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**[Residents pushing for redevelopment](#)**  
**[of Schlage factory site](#)**  
**[Planning, long in the process, entails](#)**  
**[housing, grocery](#)**

- [Cicero A. Estrella, Chronicle Staff Writer](#)  
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A closed factory on San Francisco's Bayshore Boulevard has become the blight of Visitacion Valley, but a redevelopment plan could bring new housing and retail space to the site.

The Schlage Lock Co. shut in 1999, and city officials say they envision the company's 12-acre site transformed into an extension of the existing community, with 800 housing units, 15 percent of which would be designated as affordable housing, and 100,000 square feet for a much-needed major grocery store, plus other retail and open space.

Plans, however, are in the very early stages -- the property is still owned by Schlage's parent company, Ingersoll Rand Co. Ltd.

Planning Department and Redevelopment Agency officials will hold the first of four community meetings to discuss the redevelopment possibilities of the site tonight at the Church of the Visitacion.

Many residents in the neighborhood welcome plans for renewal, frustrated by the seeming lack of progress in razing the factory and rebuilding on the site.

"Right now we have a big gaping hole in the neighborhood," said Fran Martin, chair of the Visitacion Valley Planning Alliance. "It'll never develop or become whole until this issue is taking care of. People definitely want something to happen there."

Planners hope to be able to add an additional 8 acres to the Schlage site for development, for a total of 20 acres.

Plans to rebuild on the site have stalled since the city, with input from the community, produced the current concept in early 2002. City officials say the biggest obstacle has been the reluctance of Ingersoll Rand to sell the property to a developer.

"This just isn't a priority for them," said Rich Hillis, deputy director of the Mayor's Office of Economic and Workforce Development. "But it's very important to the community. It's the last piece of the puzzle that Visitacion Valley needs to repair the urban fabric of the neighborhood."

The company has said it will sell if it is not held liable for any contaminants that Schlage

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might have left on area soil and water over more than 70 years of operating the factory, Hillis said.

Ingersoll Rand could not be reached for comment.

The company was negotiating to sell the property to Home Depot in 2000. But neighborhood groups, citing traffic and other concerns associated with large stores, rallied against the plan and gained the support of the Board of Supervisors, which passed interim zoning that prevented "big box" retail on the site.

A second deal with a developer also fell through, Hillis said.

In 2005, Supervisor Sophie Maxwell helped create a redevelopment survey area that includes the Schlage acreage and surrounding areas along Bayshore Boulevard and Leland Avenue. It was the first of many steps that could lead to the designation of the sites as a redevelopment area.

The Planning Department and Redevelopment Agency will work with the community over the next 18 months to add to the 2002 concept.

At the end of the process, the mayor and the Board of Supervisors would have to approve the redevelopment area and new zoning.

"It's been frustrating because it's taken so long," Martin said. "We've been waiting nearly eight years. It's offensive to us -- economically, aesthetically and in terms of developing the community."

Some are taking a wait-and-see approach.

"I don't see anything happening for another five years, and five years is optimistic for a redevelopment plan," said Russel Morine, a Visitacion Valley resident and owner of the Joe Leland coffee house on Leland Avenue.

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