

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, August 21, 2017

6:00 PM

Walker Bass
Chirag Bhakta
Joe Boss
Don Bragg
Marcia Contreras

John Elberling
Keith Goldstein
Bruce Kin Huie
Theresa Imperial
Ryan Jackson
Henry Karnilowitz

Toby Levy
Irma Lewis
Fernando Martí
Dan Murphy
Roshann Pressman
Abbie Wertheim

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 July 18, 2017 CAC Meetings.
3. Central SOMA Plan. Informational Presentation by Planning staff on the Central Soma Plan, focusing on its proposed implementation of community improvements.
4. Revised Impact Fee Projections and the Eastern Neighborhoods IPIC Expenditure Plan. Presentation by Planning staff on the revised impact fee revenue projections and how the revised projections effect the expenditure plan, how best to elicit community feedback on the expenditure plan, followed by discussion and potential action.

5. The Eastern Neighborhoods Memorandum of Understanding (MOU). Presentation by Planning staff on the existing MOU between the Planning Department and implementing agencies laying out priority projects for implementation, followed by discussion and potential action.

6. 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).)

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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*).

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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.

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Language Assistance: To request an interpreter, please contact the Candace SooHoo, at (415) 575-9157, or candace.sooHoo@sfgov.org at least 72 hours in advance of the meeting.

SPANISH

Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (415) 575-9010. Por favor llame por lo menos 72 horas de anticipación a la audiencia.

CHINESE

聽證會上如需語言協助或要求輔助設備，請致電(415) 575-9010。請在聽證會舉行之前的至少72個小時提出要求。

FILIPINO

Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdingig (headset), mangyari lamang na tumawag sa (415) 575-9121. Mangyaring tumawag nang maaga (kung maaari ay 72 oras) bago sa araw ng Pagdingig.

RUSSIAN

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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 soif@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

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

***DRAFT* Meeting Minutes**

Monday, June 19, 2017

Members Present: Walker Bass, Chirag Bhakta, Marcia Contreras, Keith Goldstein, Bruce Kin Huie, Ryan Jackson, Henry Karnilowitz, Irma Lewis, Fernando Martí, Dan Murphy

Members Absent: Joe Boss, Don Bragg, John Elberling, Toby Levy, Abbie Wertheim

Staff Present: Mat Snyder, Planning Department; Kelli Rudnick, SF Public Works;

1. Review and Approve Minutes from the February 13, 2017, March 20, 2017, April 17, 2017 and May 15, 2017 CAC Meetings.

MOTION NO.	20167-1106-01
ACTION:	To approve minutes from February 13, 2017, March 20, 2017, April 17, 2017 and May 15, 2017
MOTION:	Murphy
AYES:	Bass, Bhakta, Bragg, Contreras, Huie, Goldstein, Jackson, Karnilowitz, Lewis, Marti, Murphy
NOES:	[none]
ABSTAIN:	[none]
ABSENT:	Boss, Lopez, Elberling, Levy, Wertheim

2. The IPIC Process / Progress on EN Projects. Presentation by Planning staff on background of the EN impact fee program, the Interagency Plan Implementation Committee (IPIC), and the list of EN Capital Projects, their source, and progress.

3. In-Kind / Capital Projects Working Group Report Back. Report back from members of the Working Group and their proposal to solicit EN neighborhood groups on their priorities for infrastructure projects, followed by discussion and potential action.

(0:0)

Item heard. No action taken.

4. CAC Response to the Five-Year Monitoring Report. Ongoing discussion on the Five-Year Monitoring Report, and the CAC's response, followed by potential action.

Item heard. No action taken.

(44:00)

5. Public Comment.

Adjourn: 7:30 pm



CENTRAL SOMA

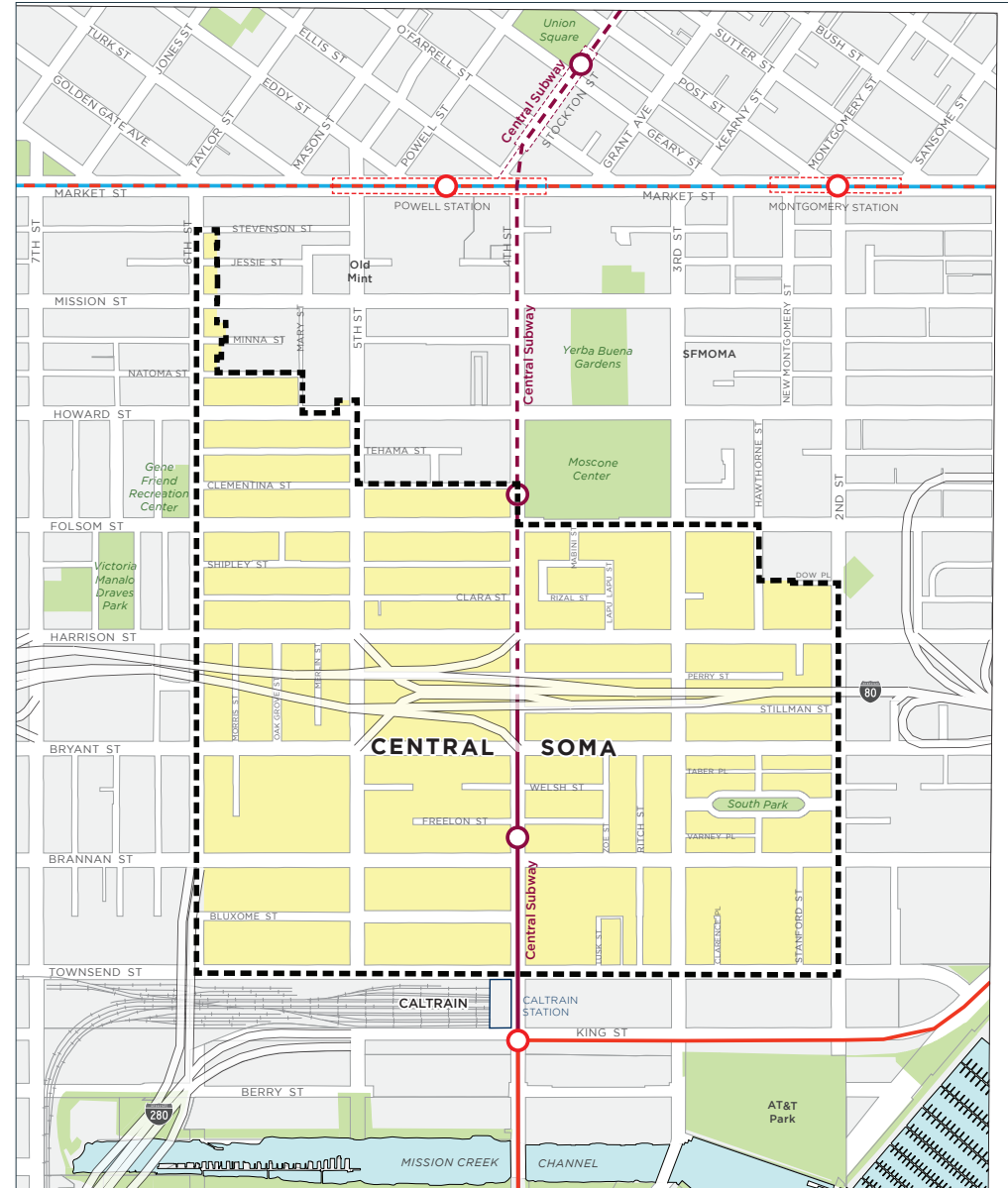
PLAN & IMPLEMENTATION STRATEGY

Planning Commission - August 31, 2017

PLAN SUMMARY

- Vision: a sustainable neighborhood
- Philosophy: keep what's great, fix what's not
- Strategy:
- Accommodate demand
- Provide public benefits
- Respect and enhance neighborhood character

PLAN AREA



PUBLIC BENEFITS AND NEIGHBORHOOD CHARACTER

No = \$500 million in Public Benefits

PUBLIC BENEFITS AND NEIGHBORHOOD CHARACTER

No Plan = \$500 million in Public Benefits

Central SoMa Plan = \$2.0 Billion in Public Benefits

**400% increase due
to the Plan**

**Plus ~\$1 billion in
increased General
Fund tax revenues**

PUBLIC BENEFITS AND NEIGHBORHOOD CHARACTER

Public Benefit	\$	Lead Agency	ENCAC Role?
Affordable Housing 33 percent of total units	\$900 M	MOHCD	No
Transit investment in both local and regional service	\$500 M	MTA/ Regional Agencies	No
Production, Distribution, & Repair (including Arts) no net loss of PDR space due to the Plan	\$180 M	N/A	No
Parks and Recreation transformative improvements such as parks, plazas, and recreation centers	\$160 M	RPD/Real Estate	Yes for public parks
Complete Streets safe and comfortable streets for people walking and biking	\$130 M	MTA/DPW	Yes

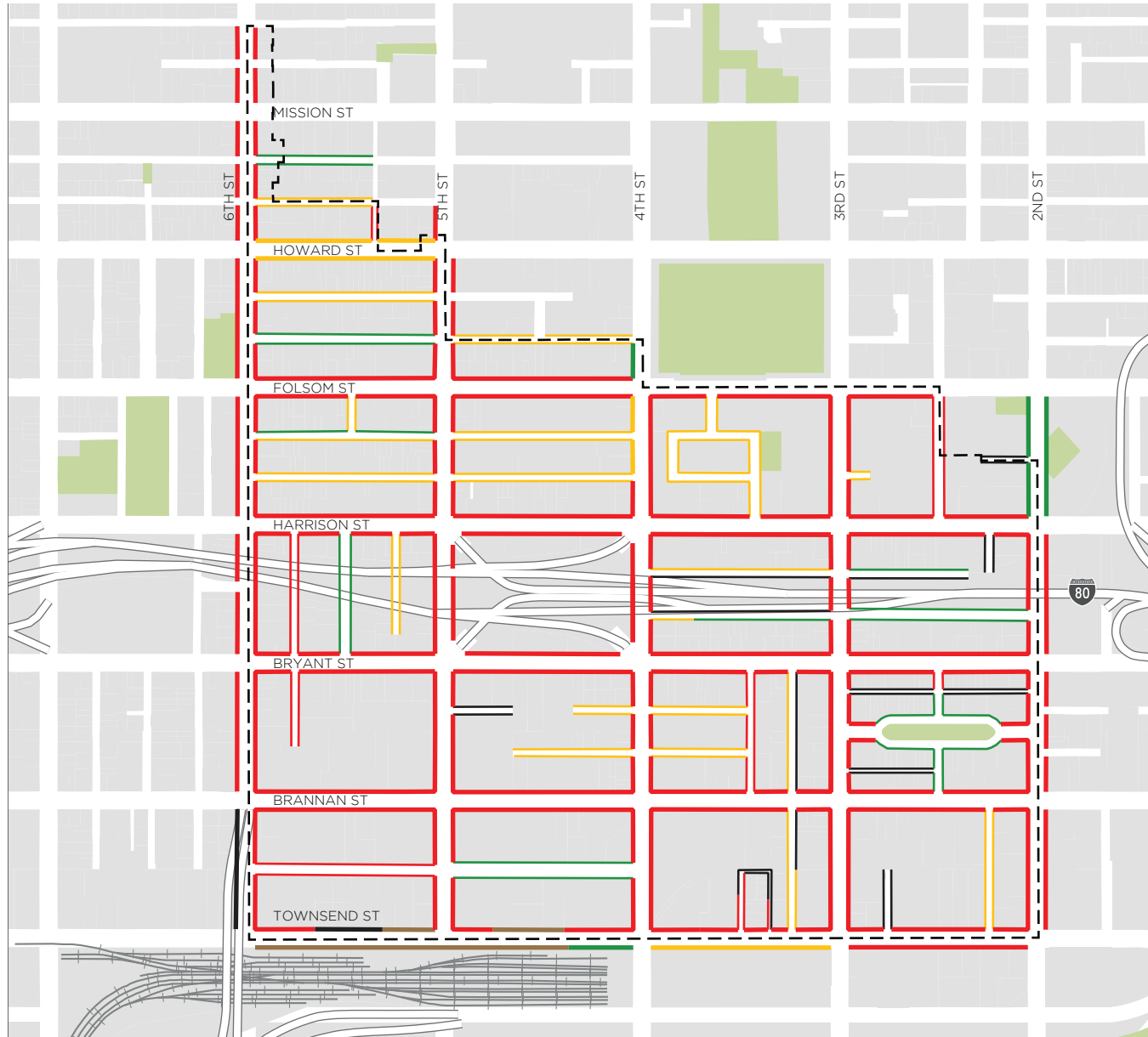
PUBLIC BENEFITS AND NEIGHBORHOOD CHARACTER

Public Benefit	\$	Lead Agency	ENCAC Role?
Environmental Sustainability a healthy, resilient, green, and resource-efficient neighborhood	\$70 M	Planning/SFE	Yes
Schools and Childcare funding to support growing population	\$50 M	SFUSD/HSA	Yes for in-kind childcare
Cultural Preservation funding towards Old Mint and other historic buildings	\$40 M	Planning/OEWD	No
Community Services to serve the growing population	\$20 M	MOHCD	No

PARKS AND RECREATION

- **\$25M: Gene Friend (reconstruct and expand)**
- **\$30M: a new public park on the PUC land**
- **\$5M: activation of VMD**
- **\$5M: a new rec center**
- **\$5M: towards a “Dolores Park of SoMa”**
- **\$5M: Bluxome Linear Park**
- **\$5M: Under Freeway open space**
- **\$?: Maintenance and operations of new facilities**
- **\$80M: Value of POPOS (no \$ for City unless pay in-lieu)**

COMPLETE STREETS



ENVIRONMENTAL SUSTAINABILITY AND RESILIENCY

- **\$32M: Stormwater infrastructure for streets**
- **\$20M: Freeway air quality and greening**
- **\$6M: Living roofs requirement (no \$ to City)**
- **\$5M: Stormwater infrastructure for parks**
- **\$3M: Studies, guidance and demonstration projects**
- **\$1M: Energy efficient street lights**

PROCESS QUESTIONS

- **One CAC or two?**
- **Role of “SoMa Stabilization” CAC**
- **“Priority Projects”, In-Kinds, Timing**



THANKS

STEVE WERTHEIM

415.558.6612

STEVE.WERTHEIM@SFGOV.ORG

DATE: **August 21, 2017**
TO: **EN CAC Members**
FROM: **Mat Snyder**
SUBJECT: **EN CAC August 21, 2017 Meeting – Item No. 4**

EN Impact Fee Revenue Projections FY 19 – FY 23

At the August 2017 CAC meeting we will discuss is the initial set of fee Eastern Neighborhood Impact Fee revenue projections for the upcoming year.

This analysis looks at the new fee revenue projections (top portion or box of the spreadsheet on the first page) and compares them to the IPIC Expenditures from last year (bottom portion of first page and second page) to see what additional revenues might be available.

(Formatting note: This year, the revenue amount for each category is also repeated under each category so that category revenue and expenditure for category are in close proximity on the page.)

For each of the Expenditure categories, the spreadsheet calculates both the projected revenue (recently updated) and planned expenditure (as programmed last year) to find the cumulative surplus (or deficit) for each year.

In programming IPIC funds, we look at two timeframes: The first is the immediate timeframe which includes FY19 (“Budget Year”): in FY19 we will be committing funds through the City’s budget and appropriation process. The second timeframe is the five-year timeframe for which funds can be programmed though not officially committed to through the appropriation process.

Last year, the CAC and IPIC left some funds as “unprogrammed”, meaning that the funds had not been assigned to specific projects. For the sake of keeping “unspent funds” in a single place on the spreadsheet, the unprogrammed line item has been zero’d out so that all unspent funds are shown as surplus.

These surplus amounts for the *Transit, Complete Streets, and Recreation and Open Space* categories are as follows for the FY19, and FY19-FY23 timeframes. These amounts are cumulative; if the surplus shown in FY19 is not spent along with the other years between 2019 and 2023, it accumulates to a surplus amount in FY23. The FY23 surplus amount provides the uncommitted amounts to each category for the full five year period.

Transit

FY19:	\$	25,000
FY19 – FY23:	\$	2,174,000

Complete Streets

FY18 (Ped Fund):	\$	1,639,000
FY19:	\$	<u>1,720,000</u>
Total:	\$	3,359,000 available in FY19

Note: for Complete Streets, there is also \$1.6M that was appropriated in FY18 but for which a specific project was not identified. When including this amount with the additional expected \$1.7M in FY19, there is approx. \$3.4M to put towards individual projects.

Recreation and Open Space

FY19:	\$	2,832,000
FY19-FY23:	\$	15,675,000

Decisions to be Made

For the FY19 (+FY20) timeframe, the CAC and IPIC generally make adjustments to previously programmed expenditures. For example, additional funds might be added for the next fiscal year to help assure the project can move forward, or the funding timing between projects might be swapped. Unless there are significant unanticipated funds for the coming budget years, new projects are generally not added. In some cases, where funding has been left to general line items (i.e. "Pedestrian, Bicycle, and Streetscape Enhancement Fund", "Central Waterfront Recreation and Open Space"), more specific projects may be split apart from such general category and included as separate line items.

For the FY19 – FY23 timeframe, the IPIC and CAC can add new projects. However, there has been ongoing tension between two approaches to programming projects over this period. One approach is to be very specific in identifying projects for the five year period. The advantage to this approach is that by identifying specific projects, the City and community can have a full understanding of what improvements can be expected over the five years. This disadvantage to this approach is that being so specific it can create undo expectations for a project's funding, especially if funding amounts are short of expectation, or if unrealized funding is needed for other committed projects.

Last year, the CAC decided to leave much of the funds in the later years unprogrammed (now shown as surplus) to avoid committing to projects before having a full understanding of the spending ramifications. This year, the CAC Chair is seeking further community input to help assure that as much is known about community wants and desires before committing to specific projects.

Community Input

Staff is seeking the CAC's advice on how to best reach interested parties. Similar to the tension described above, on the one hand, staff does want to be sure that all interested parties have input into this process; on the other hand, staff does not want to create any undo expectations.

As you know, we at Planning and Capital Planning maintain a list of proposed capital projects identified through community planning processes, agency capital plans and other input. As a first step, Planning is updating the EN website that it is directed to an audience interested in ongoing EN implementation – particularly around capital funding.

Staff would like to leave other outreach to individual CAC members as they see fit.

Other Issues and Considerations

- Housing, Child Care, and Admin Funding Categories – On top of the three funding categories already mentioned, EN Impact fee funds also go to “Housing” (for the Mission and Soma), “Child Care” and “Administration”. These categories are generally formulaic for which funding is provided to the appropriate agency based on annual revenue – IPIC and CAC do not have the same discretion for these categories. The EN IPIC Spreadsheet has been updated to reflect that expenditures match revenue for these categories.
- Memorandum of Understanding – 80% Rule – per the other discussion topic for the CAC at Monday's meeting, 80% of funding in the “Transit”, “Complete Streets”, and “Recreation and Open Space” categories are required to go to the priority projects as listed in an MOU between Planning and the implementing agencies, until those projects are fully funded. For the Recreation and Open Space and Transit categories, these obligations have been met because the priority projects in those categories have been complete (Daggett Park, 17th and Folsom Street Park), or fully funded (16th Street / 22-Fillmore Improvement Project). For the Complete Streets category, our ability to fund projects outside of the Folsom Howard Street project (the Complete Streets priority project) may be contingent upon commitments from other resources for that project so that we can say its fully funded, and/or amending the MOU.
- Projections are Aggressive and Optimistic – for the last couple of years, we have been aggressive in our revenue projections as a response from being overly cautious and conservative in previous years. Our agency partners has asked that Planning prepare scenarios that discount revenue in the out years to manage expectations of what funds will be available overall. Staff has not yet done this exercise, and will keep the CAC abreast of results from this analysis and overall ramifications for programming projects.
- FY19 is a “True-Up” Year – In previous years, staff has advised the CAC that going into deficit for a given category in a given year is ok as long as (1) there is not a projected overall deficit in any

Memo to the EN CAC

08/21/17

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given year, and (2) that all categories are made whole every five years. FY19 is the end of the five-year period in which all categories need to be made whole. Therefore, we cannot assume any FY19 deficits for any of the categories.

Eastern Neighborhoods MOU Priority Projects Status Update

Folsom/Howard Streetscape Project - SFMTA

Project Scope: May include sidewalk widening, bulbouts, transit boarding islands, improved bike facilities, landscaping/trees, public art, raised crosswalks, and new traffic signals. Victoria Manolo Draves Park will have some improvements adjacent to, but not inside the park.

Current Status: Community outreach and planning work to determine the specific set of improvements will be completed in summer 2017.

Future milestones: Legislation in winter 2017. Design completion in 2019. Construction to commence in 2020 with completion in 2022. Additional funding will be identified in SFMTA's new 5-year CIP to be completed in 2017.

Original Estimate per MOU	\$11.0M
Current Project Cost	\$44
Sources of Funds	
Impact Fees	\$26.5
Funding Gap	(\$17.5)

16th Street/22-Fillmore Improvement Project - SFMTA

Project Scope: Create transit improvements along the 22-Fillmore line from Church Street into Mission Bay. Improvements will include transit-only lanes, transit bulbs, new traffic and pedestrian signals, and new streetscape amenities.

Current status: 95% of designs have been completed. SFMTA is discussing construction sequencing and impacts to transit operations.

Future milestones: Construction expected to begin in Q1 2018 with substantial completion in Q1 2020.

Original Estimate per MOU	\$20.5M
Current Project Cost	\$75.2
Sources of Funds	
Impact Fees	\$21.4
General Fund	10.2
GO Bonds	38.6
Other Local Funds	4.0
Sources Subtotal	\$74.2
Funding Gap	(\$1.0)

17th & Folsom Park - REC

Project Scope: New 34,300 sqft neighborhood park includes outdoor classroom/performance space and lawn, children's interactive activity area, fitness equipment, and native landscaping.

Current status: Construction completed in February 2017. Park will open to the public on June 23, 2017.

Original MOU Estimate	TBD on Scope
Project Cost	\$5.8
Sources of Funds	
Impact Fees	\$3.1
Other Local Funds	2.7
Sources Subtotal	\$5.8
Funding Gap	\$0

Townsend Street Pedestrian Improvements – SFMTA

Project Scope: Improve Townsend for pedestrian and bicycle facilities. Add eastbound bike lane, convert parking spaces, extend eastbound travel lane between 4th and 5th.

Current status: Finished in 2010

Further improvements to Townsend St. include building sidewalks, protected bikeways, and transit improvements. Currently in planning with funding to be identified in new 5-year CIP.

Original MOU Estimate	TBD on Scope
Project Cost	\$0.2M
Sources of Funds	
Other Local Funds	0.2M
Funding Gap	\$0

Showplace Square Open Space Plan & One Open Space Project – PLN & REC

Project Scope: Open space and streetscape plan to identify opportunities using excess right-of-way, and design and construction of one new public open space.

Current Status: Plan was completed in 2010 and Daggett Park was completed in 2016.

Original MOU Estimate	TBD on Scope
Project Cost for Daggett Park	\$4.0 M
Sources of Funds	
Impact Fees	\$2.3
Other Local Funds	1.7
Sources Subtotal	\$4.0
Funding Gap	\$0