

Visitacion Valley / Schlage Lock Final Adoption Hearing June 5, 2014

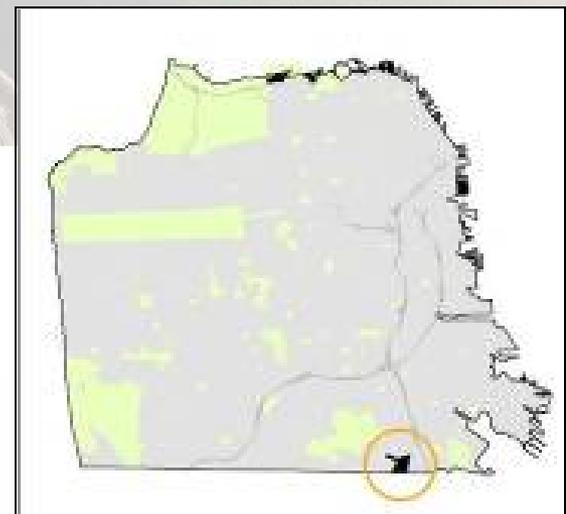
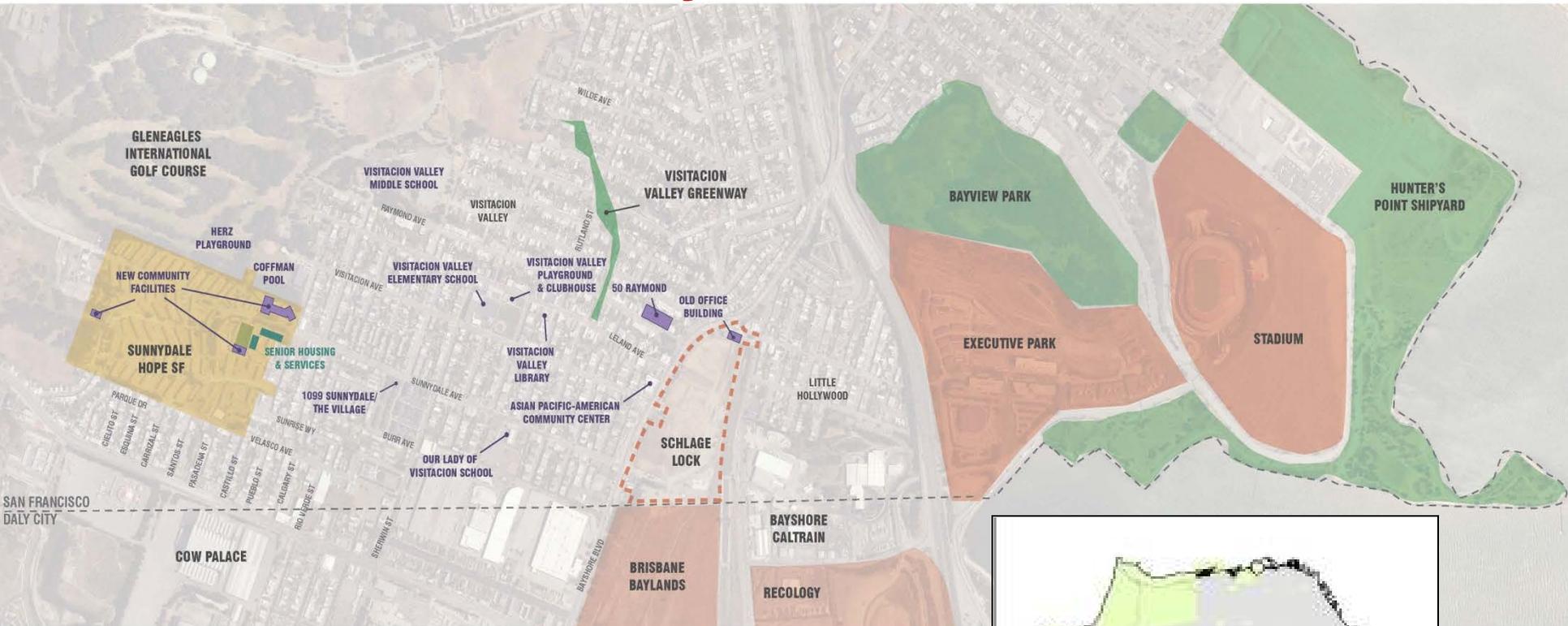


Presentation Overview

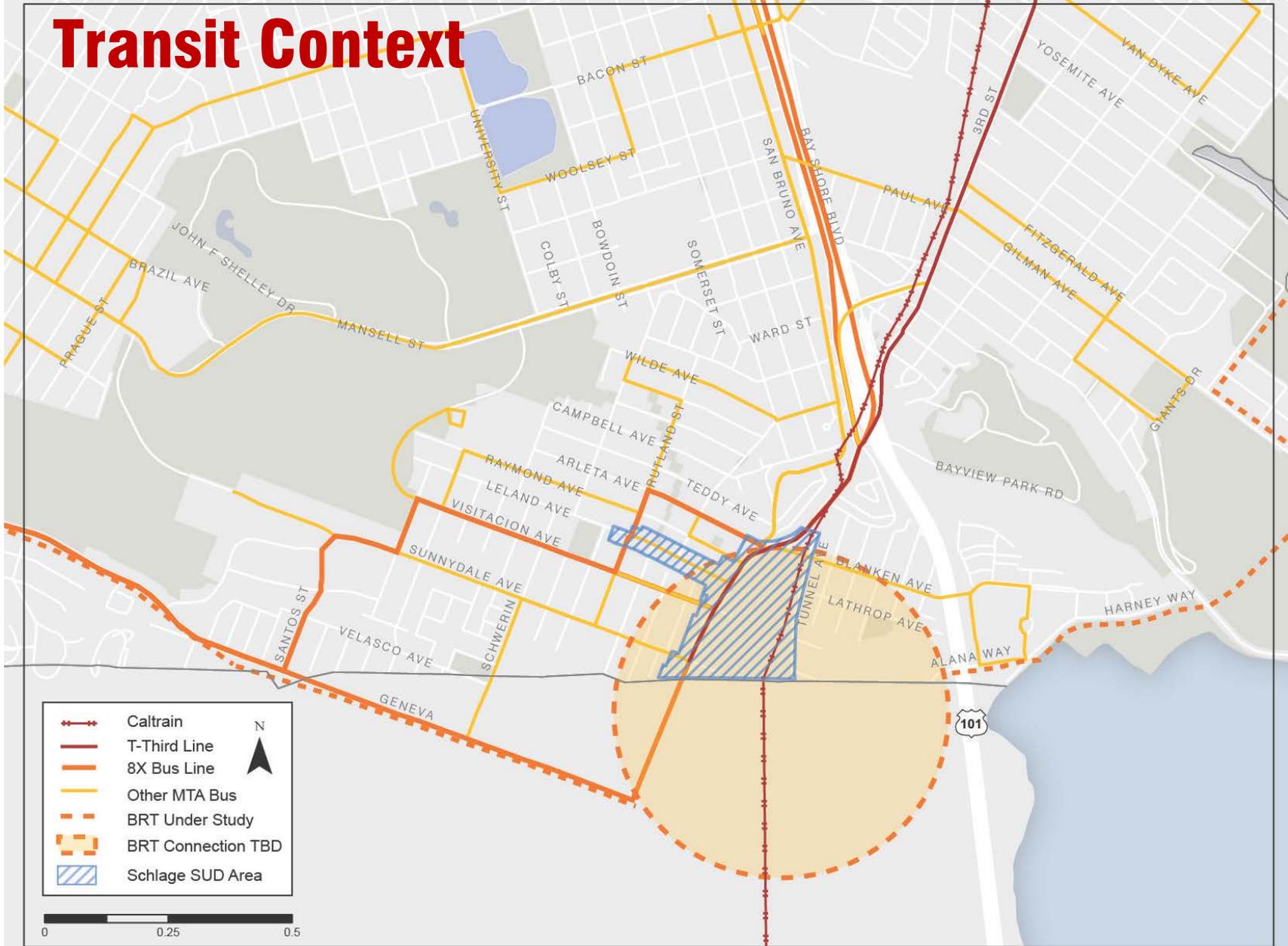
- I. Overview & Context
- II. Changes to Proposals since Introduction
- III. Next Steps & Commission Action



Project Context



Transit Context



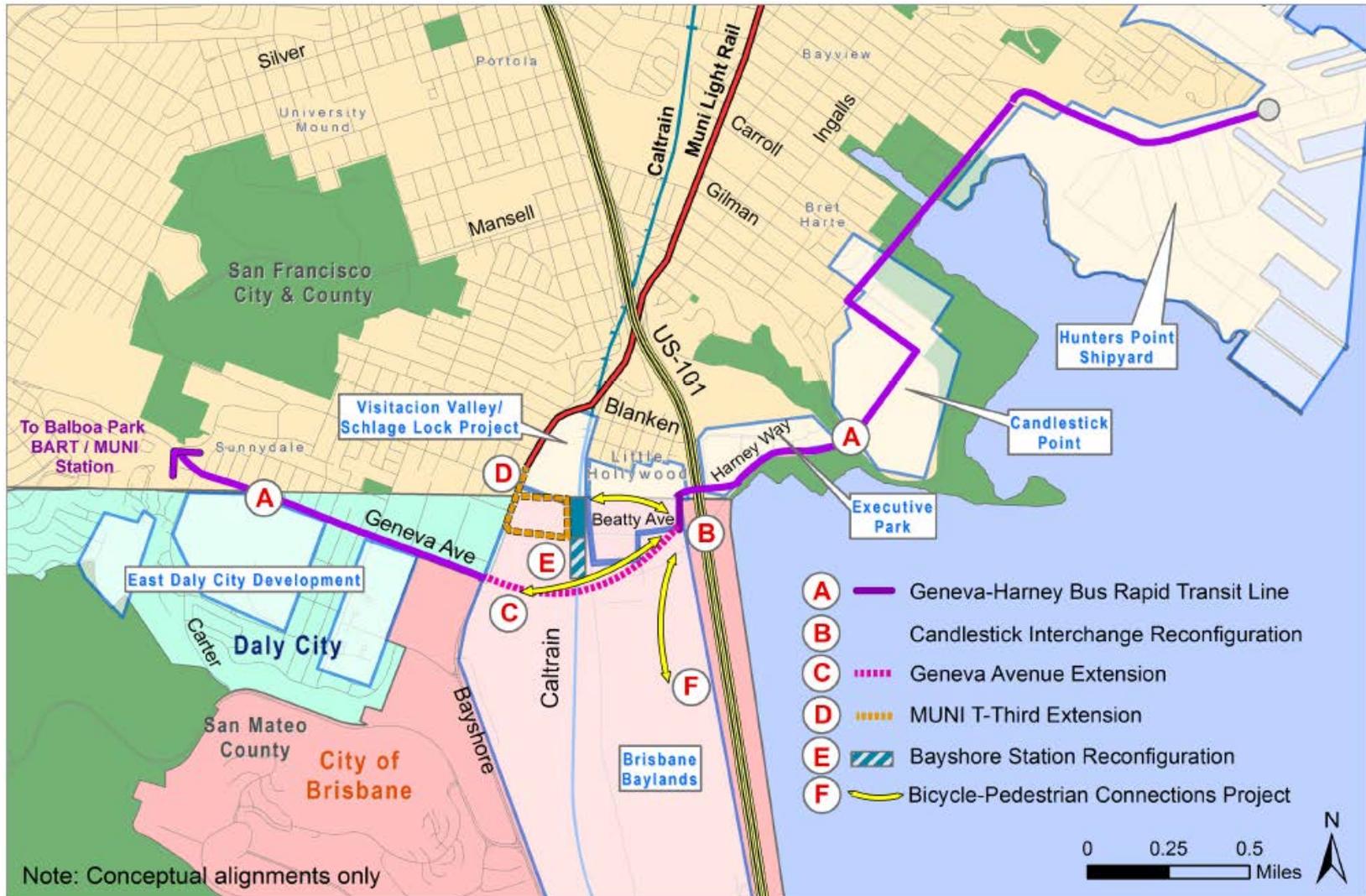
Bi-County Transportation Study

- Explored future transportation needs, with multiple land developments
 - Cities: San Francisco, Brisbane, Daly City
 - County-level transportation agencies: San Francisco, San Mateo
- Developed Priority Project List
- Proposed ‘cost-participation’ framework
 - Public, private contributions
 - No actual commitments
- Final Report adopted March 2013

- Project list, cost framework based on future vision of transit-supportive growth
- Will Brisbane Baylands fit that vision?
 - Employment + Housing vs. Employment Only
 - Decision timing uncertain



Bi-County Priority Projects: \$480M



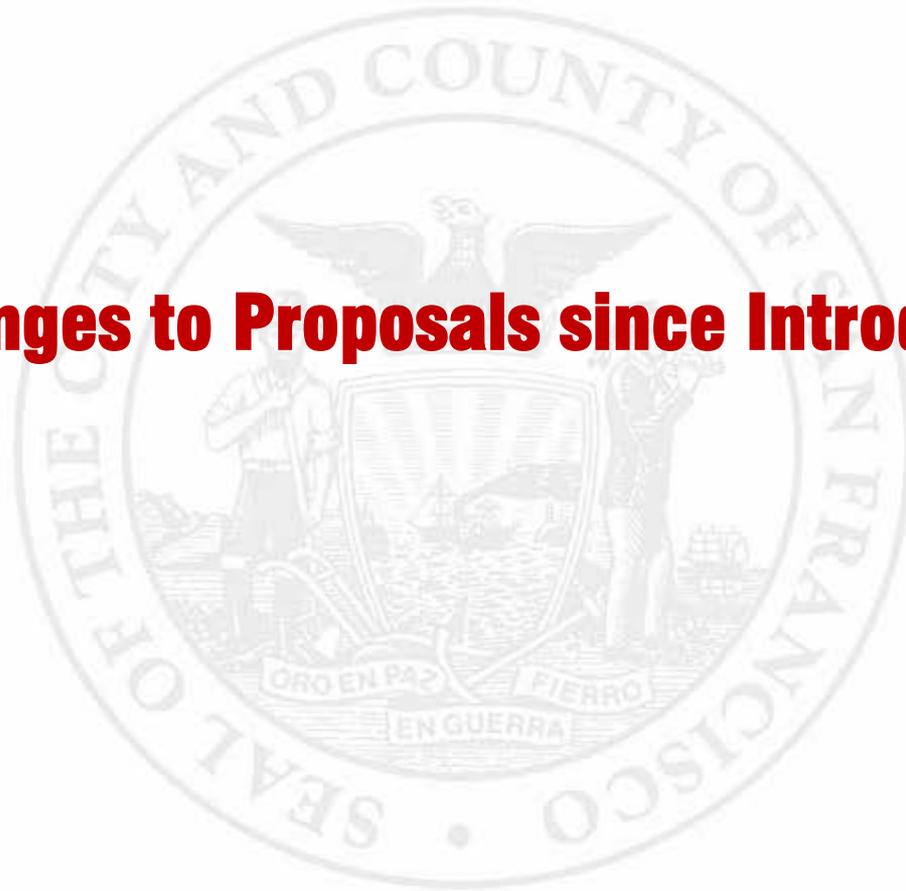
Bi-County: Current Status

- Advancing individual projects
 - Geneva-Harney Bus Rapid Transit Line
 - Bayshore Station Location Study
 - Geneva Avenue Extension
 - US101 Candlestick Interchange Re-Configuration
- Monitoring land development progress – study recommendations, project designs to be refined as needed

Reminder: Key Changes to 2009 Documents

- General Plan references
- Increased heights & density
- Modified parks location
- Reduced commercial square footage
- Zoning, updated design guidelines and building standards
 - Mixed-Use General (MUG) districts
 - Formula retail review procedure
 - Adjusted parking for grocery
- Design & Phase Review process
 - Administrative review
 - Community participation
 - Modifications to controls through Planning Commission
- Implementation documents, including Development Agreement

II. Changes to Proposals since Introduction



Proposed Changes: Planning Code & Map Ordinance

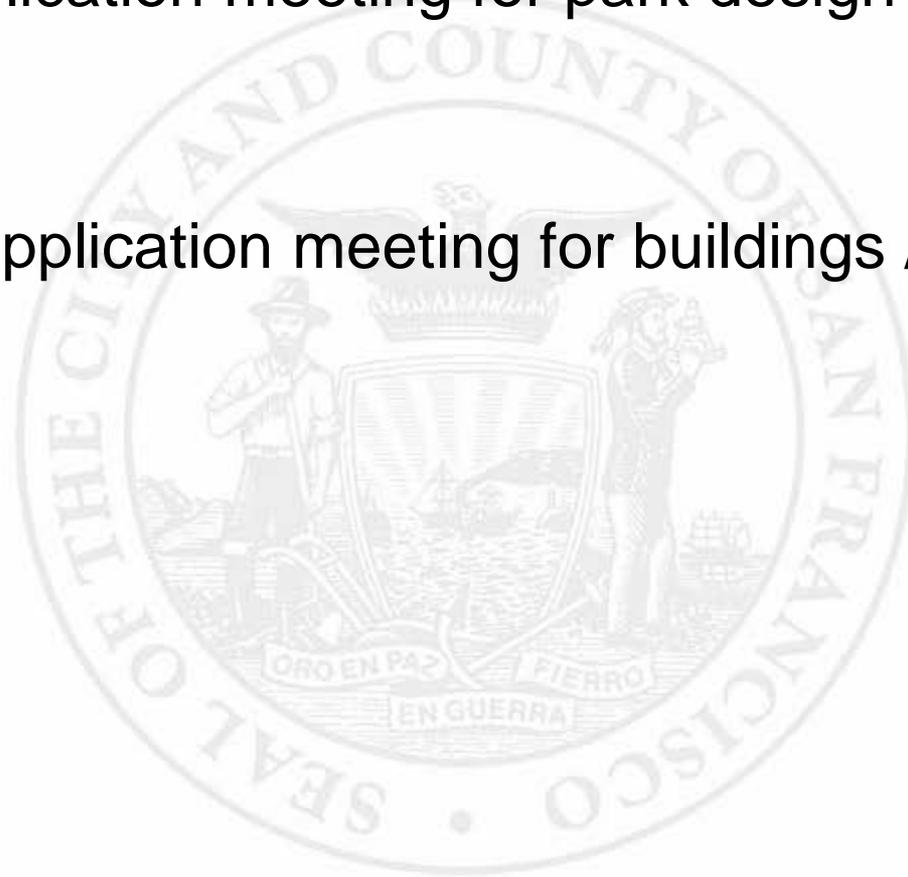
- Maintain existing zoning for Assessor's blocks and lots 5087-004 & 5087-005.

figure 3: property ownership



Proposed Changes: Planning Code & Map Ordinance

- Make post-application meeting for park design required not optional.
- Require post-application meeting for buildings / vertical development.



Proposed Changes: Design for Development (D4D)

- Correct maps and add language to leave the parcels owned by Union Pacific Railroad and Joint Powers Board as adopted in 2009.
- Include design guideline for retail signage:
 - Minimize size and number of signs.



Proposed Changes: Open Space & Streetscape Master Plan (OSSMP)

- Correct maps/add text to leave the parcels owned by Union Pacific Railroad and Joint Powers Board as in adopted 2009 documents.
- Add language regarding compliance with accessibility & ADA policy.



Changes: Development Agreement (DA)



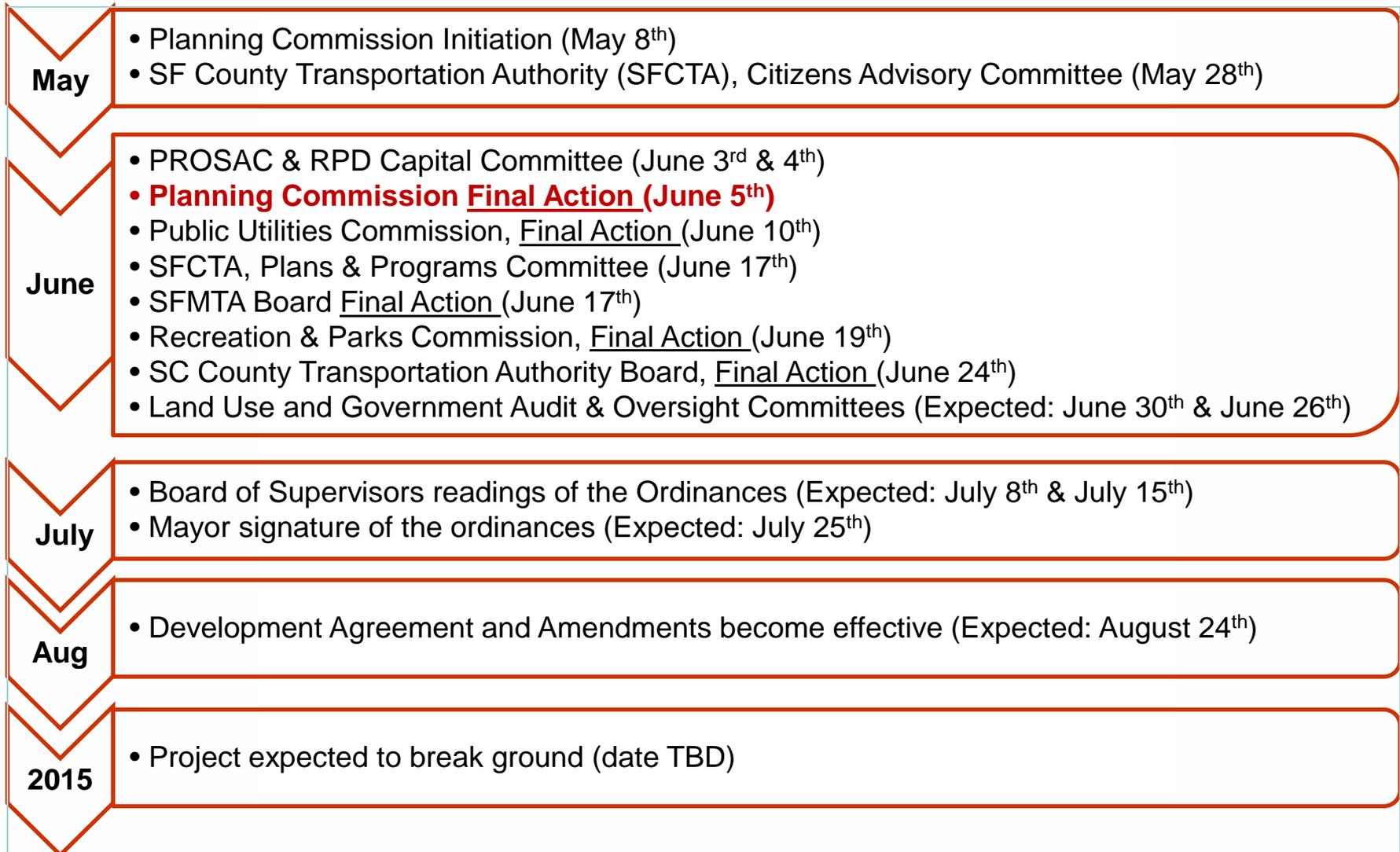


IV. Next Steps

Environmental Review

- Addendum to EIR published May 29th
- 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
- Making CEQA findings as part of today's actions

Timeline / Next Steps



Required Planning Commission Actions today

- Adopt resolution recommending approval with modifications to the Board of Supervisors of the Development Agreement.
- Adopt resolution recommending approval with modifications to the Board of Supervisors of the Ordinances amending the Planning Code, including the Zoning Maps, and the General Plan, and related implementation documents:
 - Design for Development
 - Open Space and Streetscape Master Plan
 - Infrastructure Master Plan
 - Transportation Demand Management Plan



Questions?

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