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 Available for Non-Housing Projects
  32% ($34.8 Million)
- Tax Increment Proposed for Affordable Housing
  33% ($34.8 Million)
- Pass-Through Payments
  20% ($22.0 Million)
- Agency Administration
  15% ($16.1 Million)
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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