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Visitation Valley Grapevine - Valley News - January  
2009

## Schlage Lock Site Gets Green Light From Redevelopment Commission



*Schlage Lock closed its original facility on Bayshore Boulevard in Visitation Valley in 1999.*

by *Lila Hussain*

The year 2009 could be exciting for Visitation Valley. In the last month of 2008, both the San Francisco Redevelopment Commission and Planning Commission unanimously voted to certify the Final Environmental Impact Report for the proposed redevelopment of the long dormant 20-acre Schlage Lock factory site.

This was the first step towards adopting the San Francisco Redevelopment Agency's (SFRA) Redevelopment Plan for the lock factory site and portions of Leland Avenue.

The Redevelopment Agency has been working with the community for over seven years to develop a plan that will revitalize the site while supporting commercial businesses on Leland Ave.

In 2006, the Mayor appointed a Visitation Valley Citizens Advisory Committee (CAC) to help guide the public process and help gather input from the community on the

functions of what an adopted project area would provide.

Environmental cleanup of the site would begin soon, giving way to full demolition of all but the original office building followed by months of environmental remediation. The proposed Redevelopment Plan will transform the Schlage Lock site into a new mixed-use transit oriented community of approximately 1,250 homes with new public streets, three new community parks, and a community center created at the original Schlage Lock office building.

“Having the possibility of redevelopment to come into the Visitacion Valley, opens up new opportunities for the neighborhood” said area resident, CAC and Visitacion Valley Planning Alliance member Fran Martin. “We no longer feel like the ignored section of San Francisco”.

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.

Tax increment will be the primary source of funding economic development and community enhancement such as hazardous waste remediation, the removal of unsafe buildings, façade improvement programs, open space, historic building preservation, programs to support and nurture local businesses, as well as affordable housing.

“This complete revitalization of the area must work in concert with the ongoing efforts to also improve the Leland Avenue corridor” said Russel Morine, a CAC member and Leland Avenue small business owner. “We have to remember the past, support the present while planning for the future.”

Community members have been advocating for sustainable development and the use of green building technologies on the site, and are encouraged by the support of city agencies as well as the developer. Through collaboration of Universal Paragon Corporation (the owner and developer of the former Schlage Lock site), neighborhood residents and businesses, and the SFRA, the project is being planned as a sustainable “green” development with a LEED-ND (Leadership in Energy and Environmental Design-Neighborhood Design) rating from the U.S Green Buildings Council.

One of the important goals will be to create new models of urban sustainability from what is currently a Brownfield site.

Chris Barnett, another CAC member says, “If the project is done right, Vis Valley can become a model for 21st century redevelopment efforts and sustainability, truly putting our neighborhood on the map.”

Along with the possibility of a new physical landscape to the neighborhood, the presence of a redevelopment plan means that area residents will have opportunities to compete for new jobs created by the construction and redevelopment that takes place.

“All the tools of redevelopment will be made available to the Visitacion Valley, to help it improve and thrive” said Fred Blackwell, Executive Director of the San Francisco Redevelopment Agency. “We want to invest in the people of this neighborhood”

The San Francisco Redevelopment Commission will hold public hearings on the Redevelopment Plan at its January 6th and February 3rd meeting, 4 p.m. at City Hall Room 416, 1 Dr. Carlton B. Goodlett Place. If approved, it will move on to the Board of Supervisors for final approval.

For more information about the proposed redevelopment Project Area, go to the Agency's website at [www.sfgov.org/sfra](http://www.sfgov.org/sfra). Tom Evans, the Lead Planner can be contacted at 415-749-2539 or at [tom.evans@sfgov.org](mailto:tom.evans@sfgov.org).

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## **Budget Discussed for Vis Valley Public Art**

*by Russel Morine*

The selection an artist to design the public art component of the future Visitacion Valley branch library took a major step forward recently. On December 4, the six member Community Artist Selection Panel met to review and discuss potential candidates for the \$75,000 project. City ordinance requires that all publicly funded projects must set aside 2% of the project's budget for an art element.

According to the SF Arts Commission website: "The artwork budget includes, but is not limited to all art project expenses such as: artist fees, engineering design, materials, fabrication, transportation, installation, permits (if required) and insurance."

Over 100 applicants applied to be in the initial pool of artists for Vis Valley and other forthcoming library projects. This pool was narrowed down to 34 artists by the SF Arts Commission, 20 of which were then presented to the Community Artist Selection Panel.

According to Ellen Shershow Project manger for the Arts Commission, the selection of the 20 was "based on the sorts of opportunities the architecture of the library afforded, as well as community feedback."

The panel discussed the merits of each artist and selected three finalists and one alternate. At this stage in the process, the actual art piece has not been designed; rather the style of the artist and what they could contribute to the community was the focus.

The next step will be a community meeting, possibly during late January 2009, to introduce the artists to the community. This meeting will provide them with feedback regarding possible artistic directions. Each artist will be subsequently develop a site specific proposal. Each artist/ artist team will be "paid an honorarium of \$500 to prepare a preliminary proposal for the project," according the SF Arts commission website. Each proposal will then be displayed at the existing library allowing the community the opportunity to evaluate and submit written comments. These comments will then be reviewed by the panel and a final decision will be presented to the community. The final contract is contingent upon the Arts Commission's approval of the Community Artist Selection Panel's recommendation and the feasibility of implementing the proposal.

The artist (teams) selected are as follows: Johanna Poethig, the artist Team of Fran Martin and Jim Growden, and the artist team of Mark Grieve and Ilana Spector. Amy Trachtenberg was selected as an alternate.

Demolition of the Superfair Market (site of the new library) will begin in the spring of 2009. Construction of the new branch will be complete by late 2010 ... we hope.

For more information please contact either Ellen Shershow, at 415.252.2594 or [ellen.shershow@sfgov.org](mailto:ellen.shershow@sfgov.org), or Mary Chou, at 415.252.3215 or [mary.chou@sfgov.org](mailto:mary.chou@sfgov.org)

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