

# Visitacion Valley

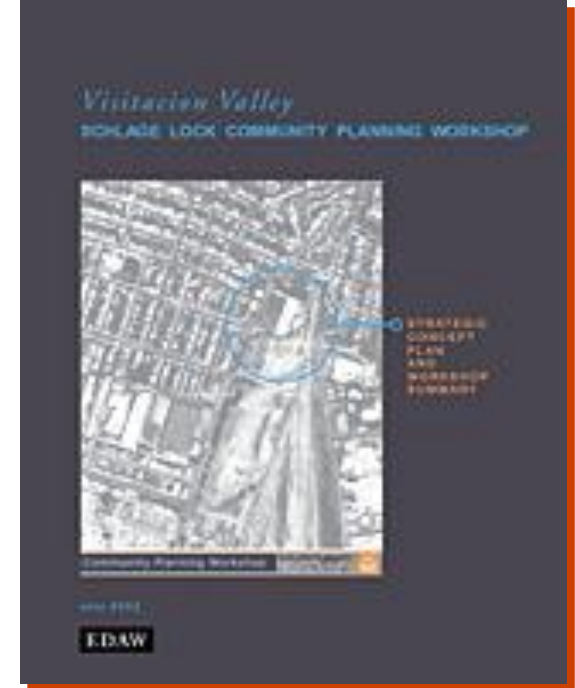


SAN FRANCISCO  
PLANNING DEPARTMENT

 SAN FRANCISCO  
City and County



# Background



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



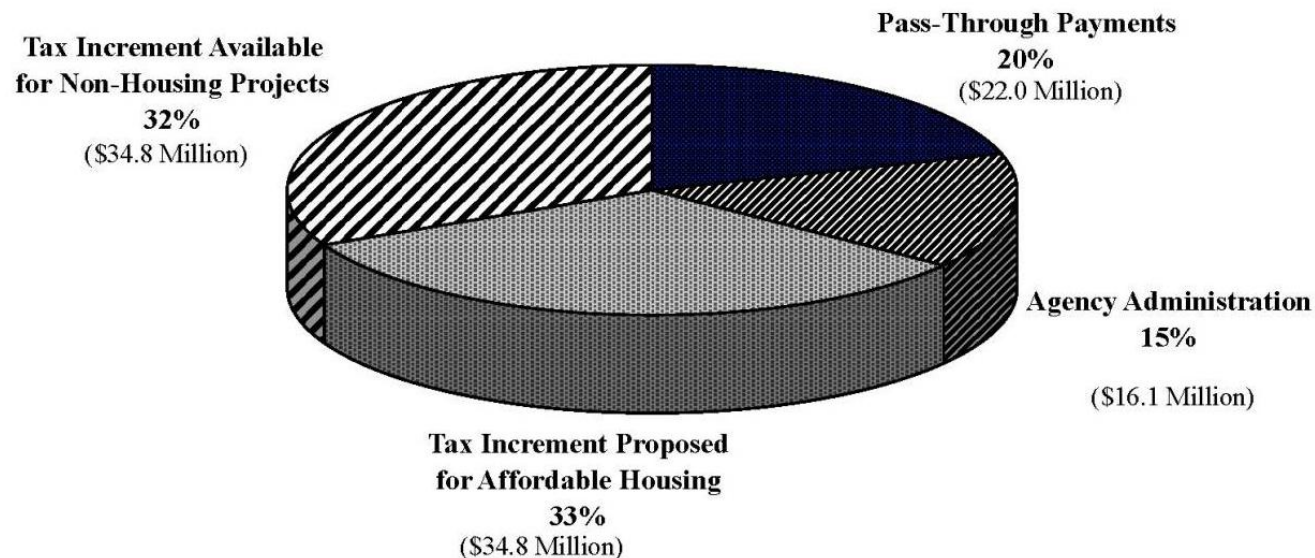
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# Financing Plan: 2009 Tax Increment Projections

- \$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



# 2012 Project

## **Planning**

- Lead community outreach and coordination
- Land use
- Circulation
- Open space
- Other public benefits

## **OEWD**

- Lead transfer of SFRA requirements
- Financial commitments / tools
- Development feasibility



# Community Workshop #1 Summary



## **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

# Timeline / Next Steps

## **Community Workshop #1 – October 2012**

- Redevelopment update, community priorities, phase 1 development

## **Community Workshop #2 – late November 2012**

- Summary of workshop #1
- Topics TBD: circulation, open space design, detailed phase 1

## **Community Workshop #3 – January 2013**

- Summary of workshop #2
- Topics TBD: financial tools, proposed plan changes, final phase 1 development

## **Ongoing Technical Advisory Meetings**

- 4-6 public meetings over 6 months

## **Plan / Design for Development Amendments – Spring 2013**



# CONTACT

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