

Visitacion Valley

COMMUNITY MEETING



SAT. OCTOBER 13, 2012

10:00 AM

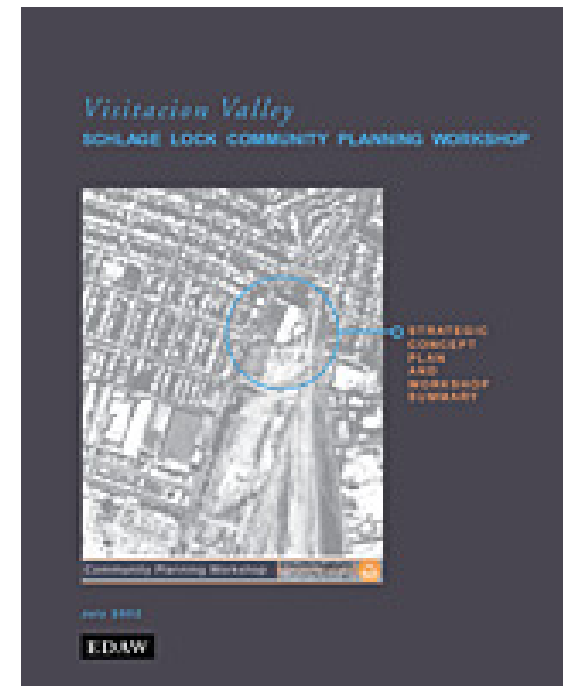
SCHLAGE LOCK SITE

11:15 AM

GREEN CONNECTIONS

12:00 PM

CONCLUDE

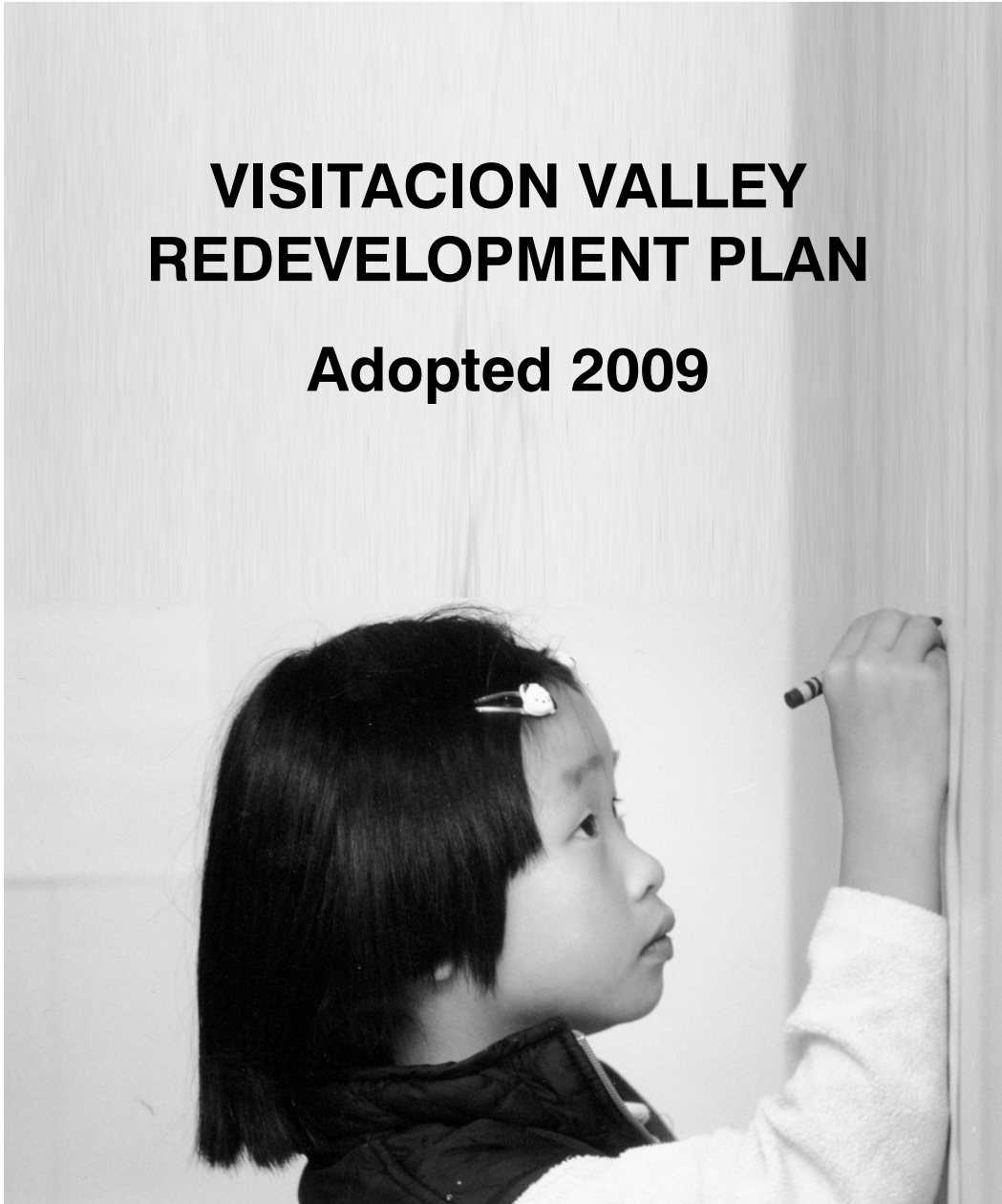


1. Provide community services
2. Provide neighborhood-serving retail (i.e. grocery store)
3. Provide housing (affordable and market rate)
4. Provide a good amount of open space/community gathering space
5. Help revitalize Leland Avenue

Planning Goals and Objectives

VISITACION VALLEY REDEVELOPMENT PLAN

Adopted 2009



1. Mix of uses, new stores & grocery
2. Environmental sustainability
3. Pedestrian-oriented: connect the neighborhood, improve Bayshore
4. Alternative transportation
5. Open spaces for community
6. New housing for a range of incomes and households.
7. Gateway: use good design for buildings, streets and parks.
8. Encourage new investment, and revitalize Leland Avenue



Development Commitments



REDEVELOPMENT PLAN

Affordable Housing

Workforce Hiring

Business Improvement &
Assistance

Parks

Community Center

Circulation Improvements

Historic Commemoration



DESIGN FOR DEVELOPMENT

Development Controls

Units

Heights

Density / Units

Streets & Blocks

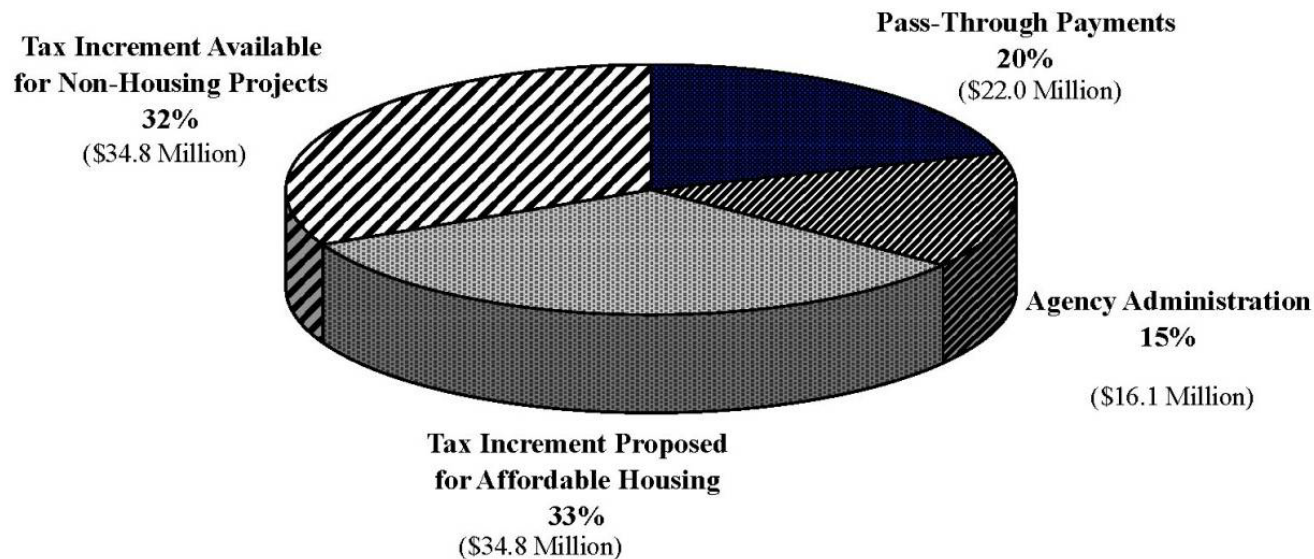
Open Space



Financing Plan: 2009 Tax Increment Projections

- \$70 Million in Program Funds
- Leverage other sources – public and private

Distribution of Tax Increment Revenues
In Constant FY 2007/08 Dollars (Present Value)
Visitation Valley Redevelopment Project Area

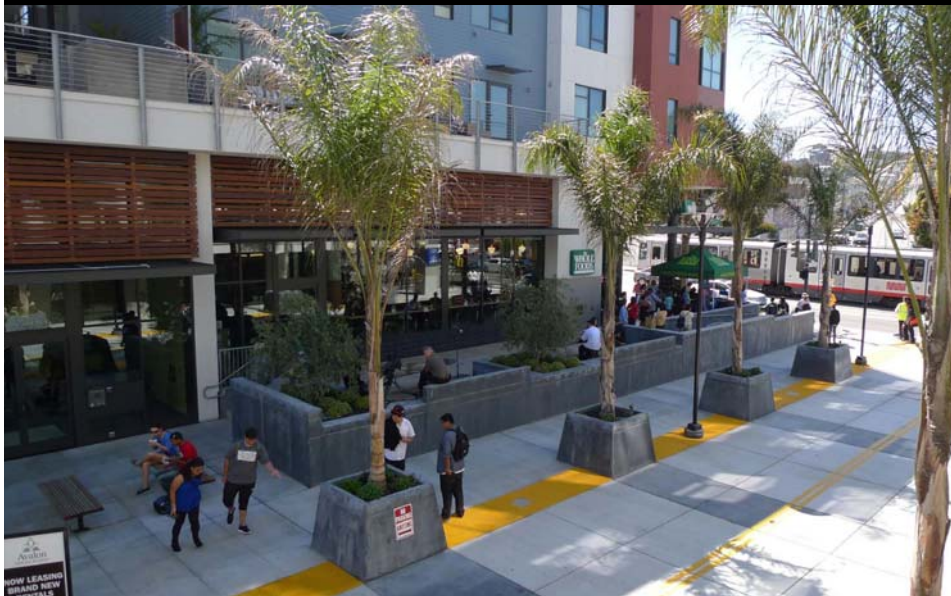


PRIORITIES?

- affordable housing
- grocery store
- Leland business revitalization
- workforce development programs
- historic commemoration
- heights
- density
- streets and blocks
- open space

Goals for Phase 1

- Commitment of public/private investment in visible location
- High quality public environment, streets and open spaces
- Support Implementation of as many community priorities as possible
- Retail Anchor, such as a full service Grocery Store (25-30k sf)
- Sufficient residential units to be a viable project (200 plus units)
- Input from Community and Approvals from the City



Urban Mixed-Use

A

2009 D4D Retail Anchor at Leland Ave and Bayshore Blvd



B

Retail Anchor at Sunnydale Ave and Bayshore Blvd



PHASE ONE?

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