open house results
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>
</tr>
<tr>
<td>seating (benches)</td>
<td></td>
</tr>
<tr>
<td>picnic areas (w/grills)</td>
<td></td>
</tr>
<tr>
<td>gathering for small groups</td>
<td></td>
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<tr>
<td>gathering for large groups</td>
<td></td>
</tr>
<tr>
<td>playground for early age</td>
<td></td>
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<tr>
<td>playground for school age</td>
<td></td>
</tr>
<tr>
<td>stage for 150</td>
<td></td>
</tr>
<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>fountain/ water feature</td>
<td>22</td>
</tr>
<tr>
<td>volleyball court</td>
<td>42</td>
</tr>
<tr>
<td>basketball (half court)</td>
<td></td>
</tr>
<tr>
<td>basketball (full court)</td>
<td></td>
</tr>
<tr>
<td>public restrooms (outdoor)</td>
<td>35</td>
</tr>
<tr>
<td>gazebo</td>
<td></td>
</tr>
<tr>
<td>flower garden</td>
<td></td>
</tr>
<tr>
<td>bocce court</td>
<td></td>
</tr>
<tr>
<td>tennis court</td>
<td></td>
</tr>
<tr>
<td>chess tables / MAH JONG</td>
<td></td>
</tr>
<tr>
<td>jogging trails/ course, run</td>
<td></td>
</tr>
<tr>
<td>skateboarding (flex space)</td>
<td></td>
</tr>
<tr>
<td>stormwater management</td>
<td>39</td>
</tr>
</tbody>
</table>
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<td>Stage for 150</td>
<td></td>
</tr>
<tr>
<td>Stage for 300</td>
<td></td>
</tr>
<tr>
<td>Stage for 1,000</td>
<td></td>
</tr>
<tr>
<td>Lawn (200 people)</td>
<td></td>
</tr>
<tr>
<td>Multiuse lawn</td>
<td></td>
</tr>
<tr>
<td>Community gardens</td>
<td></td>
</tr>
<tr>
<td>Fountain/water feature</td>
<td></td>
</tr>
<tr>
<td>Volleyball court</td>
<td>1</td>
</tr>
<tr>
<td>Basketball (half court)</td>
<td></td>
</tr>
<tr>
<td>Basketball (full court)</td>
<td></td>
</tr>
<tr>
<td>Public restrooms (outdoor)</td>
<td></td>
</tr>
<tr>
<td>Gazebo</td>
<td></td>
</tr>
<tr>
<td>Flower garden</td>
<td></td>
</tr>
<tr>
<td>Bocce court</td>
<td>1</td>
</tr>
<tr>
<td>Tennis court</td>
<td></td>
</tr>
<tr>
<td>Chess tables/Mah Jong</td>
<td>27</td>
</tr>
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<td>23</td>
</tr>
<tr>
<td>Stormwater management</td>
<td></td>
</tr>
</tbody>
</table>

open house station 4 – open space program

open house results
what are we doing with these?

* using location preferences to guide alternatives
* using exercise comments to guide recommended program adjacencies
PART 2
SETTING OUR BASE: urban design update
design for development: the foundation

- review and implement the design for development (D4D) plan
design for development: overview

permitted land uses:
• residential
• grocery store
• ground floor commercial
• flex spaces
• parks/open spaces
• community serving uses
phase 1 area

north of visitacion ave.

8.1 acres (gross)
5.4 acres (net)
PART 2

land uses + character

urban design update
grocery store in phase 1 area

• 14 to 30,000 sqft anchor store + 10,000sqft second anchor
• 3 feasible locations
PART 2

urban design update

20K sqft grocery + 148 apartments

30K sqft grocery + 107 residential units

case studies + character
PART 2

open house

phase 1 retail

workshop 2

april CAC mtg

workshop 3

presentation

URBAN DESIGN: buildings

LANDSCAPE DESIGN: open space

ENGINEERING: remediation + infrastructure
DEFINING AN APPROACH: using the feedback
inspired by the site’s potential characters...

<table>
<thead>
<tr>
<th>WAS</th>
<th>a former factory...</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>industrial heritage</td>
</tr>
<tr>
<td></td>
<td>historic artifacts</td>
</tr>
<tr>
<td></td>
<td>commemoration</td>
</tr>
<tr>
<td></td>
<td>remediation</td>
</tr>
<tr>
<td></td>
<td>company town</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>IS</th>
<th>at the center of the valley...</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>whimsical</td>
</tr>
<tr>
<td></td>
<td>colorful</td>
</tr>
<tr>
<td></td>
<td>local vernacular</td>
</tr>
<tr>
<td></td>
<td>diversity</td>
</tr>
<tr>
<td></td>
<td>multi-cultural</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BECOME</th>
<th>a new symbol of healthy city living...</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>site healing</td>
</tr>
<tr>
<td></td>
<td>urban ecology</td>
</tr>
<tr>
<td></td>
<td>sustainable materials</td>
</tr>
<tr>
<td></td>
<td>growing fresh food</td>
</tr>
<tr>
<td></td>
<td>water sensitive urban design</td>
</tr>
<tr>
<td></td>
<td>low-carbon transportation</td>
</tr>
</tbody>
</table>
develop 3 test scenarios…

scenario 1: TRACES

scenario 2: TILES

scenario 3: LINKS
… and a kit of parts

using the feedback
PART 4

TESTING IDEAS: open space + streetscape scenarios
open space + streetscape scenarios
scenario 1 | TRACES

open space + streetscape scenarios
open space + streetscape scenarios
PART 4

open space + streetscape scenarios

scenario 1 | TRACES

former street names

historic traces
scenario 1: TRACES

STRUCTURE
• traces
• lines

PLANTING IDEA
• different species per historic street names
• spaces delineate traces
scenario 1: TRACES
scenario 1: TRACES

using historic “traces” or lines to organize outdoor program + define identity
s1: leland square

1. central square with water feature, skateboard flex space, picnic tables
2. farmers’ market
3. pavilion + artifact
4. terrace seating
5. gathering area
s1: leland square
s1: blanken square
s1: blanken square
s1: leland plaza+ave

5 gathering area

leland avenue: seating street
s1: leland plaza + ave

open space + streetscape scenarios
s1: leland plaza + ave
s1: leland plaza + ave
s1: blanken park

6 outdoor classroom
7 seating terrace
8 landscape area
9 landscape buffer with native flower “ribbon”
s1: blanken park

open space + streetscape scenarios
s1: blanken park
s1: blanken park
s1: blanken park

open space + streetscape scenarios
# Scenario 1

**s1: schlage greenway**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>school age playground</td>
</tr>
<tr>
<td>11</td>
<td>early age playground</td>
</tr>
<tr>
<td>12</td>
<td>flower “ribbon”</td>
</tr>
<tr>
<td>13</td>
<td>multi-purpose lawn</td>
</tr>
<tr>
<td>14</td>
<td>picnic tables</td>
</tr>
<tr>
<td>15</td>
<td>bio-retention area</td>
</tr>
</tbody>
</table>
s1: schlage greenway

open space + streetscape scenarios
s1: schlage greenway
s1: schlage greenway
s1: A street

open space + streetscape scenarios
s1: A street
s1: A street
s1: A street
open space + streetscape scenarios
scenario 2: TILES

STRUCTURE
• overlapping uses
• cultural landscape typologies

PLANTING IDEA
• overlapping per zones and around typologies
scenario 2: TILES
scenario 2: TILES

creating a space for interaction, multi-use, multi-culturalism

town green
scenario 2: TILES
s2: Ieland Park

1. Multi-purpose lawn
2. Tai chi | Volleyball
3. Stage | Seating
4. Trellis
5. School age playground
6. Early age playground
7. Pavilion | Restroom
PART 4

open space + streetscape scenarios
PART 4

open space + streetscape scenarios

s2: leland park
s2: leland plaza+ave

8 auto court

9 art plaza
PART 4

open space + streetscape scenarios

scenario 2 | TILES

s2: leland auto court
s2: leland auto court

open space + streetscape scenarios
s2: leland auto court
**s2: blanken park**

10 community garden | landscape area
11 paved flex plaza
12 half basketball court
13 small gathering space
14 flower garden
15 surface parking
s2: blanken park

PART 4

open space + streetscape scenarios
s2: blanken park

PART 4

open space + streetscape scenarios
**s2: schlage greenway**

16 hidden flower harden

17 picnic | chess | mahjong | bocce court

18 jogging loop

19 gazebo

20 water feature

21 multi-purpose lawn
s2: schlage greenway

PART 4

open space + streetscape scenarios
s2: schlage greenway

open space + streetscape scenarios
s2: schlage greenway

open space + streetscape scenarios
s2: A street

open space + streetscape scenarios
s2: A street
PART 4

open space + streetscape scenarios
scenario 3: LINKS

STRUCTURE
• flows and linked space
• gradients
• connectivity

PLANTING IDEA
• shrubs for swales (n-s)
• trees for shade (e-w)
• 3 plant zone:
  hillside + valley + wetland
scenario 3: LINKS
scenario 3: LINKS

Inter-linked programs and spaces
scenario 3: LINKS
s3: leland park

1. stage
2. recycled sculpture park
3. path
4. small gathering spaces
5. early age playground
6. school age playground
7. bio retention

open space + streetscape scenarios
s3: Ieland Park

PART 4
open space + streetscape scenarios
PART 4

open space + streetscape scenarios

s3: leland park
s3: leland plaza + ave

8 water feature

continue leland avenue-type improvements
PART 4

open space + streetscape scenarios

s3: leland plaza
s3: leland avenue

open space + streetscape scenarios
s3: leland avenue
**s3: blanken park**

9 orchard
10 flex paved plaza
11 community garden
12 small gathering space
13 dog run / park

**PART 4**
Open space + streetscape scenarios
s3: blanken park

open space + streetscape scenarios
s3: blanken park

open space + streetscape scenarios
s3: blanken park

open space + streetscape scenarios
PART 4
open space + streetscape scenarios

s3: schlage greenway

14 bio retention
15 picnic table
16 strolling garden
17 seating
18 flex paved plaza
s3: schlage greenway

open space + streetscape scenarios
s3: schlage greenway

open space + streetscape scenarios
s3: schlage greenway

open space + streetscape scenarios
s3: A street

open space + streetscape scenarios
s3: A street
PART 5

OVERARCHING PRINCIPLES: water sensitive urban design
Water Sensitive Urban Design Approach

• All scenarios would meet the same stormwater treatment guidelines.
• Stormwater will be detained and slow-released over 48 hours.
• Water quality treatment will also be integrated.
• Now evaluating system alternatives:
  • Low cost
  • Low maintenance
  • Phase-able
  • Minimum energy use.
evaluation criteria questionnaire + combination maps + invest in your choices

break-out session