

1 [Designating the Visitacion Valley Survey Area.]

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3 **Resolution designating the Visitacion Valley Survey Area within the City and County of**
4 **San Francisco pursuant to the California Community Redevelopment Law.**

5 WHEREAS, The Schlage Lock company operated a large plant in the Visitacion Valley
6 section of San Francisco for the better part of a century, providing jobs for areas residents and
7 serving as a key part of the community; and,

8 WHEREAS, The Visitacion Valley neighborhood was largely overlooked by the
9 prosperity resulting from the building boom of the middle to late 1990's; and,

10 WHEREAS, Ingersoll Rand, the parent company of Schlage Lock, closed the plant in
11 1999, indicating a wish to sell the property; and,

12 WHEREAS, In 2000 the Board of Supervisors imposed interim zoning controls for the
13 area in order to prevent inappropriate development and to allow a community-based planning
14 process to proceed; and,

15 WHEREAS, The Office of Supervisor Maxwell and the San Francisco Planning
16 Department sponsored a series of community planning workshops in the winter and spring of
17 2002 to formulate a community plan for the re-use of the 20-acre site; and,

18 WHEREAS, The community planning workshops, involving several hundred residents
19 of Visitacion Valley and surrounding neighborhoods, produced the written report entitled
20 *Visitacion Valley Schlage Lock Community Planning Workshop: Strategic Concept Plan and*
21 *Workshop Summary* (the "Strategic Concept Plan"), a copy of which is on file with the Clerk of
22 the Board of Supervisors in File No. 050439, which is hereby declared to be a part of this
23 resolution as if set forth fully herein; and,

24 WHEREAS, The *Strategic Concept Plan* envisions a mix of housing, open space,
25 community-oriented retail and community-oriented institutional uses, laid out so as to become

1 an integral part of the neighborhood and identifies opportunities for redevelopment that would
2 be beneficial to the Visitacion Valley neighborhood; and,

3 WHEREAS, Development of the site according to the *Strategic Concept Plan* may be
4 challenging due to the fact that portions of the site require substantial environmental cleanup;
5 and,

6 WHEREAS, In 2004 the Mayor's Office of Economic and Workforce Development and
7 the Evelyn and Walter Haas, Jr. Fund sponsored a commercial revitalization planning process
8 for the Leland Avenue Commercial District; and,

9 WHEREAS, The Leland Avenue commercial revitalization planning process was an
10 inclusive community process, sponsored by Urban Solutions, Local Initiative Support
11 Corporation, and Asian Neighborhood Design, and with a local steering committee comprised
12 of the Visitacion Valley Planning Alliance, Chinese for Affirmative Action, and Visitacion Valley
13 Community Development Corporation; and,

14 WHEREAS, Through a series of community workshops held during the summer and
15 fall of 2004, the sponsoring organizations and local steering committee produced the
16 *Leland/Bayshore Commercial District Revitalization Plan* (the "Commercial Revitalization
17 Plan") to improve the commercial core of the neighborhood. A copy of the Commercial
18 Revitalization Plan is on file with the Clerk of the Board of Supervisors in File No. 050438,
19 which is hereby declared to be a part of this resolution as if set forth fully herein; and,

20 WHEREAS, The tools offered as part of a Redevelopment Project Area, including tax
21 increment financing, land acquisition, and environmental remediation, may be useful in
22 ensuring that the vision expressed in the community plans is implemented; and,

23 WHEREAS, Under the California Community Redevelopment Law (Sections 33000 et
24 seq. of the Health and Safety Code), the initial step to establishing a redevelopment project
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1 area is to designate a survey area for further study to determine whether a redevelopment
2 project area is appropriate for all or a portion of the designated survey area; and,

3 WHEREAS, Section 33310 of the Health and Safety Code allows the Board of
4 Supervisors to designate survey areas; and,

5 WHEREAS, The Board of Supervisors wish to designate certain lands in the Visitacion
6 Valley neighborhood as a survey area for further study; now, therefore, be it

7 RESOLVED, That the Board of Supervisors hereby finds and determines that the area
8 shown and described on Exhibit A requires study to determine if a redevelopment project or
9 projects within said area are feasible; and, be it

10 FURTHER RESOLVED, That the area shown and described on Exhibit A is hereby
11 designated as a redevelopment survey area in accordance with the provisions of Section
12 33310 of the Health and Safety Code; and, be it

13 FURTHER RESOLVED, That such redevelopment survey area shall be called the
14 Visitacion Valley Survey Area; and, be it

15 FURTHER RESOLVED, That the Board of Supervisors hereby urges the
16 Redevelopment Agency of the City and County of San Francisco to propose to this Board of
17 Supervisors a budget, including any funds for work performed by the Department of City
18 Planning, to carry out the studies and other actions required under the California Community
19 Redevelopment Law to determine the appropriateness of adopting and, if appropriate,
20 adopting a redevelopment plan within the Visitacion Valley Survey Area.

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