

PLAN NOBE

PROPOSED NORTH BEACH MASTER PLAN



ADOPTED Version: 10/19/2016

Normandy Isles Fountain

The Normandy Isles fountain area can become a vibrant, pedestrian-oriented shopping district with a combination of protection and enhancement. The fountain area needs to transition from its current automobile-centric layout to accommodate pedestrian movement and transit connectivity.

The street sections for Normandy Drive and 71st Street should include wider sidewalks for pedestrians, on-street parallel parking, two traffic lanes, dedicated transit lanes, and protected bike facilities. A potential change over time of the area is illustrated on the following pages.

Key

- a** Normandy Fountain
- b** Rue Vendome becomes a pedestrian street creating a large plaza connecting to the Normandy Fountain
- c** An access path is created within existing buildings in order to provide access to Maimonides Street
- d** Maimonides Street becomes an active street instead of an alley
- e** Existing historic buildings remain
- f** Vacant lots get developed creating a more continuous street frontage
- g** Parking garage off of Rue Versailles Drive creates a bank of parking for users visiting Normandy Isles
- h** Normandy Drive and 71st Street get restriped with protected bike and dedicated transit lanes
- i** Existing Pump station gets redesigned or incorporated in to a new structure.



EXISTING CONDITIONS

The Normandy Fountain was recently restored; however, crosswalks providing safe passage to it only exist on the 71st Street side. The fountain is currently framed by vehicular right of ways including Rue Vendome on the west, 71st Street to the south, Normandy Drive on the north, and a turn around at the east end of the fountain.



PHASE 1

Phase one enhances the Normandy Isles Fountain by attaching it to the block. The Chase Bank building and parking lot are also redeveloped to include retail, office and residential.



PHASE 2

Redevelopment occurs on the other side of a new pedestrian street that connects to Maimonides Streets with shopfronts on the ground floor and residences above.



PHASE 3

The pedestrian passage extends through the rest of the block by converting the existing Maimonides Street alleyway into a narrow, pedestrian-friendly street with active ground floor businesses.

PHASE 4

A final phase extends the redevelopment of nearby underutilized sites. All new development should respect the existing mix of uses, and include office buildings, residential apartment buildings, and retail. The addition of residential and office development are critical to the success of ground floor retail in Normandy Isles.

Historic buildings should be preserved, and new buildings should respect the scale and character of the existing neighborhood. It is important that the historic character of Normandy Isles be preserved with compatible urban architecture that defines the street and engages the pedestrian. Parking in Normandy Isles can be accommodated in mid-block parking structures lined with habitable spaces.



MAIMONIDES STREET

Maimonides Street has the possibility to become one of the truly magical places in North Beach. Its hidden, narrow, winding route leads directly to the heart of Normandy Isles. Today this street functions mostly as an alley providing rear service access to adjacent properties. With coordinated effort over time, the street could become a much more inviting space for people.

This could happen in stages. First steps might focus on artfully enlivening adjacent building surfaces with lower cost techniques such as wall murals. Trees could be added to provide pockets of shade. The street surface could even become a canvas for artistic treatment with colorfully patterned pavers.

Over time, Maimonides Street could continue its transformation into a space less for cars and more for people. Kiosks and pavilions could house restaurants, shops and art spaces. Existing businesses could enhance their patio spaces, facing the street with seating and dining areas. New buildings should be built to the City's recently approved LEED standards (more detail about LEED is available in the Build to Last section of this chapter). Additional trees can be added to create more continuous shade. Whimsically designed lighting could help transform Maimonides Street into an especially enchanting place at night.

