



# Leland Square

## Pre-App Community Meeting

By: Baylands Development, Inc.  
October 9, 2024

# Welcome

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- Please add your information to the sign-in sheet
- Silence cellphones
- Let us know if you require translation services
- Help yourself to refreshments and take a seat
- We will begin soon!

For translated materials or follow-up questions after the meeting, please contact:  
**[ksondej@thebaylands.com](mailto:ksondej@thebaylands.com)**

# Team

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## Project Sponsor

Baylands Development Inc.

## Architect

Ankrom Moisan Architects

## City of San Francisco

- San Francisco Planning
- Office of Economic and Workforce Development
- Board of Supervisors District 10



# Agenda

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- Introduction / Why are we here?
- Development Overview
- Development Updates / Phase Application Revision – Phase 1
- Design Updates
- Street Names
- Community Space Update
- Next Steps
- SF Planning Annual Project Update
- Q&A



# Leland Square & The Baylands

Schlage Lock  
Office Building

Bayshore  
Caltrain  
Station





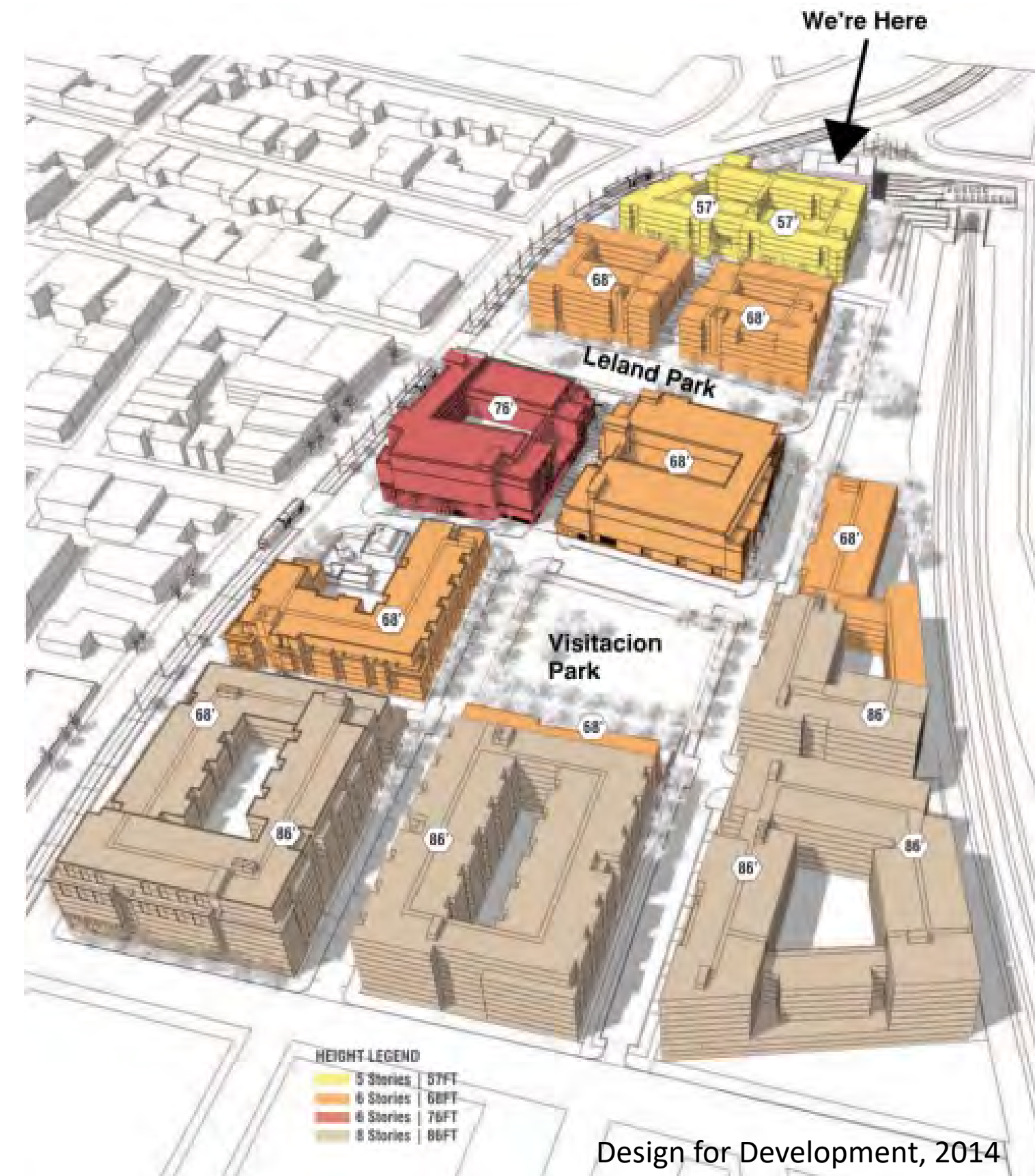
# Development Overview

## Background:

- Original Schlage Lock factory site circa 1929
- Under the CA Redevelopment Agency until 2011
- Development Agreement executed in 2014
- Phased delivery with hurdle milestones
- 15% affordable housing requirement
- Leland Square – updated name

## Project Highlights:

- 1,679 residential units (~252 affordable units)
- 9 distinct building parcels/blocks
- 46,700 square feet of neighborhood serving retail
- 2 public parks, community terrace
- Historic Office Rehabilitation (completed in 2022)
- 1 adjacent regional rail station
- 2 adjacent MTA light rail stations (T line)
- On-site parking for nearly 1,200 vehicles





# Project Phasing

(Vertical Construction)



PHASE 1

Leland Ave.

Visitation Ave.



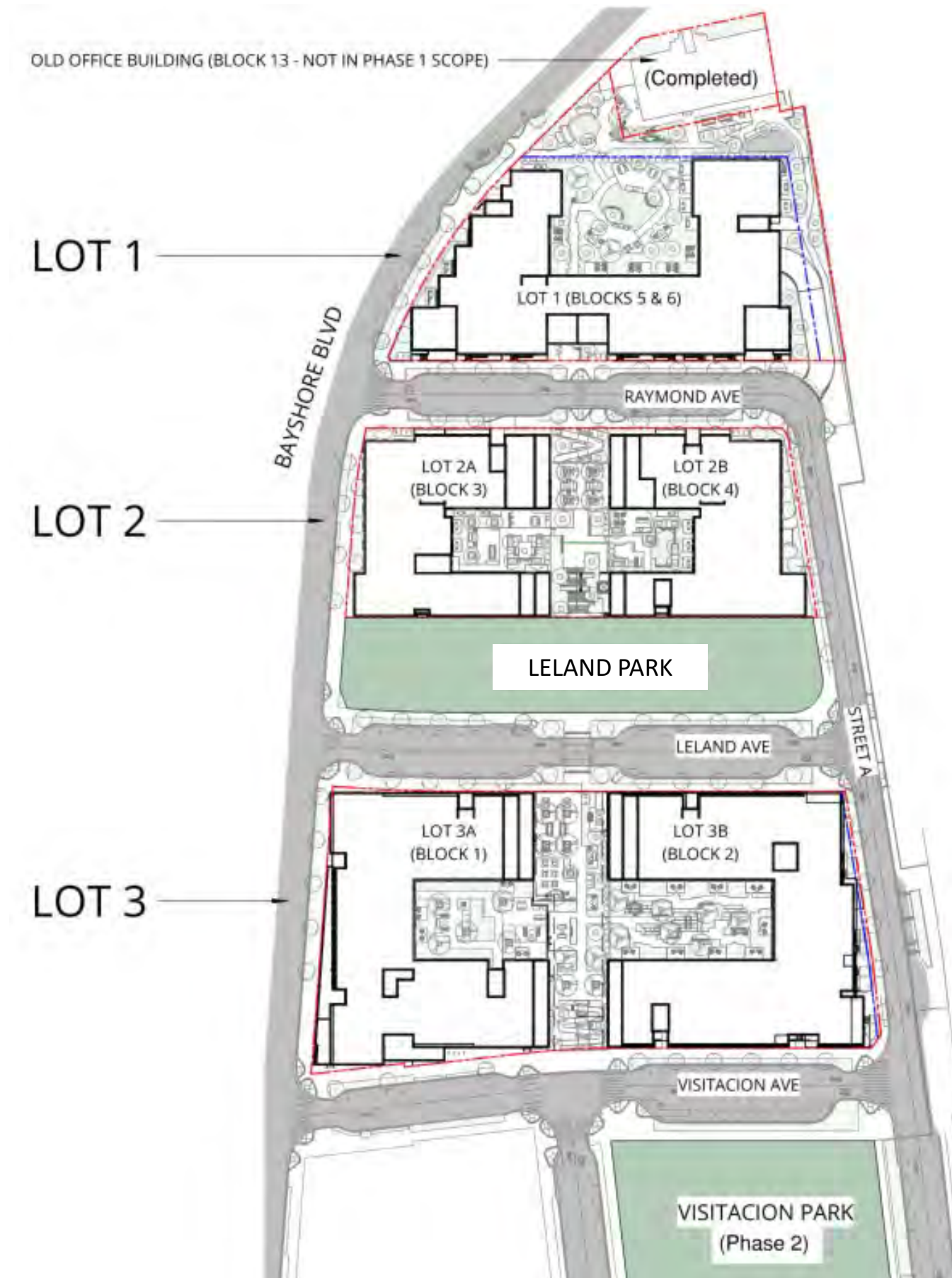
# Phase 1 Update

## Background:

- Phase Application required per DA
- Revised Phase Application approved in 2018
  - BDI to submit revision following pre-app meeting

## Phase 1 Highlights:

- Old Office Building Rehabilitation – completed
- Public Infrastructure
- Housing
- Retail
- Leland Park, Schlage Lock Community Terrace





# Timeline

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- **Q4 2024** - Submit Phase Plan Amendment, Vertical and Horizontal Design Review Packages
- **Q1 2025** - Planning Commission
- **Q2 2025** - Permitting
- **Q4 2025** - Complete Financing
- **Q1 2026** - Commence Construction (Horizontal Infrastructure)
- **Q3 2028** - First Residential Unit Completed



# Design Update























Ankrum Moisan





Ankrom Moisan





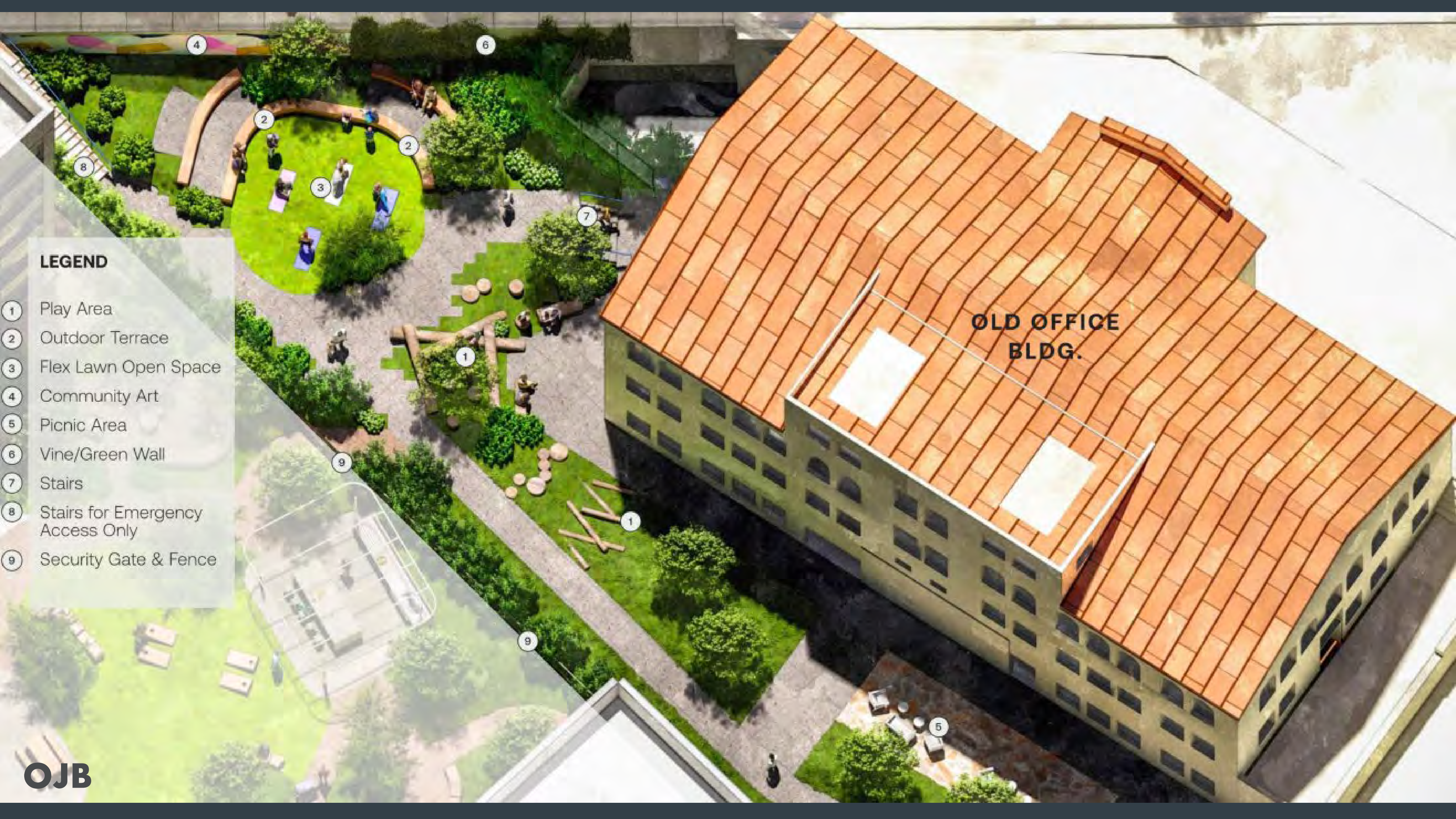
OFFICE  
LEASING  
Office



# Schlage Lock Community Terrace







## LEGEND

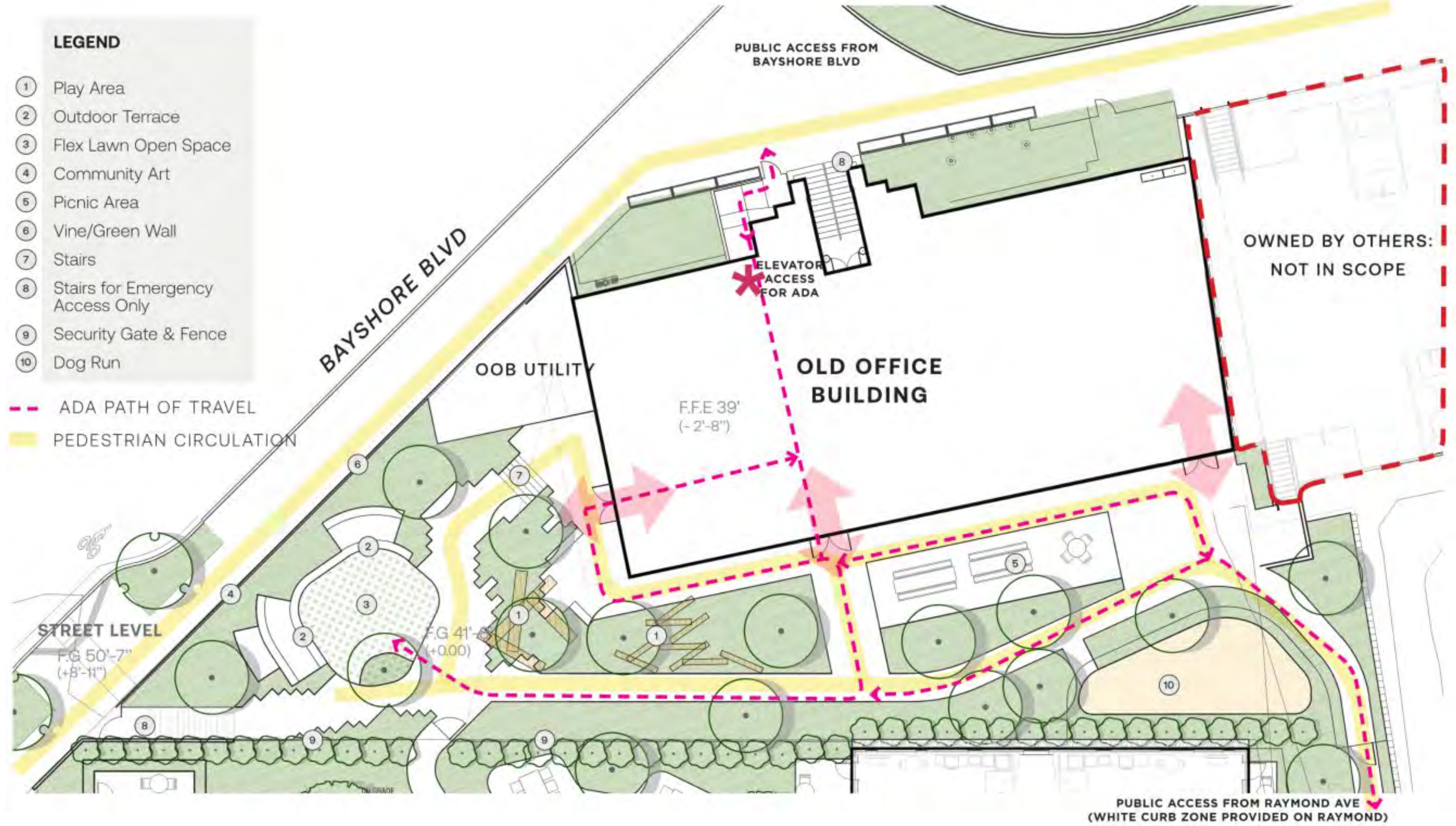
- ① Play Area
- ② Outdoor Terrace
- ③ Flex Lawn Open Space
- ④ Community Art
- ⑤ Picnic Area
- ⑥ Vine/Green Wall
- ⑦ Stairs
- ⑧ Stairs for Emergency Access Only
- ⑨ Security Gate & Fence



**LEGEND**

- ① Play Area
- ② Outdoor Terrace
- ③ Flex Lawn Open Space
- ④ Community Art
- ⑤ Picnic Area
- ⑥ Vine/Green Wall
- ⑦ Stairs
- ⑧ Stairs for Emergency Access Only
- ⑨ Security Gate & Fence
- ⑩ Dog Run

- - - ADA PATH OF TRAVEL
- PEDESTRIAN CIRCULATION



PUBLIC ACCESS FROM RAYMOND AVE  
(WHITE CURB ZONE PROVIDED ON RAYMOND)

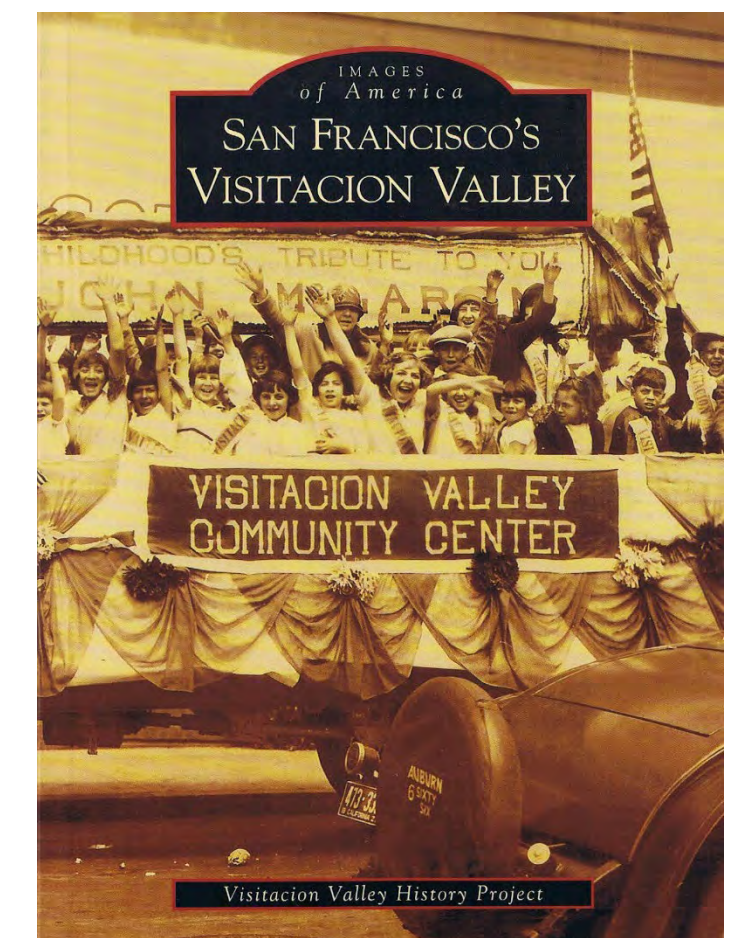


# Street Names

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**A previous community survey identified three categories of interest for street names:**

1. History of Visitacion Valley
2. History of Schlage Lock site
3. Continuation of existing streets





# Street Names



Bayshore  
Caltrain Station



Sunnydale Ave.

Windmill Valley St.

Baylands Blvd.

Visitation Ave.

East Leland Ave.

Schlage Lock  
Office Building



Schlage Ave.

Bayshore Blvd.

Visitation Ave.

Leland Ave.



# Historic Office Building & Community Space





# Q&A

- For in-person questions, please raise your hand
- For online questions, please use the Q&A function
- If you have additional questions after the meeting, please contact [ksondej@thebaylands.com](mailto:ksondej@thebaylands.com)

