Visitacion Valley / Schlage Lock
General Plan Amendments Initiation Hearing
May 8, 2014
Presentation Overview

I. Background & Context
II. Proposed Changes to 2009 Plan & Implementation Documents
III. Development Agreement Overview
IV. Next Steps
Project Context
Transit Context
Background

- 1999 Factory closure; Home Depot opposed
- 2002 Strategic Concept Plan
- 2002-08 Community planning process
- 2009 Redevelopment Plan & Design for Development adopted
- 2011 Redevelopment Agency & funding loss
- 2012-2014 Revisit Redevelopment Plan
1. Provide community services

2. Provide neighborhood-serving retail (i.e. grocery store)

3. Provide housing (affordable and market rate)

4. Provide open space/community gathering space

5. Help revitalize Leland Ave.
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

DESIGN FOR DEVELOPMENT

Development Controls
Units
Heights
Density / Units
Streets & Blocks
Open Space
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
- 9 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
- 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
Changes: Design controls, standards and guidelines

- Visually and physically open and 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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<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 meetings
  – Post-application meetings for phases and 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: Key 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 (forthcoming)
  - Sustainability
  - Remediation
  - Water
  - Sewer, etc.
- Development Agreement (new)
III. Development Agreement Overview
IV. Next Steps
Addendum to 2008 FEIR prepared

Conclusions – changes to project would **not** result in:

- New significant impacts,
- An increase in the severity of impacts already identified, or
- The need for new mitigation measures

CEQA findings will be available at the June action hearing.
## Timeline / Next Steps

### May 2014
- Planning Commission Initiation (May 8th)
- Public Utilities Commission (May 27th)
- SF County Transportation Authority CAC (May 28th)

### June 2014
- SF Municipal Transportation Agency (June 3rd)
- Recreation and Park Department Capital Committee (June 4th)
- **Planning Commission Action (June 5th)**
- Land Use and Government Audit & Oversight Committees (TBD earliest: June 9th and June 12th)
- SC County Transportation Authority Board (June 24th)
- Board of Supervisors readings of the Ordinances (TBD earliest: June 17 & June 24)

### July 2014
- Mayor signature of the ordinances (TBD earliest: July 3rd)
- Board of Supervisors final readings of GP ordinance (TBD earliest: July 8th & 15th)

### August 2014
- Development Agreement and Amendments become effective (TBD earliest: August 2nd)

### 2015
- Project expected to break ground (date TBD)
June 5th Planning Commission Actions

- Adopt General Plan Amendments
- Adopt and recommend approval to the Board of Supervisors of:
  - Planning Code Amendments
  - Zoning Map Amendments
  - Development Agreement
- Documents incorporated by reference:
  - Design for Development
  - Open Space and Streetscape Master Plan
  - Infrastructure Master Plan
  - Transportation Demand Management Plan
• Adopt Resolution Initiating Amendments to the General Plan

• Schedule hearing for final action on all plan components on June 5th 2014
Questions?
Contact

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