



34 Corte Madera Avenue  
Mill Valley, CA 94941

November 14, 2013

TO: Christopher Davenport  
Trumark Companies  
4185 Blackhawk Plaza Circle , Suite 200  
Danville, CA 94506

CC: Alexis Pelosi  
Pelosi Law Group  
560 Mission Street, Suite 2800  
San Francisco, CA 94105

**SUBJECT: 346 Potrero Avenue Shadow Analysis**

#### **OVERVIEW**

The project sponsor is proposing to construct an 85-foot tall building at 346 Potrero Avenue in San Francisco. The Planning Department prepared an initial shadow fan that indicated the proposed project may cast a shadow on Franklin Square, a property under the jurisdiction of the Recreation and Park Department. Under *Planning Code Section 295*, a shadow analysis is required to measure and quantify any potential shadow impact of the proposed development on Franklin Square given that the proposed building is over 40 feet in height, and given that Franklin Square is within the jurisdiction of the San Francisco Recreation and Park Department. The project sponsor has retained CADP to perform the shadow analysis. The following is a summary of CADP's findings.

#### **BACKGROUND ON PLANNING CODE SECTION 295**

*Planning Code Section 295* was adopted in 1985 in response to voter-approved Proposition K which required Planning Commission disapproval of any structure greater than 40 feet in height that cast a shadow on property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission found the shadow would not be significant or adverse. To implement *Planning Code Section 295* and Proposition K, the Planning Commission and Recreation and Park Commission in 1989 jointly adopted a memorandum establishing qualitative criteria for evaluating shadow impacts as well as Absolute Cumulative Limits ("ACL") for certain parks. ACLs are "shadow" budgets that establish absolute cumulative limits for additional shadows expressed as a percentage of Theoretically Available Annual Sunlight ("TAAS") on a park with no adjacent structures present. To date, ACL standards have been established for fourteen (14) downtown parks. An ACL standard has not been adopted for Franklin Square.

The 1989 Memorandum sets forth qualitative criteria to determine when a shadow would be significant or adverse as well as information on how to quantitatively measure shadow impact. Qualitatively, shadow impacts are evaluated based on (1) existing shadow profiles, (2) important times of day, (3) important seasons in the year, (4) location of the new shadow, (5) size and duration of new shadows, and (6) public good served by buildings casting a new shadow. Quantitatively, new shadows are to be measured by the additional annual amount of shadow-square foot-hours as a percent of TAAS. Where an ACL has not been adopted for a park, the Planning Commission's decision on whether a structure has a significant or adverse impact on property under the jurisdiction of the Recreation and Park Department is based on a review of qualitative and quantitative factors.



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## **PROPOSED PROJECT**

### **Site Description and Present Use**

The site for the proposed project is 346 Potrero Avenue in San Francisco, California (Assessor's Block 3962, Lot 008). It is bounded to the east by Potrero Avenue, to the south by 17<sup>th</sup> Street, to the north by 16<sup>th</sup> Street and to the west by Hampshire Street. It is approximately 11,250 square feet with 125 feet of frontage along Potrero Avenue, and a depth of 90 feet.

The project site currently is developed and being used as a self-service car wash with supporting structures that total 3,086 square feet. It is located in the Mission Area of the Eastern Neighborhoods Plan Area.

### **Surrounding Properties and Neighborhood**

The project site is adjacent to a single-story fast food restaurant to the north and a single story gas station to the south. Two story commercial and residential uses occur across Potrero Avenue to the east. To the west of the project site is a surface parking lot that provides parking to two structures with frontage along 16<sup>th</sup> and 17<sup>th</sup> Street. The surface parking lot is 9 feet above the project site and is supported by a retaining wall. The two structures to the west of the project site are at grade on 16<sup>th</sup> or 17<sup>th</sup> Street, respectively, with the property facing 16<sup>th</sup> Street being 2 stories in height and the property facing 17<sup>th</sup> Street being 4 stories in height. Both structures include roof-top mechanical structures. Franklin Square is immediately to the west of the two structures and their corresponding parking lot. No other open space, community gardens or other types of outdoor community-serving facilities are located in the immediate project vicinity.

### **Project Description**

The project proposes to demolish the existing car wash and supporting structures and construct a mixed-use development containing 72 dwelling units, 2,760 square feet of ground floor commercial/retail use and 45 off-street vehicle parking spaces. The project proposes common open space in a roof-top terrace facing west, toward Franklin Square.

The proposed project is 85 feet measured from benchmark point elevation at Potrero Avenue of 55.13 above mean sea level (msl) to top of roof at elevation 140.13 msl plus a 4 foot parapet at perimeter above the roof and a 10 foot penthouse enclosure in the middle of the structure above the roof. The proposed project was modeled based on the building, parapet, and penthouse enclosure dimensions identified on the elevations and roof plan attached as Exhibit A.

Because the project proposes a structure greater than 40 feet in height, a shadow analysis under Proposition K is required.

### **FRANKLIN SQUARE**

Franklin Square is a 5.18<sup>1</sup> acre park located in the Mission neighborhood, near the boundaries of the South of Market Area (SoMa) and the Potrero Hill neighborhood. Franklin Square is bounded by 16<sup>th</sup> Street to the north, 17<sup>th</sup> Street to the south and Bryant Street to the west. The park is bounded to the east by Hampshire Street and Assessor's Block 3962, Lots 012, and 014. A google earth image of Franklin Square is attached as Exhibit B.

Existing land uses surrounding Franklin Square include the Potrero Shopping Center to the north, the Muni Metro facility to the south, commercial uses to the east, and a mix of residential and retail/commercial uses

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<sup>1</sup> [www.sfrecpark.org/destination/franklin-square/](http://www.sfrecpark.org/destination/franklin-square/)



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to the west. The height limits surrounding Franklin Square vary from 85 feet to the north, 65 feet to the south, 65 to 68 feet to the east, and 55 to 85 feet to the west.

Franklin Square includes a regulation size soccer field with synthetic turf and a playground at the southwest corner. The park includes a pedestrian pathway that circles the soccer field and provides access to the playground and open spaces. Mature trees that vary in height from approximately 10 to 30 feet exist along the perimeter of the park. Franklin Square is separated from the surrounding right-of-way by an embankment. The usable surface areas of Franklin Square are approximately 5 to 15+ feet higher than the adjacent public sidewalk with the greatest height differential located along 16<sup>th</sup> Street.

Over the past ten years, there have been several significant improvements to Franklin Square. In 2004, the Recreation and Park Department completed a rehabilitation of Franklin Square Field that included installation of an artificial turf surface and related improvements. (See [Exhibit C](#)). In 2008, partnering with the City Fields Foundation, the Recreation and Park Department added lights to Franklin Square's synthetic turf field. In 2009, the Recreation and Park Department completed an expanded children's play area featuring a sand play area, climbing wall, swings, and rubberized play surface. According to the Recreation and Park Department, no additional improvements are currently planned for Franklin Square.<sup>2</sup>

The stated park hours are from 5:00 a.m. to midnight. However, the field can be used until 10:00 p.m. after which the lights are turned off, limiting the use of the field. There are no gates on site restricting access to the park. All park hours are enforced by Park Patrol.

## SHADOW METHODOLOGY AND RESULTS

CADP prepared a shadow analysis to quantify the amount of new shadow that would be cast by the proposed project on Franklin Square. The analysis was conducted based on a "solar year" to provide a sample of representative sun angles throughout the entire calendar year. The solar year is from June 21<sup>st</sup> through December 20<sup>th</sup>. The sun angles during the "other" side of the calendar year, or December 21<sup>st</sup> through June 20<sup>th</sup>, mirror the solar year sun angles. **Since the angles are mirrored, an analysis of the "other" time period is not conducted and, instead, a multiplier is used to put the sample results into calendar year units. Using a multiplier does not change the percentages.** For purposes of this report, a table of mirror dates has been prepared and is attached as [Exhibit D](#). Where a particular date is identified in this report, the mirror date is also noted in *italics*. For purposes of the analysis, time was measured in decimal hours at 15 minute intervals from sunrise plus 1 hour to sunset minus 1 hour.

Franklin Square has 839,280,226.68 square feet hours of Theoretically Available Annual Sunlight ("TAAS"), which is the amount of theoretically available sunlight on the park, annually, if there were no shadows from structures, trees, or other facilities. Shadows currently exist on Franklin Square, predominately in the morning and evening hours. The existing shadow load for Franklin Square is 40,887,009.91 square foot hours annually. This is 4.87% of the total TAAS for Franklin Square.

The proposed project would add 2,323,714.28 new square foot hours of shadow on the park. This is a 0.2919% increase in shadow as a percentage of TAAS. Any new shadows that would be cast by the proposed project would occur during the first two hours of the day (sunrise +1 hour) and would be gone no later than 10:00 a.m. An excel spreadsheet summarizing the findings of the shadow analysis is attached as [Exhibit D.1](#). The complete set of graphical depictions of the shadow on an hourly basis from sunrise +1 hour until sunset -1 for four days; the Summer Solstice (June 21<sup>st</sup>), the Winter Solstice (December 21<sup>st</sup>) and the Spring/Fall Equinox (March 21/September 21), as well as the complete data findings are provided under

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<sup>2</sup> Recreation and Park Department, personal communication with Adam Noble, CADP on November 14, 2013.



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separate cover.<sup>3</sup> Attached to this report as Exhibit E, are graphical depictions of the “worst day,” and other days that are subsequently referenced in this report.<sup>4</sup>

For the purposes of the Section 295 analysis, shadow impacts are calculated based on square foot hours recorded. To ensure a complete and accurate description of the proposed project’s potential shadow impacts, this analysis identifies the days when the shadow cast by the proposed project: (1) would be at its largest size by area, and (2) would result in the overall greatest shadow impact in terms of size and duration (i.e., the maximum net new shadow as measured in shadow foot hours). The “worst day” is the day with the maximum net new shadow.

The maximum net new shadow or “worst shadow day”<sup>5</sup> would occur on June 28<sup>th</sup>/June 14<sup>th</sup> (See Exhibit E.1-E.5). On June 28<sup>th</sup> / June 14<sup>th</sup>, the proposed project would cast new shadow on Franklin Square from sunrise +1 hour until 8:15 a.m. The new shadow load on Franklin Square would be 10,288.86 square foot hours and the shadow area at its maximum would be 19,913.36 square feet. The largest new shadow by area would occur on August 9<sup>th</sup>/May 3<sup>rd</sup> at sunrise +1 hour. (See Exhibit E.6). On August 9<sup>th</sup>/May 3<sup>rd</sup> at sunrise +1 hour, the new shadow cast by the proposed project would be 22,035 square feet.

As shown in Exhibits E.1 through E.6, the proposed project would increase the shadow load on Franklin Square during times when the park is already shadowed from existing structures. New shadows cast would occur during the first two hours of the day (sunrise +1 hour), last for approximately 1.5 hours, and in all instances would be gone by 10:00 a.m. On average, all new shadows would be gone by 9:15 a.m. and the range of when the shadow disappears is from 8:30 a.m. (occurs on June 21<sup>st</sup>, June 28<sup>th</sup>/June 14<sup>th</sup>, and July 5<sup>th</sup>/June 7<sup>th</sup>) to 10:00 a.m. (occurs on December 20<sup>th</sup>). On December 20<sup>th</sup>, the day with the latest shadow presence on the park, the amount of new shadow from the proposed project would be 3.99 square feet at 9:45 a.m. and the net new square foot hours would be 1.0.

Because the proposed project would cast new shadow on Franklin Square, under *Planning Code Section 295*, the Planning Commission can only approve the structure if it finds that the net new shadow is not significant or adverse. The 1989 Memorandum sets forth quantitative and qualitative criteria to assist the Planning Commission in reaching their determination as to whether the net new shadow is significant and/or adverse. The quantitative and qualitative criteria are described below.

## **SHADOW EVALUATION**

### **Quantitative Criteria**

#### Size of Park

The 1989 Memorandum set forth different recommendations for permitted additional shadow load based on the size of the park. Parks greater than two acres are considered larger parks. Franklin Square is 5.18 acres, and this is considered a “larger park.”

#### Existing Annual Available Sunlight – Existing Shadow Profiles

Based on the City’s TAAS, the park has 839,280,226.68 square-foot-hours of sunlight available annually. Under existing conditions, Franklin Square is being shaded 4.87 percent of the time and has an existing shadow load of 40,887,009.91 square foot hours.

<sup>3</sup> A copy of the graphics and data findings is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0793E.

<sup>4</sup> Depictions included in Exhibit E are numbered and individually referenced in this report.

<sup>5</sup> The “worst shadow day” is the day where the shadow fan and duration would result in the longest shading of Franklin Square by the proposed project.





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The existing shadows are created primarily by the two structures to the west of the project site with the 4-story structure facing 16<sup>th</sup> Street casting the largest shadow on the park. The 2-story structure facing 17<sup>th</sup> Street also casts a shadow, but it is smaller given the lower height of that structure.

Afternoon shadow profiles are cast by the 2- to 3-story retail, commercial and residential structures located along Bryant Street to the west of Franklin Square. In December, an afternoon shadow is also cast by the 3-story structure located on the north-east corner of Franklin Square across Bryant and 16<sup>th</sup> Street.

#### Proposed Annual Available Sunlight

The proposed project would reduce the annual available sunlight on Franklin Square by 0.291 percent. This is a 2,323,714.28 square foot hour reduction of sunlight resulting in a total shadow load on the park of 43,210,724.2 square foot hours. The proposed project would result in a total shadow load on the park of 5.16 percent. These findings are presented in Table 1 below, and summarized in Exhibit D.1. A complete copy of the findings is included under separate cover.<sup>6</sup>

<b>Table 1. SHADOW on FRANKLIN SQUARE</b>				
	<b>Available</b>	<b>Existing Shadow</b>	<b>New Shadow</b>	<b>TOTAL SHADOW</b>
<b>SQ. FT. HOURS</b>	839,280,226.68	40,887,009.91	2,323,714.28	43,210,724.2
<b>PERCENT</b>	100	4.87	0.276	<b>5.14</b>

#### Recommended Permitted Additional Shadow

Under the 1989 Memorandum for larger parks that are shadowed less than 20% of the time during the year, an additional 1.0% of shadow is recommended as permitted if the specific shadow meets the additional qualitative criteria. Franklin Square is considerably larger than two acres. It is currently shadowed 4.87 % of the time. The proposed project would add 0.276 percent new shadow.

#### **Qualitative Criteria**

##### Time of Day (morning, mid-day, afternoon) – Important Times of Day

The proposed project would cast shadow on Franklin Square in the morning. The shadow would begin at sunrise +1 hour and by 10:00 a.m. or earlier all shadows would be gone. The range of times for Sunrise +1 hour is 6:46 a.m. (occurs on June 21<sup>st</sup>) to 8:22 a.m. (occurs on October 18<sup>th</sup>/February 22<sup>nd</sup>). The range of times when the shadow would be gone from Franklin Square is 8:30 a.m. (occurs on June 21<sup>st</sup>, June 28<sup>th</sup>/June 14<sup>th</sup> and July 5<sup>th</sup>/July 7<sup>th</sup> to 10:00 a.m. (occurs on December 20<sup>th</sup>).

According to the Recreation and Park Department, reservations for Franklin Square soccer field are taken from noon until 10 p.m. on weekdays, 9 a.m. until 8:30 p.m. on Saturday, and 9 a.m. until 8:00 p.m. on Sunday. Maintenance on the park and synthetic turf field occurs 7 days a week primarily before noon, but sometimes twice a day.<sup>7</sup> The stated park hours are 5:00 a.m. to midnight.

Franklin Square is an active recreation park with a regulation size soccer field, pedestrian pathways, a recently renovated playground, and corresponding open space and seating areas. Therefore, the important times of day for the park are generally after 12 p.m. on weekdays, and after 8:30 a.m. or 9 a.m. on weekends when the soccer field can be reserved for games or practices. Both the morning and afternoons

<sup>6</sup> A copy of the data findings is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0793E.

<sup>7</sup> Recreation and Park Department, personal communication with Adam Noble, CADP on November 14, 2013.



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(i.e., before and after school/work) may also be important times for the park as those are times the park is most likely to be used for non-organized recreational purposes such as walking, dog walking, playing on the playground, etc.

#### Time of Year (Spring, Summer, Fall, Winter) – Important Times of Year

The proposed project casts a shadow on Franklin Square throughout the year.<sup>8</sup> The largest shadow cast by area is on August 9<sup>th</sup>/May 3<sup>rd</sup> at sunrise +1 hour. The worst shadow day in terms of size and duration is June 28<sup>th</sup>/June 14<sup>th</sup>.

According to the Recreation and Park Department, the regulation size soccer field at Franklin Square has a consistent demand throughout the year with a slightly lower demand in summer due to the City-wide prevalence of summer camps.<sup>9</sup> Summer camps tend not to use Franklin Square because it does not have restrooms. San Francisco has a temperate climate that allows recreational spaces to be used year round. The synthetic turf and enhanced drainage on the Franklin Square field allow it to be used even in the winter months and Franklin Square does not close due to rain.

Based on San Francisco's historic weather patterns, the important times of year for Franklin Square, when individuals are most likely to use the park, are Spring and Fall which historically have the most sunshine and the lowest levels of rain and/or fog.

#### Size of Shadow

The largest shadow cast by the proposed project on Franklin Square is 22,035 square feet on August 9<sup>th</sup>/May 3<sup>rd</sup> at sunrise +1 hour. At that time, the shadow potentially cast from the project shades approximately 9.8 percent of the overall square footage of Franklin Square.

#### Duration of Shadow

The shadow from the proposed project would occur in the morning starting from sunrise +1 hour and continues for approximately 1.5 hours. The average duration of the shadow would be 1 hour 26 minutes with the range of duration from approximately 1 hour 12 minutes (occurs on October 4<sup>th</sup>/March 8<sup>th</sup>) to approximately 1 hour 41 minutes (occurs on July 12<sup>th</sup>/May 31<sup>st</sup>).

#### Location of Shadow

The new shadow cast by the proposed project would be located on the east side of Franklin Square. It would shade the soccer field and pedestrian pathway as well as the parking lot. It would not reach to the playground but would shade some of the open space areas along the pedestrian pathway. This is shown in depictions of the new shadow cast during the solstices and equinox that are included under separate cover.<sup>10</sup>

On August 9<sup>th</sup>/May 3<sup>rd</sup> at sunrise +1 hour, the proposed project casts the largest shadow by area on Franklin Square. At that time, the shadow would run almost immediately west of the project site capturing a majority of the proposed structure's massing.<sup>11</sup> (See Exhibit E.6.) The shadow would end before the mid-point of the soccer field shading not more than 9.8 percent of the park.

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<sup>8</sup> As noted above under Shadow Methodology, the shadow analysis was based on a solar year using a multiplier to place the results into calendar year units.

<sup>9</sup> Recreation and Park Department, personal communication with Adam Noble, CADP on November 14, 2013.

<sup>10</sup> A copy of the graphic depictions of new shadow cast is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0793E.

<sup>11</sup> The entirety of the massing is not captured in the shadow because of the height differential between the park and the project site.



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Throughout the year, the shadow would move across the park at an angle from south to north with the southern-most shadow occurring in June and the northern-most shadow occurring in December as shown in Figures 1 and 2, below.



**Figure 1. Net New Shadow on Franklin Square - June 21 Sunrise + 1 hour**

At all times, the shadow would end before the mid-point of the soccer field. In December, the shadow would only shade the north east corner of the park and would not cast shadow on the soccer field, as shown in Figure 2.



**Figure 2. Net New Shadow on Franklin Square - December 20 Sunrise +1 hour**



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#### Proposed Project-Related Public Good

In order to fully evaluate the potential impacts associated with the proposed project, decision-makers weigh the amount and duration of shadow cast by the proposed project against the public good or public benefits associated with the proposed project. Factors to consider under this criterion are (1) the public interest in terms of a needed use, (2) building design and urban form, (3) impact fees, and (4) other public benefits. The project proposes to construct 72 dwelling units and will generate over \$500,000 in impact fees between the Eastern Neighborhoods Impact Fees and the San Francisco Unified School District Fees. The Eastern Neighborhoods Impact Fees are used within the Eastern Neighborhoods to fund improvements for libraries, transit, recreation and parks, and child care. The proposed project would also comply with the Inclusionary Affordable Housing Program under *Planning Code Section 415 et seq.* and provide either on-site or off-site inclusionary housing, or pay the in lieu fee.

The proposed project would create the scale and height of development anticipated on the project site, which is located at the intersection of two important arterial streets (16th Street and Potrero Avenue), under the Eastern Neighborhoods Area Plan. As required by the *Planning Code*, new street trees would be planted along the sidewalk facing Potrero Avenue. The project also proposes to set back three (3) feet at the front property line to enlarge the sidewalk and create 303 square feet of open space thereby enhancing the pedestrian experience. Low planters are proposed generously along the commercial façade to soften the streetscape along Potrero Avenue.

According to a summary of project design and benefits provided by the project sponsor to CADP, to date Trumark Urban has donated over \$15,000 to local community groups to fund improvements and activities that directly benefit the neighborhood. (See Exhibit F). Trumark Urban has donated to the Mariposa-Utah Neighborhood Association's ("MUNA") Potrero Gateway Park, which seeks to develop a pocket park and access to a network of existing and potential open spaces connecting the City (the "LOOP"), has sponsored Daniel Webster's Taste of Potrero, has donated to the Homeless Prenatal Center, and has made other community-wide contributions.

Trumark Urban also has launched SOMA Pathways, in partnership with United Playaz<sup>12</sup>, to educate and connect youth to potential local employment and education opportunities within real estate, development, and construction. Twice a month, Trumark Urban organizes one-hour sessions with the youth and different industry speakers to expose the youth to a wide variety of opportunities within the industry.

\* \* \* \* \*

Please direct questions regarding this report directly to Adam Noble.

Regards,

Adam Noble  
President

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<sup>12</sup> United Playaz is a local violence prevention and youth leadership organization that works with San Francisco's at-risk and hard to reach youth. More information about United Playaz can be found at [www.unitedplayaz.org](http://www.unitedplayaz.org).

# Exhibit A





POTRERO AVE ELEVATION - EAST FACING

LARGE PROJECT AUTHORIZATION  
**346 POTRERO AVENUE**  
 SAN FRANCISCO, CALIFORNIA

A2.0

MAY 29, 2013

**FORUMDESIGN**  
 ARCHITECTS

0 4' 8' 16' 32'  
 SCALE: 1/8" = 1'-0"

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REAR ELEVATION - WEST FACING

LARGE PROJECT AUTHORIZATION  
**346 POTRERO AVENUE**  
 SAN FRANCISCO, CALIFORNIA

0 4' 8' 16' 32'  
 SCALE: 1/8" = 1'-0"

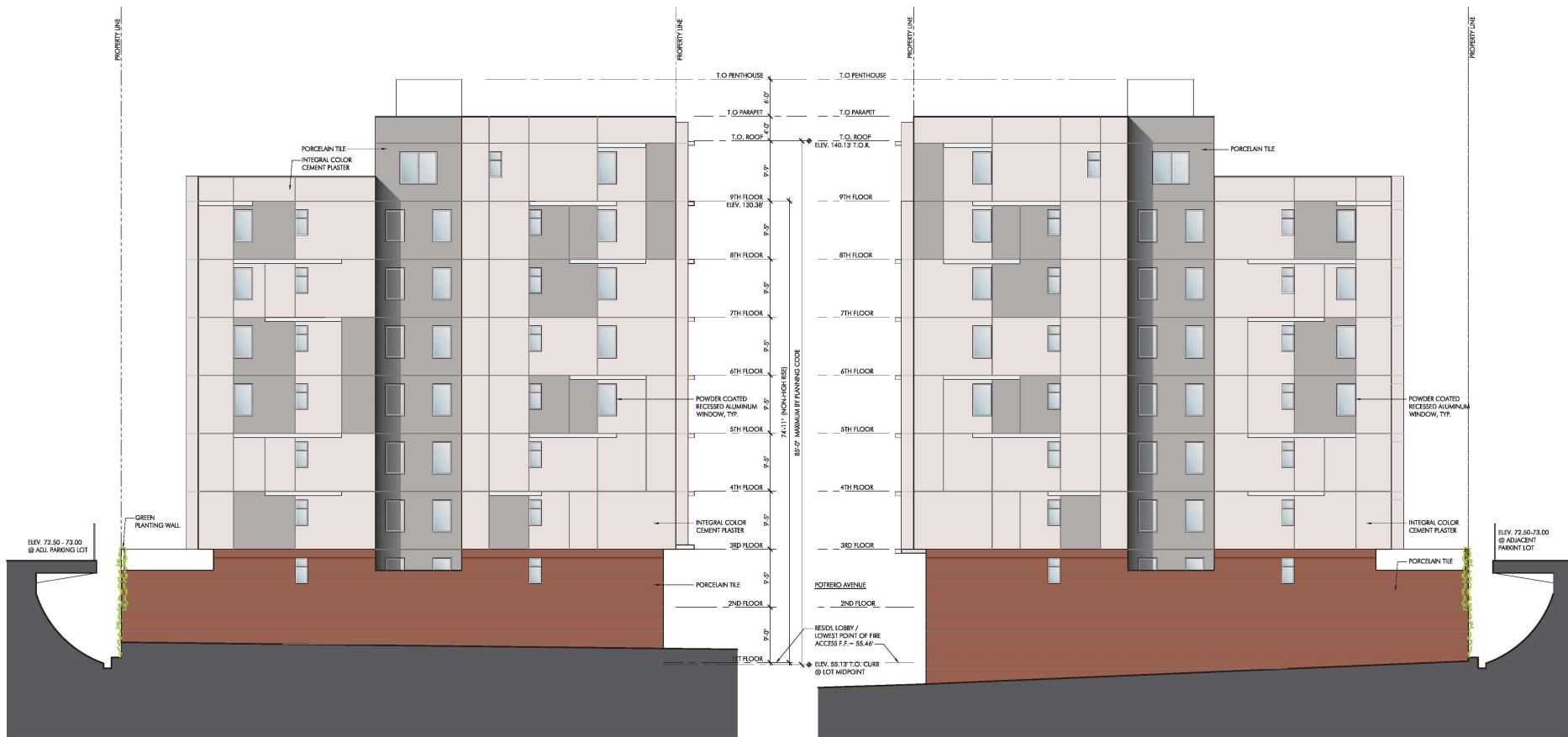
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A2.1

MAY 29, 2013

**FORUM**DESIGN  
 ARCHITECTS





SIDE ELEVATION - SOUTH FACING

SIDE ELEVATION - NORTH FACING

LARGE PROJECT AUTHORIZATION  
**346 POTRERO AVENUE**  
 SAN FRANCISCO, CALIFORNIA

0 4' 8' 16' 32'  
 SCALE: 1/8" = 1'-0"

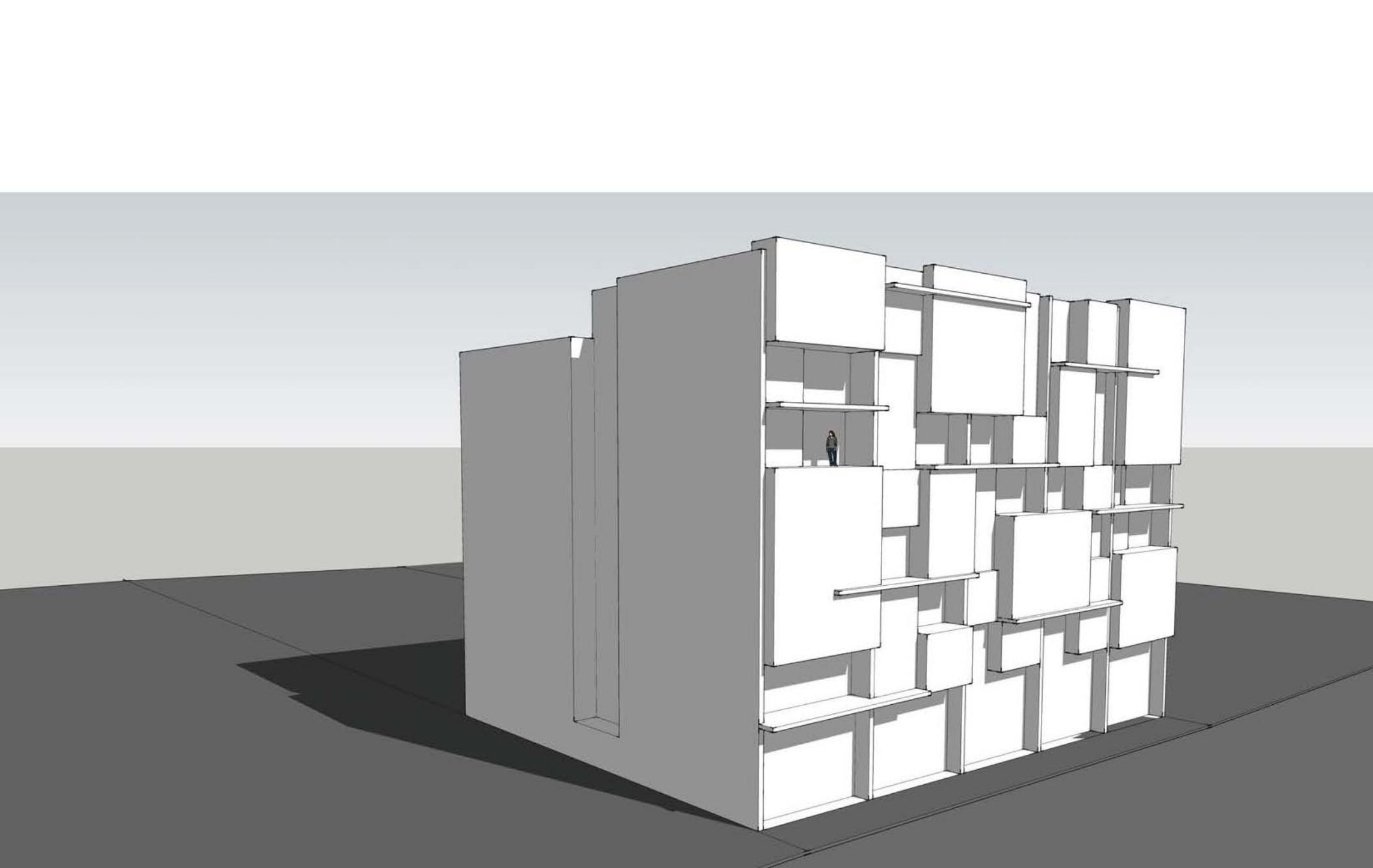
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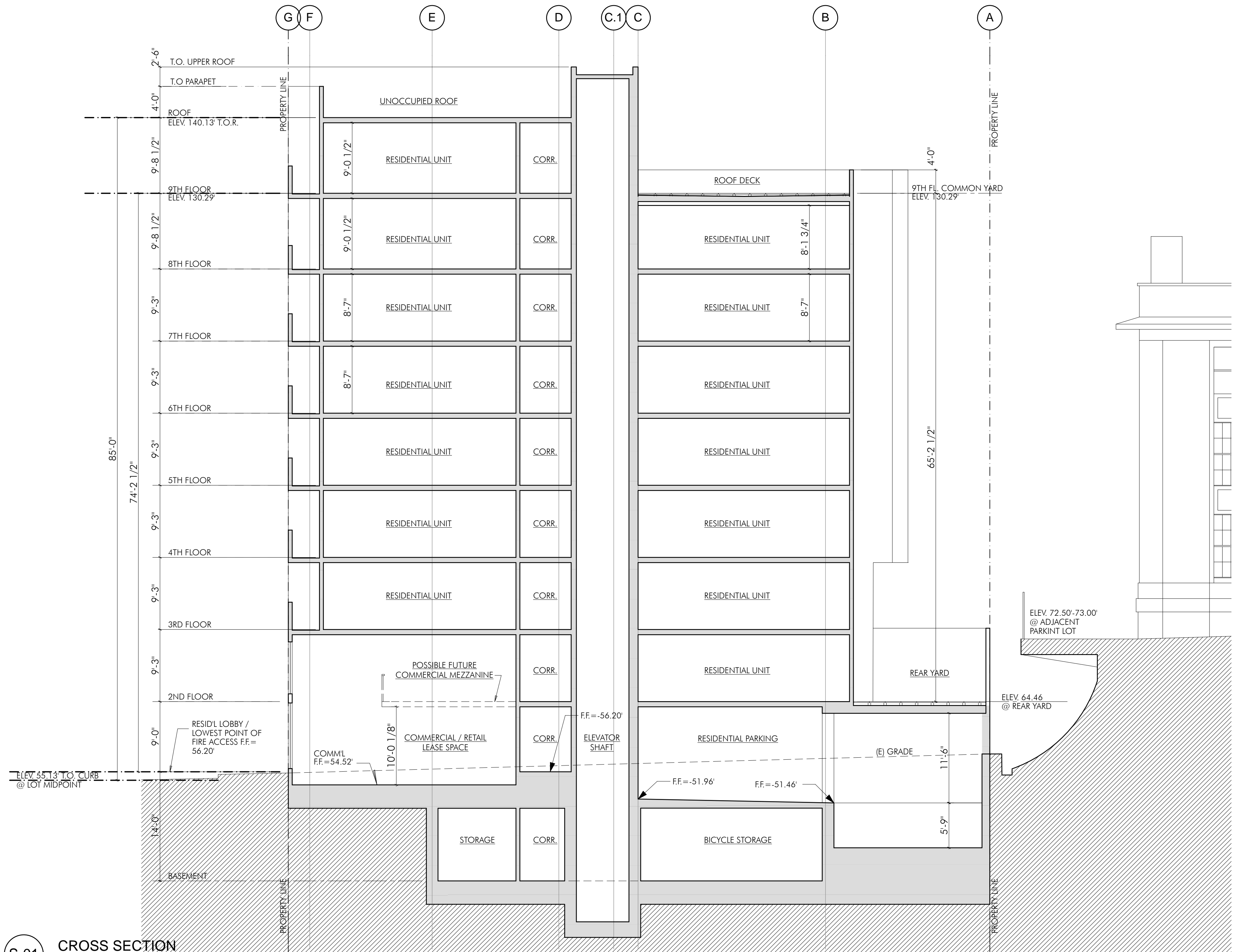
A2.2

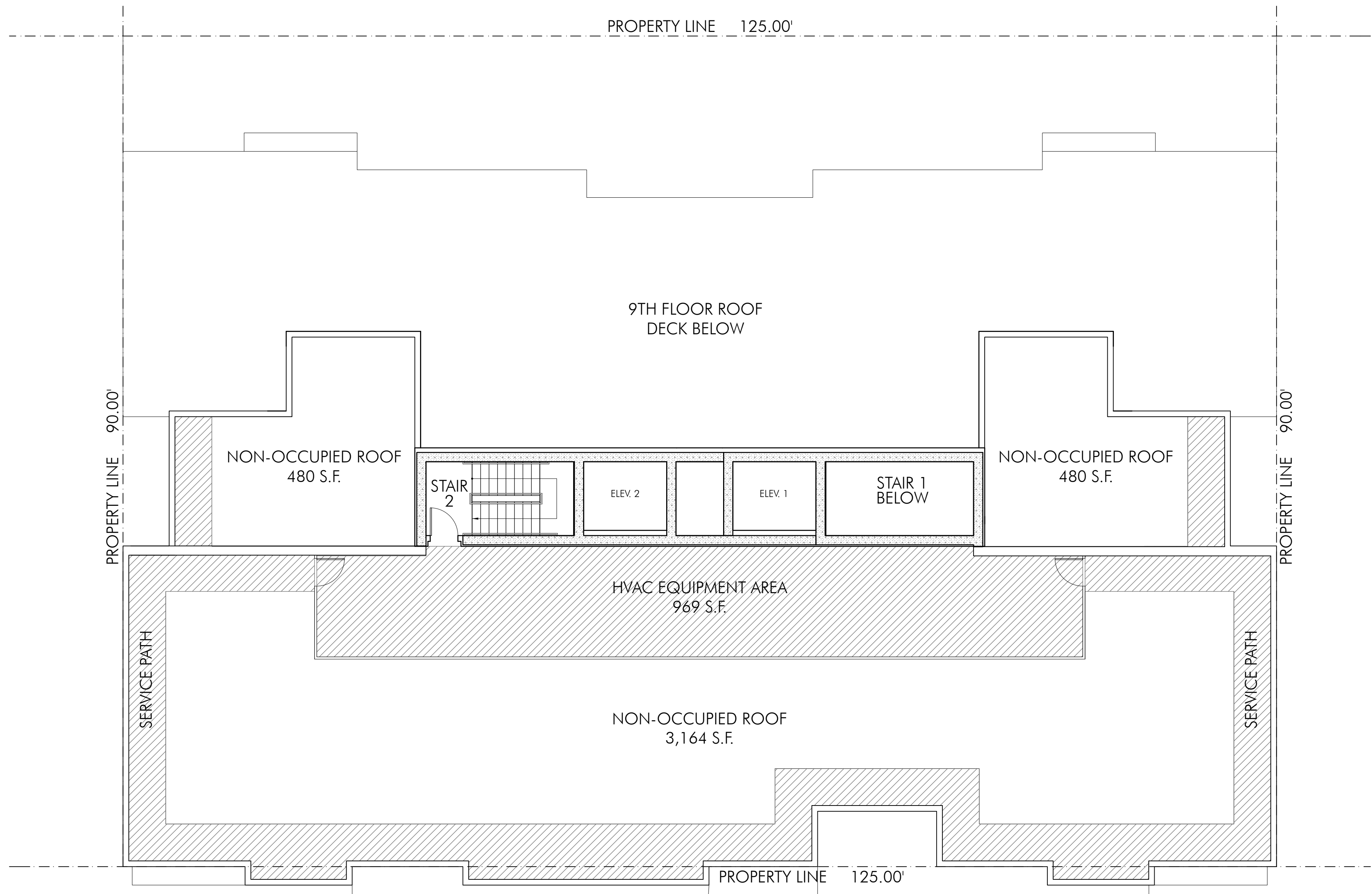
MAY 29, 2013

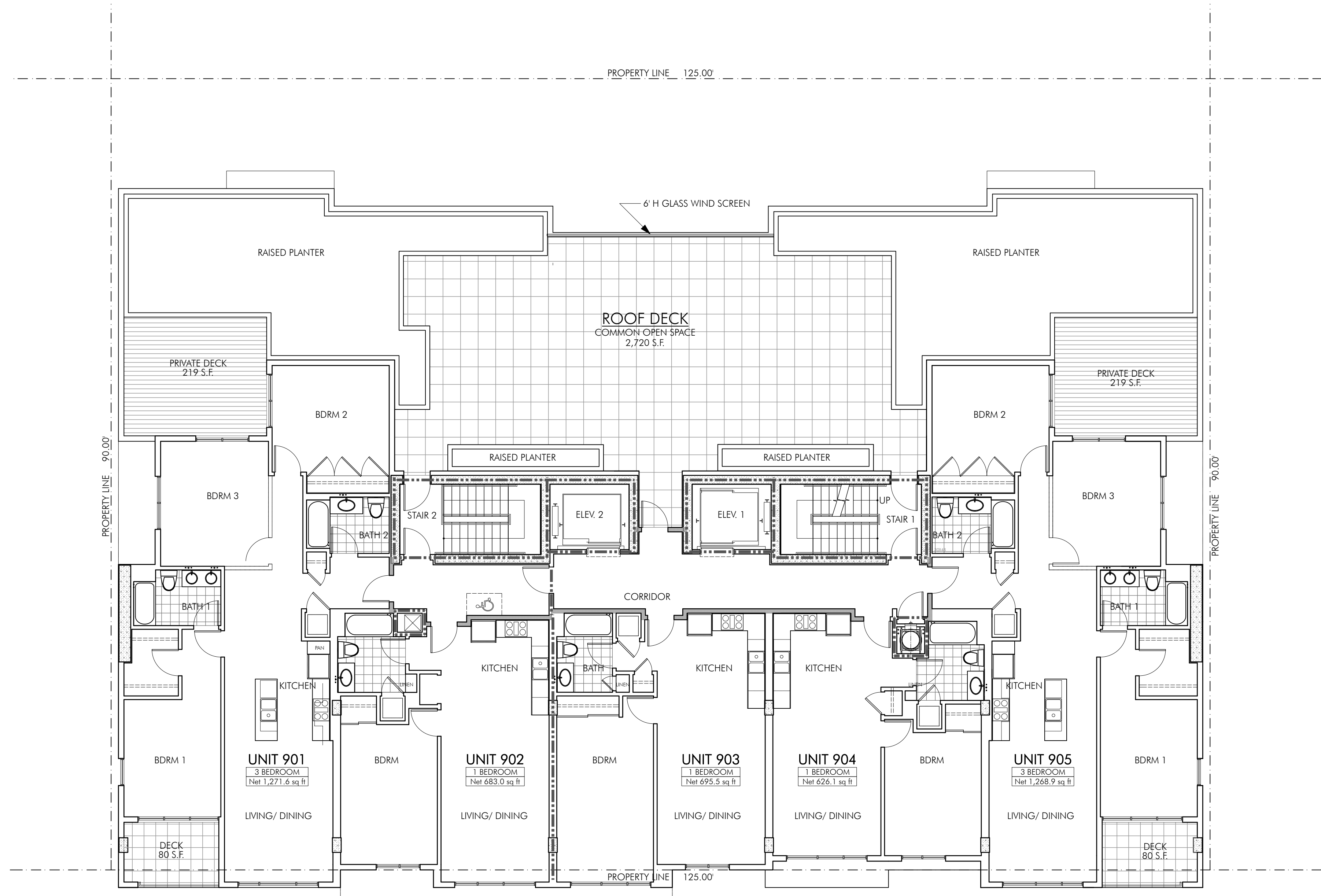
**FORUM**DESIGN  
 ARCHITECTS











8.

NINTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# Exhibit B





# Franklin Square

346  
Potrero  
Ave.

Exhibit B

Google earth

1938

Imagery Date: 4/15/2013

37°45'54.27" N

122°24'32.35" W

eye alt

88 ft

783 ft



# Exhibit C



San Francisco Recreation and Parks Department  
Capital Improvement Division  
30 Van Ness Avenue, 5th Floor  
San Francisco, CA 94102

## PROJECT STATUS REPORT

as of October 08, 2013

**Project Name:** Franklin Square & Youngblood Coleman - Field Rehab

**Project Manager:** Keith Kawamura

**Location:**

Keith.Kawamura@sfgov.org

**Current Project Status:** Complete

**District:** 06

**Project ID:** CRPNPSFSPF

### Background:

Franklin Square is a park encompassing almost an entire block located at 17th and Bryant Streets. It was last renovated in 1996 which included ADA accessibility improvements and the installation of a soccer sand field, under drain system and Bermuda turf. The subsequent continuous and heavy use has shown that the lawn cannot handle the usage demanded of it by the soccer community. The Recreation and Park staff strongly recommend the installation of an artificial turf surface which can handle the heavy use and allow increased play throughout the year.

### Description:

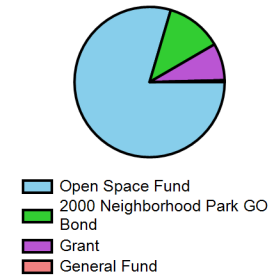
The project will provide regrading and installation of the proper base material to support the artificial turf to be installed. The existing under drain system will be retained to provide the required subsurface drainage. Existing walls and fencing will be modified and/or replaced.. The existing irrigation system will be removed and modified as needed. Permanent stripping for soccer will be installed. Franklin Square Field and Youngblood Coleman Field Renovations were combined into one bid package.

### Remarks:



TOTAL PROJECT BUDGET	Estimated Budget	Approved Budget	Expenditures	Encumbered	Balance
1. CONSTRUCTION, PURCHASE, & INSTALLATION	\$1,795,162	\$1,735,193	\$1,735,193	\$0	\$0
2. PROJECT CONTROL	\$712,813	\$690,222	\$690,222	\$0	\$0
3. SITE CONTROL	\$0	\$0	\$0	\$0	\$0
4. OTHER PROGRAM COSTS	\$0	\$0	\$0	\$0	\$0
5. CONTINGENCY/RESERVES	\$0	\$0	\$0	\$0	\$0
<b>Project Total</b>	<b>\$2,507,976</b>	<b>\$2,425,415</b>	<b>\$2,425,415</b>	<b>\$0</b>	<b>\$0</b>

Funding Source



### PROJECT SCHEDULE

Phase	Schedule	Start	Finish	2002	2003
Planning	BASELINE	Dec 01, 2001	May 16, 2002	D	J
	ACTUAL	Dec 01, 2001	May 16, 2002	J	F
Design	BASELINE	Jun 15, 2002	Oct 24, 2002	M	J
	ACTUAL	Jun 15, 2002	Oct 24, 2002	J	A
Bidding	BASELINE	Oct 24, 2002	Dec 19, 2002	S	F
	ACTUAL	Oct 24, 2002	Dec 19, 2002	F	M
Construction	BASELINE	Feb 11, 2003	Oct 26, 2003	M	J
	ACTUAL	Feb 11, 2003	Oct 26, 2003	J	A
Closeout	BASELINE	Oct 27, 2003	Jan 15, 2004	S	D
	ACTUAL	Oct 27, 2003	Jan 15, 2004	D	O



# Exhibit D







# 346 Potrero - Franklin Square

Date	Mirror	Date+Time	Mirror Date+Time	Duration	ExSF	ExSfHr	NewSF	NewSFHr	Day Net New totals (SFH)
<b>21-Jun</b>	<b>None</b>	06.21 06:46:48	No Mirror - Solstice	0:06:36	38,292.42	4,212.17	19,769.06	2,174.60	9,953.63
		06.21 07:00:00	No Mirror - Solstice	0:13:48	36,901.42	8,487.33	11,569.11	2,660.90	
		06.21 07:15:00	No Mirror - Solstice	0:15:00	32,466.05	8,116.51	8,479.05	2,119.76	
		06.21 07:30:00	No Mirror - Solstice	0:15:00	27,940.06	6,985.02	6,104.22	1,526.06	
		06.21 07:45:00	No Mirror - Solstice	0:15:00	24,600.61	6,150.15	3,758.59	939.65	
		06.21 08:00:00	No Mirror - Solstice	0:15:00	22,124.43	5,531.11	1,809.90	452.47	
		06.21 08:15:00	No Mirror - Solstice	0:15:00	19,891.14	4,972.78	320.79	80.20	
<b>28-Jun</b>	<b>14-Jun</b>	06.28 06:48:35	06.14 06:48:35	0:06:00	38,571.52	3,857.15	19,913.36	1,991.34	10,288.86
		06.28 07:00:00	06.14 07:00:00	0:13:12	37,518.03	8,253.97	12,857.76	2,828.71	
		06.28 07:15:00	06.14 07:15:00	0:15:00	33,158.55	8,289.64	8,863.25	2,215.81	
		06.28 07:30:00	06.14 07:30:00	0:15:00	28,436.35	7,109.09	6,421.76	1,605.44	
		06.28 07:45:00	06.14 07:45:00	0:15:00	25,030.50	6,257.62	4,047.68	1,011.92	
		06.28 08:00:00	06.14 08:00:00	0:15:00	22,455.20	5,613.80	2,046.31	511.58	
		06.28 08:15:00	06.14 08:15:00	0:15:00	20,200.19	5,050.05	496.29	124.07	
<b>5-Jul</b>	<b>7-Jul</b>	07.05 06:52:12	07.07 06:52:12	0:03:36	39,368.12	2,362.09	20,097.09	1,205.83	10,006.05
		07.05 07:00:00	07.07 07:00:00	0:11:24	38,506.11	7,316.16	14,562.30	2,766.84	
		07.05 07:15:00	07.07 07:15:00	0:15:00	34,314.39	8,578.60	9,530.79	2,382.70	
		07.05 07:30:00	07.07 07:30:00	0:15:00	29,431.66	7,357.92	6,951.75	1,737.94	
		07.05 07:45:00	07.07 07:45:00	0:15:00	25,736.23	6,434.06	4,496.53	1,124.13	
		07.05 08:00:00	07.07 08:00:00	0:15:00	22,978.95	5,744.74	2,390.81	597.70	
		07.05 08:15:00	07.07 08:15:00	0:15:00	20,698.23	5,174.56	763.65	190.91	
<b>12-Jul</b>	<b>31-May</b>	07.12 06:56:24	05.31 06:56:24	0:01:48	40,615.08	1,218.45	20,291.31	608.74	
		07.12 07:00:00	05.31 07:00:00	0:09:00	40,241.37	6,036.21	17,720.76	2,658.11	
		07.12 07:15:00	05.31 07:15:00	0:15:00	36,205.42	9,051.36	10,468.44	2,617.11	
		07.12 07:30:00	05.31 07:30:00	0:15:00	31,012.64	7,753.16	7,699.92	1,924.98	
		07.12 07:45:00	05.31 07:45:00	0:15:00	26,774.74	6,693.68	5,108.40	1,277.10	
		07.12 08:00:00	05.31 08:00:00	0:15:00	23,697.66	5,924.42	2,818.45	704.61	
		07.12 08:15:00	05.31 08:15:00	0:15:00	21,364.52	5,341.13	1,115.15	278.79	

Date	Mirror	Date+Time	Mirror Date+Time	Duration	ExSF	ExSFHr	NewSF	NewSFHr	Day Net New totals (SFH)
		07.12 08:30:00	05.31 08:30:00	0:15:00	19,090.04	4,772.51	3.75	0.94	10,070.38
19-Jul	24-May	07.19 07:01:11	05.24 07:01:11	0:07:48	42,354.33	5,506.06	20,695.98	2,690.48	
		07.19 07:16:11	05.24 07:16:11	0:14:24	38,241.74	9,178.02	11,478.49	2,754.84	
		07.19 07:30:00	05.24 07:30:00	0:14:24	33,207.98	7,969.92	8,642.32	2,074.16	
		07.19 07:45:00	05.24 07:45:00	0:15:00	28,127.79	7,031.95	5,869.56	1,467.39	
		07.19 08:00:00	05.24 08:00:00	0:15:00	24,714.70	6,178.68	3,373.15	843.29	
		07.19 08:15:00	05.24 08:15:00	0:15:00	22,152.63	5,538.16	1,535.29	383.82	
		07.19 08:30:00	05.24 08:30:00	0:15:00	19,776.30	4,944.08	155.03	38.76	10,252.73
26-Jul	17-May	07.26 07:07:12	05.17 07:07:12	0:03:36	44,529.95	2,671.80	21,233.46	1,274.01	
		07.26 07:15:00	05.17 07:15:00	0:11:24	41,861.04	7,953.60	15,296.50	2,906.33	
		07.26 07:30:00	05.17 07:30:00	0:15:00	35,677.18	8,919.30	9,795.41	2,448.85	
		07.26 07:45:00	05.17 07:45:00	0:15:00	30,022.81	7,505.70	6,793.98	1,698.49	
		07.26 08:00:00	05.17 08:00:00	0:15:00	26,026.06	6,506.52	4,001.99	1,000.50	
		07.26 08:15:00	05.17 08:15:00	0:15:00	23,084.05	5,771.01	2,026.09	506.52	
		07.26 08:30:00	05.17 08:30:00	0:15:00	20,640.81	5,160.20	542.22	135.56	9,970.26
2-Aug	10-May	08.02 07:12:36	05.10 07:12:36	0:01:12	46,833.63	936.67	21,563.73	431.28	
		08.02 07:15:00	05.10 07:15:00	0:09:00	45,803.86	6,870.58	19,735.11	2,960.27	
		08.02 07:30:00	05.10 07:30:00	0:15:00	39,188.88	9,797.22	11,268.04	2,817.01	
		08.02 07:45:00	05.10 07:45:00	0:15:00	32,610.84	8,152.71	7,789.30	1,947.32	
		08.02 08:00:00	05.10 08:00:00	0:15:00	27,635.00	6,908.75	4,718.46	1,179.62	
		08.02 08:15:00	05.10 08:15:00	0:15:00	24,184.96	6,046.24	2,557.57	639.39	
		08.02 08:30:00	05.10 08:30:00	0:15:00	21,585.45	5,396.36	963.36	240.84	10,215.73
9-Aug	3-May	08.09 07:19:12	05.03 07:19:12	0:05:24	49,601.90	4,464.17	22,035.80	1,983.22	largest sq ft
		08.09 07:30:00	05.03 07:30:00	0:12:36	43,350.89	9,103.69	13,519.80	2,839.16	
		08.09 07:45:00	05.03 07:45:00	0:15:00	35,842.19	8,960.55	8,823.06	2,205.77	
		08.09 08:00:00	05.03 08:00:00	0:15:00	29,706.52	7,426.63	5,577.73	1,394.43	
		08.09 08:15:00	05.03 08:15:00	0:15:00	25,541.01	6,385.25	3,127.50	781.88	
		08.09 08:30:00	05.03 08:30:00	0:15:00	22,675.63	5,668.91	1,424.45	356.11	
		08.09 08:45:00	05.03 08:45:00	0:15:00	20,110.32	5,027.58	122.07	30.52	9,591.09
16-Aug	26-May	08.16 07:25:12	05.26 07:25:12	0:02:24	52,328.23	2,093.13	21,617.16	864.69	

Date	Mirror	Date+Time	Mirror Date+Time	Duration	ExSF	ExSFHr	NewSF	NewSFHr	Day Net New totals (SFH)
		08.16 07:30:00	05.26 07:30:00	0:10:12	48,726.91	8,283.57	17,539.27	2,981.68	largest sq ft hrs
		08.16 07:45:00	05.26 07:45:00	0:15:00	39,655.96	9,913.99	9,942.20	2,485.55	
		08.16 08:00:00	05.26 08:00:00	0:15:00	32,333.74	8,083.44	6,429.50	1,607.38	
		08.16 08:15:00	05.26 08:15:00	0:15:00	27,321.45	6,830.36	3,743.87	935.97	
		08.16 08:30:00	05.26 08:30:00	0:15:00	23,892.88	5,973.22	1,926.73	481.68	
		08.16 08:45:00	05.26 08:45:00	0:15:00	21,182.28	5,295.57	494.54	123.64	9,480.57
23-Aug	19-Apr	08.23 07:31:48	04.19 07:31:48	0:06:36	55,304.20	6,083.46	20,387.42	2,242.62	
		08.23 07:45:00	04.19 07:45:00	0:13:48	44,588.61	10,255.38	11,082.31	2,548.93	
		08.23 08:00:00	04.19 08:00:00	0:15:00	35,686.42	8,921.60	7,404.10	1,851.03	
		08.23 08:15:00	04.19 08:15:00	0:15:00	29,294.36	7,323.59	4,423.14	1,105.78	
		08.23 08:30:00	04.19 08:30:00	0:15:00	25,261.91	6,315.48	2,403.29	600.82	
		08.23 08:45:00	04.19 08:45:00	0:15:00	22,342.61	5,585.65	888.22	222.06	8,571.24
30-Aug	12-Apr	08.30 07:37:48	04.12 07:37:48	0:03:36	57,607.14	3,456.43	19,084.30	1,145.06	
		08.30 07:45:00	04.12 07:45:00	0:11:24	49,526.26	9,409.99	13,717.27	2,606.28	
		08.30 08:00:00	04.12 08:00:00	0:15:00	39,302.72	9,825.68	8,375.95	2,093.99	
		08.30 08:15:00	04.12 08:15:00	0:15:00	31,647.23	7,911.81	5,236.72	1,309.18	
		08.30 08:30:00	04.12 08:30:00	0:15:00	26,888.82	6,722.21	2,911.81	727.95	
		08.30 08:45:00	04.12 08:45:00	0:15:00	23,598.56	5,899.64	1,294.14	323.54	
		08.30 09:00:00	04.12 09:00:00	0:15:00	20,693.23	5,173.31	78.39	19.60	8,225.59
6-Sep	5-Apr	09.06 07:44:24	04.05 07:44:24	0:07:48	57,321.80	7,451.83	18,773.50	2,440.55	
		09.06 08:00:00	04.05 08:00:00	0:15:00	43,161.91	10,790.48	9,678.33	2,419.58	
		09.06 08:15:00	04.05 08:15:00	0:15:00	34,645.91	8,661.48	6,132.93	1,533.23	
		09.06 08:30:00	04.05 08:30:00	0:15:00	28,888.20	7,222.05	3,462.52	865.63	
		09.06 08:45:00	04.05 08:45:00	0:15:00	25,009.78	6,252.44	1,702.30	425.58	
		09.06 09:00:00	04.05 09:00:00	0:15:00	21,964.66	5,491.16	401.92	100.48	7,785.05
13-Sep	29-Mar	09.13 07:50:24	03.29 07:50:24	0:04:48	57,239.41	4,579.15	18,420.50	1,473.64	
		09.13 08:00:00	03.29 08:00:00	0:12:36	47,888.37	10,056.56	11,544.14	2,424.27	
		09.13 08:15:00	03.29 08:15:00	0:15:00	38,521.59	9,630.40	7,155.21	1,788.80	
		09.13 08:30:00	03.29 08:30:00	0:15:00	31,308.22	7,827.05	4,054.67	1,013.67	
		09.13 08:45:00	03.29 08:45:00	0:15:00	26,928.52	6,732.13	2,116.46	529.11	7,229.49

Date	Mirror	Date+Time	Mirror Date+Time	Duration	ExSF	ExSfHr	NewSF	NewSFHr	Day Net New totals (SFH)
		09.13 09:00:00	03.29 09:00:00	0:15:00	23,389.86	5,847.46	765.15	191.29	
<b>20-Sep</b>	<b>22-Mar</b>	09.20 07:57:00	03.22 07:57:00	0:01:12	57,084.39	1,141.69	17,446.40	348.93	
		09.20 08:00:00	03.22 08:00:00	0:09:00	53,110.85	7,966.63	15,041.61	2,256.24	
		09.20 08:15:00	03.22 08:15:00	0:15:00	42,523.83	10,630.96	8,318.78	2,079.70	
		09.20 08:30:00	03.22 08:30:00	0:15:00	34,312.64	8,578.16	4,806.34	1,201.58	
		09.20 08:45:00	03.22 08:45:00	0:15:00	28,974.07	7,243.52	2,572.80	643.20	
		09.20 09:00:00	03.22 09:00:00	0:15:00	24,855.00	6,213.75	1,080.45	270.11	
		09.20 09:15:00	03.22 09:15:00	0:15:00	21,866.55	5,466.64	23.97	5.99	6,997.04
<b>27-Sep</b>	<b>15-Mar</b>	09.27 08:03:00	03.15 08:03:00	0:06:00	57,239.41	5,723.94	16,102.34	1,610.23	
		09.27 08:15:00	03.15 08:15:00	0:13:12	47,215.58	10,387.43	9,435.43	2,075.79	
		09.27 08:30:00	03.15 08:30:00	0:15:00	38,132.15	9,533.04	5,641.39	1,410.35	
		09.27 08:45:00	03.15 08:45:00	0:15:00	31,623.01	7,905.75	2,991.45	747.86	
		09.27 09:00:00	03.15 09:00:00	0:15:00	26,924.52	6,731.13	1,455.66	363.91	
		09.27 09:15:00	03.15 09:15:00	0:15:00	23,454.51	5,863.63	294.83	73.71	6,281.86
<b>4-Oct</b>	<b>8-Mar</b>	10.04 08:09:36	03.08 08:09:36	0:02:24	58,264.94	2,330.60	16,116.82	644.67	
		10.04 08:15:00	03.08 08:15:00	0:10:12	53,014.49	9,012.46	12,139.54	2,063.72	
		10.04 08:30:00	03.08 08:30:00	0:15:00	42,639.42	10,659.85	6,763.02	1,690.76	
		10.04 08:45:00	03.08 08:45:00	0:15:00	35,039.35	8,759.84	3,531.42	882.86	
		10.04 09:00:00	03.08 09:00:00	0:15:00	29,350.03	7,337.51	1,771.70	442.93	
		10.04 09:15:00	03.08 09:15:00	0:15:00	25,386.98	6,346.75	588.90	147.23	5,872.16
<b>11-Oct</b>	<b>1-Mar</b>	10.11 08:16:11	03.01 08:16:11	0:07:12	60,079.33	7,209.52	15,132.73	1,815.93	
		10.11 08:30:00	03.01 08:30:00	0:14:24	48,061.62	11,534.79	8,172.74	1,961.46	
		10.11 08:45:00	03.01 08:45:00	0:15:00	38,942.73	9,735.68	4,100.60	1,025.15	
		10.11 09:00:00	03.01 09:00:00	0:15:00	32,276.32	8,069.08	2,129.44	532.36	
		10.11 09:15:00	03.01 09:15:00	0:15:00	27,694.41	6,923.60	874.74	218.69	
		10.11 09:30:00	03.01 09:30:00	0:15:00	23,842.70	5,960.68	0.50	0.13	5,553.71
<b>18-Oct</b>	<b>22-Feb</b>	10.18 08:22:48	02.22 08:22:48	0:03:36	61,895.72	3,713.74	13,110.39	786.62	
		10.18 08:30:00	02.22 08:30:00	0:10:48	54,977.42	9,895.94	9,706.79	1,747.22	
		10.18 08:45:00	02.22 08:45:00	0:15:00	43,800.75	10,950.19	5,463.89	1,365.97	
		10.18 09:00:00	02.22 09:00:00	0:15:00	35,954.53	8,988.63	2,559.32	639.83	

Date	Mirror	Date+Time	Mirror Date+Time	Duration	ExSF	ExSfHr	NewSF	NewSFHr	Day Net New totals (SFH)
		10.18 09:15:00	02.22 09:15:00	0:15:00	30,114.43	7,528.61	1,245.46	311.37	
		10.18 09:30:00	02.22 09:30:00	0:15:00	25,993.36	6,498.34	235.66	58.92	4,909.93
<b>25-Oct</b>	<b>15-Feb</b>	10.25 07:30:00	02.15 07:30:00	0:07:48	64,071.59	8,329.31	10,927.53	1,420.58	
		10.25 07:45:00	02.15 07:45:00	0:15:00	50,154.11	12,538.53	6,509.89	1,627.47	
		10.25 08:00:00	02.15 08:00:00	0:15:00	40,181.20	10,045.30	3,348.68	837.17	
		10.25 08:15:00	02.15 08:15:00	0:15:00	33,424.92	8,356.23	1,480.87	370.22	
		10.25 08:30:00	02.15 08:30:00	0:15:00	28,309.28	7,077.32	579.92	144.98	
		10.25 08:45:00	02.15 08:45:00	0:15:00	24,117.56	6,029.39	18.72	4.68	4,405.10
<b>1-Nov</b>	<b>8-Feb</b>	11.01 07:36:35	02.08 07:36:35	0:04:12	65,965.11	4,617.56	8,895.21	622.66	
		11.01 07:45:00	02.08 07:45:00	0:11:24	56,933.10	10,817.29	6,818.19	1,295.46	
		11.01 08:00:00	02.08 08:00:00	0:15:00	45,403.69	11,350.92	3,737.37	934.34	
		11.01 08:15:00	02.08 08:15:00	0:15:00	37,358.76	9,339.69	1,717.28	429.32	
		11.01 08:30:00	02.08 08:30:00	0:15:00	31,252.55	7,813.14	793.36	198.34	
		11.01 08:45:00	02.08 08:45:00	0:15:00	26,519.60	6,629.90	157.02	39.26	3,519.38
<b>8-Nov</b>	<b>1-Feb</b>	11.08 07:43:48	02.01 07:43:48	0:00:36	66,918.24	669.18	7,369.40	73.69	
		11.08 07:45:00	02.01 07:45:00	0:07:48	65,612.62	8,529.64	7,057.10	917.42	
		11.08 08:00:00	02.01 08:00:00	0:15:00	51,483.44	12,870.86	4,640.33	1,160.08	
		11.08 08:15:00	02.01 08:15:00	0:15:00	41,938.42	10,484.61	2,152.65	538.16	
		11.08 08:30:00	02.01 08:30:00	0:15:00	34,883.07	8,720.77	927.17	231.79	
		11.08 08:45:00	02.01 08:45:00	0:15:00	29,352.78	7,338.19	330.03	82.51	
		11.08 09:00:00	02.01 09:00:00	0:15:00	24,745.66	6,186.41	176.00	44.00	
		11.08 09:15:00	02.01 09:15:00	0:15:00	21,665.34	5,416.33	6.24	1.56	3,049.22
<b>15-Nov</b>	<b>25-Jan</b>	11.15 07:51:00	01.25 07:51:00	0:04:48	67,998.69	5,439.90	6,227.54	498.20	
		11.15 08:00:00	01.25 08:00:00	0:12:00	58,051.25	11,610.25	4,861.26	972.25	
		11.15 08:15:00	01.25 08:15:00	0:15:00	46,617.19	11,654.30	2,402.29	600.57	
		11.15 08:30:00	01.25 08:30:00	0:15:00	38,541.56	9,635.39	1,008.05	252.01	
		11.15 08:45:00	01.25 08:45:00	0:15:00	32,535.45	8,133.86	419.40	104.85	
		11.15 09:00:00	01.25 09:00:00	0:15:00	27,192.64	6,798.16	149.29	37.32	
		11.15 09:15:00	01.25 09:15:00	0:15:00	23,870.41	5,967.60	2.25	0.56	2,465.77
<b>22-Nov</b>	<b>18-Jan</b>	11.22 07:57:36	01.18 07:57:36	0:01:12	68,687.45	1,373.75	5,180.80	103.62	

Date	Mirror	Date+Time	Mirror Date+Time	Duration	ExSF	ExSfHr	NewSF	NewSFHr	Day Net New totals (SFH)
		11.22 08:00:00	01.18 08:00:00	0:09:00	66,117.39	9,917.61	4,754.16	713.12	
		11.22 08:15:00	01.18 08:15:00	0:15:00	52,211.40	13,052.85	3,135.99	784.00	
		11.22 08:30:00	01.18 08:30:00	0:15:00	42,338.10	10,584.53	1,255.94	313.99	
		11.22 08:45:00	01.18 08:45:00	0:15:00	35,640.73	8,910.18	439.87	109.97	
		11.22 09:00:00	01.18 09:00:00	0:15:00	30,058.01	7,514.50	119.08	29.77	
		11.22 09:15:00	01.18 09:15:00	0:15:00	25,935.94	6,483.99	87.13	21.78	2,076.24
29-Nov	11-Jan	11.29 08:04:12	01.11 08:04:12	0:05:24	69,362.98	6,242.67	4,398.67	395.88	
		11.29 08:15:00	01.11 08:15:00	0:12:36	58,060.73	12,192.75	3,432.81	720.89	
		11.29 08:30:00	01.11 08:30:00	0:15:00	46,601.72	11,650.43	1,380.76	345.19	
		11.29 08:45:00	01.11 08:45:00	0:15:00	38,862.10	9,715.53	476.07	119.02	
		11.29 09:00:00	01.11 09:00:00	0:15:00	32,700.96	8,175.24	133.81	33.45	
		11.29 09:15:00	01.11 09:15:00	0:15:00	27,918.59	6,979.65	70.40	17.60	
		11.29 09:30:00	01.11 09:30:00	0:15:00	24,107.07	6,026.77	6.49	1.62	1,633.65
6-Dec	4-Jan	12.06 08:10:12	01.04 08:10:12	0:02:24	69,852.02	2,794.08	3,597.83	143.91	
		12.06 08:15:00	01.04 08:15:00	0:10:12	64,282.78	10,928.07	3,196.15	543.35	
		12.06 08:30:00	01.04 08:30:00	0:15:00	51,017.61	12,754.40	1,886.29	471.57	
		12.06 08:45:00	01.04 08:45:00	0:15:00	42,174.58	10,543.65	539.22	134.81	
		12.06 09:00:00	01.04 09:00:00	0:15:00	35,159.67	8,789.92	169.26	42.31	
		12.06 09:15:00	01.04 09:15:00	0:15:00	29,893.75	7,473.44	12.73	3.18	
		12.06 09:30:00	01.04 09:30:00	0:15:00	25,907.48	6,476.87	0.75	0.19	1,339.32
13-Dec	27-Dec	12.13 08:15:36	12.27 08:15:36	0:07:12	70,972.91	8,516.75	3,100.04	372.01	
		12.13 08:30:00	12.27 08:30:00	0:15:00	55,359.37	13,839.84	2,505.65	626.41	
		12.13 08:45:00	12.27 08:45:00	0:15:00	45,148.56	11,287.14	686.26	171.57	
		12.13 09:00:00	12.27 09:00:00	0:15:00	37,518.03	9,379.51	203.21	50.80	
		12.13 09:15:00	12.27 09:15:00	0:15:00	31,768.55	7,942.14	30.96	7.74	
		12.13 09:30:00	12.27 09:30:00	0:15:00	27,260.54	6,815.13	45.44	11.36	1,239.88
20-Dec	None	12.20 08:19:48	No Mirror - Solstice	0:04:48	71,011.10	5,680.89	3,006.18	240.49	
		12.20 08:30:00	No Mirror - Solstice	0:12:36	59,135.69	12,418.49	2,719.59	571.11	
		12.20 08:45:00	No Mirror - Solstice	0:15:00	47,677.17	11,919.29	891.72	222.93	
		12.20 09:00:00	No Mirror - Solstice	0:15:00	39,538.13	9,884.53	262.87	65.72	

Date	Mirror	Date+Time	Mirror Date+Time	Duration	ExSF	ExSfHr	NewSF	NewSFHr	Day Net New totals (SFH)
		12.20 09:15:00	No Mirror - Solstice	0:15:00	33,347.53	8,336.88	67.15	16.79	
		12.20 09:30:00	No Mirror - Solstice	0:15:00	28,366.70	7,091.67	26.96	6.74	
		12.20 09:45:00	No Mirror - Solstice	0:15:00	24,855.00	6,213.75	3.99	1.00	1,124.78
					6,754,755.35	1,345,674.36	1,027,721.92	172,108.69	





# Exhibit D.1





346 Potrero - Franklin Square

Summary of Results

cadp annualized net new shadow	2,323,714.28
Annual Available Sunlight (TAAS), based on City's AAS Factor	839,280,226.68
Annual Shadow Increase as a Percentage of AAS	0.27687%

Summary of Results (FULL EXISTING CONDITIONS)

cadp annualized net new shadow	2,323,714.28
Annual Available Sunlight as calculated with Existing Conditions	796,069,620.07
Annual Shadow Increase as a Percentage of AAS	0.29190%

Summary of Results (% Existing shadow of TAAS)

Annual Available Sunlight (TAAS), based on City's AAS Factor	839,280,226.68
CADP Annual Existing Shadows on Park	40,887,009.91
Percentage of Existing Shadow on Park against TAAS	4.87%

CADP DATA

ProcessBegun	2013.09.23 16:59:03	
ExistingBuildingSet	346_EXIST.DXF	
ProposedBuildingSet	346_Prop.DXF	
ProjectionAngleDataUsed	test_full.csv	
ParkOutlineSet	346_Franklin_PK.DXF	
ParkArea		225,528.09
PixelArea		0.25
Accuracy		0.25
Height * Width of canvas	1168x861	
InitialTableSize		1146
SecondTableSize		181
ElapsedTime		787.798
TotalExistingSfHrShadow		3028345.503
TotalProposedNewSfHrShadow		172108.695
TotalSunnySfHrShadowWithoutProposedStructure		59133961.49
TotalSunnySfHrShadowRemainingAfterProposedStructure		58961852.79
PercentageIncreaseShadowWithProposal		5.683
PercentageDecreaseSunlightWithProposal		0.291



# Exhibit E







346 Potrero Avenue  
June 28 Sunrise +1hr.

Existing shadow  
New shadow from project





346 Potrero Avenue  
June 28 7:15am

Existing shadow  
New shadow from project

















346 Potrero Avenue  
August 9 Sunrise +1hr.

- Existing shadow
- New shadow from project



# Exhibit F



October 10, 2013

Adam Noble  
President, CADP  
34 Corte Madera Avenue  
Mill Valley, CA 94941

**Re: 346 Potrero Avenue – Summary of Project Design and Benefits**

Dear Adam:

In response to your request, below is some additional information related to Trumark Urban's community outreach and support related to its project at 346 Potrero Avenue in San Francisco ("Project"). It is our understanding that this information is needed to assist you in preparing a summary of the building characteristics and the public good served by the Project.

The Project revitalizes and re-develops a parcel currently used as a self-service car wash with seventy-two (72) high quality residential units in a vibrant neighborhood with easy access to transit. The Project's design integrates beauty, flexibility, and innovative design, while respecting the existing neighborhood character and the transitional nature of the Project site. The Project would be one of the first new developments in the immediate area under the new Eastern Neighborhoods Area Plan and the new Urban Mixed Use (UMU) zoning designation.

As one of the first new projects in the area, the Project has the opportunity to set the standard for future design and streetscape amenities. The Project sets the bar high, by setting the building back three (3) feet from the front property line, increasing the width of the sidewalk to allow the inclusion of generous low planters to soften the streetscape along Potrero Avenue and enhance the pedestrian experience. The Project also includes two-story high, ground floor commercial spaces that can accommodate a variety of uses, including Production Distribution and Repair ("PDR") uses, as well as establish a distinctive sense of place in an area surrounded at present by predominately automotive uses. The principal façade of the building, which is along Potrero Avenue, incorporates a strong horizontal and vertical architectural rhythm through the use of many shallow bay-window like projecting elements, horizontal cornices and transparent handrails. This creates a high quality of design as envisioned by the Mission Area Plan. These are just some of the reasons why the proposed design sets forth an architectural standard that meets or exceeds the goals of the Eastern Neighborhood's community vision for urban infill design, density, mixed use, and "smart transportation."

The Project also directly responds to the City and County of San Francisco's ("City") need for additional housing. The City's chronic unmet demand for housing generates increases in housing cost, which limits the affordability of housing. By increasing the housing supply, the Project relieves some

of that pressure by lessening housing demand and thereby allowing individuals working in the City the opportunity to purchase a home and live and work in the City. The Project also will contribute to the City's affordable housing supply by providing new units either on-site, off-site or through payment of the in lieu fee.

In fact, the Project will pay significant impact fees which will be provided to the City to help fund much needed infrastructure. Specifically, the Project will be required to pay the Eastern Neighborhoods Impact Fee and the San Francisco Unified School District Fee, as well as other fees. The two fees alone are estimated to total over \$525,000 and the portion of fees due under the Eastern Neighborhoods Impact Fee will stay in the Eastern Neighborhoods and be used to fund improvements for libraries, transit, recreation and parks and child care.

Trumark Urban, as a company, believes it is important to give back to the neighborhood and organizations where it locates its communities. Since embarking on its proposal to develop 346 Potrero Avenue, Trumark Urban has been on a listening tour, hearing from neighbors, neighborhood groups and others about the concerns and needs of the neighborhood. To date, Trumark Urban has donated over \$15,000 to local community groups to fund improvements and activities that directly benefit the neighborhood. Trumark Urban has donated to the Mariposa-Utah Neighborhood Association's ("MUNA") Potrero Gateway Park which seeks to develop a pocket park and access to a network of existing and potential open spaces connecting the City (the "LOOP"), has sponsored Daniel Webster's Taste of Potrero event, has donated to the Homeless Prenatal Center and has made other community-wide contributions.

Trumark Urban is also in partnership with United Playaz, a local violence prevention and youth leadership organization and together we have launched SOMA Pathways, to educate and connect youth to potential local employment and education opportunities within real estate, development and construction. Twice a month, Trumark Urban organizes one-hour sessions that bring different industry speakers in to speak with youth and expose them to a wide variety of opportunities within the industry. Industry experts in the construction and design professions have met with and presented to some of San Francisco's most at-risk youth. The program is still in its infancy, but our hope is to eventually see youth advance from this program into paid positions within the industry.

Finally, Trumark Urban is in the process of organizing a volunteer day at Franklin Square where Trumark Urban friends, family and employees will help clean-up the park. It is Trumark Urban's intent to continue such volunteer days at the park throughout construction and sales of the residences, so that this commitment to Franklin Square continues and becomes part of the volunteer efforts of future residents of 346 Potrero Avenue.



If you have any questions about the information provided or need any additional information regarding the benefits of the Project, please let us know.

Very Truly Yours,



Kim Diamond  
Development Director  
Project Sponsor