

EASTERN NEIGHBORHOODS CITIZEN ADVISORY COMMITTEE  
September 16, 2013 Meeting Material

EASTERN NEIGHBORHOODS CITIZEN ADVISORY COMMITTEE  
September 16, 2013 Meeting Material

Agenda Item No. 3

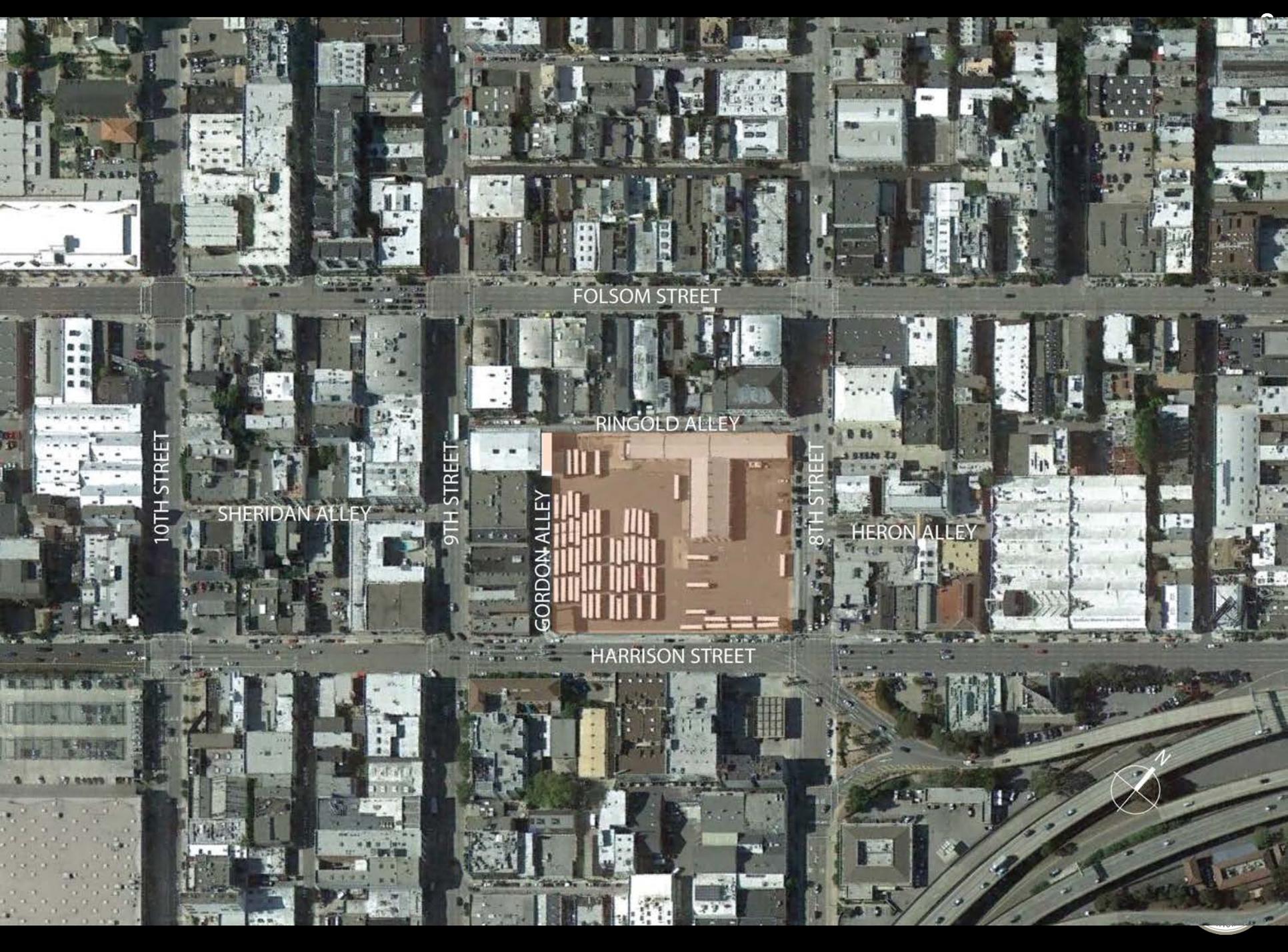
In-Kind Agreement for (1) the Proposed Streetscape Improvements on Ringold Street between 8<sup>th</sup> Street and 9<sup>th</sup> Street and (2) a Pocket Park at Ringold Street and 8<sup>th</sup> Street in Association with the Development Project at 350 8<sup>th</sup> Street. Presentation by the project sponsor for the 350 8th Street development project on proposed in-kind improvements, followed by comment and potential action.

# **Ringold Alleyway Project In-Kind Opportunity**

**Eastern Neighborhoods Citizens  
Advisory Committee  
September 16, 2013**



**SAN FRANCISCO COUNTY TRANSPORTATION AUTHORITY**



FOLSOM STREET

RINGOLD ALLEY

10TH STREET

SHERIDAN ALLEY

9TH STREET

GORDON ALLEY

8TH STREET

HERON ALLEY

HARRISON STREET

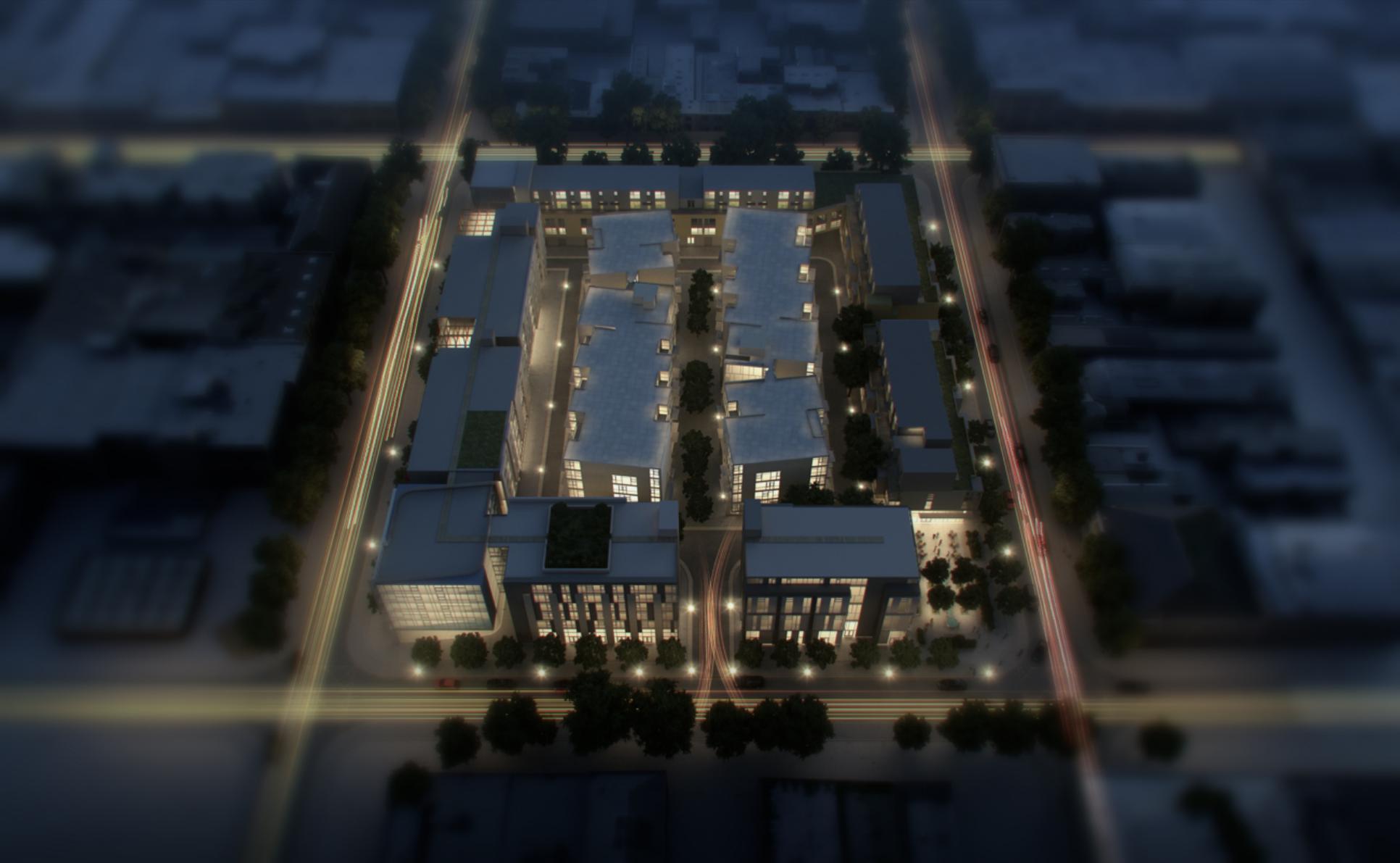


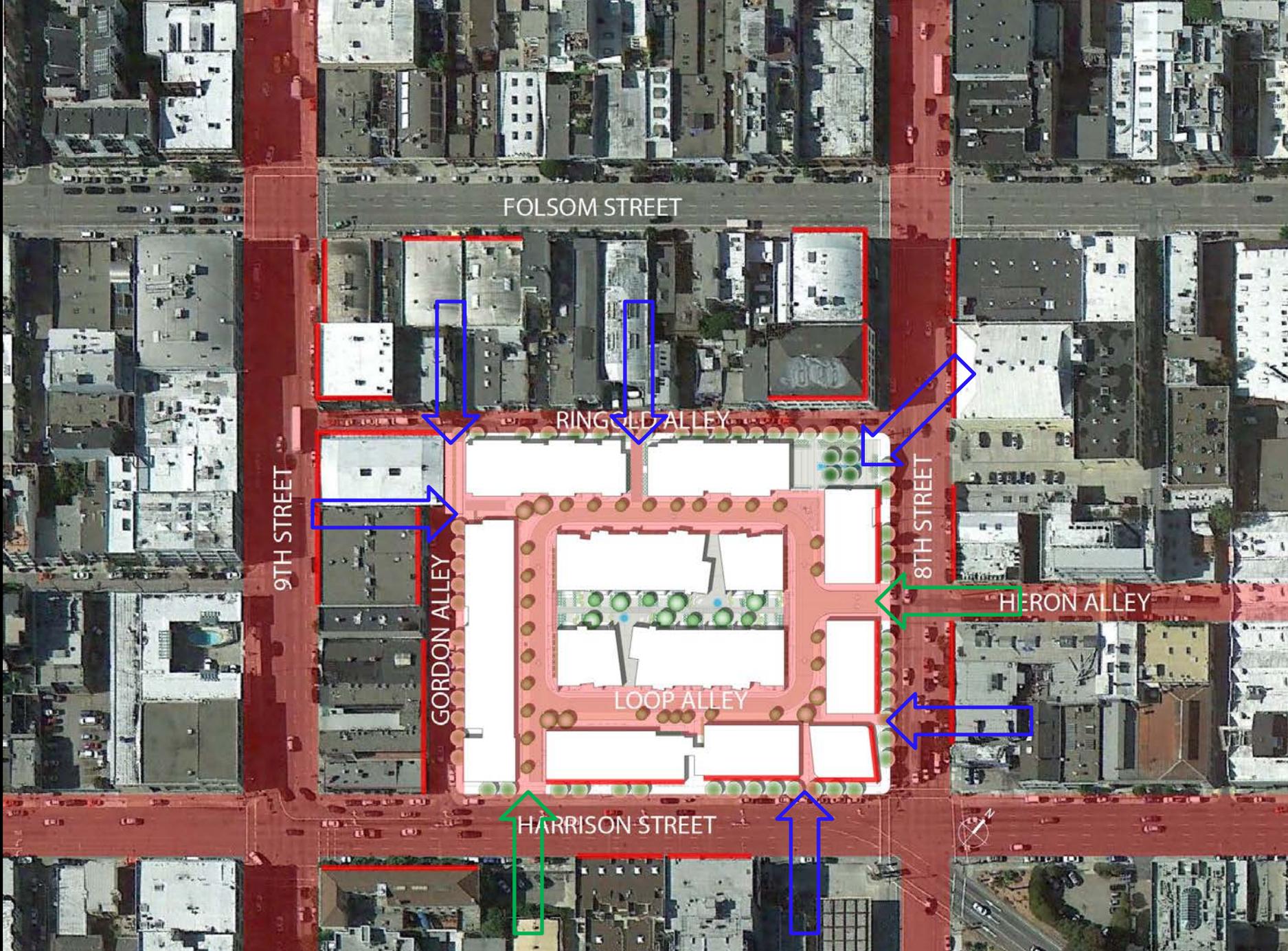
# TIMELINE

- September 2006: Attended first Task Force meeting
- Spring 2007: ~~Over 20 Task Force and other~~ community meetings between 2006-2012
- August 2007: Filed environmental evaluation application
- 2007-2012: Designed, presented, redesigned site plan and architecture
- December 2011: Conditional Use Application submitted









FOLSOM STREET

RINGGOLD ALLEY

9TH STREET

GORDON ALLEY

8TH STREET

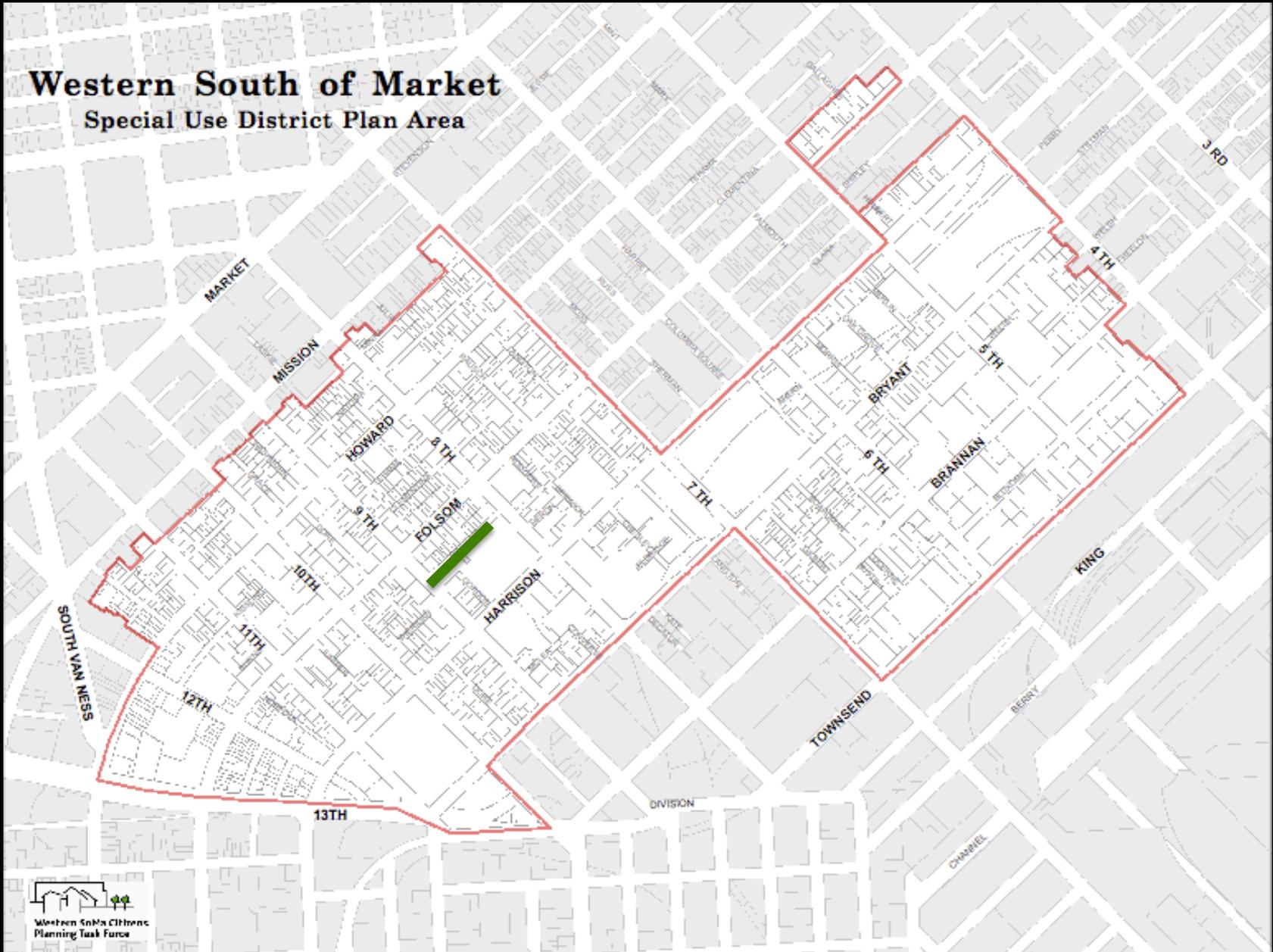
HERON ALLEY

LOOP ALLEY

HARRISON STREET



# Western South of Market Special Use District Plan Area





# Concept Plan



West SoMa  
Neighborhood Transportation Plan

Ringold between 8th & 9th - Shared Street Concept

Scale 1"=40' when printed at 11x17

COMMUNITY DESIGN ARCHITECTURE  
REASONABLE DESIGN FOR NEIGHBORHOOD BUILDING



# Design Features

## Utility undergrounding



# Design Features

Utility undergrounding

Shared street  
treatment



Photos. Top: Netherlands shared street: Jeff Loux,  
[http://ucdesustainability.blogspot.com/  
2011/07/wonderful-world-of-woonerfs.html](http://ucdesustainability.blogspot.com/2011/07/wonderful-world-of-woonerfs.html)  
Bottom: Linden alleyway, SFCTA

# Design Features

Utility undergrounding

Shared street  
treatment

Traffic calming

Chicanes



Raised Entries/Exits



# Design Features

Utility undergrounding

Shared street  
treatment

Traffic calming

Public realm/  
streetscape

## Landscaping



## Public art



## Seating



## Pedestrian-scale lighting



# Design Features

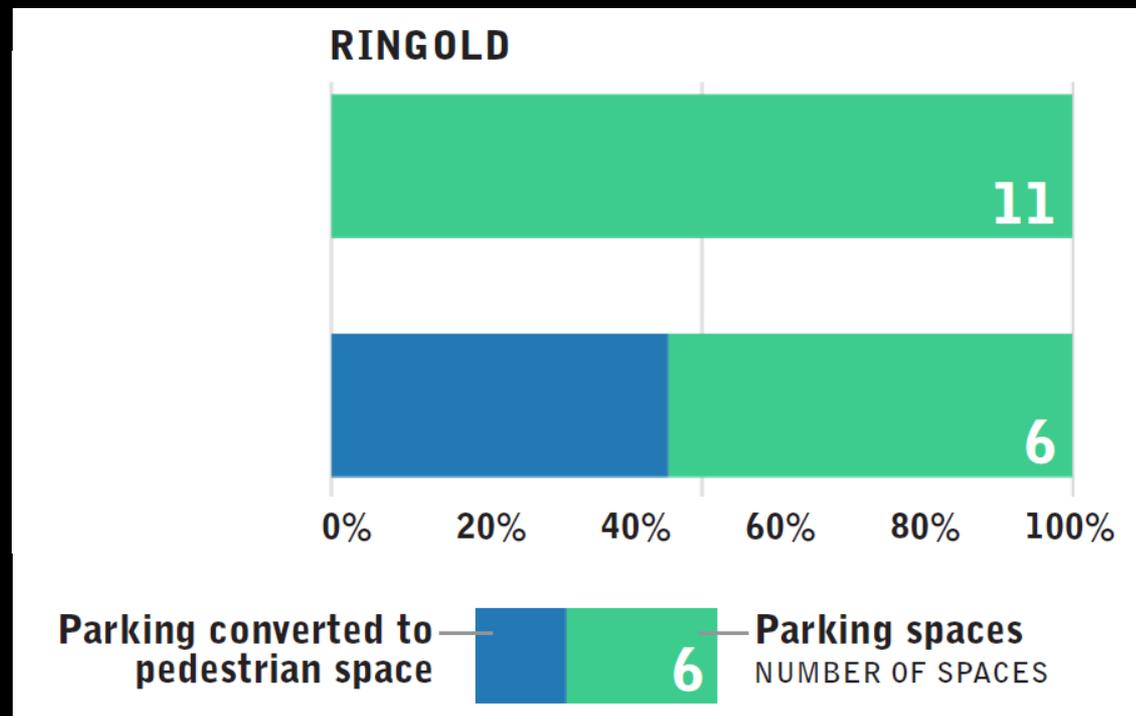
Utility undergrounding

Shared street  
treatment

Traffic calming

Public realm/  
streetscape

**Modest  
reductions in  
parking**



Source: Western SoMa Neighborhood Transportation Plan

# Design Features

Utility undergrounding

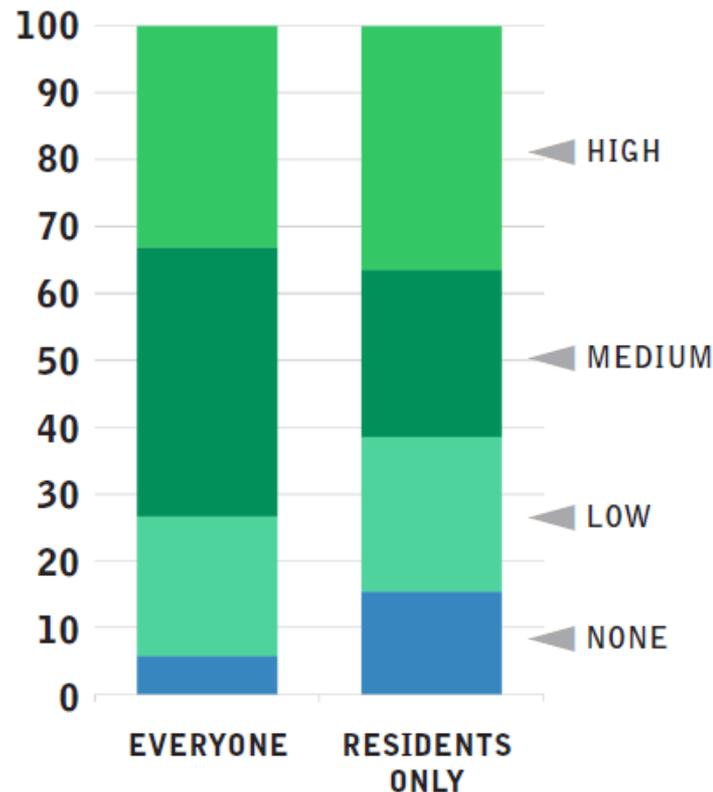
Shared street  
treatment

Traffic calming

Public realm/  
streetscape

Modest  
reductions in  
parking

“How much of the street face would you like to see dedicated to pedestrian space?”



Source: Western SoMa Neighborhood Transportation Plan

## Implementation steps would include:

- **Additional outreach to adjacent property owners**
- **Detailed design**
- **Coordination with disabled community**
- **Legislate parking and street circulation changes (SFMTA, DPW)**
- **Build to city standards as accepted street for maintenance; identify mechanism to fund ongoing maintenance of other design elements**



## Questions/comments from August meeting:

- How is Linden Alley maintained?
- Use stormwater best management practices and native plans in design
- Has additional outreach been done since planning phase?

## Line Item Costs

Demolition & Undergrounding:	\$400,000
Paving & Drainage:	\$660,000
Furnishings and Landscaping:	\$340,000
Lighting:	\$200,000
Subtotal Including Soft Cost and Contingency:	\$2,228,000
Sponsor Street Improvements:	(\$145,000)
In-Kind Request:	\$2,083,000



# Thank You! Questions?

**Liz Brisson**

**liz@sfcta.org**  
**415.522.4838**

**Amir Massih**

**amir.r.massih@gmail.com**  
**415.235.5973**

**[www.sfcta.org/WesternSoma](http://www.sfcta.org/WesternSoma)**

EASTERN NEIGHBORHOODS CITIZEN ADVISORY COMMITTEE  
September 16, 2013 Meeting Material

Agenda Item No. 4

Park Rehabilitation Projects in the Eastern Neighborhoods. Recreation and Park staff is proposing to create a scope of work to rehabilitate select Eastern Neighborhoods parks. Recreation and Park staff is proposing to initially focus such efforts on South Park, Esprit Park, and Jackson Playground and are seeking an action from the CAC indicating concurrence with this list of parks. Presentation by staff will be followed by comment and potential action.



## Eastern Neighborhoods Community Advisory Committee

September 16, 2013

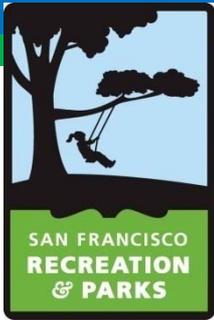




# Agenda

- **Overview of Parks Capital Needs and Methods of Prioritization**
- **Review Proposal for FY2015 for Your Feedback**
- **Next Steps**

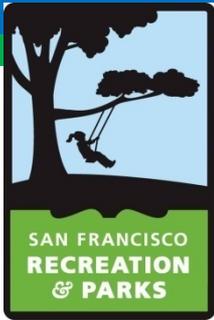




# Overall Parks Capital Need

- **Over 220 Parks Citywide**
- **Over \$1.5 Billion in Capital Need System Wide**





# How Does Rec Park Department Prioritize Capital Needs?

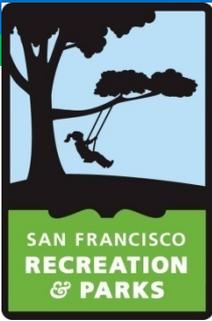
## Principles of Capital Planning

- Focus renovations in High Need Areas/Expected Future Growth
- Condition of Site (those in poor condition are prioritized)
- Little or no recent capital investment
- Opportunities to combine with/leverage other funding



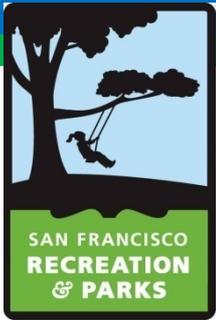
# Funding Sources

- **Bonds**
  - 2000 Neighborhood Parks Bond
  - 2008 Clean and Safe Neighborhood Parks Bond
  - 2012 Clean and Safe Neighborhood Parks Bond
- **Open Space Fund**
- **Impact Fees**
- **Grants**



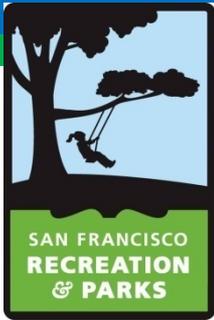
# Eastern Neighborhood Parks





# Activation of Existing Parks Funding Over Time

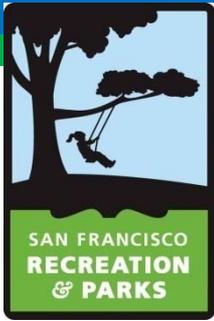
Activation Funds for Existing Parks	FY 2015-2019	FY 2020-2024
\$13,839,250	\$8,666,750	\$5,172,500



# Proposal for FY 2015

- **Proposal for FY 2015**

- \$1,200,000 for Renovations at South Park (matching 2012 Bond Funds)
- \$658,070 for Planning, Scoping and Design Parks TBD with CAC members - Total of \$ 1,858,070 for Activation of Existing Parks
- \$300,000 for Planning for New Parks

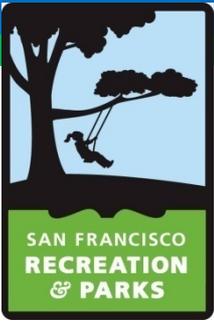


# Project In Pipeline Now

## South Park

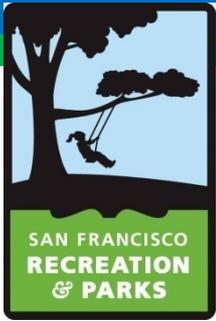
- Significant Growth in South Park Area
- Oldest Park in the City
- Limited Capital Investments Over Time
- High Needs Area
- Park in Very Poor Condition
- Opportunity to Leverage Bond Funds





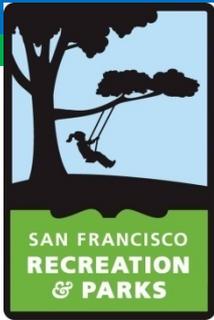
# South Park Community Developed Design





# South Park Rendering





# Next Steps Spring 2014

- **Next Presentation March 2014**
  - RPD staff returns to CAC to present more detailed plan for future expenditures for remaining \$6,808,680

EASTERN NEIGHBORHOODS CITIZEN ADVISORY COMMITTEE  
September 16, 2013 Meeting Material

Agenda Item No. 5

Eastern Neighborhoods Development Impact Fee Proposed Expenditures.

Presentation by staff of proposed expenditures for the Eastern Neighborhoods for FY 15 through FY 24, to be included in the annual Interagency Planning Interagency Planning Implementation Committee (IPIC) Report, followed by comment and potential action.

**DATE:** September 13, 2013

**TO:** Eastern Neighborhoods CAC Members

**FROM:** Mat Snyder, EN CAC staff, [mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org), 575-6891

**SUBJECT:** Revised Proposed Expenditures of EN Impact Fee Funds for FY 15 – FY 24  
September 16, 2013 Meeting – Agenda Item No. 5

At your August 16, 2013, I presented to you a proposed expenditure plan for EN funds for FY 15 through FY 24. Since that meeting, the Interagency Plan Implementation Committee (IPIC) met to consider the proposed expenditure plan and have suggested several changes. This memorandum is to walk through those proposed changes. At your September 16, 2013, I will ask for a vote from the CAC approving the expenditure plan so that Planning staff can prepare the annual IPIC Report and so that FYs 15 and 16 expenditures can be appropriated in the respective Agency budgets during the coming budget cycle. Changes are denoted as highlighted cells. The different colors of the highlight simply denote when the changes have been made since your last meeting.

Below are the changes:

### **Revenues**

Projected Revenues have been increased. The IPIC has asked Planning staff to be more aggressive in projecting revenues in the coming three years, given the current strength of the construction activity. City staff would like to avoid having unanticipated funds that can't be spent because of a lack of allocated projects. For example, if more money comes in in a given fiscal year than anticipated, the money would be unable to be spent without a project associated with it. Money would not be lost, as you could allocate the funds the following year, but it would not be efficiently utilized.

When we project revenues, we generally take 20% off the top as a means to provide a margin of error; I have adjusted the projections simply by taking away this 20% for FY 14, 15 and 16. The changes add roughly \$3M in additional spending.

### **Transportation and Streetscape**

The Clementina Alley in-kind agreement is no longer being pursued. Staff had been looking to see if the in-kind scope could be incorporated into streetscape projects already planned by DPW; we hear from DPW that it cannot. The \$200K that had been allocated for that line item has been added to the pedestrian enhancement line item.

Line items for in-kind agreements have been added for \$1M to provide additional funds for possible in-kinds.

Additional funds have been added to the 22<sup>nd</sup> Street streetscape project (Central Waterfront); this is a project that has conceptual designs and is particularly timely given the number of large-scale Central

Waterfront development projects in the pipeline. Since last month, we are now proposing \$150K in FY 15 (up from \$50K) for pre-construction costs, and \$2M in FY 16 for capital costs.

To assure that the Priority Projects in the transportation category are appropriately funded at 80% of all funds, funds from the general pedestrian enhancements category have been transferred to Folsom Street in the later years.

### **Recreation and Open Space**

Rec and Park staff will join us at the September meeting to specifically talk about their proposed approach to rehabilitation of parks in the Eastern Neighborhoods. As you see, Rec and Park are now recommending \$1.2M to fill the gap for the South Park rehabilitation park project (funded by the 2012 Park Bond) and make it whole. They are also requesting approximately \$650,000 in FY 15 to start work on rehabilitation of Jackson Playground in Showplace Square and Esprit Park in Central Waterfront. (Now referred to as “activation” to indicate the desire of accommodating additional capacity and active uses.) These are not set in stone – Rec and Park and Planning staff look forward to hearing your thoughts on how best to move forward with this aspect of the open space Eastern Neighborhoods program.

Planning, Rec and Park, and OEWD also want to move forward on finding a new park for South of Market. As part of the Draft Central Corridor Plan, a PUC-owned site at in the vicinity of 5<sup>th</sup> and Bryant is identified as a possible new park site. ([http://www.sf-planning.org/ftp/files/Citywide/Central\\_Corridor/Central-Corridor-Plan-DRAFT-FINAL-web.pdf](http://www.sf-planning.org/ftp/files/Citywide/Central_Corridor/Central-Corridor-Plan-DRAFT-FINAL-web.pdf) p. 72-73) City staff would like to move forward on due diligence and pre-construction activity for a SOMA Park with the understanding that this PUC site will take some focused effort given its complexity. The remainder of the Recreation and Open Space funds have been left to the general “activation of existing parks” line items.

### **Childcare and Library Materials**

Amounts for the Childcare and Library Materials funds have been adjusted slightly per the more aggressive revenue projections.

### **Administrative Costs**

Administrative Costs have been added to the expenditure side of the table. (These costs were always shown but outside of the revenue and expenditure stream.) They represent four-percent of all costs per fiscal year.

As always, please let me know if you have any questions about this material.

REVENUE												
			FY 14	TO FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 15 - 19	FY 20 - 24	TOTAL
1	<b>Development Impact Fees</b>											
2	Housing		\$ 253,000	\$ 729,700	\$ 1,882,200	\$ 1,088,900	\$ 1,861,200	\$ 590,900	\$ 590,900	\$ 6,014,100	\$ 2,954,500	\$ 9,698,300
3	Transportation		\$ 1,836,500	\$ 3,350,500	\$ 5,214,400	\$ 283,300	\$ 17,711,400	\$ 620,900	\$ 2,007,900	\$ 25,837,900	\$ 3,104,500	\$ 32,292,900
4	Open Space		\$ 810,500	\$ 2,370,800	\$ 4,702,400	\$ 256,300	\$ 10,912,000	\$ 2,069,000	\$ 2,176,900	\$ 20,116,600	\$ 10,345,000	\$ 32,832,400
5	Child Care		\$ 124,800	\$ 340,500	\$ 653,400	\$ 25,000	\$ 1,647,000	\$ 305,500	\$ 336,300	\$ 2,967,200	\$ 1,527,500	\$ 4,835,200
6	Library		\$ 30,600	\$ 68,700	\$ 125,800	\$ 16,700	\$ 354,300	\$ 66,000	\$ 81,400	\$ 644,200	\$ 330,000	\$ 1,042,900
7	Program Administration		\$ 127,300	\$ 276,800	\$ 524,100	\$ 69,600	\$ 1,353,600	\$ 152,200	\$ 216,400	\$ 2,315,900	\$ 761,000	\$ 3,353,700
9	<b>Impact Fee Revenue Total</b>		<b>\$ 2,929,700</b>	<b>\$ 6,407,300</b>	<b>\$ 11,220,100</b>	<b>\$ 650,900</b>	<b>\$ 31,978,300</b>	<b>\$ 3,213,600</b>	<b>\$ 4,818,900</b>	<b>\$ 51,881,800</b>	<b>\$ 16,068,000</b>	<b>\$ 74,357,100</b>
11										\$ -		
	<b>EXPENDITURES</b>											
										\$ -		
15	<b>Impact Fee Expenditures</b>	<b>Agency</b>	<b>FY 14</b>	<b>TO FY 14</b>	<b>FY 15</b>	<b>FY 16</b>	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 15 - 19</b>	<b>FY 20 - 24</b>	<b>TOTAL</b>
				\$ -						\$ -	\$ -	
17	<b>Housing</b>		<b>253,000</b>	<b>\$ 729,700</b>	<b>\$ 1,882,200</b>	<b>\$ 1,088,900</b>	<b>\$ 1,861,200</b>	<b>\$ 590,900</b>	<b>\$ 590,900</b>	<b>\$ 6,014,100</b>	<b>\$ 2,954,500</b>	<b>\$ 9,698,300</b>
18	General Housing Payment to MOH	MOH	\$ 253,000	\$ 729,700	\$ 1,882,200	\$ 1,088,900	\$ 1,861,200	\$ 590,900	\$ 590,900	\$ 6,014,100	\$ 2,954,500	\$ 9,698,300
19				\$ -						\$ -	\$ -	
20	<b>Transportation and Streetscape</b>		<b>\$ 1,120,000</b>	<b>\$ 1,120,000</b>	<b>\$ 3,313,200</b>	<b>\$ 2,715,600</b>	<b>\$ 20,305,300</b>	<b>\$ 860,000</b>	<b>\$ 874,300</b>	<b>\$ 28,068,400</b>	<b>\$ 3,104,500</b>	<b>\$ 32,292,900</b>
21	Folsom Street Improvements - EIR	Planning	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
22	Folsom Street Improvements - Conceptual Planning	MTA	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000
23	Folsom Street Improvements - Design and Engineering / Construction	MTA / DPW	\$ -	\$ -	\$ -	\$ -	\$ 20,105,300	\$ 660,000	\$ 674,300	\$ 21,439,600	\$ -	\$ 21,439,600
24				\$ -						\$ -	\$ -	
25	16th Street Improvements - Conceptual Engineering Report	MTA	\$ 845,000	\$ 845,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 845,000
26	16th Street Improvements - Conceptual Planning	MTA	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000
27	16th Street Improvements - Design and Engineering / Construction	MTA / DPW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28				\$ -						\$ -	\$ -	
30	Mission Mercado (in-kind)	DPW / Planning	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000
31	Community Challenge Grant	City Administrator (CCG)	\$ 25,000	\$ 25,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ -	\$ 1,025,000
32	Pedestrian Enhancement Funds	MTA / DPW	\$ -	\$ -	\$ 863,200	\$ 515,600	\$ -	\$ -	\$ -	\$ 1,378,800	\$ -	\$ 1,378,800
34	In-Kind Agreements	In-Kind	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000
35	22nd Street (Green Connections)	Planning	\$ -	\$ -	\$ 150,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,150,000	\$ -	\$ 2,150,000
36	Unprogrammed	MTA / DPW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,104,500	\$ 3,104,500
37				\$ -						\$ -	\$ -	
38	<b>Recreation and Open Space</b>		<b>\$ 400,000</b>	<b>\$ 1,400,000</b>	<b>\$ 5,158,000</b>	<b>\$ 1,222,000</b>	<b>\$ 7,755,100</b>	<b>\$ 2,200,900</b>	<b>\$ 4,751,400</b>	<b>\$ 21,087,400</b>	<b>\$ 10,345,000</b>	<b>\$ 32,832,400</b>
39	17th and Folsom Park	Rec and Park	\$ 300,000	\$ 1,300,000	\$ 1,120,000	\$ -	\$ -	\$ -	\$ -	\$ 1,120,000	\$ -	\$ 2,420,000
40	Daggett Park (In-Kind)	In-Kind	\$ -	\$ -	\$ 1,880,000	\$ -	\$ -	\$ -	\$ -	\$ 1,880,000	\$ -	\$ 1,880,000
41	SOMA Park Rehabilitation (South Park)	Rec and Park	\$ 100,000	\$ 100,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ -	\$ 1,300,000
42	New Parks (unprogrammed)	Rec and Park	\$ -	\$ -	\$ 300,000	\$ 1,222,000	\$ 3,384,000	\$ 1,534,000	\$ 2,370,400	\$ 8,810,400	\$ 5,172,500	\$ 13,982,900
49	Activation of Jackson Park and Esprit Park	Rec and Park	\$ -	\$ -	\$ 658,000	\$ -	\$ -	\$ -	\$ -	\$ 658,000	\$ -	\$ 658,000
57	Activation of existing parks	Rec and Park	\$ -	\$ -	\$ -	\$ -	\$ 4,371,100	\$ 666,900	\$ 2,381,000	\$ 7,419,000	\$ 5,172,500	\$ 12,591,500
58	<b>Childcare</b>		<b>\$ -</b>	<b>\$ 1,915,600</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,236,000</b>	<b>\$ -</b>	<b>\$ 156,100</b>	<b>\$ 1,392,100</b>	<b>\$ 1,527,500</b>	<b>\$ 4,835,200</b>
59	Potrero Launch Childcare Center (in-kind)		\$ -	\$ 1,915,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,915,600
60	Childcare (unprogrammed)		\$ -	\$ -	\$ -	\$ -	\$ 1,236,000	\$ -	\$ 156,100	\$ 1,392,100	\$ 1,527,500	\$ 2,919,600
61				\$ -						\$ -	\$ -	
62				\$ -						\$ -	\$ -	
63	<b>Library Materials</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 712,900</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 712,900</b>	<b>\$ 330,000</b>	<b>\$ 1,042,900</b>
64	Library Materials	Library	\$ -	\$ -	\$ 712,900	\$ -	\$ -	\$ -	\$ -	\$ 712,900	\$ 330,000	\$ 1,042,900
65				\$ -						\$ -	\$ -	
66	<b>Administration</b>		<b>\$ 127,300</b>	<b>\$ 127,300</b>	<b>\$ 524,100</b>	<b>\$ 69,600</b>	<b>\$ 1,353,600</b>	<b>\$ 152,200</b>	<b>\$ 365,900</b>	<b>\$ 2,465,400</b>	<b>\$ 761,000</b>	<b>\$ 3,353,700</b>
67	Program Administration		\$ 127,300	\$ 127,300	\$ 524,100	\$ 69,600	\$ 1,353,600	\$ 152,200	\$ 365,900	\$ 2,465,400	\$ 761,000	\$ 3,353,700
76				\$ -						\$ -	\$ -	
77	<b>Impact Fee Expenditure Total</b>		<b>\$ 1,647,300</b>	<b>\$ 4,562,900</b>	<b>\$ 9,708,200</b>	<b>\$ 4,007,200</b>	<b>\$ 30,650,000</b>	<b>\$ 3,213,100</b>	<b>\$ 6,147,700</b>	<b>\$ 53,726,200</b>	<b>\$ 16,068,000</b>	<b>\$ 74,357,100</b>
84	<b>SURPLUS (DEFICIT)</b>											
88				\$ -						\$ -	\$ -	
85	Impact Fee - Annual Surplus (Deficit)		\$ 1,282,400		\$ 1,511,900	\$ (3,356,300)	\$ 1,328,300	\$ 500	\$ (1,328,800)			
86	Impact Fee - Cumulative Surplus (Deficit)		\$ 1,844,400		\$ 3,356,300	\$ -	\$ 1,328,300	\$ 1,328,800	\$ -			