

**VISITACION VALLEY / SCHLAGE LOCK MASTER PLAN
WORKSHOP
Comments & Questions
March 5 2007**

Large Session Q & A

Q: Traffic issues are not yet resolved. When will traffic analysis be complete?

A: Traffic analysis is pending information on other adjacent development, and will not be complete by the next workshop. Staff does, however, intend to come back in workshops 5 and 6 with traffic calming and improvements strategies for the major intersections along Bayshore.

Q: What about historic buildings, such as the Castle?

A: The Redevelopment Authority cannot use eminent domain to rehab a building, but owner has show willingness to collaborate and is explored option of turning into a restaurant.

Q: Are you exploring the option of Mello Roos / Community Facilities Districts?

A: Yes, but as this is essentially a tax on new development, its structure - and its amount - needs to be carefully priced.

Q: Who is going to maintain the public spaces?

A: Not decided yet. It is possible that the City may require developer to turn them over to the City (in which case maintained by Rec/Park). However, another model would require that the parks be maintained by the private entity of the development (i.e. through homeowners dues or other on-site sources).

Q: Families are coming- schools are a need!

A: While that may be true for this site, the City overall is losing children, and schools are closing. The likelihood of a new school is low; however, discussion with developers in nearby areas may result in development of some school facilities.

Q: How many people will be parking here?

A: We are planning for development to provide 1 space per unit, with additional parking spread throughout development along streets. There will likely be as many as 200 on-street spaces added through the new street network.

Q: How much affordability will there be?

A: The City's Inclusionary requirement requires 15% at a minimum; additional tools through redevelopment will likely bring total up to 20-30% of the total units.

Questions/Comments on Design/Open Space

- Flexibility is key – should have design review for project and all new buildings.
- There should be more community involvement in the design. We feel our concerns aren't being heard.
- Still maintain concerns about views. 8 stories might spoil it!
- 8 story location is a concern, may limit the design.
- Create incentives for people to use transit- monthly fast passes, free membership to car-sharing – part of HOA dues?
Improve pedestrian path / pedestrian crossing at Tunnel Avenue

Questions/Comments on Sustainability

- Really like the stormwater/drainage strategies.
- Site design / interpretation signage should be in different languages: “Don't Dump Into The Bay!”
- Encourage solar technology in construction
- Priority should be conservation of energy
- Look at Emeryville's development sustainable guidelines