

This newsletter is from Baylands Development, Inc, the project sponsor for The Baylands' Visitacion Valley Development.



Dear Neighbor,

Welcome to The Baylands' first quarterly e-newsletter. Just like The Baylands, this newsletter is a work in progress, one that will evolve over time. We hope it will help provide you with the most up-to-date information and opportunities to directly offer your input to those charged with bringing The Baylands to life.

This inaugural edition of Baylands Development Inc's (BDI's) newsletter will provide updates about the status of The Baylands' Visitacion Valley development while also encouraging neighborhood input on several key aspects of the project – including:

1. Providing input about when to hold the annual community meeting.
2. Programming of the community space within the historic office building.
3. The selection of names for future streets and public spaces as we begin planning for improvements and new additions to the street network environment.
4. The opportunity to offer your input by participating in the survey (more input opportunities to come!).

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A New Name: The Baylands

One of the first changes you'll notice in this newsletter is that UPC has retained BDI to be the developer. We'll also be launching a new website soon with a special section devoted solely to The Baylands' Visitacion Valley development activities, which will provide timely neighborhood-specific updates and opportunities to engage in the development of The Baylands.

For those who you who may be new to this project, The Baylands is a privately-owned 700-acre development that will transform a vacant Brisbane landfill and San Francisco industrial site into one contiguous, walkable, bikeable neighborhood near public transit with recreation, shopping, eating, and living spaces. The first phase of development focuses 100 percent on Visitacion Valley and includes restoration of the historic building and construction of 574 homes — a combination of rentals, condos, grocery store, Leland Park, and Visitacion Park. The Schlage Lock site will eventually have 1,679 homes. The Baylands South, the Brisbane piece of the development, will consist of up to 2,200 housing units and 7 million square feet of office and biotech space.

COVID-19 Statement

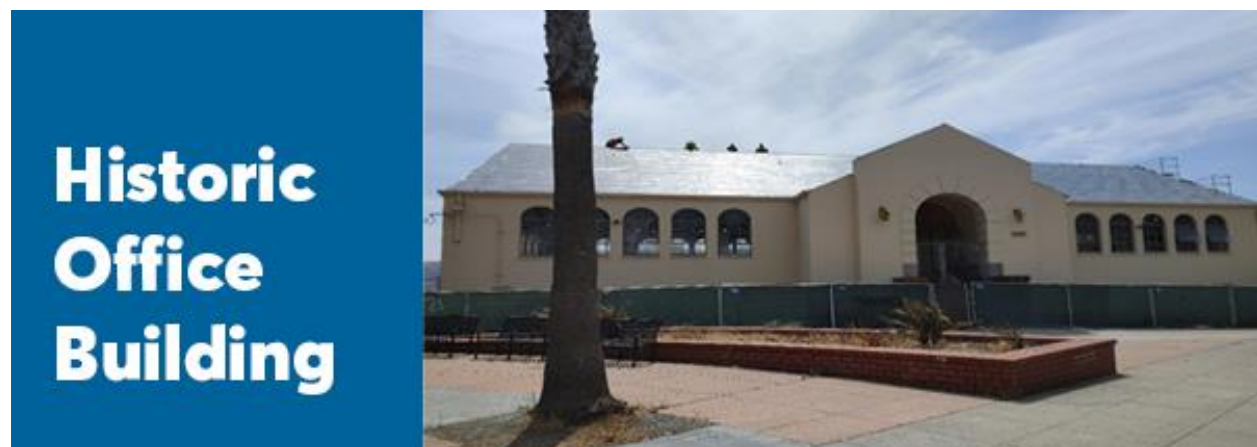
Our commitment to The Baylands remains undiminished by the significant impacts of COVID-19. We know the entire community is feeling the effects of the pandemic. As we plan for a future without a virus, we are thinking vigorously about ways to make our community safer, more prepared, and resilient in the face of the challenges that lay ahead. We believe the future is as promising as it ever has been for this community and wish all our neighbors well during these difficult times.

Phase 1 Project Timeline

As with many construction developments around the city, our timeline has shifted due to COVID-19. The Baylands has always been planned as a phased unit development, driven by market conditions and approvals. The first phase consists of building parcels 1 - 3, as well as Leland Park. BDI will also be requesting approval for the acceleration of the construction of Visitacion Park to be included in the first phase. Leland Park will be built in conjunction with parcel 2 and Visitacion Park will be delivered upon completion of parcel 3.



The first phase of construction of new streets and infrastructure is expected to resume in early 2021 and continue throughout the phasing. Construction of phase 1 housing will begin in early 2022 and is tentatively expected to be move-in ready in early 2024. While we plan for hundreds of new residents and several new businesses to move in, we continue to focus on design, community input, and critical infrastructure tasks to ensure the project moves ahead, working with city staff on necessary permits and approvals.



After a temporary delay, due to the city's COVID-19 restrictions on non-essential construction, work is progressing as scheduled to restore this lovely building to its former

glory to serve, not only as our headquarters but also as an essential anchor for The Baylands and the neighborhood.

Above: The roof's historic clay tiles have been removed and preserved. A new roof was constructed and the clay tiles are currently being put back. Fortunately, less than 10% of the tiles were broken and unsalvageable.

Making the old Schlage Lock headquarters BDI's new home is not something we take lightly. This decision will allow us to keep a close eye on construction and be more accessible to our neighbors. As provided in the development agreement with the city, our commitment is to provide 25% of the building space (approximately 4,000 square feet) for community use. We are pleased to meet this commitment and have designated the historic office building's ground floor for the community space, complete with a private entrance that can be used during non-business hours and with direct access to the plaza.



Stucco work continues, particularly on the South elevation where much of the wood rot has been repaired and replaced.

The ground floor will be uninhabitable through the duration of phase 1 construction; therefore, it is envisioned that the community space will be delivered soon after the completion of parcel 1 in early 2024. We will use the time we have available to continue our discussions with the city and our Visitacion Valley neighbors to better understand the kinds of uses and programming that people are interested in for the space.

We are starting to gather feedback on the types of activities and programming you would like to see on the ground floor of the historic office building.

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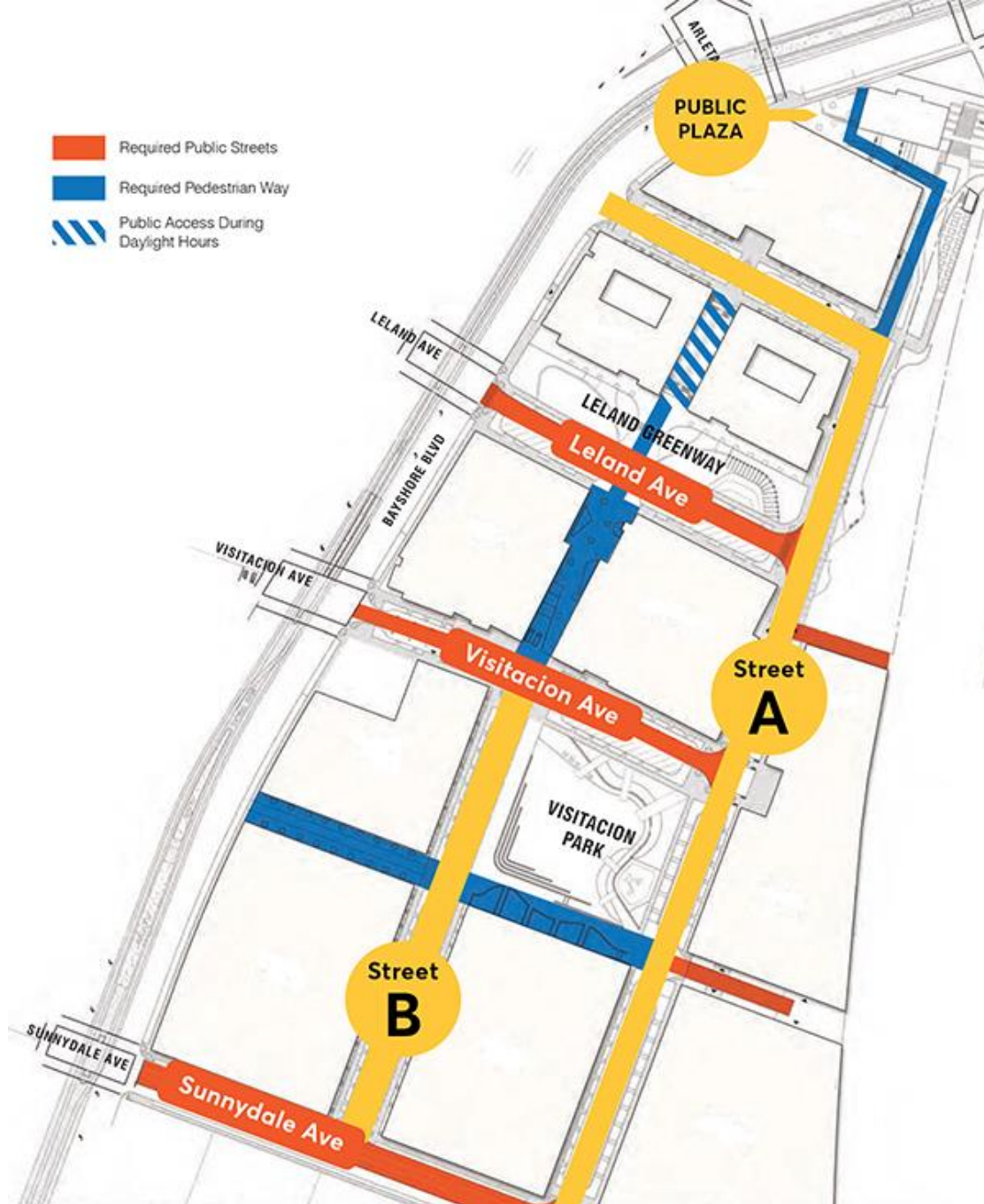
In the interior, a new elevator pit has been poured, and framing continues including the stairs and walls. A spec sheet has been developed for the mechanical, electrical, and power systems, and rough electrical work is ongoing. We have also begun the materials and finishes selection process.

The Naming of New Streets and Plaza

Our goal is to seamlessly weave The Baylands into the existing Visitacion Valley neighborhood. The project will extend Leland Avenue as the primary retail corridor across Bayshore Boulevard.

As part of the planning process, we will be proposing names for the future streets and we would like to hear your suggestions! For the time being, we are focusing our attention on the roads labeled A and B and the public plaza shown in the graphic below. As we continue our work, there will likely be more opportunities to tip our hat to history and memorialize important names in our community.

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The naming process for streets A and B, as public streets is a public process that will culminate in approval by the Board of Supervisors.

Annual Update Meeting

THE ANNUAL COMMUNITY MEETING WILL TAKE PLACE VIRTUALLY THE WEEK OF OCTOBER 19-24. Please take the survey at your earliest convenience to give input on the meeting day and time. Once the meeting details are finalized, an email will be sent out with the meeting date, agenda, and details on how to participate.

Following the City of San Francisco's Covid-19 health orders, the annual meeting will be hosted remotely. As we all adjust to a virtual environment, we'd like to ensure maximum participation and understand when is the most convenient time to schedule the meeting.

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We Want to Hear from You

Our goal for this newsletter is to provide the community with timely updates for The Baylands and encourage active participation in the development process. To ensure your voice is heard, we encourage you to complete the survey by October 12 and to also share this newsletter with your neighbors! We intend to provide preliminary survey results at the October community meeting and in our newsletter's next edition. To provide feedback or schedule a meeting with the project team, please contact our community relations representative Luis Cuadra at LCuadra@bergdavis.com or 415-572-0798.

