Visitacion Valley / Schlage Lock

DEVELOPMENT AGREEMENT

DEVELOPMENT PROGRAM
The agreement gives the developer the right to:

- Build up to 1,679 new housing units
- Build up to 46,700 square feet of retail

DEVELOPER RESPONSIBILITIES
In exchange for these development rights, the developer must:

- Comply with the project’s design controls
- Provide continuing opportunities for community participation
- Provide public and community benefits

COMMUNITY BENEFITS
The development obligates the developer to provide:

- Toxic remediation of formerly industrial land
- New roads, utilities, sidewalks, and pedestrian pathways
- Safe pedestrian access connecting Bayshore Blvd. to the Bayshore Caltrain station
- Two new parks, open to the public:  
  - Leland Park
  - Visitacion Park
- Full service grocery store at Bayshore Blvd. and Leland Ave.
- Affordable housing  
  - 15% of total units will be priced according to the City’s inclusionary housing requirements
  - All additional units (85%) will have prices affordable to middle-income families
- Historic rehabilitation of the Old Office Building, with at least 25% reserved for community uses
- Alternative transportation strategies minimize driving by new residents and visitors
- Impact Fees, paid by the developer to the City:  
  - Visitacion Valley Community Facilities and Infrastructure Fee
  - Transportation fee (enhancement of standard City fee (TIDF))

CITY COMMITMENTS
To ensure the project is built as planned, the City agrees to:

- Allow development that complies with the development agreement and design controls
- Help to fund pedestrian infrastructure
- Consider acquiring one of the parks (the developer would still pay to build and maintain that park)
- Accept and maintain streets as public rights of way
- Monitor the development to ensure continued compliance with the design controls

http://visvalley.sfplanning.org