

EASTERN NEIGHBORHOODS

CITIZEN ADVISORY COMMITTEE

MONDAY, June 15, 2015

PRESENTATION MATERIAL

Citizens Advisory Committee of the
Eastern Neighborhoods Plan,
City and County of San Francisco



**Notice of Meeting
&
Agenda**

1650 Mission Street, 4th Floor, Room 431
Monday, June 15, 2015
6:00 PM
Regular Meeting

Chris Block
Walker Bass
Joe Boss
Don Bragg
Tanya Chiranakhon
Keith Goldstein

Oscar Grande
Bruce Kin Huie
Henry Karnilowitz
Toby Levy
Robert Lopez
Fernando Martí

Kristian Ongoco
Arthur Reis
Maureen Sedonaen
Alisa Shen
Kate Sofis

The Agenda is available at the Planning Department 1650 Mission Street, 4th floor and, on our website at encac.sfplanning.org, and at the meeting.

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the May 18, 2015 CAC Meeting.
3. The Mission District and Affordable Housing. Update from staff on ongoing efforts by the City to address the Mission District's affordable housing needs, followed discussion.
4. Initial Impact Fee Revenue Projections for FY 16 through FY 21. Presentation by staff on the initial fee projections for the next five fiscal years, followed by discussion and potential action.
5. Daggett Triangle Park In-Kind Agreement. Presentation by staff and EQR Residential on the Daggett Park and a proposal to amend the in-kind agreement by

increasing the fee-waiver amount to cover additional costs in constructing the park, followed by discussion and action.

6. Central Waterfront / Dogpatch Public Realm Plan. Presentation by staff on the creation of the forthcoming Central Waterfront / Dogpatch Public Realm Plan, followed by discussion and potential action.
7. The Eastern Neighborhoods Five-Year Monitoring Report. Presentation on the current City Code requirements for the Eastern Neighborhoods Five-Year Monitoring Report and some of the five Area Plans' objective and policies that could also inform the contents of the Report. The CAC will discuss other potential questions and metrics to be pursued in the Report's analysis, followed by comment and potential action.
8. Cancellation of Summer Meeting. Discussion of possible cancellation of one of the summer meetings followed by potential action.
9. Public Comment: At this time, members of the public may address the Citizens Advisory Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee but do not appear on the agenda. With respect to agenda items, the public will be given an opportunity to address the Committee when the item is reached in the meeting. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a Committee from taking action or discussing any item not appearing on the posted agenda, including those items raised at Public Comment. In response to public comment on an item that is not on the agenda, the Committee is limited to:

- Briefly responding to statements made or questions posed by members of the public, or
- Requesting staff to report back on the matter at a subsequent meeting, or
- Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (*67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at the Planning Department, 1650 Mission St., Room 431, fourth floor, San Francisco, CA. The closest accessible BART station is the Van Ness Avenue station located at the intersection of Market Street and Van Ness Avenue. Accessible curbside parking has been designated at points along Mission Street. Accessible MUNI lines serving the Planning Department are the 14 Mission, 26 Valencia, 47 Van Ness, 49 Van Ness/Mission, and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Richard Knee, Chair of the Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at soff@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

PUBLIC COMMENT

At this time, members of the public may address the Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee except agenda items. With respect to agenda items, your opportunity to address the Committee will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Committee has closed the public hearing, your opportunity to address the Committee must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a committee from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the committee is limited to:

1. responding to statements made or questions posed by members of the public; or
2. requesting staff to report back on a matter at a subsequent meeting; or
3. directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))
4. submitting written public comment to Mat Snyder, 1650 Mission Street Ste. 400, San Francisco, CA 94103
mathew.snyder@sfgov.org

EASTERN NEIGHBORHOODS
CITIZEN ADVISORY COMMITTEE
MONDAY, June 15, 2015
PRESENTATION MATERIAL

Agenda Item No. 4

Initial Impact Fee Revenue Projections for FY 16 through FY 21. Presentation by staff on the initial fee projections for the next five fiscal years, followed by discussion and potential action.

MEMORANDUM

DATE: June 12, 2014

TO: Members of the EN CAC

FROM: Mat Snyder, CAC Staff
mathew.snyder@sfgov.org

SUBJECT: Eastern Neighborhoods Impact Fee Initial Projections

This memorandum provides a description of the initial revenue projections for FY 16 through FY 20.

Quick Background -- The IPIC Process

As you know, every year, we take a fresh look at fee revenue projections. These new fee revenues are compared to the expenditure program we created through the previous year's IPIC process to see where we are in comparison. Fee revenues are projected using the existing application pipeline, applying the appropriate fee rate (based on land use, EN Fee Tier) and multiple it by the relative square footage of projects' different land uses. Depending on where the project is within the application pipeline (Planning Filed, Planning Approved, Building Permit Filed, Building Permit Approved) we project when we can expect to see the fee revenue. The application pipeline provides fee revenue for up through five years, after which we assume a fixed number of applications per year to get an average amount of fee revenue for the latter years.

We compare the new fee revenue projections with what capital projects we programmed the previous year to see where we need to make adjustments. Consistently for the last three years, we have found that the application pipeline from the immediately previous year yields more fee revenue than we had previously projected. Thus, we have looked to see what projects currently programmed could use additional funds and/or what other capital projects we can program.

Through the summer and the fall, Planning staff consults with you and with the City agencies charged with implementing capital projects to get a final Expenditure Plan for Planning's annual Interagency Plan Implementation Committee (IPIC) Report. We aim to complete this by early November.

Funding Categories

As you know, our funding is divided by the Planning Code into four general funding categories: Recreation and Open Space, Transportation (Transit), Complete Streets, and Child Care. As you may remember, these categories were changed slightly this past year with the adoption of an updated Needs Assessment and Nexus Study. On top of these four, we also set money aside for Affordable Housing for those projects within the Mission NCT and MUR Zoning Districts.

Preliminary Projections

Attached you will find spreadsheet with the revised revenue projections that compare them with funding line items from last year. As with the past two years, projections have come in substantially higher than anticipated. As an example, we have generally assumed that a year’s pool of development applications would net 500 residential units. As a preliminary count from applications submitted just this past year, there appears to be at least 2,000 units. Last year’s IPIC revenues had assumed about \$5.2M in revenue in a typical year; my initial calculation includes about \$30M in revenue from applications in just this past year. Please keep in mind, these figures are preliminary and I will be working with staff from Environmental and Current Planning to verify the numbers and to make sure we’re not over counting. Assuming that we are not, we will have extra funds to assign to more projects this IPIC round.

Capital Projects

These preliminary numbers are being provided to you at this meeting, in part, to provide some financial context for you decision regarding Daggett Park. In past meetings where you were asked to consider funding projects through in-kinds, some of you voiced a desire to know what other projects where out there before committing revenue to the particular project before. For the sake of providing some additional food-for-thought, here are other projects that we know about through in-kind applications, previous presentations to the CAC, and staff’s thoughts about other possible projects.

In-Kind Agreements on File

Eagle Plaza	current request:	\$1.5M	(Complete Streets or Recreation and Open Space)
22 nd Street Steps	current request:	\$3.1M	(Complete Streets)
Clementina Alley	current request:	\$450K	(Complete Streets)

Other Possible Projects

The Loop (Highway 101 / 17 th Street / San Bruno)	(Complete Streets and/or Recreation and Open Space)
Additional funds 22 nd Street (Dogpatch)	(Complete Streets)
16 th Street – specifically for streetscape enhancements	(Complete Streets)
Central Waterfront / Dogpatch Public Realm Improvement (tbd)	

As always, please feel free to contact me with questions

Revenue (Projections as of June 2015)									
			FY 15 & Prior	FY 16	FY 17	FY 18	FY 19	FY 20	TOTAL THRU FY 20
	HOUSING		\$ 3,789,000	\$ 1,207,000	\$ 619,000	\$ 9,605,000	\$ 2,110,000	\$ -	\$ 17,330,000
	TRANSPORTATION (FY 15 AND PRIOR) / TRANSIT		\$ 15,061,000	\$ 5,496,000	\$ 3,071,000	\$ 5,408,000	\$ 2,118,000	\$ 1,137,000	\$ 32,291,000
	COMPLETE STREETS		\$ -	\$ 8,176,000	\$ 4,641,000	\$ 7,595,000	\$ 3,372,000	\$ 2,102,000	\$ 25,886,000
	RECREATION AND OPEN SPACE		\$ 10,062,000	\$ 9,581,000	\$ 5,482,000	\$ 10,087,000	\$ 4,416,000	\$ 2,718,000	\$ 42,346,000
	CHILDCARE		\$ 1,447,000	\$ 1,366,000	\$ 781,000	\$ 1,258,000	\$ 588,000	\$ 385,000	\$ 5,825,000
	LIBRARY		\$ 306,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306,000
	ADMIN		\$ 1,278,000	\$ 1,359,000	\$ 768,000	\$ 1,787,000	\$ 663,000	\$ 334,000	\$ 6,189,000
	TOTAL		\$ 31,943,000	\$ 27,185,000	\$ 15,362,000	\$ 35,740,000	\$ 13,267,000	\$ 6,676,000	\$ 130,173,000
	<i>IPIC 2014 - 2015 REVENUE PROJECTIONS</i>		<i>\$ 25,524,000</i>	<i>\$ 18,200,000</i>	<i>\$ 10,526,000</i>	<i>\$ 39,573,000</i>	<i>\$ 5,679,000</i>	<i>\$ 5,679,000</i>	<i>\$ 105,181,000</i>
Expenditure (Programmed through IPIC Jan 2015)									
Housing									
	General Housing Payment to MOH	MOH	\$ 3,507,000	\$ 1,770,000	\$ 335,000	\$ 5,842,000	\$ 836,000	\$ 836,000	\$ 13,126,000
									\$ -
Transportation / Transit									
	16th Street Improvements	MTA	\$ -	\$ 5,119,000	\$ -	\$ 7,723,000	\$ 164,000	\$ 514,000	\$ 13,520,000
	16th Street Improvements	MTA	\$ 1,145,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,145,000
	Ringold Alley Improvements (in-kind)	IN-KIND	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000
	22nd Street (Green Connections)	DPW	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
	Pedestrian Enhancement Fund	DPW	\$ 578,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 578,800
	Folsom Street Improvements	MTA	\$ 550,000	\$ 4,500,000	\$ -	\$ -	\$ -	\$ -	\$ 5,050,000
	Total		\$ 4,223,800	\$ 9,619,000	\$ -	\$ 7,723,000	\$ 164,000	\$ 514,000	\$ 22,243,800
Complete Streets									
	22nd Street (Green Connections)	DPW / MTA	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
	2nd Street	DPW	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 750,000
	Pedestrian Enhancement and Bicycle Fund	MTA	\$ -	\$ 775,000	\$ -	\$ -	\$ -	\$ -	\$ 775,000
	Folsom Street Improvements	MTA	\$ -	\$ -	\$ 1,705,000	\$ 12,002,000	\$ 838,000	\$ 514,000	\$ 15,059,000
	22nd Street (Green Connections)	DPW / MTA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Mission Mercado (Barlett Street)	DPW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Pedestrian Enhancement and Bicycle Fund	DPW	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
	Unprogrammed		\$ -	\$ 200,000	\$ 200,000	\$ 414,100	\$ 273,200	\$ 352,000	\$ 1,439,300
	Total		\$ -	\$ 3,950,000	\$ 1,905,000	\$ 12,416,100	\$ 1,111,200	\$ 866,000	\$ 20,248,300
	Cummulate Surplus (deficit)		\$ -	\$ 4,226,000				\$ 7,077,000	
Recreation and Open Space									
	Community Challenge Grant	CCG	\$ 225,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,225,000
	17th and Folsom Park	RPD	\$ 2,420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,420,000
	SOMA Park Rehabilitation (South Park)	RPD	\$ 1,300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000
	Acivation of Existing Parks - Initial Projects	RPD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	South Park	RPD	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
	Franklin Square Improvements - Par Course	RPD	\$ 40,000	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 120,000
	Planning and Cost Estimating	RPD	\$ 128,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,000
	Potrero Recreation Center Trail Lighting ("Walking School Bus")	RPD	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000
	Jackson Playground - Playground Rehabilitation	RPD	\$ 110,000	\$ 530,000	\$ -	\$ -	\$ -	\$ -	\$ 640,000
	New Parks (Soma)	DCP / RPD	\$ 300,000	\$ 1,222,000	\$ 3,384,000	\$ 2,034,000	\$ 1,870,000	\$ -	\$ 8,810,000
	Central Waterfront Recreation and Open Space	DCP / RPD	\$ -	\$ 500,000	\$ 871,000	\$ 930,000	\$ 511,000	\$ 2,619,000	\$ 5,431,000
	Gene Friend	RPD	\$ -	\$ 1,000,000	\$ 450,300	\$ 1,349,700	\$ -	\$ -	\$ 2,800,000
	Mission Rec Center	RPD	\$ -	\$ -	\$ -	\$ 3,740,000	\$ -	\$ -	\$ 3,740,000
	Jackson Playground (Initial Work for Major Rehabilitation)	RPD	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000
	Garfield Square Aquatic Center	RPD	\$ -	\$ -	\$ 1,225,000	\$ -	\$ -	\$ -	\$ 1,225,000
	Juri Commons Improvements	RPD	\$ -	\$ -	\$ 325,000	\$ -	\$ -	\$ -	\$ 325,000
	Jose Coronado Playground	RPD	\$ -	\$ -	\$ -	\$ 517,000	\$ 1,500,000	\$ -	\$ 2,017,000
	Daggett Park (In-Kind)	IN-KIND	\$ 1,880,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,880,000
	Dogpatch Art Plaza (In-Kind)	IN-KIND	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000
	Rehabilitation of Parks - Later Projects	RPD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	New Parks Later Projects	RPD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total		\$ 6,783,000	\$ 4,382,000	\$ 6,455,300	\$ 9,770,700	\$ 4,081,000	\$ 2,819,000	\$ 34,291,000
	Cummulate Surplus (deficit)		\$ -	\$ 8,478,000				\$ 8,055,000	
Child Care									
	Potrero Launch Childcare Center (in-kind)	IN-KIND	\$ 1,915,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,915,600
	Childcare (unprogrammed)	DHS	\$ -	\$ 84,400	\$ 660,000	\$ 1,512,000	\$ 423,000	\$ 423,000	\$ 3,102,400
	Total		\$ 1,915,600	\$ 84,400	\$ 660,000	\$ 1,512,000	\$ 423,000	\$ 423,000	\$ 5,018,000
Other									
	Library Materials	LIB	\$ 712,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 712,900
	Program Administration	DCP	\$ 1,021,000	\$ 728,000	\$ 427,000	\$ 1,601,000	\$ 227,000	\$ 227,000	\$ 4,231,000
	TOTAL EXPENDITURE		\$ 18,163,300	\$ 20,533,400	\$ 9,782,300	\$ 38,864,800	\$ 6,842,200	\$ 5,685,000	\$ 99,871,000

EASTERN NEIGHBORHOODS
CITIZEN ADVISORY COMMITTEE
MONDAY, APRIL 20, 2015
PRESENTATION MATERIAL

Agenda Item No. 5

Daggett Triangle Park In-Kind Agreement. Presentation by staff and EQR Residential on the Daggett Park and a proposal to amend the in-kind agreement by increasing the fee-waiver amount to cover additional costs in constructing the park, followed by discussion and action.

DAGGETT PARK

DESIGN DEVELOPMENT REVIEW FEB 13 2012



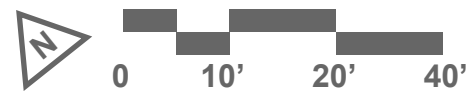
ILLUSTRATIVE CONTEXT PLAN



DESIGN DEVELOPMENT PLAN



- ① Lawn (Flexible Open Space)
- ② Tilted Lawn (C.I.P. Concrete)
- ③ "Penta-Step" Landscape Feature (Precast Conc. & Wood)
- ④ Dog Run (Synthetic Turf)
- ⑤ Stadium Bench & Specimen Tree
- ⑥ Garden Edge (Mixed Native Planting/Butterfly Garden)
- ⑦ Park Bench
- ⑧ Planter at Grade
- ⑨ Gateway Art Feature (Arts Commission Project)
- ⑩ One-Way Drive Lane (12' width, flush w/ park)
- ⑪ Detectable Warning Pavers
- ⑫ Bollards 36"-42" @ +/- 5' O.C.
- ⑬ (6) Parallel Parking Spaces
- ⑭ Bike Parking
- ⑮ Informal Community Stage
- ⑯ Lawn Steps (6"x24")
- ⑰ Cafe Seating Area
- ⑱ C.I.P. Integral Color Conc. w/ Water Washed Finish or Unit Pavers, TBD
- ⑲ C.I.P. Integral Color Conc. w/Sandblast Finish
- ⑳ San Francisco Standard Park Entry Sign
- ㉑ 30" Conc. Wall w/42" Stainless Steel Picket Fence & Wood Bench
- ㉒ Driveway Curb Cut
- ㉓ Built in Bench w/36" Concrete Wall



*Note: The site is essentially flat and all paths within the Park will be accessible.

AERIAL FROM 16TH STREET



DAGGETT PARK - ARCHSTONE POTRERO
CIVIC DESIGN REVIEW - PHASE 2 DESIGN DEVELOPMENT - FEB 13 2012

CMG
ARCHSTONE
CONGER MOSS GULLARD
500 THIRD STREET SUITE 215
SAN FRANCISCO, CA 94107
TELEPHONE: 415/495-3070
FACSIMILE: 415/495-3080

MEMO

From: Steve Wertheim, Planning Department
To: Members of the Eastern Neighborhoods Citizens Advisory Committee
Re: Revised Fee Waiver for the Daggett Park In-Kind Agreement
Date: June 11, 2015

Summary

The project sponsor is seeking to increase their In-Kind Waiver for the creation of the Daggett Park by \$489,144, to a total of \$2,369,144. Simultaneously, the project sponsor is offering to increase their gift contribution by \$686,448, to a total of \$1,728,325 (not included the larger value of providing maintenance for the park in perpetuity).

Background

The “Daggett Triangle” development is a rental housing project of nearly 500 units located on the triangle formed by the intersection of 16th, 7th, and Hubbell Streets. In the center of that triangle is the unpaved, unimproved right-of-way for Daggett Street. In 2010 the project sponsors of the Daggett Triangle project requested to improve this right-of-way with a new park in return for a waiver of part of their required Eastern Neighborhoods Impact Fees. Though the value of the improvements to the Daggett Street right-of-way was valued at over \$3.72 million, the project sponsor sought “In-Kind” waiver for only \$1.88 million. The remaining \$1.84 million included \$802,530 to meet the project sponsor’s minimum requirements (i.e., the cost of paving the right-of-way, were no park to be provided), and a “gift” to the City of \$1,041,877. The project sponsor also agreed to pay for the maintenance of the park in perpetuity, a benefit to the City that greatly exceeds the cost of the park itself. On July 18, 2011, the Eastern Neighborhoods Citizens Advisory Committee voted unanimously to support the in [Motion 2011-6-1](#). On November 19, 2012 the Planning Commission voted unanimously to approve the In-Kind Agreement in Motion 18752.

Much has happened since the approval of the In-Kind Agreement to help make the park a reality, including:

- The beginning of construction of the Daggett Triangle project (now known as “1010 16th Street”), with the first units expected to be completed by the end of 2015;
- The City negotiated acquisition of the land from the Port of San Francisco, and removal of the State’s “Public Trust” requirements (which precludes the creation of neighborhood-serving parks);
- The City received a grant from the State’s Housing-Related Parks Program to cover almost all of the acquisition cost;
- The City created the Plaza’s Program, ensuring on-going stewardship for plazas and parks that are publicly owned but are not managed by the Recreation and Parks Department; and

- Written legislation to complete the myriad legal steps necessary to realize the park, including acquiring the land, vacating the street, rezoning the street to a park, granting an encroachment to the sponsor to maintain the park, and accepting the gift from the project sponsor.

Additionally, other factors have occurred to make the park more expensive to build, including:

- A delay in project development due to the acquisition of the development from the original developer (Archstone) to the current developer (EQR);
- An increase in construction costs;
- A legal decision by the City to apply “prevailing wage” and “local hire” requirements to In-Kind Agreements, as well as the introduction of revised paving requirements; and
- New costs identified through the process of developing precise construction drawings.

To reflect the changes that have occurred since the approval of the original In-Kind Agreement, at this the City and the project sponsor are working on an “Updated and Amended” In-Kind Agreement. As part of that process, the project sponsor is seeking to increase the amount of the fee waiver associated with the project.

Fee Waiver

The project sponsor has furnished the Planning Department with information regarding the increased cost of the proposed park. A comparison of the park costs in 2012 and 2015 is shown in Table 1 below.

Table 1 – Daggett Park Cost Comparison, 2012 v. 2015

	2012	2015	CHANGE	% INCREASE
Design Costs	\$ 294,500	\$ 294,500	\$ -	
Public Art	\$ 300,000	\$ 300,000	\$ -	
Offsite work	\$ 142,454	\$ 296,510	\$ 154,056	108%
Structures and Finishes	\$ 341,730	\$ 680,253	\$ 338,823	99%
Underground Utilities and Grading of Dirt	\$ 1,384,239	\$ 1,713,218	\$ 328,979	24%
Landscape, Hardscape and Furniture	\$ 960,178	\$ 1,210,159	\$ 249,981	26%
Fees, bonds, permits, tax, insurance, overhead	\$ 301,306	\$ 405,059	\$ 103,753	34%
TOTAL	\$ 3,724,407	\$ 4,899,999	\$ 1,175,592	32%

As shown in Table 1, the increased cost of the park is \$1,175,592. Planning Department staff have been working with the project sponsor to develop a proposal as to which of the

how much of that increase was due to wage inflation over that period. This analysis revealed that median wages in the construction sector increased 3.5% over that period, from \$28.05 to \$29.07.² Based on this analysis, the City and project sponsor have agreed to reduce the estimated cost of the prevailing wage and local hire requirements by 3.5%, to \$291,640. The City feels that it is supportable to ask for this amount as part of the Updated and Amended In-Kind Agreement.

More Precise Drawings

The original cost estimate for the park was based on conceptual drawings. At the time of the original In-Kind Agreement, the project sponsor provided two sets of cost estimates from local contracting firms, which then were vetted by staff at the Department of Public Works. In preparation for constructing the park, more precise construction drawings were developed by the project sponsor. These drawings determined that the conceptual drawings underestimated the cost of the new park by \$29,400. The City feels that it is supportable to ask for half of this cost, or \$14,700, to be part of the Updated and Amended In-Kind Agreement.

Revised Paving Requirement

The creation of the new park requires re-aligning a sewer line that runs under the current right-of-way so that it is accessible in the future (i.e., under the new single lane road being constructed next to the park). This relocation requires connecting to the existing lines on 16th and 7th Streets. Since the original cost estimate, the Department of Public Works has issued new guidelines that require project sponsors to repave to the midpoint of the street when such improvements are made, rather than just patching the street. The project sponsor determined that the additional cost of the revised paving requirement is \$45,925. The City feels that it is supportable to ask for this amount as part of the Updated and Amended In-Kind Agreement.

“Below the Line” Costs

Each of the costs above has associated fees, bonds, permits, taxes, insurance, and overhead. This adds about 8.5% to the total cost, as well as 8.5% of the new costs. The City feels that it is supportable to ask for the Updated and Amended In-Kind Agreement to include the proportion of these costs associated with the items above that were also proposed to be included as part of the Updated and Amended In-Kind Agreement. This works out to about 48% towards the In-Kind, and 52% towards the gift.

The results of the analysis above are contained below in Table 3.

² For those who want to go there: 2011: http://www.bls.gov/oes/2011/may/oes_41860.htm#47-00002014 and http://www.bls.gov/oes/current/oes_41860.htm#47-0000

Table 3 – Summary of Proposed Additions to the In-Kind Waiver

	Proposed Additions
Increase in Construction Costs	\$ 92,744
Prevailing Wage	\$292,605
More Precise Drawings	\$ 14,700
Revised Paving Requirements	\$ 45,925
“Below the Line” Costs	\$ 43,170
TOTAL	\$489,144

EASTERN NEIGHBORHOODS
CITIZEN ADVISORY COMMITTEE
MONDAY, June 15, 2015
PRESENTATION MATERIAL

Agenda Item No. 6

Central Waterfront / Dogpatch Public Realm Plan. Presentation by staff on the creation of the forthcoming Central Waterfront / Dogpatch Public Realm Plan, followed by discussion and potential action.

Informational Presentation

EASTERN NEIGHBORHOODS CAC | MONDAY 15 JUNE 2015



TONIGHT'S TOPICS

1. Public Realm Plan Overview
2. Plan Area Boundary
3. Current Capital Projects
4. Early Implementation Projects
5. Tentative Project Timeline
6. Ongoing Stakeholder Engagement



The **Central Waterfront** of San Francisco continues to grow, accommodating both new housing and neighborhood commercial services, while maintaining many historic industrial marine functions. As more development is realized in the neighborhood, the streets, sidewalks, parks, and other open spaces of the Central Waterfront should receive appropriate improvements that better serve residents and employees.

Why a Public Realm Plan?



The Plan will identify and scope projects, provide concept designs and preliminary project costs to better inform funding decisions.



The Plan should reflect the project priorities of local residents, business operators, and neighborhood organizations.



The Plan will provide a platform for coordination between different government and nonprofit partners.

Why a Public Realm Plan?



BETTER CONNECTIONS

The plan can address critical linkages between parks, the waterfront, and other open spaces that are incomplete or disjointed.



INTEGRATED DESIGN

The plan can ensure that all public space projects, large and small, receive attention that produces a high standard of design and execution.



IMPLEMENTATION PLANNING

The plan can include an implementation plan reflecting local priorities and availability of programmed funds.

Why a Public Realm Plan?



Many streets have substandard sidewalks. Many street segments rank low on the City’s Pavement Condition Index (PCI).



The neighborhood has relatively high number of intersections ranking in the highest-risk categories for pedestrian collisions and injuries.

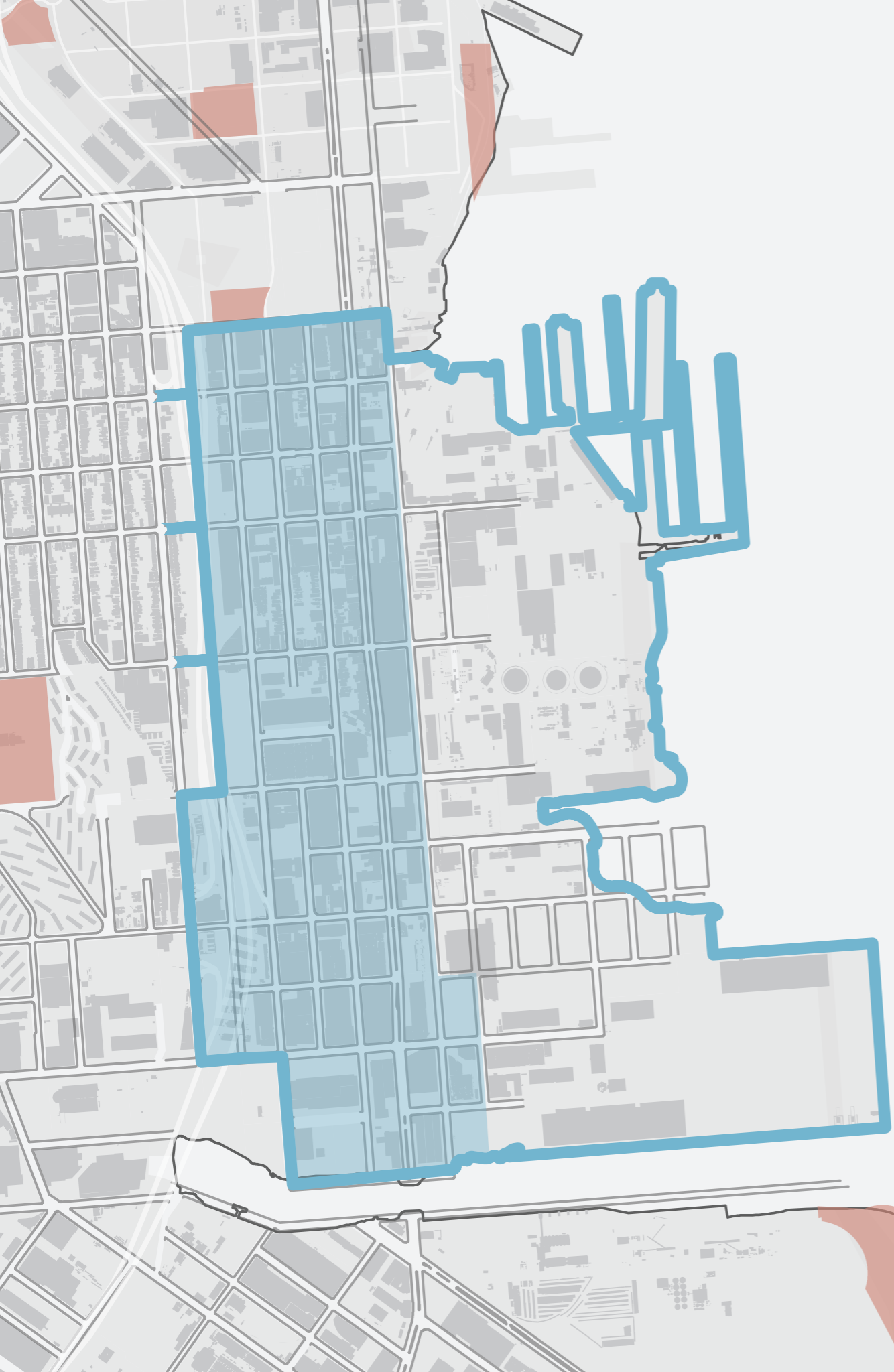


Lighting throughout the neighborhood is inconsistent, with many areas lacking basic nighttime illumination.

Area Planning Overlaps

DEC 2008	Central Waterfront Area Plan (SF Planning Department)
APR 2010	Pier 70 Preferred Master Plan (Port of SF)
JUN 2010	San Francisco Better Streets Plan (City of SF)
MAY 2011	22nd Street Greening Master Plan (DNA, GreenTrustSF, Fletcher Studios)
MAR 2014	Green Connections (City of SF)
ONGOING	Dogpatch - NW Potrero Hill Green Benefit District
ONGOING	Pier 70 Development (Port of SF / Forest City)

Area Planning Overlaps



Central Waterfront Area Plan (SF Planning)

Pier 70 Preferred Master Plan (Port of SF)

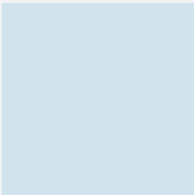
San Francisco Better Streets Plan (City of SF)

22nd Street Greening Master Plan (GreenTrust)

Green Connections (City of SF)

Dogpatch - NW Potrero Hill Green Benefit Dist.

Pier 70 Development (Port of SF / Forest City)

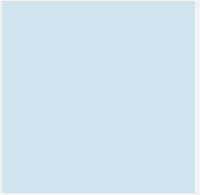
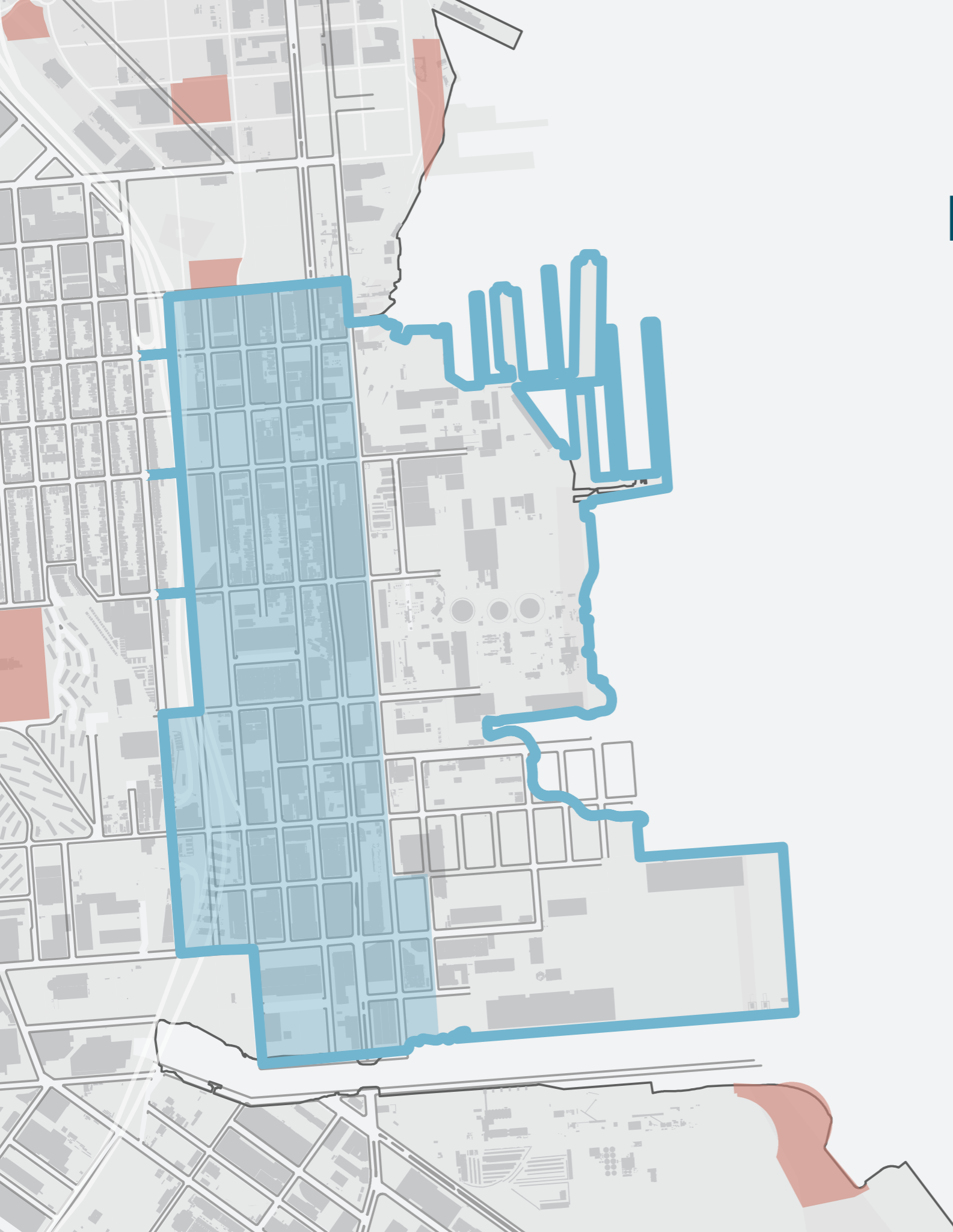


Core Area



Plan Area

Plan Area Boundary

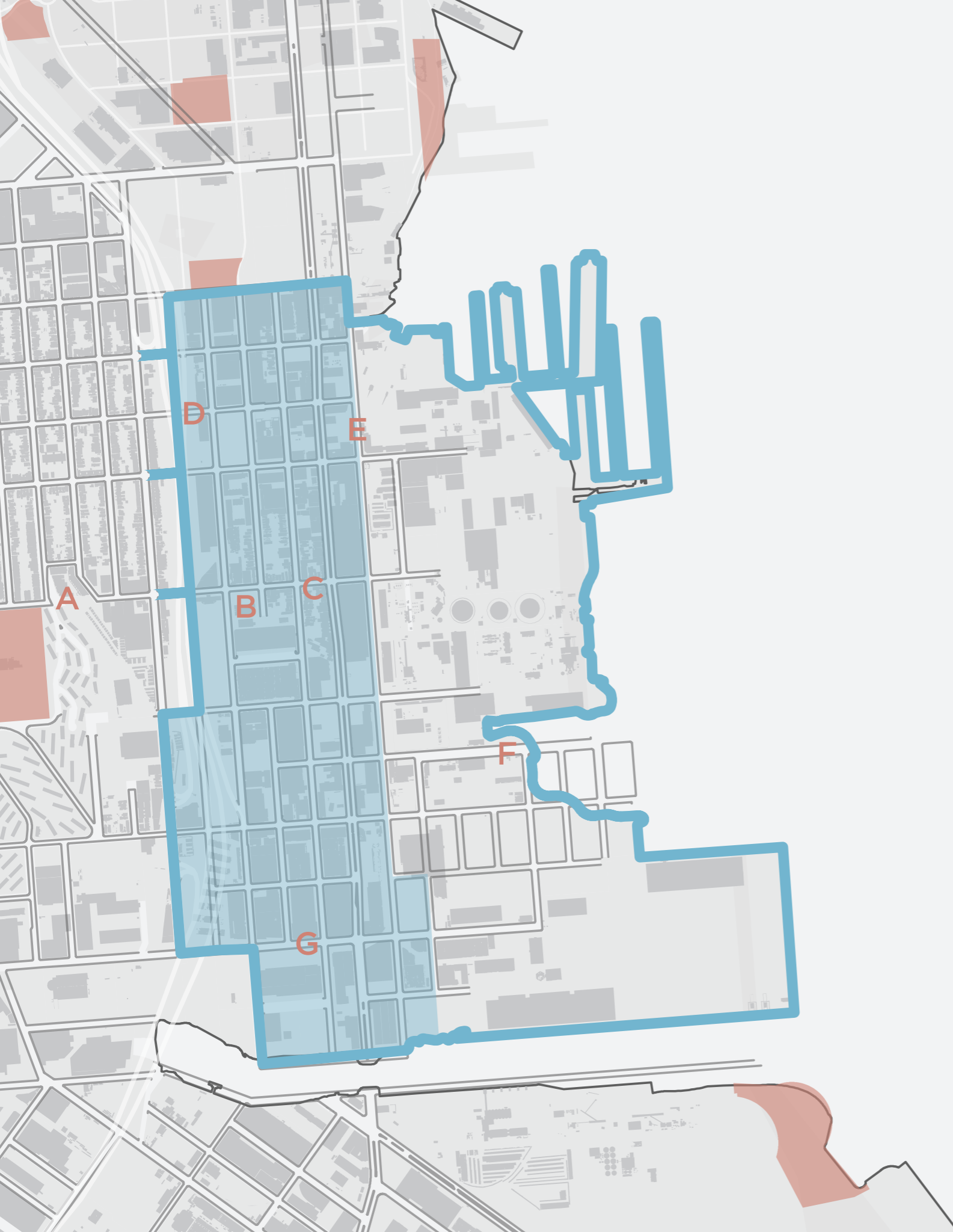


Core Area



Plan Area

Capital Projects¹



A 22nd Street. Steps

B Woods Yard Park

C 22nd Street Streetscape

D Blue Greenway (Illinois)

E Arts Plaza

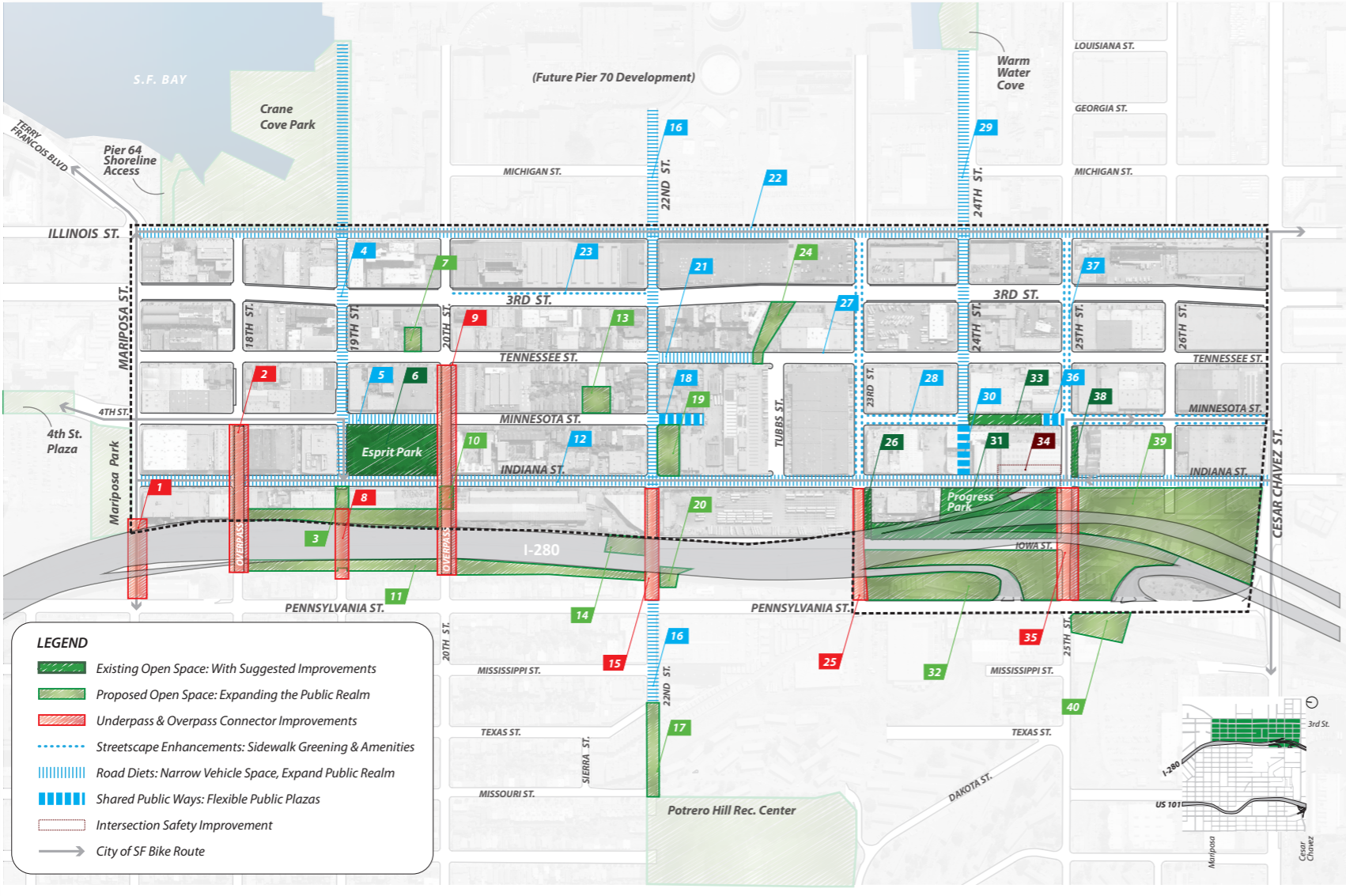
F Warm Water Cove Park

G Cesar Chavez East

H C.W. New Parks & Rehab.

1 - per .draft Capital Plan Dec 2014

Project Identification & Prioritization



from "A (Working) Green Vision Plan: Appendix," draft November 8 2013, by UP Urban for the GBD formation steering committee



The Green Vision Plan prepared for GBD formation has already identified a majority of potential projects. Therefore the Public Realm Plan can focus on scoping and development of cost estimates for capital projects.

22nd Street Streetscape

ENLARGED PLAN
INDIANA STREET TO MINNESOTA STREET

I A M P Ax 34



This section of the street includes a significant redesign of the existing Muni Mini Park, which is detailed in Chapter 4. With improvements made to Muni Mini Park, the block between Indiana Street and Minnesota Street will serve as community center for the neighborhood. With new curb cuts along 22nd Street, the park will receive stormwater runoff and help to reduce potential flooding in the neighborhood. Parklets and bulb-outs will provide safety and comfort to pedestrians during special park events such as farmer's markets and other gatherings.

- LEGEND**
- B Permeable Bulb-out
 - I Infiltration Planter
 - P Parklet
 - T Tree Basin
 - D Permeable Driveway
 - Bike Rack
 - Park
 - Bioswale
 - Trench Drain
 - Public Community Space
 - Street Furniture
 - Street Light
 - Public Art
 - Bus Stop Shelter



MASTER PLAN

GreenTrusts+ 22ND STREET GREENING MASTER PLAN

from the "Dogpatch 22nd Street Greening Paster Plan," May 2011, Fletcher Studios for GreenTrust SF and the San Francisco Parks Trust

NEXT STEPS

- 1 ROM Cost Estimates (Public Works)
- 2 Design Refinement
- 3 Final Cost Estimates
- 4 Obligate of Funds (EN CAC)
- 5 Implementation

Caltrain Bridges: Pedestrian Lighting



C SIDEWALK
ILLUSTRATIVE SECTION

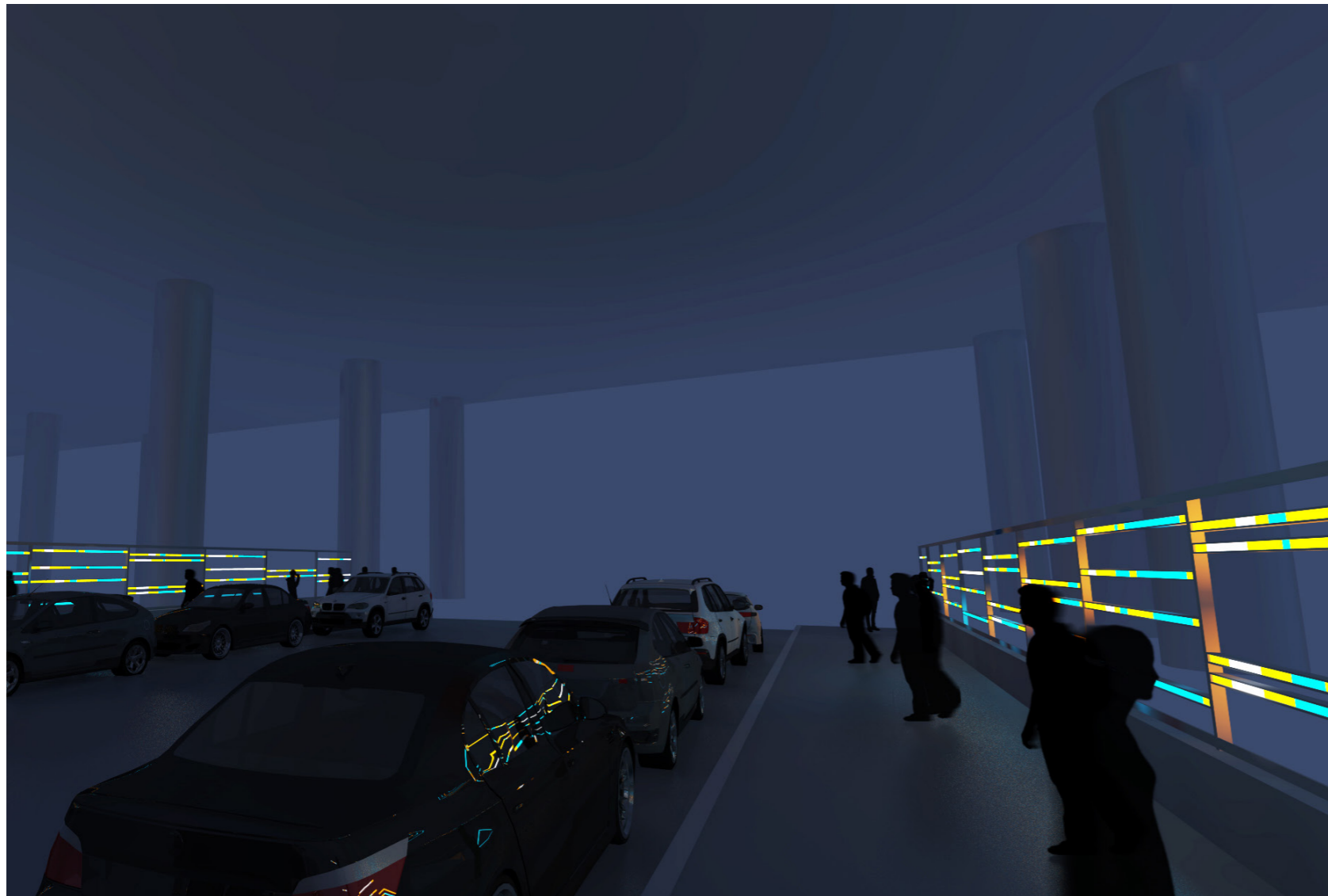
1/2" = 1'-0"

NEXT STEPS

- 1 Electrical Plan
 - 2 Rough Cost Estimate
 - 3 i.d. Capital Funding
 - 4 [Implementation]
 - 5 i.d. Maintenance & Liability
 - 6 i.d. Ops. & Electrification
-

probono design by Fletcher Studios

Caltrain Bridges: Art Lighting



probono conceptual design by Groundworks

NEXT STEPS

- 1 Design Development
 - 2 Electrical Plan
 - 3 Rough Cost Estimate
 - 4 i.d. Capital Funding
 - 5 i.d. Maintenance & Liability
 - 6 i.d. Ops. & Electrification
 - 7 Implementation
-

Public Realm Planning Timeline

MONTH 0	Begin Community Outreach and Briefings to stakeholder groups ¹
MONTH 1	RFP for Urban Design Consultant ²
MONTH 2	Select Urban Design Consultant; Finalize Contract
MONTH 3	Existing Conditions Documentation
MONTH 4	Public Workshop 1: Project Identification & Prioritization
MONTH 5	Design Development
MONTH 6	Public Workshop 2: Design Charetter of Priority Projects
MONTH 7	Design Development
MONTH 8	Publication of Plan and Public Presentations ³

*1 - commenced March 2015
2 - commencing July 2015
3 - target Spring 2015*

Ongoing Engagement: Stakeholder Organizations

2nd TUES	Dogpatch Neighborhood Assn. (DNA)
2nd TUES	Potrero-Dogpatch Merchants Assn. (PDMA)
LAST TUES	Potrero Boosters
3rd WEDS	Central Waterfront Advisory Committe
AS NEEDED	Dogpatch - NW Potrero Hill Green Benefit District
AS NEEDED	Forest City - Pier 70 Development
AS NEEDED	HOPE SF / Portrero Hill



In addition to holding Open House Workshops, Planning’s Public Realm Plan Team will also attend monthly meetings organized by various stakeholders to provide updates and gather feedback.



www.sf-planning.org/CentralWaterfrontPRP

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EASTERN NEIGHBORHOODS

CITIZEN ADVISORY COMMITTEE

MONDAY, APRIL 20, 2015

PRESENTATION MATERIAL

Agenda Item No. 7

The Eastern Neighborhoods Five-Year Monitoring Report. Presentation on the current City Code requirements for the Eastern Neighborhoods Five-Year Monitoring Report and some of the five Area Plans' objective and policies that could also inform the contents of the Report. The CAC will discuss other potential questions and metrics to be pursued in the Report's analysis, followed by comment and potential action.

Eastern Neighborhoods Monitoring Report

Questions / data points for Housing / Affordable housing

Housing / Affordable Housing

Creation of housing / affordable housing (Objectives 1.2, 2.3, 2.6)

How many units were created? (completed / currently in the pipeline)

How much corresponding affordable housing units were created through the BMR Program?
(how much on-site? / off-site or off-site equivalent?)

How many of these were in the UMU District where affordable housing requirements are higher? How much was created in the UMU than would have otherwise been created without the UMU affordable housing provisions?

How many 100% affordable projects have been constructed? Where? What is their affordability?

Retention and protection of existing housing / affordable housing (Objectives 2.2, 2.6)

How many units have been merged, demolished, or changed to another use?

How many accessory units have been legalized?

How many rental units have been taken off the market through condo-conversion?

How many rental units have been permanently taken off the market through the Ellis Act?

Describe activity of MOHCD and Rent Stabilization Board to protect existing tenants?

Describe activity by MOHCD to retain the affordability of existing affordable units?

Quality and nature of housing / affordable housing

Family-sized units

Provide information on size of units provided (by number-of-bedrooms where that available).

SROs / Small units

Provide information on SRO units created

Micro units created

Student housing units created

Eastern Neighborhoods Monitoring Report

Fernando Martí Memo – 6/16/2015

Questions to Address

1. Demographics
 - a. What is important to analyze, and what should be the baseline date? (Note EN EIR started baseline at 2000 census).
 - b. Will this look at household income distribution trends (being used for Mission 2020 study), rent burden, overcrowding, etc.?
 - c. Will this look at current median and new construction rents and sales price, as well as average per unit cost for multi-unit sales?
2. Development Activity
 - a. Does the Monitoring Report need to analyze EN Growth Forecast (2000-2025) for comparison of buildout?
 - b. Are we just looking at Pipeline trends, or looking at buildout back to 2000 so it matches the EN EIR?
3. Fees and Expenditure
 - a. Will this look at fee expenditures by neighborhood? If so, how to incorporate multi-neighborhood uses (ie, bus lines).
 - b. Will this look, in addition to EN specific Impact Fees, other fees (Inclusionary, TIDF, Childcare, etc.) collected and/or used in the EN neighborhoods.
4. Housing
 - a. Should total housing units be counted by year, and since 2000 base year used for EN EIR growth forecast?
 - b. Can we get info on production by unit type (SRO, senior, student, micro-unit, live-work / flex-space, group, or family/other housing)?
 - c. Can we get info on bedroom counts / unit mix (bedrooms, based on actual DBI permit info)?
 - d. Inclusionary. Do we need to break out how many actual BMR units built and how much in lieu fees, and % of projects that choose each, broken out by tenure and building typology, and collection/use of those fees by neighborhood?
 - e. Can we get tenure info at occupancy, and if not, then can we set procedure for future data collection at point of occupancy?
5. Commercial (including PDR) and Job Creation
 - a. PDR: Total change of M-zoned industrial areas (s.f.) to higher use mixed-use zones that changed PDR from CU to P, (UMU, etc.), and Gross and net loss of PDR space, including breakout of loss of actual PDR in PDR zones to “legitimation” of illegal offices
 - b. Jobs: can we link PDR s.f. analysis to Jobs per s.f. projections by income, following methodology in EN EIR and SEIR
6. Transportation, Impacts and Infrastructure
 - a. Parking: what do we want to know about parking added, actual parking ratios built (compared to allowed by zoning), and what about parking exceptions and variances.
 - b. Transportation mitigations completed to date

7. Complete Neighborhoods Infrastructure
 - a. Streetscape, transportation, and public realm
 - b. Open space and recreational facilities
 - c. Child care – use baseline of analysis the Childcare Needs Analysis used in the EN approvals documents
 - d. Other Community Facilities - as identified in Seifel Needs Analysis and in Community Facilities Nexus
 - e. Community Challenge Grant – examples and successes

8. Infrastructure Funding
 - a. Do we want to report on differential between Nexus gap and actual fees collected, and actual infrastructure built?
 - b. EIFD: Analysis of possible Eastern Neighborhoods IFD, including analysis of property tax increment and timeline / steps for possible adoption
 - c. Other: other city plans for meeting infrastructure funding gap, if IFD is found not be feasible

9. Major EN Zoning Revisions Completed or Planned
 - a. Should the monitoring report discuss Policies and Zoning that have been changed, are being changed, or were not completed, since the approval of EN/WSoMa. Namely: Central SoMa plan (overlap with EN Areas, and possible incorporation into EN), Mission Street Heights (not completed), and other changes to Planning Code that affect EN development

10. Other issues
 - a. Legalization of illegal/nonconforming office uses in PDR areas (by total s.f.), Conversion to office uses or other "tech" jobs, other legalization of other nonconforming use (live-work to housing)
 - b. Lot subdivisions
 - c. List of all CU projects and all Large Project Authorization projects
 - d. All EXCEPTIONS requested or granted, by type
 - e. Demolitions, Mergers, and Major Alterations

11. CAC Role
 - a. Role and scope of Eastern Neighborhoods CAC, and constituencies represented by CAC membership.