SAN FRANCISCO
PLANNING DEPARTMENT

**Visitacion Valley / Schlage Lock
Community Meeting Summary
May 30, 2015**

The second community meeting, as required by the Development Agreement, to inform and consult with the public on the prioritization of community improvements projects to be funded by the Visitacion Valley Community Facilities and took place on Saturday, **May 30, 2015** at the Visitacion Valley Public Library. Approximately 51 participants attended. Supervisor Malia Cohen and her staff were present.

Community participants heard: 1) an overview of the phase application for Schlage Lock and its progress; and 2) an overview of the impact fee collection and allocation process, and some initial ideas for where to spend them.

Ideas for impact fee spending and questions participants raised are summarized below:

Summary of survey results:

Station 1: Streetscape & Transportation Funds Category
Should $260,000 that was allocated by former Supervisor Maxwell for undergrounding utilities be unlocked for other pedestrian and street improvements?
    62% support unlocking the funds

If YES; the $260,000 can be combined with $246,000 that was allocated in 2014 for Green Connections street improvements developed with the community for a total of $506,000. The following short-term projects could be funded (partially or in whole) with these funds (Reminder: an additional 3.5 million would accrue by 2020 for funding lesser priority projects). Please rank the projects in order of priority:
    TOP PRIORITY: Arleta and Bayshore (high injury intersection: 3 bulbs and signal timing changes for pedestrian safety)
    Medium priority: Connecting the Leland Greenway (paving treatments)
    Lower priorities:
- Leland Avenue – Cora corner bulb plus special paving, infill trees between Cora and Delta
- Leland Avenue Greening Cora to McLaren Park

Station 2: Open Space and Recreation/Community Facilities Funds Category
    TOP PRIORITIES:
- Visitacion Valley Playground (turf replacement, play area renovations)
- McLaren Park Trail Project (remove hazardous trees, stabilize trail and make easier to walk)

    Medium priority: Herz Playground (full club house renovation)
    Lower priorities:
- Historic Office Building acquisition
- Other open space and recreation/community facility improvement

Station 3: Other/General Questions
Please tell us your most important community improvement priority:
- **20%** improve roadways, sidewalks, and pedestrian safety
- **20%** parks/open space
- **20%** Old office building

- **15%** jobs
- **15%** shopping/retail
- **5%** bus line to Caltrain
- **5%** Safety

How much would you allocate to this priority in impact fees?

    90% of respondents would allocate most or all of the impact fees

If your allocation exceeds the total allowed for the category it can be funded from, how should the difference be funded?

    50% of respondents would have the developer pay for excess

The following questions are <u>optional</u> but help us see who is being captured by the survey.
Did you attend the workshop on September 20, 2014? **62%** No (38% Yes)
Are you a resident of San Francisco? **93%** are residents
What is your residence zip code? **88%** are from 94134
What is your gender?   **52%** Male **48%** Female
What is your age group? **64%** 25-55yrs.old **36%** 56yrs. and over
What is your race/ethnicity?

-    **11%** African American/Black
-    **29%** Asian
-    **50%** Caucasian
-    **7%** Latino (of any race)
-    **4%** Two or more races

For a detailed list of meeting notes and survey results, please see pages 3-7.

Full Survey Results:

Station 1. Streetscape & Transportation Funds Category

1. Should $260,000 that was allocated by former Supervisor Maxwell for undergrounding utilities be unlocked for other pedestrian and street improvements? (Note: cost for undergrounding is $720,000 per block in commercial areas (plus a hook up for each property of $2,500-3,000/home; $5,000/apartment building, and $5,000/large building).
(23) YES (7) NO (7) No response

If YES; the $260,000 can be combined with $246,000 that was allocated in 2014 for Green Connections street improvements developed with the community for a total of $506,000. The following short-term projects could be funded (partially or in whole) with these funds (Reminder: an additional 3.5 million would accrue by 2020 for funding lesser priority projects). Please rank the projects in order of priority:

Project Ideas and Generalized/Conceptual-Level Cost Estimates				
Arleta and Bayshore (high injury intersection: 3 bulbs and signal timing changes for pedestrian safety): $500,000				
RANK 1	RANK 2	RANK 3	RANK 4	RANK 5
16	3	3	3	1
Connecting the Leland Greenway (paving treatments): ~$500,000				
RANK 1	RANK 2	RANK 3	RANK 4	RANK 5
4	10	3	5	2
Leland Avenue – Cora corner bulb (~250K) plus special paving, infill trees between Cora and Delta : ~$750,000				
RANK 1	RANK 2	RANK 3	RANK 4	RANK 5
1	3	6	10	4
Leland Avenue Greening Cora to McLaren Park: ~$5,000 per tree/planting area				
RANK 1	RANK 2	RANK 3	RANK 4	RANK 5
2	7	9	4	1
Other (street/transportation improvement):_____$_____				
"Improve traffic flows" (stated by 2 respondents) **"Raymond Ave. street repaving (potholes)"**				
Other (street/transportation improvement):_____$_____				

Additional Comments:

3 people commented on sidewalk trees; "1 or 2 trees per block" / "no trees" / "blanken sidewalk trees"

"Improve blanken between bay shore and tunnel; Beautify tunnel north of blanken"

"Clear the traffic jam problem"

"Because I don't trust Supervisor Maxwell, I would not agree to anything she promotes. She is for big international developers making money from our community. Let the money for under grounding utilities stay with underground utilities."

Station 2. Open Space and Recreation/Community Facilities Funds Category

Project Ideas and Generalized/Conceptual-Level Cost Estimates				
Herz Playground (full club house renovation): $1-2 million				
RANK 1	**RANK 2**	**RANK 3**	**RANK 4**	**RANK 5**
2	**9**	**6**	**5**	**3**
Visitacion Valley Playground (Turf replacement, play area renovations): $ 1-2 million for field with irrigation, bleachers, etc. less for just the turf. $ 1-2 million for play area (general ballpark for any playground)				
RANK 1	**RANK 2**	**RANK 3**	**RANK 4**	**RANK 5**
9	**6**	**6**	**4**	**2**
McLaren Park Trail Project (remove hazardous trees, stabilize trail and make easier to walk) $200,000-300,000				
RANK 1	**RANK 2**	**RANK 3**	**RANK 4**	**RANK 5**
8	**7**	**7**	**6**	**0**
Historic Office Building acquisition: $<u>unknown</u> / could be as much as $15 million, given the cost of rehabilitating the building. <u>Note</u>: the Development Agreement requires 25% of space (about 3,000 square feet) to be dedicated for a community facility use. Acquisition idea was raised at the last meeting by some community members not by the project sponsor.				
RANK 1	**RANK 2**	**RANK 3**	**RANK 4**	**RANK 5**
6	**6**	**2**	**4** **"developer pays"**	**5**
Two other comments here: "costs too much – rank 0" and "fund used to purchase building"				
Other (open space and recreation/community facility improvement):_____; $_____ **"vis valley community center"** **"Park on Blanken"** **"acquire 590 Leland avenue land as open space"** 				
RANK 1	**RANK 2**	**RANK 3**	**RANK 4**	**RANK 5**
1	**1**	**3**	**3**	**5**

Additional Comments:

"Hertz improvements should be tied to sunnydale rebuild project"

"The people in Vis Valley need a community Center. The people in this area have been screwed over for the past twenty years, we need a community building, and we need to hire local people to renovate it."

"Please no artificial turf at Vis. Valley Playground. Play equipment drastically needs upgrading to more challenging, innovative structures. clubhouses should be run by SF Rec and Park. Boys and Girls club programming is too limited. No adult uses, for example."

Station 3. Other/General Questions

Please tell us your most important community improvement priority:

4 people said to improve roadways, sidewalks, and ped safety / "Repaving the streets for potholes and maintaining the flora that has been planted in the community" / "Repavement of streets in surrounding blocks and public safety at night" / "Fixing potholes and cracks in the street."

4 people said parks/openspace: "Encouraging neighborhood use of new Schlage Parks" / "Greening the local streets and park creation" / "Safe, clean, usable playgrounds and open spaces" / "Create more open space"

3 people said "jobs"

3 people: "Old office building" / "Historic Shlage building renovation" / "Regarding the Schlage site, restoration of the historic office building in a way that maximizes community use, perhaps for local artists and performers as well as children's classes in both art and science."

3 people: "Full Service Grocery Store" / "grocery store, shopping, retail" / "More shopping areas and restaurants. Convient to everything"

1 person: "the bus line to cal train"

1 person: "Safety"

1 person: "The community building and the intersection at Bayshore, San Bruno and Blanken."

Why is this priority the most important to you?

"has the most potential for dynamic change"

"Integrates new residents with existing community"

"Both improvements add to the beautification of the neighborhood, which not only increases property value, but also encourages neighbors to take care of the overall aesthetics of the streets as well."

"Make community more livable/walkable"

"there is nothing close by"

"not enough trees and green space"

"Our children need safe places to play"

"Roads are horrible to drive causing car problems and generally Vis Valley not the safest neighborhoods"

"The streets don't seem safe to walk."

"It is not one thing, it is a series of improvements that help the neighborhood and show the people of this community that the city wants to help."

"Everyone uses the street everyday and they are in desperate need of repair."

"with this much density there needs to be undeveloped areas"

"We are lacking places for cultural activities."

"The building is an eyesore at the gateway to Visitacion Valley"

How much would you allocate to this priority in impact fees?

"as much as needed"

"All"

"I don't know the costs of repaving streets and maintaining flora."

"80 percent"

"all of it"

"The most that could be allowed."

"250K"

"100%"

"a lot, but not to take away from much needed playground renovations"

"As much as needed"

If your allocation exceeds the total allowed for the category it can be funded from, how should the difference be funded?

"Developer contribution"

"take it from the other categories."

"By the developers."

"Taxes"

"reduce the funding allotted to transportation category - developer impact fees were not supposed to be allocated at that high a percentage"

"I don't know. How is the City funding mid-Market improvements?"

"The developer (Paragon) should pay the majority of these costs"

Additional Comments:

"I am deeply concerned that the SF Park and Rec will not maintain the parks in adequate condition."

"Please, please show this amazing community that the city cares about the people. The community building should start with non-violent, anger management, parental guidance and substance abuse classes. The people in Vis Valley need HELP!!"

"Do not rush to develop every open space there is and identify any & all potential lands acquisitions to the community before a developer swoops in & works a private deal with the planning department on parcels that better serve the community as open space"

"Other than the office building, improvements that green the neighborhood and improve parks are high on my list."

Other Comments or Questions?:

"I'd like to be on a park committee"

"continue to engage community with flyers/website"

"Fees should help get things that wouldn't be possible through the regular city budget process"

"Thank you for the survey. I enjoy participating in the actions of my community."

"When is the main construction slated to begin on the housing and retail space on Bayshore? How long is it projected to complete the bulk of the work?"

"Please have transportation work together, Cal Train, Muni and San trams should collaborate to make a GREAT TRANSPORT SYSTEM, where people would even want cars."

"We desperately need commercial retail space on Leland."

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The following questions are <u>optional</u> but help us see who is being captured by the survey.

Did you attend the workshop on September 20 2014?   **(10) Yes   (16) No**

Are you a resident of San Francisco?   **(26) Yes   (2) No**
What is your residence zip code?
94134 (22)
94116 (1)
94112 (1)
94014 (1)

What is your gender? **(14)   Male   (13) Female**   Other

What is your age group?
18 and under
19-24
25-55 (18)
56 and over (10)

What is your race/ethnicity?
African American/Black
3
Asian: Asian Indian, Chinese, Filipino, Japanese, Korean, Vietnamese
8
Caucasian
14
Native American Indian or Alaskan Native

Native Hawaiian or other Pacific Islander: Guamanian, Chamorro, Samoan

Latino (of any race or origin)
2
Two or more races
1
Other: _____