



SAN FRANCISCO PLANNING DEPARTMENT

Visitacion Valley / Schlage Lock Community Meeting Summary July 28, 2018

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As required by the Development Agreement for the Schlage Lock Development Project, a community meeting took place on Saturday, July 28, 2018, to inform and consult with the public on the prioritization of community improvement projects to be funded by the Visitacion Valley Community Facilities and Infrastructure Fee and the Transportation Fee Obligation. This was the sixth in a series of impact fee prioritization workshops. Approximately 40 participants attended.

The meeting was jointly hosted by the Planning Department and the Recreation and Parks Department with participation by Public Works and SFMTA, as well as by Visitacion Development/Universal Paragon Corporation, developer of the Schlage Lock property. The meeting agenda included the following items:

1. **Schlage Lock Development;** presented by Jonathan Scharfman, General Manager & Development Director of Visitacion Development/Universal Paragon Corporation
 - o Update on the Schlage Lock Development and the project’s Phase 1 Application
 - o Review of the anticipated timeline for Phase 1 construction for the Schlage Lock development
2. **Visitacion Valley Impact Fees;** presented by John M. Francis (SF Planning), Kelli Rudnick (SF Public Works), Brian Stokle (SF Rec & Park), and Reuben Schwartz (SF Rec & Park)
 - o Summary of the Visitacion Valley impact fee program
 - o Status update on improvements to the Blanken Tunnel (lighting and community mural)
 - o Presentation of initial design concepts for improvements to the portion of Visitacion Avenue within McLaren Park

To view the meeting presentation materials, please visit the Planning Department [website](#) and look for the materials from July 28, 2018.

Additional community outreach will occur in fall 2018 and winter 2019/2019 to solicit detailed input on the future design of Visitacion Avenue. Future workshops will be held at least yearly in order to identify and prioritize additional projects for implementation utilizing projected fees.

Community Meeting Input: Notes/Q&A

The following questions and comments were provided during the community meeting by attendees.

Topic	Community Question/Comment	Response
Schlage Lock Development	Please update the community more regularly so the neighborhood knows what is going on with	<i>Visitacion Development:</i> Residents and stakeholders can sign up for our newly launched Schlage Lock Development E-Newsletter. Please sign up at www.RenewVisValley.com . In addition, Visitacion Development LLC will work with

Schlage Lock Development	the project. Quarterly?	community groups, residents and stakeholders to provide project updates on a quarterly basis or when approaching a project milestone. For example, by the end of 2018 Visitacion Development is aiming to host a community meeting within the Vistacion Valley neighborhood to discuss potential designs for new buildings to ensure compliance with the 2014 approved Design for Development (D4D) document that provides the design framework for the Schlage Lock Development Project.
	Post multi-lingual signs at the site to let people know where they can find information about the status of the project.	<i>Visitacion Development:</i> Yes, Visitacion Development LLC will post a multi-lingual sign to inform residents that they can visit www.RenewVisValley.com for project updates.
	The Old Office Building has been vandalized and paints the Vis Valley community in a bad light. It needs to be better maintained so it doesn't look like a blighted property.	<i>Visitacion Development:</i> Visitacion Development LLC is committed to delivering a rehabilitation of the Schlage Lock Office Building as soon as possible. Until then, we are exploring creative ways to provide a more appealing perspective of the Schlage Lock Office Building and construction site. We will provide an update in our e-newsletter once plans are finalized.
	Is there any way to open up access to the Caltrain Station from Bayshore Blvd in the near-term?	<i>Visitacion Development:</i> Given the site's current condition, we cannot provide an alternative pedestrian access. However, Visitacion Development LLC is in process in providing safe and convenient access before the completion of Phase 1, estimated by end of 2021. If the pedestrian access is provided sooner, or a temporary access identified, we will notify the community.
	The community has never heard about the issue related to the easement across the Schlage Lock site—it is something new?	<i>Visitacion Development:</i> In 2015, Union Pacific Railroad sold a property adjacent to Schlage site that contained rail access easements across Schlage site. Discussions with the new property owner over removing the easement have been ongoing and although discussions have advanced, a negotiated solution is still in progress. Visitacion Development LLC will provide the community with updates on the easement issue as discussions continue.
	Have any new plans been proposed for the neighboring property owned by Martin Building Company?	<i>SF Planning:</i> No. A Preliminary Project Assessment was filed for the property in 2015 and it expired in 2017 without any project applications being filed.

<p>Visitacion Avenue McLaren Park Connector</p>	<ul style="list-style-type: none"> • Are pedestrian-activated lights embedded in the roadway an option? • Is it possible to install roadway lighting the entire length of Vis Ave between Hahn and Mansell? • Ultimate design should anticipate future parking needs on Vis Ave (e.g. more residents due to development, new community center) • Look into accessibility improvements from John King Senior Community 	<p><i>SF Rec & Park:</i> These suggestions will be considered and explored as part of the next round of design work for Vis Ave.</p>
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For more information on this meeting or the Visitacion Valley/Schlage Lock Development, please contact John M. Francis at john.francis@sfgov.org or 415-575-9147.

For questions and comments on the Visitacion Avenue McLaren Park Connector project, please contact Brian Stokle at brian.stokle@sfgov.org or 415-575-5606.

If you are interested in receiving quarterly project updates from Visitacion Development on the Schlage Lock Development, please contact Xiomara Cisneros at xcisneros@upcsf.com and sign up for the e-newsletter at www.RenewVisValley.com.