

Visitacion Valley Redevelopment Project

The San Francisco Redevelopment Agency (“the Agency”) and the San Francisco Planning Department (“Planning Department”) have been working on a collaborative community process to develop the former Schlage Lock facility and to bring a revitalization program to the Visitacion Valley community. (See Visitacion Valley Redevelopment Project Map on the next page.) The work has resulted in three critical documents (outlined below), as well as several supporting documents, which lay the foundation to redevelop the 20-acre Schlage Lock industrial properties and assist with the incremental revitalization of the Leland Avenue and Bayshore Boulevard commercial corridor.

1. **Visitacion Valley Redevelopment Plan** establishes a project area boundary and initiates redevelopment activities that alleviate blight, foster housing and economic development, and support several community enhancement initiatives such as street improvements, the creation of new parks and preservation of historic buildings.
2. **Design for Development** provides guidelines for building heights, block sizes, street design, open space and other infrastructure improvements that will guide the Schlage Lock site’s development.
3. **Environmental Impact Report** analyzes the potential environmental impacts of the Redevelopment Plan and Design for Development.

Project Area Description

The proposed Visitacion Valley Redevelopment Project Area is a 46-acre area in the Visitacion Valley neighborhood in the southeastern corner of the City; comprising approximately 124 parcels. The Visitacion Valley Project Area includes the former Schlage Lock industrial site, located at the southern border of San Francisco where Bayshore Boulevard converges with Tunnel Avenue; the segment of Bayshore Boulevard fronting the Schlage Lock site and properties fronting Bayshore Boulevard; and the Visitacion Valley neighborhood’s commercial corridor of Leland Avenue. Universal Paragon Corporation (“UPC”) owns the Schlage Lock site along Bayshore Boulevard and the former Southern Pacific rail yard properties on the eastern side of the project area. The project involves the demolition of the majority of the existing buildings on the former Schlage Lock site, environmental remediation of the site, and the construction of a mixed-use residential, retail and office development, as described below.

Project Summary

- The entire project will include the development of approximately 1,600 new housing units with 1250 new housing units on the Schlage Lock site and 350 additional housing units of infill development along Bayshore Boulevard and Leland Avenue. At least 25% of total units will be below-market rate-units, created through a combination of inclusionary units and stand-alone Agency assisted projects.
- The Schlage Lock site will be transformed into a new mixed-use transit-oriented community with new public streets, three new community parks, and a community center created within the existing Schlage Lock office building.
- The retail corridors along Leland Avenue will be strengthened through concerted economic development activities, and will be complemented by new neighborhood-serving retail development on the Schlage Lock site, including a grocery store.

- The Schlage Lock site project is being planned as a sustainable “green” development, with a LEED-ND certification from the U.S. Green Buildings Council.

Project Timeline

The Redevelopment Plan is currently under consideration for adoption by the Redevelopment Agency and the San Francisco Board of Supervisors. If the Plan is adopted, construction of infrastructure and buildings may begin as soon as late 2010, depending on market conditions and subsequent permitting processes. Demolition of the old Schlage facility is scheduled to begin in February or March of 2009, conditioned upon the issuance of a demolition permit, with remediation beginning in July 2009. The environmental clean-up and preparation of the site for development will be completed in phases between 2010 and 2012.

Community Planning Process

In 1999, the Schlage Lock Company decided to close its Visitacion Valley factory. Since the closure, residents have exhibited strong interest in neighborhood rejuvenation, participating in numerous workshops on the future of the Schlage Lock site and the revitalization of the Leland Avenue business district. In 2002, in response to a proposal to build a Home Depot store on the Schlage Lock site, members of the Visitacion Valley community, with the Planning Department, developed the *Schlage Lock Strategic Concept Plan*. This plan calls for the development of a mixed-use, transit-orient development with residential and neighborhood-serving commercial uses, accompanied by open space and pedestrian-oriented street designs.

The Planning Department and the Agency held a series of five public workshops over the past 2 two and half-years to develop a framework plan for the Schlage Lock site and discuss potential programs to facilitate and complement proposed land use changes for the former industrial site. Agency staff has been engaged in extensive and continuous outreach and community dialogue about the Redevelopment Plan over the past three years. Staff have held meetings with numerous community organizations and presented information at numerous public forums.

A Visitacion Valley Citizens Advisory Committee (“CAC”) appointed by the Mayor is currently advising the Agency and the Planning Department on proposed redevelopment and land use policies. The Visitacion Valley CAC has monthly meetings to discuss redevelopment goals, site plans, building demolition, remediation, affordable housing policies, economic development tools, open space needs, and sustainable development criteria.

Environmental Clean Up

The soil and groundwater at the Schlage Lock site and some surrounding land contain hazardous materials released during the industrial operations of the site. BP PLT-I, LLC, a subsidiary of Brownfield Partners (BP), is the company responsible for demolition and clean up of the former Schlage Lock Site. Except for the historic office building at the corner of Bayshore Boulevard and Blanken Avenue and potentially some of the Railyard buildings, all other buildings on the Schlage property will be demolished. Demolition is scheduled to begin in February or March 2009. Demolition is scheduled to begin in February or March 2009. BP has prepared an Air Monitoring and Dust Management Plan that meets city requirements for the planned demolition activities. The Dust Management Plan was approved by the Department of Public Health on January 20, 2009. A Remedial Action Plan is being developed and will be

submitted to DTSC in February. Remediation is currently scheduled to begin in July 2009. The soil clean up will be completed in October 2009; groundwater remediation will continue for the next 18-36 months.

Workforce Development

In the coming year, the Agency and UPC, in partnership with City Build will develop a comprehensive workforce program for the future labor demands of this project. City Build is a program of the City's Workforce Development Division that provides recruiting, training and placement services to job seekers, employers and contractors working in San Francisco's construction industry. City Build has partnered with the Visitacion Valley Community Development Corporation, a community-based organization to begin recruitment and training for potential job opportunities.

How do I get more Information?

Please check our website <http://www.sfgov.org/sfra> for more information about the Visitacion Valley Redevelopment Project, and to review documents such as the Redevelopment Plan, the Environmental Impact Report, and other supporting technical documents. Also, interested persons may obtain copies of these documents at the office of the San Francisco Redevelopment Agency, One South Van Ness Avenue, 5th Floor, San Francisco, California 94103.

The CAC usually meets the second Tuesday of every month. These meetings are open to the public and are usually held at the SF Recycling & Disposal Environmental Learning Center at 401 Tunnel Avenue.

Key Contacts for Additional Information

- For more information about the Redevelopment Plan, or to be placed on our CAC mailing list contact **Tom Evans**, Redevelopment Agency, Lead Planner, at tom.evans@sfgov.org or at (415) 749-2539.
- For more information about the Design for Development document contact **Sarah Dennis**, San Francisco Planning Department, Plan Manager, at sarah.dennis@sfgov.org or at (415) 558-6345.
- To find out about future workforce opportunities, contact City Build by calling their information line at (415) 401-4889.
- For information about demolition and remediation, contact Mary Hashem of Brownfield Partners at (303) 882-8114 or via email at mhashem@brownfieldpartners.net

Para información en español (415) 749-2493. 如果您需要翻譯, 請與聯繫在 (415) 749-2435

