



Visitacion Valley

Schlage Lock Development Update

Impact Fee Project Prioritization

COMMUNITY WORKSHOP | July 28, 2018



San Francisco
Planning



SFMTA
Municipal Transportation Agency



Agenda

<i>10 am</i>	<i>5 min</i>	Intros, Agenda & Workshop Goals
	<i>10 min</i>	Schlage Lock Development Update
	<i>20 min</i>	Q&A
	<i>10 min</i>	Break
	<i>5 min</i>	What are Impact Fees?
	<i>5 min</i>	What We've Heard
	<i>10 min</i>	Blanken Tunnel Improvements Update
	<i>10 min</i>	Visitation Avenue Improvements Design Workshop
<i>11:30 am</i>	<i>20 min</i>	Q&A / Review Boards



Workshop Goals

Schlage Lock Development Update

- Provide latest project status
- Provide Phase 1 Application updates
- Review anticipated timeline for Phase 1 construction

Impact Fee Utilization

- Provide updates on Blanken Tunnel improvements (lighting & mural)
- Review and provide feedback on initial Visitacion Ave designs



Part 1

Schlage Lock Development Update

Overview

Background:

- Original Schlage Lock factory site circa 1929
- Under the CA Redevelopment Agency until 2011
- Development Agreement executed in 2014
- Contract between developer and CCSF
- Phased delivery with hurdle milestones
- 15% Affordable Housing requirement

Project Highlights:

- 1,679 residential units
- 9 distinct building parcels
- 47,000 sf retail
- 2 public parks
- 1 Historical Office Building
- 1 adjacent regional rail station
- 2 adjacent metro rail stations
- Onsite parking for nearly 1,200 vehicles



Revised Phase 1 Application

**SCHLAGE LOCK
VISITACION VALLEY DEVELOPMENT
PHASE 1 APPLICATION
FINAL SUBMITTAL**

APRIL 28, 2017



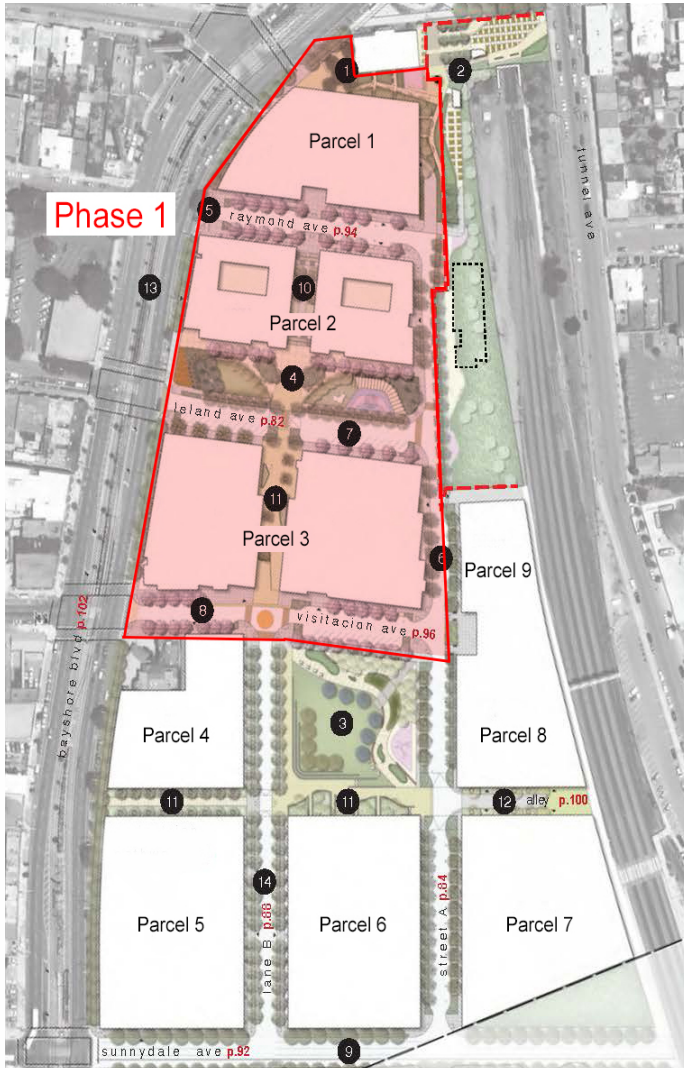


Jonathan Scharfman
Director of Development



Al Williams
Consultant

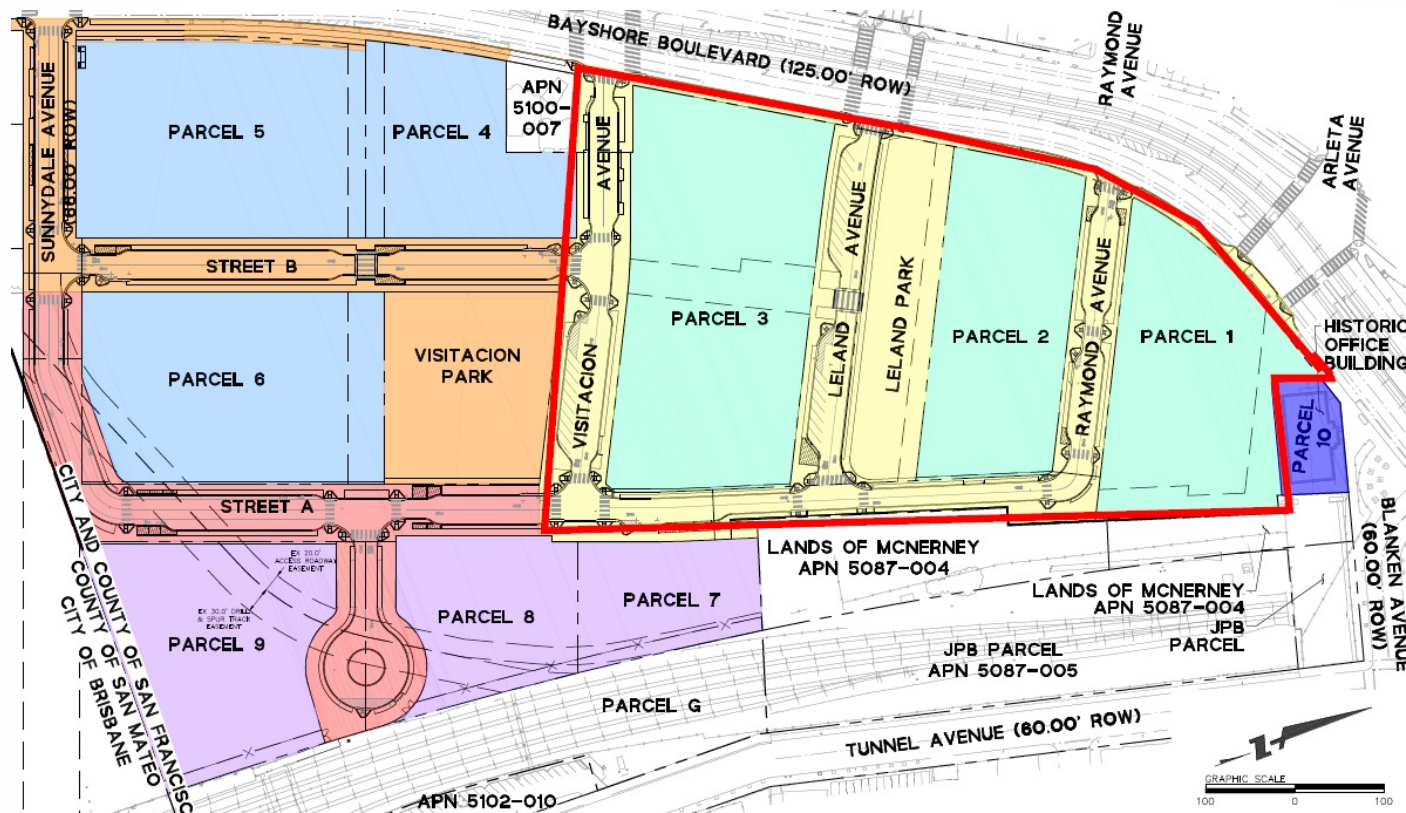
Phase 1 Summary



- 574 units
- Includes 86 affordable housing units
- Leland Park
- Old Office Building Plaza
- Grocery store with secondary retail

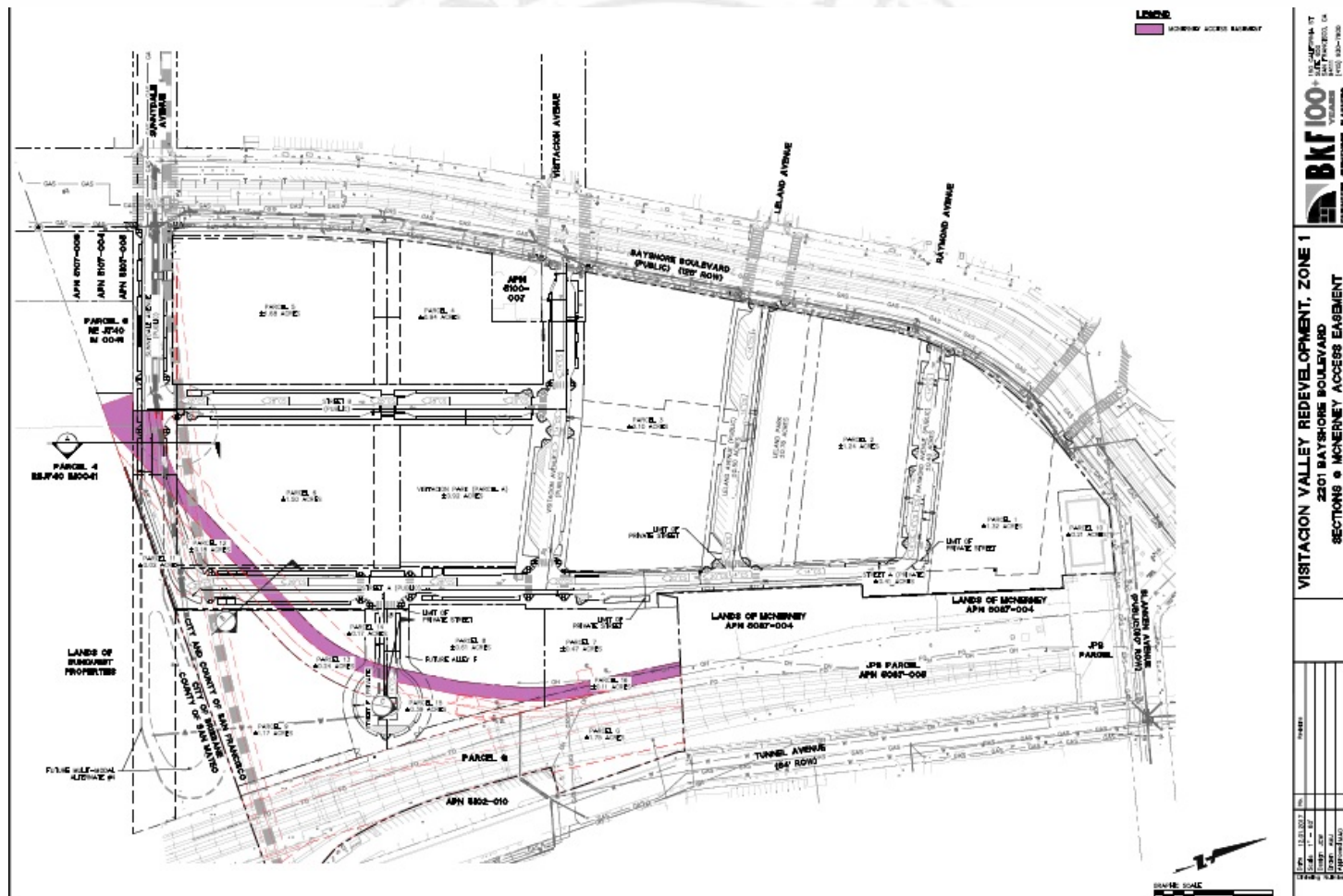
Phase 1 Development Updates

- Design for pedestrian access to Bayshore Caltrain station; construction moved to Phase 2
- 100% Site Improvement Plan – currently under review
 - Sitewide Horizontal Improvements to be completed during Phase 1
- Potential rehabilitation of Historic Office Building



Access to Caltrain

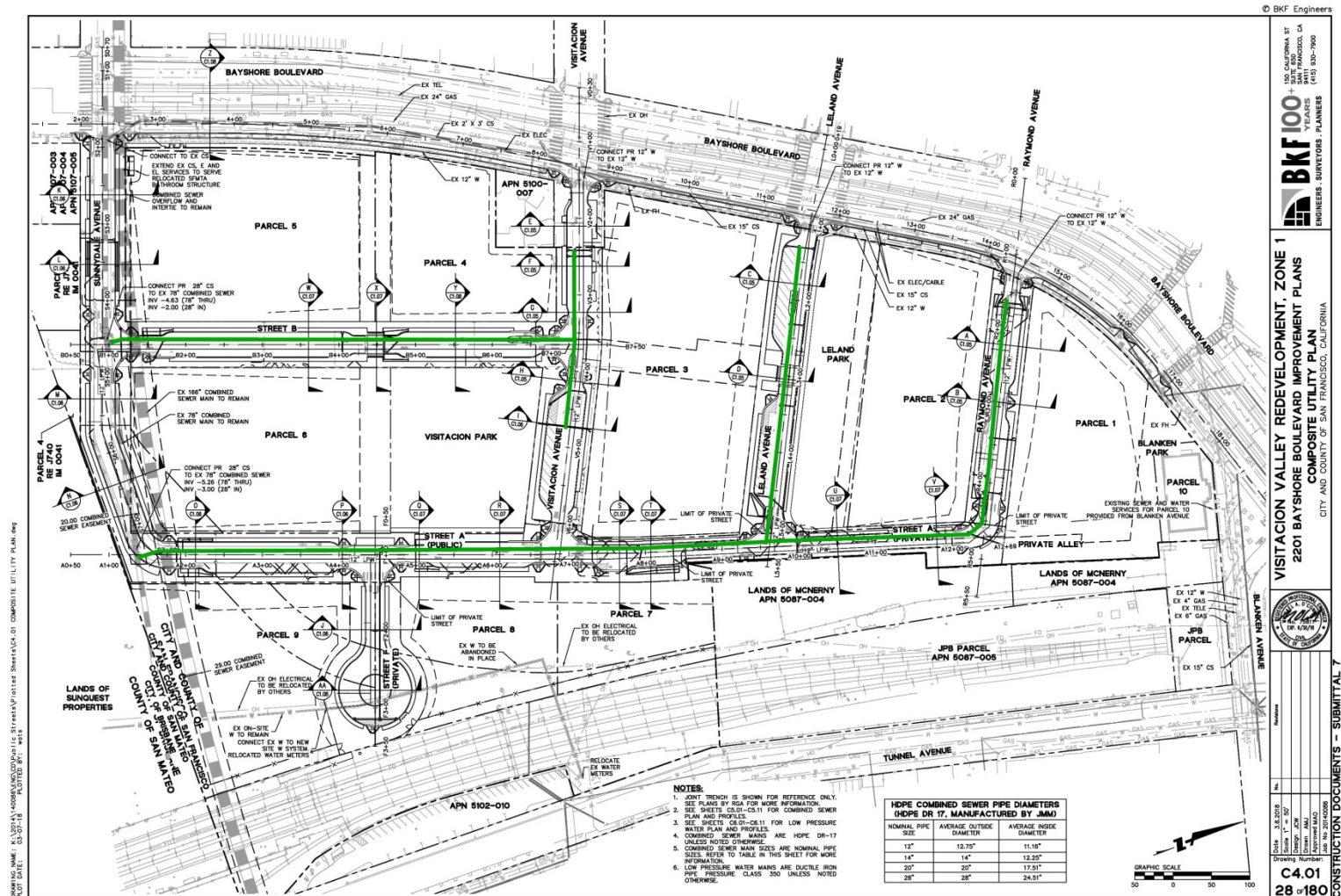
- Adjusted Phase 1 Development area boundary
- Permission only through March, 2021 to cross the rail easements
- Visitacion Development LLC cannot guarantee pedestrian access to Caltrain station during Phase 1
- Est. permanent permission or quitclaim of said easements by completion of Phase 1



-
- LANDS OF SUNQUEST PROPERTIES**
- LANDS OF MONTERY**
APN 5087-004
JPS PARCEL.
- LANDS OF MONTERY**
APN 5087-005
JPS PARCEL.
- EARTHWORK VOLUMES**
- | ITEM | VOLUME (CY) |
|------------------|-------------|
| CUT | 23,900 |
| FILL | 19,780 |
| CELL-CRETE | 6,970 |
| UTILITY TRENCHES | 2,880 |
| DEMOLITION | 200 |
| SUBTOTAL | 42,730 |
- NOTES:**
- REFER TO GEOLOGICAL REPORT PREPARED BY ENGEC INC FOR EARTHWORK RECOMMENDATIONS.
- GRAPHIC SCALE**
- 0 50 100 FEET
- DATE:** 08/20/18
DRAWN BY: JPS
CHECKED BY: JPS
SCALE: AS SHOWN
- PROJECT NAME:** VISITATION VALLEY REDEVELOPMENT, ZONE 1 IMPROVEMENT PLANS COMPOSITE GRADING PLAN
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- BKF100**
10+ YEARS OF EXPERIENCE
ENGINEERS • SURVEYORS • PLANNERS

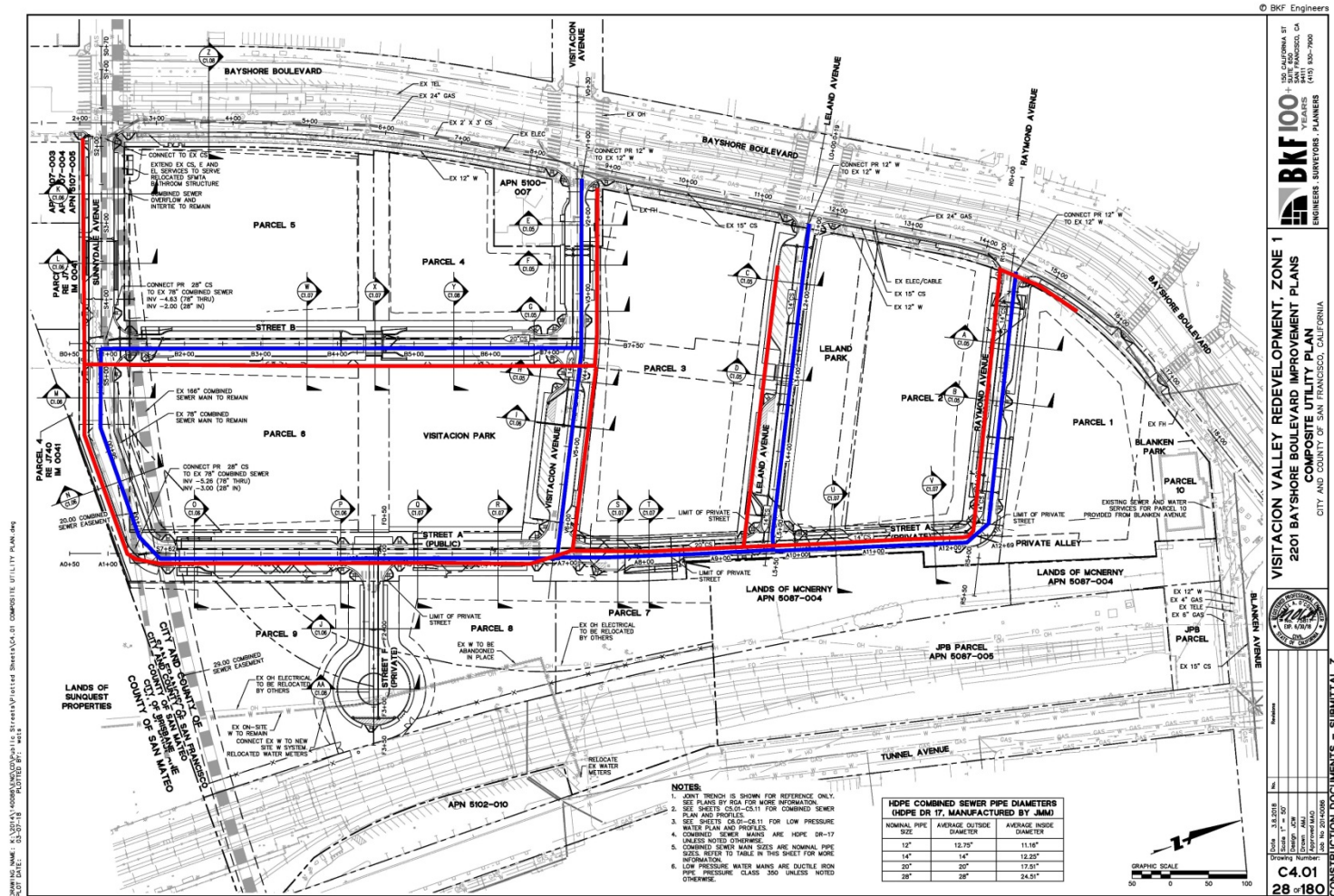
Completed Horizontal Construction

- Combined Sewer



Remaining Horizontal Work To Be Completed

- Water, Dry Utilities, Curb, Gutter, Sidewalk, Paving

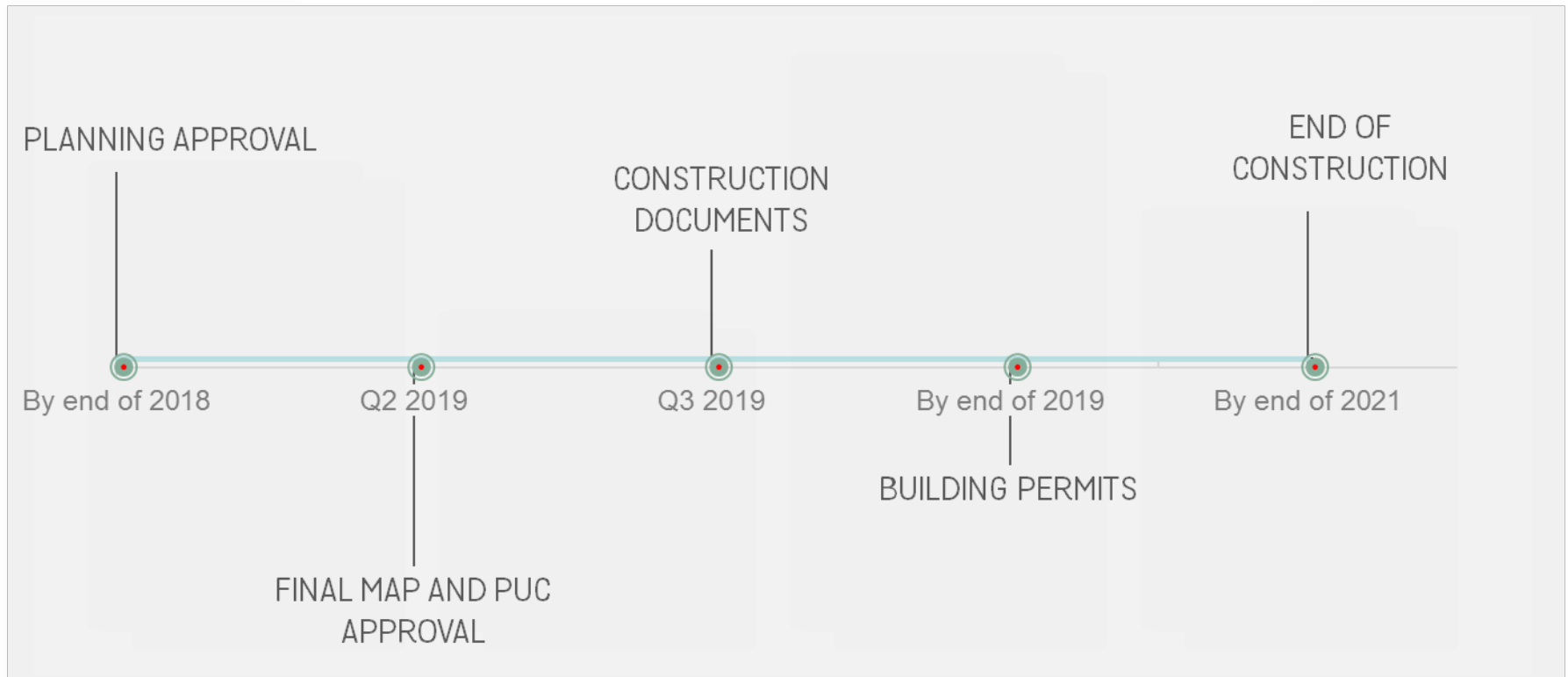


Historic Office Building



- * Visitacion Development has received a permit to rehabilitate the building
- * The permit will be pursued under the California Historical Building code and all rehabilitation improvements shall be reviewed and approved by the City
- * Visitacion Development will inform City by December 2018 whether it will proceed with complete rehab or mothballing during Phase 1

Timeline



www.RenewVisValley.com



10 Minute Break

NEXT...

Part 2

Impact Fee Utilization



Part 2

Impact Fee Utilization

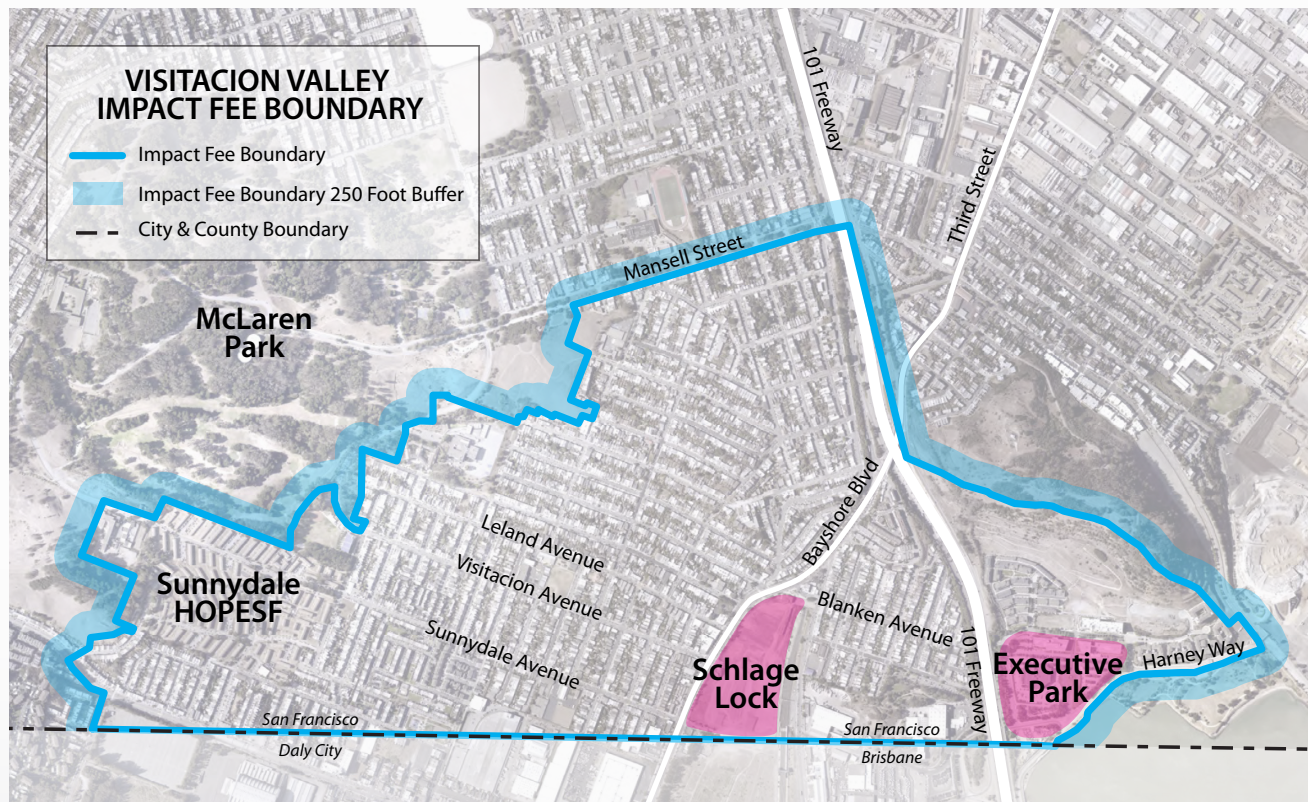
VV IMPACT FEES: WHAT ARE THEY?

- Purpose: mitigate impacts brought by new development
- Fees capture value created by development and invest it into the community
- Projected cumulative total = ~\$16.7 million;
- ~\$500,000 currently on-hand
- Amount and availability of funds depend on ultimate buildout and timing of development

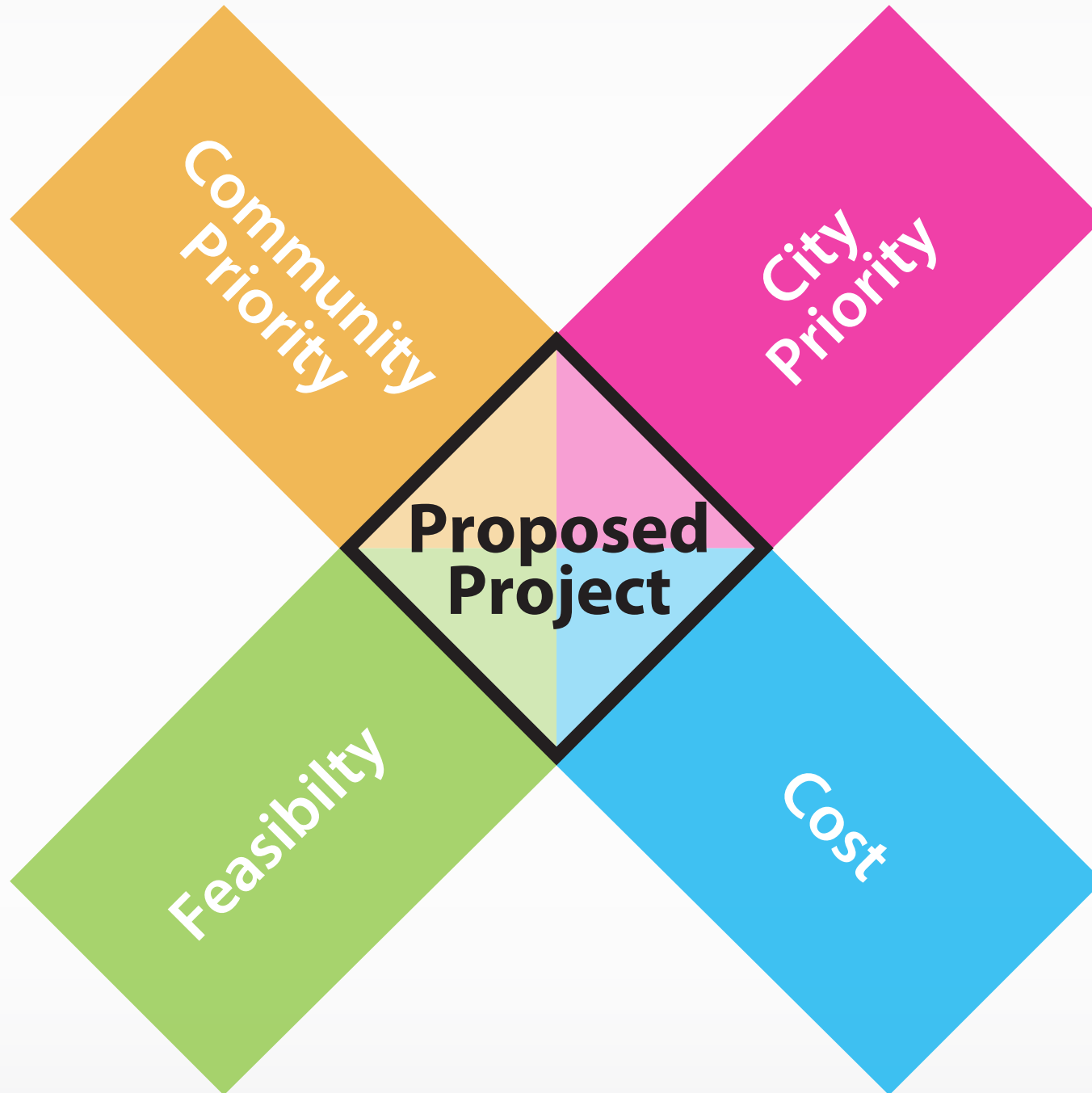


VV IMPACT FEES: HOW CAN THEY BE USED?

- 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

Wait to Spend Funds
(1-2 larger projects)

15%

Spend Funds on an Ongoing Basis
(multiple small/medium projects)

85%

TOP PRIORITIES

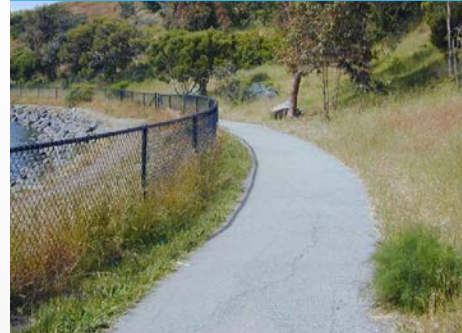
Park & Playground Improvements



Bike & Transit Improvements



McLaren Park Access Improvements



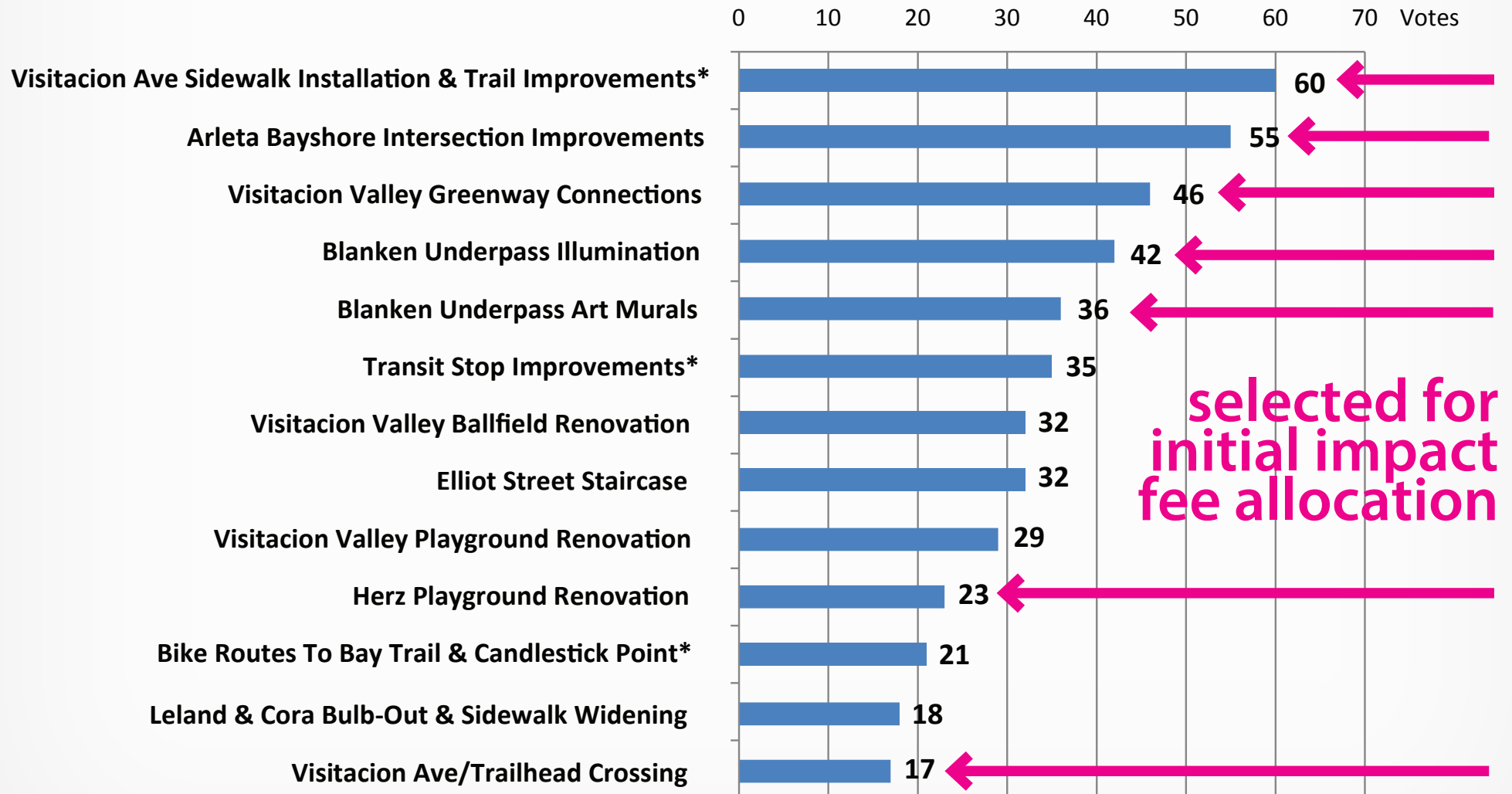
Pedestrian Safety Improvements



VV IMPACT FEES: WHAT WE'VE HEARD

JULY/AUGUST 2016 SURVEY RESULTS

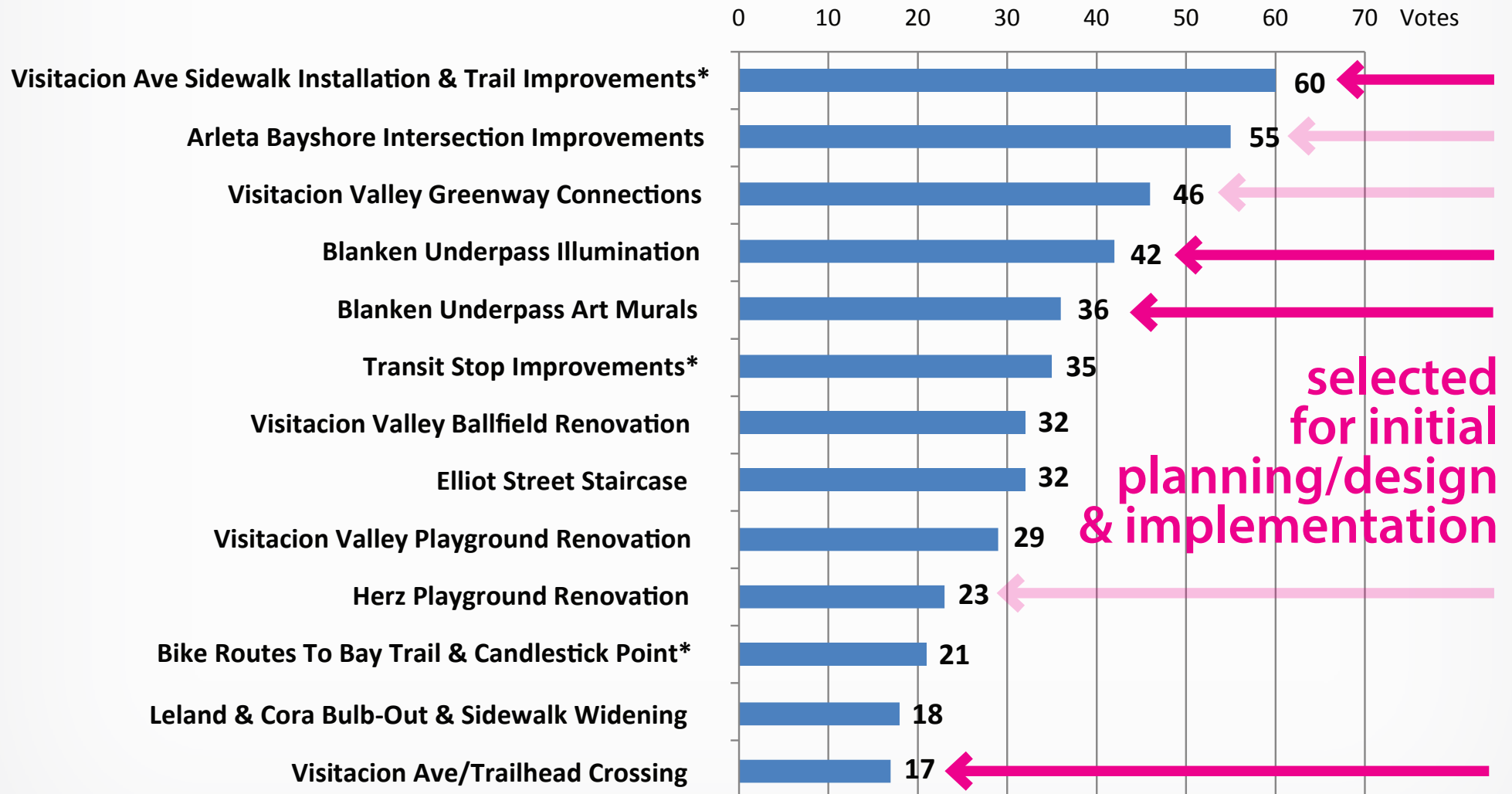
Proposed Visitacion Valley Projects



VV IMPACT FEES: WHAT WE'VE HEARD

JULY/AUGUST 2016 SURVEY RESULTS

Proposed Visitacion Valley Projects



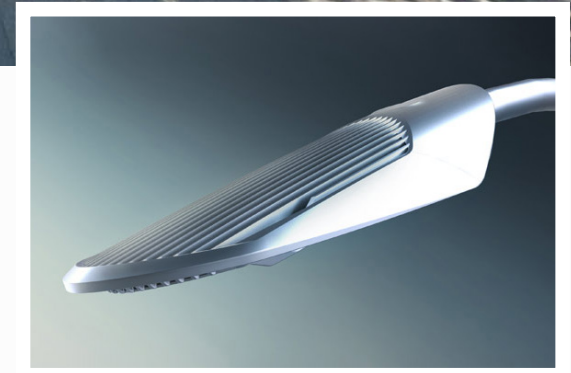
VV IMPACT FEES: COMMUNITY INPUT



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**



UPDATE:

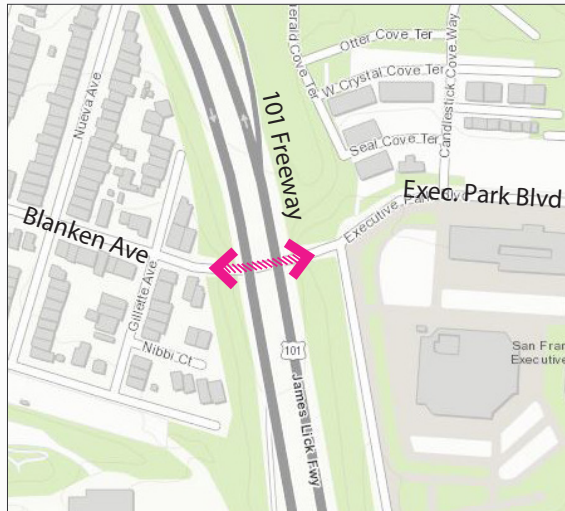
Blanken Underpass Illumination

Install additional lighting in tunnel and replace existing fixtures with LED fixtures.

Project Status

- *SFPUC to install additional LED fixtures; Fall 2018*
- *Estimated cost = ~\$20K (~\$78K less than original estimate)*

VV IMPACT FEES: **SELECTED PROJECTS**



UPDATE: *Blanken Underpass Art Murals*

Art murals along Blanken Tunnel walls and/or entryway retaining walls; opportunity to create unique neighborhood gateway.

Project Status

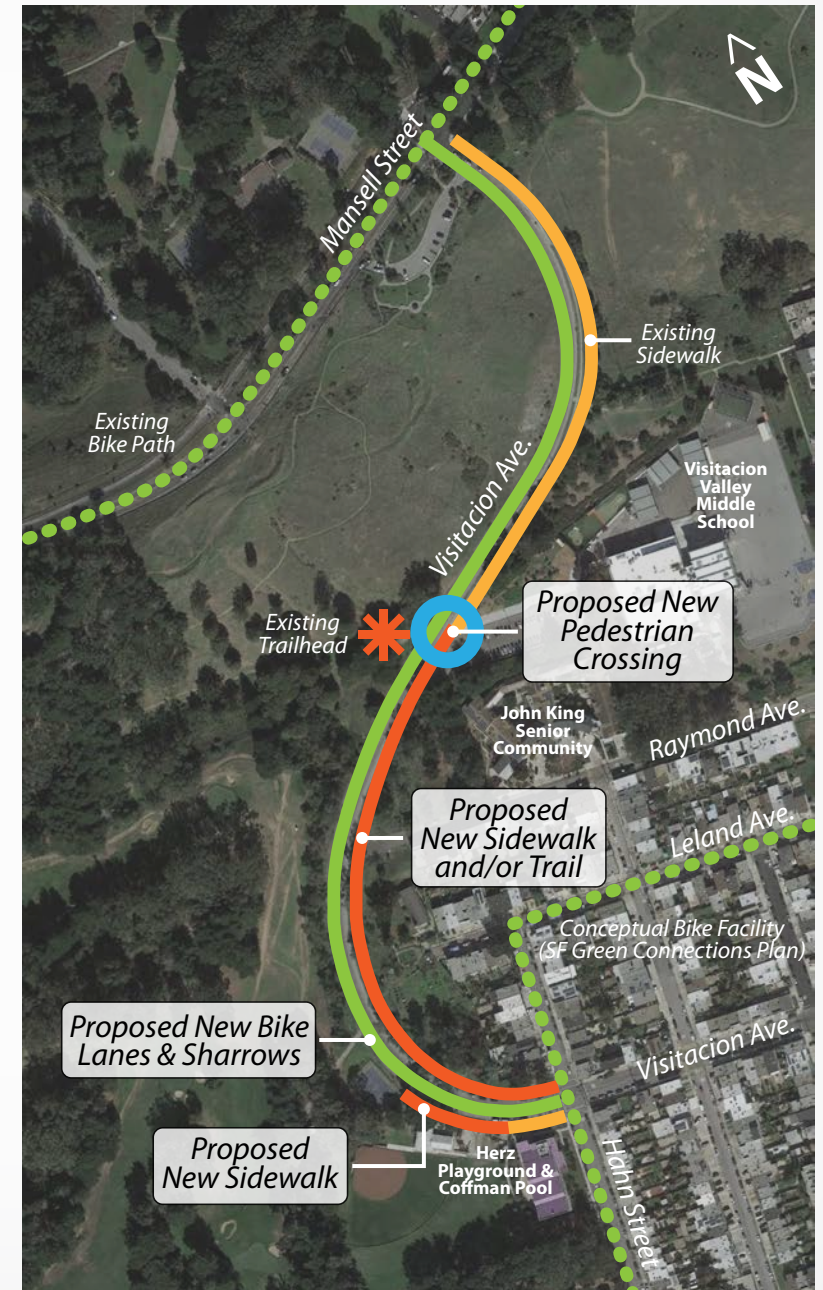
- *\$20,000 allocated from Supervisor Cohen's office*
- *Request for proposals via SF Arts Commission in Fall 2018*
- *Grantee to lead community design process and coordinate implementation with Public Works*



VV IMPACT FEES: **SELECTED PROJECTS**

COMMUNITY INPUT: *Visitation Avenue McLaren Park Connector Overview*

- New sidewalks on Visitation Avenue to provide access to McLaren Park
- New bike lanes and/or sharrows for access to McLaren Park
- Narrowed travel lanes for traffic calming
- New high visibility roadway crossing with flashing beacons at Vis Valley Middle School



IMPACT FEES: PROPOSED PROJECTS

Visitation Avenue Connector: Street Design Concepts

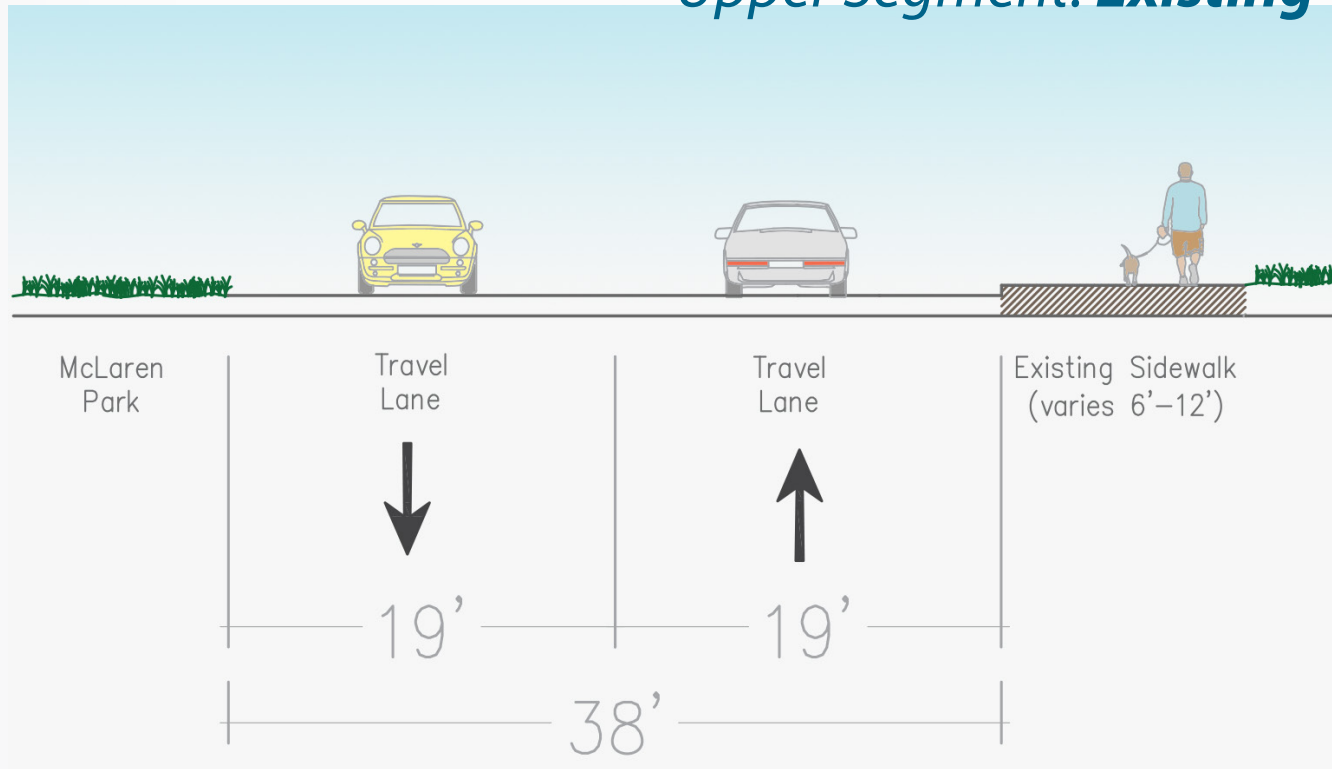
Upper Segment: Existing



IMPACT FEES: PROPOSED PROJECTS

Visitation Avenue Connector: Street Design Concepts

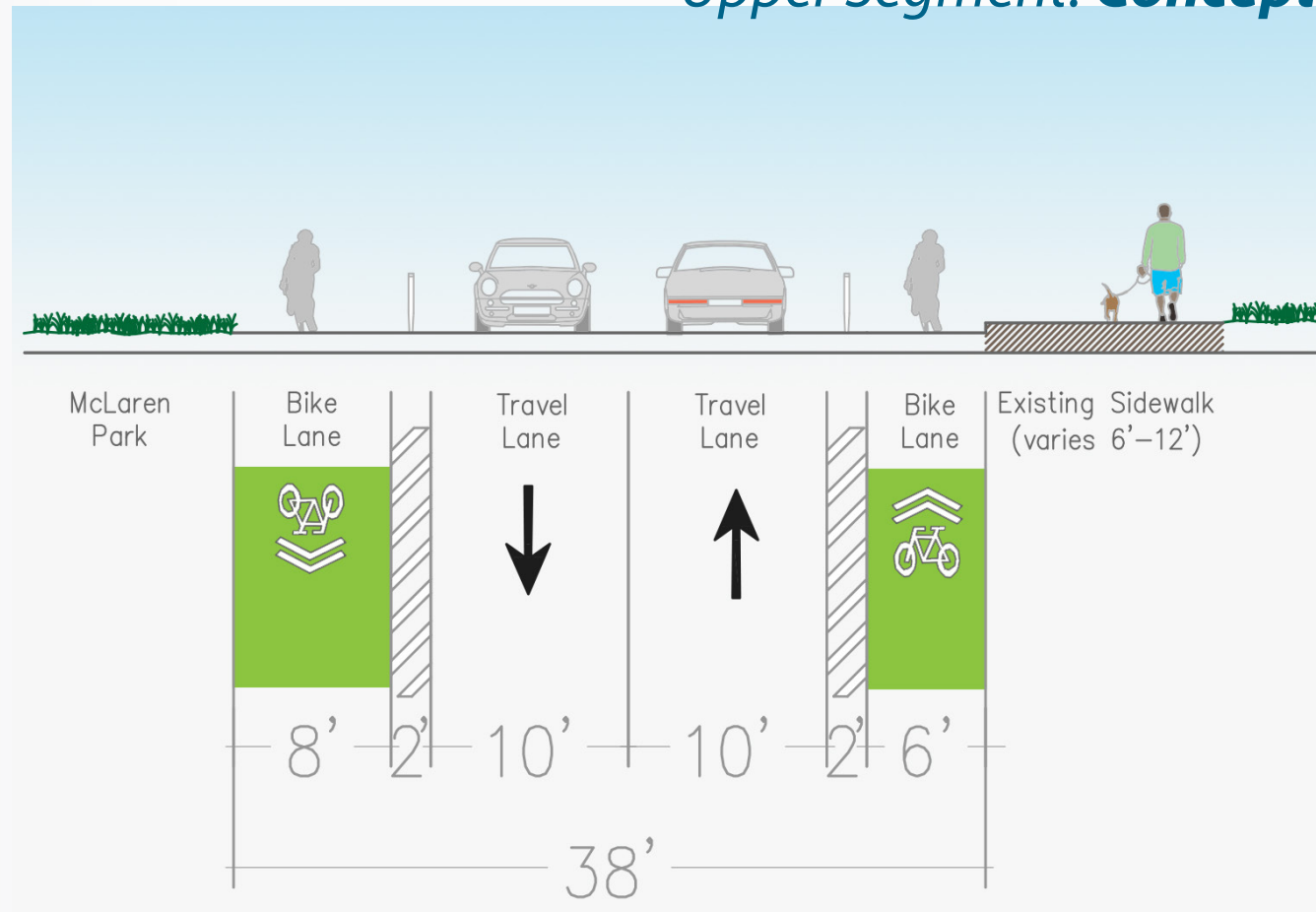
Upper Segment: **Existing**



IMPACT FEES: PROPOSED PROJECTS

Visitation Avenue Connector: Street Design Concepts

Upper Segment: **Concept**



Key Features

- New buffered bike lanes in both directions
- Narrowed travel lanes

IMPACT FEES: PROPOSED PROJECTS

Visitacion Avenue Connector: Street Design Concepts

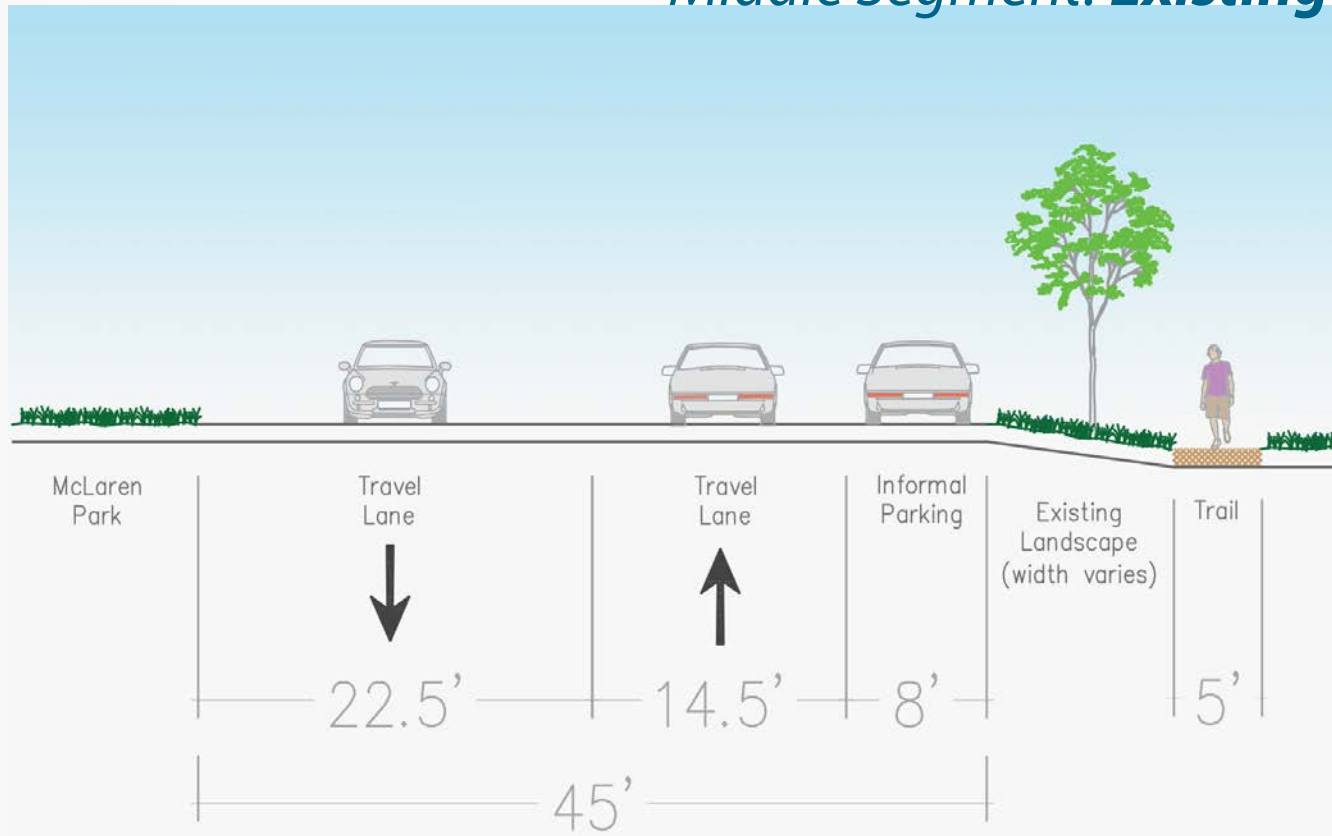
*Middle & Lower Segments: **Existing***



IMPACT FEES: PROPOSED PROJECTS

Visitation Avenue Connector: Street Design Concepts

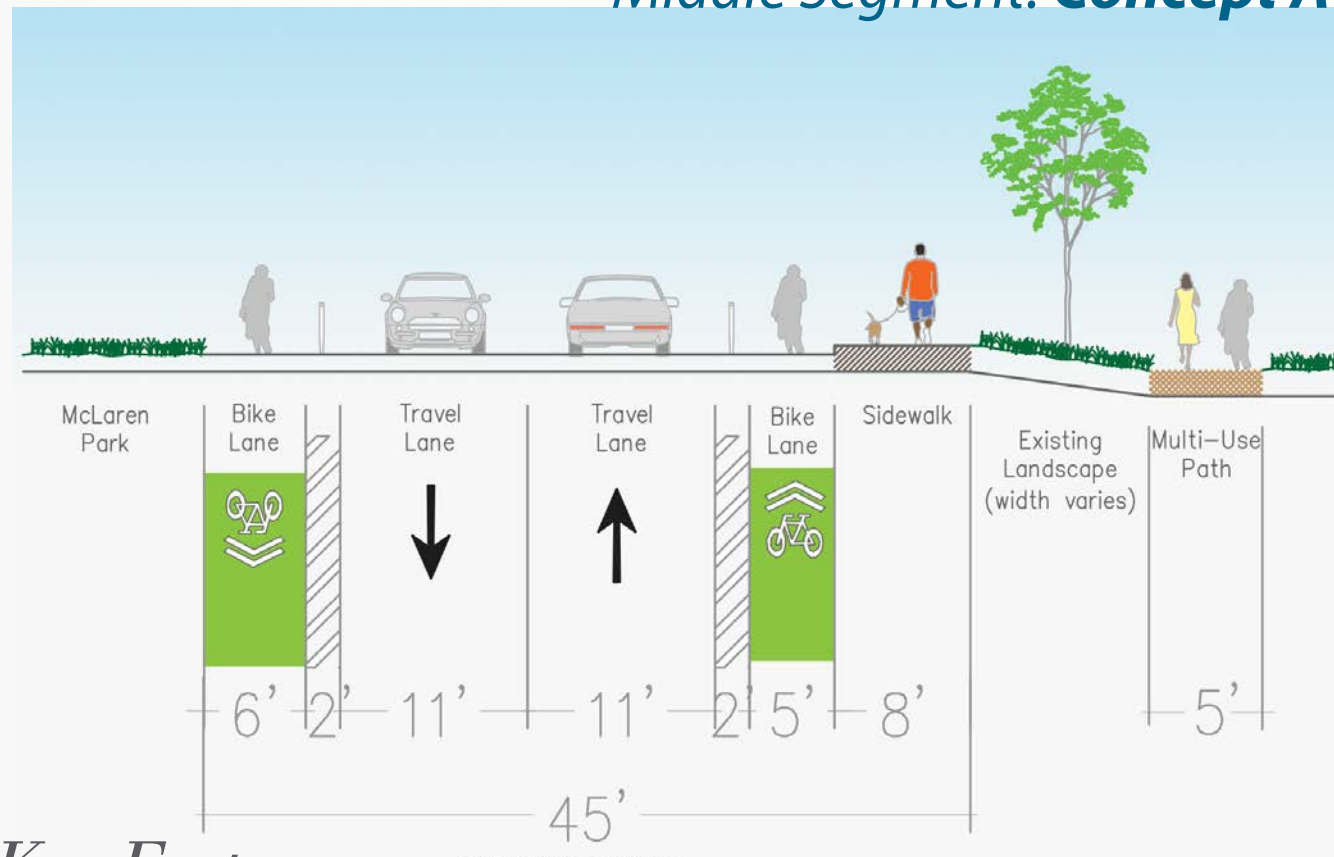
Middle Segment: **Existing**



IMPACT FEES: PROPOSED PROJECTS

Visitation Avenue Connector: Street Design Concepts

Middle Segment: **Concept A**



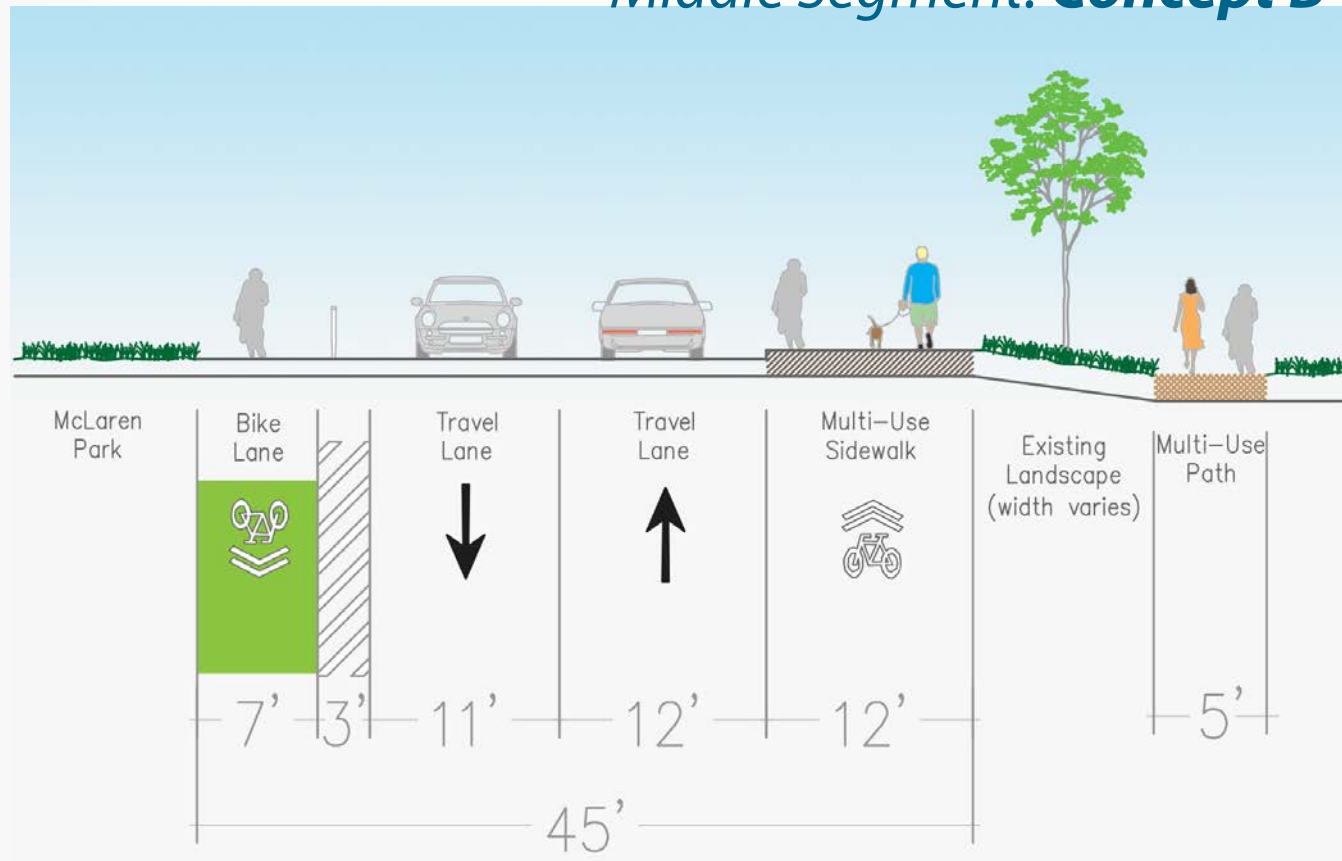
Key Features

- New eastern sidewalk connecting to Vis Valley Middle School
- New buffered bike lanes in both directions
- Shared, informal bike/school loading lane in uphill direction

IMPACT FEES: PROPOSED PROJECTS

Visitation Avenue Connector: Street Design Concepts

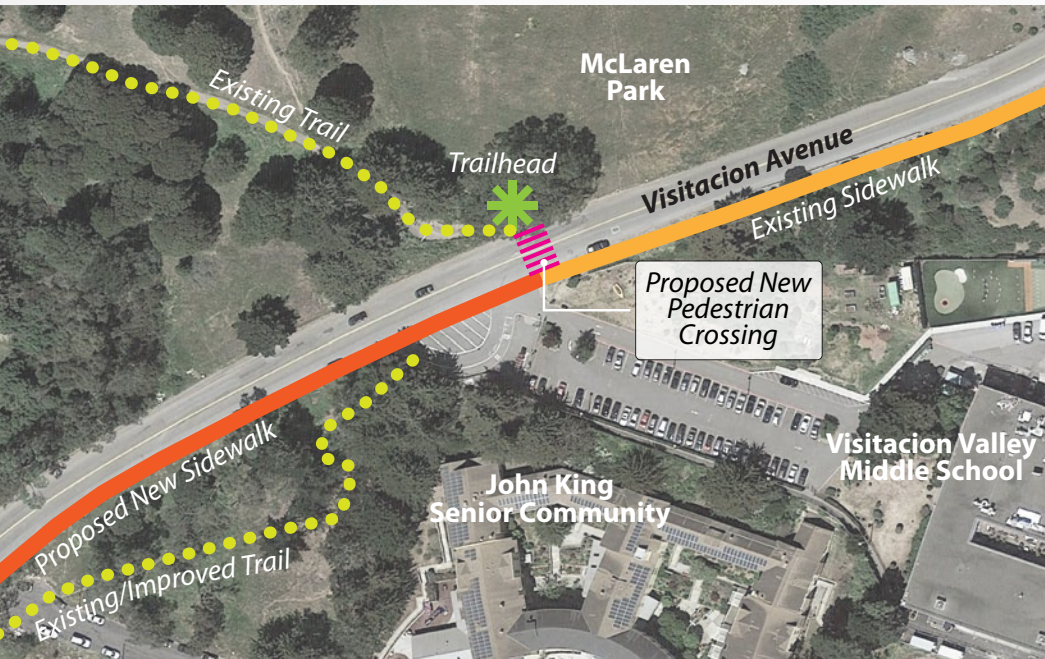
Middle Segment: **Concept B**



Key Features

- New uphill shared bike/ped multi-use sidewalk (paved)
- New downhill buffered bike lane

IMPACT FEES: **SELECTED PROJECTS**



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
- Fully funded by Rec & Park
- Fast-tracked for implementation in late 2018/early 2019 as part of McLaren Park Vision Plan

IMPACT FEES: PROPOSED PROJECTS

Visitacion Avenue Connector: Street Design Concepts

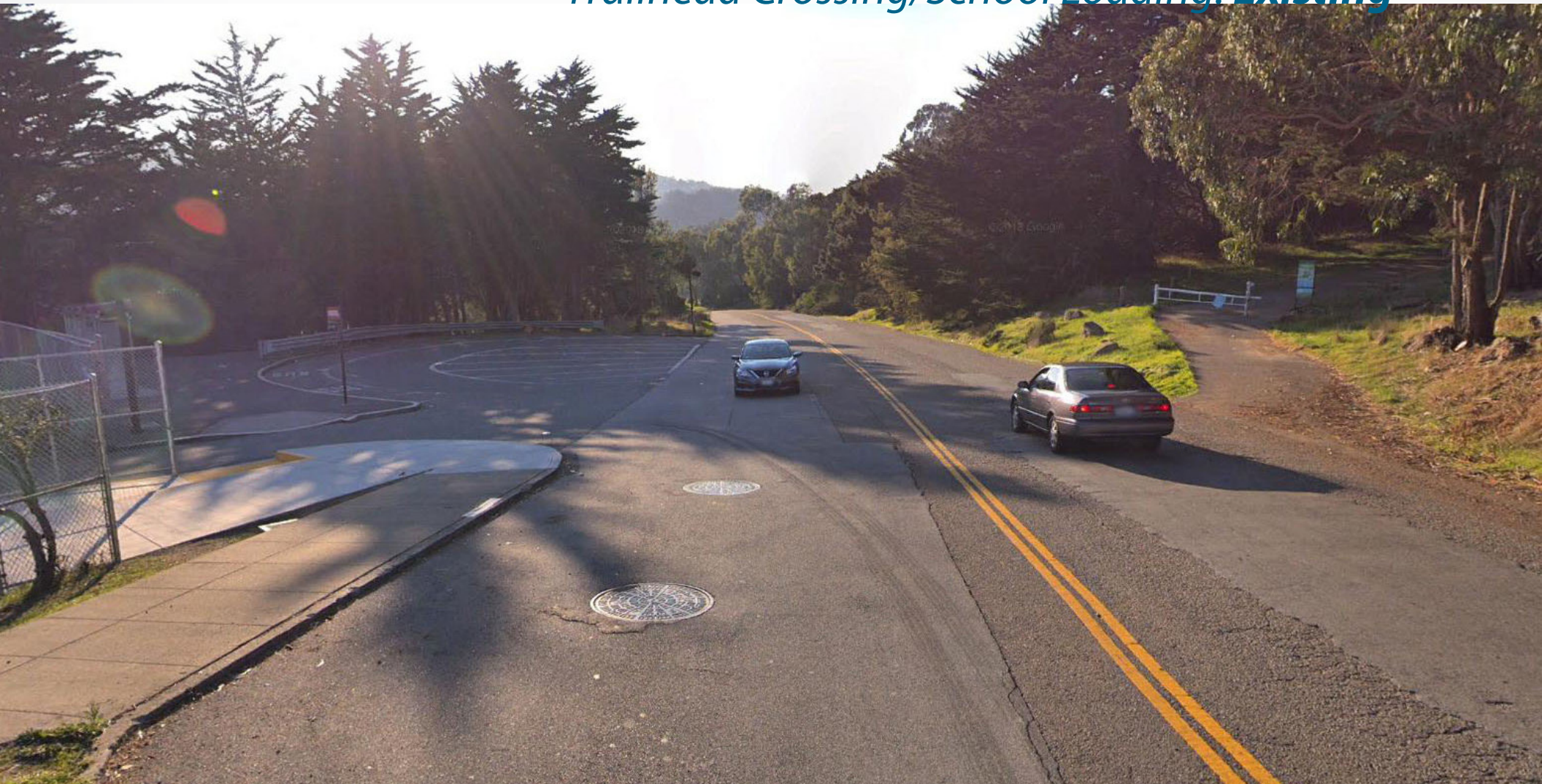
*Trailhead Crossing/School Loading: **Existing***



IMPACT FEES: **SELECTED PROJECTS**

Visitacion Avenue Connector: Street Design Concepts

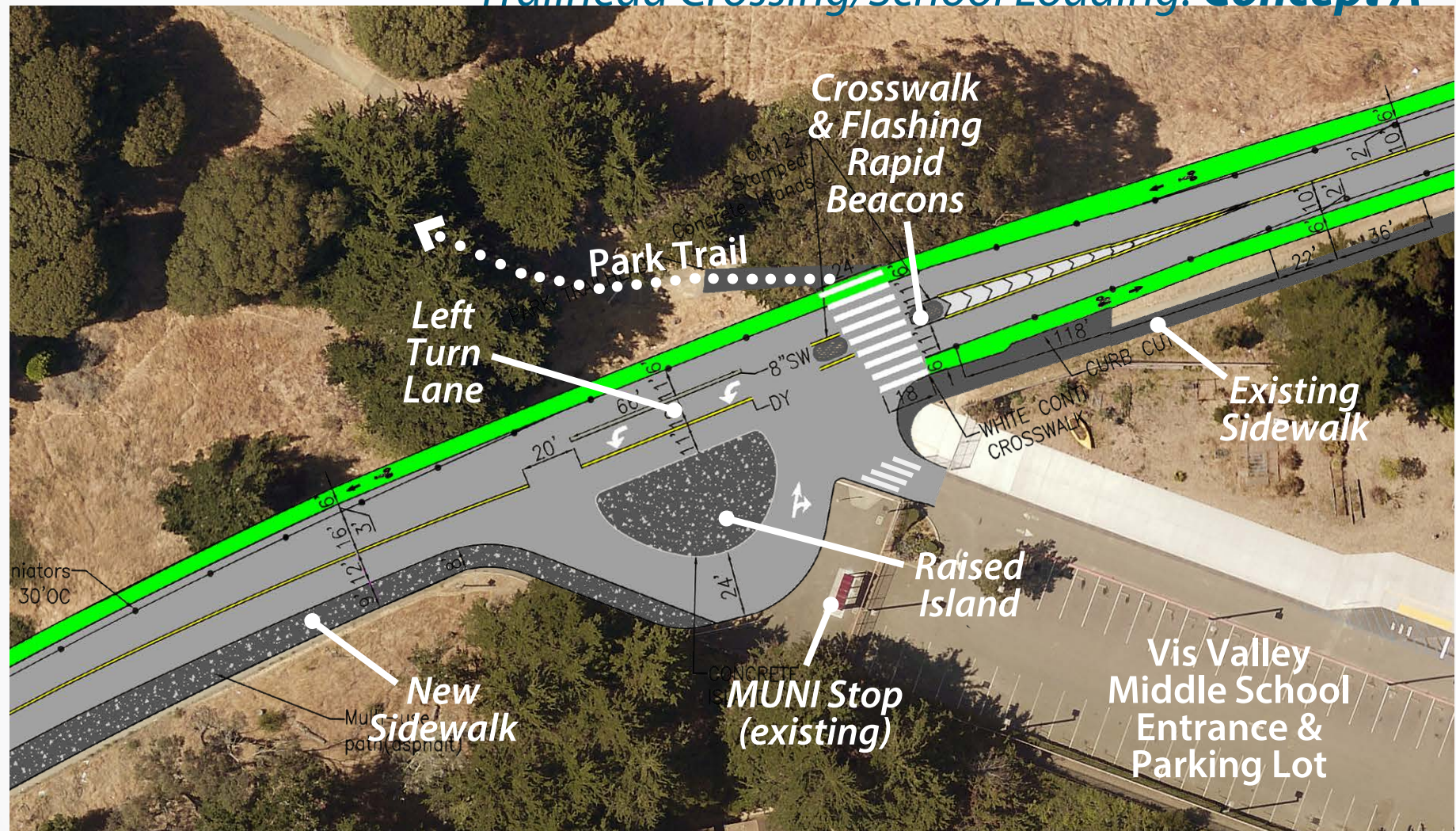
*Trailhead Crossing/School Loading: **Existing***



IMPACT FEES: **SELECTED PROJECTS**

Visitation Avenue Connector: Street Design Concepts

Trailhead Crossing/School Loading: Concept A



Key Feature: New downhill left turn lane at school

Visitacion Avenue Connector: Street Design Concepts

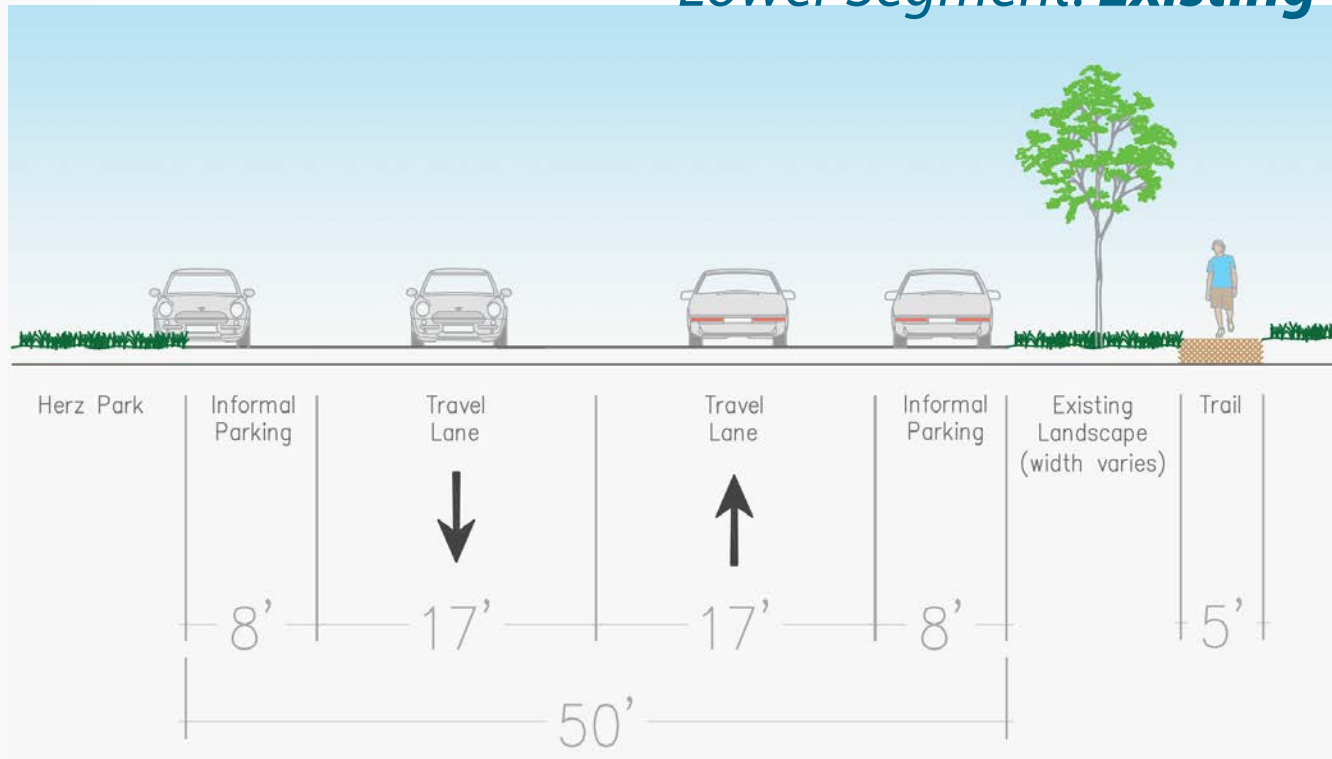
Trailhead Crossing/School Loading: **Concept B**



IMPACT FEES: **SELECTED PROJECTS**

Visitation Avenue Connector: Street Design Concepts

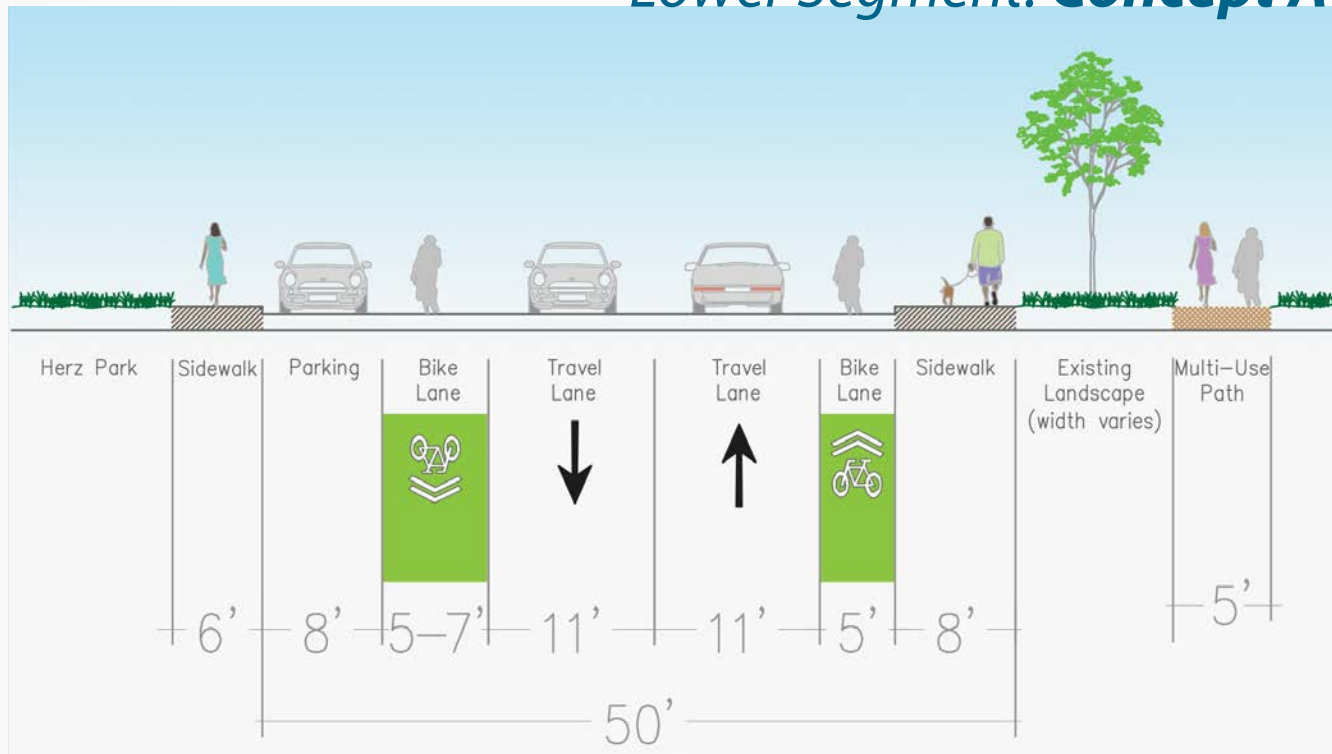
*Lower Segment: **Existing***



IMPACT FEES: **SELECTED PROJECTS**

Visitation Avenue Connector: Street Design Concepts

*Lower Segment: **Concept A***



Key Features

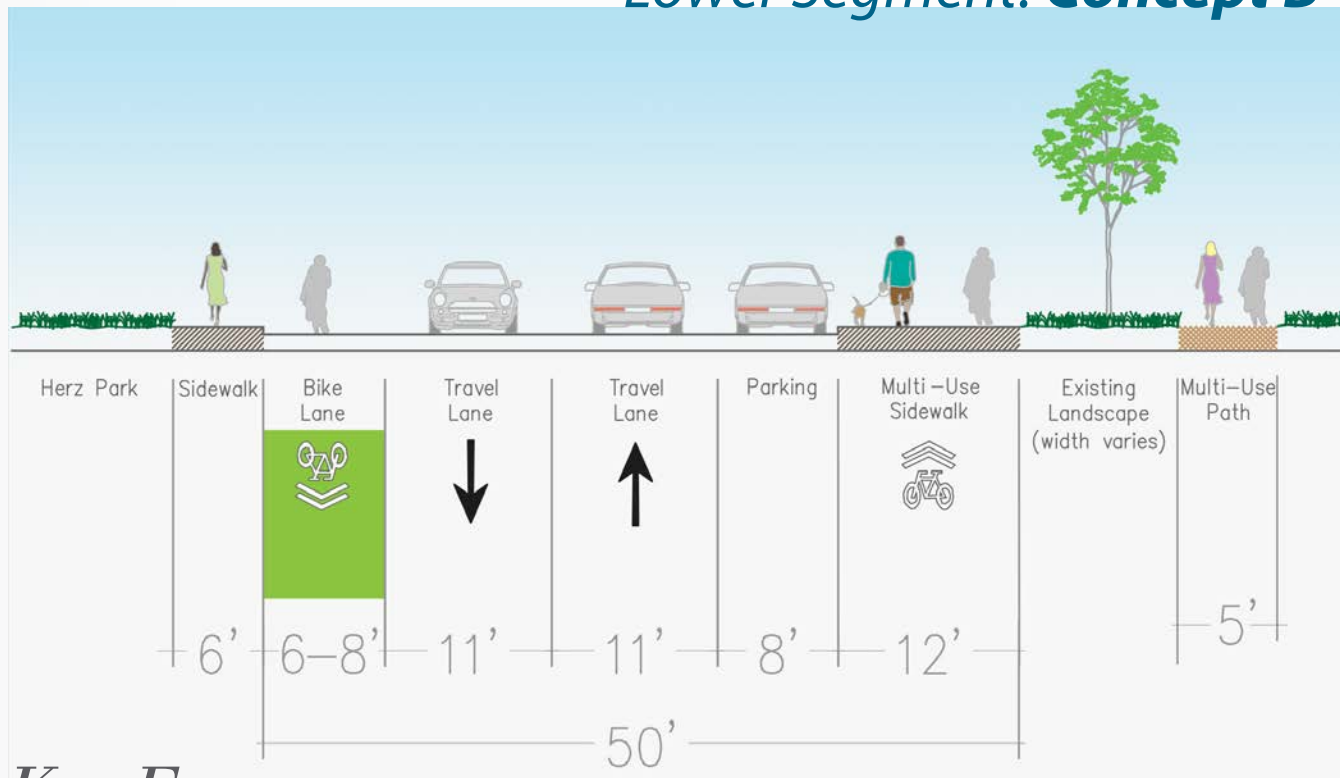
- New sidewalk on both sides
- New bike lanes in both directions
- Parking lane on 1 side of the street (can be on either side)



IMPACT FEES: **SELECTED PROJECTS**

Visitation Avenue Connector: Street Design Concepts

*Lower Segment: **Concept B***



Key Features

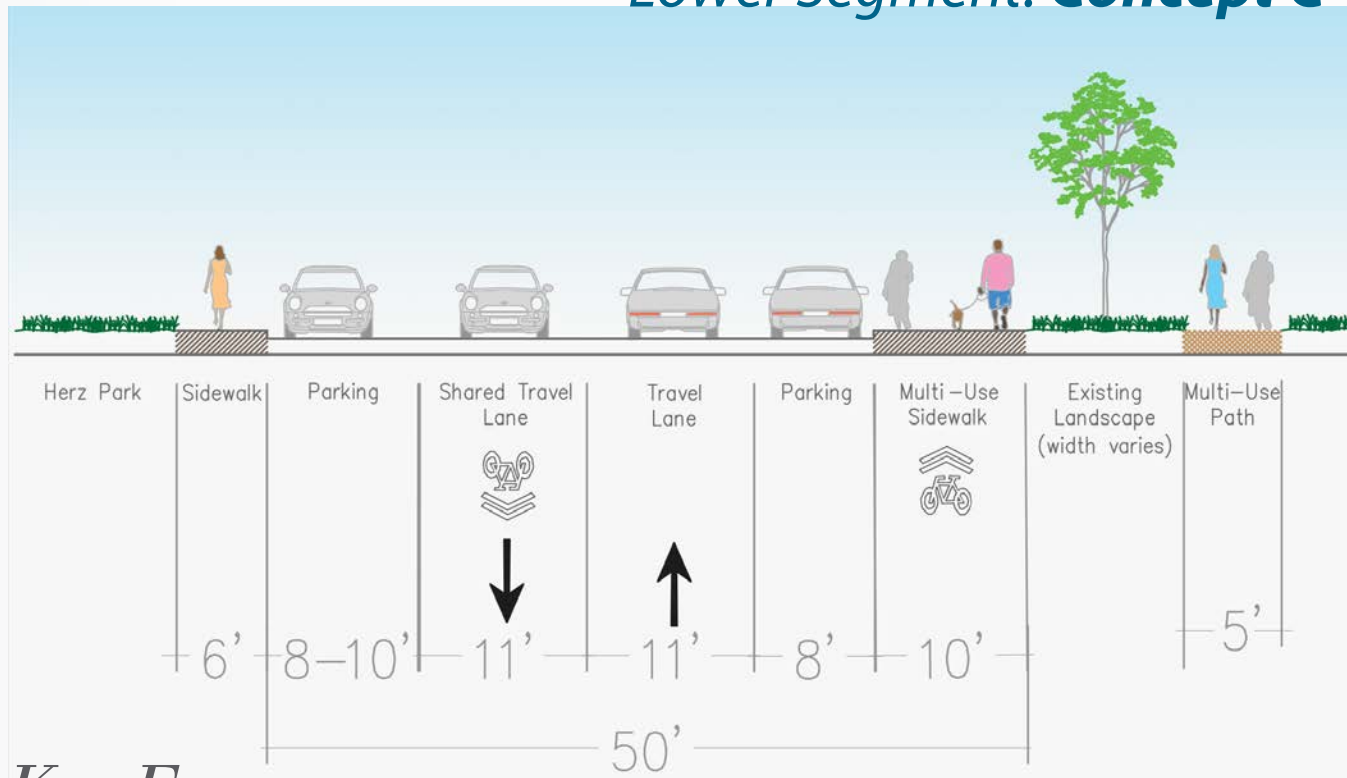
- New sidewalk adjacent to Herz Playground
- New uphill shared bike/ped multi-use sidewalk (paved)
- New downhill bike lane
- Parking lane on east side (uphill facing)



IMPACT FEES: **SELECTED PROJECTS**

Visitation Avenue Connector: Street Design Concepts

*Lower Segment: **Concept C***



Key Features

- New sidewalk adjacent to Herz Playground
- New uphill shared bike/ped multi-use sidewalk (paved)
- Bike sharrows downhill
- Parking lane on both sides



VV IMPACT FEES: SELECTED PROJECTS

Questions/Trade-Offs to Consider

Parking

- On lower segment adjacent to Herz Playground, is demand sufficient for parking on both sides (~50 spaces)?
- If parking is only on one side (~25 spaces), which side is preferable?
- Hahn Street provides ~25 spaces adjacent to Coffman Pool.
- *Note: preliminary findings of the McLaren Park parking study show that demand on Visitacion is for 10-25 spaces.*



VV IMPACT FEES: **SELECTED PROJECTS**

Questions/Trade-Offs to Consider

Bike Facilities

- Bike lanes provide improved access to the school and park.
- Narrowing the travel lanes with bike lanes slows traffic speeds.
- Fully separated bike facilities in both directions = parking on one side.
- Cyclists sharing the roadway and sidewalk = parking on both sides.



VV IMPACT FEES: **SELECTED PROJECTS**

Questions/Trade-Offs to Consider

Bike Facilities (cont.)

- For a multi-use sidewalk (uphill), what design would be comfortable for use by both pedestrians and slow bike traffic?
- What, in your view, is the best balance between bike, pedestrian, auto, and parking access along Visitacion while also slowing car speeds?



VV IMPACT FEES: **SELECTED PROJECTS**

Questions/Trade-Offs to Consider

School Loading

- Must balance different aspects at school: loading, traffic, bus stop, pedestrians, bikes, and crosswalk.
- How do you pick up and drop off students at school? What are the most important aspects to address?
- Is current loading space at the school sufficient?



IMPACT FEES: SELECTED PROJECTS

Visitacion Avenue Connector: Cost Estimates

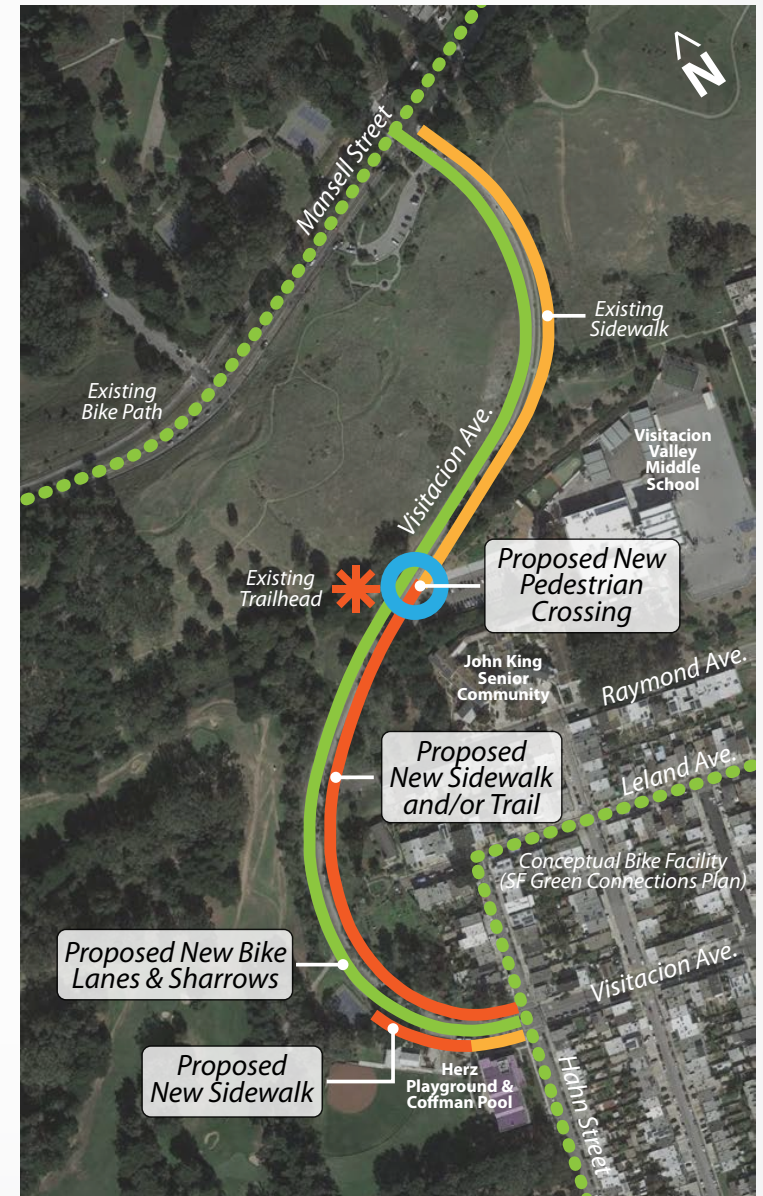
Project Element	Source(s)	Est. Cost
Sidewalks	Impact fees	\$1,016,000
Bike Facilities	Impact fees	\$70,000
<i>Impact Fee Subtotal</i>		<i>\$1,086,000</i>
Existing Multi-Use Path Upgrades (part of separate planning process)	Rec & Park, grants, impact fees	\$520,000
Trailhead Crossing w/Flashing Beacons	Rec & Park	\$295,000
<i>Rec & Park + Other Subtotal</i>		<i>\$815,000</i>
TOTAL		\$1,900,000

Note: All estimates in 2017 dollars and do not account for year-over-year escalation.

VV IMPACT FEES: **SELECTED PROJECTS**

Next Steps

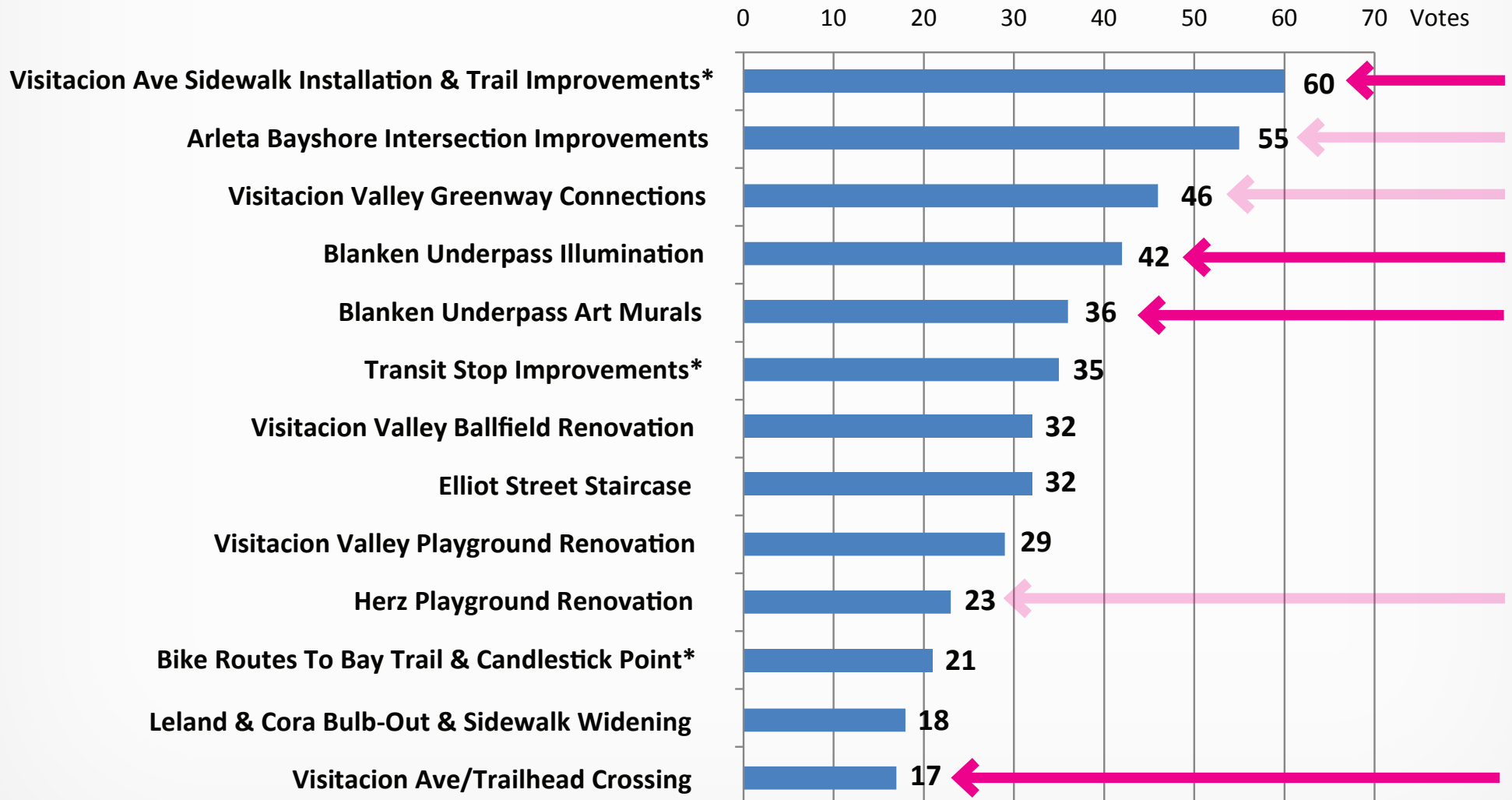
- Additional community outreach; Fall/Winter 2018
- Refine and select preferred concept; Spring 2019
- Present preferred concept for final community feedback; Spring/Summer 2019
- Develop construction drawings; 2nd half of 2019
- Implement project; timeline TBD, subject to Schlage and Executive Park development schedule



VV IMPACT FEES: SELECTED PROJECTS

Stay tuned for community planning and design processes for other prioritized projects...

Proposed Visitacion Valley Projects



Questions? Feedback?

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