

PRIORITIES

Transformation of the Schlage Lock site relied heavily on tax increment financing. The demise of the Redevelopment Agency in early 2012 and the loss of public funding that accompanied it significantly affects the viability of the adopted master plan, with its numerous requirements and public benefits. Moving Schlage Lock's redevelopment forward will require changes to master plan commitments. Increasing investment value, maximizing development potential, and reducing public benefit requirements are all ways to increase the feasibility of development on the site.

The list at right represents a summarized list of the development commitments included in 2009's Redevelopment Plan and Design for Development.

Please rank these in order of priority to you (1-12), and discuss with your group.

Community Goals & Objectives		RANKING
1.	Revitalize Leland Avenue: attract new retail anchors	<input type="checkbox"/>
2.	Revitalize Leland Avenue: attract a grocery store	<input type="checkbox"/>
3.	Retain economic development programs: workforce hiring, business assistance	<input type="checkbox"/>
4.	Maintain limit on residential density: 1200 units maximum on site.	<input type="checkbox"/>
5.	Maintain building heights: 55-65' on majority of site, with 2 buildings at 85'	<input type="checkbox"/>
6.	Maintain street grid and block layout: maximum block of 200' x 250'	<input type="checkbox"/>
7.	Maintain building massing controls: maximum building length of 110', diagonal of 140'	<input type="checkbox"/>
8.	Maintain open space commitments: number, size and locations of parks	<input type="checkbox"/>
9.	Retain affordable housing commitments: 25% of all new units	<input type="checkbox"/>
10.	Require circulation improvements off-site: Bayshore traffic calming & transit enhancements	<input type="checkbox"/>
11.	Require quasi-public use of Old Office Building: community center	<input type="checkbox"/>
12.	Ensure historic commemoration: material salvage & historic representation throughout site.	<input type="checkbox"/>

OTHER:

PHASE 1

Tell us what is most critical to you in a Phase 1 Development.

Thank you for attending the Visitacion Valley / Schlage Lock Workshop! Please complete this evaluation.

How did you hear about this event? _____

Please circle your level of agreement with each statement below:

	Disagree			Agree	
The purpose of the event was clear	1	2	3	4	5
The event was well organized and the right length and pace	1	2	3	4	5
I felt comfortable sharing my ideas and concerns	1	2	3	4	5
The format, materials and activities were appropriate	1	2	3	4	5
The facilitator was effective and invited participation	1	2	3	4	5
The event addressed issues important to me and to the community	1	2	3	4	5
I am likely to participate again/stayed involved	1	2	3	4	5

The most useful part of the meeting was:

What did you like least or would change?:

Other comments and suggestions:

Thank you for your input!