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
STATE BUDGET HOLES

HISTORIC REDEVELOPMENT

PLANS
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)
Visitacion Valley Redevelopment Project Area

- Tax Increment Proposed for Affordable Housing: 33% ($34.8 Million)
- Tax Increment Available for Non-Housing Projects: 32% ($34.8 Million)
- Pass-Through Payments: 20% ($22.0 Million)
- Agency Administration: 15% ($16.1 Million)
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
2009 D4D
Retail Anchor at Leland Ave and Bayshore Blvd
Retail Anchor at Sunnydale Ave and Bayshore Blvd
Retail Anchor at Leland Ave and Bayshore Blvd
PHASE ONE?
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