



Visitacion Valley

Baylands North (Schlage Lock) Development Updates
Impact Fee Project Updates

COMMUNITY MEETING | September 11, 2019



SFMTA
Municipal Transportation Agency



Agenda

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

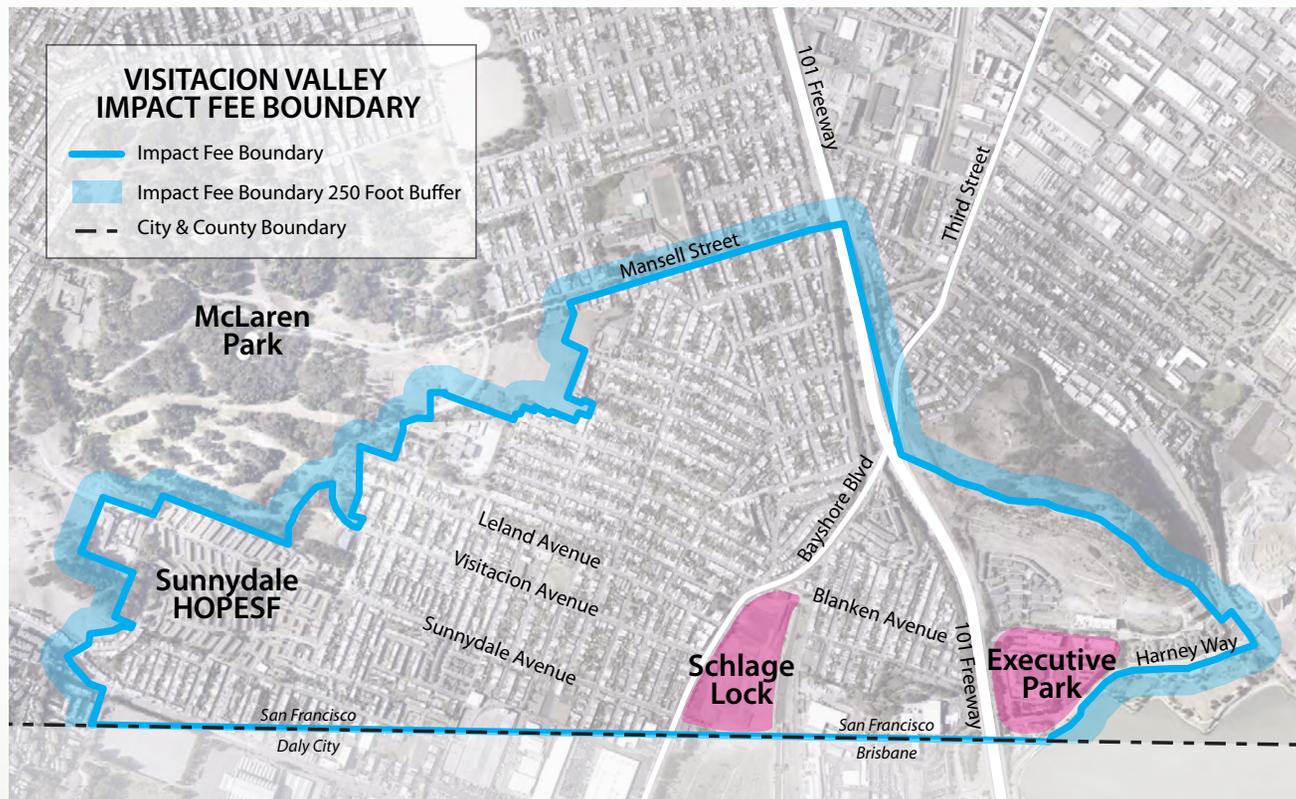
VV IMPACT FEES: WHAT ARE THEY?

- 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

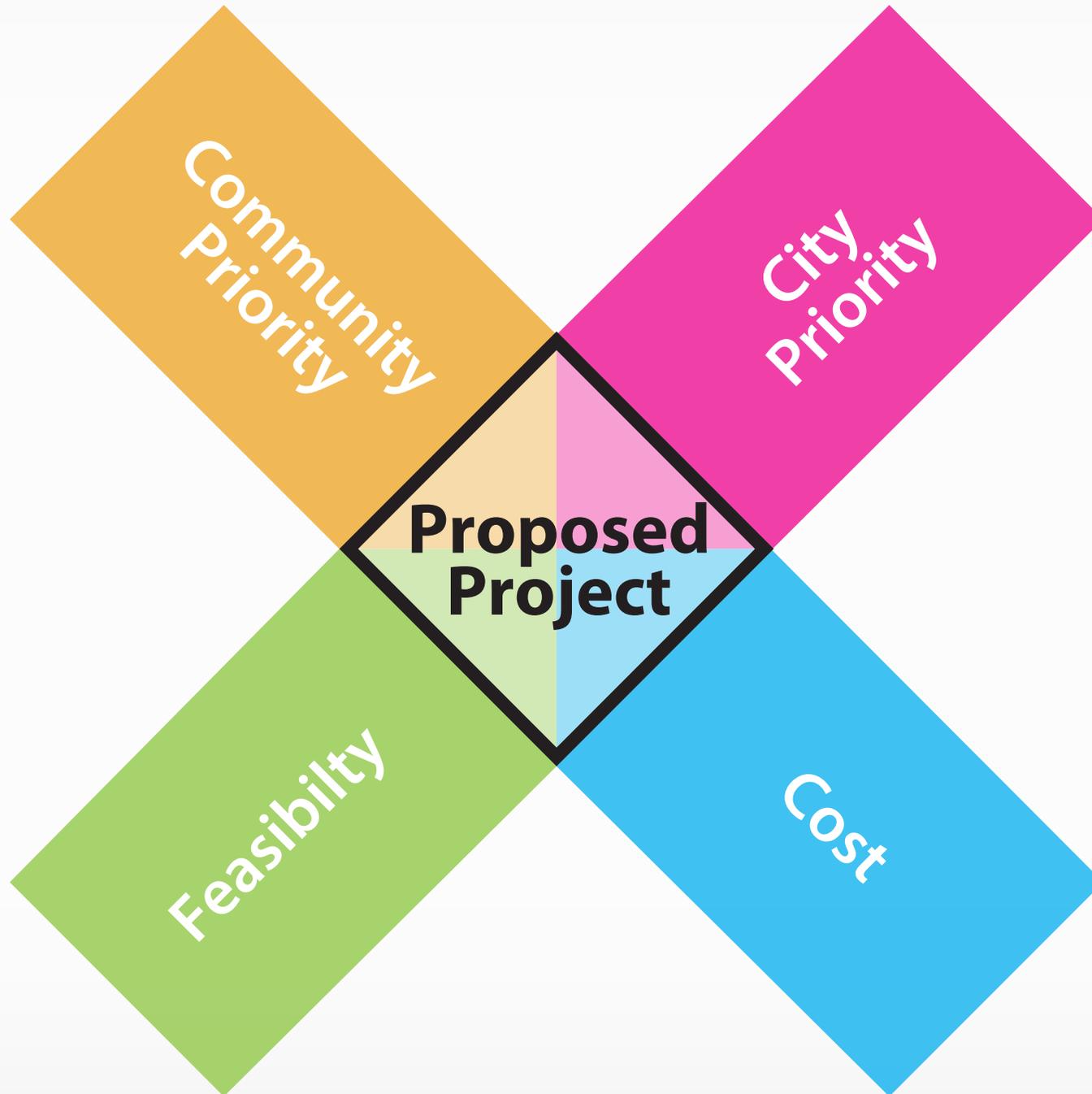


VV IMPACT FEES: HOW CAN THEY BE USED?

- 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



IMPACT FEES: **WHAT WE'VE HEARD**

- 5 prioritization workshops to date:
Sept. 2014, May 2015, Sept. 2015, July 2016, May 2017
- 3 community surveys (in person and online); 220 responses

TOP PRIORITIES

Park & Playground Improvements



Bike & Transit Improvements



McLaren Park Access Improvements



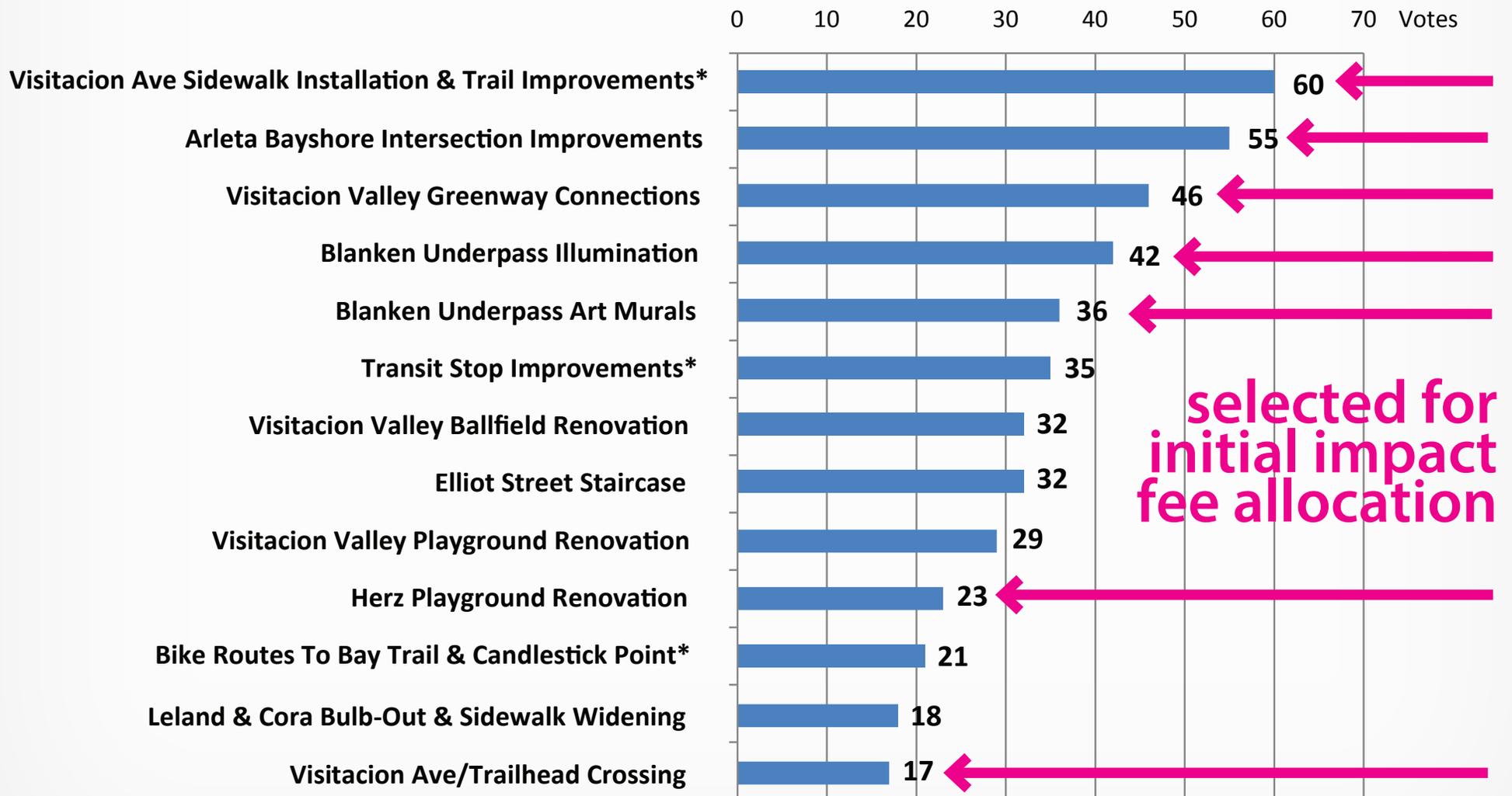
Pedestrian Safety Improvements



VV IMPACT FEES: WHAT WE'VE HEARD

JULY/AUGUST 2016 SURVEY RESULTS

Proposed Visitation Valley Projects



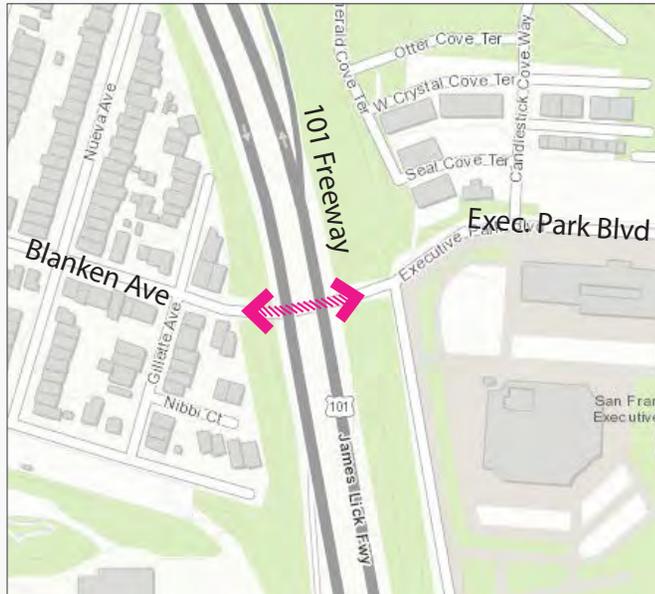
VV IMPACT FEES: COMMUNITY INPUT



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 repace existing fixtures with LED fixtures.

Final cost = \$16K (\$82K less than original estimate)

VV IMPACT FEES: **SELECTED PROJECTS**



Concept Design A Detail



Concept Design B Detail



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)*

VV IMPACT FEES: SELECTED PROJECTS

UPDATE: Visitacion Avenue McLaren Park Connector

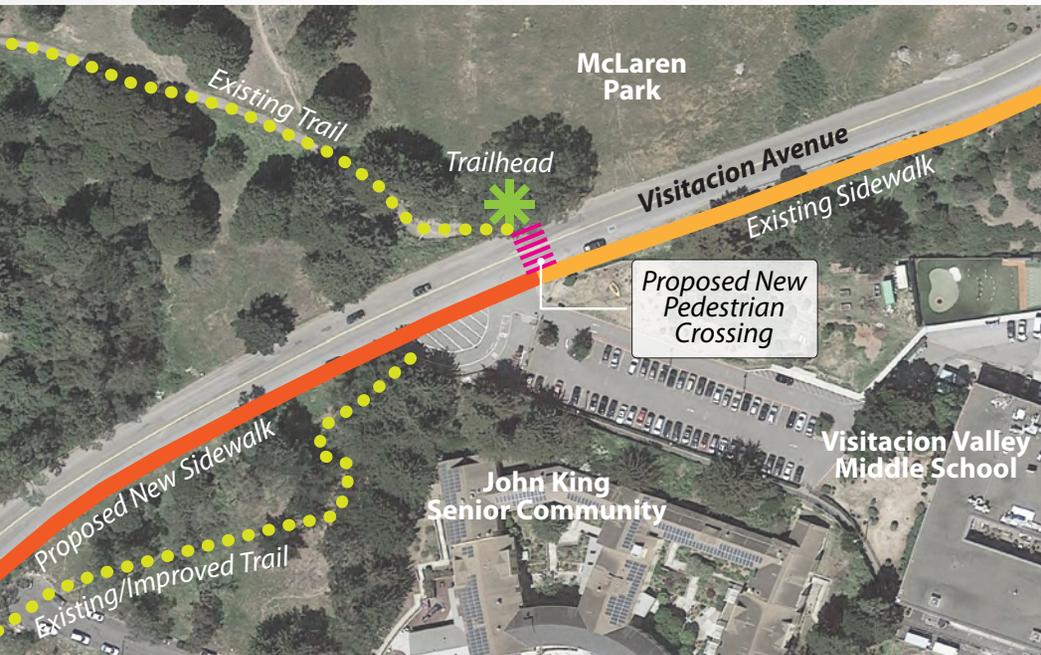
- New sidewalks on Visitacion Avenue to provide access to McLaren Park
- New bike lanes and/or sharrows for access to McLaren Park
- Narrowed travel lanes for traffic calming

Project Status

- *Design elements under review*
- *Further community outreach and detailed design pending availability of impact fee funding*



IMPACT FEES: **SELECTED PROJECTS**



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

**CONCEPT A:
PLAY PORCH**

**CONCEPT B:
DISCOVERY VALLEY**

**CONCEPT C:
ADVENTURE LOOP**

Let's Play SF! Parks Alliance
DRAFT DESIGN CONCEPTS 26 July 2019

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DRAFT DESIGN CONCEPTS 26 July 2019

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

Visitacion Valley



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

PROPOSED OPEN SPACE

- | | |
|---------------------------------|---------------------------------|
| 1. LAGOON PARK 29AC | 7. WEST VISITACION CREEK 16.1AC |
| 2. BAYSHORE TRAIL 25.3AC | 8. ROUNDHOUSE 3.7AC |
| 3. COMMUNITY SPACE 11.1AC | 9. CENTRAL GREEN 4.5AC |
| 4. ICE HOUSE HILL 22.7AC | 10. VISITACION PARK 0.92 AC |
| 5. LAGOON BERM PARK 8.4AC | 11. LELAND PARK 0.76 AC |
| 6. EAST VISITACION CREEK 19.2AC | TOTAL AREA: 141.7AC |

09.05.2019

BRISBANE BAYLANDS
NORTH

NORTH

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'

HEIGHT LEGEND

- 5 STORIES 57'
- 6 STORIES 68'
- 7 STORIES 76'
- 4 STORY TOWNHOME 43'
- PHASE 2 DEVELOPMENT



The Baylands North

'One Community'

HEIGHT LEGEND

- 5 STORIES 57'
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- PHASE 2 DEVELOPMENT



The Baylands North

Mews Realignment

D4D DiagraM



PROPOSED MEWSalignMENT



The Baylands North

Leland Connectivity

Public Spaces

Coffee

Retail

Grocery

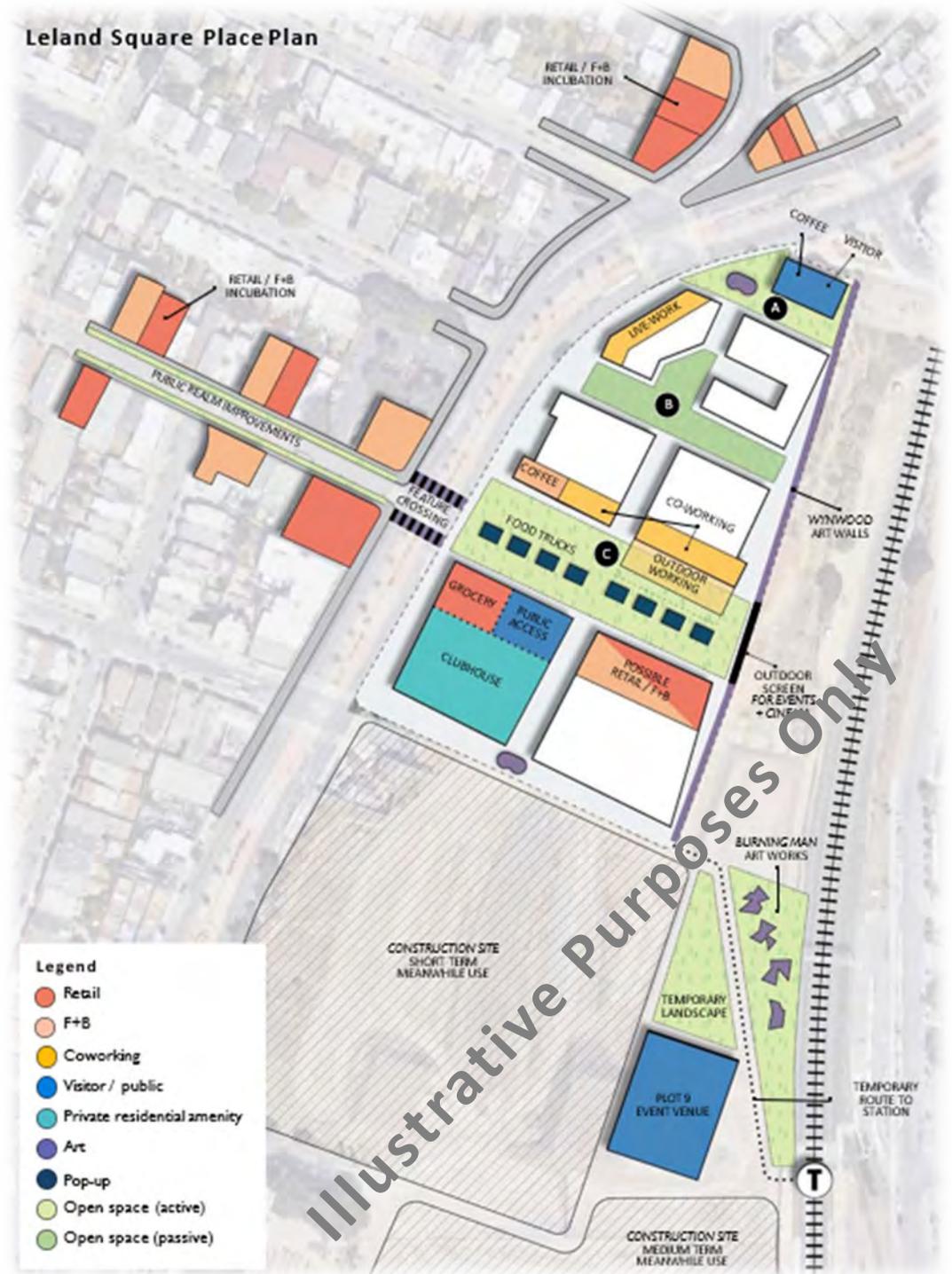
Café

Co-working

Art

Plaza

Leland Square Place Plan

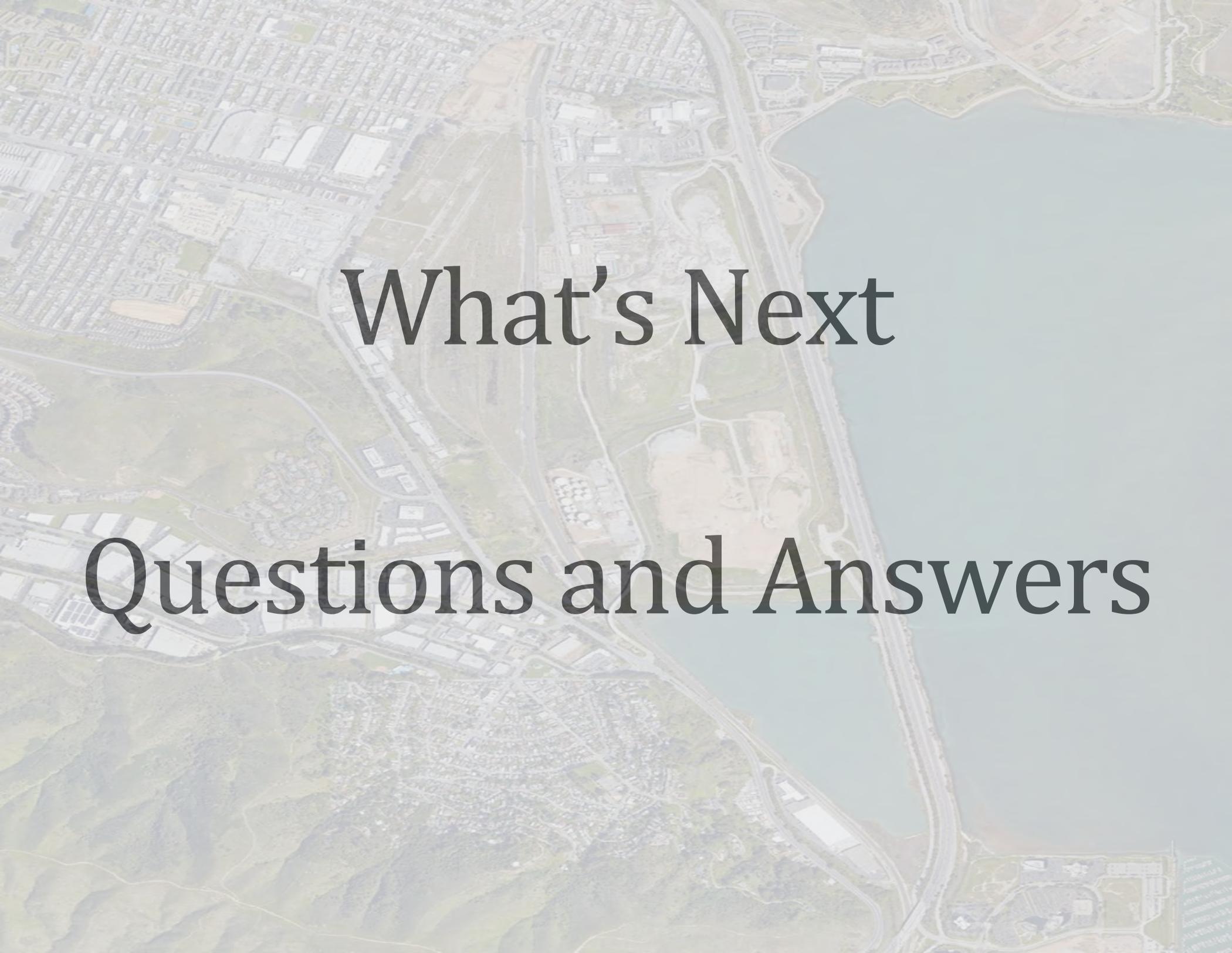


Phase I Community Benefits Overview

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



An aerial photograph of a city and a large body of water. The city is on the left and center, with a grid of streets and various buildings. A large body of water is on the right. The text is overlaid on the image.

What's Next

Questions and Answers