Visitacion Valley / Schlage Lock
Land Use & Economic Development Committee
June 30, 2014
Presentation Overview

I. Background & Context
II. Proposed Changes to 2009 Plans
III. Development Agreement Highlights
IV. Next Steps
Project Context
Transit Context
2009 Adopted Redevelopment Plan - Goals & Objectives

1. Mix of uses, new stores & grocery
2. Environmental sustainability
3. Pedestrian-oriented: connect the neighborhood, improve Bayshore
4. Alternative transportation
5. Open spaces for community
6. New housing for a range of incomes and households.
7. Gateway: use good design for buildings, streets and parks.
8. Encourage new investment, and revitalize Leland Avenue.
2009 Development Commitments

REDEVELOPMENT PLAN

Affordable Housing
Workforce Hiring
Business Improvement & Assistance
Parks
Community Center
Circulation Improvements
Historic Commemoration
II. Proposed changes to 2009 Plan & Implementation Documents

- Community priorities
- Financial feasibility
- Good urban design and planning
2012-2014 Community Engagement Process

- 4 Community Meetings
- 10 Advisory Body meetings to date
Community process informed changes

Community Priorities

Top 5 Priorities
1. Grocery store
2. Parks / Open Space
3. Circulation Improvements
4. Retail
5. Affordable housing
Key Changes

- Increased heights
- Increased density
- Modified parks location and configuration
- Reduced commercial square footage
- Updated design controls & building standards
- Adjusted parking
- New zoning
- Review process
- New & revised implementation documents
Change: Heights and density

- Increased heights strategically to increase feasibility

1250 units

429 additional units
Change: Parks location modified

2009 Original

Revised
Change: Leland Greenway configuration and programming
Change: Reduced commercial square footage

- From 105,000 to 46,700 square feet max.
Changes: Design controls, standards and guidelines

- Require active ground floor frontages & well-designed paths
Changes: design controls, standards and guidelines

- Required set backs at upper floors
Changes: design controls, standards and guidelines

• Façade increments, notches, recesses & varied architectural style
Changes: Zoning, Formula retail, and Parking

- Zoning: from M-1/M-2 (industrial) to Mixed Use General (MUG).

- Formula retail: 30-day notice; ability for the public to request a meeting; Planning Director/administrative approval.

- Parking: simplified and increased the allowance for grocery store uses:

<table>
<thead>
<tr>
<th>Previous Parking Maximums</th>
<th>Proposed Parking Maximum</th>
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<tbody>
<tr>
<td>2 spaces per 1,000 sq. ft. of occupied floor area up to 20,000 sq. ft.</td>
<td>3 spaces per 1,000 gross square feet</td>
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<tr>
<td>4 spaces per 1,000 sq. ft. of occupied floor area above 20,000 sq. ft.</td>
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Changes: Review Process

Special Use District & Development Agreement specify:

- Planning Director/administrative approval of phases and design/building permit applications.

- Community input and review:
  - Neighborhood Notification (consistent with Section 312)
  - Pre-application & post-application meetings for phases and design review, including parks
  - Annual meetings for impact fee allocation and progress reports

- Planning Commission hearings and review only when:
  - Major modifications to the controls
  - Minor modifications referred by the Planning Director
Changes: General Plan Amendments

• General Plan Amendments replacing references to the Redevelopment Plan (will sunset):
  – Urban Design Element Maps
  – Commerce and Industry Element Maps
  – Transportation Element Maps
  – Land Use Index
Changes: New & Revised Implementing Documents

- Design for Development (amended)
- Open Space & Streetscape Master Plan (completed)
  - Park & plaza designs
  - Streetscape design
  - Sitewide strategies & palettes
- Transportation Demand Management Plan (new)
  - Programs: monitoring, parking management, etc.
- Infrastructure Master Plan (new)
  - Sustainability
  - Remediation
  - Water
  - Sewer, etc.
- Development Agreement (new)
III. Development Agreement Highlights
Development Agreement: Overview

- Legally binding contract between City and developer
- Vests developer’s right to build the proposed project
  - 1,679 housing units
  - 46,700 square feet of retail
- Developer must adhere to requirements & deliver enhanced public benefits package
Development Agreement: Public Benefits

- All new utilities, roads, sidewalks, pedestrian and bike infrastructure
- Pedestrian connection to Caltrain
- Grocery store
- Two parks
- Inclusionary housing
  - 15% requirement
  - Other 85% of units within reach of middle-income households
- Rehabilitation of historic office building, with community space inside
- Impact fees
Development Agreement: Other Key Terms

- City contributions
  - SFMTA, SFCTA, Recreation and Park Department
  - Partial impact fee credits for in-kind public benefits
- 15-year term
- Workforce
- Phasing
- On-going community participation
- Amendment process
- Property transfers
Planning Commission Changes

• Correct maps to leave the parcels owned by Union Pacific Railroad and Joint Powers Board as adopted in the 2009.

• Add language regarding compliance with accessibility & ADA policy.

• Include design guideline for retail signage:
  – Minimize size and number of signs.
Proposed Changes: Zoning & Map Ordinance

• Keep existing zoning/heights for Assessor’s blocks and lots 5087-004 & 5087-005.

• Require post-application meeting for park design of any non-RPD parks (not optional).

• Require post-application meeting for buildings / site permits applications (design review).
Committee Actions Today

- Make changes to the Planning Code / Zoning Map Ordinance
- Make an approval recommendation to the full Board
Timeline / Next Steps

May
• Planning Commission Initiation (May 8th)
• SF County Transportation Authority (SFCTA), Citizens Advisory Committee (May 28th)

June
• Park, Recreation and Open Space Advisory Committee (June 3rd)
• Recreation and Park Department Capital Committee (June 4th)
• Planning Commission Action (June 5th)
• Public Utilities Commission, Final Action (June 10th)
• SFCTA, Plans & Programs Committee + SFMTA Board Final Action (June 17th)
• Recreation & Parks Commission, Final Action (June 19th)
• SC County Transportation Authority Board, Final Action (June 24th)
• Land Use and Government Audit & Oversight Committees (June 30th and June 26th)

July
• Board of Supervisors ordinances readings (Expected: July 8th & 15th)
• Mayor signature of the ordinances (Expected: July 25th)

Aug
• Development Agreement and Amendments become effective (Expected: August 24th)

2015
• Project expected to break ground (date TBD)
Questions?