Visitacion Valley
Impact Fee Utilization & Prioritzation
Schlage Lock Parks Design Update

COMMUNITY WORKSHOP | JULY 16, 2016
Agenda

10 am 10 min | Intros, Agenda + Workshop Goals
5 min | What are Impact Fees?
5 min | What we’ve heard so far...
50 min | Draft Proposed Projects + Feedback
10 min | Break & Survey
5 min | Schlage Lock Development Update
12:30 pm 60 min | Schlage Parks Design Update + Feedback
Workshop Goals

Impact Fee Utilization
- Feedback/Comment on Priority Projects
- Begin to find consensus on impact fee utilization; note that proposals may continue to be refined through additional community input.

Schlage Lock Parks Design Update
- Feedback on Leland Park/Bayshore design
- Input on Leland Park play equipment
- Update on revised Visitacion Park layout
Part 1
Impact Fee Utilization
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 FY 16 - 21 Total = $17 million (projected $6.6 million available in FY 2017)
• Amount and availability of funds depend on ultimate buildout and timing of development
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
IMPACT FEES: FUNDED/COMPLETED TO DATE
IMPACT FEES: WHAT WE’VE HEARD SO FAR...

• 3 prioritization workshops to date: September 2014, May 2015, September 2015

• 2 community surveys
TOP PRIORITIES

IMPACT FEES: WHAT WE’VE HEARD SO FAR...

- Park & Playground Improvements
- Bike & Transit Improvements
- McLaren Park Access Improvements
- Intersection & Pedestrian Safety Improvements
IMPACT FEES: WHAT WE’VE HEARD SO FAR...

- Spend Funds on an Ongoing Basis (multiple small/medium projects): 85%
- Wait to Spend Funds (1-2 larger projects): 15%
IMPACT FEES: PROJECT PRIORITIZATION

Proposed Project

Community Priority

City Priority

Feasibility

Cost
IMPACT FEES: PROPOSED PROJECTS

TRANSIT & PEDESTRIAN SAFETY

Arleta/Bayshore Intersection Improvements: Near & Long Term

- Redesign Transit Stop & Bike Lane to Expand Sidewalk, Reduce Ped Crossing Distances & Improve Traffic Flow
  - Potentially Funded Through Impact Fees

- Expand Pedestrian Island to Slow Vehicle Speeds
  - Potentially Funded Through Impact Fees

- Curb Extension to Reduce Pedestrian Crossing Distance
  - Funded Through Schlage Lock Development (1-3 years)

- Upgrade & Re-Time Signals; Leading Pedestrian Signals &/or Bike Signal
  - Potentially Funded Through Impact Fees

- Transit Stop Upgrades
  - Funded Through BRT Implementation (est. 6-8 years)
IMPACT FEES: PROPOSED PROJECTS

TRANSIT & PEDESTRIAN SAFETY

*Redesign Transit Stop & Bike Lane to Expand Sidewalk, Reduce Ped Crossing Distances & Improve Traffic Flow*

*Expand Pedestrian Island to Slow Vehicle Speeds*

*Upgrade & Re-Time Signals; Leading Pedestrian Signals &/or Bike Signal*

Arleta/Bayshore Intersection Improvements: Potential Impact Fee Utilization

Est. $1.5 million
IMPACT FEES: PROPOSED PROJECTS

TRANSIT & PEDESTRIAN SAFETY

Example: Bus Bulb

Example: Protected Bike Lane w/Bus Boarding Island

Arleta/Bayshore Intersection: Example Improvements
Transit Stop Improvements

- Increase transit stop capacity
- New transit shelters
- New bike racks & lockers

- Upgrade traffic signals to
  improve transit & traffic flow
IMPACT FEES: PROPOSED PROJECTS

TRANSIT & PEDESTRIAN SAFETY

Est. $237,000

Leland & Cora Bulb-Out & Sidewalk Widening

• New green bulb-out for increased pedestrian safety
• Widen sidewalk to create a VV Clubhouse entrance plaza
IMPACT FEES: PROPOSED PROJECTS

TRANSIT & PEDESTRIAN SAFETY

Est. $798,000

Visitacion Valley Greenway Connections

- Raised mid-block crossings w/decorative paving
- Decorative paving at intersection crosswalks
- Sidewalk greening and artistic totems

New Decorative Crosswalk (not raised)

New Decorative, Raised Midblock Crosswalks
Bicycle Connectivity

**Bike Routes to the Bay Trail & Candlestick Point**

**Phase 1:**
- Sharrows on Blanken Ave
- Potentially Funded Through Impact Fees

**Phase 2 Options:**
- Bike Lanes & Signalized Crossings
  - Option A:
  - Option B:

Phase 1: Est. $104,000
Phase 2: Est. $2.2 million
IMPACT FEES: PROPOSED PROJECTS

BICYCLE CONNECTIVITY

Est. $60,000

Blanken Underpass Illumination
Install additional lighting in tunnel and replace existing fixtures with LED fixtures
**Blanken Underpass Art Murals**

Art murals along Blanken Tunnel walls and/or entryway retaining walls; opportunity to create unique neighborhood gateway
IMPACT FEES: PROPOSED PROJECTS

MCLAREN PARK CONNECTIVITY

V-O-Cal Trail, August 2014
IMPACT FEES: PROPOSED PROJECTS

MCLAREN PARK CONNECTIVITY

Trail Stabilization & Access Improvements

• Stabilize existing trail and improve walking access
• Install durable natural surface

Est. $300,000
**New Visitacion Avenue Sidewalk**
Provide dedicated sidewalk space within existing street right of way between Hahn Street & VV Middle School parking lot.
IMPACT FEES: PROPOSED PROJECTS

MCLAREN PARK CONNECTIVITY

Visitacion Avenue/Trailhead Crossing

- New crosswalk to improve safety & access
- Pedestrian Refuge Island
- Rapid Flashing Beacons

Est. $707,000
**Elliot Street Staircase**

Install staircase on unutilized portion of Elliot Street to improve connectivity to VV Middle School & McLaren Park
IMPACT FEES: PROPOSED PROJECTS

PARK IMPROVEMENTS

Est. $2.5 million

Herz Playground Renovation

- New fencing
- ADA access upgrades
- New playground equipment
- Replace sand w/rubber safety surface
Visitacion Valley Playground Renovation

- New fencing
- ADA access upgrades
- New playground equipment
- Replace sand w/rubber safety surface

Est. $2.5 million
IMPACT FEES: PROPOSED PROJECTS

PARK IMPROVEMENTS

Est. $1.8 million

Visitacion Valley Ballfield Renovation

- New fencing
- New backstop & furniture, ADA accessibility
- Add lighting
- Natural turf replacement, new irrigation
## IMPACT FEES: PROPOSED PROJECTS SUMMARY

**Transit & Pedestrian Safety**
1. Arleta/Bayshore Intersection Improvements $1,500,000
2. Transit Stop Improvements $1,100,000
3. Leland & Cora Bulb-Out & Sidewalk Widening $237,000
4. Visitacion Valley Greenway Connections $798,000

**Bicycle Connectivity**
5. Bike Routes to the Bay Trail & Candlestick Point $2,300,000
6. Blanken Underpass Illumination $60,000
7. Blanken Underpass Art Mural $80,000

**McLaren Park Connectivity**
8. Visitacion Ave Trail Stabilization & Access Improvements $300,000
9. New Visitacion Avenue Sidewalk (assume Option B) $367,000
10. Visitacion Avenue/Trailhead Crossing $707,000
11. Elliot Street Staircase $457,000

**Park Improvements**
12. Herz Playground Renovation $2,500,000
13. Visitacion Valley Playground Renovation $2,500,000
14. Visitacion Valley Ballfield $1,800,000

### Subtotal
$14,626,000

**Childcare**
15. Unprogrammed Childcare Funds $3,500,000

### TOTAL
$18,126,000

Note: All costs in current dollars and do not account for year-over-year escalation.
IMPACT FEES: NEXT STEPS

1. **Impact Fee Utilization Survey**
   Please fill out survey today; it will also be posted online and circulated via email next week--please share it with your neighbors!

2. **Survey Analysis**
   City staff will analyze the community survey results to determine highest priority projects. Results will be posted online.

3. **Community Workshop Autumn/Winter 2016**
   Confirmation of the community’s impact fee priorities; if warranted, advance specific projects to City agencies for implementation.
SCHLAGE LOCK DEVELOPMENT: UPDATE

**Phase 1 Application**
Under review by City agencies

**Street & Infrastructure Improvements**
100% construction drawings under review by City agencies

**Building Design**
In process; Bayside Development has not yet submitted plans
MEETING OBJECTIVES

1. FEEDBACK ON LELAND / BAYSHORE CORNER DESIGN
2. INPUT ON LELAND PLAY EQUIPMENT OPTIONS
3. UPDATE ON REVISED VISITACION LAYOUT
LEGEND

1. raised crosswalk
2. street planting
3. multi-use lawn
4. seating/play wall
5. interactive garden
6. planted area
7. sloped walk
8. plaza/meeting space
9. benches
10. windbreak grove
11. trellis/covered picnic & seating
12. paseo
13. bulbout for pedestrian crossing
14. playground
15. bike parking
16. disabled loading
17. windbreak shrubs

BAYSHORE BLVD

LELAND AVENUE

CURRENT PLAN

LELAND PARK OVERVIEW

BLOCK 1 (Grocery)

BLOCK 2 (Flex Retail)

BLOCK 3 (Retail Frontage)

BLOCK 4

trellis / covered picnic
interactive garden
windbreak plantings
trellis / covered picnic

playground

italian stone pine
monterey cypress
catalina ironwood
river birch
red maple
shrubs
shrubs

mexican fan palm
japanese cherry
brisbane box

1. raised crosswalk
2. street planting
3. multi-use lawn
4. seating/play wall
5. interactive garden
6. planted area
7. sloped walk
8. plaza/meeting space
9. benches
10. windbreak grove
11. trellis/covered picnic & seating
12. paseo
13. bulbout for pedestrian crossing
14. playground
15. bike parking
16. disabled loading
17. windbreak shrubs
Community Meetings

-pre-2015
- 4 park-specific meetings
- RPD Community Meeting #1
  - Reviewed Park Designs
  - Introduced Panel

- 2015
- RPD Community Meeting #2
  - Arts Enrichment Background

- RPD Community Meeting #3
  - Arts Enrichment Background

- RPD Community Meeting #4
  - Arts Enrichment Background

- RPD Community Meeting #5
  - Arts Enrichment Background

Internals Meetings

- Mayors Office of Disability
- RPD Operations
- SF Arts Discussion
- Cost Estimates

- Revised Designs

Runway Planning Committee
- Concept Plans for Approval
- Design Review Advisory Panel
- Civic Design Review
- RPD Community Meeting #5
October 24, 2015 Meeting - Leland Greenway Survey Results

Clear Direction:

1. Combined Age (2-5 and 5-12): Larger Play Area
2. Bayshore/Leland Park Corner:
   Tie Between Plants and a Trellis Structure
3. Trellis Structure Shape: Cantilevered / Asymmetrical Preferred
LELAND & BAYSHORE CORNER _ PLANTING AND STRUCTURE

Mexican Fan Palm (Washingtonia Robusta)
Monterey Cypress (Cupressus Macrocarpa)

Red Maple (Acer Rubrum)
Japanese Flowering Cherry (Prunus Serrulata)
VISITACION VALLEY NEIGHBORHOOD PARKS

John McLaren Park
Herz Playground & Coffman Pool
Kelloch & Velasco Park
Visitacion Valley Playground
Visitacion Valley Greenway
Bay View Park
Little Hollywood Park
Ralph D. House Community Park
(LeConte Park)
Recology Open Space
(Non-RPD)
Leland Greenway
Visitacion Park
Kelloch & Velasco Park

Existing Facilities
- Play Structure
- Garden
- Basketball Court
- Swimming Pool
- Sitting Area
- Tennis Court
- Baseball Diamond

Indoor Restroom
- Landscaped Area
- Grassy Area
- Golf Course
- Walking Path
- Picnic Area
- Clubhouse

Source: San Francisco Recreation and Parks July 2015
LELAND PARK OVERVIEW

PLAYGROUND DESIGN

- Early childhood playground (52')
- 5-12 years old playground (69')
- Rubberized surface (121')
- Planter (4')
- Unit paving (8')
- 3' high wall with colored glass openings
- Play equipment
- Side walk (6')
- Planter with raised curb
- 3' high art fence by others
- Cantilever seating
- Rubberized surface (30')
- Walk (6')

LELAND PARK OVERVIEW
PLAYGROUND DESIGN

LELAND PARK OVERVIEW

Early childhood playground (52’)

Lawn
Unit paving (8’)
Planter (4’)
Rubberized surface
Planter
Rubberized surface

5-12 years old playground (69’)

3’ high art fence by others
3’ high concrete wall with circular colored glasse openings

2-1/2’ high hole entrance
Cantilever seating
Planter with raised curb

LELAND PARK OVERVIEW
EARLY CHILDHOOD PLAY OPTIONS

LOW - LITERAL PLAY

LOW - ABSTRACT PLAY
5-12 Year Old Play Options

Low - Literal Play

Low - Abstract Play
5-12 YEAR OLD PLAY OPTIONS

HIGH - LITERAL PLAY

HIGH - ABSTRACT PLAY
QUESTIONS & ANSWERS
SURVEY
LEGEND
1. raised crosswalk
2. street planting
3. multiuse lawn
4. seating/play wall
5. interactive garden
6. planted area
7. sloped walk
8. plaza/meeting space
9. benches
10. windbreak grove
11. trellis/covered picnic & seating
12. paseo
13. bulbout for pedestrian crossing
14. playground
15. bike parking
16. disabled loading
17. windbreak shrubs

BAYSHORE BLVD

LELAND AVENUE

CURRENT PLAN

BLOCK 1 (Grocery)

BLOCK 2 (Flex Retail)

BLOCK 3 (Retail Frontage)

BLOCK 4

LELAND PARK OVERVIEW

Italian stone pine
Monterey cypress
River birch
Japanese cherry
Red maple
Shrubs
Shrubs
Mexican fan palm
Brisbane box
Catalina ironwood
LELAND PLAYGROUND

EARLY CHILDHOOD PLAY OPTIONS

5-12 YEAR OLD PLAY OPTIONS

LOW- LITERAL PLAY

LOW- LITERAL PLAY

HIGH- LITERAL PLAY

LOW- ABSTRACT PLAY

LOW- ABSTRACT PLAY

HIGH- ABSTRACT PLAY

PLAYHOUSE

SENSORY

BALANCING

JUMPING

ROLE PLAY

RELAXING

SURVEY
VISITACION PARK OVERVIEW
PARK + PHASE 1 SCOPE

LELAND PARK

PHASE ONE SCOPE

VISITACION PARK
EXERCISE PROGRAMMING

“MEADERING” SCHEME

“OVAL” SCHEME
**September 26, 2015 Schlage Lock Parks meeting comments summary**

**Clear winners:**
- Naturalistic plantings and surfaces, meandering path configuration
- Trellis with climbing plants
- Outdoor theater/multiuse lawn, able to use for other assembly (yoga); i.e. large open space in middle of park

**October 24, 2015 meeting — Visitacion Park survey results:**
- Include interactive gardens instead of structured play area
- Locate a trellis/shade structure on the sunny side of the park
- Proposed additional programming
  - Picnic tables/game tables
  - Adult fitness stations
  - Community posting board
VISITACION PARK OVERVIEW

VISITACION PARK CIRCULATION

To Leland Park

To Brisbane
VISITACION PARK OVERVIEW

VISITACION PARK INTERACTIVE GARDEN

- VISITACION AVENUE
- STREET A
- LANE B
- WIND PLAY
- BOULDER PLAY
- WOOD SLAB LUNCH/PLAY
- WOOD LOG PLAY

VISITACION PARK___INTERACTIVE GARDEN
VISITACION PARK SITE PLAN

1. Wind garden
2. Sculptural planter wall
   18” tall and varied at 6”-12” wide,
   with buckeyes 36” box
3. Rock garden
4. Deodor cedars, 48” box
5. Oaks, 48” box
6. Concrete seating terrace
7. Trellis
8. Cast-in-place concrete bench with wood
9. Multi-use lawn
10. Communal picnic area
    with unit paving
11. Game table
12. Permeable unit paving
13. Integral color concrete paving
    with heavy sandblast finish
14. Log garden with stone paving
15. Oak, 60” box

VISITACION PARK OVERVIEW
INTERACTIVE GARDEN PRECEDENT
QUESTIONS & ANSWERS
THANK YOU