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

Lily Langlois
Principal Planner / November 9, 2021 / Annual Community Meeting
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#.
PROJECT UPDATES

- Impact fee projections
- Updates on projects in the neighborhood
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

VISITACION VALLEY IMPACT FEE BOUNDARY

IMPACT FEE PROJECTIONS
THROUGH FY2027 = ~$9.5 million
THROUGH FY2032 = ~$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**

![Survey Results Chart]

- **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
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](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
THANK YOU

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