

# **Visitacion Valley / Schlage Lock**

## **訪谷區Schlage Lock工廠的重建計劃**

### **Community Meeting: Next Steps on Schlage**



## **Agenda Overview**

- I. Welcome & Agenda Overview
- II. Project Sponsor Progress Report & Phase Pre-Application
- III. Next Steps on Parks
- IV. Recap from September Meeting & Impact Fee Next Steps
- V. Next Steps & Feedback



## Background

- 1999 Factory closes; Home Depot opposed
- 2009 Redevelopment Plan adopted
- 2011 Redevelopment Agency & funding loss
- 2012-14 Schlage Lock plans revised
- 2014 Schlage re-approved



## Project Approved and Moving Forward to Next Phase



## Community Engagement After Approval

- Community role after approvals:
  - Pre-application & post-application meetings for phases and design review applications
  - Neighborhood Notification for Design Review Applications
  - Yearly meetings for impact fee allocation and progress reports (2/year for first 2 years)
  - Parks design process



## **II. Project Sponsor Progress Report & Phase Application Meeting**

# Schlage Lock Condo Project Pre-Phase Application Community Meeting Saturday May 30<sup>th</sup>, 2015

**Bayside Development LLC - Universal Paragon Corp**



# Schlage Lock Project Update:

- Background
- Overview
- Project Schedule
- Community Improvements
- Grocery Store Tenant Status
- Historic Office Building
- Parks
- Below Market Housing
- Caltrain Pedestrian Access
- Next Steps





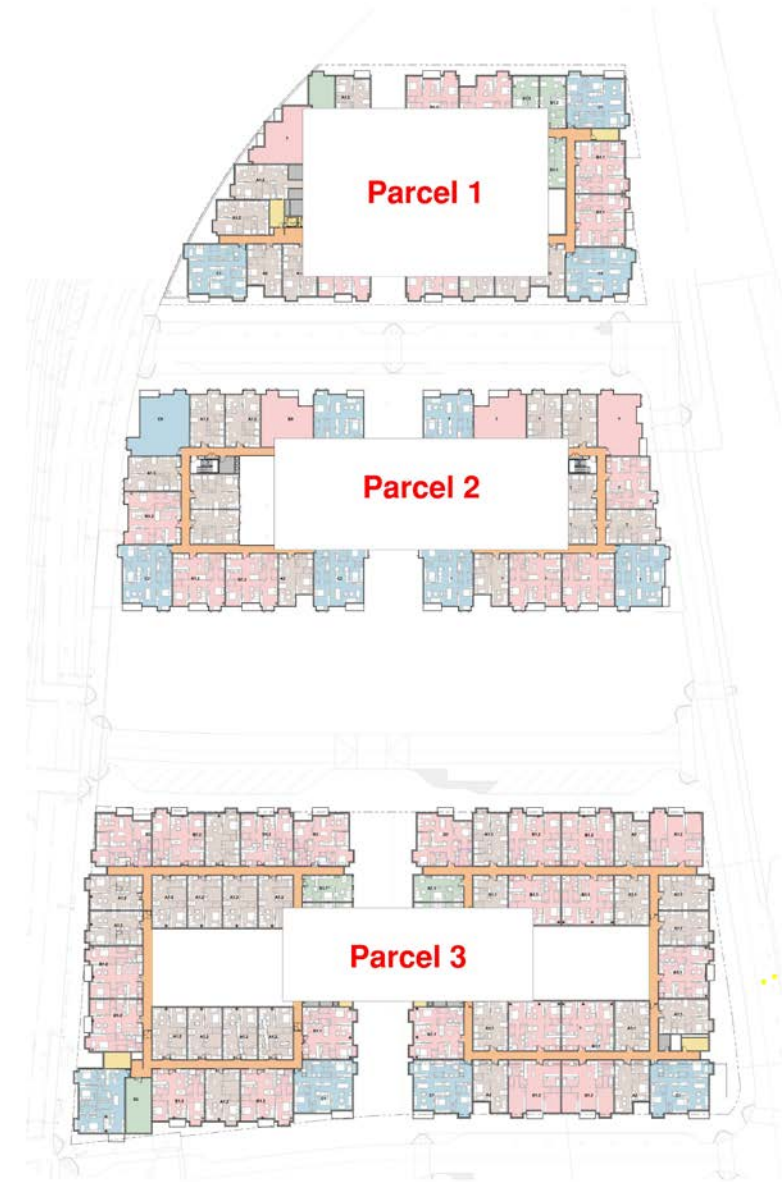
## Background:

- Bayside Development LLC is the design and construction affiliate to Universal Paragon Corp (UPC). Bayside will be managing the majority of project functions moving forward.



## Overview:

- Phase 1 includes approximately 560 total housing units, major and minor retail components, public opens space, new streets, sidewalks, and utilities.
- Three separate buildings are proposed:
  - Parcel 1 has approximately 140 housing units
  - Parcel 2 has approximately 160 housing units
  - Parcel 3 has approximately 260 housing units
- Each building is being designed to comply with the 'Design for Development' and 'Open Space and Streetscape Master Plan' guidelines.



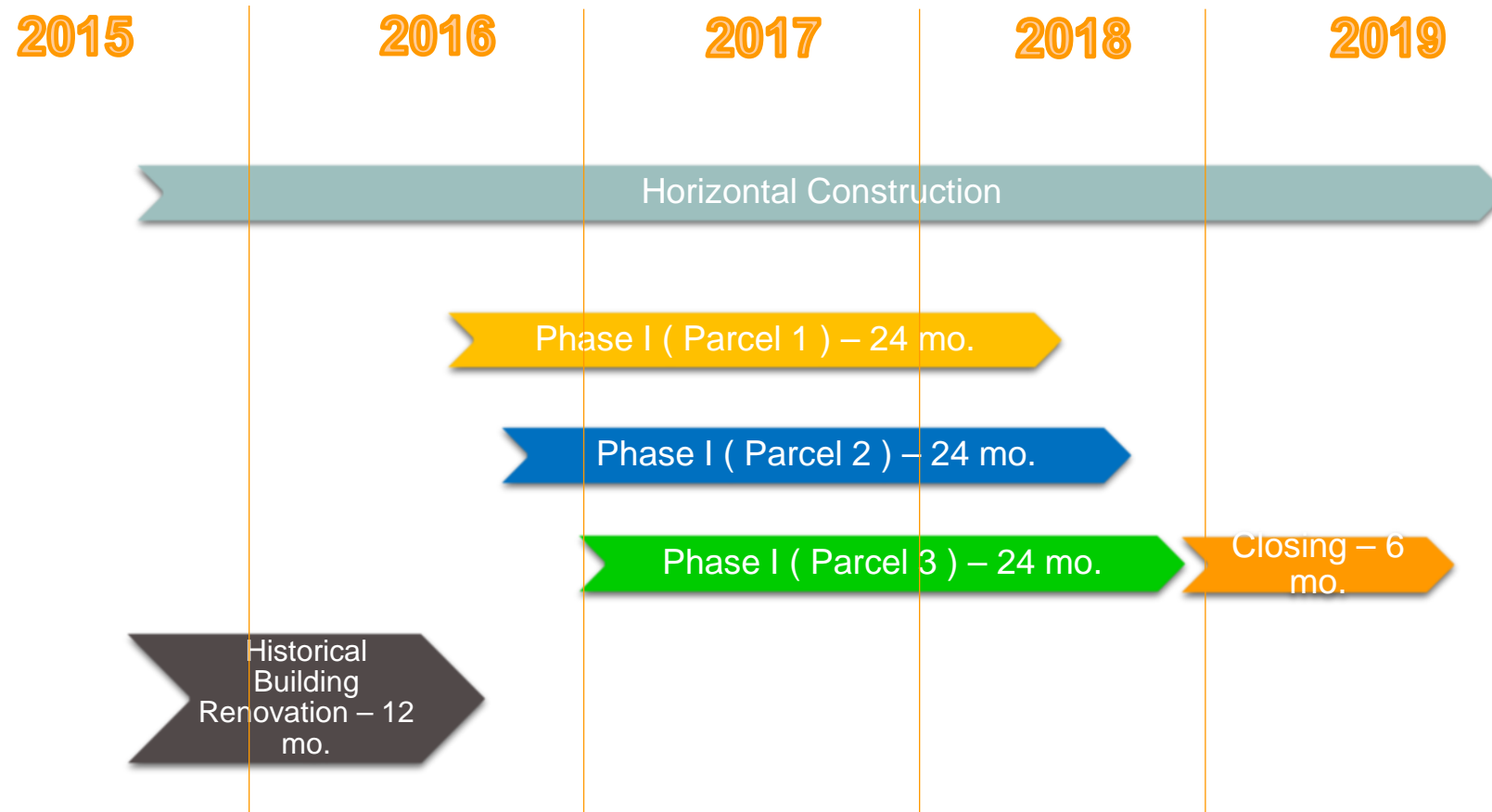
## **Project Schedule:**

- Onsite Environmental Remediation complete
- Phase Application submitted by the end of June.
- Horizontal Development (grading, utilities, retaining wall) should commence by the end of 2015.
- Historical Building renovation hopefully complete by end of 2016
- Vertical Development:
  - Design Review by the end of June: need to set up another Community Meeting.
  - Hoping to start major construction in the fall of 2016.
- First delivery in the fall of 2018





# Project Schedule



## Community Improvements:

- Improved sidewalks at Bayshore Blvd (partial delivery in Phase 1)
- Additional street trees on Bayshore and throughout the project (partial delivery in Phase 1)
- Public Parks (Leland Park delivered in Phase 1)
- Increased connectivity by extending public streets and right-of-ways.
- New Retail including full service grocery (delivered in Phase 1)
- 25% of the Historic Building for Community Use
- New roads and utilities within the Development  
(Extensions of Leland Ave, Raymond Ave, Visitacion Ave and partial completion of Street A and B to be delivered with Phase 1)



## Grocery Store Tenant Status:

- Bayside and UPC are working with retail consultants *Newmark Cornish & Carey* to secure a major grocery tenant.
- Design is moving forward to accommodate up to 33,000 sf for a full-service grocer.





## Historical Building:

Bayside is working with Garavaglia Architects to renovate the old Schlage Lock Office Building over the next 10-16 months (pending availability of funds).

The Development Agreement requires delivery of the building concurrent with delivery of our 1,200<sup>th</sup> unit, but we've decided to try and move up the renovation in order to:

- reduce crime on the premises
- reduce graffiti and vandalism
- occupy the building with:
  - Bayside corporate offices
  - Condominium Sales Center
  - Contractor offices



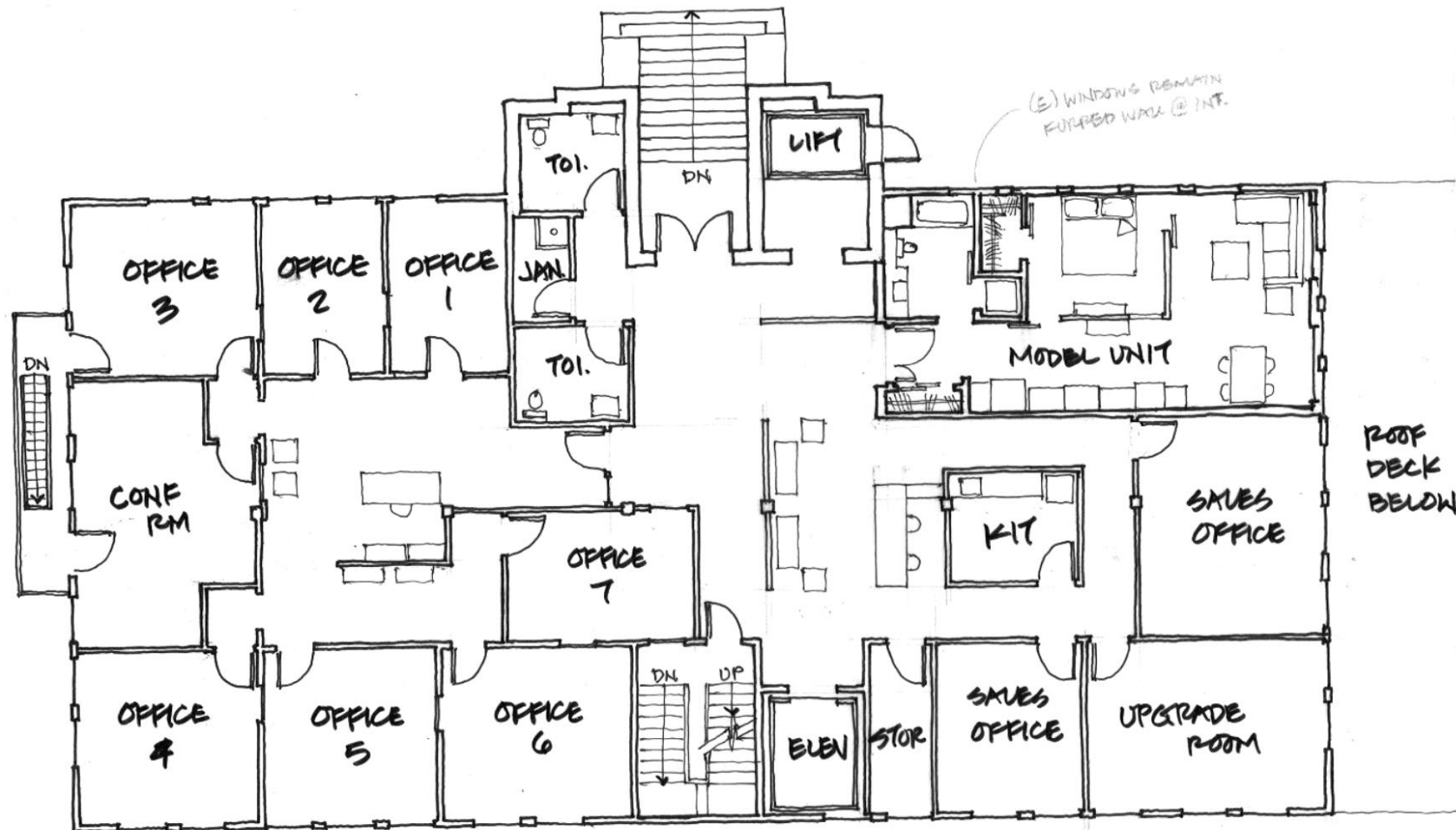
Once Phase 1 is complete, we'll move the sales center on-site and possibly begin to rent office space.

25% of the square footage of the building will be open for Community uses once Phase 2 is complete. This space is currently planned to be a large community room (3,000 sf) with access to a small kitchen and restrooms.





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SUITE 100  
SAN FRANCISCO, CA  
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SCHLAGE  
OFFICE  
BUILDING

ROOF  
DECK  
BELOW

SCHEMATIC  
SKETCHES

PROJ. NO.  
SCALE  
DATE  
PHASE  
DRAWN  
CHECKED

NO. DATE REVISION

LEVEL 3 - MAIN FLOOR  
 $\frac{1}{8}'' = 1'-0''$

0 2 4 8 16'

## Parks:

Bayside is working with GLS Landscape Architects, the SF Rec & Park Dept, and the Community, to continue the park design process.

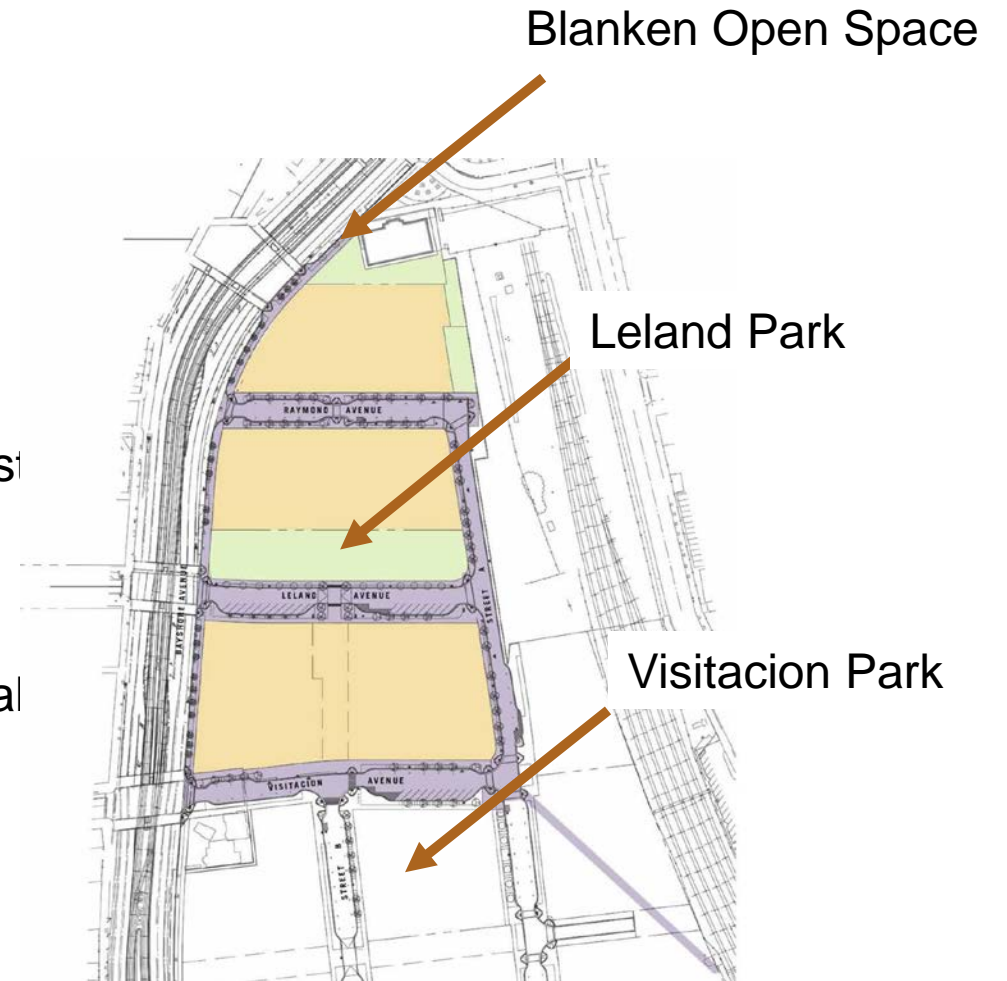
We will be scheduling several 'Park Design Community Meetings' over the next six months. We hope to have the first meeting in July.

Design for both Leland and Visitacion Park will progress through the Schematic Design Phase and seek City approval

Once approved, only the design for Leland Park will be completed through construction drawings at this stage.

Leland Park and the Blanken Open Space will be delivered concurrent with Phase 1.

Visitacion Park will be delivered with Phase 2.





# Affordable Housing:

**84 Below Market Rate Units**

476 Market Rate Units

560 Total Units

Units will be dispersed throughout the project.

Unit types available (1 bedroom, 2-bedroom, etc.) will reflect overall unit mix ratio.

Affordable Housing Units will be ready to occupy at the same time as Market Rate Units.

The City has more information regarding application processes and timelines.



## Pedestrian Access to Caltrain:

Per the Design for Development and Development Agreement, a temporary pedestrian walkway will be built to access the Caltrain Station on Tunnel Ave.

Temporary Access will be delivered concurrent with the first units of Phase 1.

Permanent Access will be delivered with Phase 3.

ALL access will be ADA compliant.



## Next Steps:

- Schedule 'Building Design Pre-Application Review Meeting'
- Schedule first 'Park Design Review Meeting'
- City to Schedule 'Post-Application Meeting'
- Bayside to submit Phase Application
- Bayside to submit Historical Building Renovation permit





## Applying for Affordable Housing

- For **rental units**, the first step is to **meet with a rental counselor or attend a counseling workshop**
- This service is available at:
  - San Francisco Housing Development Corporation
    - <http://sfhdc.org/workshops/>
  - Veterans Equity Center
    - <http://www.vetsequitycenter.org/services/bishop/>
    - (415) 255-2347 for appointments
  - LGBT Center
    - <http://www.sfcenter.org/affordable-rentals>

## Applying for Affordable Housing

- For **for-sale units**, the first step is to **attend a homeownership workshop**
- Register at <http://www.homeownershipsf.org/workshops>

## **First Source Hiring Program**

- The Schlage Lock project is required to participate
- Participation consists of:
  - Listing entry-level jobs with First Source
  - Offering the City the first opportunity to refer qualified candidates
  - Making a good faith effort to hire First Source candidates
- To learn about accessing employment through City programs, including First Source:
  - <http://workforcedevelopmentsf.org/jobseekerservices/>
  - CityBuild Program, weekly drop-in hours:
    - Mondays, 11am to 2pm
    - 3120 Mission Street





# Schlage Lock Parks Next Steps

Visitacion Valley / Schlage Lock  
Community Meeting

*May 30, 2015*



## Schlage Lock Parks

- Two parks minimum
- Relocated with revised plan
- Built by Developer
- Purchased and maintained\* by RPD

\* Developer-funded for 22 years

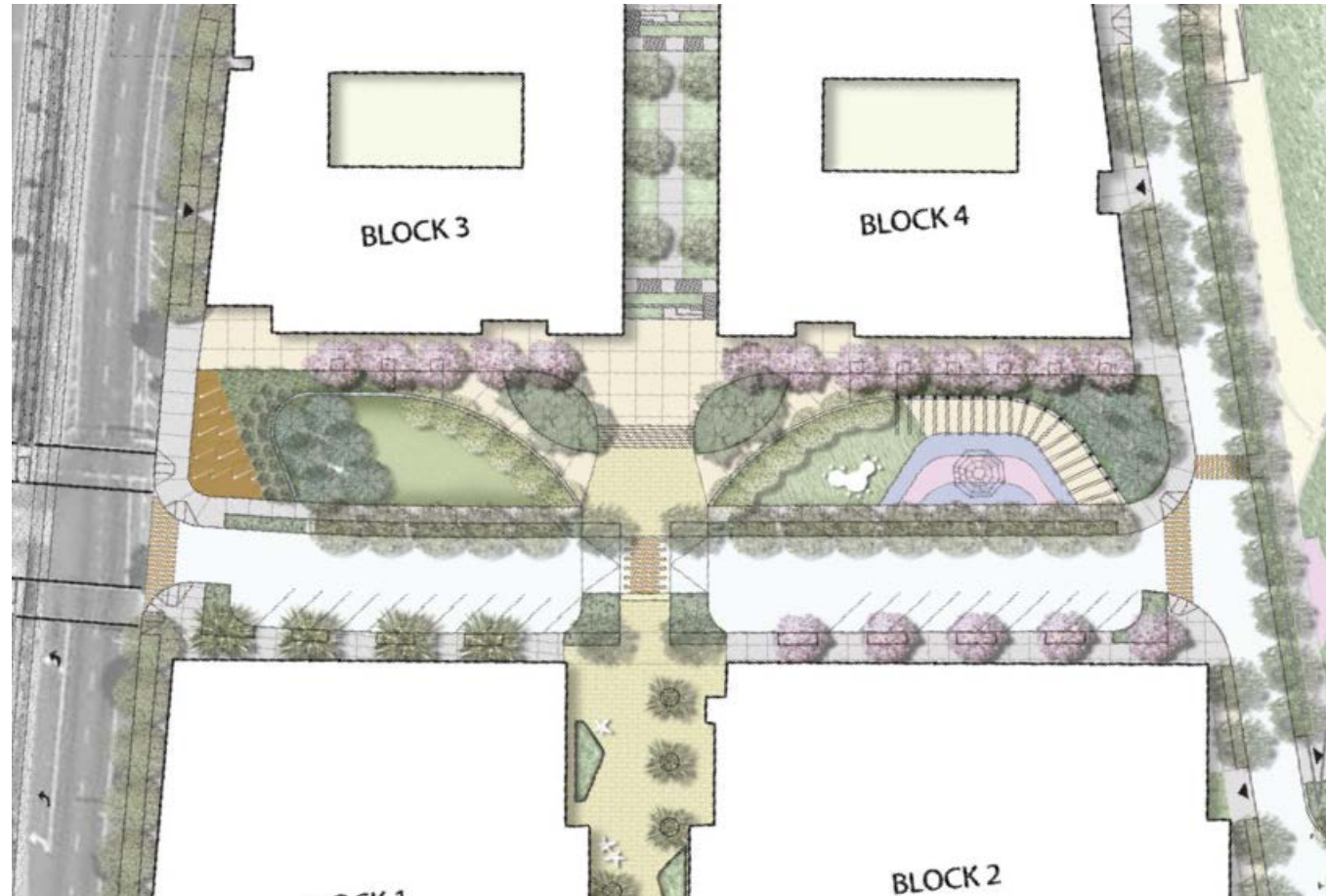




## Schlage Lock Parks

### Leland Park (Linear Park)

- 33,106 square feet
- Significantly revised design







## Schlage Lock Parks

### Visitation Park (Square Park)

- 40,075 square feet
- Minimally revised design





## Schlage Lock Parks

### Design Review Advisory Panel

#### Goals of Design Review:

1. Consistency of design and character with nearby parks
2. Unique identity and sense of place
3. Ecological value
4. Suitable amenities for existing and new residents



## Schlage Lock Parks

### Design Review Advisory Panel

1. Four to eight meetings, open to public
2. Monthly or every-other month (start in July)
3. Seven members
  - Community representatives
  - Design expertise
4. Recreation and Parks Commission design approval





# Schlage Lock Parks

## Contact Information

Questions?

Interested in Advisory Panel?

Contact:

Jordan Harrison

[Jordan.Harrison@sfgov.org](mailto:Jordan.Harrison@sfgov.org)

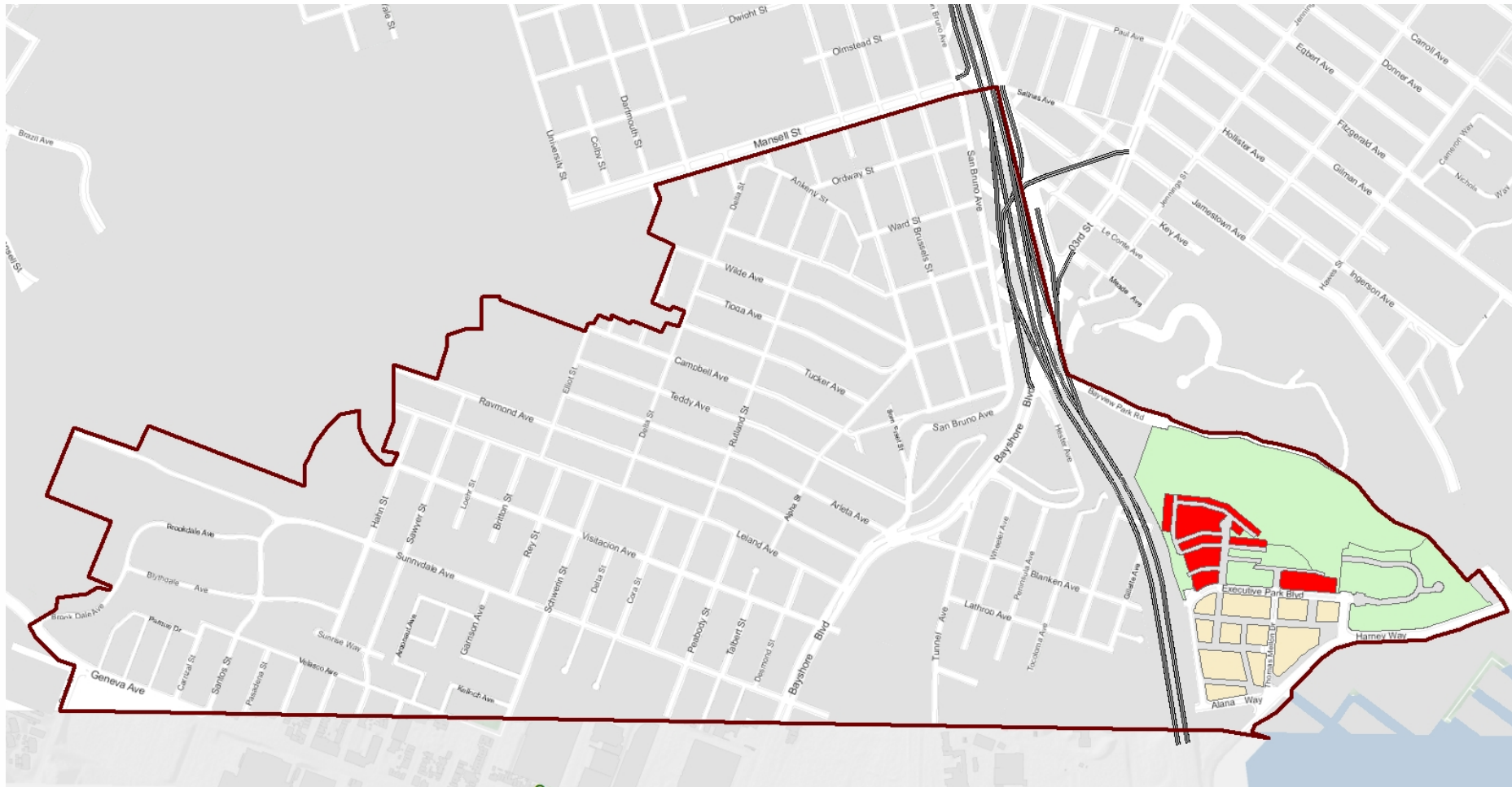
415-575-5602

## **IV. Impact fees – what we heard and what's next**

## Impact fee 101

- Fees to pay for impacts brought by new development through infrastructure investments in the community
- Citywide and neighborhood-specific fees
- Visitacion Valley Community Facilities and Infrastructure Impact Fee (2005):
  - Initial legislation anticipated use of funds for:
    - Visitacion Valley Library – paid for by the initial 1.3 million in fees
    - Kelloch-Velasco Playground
    - Coffman Pool
    - Vis Valley Greenway-Educational Center at Tioga Avenue
    - Leland Avenue Streetscape Improvements
    - Blanken Tunnel Improvements

## Impact fees 101



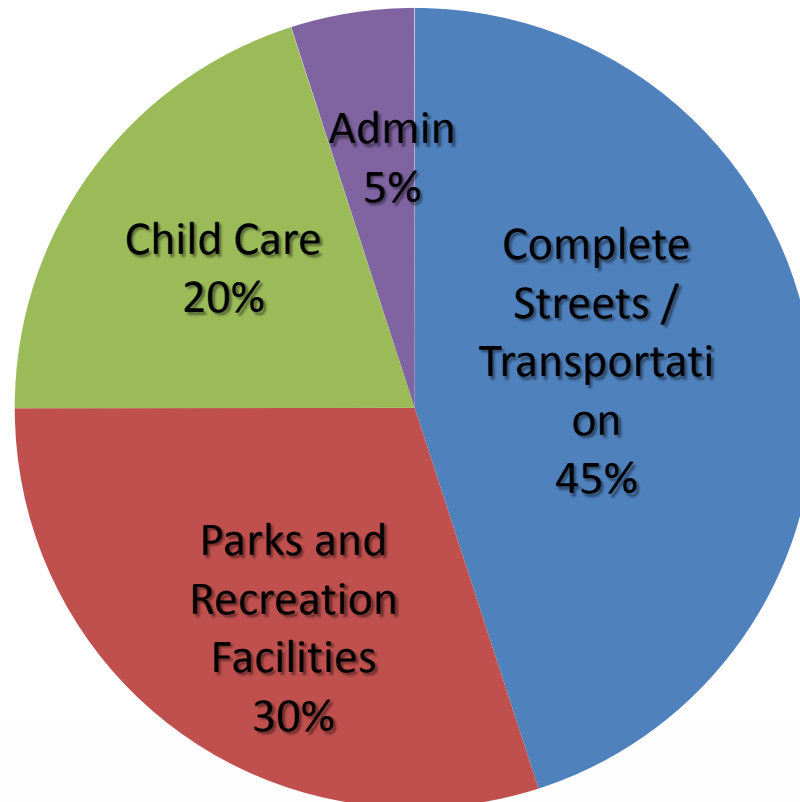


# Impact fees 101



## Impact fee 101

- Visitacion Valley Community Facilities and Infrastructure Impact Fee
  - Nexus, Feasibility and Need/Original list determined what types of improvements and proportion of fee:



## Impact fee: how much and when?

Category	Budgeted 2015	2016-2020	Total (through 2025)
<b>Streets and Transportation (45%)</b>	\$ 506,000	\$ 5, 243,000	\$ 7,999,000
<b>Parks and Recreation / Community Facilities (30%)</b>		\$ 3,498,900	\$ 6,115,000
<b>Child Care (20%)</b>		\$ 2,827,194	\$ 3,927,000
<b>Admin (5 % MAX)</b>	\$ 79,700	\$ 498,000	\$ 785,600
<b>TOTAL</b>	<b>\$ 585,700</b>	<b>\$12,066,000</b>	<b>\$ 20,154,000</b>

## September 2014 Feedback - What We Heard:

### Top Priorities (not ranked):

- Pedestrian and congestion improvements at various intersections, particularly at Bayshore, Arleta and San Bruno and other Bayshore Blvd. crossings
- Local transportation improvements
- Historic Office Building
- All playgrounds need improvements
- Visitacion Valley Greenway pedestrian improvements



## **Impact fee: projections and priorities**

**Other and more specific ideas??**

**Fill Out the Survey!**



## Stations for Survey Questions

- Station 1: Streets and Transportation Category (questions 1 & 2)
- Station 2: Parks and Open Space Category (question 3)
- Station 3: Other / Old Office Building / General Fees Questions
- (questions 4 & 5)



## Impact fee: projections and priorities

### Station 1. Streets & Transportation Category

**Pre FY 14**

\$260,000

**FY 15**

\$246,000

**Total:**

**\$506,000**

Available now (more in later years)

- \$260,000 “locked” for undergrounding utilities (\$720,000 per block, plus hook ups).

### **Impact fee: projections and priorities**

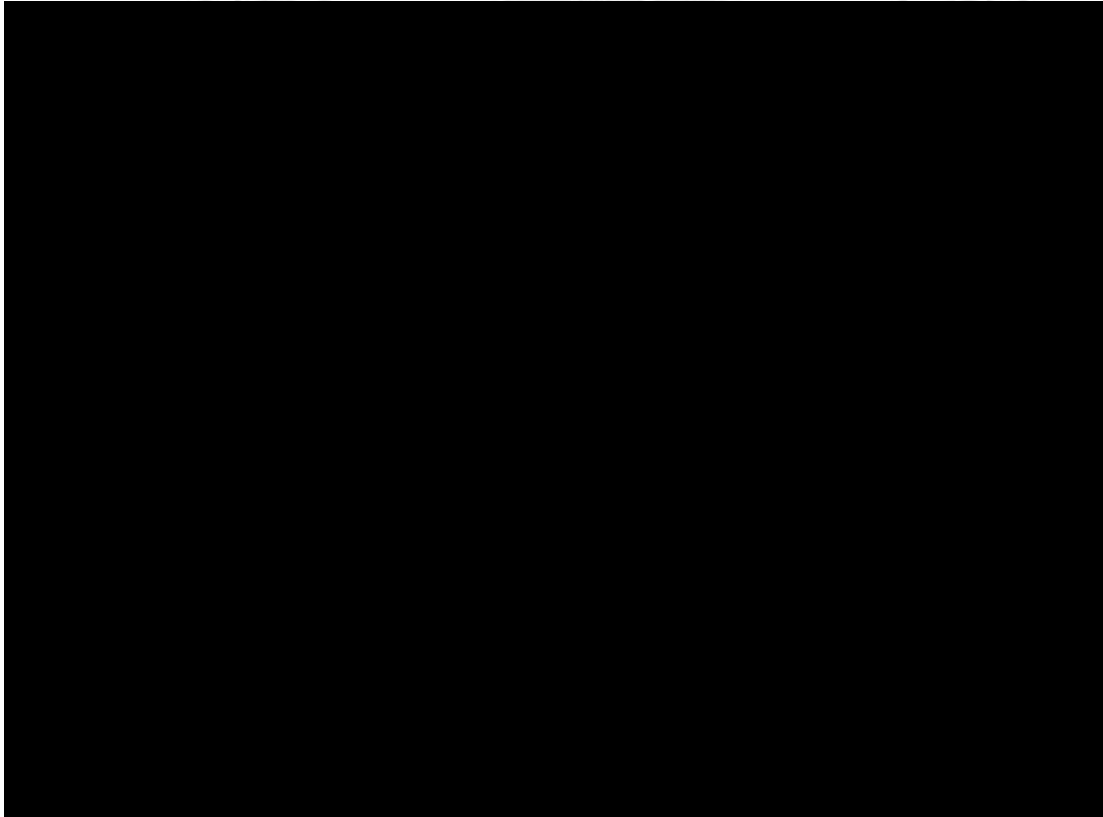
- Should the 260K be unlocked for other streets/transportation improvements?
- If yes, what should it be spent on?
- Ideas we heard based on priorities list:



## **Impact fee: projections and priorities**

### **MUNI Forward/ 8X Streetscape Improvement Idea**

1. Arleta and Bayshore (high injury intersection): 3 bulbs and signal / signage timing changes for pedestrian safety.



## Impact fee: projections and priorities

### Green Connections Streetscape Improvement Proposals

Priorities for streets we heard from the community:

1. Pedestrian safety
2. Connecting the Visitation Valley Greenway
3. Greening



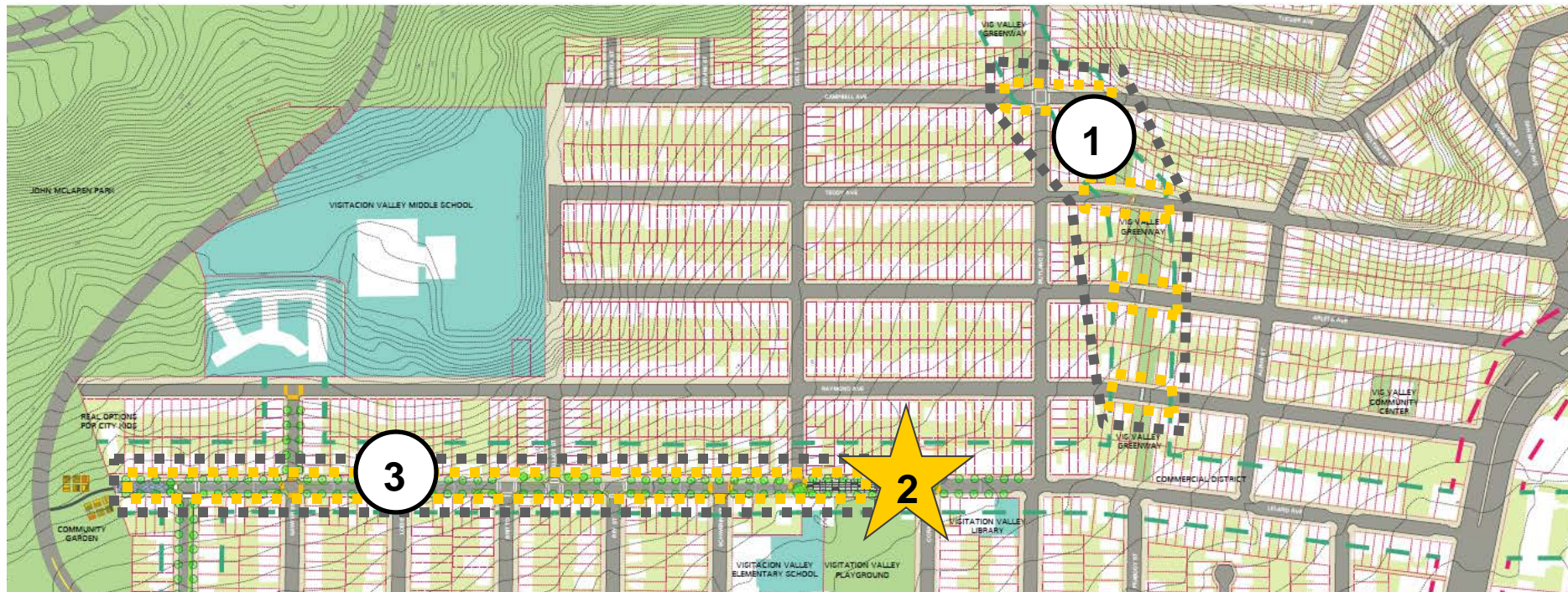


## Impact fee: projections and priorities

### Green Connections Streetscape Improvement Proposals

#### Locations:

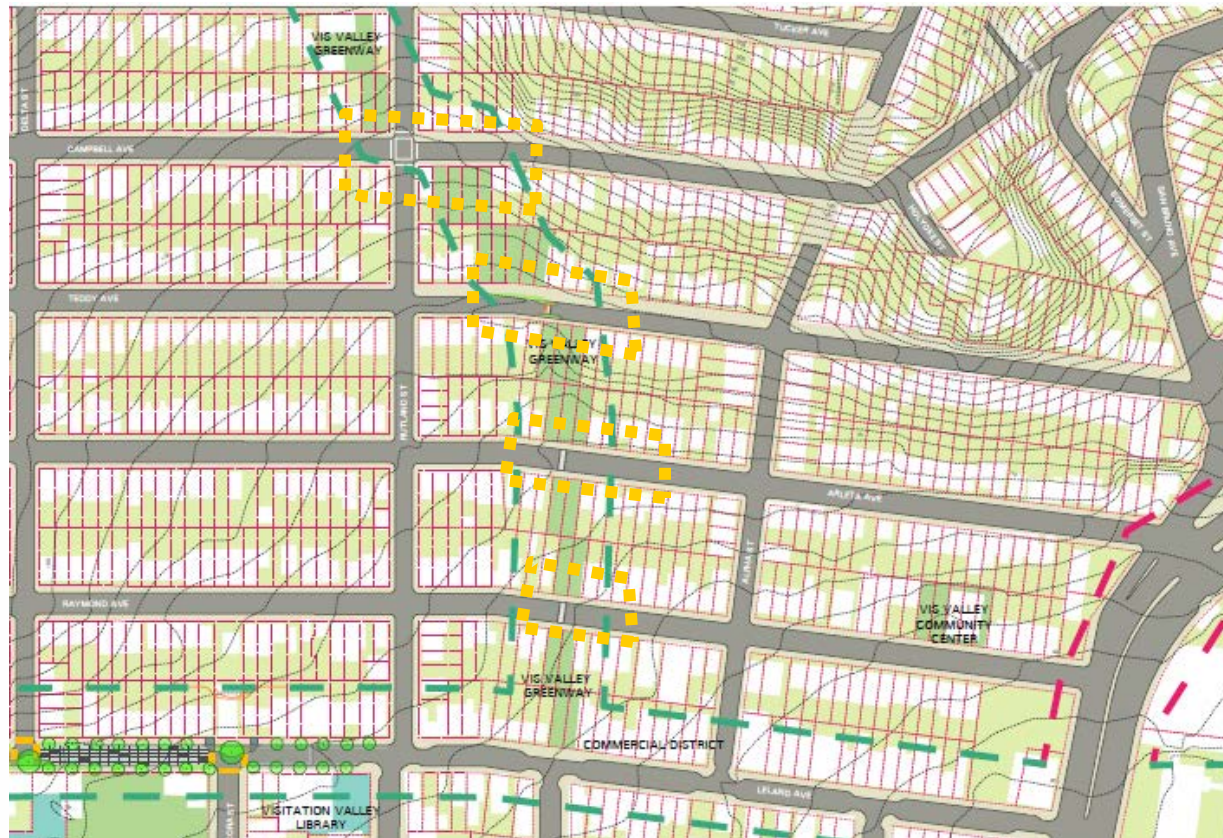
1. The Visitation Greenway
2. Leland Ave between Cora and Delta streets
3. Leland Ave and general neighborhood





## Impact fee: projections and priorities

### Green Connections Streetscape Improvement Proposals



### 1. Connecting the Visitation Valley Greenway



## Impact fee: projections and priorities

### Green Connections Streetscape Improvement Proposals

#### Ideas for safety and greening

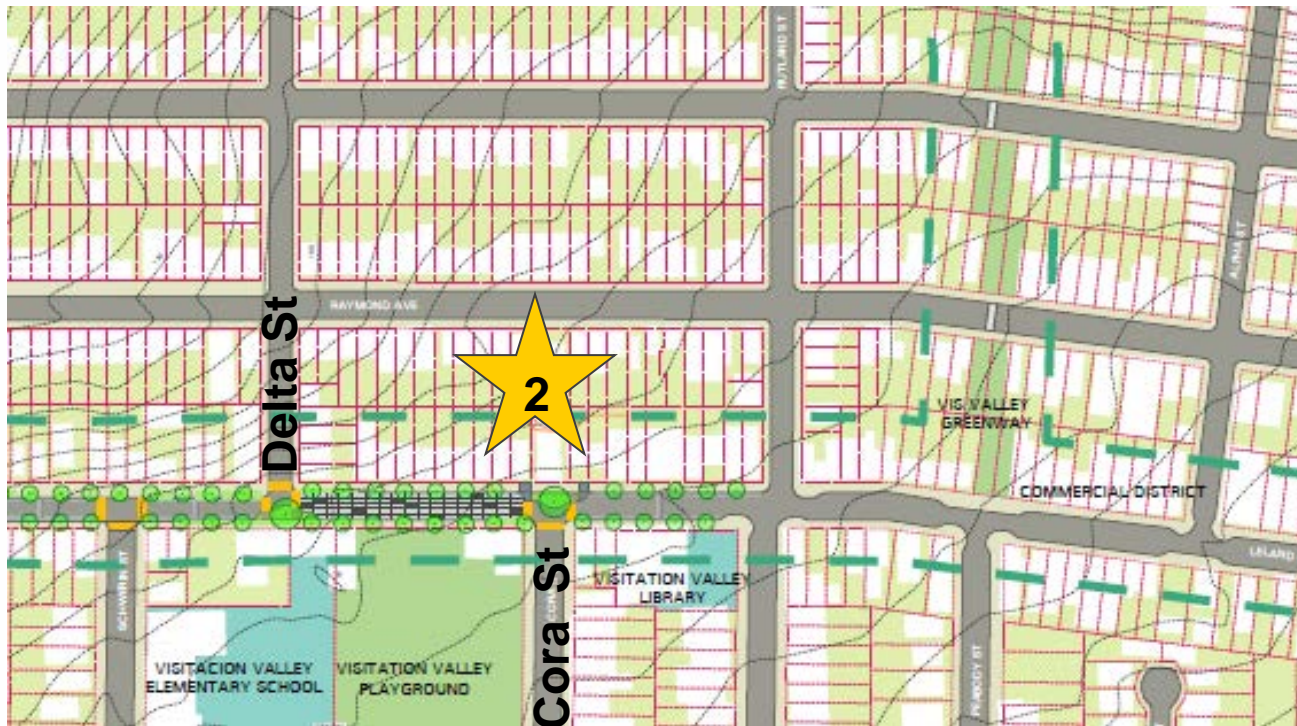
- speed bumps
- sidewalk gardens
- roadway and sidewalk murals



### 1. Connecting the Visitation Valley Greenway

## Impact fee: projections and priorities

### Green Connections Streetscape Improvement Proposals



### 2. Leland between Cora and Delta

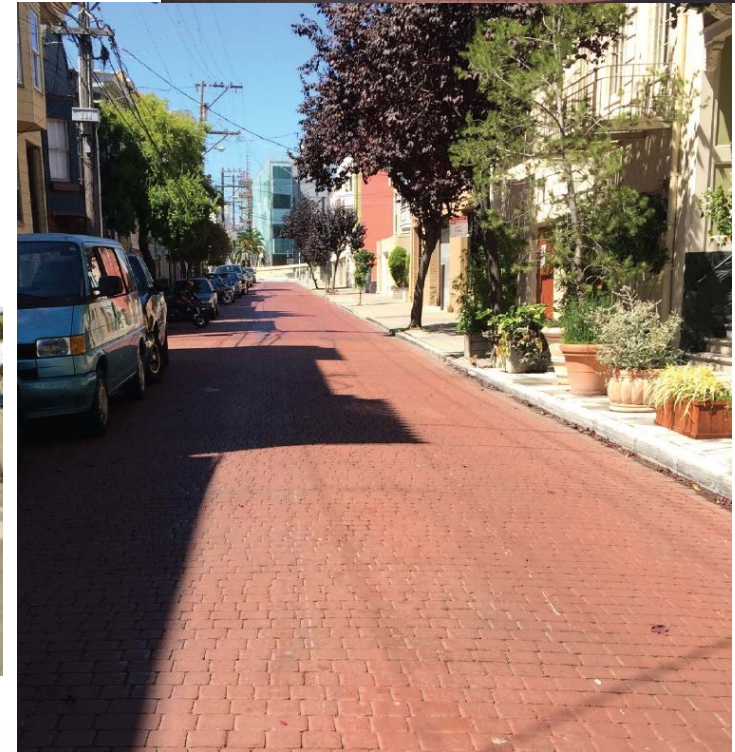


## Impact fee: projections and priorities

### Green Connections Streetscape Improvement Proposal

Two ideas for safety and greening

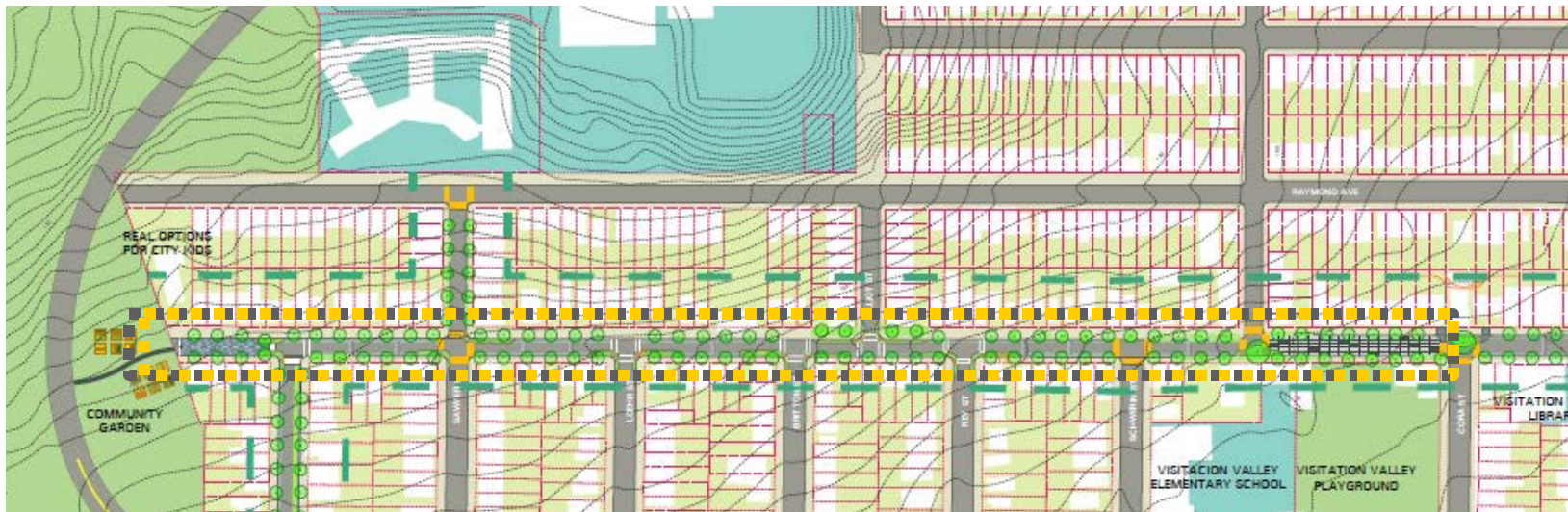
1. special roadway paving
2. green corner bulb at Cora St



2. Leland between Cora and Delta

## Impact fee projections and priorities

### Green Connections Streetscape Improvement Proposals



### 3. Leland Avenue Greening, Cora to McLaren Park



## Impact fee: projections and priorities

### Green Connections Streetscape Improvement Proposals

**Up to 100 trees & planting areas**

**~\$5,000**

**-tree well**

**-tree planting**

**-understory planting**

**-mulch**

**-3 years maintenance**



### 3. Leland Avenue Greening, Cora to McLaren Park

## Impact fee: projections and priorities

### Station 2. Recreation and Open Space Category

FY 16 - 20

\$3,498,900

- “All playgrounds need improvements”  
What would you prioritize?



# Potential Future Park Improvement Projects

## To Be Funded With Vis Valley Impact Fees

### 1) Herz Playground

#### *Potential Scope of Work:*

- Replace Children's Playground
- Renovate or Replace Clubhouse





# Potential Future Park Improvement Projects

## To Be Funded With Vis Valley Impact Fees

### 2) Visitacion Valley Playground

*Potential Scope of Work:*

- Replace Natural Turf Field



### 3) McLaren Park – Trail Project

*Potential Scope of Work:*

- Removal of hazardous trees
- Stabilize trail and make it easier to walk by amending or treating sand





## **Impact fee: projections and priorities**

**Other ideas???**

**Fill Out the Survey!**





## **V. Next Steps & Feedback**

## Next Steps Recap

- First Parks Design Meeting in July
  - Pre-Application Community Meeting for Design Review
  - Neighborhood Notification once application filed
  - Post-Application Community Meeting after City Reviews
  - Impact fee next steps – return in summer/early fall.
- 
- **Questions?**
    - Survey & Feedback Form.



## Stations for Survey Questions

- Station 1: Streets and Transportation Category (questions 1 & 2)
- Station 2: Parks and Open Space Category (question 3)
- Station 3: Other / Old Office Building / General Fees Questions
- (questions 4 & 5)



# VISITACION VALLEY / SCHLAGE LOCK

<http://visvalley.sfplanning.org>



感謝您  
**THANK  
YOU!**