



**Visitacion Valley Annual Community Meeting**

November 2, 2020

5pm – 6:30pm

**Agenda:**

1. Opening (1min)
2. Virtual Logistics and Instructions for Interpretation
3. Introductions and Announcements
  - a. San Francisco Planning Department (SF Planning)
  - b. Supervisor Walton
  - c. Mayors Office of Economic and Workforce Development (OEWD)
  - d. Recreation and Parks Department (RPD)
    - i. McLaren Park and Neighborhood Projects Planning Project announcement
  - e. San Francisco Municipal Transportation Agency (SFMTA)
    - i. Community Based Transportation Plan announcement
  - f. Baylands Development Inc., Project Sponsor
4. San Francisco Planning Department Updates
5. Project Sponsor Updates
6. Q&A

**City Staff and Project Sponsor Attendees:**

- **SF Planning:** Lily Langlois, Leslie Valencia
- **Project Sponsor, Baylands Development Inc.:** Greg Vilkin, Giancarlo Filartiga, Howard Pearce, Robin

Wang, Eric Aronson, Evette Davis, Luis Cuadra

- **OEWD:** Jonathan Cherry, John Francis, Robin Havens, Judson True
- **SFMTA:** Tracey Lin, Daniel Sheeter, Forrest Chamberlain
- **RPD:** Brian Stokle
- **Supervisor Walton's Office:** Natalie Gee

## Meeting Summary:

### *Presentation*

The meeting began with a brief overview of the meeting agenda and goals. Following this overview, City staff and the Project Sponsor team introduced themselves and gave brief announcements. Following introductions, Staff from the San Francisco Planning Department gave updates on impact fees and infrastructure projects (open space and streets) in the neighborhood. The Project Sponsor, Baylands Development Inc., gave updates on the Baylands North Development Project, including the project timeline, updates on the Historic Office Building, feedback received from the community input survey, and an introduction to a safety barrier mural. Following the presentation, there was an opportunity to ask questions, and city staff and the project sponsor team were available to respond.

All meeting materials are posted on the project website at: <https://sfplanning.org/visitacion-valleyschlage-lock-plan#project-implementation>

## Q&A

**Below is a summary of the questions asked prior, and at the meeting, and a response.**

1. One question I'd like to submit is how we begin the process of naming new streets, parks, and plazas for the project with the City of SF?
  - **SF Planning:** *The City will be working closely with the project sponsor to develop a timeline and process to get community input on the naming of new streets and parks. The project sponsor has developed a survey to get preliminary community input. Here is the link to the survey <https://www.surveymonkey.com/r/TPXHR2Q>. Further engagement opportunities will be shared and announced via the Planning Department Website and the project sponsor's newsletter.*
  - **OEWD:** *Establishing names for new streets will be a public process and will culminate in approval by the Board of Supervisors, following public input and community discussions. The Recreation and Park Commission has jurisdiction over the names of parks, and Recreation and Park staff will take the lead on that conversation with the community when park designs move toward being finalized. Currently, the future linear park is referred to as "Leland Park" and the future square park is referred to as "Visitacion Park". City staff is happy to receive input on these items from the community; A formal process for input will be announced in future*

*communications. The Project Sponsor is also interested to get community input on names for the new plaza that will be built to the southwest of the old Schlage Lock office building; however that plaza will be a privately owned open space on private property, so there is not a formal City process for approving the name of the plaza.*

2. Does the developer intend to follow the SF Board of Supervisions resolution to landscape for biodiversity?
  - **Project Sponsor:** Yes
3. Will the building's roof and windows be closed up before winter rains?
  - **Project Sponsor:** Yes that is the intention. They are to be closed by the end of this month.
4. Why have security lights been turned off even while scaffolding is still up providing easy access? Are the security lights on at the building?
  - **Project Sponsor:** We assume from the question that they are not on at night. We are not sure if they are on or off at night currently, we will have to look into it more and verify. The project sponsor has confirmed that the security lights are on 24/7. There have been instances recently when plywood is placed over the windows to protect the building from potential rain, which temporarily impacts the security lights' visibility.
5. Is the guard 24/7?
  - **Project Sponsor:** Yes
6. Will the Planning Department allow UPC to take down those ugly tarps which serve no purpose other than providing graffiti canvass on their 70 year old fences?
  - **Project Sponsor:** They do provide a purpose, we cannot take them down until they have been replaced. Otherwise, all of the dust would fly across the street. They are required as a dust control measurement.
7. Will the Planning Department require Baylands Development Inc. to commit to monthly maintenance including painting over the graffiti on the building and the long retaining wall on the eastern property line?
  - **Project Sponsor:** We intend to do that anyway. We have painted over graffiti 12 times over the last 2 months. Our standard is to repaint before 9am the next morning.
8. Who is responsible for the public plaza at the corner? Clean-up is long overdue and the trees have not been trimmed. The public trash cans are also frequently overflowing.
  - **OEWD:** The existing plaza in front of the historic office building is owned by the City and maintenance is done by the Department of Public Works. The best way to alert the City of required maintenance is via 311.
9. Will you post banners with updated information and a dedicated phone line for residents to call in for

updates that used to be mounted at the Schlage fence?

- **Project Sponsor:** *Our intention is to put all of our updates on our website. To make it interactive it will be available to anyone who will go to [www.bdsisf.com](http://www.bdsisf.com) and we will have everything updated there. Acknowledgment of request for this to be done in 3 languages.*

10. Please provide this presentation for those unable to participate post this presentation to their e-mails, NextDoor, etc. Post past suggestions for the building under renovation.

- **Project Sponsor:** *Not sure we have any of the past suggestions, this meeting is being recorded and all materials will be posted. We have put a survey in our newsletter, and this survey is also on our website, and in a sense, this is to provide suggestions for the historic office building community use and future street names. If you are not satisfied with the choices given, I encourage you to write in suggestions and we will continue to solicit your input.*
- **SF Planning:** *We will be posting this recording and a written summary of the Q&A on the project website <https://sfplanning.org/visitacion-valleyschlage-lock-plan>.*

- **Project Sponsor:**

11. Will there be an update on the two parks on the Schlage site tonight? We started the design process with the City and we would like an update on that.

- **RPD:** *We did begin the process as you said, engaging with the developer (Baylands Development Inc.) to develop updated conceptual designs for the parks. Unfortunately, COVID has slowed down the process, but we hope to re-engage with the developer at the appropriate time [based on the overall project schedule].*

12. How is the Brisbane portion of the project (on San Mateo County lands) progressing? If there are any county differences will this impact the development in San Francisco?

- **Project Sponsor:** *We are in the process of drafting the initial phases of the EIR, we completed the Notice of Preparation to start the EIR in March of last year, but again, COVID hit and we are essentially on hold for now. Our intention is to start the process at the beginning of 2021 and then have all the documentation done and ready to submit for public comment.*

13. Please provide a layout of the community space floor plan

- **Project Sponsor:** *Yes absolutely we can do that. As requested, a copy of the community space floor plan was sent to Russel Morine and can be viewed [here](#).*

14. In relation to the Sunnydale Project, if prop 15 does not pass, what is the likelihood this project will go forward?

- **RPD:** *To the best of my knowledge, Prop 15 does not impact the Hertz Playground renovation.*

15. Can you give us more information on the Highspeed train proposal to build a maintenance yard on the garbage dump site, they have not given us any visuals. There is talk of some sort of flyover and some

tenant towers and they haven't said where they are going to place that.

- **Project sponsor:** *We have not seen any of that, we have only seen what is on the website. We have written several letters, along with the city of Brisbane speaking against that [maintenance yard location], but that has yet to be determined.*

16. Are you all still working with the architects with the [Phase 1] building designs or is that put on hold as well?

- **Project Sponsor:** *That has been put on hold. We have all of the designs that were [submitted to] the City. Nothing has changed for the Design for Development documents. So the building cannot change radically from things you've already seen. We don't anticipate that there will be huge changes from anything that we have done today.*
- **SF Planning post-meeting response:** *SF Planning has provided preliminary comments to the project sponsor on the Phase 1 schematic building designs that were submitted in December 2019. However, further design review is currently on hold, as described above.*

17. Are you guys going to try to make the rooms larger since lot of people are moving to condos and larger single family homes and larger spaces?

- **Project Sponsor:** *We are evaluating that now. We are also evaluating how air handling is done, what kind of scrubbers and filters we can put in, how much natural air exchange there is. There are a number of things that give us an opportunity to update any of those systems to be as COVID relevant as possible.*

18. Can we have an update on the schedule for Design Presentations for the vertical construction?

- **Project Sponsor:** *I cannot give an answer for that, when the market stabilizes and things start going back to normal. We will provide updates in the newsletter, but I cannot imagine until Q3 or Q4 of next year. People need to think of next summer of things changing since this is when some workplaces are allowing people to return. It will take a while for private markets to catch up. It is important to calibrate expectations. Next summer we will have more information.*

19. How many folks asked for translations tonight?

- **SF Planning:** *We did not receive any requests for translation for the meeting tonight, but because historically this project has provided Cantonese interpretation, we felt that it was needed to continue to provide translation for this meeting.*

20. Are the surveys in multiple languages?

- **Project Sponsor:** *Currently, the first newsletter, which took a lot of work to get out, was in English, but this is a good suggestion. So, by December we will definitely have a bilingual or multilingual newsletter and we will definitely create additional languages for our website so that we have diverse participation in our survey. Thanks for asking and we will get to work on making that a reality.*

21. Safety is a huge concern in our neighborhood. I'm curious to know if there are any plans for having a

police station or a unit stationed within the Visitation Valley.

- **BOS:** *Supervisor Walton's office reached out to Ingleside Police Station to have them increase presence. We still have to touch base with them to figure out [a plan for the future] with the developments coming in.*

22. What are your plans to elevate the Leland corridor and make it a more vibrant commercial district?

- **Project Sponsor:** *We started to put this together and then COVID hit, we have been spending time doing other things, we have to see what happens to retail post COVID, and what the needs will be. We are committed to helping Leland in ways that would make it as viable as possible for anyone operating a business there. So we're open, but we don't have any great ideas right now.*

23. Request for a dedicated phone language line.

- **Project Sponsor:** *We are definitely going to look into a strategy for making sure that we communicate with everybody and all the appropriate languages.*

24. Have you resolved the easement property dispute with the "Martin building"?

- **Project Sponsor:** *We were scheduled for a court date this week, but that has been postponed now until next year.*

25. What are your thoughts on a grocery store, I know it is required but is it still viable?

- **Project sponsor:** *We believe community shopping is necessary, what that looks like we do not know. Provisioning, paper towels, etc. can be delivered, but getting fresh food is harder to obtain. We intend to look at what the best way is for providing this service.*

i. I do not want to hear that the definition of the grocery store has been changed since the community use definition has been changed.

1. **OEWD:** *With respect to the grocery store, that would certainly be something that we would be working with the community to get input on, but there have been no conversations on the City side about modifying the grocery store commitment in the development agreement.*

26. How will you meet the workforce development goals?

- **Project Sponsor:** *We will work with [City Build] once the project gets started and have better visibility of it, we will reach out to the community to have the local workforce fill the jobs that are created.*
- **OEWD:** *The development agreement for this project has built in requirements to work with City Build on the first source hiring program for construction, there are also requirements in the future retail spaces after they are built, and also for the infrastructure and parks construction there are prevailing wage requirements. Once construction actually gets underway in earnest, our colleagues in City-Build and Office of Labor Standards will be working very closely with the*

*development team on the contracting for the project. All of the construction and hiring will be by the Project Sponsor, and City Build will help them with outreach and help them link to folks looking for jobs through the City's workforce programs.*

27. Are the underground utilities still happening?

- **Project Sponsor:** *Our goal is to do this work 9 months prior to vertical construction starting. So as of right now, it may happen towards the end of 2021 when we restart. But again, it is to be determined.*

28. How many impact fees are currently there to be spent? Are they being spent on the sidewalk and trail project?

- **RPD:** *I believe the allocation for roadway improvements was approximately 200k and the existing funds allocated for parks were already used for Hertz Playground.*
- **SF Planning:** *There are not a significant amount of funds currently available. Many of these priority projects were estimated to be around a million dollars each and agencies like Rec and Park have been doing a great job at finding other funding sources to continue to push these projects forward. So we are very impressed and appreciative of that. Once the development begins, we can revisit those impact fees and determine exactly how much is there and leftover, and how they can be allocated.*
- **RPD:** *The crosswalk at Vis Valley Middle School is being funded by bonds. Impact fees are not funding that but it is being built. The trail from the bottom of the hill at Hahn, all the way up to the middle school, is also being funded by RPD and not impact fees. For the sidewalk improvements, we won a grant for the design and outreach and will be partnering with SFMTA on their Community Based Transportation Plan, and we will be using some of that \$200,000 of impact fees towards the planning and design of the sidewalk and roadway improvements. There are currently no impact fees being used or even earmarked for construction, other than future impact fees that would come once the major development projects begin.*

29. Can you again, provide an update on the schedule for the vertical construction?

- **Project Sponsor:** *We cannot. There is a lot of uncertainty. We are looking to Summer of next year to reevaluate. We will be communicating any updates through the newsletter.*

30. Is there going to be a pedestrian connection to the Bayshore Caltrain since it has been fully funded?

- **Project Sponsor:** *There's several moving parts there. There's the resolution of the easement issue that we can't cross through until we resolve that. The extension of Sunnydale goes into San Mateo County into the City of Brisbane, so the DTSC and the City of Brisbane will have to approve those improvements, and this is not part of the first phase of this, and I am not aware of any funds that were approved to do that work.*

i. Can you confirm that it is roughly 2 million dollars, appropriation approved.

1. **SFMTA (Post-meeting response):** *Yes, as part of the development agreement*

*the City and County of San Francisco has committed \$3.5M toward creating a permanent multi-modal connection to the existing Bayshore Caltrain Station through the future extension of Sunnydale Avenue. This includes a \$2M Prop K allocation approved by the SFCTA Board in November 2018 and \$1.5M in SFMTA funding. The developer would be responsible for all costs beyond \$3.5M. The ultimate design would be informed by the recommendations from the [Bayshore Multi-Modal Facility Study](#), that was completed in August 2017.*

*Constructing a near-term pedestrian-only connection to the Bayshore Caltrain station is also a requirement of the Baylands North project, and is currently anticipated to be completed prior to TCO (Temporary Certificate of Occupancy) of the first building in Phase 2 due to delays in securing permissions to cross rail easements currently held by a private property owner. The permanent multi-modal facility and street extension is part of a later phase of the Baylands North project and is contingent on approvals from the DTSC and the City of Brisbane.*

31. Can you include Little Vis, the Elementary School on Visitacion Ave, it has a problem with graffiti as well.

- **Project Sponsor:** *We will add that to our list.*