

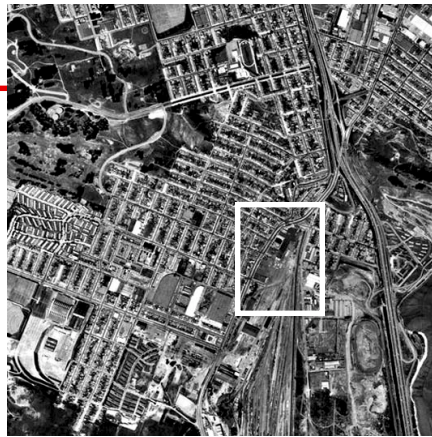
Visitacion Valley Neighborhood Center Plan

Office of Supervisor Sophie Maxwell
San Francisco Planning Department
Visitacion Valley Planning Alliance
Urban Ecology

The Schlage Lock factory site is located in the heart of San Francisco's Visitacion Valley, next to the neighborhood's commercial street and a proposed light rail depot. The Visitacion Valley Planning Alliance, concerned about the impact of a proposed Home Depot store on local businesses and traffic, conducted a survey of over 400 residents to gain a sense of the community's priorities.

During a weekend charrette, Urban Ecology and community members created two alternative proposals that capture the site's potential and build on the neighborhood's sense of community through careful design. Home Depot's proposal dedicated 14 acres of land to an auto-oriented, single retail use, undermining Visitacion Valley's neighborhood identity. Our two alternatives paint a different picture, including plans for affordable housing, a local grocery, a diversity of retail and office space, and a City College extension. One design reuses existing buildings and accommodates a large commercial space with structured parking, as well as 150 units of housing and new uses that could provide up to 900 jobs. The second concept proposes all new construction, with 200 units of housing and up to 770 jobs.

The drawings sparked interest in a fuller planning process in Visitacion Valley. With the leadership of Supervisor Sophie Maxwell, a planning process was launched in 2001 to build consensus about the Schlage Lock site. Two hundred and fifty people attended two workshops led by Urban Ecology in November 2001 to discuss community goals and challenges, and develop a framework for new development. With the SF Planning Department, new zoning for Schlage Lock will be completed in June 2002.



Above: Home Depot proposal, a 110,000 square ft box with 850 parking spaces. It bears no relationship to the train station. As one walks down Leland, the first element visible from the street is a chain-link fence.



Middle: Building reuse proposal, with space for a smaller Home Depot and parking in existing rooftop parking structure. The proposal creates approximately 150 units of housing, of which 30% are affordable.



Bottom: New development proposal, indicating extension of existing streets into the site, a green buffer toward the train tracks, and a grocery store and office uses to the north. Approximately 200 units of housing (30% affordable) are located in the southern portion of the site.