

Visitacion Valley / Schlage Lock Land Use & Economic Development Committee June 30, 2014

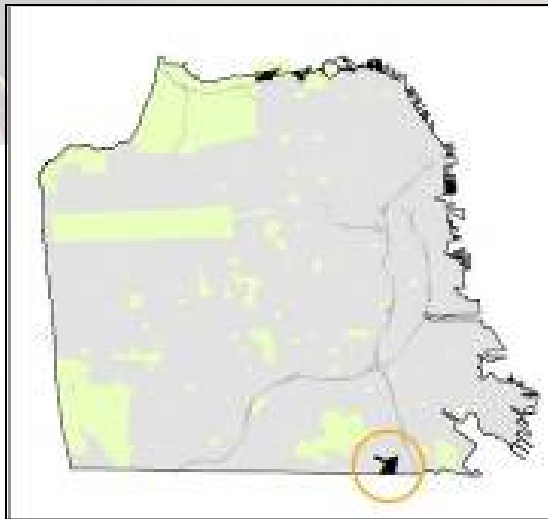


Presentation Overview

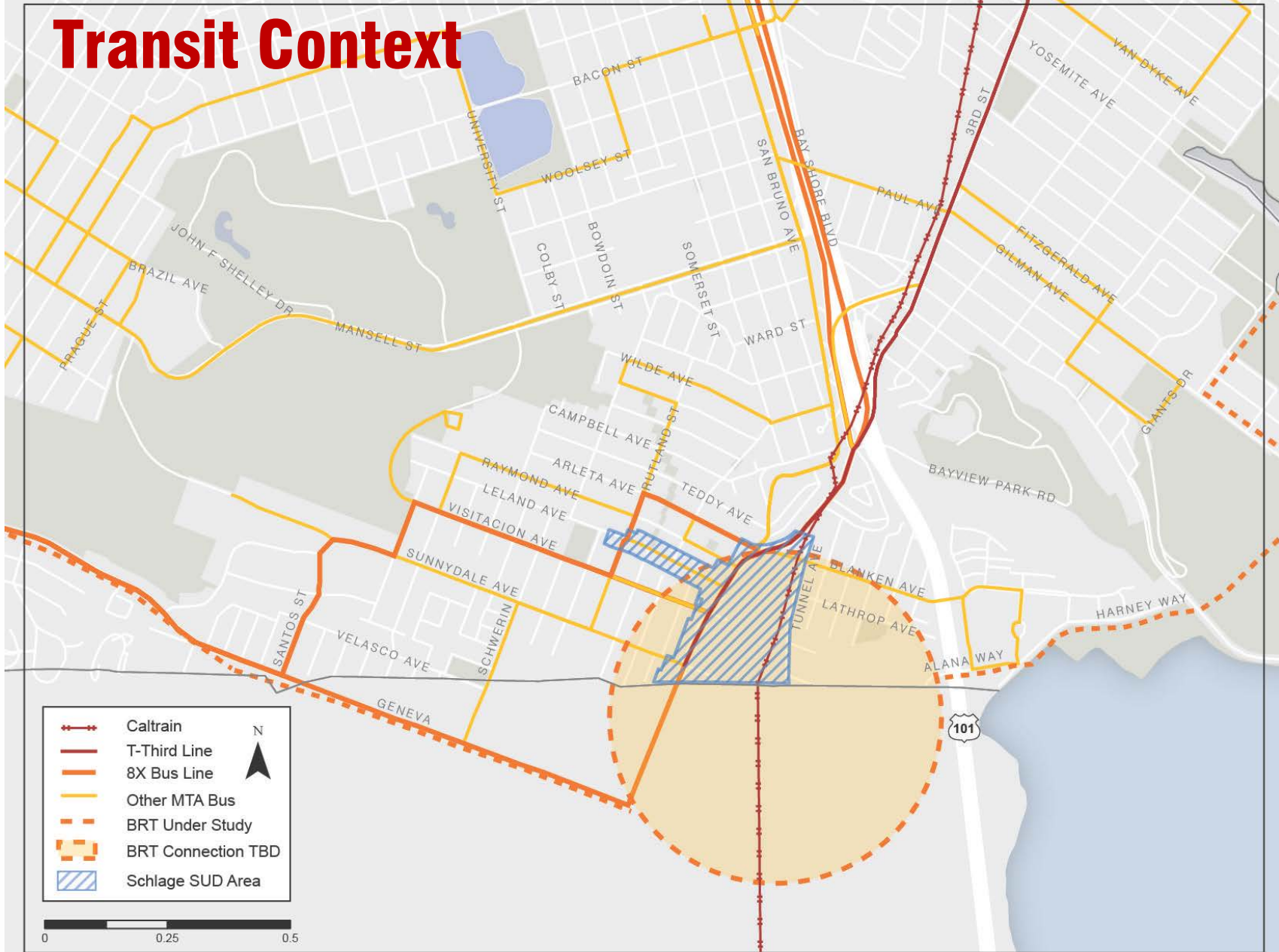
- I. Background & Context
- II. Proposed Changes to 2009 Plans
- III. Development Agreement Highlights
- IV. Next Steps



Project Context



Transit Context

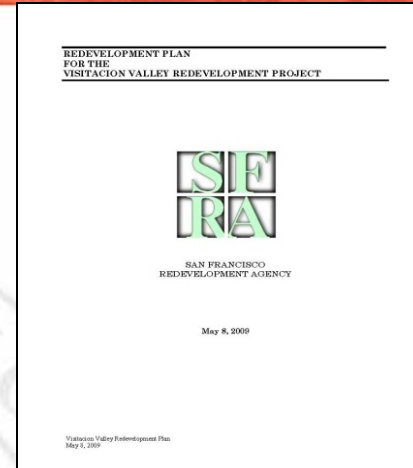
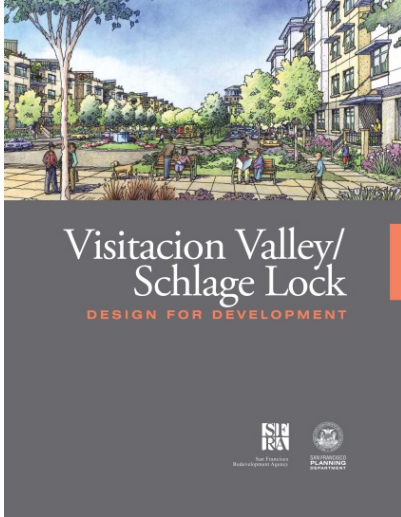


2009 Adopted Redevelopment Plan - Goals & Objectives



1. Mix of uses, new stores & grocery
2. Environmental sustainability
3. Pedestrian-oriented: connect the neighborhood, improve Bayshore
4. Alternative transportation
5. Open spaces for community
6. New housing for a range of incomes and households.
7. Gateway: use good design for buildings, streets and parks.
8. Encourage new investment, and revitalize Leland Avenue

2009 Development Commitments



REDEVELOPMENT PLAN

Affordable Housing

Workforce Hiring

Business Improvement & Assistance

Parks

Community Center

Circulation Improvements

Historic Commemoration

DESIGN FOR DEVELOPMENT

Development Controls

Units

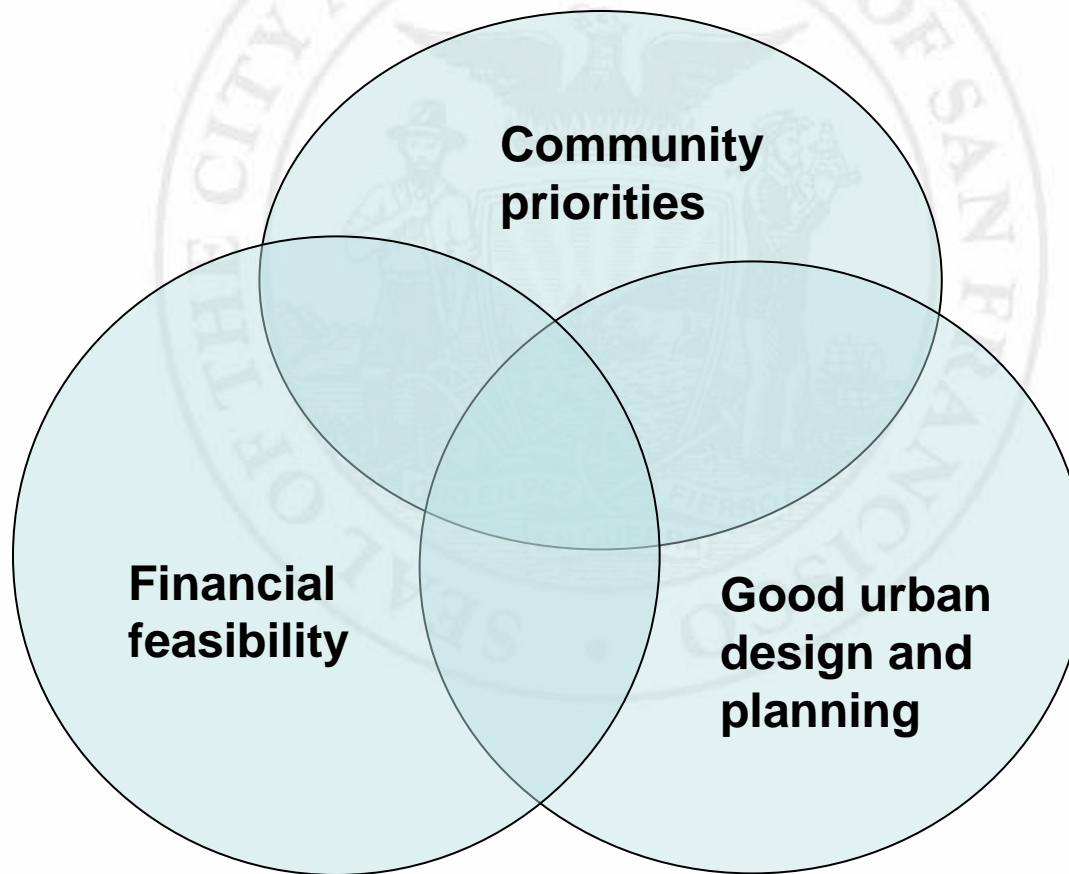
Heights

Density / Units

Streets & Blocks

Open Space

II. Proposed changes to 2009 Plan & Implementation Documents



2012-2014 Community Engagement Process

- 4 Community Meetings
- 10 Advisory Body meetings to date



Community process informed changes

Community Priorities

Top 5 Priorities

1. Grocery store
2. Parks / Open Space
3. Circulation Improvements
4. Retail
5. Affordable housing



Key Changes

- Increased heights
- Increased density
- Modified parks location and configuration
- Reduced commercial square footage
- Updated design controls & building standards
- Adjusted parking
- New zoning
- Review process
- New & revised implementation documents

Change: Heights and density

- Increased heights strategically to increase feasibility



1250 units



429 additional units

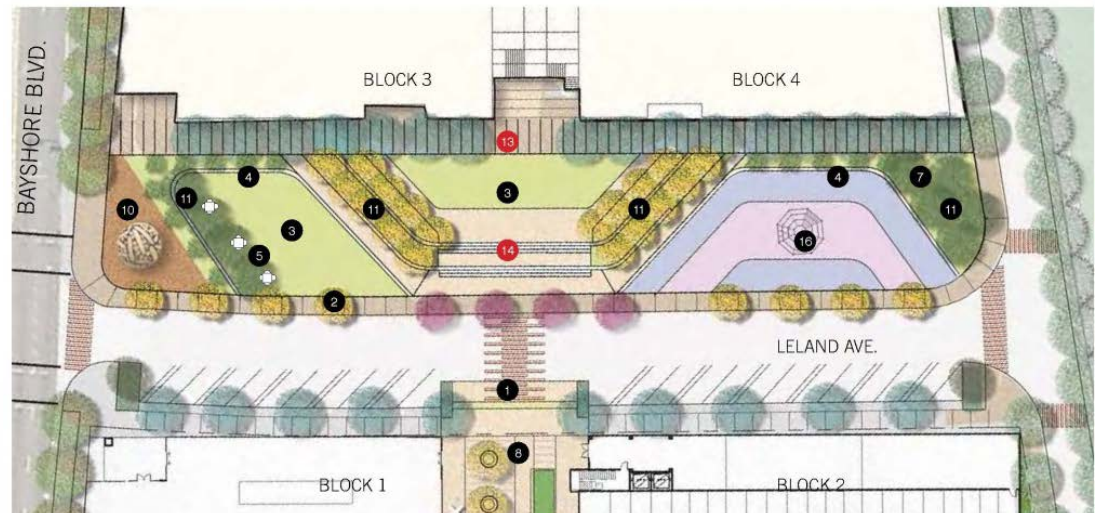
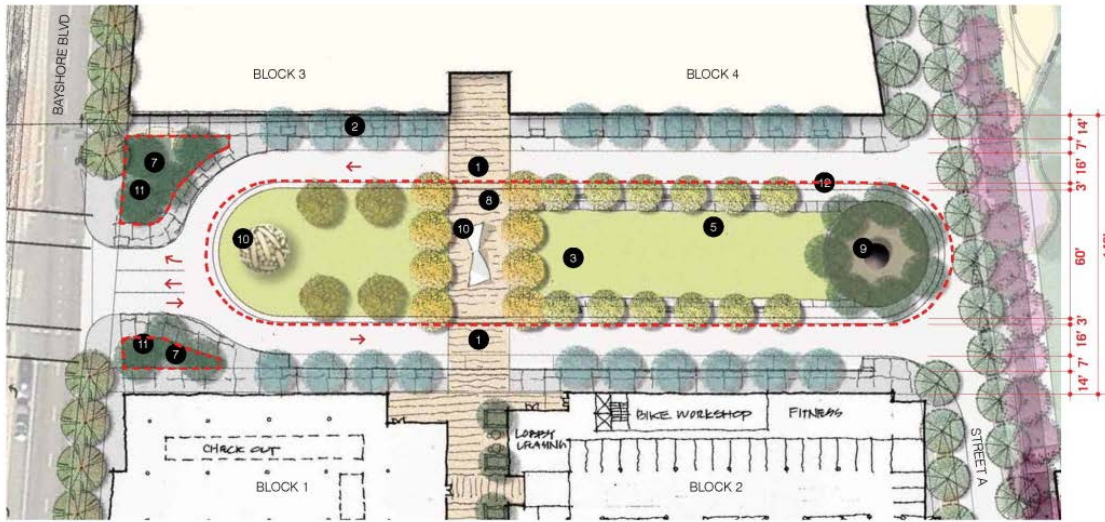
Change: Parks location modified

2009 Original

Revised



Change: Leland Greenway configuration and programming



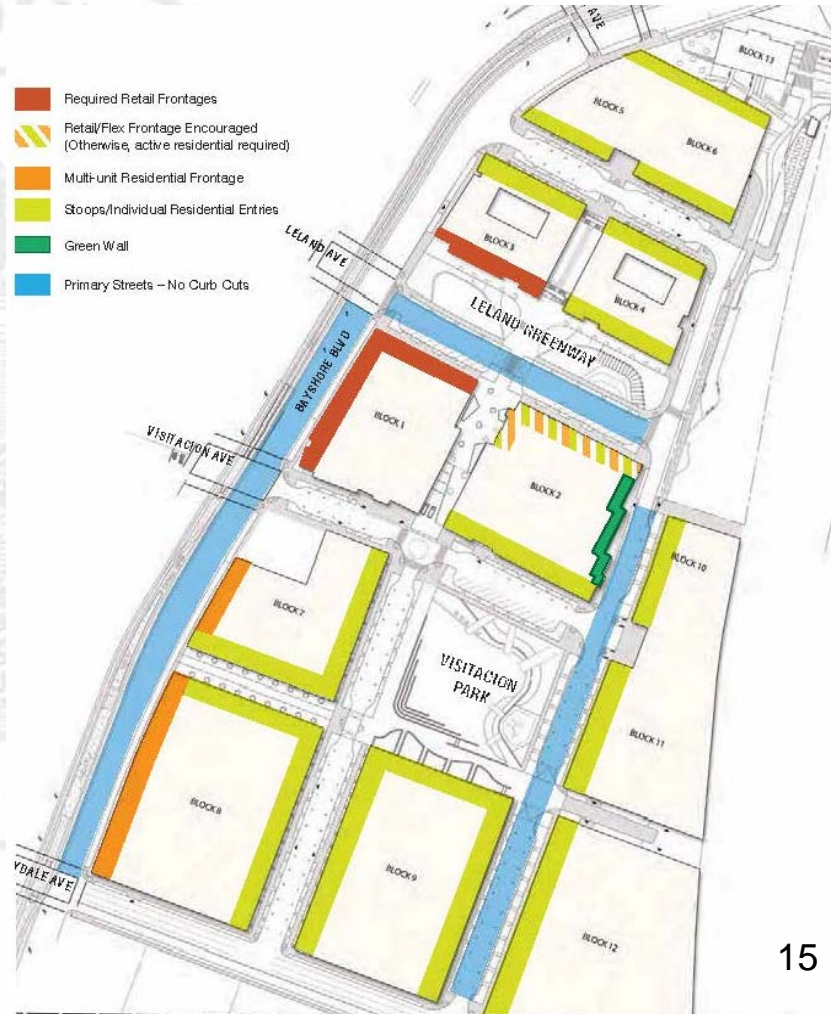
Change: Reduced commercial square footage

- From 105,000 to 46,700 square feet max.



Changes: Design controls, standards and guidelines

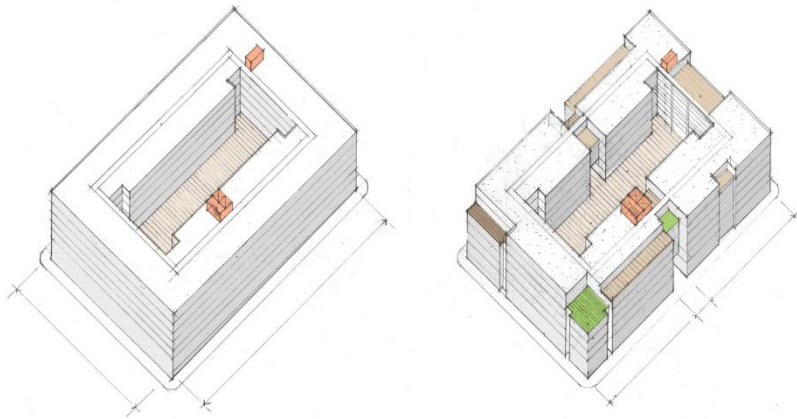
- Require active ground floor frontages & well-designed paths



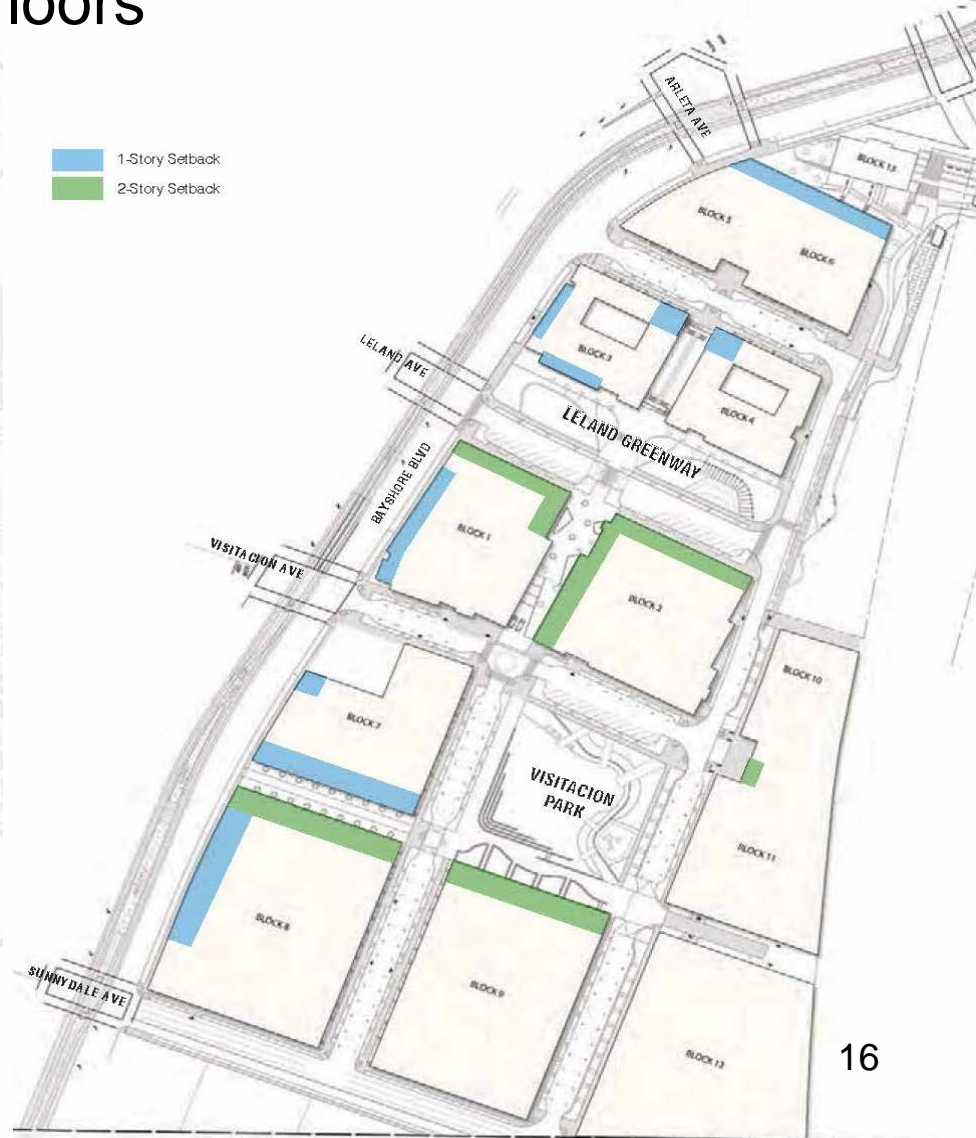
Changes: design controls, standards and guidelines

- Required set backs at upper floors

FIGURE 2-6
Required Setbacks

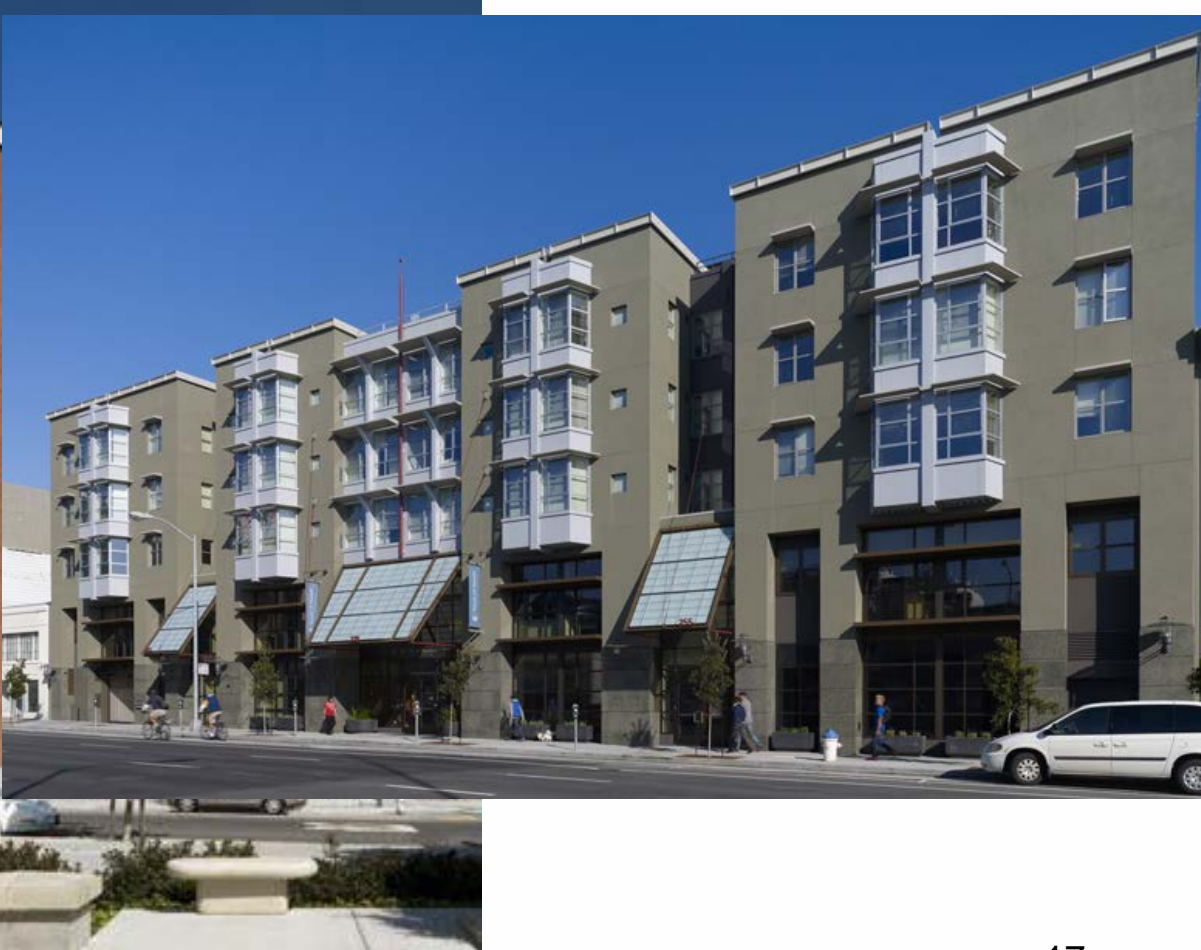


1-Story Setback
2-Story Setback



Changes: design controls, standards and guidelines

- Façade increments, notches, recesses & varied architectural style



Changes: Zoning, Formula retail, and Parking

- Zoning: from M-1/M-2 (industrial) to Mixed Use General (MUG).
- Formula retail: 30-day notice; ability for the public to request a meeting; Planning Director/administrative approval.
- Parking: simplified and increased the allowance for grocery store uses:

<u>Previous Parking Maximums</u>	<u>Proposed Parking Maximum</u>
2 spaces per 1,000 sq. ft. of occupied floor area up to 20,000 sq. ft.	3 spaces per 1,000 gross square feet
4 spaces per 1,000 sq. ft. of occupied floor area above 20,000 sq. ft.	

Changes: Review Process

Special Use District & Development Agreement specify:

- Planning Director/administrative approval of phases and design/building permit applications.
- Community input and review:
 - Neighborhood Notification (consistent with Section 312)
 - Pre-application & post-application meetings for phases and design review, including parks
 - Annual meetings for impact fee allocation and progress reports
- Planning Commission hearings and review only when:
 - Major modifications to the controls
 - Minor modifications referred by the Planning Director

Changes: General Plan Amendments

- General Plan Amendments replacing references to the Redevelopment Plan (will sunset):
 - Urban Design Element Maps
 - Commerce and Industry Element Maps
 - Transportation Element Maps
 - Land Use Index

Changes: New & Revised Implementing Documents

- Design for Development (amended)
- Open Space & Streetscape Master Plan (completed)
 - Park & plaza designs
 - Streetscape design
 - Sitewide strategies & palettes
- Transportation Demand Management Plan (new)
 - Programs: monitoring, parking management, etc.
- Infrastructure Master Plan (new)
 - Sustainability
 - Remediation
 - Water
 - Sewer, etc.
- Development Agreement (new)



III. Development Agreement Highlights



Development Agreement: Overview

- Legally binding contract between City and developer
- Vests developer's right to build the proposed project
 - 1,679 housing units
 - 46,700 square feet of retail
- Developer must adhere to requirements & deliver enhanced public benefits package

Development Agreement: Public Benefits

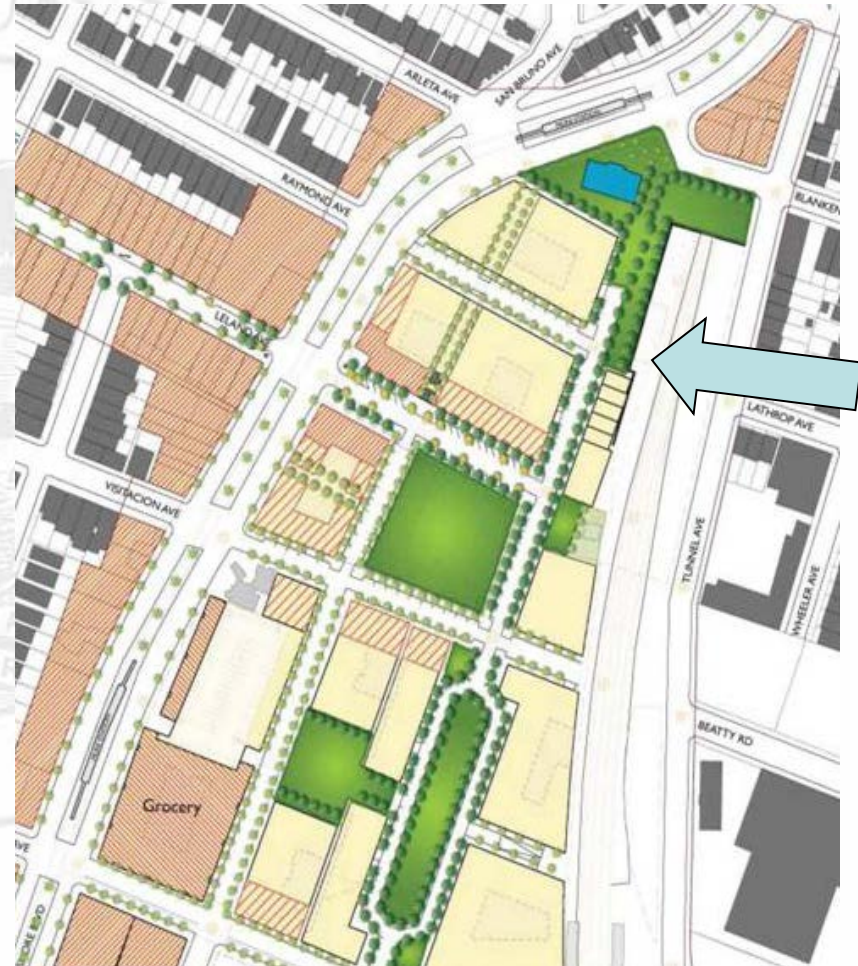
- All new utilities, roads, sidewalks, pedestrian and bike infrastructure
- Pedestrian connection to Caltrain
- Grocery store
- Two parks
- Inclusionary housing
 - 15% requirement
 - Other 85% of units within reach of middle-income households
- Rehabilitation of historic office building, with community space inside
- Impact fees

Development Agreement: Other Key Terms

- City contributions
 - SFMTA, SFCTA, Recreation and Park Department
 - Partial impact fee credits for in-kind public benefits
- 15-year term
- Workforce
- Phasing
- On-going community participation
- Amendment process
- Property transfers

Planning Commission Changes

- Correct maps to leave the parcels owned by Union Pacific Railroad and Joint Powers Board as adopted in the 2009.
- Add language regarding compliance with accessibility & ADA policy.
- Include design guideline for retail signage:
 - Minimize size and number of signs.



Proposed Changes: Zoning & Map Ordinance

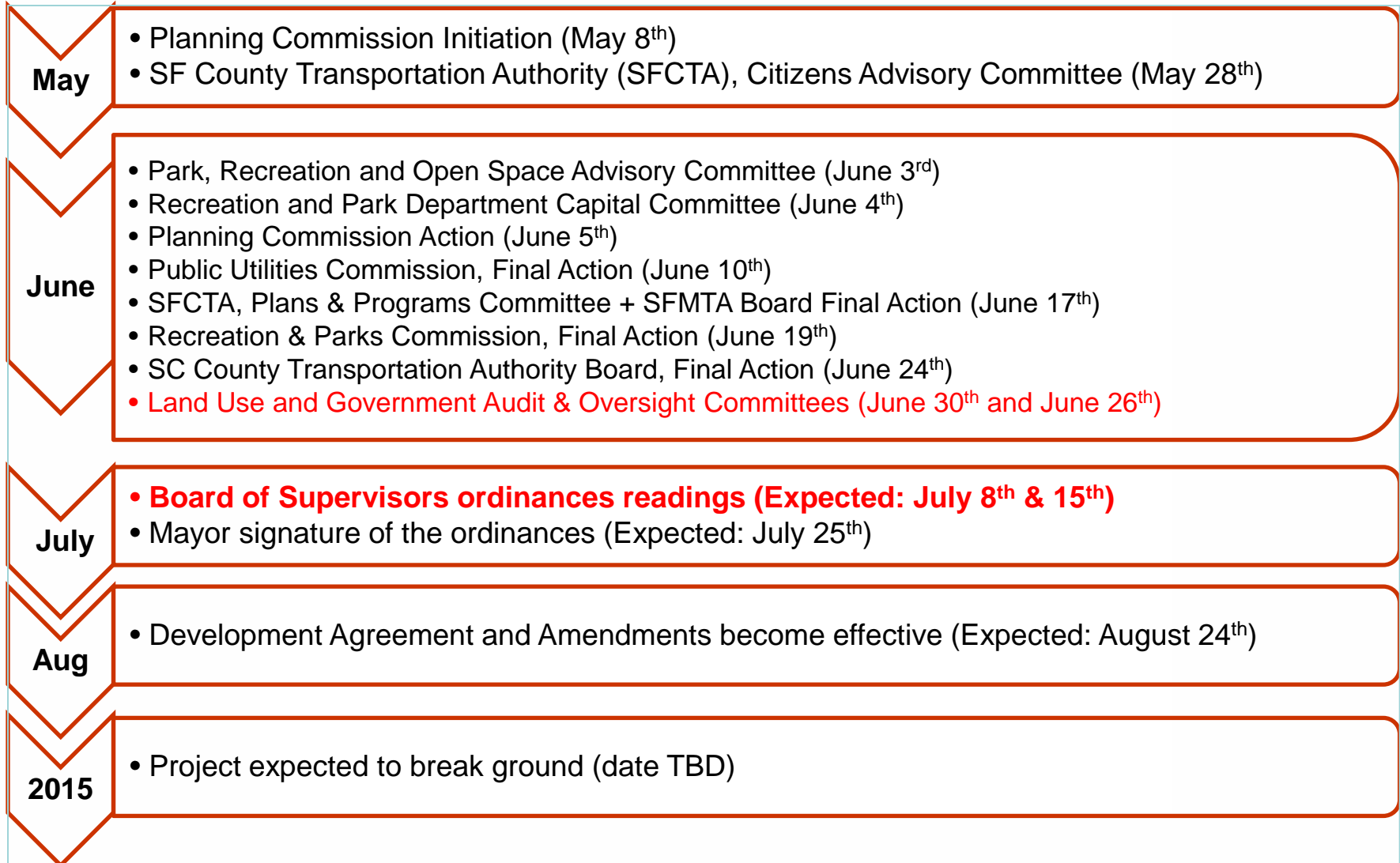
- Keep existing zoning/heights for Assessor's blocks and lots 5087-004 & 5087-005.
- Require post-application meeting for park design of any non-RPD parks (not optional).
- Require post-application meeting for buildings / site permits applications (design review).



Committee Actions Today

- Make changes to the Planning Code / Zoning Map Ordinance
- Make an approval recommendation to the full Board

Timeline / Next Steps





Questions?