Visitacion Valley / Schlage Lock
Community Meeting: Next Steps on Schlage
September 20, 2014
I. Background & summary of 2014 approvals

II. Parks acquisition next steps

III. Project sponsor progress report

IV. Schlage Lock implementation & impact fees

V. Conclusion: next steps, evaluation & open house
I. Background & Summary of 2014 Approvals
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
2009 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
Uses
Workforce Hiring
Business Assistance
Parks & Community Center
Circulation Improvements
Historic Commemoration

DESIGN FOR DEVELOPMENT

Development Controls
Units
Heights
Density / Units
Streets & Blocks
Open Space
2012 Process

Goals:
• Achieve feasibility to spur development.

Strategies:
• Make necessary site changes to develop site & explore other financial tools.
Community priorities

Top 5 Priorities to Retain
1. Grocery store
2. Parks / Open Space
3. Circulation Improvements
4. Retail
5. Affordable housing
Heights and density

- Increased heights strategically to increase feasibility

1250 units

429 additional units
New & revised design controls, standards and guidelines

- Require active ground floor frontages & well-designed paths

- Required set backs at upper floors

- Façade increments, notches, recesses & varied architectural style
Parks location modified

2009 Original

Revised
**Leland Greenway re-configuration and programming**

**Top Amenities**

- *Children-play space.*
- *Sitting Spaces.*
- *Picnic area and seating near the playground.*
- *Pagoda / pavilion / gazebo / pergola type feature.*
- *Multi-use space.*
- *Flower / sculptured / rain garden and trees*
- *Public art / graffiti/mural*
Change: Reduced commercial square footage

• From 105,000 to 46,700 square feet max.
Changes: Zoning, Formula retail, Parking and Review

- Zoning: from M-1/M-2 (industrial) to Mixed Use General (MUG).
- Administrative approval and process for community review.
- 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:

<table>
<thead>
<tr>
<th>Previous Parking Maximums</th>
<th>Parking Maximum</th>
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<tr>
<td>2 spaces per 1,000 sq. ft. of occupied floor area up to 20,000 sq. ft.</td>
<td>3 spaces per 1,000 gross square feet</td>
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**Final Approval of all Implementing documents:**

- Design for Development (revised)
- Open Space & Streetscape Master Plan (completed)
- Planning Code (revised)
- Development Agreement (new)
  - Transportation Demand Management Plan (new)
  - Infrastructure Master Plan (new)
Development Agreement: Required Public Benefits

- All new utilities, roads, sidewalks, pedestrian and bike infrastructure
- Pedestrian connection to Caltrain
- Grocery store
- Two parks
- Inclusionary housing
  - 15% requirement
- Rehabilitation of historic office building, with community space inside
- Impact fees
Development Agreement: Other Key Terms

- 15-year term
- City contributions
  - SFMTA, SFCTA, Recreation and Park Department
  - Partial impact fee credits for in-kind public benefits
- Workforce
- Phasing
- Amendment process
- Property transfers
Timeline / Next Steps

• Project approved - summer 2014
• Construction start expected - 2015
• Community role moving forward:
  – Neighborhood Notification of Applications
  – Pre-application & post-application meetings for phases and design review
  – Annual meetings for impact fee allocation and progress reports (this meeting!)
  – Parks design process
II. Parks Acquisition
III. Project Sponsor Progress Report
IV. Impact fees
Impact fee 101

- Fees to pay for impacts brought by new development

- Captures value created by development and invests it into community

- Citywide Impact Fees in San Francisco
  - Transit Impact Development Fee
  - Job-Housing Linkage Impact Fee
  - Below Market Rate Housing Program
Impact fee 101

• Area Specific Impact Fees
  – Rincon Hill
  – Visitacion Valley
  – Market Octavia
  – Eastern Neighborhoods
  – Balboa Park
  – Transit Center
Impact fee 101

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• Visitacion Valley Community Facilities and Infrastructure Impact Fee

  – Created in 2005 – anticipating high density residential development at Executive Park

  – Initial legislation anticipated use of funds for the following:
    • Visitacion Valley Library
    • Kelloch-Velasco Playground
    • Coffman Pool
    • Vis Valley Greenway-Educational Center at Tioga Avenue
    • Leland Avenue Streetscape Improvements
    • Blanken Tunnel Improvements
Impact fee 101
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• How Fees Rates are Determined

NEEDS -> $ amount

FEASIBILITY -> $ amount

NEXUS -> $ amount

IMPACT FEE
Impact fee 101

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Impact fee 101

- Visitacion Valley Community Facilities and Infrastructure Impact Fee
  - Nexus study updated in 2011 that justified fee and fee amount
    - Nexus Study
  - Fee levels and proportion of spending maintained
  - Developers allowed to provide child care or community facilities as on-site improvements (in-kind)
  - Citywide Nexus recently completed by staff
Impact fee 101

Nexus, Feasibility and Need determined what types of improvements and proportion of fee spending:

- Transportation: 28%
- Parks and Recreation: 24%
- Child Care: 22%
- Community Facilities: 9%
- Library: 17%
Impact fee: how much and when?
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<td>Impact fee revenue received to date</td>
<td>$1,914,000</td>
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<tr>
<td>Impact fee expenditure to date</td>
<td>$1,328,000</td>
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<td>Impact fee revenue on hold</td>
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<tr>
<td>Total obligated</td>
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Impact fee: how much and when?

Projected Revenue in FY 16* $ 2,449,900
Projected Revenue in FY 16** $ 1,598,100
Projected Revenue between FY 16 - FY 20* $ 12,436,500
Projected Revenue between FY 16 - FY 20** $ 11,273,100

* Includes all revenue including in-kind and Bi-County set aside for Schlage Lock
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Impact fee: how much and when?
Impact fee projections and priorities
Herz Playground

*Potential Scope of Work:*

- Renovate or Replace Clubhouse
- Increased Police Presence to Improve Public Safety
Potential Future Park Improvement Projects
To Be Potentially Funded With Vis Valley Impact Fees

Visitacion Valley Playground

*Potential Scope of Work:*

- Replace Natural Turf Field
- Renovate Children’s Play Area

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: how are improvement projects chosen?

Every Year...

- Expected Development (Pipeline)
- Size of Projects + Expected Construction Date
- Expected Revenue (amount and when)
- Expected Revenue divided by funding categories
- List of Infrastructure Projects
- Interagency Plan Implementation Committee
- Annual IPIC Vis Valley Expenditure Plan
- SF Capital Planning Committee and Report
- Annual Budget Appropriation
Impact fee: how are improvement projects chosen?

Every Year...

1. Expected Development (Pipeline)
2. Expected Revenue divided by funding categories
3. Interagency Plan Implementation Committee
4. Annual Budget Appropriation
5. Size of Projects + Expected Construction Date
6. List of Infrastructure Projects
7. Engagement with community
8. Expected Revenue (amount and when)
9. Annual IPIC Vis Valley Expenditure Plan
10. SF Capital Planning Committee and Report
DISCUSSION
Impact fee priorities

What would you prioritize and add to this list?

- Herz Playground
- Visitacion Valley Playground
- McLaren Park Trail Project
- Leland / Green Connections
- Visitacion Valley Greenway pedestrian improvements

Transportation fees from Schlage Lock:
- Geneva BRT
- 8x MUNI route improvements

- Others?
III. Next Step & Adjourn
Next Steps & Conclude

• Parks acquisition kick off in January.

• Impact fee allocation next steps – return in early spring when could have more certainty about fee projections.

• Work with project sponsor to review Phase Application for infrastructure and subsequent building permits.

• Evaluations and open house stations.
Park Improvement Projects in Vis Valley
Completed from 2006-2014

Visitacion Valley Greenway
Community Garden
Project Cost: $115,000

Tioga Avenue Native Plant Garden
Project Cost: $2.3 million

Agriculture Lot – Entry Gates
Project Cost: Donation from Fran Martin and Jim Growden

Kelloch & Velasco Park
Playground and Site Improvements
Project Cost: $2,500,000
Park Improvement Projects in Vis Valley
Completed from 2006-2014

Herz Playground

- Basketball Court Resurfacing
  - Project Cost: $146,000

- Baseball Diamond Renovation
  - Project Cost: $250,000

- Coffman Pool Renovation
  - Project Cost: $11,144,393

McLaren Park – Trail Project

- New Trail from Park Entrance (Visitacion Ave and Hahn Ave) to Visitacion Valley Middle School
  - Project Cost: Completed with volunteer labor
Park Improvement Projects in Vis Valley
Current (In Progress)

Kelloch & Velasco Park
Basketball Court Resurfacing and Lighting
Project Cost: $300,000

Little Hollywood Park
ADA Upgrades, Irrigation, Benches, BBQs
Project Cost: $319,887

McLaren Community Garden
(John King Community Garden)
New Planter Boxes, Storage Shed Painting
Project Cost: $30,588
Herz Playground

Potential Scope of Work:

• Replace Children’s Playground
• Renovate or Replace Clubhouse
• Increased Police Presence to Improve Public Safety
Potential Future Park Improvement Projects
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Transportation Improvements
(Selected)

RECENT OR UNDERWAY
• Visitacion Valley Greenway and Leland Avenue Streetscape Project

COMMITTED
• Caltrain Bayshore Station Connections from Bayshore Blvd. and Schlage Lock
• Increased Muni Service
  – T-Third (2-car trains with Central Subway)
  – 8X – Bayshore Express, 9/9L – San Bruno
• Geneva/Harney Bus Rapid Transit
  – Candlestick/Hunters Pt. Shipyard portion funded
• Candlestick Point – Downtown Express Bus Service
• Candlestick Point Bay Trail and pedestrian/bicycle connections

PROPOSED
• Bayshore Multimodal Station Upgrade
• Leland Avenue Green Connection