



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

Lily Langlois
Principal Planner / November 9, 2021 / Annual Community Meeting



San Francisco
Planning

MEETING GOALS

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

AGENDA

- City Project Updates, San Francisco Planning Department, SFMTA and Recreation and Parks Department (15 min)
- Project Sponsor Updates, Baylands Development Inc., (10 min)
- Q&A (~20 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 in Cantonese, please visit <https://tinyurl.com/VVNov9Cantonese> or dial 415-906-4659
Conference ID: 718 222 615#.**

翻譯服務：舊金山規劃局將為此次會議提供粵語口譯。以粵語收聽本次會議請訪問 <https://tinyurl.com/VVNov9Cantonese> 或致電 415-906-4659 會議號碼：718 222 615#。

PROJECT UPDATES

- Impact fee projections
- Updates on projects in the neighborhood



IMPACT FEES

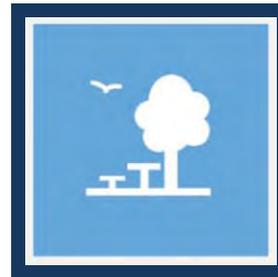
- Impact fees capture value created by development that is then used for capital improvements.
- Impact fees can fund new infrastructure:



TRANSIT



STREETS



OPEN SPACE

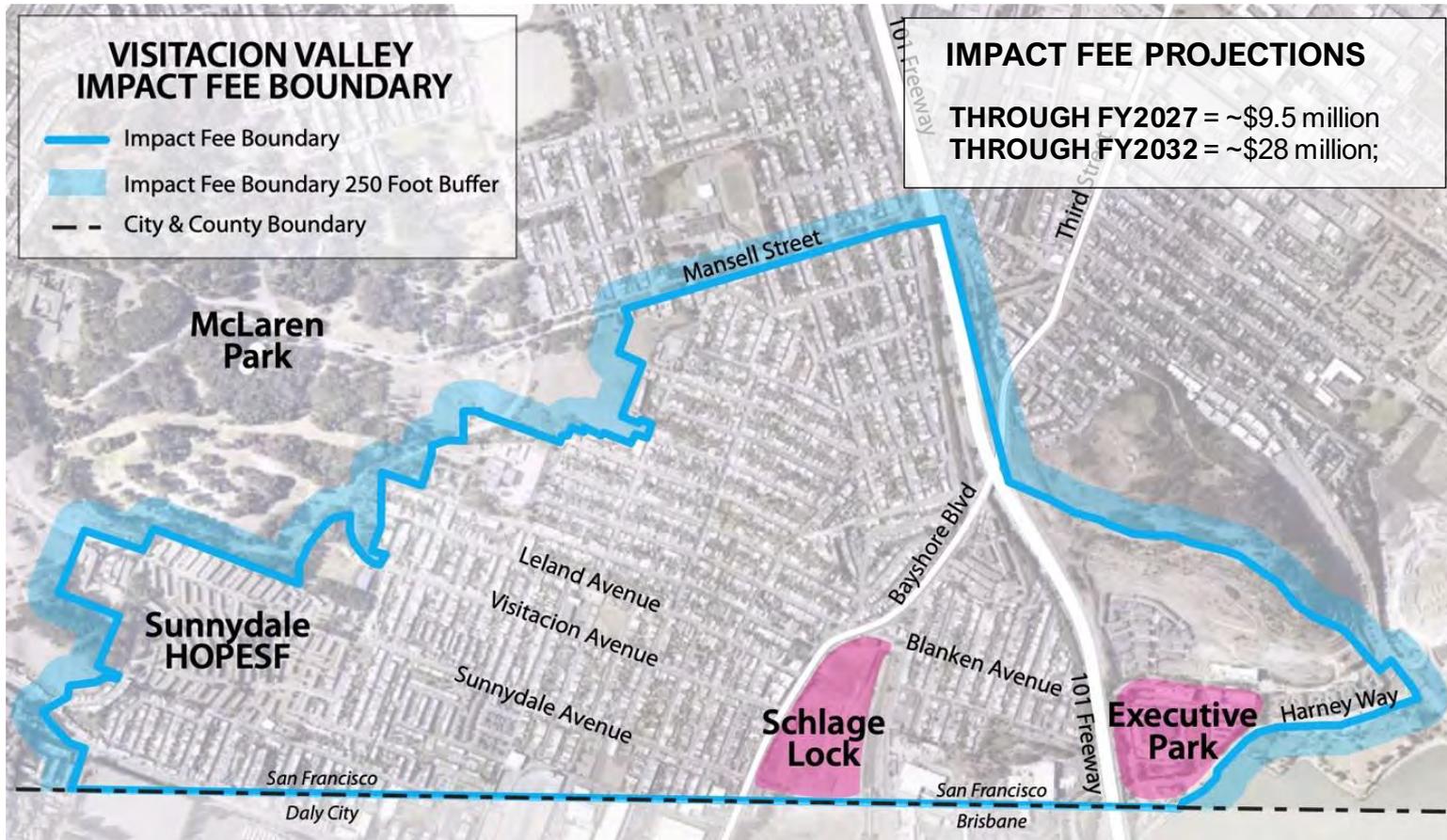


CHILDCARE

- 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



IMPACT FEES AND COMMUNITY PRIORITIES

- Priorities identified during 5 community workshops: 9/2014, 5/2015, 9/2015, 6/2016, 5/2017
- 3 community surveys (in person and online); 220 responses received

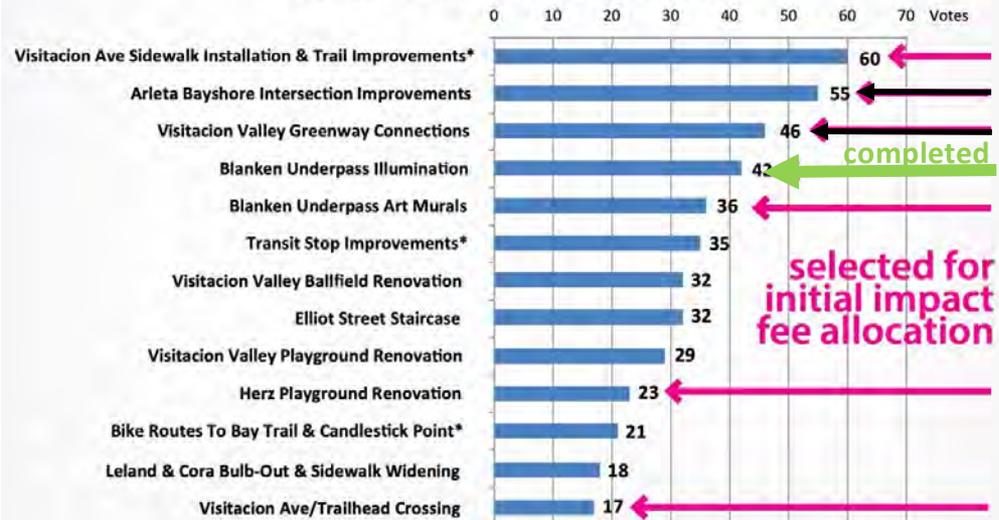
Top Priorities



Community Survey

JULY/AUGUST 2016 SURVEY RESULTS

Proposed Visitation Valley Projects



IMPACT FEES AND COMMUNITY PRIORITIES

Project Updates:

- Blanken Underpass Community Mural
- Visitacion Avenue Sidewalk Installation and Trail Improvements
- Visitacion Avenue Connector trailhead crossing
- Herz Playground Renovation
- Visitacion Valley Community Transportation Plan

BLANKEN UNDERPASS COMMUNITY MURAL

Project Details:

- Funding allocated by D10 Supervisor
- Artist selection and community design process Feb - Aug 2019
- Design approved by SF Arts Commission August 2020
- Caltrans "Transportation Art Proposal" application submitted October 2020

Project Update:

- Caltrans application on hold until future maintenance costs can be identified



VISITACION AVENUE MCLAREN PARK CONNECTOR - SIDEWALK INSTALLATION

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:

- About to commence an outreach and engagement plan on Visitacion (and Sunnydale Ave) which will include adding the sidewalk on Visitacion between Hahn & Middle school on east side, and from Hahn to Leland on west side.
- Contact brian.stokle@sfgov.org for any questions



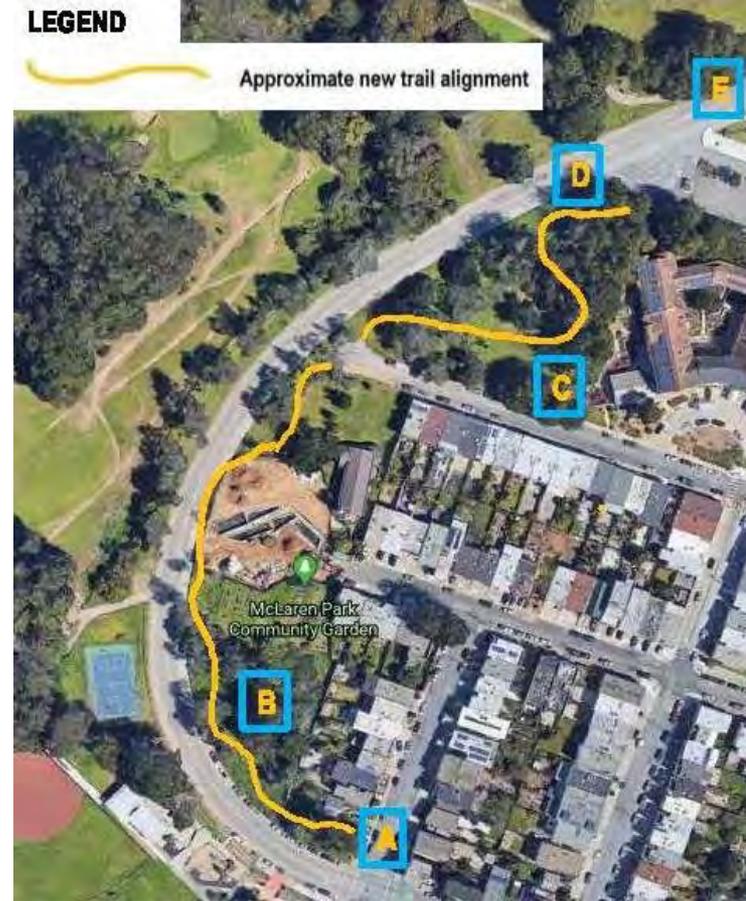
VISITACION AVENUE MCLAREN PARK CONNECTOR - TRAIL IMPROVEMENTS

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:

- Trail work begins Spring 2022 and Native Plant Garden will begin November 2021.
- Contact lauren.chavez@sfgov.org for any questions



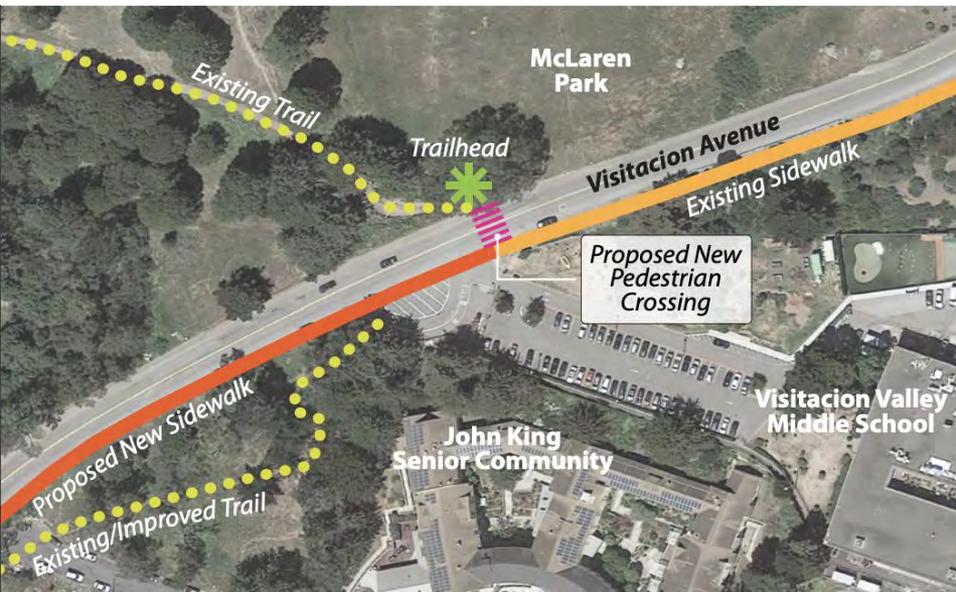
VISITACION AVENUE CONNECTOR TRAILHEAD CROSSING

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:

- Project 100% complete.



HERZ PLAYGROUND RENOVATION

- Concept design approved at the Rec Park Commission in March 2021
- Wrapping up the construction documents for the new playground and the bathroom renovation at Herz Clubhouse
- Aim to apply for Building Permits in November 2021
- Estimated Construction ~ Summer 2022-Spring 2023
- For more information:
 - Visit: <https://sfrecpark.org/1162/Herz-Playground--McLaren-Park>
 - Contact: Alexis Ward (RPD), alexis.ward@sfgov.org



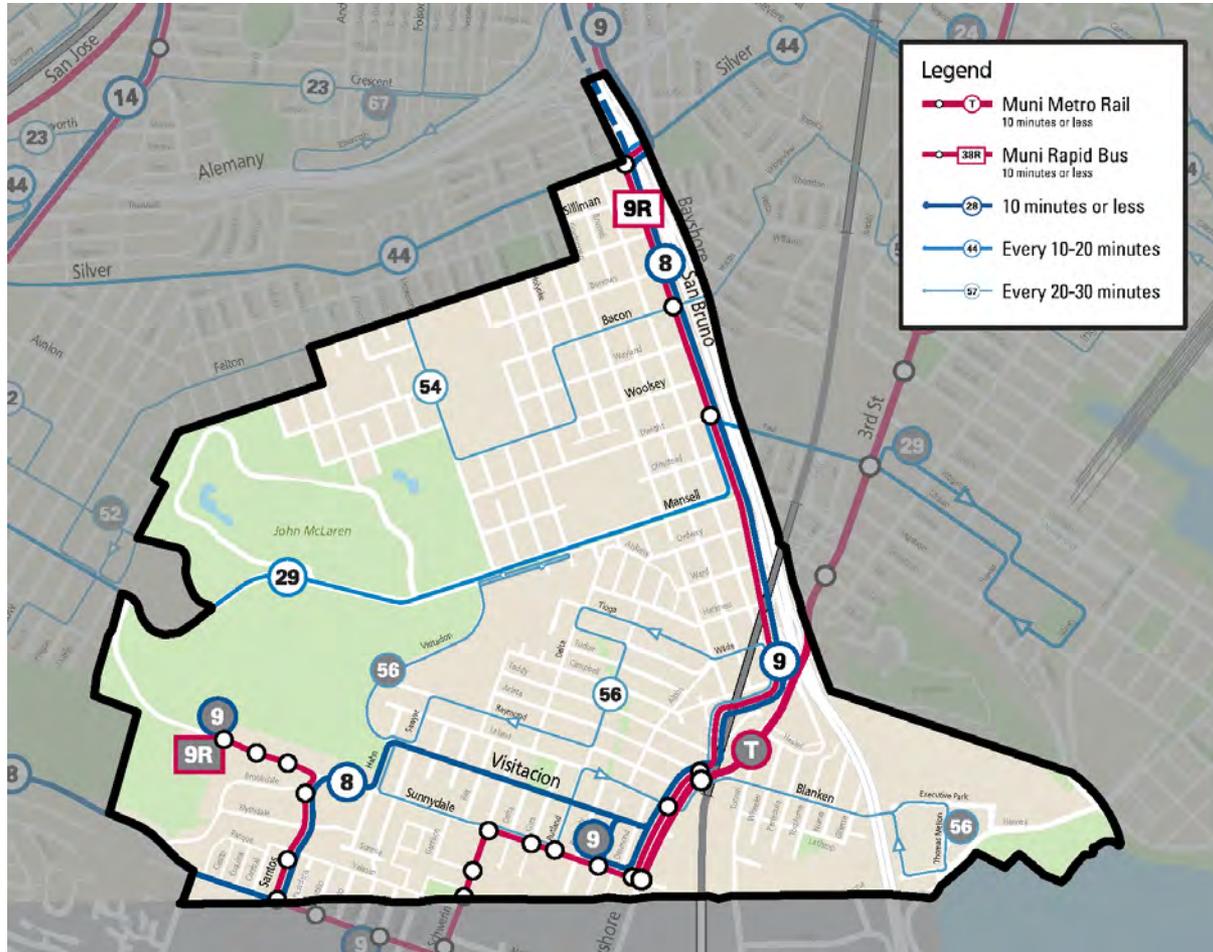
HERZ RECREATION CENTER

- Construction will be simultaneous to Sunnydale Community Center “Hub”
- Estimated Construction Start ~ Summer 2022
- For more information: <https://sfrecpark.org/1488/Herz-Recreation-Center-Project>
 - Visit: Contact: Alexis Ward (RPD), alexis.ward@sfgov.org



SFMTA VISITACION VALLEY & PORTOLA COMMUNITY-BASED TRANSPORTATION PLAN (CBTP)

Community-fueled planning & engagement on transportation infrastructure



CBTP INFRASTRUCTURE IMPROVEMENT EXAMPLES



FOR MORE INFO



[SFMTA.com/VisValleyPortolaPlan](https://www.sfmta.com/VisValleyPortolaPlan)

Email & Phone:

VisValleyPortolaPlan@SFMta.com

415-646-2596

THANK YOU



**San Francisco
Planning**

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Project Website
<https://sfplanning.org/visitacion-valleyschlage-lock-plan>

