

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

Community Workshop #2 社區研討會

January 12, 2013
2013年1月12日週六



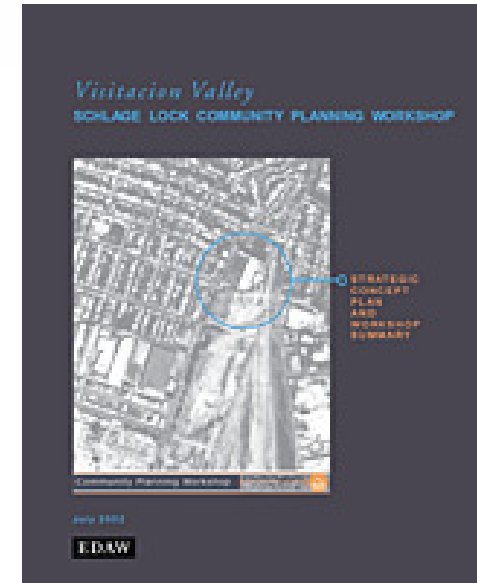
Agenda

- I. Background & Workshop #1 Summary 計劃背景和過去會議概要
- II. Making It Happen: Process & Financing 執行過程和公共資金
- III. Questions & Answers 問答
- IV. On The Ground: Site Plan, Open Space & Urban Form
建築與公園設計
 - I. Report backs & Feedback 小組報告
 - II. Conclusion and Next steps 結論和下一步



Background Reminder 計劃的背景

- 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



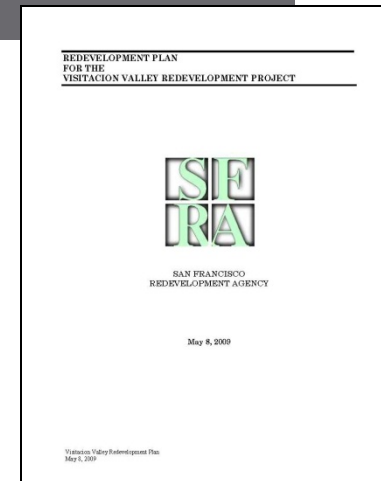
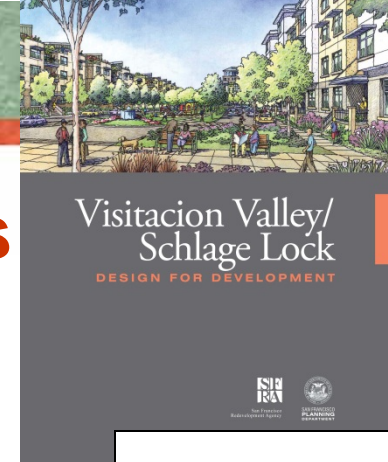
2012 Process Goals & Products

Goals:

- Evaluate the project's feasibility.
- Explore tools to help move the project forward.
- Make necessary legislative changes to promote transformation of the site.

Products:

- Amendments to the 2009 documents.
- Place Redevelopment Plan provisions into appropriate binding agreements with the City.
- A Phase One development design and proposal.



October 2012 Community Workshop #1 Highlights

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. Community Center / Old Office



October 2012 Community Workshop #1 continued

Priorities for a phase #1 development

- Preference for alternative C

2009 Original



Alternative C





II. Making It Happen: Process and Financing

促成計劃的發展：執行過程和公共資金

What is a Development Agreement? 開發協議書

- Developer commits to a development program and corresponding public benefits
- City approves the entire project at up-front, giving the developer certainty over the years
- Equivalent to the Owner Participation Agreement that UPC was negotiating with the Redevelopment Agency

Why Have a Development Agreement?

- **Developer**

- Cost savings
 - Only goes through the long, costly approvals process once
 - Easier to obtain funding
- Flexibility to vary project from City code requirements in exchange for increased public benefits

- **City**

- Can incentivize Developer to provide more public benefits than required and/or tailor public benefits to local needs
- Efficiency and certainty associated with up-front approval

Steps Toward a Development Agreement

- Agree on a “program” (of land uses, densities, design features, amenities, etc.) that:
 - 1) Maximizes public benefits
 - 2) Is financially feasible for developer
- Ensure that project meets environmental and fiscal guidelines (City and State)
- Draft the Development Agreement and supporting documents
- Get approvals from Planning Commission and Board of Supervisors

Getting to Financial Feasibility

達到開發計劃的財政可行性

KEY: Relative Costs

\$ < \$1 million

\$ \$ \$1 to \$5 million

\$ \$ \$ \$5 to \$15 million

\$ \$ \$ \$ \$15 to \$30 million

\$ \$ \$ \$ \$ \$30 million +

\$	\$ \$	\$ \$ \$	\$ \$ \$ \$	\$ \$ \$ \$ \$
<\$1	\$1-5	\$5-15	\$15-30	\$30+
MILLION	MILLION	MILLION	MILLION	MILLION

The Challenge 現在發展計劃的資金缺口

- Extraordinary development costs
 - Environmental remediation \$\$\$\$
 - All new infrastructure (roads, utilities, etc.) \$\$\$\$
- Redevelopment tax increment is no longer available
 - Would have brought in \$48M up front \$\$\$\$\$



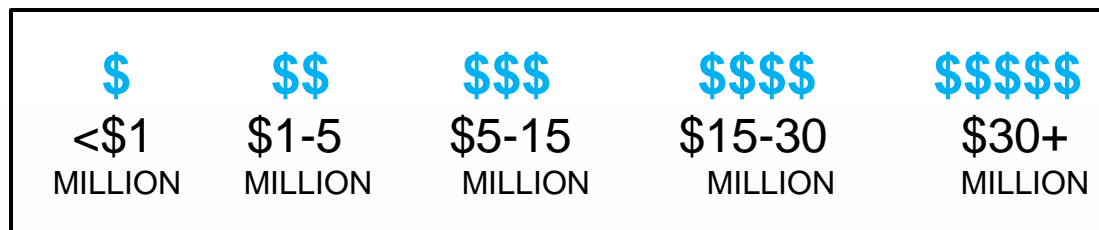
Potential Solutions 解決方案

1. Replacement sources of subsidy
2. More development
3. Revisiting community benefits

1. Potential Subsidies 可能使用的公家補貼

- Transportation Grants \$\$
- Parks Grants \$\$
- Low Income Housing Tax Credits \$\$ - \$\$\$
- Infrastructure Financing District \$\$\$\$\$

* CURRENTLY PROHIBITED UNDER STATE LAW



1. Potential Subsidies 可能使用的公家補貼

Subsidies Also Considered Under Redevelopment

- Mello Roos Community Facilities District \$\$\$\$
- New Market Tax Credit (for supermarket) \$\$
- Historic Tax Credit (for office building) \$\$

\$	\$	\$	\$	\$
<\$1	\$1-5	\$5-15	\$15-30	\$30+
MILLION	MILLION	MILLION	MILLION	MILLION

2. More Development 建造更多的新房子

- Increase number of housing units
 - 1,585 units cleared through environmental review
 - 1,250 in previous plan
- Would add \$\$\$ to \$\$\$\$ to land value



3. Community Benefits 區民可收到的公共的福利

<u>Major Amenities in Current Plan</u>	<u>Cost</u>
• Retail subsidy, including grocery	\$ - \$\$
• Parks	\$\$ - \$\$\$
• Streetscape	\$\$\$
• Economic Development	\$\$
• Subsidy for 25% On-Site Affordable Housing (compared with 15% City standard)	\$\$\$\$\$
• Historic Office Building	\$\$\$
• Public Art	\$

Note: Any changes to be based on community priorities

\$	\$\$	\$\$\$	\$\$\$\$	\$\$\$\$\$
<\$1 MILLION	\$1-5 MILLION	\$5-15 MILLION	\$15-30 MILLION	\$30+ MILLION

III. Questions & Answers

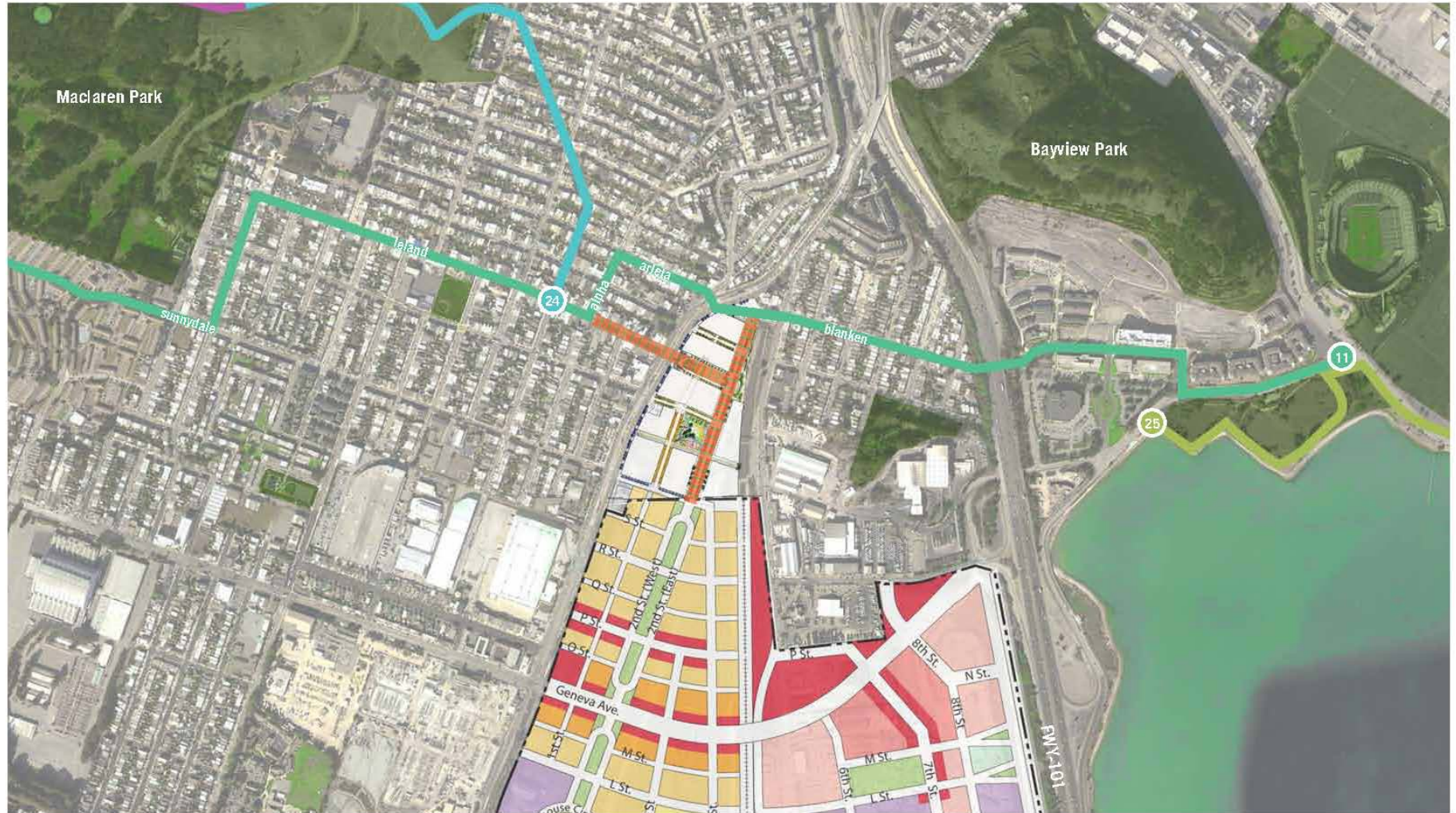
您的問題並回答



IV. On The Ground: Site Plan, Open Space & Urban Form

城市設計與綠色空間的設計

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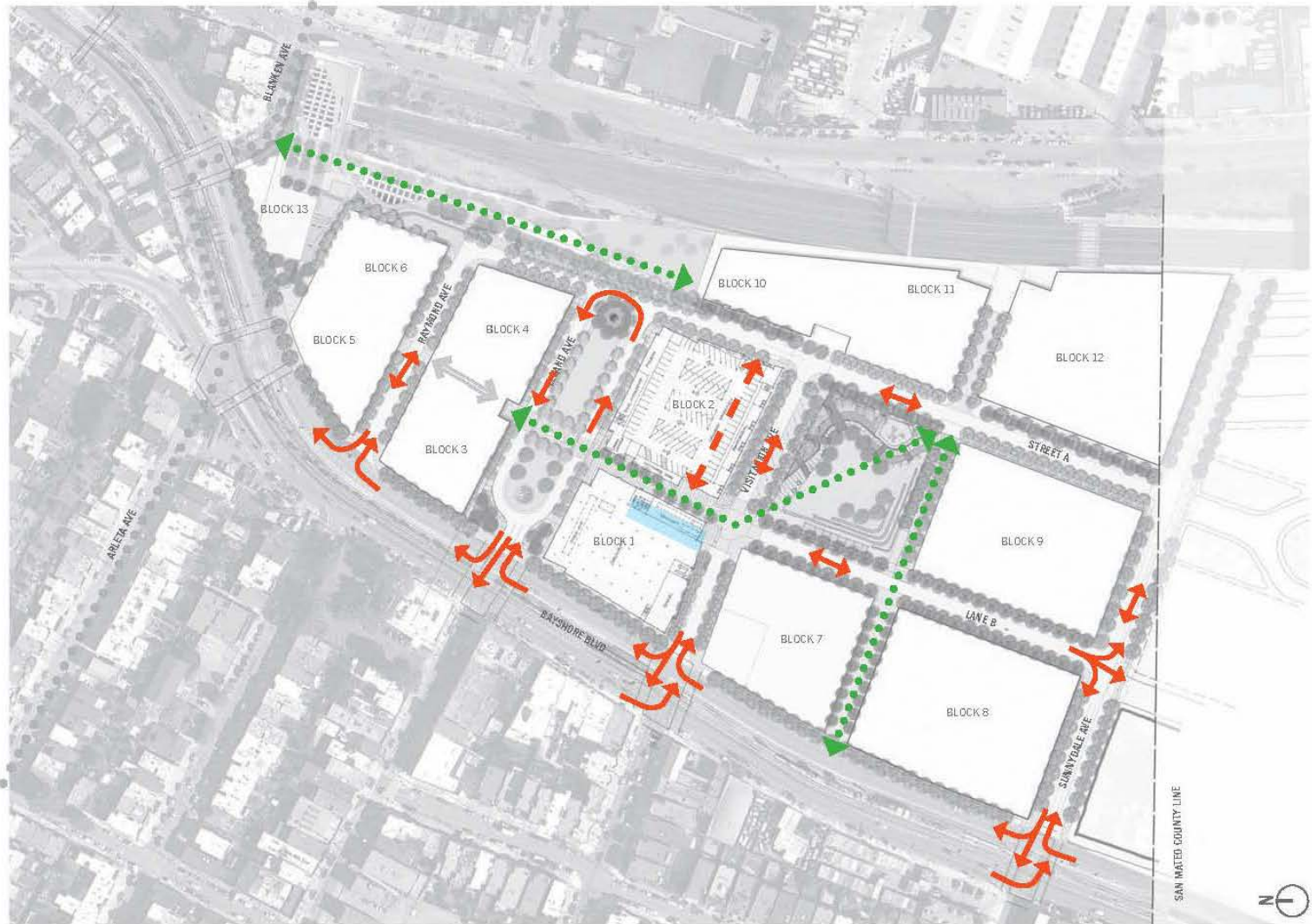
Overview

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Overall Open Space Plan

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Circulation Diagram

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Open Space & Streetscape Master Plan (0.95 acre)



Revised Plan (1.12 acres)

LEGEND

- 1 outdoor dining (user provided)
- 2 raised intersection
- 3 bioretention cells
- 4 autocourt
- 5 tai-chi plaza
- 6 seating steps
- 7 multiuse lawn
- 8 bioswale
- 9 playground (tot lot)
- 10 picnic area
- 11 (potential) restroom pavilion
- 12 the grove
- 13 windscreen trellis with seating
- 14 bridges
- 15 sculptural art
- 16 seat wall
- 17 path

* INCLUDING PEDESTRIAN MEWS SQUARE FOOTAGE



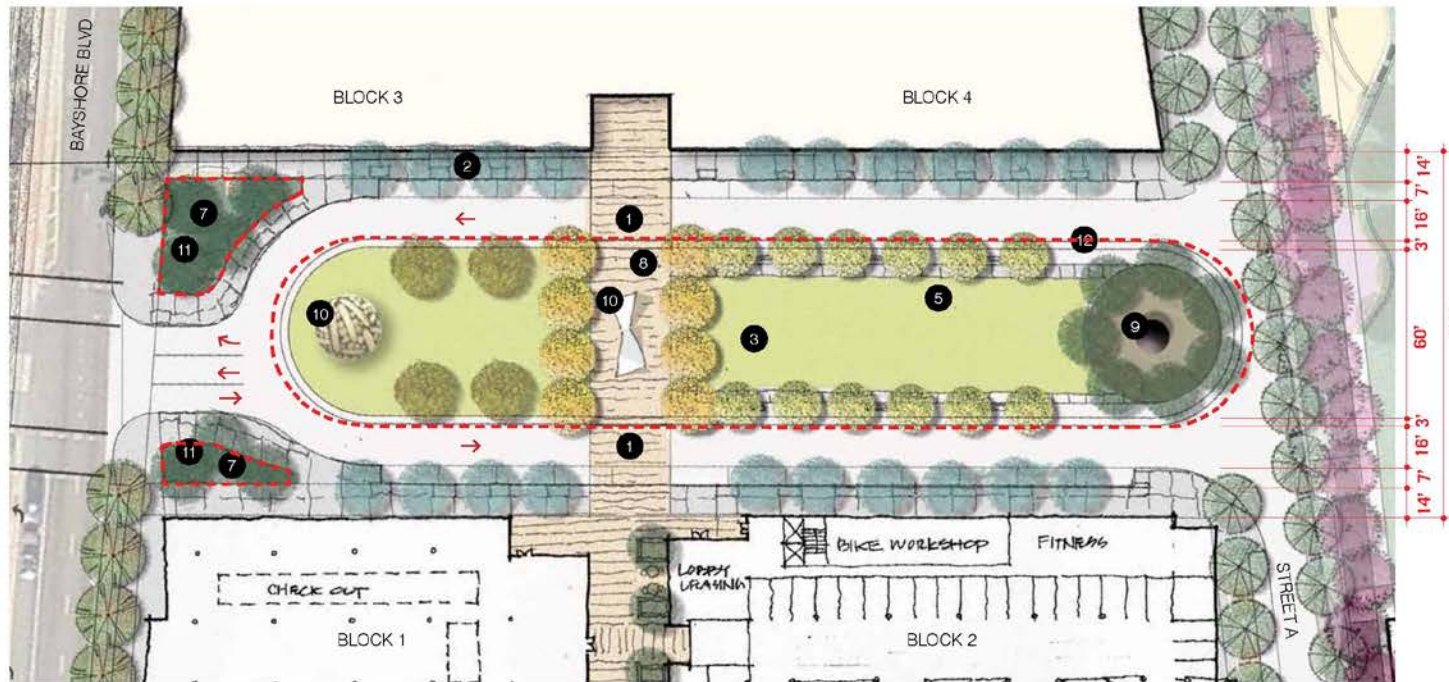
Central Park Program Comparison



OPEN SPACE & STREETScape MASTER PLAN NOVEMBER 2010

Central Park Visual Character

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LEGEND

- 1 raised crosswalk
- 2 bioretention cells
- 3 multiuse lawn
- 4 seating / play wall
- 5 picnic area
- 6 flower / strolling garden
- 7 rain garden
- 8 plaza
- 9 gazebo
- 10 art
- 11 windbreak grove
- 12 warning paver / roll up curb

Leland Greenway Option 1 (0.60 acres)

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Leland Greenway Option 2 (0.65 acres)

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Scale Comparison: Patricia's Green, Hayes Valley

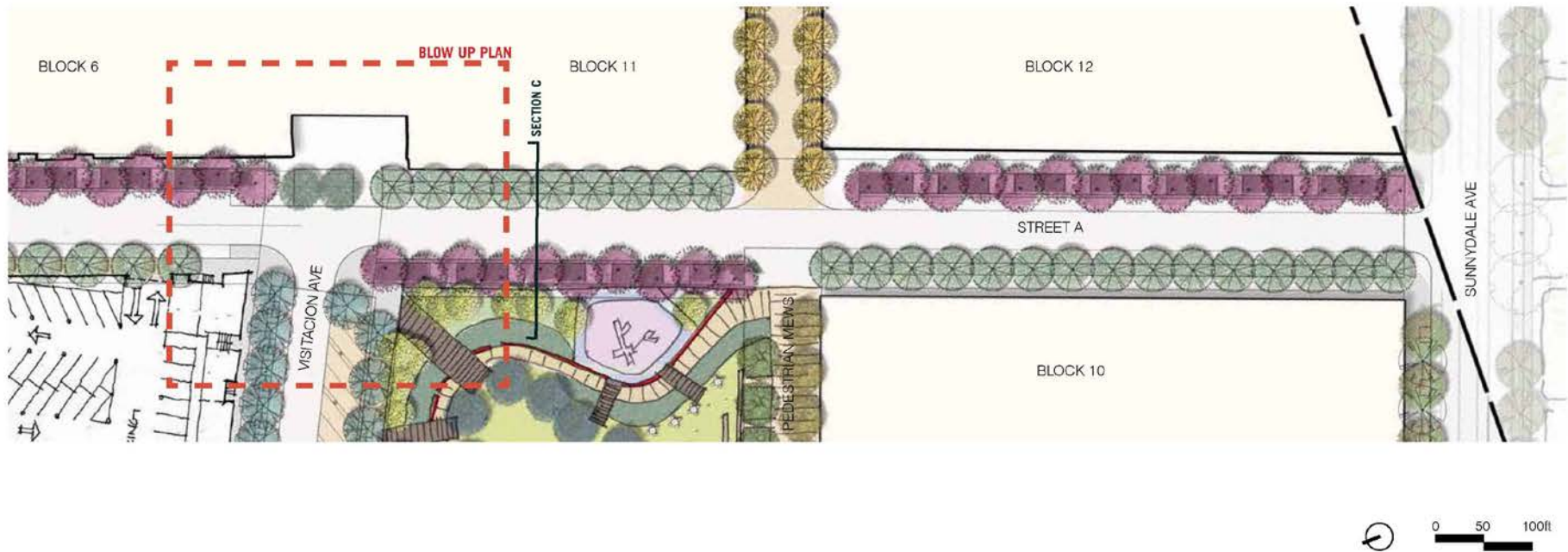
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OPEN SPACE & STREETCAPE MASTER PLAN NOVEMBER 2010
Not a part of project site

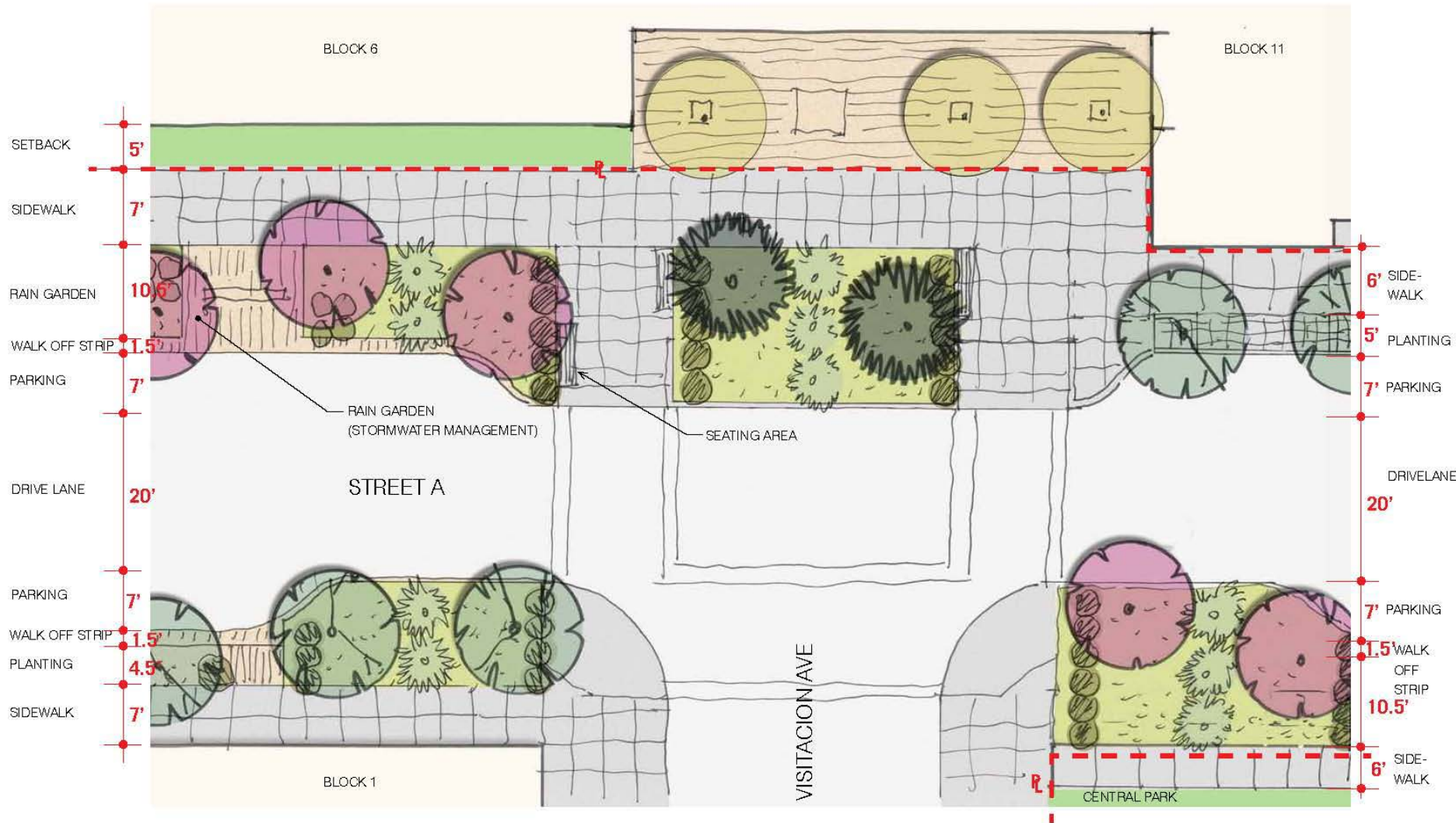
Blanken Park

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Baylands Connections at Street A

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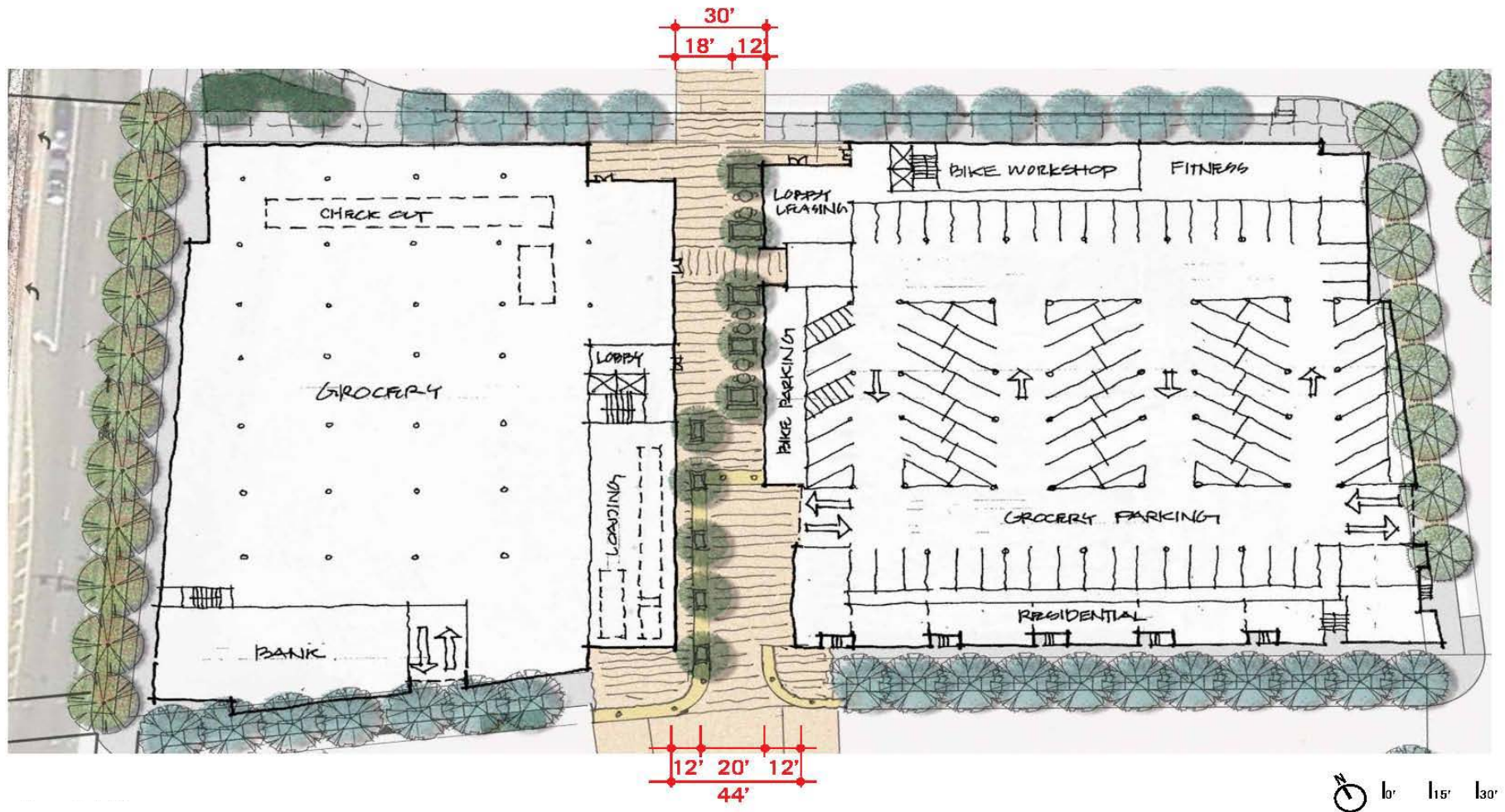
Street A Streetscape

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Phase I – Mixed Use

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Phase I Mixed Use

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Urban Grocery Stores



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Pedestrian Court at Ocean Avenue

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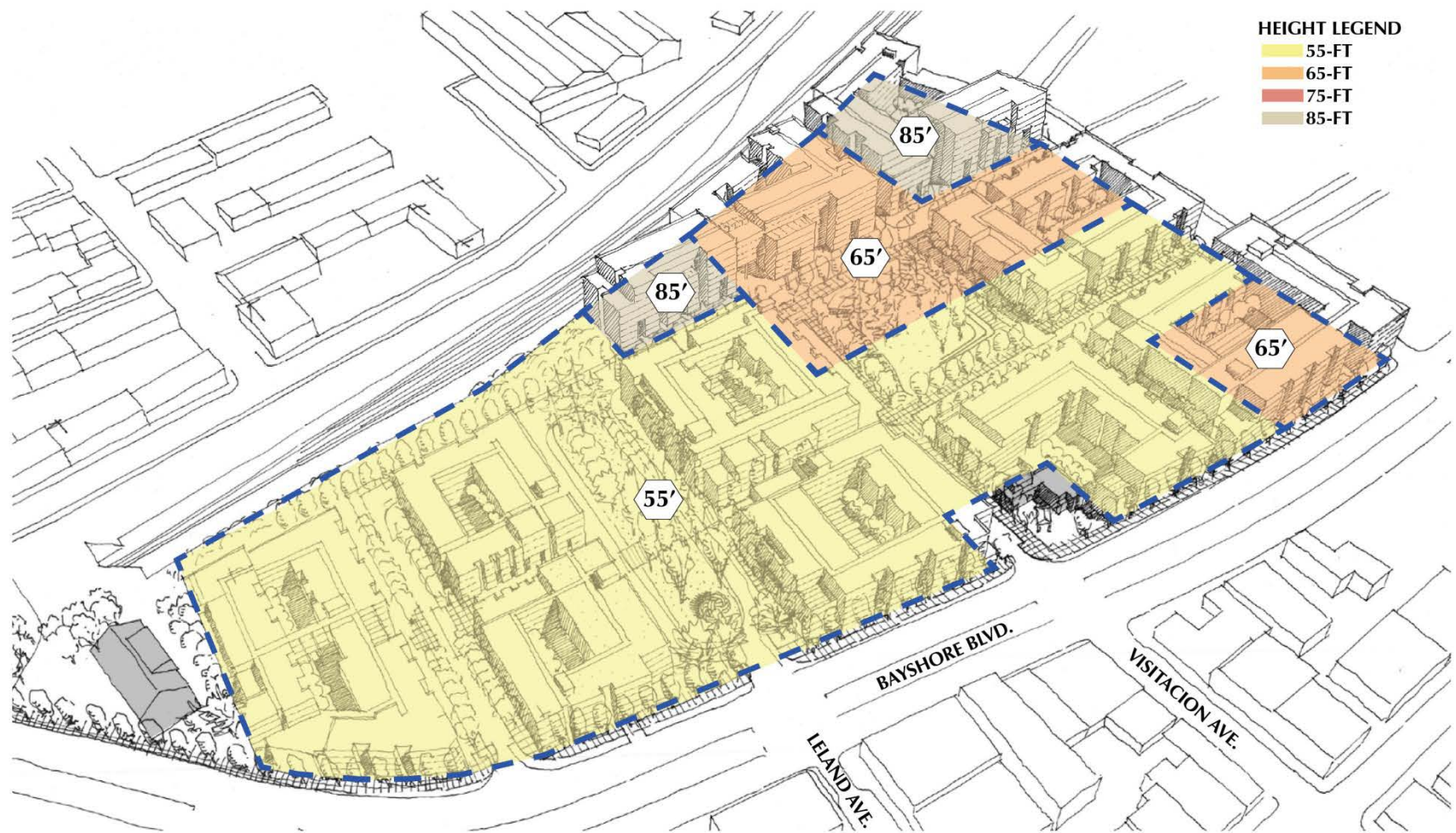
Aerial View

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Maximum Building Heights

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Maximum Building Heights from 2009 D4D

Group Discussion 小組討論

Please provide your input, with a focus on three key issues:

1. Leland Greenway Park: Please comment on Options 1 & 2 – what you like, what you'd change, what's most important to you about this space

兩個Leland街公園設計:你的評估和修改意見

2. Central Park or other open space elements

發展計劃內的中央公園設計

3. Distribution of Building Heights – how can these work best with neighborhood and with open space?

建築物高度的位置

V. Report backs & Feedback

小組報告



VI. Conclusion and Next steps

Community Meeting #3 – late Feb / early March

下一次社區會議: 二月或三月

- Final proposed changes to 2009 Plan and site
修改**2009年** 的文檔和設計
 - Final Phase 1 development proposal
第一期發展建議
 - Final projected costs and proposed funding tools
發展的資金和公共援助
- Fill out a evaluation / comment sheet
填寫您的意見表
 - Recap on Green Connections
回顧三藩市綠地聯繫的方案

Contact

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THANK YOU!

感謝您

