

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, May 15, 2017

6:00 PM

Walker Bass
Chirag Bhakta
Joe Boss
Don Bragg
Marcia Contreras
John Elberling

Keith Goldstein
Bruce Kin Huie
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 February 13, 2017, March 20, 2017, and April 17, 2017 CAC Meetings.
3. Central Waterfront / Dogpatch Public Realm Plan. Presentation by staff on possible implementation strategies for financing and delivering infrastructure projects within the Central Waterfront Plan Area, followed by discussion and potential action.
4. Citywide and Eastern Neighborhoods Capital Planning. Presentation by Capital Planning staff on how capital projects are prioritized for funding Citywide and how Eastern Neighborhoods capital projects are incorporated into the City's Ten Year Capital Plan. Presentation followed by discussion and potential action.

5. Jackson Playground Rehabilitation. Presentation by Recreation and Park staff and Friends of Jackson on the rehabilitation of Jackson Playground , followed by discussion and potential action.
6. In-Kind / Capital Projects Working Group Report Back. Report back from members of the Working Group, followed by discussion and potential action.
7. 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.
8. 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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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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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

聽證會上如需要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 Pagdinig (headset), mangyari lamang na tumawag sa (415) 575-9121. Mangyaring tumawag nang maaga (kung maaari ay 72 oras) bago sa araw ng Pagdinig.

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За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (415) 575-9121. Запросы должны делаться минимум за 72 часов до начала слушания.

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 sof@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**

**Meeting Minutes
Monday, February 13, 2017**

6:00 PM

Members Present: Walker Bass, Chirag Bhakta, Don Bragg, Marcia Contreras, Keith Goldstein, Bruce Kin Huie, Henry Karnilowitz, Toby Levy, Fernando Martí, Dan Murphy, Abbie Wertheim pursuits

Members Absent: Joe Boss, John Elberling, Robert Lopez, Kristian Ongoco

Staff Members Present: Mat Snyder, Claudia Flores, Planning Department

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the November 29, 2016 CAC Meeting.
3. Review and Approve Minutes from the January 9, 2017 CAC Meeting.

MOTION NO.	2017-02-01
ACTION:	To approve minutes from November 29, 2016 and from January 9, 2017.
MOTION:	Murphy
AYES:	Bass, Bhakta, Bragg, Contreras, Goldstein, Huie, Karnilowitz, Levy, Marti, Murphy, Wertheim
NOES:	[none]
ABSTAIN:	[none]
ABSENT:	Boss, Elberling, Lopez, Ongoco

4. Mission Action Plan 2020. Presentation by staff on the Mission Action Plan (“MAP”) 2020 Report, followed by comment, and potential action.
Item Heard. No Action taken.

5. Five-Year Monitoring Report Next Steps. As a standing agenda item, review of the CAC's response to the 2011-2015 Eastern Neighborhoods Five-Year Monitoring Report and discussion of what next steps the CAC would like to take in addressing issues raised in the response, followed by potential action.
Item Heard. No official Action Taken. Discussion focused around upcoming Board of Supervisors Land Use Committee presentation February 27, 2017. Keith Goldstein to summarize points the CAC wants to make at the presentation, and send them to staff for distribution to the CAC.

6. Public Comment.

Meeting Adjourn 8:00 pm.

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

**DRAFT Meeting Minutes
Monday, March 20, 2017 – 6:00 PM**

Members Present: Walker Bass, Chirag Bhakta, Joe Boss, Don Bragg, Marcia Contreras, Keith Goldstein, Bruce Kin Huie, Dan Murphy, Kristian Ongoco, Abbie Wertheim

Members Absent: John Elberling, Henry Karnilowitz, Toby Levy, Robert Lopez, Fernando Martí

Staff Present: Mat Snyder, Robin Abad, Planning Department; Stacy Bradley, Recreation and Parks Department; Kelli Rudnick, SF Public Works; Nick Carr, SFMTA

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 February 13, 2017 CAC Meeting.
Action not taken.
3. Central Waterfront / Dogpatch Public Realm Plan. Presentation by staff on the Central Waterfront / Dogpatch Public Realm Plan, its process, and identified projects including a report on cost estimates and community preferences, followed by discussion and potential action. (0:0)
Item heard. No official action taken. The Chair requested staff to return to the CAC at the next meeting with more specifics on a potential proposal for implementation on a three-year, six-year, and nine-year time horizon..
4. Current State and Pace of Development in Dogpatch. Discussion led by Bruce Huie, CAC Chair, on the current state of development in Dogpatch, followed by potential action. (1:06)
Item heard. No official action taken.

5. Green Benefit District Project List and Update. Presentation by Julie Christensen, Executive Director of the Green Benefit District (GBD), on the GBD's project list and statuses, followed by discussion and potential action. (1:12)
Item heard. No official action taken.

6. Dogpatch Community Hub. Presentation by Dogpatch Neighborhood Association member Emily Gogol on the proposed Dogpatch Center for Arts & Culture (dcenter.org), followed by discussion and potential action. (1:31)
Item heard. No official action taken.

7. CAC Response to the Five-Year Monitoring Report. Discussion led by Keith Goldstein, CAC Vice Chair, on the March 13 presentation to the Board of Supervisor's Land Use Committee on the Monitoring Report, and the CAC's response, followed by potential action. (1:50)
Item heard. No official action taken.

Meeting Adjourned 8:15 pm.

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

***DRAFT* Meeting Minutes
Monday, April 17, 2017 -- 6:00 PM**

Members Present: Walker Bass, Chirag Bhakta, Joe Boss, Marcia Contreras, John Elberling, Keith Goldstein, Bruce Kin Huie, Toby Levy, Fernando Martí, Abbie Wertheim

Members Absent: Don Bragg, Henry Karnilowitz, Dan Murphy, Kristian Ongoco

Staff Present: Mat Snyder, Robin Abad, Joshua Switzky, Planning Department; Sarah Dennis-Philips, Office of Economic and Workforce Development; Kelli Rudnick, SF Public Works; Stacy Bradley, Recreation and Parks Department;

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the February 13, 2017 and March 20, 2017 CAC Meetings.

A quorum was not present at the time the item was called and therefore no action was taken.

3. Southern Bayfront Strategy and Pier 70. Presentation by OEWD staff on the Southern Bayfront Strategy, a set of City objectives regarding infrastructure finance and delivery in relation to several master development projects along the southern waterfront, including Pier 70. The Pier 70 portion of the presentation will include potential community benefits envisioned as part of the project.

Item heard. No action taken.

4. Central Waterfront / Dogpatch Public Realm Plan. Presentation by staff on possible implementation strategies for financing and delivering infrastructure projects within the Central Waterfront Plan Area, followed by discussion and potential action.

Item heard. No action taken. The Chair asked that the Public Realm team return to the CAC the following month for an update on the

5. Acquisition of New Park in Soma. Update from Recreation and Park staff on the acquisition of property in SOMA to create a new park. Recreation and Park staff is asking for CAC support for the acquisition. Presentation to be followed by discussion and potential action.

MOTION NO. 2017-04-01
ACTION: To support the acquisition of the property at 11th Street and Natoma for the purpose of creating a new park in Soma.
MOTION: Levy SECOND: Bhakta
AYES: Bass, Bhakta, Contreras, Goldstein, Huie, Levy, Marti, Murphy, Wertheim
NOES: Boss
ABSTAIN: [none]
ABSENT: Bragg, Karnilowitz, Murphy, Ongoco

6. In-Kind / Capital Projects Working Group Report Back. Report back from members of the Working Group, followed by discussion and potential action.

Item Heard. No Action taken.

7. Dogpatch Community Hub. Update by Dogpatch Neighborhood Association member, Katherine Doumani and Heidi Dunkelgod on the Dogpatch Community Hub, followed by discussion and potential action.

Item Heard. No Action taken.

8. 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.

9. Public Comment.

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE



Jackson Liles
ARCHITECTURE



JACKSON PLAYGROUND

ENCAC MEETING
May 15th, 2017



STREETS AND OPEN SPACE

Showplace Square's history as an almost exclusively industrial area has meant that this area has comparatively little access to open space as compared with the rest of the city. The conversion of portions of this area for residential and mixed use development and consequent addition of new residents makes it imperative to provide more open space to serve both existing and new residents, workers and visitors. Analysis reveals that a total of about 4.0 acres of new space should be provided in this area to accommodate expected growth. Thus, this Plan proposes providing at least one new open space in the area, in addition to widened sidewalks with pocket parks and green streets, and an increased private open space requirement.

OBJECTIVE 5.1

PROVIDE PUBLIC PARKS AND OPEN SPACES THAT MEET THE NEEDS OF RESIDENTS, WORKERS AND VISITORS

In a built-out neighborhood such as this, finding sites for sizeable new parks is difficult. However, it is critical that at least one new substantial open space be provided as part of this Plan. The Planning Department will continue working with the Recreation and Parks Department to identify a site in Showplace / Potrero for a public park and will continue to work to acquire additional open spaces.

“Analysis reveals that a total of about 4.0 acres of new space should be provided in this area to accommodate expected growth.”

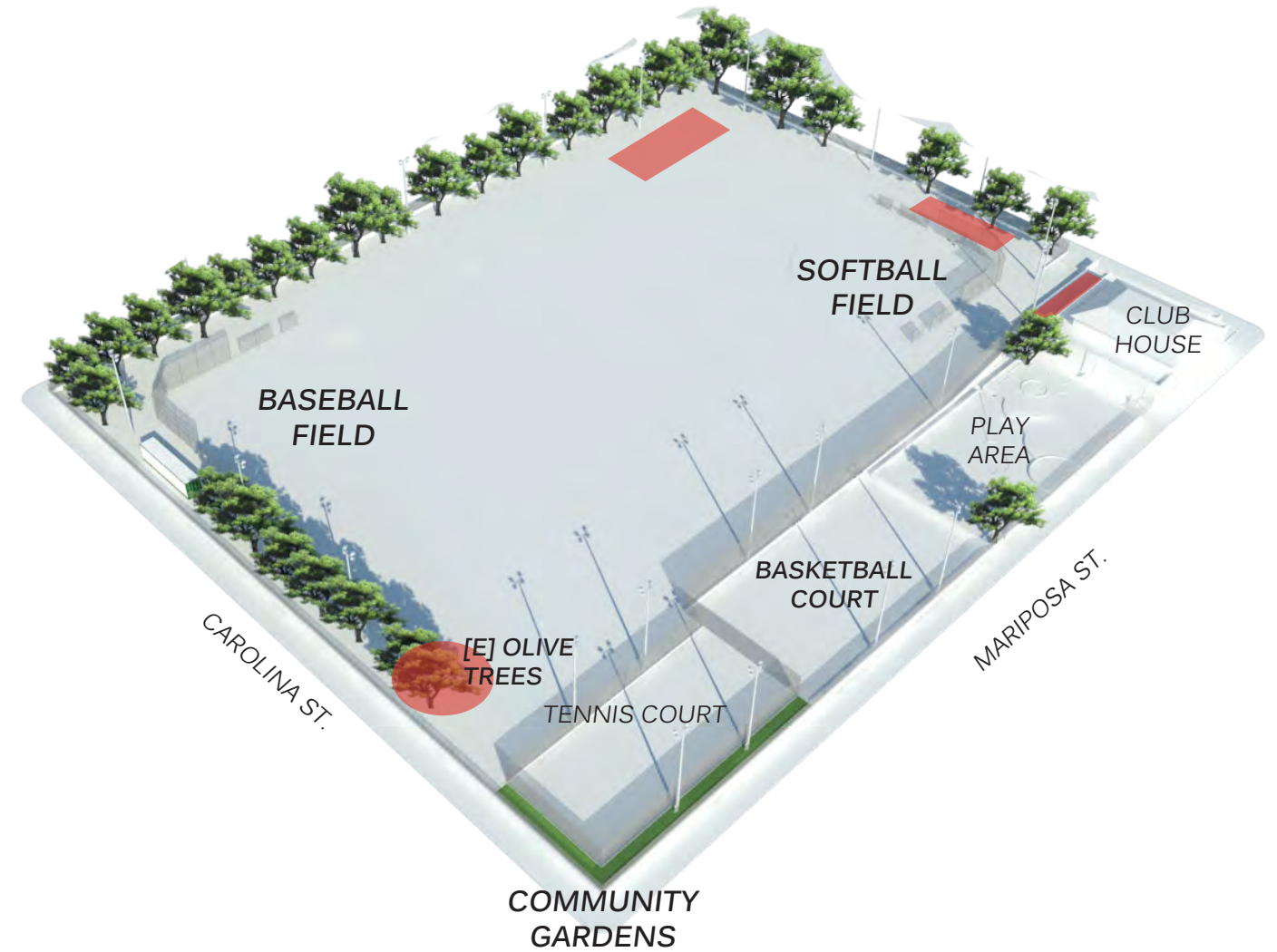
- Showplace Square/Potrero Hill AREA PLAN.

JACKSON PARK

+EXISTING SITE PERSPECTIVE



EXISTING SITE PLAN



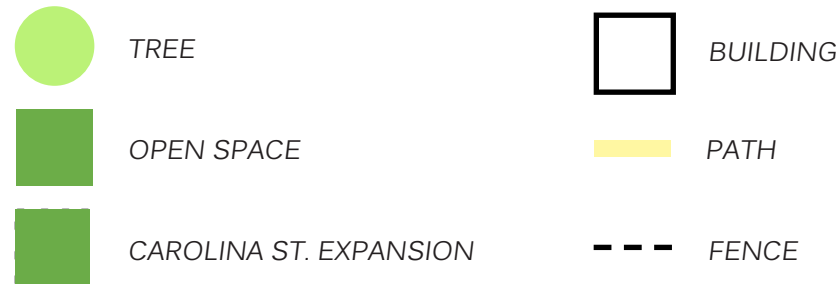
APPROXIMATELY **2250+** REGULAR PARK USERS EACH WEEK
325 LIVE OAK STUDENTS + STAFF FREQUENT PARK EACH DAY

JACKSON PARK

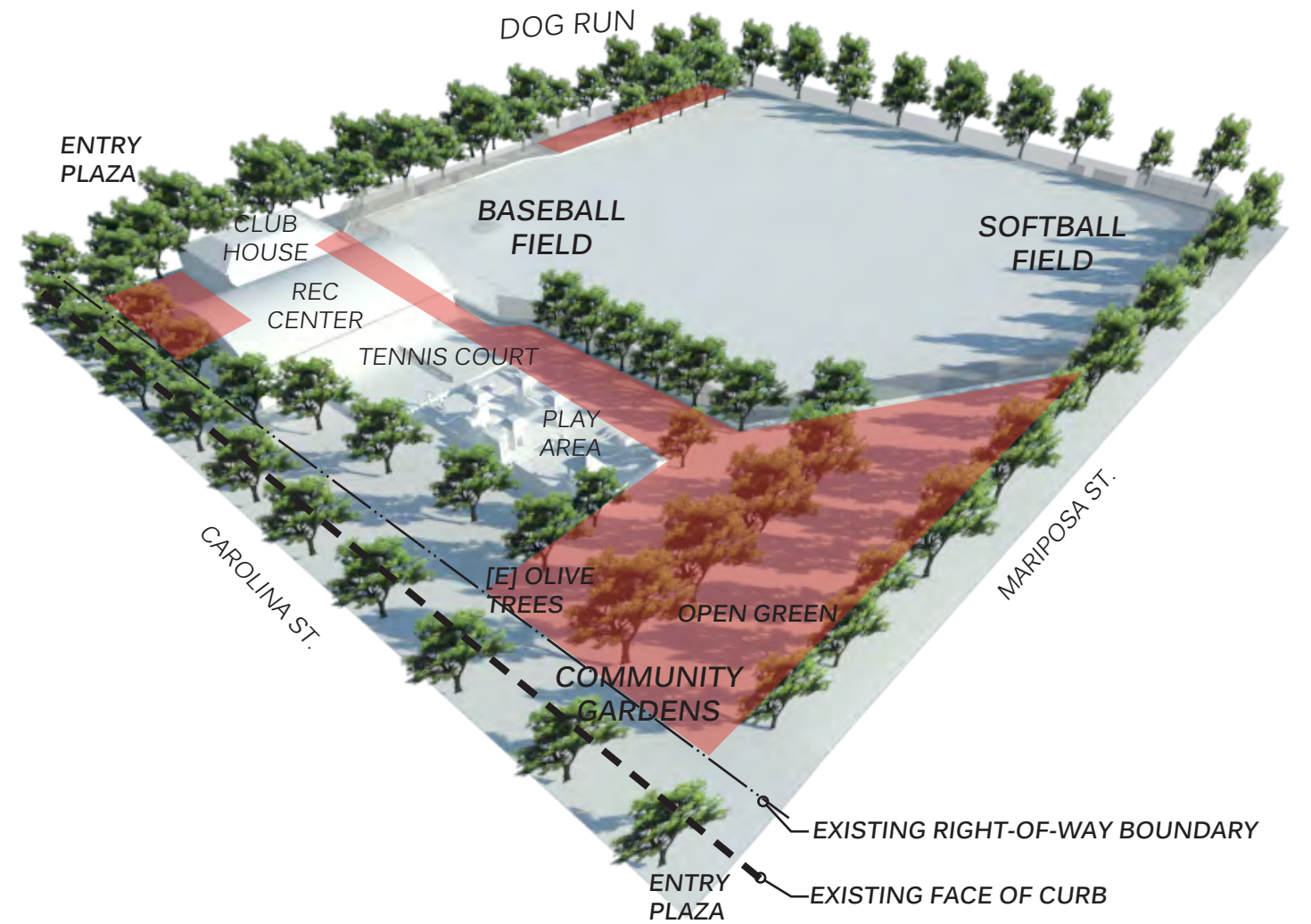
+PROPOSED SITE PERSPECTIVE



PROPOSED SITE PLAN

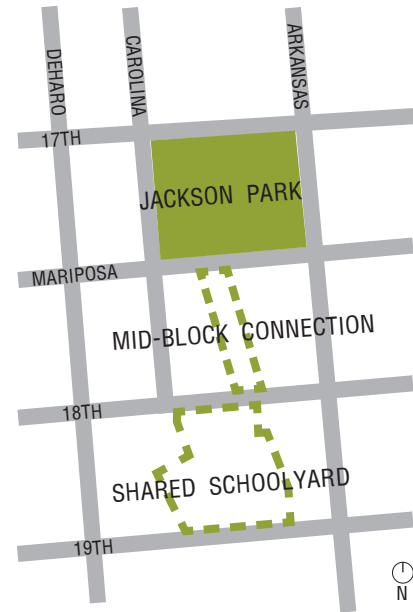


PUBLIC OPEN SPACE - 900% INCREASE
PLAYGROUND AREA - 175% INCREASE
COMMUNITY GARDENS - 250% INCREASE
NEW DOG RUN
NEW PUBLIC PLAZAS

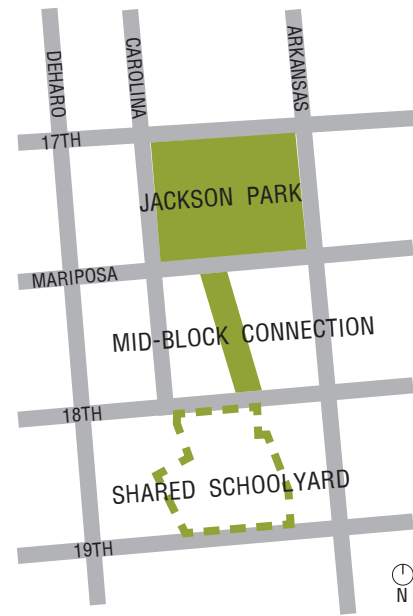


ENCAC MEETING
MAY 15, 2017

AERIAL PERSPECTIVE

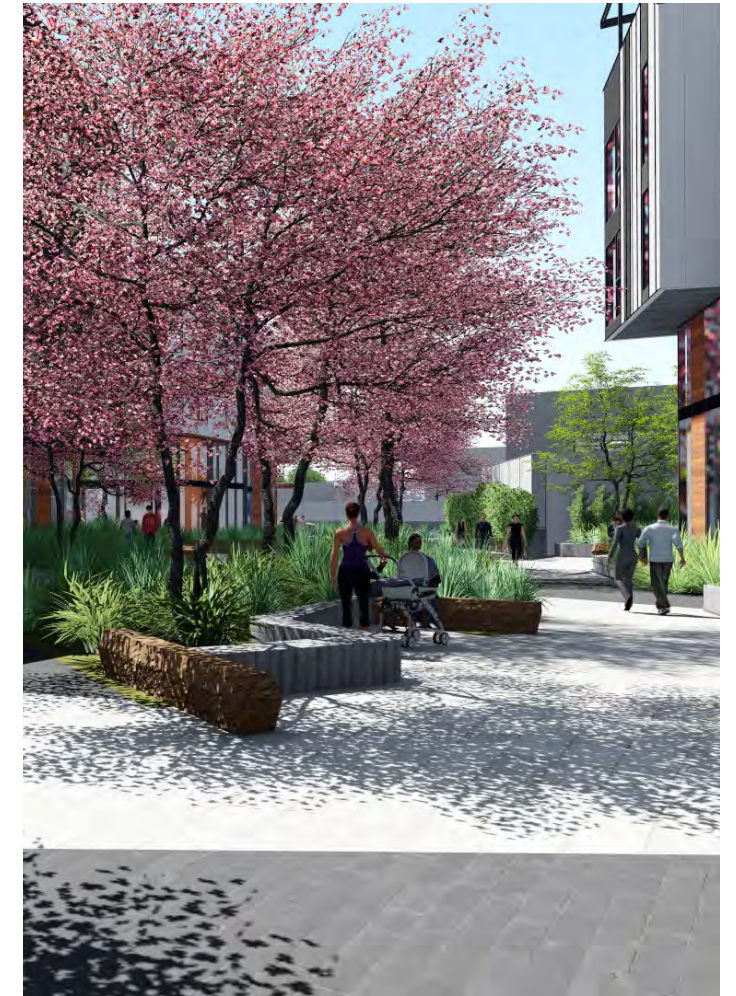
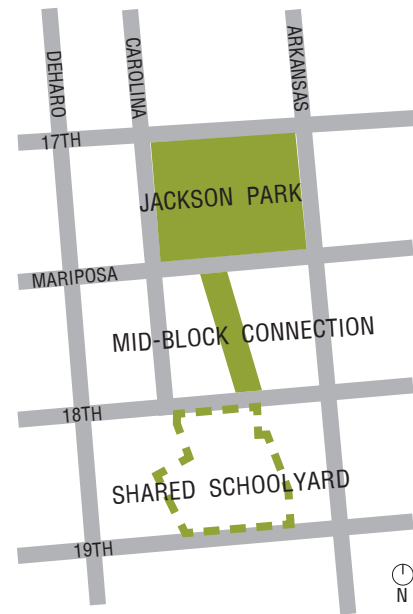


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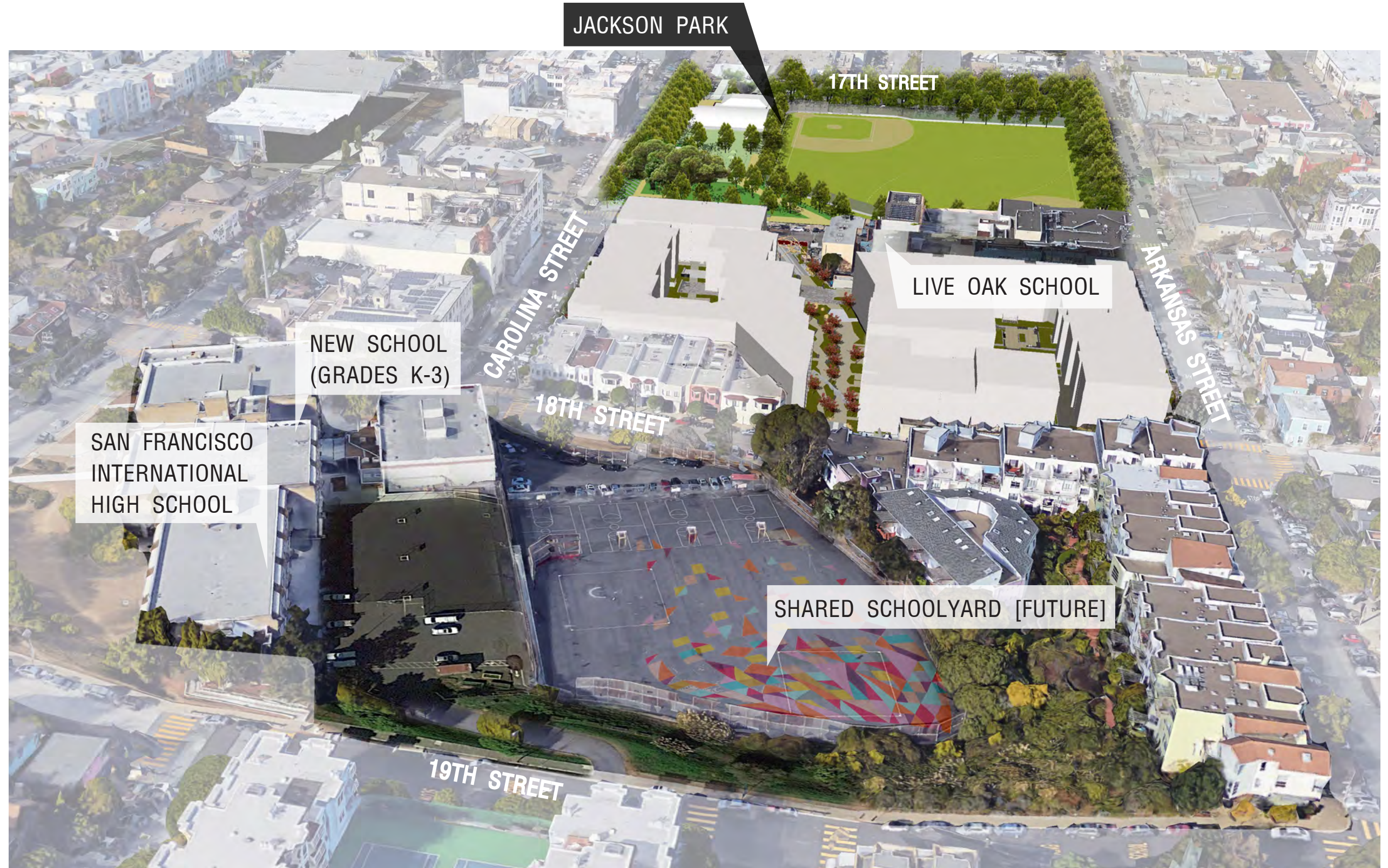


1601 MARIPOSA

+ MIDBLOCK CONNECTION



AERIAL PERSPECTIVE



FUNDS: RECIPIENT OF \$25 K
- DISTRICT 10 PARTICIPATORY BUDGETING PROCESS

ENCAC MEETING
MAY 15, 2017



NEXT STEPS

- + Complete Feasibility Study
- + Conduct Hazardous Materials Investigation
- + Prepare Preliminary Cost Estimates
- + Submit Concept Plan to Recreation & Park Commission



NEIGHBORHOOD SUPPORT

- + Potrero Hills Boosters
- + Potrero Hill Dogpatch Merchants Association
- + Anchor Brewing Company
- + Live Oak School
- + SFUSD Commissioner of Athletics
- + SF Softball Leagues
- + CARE [Community Awareness Resources Entity]
- + Umpqua Bank
- + Jackson Park After School Program
- + Grow Potrero Responsibly
- + Save the Hill
- + Friends of Connecticut Friendship Garden
- + Friends of Potrero Hill Rec Center
- + The Parkside
- + Zesty
- + Big Daddy's Antiques
- + Friends of the Public Library
- + California College of the Arts



FUNDING

- + To date ENCAC has allocated \$1.64 M for park improvements and a plan
- + FOJP has raised \$4.42 M in money pledged from neighborhood developers
- + Live Oak School anticipates a capital campaign for a new rec center
- + Neighborhood Fundraising Campaign
- + 2019 Parks Bond



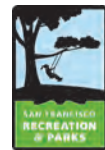
NEEDS

- + Comprehensive Open Space Plan
- + Allocated funding for infrastructure (in advance of future development)
- + Support for Maxwell Commons Project

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE



Jackson Liles
ARCHITECTURE



SAN FRANCISCO
Parks Alliance
OUR CITY, OUR PARKS.



THANK YOU!

ENCAC MEETING
May 15th, 2017

EN CAC Meeting

Monday, May 15, 2017

Agenda Item No. 6:

In-Kind / Capital Projects Working Group Report Back

In-Kind Agreements

Review and Update

EN – CAC Meeting - May 15th, 2017

Discussion on In-Kind agreements & Best Way to Prioritize Projects.

Meeting Members:

Mat Snyder, Bruce Huie, Keith Goldstein, Irma Lewis, Walker Bass, Toby Levy, Don Bragg, Dan Murphy and Jude Deckenbach

Discussion Topics

1. Would like to see the proposed projects in entirety in order to set any prioritization.
2. Discussion needs to be broad since development is multi-dimensional. Neighborhood equity is an issue.
3. What is EN CAC trying to mitigate? What community benefits can be addressed and approved?
4. What is neighborhood equity – define criteria for decision-making and project selection.
5. What is the current project list by EN sub-area?

Ask of SF Planning

- Impact fees collected and planned Expenditures by EN sub-area - Mission, Showplace Potrero Hill, Central Waterfront, West SOMA and East SOMA
- Estimated funding of key public benefits by each EN sub-area (attached estimate from Alison Heath based on SF Planning data)
- Review the In-Kind criteria (attached)

Next Step(s) – Options - Recommendation

- Continue with the In-Kind application; update current guidelines; use Related California as the use case to apply
- Assemble a list all projects by EN sub area to review by category, scope of work and funding potential

EN REVENUE AND EXPENDITURE BALANCE

through FY 17

	EN: Mission	EN: Showpl /Potrero	EN: Central Waterfront	EN: East SoMa	EN: WSoMa	Grand Total
Revenue	\$ 8,692,413 11.40%	\$ 21,488,121 28.19%	\$ 16,098,272 21.12%	\$ 17,842,737 23.41%	\$ 12,108,061 15.88%	\$ 76,229,604
Expenditure	\$ 12,226,600 17.40%	\$ 9,664,600 13.75%	\$ 8,158,300 11.61%	\$ 23,241,750 33.08%	\$ 16,977,750 24.16%	\$ 70,269,000

FY 18 - FY 22

	EN: Mission	EN: Showpl /Potrero	EN: Central Waterfront	EN: East SoMa	EN: WSoMa	Grand Total
Revenue	\$ 27,013,324 30.22%	\$ 13,598,819 15.21%	\$ 4,848,921 5.42%	\$ 26,527,417 29.68%	\$ 17,395,259 19.46%	\$ 89,383,740
Expenditure	\$ 29,546,400 26.95%	\$ 19,446,400 17.74%	\$ 10,825,400 9.87%	\$ 37,025,400 33.77%	\$ 12,801,400 11.68%	\$ 109,645,000

Total

	EN: Mission	EN: Showpl /Potrero	EN: Central Waterfront	EN: East SoMa	EN: WSoMa	Grand Total
Revenue	\$ 35,705,737 21.56%	\$ 35,086,940 21.19%	\$ 20,947,193 12.65%	\$ 44,370,154 26.79%	\$ 29,503,320 17.81%	\$ 165,613,344
Expenditure	\$ 41,773,000 23.22%	\$ 29,111,000 16.18%	\$ 18,983,700 10.55%	\$ 60,267,150 33.50%	\$ 29,779,150 16.55%	\$ 179,914,000

IMPACT FEE REVENUE FUND DISTRIBUTION AMONG CATEGORIES AND PLAN AREAS

Total Fees

Category	EN: Mission	EN: Showpl /Potrero	EN: Central Waterfront	EN: East SoMa	EN: WSoMa	Grand Total
HOUSING	\$ 12,391,108			\$ 15,443,616		\$ 27,834,724
OPEN SPACE	\$ 9,664,000	\$ 13,735,945	\$ 9,859,952	\$ 7,547,326	\$ 12,035,641	\$ 52,842,863
TRANSIT	\$ 4,337,725	\$ 6,544,961	\$ 2,188,073	\$ 9,919,723	\$ 5,087,516	\$ 28,077,999
STREETS	\$ 6,432,616	\$ 11,088,784	\$ 6,500,050	\$ 8,348,425	\$ 9,235,593	\$ 41,605,467
CHILD CARE	\$ 1,102,447	\$ 1,962,902	\$ 1,351,775	\$ 897,341	\$ 1,679,229	\$ 6,993,693
ADMIN	\$ 1,777,842	\$ 1,754,347	\$ 1,047,344	\$ 2,213,723	\$ 1,465,341	\$ 8,258,597
TOTAL	\$ 35,705,737	\$ 35,086,940	\$ 20,947,193	\$ 44,370,154	\$ 29,503,320	\$ 165,613,344

EN MINI-CAPITAL PLAN

Original Need						
Plan Area / IPIC Category	Project Budget	Fee Revenue	Total Other Funding	Total Funding	Gap	
Complete Streets	\$ 166,847,901	\$ 42,288,800	\$ 61,784,101	\$ 104,072,901	\$ 62,775,000	
Open Space	\$ 136,035,000	\$ 44,375,000	\$ 57,860,000	\$ 102,235,000	\$ 33,800,000	
Transit	\$ 94,429,947	\$ 17,340,000	\$ 64,737,947	\$ 82,077,947	\$ 12,352,000	
Grand Total	\$ 397,312,848	\$ 104,003,800	\$ 184,382,048	\$ 288,385,848	\$ 108,927,000	

Emerging Need						
Plan Area / IPIC Category	Project Budget		Total Other Funding	Other Gap		
Complete Streets	\$ 101,964,596		\$ 26,814,596	\$ 75,150,000		
Open Space	\$ 65,872,000		\$ 54,572,000	\$ 11,300,000		
Transit	\$ 38,840,000		\$ 8,640,000	\$ 30,200,000		
Grand Total	\$ 206,676,596		\$ 90,026,596	\$ 116,650,000		

Total						
Plan Area / IPIC Category	Project Budget		Total Other Funding	Total Gap		
Complete Streets	\$ 268,812,497		\$ 130,887,497	\$ 137,925,000		
Open Space	\$ 201,907,000		\$ 156,807,000	\$ 45,100,000		
Transit	\$ 133,269,947		\$ 90,717,947	\$ 42,552,000		
Grand Total	\$ 603,989,444		\$ 378,412,444	\$ 225,577,000		