

## **Visitacion Valley / Schlage Lock Community Meeting: Next Steps on Schlage September 20, 2014**



## **Agenda Overview**

- I. Background & summary of 2014 approvals
- II. Parks acquisition next steps
- III. Project sponsor progress report
- IV. Schlage Lock implementation & impact fees
- V. Conclusion: next steps, evaluation & open house

## **I. Background & Summary of 2014 Approvals**



## Background

- 1999 Factory closes; Home Depot opposed
- 2009 Redevelopment Plan adopted
- 2011 Redevelopment Agency & funding loss
- 2012-14 Schlage Lock plans revised
- 2014 Schlage re-approved





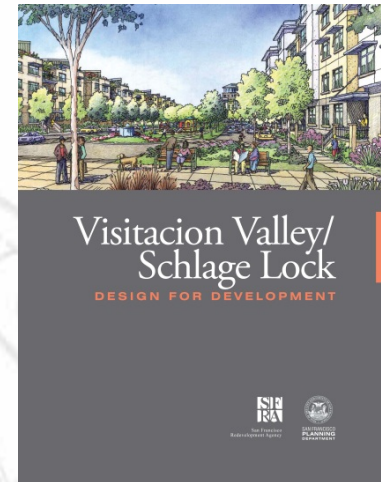
## 2009 Redevelopment Plan - Goals & Objectives



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

Uses

Workforce Hiring

Business Assistance

Parks & Community Center

Circulation Improvements

Historic Commemoration

### DESIGN FOR DEVELOPMENT

Development Controls

Units

Heights

Density / Units

Streets & Blocks

Open Space

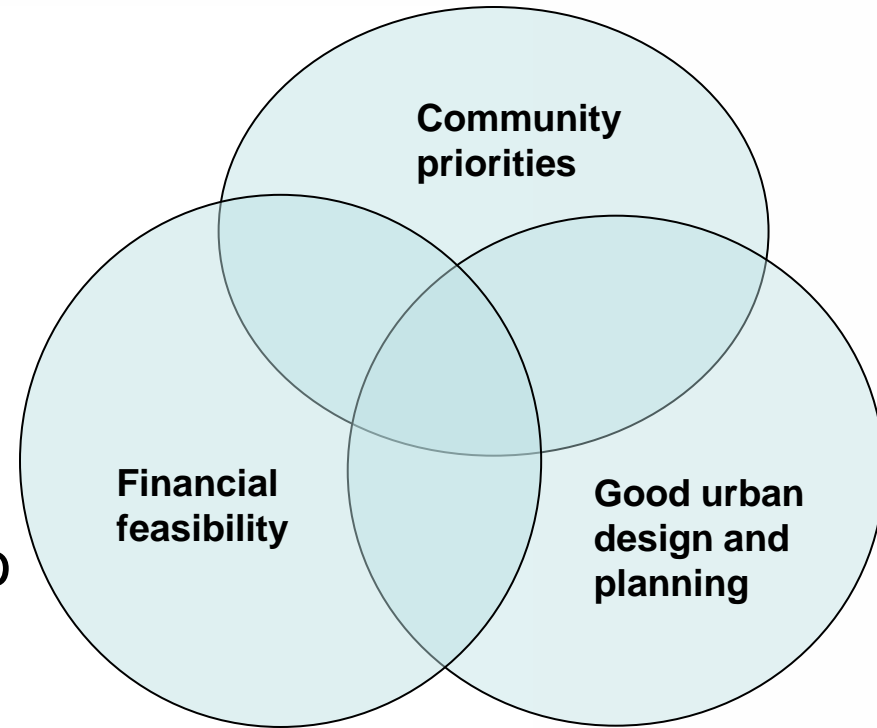
## 2012 Process

### Goals:

- Achieve feasibility to spur development.

### Strategies:

- Make necessary site changes to develop site & explore other financial tools.





## Community priorities

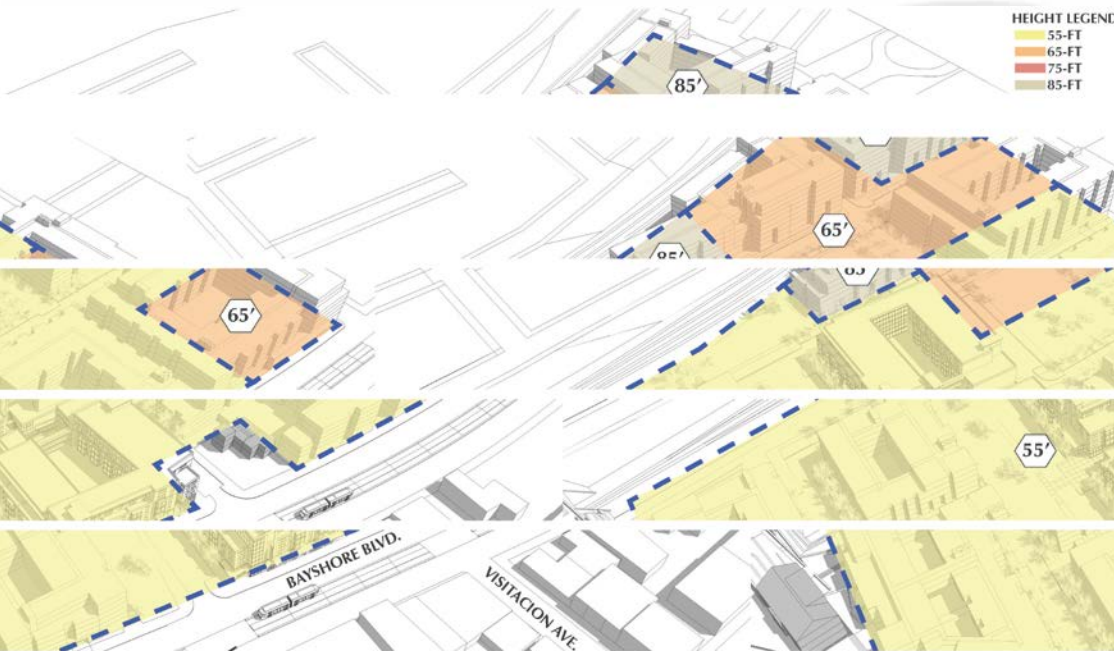
### Top 5 Priorities to Retain

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



## Heights and density

- Increased heights strategically to increase feasibility



**1250 units**

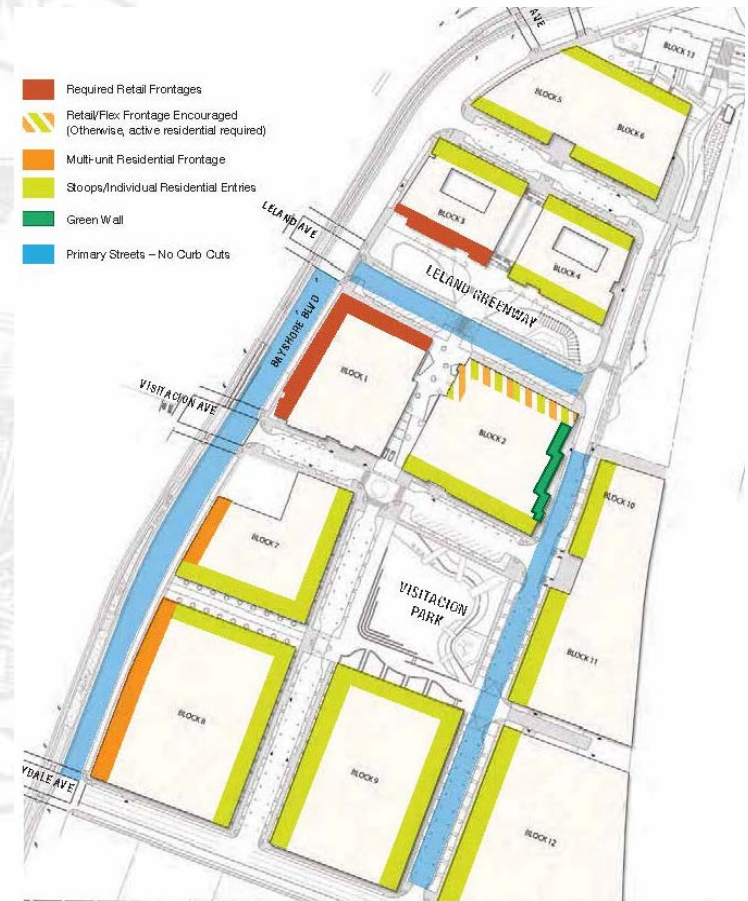


**429 additional units**



## New & revised design controls, standards and guidelines

- Require active ground floor frontages & well-designed paths
- Required set backs at upper floors
- Façade increments, notches, recesses & varied architectural style





## Parks location modified

### 2009 Original



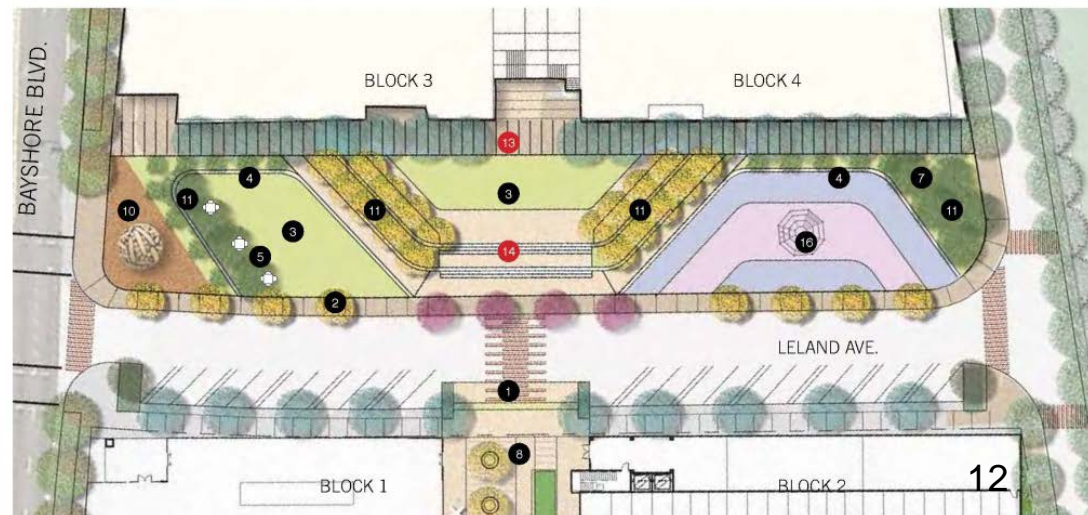
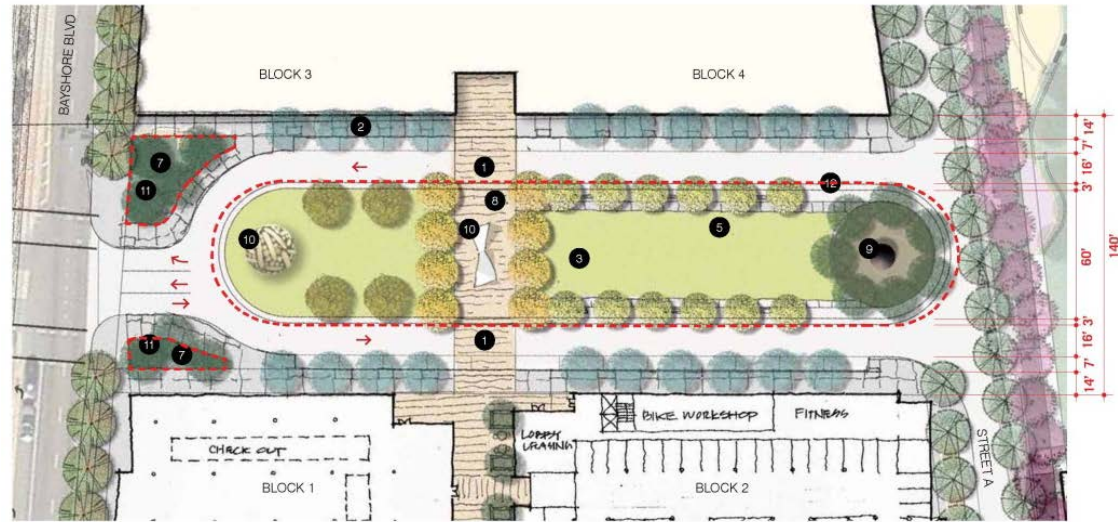
### Revised



## Leland Greenway re-configuration and programming

### Top Amenities

- *Children-play space.*
- *Sitting Spaces.*
- *Picnic area and seating near the playground.*
- *Pagoda / pavilion / gazebo / pergola type feature.*
- *Multi-use space.*
- *Flower / sculptured / rain garden and trees*
- *Public art /graffiti/mural*





## Change: Reduced commercial square footage

- From 105,000 to 46,700 square feet max.





## Changes: Zoning, Formula retail, Parking and Review

- Zoning: from M-1/M-2 (industrial) to Mixed Use General (MUG).
- Administrative approval and process for community review.
- 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:

<u>Previous Parking Maximums</u>	<u>Parking Maximum</u>
2 spaces per 1,000 sq. ft. of occupied floor area up to 20,000 sq. ft.	3 spaces per 1, 000 gross square feet
4 spaces per 1,000 sq. ft. of occupied floor area above 20,000 sq. ft.	

## Final Approval of all Implementing documents:

- Design for Development (revised)
- Open Space & Streetscape Master Plan (completed)
- Planning Code (revised)
- Development Agreement (new)
  - Transportation Demand Management Plan (new)
  - Infrastructure Master Plan (new)



## **Development Agreement: Required Public Benefits**

- All new utilities, roads, sidewalks, pedestrian and bike infrastructure
- Pedestrian connection to Caltrain
- Grocery store
- Two parks
- Inclusionary housing
  - 15% requirement
- Rehabilitation of historic office building, with community space inside
- Impact fees



## Development Agreement: Other Key Terms

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

## Timeline / Next Steps

- Project approved - summer 2014
- Construction start expected - 2015
- Community role moving forward:
  - Neighborhood Notification of Applications
  - Pre-application & post-application meetings for phases and design review
  - Annual meetings for impact fee allocation and progress reports (this meeting!)
  - Parks design process

## **II. Parks Acquisition**



### **III. Project Sponsor Progress Report**

## **IV. Impact fees**



## **Impact fee 101**

- Fees to pay for impacts brought by new development
- Captures value created by development and invests it into community
- Citywide Impact Fees in San Francisco
  - Transit Impact Development Fee
  - Job-Housing Linkage Impact Fee
  - Below Market Rate Housing Program

## **Impact fee 101**

- Area Specific Impact Fees
  - Rincon Hill
  - Visitacion Valley
  - Market Octavia
  - Eastern Neighborhoods
  - Balboa Park
  - Transit Center

## **Impact fee 101**

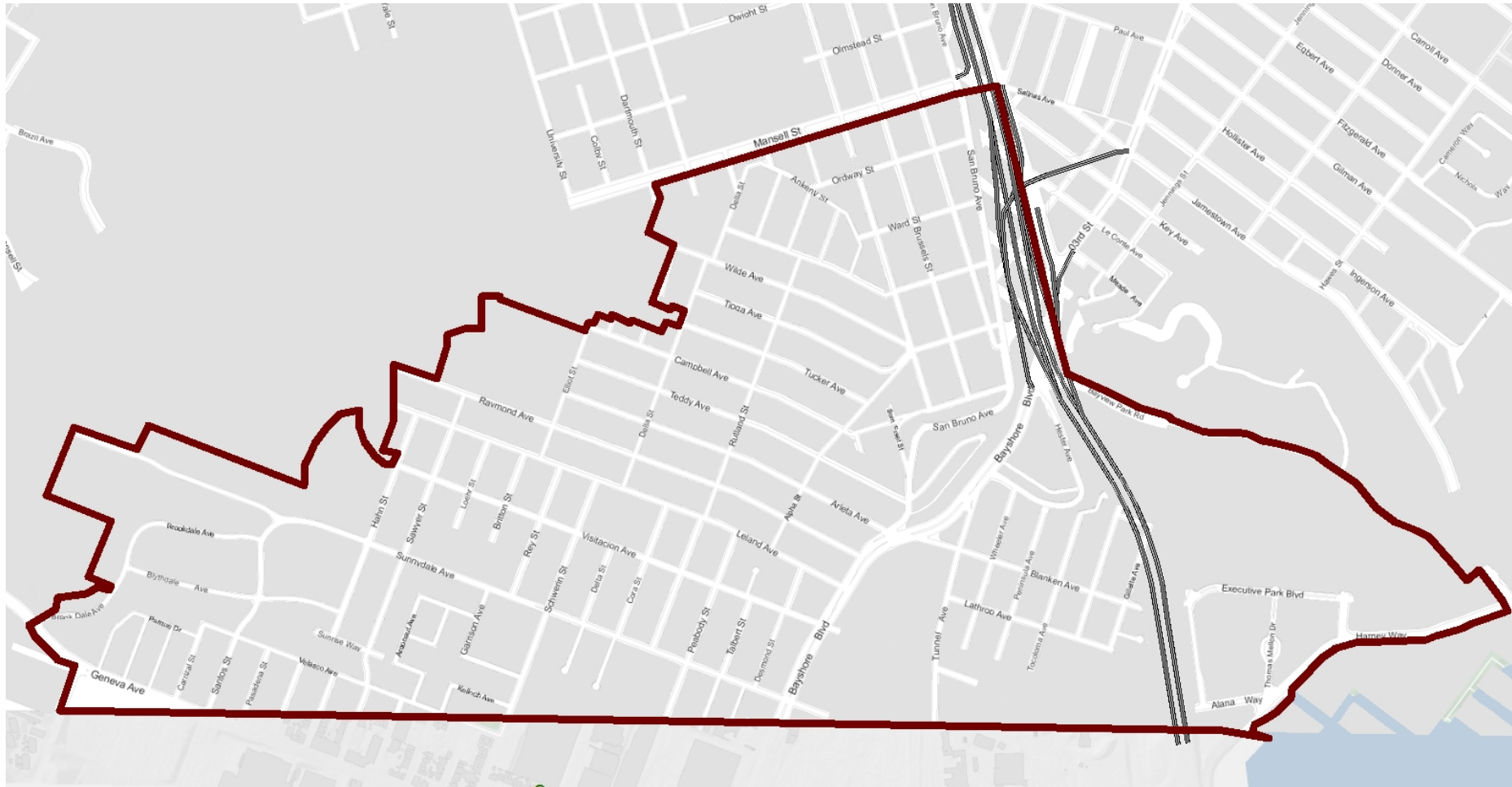
- Area Specific Impact Fees
  - Rincon Hill
  - Visitacion Valley
  - Market Octavia
  - Eastern Neighborhoods
  - Balboa Park
  - Transit Center



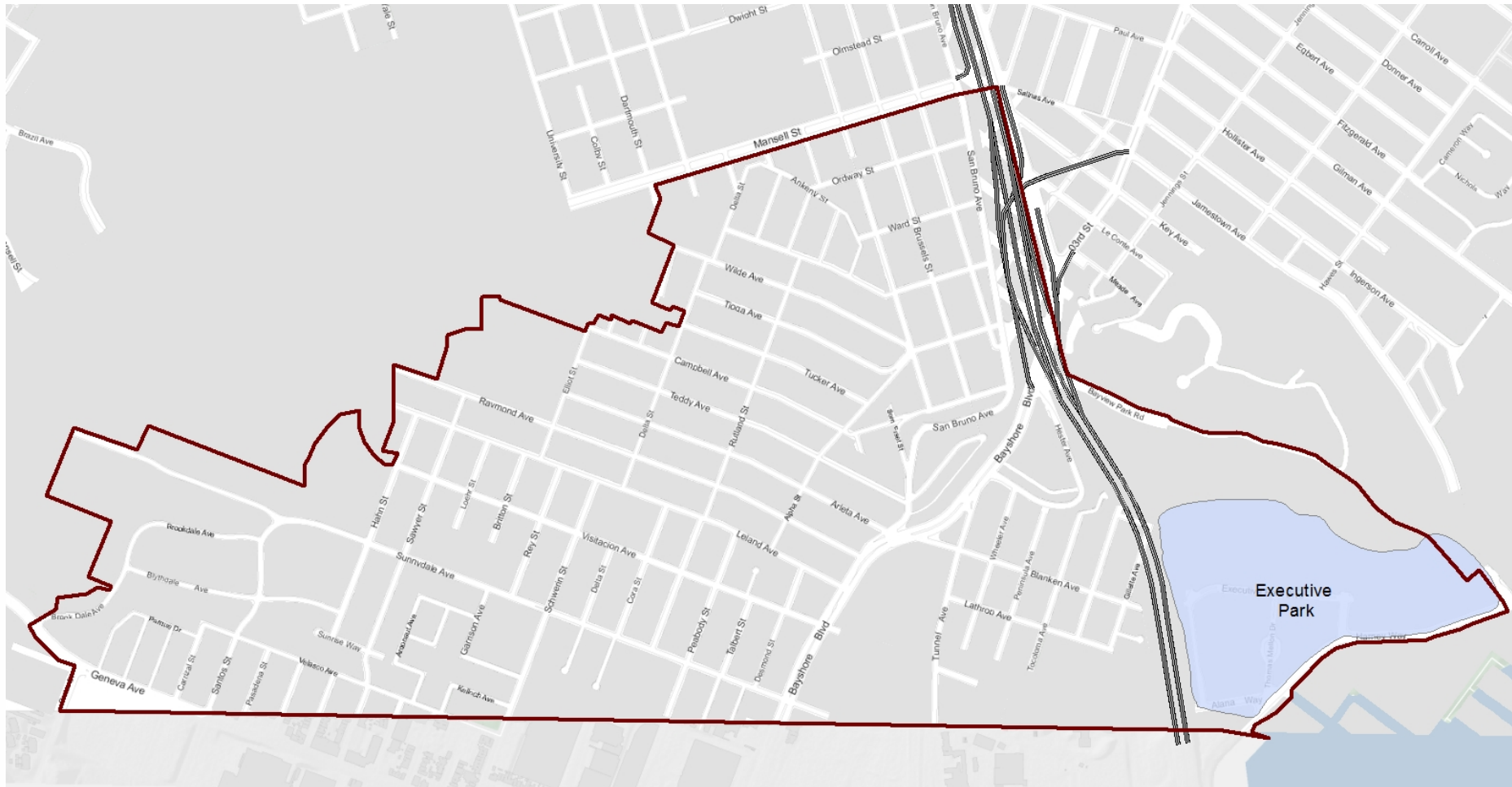
## **Impact fee 101**

- Visitacion Valley Community Facilities and Infrastructure Impact Fee
  - Created in 2005 – anticipating high density residential development at Executive Park
  - Initial legislation anticipated use of funds for the following:
    - Visitacion Valley Library
    - Kelloch-Velasco Playground
    - Coffman Pool
    - Vis Valley Greenway-Educational Center at Tioga Avenue
    - Leland Avenue Streetscape Improvements
    - Blanken Tunnel Improvements

## Impact fee 101



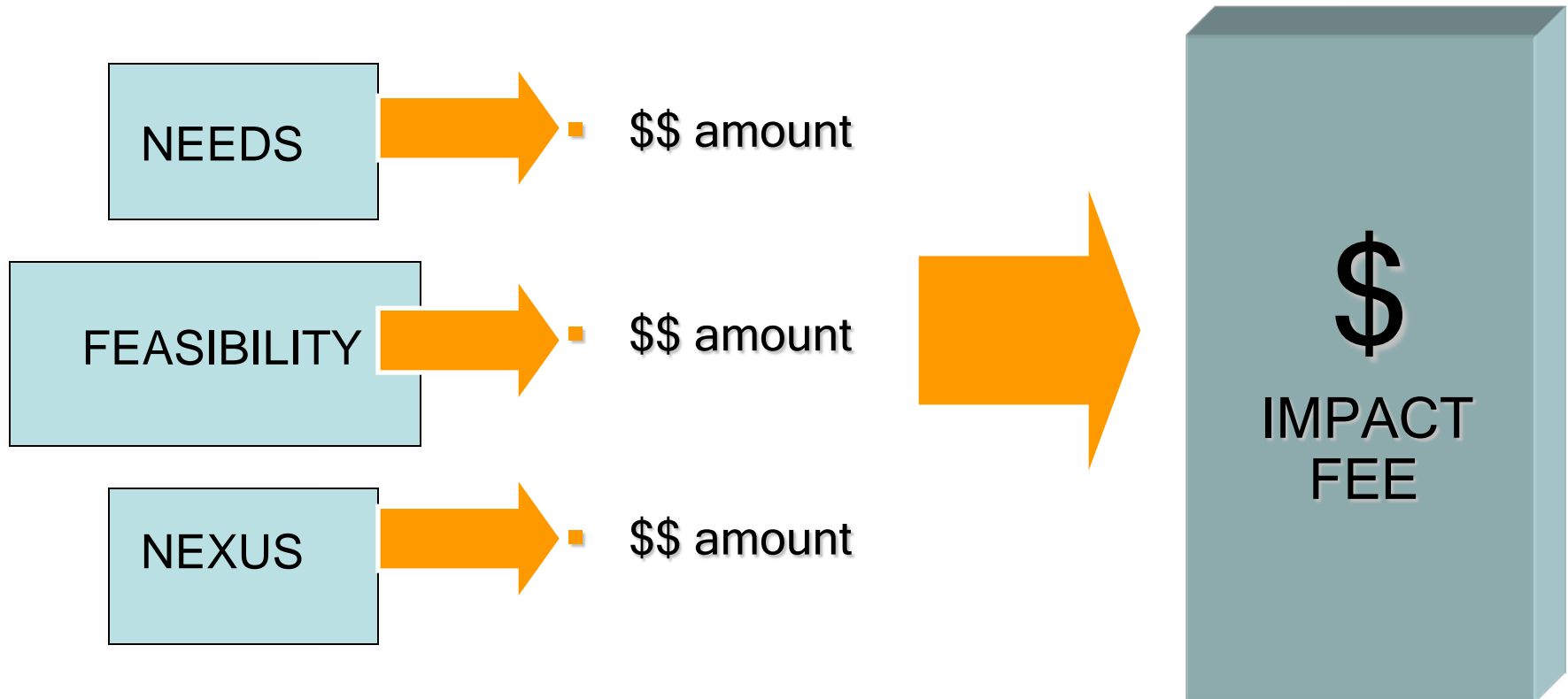
## Impact fee 101





## Impact fee 101

- How Fees Rates are Determined



## **Impact fee 101**

- Visitacion Valley Community Facilities and Infrastructure Impact Fee
  - Created in 2005 – anticipating high density residential development at Executive Park
  - Initial legislation anticipated use of funds for the following:
    - Visitacion Valley Library
    - Kelloch-Velasco Playground
    - Coffman Pool
    - Vis Valley Greenway-Educational Center at Tioga Avenue
    - Leland Avenue Streetscape Improvements
    - Blanken Tunnel Improvements

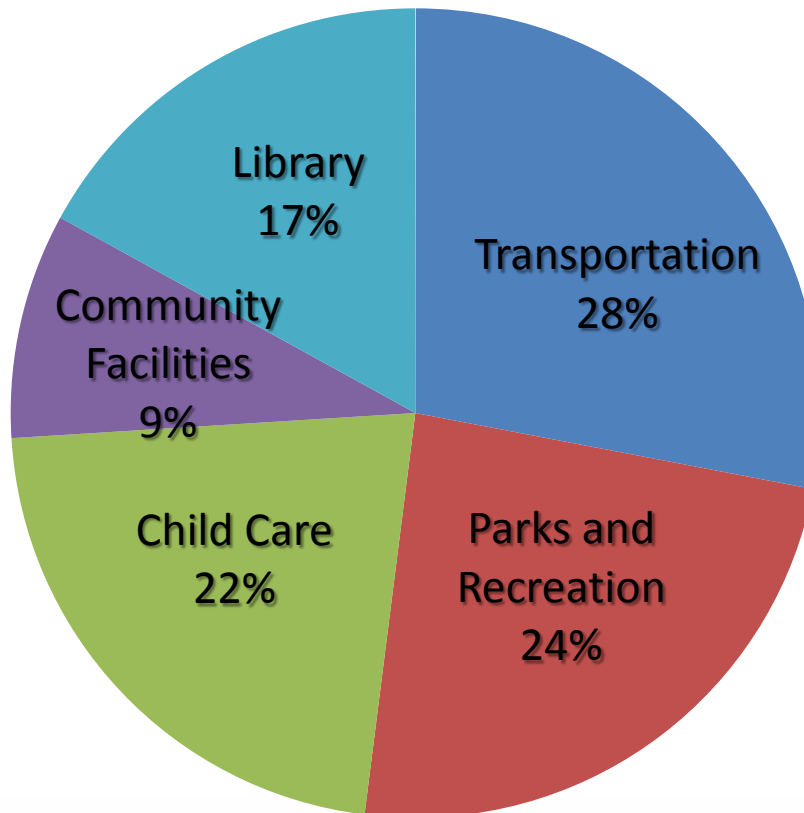
## **Impact fee 101**

- Visitacion Valley Community Facilities and Infrastructure Impact Fee
  - Nexus study updated in 2011 that justified fee and fee amount
    - Nexus Study
    - Fee levels and proportion of spending maintained
    - Developers allowed to provide child care or community facilities as on-site improvements (in-kind)
  - Citywide Nexus recently completed by staff

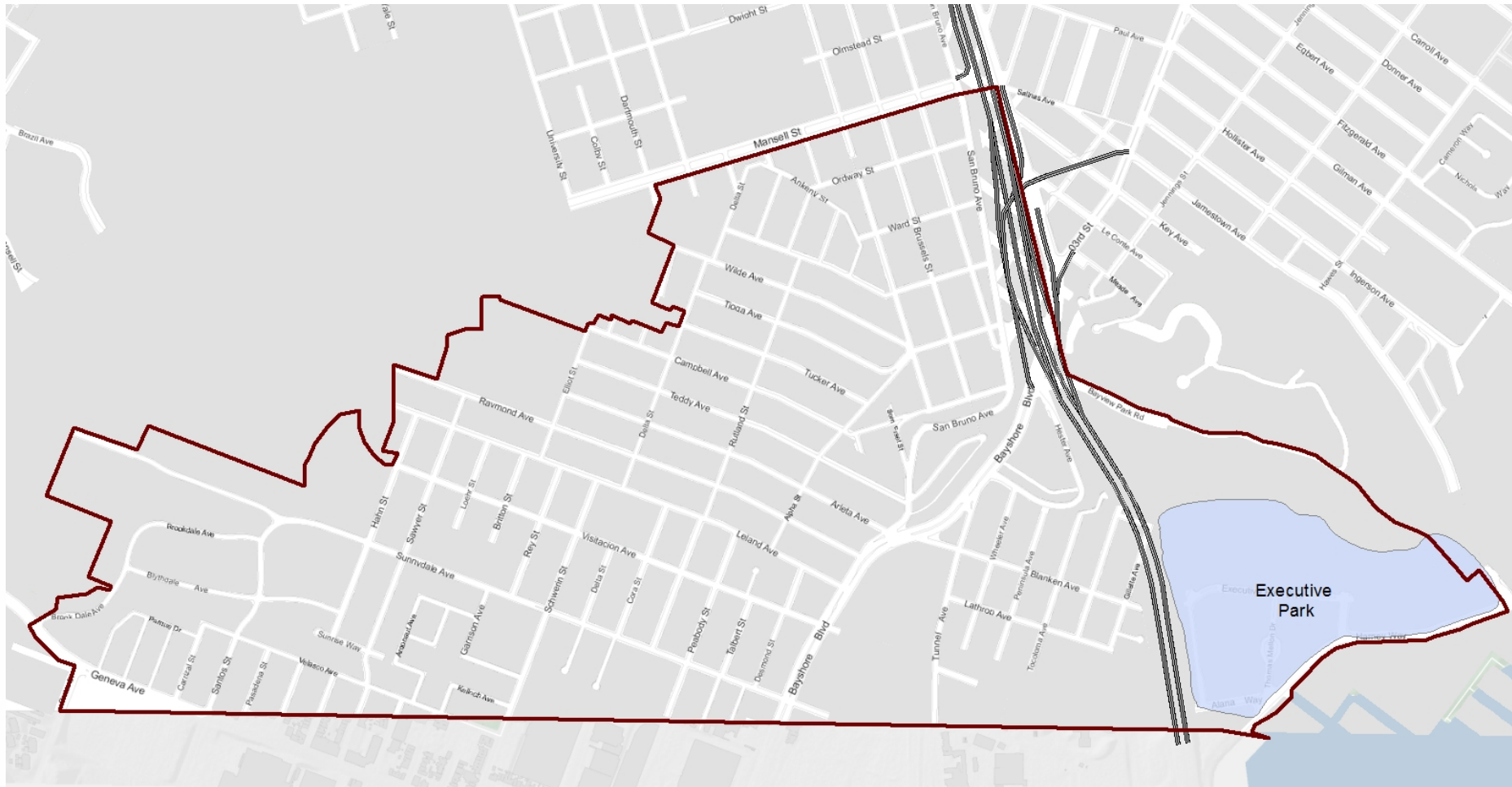


## Impact fee 101

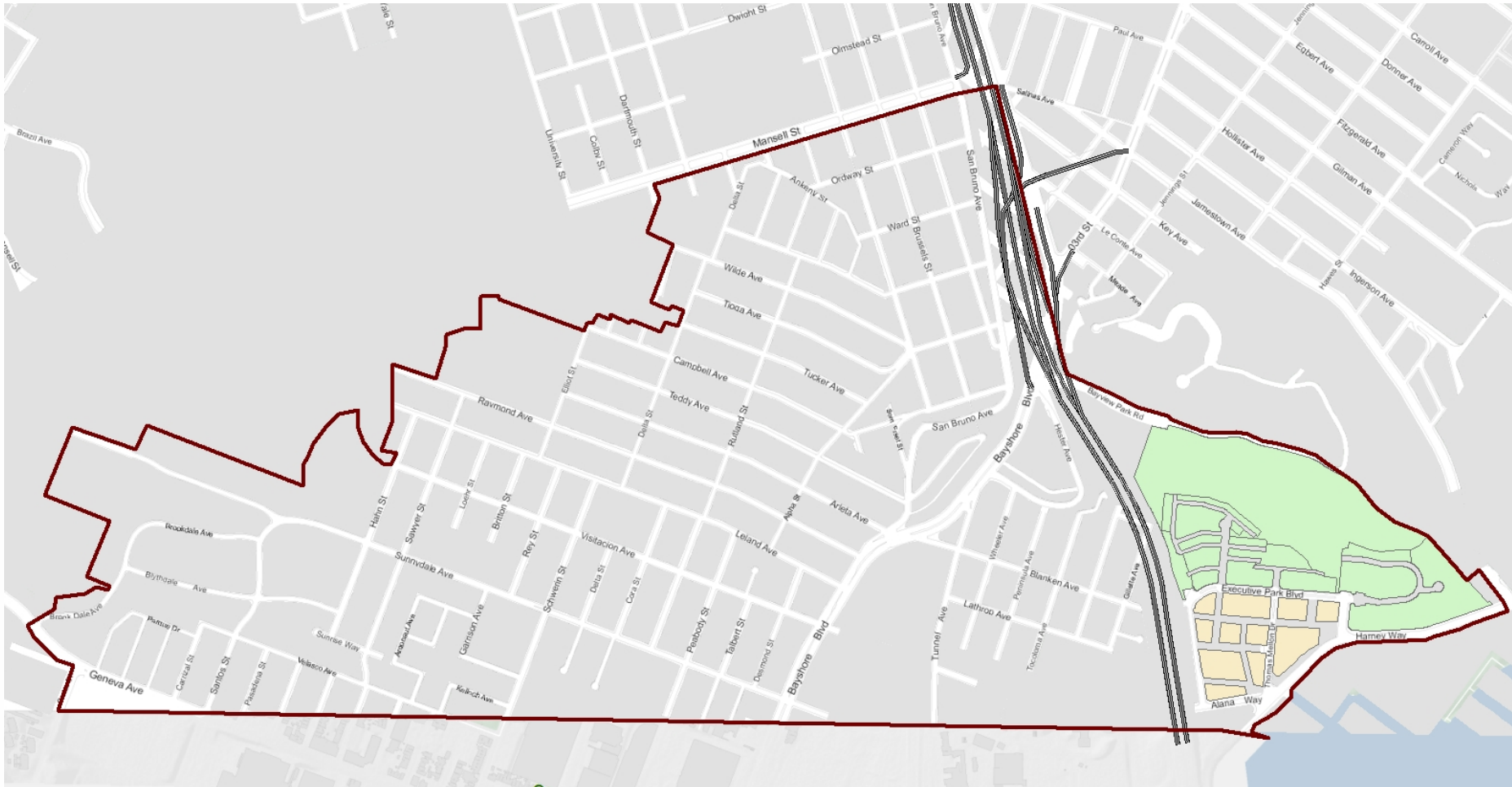
Nexus, Feasibility and Need determined what types of improvements and proportion of fee spending:



## Impact fee: how much and when?

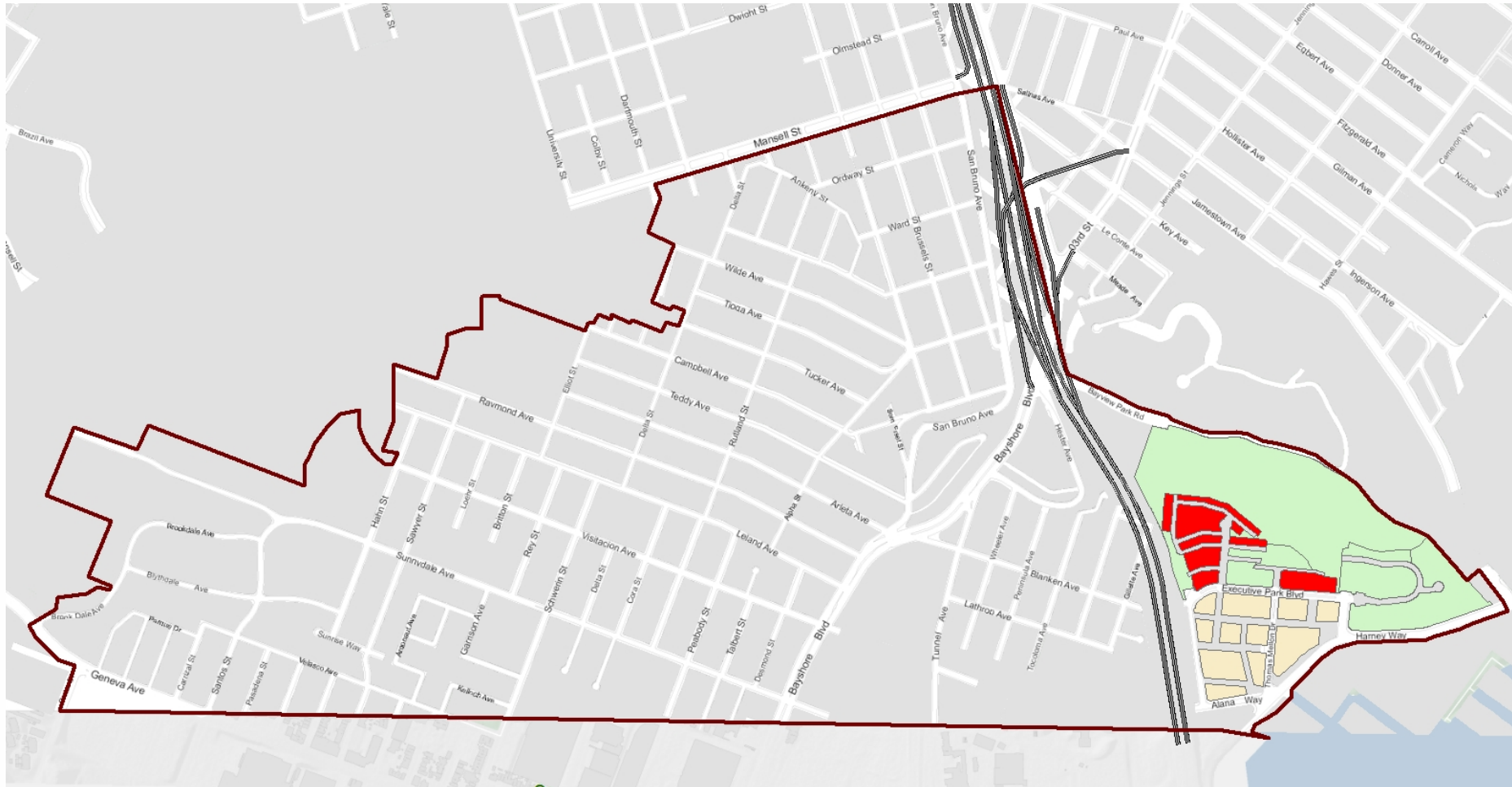


## Impact fee: how much and when?

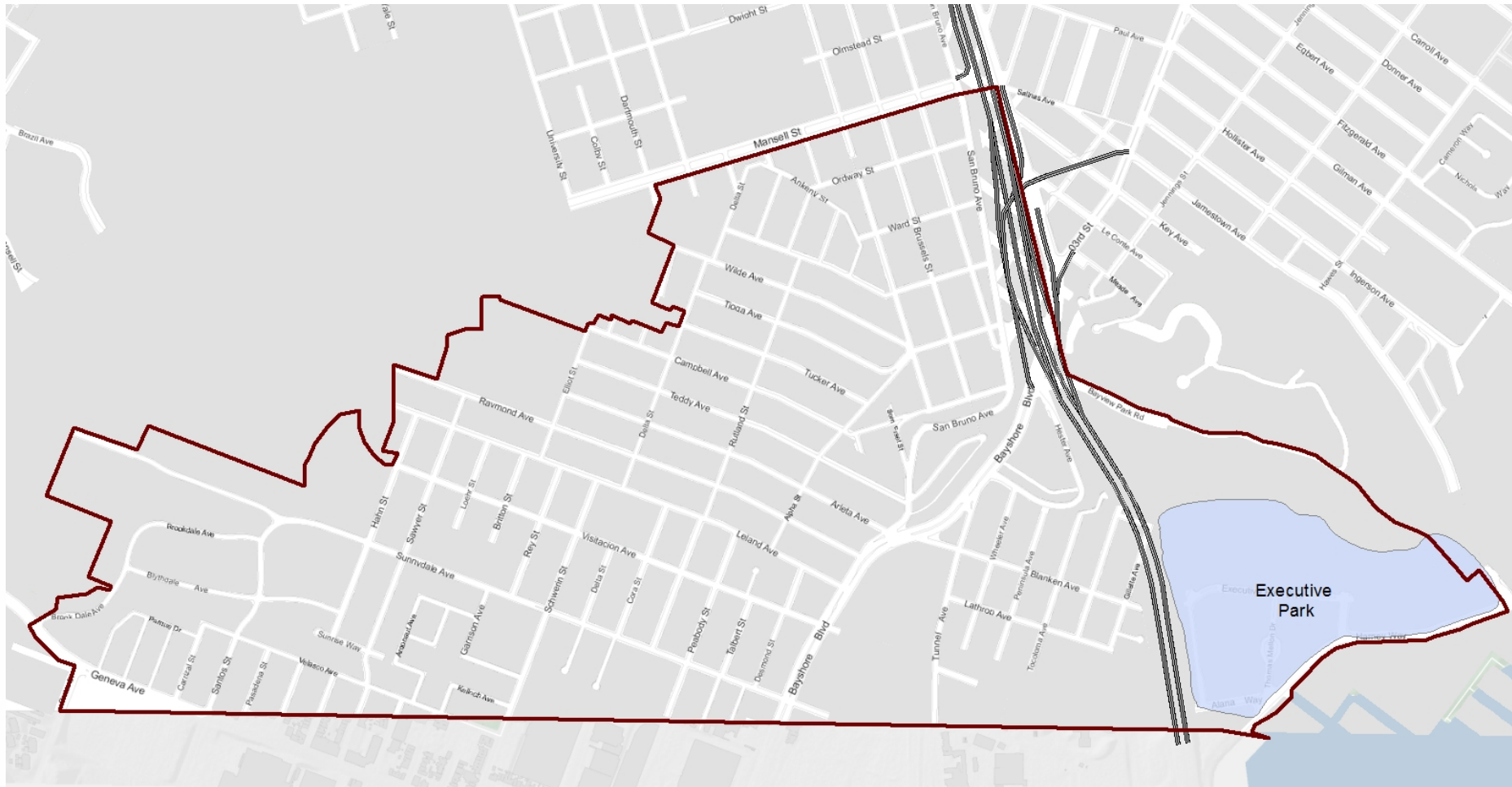




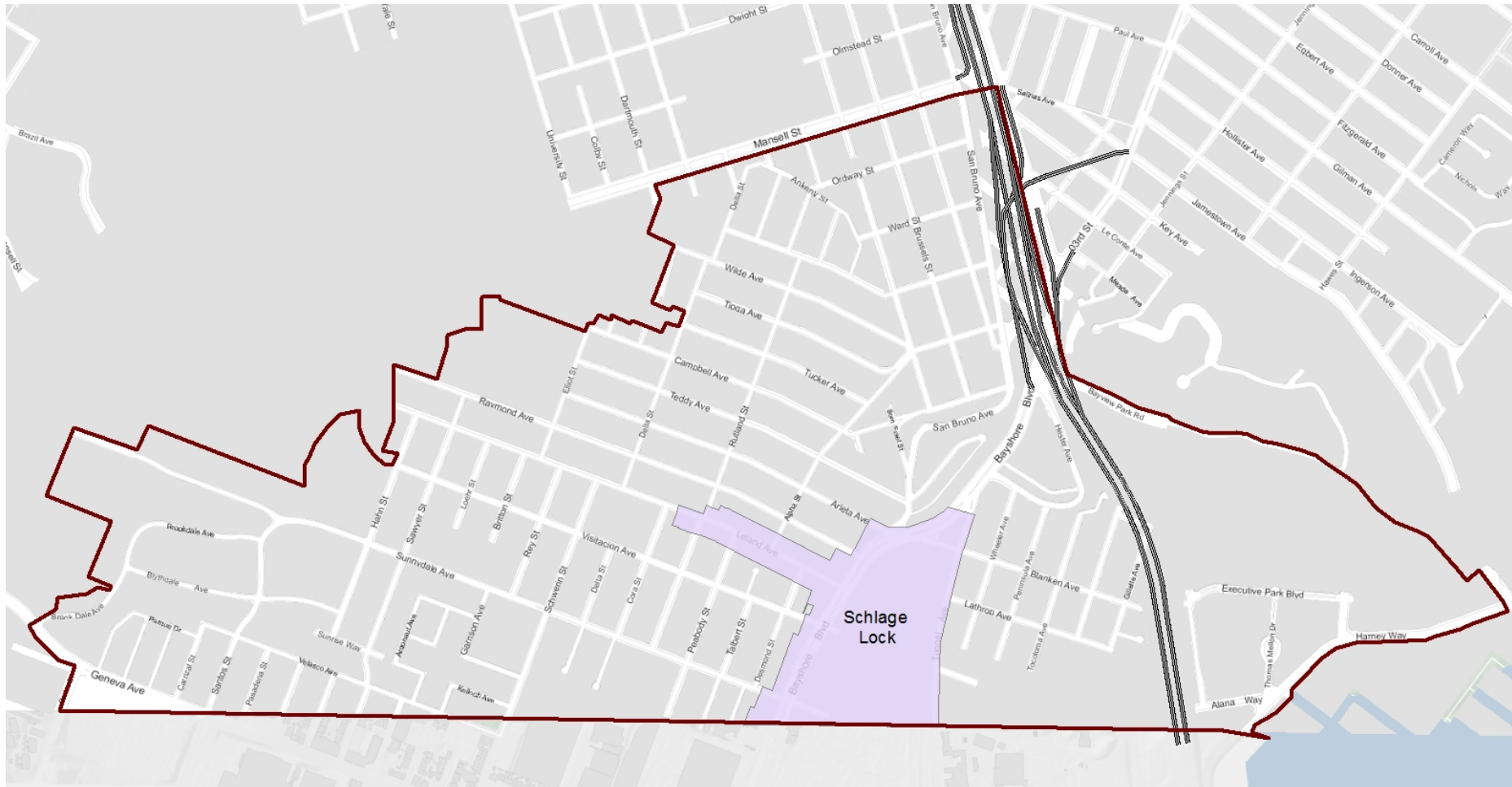
## Impact fee: how much and when?



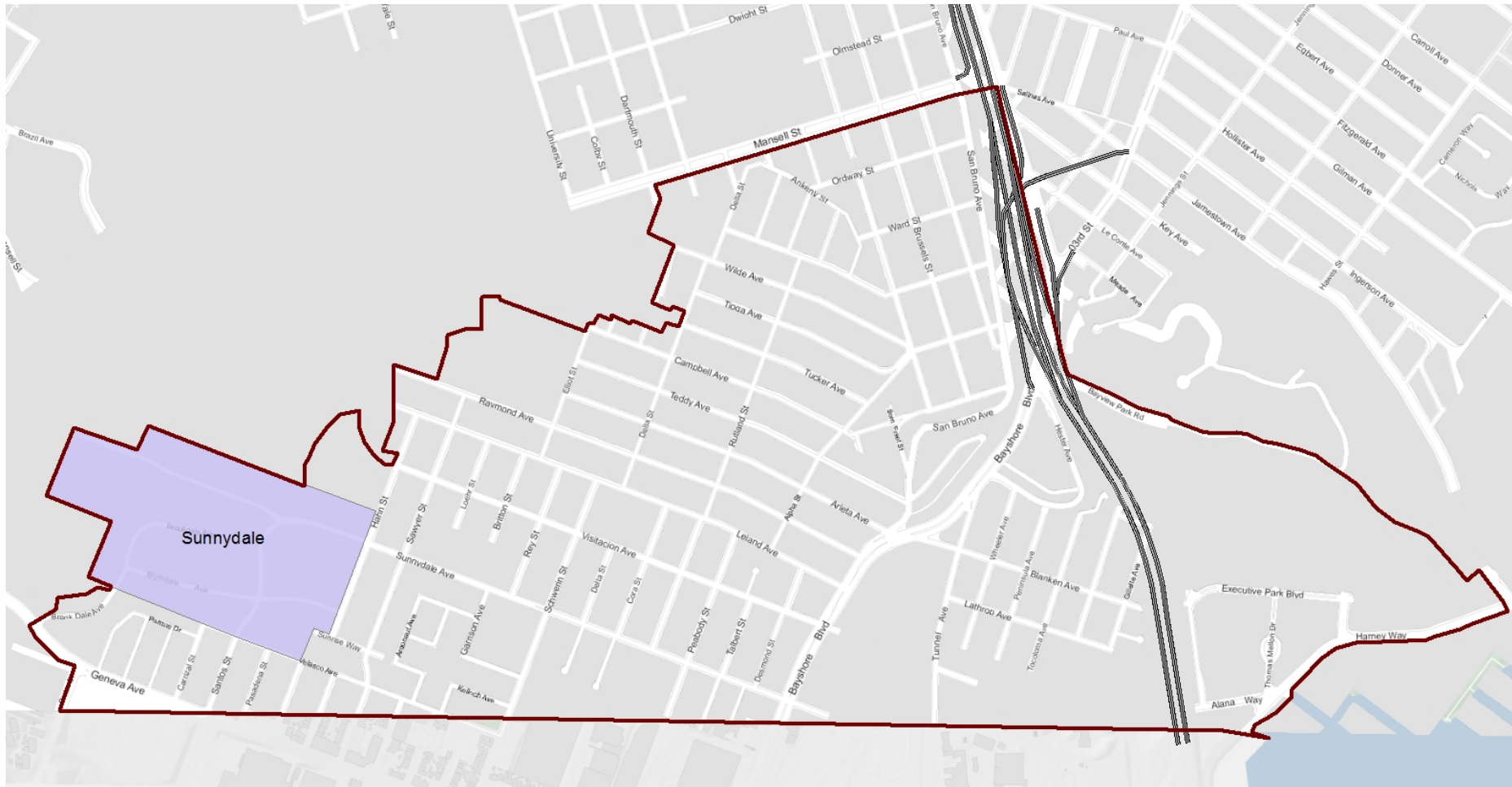
## Impact fee: how much and when?



## Impact fee: how much and when?

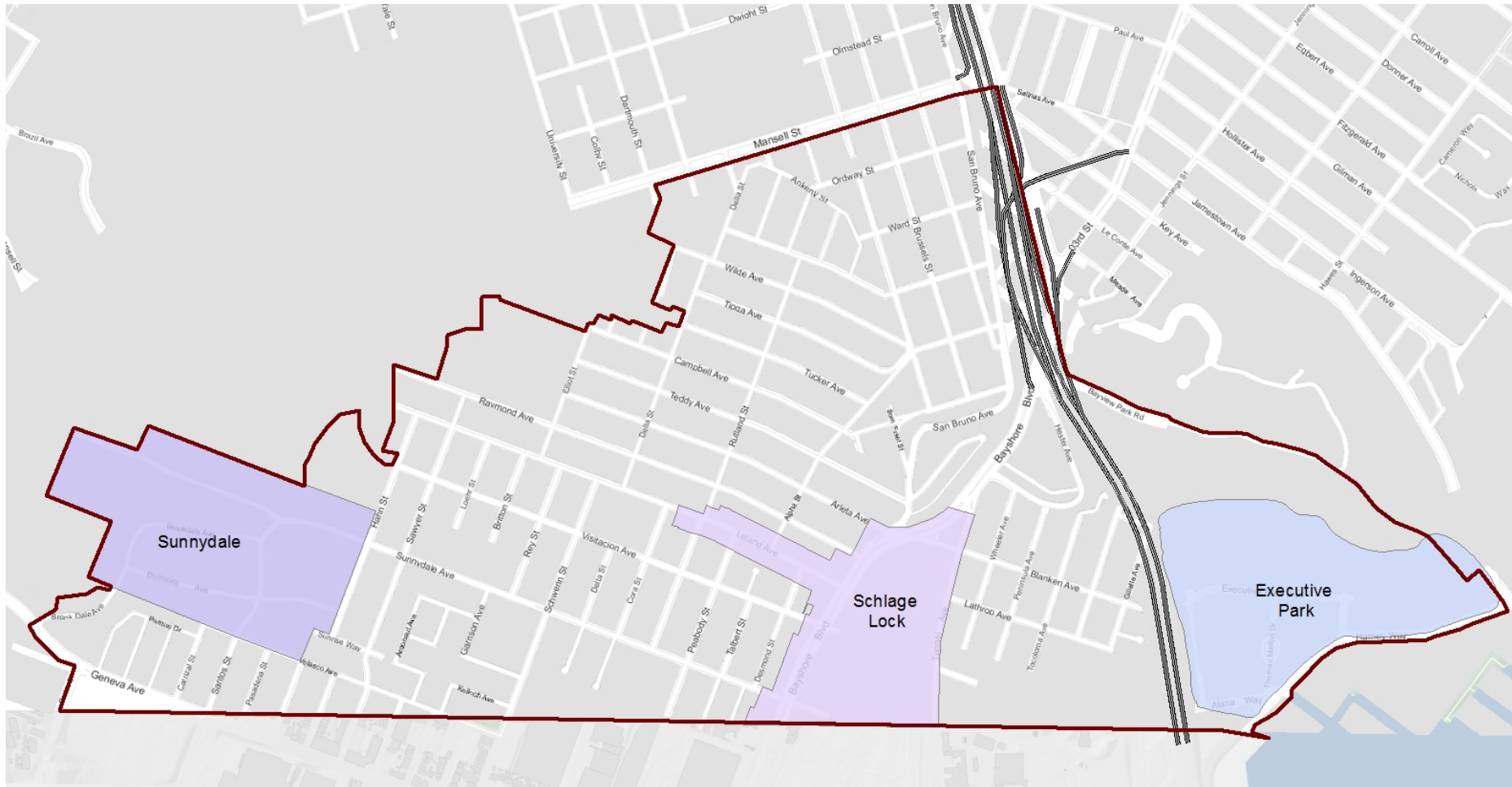


## Impact fee: how much and when?





## Impact fee: how much and when?



## Impact fee: how much and when?

Impact fee revenue received to date:	\$	1,914,000
Impact fee expenditure to date:	\$	1,328,000
Impact fee revenue on hold:	\$	260,000
Total obligated:	\$	1,588,000
Current balance:	\$	326,000

## Impact fee: how much and when?

Projected Revenue in FY 16*	\$	2,449,900
Projected Revenue in FY 16**	\$	1,598,100
Projected Revenue between FY 16 - FY 20*	\$	12,436,500
Projected Revenue between FY 16 - FY 20**	\$	11,273,100

\* Includes all revenue including in-kind and Bi-County set aside for Schlage Lock

\*\* Excludes in-kind and Bi-County set aside for Schlage Lock

## Impact fee: how much and when?

Projected Revenue in FY 16*	\$	2,449,900
Projected Revenue in FY 16**	\$	1,598,100
Projected Revenue between FY 16 - FY 20*	\$	12,436,500
Projected Revenue between FY 16 - FY 20**	\$	11,273,100

\* Includes all revenue including in-kind and Bi-County set aside for Schlage Lock

\*\* Excludes in-kind and Bi-County set aside for Schlage Lock



## Impact fee: how much and when?

<b>FY 16- FY 20 Total</b>		<b>\$</b>	<b>11,273,100</b>
Transportation	28%	\$	2,808,800
Parks and Recreation	24%	\$	2,407,700
Child Care	22%	\$	2,626,600
Community Facilities	9%	\$	902,900
Library	17%	\$	2,029,600
Adminstration		\$	497,500

## Impact fee: how much and when?

<b>FY 16- FY 20 Total</b>		<b>\$</b>	<b>11,273,100</b>
Transportation	28%	\$	2,808,800
Parks and Recreation	24%	\$	2,407,700
Child Care	22%	\$	2,626,600
Community Facilities	9%	\$	902,900
Library	17%	\$	2,029,600
Adminstration		\$	497,500

## Impact fee: how much and when?

<b>FY 16- FY 20 Total</b>		<b>\$</b>	<b>11,273,100</b>
Transportation	28%	\$	2,808,800
Parks and Recreation	24%	\$	2,407,700
Child Care	22%	\$	2,626,600
Community Facilities	9%	\$	902,900
Library	17%	\$	2,029,600
Adminstration		\$	497,500

## Impact fee: how much and when?

<b>FY 16- FY 20 Total</b>		<b>\$</b>	<b>11,273,100</b>
Transportation	28%	\$	2,808,800
Parks and Recreation	24%	\$	2,407,700
Child Care	22%	\$	2,626,600
Community Facilities	9%	\$	902,900
Library	17%	\$	2,029,600
Adminstration		\$	497,500



## Impact fee: how much and when?

Transportation and Streetscape	
FY 16	FY 16 - 20
\$267,500	\$2,808,800

## Impact fee: how much and when?

Transportation and Streetscape	
FY 16	FY 16 - 20
\$267,500	\$2,808,800
Set-a-side for Bi-County	
\$391,000	\$2,420,600

## Impact fee: how much and when?

Transportation and Streetscape	
FY 16	FY 16 - 20
\$267,500	\$2,808,800
Set-a-side for Bi-County	
\$391,000	\$2,420,600
Schlage Lock Transportation Fee	
\$2,488,000	\$3,318, 000

## Impact fee: how much and when?

Transportation and Streetscape	
FY 16	FY 16 - 20
\$267,500	\$2,808,800
Set-a-side for Bi-County	
\$391,000	\$2,420,600
Schlage Lock Transportation Fee	
\$2,488,000	\$3,318, 000





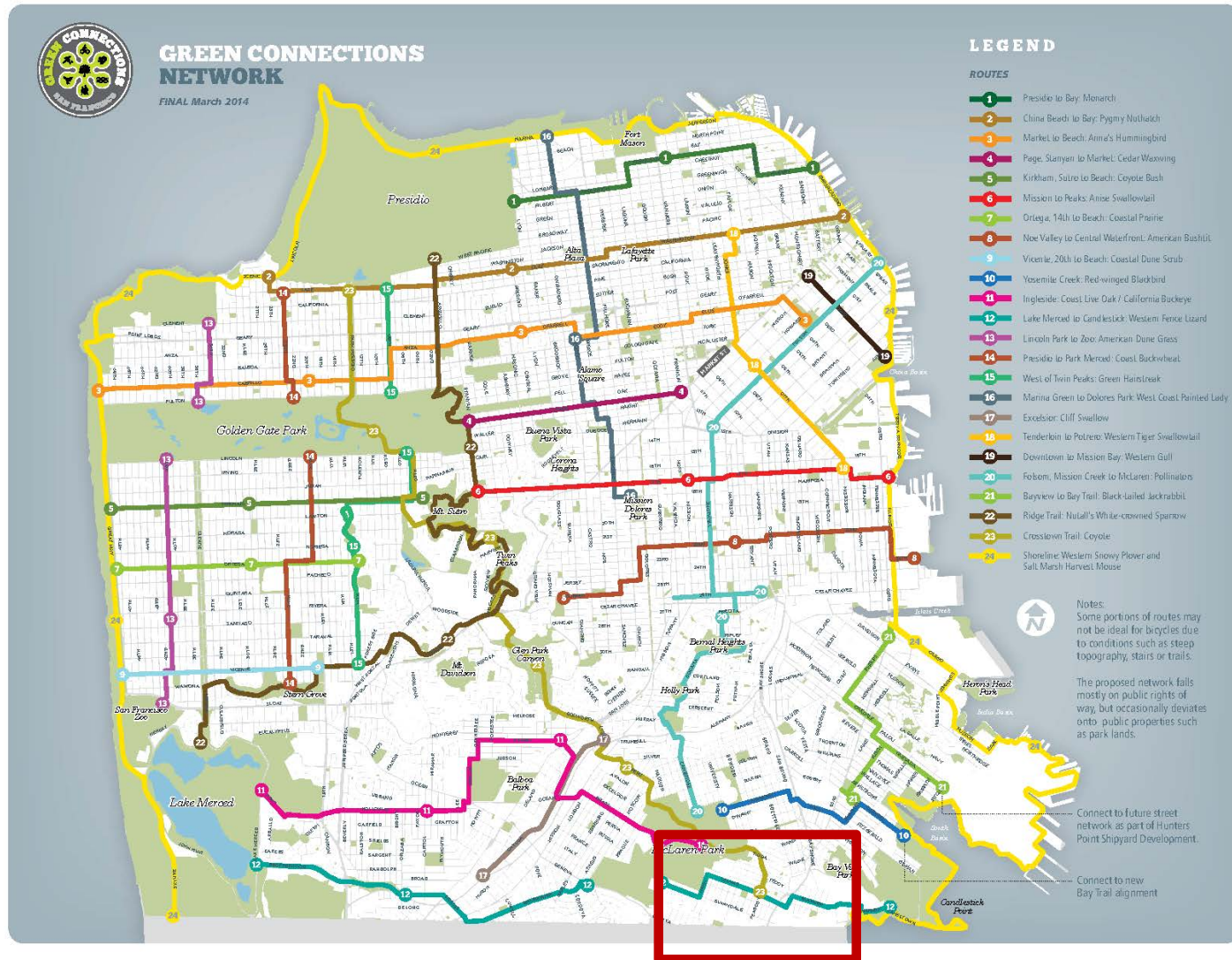


## Impact fee projections and priorities

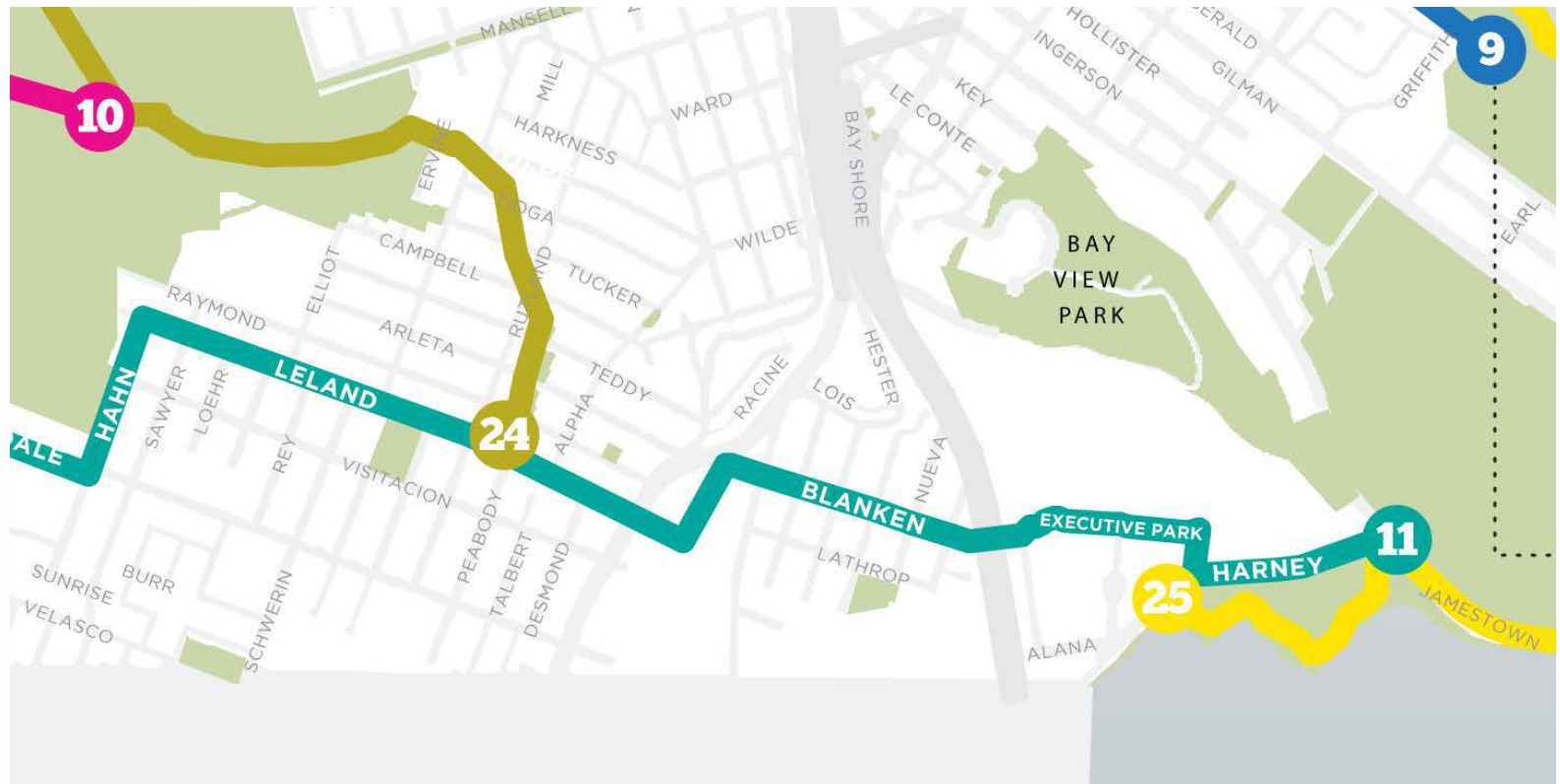




## Impact fee projections and priorities

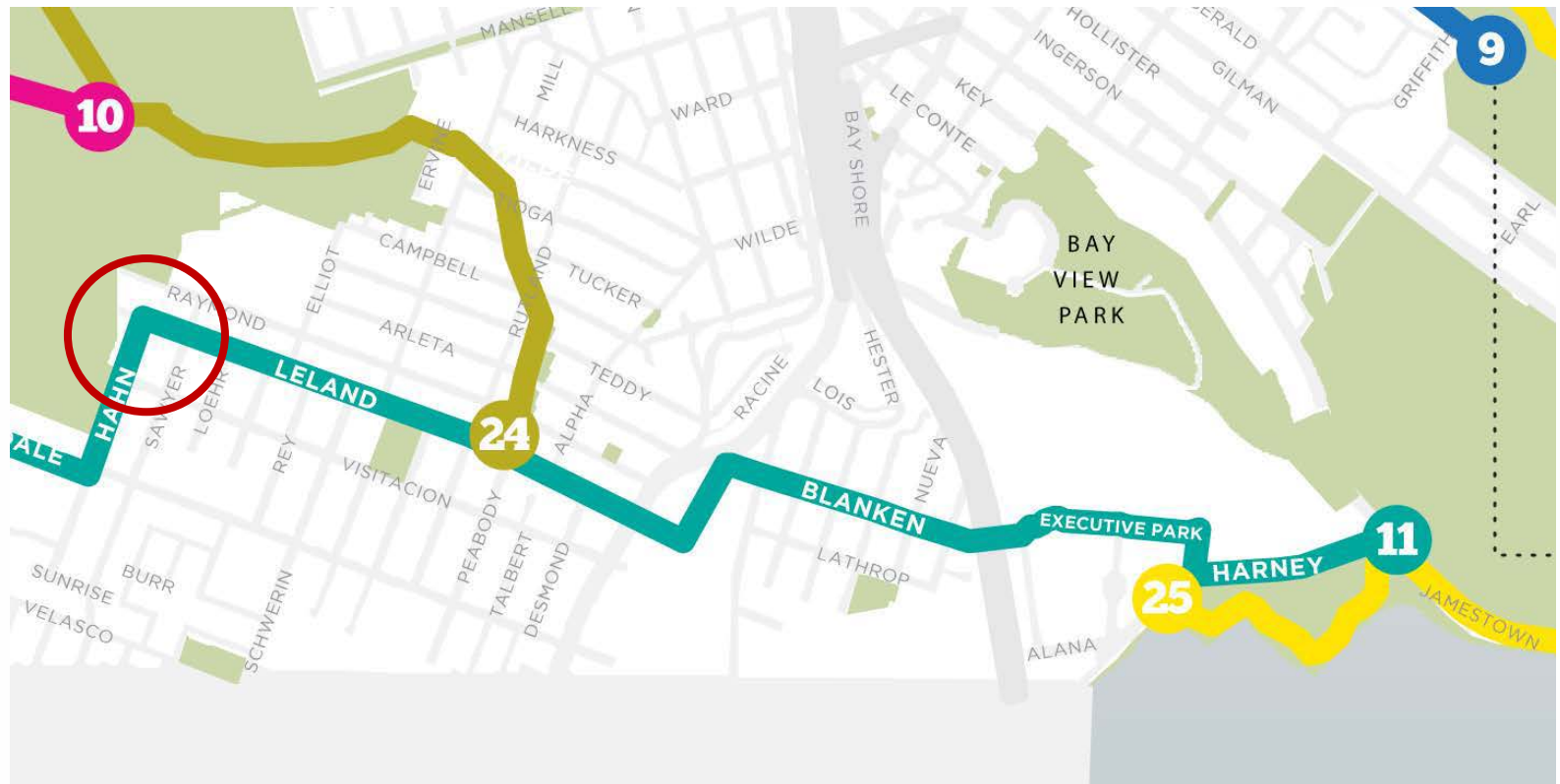


## Impact fee projections and priorities

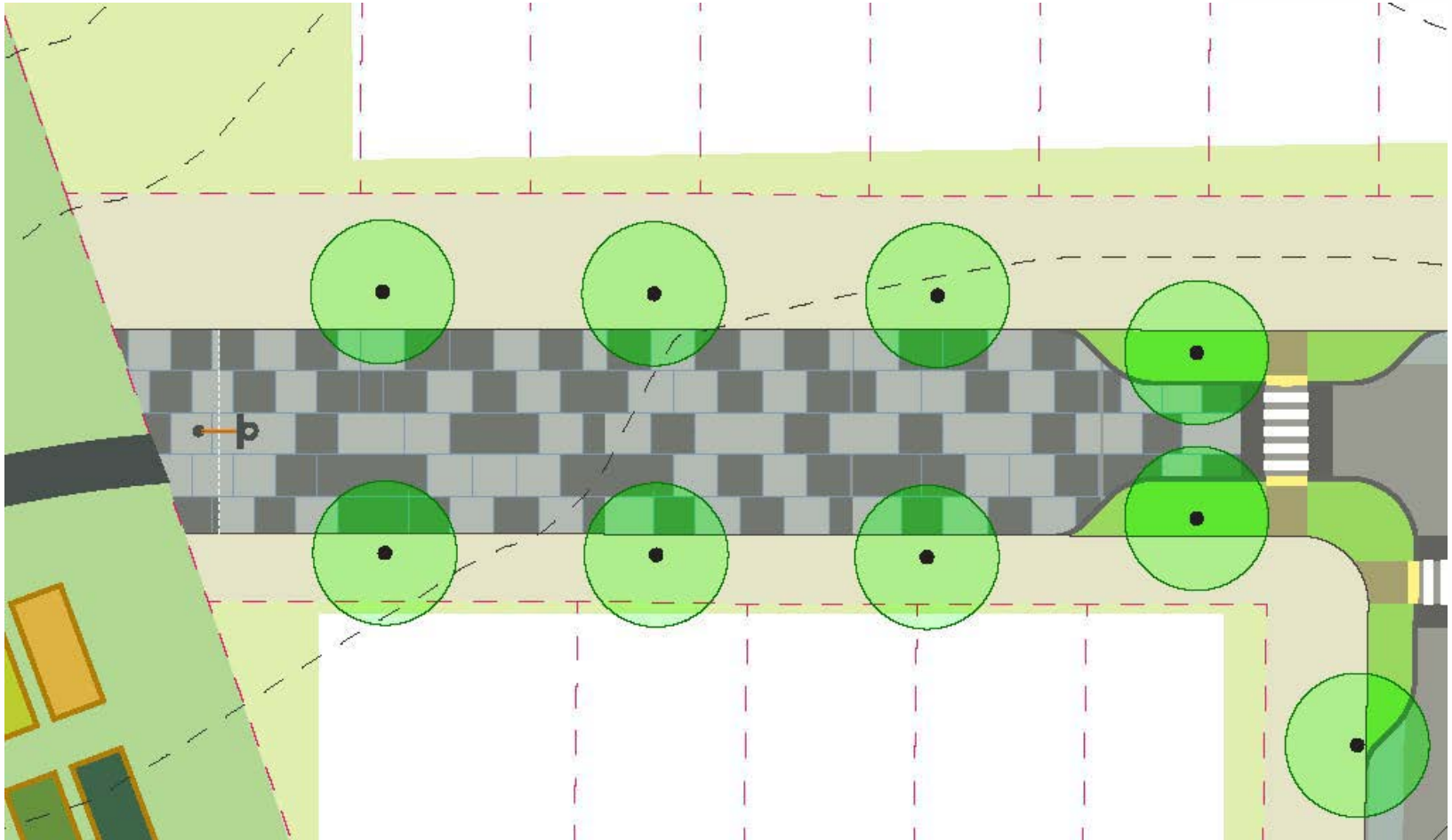




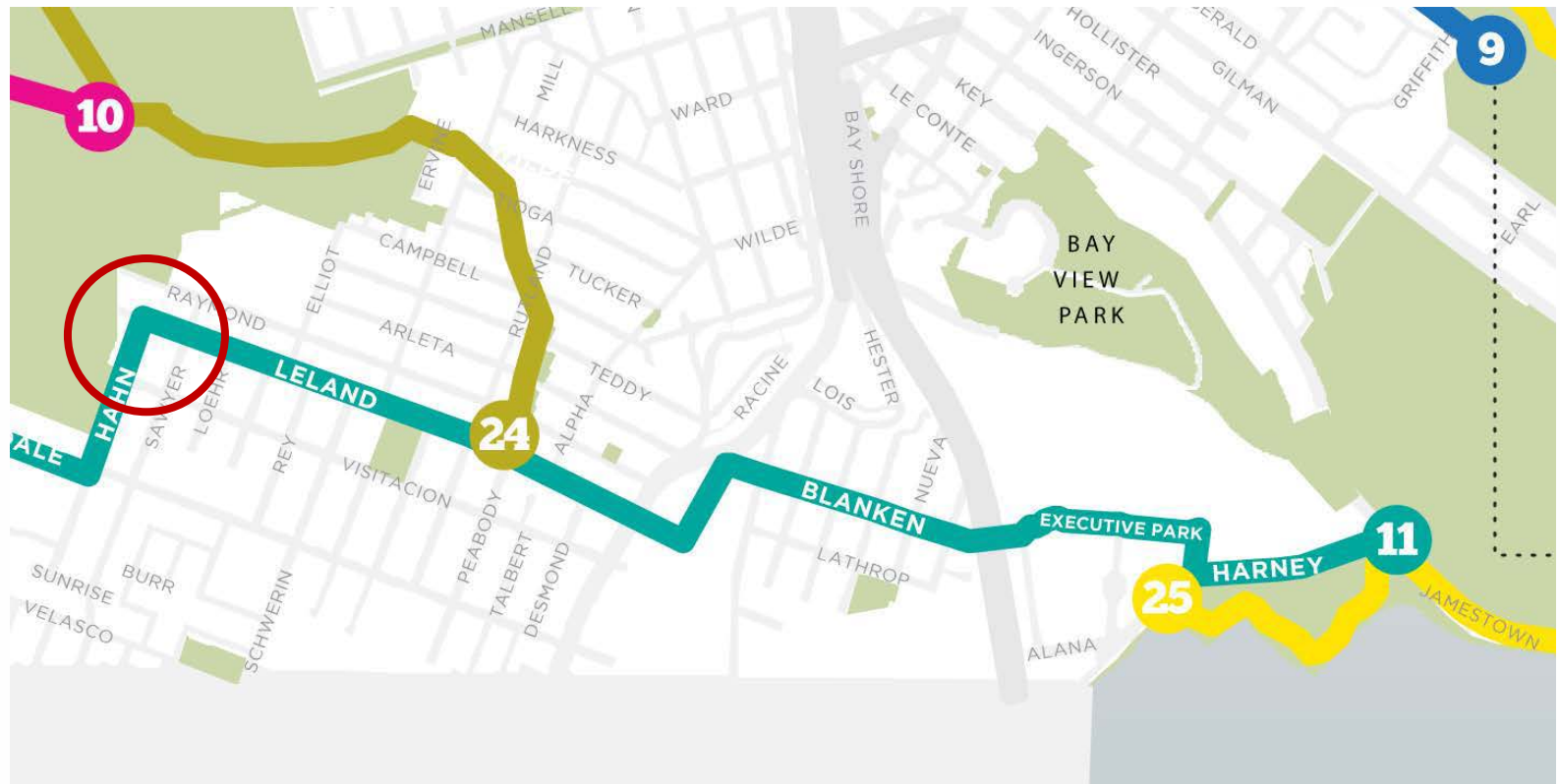
## Impact fee projections and priorities



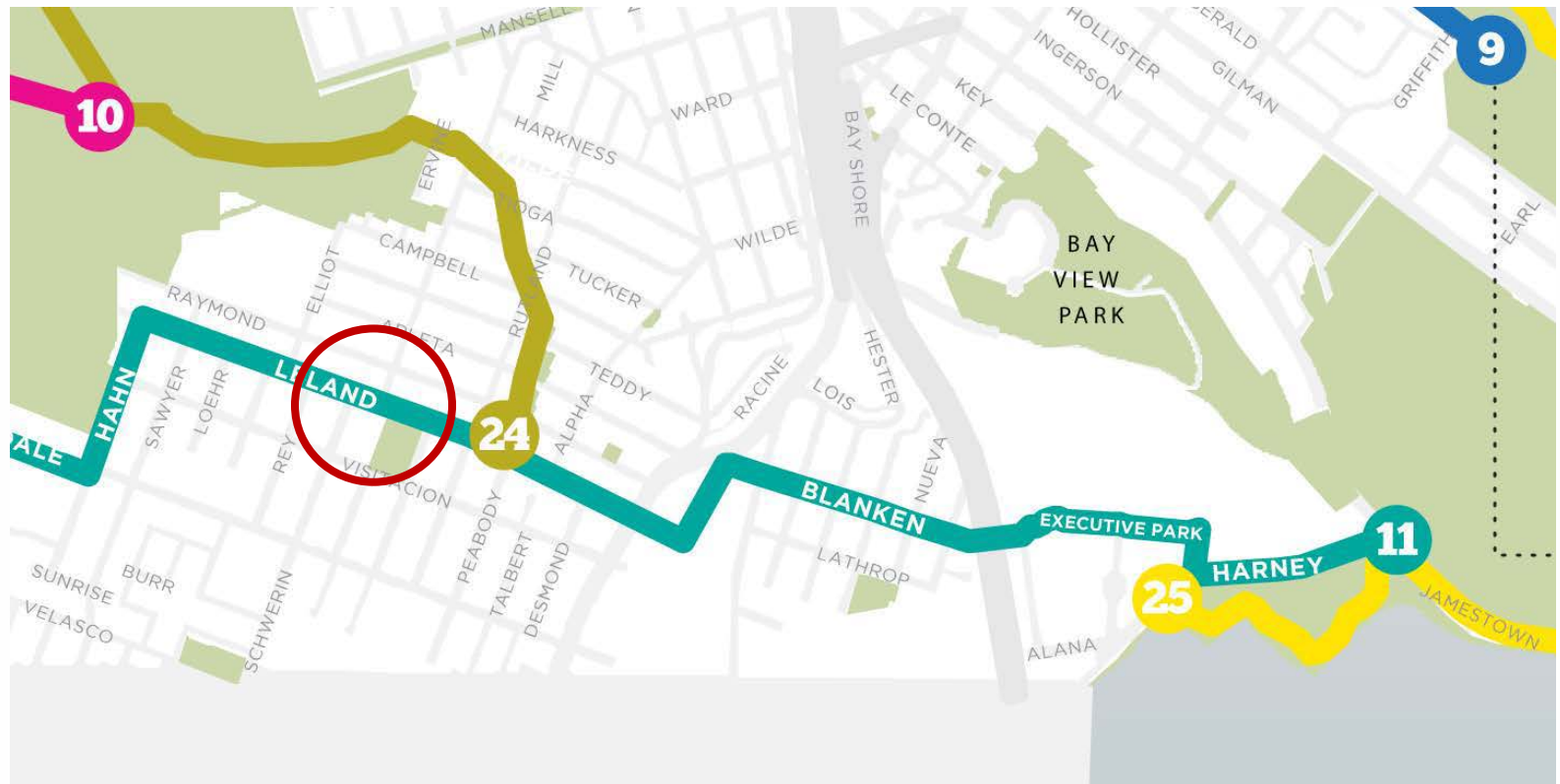
## Impact fee projections and priorities



## Impact fee projections and priorities

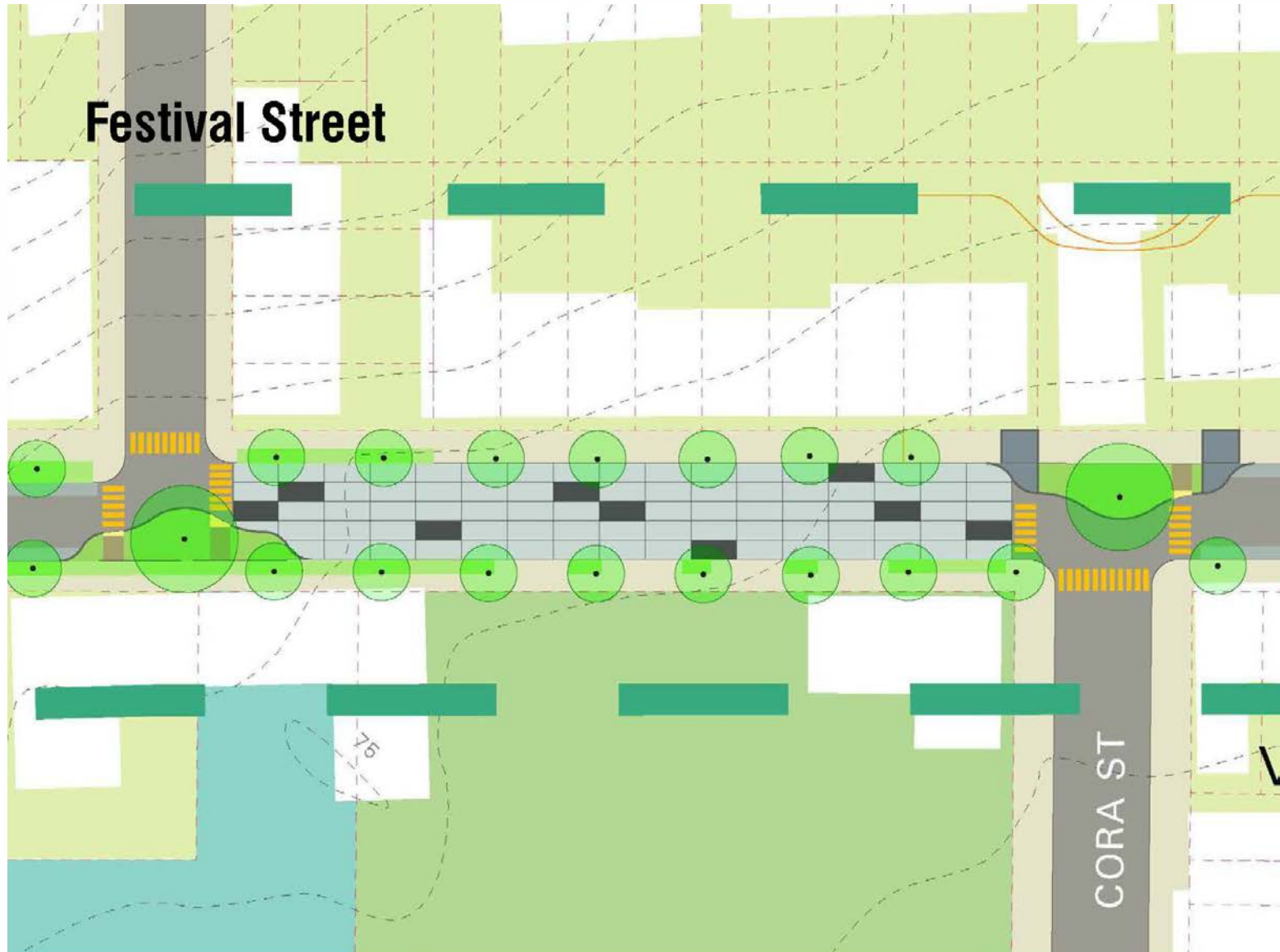


## Impact fee projections and priorities



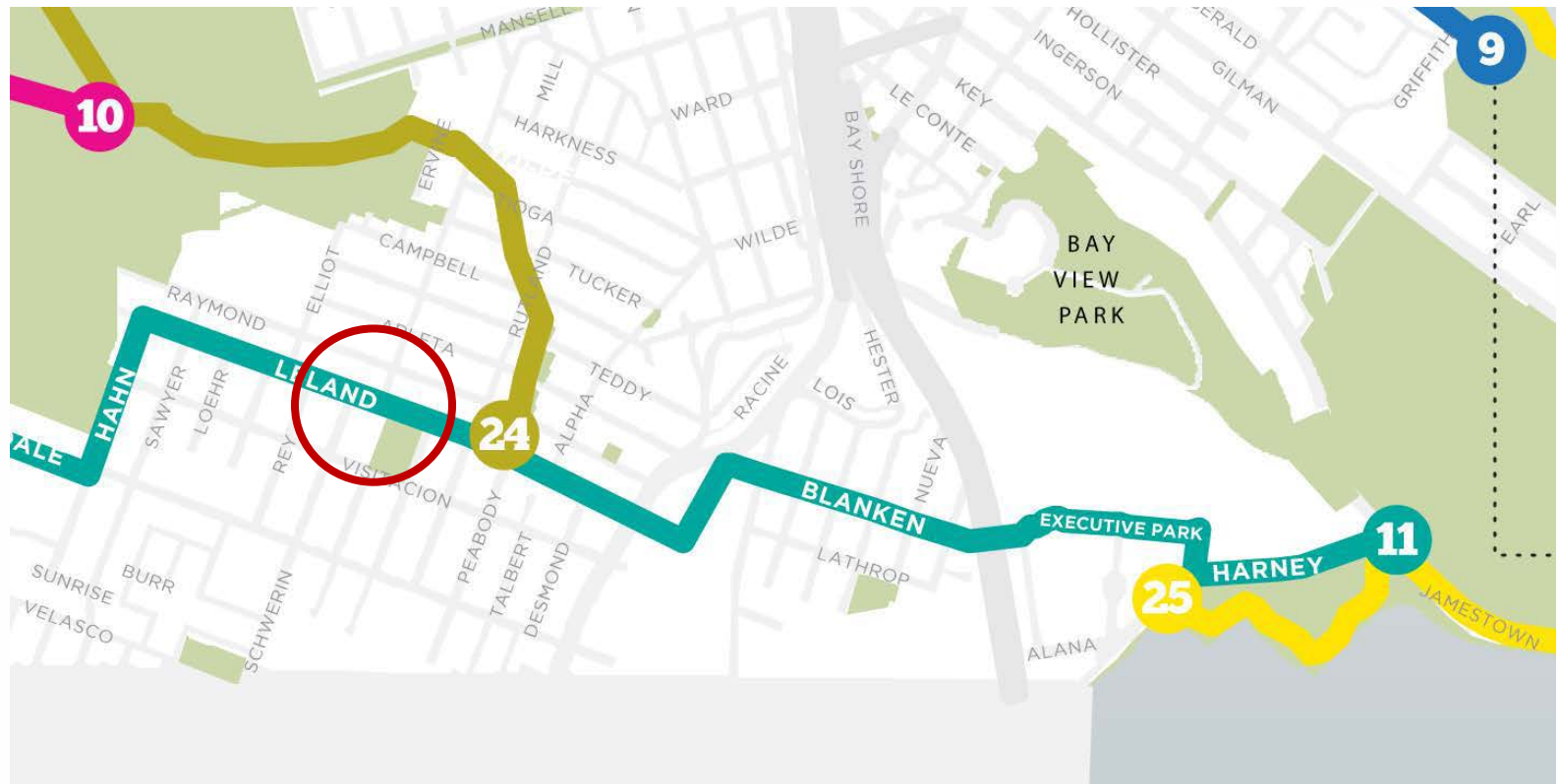


## Impact fee projections and priorities

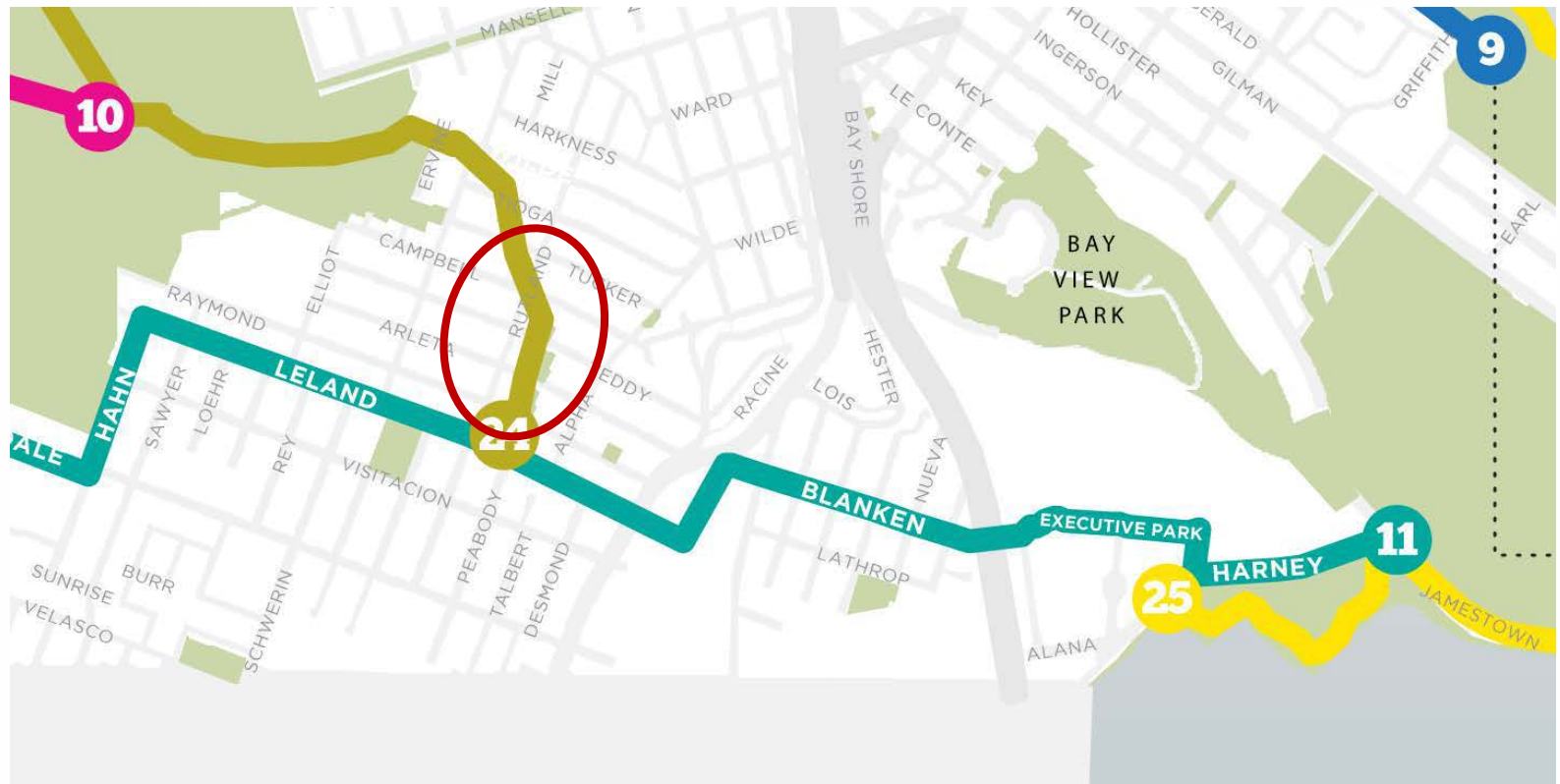




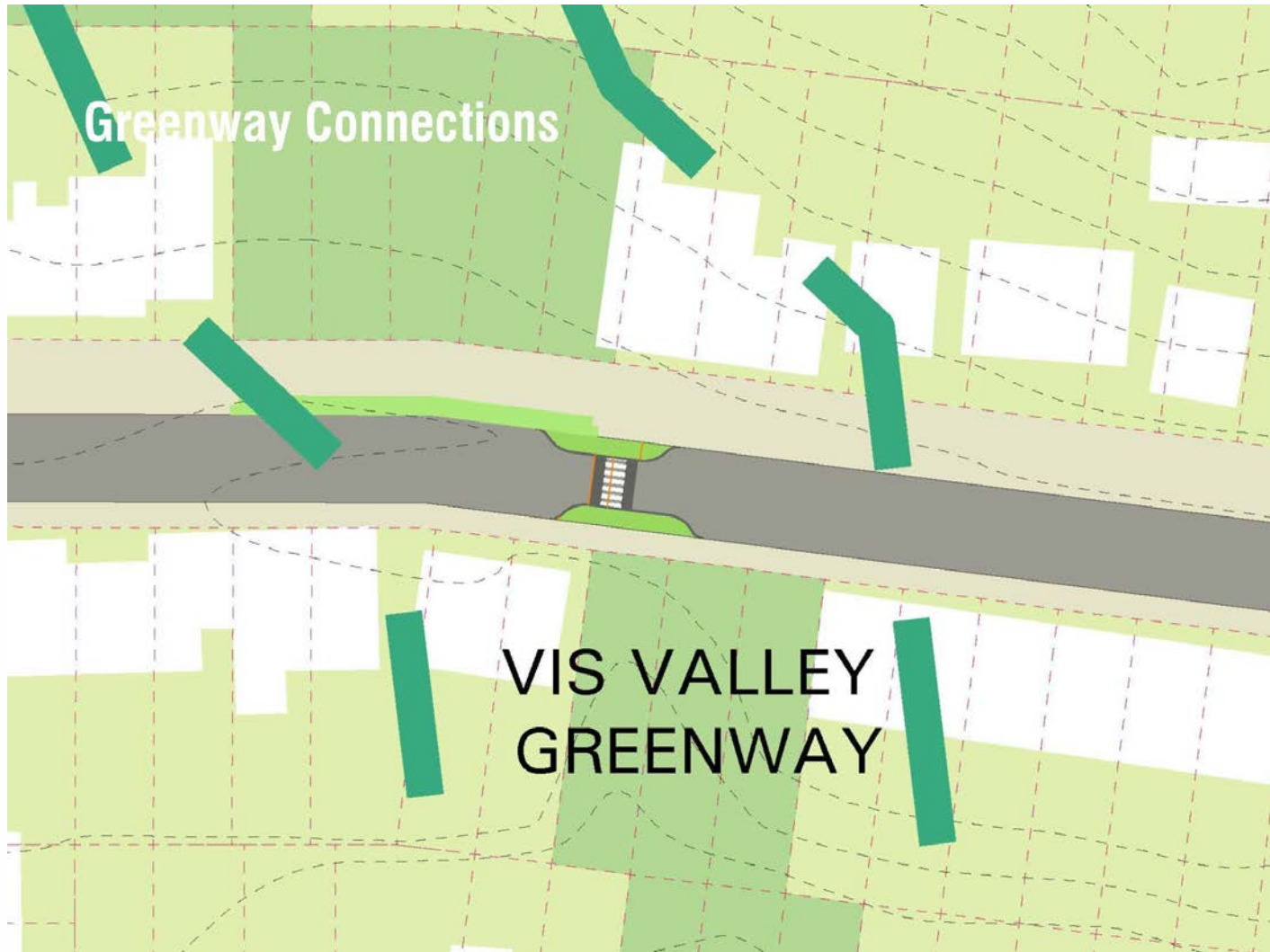
## Impact fee projections and priorities



## Impact fee projections and priorities



## Impact fee projections and priorities



## Impact fee: how much and when?

Transportation and Streetscape	
FY 16	FY 16 - 20
\$267,500	\$2,808,800
Set-a-side for Bi-County	
\$391,000	\$2,420,600
Schlage Lock Transportation Obligation Fee	
\$2,488,000	\$3,318, 000

## Impact fee: how much and when?

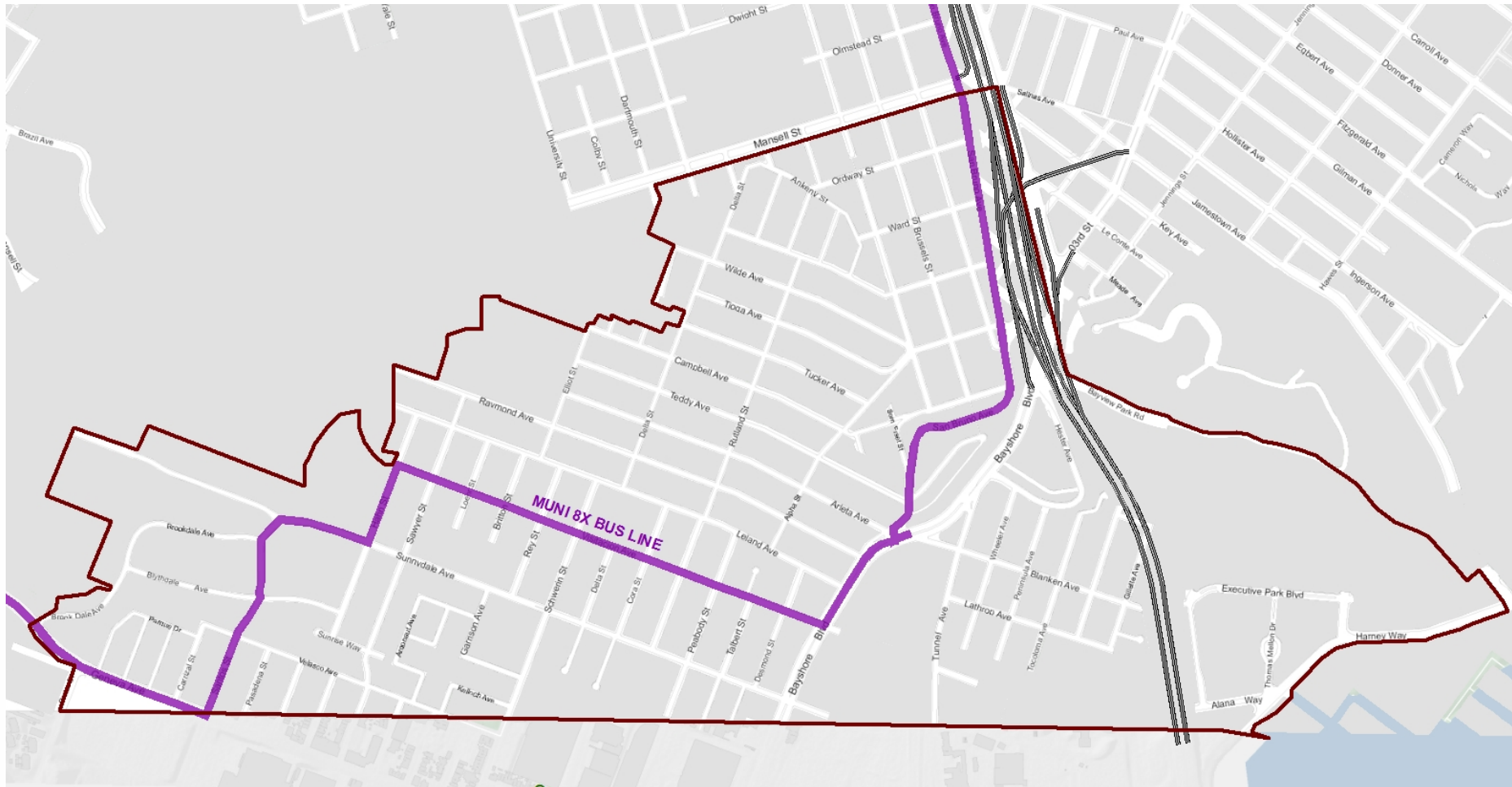
Transportation and Streetscape	
FY 16	FY 16 - 20
\$267,500	\$2,808,800
Set-a-side for Bi-County	
\$391,000	\$2,420,600
Schlage Lock Transportation Obligation Fee	
\$2,488,000	\$3,318, 000



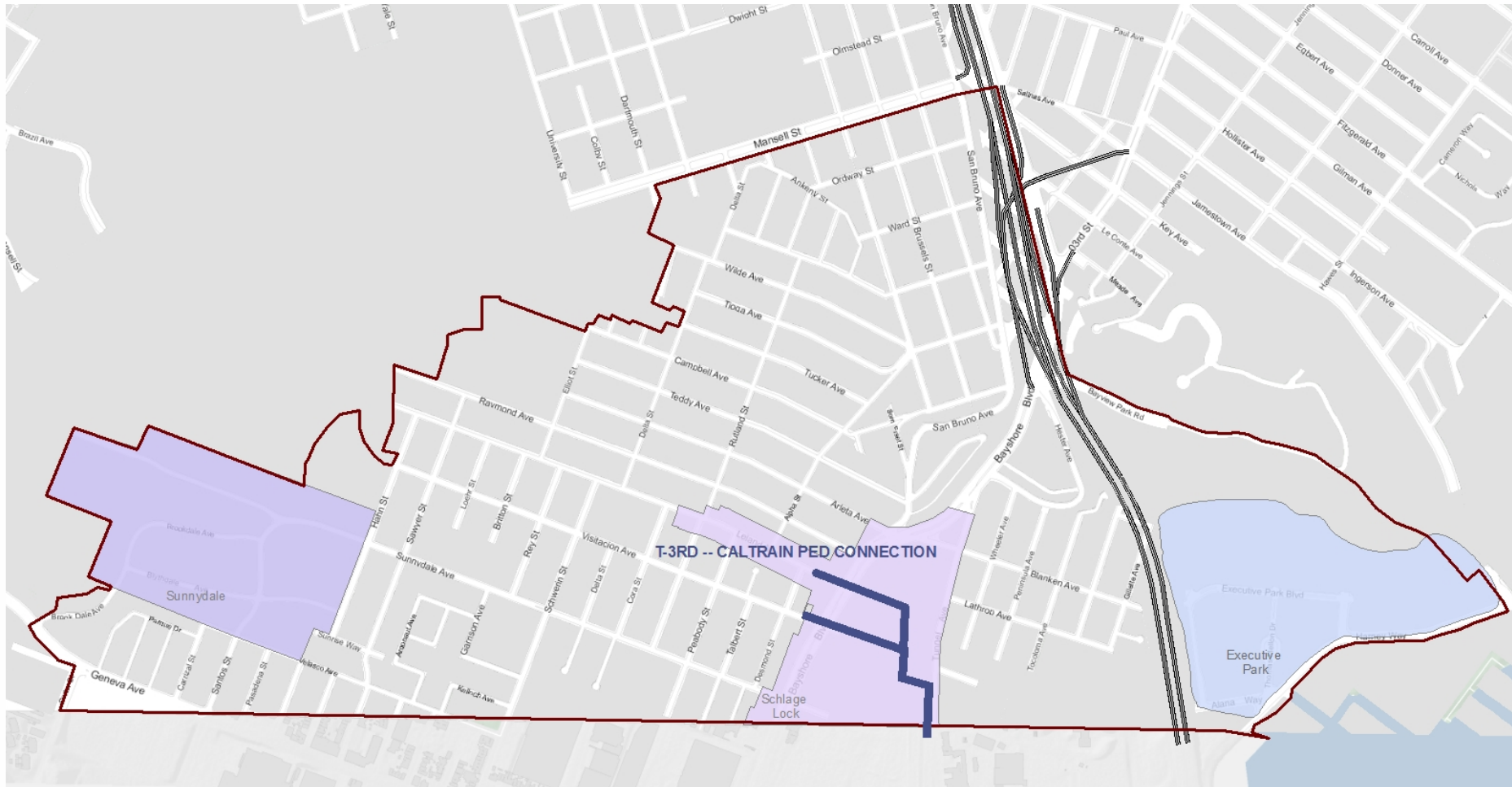
## Impact fee: how much and when?

Transportation and Streetscape	
FY 16	FY 16 - 20
\$267,500	\$2,808,800
Set-a-side for Bi-County	
\$391,000	\$2,420,600
Schlage Lock Transportation Obligation Fee	
\$2,488,000	\$3,318, 000

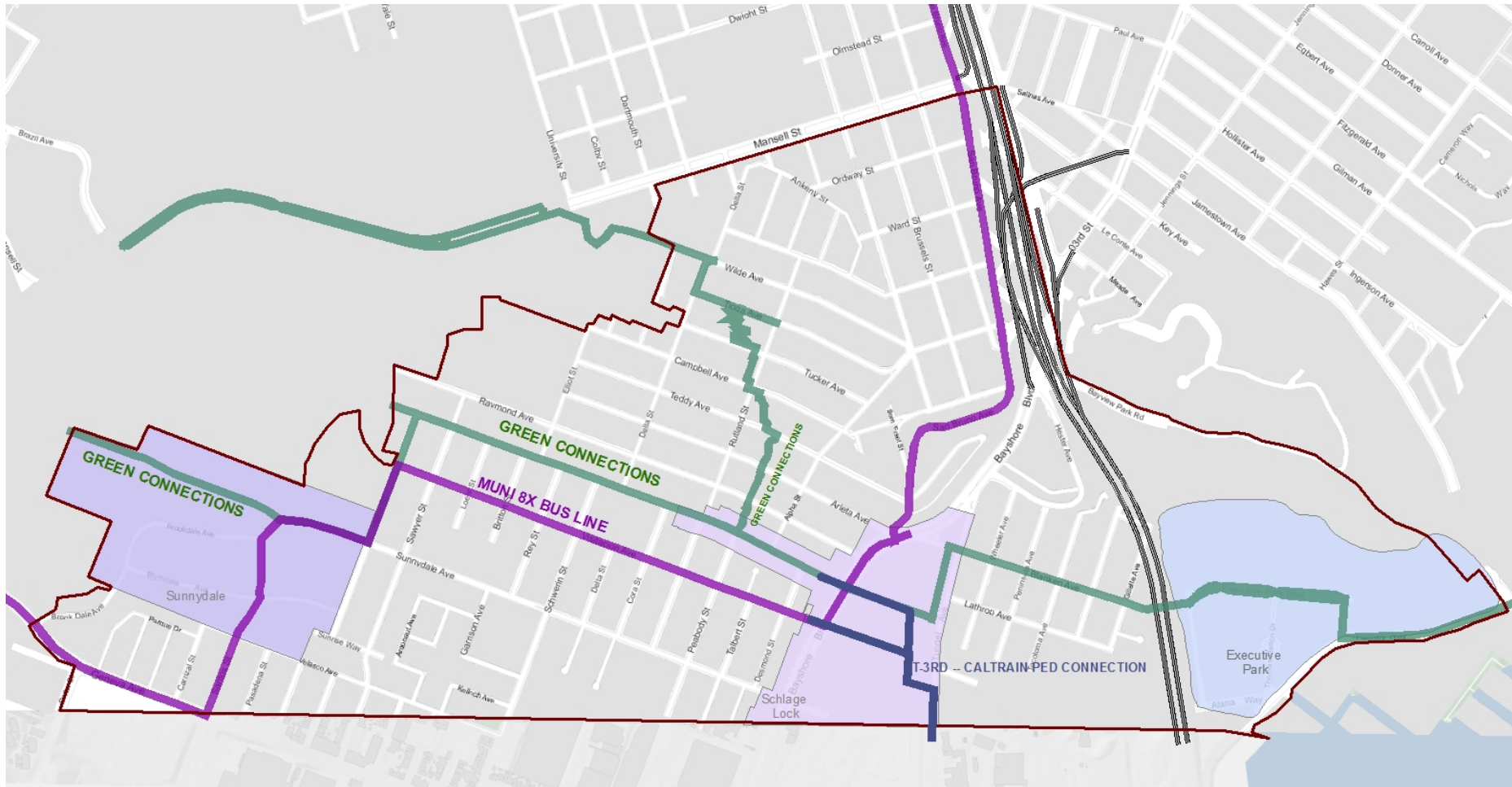
## Impact fee projections and priorities



## Impact fee projections and priorities



## Impact fee projections and priorities

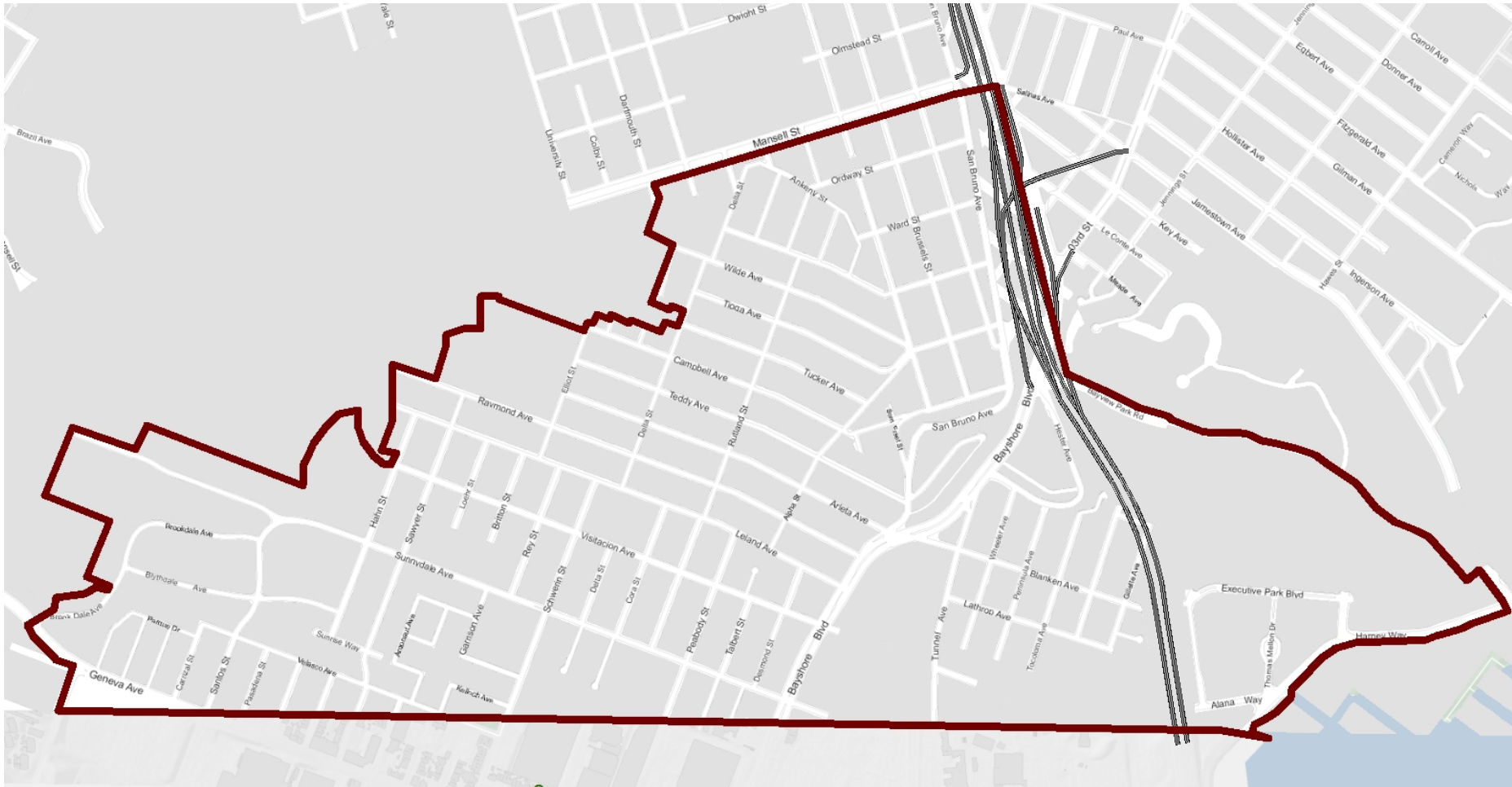


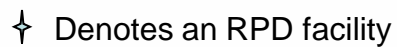
## Impact fee: how much and when?

Recreation and Open Space	
FY 16	FY 16 - 20
\$503,900	\$2,407,700



## Impact fee: how much and when?







# Potential Future Park Improvement Projects

## To Be Potentially Funded With Vis Valley Impact Fees

### Herz Playground

#### *Potential Scope of Work:*

- Renovate or Replace Clubhouse
- Increased Police Presence to Improve Public Safety







# Potential Future Park Improvement Projects

## To Be Potentially Funded With Vis Valley Impact Fees

### Visitation Valley Playground

#### *Potential Scope of Work:*

- Replace Natural Turf Field
- Renovate Children's Play Area



### McLaren Park – Trail Project

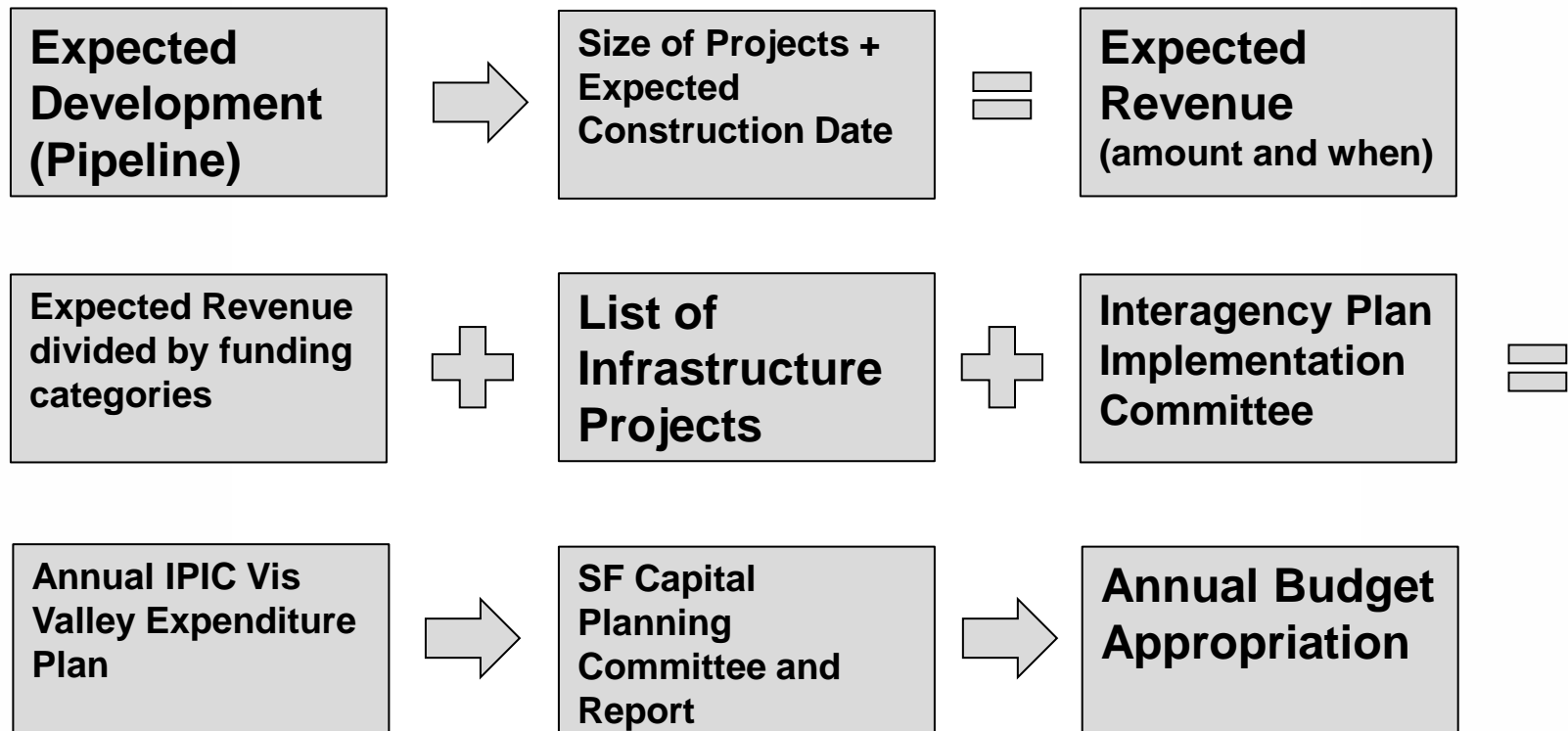
#### *Potential Scope of Work:*

- Removal of hazardous trees
- Stabilize trail and make it easier to walk by amending or treating sand



## Impact fee: how are improvement projects chosen?

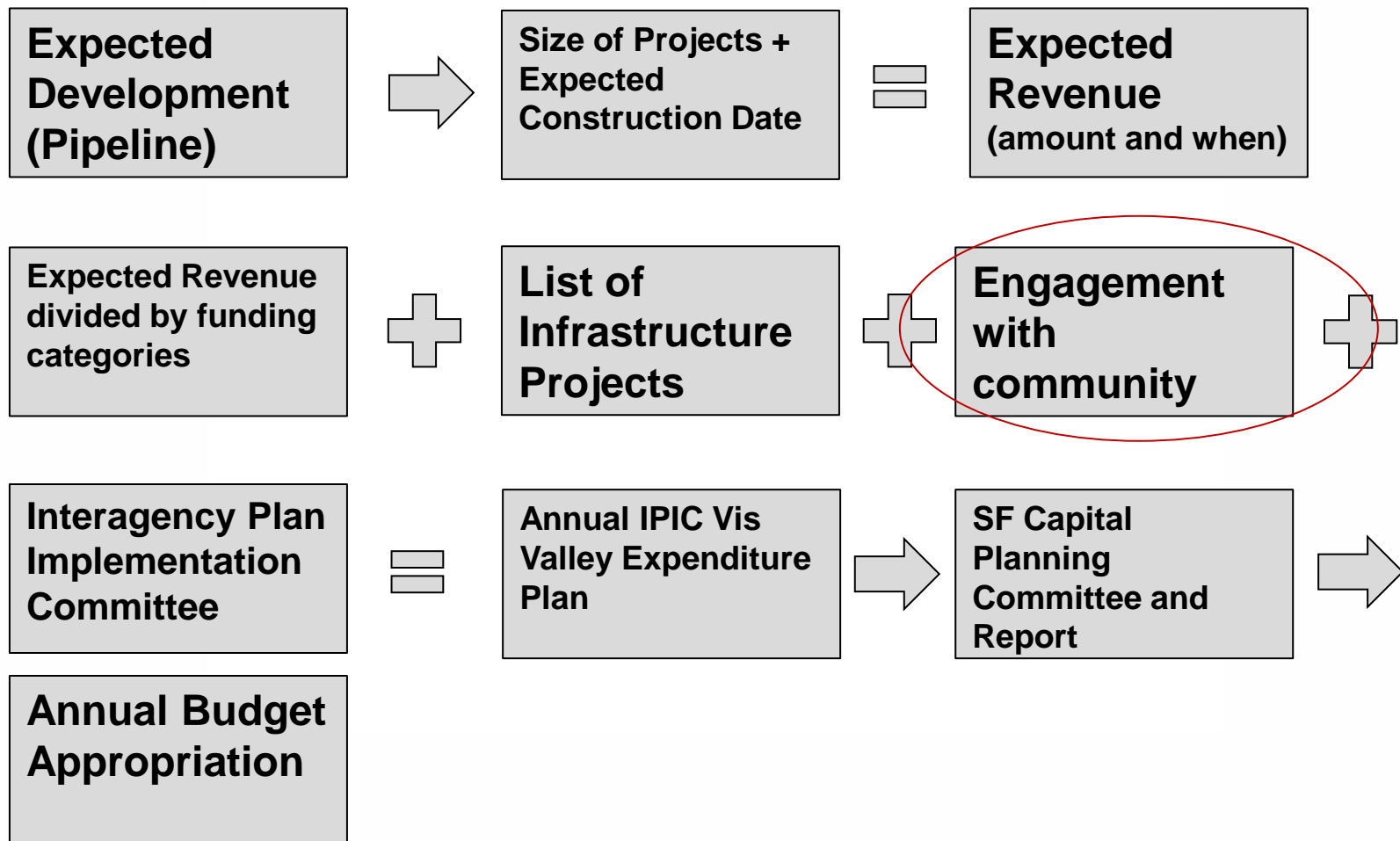
*Every Year...*





## Impact fee: how are improvement projects chosen?

*Every Year...*



## **DISCUSSION**

## Impact fee priorities

*What would you prioritize and add to this list?*

- Herz Playground
- Visitacion Valley Playground
- McLaren Park Trail Project
- Leland / Green Connections
- Visitacion Valley Greenway pedestrian improvements

Transportation fees from Schlage Lock:

- Geneva BRT
- 8x MUNI route improvements
- Others?

## **III. Next Step & Adjourn**



## **Next Steps & Conclude**

- Parks acquisition kick off in January.
- Impact fee allocation next steps – return in early spring when could have more certainty about fee projections.
- Work with project sponsor to review Phase Application for infrastructure and subsequent building permits.
- Evaluations and open house stations.



# Park Improvement Projects in Vis Valley

## Completed from 2006-2014

### Visitation Valley Greenway

#### **Community Garden**

Project Cost: \$115,000

#### **Tioga Avenue Native Plant Garden**

Project Cost: \$2.3 million

#### **Agriculture Lot – Entry Gates**

Project Cost: Donation from Fran  
Martin and Jim Growden



### Kelloch & Velasco Park

#### **Playground and Site Improvements**

Project Cost: \$2,500,000





# Park Improvement Projects in Vis Valley

## Completed from 2006-2014

### Herz Playground

#### **Basketball Court Resurfacing**

Project Cost : \$146,000

#### **Baseball Diamond Renovation**

Project Cost : \$250,000

#### **Coffman Pool Renovation**

Project Cost: \$11,144,393



### McLaren Park – Trail Project

#### **New Trail from Park Entrance (Visitacion Ave and Hahn Ave) to Visitacion Valley Middle School**

Project Cost: Completed with volunteer labor







# Park Improvement Projects in Vis Valley

## Current (In Progress)

### **Kelloch & Velasco Park**

**Basketball Court Resurfacing and  
Lighting**

Project Cost: \$300,000

### **Little Hollywood Park**

**ADA Upgrades, Irrigation, Benches,  
BBQs**

Project Cost: \$319,887

### **McLaren Community Garden (John King Community Garden)**

**New Planter Boxes, Storage Shed  
Painting**

Project Cost: \$30,588





# Potential Future Park Improvement Projects

## To Be Funded With Vis Valley Impact Fees

### Herz Playground

#### *Potential Scope of Work:*

- Replace Children's Playground
- Renovate or Replace Clubhouse
- Increased Police Presence to Improve Public Safety







# Potential Future Park Improvement Projects

## To Be Funded With Vis Valley Impact Fees

### Visitation Valley Playground

#### *Potential Scope of Work:*

- Replace Natural Turf Field



### McLaren Park – Trail Project

#### *Potential Scope of Work:*

- Removal of hazardous trees
- Stabilize trail and make it easier to walk



## Transportation Improvements (Selected)

### RECENT OR UNDERWAY

- Visitation Valley Greenway and Leland Avenue Streetscape Project

### COMMITTED

- Caltrain Bayshore Station Connections from Bayshore Blvd. and Schlage Lock
- Increased Muni Service
  - T-Third (2-car trains with Central Subway)
  - 8X – Bayshore Express, 9/9L – San Bruno
- Geneva/Harney Bus Rapid Transit
  - Candlestick/Hunters Pt. Shipyard portion funded
- Candlestick Point – Downtown Express Bus Service
- Candlestick Point Bay Trail and pedestrian/bicycle connections



### PROPOSED

- Bayshore Multimodal Station Upgrade
- Leland Avenue Green Connection