Visitacion Valley/Schlage Lock
訪谷區Schlage Lock工廠的重建計劃
Community Workshop #3
社區研討會
May 18, 2013
2013年5月18日週六
Agenda 議程

I. Welcome & where we are 歡迎與回溫
II. Invest in Neighborhoods program (OEWD) 市政府的社區投資計劃
III. Bringing it all together: site changes & new strategies 新的設計修改方法

I. Leland Greenway: programming revisions exercise 公園設施的設計

I. Report backs & feedback 小組報告與反意
II. Conclusion & next steps 結論及下一步
   a. Green Connections recap 綠地聯繫的方案
Where We Are…

• New financial reality requires changes to the site plan and public benefits program to spur transformation.
• Public process to ensure community priorities, urban design goals, and financial feasibility are balanced.

• TODAY: Synthesizing changes to site plan with new form & design strategies.
• 今天：討論發展計劃的設計與修改
Where We Are continued

- Community priorities and input
- Financial feasibility
- Good urban design and planning
January 2013 Community Workshop #2 Highlights

- Increased heights to increase feasibility is appropriate given careful design and ways to address impacts.
- Slight preference for Option 2 Leland Greenway.
- Want more information and understanding about the project economics.
II. Invest in Neighborhoods Program

市政府的社區投資計劃
**Baseline Services**
- City Hall Liaison
- Jobs Squad
- Citywide Vacancy Tracking
- Better Coordination of City Programs/Services
- OEWD Grants

**Commercial District Assessments**

**Toolkit and Customized Services**
### Vis Valley Survey
**Invest In Neighborhoods Potential Projects**
Invest In Neighborhoods aims to strengthen and revitalize neighborhood commercial districts that will be economically thriving, safe, resilient, sustainable, and meet the needs of local residents.

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<tr>
<th>Business Attraction</th>
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<td>Attract a new business, to an existing vacancy which sales affordable goods, attracts foot traffic, is accessible to all ages and could potentially stay open later. Potentially a pizzeria.</td>
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<th>Small Business Retention/Technical Assistance</th>
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<td>Identify businesses that could benefit from our new small business retention program. Through this businesses will define achievable goals and will receive one on one consulting with potential funding for physical improvements. Consulting advise will include operations and marketing.</td>
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<th>Other Projects</th>
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<td>Identify opportunities to compliment projects along the corridor. The intent is that these projects could become catalysts for Leland.</td>
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<th>Comments or Ideas</th>
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III. Bringing it all together: final site changes & new strategies

新的設計修改方法
Revised Site Plan

2009 Original 原前的

Revised 修改過
ISSUE: Changes to streets and pathways
STRATEGY: Visually and physically open paths
ISSUE: Changes to streets and pathways
STRATEGY: Well-designed pedestrian pathways
ISSUE: Inactive garage facade

STRATEGY: Green and sculptured wall
VISITACION VALLEY / SCHLAGE LOCK

Street A Block 2 Wall Treatment Precedents

My 8th, 2013

Street A Block 2 Wall Treatment Precedents
ISSUE: Project feasibility / revenue

Previous height limits - 1250 units in Schlage
STRATEGY: Increase height limits strategically

Proposed height changes - 429 additional units
ISSUE: Active streets / pedestrian experience

STRATEGY: Ground floor retail requirements
Residential entry requirements
ISSUE: Bulky and large buildings

STRATEGY: Dynamic and varied façades
ISSUE: Topography of the area; visual interest

STRATEGY: Varied rooflines and profiles
ISSUE: Topography of the area; visual interest

STRATEGY: Minor height exemptions at key corners
Issue: New/ increased shadows on public space

Summer Solstice
Issue: New/ increased shadows on public space
ISSUE: Increased shadows; visual interest
STRATEGY: Required & recommended stepbacks
ISSUE: Increased shadows; visual interest
STRATEGY: Required & recommended stepbacks

Basic building massing

Upper floor stepbacks
ISSUE: Break up large building walls
STRATEGY: Façade increments, color, windows and material changes.
ISSUE: Break up large building walls continued

STRATEGY: Wall notches and recesses
Step back above retail
Varied roofline
Color & material change
Ground floor retail
III. Questions & Answers

您的問題並回答
V. Leland Greenway: Programming Revisions
V. Report backs & Feedback

小組報告
VI. Conclusion and Next steps

• Final Meetings:
  – Community Meeting #4 – June/July 第四社區會議 - 6月或7月
    • Project Economics: Costs & Draft Funding Tools
  – Final AB meeting – June/July 最後的社區代表小體會議 - 6月或7月
    • Final package of changes

• Fill out a evaluation / comment sheet
  • 填寫您的意見表

• Green Connections recap
  • 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