

VISITACION VALLEY
IMPACT FEE AND NEIGHBORHOOD PROJECT UPDATE

San Francisco Planning

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Agenda

- Background
- Impact Fee Update
- Capital Projects in Visitacion Valley

Purpose

The purpose of this presentation is to fulfill requirement 6.4 of the Visitacion Valley/Schlage Lock Development Agreement, which requires that the Planning Department provide an annual update on the project area.

Background

- In 1999, the Schlage Lock Company decided to close its Visitacion Valley factory.
- A Concept Plan was released in 2002 summarizing a community vision for the site.
- From 2006 to 2009 a series of public workshops were held to refine the land use framework for the site and finalize a site design that would guide Schlage Lock site's redevelopment.
- In 2014 a development project for the site was approved by the City including new zoning, design standards to guide future building and open space design, and a development agreement which memorialized community benefits for the site.

Impact Fees

- Impact fees capture value created by development that is then used for capital improvements.
- Amount and availability of funds depend on ultimate buildout and timing of development.
- Impact fees can fund new infrastructure



TRANSIT



STREETS



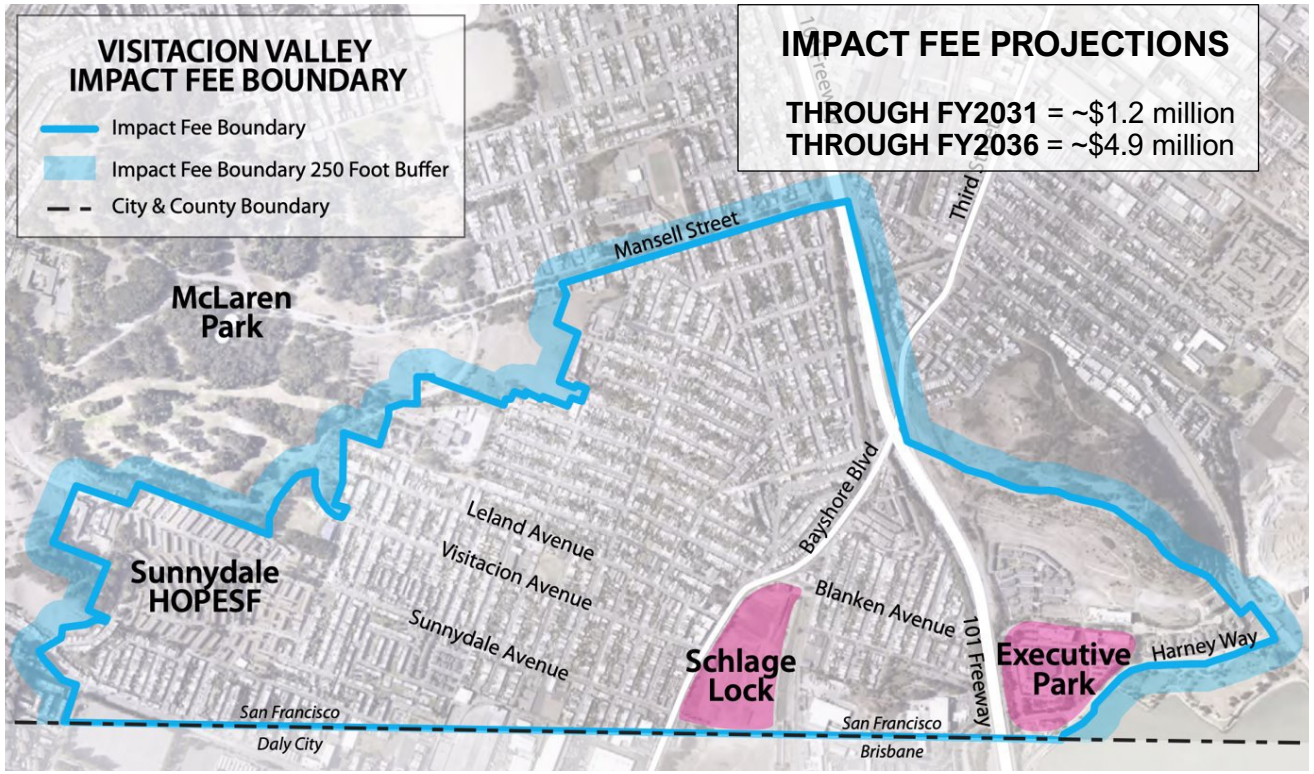
OPEN SPACE



CHILDCARE

Impact Fees

- Impact Fees are collected on new development of a certain size and can be spent anywhere within the impact fee boundary.



Impact Fees and Community Priorities

- From 2014 to 2017 a series of public workshops were held to get community feedback on priority projects.
- The top priorities identified were Park and Playground Improvements, Bike and Transit improvements, McLaren Park Access Improvements and Pedestrian Safety Improvements.
- Specific projects were identified and informed by input received from public workshops and online surveys.



Priority Projects

- Many of the projects identified during the community process are now built. As development occurs, impact fee revenue will be generated to fund additional priority projects identified by the community and potentially new projects. The next slide shows the status of the priority projects.

Status of Priority Projects

Project	Lead Agency	Status
Arleta Bayshore Intersection Improvements	SFMTA	Completed 2019
Bike Routes to Bay Trail and Candlestick Point	SFCTA	Not started
Blanken Underpass Art Murals	BOS	Completed 2024 (Bayshore)
Blanken Underpass Lights	DPW	Completed 2019
Elliot Street Staircase	RPD	Under Consideration
Herz Playground Renovation	RPD	Completed 2023
Leland & Cora Bulb-Out & Sidewalk Widening	DPW	Not Started
Transit Stop Improvements	SFMTA	Ongoing
Visitacion Ave Sidewalk Installation & Trail Improvements	RPD	Construction start end 2026
Visitacion Ave Trailhead Crossing	RPD	Completed 2026
Visitacion Valley Ballfield Renovation	RPD	Not started
Visitacion Valley Greenway Connections	SFMTA	Design began January 2026
Visitacion Valley Playground Renovation	RPD	Resurfacing completed 2025

Project Updates

- Visitacion Avenue Pedestrian & Bike Safety Project, RPD
- Herz Recreation Center, RPD
- Visitacion Avenue McLaren Park Connector Trail, RPD
- 2020 Citywide Parks Bond Funding and McLaren Park Vision Plan Update, RPD
- SFMTA Visitacion Valley & Portola Community-Based Transportation Plan, MTA

Visitacion Avenue Pedestrian & Bike Safety Project

Project Details:

- New bikeway from Mansell to Herz Playground
  - 2-way barrier protected bikeway on Visitacion
  - Multi-use path on west side of Herz Playground
- New sidewalks and pedestrian lighting (Visitacion Valley Middle School to Hahn St)
- Improve sightlines and narrow vehicle travel lanes (Mansell St to Hahn St)
- New crosswalk (West of Leland Ave)
- Street parking both sides in heavy use parking area (Leland Ave crosswalk to Hahn St)

Project Update:

- Project design received all necessary approvals and contract has been awarded
- Construction start is targeted for late 2026
- RPD continue to provide brief updates at McLaren Park neighborhood community meetings & school meetings
- Coordination with Sunnydale-HopeSF is ongoing for future multi-use trail connection south to Sunnydale Avenue
- **Contacts:**
  - brian.stokle@sfgov.org (Planner)
  - marien.coss@sfgov.org (PM)



Herz Recreation Center







Project Update:

- Construction broke ground on September 15, 2023.
- Open to the public January 2026, ribbon cutting event January 9, 2026
- More information: https://sfrecpark.org/Facilities/Facility/Details/Herz-Recreation-Center-471

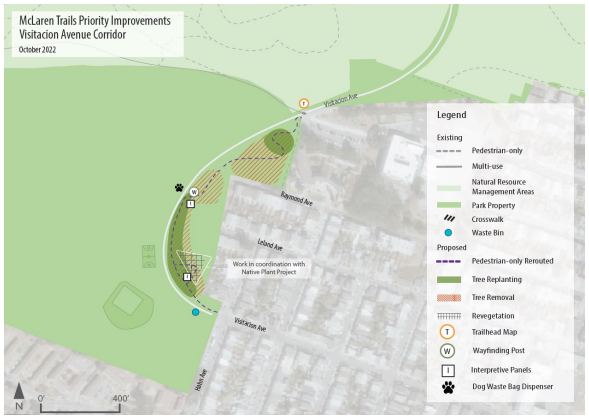
Contact:

- Eoanna Goodwin, RPD eoanna.goodwin@sfgov.org

Visitacion Avenue McLaren Park Connector Trail

Project Details:

- New Native Plant Garden and Nature Exploration Area south of the McLaren Community Garden.
- New natural surface pedestrian trail on the east side of Visitacion Ave between Hahn Street and Visitacion Valley Middle School.
- New interpretive and wayfinding signage



Project Update:

- Native Plant Garden and trailside planting completed with final tree planting Oct 2025.
- Pedestrian trail and accessible route for the Native Plant Garden installed winter 2025.
- Project signage remains, to be completed before March 2027.

Contact:

- lauren.chavez@sfgov.org (RPD)



2020 Bond Planning – McLaren Park Vision Plan Update

Project Details:

- Update the 2018 Vision Plan and develop a capital program plan for utilization of 2020 bond funding.

Project Update:

- Extensive outreach from late 2022 – mid 2025
- Aug 2025, the Recreation and Parks Commission approved updated goals and objectives for the McLaren Park Vision Plan and $6 million in funding allocations for Quick Start and Tier 1 projects
- Quick Start projects complete by Mar 2027
- Tier 1 projects all active by December 2026
- Contact lauren.chavez@sfgov.org (RPD)

a1 a4 b - Parkwide projects



QUICK START PROJECTS

- **a1:** Updated park maps and additional bike racks
- **a2:** New path connecting Mansell and Shelley Promenades
- **a3:** Repave failed paths, Sunnydale Triangle and Louis Sutter
- **a4:** Pilot Tree Inventory and Forestry Plan

TIER 1 PROJECTS

- **b:** Irrigation System Planning and Improvements
- **c:** Louis Sutter Nature + Play
- **d:** Jerry Garcia Amphitheater Improvements
- **e:** Mansell East Restroom Replacement - Planning
- **f:** Complete Visitacion Avenue Pedestrian & Bike Safety
- **g:** Southern McLaren Connectivity

Vis

SFMTA Visitacion Valley & Portola Community-Based Transportation Plan (CBTP)

Project Updates:

- Plan was adopted at SFMTA Board in March 2023
- As of Fall 2026, SFMTA is working on securing $1.1 million through the SFCTA's Neighborhood Transportation Program and Community Based Transportation Plan Implementation funds to fully fund design and construction of recommendations from the Visitacion Valley & Portola CBTP.

For More Information:

- Project Website: SFMTA.com/VisValleyPortolaPlan
- Contact: Jean.Long@SFMTA.com, Transportation Planner

SFMTA Visitacion Valley & Portola Community-Based Transportation Plan (CBTP)

- Three phases of community outreach informed proposed projects.
- Traffic calming for speed humps and cushions is in development; anticipated construction start in 2027.

Final Plan – Projects, Vis Valley

Top Vis Valley Projects:

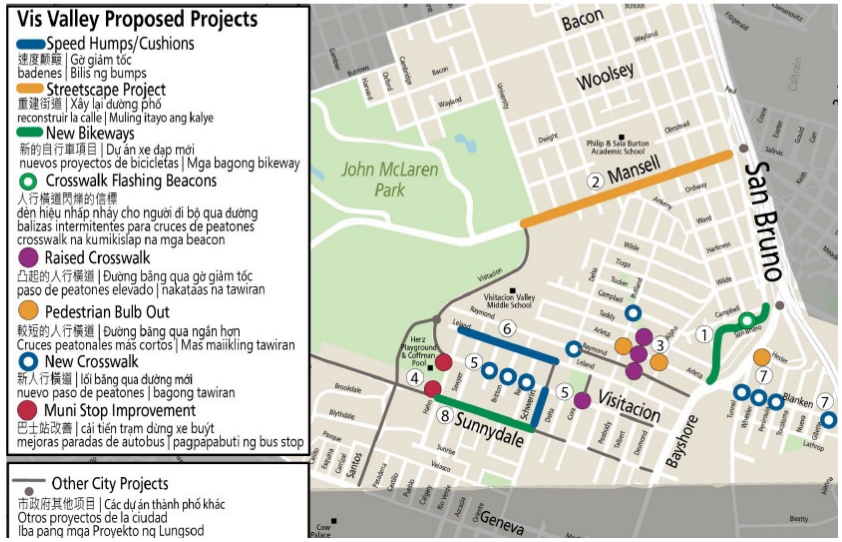
San Bruno Ave bike lanes & traffic safety

Mansell St Streetscape

Connect Vis Valley Greenway

Sunnydale transit access & safety

Final Project Ranking, Vis Valley



SFMTA Visitacion Valley & Portola Community-Based Transportation Plan (CBTP)

- Project Coordination and Conceptual Design October 2026 – June 2027.
- Anticipated construction phase July 2027 – December 2029.
- Some elements like bikeways and crosswalk upgrades can be implemented faster, but other elements requiring civil design may take longer.

Final Plan – Projects, Portola

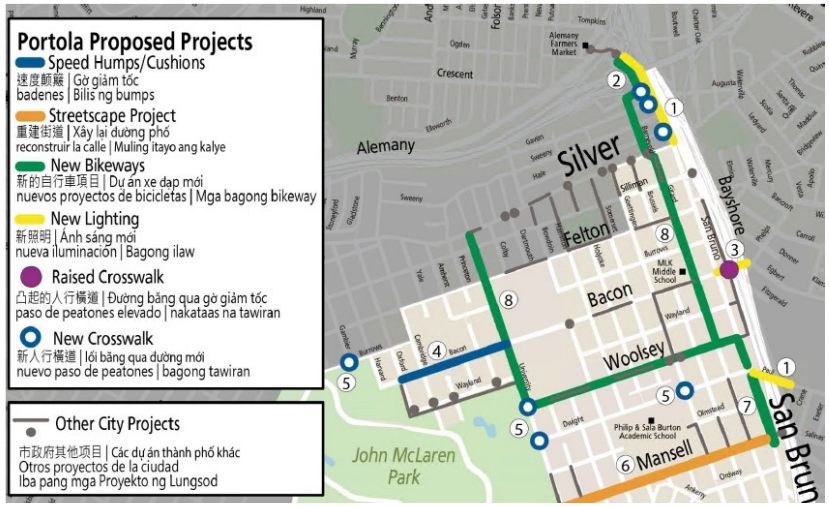
Top Portola Projects:

Connecting to Alemany Farmer's Market

Lighting & safety

Traffic calming near McLaren Park

Final Project Ranking, Portola

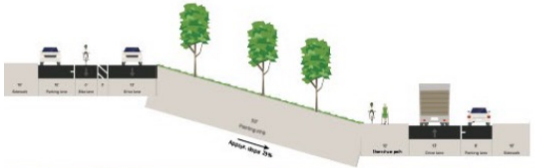


SFMTA Visitacion Valley & Portola Community-Based Transportation Plan (CBTP)

Final Plan – Mansell St



Above: Mansell Street facing west from Somerset Street
Below: Proposed cross-section for Alternative B, Mansell Street facing west from Somerset Street



Mansell Street Improvements Legend:

1. Widen median and constuct sidewalk-level shared-use path. This orientation eliminates conflicts with transit and parking, but introduces additional conflicts at intersections, as well as additional costs compared to an on-street bikeway.
2. Construct bus bulbs and/or curb extensions and relocate bus stops to improve access to Muni busses and shorten crossing distances for people walking. Coordinate with 29 Sunset Improvement Project.
3. Retain on-street parking and loading on Mansell St. Narrow parking lane from 11 feet to 8 feet to accommodate bikeway.



- Mansell Street was identified as a high-priority project identified throughout three phases of community outreach.
- Full streetscape project is estimated at $12 million.
- SFMTA is looking into potential grant opportunities to fund outreach and detailed design in the near term. No construction funds have been identified yet.



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