



# SAN FRANCISCO PLANNING DEPARTMENT

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## Visitacion Valley / Schlage Lock Community Meeting #4 Summary

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The fourth and final community workshop for the Schlage site took place on Saturday, **March 22, 2014** at the Visitacion Valley Public Library. Approximately 80 participants attended. Supervisor Malia Cohen gave introductory remarks.

Community participants: 1) heard a summary of final changes to the site plan, the open space, and the Plan documents; and 2) heard an overview of the development agreement between the city and the developer and the key public benefits in the deal. After two brief presentations, attendees were free to visit four stations: 1) urban form; 2) open space; 3) environmental remediation and 4) development agreement and public benefits.

This fourth meeting marked the conclusion of the revisions to the plans and development terms for the project, and the project is now moving to approvals. A schedule of key public hearings will be sent out to the email list.

Comments and questions the community raised are summarized below:

### ***Development Agreement: community benefits***

- How exactly will the impact fees be spent? What will be the community process for determining how they are spent? *Staff response: there will be a consultation process with the community and an orientation to explain the city process. The Development Agreement will require that City staff will hold an annual community meeting to update the community on the amount of impact fees that have been (and are expected to be) collected and to solicit feedback on how those fees should be spent.*
- Can the Visitacion Valley impact fees be spent on operating costs or only capital costs? It would be great if they could fund personnel and programming for a community center. *Staff response: only capital costs, according to citywide impact fee policy.*
- Will the affordable housing program include senior housing? *Staff response: the project will include affordable housing; all of it would be open to seniors even if it is not specifically set aside for seniors.*
- Local residents should have priority access to the new affordable housing. Why does City policy prevent this? *Staff response: it is local law to ensure non-discrimination and equal access to this housing.*
- Will there be volunteer opportunities to help build the affordable housing, like habitat for humanity? *Staff response: the affordable housing will most likely not involve volunteer construction opportunities.*

- Seniors in the neighborhood have no place to spend time outside of their homes. How will this project help to solve that problem? *Staff response: there will be new parks and at least 25% of the Old Office Building will consist of community space. In addition, there are other projects in the neighborhood such as the Sunnydale HOPE SF that are bringing new community facilities.*
- Who developed the DA and do the citizens get to participate in that process? *Staff response: The city's Office of Economic and Workforce Development (OEWD) and City Attorney's Office negotiated the DA with the property owner. The City based its negotiating position on the community feedback and priorities heard at community meetings. The terms of the final agreement are reflective of this community feedback, as well as City legal requirements.*
- All of the Visitacion Valley impact fee revenue should go to buy back the Visitacion Valley Community Center and provide programming there, including senior services, ESL/Citizenship classes, and vocational programs.

### **Open Space**

- Some participants felt that since the park is not visible from Bayshore, it is not safe, while others felt that having the park be sheltered from Bayshore makes the park safe for children to play. Some participants asked why the park was centrally located "apart" from the rest of the neighborhood and not on Bayshore Blvd, suggesting it's for exclusive use by new residents. *Staff response: All of the parks are required to be publicly accessible. The decision to not orient the parks along Bayshore was first established during the Redevelopment Agency's community planning process in 2006 and 2007. The location of the parks has also been discussed at two community meetings in 2012 and 2013, where the majority of participants expressed satisfaction around the new location of the parks. This park location also will have better wind protection.*
- Connection to park across Bayshore should be improved for pedestrian safety.
- There should be a basketball court incorporated in one of the new park for teenager. The current design does not have enough amenities for teenagers.
- Include covered areas in the new parks. These would be utilized by seniors, children, during inclement weather.
- Continue the same tree selection as on Leland Ave.

### **Parking, Circulation and Transportation**

- Where will all of the new residents park? Will there be sufficient parking? If they have three or four cars, the development will not provide enough parking for them, and they will take over parking spaces in the older part of the neighborhood. *Staff response: the parking maximums have been established so that each housing unit can have an average of 1 parking space. The project will also create new on-street parking spaces on its new streets.*
- All parking at the new site should be metered.
- The project should address the neighborhood's pedestrian safety issues. The intersection where the T Third, 8X, 8A, 8B, 9L, and 9 is potentially dangerous.

### **Old Office Building**

- What is the timing of the rehabilitation of the historic building? *Staff response: The rehabilitation will occur in two stages. During the first phase of development, which is expected to start in 2015, the developer is required to make the historic building more secure, beautify its exterior, and protect it from future decline. Later, after the developer has provided the grocery store, parks, and most fees and pedestrian amenities, they will be obligated to fully rehabilitate the building for occupancy.*
- The developer should fix up the old office building at Blanken and Bayshore and provide free programming there.

### **Other**

- The loss of the Visitacion Valley Community Center is a big loss, in particular for seniors. What is the City doing to get this community center back? *Staff response: this is not part of the Schlage project but staff will inquire with appropriate City staff.*
- How was the Advisory Body group established? *Staff response: former CAC members were asked to serve on the Advisory Body; meetings have been open to the public.*
- There should be a police kiosk so that local residents can easily communicate with SFPD.
- Hopefully this project will bring business to the existing portion of Leland Avenue.
- There should be tri-lingual banners hanging at the site, with information about the project and a phone number to call to learn more (not just a URL/website).

- Chinese-speaking residents need more information about the project. Sometimes they do not feel comfortable coming to meetings or speaking up at meetings.
- Which grocery store is coming? *Staff response: the developer is talking to a number of different grocery operators, one of which will hopefully sign a lease once the development is underway. Regardless, the grocery store space will be built during phase one which is expected to break ground sometime during 2015. It'll probably take a minimum of a year to finish construction.*
- Residents definitely want additional retail to come to Visitacion Valley, both formula and non-formula retail.
- There seems to be a lack of community enthusiasm for affordable housing.
- When will the project will break ground? *Staff response: expected sometime during 2015.*