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?

- 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 +

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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) $$

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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

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3. Community Benefits

### Major Amenities in Current Plan

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<td>Streetscape</td>
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<td>Economic Development</td>
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<td>Subsidy for 25% On-Site Affordable Housing (compared with 15% City standard)</td>
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<td>Historic Office Building</td>
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*Note: Any changes to be based on community priorities*

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

城市設計與綠色空間的設計
Overall Open Space Plan
Circulation Diagram
Central Park Program Comparison
Central Park Visual Character
Leland Greenway Option 1 (0.60 acres)
VISITACION VALLEY / SCHLAGE LOCK

Leland Greenway Option 2 (0.65 acres)
Scale Comparison: Patricia’s Green, Hayes Valley
Blanken Park
Baylands Connections at Street A
Street A Streetscape
Phase I – Mixed Use
Phase I Mixed Use
Urban Grocery Stores
Pedestrian Court at Ocean Avenue
Aerial View
Maximum Building Heights
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
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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http://visvalley.sfplanning.org
THANK YOU!

感謝您