Visitacion Valley Transit Oriented Development

CAC Urban Design Subcommittee Meeting

Urban Design Presentation

June 29, 2010
Purpose of this master plan process:

Achieve a balance between the D4D document and UPC’s goals

Urban design concept for Phase 1 only (north of Visitacion Avenue)

- urban structure, land uses and circulation
- design guidelines and development controls to address specific site and design conditions

Phase 1 site area:
8.1 acres (gross) / 5.4 acres (net)
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
Building design considerations:

**Entrances** – should be located to help define buildings, orient pedestrians, and create a sense of place and identity

- Residential entrances are required to front along required streets
- Individual entries to each ground floor unit are required along the primary streets and where setbacks are required

**Facade design** – must provide articulation, variation, and interest

- Commercial and residential facades must be articulated at regular intervals (20-30 feet)
transportation and circulation

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Circulation Map

Legend

Primary Streets
- Bayshore Boulevard
- Leland Avenue Extension
- Sunnydale Avenue Extension

Other Streets
- 'South Park' Street
- Secondary Streets

Pedestrian Pathways
- Pathways

A. Pathway may include Fire Access to Blanken
B. Landscaped Pathway with Stoops and Entries
C. Pedestrian Pathway over Parking Podium
D. Landscaped Pathway, check with Framework Plan Options for details
E. View Corridor, should have look and feel of public street
F. Secondary Street or Driving Lane. (Driving lane only under Retail Shopping Center Option)
G. Future study will bring further improvements
phase 1: ground plane condition slopes

Bayshore Blvd.  Slope
Raymond Ave.  Slope
Leland Ave.  Slope
Visitacion Ave.
Mixed-use on sloping sites

- Residential
- Grocery store
- In-line retailers and smaller anchors

**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 and 13,000 residents
- Significant parking, with 48 dedicated ground level parking spaces for Grocery and 107 dedicated basement level residential spaces
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Ground Floor Land Uses

visitacion valley TOD
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Slight aerial view - looking down Bayshore and train tracks
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Plaza @Bayshore/Historic building/plaza Café and gateway building
Focus on Plaza @Historic Building: café to right
Looking “down” Bayshore – toward Muni and Plaza
“New” Raymond across Bayshore
Looking down Raymond to “new” Raymond, across Bayshore
“Down Bayshore, near Raymond toward Leland
Closer to Bayshore and Leland
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View caused by plaza
Looking across Bayshore from existing buildings along Leland
Ground level along Leland Avenue - toward new park
View across Bayshore toward Visitacion
“New” Visitacion toward new Park
View across train tracks from Little Hollywood
View across train tracks from Little Hollywood
Looking toward Bayshore, mid-block new section of Raymond
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Height Diagram

Numbers of stories from street level

Building Height in feet from street level