Visitacion Valley Transit Oriented Development
CAC Urban Design Subcommittee Meeting
Urban Design Presentation
July 13, 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

Façade design – must provide articulation, variation, and interest
transportation and circulation

urban design concepts

visitacion valley TOD
phase 1: ground plane condition slopes
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
Ground Floor Land Uses

Visitacion Valley TOD

Urban design concepts

Bayshore Alternative (4A)

Leland Alternative (4A)
Slight aerial view - looking down Bayshore and train tracks
Plaza @Bayshore/Historic building/plaza Café and gateway building
building element framing the plaza and intersection

Gateway Building - from San Bruno Ave.
building element framing the plaza and intersection
Focus on Plaza @Historic Building: café to right
Looking “down” Bayshore – toward Muni and Plaza
urban design concepts

“New” Raymond across Bayshore
Looking down Raymond to “new” Raymond, across Bayshore
“Down Bayshore, near Raymond toward Leland
Closer to Bayshore and Leland
View caused by plaza
Note: The parcel at the end of “new” Leland is not owned by UPC and is shown for illustrative and visioning purposes only. No building at that location is currently proposed.
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View across Bayshore toward Visitacion
“New” Visitacion toward new Park
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View across train tracks from Little Hollywood
Looking toward Bayshore, mid-block new section of Raymond
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