DRAFT Visitacion Valley Redevelopment Community Goals
(VVCAC additions are underlined)

Preamble
The redevelopment of the Schlage Lock industrial facilities and the revitalization of Bayshore Boulevard and Leland Avenue shall be a flagship model of sustainable development incorporating environmental stewardship, social equity and economic development; as well as leader in traditional neighborhood development whose philosophy is to create a strong sense of community incorporating features of traditional cities, towns and neighborhoods into all aspects of planning and design.

Land Use
Facilitate the clean up, redesign and development of vacant and underutilized properties in the Project Area.

Toxicity and clean up strategies must be a primary consideration in the planning and phasing of new development.

Assemble and re-subdivide vacant industrial parcels in order to create buildable parcels and provide block patterns that integrate with the community.

Incorporate a mix of uses into the new development site including different types of housing, retail and community services.

New development should take advantage of the transit proximity and be designed as a compact walkable mixed-use community.

Economic Development
Provide economic opportunities for current Visitacion Valley residents and businesses to take part in the rebuilding and revitalization of the community.

Provide opportunities for participation of property owners in the redevelopment of their own properties.

Provide sustainable economic opportunities to include the concept of exporting good and services that bring new dollars into local community.

New development should relate to Leland Avenue and help revitalize the neighborhood’s traditional main street with local business development.

New retail is a critical component of the project on the Schlage property, but should also contribute to the existing retail corridors on Leland Avenue and Bayshore Boulevard.
Attract a full-service grocery store and provide a variety of other retail options to serve the multi-cultural, multi-generational community at a range of incomes.

Eliminate blighting influences and correct environmental deficiencies that discourage private investment.

**Housing**
Avoid the displacement of any residents and assist with the preservation and rehabilitation of existing affordable housing.

Increase the local supply of well-designed affordable housing for low income and working individuals, families, and seniors.

Facilitate the construction of new affordable housing for a range of income levels and household sizes.

**Urban Design**
Use thoughtful design that considers the existing architectural character and natural context of Visitacion Valley.

Incorporate local historical, ecological, cultural and artistic elements in the designs of buildings and parks.

Design housing and public spaces to be family and multi-generational oriented.

Facilitate the preservation, rehabilitation, and seismic retrofitting of historic buildings and landmarks.

Design streets, parks, and building facades to provide adequate lighting and visual surveillance to improve public safety.

Recognize the changing needs of the area and encouraging innovative design solutions to existing and new issues. (This is to allow for changes in characteristic/density that may be necessary for the new developments.)

**Transportation**
Connect the neighborhood through the creation of new streets and multi-use paths throughout the site linking Visitacion Valley to Little Hollywood, expanding the concept of sustainability to include the conservation of people’s time.

Access in the site shall be fully public accessible and designed as an extension of the block pattern of the surrounding community.

Improve the pedestrian safety along Bayshore Boulevard with intersection improvements and traffic calming.
New development should contribute to regional connectivity of the greater Visitacion Valley area particularly with the Baylands of Brisbane.

Coordinate with local and regional transportation agencies to facilitate right-of-ways and access to public transportation.

**Open Space**
Contribute open space to the neighborhood through a network of new parks, greenways, boulevards, and plazas.

Design new open spaces and streets to contribute to the sustainability systems of the site including treatment of stormwater, replenishing of groundwater and the creation of urban habitat and/or ecosystem.

*Design open spaces to incorporate balance of community desire for beautiful and functional open space with the community need to preserve valuable resources.*

Provide opportunities for ongoing community involvement in the parks through environmental education, interpretation and other active programming.

Include pedestrian walkways and destination points such as small plazas that create a sense of place.

Incorporate local art in the design of public places.

**Community Resources**
Provide for the expansion of local public services such as a new library, police sub-station, and fire department facilities.

Provide high quality public infrastructure that serves as a model of sustainable design.

Create opportunities for civic uses in the old Schlage Office Building to serve as a neighborhood gateway.

Attract educational facilities including job training, ESL classes, City College extension, arts programs and multi-cultural resources.

**Limitation**

*These goals are intended to be used as the framework and/or basis for the creation/writing of the overall redevelopment plan are subject to changes and/or amendments as new information is provided, known, discovered, and become known that may impact or have an impact on the overall goals of the community and/or redevelopment plan.*
Summary:

Areas of concern:
Housing, Open Space, Retail, Community Facilities, & Infrastructure
(streets, sidewalks, furnishings, sewage, watersheds – major & minor)

Criteria to Evaluate Each of the Above:
Siting
Dimensions
Sustainability (Green Building practices)
Safety
Practicality
Economic Viability
Design
Of greatest good to greatest number
Employment opportunities for local residents
Connectivity
Is healthy on individual and community level