

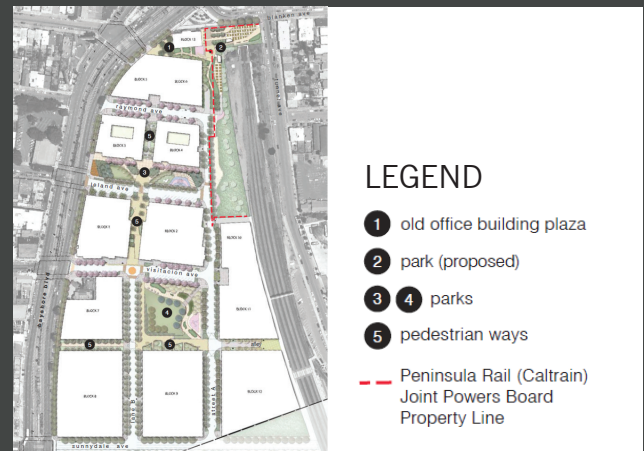
SCHLAGE LOCK DEVELOPMENT PROJECT

Schlage Lock opened its doors in 1926 in San Francisco and for more than 70 years, the factory manufactured metal locks for distribution nationwide. In 1999, the company sold and moved its plant and headquarters, leaving the community with an industrial site that would sit empty for years.

Over the course of many years, the community, the City, and the new land owner, Universal Paragon Corporation, worked together to develop a plan for the site that would include an infusion of public funds through the Redevelopment Agency. Becoming a Redevelopment Area allowed the site to access approximately \$50 million to offset the costs of soil and groundwater remediation and the development of new roads, utilities, parks, pedestrian infrastructure, and affordable housing. This collaboration between the community, the City, and the land owner resulted in the approval of the Visitacion Valley/Schlage Lock Redevelopment Plan, which included the Schlage Lock site, and the certification of its environmental impact report. However, before the City could finalize the project's final terms in an agreement with Universal Paragon Corporation, the Redevelopment Agency and its funding were dissolved. Without the assistance of public funding, the project, as then envisioned, was not economically feasible.

The result was a renewed planning process involving the community and the Visitacion Valley/Schlage Lock Advisory Body, led by the Office of Economic and Workforce Development and the San Francisco Planning Department. The goal of this process was to finalize a development plan that would maximize public amenities while ensuring the development project would be financially feasible, despite the loss of public funding from the former Redevelopment Agency.

Today's project, like the original Redevelopment Plan, will transform the vacant land into a livable, mixed-use urban community; a place designed to encourage walking, biking, and the use of mass transit; and a network of well-designed open spaces and public amenities that blends into the urban fabric of the community. The new plan overcomes the loss of Redevelopment funds by increasing the amount of housing allowed and pledging public subsidy to the project's community benefits, which have been re-envisioned based on priorities set by the local community.



PROJECT TIMELINE

1999

Schlage lock factory closes.

2000 – 2001

Unsuccessful Home Depot proposal. City initiates community outreach efforts focused on neighborhood priorities for the site.

2005

Board of Supervisors approves the Schlage Lock Strategic Concept Plan and designates the Visitacion Valley/Schlage Lock Redevelopment Area.

2006 – 2009

Community outreach culminating in the Redevelopment Plan and design controls. Environmental Impact Report (EIR) certified and Redevelopment Plan adopted.

2009 – 2012

Universal Paragon Corporation (UPC) and the Redevelopment Agency undergo extensive negotiations to reach an Owner Participation Agreement, similar to a development agreement. The effort falls through because of the dissolution of the Redevelopment Agency.

2012 – 2014

Office of Economic and Workforce Development (OEWD) becomes lead negotiator and the Planning Department restarts and leads the extensive community planning/vision process. The result is a development agreement being proposed for adoption by the Board of Supervisors.

SITE PROGRAM PROPOSAL



Almost 20 acres of land = 12 building parcels
Housing = 1,679 units, 15% are affordable units
Retail Space = Up to 46,700 square feet
Historic Building = Approximately 18,000 square feet
Community Open/Green Space = Over two acres

PUBLIC BENEFITS AND FEATURES

The Schlage Lock development project includes housing, open space, required infrastructure and transportation improvements, and the following other community benefits:

INFRASTRUCTURE AND TRANSPORTATION IMPROVEMENTS

New roads, utilities, sidewalks, bicycle infrastructure, pedestrian pathways, and off-site intersection improvements; includes full east-west pedestrian access through the site, from Bayshore Blvd. to the Bayshore Caltrain station.

GROCERY STORE

A full service grocery store of at least 15,000 square feet and a total retail floor area of at least 20,000 square feet, to be located along an extension of Leland Avenue.

PARKS

Construction and maintenance of two new community open spaces which may be acquired by the Recreation and Parks Department. The developer will be responsible for ongoing maintenance costs regardless of whether a park becomes City property.

AFFORDABLE HOUSING

The affordability of the neighborhood allows the market rate units to be within reach of middle-income households.

HISTORIC OFFICE BUILDING

The building will undergo full historic rehabilitation. At least 25% of the improved interior space must be dedicated for community use.

IMPACT FEES

All new development at the project will be subject to transportation impact fees and the Visitacion Valley Community Facilities and Infrastructure fee. In total, the development is expected to contribute approximately \$10 million in these impact fees, which will be spent locally on capital and transit improvements.

The development agreement and related Planning Code amendments are currently undergoing the approval process. If approved, construction could begin in 2015.



SAN FRANCISCO
PLANNING DEPARTMENT



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