



# Visitacion Valley

## Impact Fee Utilization & Prioritization

## Schlage Lock Parks Design Update

COMMUNITY WORKSHOP | JULY 16, 2016

San Francisco  
**Planning**

SAN FRANCISCO  
**PUBLIC WORKS**



**SFMTA**  
Municipal Transportation Agency





# Agenda

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



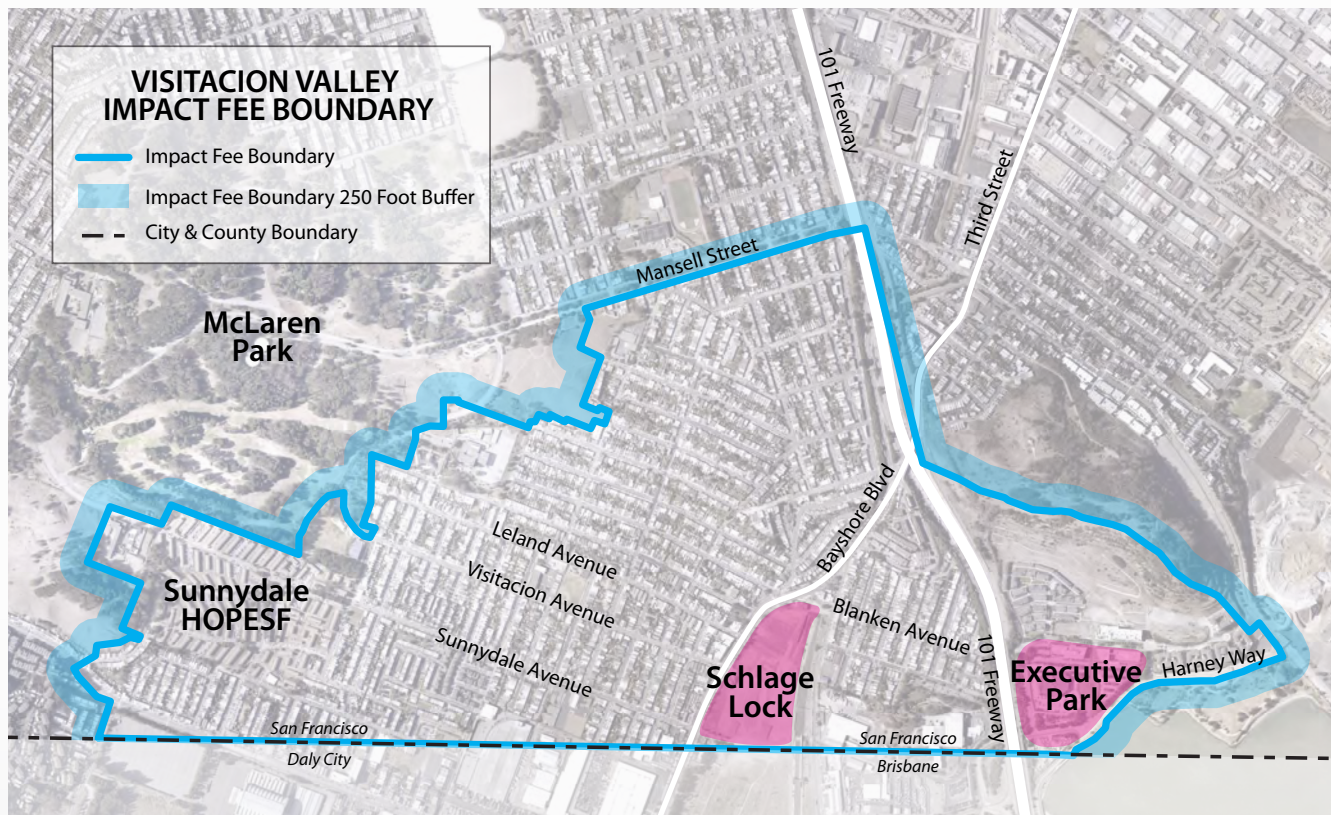
# IMPACT FEES: WHAT ARE THEY?

- 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



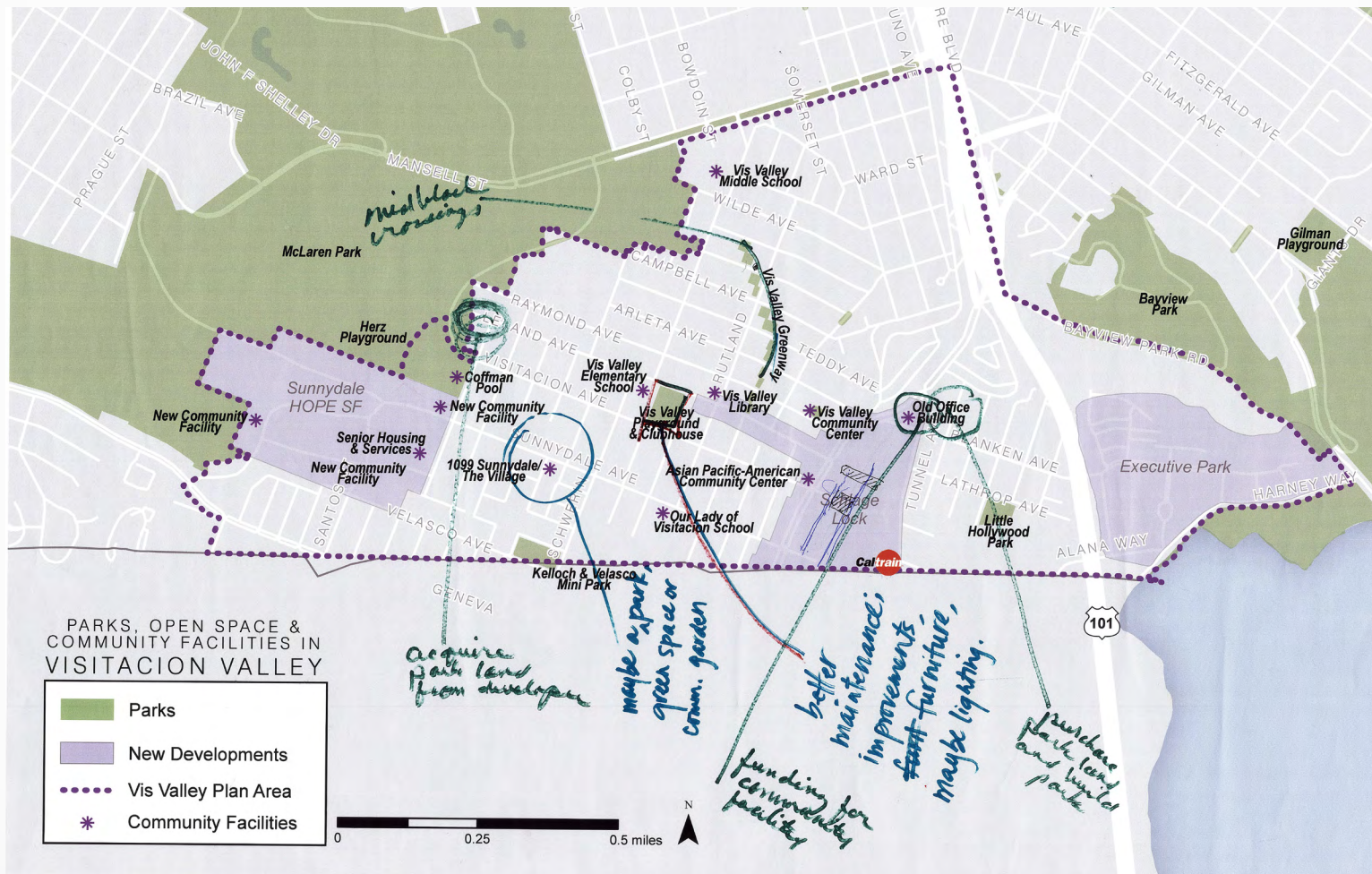


# IMPACT FEES: FUNDED/COMPLETED TO DATE

Vis Valley Library



## IMPACT FEES: WHAT WE'VE HEARD SO FAR...





# IMPACT FEES: WHAT WE'VE HEARD SO FAR...

## TOP PRIORITIES

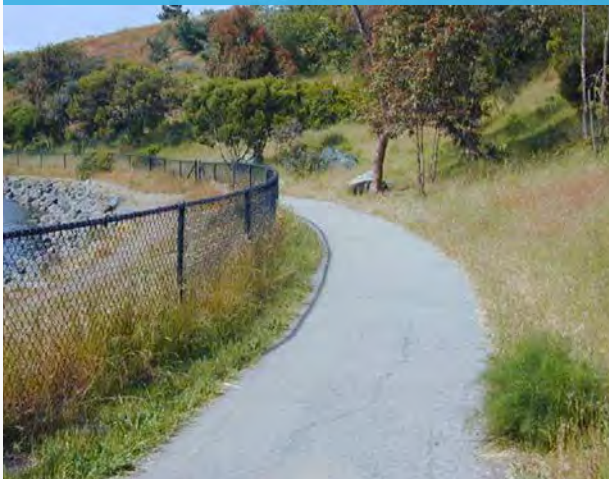
### Park & Playground Improvements



### Bike & Transit Improvements



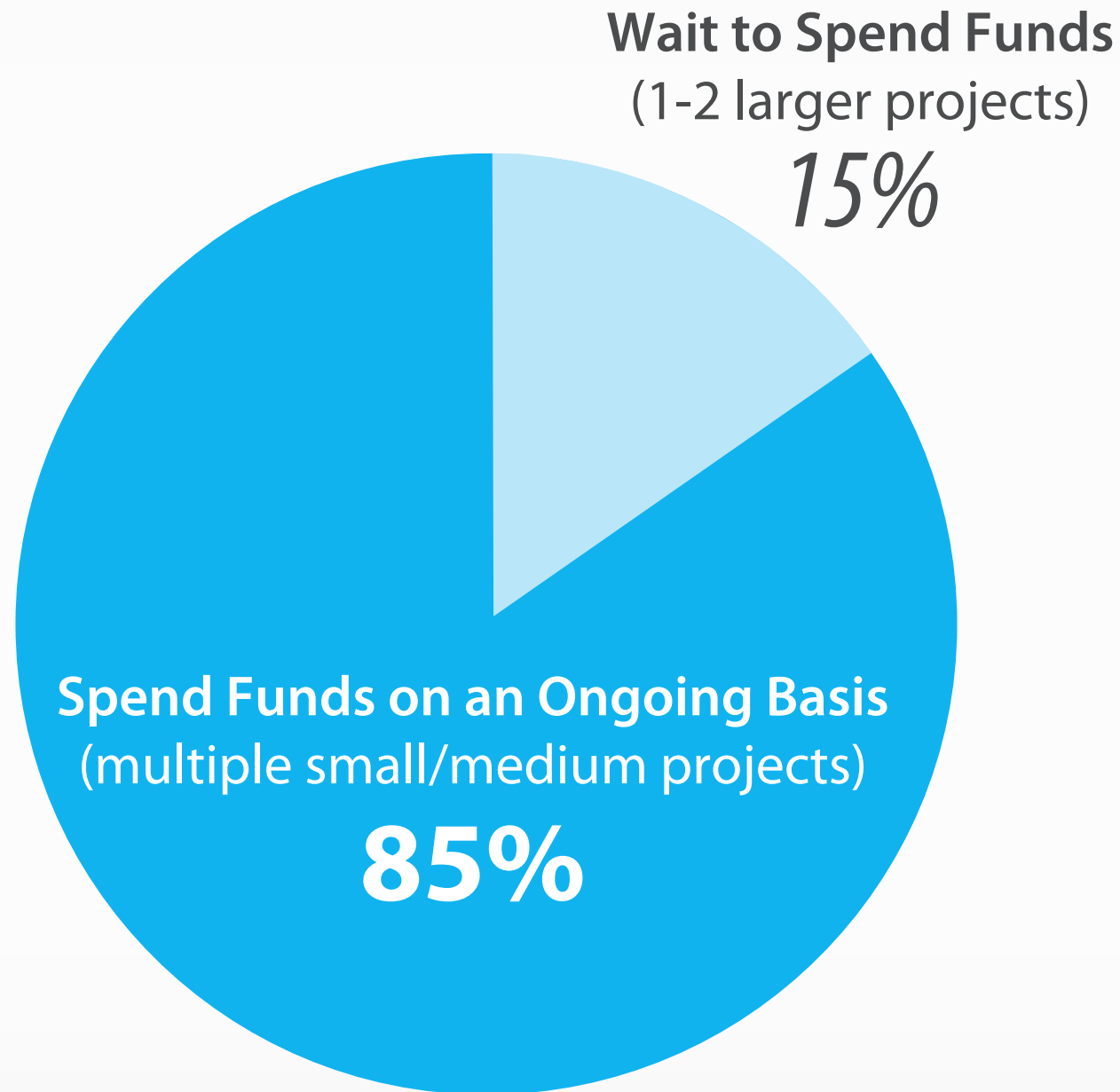
### McLaren Park Access Improvements



### Intersection & Pedestrian Safety Improvements

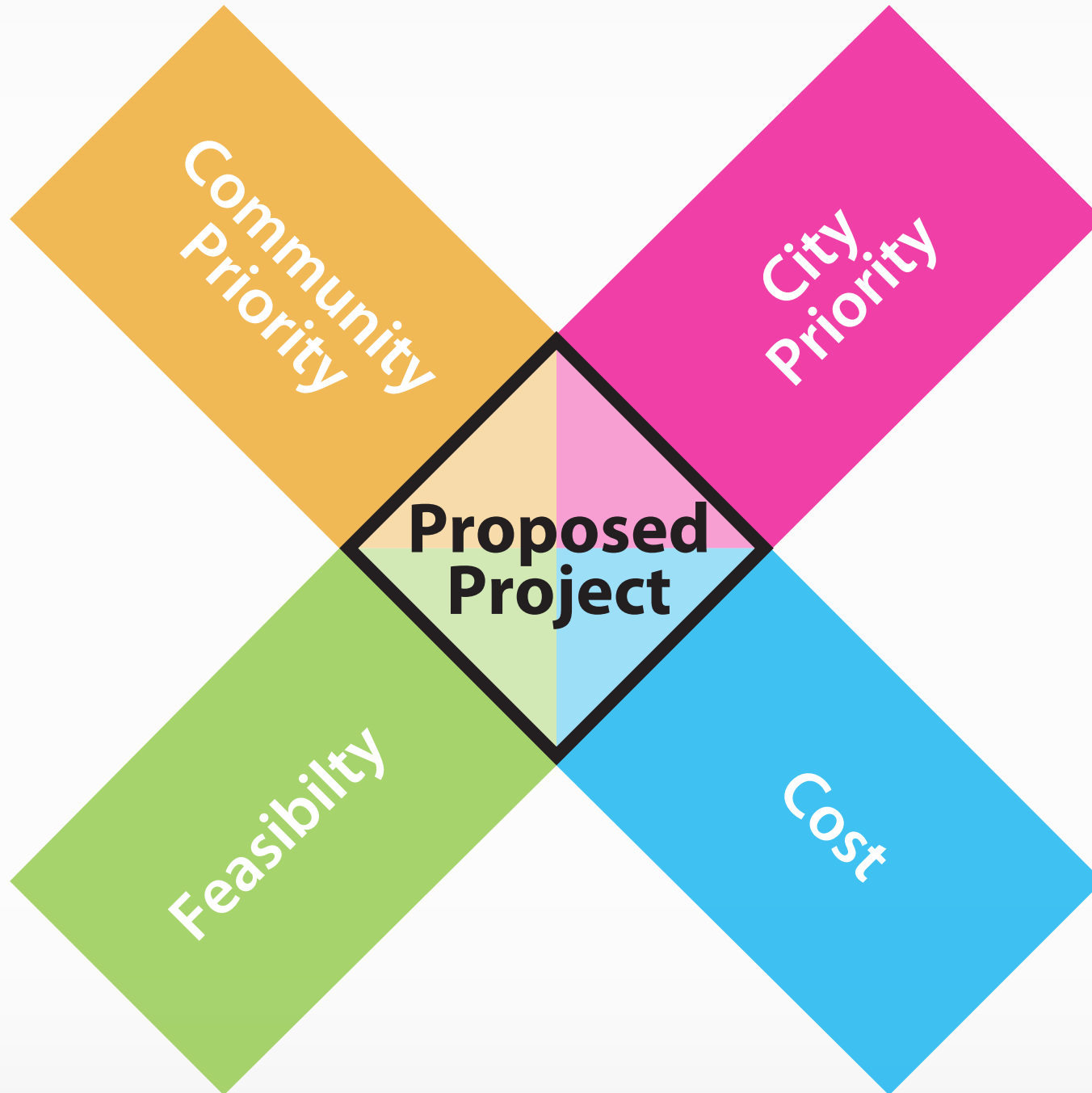


## IMPACT FEES: WHAT WE'VE HEARD SO FAR...



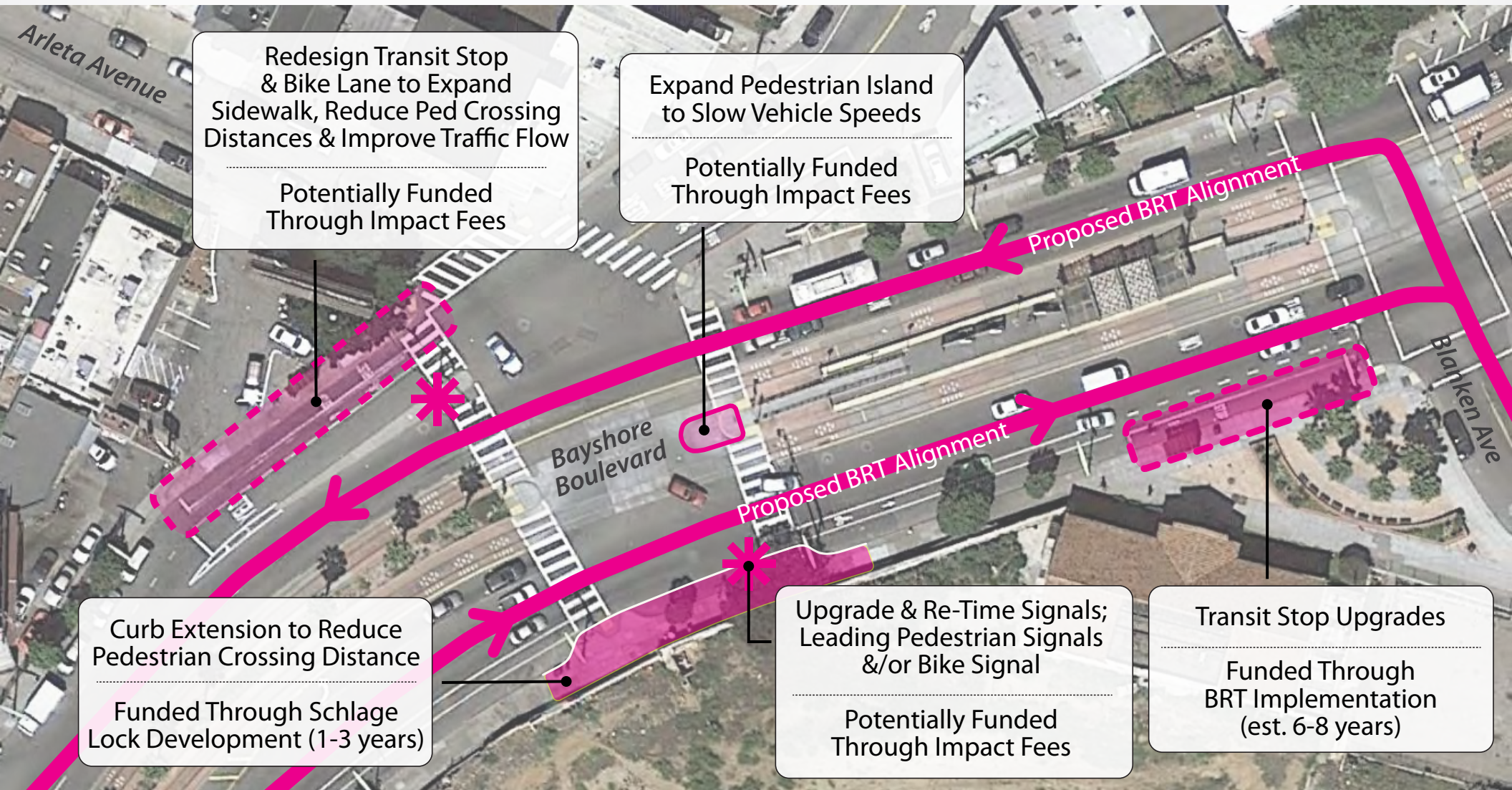


# IMPACT FEES: PROJECT PRIORITIZATION



# IMPACT FEES: PROPOSED PROJECTS

## TRANSIT & PEDESTRIAN SAFETY



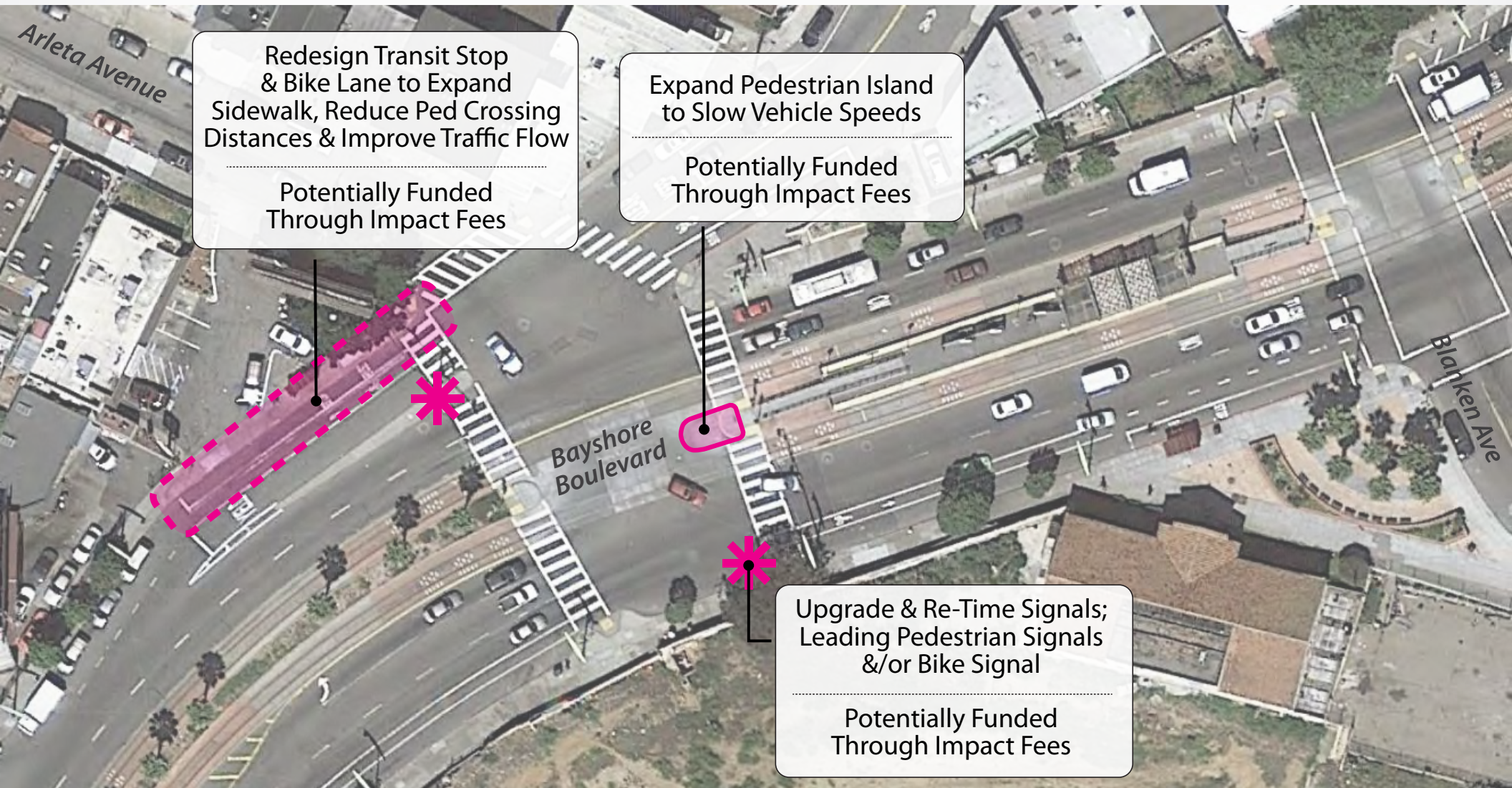
*Arleta/Bayshore Intersection Improvements:  
Near & Long Term*



# IMPACT FEES: PROPOSED PROJECTS

*Est. \$1.5 million*

## TRANSIT & PEDESTRIAN SAFETY



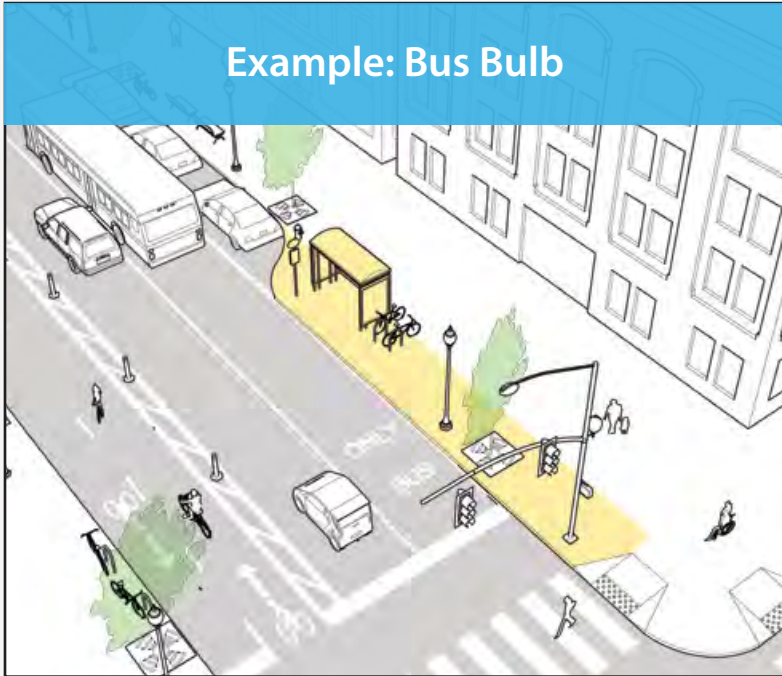
*Arleta/Bayshore Intersection Improvements:  
Potential Impact Fee Utilization*



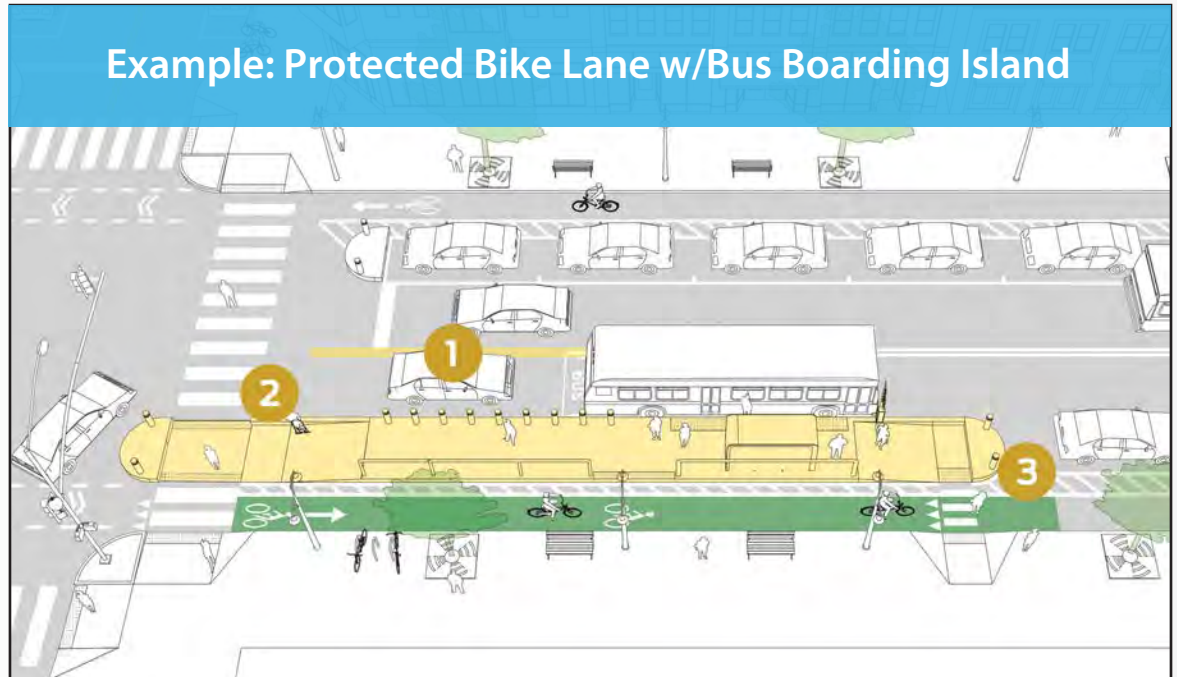
# IMPACT FEES: PROPOSED PROJECTS

## TRANSIT & PEDESTRIAN SAFETY

Example: Bus Bulb



Example: Protected Bike Lane w/Bus Boarding Island



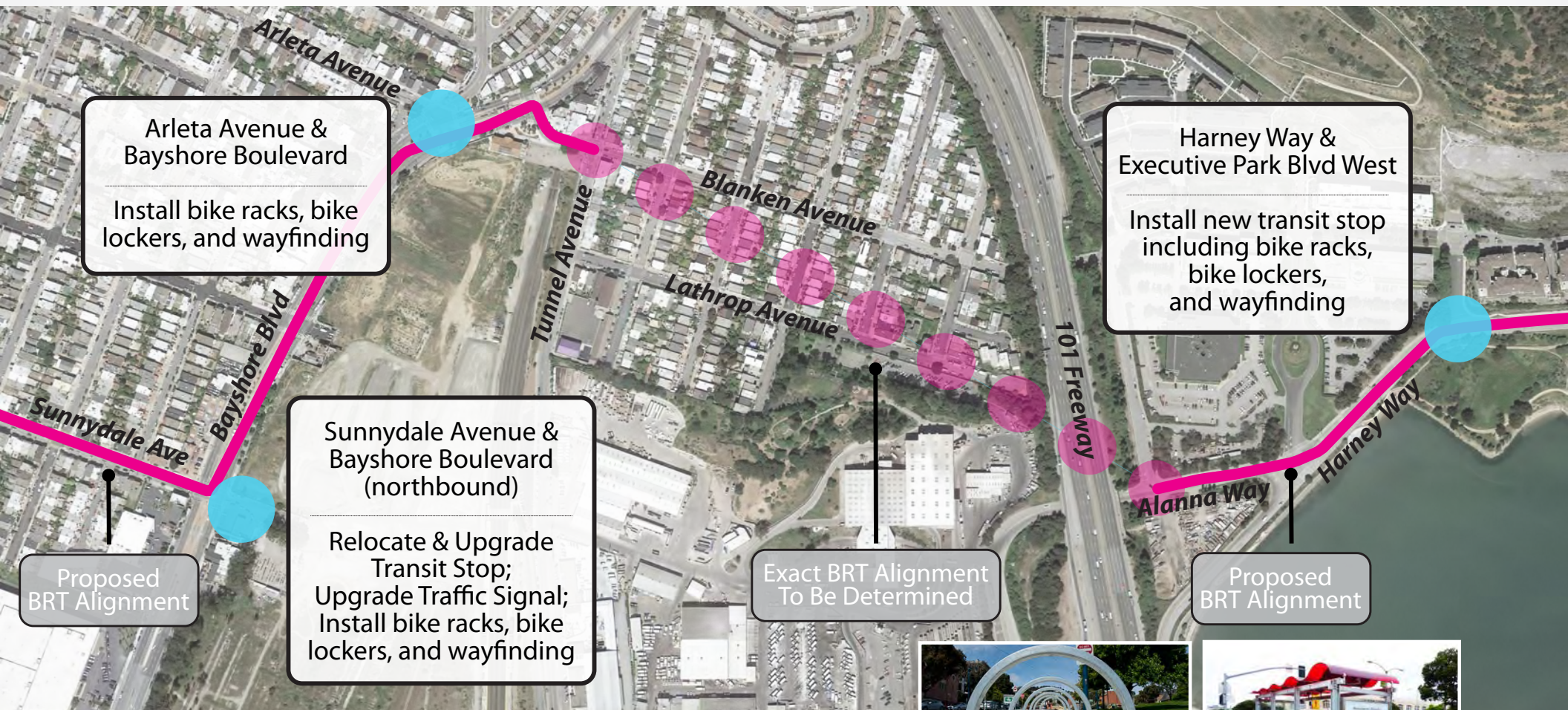
*Arleta/Bayshore Intersection: Example Improvements*



# IMPACT FEES: PROPOSED PROJECTS

## TRANSIT & PEDESTRIAN SAFETY

*Bike & Ped Improvements: Est. \$124 K*  
*Sunnydale Ave Relocation: Est. \$974 K*



## Transit Stop Improvements

- Increase transit stop capacity
- New transit shelters
- New bike racks & lockers
- Upgrade traffic signals to improve transit & traffic flow

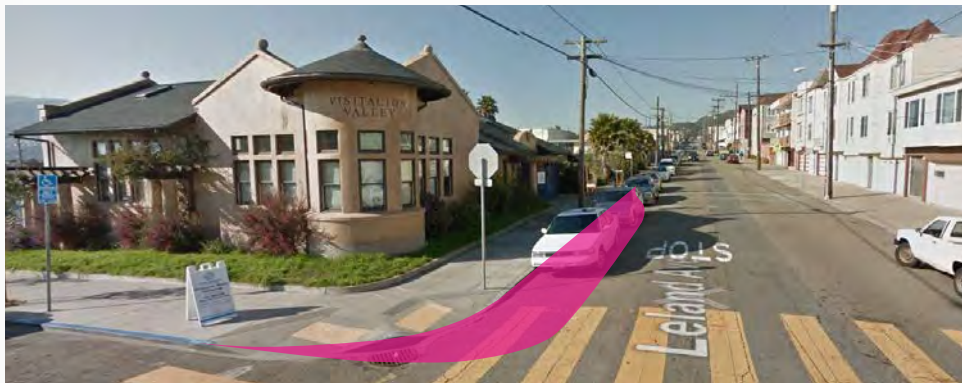




# IMPACT FEES: PROPOSED PROJECTS

**Est. \$237,000**

## TRANSIT & PEDESTRIAN SAFETY



## ***Leland & Cora Bulb-Out & Sidewalk Widening***

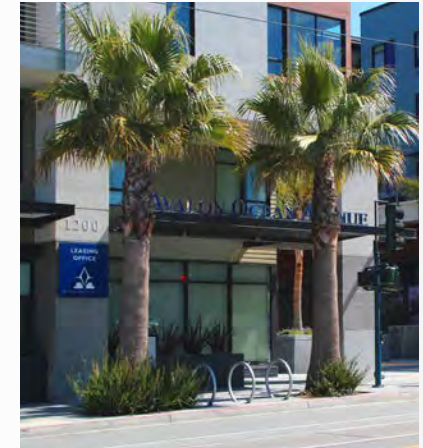
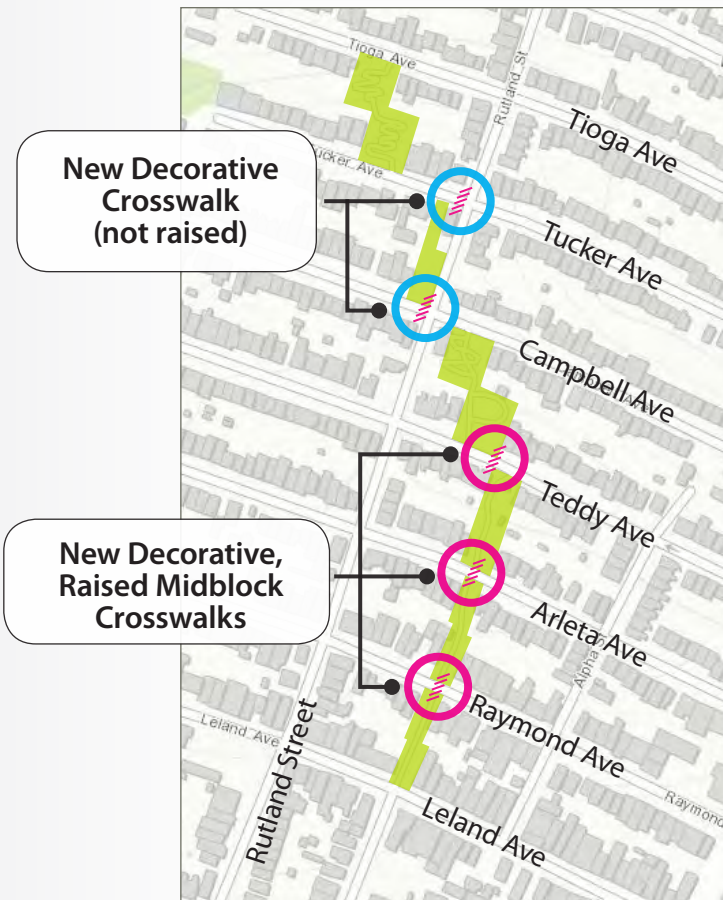
- New green bulb-out for increased pedestrian safety
- Widen sidewalk to create a VV Clubhouse entrance plaza



# 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

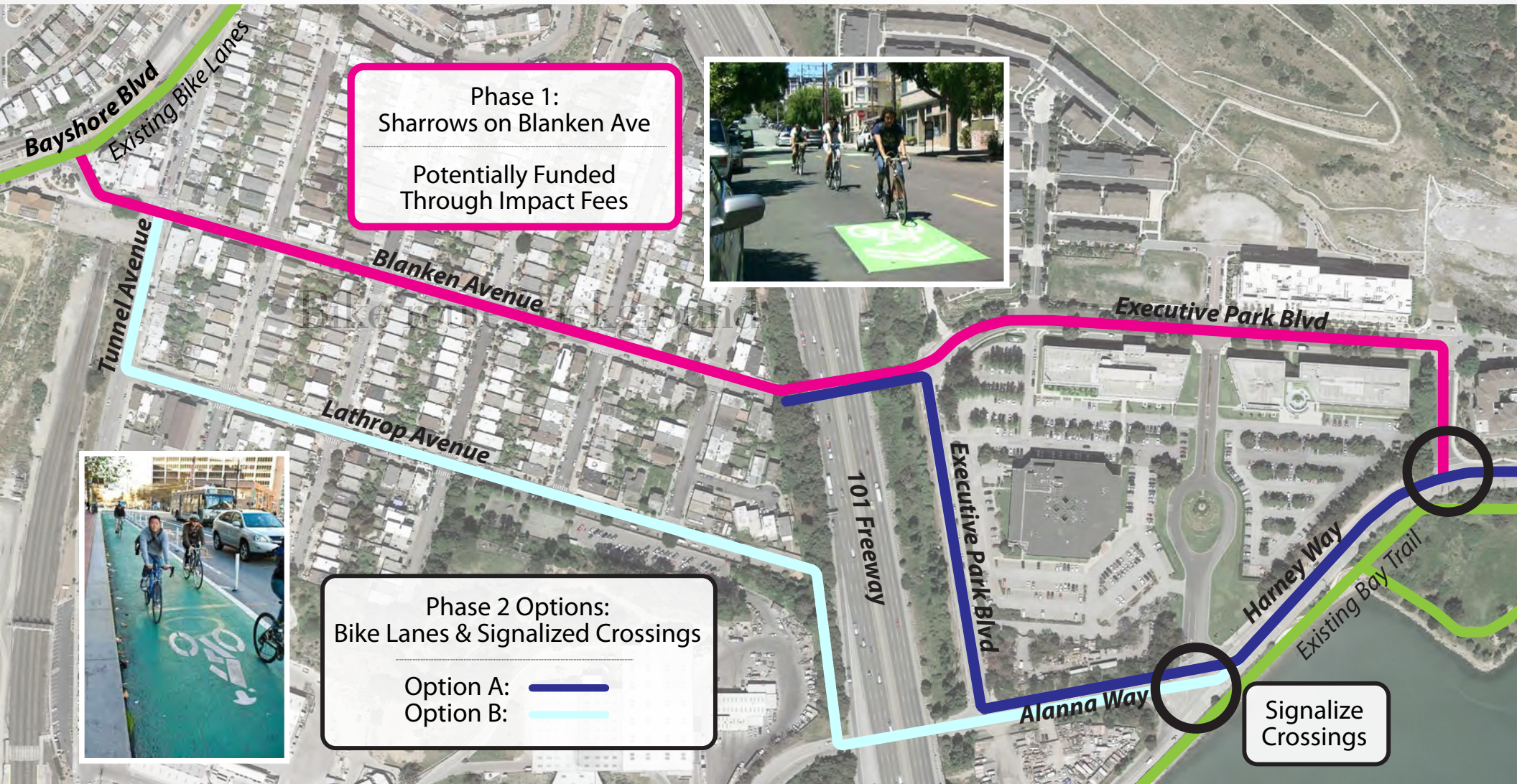


# IMPACT FEES: PROPOSED PROJECTS

## BICYCLE CONNECTIVITY

Phase 1: Est. \$104,000

Phase 2: Est. \$2.2 million



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



# IMPACT FEES: PROPOSED PROJECTS

*Est. \$60,000*

## BICYCLE CONNECTIVITY



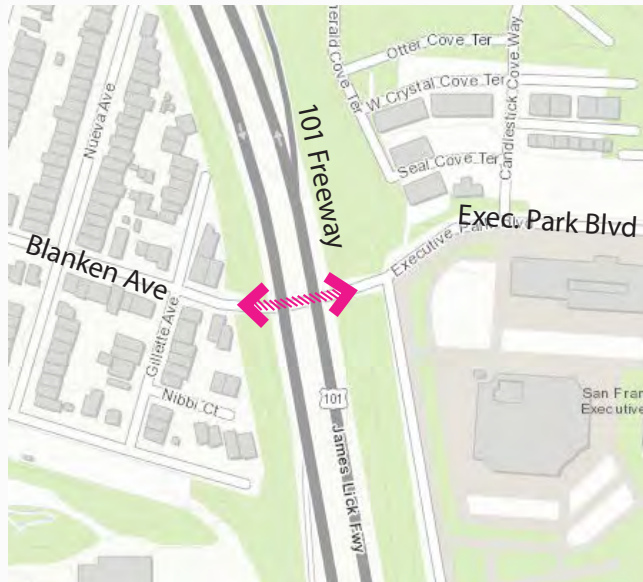
### *Blanken Underpass Illumination*

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

# IMPACT FEES: PROPOSED PROJECTS

*Est. \$80,000*

## BICYCLE CONNECTIVITY



## *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



# IMPACT FEES: PROPOSED PROJECTS

## MCLAREN PARK CONNECTIVITY

### V-O-Cal Trail, August 2014





# IMPACT FEES: PROPOSED PROJECTS

MCLAREN PARK CONNECTIVITY

*Est. \$300,000*



## *Trail Stabilization & Access Improvements*

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



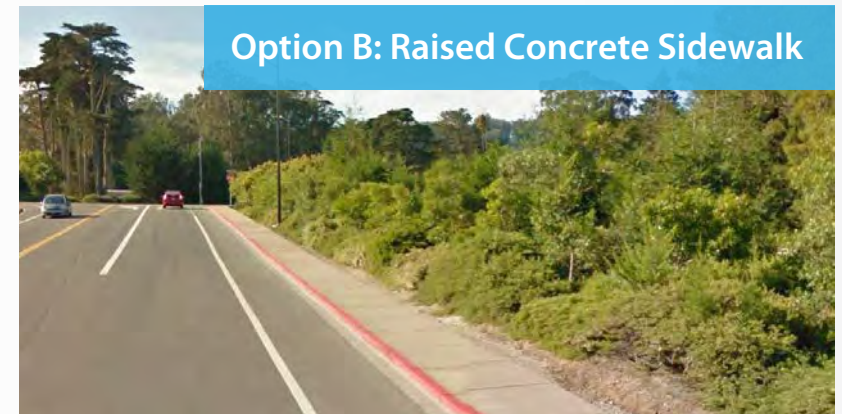
# IMPACT FEES: PROPOSED PROJECTS

## MCLAREN PARK CONNECTIVITY

Option A: Est. \$154,000  
Option B: Est. \$367,000



Option A: Separated Pedestrian Space



Option B: Raised Concrete Sidewalk

## *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

*Est. \$707,000*



### *Visitacion Avenue/Trailhead Crossing*

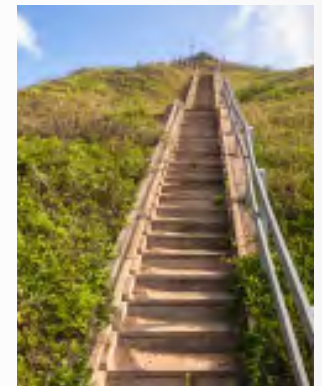
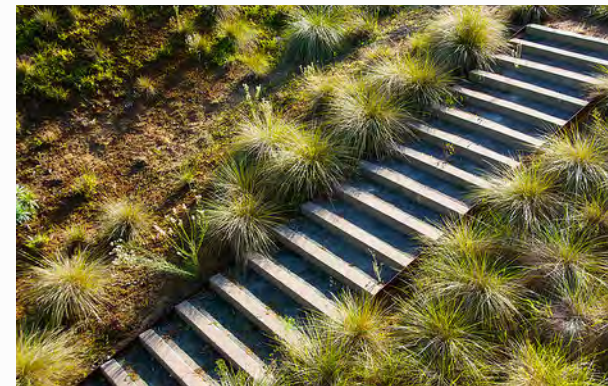
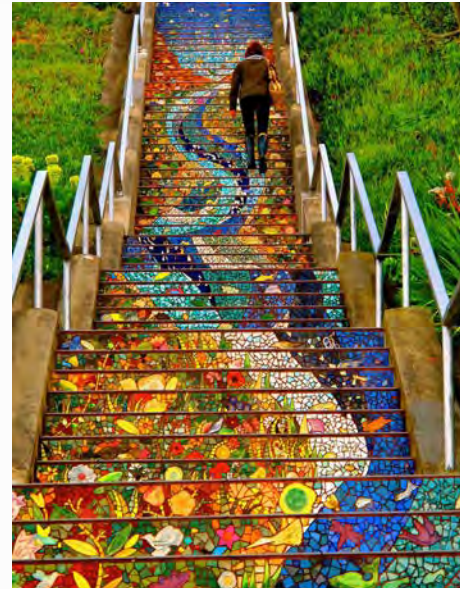
- New crosswalk to improve safety & access
- Pedestrian Refuge Island
- Rapid Flashing Beacons



# IMPACT FEES: PROPOSED PROJECTS

*Est. \$457,000*

## MCLAREN PARK CONNECTIVITY



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



# IMPACT FEES: PROPOSED PROJECTS

## PARK IMPROVEMENTS

*Est. \$2.5 million*



## *Visitation Valley Playground Renovation*

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



# 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	Visitation 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	Visitation Ave Trail Stabilization & Access Improvements	\$300,000
9	New Visitation Avenue Sidewalk (assume Option B)	\$367,000
10	Visitation Avenue/Trailhead Crossing	\$707,000
11	Elliot Street Staircase	\$457,000
Park Improvements		
12	Herz Playground Renovation	\$2,500,000
13	Visitation Valley Playground Renovation	\$2,500,000
14	Visitation Valley Ballfield	\$1,800,000
<b>Subtotal</b>		<b>\$14,626,000</b>
Childcare		
15	Unprogrammed Childcare Funds	\$3,500,000
<b>TOTAL</b>		<b>\$18,126,000</b>

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.



10 Minute Break

NEXT...

Part 2

Schlage Lock Parks Design Update



# 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



# LELAND & VISITACION PARK COMMUNITY MEETING

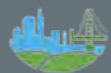
July 16th, 2016



SAN FRANCISCO RECREATION AND PARK



GLS LANDSCAPE ARCHITECTURE



BAYSIDE DEVELOPMENT LLC



## MEETING OBJECTIVES

**1. FEEDBACK ON LELAND / BAYSHORE CORNER DESIGN**

**2. INPUT ON LELAND PLAY EQUIPMENT OPTIONS**

**3. UPDATE ON REVISED VISITACION LAYOUT**

PHASE 1 SCOPE

LELAND PARK

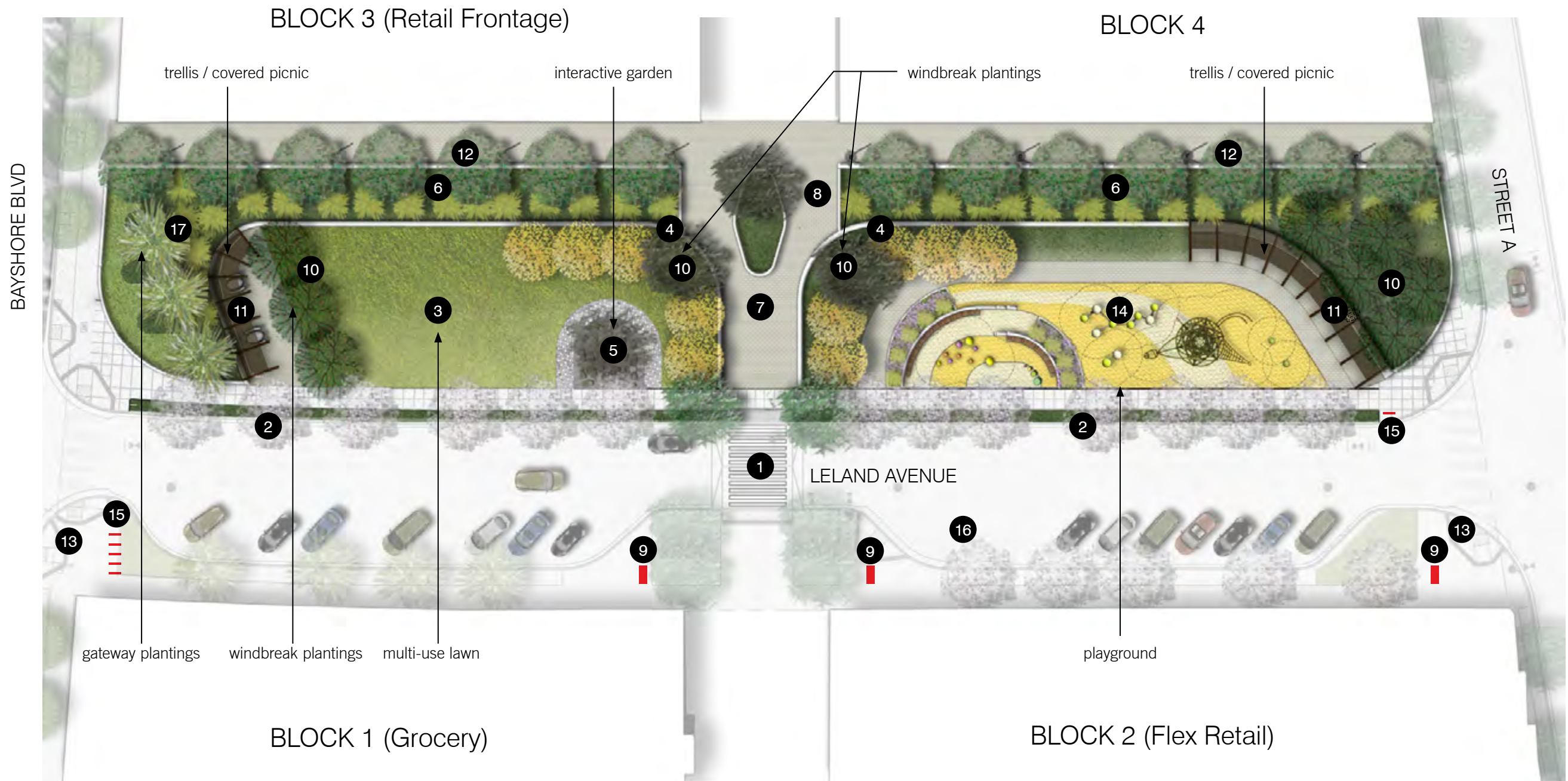
PHASE ONE SCOPE

VISITACION PARK














CURRENT PLAN



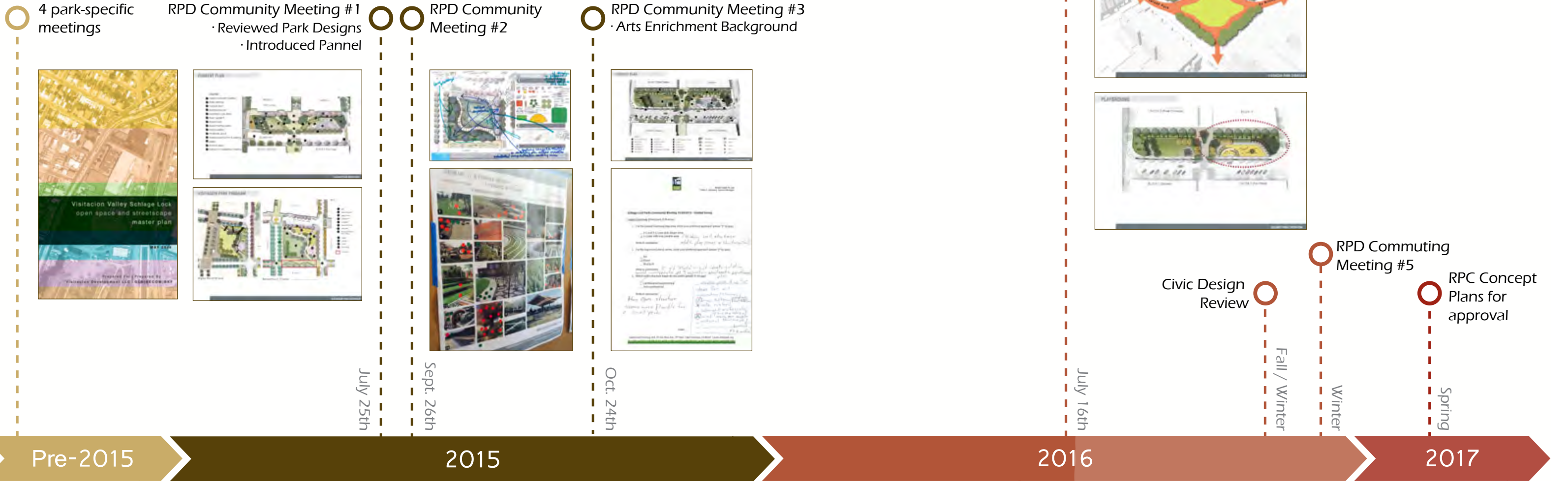
LEGEND

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

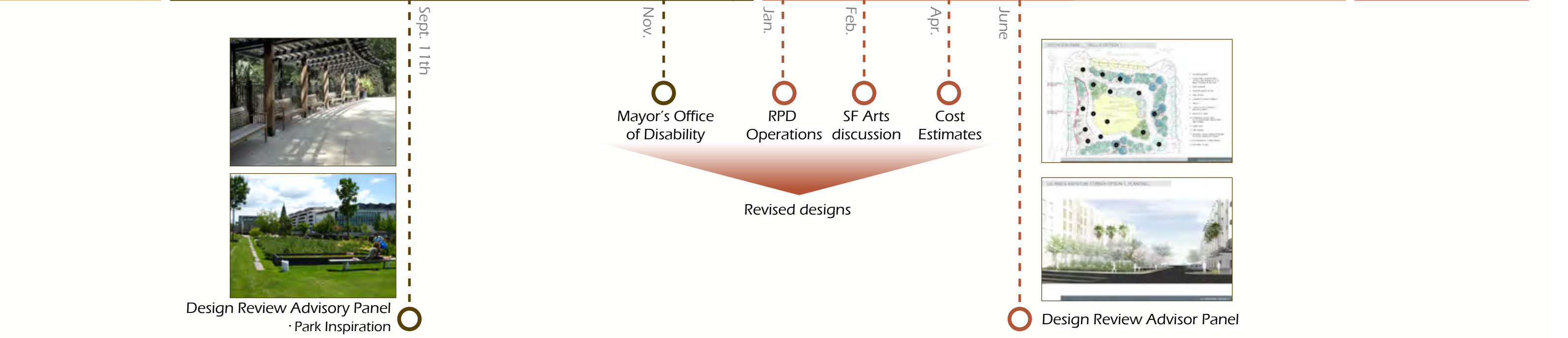
- |  |   |   |
|--|---|---|
|  italian stone pine |  monterey cypress  |  river birch |
|  mexican fan palm   |  japanese cherry   |  red maple   |
|  brisbane box       |  catalina ironwood |  shrubs      |



# Community Meetings



# Internal Meetings





# LELAND PARK DESIGN PROCESS SUMMARY

## 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



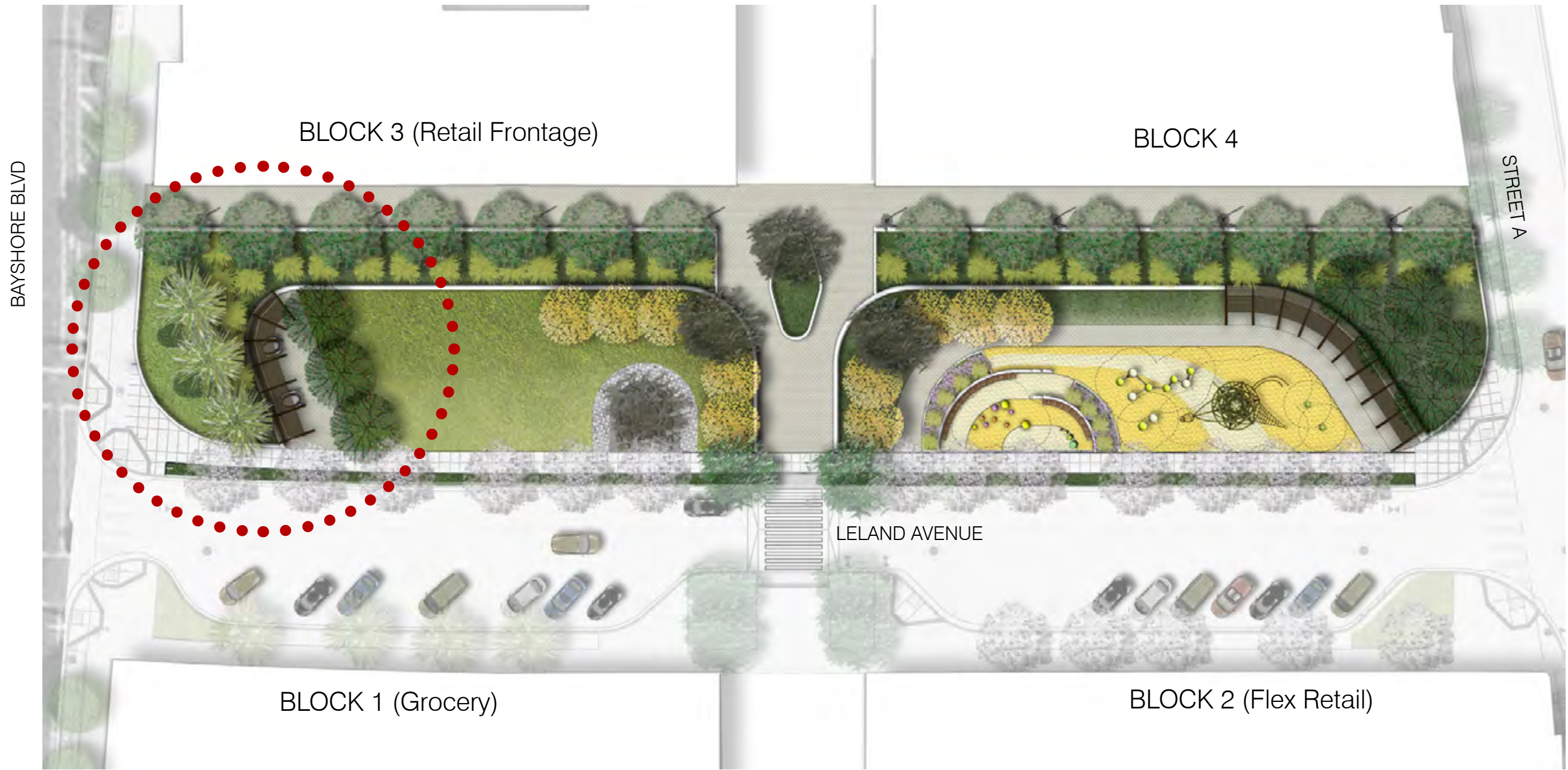
CANTILEVERED / ASYMMETRICAL



SYMMETRICAL

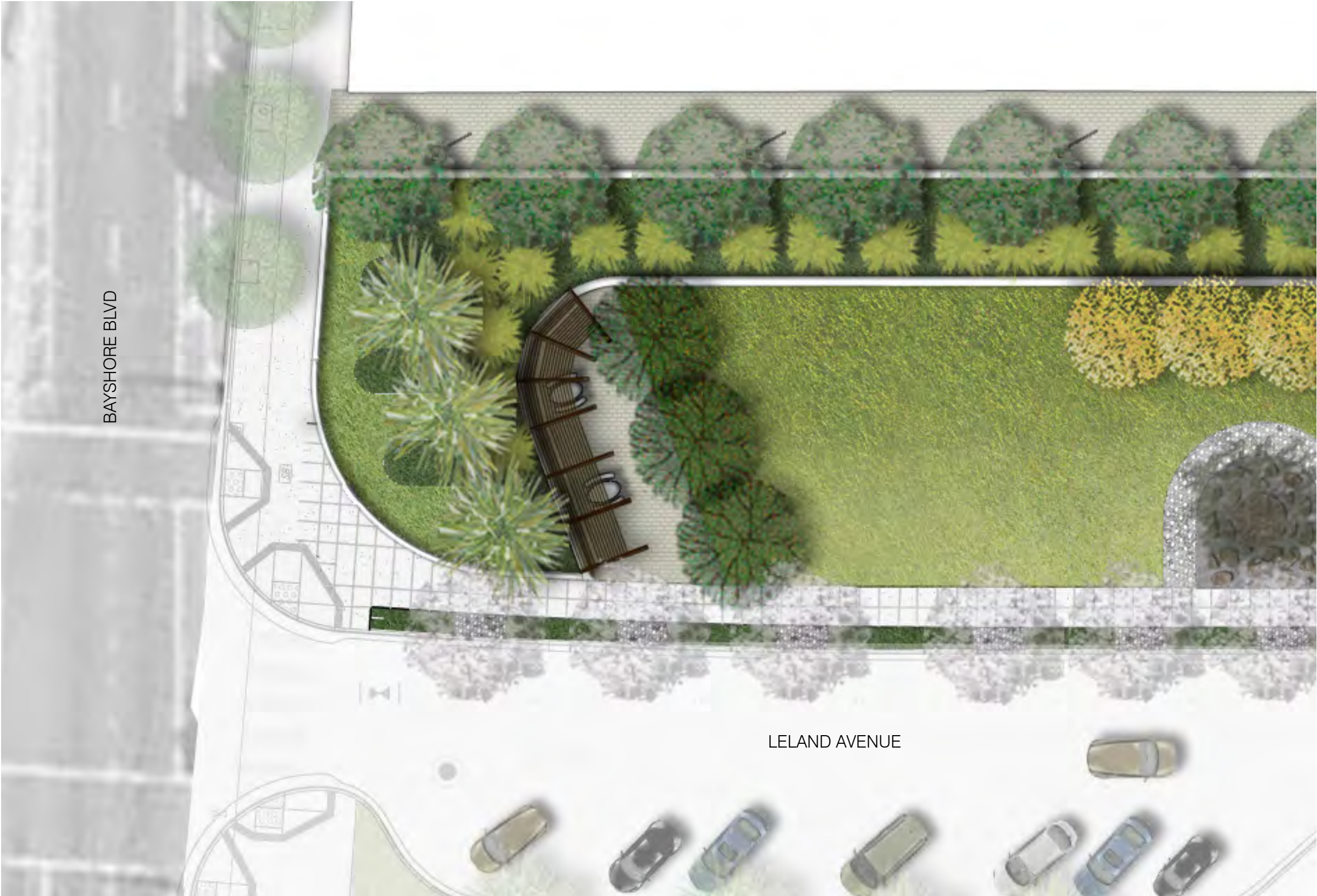


LELAND & BAYSHORE CORNER





LELAND & BAYSHORE CORNER\_PLANTING AND STRUCTURE





LELAND & BAYSHORE CORNER\_PLANTING AND STRUCTURE





LELAND & BAYSHORE CORNER\_PLANTING AND STRUCTURE





# LELAND & BAYSHORE CORNER\_PLANTING AND STRUCTURE



Mexican Fan Palm (*Washingtonia Robusta*)



Monterey Cypress (*Cupressus Macrocarpa*)



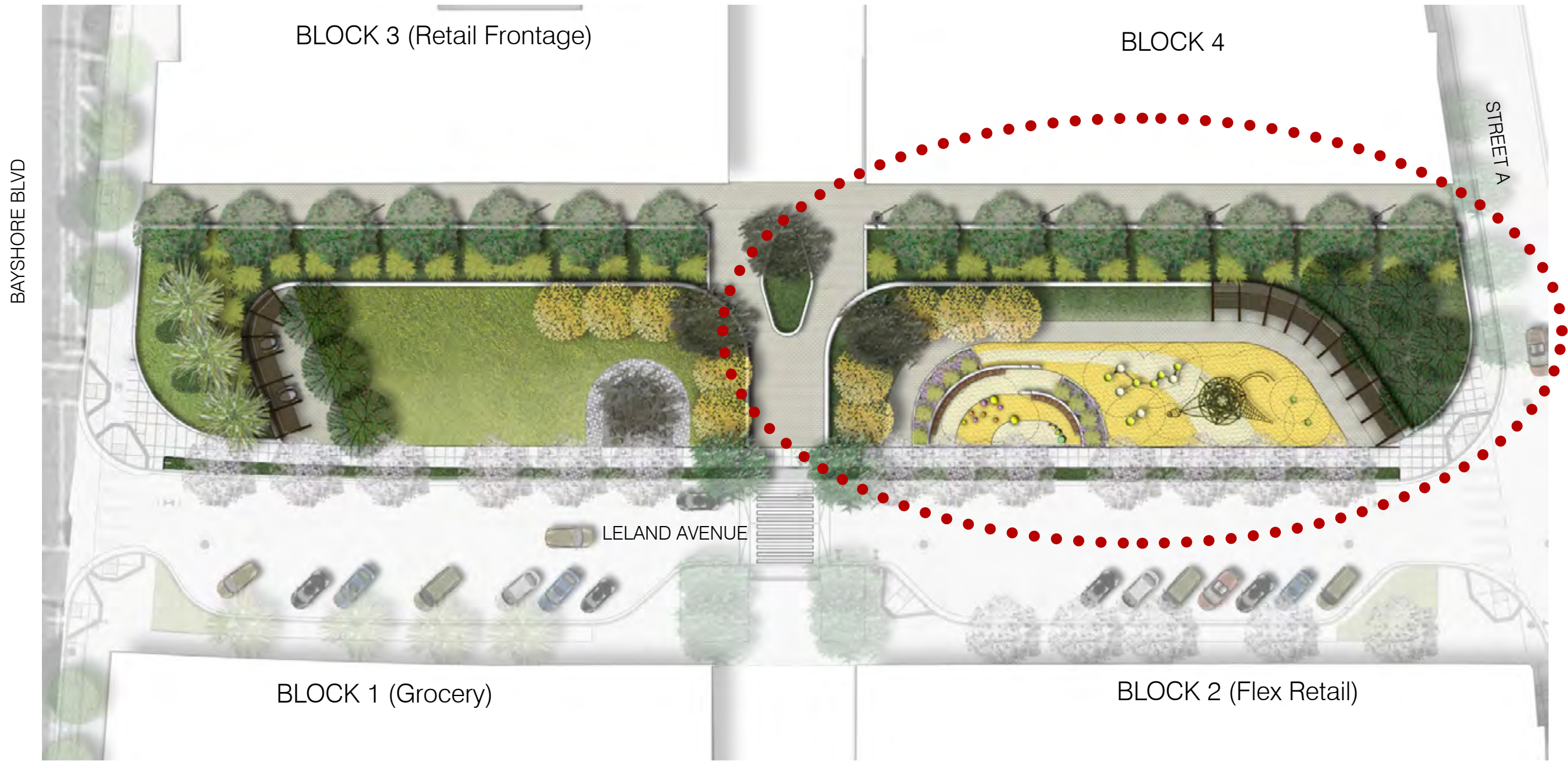
Red Maple (*Acer Rubrum*)



Japanese Flowering Cherry (*Prunus Serrulata*)



PLAYGROUND





# VISITACION VALLEY NEIGHBORHOOD PARKS

John McLaren Park



Herz Playground & Coffman Pool



Kelloch & Velasco Park



Visitacion Valley Playground



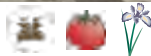
Visitacion Valley Greenway



Little Hollywood Park



Ralph D. House Community Park  
(LeConte Park)



Bay View 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

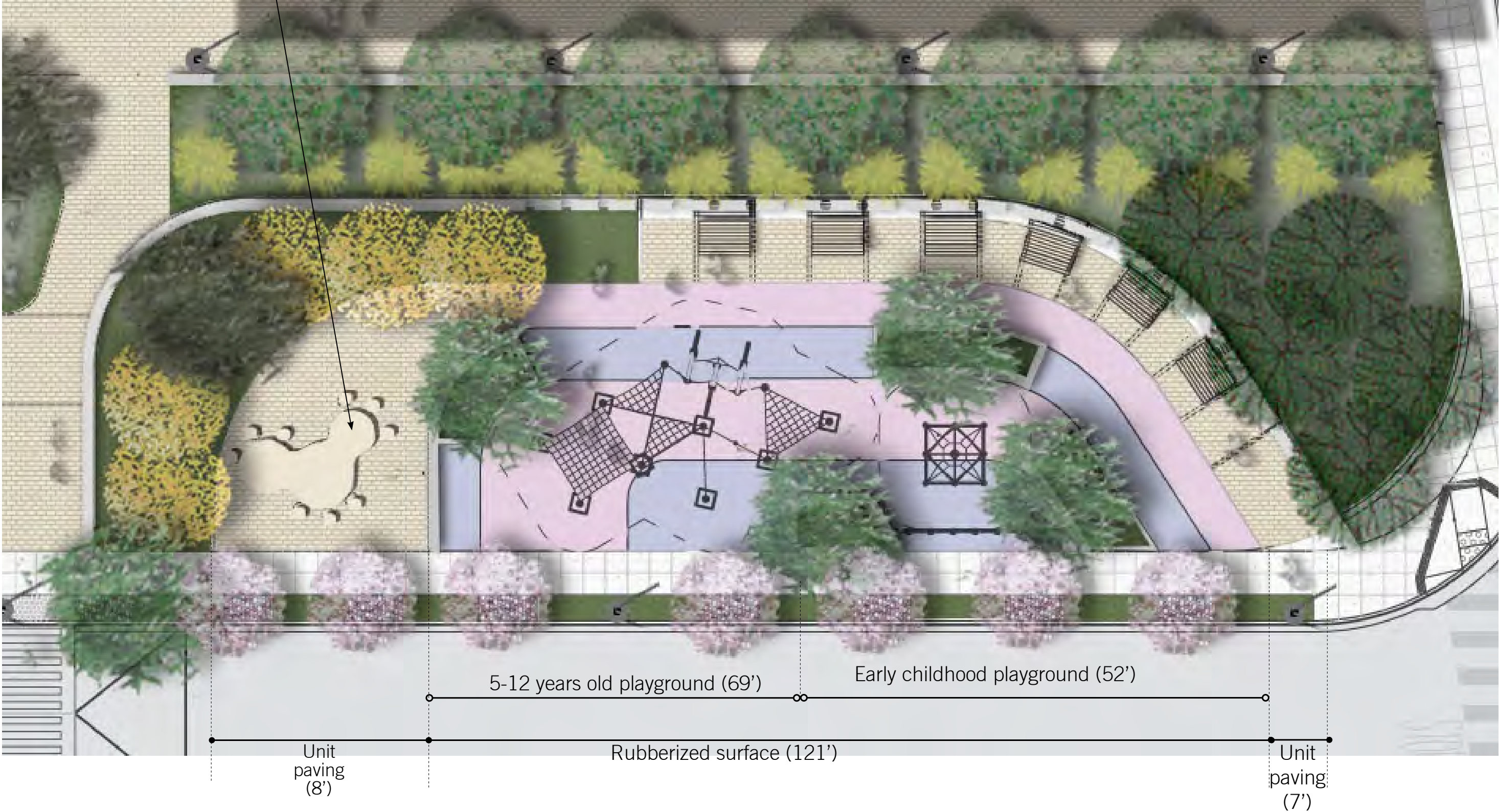


Clubhouse

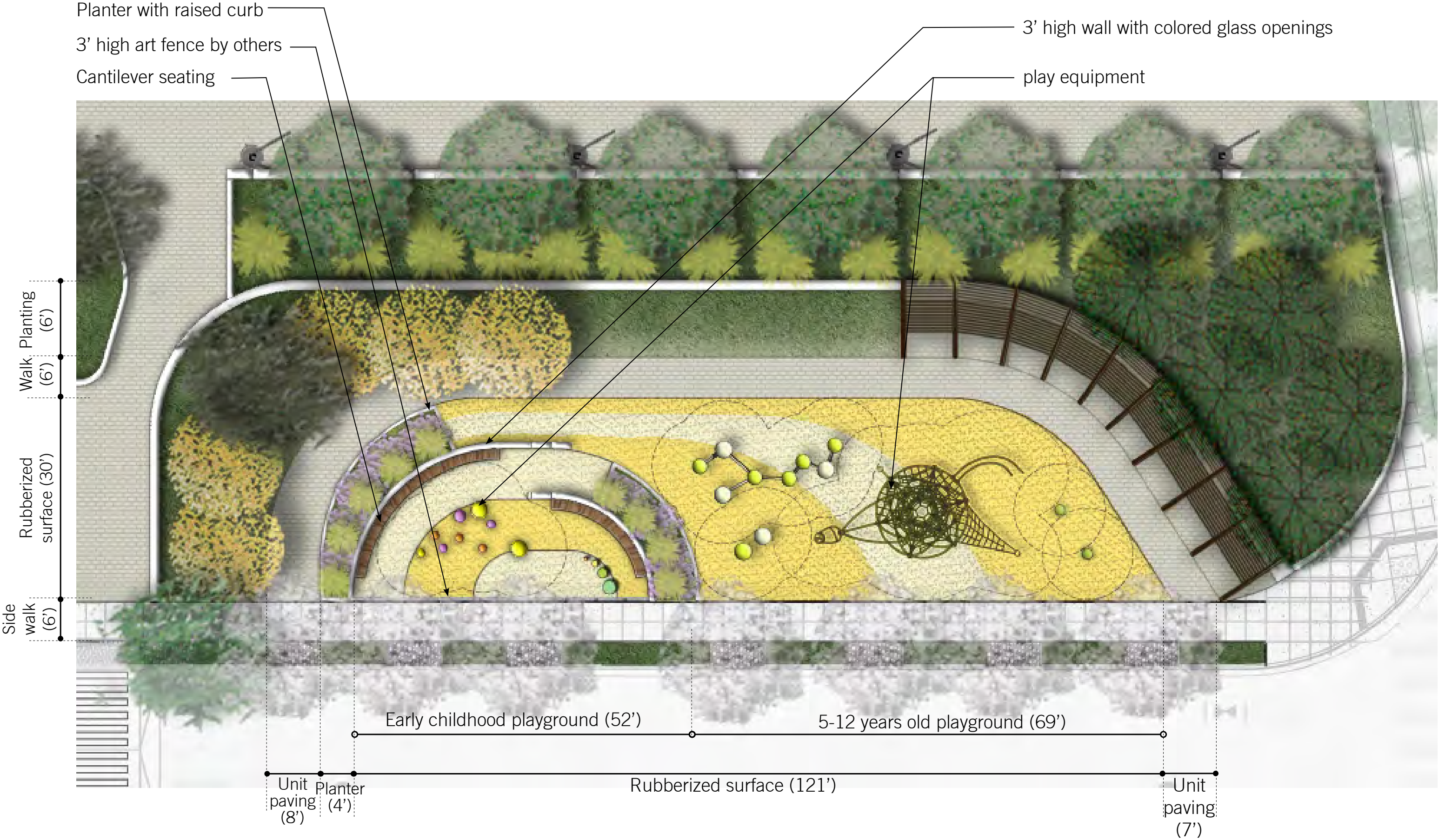


PREVIOUS PLAYGROUND DESIGN

Sculptural communal table



# PLAYGROUND DESIGN

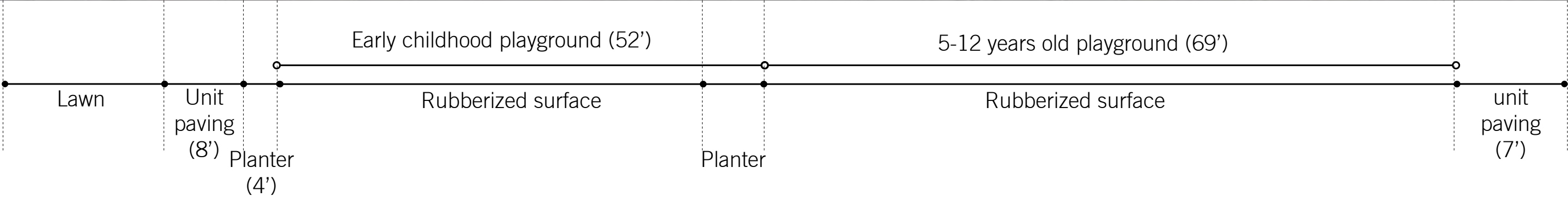
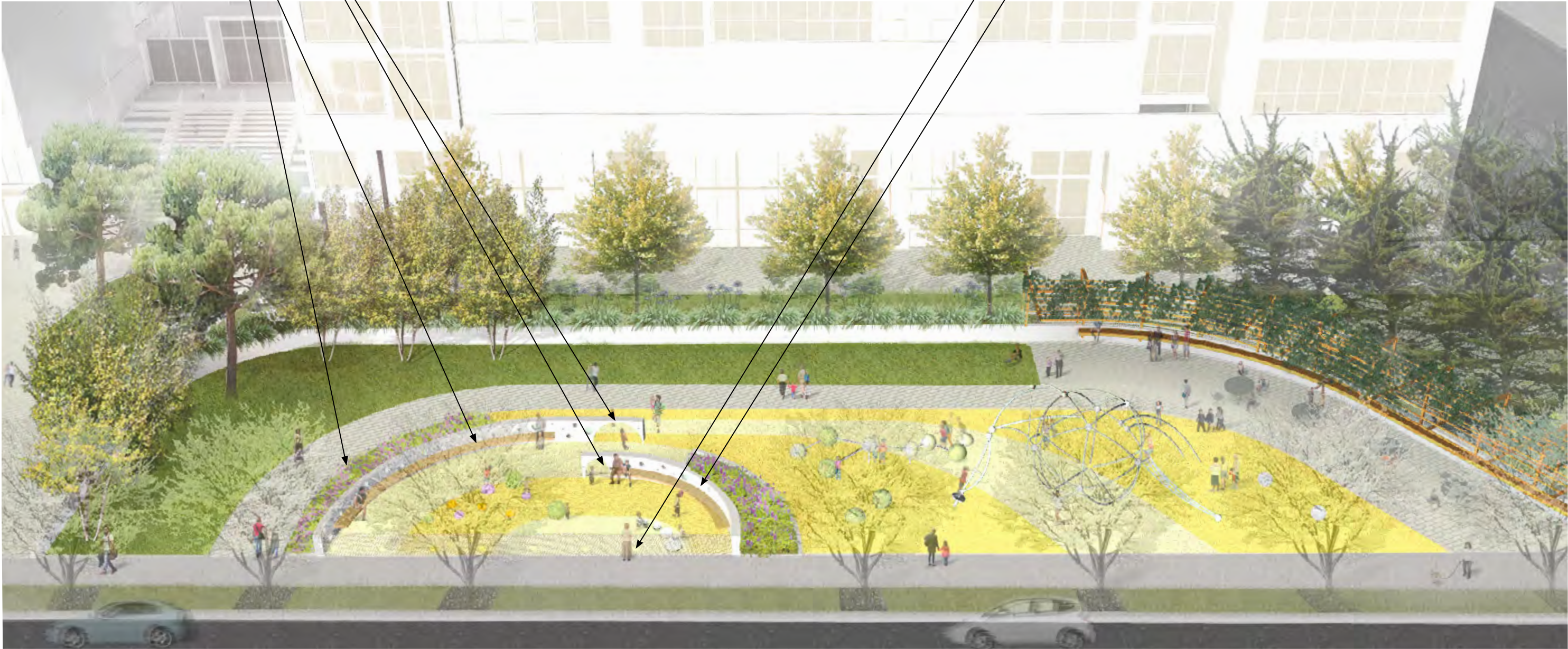




# PLAYGROUND DESIGN

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

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





PLAYGROUND PERSPECTIVE





PLAYGROUND LAYOUT





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



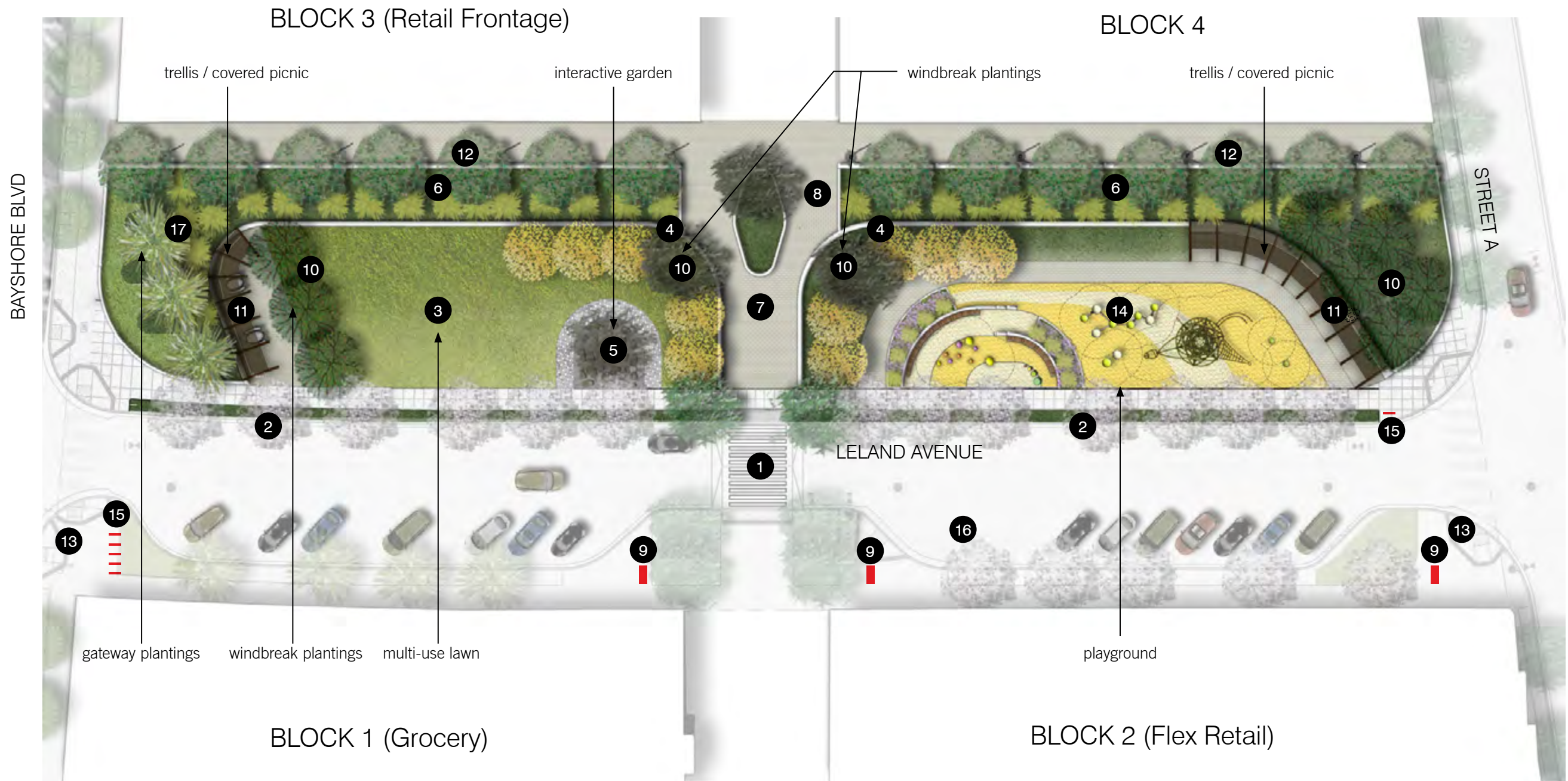
# QUESTIONS & ANSWERS



**SURVEY**



CURRENT PLAN



LEGEND

- |                      |                                     |                                    |
|----------------------|-------------------------------------|------------------------------------|
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- |                    |                   |             |
|--------------------|-------------------|-------------|
| italian stone pine | monterey cypress  | river birch |
| mexican fan palm   | japanese cherry   | red maple   |
| brisbane box       | catalina ironwood | shrubs      |
|                    |                   | shrubs      |



# LELAND PLAYGROUND

## EARLY CHILDHOOD PLAY OPTIONS



LOW- LITERAL PLAY

BALANCING  
Swinging



LOW- ABSTRACT PLAY

PLAYHOUSE  
SENSORY



LOW- LITERAL PLAY

JUMPING  
SOUND



LOW- ABSTRACT PLAY

ROLE PLAY  
Climbing



HIGH- LITERAL PLAY

seesawing  
RELAXING



HIGH- ABSTRACT PLAY

SLIDING  
Spinning



# VISITACION PARK OVERVIEW



PARK + PHASE 1 SCOPE

LELAND PARK

PHASE ONE SCOPE

VISITACION PARK





EXERCISE PROGRAMMING



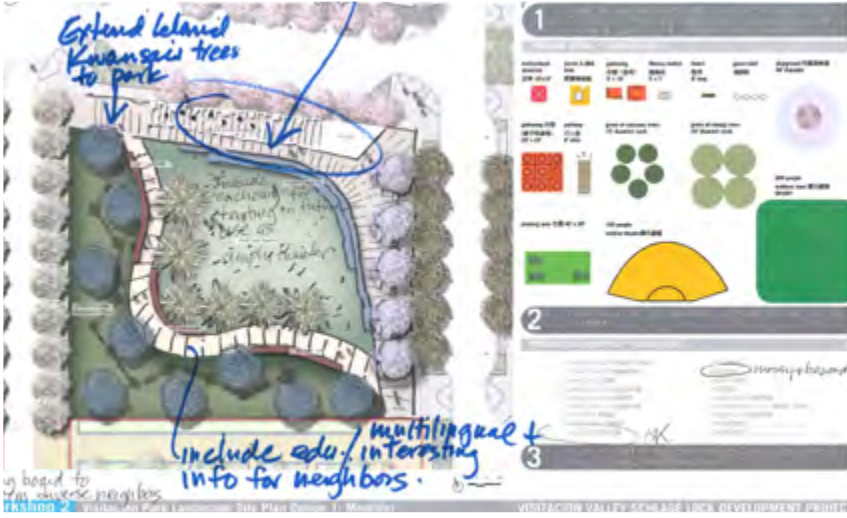
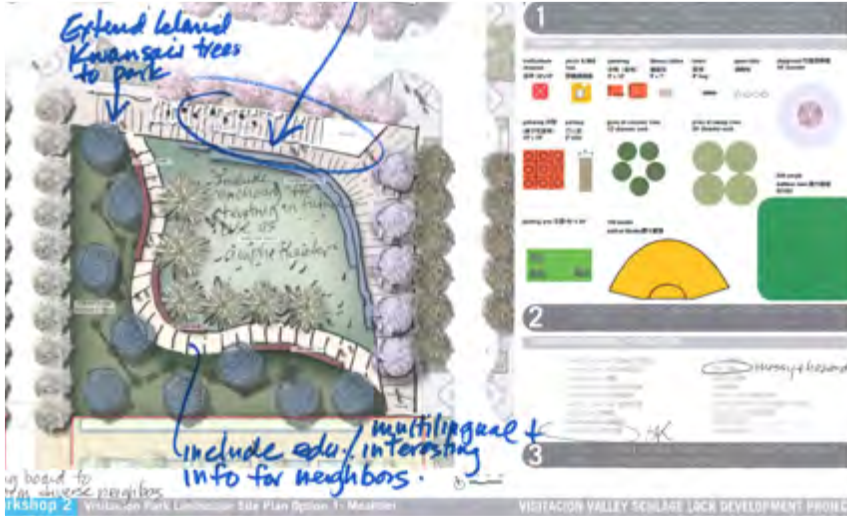
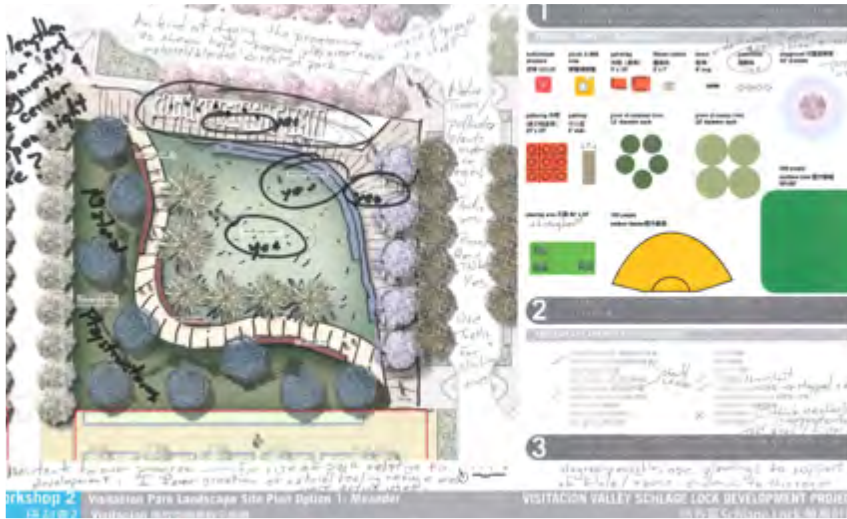
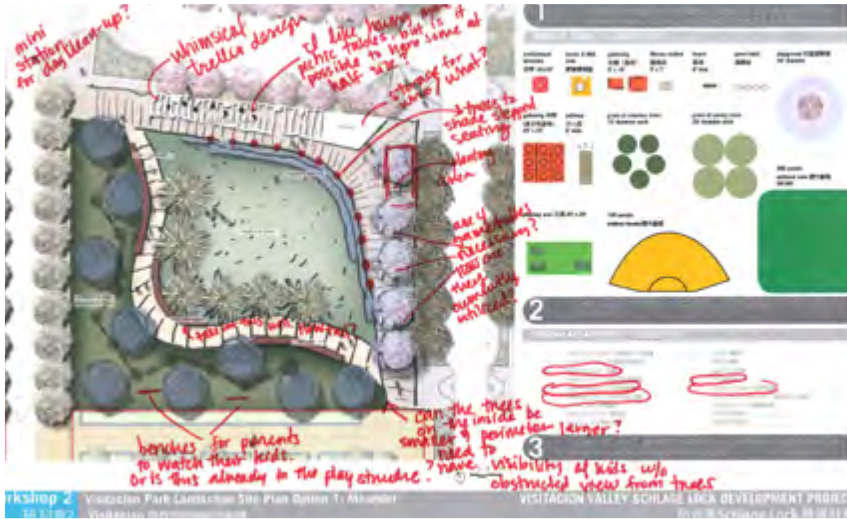
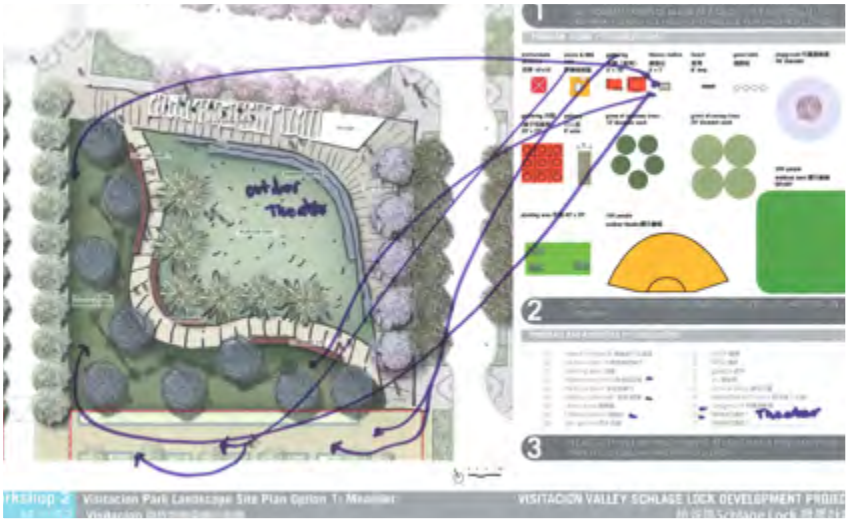
“MEADERING” SCHEME



“OVAL” SCHEME



# EXERCISE PROGRAMMING





EXERCISE PARK CHARACTER





### SEPTEMBER 26, 2015 SCHLAGE LOCK PARKS MEETING COMMENTS SUMMARY

#### CLEAR WINNERS:

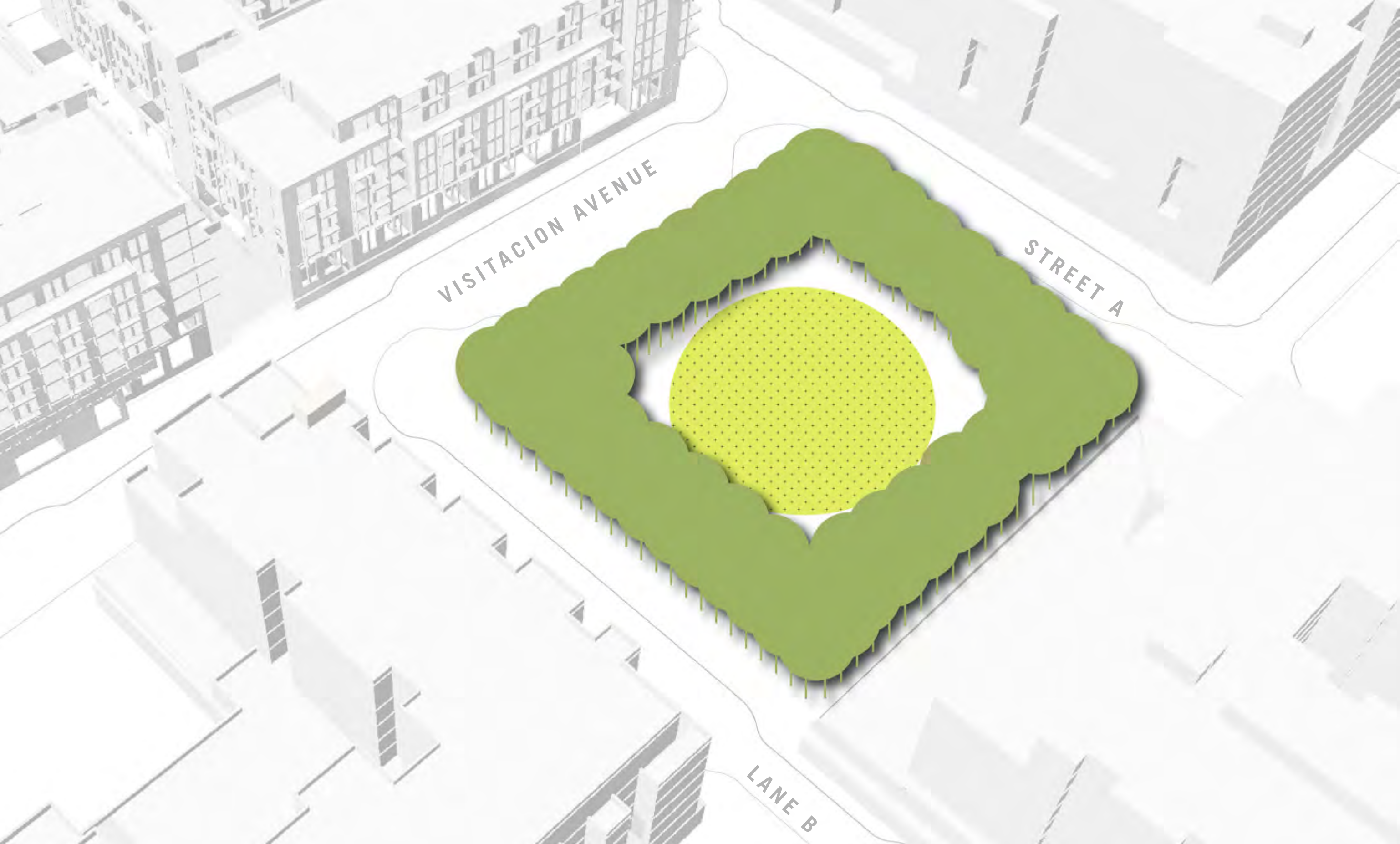
- NATURALISTIC PLANTINGS AND SURFACES, MEANDERING PATH CONFIGURATION
- TRELLIS WITH CLIMBING PLANTS
- OUTDOOR THEATER/MULTIUSE LAWN, ABLE TO USE FOR OTHER ASSEMBLY (YOGA); I.E. LARGE OPEN SPACE IN MIDDLE OF PARK

#### 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

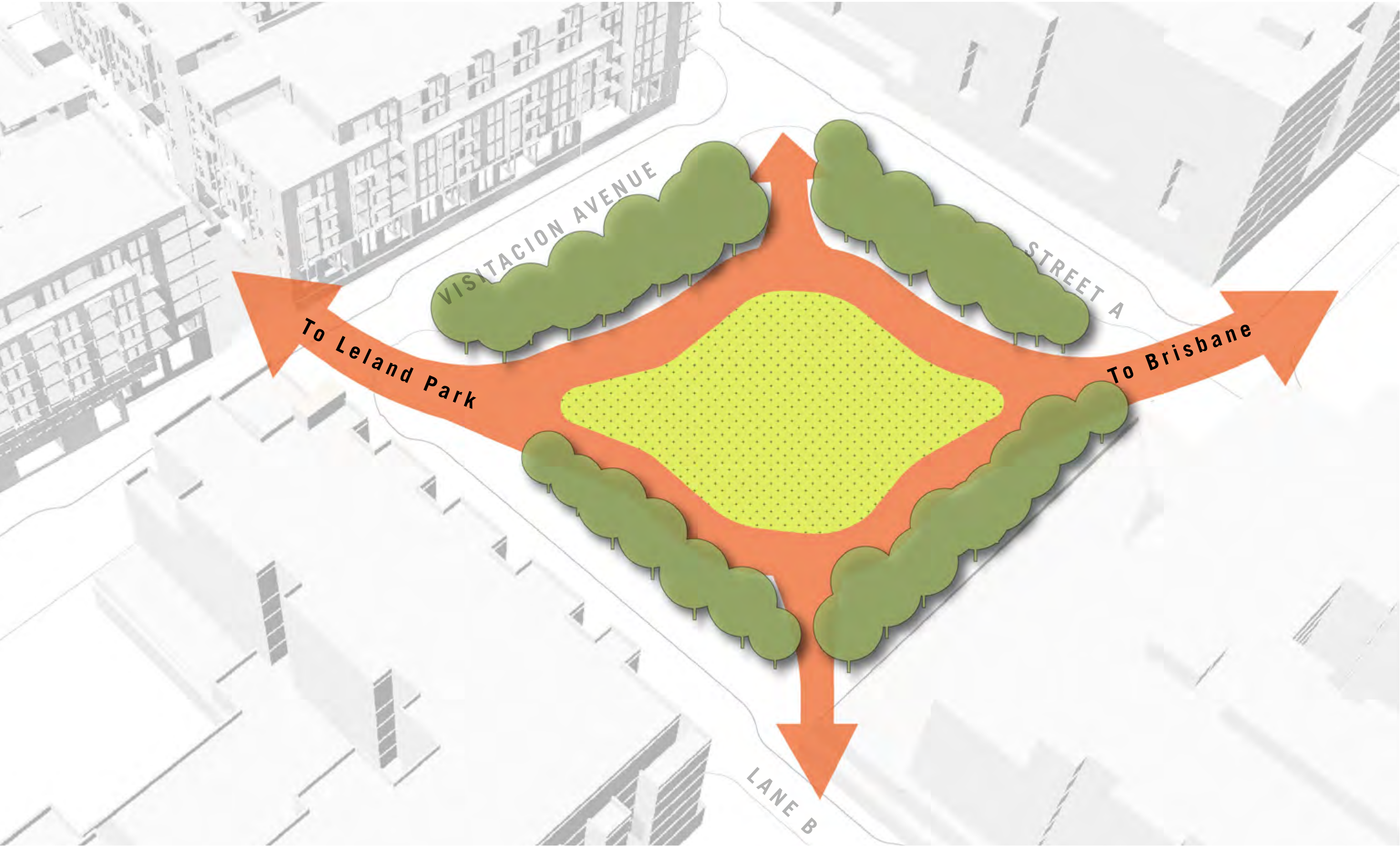


VISITACION PARK OPEN CENTER





VISITACION PARK CIRCULATION





VISITACION PARK AMPHITHEATER



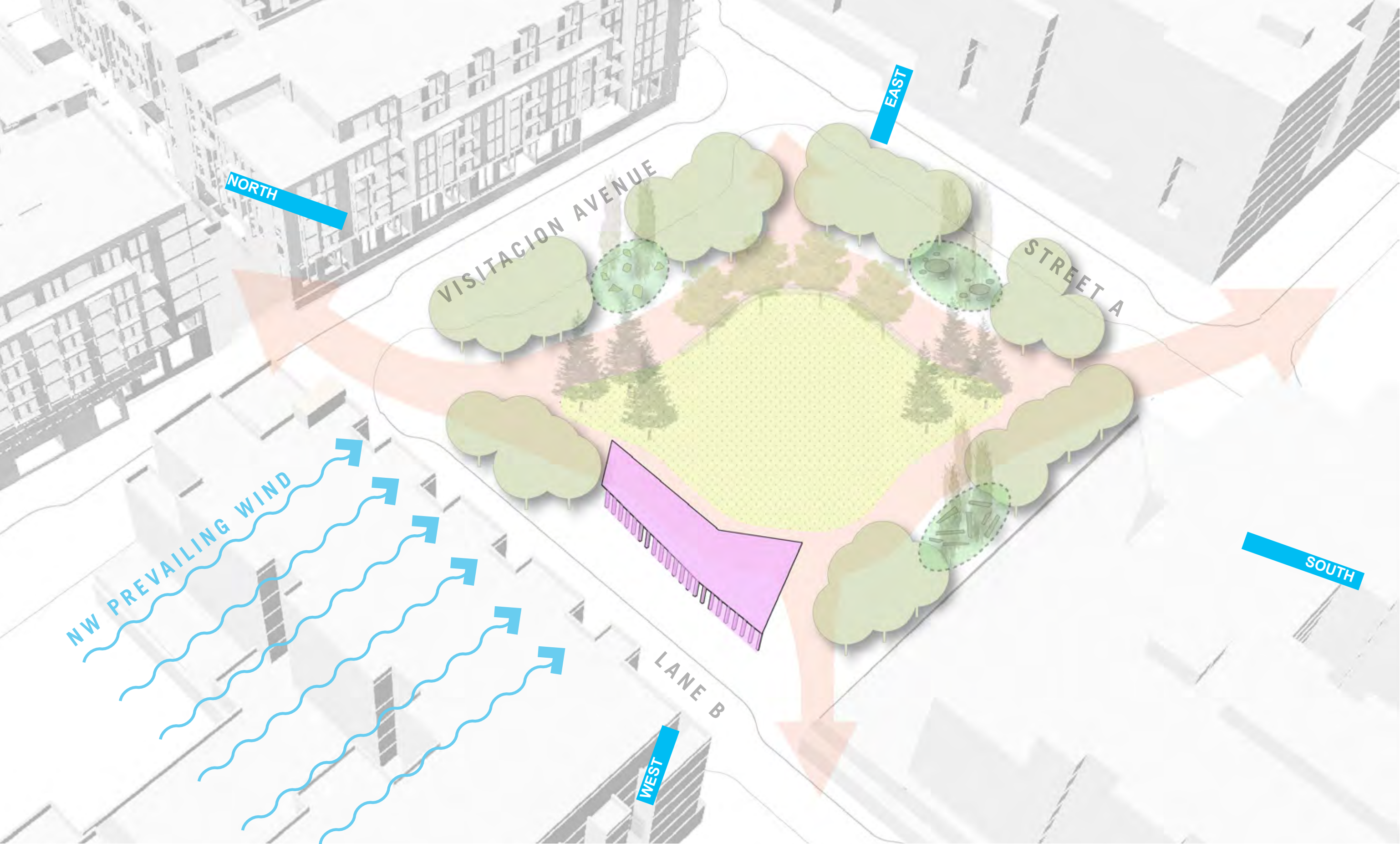


VISITACION PARK INTERACTIVE GARDEN



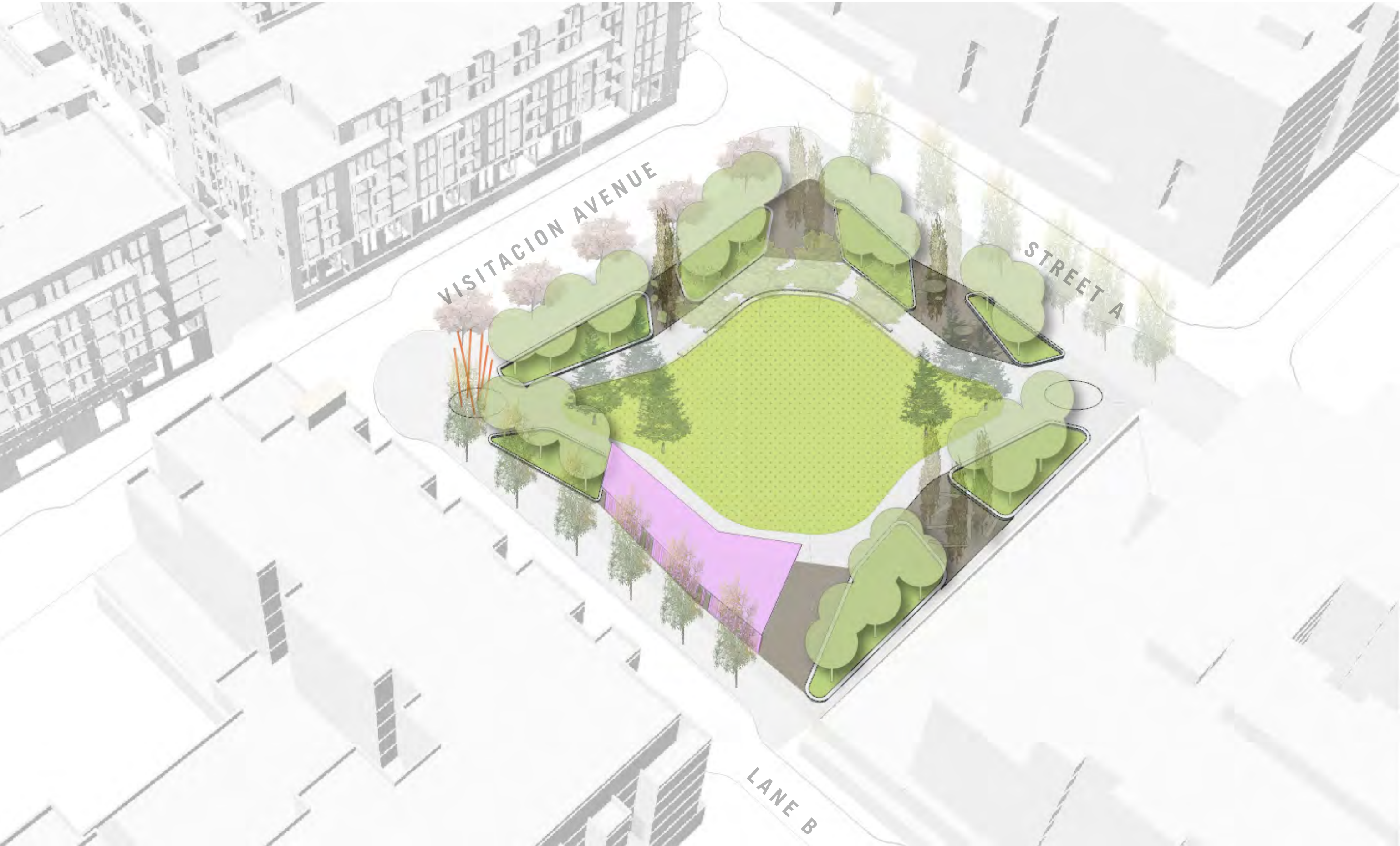


VISITACION PARK\_\_TRELLIS FOR SUN & WIND PROTECTION





VISITACION PARK COMPOSITE PLAN





# VISITACION PARK SITE PLAN

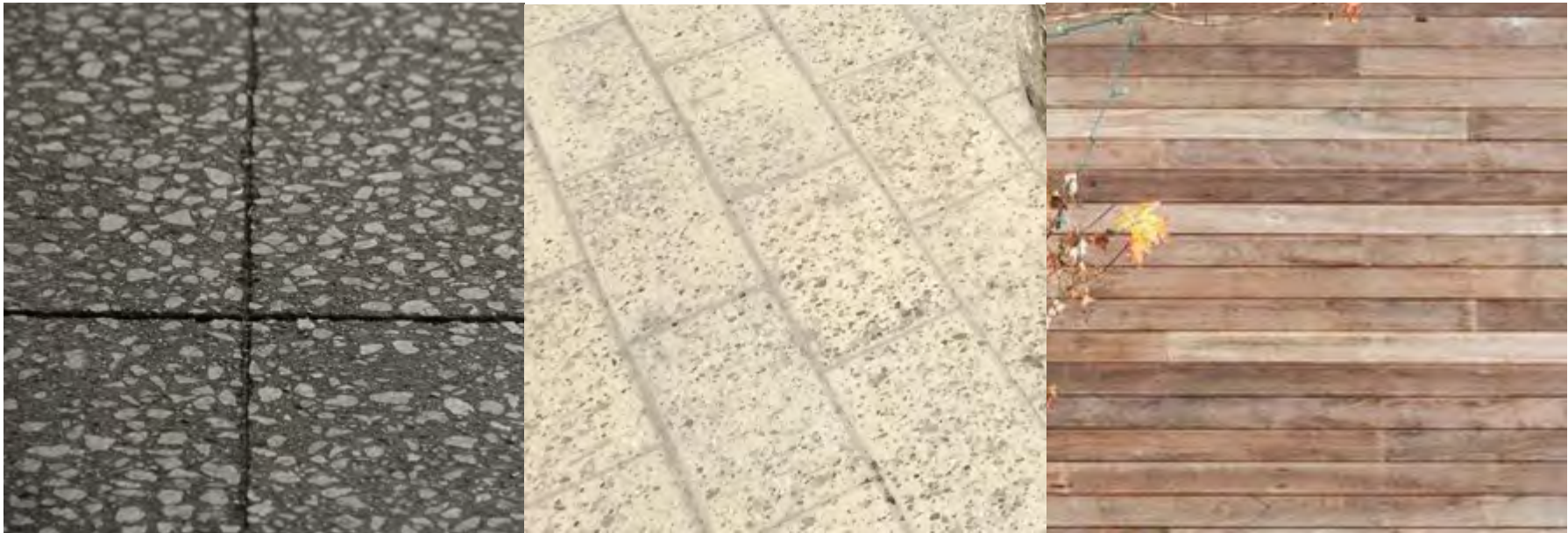


- 1 wind garden
- 2 sculptural planter wall  
18" tall and varied at 6"-12" wide,  
with buckeyes 36" box
- 3 rock garden
- 4 deodor cedars, 48" box
- 5 oaks, 48" box
- 6 concrete seating terrace
- 7 trellis
- 8 cast-in-place concrete  
bench with wood
- 9 multi-use lawn
- 10 communal picnic area  
with 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



# INTERACTIVE GARDEN MATERIAL PRECEDENT

## ACCESSIBLE PAVING MATERIALS



## NON-ACCESSIBLE PAVING MATERIALS





INTERACTIVE GARDEN PRECEDENT





# QUESTIONS & ANSWERS



**THANK YOU**