



# SAN FRANCISCO PLANNING DEPARTMENT

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## Visitacion Valley / Schlage Lock Advisory Body Meeting Summary

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The Advisory Body (AB) held its 8<sup>th</sup> meeting on Wednesday, **March 12, 2014**.

Attendees heard updates on: 1) formula retail; 2) open space softscape clarifications; and 3) questions on the community benefits and negotiated deal terms. The key points raised by Advisory Body members at the meeting are summarized below:

### Formula Retail

- Members clarified that they would like to see a public process to ensure that the community is able to review and comment on the specific formula retail tenant(s) being proposed (excluding the grocery formula retail). *Staff is crafting the final language and will discuss at the next meeting.*

### Open Space

- Staff clarified that 75% softscape was a symbolic number the community arrived at to represent that they wanted most of the parks to be green areas not including pedestrian access paths and courts/play areas in the calculation.
- Softscape includes green and permeable areas and not pedestrian access paths and courts/hard play areas.
- All three of the parks in the revised Open Space and Streetscape Master Plan do meet the 75% softscape (by making a small revision to the Visitacion Park that intersperses decomposed granite with plantings).

### Deal Terms and Community Benefits Discussion

- Does the development agreement stipulate that the grocery store have to be on the site for 15 years?  
*Staff Response: The intent is to have a grocery store continually in operation until at least the end of the DA's 15-year term, and grocery store leases are typically 10 to 15 years. The development agreement requires that the building on Parcel 1 be built with a space for a grocery store, so filling that space with any other user would be challenging and only happen as a last resort, if it were impossible to find a grocery store to stay in the space.*
- Does the DA include a process for the community to give input on the design of the buildings and the look of the place, given the changes being made to the D4D?  
*Staff response: The DA and/or design control documents will establish an ongoing community feedback process. City staff will share a more specific proposal for this process at future AB meetings.*
- Old Office Building:
  - Is the 25% community use a minimum or maximum? Can we increase it?

- *Staff response: 25% is a minimum, not a maximum. Allowing more flexibility around the other 75% of the building will reduce the risk of vacancy and make the rehabilitation more financially feasible.*
  - Will there be a subcommittee to help find and determine the community use?
    - *Staff response: The DA and/or design control documents will establish an ongoing community feedback process that will include feedback on the historic building. City staff will share a more specific proposal for this process at future AB meetings.*
  - Prefer to rehab earlier in the phasing - are there other funding sources for this?
    - *Staff response: As a result of what we heard at the community and AB meetings, the City negotiated with UPC to make stabilization of the historic building a near-term priority, but to have the complete rehabilitation happen later so that funding would be available to support higher priorities in the near term. Outside funding sources would likely be needed to make the rehabilitation happen sooner. The development agreement commits the City to cooperating with the developer's efforts to obtain subsidies like these.*
- Members want transit impact fees to benefit improvements beyond the T-Third - 8X and other lines are used significantly more in the neighborhood  
*Staff response: The DA will be revised to simply say that impact fees must be spent on local transit improvements. Closer to the time when the fee revenues come in, the City will get the community's feedback on how those funds should be spent.*
- Members would like an understanding of what has been funded to date, if anything, by Visitacion Valley impact fees, and of the process for spending the fees. How can the community participate?  
*Staff response: Approximately \$1.5 million in Visitacion Valley impact fees has been collected. Most of these funds have been spent on rehabilitating the library. The City will host meetings where the community will be able to provide feedback on how to spend the Visitacion Valley impact fees from Schlage Lock. City staff will share a more specific proposal for this process at future AB meetings.*