

# VISITACION VALLEY / SCHLAGE LOCK

## 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

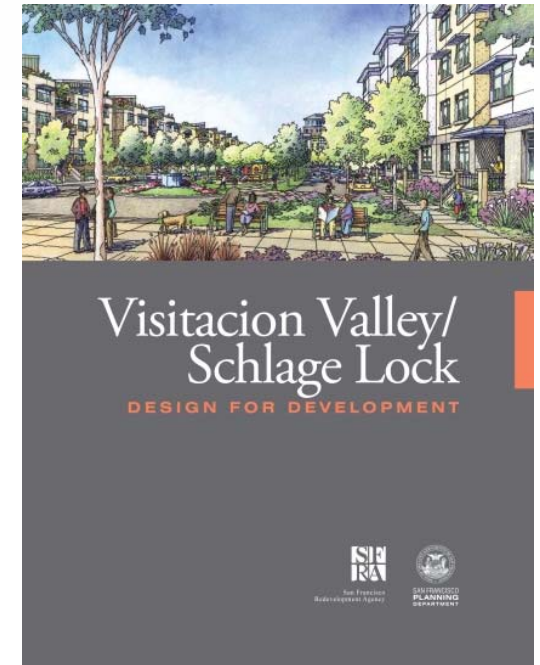
- I. Welcome & where we are 歡迎與回溫
- II. Invest in Neighborhoods program (OEWD) 市政府的社區投資計劃
- III. Bringing it all together: site changes & new strategies  
新的設計修改方法
  - I. Leland Greenway: programming revisions exercise  
公園設施的設計
  - I. Report backs & feedback 小組報告與反意
  - II. Conclusion & next steps 結論及下一步
    - a. Green Connections recap 綠地聯繫的方案



# VISITACION VALLEY / SCHLAGE LOCK

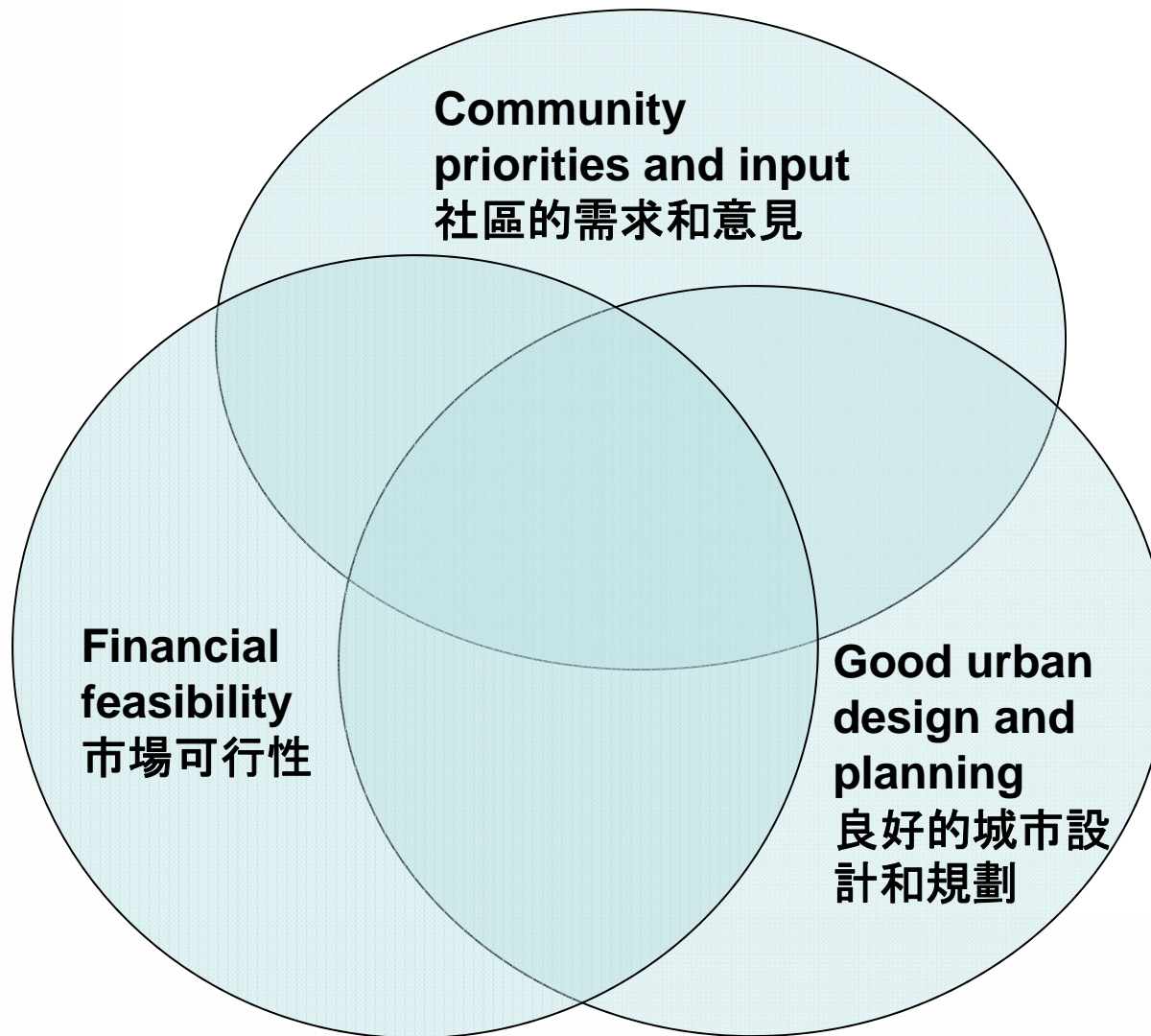
## Where We Are...

- 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

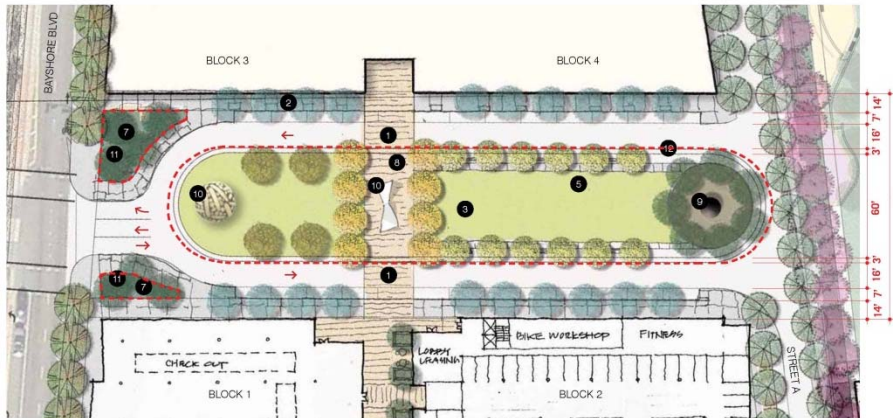


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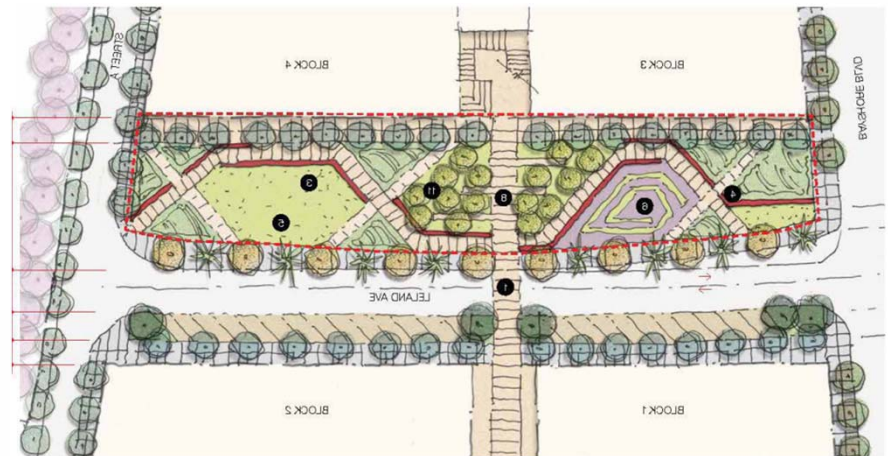
## January 2013 Community Workshop #2 Highlights

- 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.

### Option 1



### Option 2 PREFERRED



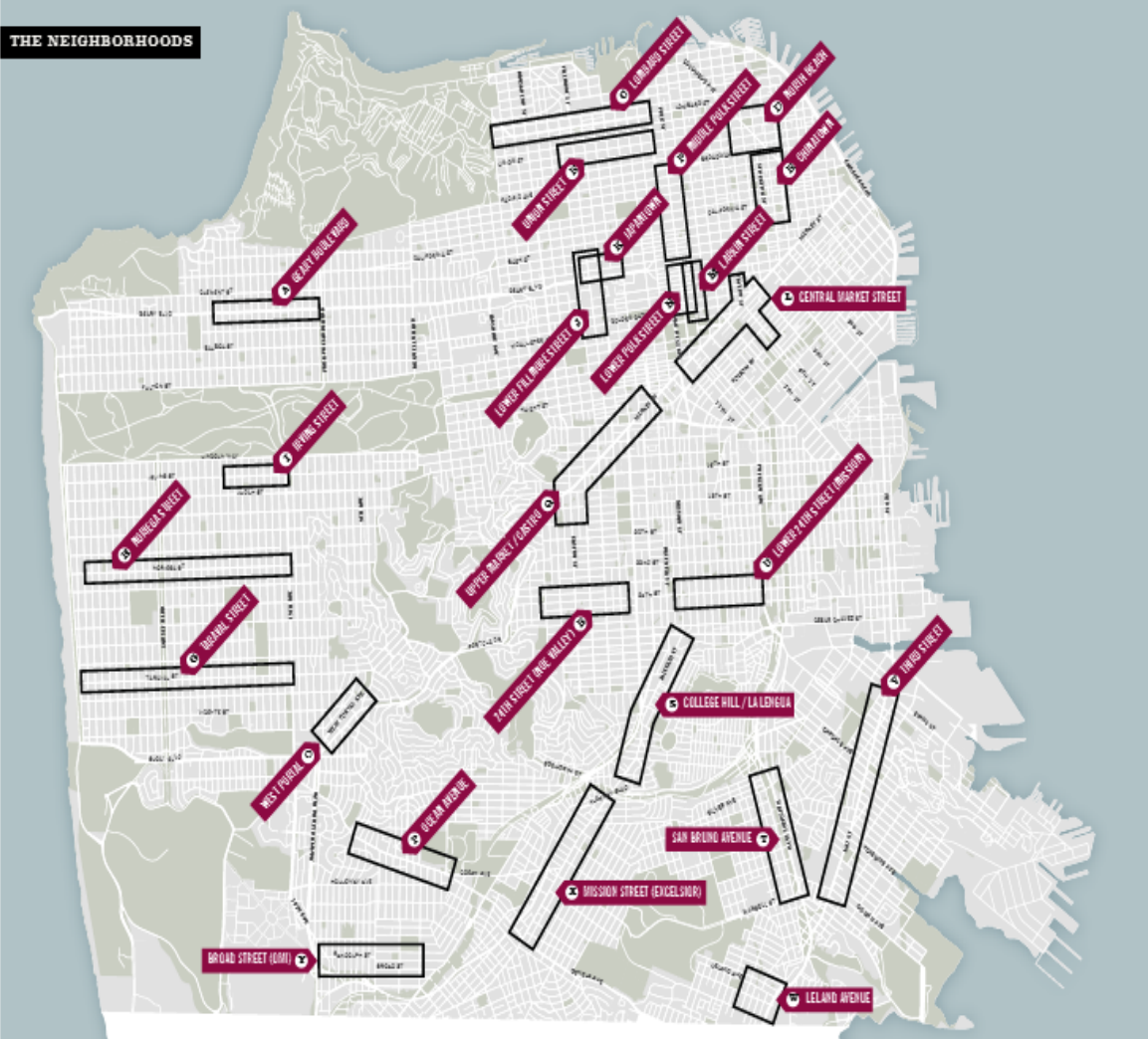
The seal of the City and County of San Francisco is a large, faint watermark in the background. It features an eagle with spread wings at the top, a shield with a sunburst in the center, and two figures on either side of the shield. The text "SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO" is written around the perimeter. At the bottom, there are three banners with the text "ORO EN PAZ", "FIERRO", and "EN GUERRA".

## **II. Invest in Neighborhoods Program**

**市政府的社區投資計劃**



## THE NEIGHBORHOODS



*Invest in Neighborhoods* has identified 25 neighborhood commercial districts that were selected based on input from community members, City staff, members of the Board of Supervisors, and the Mayor. Priority was given to neighborhoods demonstrating economic need, potential for economic growth, and/or existing social capital. Additional commercial districts may be added to the program in subsequent fiscal years, particularly as some phase one corridors achieve economic and community development goals and 'graduate' from the program.

NEIGHBORHOOD CORRIDOR	DISTRICT	NEIGHBORHOOD CORRIDOR	DISTRICT	NEIGHBORHOOD CORRIDOR	DISTRICT
Geary Boulevard	1	Lower Fillmore Street (Western Addition)	5	College Hill / La Lengua	8 / 9
Union Street	2	Japantown (Western Addition)	5	San Bruno Avenue (Portola)	9
Lombard Street	2	Central Market	6	Lower 24th Street (Mission)	9
North Beach	3	Larkin Street	6	Third Street (Bayview)	10
Chinatown	3	Lower Polk Street	6	Leland Avenue (Vistacion Valley)	10
Middle Polk Street	3	West Portal	7	Mission Street (Excelsior)	11
Taraval Street (Sunset)	4	Ocean Avenue (DMU)	7	Broad Street (DMU)	11
Noriega Street (Sunset)	4	Upper Market / Castro (Castro)	8		
Irving Street (Sunset)	4	24th Street (Nob Valley)	8		

For the specific geographic boundaries of each commercial district, please visit [oaid.org](http://oaid.org)

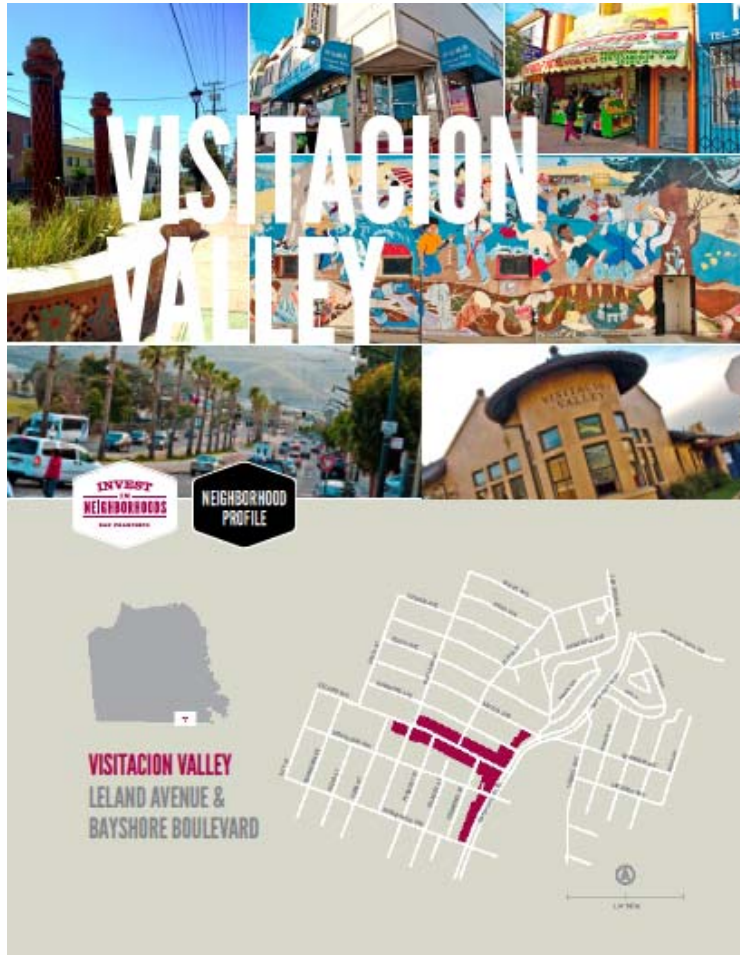
# INVEST IN NEIGHBORHOODS

SAN FRANCISCO



- 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

# VISITACION VALLEY /



## 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.



### Business Attraction



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.

What other 3 types of businesses would you like to see?

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### Small Business Retention/Technical Assistance



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.

What 3 businesses do you think would benefit from this program?

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### Other Projects



Identify opportunities to compliment projects along the corridor. The intent is that these projects could become catalysts for Leland.

Comments or Ideas

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## **III. Bringing it all together: final site changes & new strategies**

新的設計修改方法

# VISITACION VALLEY / SCHLAGE LOCK

## Revised Site Plan

2009 Original 原前的



Revised 修改過

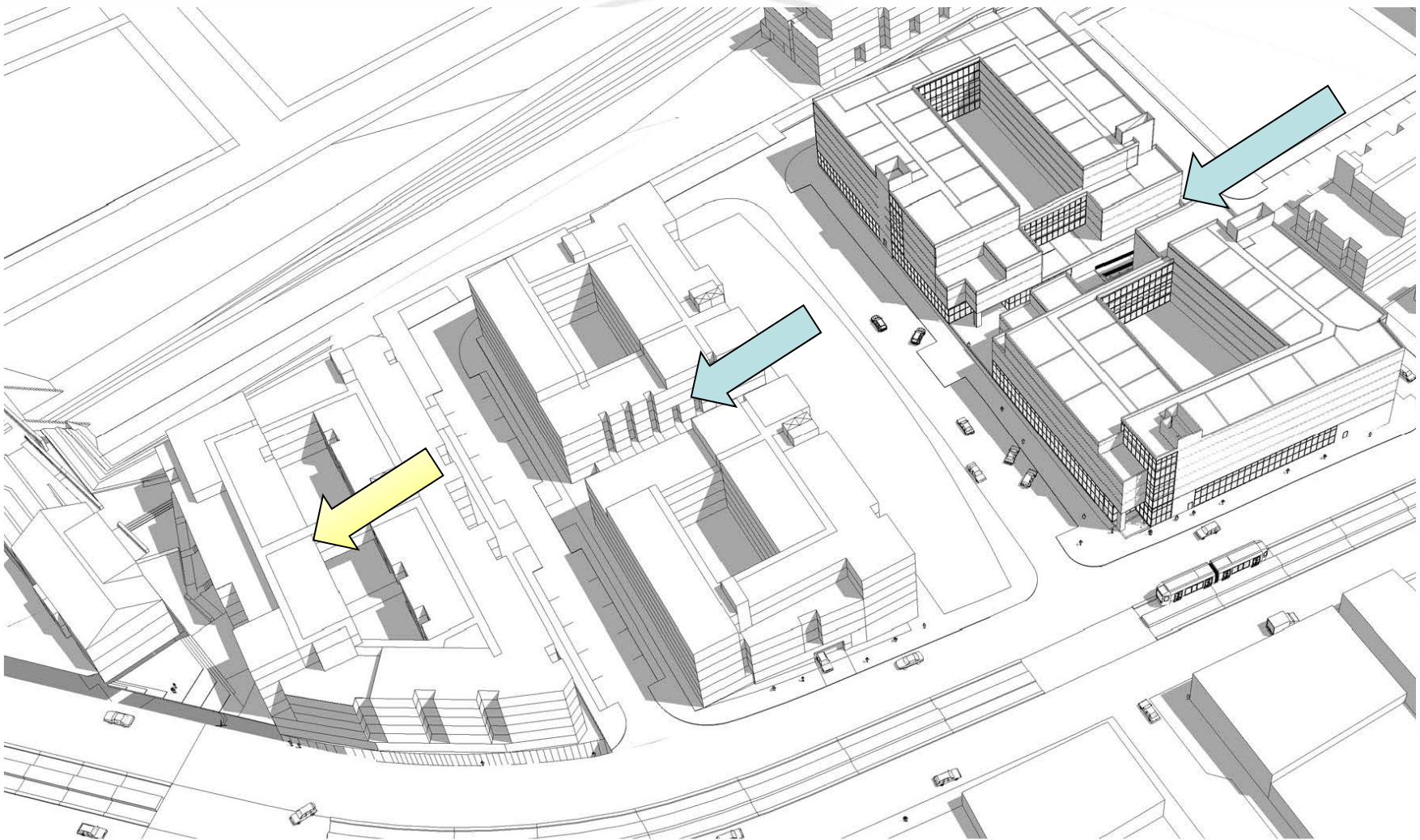




# VISITACION VALLEY / SCHLAGE LOCK

**ISSUE:** Changes to streets and pathways

**STRATEGY:** Visually and physically open paths





# VISITACION VALLEY / SCHLAGE LOCK

**ISSUE:** Changes to streets and pathways

**STRATEGY:** Well-designed pedestrian pathways

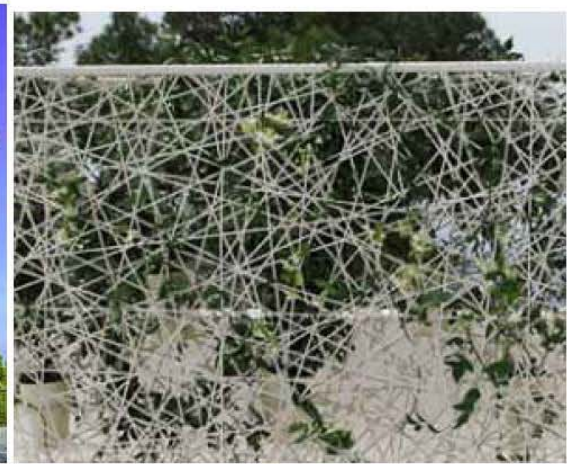




# VISITACION VALLEY / SCHLAGE LOCK

**ISSUE:** Inactive garage facade

**STRATEGY:** Green and sculptured wall

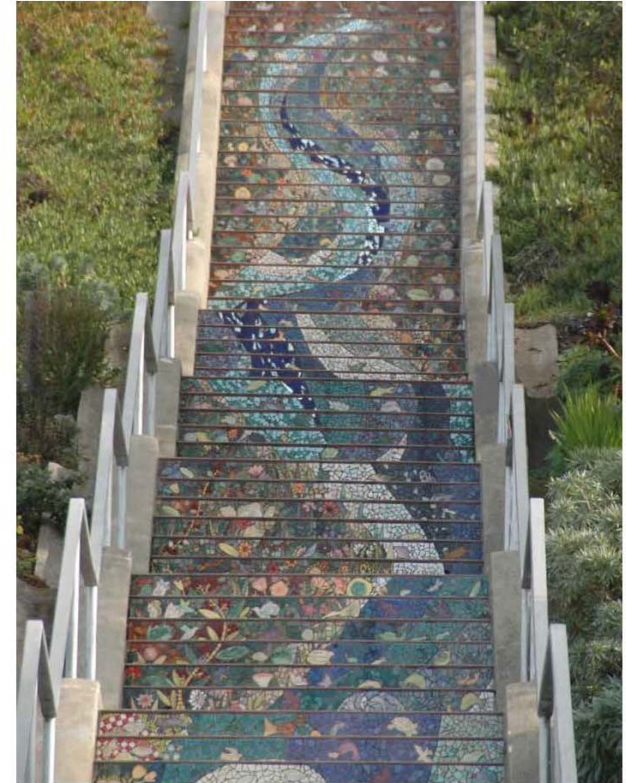




# VISITACION VALLEY / SCHLAGE LOCK



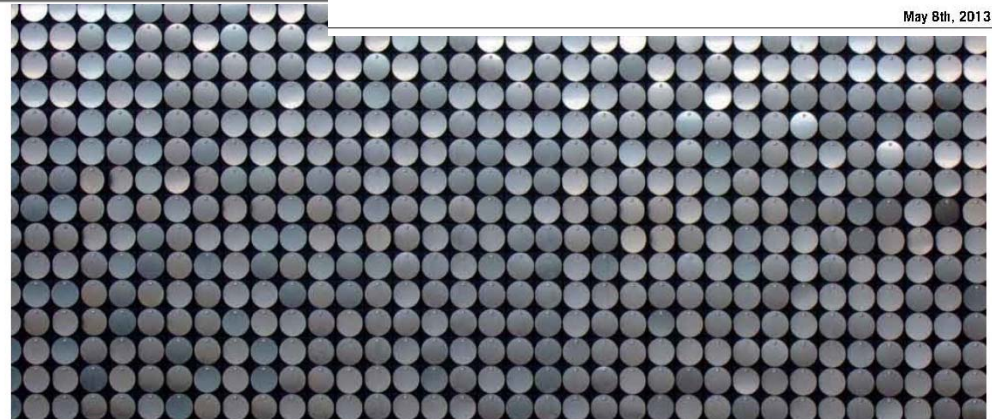
Street A Block 2 Wall Treatment Precedents



May 8th, 2013



Street A Block 2 Wall Treatment Precedents

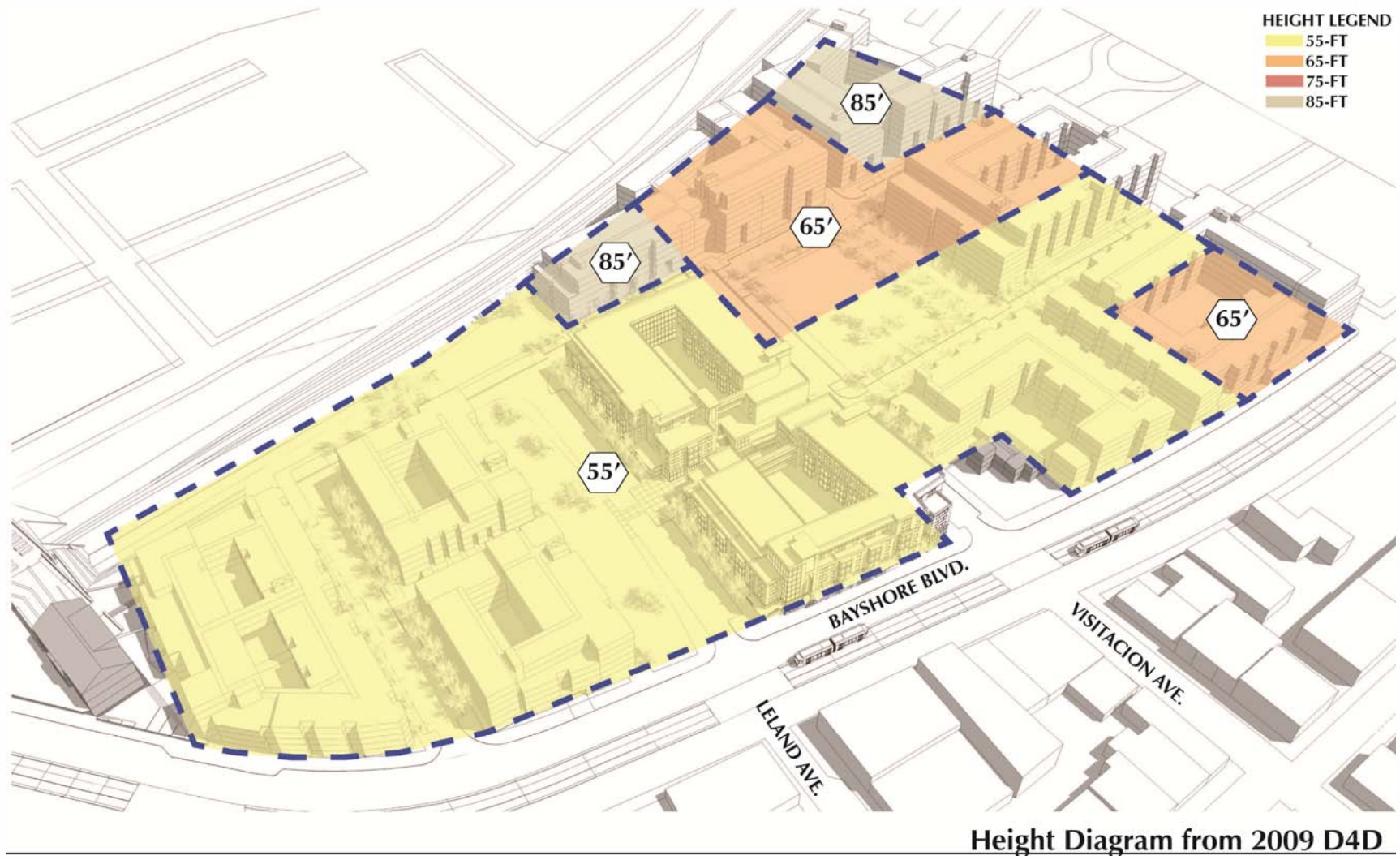


Ned Kahn Wind Sculpture



# VISITACION VALLEY / SCHLAGE LOCK

## ISSUE: Project feasibility / revenue



**Previous height limits - 1250 units in Schlage**

# VISITACION VALLEY / SCHLAGE LOCK

**STRATEGY: Increase height limits strategically**



**Proposed height changes - 429 additional units**



## VISITACION VALLEY / SCHLAGE LOCK

**ISSUE:** Active streets / pedestrian experience  
**STRATEGY:** Ground floor retail requirements  
Residential entry requirements





# VISITACION VALLEY / SCHLAGE LOCK

**ISSUE:** Bulky and large buildings

**STRATEGY:** Dynamic and varied façades





# VISITACION VALLEY / SCHLAGE LOCK

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





## VISITACION VALLEY / SCHLAGE LOCK

**ISSUE:** Topography of the area; visual interest

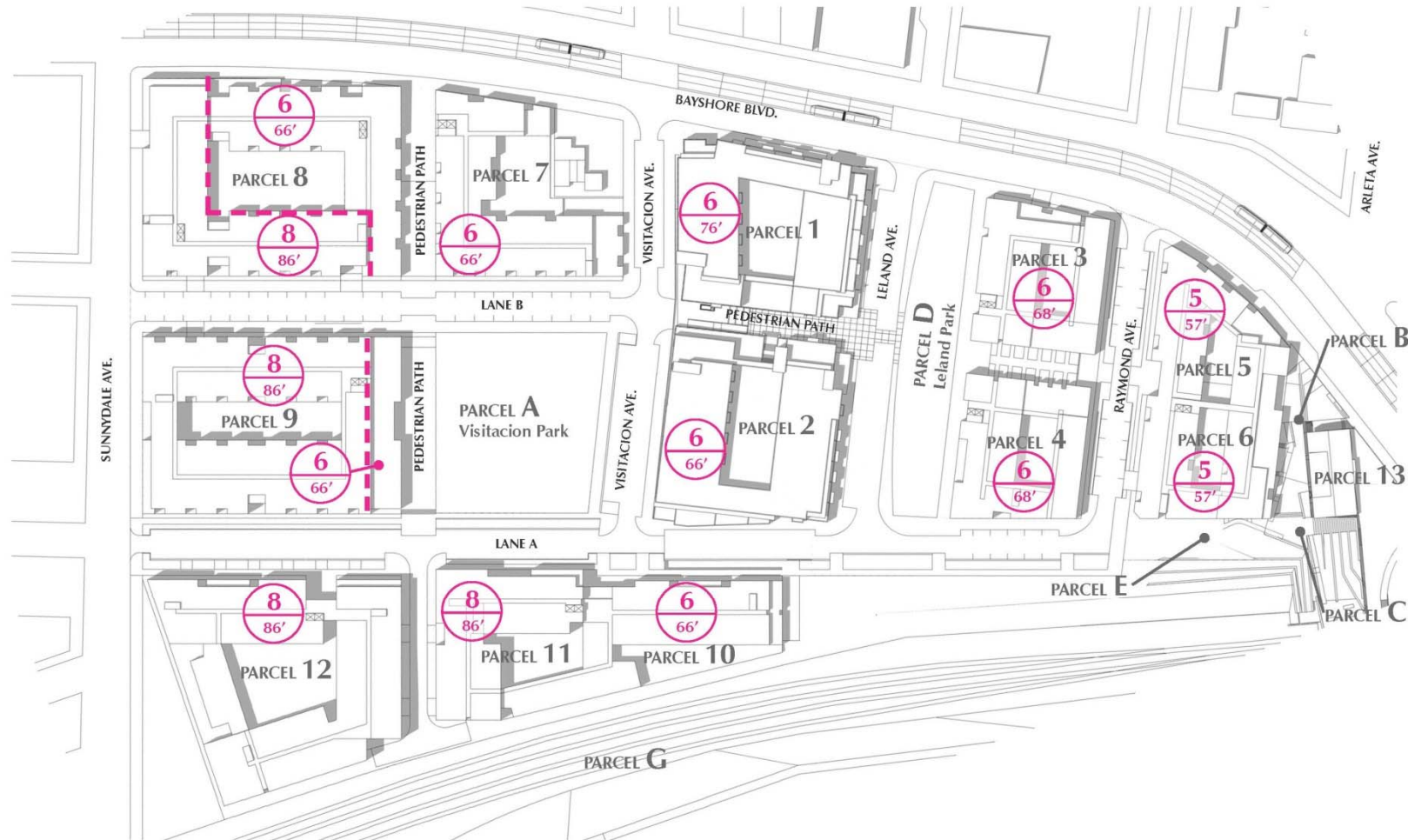
**STRATEGY:** Minor height exemptions at key corners





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**Issue: New/ increased shadows on public space**

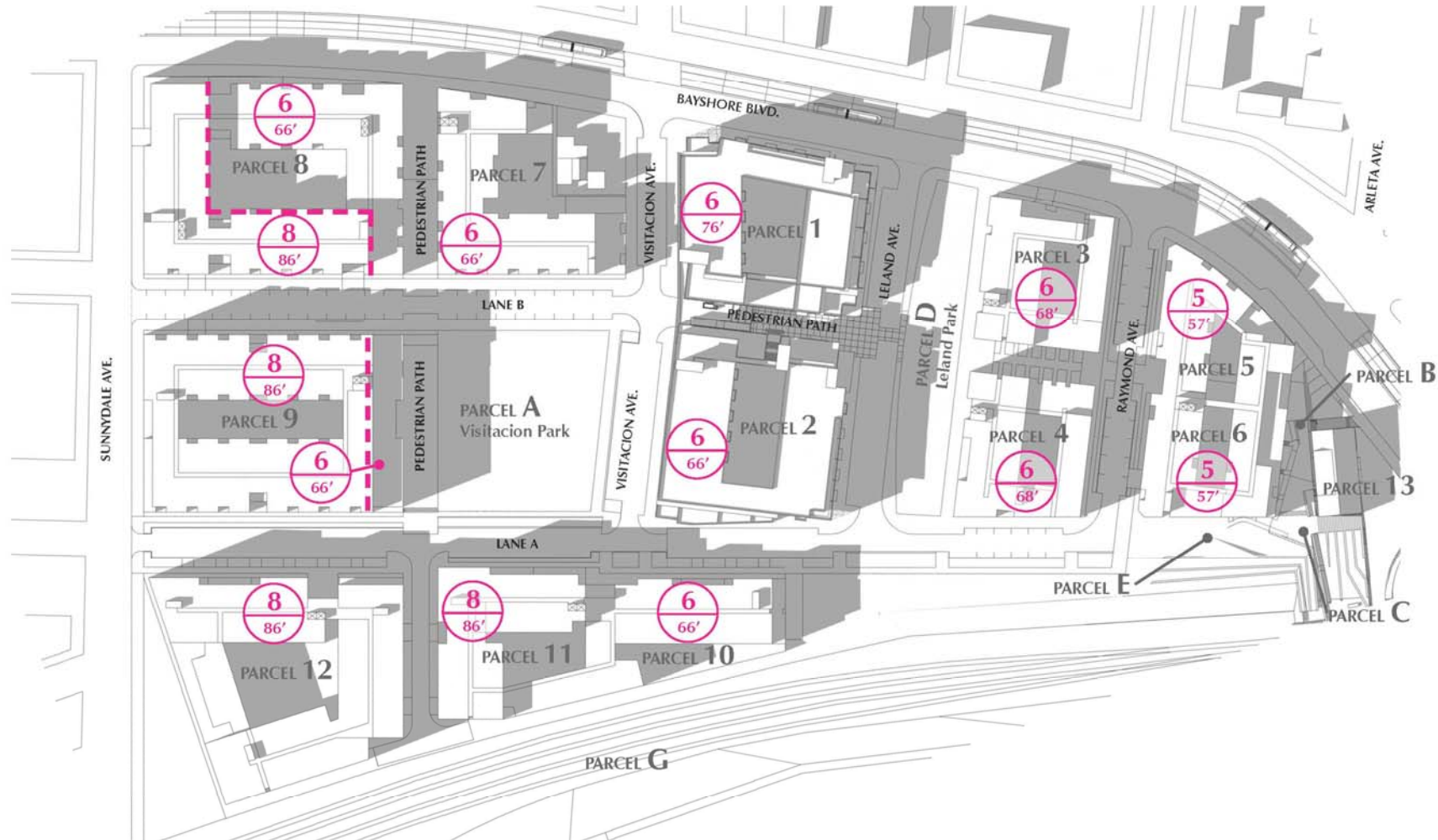


Universal Paragon Corporation Visitacion Valley/Schlage Lock  
May 18, 2013

**Summer Solstice**

# VISITACION VALLEY / SCHLAGE LOCK

**Issue: New/ increased shadows on public space**





# VISITACION VALLEY / SCHLAGE LOCK

**ISSUE:** Increased shadows; visual interest

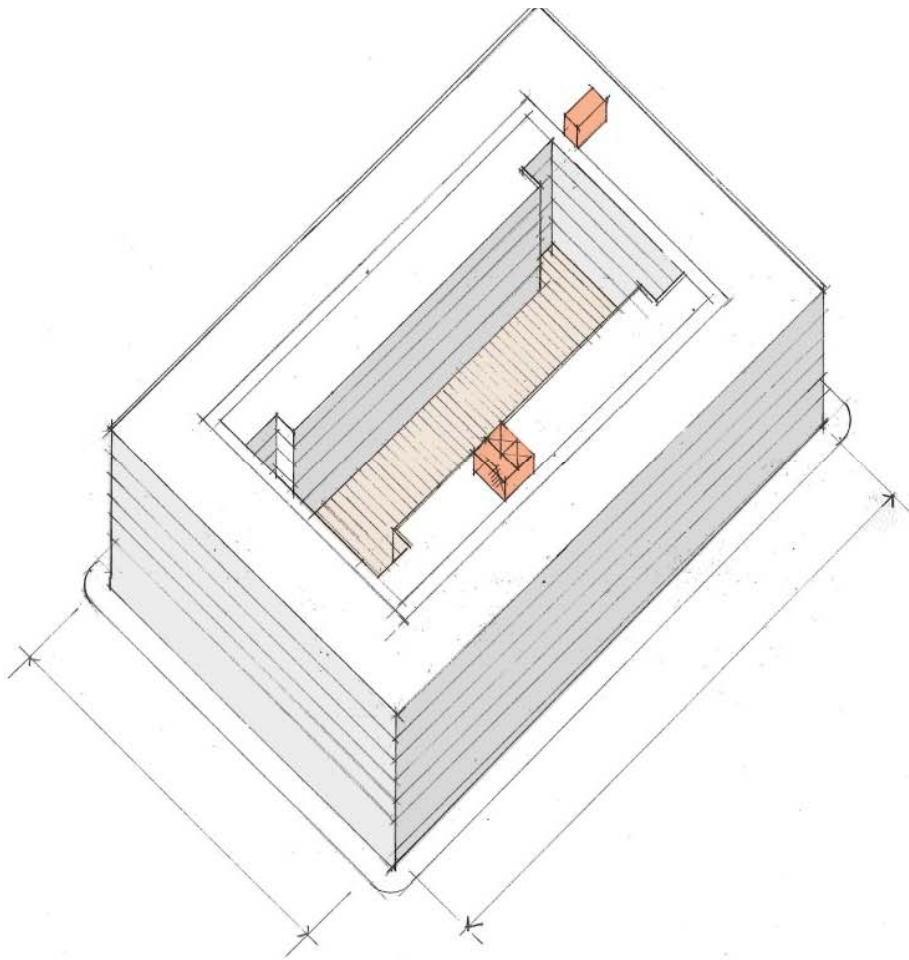
**STRATEGY:** Required & recommended stepbacks



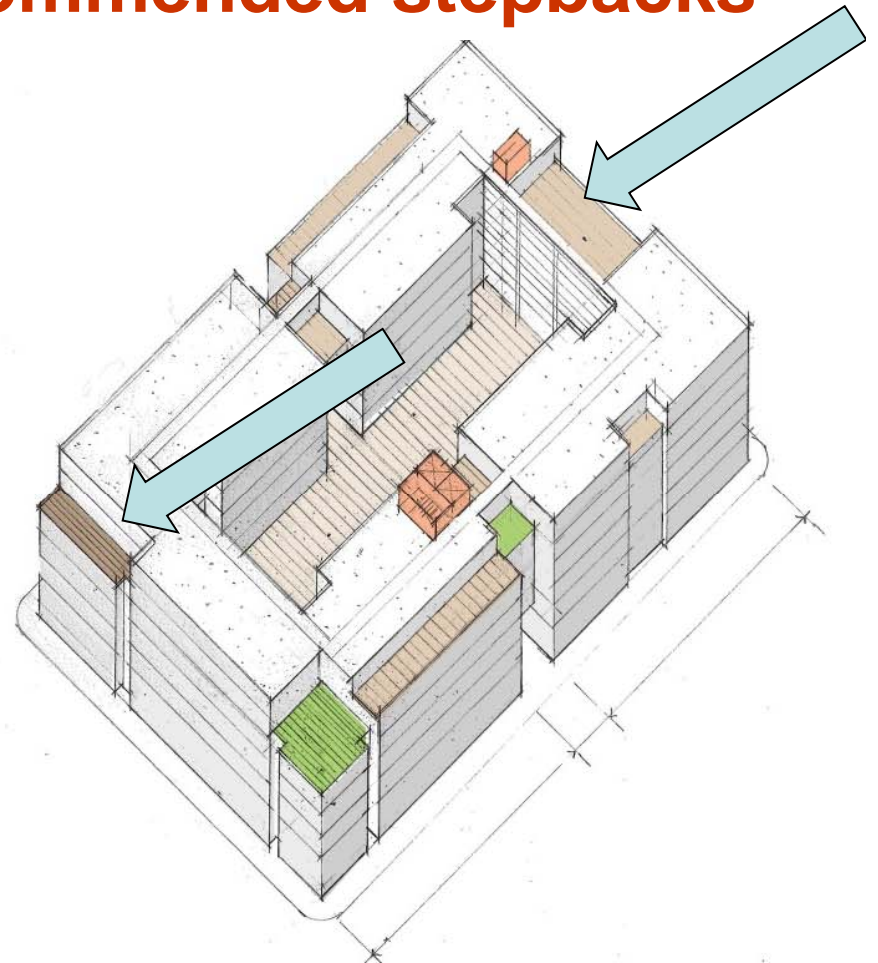
# VISITACION VALLEY / SCHLAGE LOCK

**ISSUE:** Increased shadows; visual interest

**STRATEGY:** Required & recommended stepbacks



**Basic building massing**



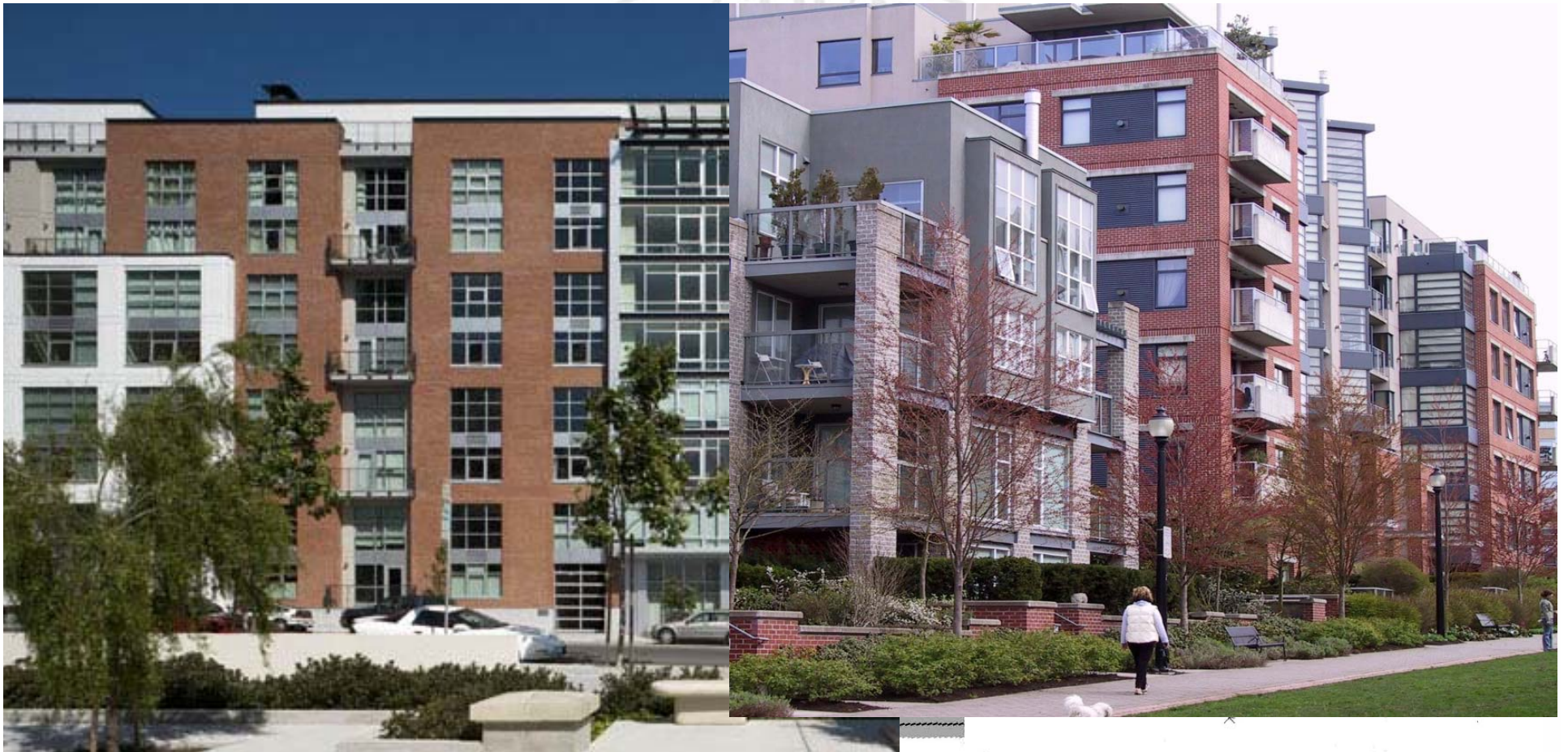
**Upper floor stepbacks**



## VISITACION VALLEY / SCHLAGE LOCK

**ISSUE:** Break up large building walls

**STRATEGY:** Façade increments, color, windows and material changes.





## VISITACION VALLEY / SCHLAGE LOCK

**ISSUE:** Break up large building walls continued  
**STRATEGY:** Wall notches and recesses





# VISITACION VALLEY / SCHLAGE LOCK



### III. Questions & Answers

您的問題並回答





The seal of the City and County of San Francisco is visible in the background, featuring an eagle with spread wings perched atop a shield, flanked by two figures, and the text "THE CITY AND COUNTY OF SAN FRANCISCO" around the perimeter.

## **V. Leland Greenway: Programming Revisions**

**綠道聯繫計劃的變化**

## 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

### **SF Planning Department**

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<http://visvalley.sfplanning.org>



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THANK YOU!

