Visitacion Valley
Baylands North (Schlage Lock) Development Updates
Impact Fee Project Updates
Agenda

6:15 pm  5 min  Intros, Agenda & Meeting Goals
         5 min  Impact Fee Overview
         10 min Impact Fee Project Updates
         10 min Q&A
         5 min  Break
20 min  Baylands North (Schlage Lock) Development Update
20 min  Q&A
7:45 pm  5 min  Wrap Up
Meeting Goals

Impact Fee Project Updates
• Provide updates on Blanken Tunnel improvements (lighting & mural)
• Provide updates on Visitacion Ave improvements
• Provide updates on Herz Playground improvements

Baylands North Development Update
• Introduce new staff from UPC
• Provide big picture project updates
• Review Phase 1 development status and anticipated timeline
Part 1
Impact Fee Project Updates
VV IMPACT FEES: WHAT ARE THEY?

• Purpose: mitigate impacts brought by new development

• Fees capture value created by development and invest it into the community

• Projected through FY2025 = $21.7 million

• Projected through FY2030 = $36 million

• Amount and availability of funds depend on ultimate buildout and timing of development
VV IMPACT FEES: HOW CAN THEY BE USED?

• Capital improvements only (i.e. not programming/operations)
• Complete Streets & Transportation
• Recreation & Open Space
  (including community facilities; e.g. library)
• Childcare
VV IMPACT FEES: PROJECT PRIORITIZATION

- Community Priority
- Feasibility
- City Priority
- Cost

Proposed Project
IMPACT FEES: WHAT WE’VE HEARD

• 5 prioritization workshops to date: 

• 3 community surveys (in person and online); 220 responses

TOP PRIORITIES

- Park & Playground Improvements
- Bike & Transit Improvements
- McLaren Park Access Improvements
- Pedestrian Safety Improvements
Proposed Visitacion Valley Projects

- Visitacion Ave Sidewalk Installation & Trail Improvements*: 60 votes
- Arleta Bayshore Intersection Improvements: 55 votes
- Visitacion Valley Greenway Connections: 46 votes
- Blanken Underpass Illumination: 42 votes
- Blanken Underpass Art Murals: 36 votes
- Transit Stop Improvements*: 35 votes
- Visitacion Valley Ballfield Renovation: 32 votes
- Elliot Street Staircase: 32 votes
- Visitacion Valley Playground Renovation: 29 votes
- Herz Playground Renovation: 23 votes
- Bike Routes To Bay Trail & Candlestick Point*: 21 votes
- Leland & Cora Bulb-Out & Sidewalk Widening: 18 votes
- Visitacion Ave/Trailhead Crossing: 17 votes

*For these projects, respondents were asked for their preference on specific sub-options. See graphs below for detail.

Selected for initial impact fee allocation:
- Visitacion Ave Sidewalk Installation & Trail Improvements
- Arleta Bayshore Intersection Improvements
- Visitacion Valley Greenway Connections
- Blanken Underpass Illumination
- Blanken Underpass Art Murals
- Transit Stop Improvements
Community Design Process
Implementing agencies will host a community design process to take each proposed project from conceptual design through detailed design.
VV IMPACT FEES: SELECTED PROJECTS

COMPLETED, SPRING 2019: Blanken Underpass Lighting Upgrade

Install additional lighting in tunnel and replace existing fixtures with LED fixtures.

Final cost = $16K ($82K less than original estimate)
UPDATE: 
Blanken Underpass Art Mural

Art murals along Blanken Tunnel walls and/or entryway retaining walls; opportunity to create unique neighborhood gateway.

Project Status
• $20,000 from D10 Supervisor for SFAC RFP (no impact fees)
• 4 community workshops to select artist and concept designs
• Online voting for final design now live through Sept. 24th: www.surveymonkey.com/r/BlankenMural
• Next steps: Caltrans permit and mural installation (fall/winter)
UPDATE: Visitacion Avenue McLaren Park Connector

• New sidewalks on Visitacion Avenue to provide access to McLaren Park
• New bike lanes and/or sharrows for access to McLaren Park
• Narrowed travel lanes for traffic calming

Project Status

• Design elements under review
• Further community outreach and detailed design pending availability of impact fee funding
**UPDATE: Visitacion Avenue Connector Trailhead Crossing**

- New crosswalk to improve safety & access
- Rapid flashing beacons (solar-powered) and new safety signage
- New street lighting and school loading improvements

**Project Status**
- Fully funded by SF Rec & Park (no impact fees)
- Design largely completed
- Construction scheduled early 2020
IMPACT FEES: SELECTED PROJECTS

**Herz Playground Renovation**

- Redesign
- New equipment
- ADA access upgrades

**Project Status**

- 3 Design concepts developed for August 17 community workshop
- Outreach to community groups ongoing
- Final design and public meeting later this year
Questions? Feedback?

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5 Minute Break

NEXT...

Part 2
Baylands North (Schlage Lock) Updates
Part 2
Baylands North (Schlage Lock) Development Update
The Baylands Development Update

September 11th, 2019
Agenda

6:00 pm

- Introduction
  - New Team
- The Baylands Community
- Open Space and Park Overview
- Mobility Plan Overview
- The Baylands North Overview
- Our Partners
- Community Benefits Overview
- Questions & Answers
The Baylands
‘One Community’

The Baylands Community Highlights

• Transit and Sustainability Focused Development
• Approx. 4000 Residences
• Approx. 140 Acres of Open Space and Parks plus a 132 Acre Lagoon
• Over 7 million sf of Retail, Life Science, R&D, Office, Hotel and Conference Space
• Co-Working
• Proposed School
• Public Art
Open Space and Park Highlights

1. LAGOON PARK 29AC
2. BAYSHORE TRAIL 25.3AC
3. COMMUNITY SPACE 11.1AC
4. ICE HOUSE HILL 22.7AC
5. LAGOON BERM PARK 8.4AC
6. EAST VISITACION CREEK 19.2AC
7. WEST VISITACION CREEK 16.1AC
8. ROUNDHOUSE 3.7AC
9. CENTRAL GREEN 4.5AC
10. VISITACION PARK 0.92 AC
11. LELAND PARK 0.76 AC

TOTAL AREA: 141.7AC
Mobility Plan Highlights

The Baylands Mobility

- Commitment to Walkability and Bikeable Streets
- Accommodate but not Rely on the use of Cars
- Take Advantage of Technology in Mobility
- BRT (Bus Rapid Transit)
- Cal Train
- Existing Muni and Bus Services
- Connection To Existing Trails
The Baylands North
‘One Community’

The Baylands Phase 1 Highlights
• Approx. 574 Residences
• Approx. 40,000 sf of Retail and Co-Working
• Leland Park and Bayshore Plaza
• Historical Building Rehabilitation

Phase 1 Projected Timeline
• 4Q 2019 Restart Infrastructure Improvements
• 1Q 2020 Commence Historic Building Rehabilitation
• 3Q 2020 Construction Begins

Future Baylands North Phases and Park
• Phase 2 (Bldgs. 4, 5, 6) | 2024 (approx.)
• Phase 3 (Bldgs. 7, 8, 9) | 2027 (approx.)
The Baylands North

‘One Community’
The Baylands North

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The Baylands North
Mews Realignment
The Baylands North

Leland Connectivity

Public Spaces

Coffee
Retail
Grocery
Café
Co-working
Art
Plaza
1. Approx. 4,000 sqft of community space inside the renovated historic building;
2. Demolition, Remediation and Infrastructure for the entire project, approx. $32M;
3. Deliver Leland Park and Bayshore Plaza;
4. Phase I Impact fee, approx. $10M;
5. Grocery Store;
6. 15% Inclusionary Housing units;
Our Partners
What’s Next

Questions and Answers