VISITACION VALLEY
IMPACT FEE UPDATE
BAYLANDS NORTH (SCHLAGE LOCK)
DEVELOPMENT UPDATE
MEETING GOALS

- Provide updates on the development project
- Share opportunities to give feedback
- Provide updates on impact fee projections and projects
- Answer questions about neighborhood projects
AGENDA

▪ San Francisco Planning Department Updates (10 min)
▪ Baylands Development Inc., Project Sponsor Updates (15 min)
▪ Q&A (~30 min)
VIRTUAL LOGISTICS

- Please stay on mute during the presentation.
- This meeting will be recorded and shared.
- Interpretation Instructions (translation):

If you **NEED** interpretation services, please click the globe icon at the bottom of your screen

If you **DO NOT NEED** interpretation services, no need to do anything (feature is turned "Off")
INTRODUCTIONS AND ANNOUNCEMENTS

- Supervisor Walton
- San Francisco Planning Department (SF Planning)
- Mayors Office of Economic and Workforce Development (OEWD)
- Recreation and Parks Department (RPD)
  - McLaren Park and Neighborhood Projects Planning Project announcement
- San Francisco Municipal Transportation Agency (SFMTA)
  - Community Based Transportation Plan announcement
- Baylands Development Inc., Project Sponsor
SF PLANNING UPDATES

- Impact fee projections
- Updates on projects in the neighborhood
IMPACT FEES

- Impact fees capture value created by development that is then used for capital improvements.

- Impact fees can fund new infrastructure:
  
  ![TRANSPORT](TRANSPORT.png)
  ![STREETS](STREETS.png)
  ![OPEN SPACE](OPEN SPACE.png)
  ![CHILD CARE](CHILD CARE.png)

- Amount and availability of funds depend on ultimate buildout and timing of development.
IMPACT FEES

- Can be collected on new development of a certain size and can be spent anywhere within the impact fee boundary

**VISITACION VALLEY IMPACT FEE BOUNDARY**

- Impact Fee Boundary
- Impact Fee Boundary 250 Foot Buffer
- City & County Boundary

**IMPACT FEE PROJECTIONS**

- THROUGH FY2026 = ~$12 million
- THROUGH FY2031 = ~$28 million;
IMPACT FEES AND COMMUNITY PRIORITIES

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

Top Priorities
- Park & Playground Improvements
- Bike & Transit Improvements
- McLaren Park Access Improvements
- Pedestrian Safety Improvements

Community Survey

Proposed Visitacion Valley Projects

JULY/AUGUST 2016 SURVEY RESULTS

- Visitacion Ave Sidewalk Installation & Trail Improvements
- Arleta Bayshore Intersection Improvements
- Visitacion Valley Greenway Connections
- Blanken Underpass Illumination
- Blanken Underpass Art Murals
- Transit Stop Improvements
- Visitacion Valley Ballfield Renovation
- Elliot Street Staircase
- Visitacion Valley Playground Renovation
- Herz Playground Renovation
- Bike Routes To Bay Trail & Candlestick Point
- Leland & Cora Bulb-Out & Sidewalk Widening
- Visitacion Ave/Trailhead Crossing

- Votes: 0 to 70
- 60 votes selected for initial impact fee allocation
- 55 votes completed
IMPACT FEES AND COMMUNITY PRIORITIES

Project Updates:

- Blanken Underpass Illumination Project – COMPLETED SPRING 2019
- Blanken Underpass Community Mural
- Visitacion Avenue Sidewalk Installation and Trail Improvements
- Visitacion Avenue Connector trailhead crossing
- Herz Playground Renovation
BLANKEN UNDERPASS COMMUNITY MURAL

Project Details:
- Artist selection and community design process Feb - Aug 2019
- Design approved by SF Arts Commission August 2020
- Caltrans "Transportation Art Proposal" application currently under review by Caltrans (~6 months for approval)

Project Update:
- Estimated installation late spring/early summer 2021
- Funding allocated by D10 Supervisor
Project Details:
- New sidewalks on Visitacion Avenue to provide access to McLaren Park
- New bike lanes and/or sharrows to provide access to McLaren Park
- Narrowed travel lanes for traffic calming

Project Update:
- Visitacion Ave Connector Project will be folded into the McLaren Park and Neighborhood Connections project which will start Spring/Summer 2021
- Outreach and design scheduled for Spring/Summer of 2021
VISITACION AVENUE MCLAREN PARK CONNECTOR - TRAIL IMPROVEMENTS

Project Details:
- New natural trail on the east side of Visitacion Ave between Hahn Street and Visitacion Valley Middle School.
- Connect to a community garden and rain garden on Leland Ave.
- Native Plant Garden to be installed near Hahn (funded by a Community Challenge Grant).

Project Update:
- Design: Winter 2020-21
- Construction: Spring 2021
VISITACION AVENUE CONNECTOR TRAILHEAD CROSSING

Project Details:
- New crosswalk to improve safety & access from Visitacion Valley Middle School and the neighborhood to McLaren Park.
- New rapid flashing beacons (solar-powered), signage and solar powered street lighting.

Project Update:
- Construction planned for early 2021.
HERZ PLAYGROUND RENOVATION

- The Recreation and Parks Department gathered input on the playground design at a series of community workshops in June and August 2019.
- Feedback was also collected through a survey April – July 2020.
- Community workshop on the final design was held on October 13.
- For more information:
  - Visit: https://tinyurl.com/HERTZ1013
  - Contact: Alexis Ward (RPD), alexis.ward@sfgov.org