



Visitacion Valley Annual Community Meeting

November 9, 2021

6 – 7pm

Agenda:

1. Opening (1min)
2. Virtual Logistics and Instructions for Interpretation
3. Introductions and Announcements
4. City Project Updates
5. Project Sponsor Updates
6. Q&A

City Staff and Project Sponsor Attendees:

- **SF Planning:** Lily Langlois, Sheila Nickolopoulos
- **Project Sponsor, Baylands Development Inc.:** Greg Vilkin, Eric Aronson, Stephanie Shakofsky, Evette Davis, Luis Cuadra
- **OEWD:** Jonathan Cherry
- **SFMTA:** Tracey Lin
- **RPD:** Brian Stokle

Meeting Summary:

Presentation

The meeting began with a brief overview of the meeting agenda and goals. Following this overview, Staff from the San Francisco Planning Department gave updates on impact fees and a brief reminder of the community planning process to date. Brian Stokle from the Recreation and Park Department provided an update on projects in the neighborhood. Tracey Lin from the SFMTA introduced the Visitacion Valley & Portola Community-Based Transportation Plan (CBTP). The Project Sponsor, Baylands Development Inc., gave updates on the Baylands North Development Project, including updates on the Schlage Lock Historic Office Building. 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 at the meeting, and a response.

1. Who will be managing the community space?
 - **Sponsor:** *This has not yet been decided.*
2. Who is managing the homeless encampments in the plaza?
 - **Sponsor:** *It can be challenging to legally prevent the encampments. Security is in place to help monitor the space. We are also working with the city on permanent housing solutions.*
3. Are the proposed planters to prevent people from sleeping in the plaza?
 - **Sponsor:** *No, the intent is to beautify the space. This is just an initial idea.*
4. Thank you for all the work that has been done. How can you clean up the area while you wait for next steps (with the development)? How are you addressing the 'lagoon' after large storms?
 - **Sponsor:** *The [Brisbane] Lagoon is a tidal lagoon that goes in and out with the Bay. The recent storm doesn't have huge impact with the lagoon.*
 - **Sponsor:** *Moving into the Historic Office Building will hopefully improve the area. This will provide more presence during business hours and security's also present after hours. Our hope is our presence in the building will help clean up the space.*
5. When will the park design process start up again?
 - **RPD and Sponsor:** *RPD and Baylands Development Inc. will work together and revisit the timing to revisit the park design. COVID has caused some delay. We hope to provide an update soon, but there is no schedule as of this moment.*
6. I think anything that is planned for outside should consider the wind; it's like a wind tunnel in that corridor.
 - **Sponsor:** *Yes, we agree.*
7. Great progress, thanks for sharing! We appreciate the updates and look forward to more.
8. What safety features are installed now because the historic building has suffered from vandalism for years?
 - **Sponsor:** *Security will be there every night. We plan to install a fence and rolldown door. We want the building to be protected but also open to the community.*
9. Can you e-mail this presentation to us to better inform other residents?
 - **SF Planning:** *Yes*
10. Can you put multilingual signs/banners on the fence to update people on the planned development?
 - **Sponsor:** *Absolutely.*
11. When will first units come online?
 - **Sponsor:** *Best guess is 2025. We hope to start construction on the first units by 2023.*



12. Appreciate efforts on the historic office building. Echo Marlene's comments to create banners to create "there-there" entry point to the area. Will there be an opportunity to revisit infrastructure improvements at Arleta and Bayshore?
 - **Sponsor:** Changes to the intersection are outside the project scope for this development.
 - **SF Planning:** There may be an opportunity to fund other infrastructure projects with impact fee revenue. But that will depend on when development takes place.
 - **SFMTA:** The CBTP is funded for the planning phase only through a Caltrans grant; it will set the agency up for a separate construction phase that needs further funding (SFMTA is working on identifying the funding right now). The goal of the CBTP is to identify projects that can be constructed within 5 years of plan adoption.
 - **Post-meeting note:** The first phase of the development includes some improvements to this intersection, including the addition of a "jug handle" left turn lane for bikes traveling north on Bayshore to more safely turn left onto Arleta Ave or San Bruno Ave.
13. Are the architects working on the first phase still involved in the project?
 - **Sponsor:** Yes. The architect of record is still Ankrom Moisan.
14. Will the Baylands South project happen at the same time?
 - **Sponsor:** The plan is to lead with the Schlage site (Baylands North). We expect that Baylands South won't begin before 2026 and we want to start construction on North in 2023 or 2024. Most of Baylands North should be built before Baylands South.
15. Is there an update on High Speed Rail? Is there a deadline?
 - **Sponsor:** The High Speed Rail (HSR) project is on their own path. This section of HSR is currently unfunded. The EIR is underway. High Speed Rail is a separate independent authority. By the time construction would start on the buildings that might be affected, high speed rail would have made a decision about the alignment.
16. How can the community give feedback on the architecture?
 - **Sponsor:** The Design for Development document (D4D) describes what the buildings will look like and was approved in 2014. The D4D is very prescriptive. There is a strict process to ensure that the project follows the D4D.
17. Is there an update on supermarket?
 - **Sponsor:** There is still a plan to have one.
18. Can other community members visit the community space?
 - **Sponsor:** Happy to set up a series of tours. If interested, please send an email to LCuadra@bergdavis.com
19. Is it too late to change the name of the development project?
 - **Sponsor:** Yes.
20. Has the easement issue been worked out?
 - **Sponsor:** Making very little progress.
21. Please check why Duc Loi Supermarket & others failed to avoid a similar fate.



- **Sponsor:** *Looking at other markets and also different types of markets. Would like the supermarket to be unique and community focused. Potentially a plastic free environment.*
22. Parcel of land owned by BART. Can they cause a delay to this project?
- **Sponsor:** *No.*