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

Community Workshop #4
社區研討會

March 22, 2014
2014年3月22日週六
Agenda 議程

I. Welcome & Overview 歡迎與回溫

II. Development Agreement 開發計劃合約

III. Next Steps & Meeting Evaluation 下一步及會議評估

IV. Stations, Food & Celebration 話題小站,小餐,慶祝
Background Reminder

- 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: revisit SFRA Plan
STATE BUDGET HOLES

HISTORIC REDEVELOPMENT

PLANS
Why & What We Are Doing:

- **Why**: New financial reality required changes to the 2009 Plan and the community benefits.
- **What**: Wrapping up public process to revise the plan.

- **TODAY**: Reminder of changes made through community process and negotiations.
Community priorities and input
社區的需求和意見

Balance all three

Financial feasibility
市場可行性

Urban design and planning requirements
良好的城市設計和規劃

VISITACION VALLEY / SCHLAGE LOCK
Where We’ve Been: Meeting #1 Community Priorities

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. Old Office Building
Where We’ve Been: Meeting #1 Site Plan Changes

2009 Original 原前的

Revised 修改過
Where We’ve Been: Meeting #2 Park Changes

- Two park configurations: slight preference for Option 2 Leland Greenway.

Option 1

Option 2
Where We’ve Been: Meeting #2 Height Changes

• Increased heights strategically to increase feasibility

1250 units

429 additional units
Meeting #2: Rules and Guidelines to avoid these:
...And require these: good design, green walls, variety, pedestrian experience, roof modulations...
and these: set backs, break bulk, incorporate color, material and window changes, etc.
Step back above retail
Varied roofline
Color & material change
Ground floor retail
Where We’ve Been: Meeting #3 Leland Greenway

• Key Feedback:
  – Important to have good park amenities and wind protection.
  – Top Ideal Amenities:
    1. Children-play space.
    2. Sitting Spaces.
    3. Picnic area and seating near the playground.
    4. Pagoda / pavilion / gazebo / pergola type feature.
    5. Multi-use space.
    6. Flower / sculptured / rain garden and trees
    7. Public art / graffiti / mural
II. Development Agreement
III. Next steps & Meeting Evaluations

Schedule:
- Board Introduction - April
- Planning Commission Initiation Hearing – April
- Several informational hearings at the Board & Commission

Future opportunities for input on phases, design and formula retail, generally:
- Before applications: pre-application meeting
- After applications: official notice for opportunity to comment.
IV. Stations

1. Development Agreement 開發計劃合約
2. Parks and Open Space 公園和公共空間
3. Urban Form 計劃的規劃和設計
4. Site Remediation & Clean Up 廠址環境清理
Contact

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

http://visvalley.sfplanning.org
THANK YOU!