

Visitacion Valley/Schlage Lock 訪谷區Schlage Lock工廠的重建計劃

Community Workshop #4 社區研討會

March 22, 2014
2014年3月22日週六



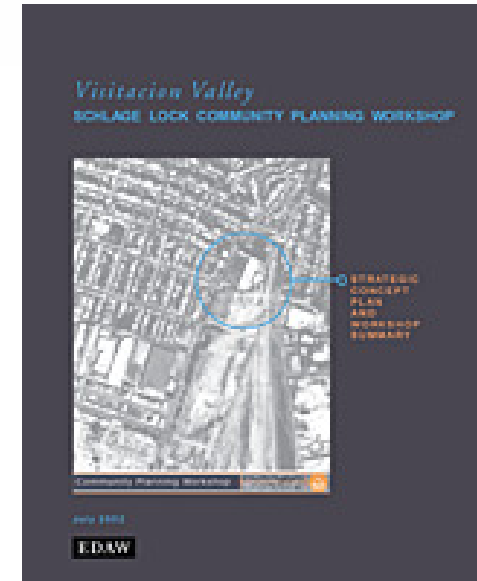
Agenda 議程

- I. Welcome & Overview 歡迎與回溫
- II. Development Agreement 開發計劃合約
- III. Next Steps & Meeting Evaluation 下一步及會議評估
- IV. Stations, Food & Celebration 話題小站,小餐,慶祝



Background Reminder

- 1999 Factory closed and Home Depot opposed
- 2002 Concept Plan
- 2002-09 Community Planning process
- 2009 Redevelopment Plan & Design for Development adopted
- 2011 Redevelopment Agency & funding loss
- 2012: revist SFRA Plan



STATE BUDGET
HOLES

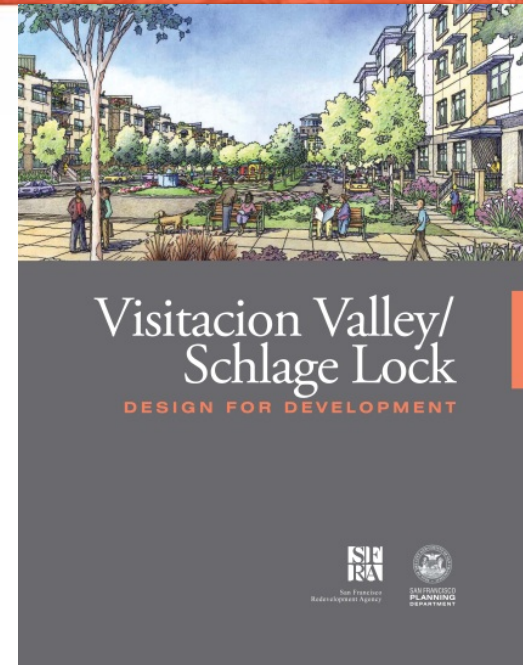
HISTORIC
REDEVELOPMENT



© 2005
CABLE CARTOONS.COM
THE BUFFALO NEWS
ADAM
2/05

Why & What We Are Doing:

- Why: New financial reality required changes to the 2009 Plan and the community benefits.
- What: Wrapping up public process to revise the plan.
- **TODAY:** Reminder of changes made through community process and negotiations.

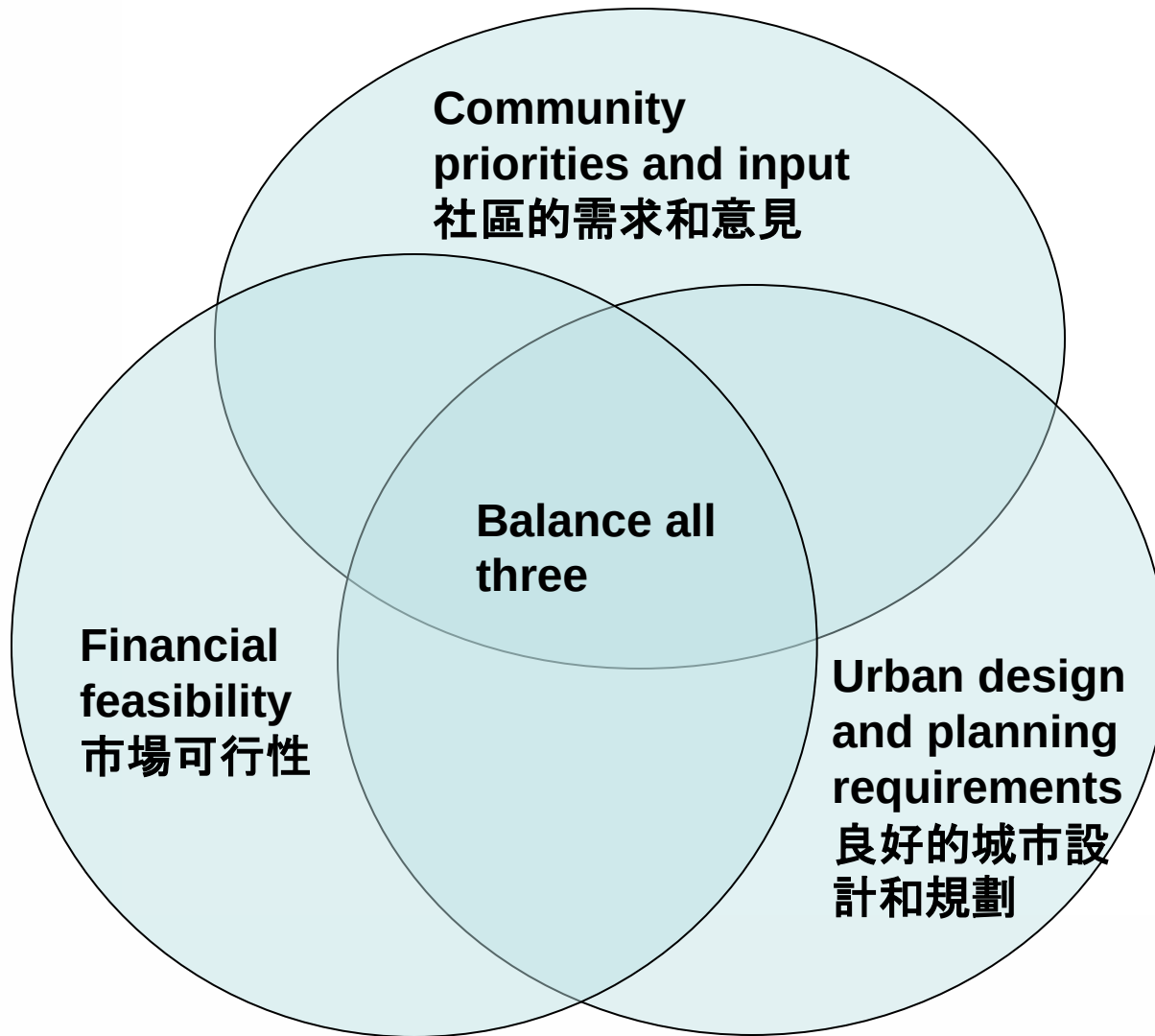


REDEVELOPMENT PLAN
FOR THE
VISITACION VALLEY REDEVELOPMENT PROJECT



SAN FRANCISCO
REDEVELOPMENT AGENCY

May 8, 2009



Where We've Been: Meeting #1 Community Priorities

Top 5 Priorities

1. Grocery store
2. Parks / Open Space
3. Circulation Improvements (off-site)
4. Retail
5. Affordable housing

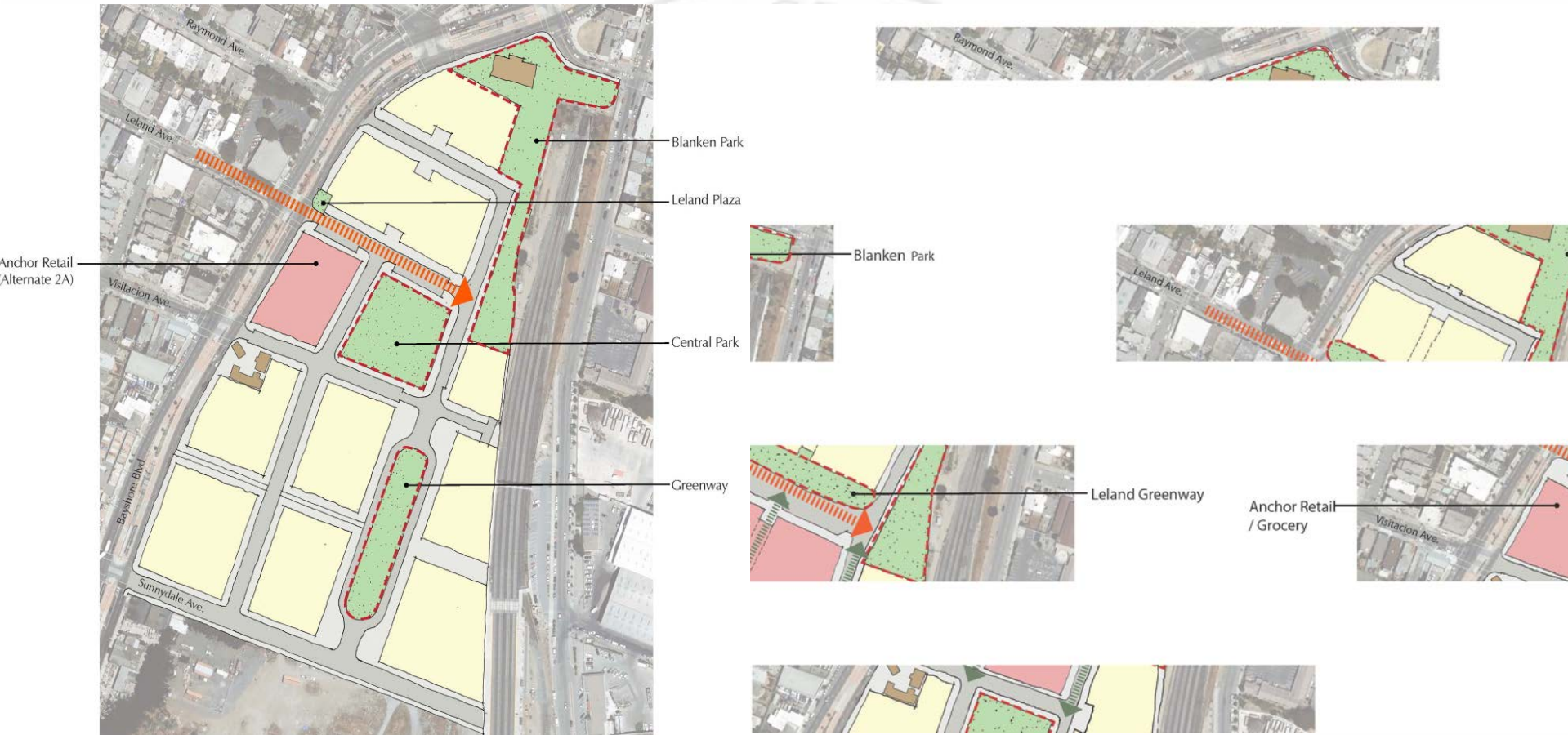
Also important:

6. Economic Development
7. Old Office Building



Where We've Been: Meeting #1 Site Plan Changes

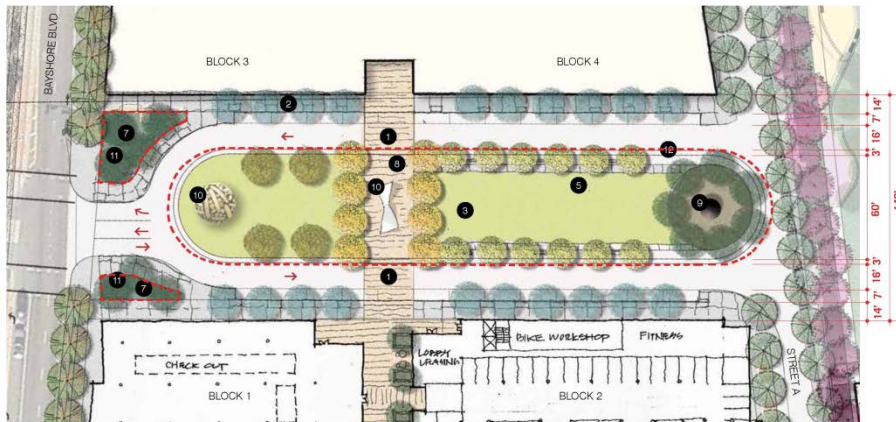
2009 Original 原前的 Revised 修改過



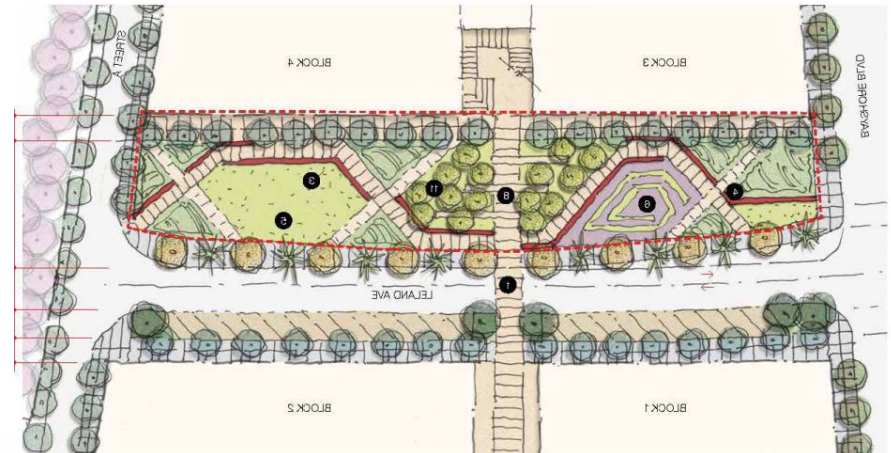
Where We've Been: Meeting #2 Park Changes

- Two park configurations: slight preference for Option 2 Leland Greenway.

Option 1



Option 2





ights

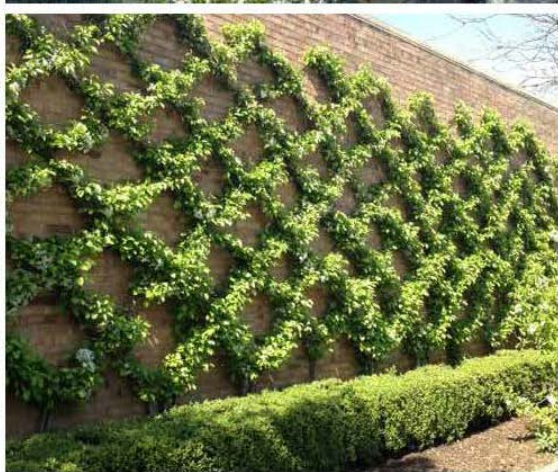
Proposed Heights

Meeting #2: Rules and Guidelines to avoid these:



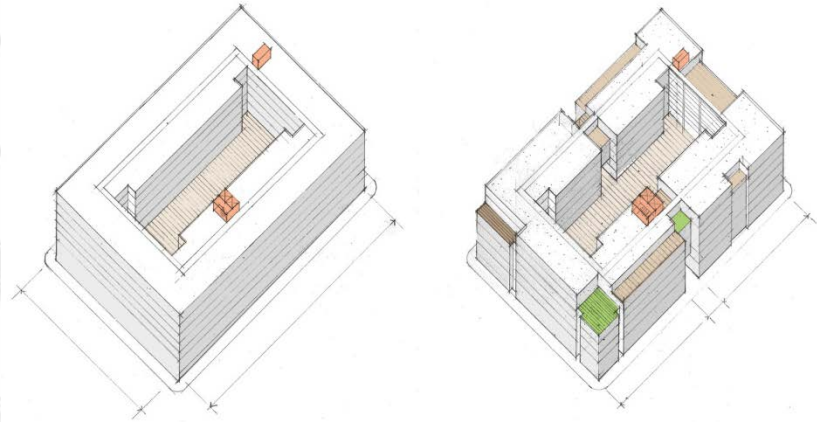
VISITACION VALLEY / SCHLAGE LOCK

...And require these: good design, green walls, variety, pedestrian experience, roof modulations...



VISITACION VALLEY / SCHLAGE LOCK

and these: set backs, break bulk, incorporate color, material and window changes, etc.



VISITACION VALLEY / SCHLAGE LOCK

Step back
above retail

Varied roofline

Color & material change

Ground floor retail

Parkside III



Where We've Been: Meeting #3 Leland Greenway

- Key Feedback:
 - Important to have good park amenities and wind protection.
 - Top Ideal Amenities:
 1. *Children-play space.*
 2. *Sitting Spaces.*
 3. *Picnic area and seating near the playground.*
 4. *Pagoda / pavilion / gazebo / pergola type feature.*
 5. *Multi-use space.*
 6. *Flower / sculptured / rain garden and trees*
 7. *Public art /graffiti/mural*

figure 32: leland greenway programing and tree plan



II. Development Agreement



III. Next steps & Meeting Evaluations

Schedule:

- Board Introduction - April
- Planning Commission Initiation Hearing – April
- Several informational hearings at the Board & Commission

Future opportunities for input on phases, design and formula retail, generally:

- Before applications: pre-application meeting
- After applications: official notice for opportunity to comment.



IV. Stations

1. Development Agreement 開發計劃合約
2. Parks and Open Space 公園和公共空間
3. Urban Form 計劃的規劃和設計
4. Site Remediation
& Clean Up 廠址環境清理



Contact

SF Planning Department

Claudia Flores 415-558-6473 Claudia.Flores@sfgov.org

中文詢問請電 : Irene-Cheng Tam (415) 558-6282

Office of Economic & Workforce Development (OEWD)

Emily Lesk (415) 554-6162 Emily.Lesk@sfgov.org

Fill out a evaluation / comment sheet

填寫您的意見表

VISITACION VALLEY / SCHLAGE LOCK

SCHLAGE LOCK CO



感謝您
THANK
YOU!