



VISITACION VALLEY IMPACT FEE AND NEIGHBORHOOD PROJECT UPDATE

Dylan Hamilton
Planner / October 9, 2024 / Annual Update



San Francisco
Planning

Purpose

The purpose of this presentation is to fulfill requirement 6.4 of the Visitacion Valley/Schlage Lock Development Agreement, which requires that the Planning Department provide annual updates on the project area. This document includes updates on capital projects in the neighborhood and impact fee projections.

PROJECT UPDATES

- Impact fee projections
- Updates on projects in the neighborhood



Impact Fees

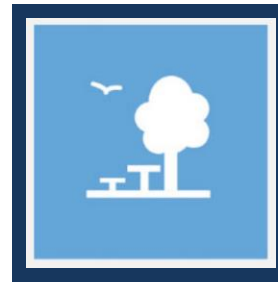
- Impact fees capture value created by development that is then used for capital improvements.
- Impact fees can fund new infrastructure:



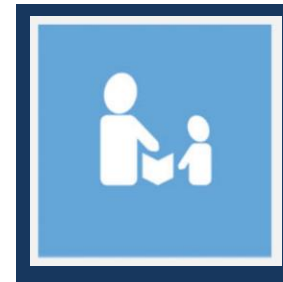
TRANSIT



STREETS



OPEN SPACE

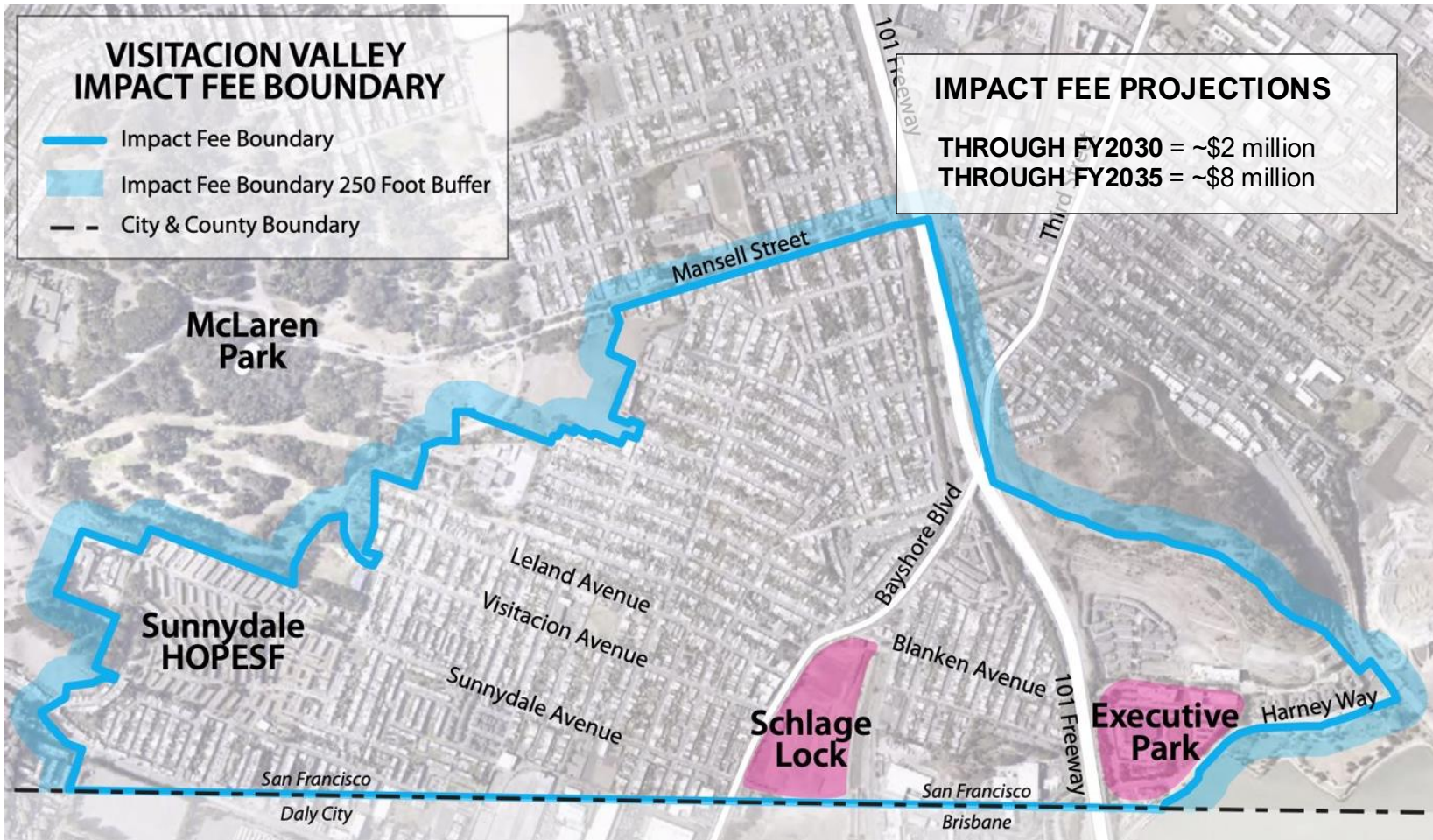


CHILDCARE

- Amount and availability of funds depend on ultimate buildout and timing of development.

Impact Fees

- Collected on new development of a certain size and can be spent anywhere within the impact fee boundary.



Impact Fees and Community Priorities

- Project priorities were identified during 5 community workshops: 9/2014, 5/2015, 9/2015, 6/2016, 5/2017
- 3 community surveys (in person and online); 220 responses received
- Many of the projects identified from the community process are now built. As development occurs, impact fee revenue will be generated to fund additional projects identified by the community.

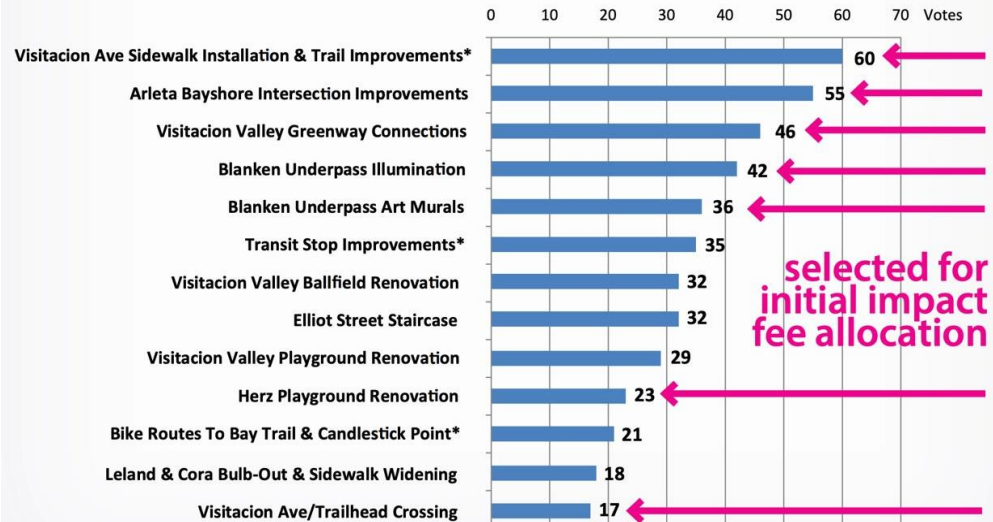
Top Priorities



Community Survey

JULY/AUGUST 2016 SURVEY RESULTS

Proposed Visitacion Valley Projects



Project Updates:

- Blanken Underpass Community Mural, DPW,
- Visitacion Avenue Pedestrian & Bike Safety Project, RPD
- Visitacion Avenue Connector trailhead crossing, RPD
- 2020 Citywide Parks Bond Funding and McLaren Park Vision Plan Update, RPD
- Visitacion Valley Community Transportation Plan, MTA

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:

- Maintenance costs and other responsibilities made the initial Blanken underpass site on Caltrans property unviable.
- Local artists worked with property owners to identify a new site, and in summer of 2024 completed the mural on the Bayshore side of the property located at 2400 Bayshore.



Visitation Avenue Ped & Bike Safety Project

Project Scope:

- New bikeway from Mansell to Herz Playground
 - 2-way barrier protected bikeway on Visitation (green)
 - Multi-use path on west side of Herz (yellow)
- New sidewalks and pedestrian lighting (Visitation Valley Middle School to Hahn St)
- Improve sightlines and narrow vehicle travel lanes (Mansell St to Hahn St)
- New crosswalk with refuge island (West of Leland Ave)
- Street parking both sides (Leland Ave crosswalk to Hahn St)

Project Update:

- Rec Park (RPD) has completed existing conditions/survey analysis.
- Review underway by SFMTA and SFFD
- RPD will present the updated design at several McLaren Park neighborhood community meetings Fall 2024.
- After public presentations and pending potential grant funding announcements in Fall 2024.
 - Design is expected to start late 2024.
 - Construction target is late 2026
- Contact brian.stokle@sfgov.org (RPD) or marien.coss@sfgov.org (RPD)



Visitation Avenue McLaren Park Connector - Trail Connector

Project Details:

- New Native Plant Garden and Nature Exploration Area south of the McLaren Community Garden
- New natural surface pedestrian trail on the east side of Visitation Ave between Hahn Street and Visitation Valley Middle School
- New interpretive and wayfinding signage

Project Update:

- Native Plant Garden is mostly complete.
- Tree work was completed in winter 2024
- Construction of the improved pedestrian trail will begin in the next few months
- Project will be complete by the end of 2025
- Contact lauren.chavez@sfgov.org (RPD)



Herz Recreation Center

- Site clearing is complete.
- Construction broke ground on September 15, 2023.
- Project is expected to be completed in early 2025.
- More information: <https://sfrecpark.org/1488/Herz-Recreation-Center-Project>
- Contact: Eoanna Goodwin (RPD), eoanna.goodwin@sfgov.org



2020 Bond – McLaren Park Vision Plan Update

Project Details:

- Update the 2018 Vision Plan, create a capital project plan, and recommend priority projects for bond funding.
- Planning, site assessments, and community engagement has been ongoing since fall 2022.
- Planning multi-use connectivity into and through the park (*via regular planning meetings, and review and feedback on the Portola Vis Valley CBTP and neighborhood adaptive transit plans*). Coordination with MTA is ongoing.
- Collaboration with the Sunnydale/ HopeSF protect team is shaping a more welcoming southern gateway.

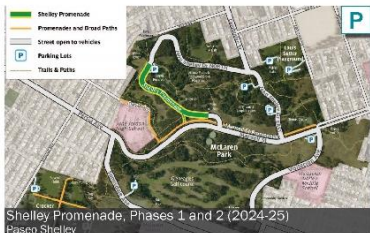
Project Update:

- Synthesis of feedback and cost estimating is underway, and draft recommendations will be shared in late 2024.
- Contact lauren.chavez@sfgov.org (RPD)



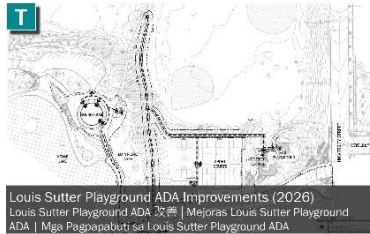
McLaren Park Project Overview

PROJECTS IN CONSTRUCTION



PROJECTS IN PLANNING AND DESIGN

規劃或設計 | PLANIFICACIÓN O DISEÑO | PAGPAPLANO O DISENYO



Key Plan

SUMMARY 摘要 | RESUMEN | BUOD

IN CONSTRUCTION PROJECTS

- M:** Native Plant Garden (2023 - 24) | 本土植物花園 | Jardín de plantas nativas | Hardin para sa Native Plant
- N:** Herz Playground Recreation Center (2023 - 25)
- O:** McLaren Trails Priority Improvements (2024 - 25)
- P:** Shelley Promenade, Phases 1 and 2 (2024 - 25) | Paseo Shelley

IN PLANNING AND DESIGN PROJECTS | 規劃或設計 | PLANIFICACIÓN O DISEÑO | PAGPAPLANO O DISENYO

- P:** Shelley Promenade, Phase 3 (2026) | Paseo Shelley
- Q:** Connectivity (2025) 連接性 | Conectividad | Konektibidad
- R:** Visitation Avenue Pedestrian and Bicycle Safety (2026) | Visitation 大行人和自行車安全 | Visitation Avenue Seguridad para peatones y ciclistas | Kaligtasan ng Pedestrian at Bisikleta sa Visitation Avenue
- S:** Yosemite Creek Daylighting (2025) | Yosemite Creek採光 | Iluminación natural del Yosemite Creek | pagsikat ng araw sa Yosemite Creek
- T:** Louis Sutter Playground ADA Improvements (2026) | Louis Sutter Playground ADA 改善 | Mejoras Louis Sutter Playground ADA | Mga Pagpapabuti sa Louis Sutter Playground ADA
- U:** Hummingbird Farm (2024-2025) | 蜂鳥農場 | de la granja de colibríes
- V:** SF Grow Center

SFMTA Visitacion Valley & Portola Community-Based Transportation Plan (CBTP)

Final Plan – Projects, Vis Valley

Top Vis Valley Projects:

San Bruno Ave bike lanes & traffic safety

Mansell St Streetscape

Connect Vis Valley Greenway

Sunnydale transit access & safety

Final Project Ranking, Vis Valley



- Three phases of community outreach informed projects.
- Funding for **mid-block crosswalks and traffic-calming for the Vis Valley Greenway** was awarded by SFCTA in March 2023.
- Design phase for all projects is January 2024 – June 2025.

Final Plan – Projects, Portola

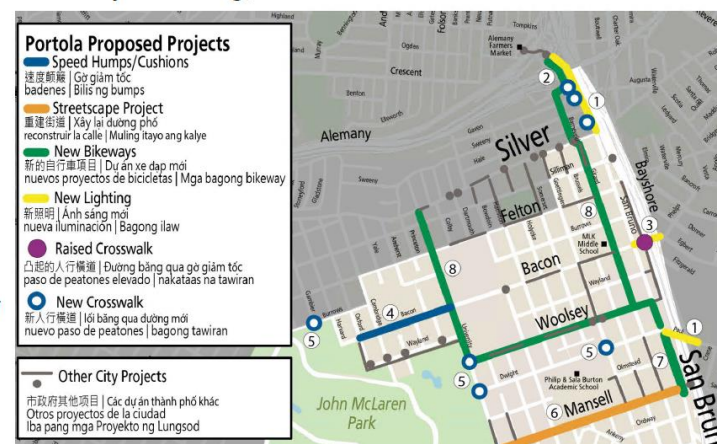
Top Portola Projects:

Connecting to Alemany Farmer's Market

Lighting & safety

Traffic calming near McLaren Park

Final Project Ranking, Portola



- Construction phase is expected July 2025 – December 2026
- SFMTA will submit a Caltrans Active Transportation Program grant to secure funding for **Mansell Streetscape**.

SFMTA Visitation Valley & Portola Community-Based Transportation Plan (CBTP)

Project Updates:

- Plan was adopted at SFMTA Board in March 2023
- Pursue Quick-Builds and grant funding for highest-priority projects.

For more info:

- Project Website: [SFMTA.com/VisValleyPortolaPlan](https://sfmta.com/visvalleyportolaplan)
- [VisValleyPortolaPlan@SFMTA.com](mailto:VisValleyPortolaPlan@sfmta.com)

THANK YOU



San Francisco
Planning

Dylan Hamilton (he/him)
Planner
San Francisco Planning

Dylan.hamilton@sfgov.org
www.sfplanning.org

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



SPONSOR UPDATES

