

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, September 21, 2015**

**5:30 PM**

**Eastern Neighborhood Five-Year Monitoring Report  
Working Group**

**6:30 PM**

**Regular Meeting**

Chris Block  
Walker Bass  
Joe Boss  
Don Bragg  
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

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The Agenda is available at the Planning Department 1650 Mission Street, 4<sup>th</sup> floor and, on our website at [encac.sfplanning.org](http://encac.sfplanning.org), and at the meeting.

**5:30 Monitoring Report Working Group**

- The Eastern Neighborhoods Five-Year Monitoring Report. Further working group discussion of scope for the monitoring report and scope for potential outside consultation.

### **6:30 Full CAC**

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the June 15, 2015 CAC Meeting.
3. Review and Approve Minutes from the August 24, 2015 CAC Meeting.
4. Recreation and Open Space in the Eastern Neighborhoods. Presentation by Recreation and Park staff on updates on recreation and open space projects in the Eastern Neighborhoods and suggestions on how to program IPIC funds going forward, followed by discussion and potential action.
5. "The Loop". Presentation by the Mariposa Utah Neighborhood Association (MUNA) community members with DPW staff on their proposal to improve 17<sup>th</sup> Street and Caltrans properties immediately surrounding Highway 101 between 17<sup>th</sup> and 18<sup>th</sup> Streets, followed by discussion and potential action.
6. Eagle Plaza In-Kind Application. Presentation on a proposal to construct a new plaza on 12<sup>th</sup> Street at Harrison Street in association with a development project at 1532 Harrison Street through an In-Kind Agreement, followed by comment and action.
7. IPIC and Project Prioritization. Overview from staff on the IPIC process and proposal to prioritize projects for IPIC funding, followed by discussion and 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).)

**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.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Department's ADA Coordinator, Candace SooHoo, at (415) 575-9157 or [candace.sooHoo@sfgov.org](mailto:candace.sooHoo@sfgov.org) at least 72 hours in advance of the meeting to help ensure availability. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings.

Language Assistance: To request an interpreter, please contact the Candace SooHoo, at (415) 575-9157, or [candace.sooHoo@sfgov.org](mailto: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.

**RUSSIAN**

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 [soff@sfgov.org](mailto: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](http://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](mailto:mathew.snyder@sfgov.org)

# Eastern Neighborhoods Five-Year Monitoring Report Data Asks

CAC's objective for Monitoring Report: have info needed in time for Monitoring Report due date to make policy changes ,if needed;

**Framework for data analysis:**

- Go over methodology for original Plan projections;
- Provide pipeline data for 2000 on;
- Explicitly highlight development that has happened since and because of EN Plan;
- Provide comparison points of growth data with rest of SF, Bay Area, and State
- Provide indices for needed improvements by population and worker growth

**Demographics / Growth / Administration**

<p><b>City Staff Analysis</b></p> <p>General demographic data on the EN</p> <p>Review of original growth projection methodology</p> <p>Soft site analysis</p> <p>Discussion of Regional and City growth projections</p> <p>Discussion of need assessment(s)</p> <p>Discussion of funding mechanisms as originally considered</p> <p>Discussion of original fee feasibility analysis</p>	<p><b>Outside Analysis</b></p> <p>Evaluation of original fee feasibility analysis</p>
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**Housing / Affordable Housing**

<p><b>City Staff Analysis</b></p> <p>Units in pipeline</p> <p>Affordable units in pipeline</p> <p>Sec. 415 units on-site</p> <p>Sec. 415 units off-site</p> <p>SRO, Student housing, group housing and similar in the pipeline</p> <p>Displacement data (Ellis Act, buyout disclosures, condo conversions (including provision of life-long leases))</p> <p><u>Testing EN specific Plan strategies:</u></p> <p>UMU affordable housing (higher rates, other affordable housing alternatives)</p> <p>EN-specific affordable housing impact fee revenue</p>	<p><b>Outside Analysis</b></p> <p><i>Question: is EN policies doing enough to provide housing for a broad range of housing needs - particularly affordable housing?</i></p> <p>What other efforts are underway in SF regarding increasing affordable housing and how such efforts can effect the EN.</p> <p>Rents (both across all rental units and by new rental units)</p>
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**Jobs**

<p><b>City Staff Analysis</b></p> <p>Non-residential development in pipeline by land use category</p> <p>Jobs / job growth by sector</p> <p>Jobs / job growth geographically (by neighborhood and by zoning district)</p> <p>Review of development within the UMU District</p> <p>Testing EN specific strategies:</p> <p>Land use changes in PDR districts</p> <p>Land use changes in UMU districts</p> <p>Legitimization in the EN</p> <p>SEWs and iPDRs</p>	<p><b>Outside Analysis</b></p> <p><i>Question: is EN policies doing enough to provide jobs as envisioned in the Eastern Neighborhoods?</i></p> <p>Analysis of assumed job sector growth; how have those assumptions changed;</p> <p>Relationship between types of jobs and rents</p> <p>Job growth / job loss by sector</p> <p>Nature of jobs where there has been job loss</p> <p>New types of jobs</p> <p>Space needs for new types of jobs (including but not limited to gsf/job)</p> <p>Projecting forward, what will be the land needs for new jobs; Is there sufficient land for PDR? Particularly relative to other job-creating land uses;</p> <p>vacancy rates by sector</p> <p>vacancy rates by sector over the last five to seven years</p> <p>Commercial rents</p> <p>Commercial rents of existing space</p> <p>Commercial rents in new space</p>
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**Infrastructure**

<b>City Staff Analysis</b> Impact fees collected and projected Impacts fees spent and programmed Update on infrastructure projects in EN implementation document; EN Trips; Mission District Streetscape Plan; Central Waterfront Public Realm Plan; Other infrastructure projects planned, underway, or completed <u>Testing EN specific strategies:</u> Priority projects How have impact fees leveraged other funds How has the nature of previously industrial neighborhoods (i.e. UMU) changed?	<b>Outside Analysis</b> General discussion of how City agencies prioritize infrastructure
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**Mix of Uses / Urban Design / Placemaking**

<b>City Staff Analysis</b> Pipeline data on cultural, institutional and educational uses (CIE) Profile of mix of uses within new medium and large scale buildings Pipeline data on retail Review of development within the UMU Preservation	<b>Outside Analysis</b>
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**Transportation / Transit**

<b>City Staff Analysis</b> EN, TIDF, and TSF fee projections for transit Projects planned, underway and completed;	<b>Outside Analysis</b> Review of MTAs ongoing methodology in increasing bus service; Review of MTAs ongoing methodology for improving ped, bike and other types of access Review of implementing WalkFirst and VisionZero in the EN Demographic analysis of vehicular use in new projects
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**Non-Capital**

Survey of on-going City services (unrelated to growth)

## MEMORANDUM

Date: September 18, 2015

To: Eastern Neighborhoods CAC Members

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

Re: Eagle Plaza In-Kind Agreement Funding Request

At an earlier EN CAC meeting this year, an informational presentation was made for an in-kind agreement for “Eagle Plaza”, a proposed plaza for the dead-end segment of 12<sup>th</sup> Street at Harrison Street.

Along with this memo, the project sponsor has provided you graphics for their proposal. This memorandum from Planning staff is to provide guidance in two areas: whether the project meets basic criteria of funding in-kind agreements, and amount of funds available for funding this project and similar projects.

### In-Kind Approval Criteria

In formulating the in-kind approval process, the Planning Commission adopted the following eligibility criteria and prioritization criteria. Below are the headings of the criteria, for a full discussion of the criteria, see the In-Kind Agreement application, which can be found here:

<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8601>

For the eligibility criteria, staff has provided comments on how the proposal meets the criteria. For the priority criteria, staff has provided comments, but not a full evaluation since evaluating whether this is a priority for near-term spending will be up the CAC. The comments provided here are not intended to indicate final support or recommendation from staff or the CAC.

#### **Eligibility Criteria** (In-kind improvements must meet the criteria to be eligible)

1. The improvement fulfills the purpose of the community improvements.  
*Per Planning Code section 423.3(d) (which describes in-kind improvements under the EN Impact Fee Fund) open space, such as plazas, are eligible for funding.*
2. The infrastructure type is identified in the fee ordinance.  
*The streetscape project falls under the “Open Space and Recreation” category of improvements and therefore is eligible.*
3. The expenditure category for infrastructure type is not exhausted.  
*These funds have not been exhausted.*

**Priority Criteria** (A project does *not* need to meet every criterion to be recommended for approval to the Planning Commission. The CAC's input weighs heavily on how well a project meets these criteria. )

1. Improvement is identified in the Five Year Capital Plan [e.g. the IPIC Report].

*Funds for new open space in Soma for a total of \$8.8M through FY 21 for new park(s) and open space(s) in Soma. It should be noted that with newly expected additional revenue, this project can be funded without taking from the \$8.8M; that is, no funds would need to be reallocated from already identified funded (or partially funded) projects.*

2. Improvement does not compete with a CAC and IPIC endorsed improvement.

*Funds allocated here would not yet be taken away from a specifically identified project.*

3. The project is an Eastern neighborhood priority improvement.

*The proposed plaza improvements are not identified as a "Priority Project" per the MOU that established the list of priority projects. However, it is identified as a priority for Western Soma Plan implementation.*

4. The CAC supports the proposed improvement.

*This will be up to the CAC.*

5. Efficiencies are gained through coordination with development project.

*The project would be timed with the development of the adjacent large-scale development and delivered no later than when the development is ready for occupancy. In addition, the Project Sponsor, or other entity, will be required to maintain and operate the plaza in perpetuity, relieving such financial burden from the City. If the CAC and the Planning Commission choose to support the in-kind, there will be mechanisms in place that requires the Project Sponsor or another entity to fund and program ongoing maintenance and operation.*

#### **Recreation and Open Space Funding Bucket**

While staff identified previous right-of-way improvement projects (i.e. Mission Mercado Plaza, Ringold Alley improvements) as needing to be funded out of the Transportation and Streetscape bucket of funds because of the improvements being on public streets, staff believes that Eagle Plaza can be funded out of the Open Space and Recreation bucket, similar to Dogpatch Art Plaza. The distinction is that the predominant nature of the right-of-way will be a space for open space use as opposed to continued use for thoroughway and access. Given the proposed design of the space, it will be converted for predominant use for gathering, socializing, cultural events and other recreational activities.

Member, Board of Supervisors  
District 8



City and County of San Francisco

**SCOTT WIENER**

威善高

September 18, 2015

Eastern Neighborhoods Citizens Advisory Committee (ENCAC)  
c/o San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear ENCAC members,

I am writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12<sup>th</sup> Street between Harrison Street and Bernice Street. I attended a community workshop in February 2015 at the SF Eagle and continue to be impressed by the level of outreach and community support for this project overall. I understand that the related development project has not yet been considered by the Planning Commission or any appeal has not been considered by the Board of Supervisors, but should the project be approved and entitled, I also strongly support the use of development impact fees to support the Plaza.

As you may know, the Western SoMa neighborhood has limited access to parks and public open space as identified in multiple studies and documents, including the Western SoMa Community Plan (2011) and in "Recognizing, Protecting and Memorializing: South of Market LGBTQ Social Heritage Neighborhood Resources" (2011) by the Western SoMa Citizens Planning Task Force. The area also has a rich LGBTQ and leather culture that is extremely important to the heritage of the neighborhood and the city. Eagle Plaza will meet both these needs – for a new public green space and for an area that celebrates Folsom Gulch's character in a fun way that's inviting for all. The community has been waiting for a project like this for a long time.

Eagle Plaza would meet important needs of the surrounding LGBTQ, residential and business community. It also helps address San Francisco's broader needs for high quality public space. I respectfully request your support of Eagle Plaza for the benefit of the community and the city overall.

Sincerely,

A handwritten signature in blue ink that reads "Scott Wiener".

Scott Wiener  
Member, Board of Supervisors



1663 Mission St. Suite 320  
San Francisco, CA 94103  
www.sfparksalliance.org  
(415)621-3260 voice

Attn: Mat Snyder  
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)  
Citywide Planning, Eastern Neighborhoods  
City and County of San Francisco  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear ENCAC members,

On behalf of the San Francisco Parks Alliance, I'm writing to express my support for Eagle Plaza, a much-needed new public open space on 12<sup>th</sup> Street between Harrison and Bernice.

As you may know, the Western SoMa neighborhood has almost no parks or public open space and needs significantly more, as identified in the Western SoMa Community Plan (2011), the Open Space Element of the San Francisco General Plan (2014), the District 6 Open Space Task Force Report (2013), and "Recognizing, Protecting and Memorializing: South of Market LGBTQ Social Heritage Neighborhood Resources" (2011) by the Western SoMa Citizens Planning Task Force. It also has a rich LGBTQ and leather culture that various community-driven city plans have identified as being important. Eagle Plaza will meet both these needs - for a new public green space and for an area that celebrates Folsom Gulch's character in a fun way that's inviting for all. The community has been waiting for a project like this for a long time.

This project has a robust long-term stewardship plan, having formed Friends of Eagle Plaza (FoEP) and with plans to establish a Community Facilities District to provide a sustainable revenue stream. FoEP is a neighborhood-based group tasked with driving the future design and programming of Eagle Plaza, and also, once the project is approved, becoming the official stewardship nonprofit entity that will fund, manage, maintain and program the public space for the long term. Once the project is approved, FoEP has indicated to us that, once the project is approved, they intend to become a fiscally sponsored nonprofit under the San Francisco Parks Alliance's Parks Partners Program. In conjunction with Build Public, we will help guide and provide resources to FoEP as they take on the community stewardship role for Eagle Plaza.

I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

Sahiti Karempudi  
Park Partner Project Manager

Attn: Mat Snyder  
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)  
Citywide Planning, Eastern Neighborhoods  
City and County of San Francisco  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear ENCAC members,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12<sup>th</sup> Street between Harrison and Bernice. I am a Western SoMa neighborhood stakeholder and have long felt that our community needs more gathering space where we can hang out, meet, play and relax in a safe and clean public setting.

As you may know, our neighborhood has almost no parks or public open space and needs significantly more, as identified in the Western SoMa Community Plan, the General Plan's Open Space Element, the District 6 Open Space Task Force, and more. It also has a rich LGBTQ and leather culture that various community-driven city plans have identified as being important. Eagle Plaza will meet both of these needs – for a new public green space and for an area that celebrates Folsom Gulch's character in a fun way that's inviting for all. We have been waiting for a project like this for a long time.

I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

*Rachelle Sullivan*  
Born and Raised in San Francisco  
Board of Directors San Francisco Bay Area Leather Alliance  
Board of Directors Folsom Street event  
Member Filipino America's Association of Star of the Sea (FAAATAK)

Attn: Mat Snyder  
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)  
Citywide Planning, Eastern Neighborhoods  
City and County of San Francisco  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear ENCAC members,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12<sup>th</sup> Street between Harrison and Bernice. I am a Western SoMa neighborhood stakeholder and have long felt that our community needs more gathering space where we can hang out, meet, play and relax in a safe and clean public setting.

As you may know, our neighborhood has almost no parks or public open space and needs significantly more, as identified in the Western SoMa Community Plan, the General Plan's Open Space Element, the District 6 Open Space Task Force, and more. It also has a rich LGBTQ and leather culture that various community-driven city plans have identified as being important. Eagle Plaza will meet both of these needs – for a new public green space and for an area that celebrates Folsom Gulch's character in a fun way that's inviting for all. We have been waiting for a project like this for a long time.

*we need more space for outdoor public events*

I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

*This will be a great addition to our neighborhood!*

Sincerely,

  
Barry Synogrouns  
DNA Lounge



Attn: Mat Snyder  
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)  
Citywide Planning, Eastern Neighborhoods  
City and County of San Francisco  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

September 15, 2015

Dear ENCAC members,

As an adjacent property owner to the proposed Eagle Plaza, a new public plaza on 12<sup>th</sup> Street between Harrison and Bernice Streets, I am writing to express my strong support for this project. The future residents of our proposed development project at 333 12th Street would greatly benefit. Our project would add approximately 246 units and 500-600 residents, who will need a high quality safe public space in which to play, relax, gather and celebrate. Importantly, they along with the estimated 350 new residents at the proposed 1532 Harrison project, will also provide much-needed “eyes on the plaza,” helping to activate the space and keep it safe. I support Build Public in its application for an In Kind fee waiver to move this project forward.

I am also committed to supporting the formation of a special tax district including 333 12<sup>th</sup> Street to help provide a long term dedicated funding source for the plaza’s long term maintenance and operations. I recognize the importance of establishing a robust management and funding structure to help keep this new public amenity clean and safe for all.

We have enjoyed working with Build Public to date, as they shepherd this exciting project through the approval and In-Kind Agreement (IKA) funding process. Given the depth of experience Build Public brings, from its members’ work on Mint Plaza and Linden Alley, and from its ongoing work on the approved Dogpatch Arts Plaza and first ever Green Benefit District (GBD) in the Dogpatch and Northwest Potrero Hill neighborhoods, we feel this nonprofit group is well suited to manage the creation, financing, and long-term stewardship of Eagle Plaza. Please let me know if I can provide you with further details.

Best Regards,

A handwritten signature in blue ink, appearing to read "Patrick Kennedy".

Patrick Kennedy  
Owner, Panoramic Interests  
2116 Allston Way, Suite 1  
Berkeley, CA 94704  
510.883.1000

Attn: Mat Snyder  
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)  
Citywide Planning, Eastern Neighborhoods  
City and County of San Francisco  
1650 Mission Street, 4th Floor  
San Francisco, CA 94103

September 14, 2015

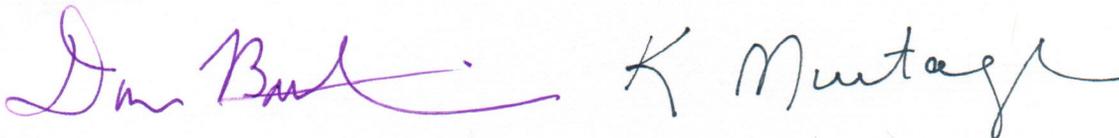
Dear ENCAC members,

We are writing you to offer our support for the Eagle Plaza project, to be located on 12th Street at Harrison. We live on Norfolk Street in a condo we own, which is just around the corner from the proposed park. As such, we are acutely aware of the lack of public gathering spaces in Western SoMa, the neighborhood that the Plaza would serve. As we understand it, several official city plans and assessments (including the Western SoMa Community Plan and others) specifically identify the need for more public open space in the neighborhood. We wholeheartedly agree, and from our perspective building out Eagle Plaza would be a big step in the right direction.

I'm sure you will hear from plenty of folks who identify as part of the local LGBTQ scene, as that segment of our community has a long history here. Perhaps we are notable for *not* being part of those scenes. That said, we fully recognize and appreciate that part of our community and would totally expect — and appreciate — an Eagle Plaza which helped celebrate the local subcultures in an inclusive manner.

We have been involved with the Eagle Plaza project since soon after its inception, and we look forward to it becoming a fully-realized vision. Thank you for your consideration.

Sincerely,

The image shows two handwritten signatures in purple ink. The first signature is 'Dan Bornstein' and the second is 'Kristin Murtagh'. Both are written in a cursive, flowing style.

Dan Bornstein and Kristin Murtagh  
Owners / residents on Norfolk St.

Attn: Mat Snyder  
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)  
Citywide Planning, Eastern Neighborhoods  
City and County of San Francisco  
1650 Mission Street, 4th Floor  
San Francisco, CA 94103

September 15th, 2015

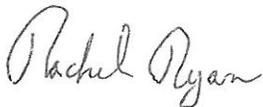
Dear ENCAC members,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12th Street between Harrison and Bernice. In 1981, my father opened his construction business in SoMa; originally on 9th Street, Ryan Associates relocated to 333 12th Street in 1991, and my parents eventually bought the building in 2002. After spending a great deal of time in SoMa during my childhood, I worked for my dad's company during summer breaks in college, and now continue to inhabit SoMa as a regular patron of the Eagle, Lone Star Saloon, the Stud, and many of SoMa's other classic watering holes.

As much as I love SoMa's distinct personality, I am also very aware of what we lack: community open space. A green zone. While bars and clubs were a necessary sanctuary for queer people to build community in the past, we need to continue diversifying the types of gathering places available to our community today. Our neighborhood has almost no parks or public open space and needs significantly more, as identified in the Western SoMa Community Plan, the General Plan's Open Space Element, the District 6 Open Space Task Force, and more. As someone who has had the unique experience of spending time in SoMa as both a child, and now as an adult who is involved in the LGBTQ and leather communities, I see this project as a wonderful way to bridge that gap and provide a gathering place that is inclusive of all members of our neighborhood.

I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

A handwritten signature in cursive script that reads "Rachel Ryan". The signature is written in black ink and is positioned above the printed name.

Rachel Ryan

Family business/Property owner  
Ryan Associates General Contractors, 333 12th St.

Attn: Mat Snyder  
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)  
Citywide Planning, Eastern Neighborhoods  
City and County of San Francisco  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear ENCAC members,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12<sup>th</sup> Street between Harrison and Bernice. I am a Western SoMa resident and the need for more space to gather, meet, play and relax in a safe, green and clean public setting is quite palpable.

As you may know, our neighborhood has essentially no parks or open space and the need for more has been identified in the Western SoMa Community Plan, the General Plan's Open Space Element, the District 6 Open Space Task Force, and more. The neighborhood also has a rich history of LGBTQ and leather culture that various community-driven city plans have identified as being important. Eagle Plaza will meet both of these needs – for a new public green space and for an area that celebrates Folsom Gulch's character in a way that's inviting for all.

I am proud to be supporting this effort to create a proper gathering space for our community, and look forward to your recommending approval of the Eagle Plaza plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Woosley". The signature is fluid and cursive, with the first name "Ben" written in a large, stylized font and the last name "Woosley" written in a smaller, more compact cursive script.

Ben Woosley

Resident of Kissling Street, Western SoMa



Edwin M. Lee  
Mayor

Mohammed Nuru  
Director

**Kevin W. Jensen**  
AIA, CSI, ADA/Disability  
Access Coordinator

Office of the Deputy Director  
and City Engineer

Infrastructure Design  
and Construction  
30 Van Ness Ave., 5th floor  
San Francisco, CA 94102  
tel 415-558-4088

[sfpublicworks.org](http://sfpublicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

Stephen Ford  
Complete Neighborhoods Infrastructure Coordinator  
Mayor's Office of Housing and Community Development  
City and County of San Francisco  
1 South Van Ness Avenue, 5<sup>th</sup> Floor  
San Francisco, CA 94103

July 9, 2015

Subject: Preliminary Public Works support for Eagle Plaza concept

Dear Stephen,

I would like to express my initial support for Eagle Plaza, a proposed public-private project that would convert a portion of the 12<sup>th</sup> Street Public Right-of-Way between Harrison and Bernice Streets, into a new public pedestrian plaza with a "shared street" component. Based on SFPW review to date, I have no objection to the project in its currently proposed form. Nick Elsner, Senior Plan Checker with Public Works Bureau of Street Use and Mapping has also reviewed the proposed Plaza with the project design and development team and me.

As I understand it the project applicant, Build Public, will submit for a street improvement permit and a major encroachment permit. That submittal will be reviewed by SFPW and all other relevant City agencies through our normal process. They also will be seeking approvals from the Eastern Neighborhoods Citizen Advisory Committee (ENCAC), followed by the San Francisco Planning Commission, via the In-Kind Fee Waiver approval process. All of the above City processes are ongoing and will allow for the requisite public review of the proposed street-to-plaza conversion.

The need for a project like Eagle Plaza has been identified in multiple San Francisco Planning Department documents, including the Western SoMa Community Plan (2011), the Open Space Element of the San Francisco General Plan (2014), and "Recognizing, Protecting and Memorializing: South of Market LGBTQ Social Heritage Neighborhood Resources" (2011) by the Western SoMa Citizens Planning Task Force. Additionally, the primary goal of the San Francisco Better Streets Plan is to, "prioritize...the use of streets as public spaces for social interaction and community life."

Given Build Public's substantial street conversion experience, including its members' work on Mint Plaza, Linden Alley and its other ongoing work, I feel confident that they will execute a successful project.

Sincerely,

Kevin

A handwritten signature in blue ink, appearing to read "Kevin W. Jensen".

Attn: Lanita Henriquez, CCG Program Manager  
City Administrator's Office  
City and County of San Francisco  
1 Carlton B. Goodlet Place, Rm 362  
San Francisco, CA 94102

August 4, 2015

Subject: Support for Eagle Plaza's Community Challenge Grant Application

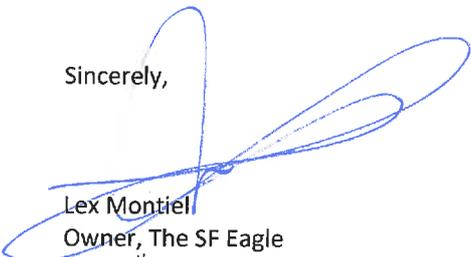
Dear Ms. Henriquez,

As the adjacent business owner and founding member of Friends of Eagle Plaza (FoEP), I am writing to communicate my strong support of the proposed new public plaza on 12<sup>th</sup> Street between Harrison and Bernice Streets, Eagle Plaza. I own the SF Eagle at 398 12<sup>th</sup> Street, and I believe our Western SoMa neighborhood will greatly benefit from the creation of this exciting new public space. Not only will it bring much-needed public green space to our neighborhood, but also through its robust management and funding structure it will help us keep our neighborhood clean and safe. Additionally it will commemorate and celebrate the rich LGBTQ cultural heritage of Folsom Gulch. These needs have been identified in multiple City planning documents, including the Western SoMa Community Plan (2011), the Open Space Element of the San Francisco General Plan (2014), and "Recognizing, Protecting and Memorializing: South of Market LGBTQ Social Heritage Neighborhood Resources" (2011) by the Western SoMa Citizens Planning Task Force. I support Build Public, our nonprofit partner and the project applicant, in its application for a Community Challenge Grant to move this project forward.

To ensure that our vision for this project is carried out successfully, we formed the Friends of Eagle Plaza (FoEP) in the Spring of 2015. FoEP is a neighborhood-based group tasked with driving the future design and programming of Eagle Plaza, and also, once the project is approved, becoming the official stewardship nonprofit entity that will fund, manage, maintain and program the public space for the long term. We have been meeting regularly for many months and each of us has deep and broad connections in the community. Once the project is approved, we will become a fiscally sponsored nonprofit under the longstanding San Francisco Parks Alliance's Parks Partners Program. They, in conjunction with Build Public, will help guide and provide resources to us as we take on the community stewardship role for Eagle Plaza. We will work closely with City departments to leverage the many existing City plaza and public space assistance programs, and together we will innovate new and better ways to manage San Francisco's public spaces.

Given the depth of experience Build Public brings, from its members' work on Mint Plaza and Linden Alley, and from its ongoing work on the approved Dogpatch Arts Plaza, upcoming Oak Plaza, and first ever Green Benefit District (GBD) in the Dogpatch and Northwest Potrero Hill neighborhoods, I feel this nonprofit group is well suited to manage the creation, financing, and long-term stewardship of Eagle Plaza. A Community Challenge Grant would be a highly applicable and critical source of funding for this exciting new public plaza in Western SoMa. Please let me know if I can provide you with further details.

Sincerely,



Lex Montiel  
Owner, The SF Eagle  
398 12<sup>th</sup> Street  
San Francisco, CA 94103  
415.618.9606

# BUILDINC

August 3, 2015

Attn: Lanita Henriquez  
CCG Program Manager

City Administrator's Office  
City and County of San Francisco  
1 Carlton B. Goodlet Place, Rm 362  
San Francisco, CA 94102

Dear Ms. Henriquez,

As a founding member of Friends of Eagle Plaza (FoEP), I am writing to communicate my support for the proposed new public plaza on 12<sup>th</sup> Street between Harrison and Bernice Streets. We are neighboring residents, business owners, property owners, and interested citizens, and we believe our Western SoMa neighborhood will greatly benefit from the creation of this exciting new public space. Not only will it create much-needed local public green space, but also through its robust management and funding structure it will help us keep our neighborhood clean and safe. Additionally it will commemorate and celebrate the rich LGBTQ cultural heritage of Folsom Gulch. These needs have been identified in multiple City planning documents, including the Western SoMa Community Plan (2011), the Open Space Element of the San Francisco General Plan (2014), and "Recognizing, Protecting and Memorializing: South of Market LGBTQ Social Heritage Neighborhood Resources" (2011) by the Western SoMa Citizens Planning Task Force. I support Build Public, our nonprofit partner and the project applicant, in its application for a Community Challenge Grant to move this project forward.

To ensure that our vision for this project is carried out successfully, we formed the Friends of Eagle Plaza (FoEP) in the Spring of 2015. FoEP is a neighborhood-based group tasked with driving the future design and programming of Eagle Plaza, and also, once the project is approved and funded, becoming the official stewardship nonprofit entity that will fund, manage, maintain and program the public space for the long term. We have been meeting regularly and each of us has deep and broad connections in the community. Once the project is approved, we will become a fiscally sponsored nonprofit under the longstanding San Francisco Parks Alliance (SFPA) Parks Partners Program. SFPA, in conjunction with Build Public, will help guide and provide resources to us as we take on the community stewardship role for Eagle Plaza. We will work closely with City departments to leverage the many existing City plaza and public space assistance programs, and together we will innovate new and better ways to manage San Francisco's public spaces.

Given the depth of experience Build Public brings, from its members' work on Mint Plaza and Linden Alley, its recent success creating the first ever Green Benefit District (GBD) in the Dogpatch and Northwest Potrero Hill neighborhoods, and from its ongoing work on the approved Dogpatch Arts Plaza and upcoming Oak Plaza, I feel this nonprofit group is well suited to manage the creation, financing, and long-term stewardship of Eagle Plaza. A Community Challenge Grant would be a highly applicable and critical source of funding for this exciting new public plaza in Western SoMa. Please let me know if I can provide you with further details.

Sincerely,



Joe Peters  
Sr. Development Manager

Attn: Lanita Henriquez, CCG Program Manager  
City Administrator's Office  
City and County of San Francisco  
1 Carlton B. Goodlet Place, Rm 362  
San Francisco, CA 94102

August 3, 2015

Subject: Support for Eagle Plaza's Community Challenge Grant Application

Dear Ms. Henriquez,

As an adjacent property owner and a founding member of Friends of Eagle Plaza (FoEP), I am writing to communicate my support of the proposed new public plaza on 12<sup>th</sup> Street between Harrison and Bernice Streets. I am a condominium owner in 1 Bernice Street, and I believe our Western SoMa neighborhood will greatly benefit from the creation of this exciting new public space. Not only will it bring much-needed public green space to our neighborhood, but also through its robust management and funding structure it will help us keep our neighborhood clean and safe. Additionally it will commemorate and celebrate the rich LGBTQ cultural heritage of Folsom Gulch. These needs have been identified in multiple City planning documents, including the Western SoMa Community Plan (2011), the Open Space Element of the San Francisco General Plan (2014), and "Recognizing, Protecting and Memorializing: South of Market LGBTQ Social Heritage Neighborhood Resources" (2011) by the Western SoMa Citizens Planning Task Force. I support Build Public, our nonprofit partner and the project applicant, in its application for a Community Challenge Grant to move this project forward.

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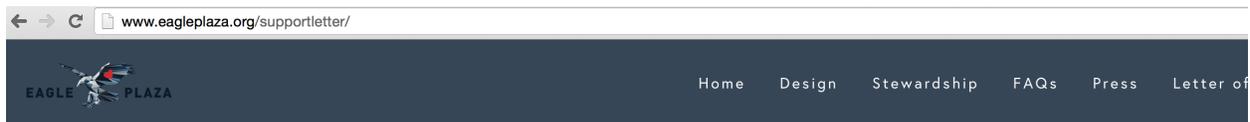
Given the depth of experience Build Public brings, from its members' work on Mint Plaza and Linden Alley, and from its ongoing work on the approved Dogpatch Arts Plaza, upcoming Oak Plaza, and first ever Green Benefit District (GBD) in the Dogpatch and Northwest Potrero Hill neighborhoods, I feel this nonprofit group is well suited to manage the creation, financing, and long-term stewardship of Eagle Plaza. A Community Challenge Grant would be a highly applicable and critical source of funding for this exciting new public plaza in Western SoMa. Please let me know if I can provide you with further details.

Sincerely,



Stefan Magdalinski  
Residential Property Owner  
1 Bernice  
San Francisco, CA 94103  
415 608 6334  
Stefan@whitelabel.org

# Online Support Letters for Eagle Plaza: [www.eagleplaza.org/supportletter](http://www.eagleplaza.org/supportletter)



## Please sign our Letter of Support!

On September 21st 2015 at 6:30pm, Eagle Plaza will be presented at a hearing of the **Eastern Neighborhoods Citizens Advisory Committee (ENCAC)**, whose support is important for ultimate project approval by the SF Planning Commission in October. The more community support the ENCAC hears, the better the chances of Eagle Plaza's approval!

Dear ENCAC Members,

*I am writing to express my strong support for Eagle Plaza, a much-needed new public open space in Western SoMa. Eagle Plaza will provide a gathering space for the community to hang out, meet, play and relax in a safe, green and clean public setting.*

*As you may know, our neighborhood has almost no parks or public open space and needs significantly more, as identified in numerous City planning documents. \* It also has a rich LGBTQ and leather culture that various community-driven City plans have identified as being important. Eagle Plaza will meet both of these needs - for a new public green space and for an area that celebrates Folsom Gulch's character in a fun way that's inviting for all. We have been waiting for a project like this for a long time.*

- Please fill out information below, and we will compile responses to send to the ENCAC prior to Sept. 21st -

Why I Support Eagle Plaza

Customize the letter of support with a personal message, if you'd like.

---

**From:** Squarespace <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>

**Subject:** Form Submission - New Form

**Date:** September 15, 2015 at 8:49:51 PM PDT

**To:** [daniel@buildinc.biz](mailto:daniel@buildinc.biz)

**Reply-To:** [jim@dynamicreality.net](mailto:jim@dynamicreality.net)

Why I Support Eagle Plaza: Aside from preserving the priceless LGBT Leather history of this space, the planned plaza will also server a vital function to the area and the city at large. What gives a city it's value is the culture generated from our proximity to each other and this value cannot be realized in an environment that does not facilitate organic human interaction.

E-Signature: James Collins

Email Address: [jim@dynamicreality.net](mailto:jim@dynamicreality.net)

Zip Code: 94109

How I'm Connected: SF Resident, Leather community member, & working Artist, Performer, Musician, Professional IT/Business Consultant. This space would be indescribably conducive to my success & happiness in San Francisco.

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**From:** Squarespace <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>  
**Subject:** Form Submission - New Form  
**Date:** September 15, 2015 at 11:29:19 PM PDT  
**To:** [daniel@buildinc.biz](mailto:daniel@buildinc.biz)  
**Reply-To:** [rudelinda@sbcglobal.net](mailto:rudelinda@sbcglobal.net)

Why I Support Eagle Plaza: The above expresses my feelings also but I'd also like to add that this area is somewhat more barren than other parts of SOMA and could really use a public Plaza/ gathering place. As the owner of a nearby condo I would be willing to contribute to a private maintenance/security fund for the Plaza

E-Signature: Linda Rude

Email Address: [rudelinda@sbcglobal.net](mailto:rudelinda@sbcglobal.net)

Zip Code: 94104

How I'm Connected: Condo owner, 24 Bernice

---

**From:** Squarespace <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>  
**Subject:** Form Submission - New Form  
**Date:** September 16, 2015 at 11:20:14 AM PDT  
**To:** [daniel@buildinc.biz](mailto:daniel@buildinc.biz)  
**Reply-To:** [soehnlein1@hotmail.com](mailto:soehnlein1@hotmail.com)

Why I Support Eagle Plaza: I am a resident of SoMa since 2002 and support the need for more green spaces, places for people to gather away from the din of traffice (and tha danger of often speeding cars) and alternatives to bars and clubs.

E-Signature: Karl Soehnlein

Email Address: [soehnlein1@hotmail.com](mailto:soehnlein1@hotmail.com)

Zip Code: 94103

How I'm Connected: SoMa resident since 2002; SF resident since 1993. I work as a freelancer out of my home and spend almost all my time in this neighborhood.

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**From:** Squarespace <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>  
**Subject:** Form Submission - New Form  
**Date:** September 16, 2015 at 10:49:58 AM PDT  
**To:** [daniel@buildinc.biz](mailto:daniel@buildinc.biz)  
**Reply-To:** [bethdsf1@gmail.com](mailto:bethdsf1@gmail.com)

Why I Support Eagle Plaza: This project will serve more than just the leather community, but many other visitors to the area such as the clubs on 11th street. It will improve safety for pedestrians in the area.

E-Signature: Beth Downey

Email Address: [bethdsf1@gmail.com](mailto:bethdsf1@gmail.com)

Zip Code: 94117

How I'm Connected: I am a member of the leather community and resident of SF for over 22 years.

---

**From:** Squarespace <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>

**Subject:** **Form Submission - New Form**

**Date:** September 17, 2015 at 7:40:51 AM PDT

**To:** [daniel@buildinc.biz](mailto:daniel@buildinc.biz)

**Reply-To:** [alexwesthoff@gmail.com](mailto:alexwesthoff@gmail.com)

Why I Support Eagle Plaza: The Eagle Plaza will serve as a valuable placemaking effort to recognize an important part of SF's long and diverse LGBTQ heritage. As no other such public places exist, the Eagle Plaza can draw international attention, thus helping with economic vitality while contributing to much needed open space for local residents.

E-Signature: Alex Westhoff

Email Address: [alexwesthoff@gmail.com](mailto:alexwesthoff@gmail.com)

Zip Code: 94122

How I'm Connected: Long-term San Francisco resident, member of LGBTQ community, SOMA nightclub promoter'/DJ

---

**From:** Squarespace <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>

**Subject:** **Form Submission - New Form**

**Date:** September 17, 2015 at 5:05:46 PM PDT

**To:** [daniel@buildinc.biz](mailto:daniel@buildinc.biz)

**Reply-To:** [Sapplega@gmail.com](mailto:Sapplega@gmail.com)

Why I Support Eagle Plaza: I believe it is important to have community spaces that both improve the neighborhood and build on the already present culture.

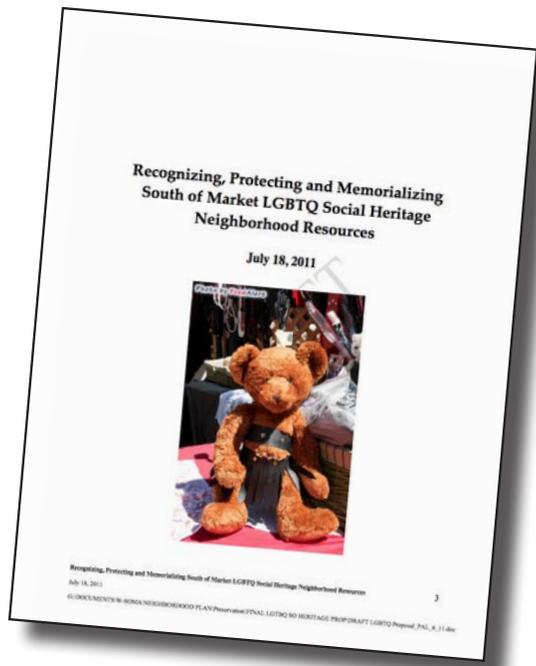
E-Signature: Samantha Applegate

Email Address: [Sapplega@gmail.com](mailto:Sapplega@gmail.com)

Zip Code: 94131

How I'm Connected: I live in San Francisco and work near the area Eagle Plaza will be built.

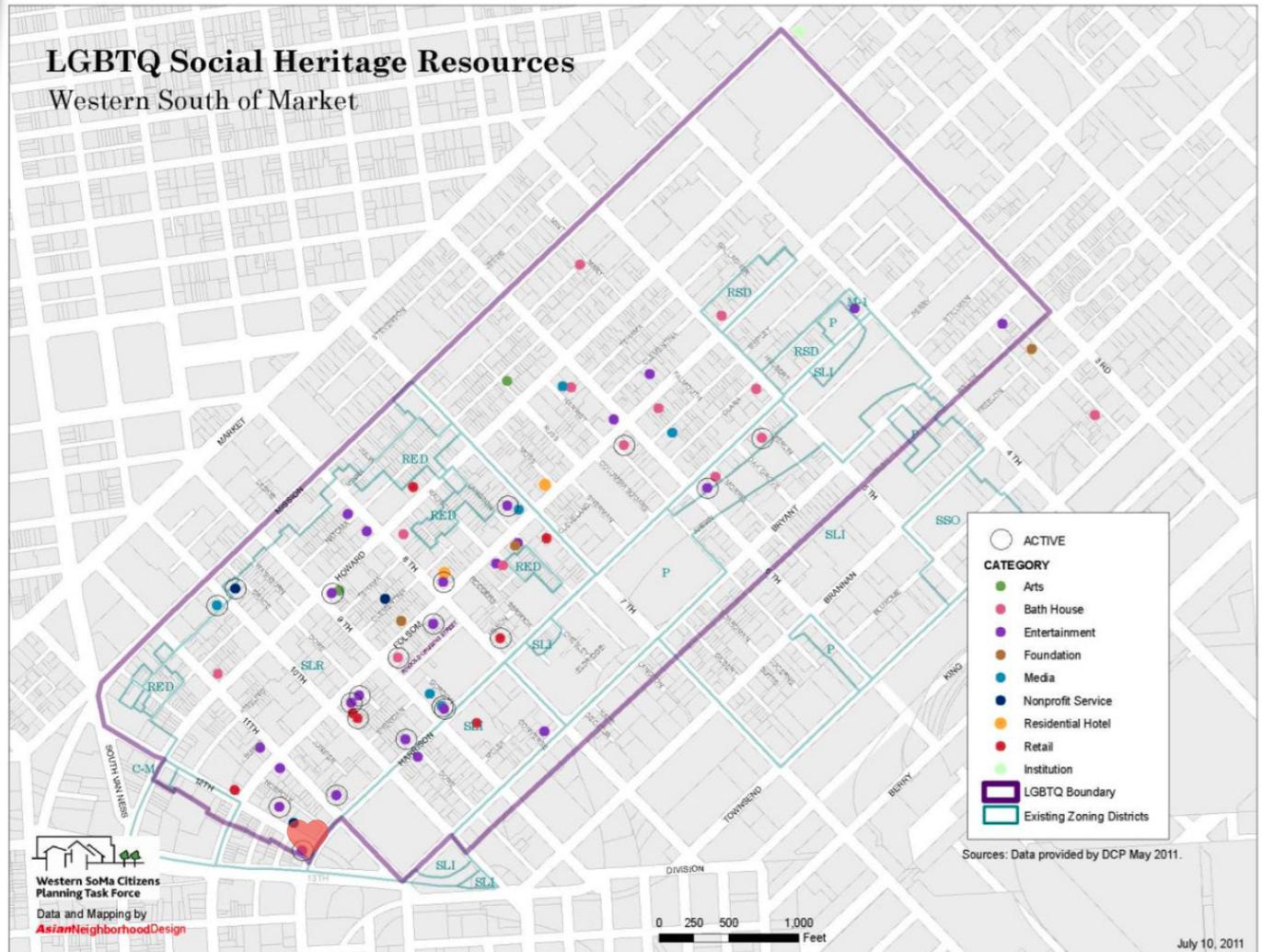
# RECOGNIZING, PROTECTING AND MEMORIALIZING: SOUTH OF MARKET LGBTQ SOCIAL HERITAGE NEIGHBORHOOD RESOURCES (2011)



After many small meetings with members of the Lesbian Gay Bisexual Transgender Queer (LGBTQ) community, the Western SoMa Task Citizens Planning Task Force is proposing to celebrate the LGBTQ neighborhood legacy. Using creative means to educate, acknowledge diversity and the value of LGBTQ neighborhood resources, the community proposes to memorialize and recognize the living LGBTQ social heritage and fabric of this San Francisco neighborhood.

The LGBTQ community in SoMa is proposing the following:

1. To establish boundaries for a LGBTQ Social Heritage Special Use District (SUD) that demarcates core social heritage assets.
4. To **use the urban landscape to celebrate public history, using public features as a way to educate and accept diversity, leaving an important legacy at the heart of the neighborhood.**



# WESTERN SOMA COMMUNITY PLAN (2011)

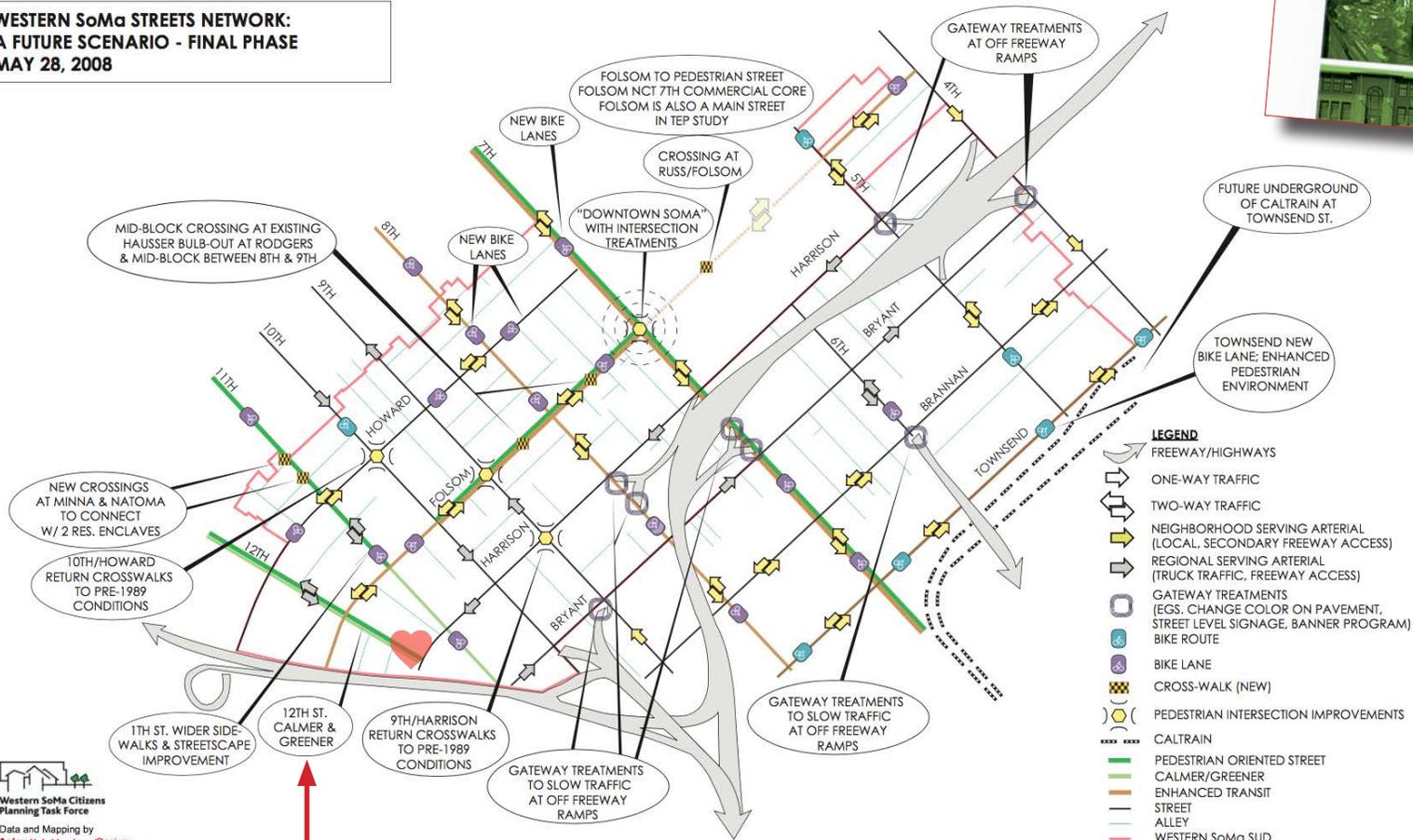
## POLICY 6.4.2

Recognize the social and cultural heritage values and properties of the LGBTQ District, already acknowledged and documented by its own community and local history.

## CHAPTER 7: OPEN SPACE

Western SoMa ... is missing small neighborhood parks adequate to serve the extremely diverse community of Western SoMa. Currently, the City has about 5.5 acres of open space per 1,000 residents. However, this ratio is much less in Western SoMa, where there are only 0.23 acres of public parks and 8,363 residents. While significant open spaces exist in close proximity to Western SoMa, such as at Victoria Manolo Draves Park and at Civic Center Plaza, the ratio of 0.027 acres per 1,000 residents clearly conveys the need for more park space in Western SoMa. Therefore, **the need for developing new recreational open space in Western SoMa is an imperative for existing and future neighborhood residents, workers and visitors.**

**WESTERN SoMa STREETS NETWORK:  
A FUTURE SCENARIO - FINAL PHASE  
MAY 28, 2008**



Western SoMa Citizens  
Planning Task Force  
Data and Mapping by  
AsianNeighborhoodDesign  
Community Planning

12th Street identified as a "Calmer & Greener Pedestrian Oriented Street" (p.4.3)



WESTERN SOMA COMMUNITY PLAN (2011)

Appendix

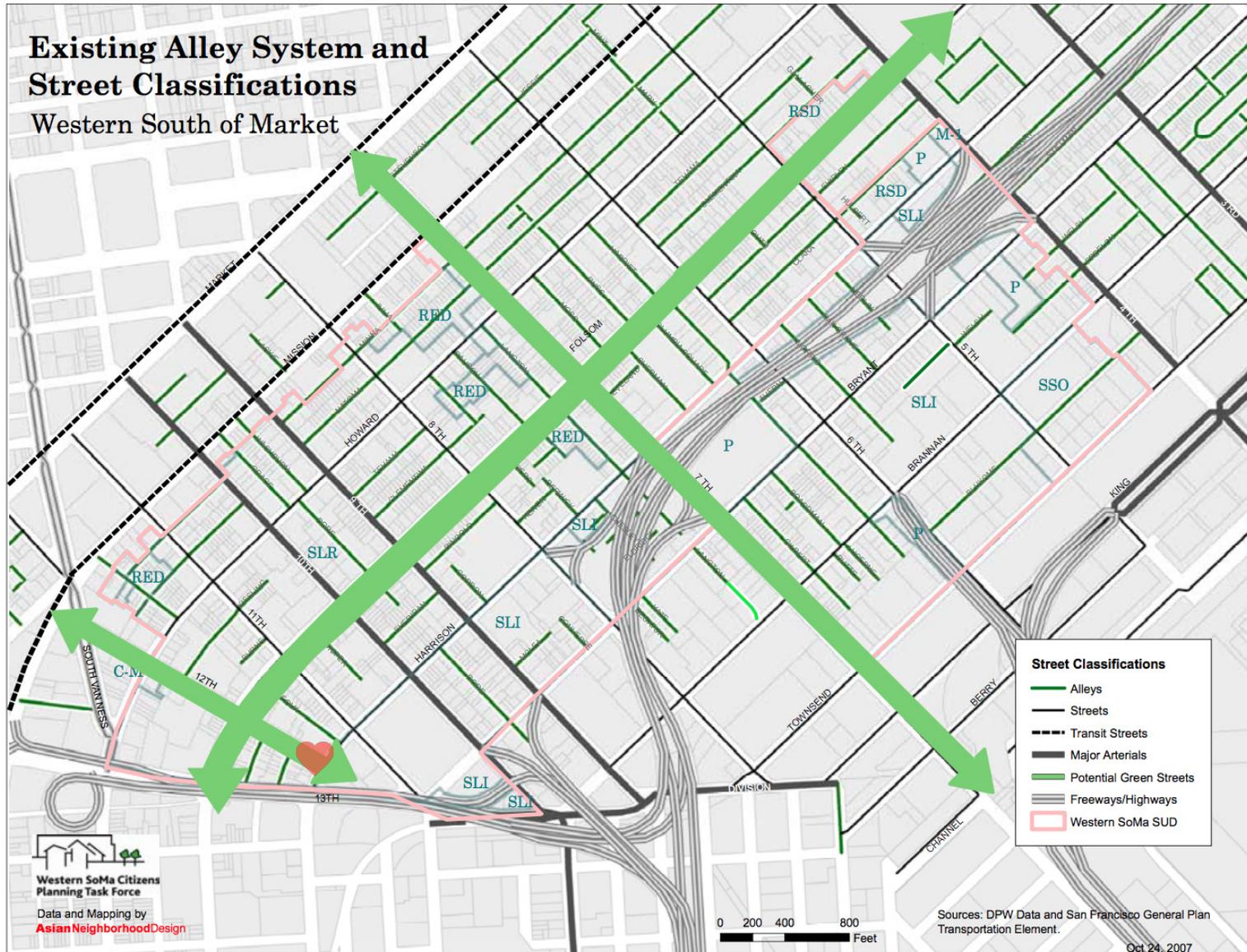
Western SoMa Community Plan  
Public Benefits Priority Projects



Approved by Western SoMa Community Planning Task Force on May 25, 2011

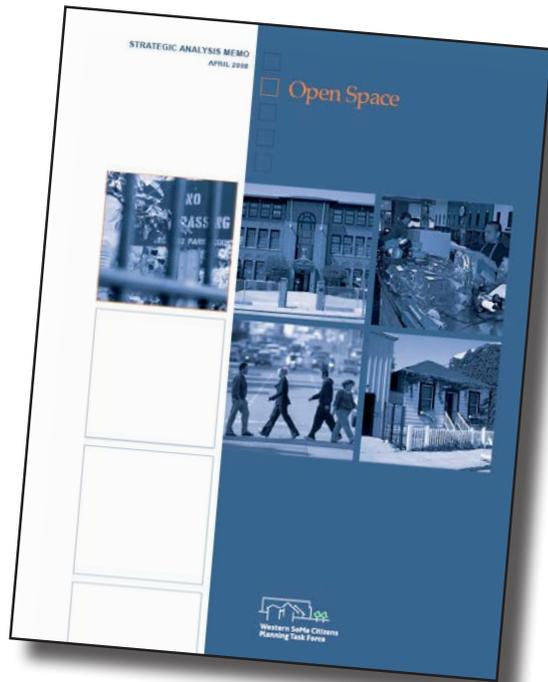
PRIORITY PROJECTS	DESCRIPTION	LEAD CITY AGENCY and PARTICIPANTS	POTENTIAL DIRECT LINKS TO ANTICIPATED DEVELOPMENT ACTIVITY	ANTICIPATED IN-KIND COMMUNITY BENEFITS APPLICATION	OTHER SOURCES OF FUNDING	ENVIRONMENTAL CLEARANCE	ESTIMATED PROJECT COSTS	PROJECT COST SOURCE	PROJECTED CONSTRUCTION TIME FRAME
Minna and Natoma Alley Treatments	Between 7th and 9th Streets provide pedestrian and traffic calming designs that mirror the alley treatments for these two alleys between 6th and 7th Streets. Additionally, these alley treatments will include Social Heritage "features" appropriate to the Filipino history in the neighborhood.	SFCTA, DPW, Consultants and W SoMa CPTF	Limited	None	SFCTA taking the lead with design grant support being sought by CBO for Social Heritage "features."	Mid-2012	\$1.2-1.6 Million	SFCTA seeking funding and EN CBIF	2012-2015
Ringold Alley	Shared roadway alley treatment between 8th and 9th Streets that will include Social Heritage "features" appropriate to the LGBTQ history in the neighborhood.	SFCTA, DPW, Consultants and W SoMa CPTF	Archstone development at 350 8th Street	Yes	SFCTA taking the lead with design grant support being sought by CBO for Social Heritage "features." Archstone potential contributions.	Mid-2012	\$300,000-\$600,000	SFCTA seeking funding and EN CBIF	2014-2015
Publically Accessible Open Space	5,000 sqft publically accessible open space at the corner of 8th and Ringold with possible public easement.	Archstone, Planning and W SoMa CPTF	Archstone development at 350 8th Street	Yes	Archstone & KMA	Mid-2012	\$175,000 - Construction, \$50,000 - Soft Costs, \$1,285,000 - Land	EN CBIF	2014-2015
Publically Accessible Tot Lot	1,000-2,000 sqft publically accessible Tot Lot at the corner of 8th and Ringold with possible public easement.	Archstone, Planning and W SoMa CPTF	Archstone development at 350 8th Street	Yes	Archstone & KMA	Mid-2012	\$90,000 - Construction, \$15,000 - Soft Costs, \$551,000 - Land	EN CBIF	2014-2015
Publically Accessible Community Facilities/Child Care Building	2,000-3,000 sqft publically accessible Community Facilities/Child Care Building at the corner of 8th and Ringold with possible public easement.	Archstone, Planning and W SoMa CPTF	Archstone development at 350 8th Street	Yes	Archstone & KMA	Mid-2012	\$525,000 - Construction, \$125,000 - Soft Costs, \$790,000 - Land	EN CBIF	2014-2015
Greening Street	12th Street between Howard (possibly S. Van Ness) and Harrison Streets.	Planning and DPW	Limited - Numerous development projects are currently being explored adjacent to 12th Street	Possible	TBD	Mid-2012	TBD	EN CBIF	TBD

↑ The greening of 12th Street between Howard and Harrison Streets identified as a "Public Benefits Priority Project"



12th Street identified as a potential green street

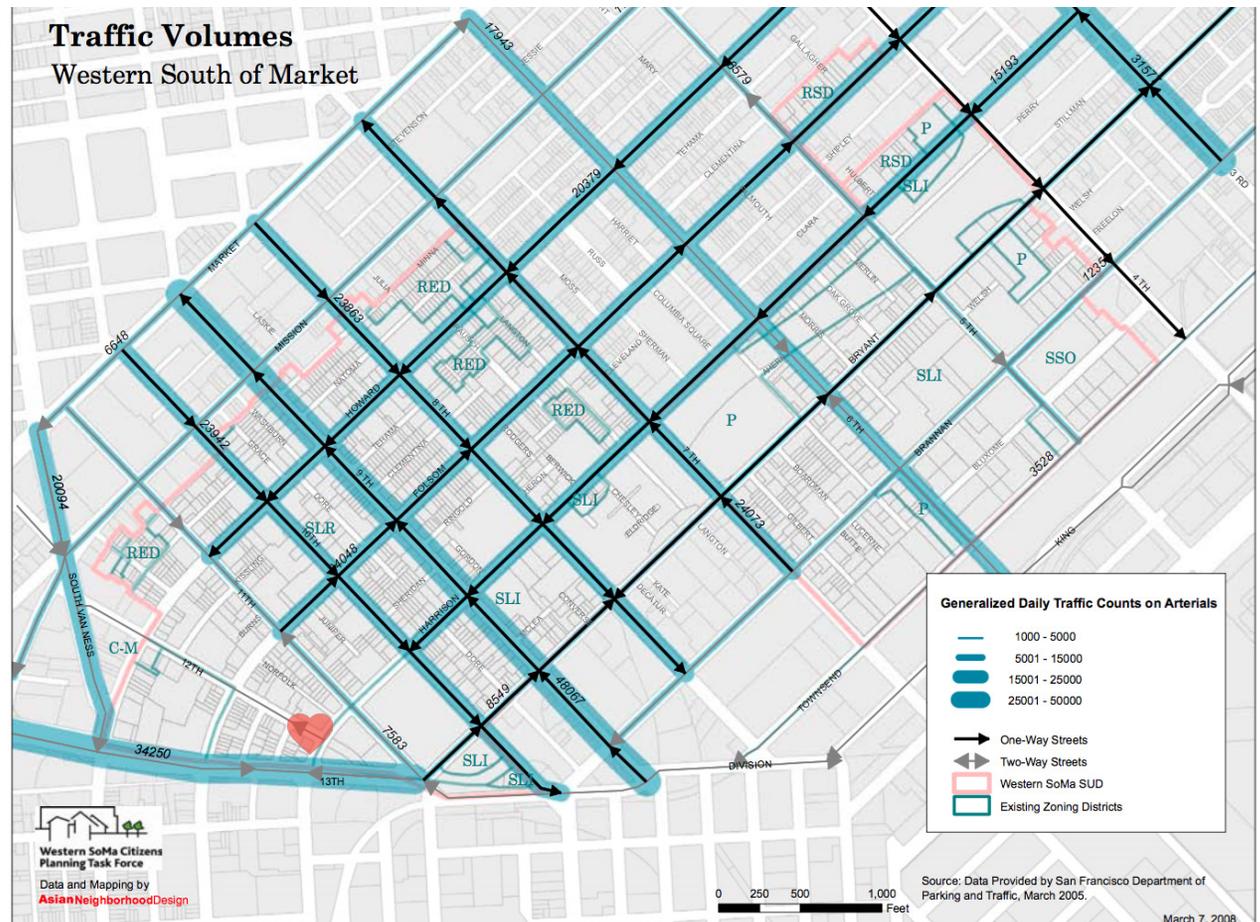
# WESTERN SOMA CITIZENS PLANNING TASK FORCE STRATEGIC ANALYSIS MEMO – OPEN SPACE (APRIL 2008)



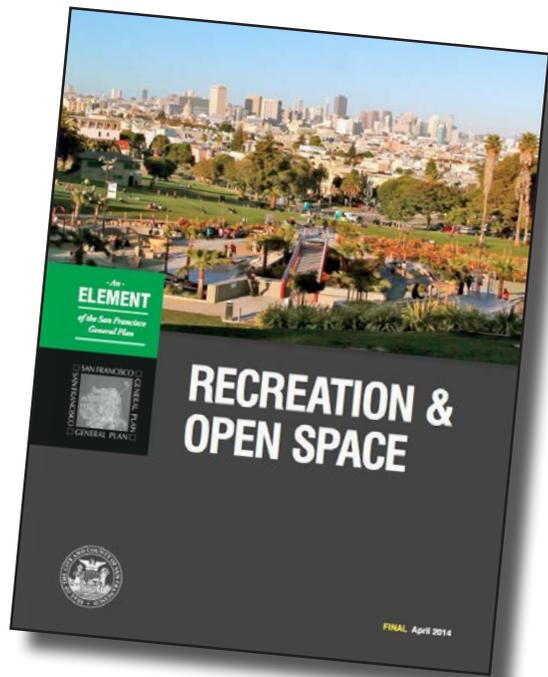
“The City has approximately 5.5 acres of opens space per 1,000 residents. This ratio, however, is much less in Western SoMa, about 0.046 acres per 1,000 residents. This open space deficiency may be exacerbated by the limited social and economic conditions, as well as, demographic characteristics of the area.” (p. 6)

The map below shows typical traffic volumes on Western SoMa streets. By comparing a portion of 9th Street and 12th Street between Harrison and Mission Streets it can be seen that 9th Street carries a high volume of about 2,000 vehicles per hour, while 7th Street carries a medium volume of about 1,000 vehicles per hour, and 12th Street carries only a low average of 325 vehicles per hour. The traffic volume for 12th Street is similar to the low volume on 11th Street. Accordingly, **12th Street could eventually be reconfigured to restrict automobile traffic, and become “pedestrianized” with a continuous line of trees, and help create a calm South Van Ness and Mission intersection without adversely impacting business.** (p. 13)

Major streets , livable green streets  
 It is much easier to convert public land to a park.  
 Certain streets have already been identified as the fastest way to address open space in the neighborhood. By using the Department of Public Works Great Streets and SoMa Alley Improvement Programs, the process of improving the pedestrian environment and how streets can be used as public space, can be more rapidly achieved. Some public agencies such as the **Department of Public Works, Municipal Transportation Agency along with the Department of Planning, the Department of Public Health, and the community have identified Townsend, 7 th, 11th and 12th Streets as some of the major streets for improvements that will lead to making streets more pedestrian friendly, safer, and act as green urban connectors in a larger green urban path.** (p. 13)



# SAN FRANCISCO GENERAL PLAN: RECREATION AND OPEN SPACE ELEMENT (APRIL 2014)



OBJECTIVE 2: INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

POLICY 2.6 Support the development of civic-serving open spaces.

“San Francisco needs civic spaces which can accommodate these activities – weekly events like farmer’s markets, annual events such as the Pride Celebration, and special events such as broadcasting presidential inaugurations. As the City grows, these spaces need to accommodate ever-larger crowds of people and different types of functions – from simple gatherings to technical showcases and wired events.” (p. 29)

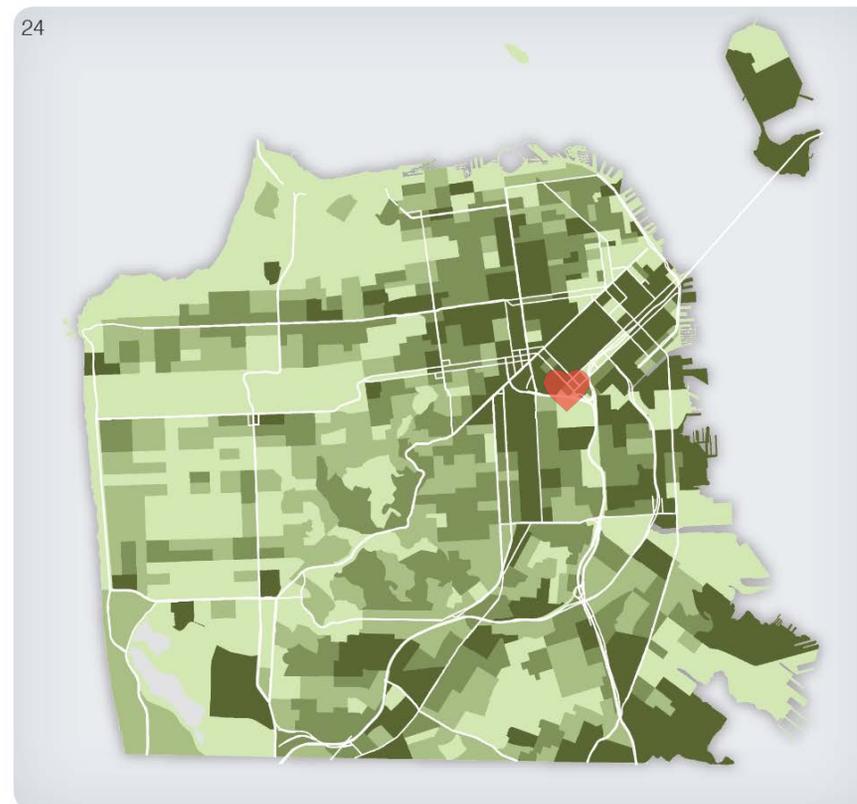
POLICY 2.8 Consider repurposing underutilized City-owned properties as open space and recreational facilities.

**Public Rights Of Way: Numerous streets, alleys, schoolyards, and other rights of way offer potential for cooperative recreational use. City departments and State agencies, such as the Municipal Transportation Agency and Caltrans, own and operate spaces that could be better utilized to serve as open spaces throughout the city.** (p. 31)

OBJECTIVE 3: IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE

POLICY 3.1 Creatively develop existing publicly-owned right- of-ways and streets into open space.

Temporary and Permanent Street Closures  
City agencies’ collaborative effort to transform excess pavement into public spaces is on-going and several projects are being initiated around the city. **This concept of temporary or even permanent street closures in the City presents a great opportunity to take advantage of existing street rights-of-way to create space for people to walk or ride their bike.**



MAP 06

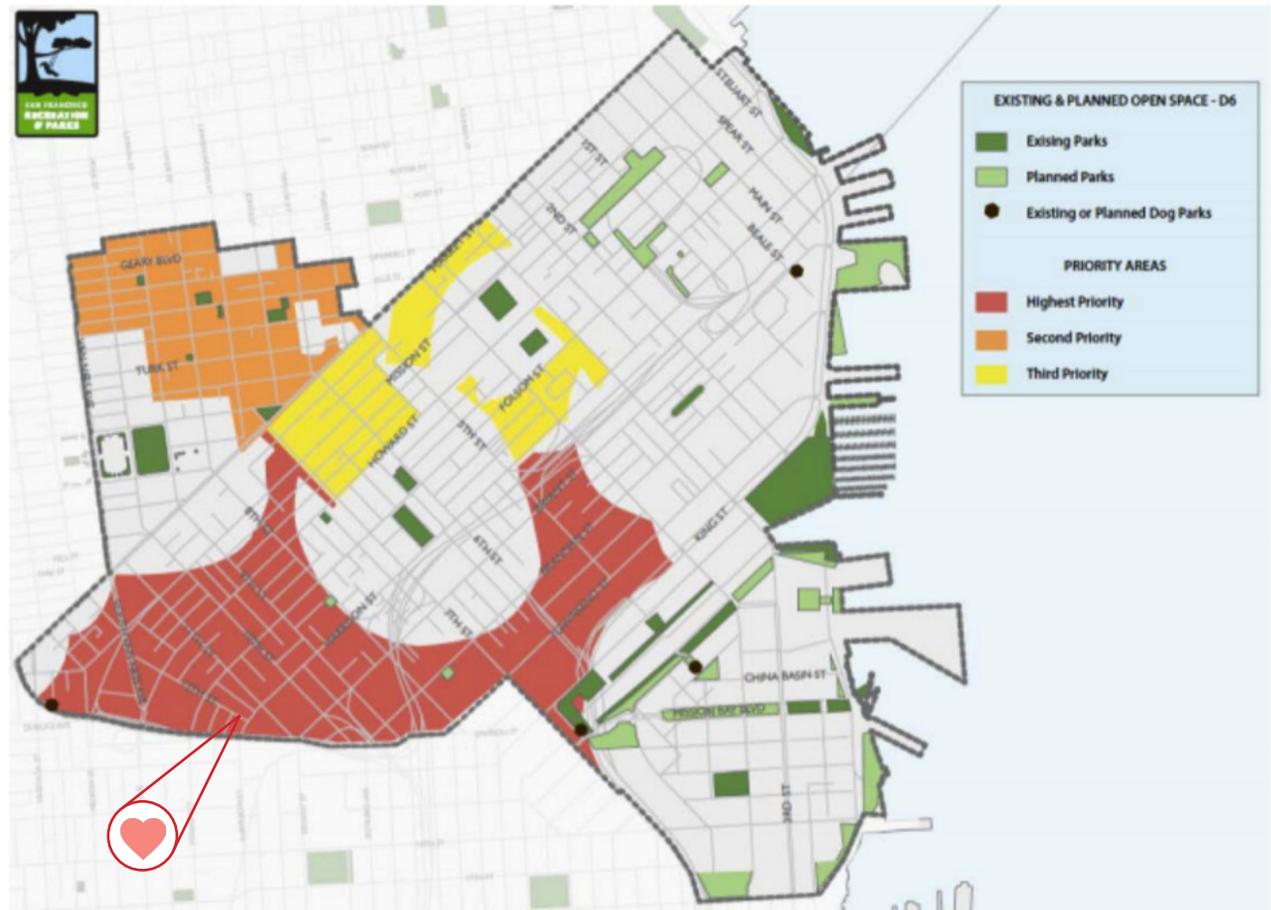
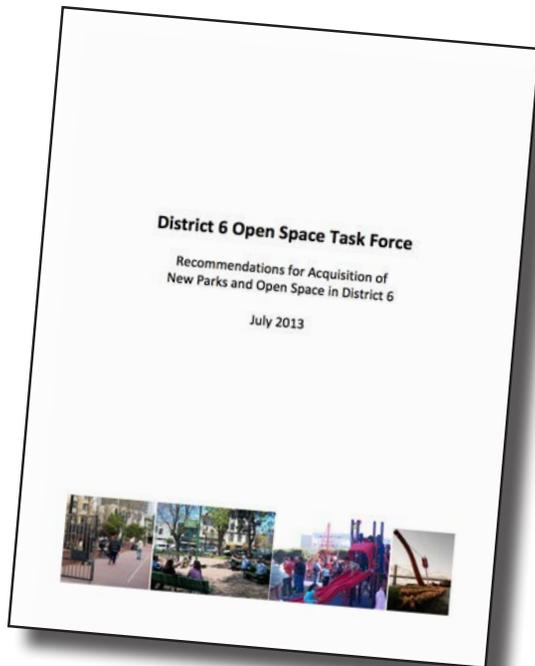
**Areas of Potential Additional Population Growth (2040)**

Potential New People by 2040

- 0 - 33.41
- 33.93 - 81.85
- 82.22 - 200.46
- 201.46 - 8,943.86

*Difference between 2010 population and projected 2040 population by Transportation Analysis Zone (TAZ)  
(Source: San Francisco Planning Department Land Use Allocation Analysis 2013)*

DISTRICT 6 OPEN SPACE TASK FORCE:  
RECOMMENDATIONS FOR ACQUISITION OF NEW PARKS AND OPEN SPACE IN DISTRICT 6 (JULY 2013)

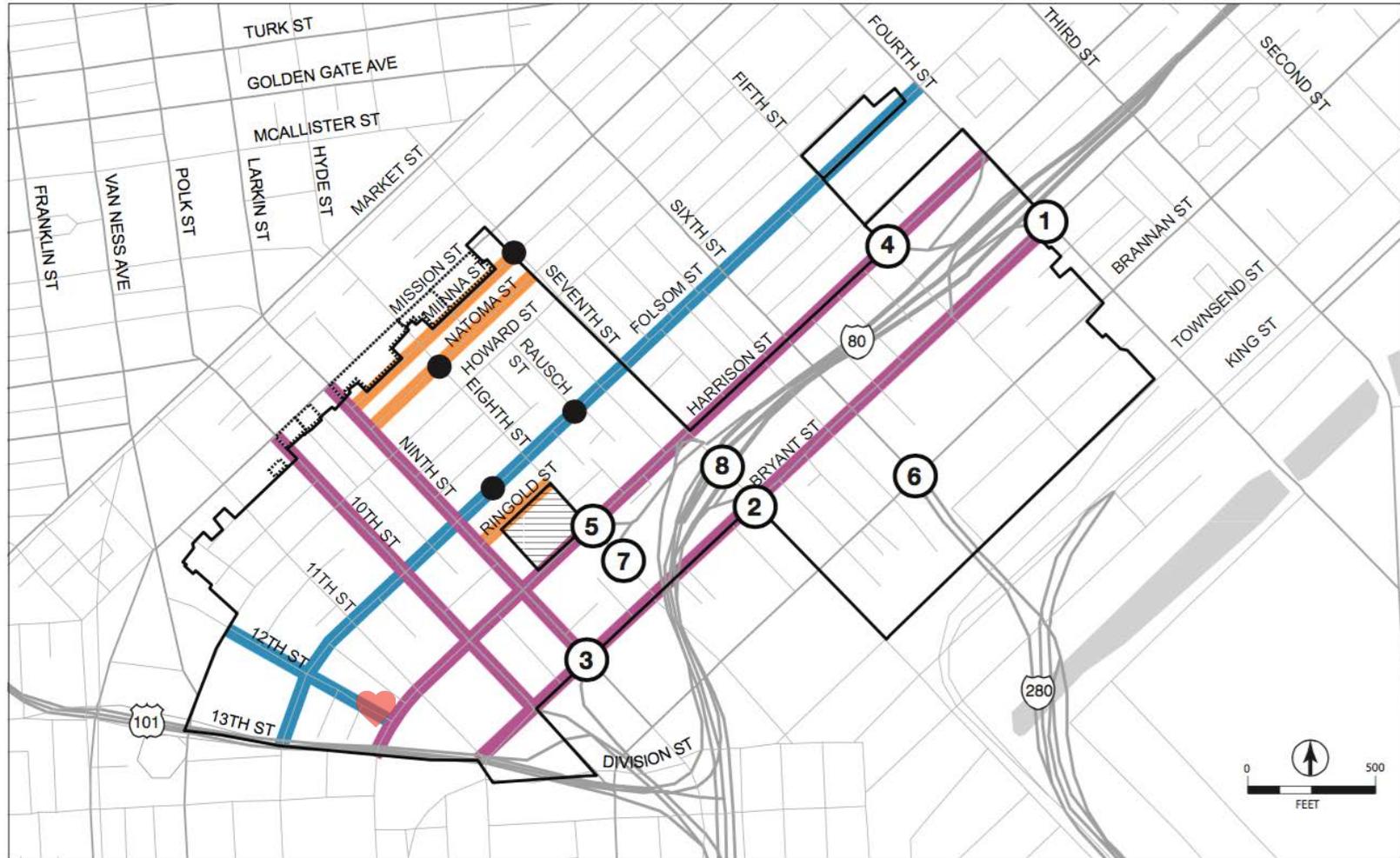


Key Findings:

- Western SoMa project to have 6,300 additional residents between 2008 and 2030 (an increase of 91%) and 6,300 additional jobs between 2008 and 2030 (an increase of 36%)
- **The Task Force identified Western SoMa as the highest priority sub-area within District 6 in need of open space. (p. 10)**
- The ideal size of an open space is between 0.25 and 0.5 acres. (Eagle Plaza is 0.28 acres) (p. 13)
- "Neighborhoods in District 6 need to have easily accessible, central public open spaces that can function as the "heart" of the neighborhood – multiple open green spaces with places for adults to sit, kids to play." (p. 13)
- **Converting underutilized streets "has a great deal of potential to provide additional green space in dense urban neighborhoods where vacant land is scarce and the cost of land is high.** This model is very relevant in District 6, and particularly in the South of Market neighborhood, where there are many small alleys that are relatively lightly used for vehicular traffic." (p. 15)
- "There is a shortage of funding for sufficient maintenance of existing parks in San Francisco, including those in District 6... **It is important to secure adequate funding for the ongoing maintenance of new park properties.**" (p. 16)

WESTERN SOMA COMMUNITY PLAN EIR (AUGUST 2008)

The City plans public realm greening and pedestrian enhancements such as street plantings and sidewalk bulb-outs/extensions on 12th Street between Howard and Harrison Streets. (p. 2-18)



**Legend**

- Western SoMa Community Plan Area
- 350 Eighth Street project site
- Adjacent Parcels

- Gateway Treatments
- Signalized Midblock Pedestrian Crossings

- Truck Route Signs
- Streetscape and Traffic Calming Improvements
- Public Realm Greening and Pedestrian Enhancements (Including Sidewalk Extensions/Bulbouts on Folsom St)

SOURCE: LCW Consulting

2008.0877E and 2007.1035E: Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project

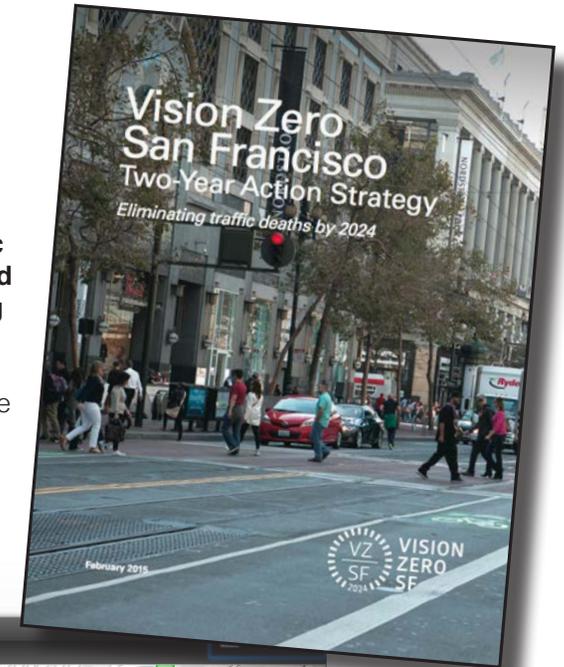
**Figure 2-3**  
Proposed Transportation Improvements

# VISION ZERO SAN FRANCISCO TWO-YEAR ACTION STRATEGY: ELIMINATING TRAFFIC DEATHS BY 2024 (2015)

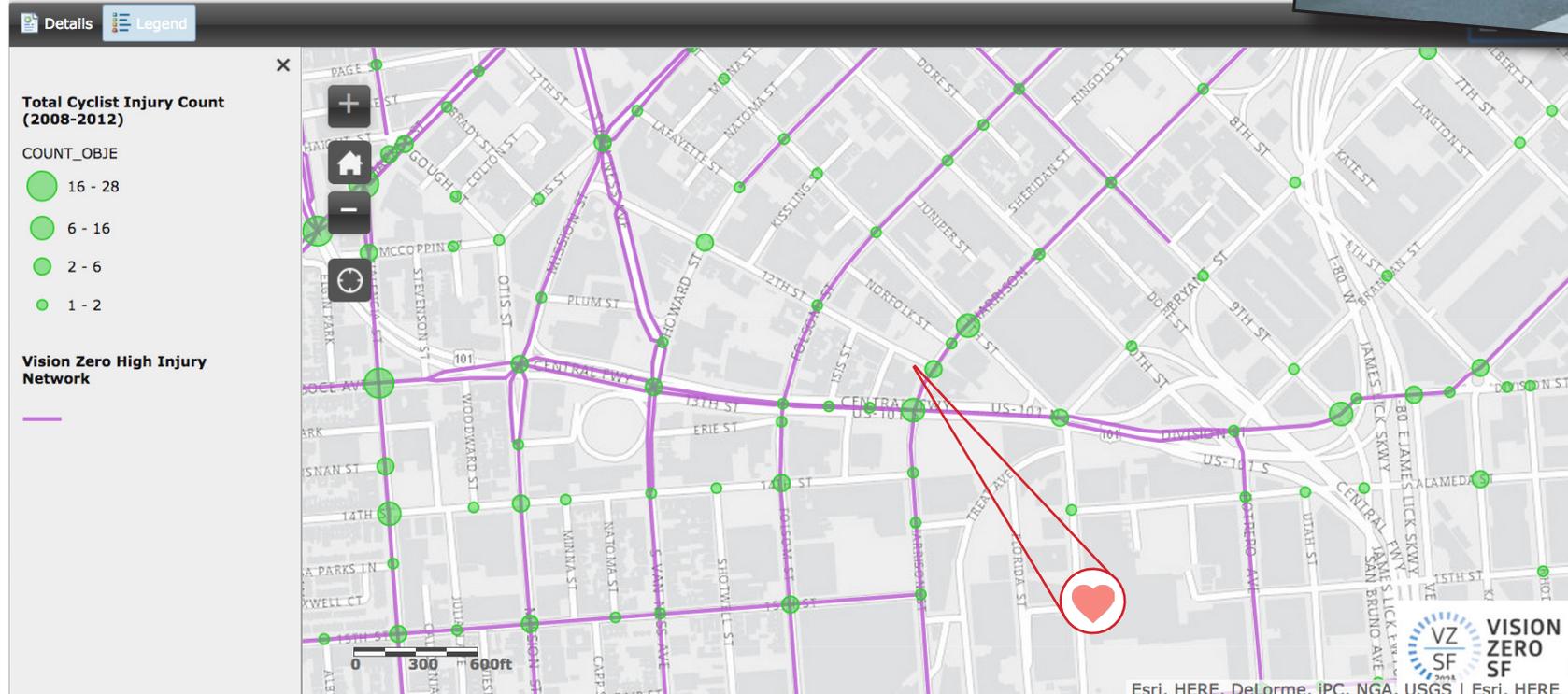
Harrison Street (including the 1500 Block of Harrison) has been designated a Vision Zero Corridor and falls on the Vision Zero High Injury Network. There were three bicycle injuries at 12th and Harrison and 1 bicycle injury at 12th and Norfolk between 2005 and 2012.

From 1532 Harrison Street Mixed-Use Residential Project TIS (April 2015):

**As a pedestrian safety matter, vehicles traveling southbound along 12th Street and approaching the pedestrian plaza would have a greater line-of-sight of pedestrian activity within the plaza and specific traffic calming devices (road dieting, curvilinear design, streetscape furniture, presence of pedestrians, etc.) would require drivers to substantially reduce speeds while meandering through the plaza area before approaching Harrison Street.** Conversely, if vehicles were allowed to turn from Harrison Street to 12th Street, these vehicles would immediately enter the pedestrian plaza area and would not have adequate sight distance to the pedestrian plaza (or visual of pedestrians) while turning onto 12th Street. Such conditions could result in reduced reaction time for drivers to lower their vehicle speeds while turning from Harrison Street to 12th Street and thereby, such actions would result in a substantial conflict point between moving vehicles and pedestrians and would also result in a notable pedestrian safety hazard.



## Vision Zero High Injury Network Map



PROJECT FEEDBACK FROM THE SAN FRANCISCO PLANNING DEPARTMENT, PUBLIC WORKS, SFMTA, AND RECREATION & PARKS DEPARTMENT - STREET DESIGN ADVISORY TEAM (2015)

SDAT supports the proposed circulation changes to 12th street.

**SDAT applauds Build Inc. and the project team for its creative plaza concept. The blended plaza/shared street design creates a flexible space that allows the street to adapt to different programming activates and reflects a creative solution for balancing design goals of aesthetics and accessibility.**

SDAT understands that Eagle Plaza would be permitted under a Major Encroachment Permit which would transfer maintenance responsibility from the City to the property owner in perpetuity. **This reflects a significant public benefit to the City.** The SDAT team appreciates that Build Inc. has initiated conversations about establishing a viable long-term maintenance strategy for the space with the broader community and potential maintenance partners.

SDAT supports the proposed changes in vehicle access and circulation that would convert this segment of 12th Street into a one-way shared street.

SDAT supports removing on-street parking on this segment of 12th Street.



**EAGLE**



**PLAZA**

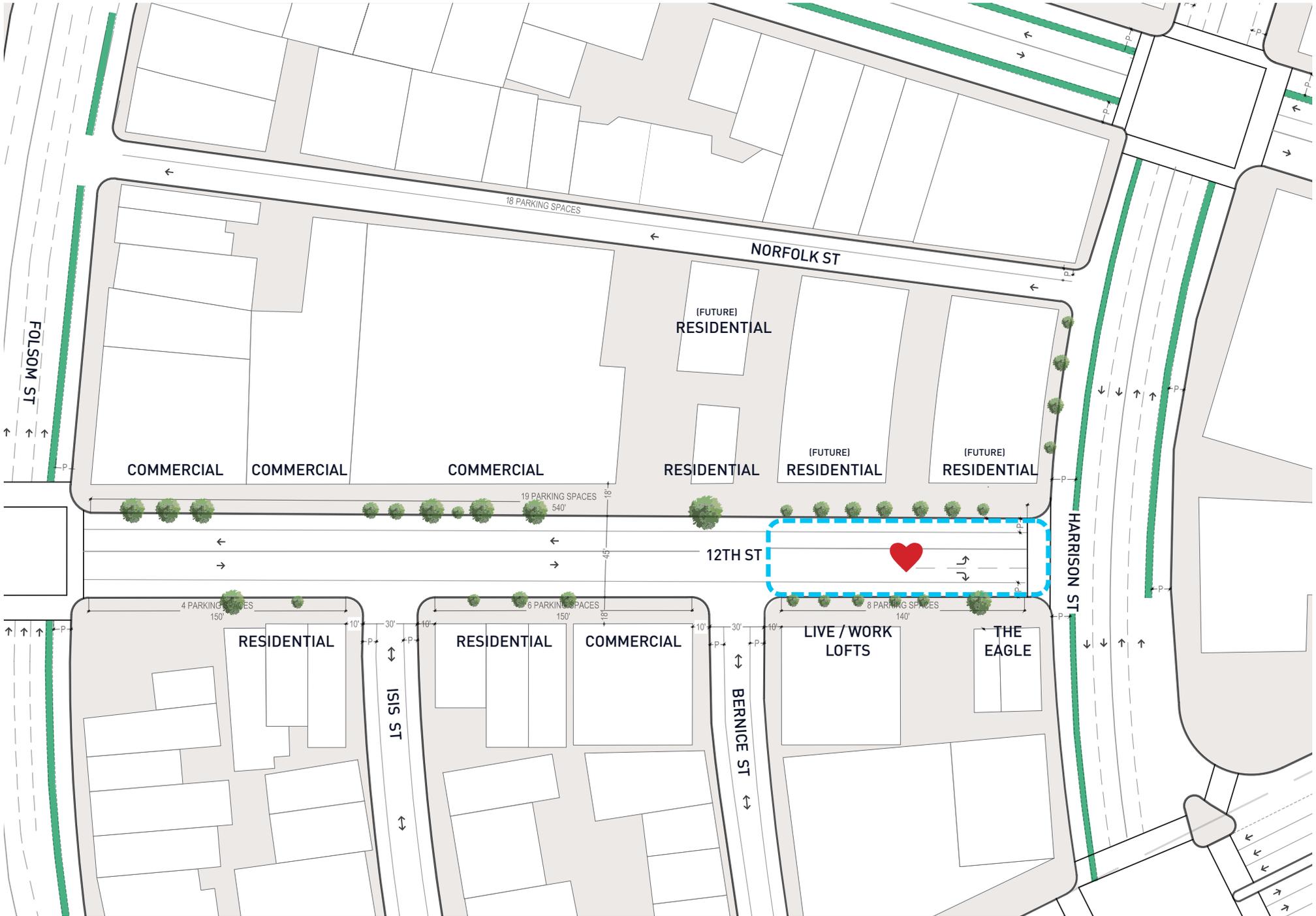
*30% Schematic Design*

September 16, 2015

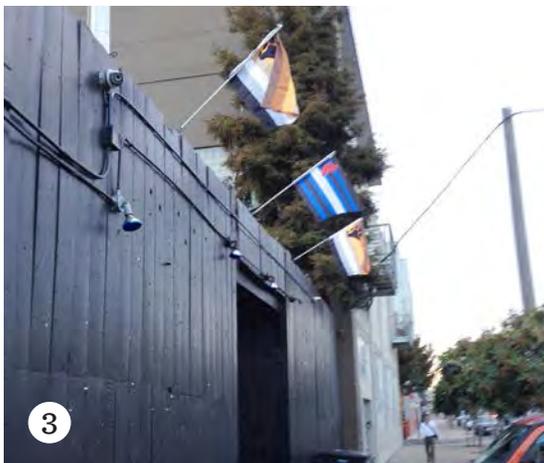
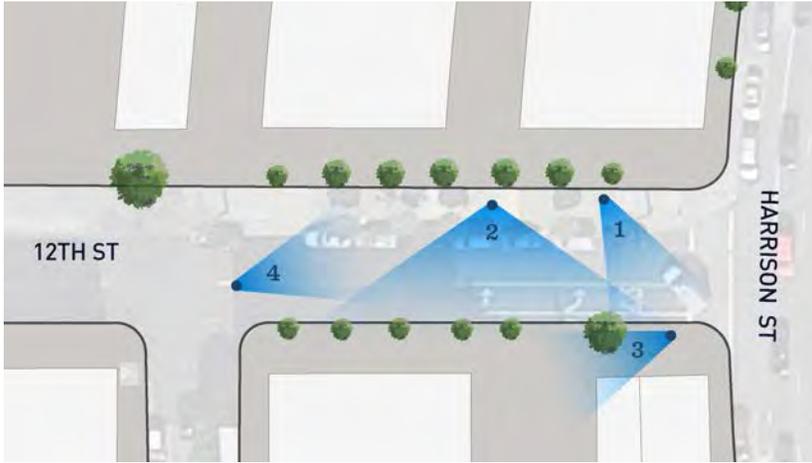
Site Context, San Francisco, California



# Site Context, San Francisco, California



# Site Photos



# Inspiration for Eagle Plaza Community-driven Design Process

## By the Numbers

**6** Friends of Eagle Plaza meetings

**8** Community engagement meetings

**81** Signatures of support from community members

**149** Subscribers to Eagle Plaza email list

**263** Attendees at Eagle Plaza Beer Bust



Eagle Plaza Beer Bust in February, 2015

## Timeline

**June 18, 2014: Initial Community Meeting** - introduction of plaza project

**July 8, 2014: Community Meeting** - solicitation of community feedback on plaza concept

**Sep 23, 2014: Community Design Charrette #1** - facilitated by Gehl Studio, feedback informed plaza conceptual design

**Dec 2, 2014: "Report Back" Community Meeting** - recap of charrette outcomes, solicitation of more feedback

**Feb 15, 2015: Eagle Plaza Beer Bust** - free fundraiser event for Friends of Eagle Plaza showcasing conceptual plaza design both in front of and inside The Eagle SF

**Feb 17, 2015: Eagle Plaza Community Meeting** - showcasing conceptual plaza design at Don Ramon's

**April 8, 2015: Friends of Eagle Plaza** - initial meeting to form stewardship organization, with support from SF Parks Alliance

**April 20, 2015: CDRC Conceptual Design Review** - project status presentation and Q&A

**April 20, 2015: ENCAC Presentation #1** - intro presentation and Q&A

**April 23, 2015: Western SoMa Neighborhood Association** - project status presentation and Q&A

**June 9, 2015: SoMa Bend Neighborhood Association** - project status presentation and Q&A

**Sept 17, 2015: SF Bay Area Leather Alliance** - presentation and Q&A

**Sept 19, 2015: Alden Spafford Progressive Dinner** - info booth and Q&A

**Sept 20, 2015: Leather Walk** - info booth and Q&A

**Sept 21, 2015: ENCAC Presentation #2** - seeking recommendation for IKA

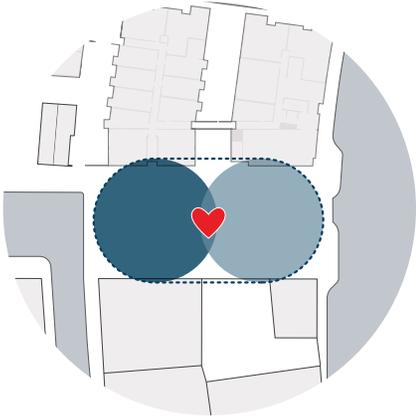
# The Secret to Great Public Places

Quality Design + Long-Term Maintenance + Community Ownership

## Friends of Eagle Plaza

- **Lex Montiel and Mike Leon**, owners of The SF Eagle Tavern (398 12<sup>th</sup> St)
- **Stefan Magdalinski**, resident of 1 Bernice St adjacent to Eagle Plaza
- **Barry Synoground**, owner of DNA Lounge
- **Henry Karnilowicz**, President of SOMBA, SF CDMA Board Member, ENCAC Member
- **Rachele Sullivan**, Folsom Street Fair Board member, San Francisco Leather Alliance Director, Member of Filipino Association of Star of the Sea
- **Dallas Bradley**, Lafayette-Minna-Natoma Neighborhood Watch Block Captain
- **Eric Lopez**, Chair of Somabend Neighborhood Association
- **Tom Taylor**, Founder of Diversity Foundation of SF, Isis Street resident/owner
- **Ben Woosley**, Kissling Street resident and property owner
- **Joe Peters**, 1532 Harrison St. Project Manager
- **Brooke Ray Smith & Jared Press**, Build Public

# Design Drivers



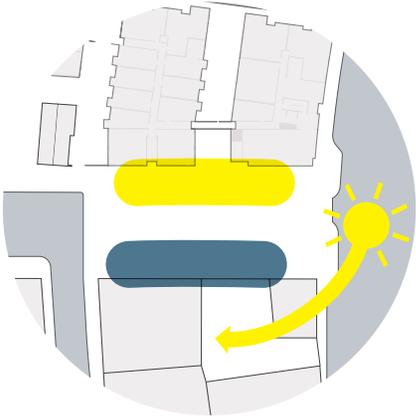
### Two Dynamic Spaces One Big Event Space

The Plaza provides two distinct spaces — the quiet bosque and the more social/active zone. During an event, the space functions as a dynamic whole



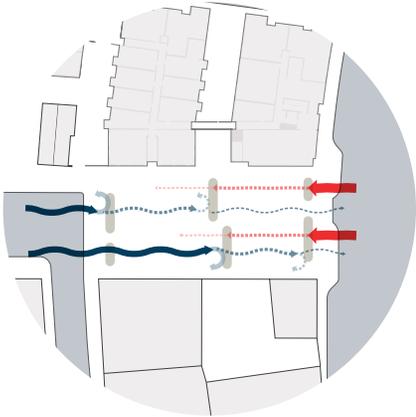
### Green

The plaza brings more green into the neighborhood



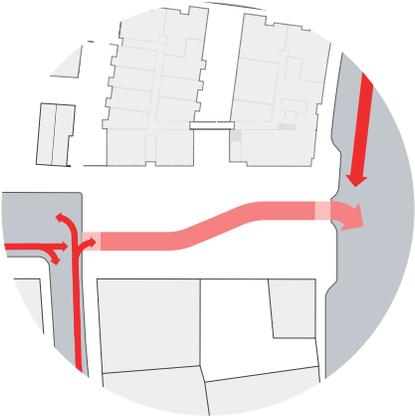
### Sun & Shade

Given the orientation of the blocks, there is a sunny side and a shady side to the plaza. The design and use of the plaza takes these microclimates into consideration.



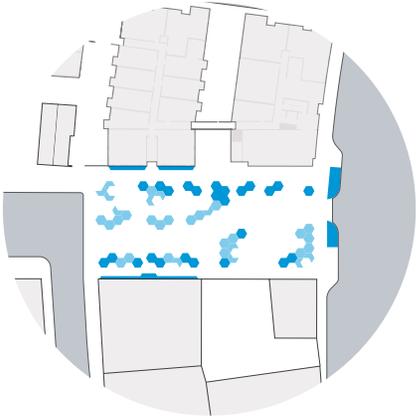
### Wind & Noise Barriers

The layers of planting provide wind and noise barriers. Garbage blown down the street will likely be caught at the west side of the plaza and will need to be managed.



### Traffic Circulation

Vehicle circulation is limited to one slow lane eastbound that allows for emergency vehicle access.



### Stormwater

The plaza increases the permeability of the site through planting and manages stormwater with flow-through planters on Harrison Street.

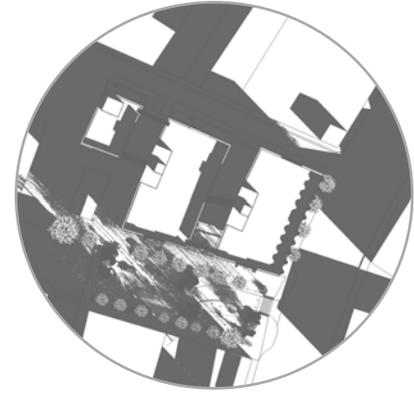


## Equinox

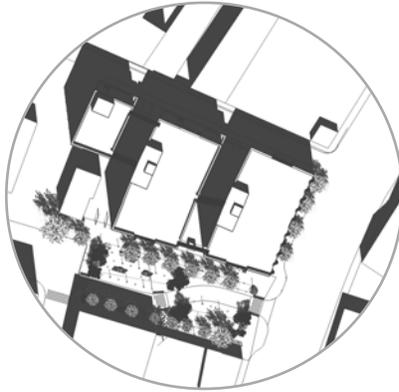
## Summer Solstice

## Winter Solstice

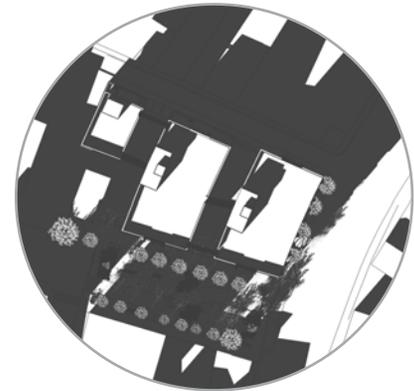
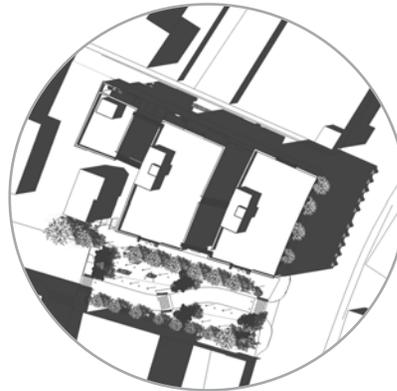
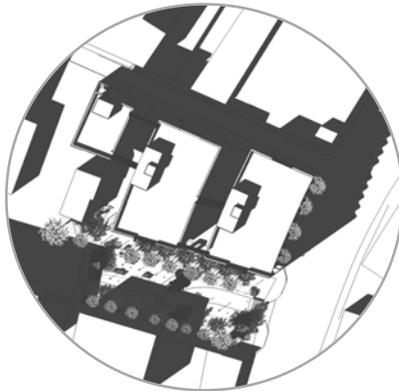
9:00 AM



12:00 PM



3:00 PM

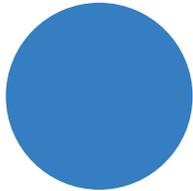


# Color Palette & Inspirational Images for LGBTQ Heritage

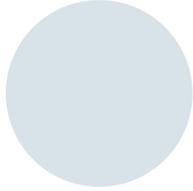
- Eagle Plaza Colors



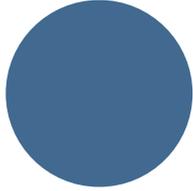
**WHITE 1**  
#f1f1f2



**BLUE 1**  
#397ec1



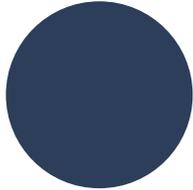
**WHITE 2**  
#d5dfe5



**BLUE 2**  
#46698f



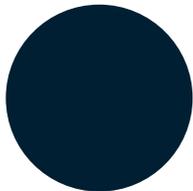
**RED**  
#eb2326



**BLUE 3**  
#2e3f58



**YELLOW**  
#f9cf30



**BLACK**  
#001d29



**GOLD**  
#fd9a021

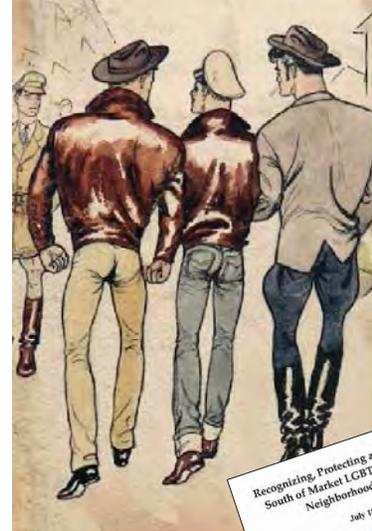
- Leather Pride Flag



**EAGLE PLAZA**



- Heritage Inspiration



# Eagle Plaza Components (Not to scale)



## Diamond Bench

18" Seat Height  
 48" Side Width  
 Timber Top  
 Blue Powder-coated Metal Base  
 Movable with Pallet Jack



## Diamond Bench with Back

18" Seat Height  
 48" Side Width  
 Timber Top  
 Blue Powder-coated Metal Base  
 Movable with Pallet Jack



## High Diamond Bench

30" Seat Height  
 48" Side Width  
 Timber Top  
 Red Powder-coated Metal Base  
 Movable with Pallet Jack



## Movable Planter

30" height  
 48" Side Width  
 Corten Base  
 Movable with Pallet Jack



## Ground Planter

6" Metal Edge Height  
 48" Side Width  
*Knifofia & Phormiums*  
*Agave americana* (Century Plant)  
 & Mixed Succulents



## Planter with Bench

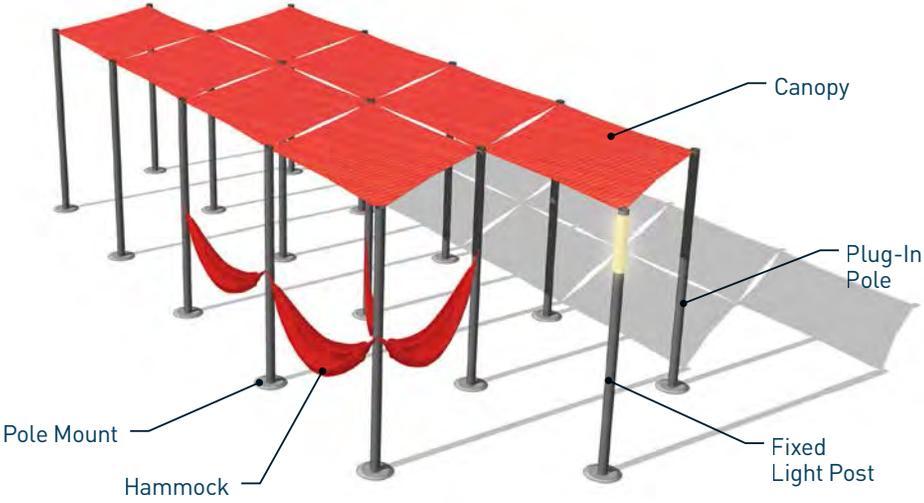
Corten, Wood, & Powder-coated Steel  
 18" Seat Height  
 30" Metal Edge Height  
 48" Side Width  
*Cordyline australis* & Mixed Succulents



## Planter with Tree

Corten & Wood  
 30" Metal Edge Height  
 48" Side Width  
*Melaleuca quinquenervia* & Mixed Grasses

# Eagle Plaza Components



## Plug-in System

Lights, Plug-in Poles, and Canopy  
 Plug-in Poles are removable poles that can accommodate a shade canopy, hammocks, a movie screen, exercise equipment, play equipment, or event fencing.  
 Lights: City Elements by Hess  
 Poles and bases: Creative Pipe



## Coffee Cart & Storage

Coffee Cart and storage area will be designed at a later date, but will have a style consistent with the rest of the plaza elements



## Bistro Tables and Chairs

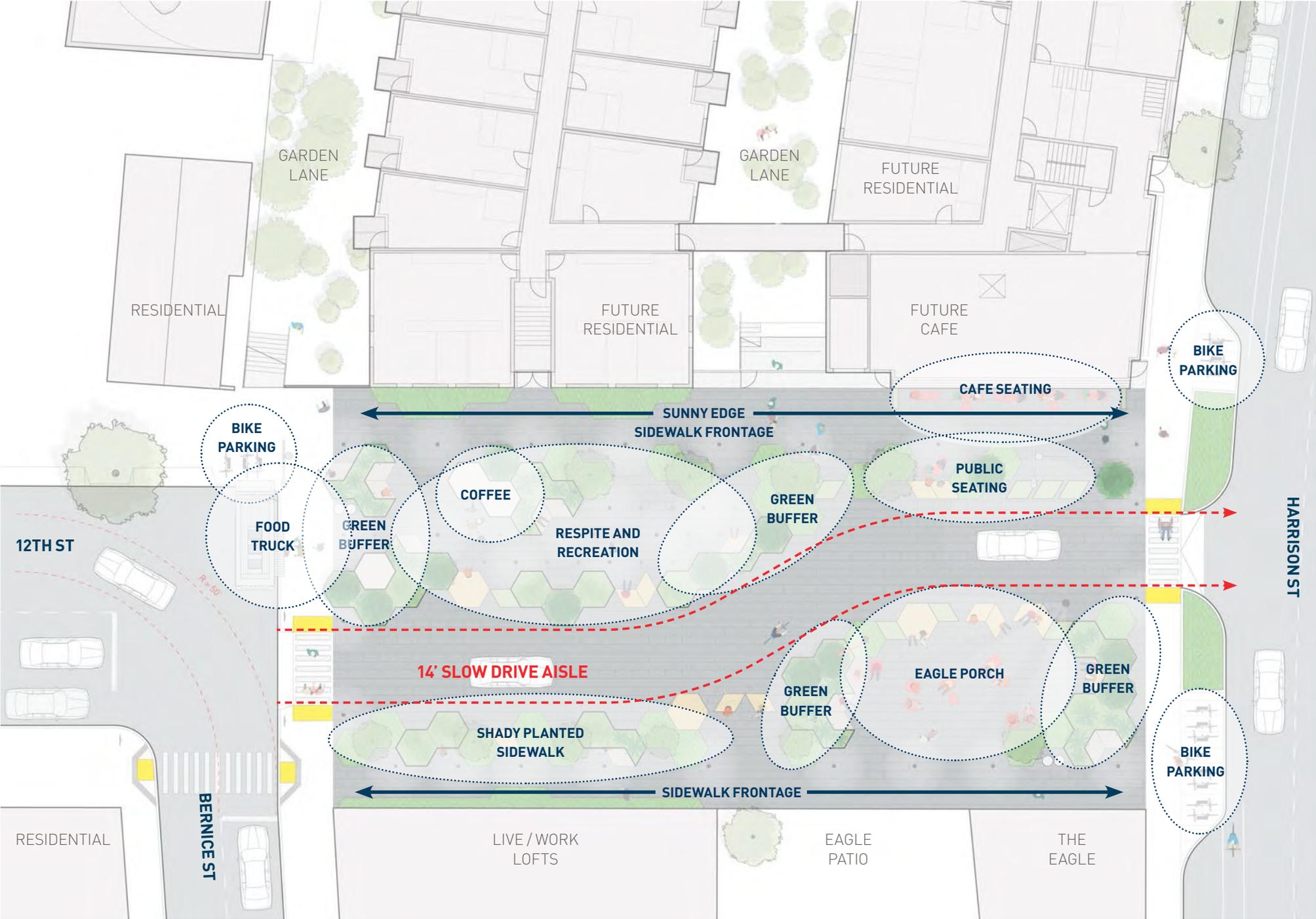
Foldable Bistro Tables and Chairs and Luxemburge Loungers by Fermob



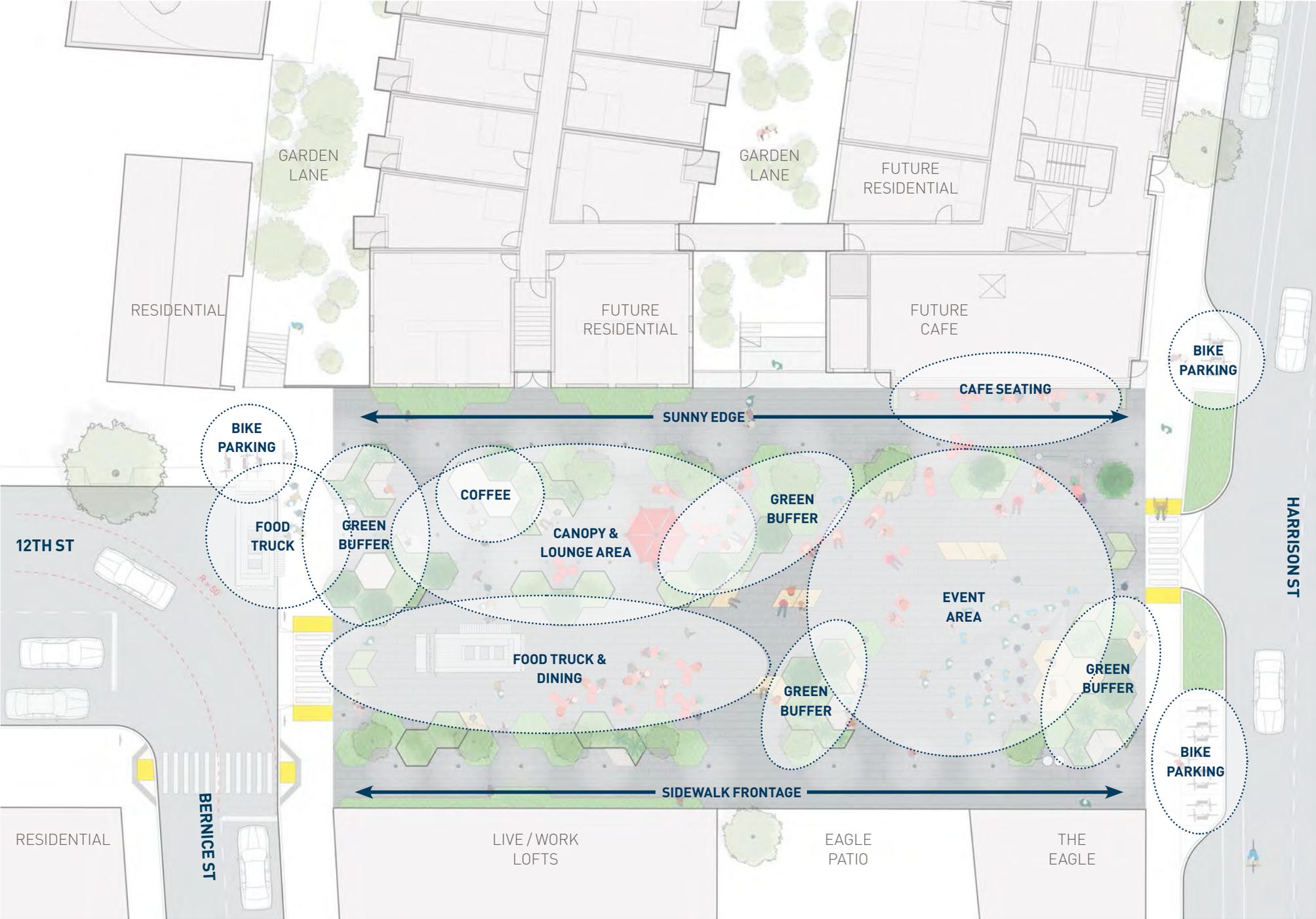
## Bike Racks

Orion bike rack

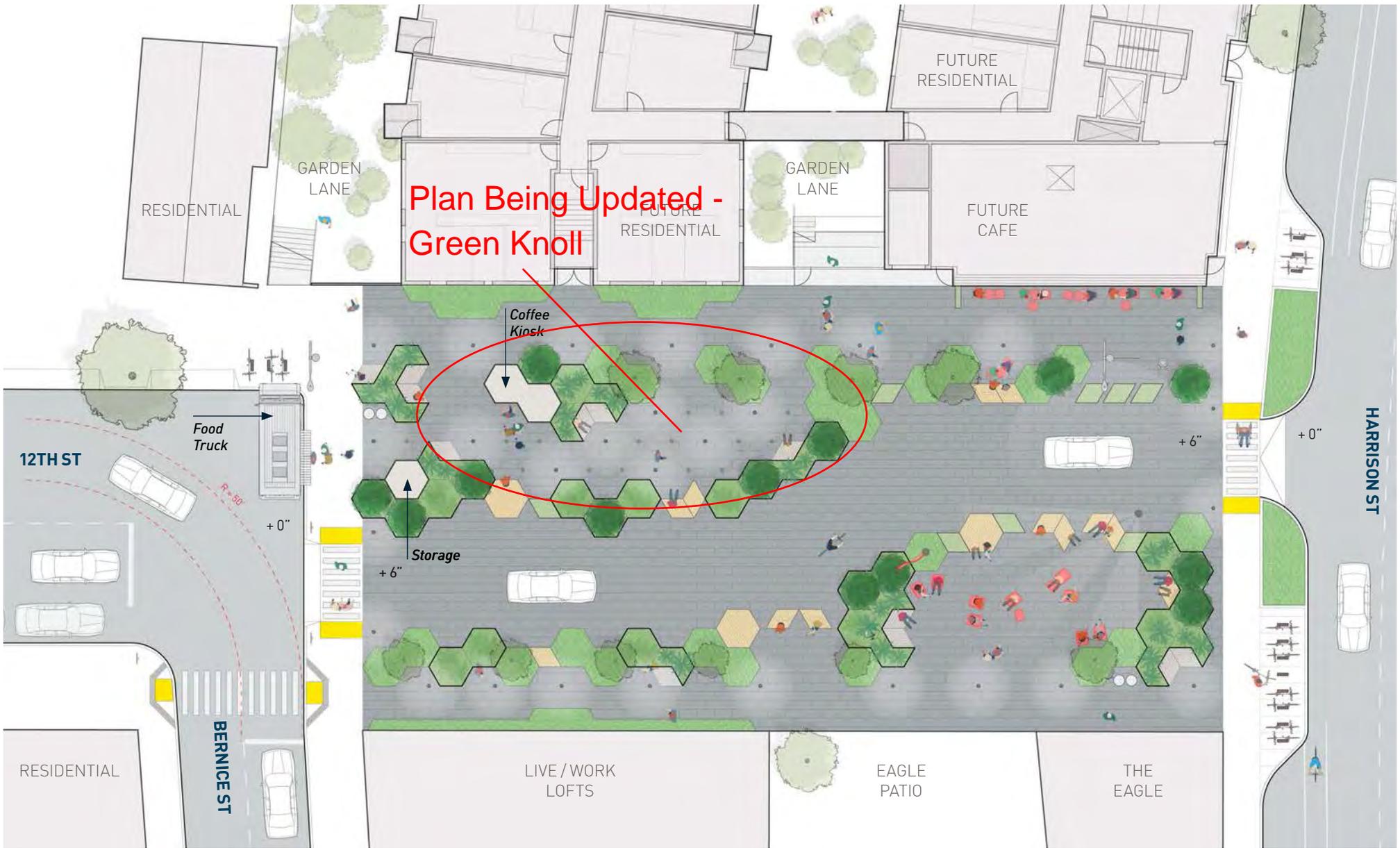
# Program Areas (Typical Day)



# Program Areas (Event)



# Site Plan - Typical Day



-   
Tree (Existing)
-   
Tree (New)
-   
Planting At Grade
-   
Hex Planter
-   
Hex Planter w/ Bench
-   
Movable Planter
-   
Movable Bench
-   
Movable Deck
-   
Cafe Seating
-   
Bike Rack
-   
Trash & Recycling
-   
Pavers
-   
Tactile Domes
-   
Pole Mount
-   
Light Pole
-   
Directional Light
-   
Flag Pole

# Site Plan - Event Configuration

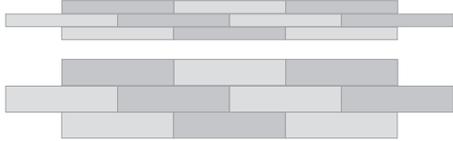


-   
Tree (Existing)
-   
Tree (New)
-   
Planting At Grade
-   
Hex Planter
-   
Hex Planter w/ Bench
-   
Movable Planter
-   
Movable Bench
-   
Movable Deck
-   
Cafe Seating
-   
Bike Rack
-   
Trash & Recycling
-   
Pavers
-   
Tactile Domes
-   
Pole Mount
-   
Light Pole
-   
Directional Light
-   
Flag Pole

# Unit Paver Options

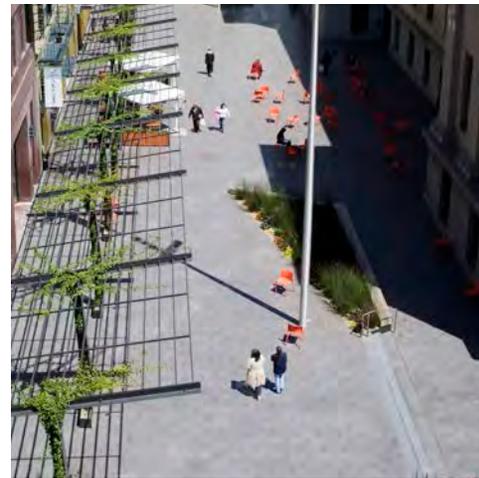
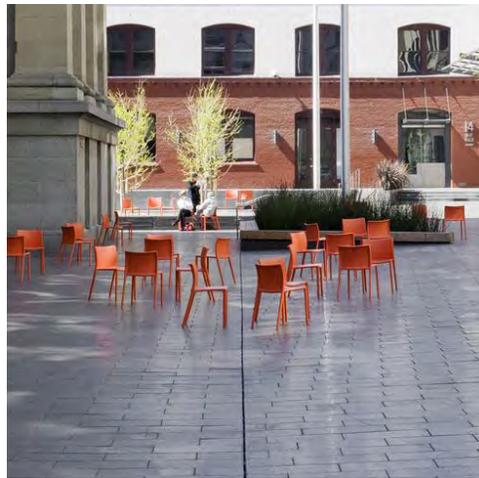
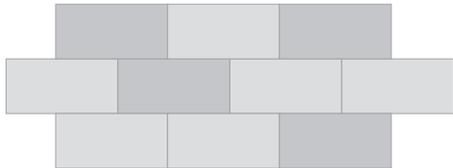
## Stepstone

Narrow Modular Paver  
3" x 24" x 4" (drive aisle)  
8" x 24" x 2 1/2" (pedestrian zones)  
Pre-cast stone with sandblast finish

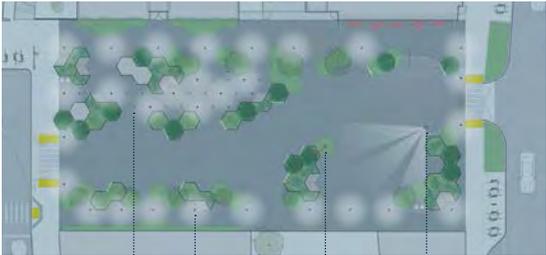


## Tectura Design

(Mint Plaza)  
12" x 24" x 4"  
Hewn with exposed aggregate  
Tectura Design Terrazo Pavers



# Plug-in Posts & Program



*pole mount, typical*

*light pole, typical*

*flagpole*

*tall directional light*

- Shade Canopies, & Hammocks

- Play Structures

- Movie Screen

- Workout Equipment

- Lighting



*In-ground post receptacle*

# Plant Palette



*Eriobotrya deflexa* (existing)



*Melaleuca quinquenervia*



*Cordyline australis*



*Agave* sp.



*Knifofia & Phormiums*  
or *Agave americana* (Century Plant)  
& Mixed Succulents



*Euphorbia characias*



*Kniphofia* sp.



*Phormium* sp.



*Melaleuca quinquenervia*  
& Mixed Grasses



*Cordyline australis*  
& Mixed Succulents



*Kalanchoe luciae*



*Sedum* sp.



*Zamia furfuracea*



# Eagle Plaza Timeline (as of 8.31.15)

## Design/Approvals/Construction

## Friends of Eagle Plaza

Introductory Community Meeting (Jun)	2014	
Community Meeting (Jul)		
Community Feedback Charrette (Sep)		Community Outreach & Feedback
Report Back Community Workshop (Dec)		
Shift to permanent Eagle Plaza (Jan)	2015	
Eagle Plaza Beer Bust (Feb)		Friends of Eagle Plaza Membership Outreach (regular monthly meetings begin)
Finalize Conceptual Design		Build Neighborhood Partnerships
Friends of Eagle Plaza		Brainstorm Plaza Programming, Revenue Models Grow
ENCAC/CDRC Round 1 (Apr)		Plaza Support & Neighborhood Partnerships Identify
Friends of Eagle Plaza Design Review (Aug )		Funding via Grants / Fundraising
1532 Harrison Project Approval (Sep 17)		Develop Draft Revenue & Management Plan Mobilize
ENCAC/CDRC Round 2 (Sep 21)		Support for City Mtgs.
Planning Commission for IKA Approval (Oct)		Attend City meetings, Convey Support
CDRC Round 3	2016	Initiate Nonpro it Fiscal Sponsorship Process with SFPA
CDRC Round 4		Establish Board of Directors, Bylaws
1532 Harrison Construction Begins (18 mo)		Register Business, Incorporate
Plaza Construction Begins	2017	Apply for Grants, Develop Donor Networks
1532 & Plaza Completion (Summer)		Finalize Management Plan & Funding Structure
		Commence Operation of Eagle Plaza

## MEMORANDUM

**DATE:** September 18, 2015

**TO:** Members of the EN CAC

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

**SUBJECT:** Eastern Neighborhoods Impact Fee – Additional Capital Projects

This memo describes the updated EN Impact Fee Revenue Projections and identifies possible additional projects for revenue that had not been anticipated.

### **Expenditure Plan**

Attached is the updated working version of the EN IPIC Expenditure Plan. The spreadsheet's revenue and expenditure balances have generally been kept the same as the version discussed last month. This version adds proposed additional projects that were not programmed last year; they are denoted in blue and totaled separately. Note that the expenditures for the new projects have not yet been included in the spreadsheet's overall tabulations.

Our meeting in August focused on proposed additional Complete Street projects. New projects identified in this category total roughly \$7M. We expect a total surplus of \$4.8M at the end of FY 21, of which a portion will need to go to Folsom Street (80% of this category is required to be spent on priority projects). Because we do not expect all impact fees to cover all of these new identified projects, we will need to prioritize these Complete Street projects for funding.

At Monday's meeting we will focus on Recreation and Open Space with three of the main discussion items, after which we will have a fuller understanding of possible Recreation and Open Space projects for this category as well.

### **IPIC Next Steps**

For Monday's meeting staff is not expecting the CAC to take action on any item, except for Eagle Plaza. Instead of taking action on an actual Expenditure Plan, staff will look toward the CAC for guidance on how to prioritize the possible projects. Below are some general criteria for consideration for prioritization.

Memo to CAC for September 21, 2015 Meeting  
Expenditure Plan

Prioritization Criteria Considerations

- Priority Project
- Identified in any of the Eastern Neighborhood Plans (including Implementing Plans)
- Provides Geographic Equity
- Serves New Growth
- Community Support
- Readiness of Project
- Ongoing Maintenance and Operations

Besides providing feedback on possible criteria, the CAC could also appoint a working group to work with staff between Monday's meeting and the October meeting to come up with a final Expenditure Plan for final CAC action.

Again, the focus this year will be on funding those projects for FY 17. The CAC and IPIC need not have all of the expected revenue programmed for the IPIC Report. Some funds can be kept unprogrammed to enable flexibility in later years. We hope to have CAC consensus no later than October on a final expenditure Plan.



EASTERN NEIGHBORHOODS  
WORKING VERSION OF IPIC EXPENDITURE PLAN  
EN CAC -- SEPTEMBER 21, 2015

			THROUGH FY 15	Budgeted FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 17 - FY 21	THROUGH FY 21
57	Potrero Recreation Center Trail Lighting ("Walking School Bus")	RPD	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000
58	Jackson Playground - Playground Rehabilitation	RPD	\$ 110,000	\$ 530,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640,000
59	New Parks (Soma)	DCP / RPD	\$ 300,000	\$ 1,222,000	\$ 3,384,000	\$ 2,034,000	\$ 1,870,000	\$ -	\$ -	\$ 7,288,000	\$ 8,810,000
60	Central Waterfront Recreation and Open Space	DCP / RPD	\$ -	\$ 500,000	\$ 871,000	\$ 930,000	\$ 511,000	\$ 2,619,000	\$ -	\$ 4,931,000	\$ 5,431,000
61	Gene Friend	RPD	\$ -	\$ 1,000,000	\$ 450,300	\$ 1,349,700	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 2,800,000
62	Mission Rec Center	RPD	\$ -	\$ -	\$ -	\$ 3,740,000	\$ -	\$ -	\$ -	\$ 3,740,000	\$ 3,740,000
63	Jackson Playground (Initial Work for Major Rehabilitation)	RPD	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
64	Garfield Square Aquatic Center	RPD	\$ -	\$ -	\$ 1,225,000	\$ -	\$ -	\$ -	\$ -	\$ 1,225,000	\$ 1,225,000
65	Juri Commons Improvements	RPD	\$ -	\$ -	\$ 325,000	\$ -	\$ -	\$ -	\$ -	\$ 325,000	\$ 325,000
66	Jose Coronado Playground	RPD	\$ -	\$ -	\$ -	\$ 517,000	\$ 1,500,000	\$ -	\$ -	\$ 2,017,000	\$ 2,017,000
67	Daggett Park (In-Kind)	IN-KIND	\$ 2,370,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,370,000
68	Dogpatch Art Plaza (In-Kind)	IN-KIND	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850,000
69	Rehabilitation of Parks - Later Projects	RPD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,324,000	\$ 1,324,000	\$ 1,324,000
70	New Parks Later Projects	RPD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,324,000	\$ 1,324,000	\$ 1,324,000
	<b>Proposed Additional Recreation and Open Space Projects</b>										
	Eagle Plaza		\$ 1,500,000								
	The Loop		\$ 3,500,000								
	Other										
	<b>Total</b>		\$ 5,000,000								
77	<b>Category Expenditure Sub Total</b>		\$ 7,273,000	\$ 4,382,000	\$ 6,455,300	\$ 9,770,700	\$ 4,081,000	\$ 2,819,000	\$ 2,848,000	\$ 25,974,000	\$ 37,629,000
78	<b>Category Balance Per Year</b>		\$ 18,000	\$ 3,337,000	\$ 584,700	\$ (1,197,700)	\$ 667,000	\$ (101,000)	\$ 4,000		
79	<b>Category Cumulative Balance Per Year</b>		\$ 1,619,000	\$ 4,956,000	\$ 5,540,700	\$ 4,343,000	\$ 5,010,000	\$ 4,909,000	\$ 4,913,000		
80											
81	<b>Childcare</b>										
82	Potrero Launch Childcare Center (in-kind)	IN-KIND	\$ 1,915,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,915,600
83	Childcare (unprogrammed)	DHS	\$ -	\$ 84,400	\$ 1,323,000	\$ 1,156,000	\$ 508,000	\$ 385,000	\$ 385,000	\$ 3,757,000	\$ 3,841,400
84	<b>Category Expenditure Sub Total</b>										
85	<b>Category Balance Per Year</b>										
86	<b>Category Cumulative Balance Per Year</b>										
87											
88	Library Materials	LIB	\$ 712,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 712,900
89			\$ -							\$ -	\$ -
90	<b>Program Administration</b>	DCP	\$ 1,021,000	\$ 728,000	\$ 1,419,000	\$ 1,325,000	\$ 1,019,000	\$ 334,000	\$ 401,000	\$ 4,498,000	\$ 6,247,000
116											
117	<b>TOTAL BALANCES</b>										
118	Revenue Totals			\$ 22,670,000	\$ 17,808,000	\$ 26,496,000	\$ 20,381,000	\$ 6,676,000	\$ 8,024,000		
119	Total Expenditures			\$ 20,812,950	\$ 17,905,300	\$ 35,912,700	\$ 17,395,000	\$ 5,189,000	\$ 5,872,000		
120	Annual Surplus (Deficit)			\$ 1,857,050	\$ (97,300)	\$ (9,416,700)	\$ 2,986,000	\$ 1,487,000	\$ 2,152,000		
121	Cumulative Surplus (Deficit)			\$ 12,202,750	\$ 12,105,450	\$ 2,688,750	\$ 5,674,750	\$ 7,161,750	\$ 9,313,750		