SITE INFORMATION SHEET

Date: July 20, 2011
Property Title: “I. M. Scott School”
Block and Lot #: 4019 / 006
Property Size: 29,999 sq. ft. / .69 acres
Current Owner: SFUSD

Geographic Analysis

• Is this site in a High Need Area or serve a High Needs Area?

The site is located within the eastern portion of the city. The site is not located within or serves an area designated as High Needs by the Recreation and Open Space Element of the General Plan and as shown in the Acquisition Policy dated August 2011.

• Is this site in an Open Space Deficient Area?

The site is not located within an area deficient of Open Space. Nearby Parks and Open spaces include: Esprit Park and Potrero Hill Playground.

• Is this site located within a Neighborhood Plan Area?

The site is located within the Eastern portion of the city. Please see the attached site location map. The site is located within the adopted Central Waterfront Area Plan – part of the Eastern Neighborhoods Area.

• Is the site located adjacent to existing RPD property?

The site is not located adjacent to any RPD property. Nearby Parks and Open spaces include: Esprit Park and Potrero Hill Playground.

Potential Funding Sources:

• What are the funding sources for the acquisition of this property?

At this time acquisition funding sources are not identified. By falling inside a Neighborhood Area Plan, it could be eligible for impact fee funds.

• What are the funding sources for capital improvements to this property?

There are no funding sources identified for capital improvements at this time. No improvements are proposed for this property at this time. The site is a former school site and has existing active recreational amenities, and a hardscape with a sports court. By falling inside a Neighborhood Area Plan, it could be eligible for impact fee funds.
• What are the funding sources for maintenance of the property?

There are no funding sources identified for maintenance of the property at this time. A maintenance study is required to determine the level of maintenance for this property.

• Are there any revenue opportunities for RPD on this site?

The existing structure on the site could potentially be used in some way. There may be, but that is unknown at this time.

Possible Uses for the Property (Please refer to Park Uses Suitability Design Criteria and Definition of Terms)

• Is the property suitable for Passive Recreation?

The site has existing building which could be used for passive recreational activities and classes. Additionally, the site is suitable for passive recreation in the form of a benches and sitting areas. Gardens and a lawn could potentially be incorporated into the site; however the existing outdoor condition is a paved surface.

• Is the property suitable for Active Recreation?

The property is suitable for Active Recreation. The site is a former school and school yard and has existing active recreational amenities, and a hardscape with a sports court.

• Does the property have any significant natural resources?

The site is a former school and has existing hardscape and paved surfaces. There are no known significant natural resources on site at this time and conditions do not suggest that such natural resources would exist.

• Does the property have any special or unique features (such as water access or scenic views)?

The site is located within a developed area with no scenic views or access to water. The property does have an existing sports court and an existing structure which could be used for passive and active recreational uses.

• Does this site provide an opportunity for unique recreational uses and / or experiences?

The property provides an opportunity for traditional passive and active recreational uses.

Site Accessibility

• Is the site accessible from a public street or public property?
The site is accessible from the west by Minnesota Street. The Site is accessible from the East by Tennessee Street. The property is bordered by private developed property to the north and south.

- **Is the property accessible by public transit?**

  There is a Light Rail transit stop located within 2 blocks of this property at 3rd and 20th Streets serviced by the K T light rail. The site is also serviced by bus routes 22 and 48 which have stops within 1-2 blocks of the property.

- **Is the topography of the site adequate to the proposed use of the site as well as to accessing the site? (Please refer to Park Uses Suitability Design Criteria)**

  The topography of the site is adequate for passive and active recreation uses. The topography of the surrounding area is generally a level grade and provides adequate access to the property.

**Historic and Cultural Resources**

- **Are there any historic or cultural resources located on property?**

  The I.M Scott School site is designated a City Landmark 138.

- **Are there significant costs related to the presence of historical or cultural resources on site?**

  Development of the site requires compliance with regulations set forth in Article 10 of the Planning Code. Additionally, the building and possibly related areas must be reviewed as a historic resource under CEQA.

**Connectivity and Trails**

- **Does the property provide linkages between existing parks and open spaces?**

  The property does not provide a linkage to existing parks and open spaces.

- **Is this property part of an existing or proposed local or regional trail alignment?**

  At this time the property is not part of a proposed local or regional trail alignment.

- **Does the property provide a greater opportunity for trails development for recreation or commuting?**

  The property does not provide greater opportunity for the development of recreational hiking trails.

**Sun, Shadow and Shade**
• Upon initial observations, does the site experience shade or shadow during daylight hours?

The site receives adequate sunlight during the majority of the day. The existing structure on the property is located on the western side of the property and has the potential to shade portions of the property during the morning hours. There may be some shadow in the late afternoon hours due to the site’s geographic location in eastern and lower elevations of the city.

Community Partnerships

• What is the maintenance plan for the future park on the property?

No plan is proposed at this time.

• Who are our potential community partners for this property?

TBD

Challenges to Acquisition

• Will the acquisition of this property require Eminent Domain?

TBD, but not likely.

• Are there significant clean up costs associated with the acquisition of this property?

Based on initial observations, a portion of the site is currently used for off-street parking. This may require some site clean up. However, at this time, significant clean up costs associated with the acquisition of the property is undetermined. Environmental review pursuant to standard real estate practice will be conducted if acquisition were to occur.

Health and Safety

• Is the property located near a notable and significant source of pollution?

As part of the Central Waterfront Plan, the property may have been located next to previous industrial uses. At the present time the property appears not to be located near a notable and significant source of pollution. It is reasonable to assume that the site has remained in its present condition for quite. Environmental review pursuant to standard real estate practice will be conducted if acquisition were to occur.

• Are there any known hazards on and / or around the property?

There are no known hazards on or around the site. Minnesota and Tennessee Streets are non-arterial thoroughfares and have a low amount of vehicular traffic and a limited probability of exposure of hazards to pedestrians. Environmental review pursuant to
standard real estate practice will be conducted to determine any other hazards on and / or around the site.
Above: View of the I. M. Scott school site facing east from Minnesota Street.

Below: View of the I. M. Scott facing east from southern portion of Minnesota Street.
Above: View of the I. M. Scott school site facing west from southern portion of Tennessee Street.

Below: View of the I. M. Scott school site facing west from Tennessee Street.
SITE INFORMATION SHEET

Date: July 17, 2011
Property Title: “Balboa Park Reservoir”
Block and Lot #: Block 3180, Lot 001
Property Size: TBD
Current Owner: PUC/SFCCD

Geographic Analysis

- **Is this site in a High Need Area or serve a High Needs Area?**

  The site is located within the southern portion of the city. The site is not within nor does it serve any areas designated as High Needs by the Recreation and Open Space Element of the General Plan and as shown in the Acquisition Policy dated August 2011.

- **Is this site in an Open Space Deficient Area?**

  The site is located within an area deficient of Open Space and falls outside the area served by playgrounds map in the Acquisition Policy August 2011. Nearby Parks and Open spaces include: Balboa Park. (Access to Balboa Park from the west is separated by the 280 Freeway.)

- **Is this site located within a Neighborhood Plan Area?**

  The site is located within the southern portion of the city. Please see the attached site location map. The site is located within the adopted Balboa Park Station Area Plan.

- **Is the site located adjacent to existing RPD property?**

  The site is not located adjacent to any RPD property. It is adjacent to San Francisco City College. Nearby Parks and Open spaces includes Balboa Park, which is on the other side of I-280 freeway.

Potential Funding Sources:

- **What are the funding sources for the acquisition of this property?**

  At this time acquisition funding sources are not identified. By falling inside a neighborhood area plan, it could be eligible for impact fee funds.

- **What are the funding sources for capital improvements to this property?**

  At this time capital improvement funding sources are not identified. By falling inside a neighborhood area plan, it could be eligible for impact fee funds.
What are the funding sources for maintenance of the property?

There are no funding sources identified for maintenance of the property at this time.

Are there any revenue opportunities for RPD on this site?

None known at this time.

Possible Uses for the Property (Please refer to Park Uses Suitability Design Criteria and Definition of Terms)

Is the property suitable for Passive Recreation?

The size and topography of the site is suitable for a variety of passive recreation such as (but not limited to) community gardens, lawn area, plaza spaces, and dog runs.

Is the property suitable for Active Recreation?

The property is large enough to support active recreation such as a playgrounds, sports courts, and sports fields.

Does the property have any significant natural resources?

The site is currently comprised of paved surfaces. There are no known significant natural resources on site at this time and conditions do not suggest that such natural resources would exist.

Does the property have any special or unique features (such as water access or scenic views)?

The site is located within a developed area with no scenic views or access to water.

Does this site provide an opportunity for unique recreational uses and / or experiences?

The property provides an opportunity for traditional passive and active recreational uses.

Site Accessibility

Is the site accessible from a public street or public property?

The site is accessible from the south by Ocean Avenue and from the east by Phelan Avenue. The site is bordered by private developed property to the west and north.

Is the property accessible by public transit?

There is a Light Rail transit stop adjacent to this property along Ocean Avenue serviced by the KT light rail. Buses shelters are located at Phelan Loop at the Southern edge of the
property and are served by 8Bx, 8x, 29, 49, 91, and K-OWL. The site is also within a half mile of the Balboa Park BART and Muni Station.

- Is the topography of the site adequate to the proposed use of the site as well as to accessing the site? (Please refer to Park Uses Suitability Design Criteria)

  The topography of the site is generally adequate for possible future passive and active recreation uses.

**Historic and Cultural Resources**

- Are there any historic or cultural resources located on property?

  There are no known historic or cultural resources located on the property.

- Are there significant costs related to the presence of historical or cultural resources on site?

  There are no known historic or cultural resources located on the property.

**Connectivity and Trails**

- Does the property provide linkages between existing parks and open spaces?

  The property does not provide a linkage to existing parks. However the site connects to existing open spaces that are part of the San Francisco City College Campus.

- Is this property part of an existing or proposed local or regional trail alignment?

  At this time the property is not part of a proposed local or regional trail alignment.

- Does the property provide a greater opportunity for trails development for recreation or commuting?

  The property does not provide greater opportunity for the development of recreational hiking trails.

**Sun, Shadow and Shade**

- Upon initial observations, does the site experience shade or shadow during daylight hours?

  Upon initial observations, the site receives adequate sun light during the majority of the day. There are no existing structures surrounding the site may cause shade and shadow.

**Community Partnerships**

- What is the maintenance plan for the future park on the property?
Not known at this time.

- **Who are our potential community partners for this property?**
  
  TBD

**Challenges to Acquisition**

- **Will the acquisition of this property require Eminent Domain?**

  At this time, the property acquisition will not require Eminent Domain. However, the northern portion of the property is currently under the jurisdiction of the Public Utilities Commission and the southern portion of the property is owned by the San Francisco Community College District.

- **Are there significant clean up costs associated with the acquisition of this property?**

  The property is used as a reservoir and water basin. At this time, significant clean up costs associated with the acquisition of the property are undetermined. Environmental review pursuant to standard real estate practice will be conducted if acquisition proceeds.

**Health and Safety**

- **Is the property located near a notable and significant source of pollution?**

  There are no known significant sources of pollution near the site at this time.

- **Are there any known hazards on and / or around the property?**

  The site is located adjacent to Ocean Avenue. The thoroughfare could be a potential and significant hazard to pedestrians. Environmental review pursuant to standard real estate practice will be conducted to determine any other hazards on and / or around the site.
Balboa Park Reservoir: Site Photos

Above: View of the southern portion of the Balboa Park Reservoir site from Ocean Ave. Facing north.

Below: View of the eastern portion of the site facing west from Phelan Ave
SITE INFORMATION SHEET

Date: July 19, 2011
Property Title: “India Basin – 900 Innes Ave Properties”
Block and Lot #: Block 4645 lots 10, 10A, 11
   Block 4629A lot 10
   Block 4630 lots 2 and 6
   Block 4646, lots 1, 2, 3, 3A, and 19
Property Size: TBD
Current Owner: Private

Geographic Analysis

• Is this site in a High Need Area or serve a High Needs Area?

   The site is located along the southeastern waterfront. Please see the attached site location map. The site is not located in an area designated as High Needs by the Recreation and Open Space Element of the General Plan and as shown in the Acquisition Policy dated August 2011. However this area is in close proximity to and could potentially serve the Hunters Point Area which is designated a High Needs Area.

• Is this site in an Open Space Deficient Area?

   The site is not located within an area deficient of Open Space. Nearby Parks and Open spaces include: India Basin Shoreline Park, India Basin Shoreline Park, Hilltop Park, Adam Rogers Park, and Heron’s Head Park (SF Port).

• Is this site located within a Neighborhood Plan Area?

   The site is located along the southeastern waterfront. Please see the attached site location map. The site is located within the adopted Bayview Hunters Point Area Plan and the Draft India Basin Shoreline SubArea Plan.

• Is the site located adjacent to existing RPD property?

   The site is located adjacent to two RPD properties. To the north is the India Basin Shoreline Park and to the south India Basin Shoreline Open Space. The property will connect the two existing RPD parks.

Potential Funding Sources:

• What are the funding sources for the acquisition of this property?

   At this time acquisition funding sources are not identified.

• What are the funding sources for capital improvements to this property?
At this time capital improvement funding sources are not identified.

- What are the funding sources for maintenance of the property?

There are no funding sources identified for maintenance of the property at this time.

- Are there any revenue opportunities for RPD on this site?

Revenue opportunities for RPD on this site would need to be explored and include water based recreation, boating and sailing opportunities.

Possible Uses for the Property (Please refer to Park Uses Suitability Design Criteria and Definition of Terms)

- Is the property suitable for Passive Recreation?

The site is suitable for passive recreation including picnic areas, benches and sitting areas, gardens and passive lawn areas.

- Is the property suitable for Active Recreation?

The property is large enough to support active recreation such as a playground or sports court. The sites waterfront location make it suitable for facilities and uses such as a small water craft launch, boat storage, viewing platform or promenade. Further studies would be required to determine feasibility if acquisition proceeds.

- Does the property have any significant natural resources?

The site is a currently comprised of paved surfaces a former industrial / shipping uses. There are no known significant natural resources on site at this time. However, the site’s location on the waterfront suggests there is a potential for significant natural resources to exist.

- Does the property have any special or unique features (such as water access or scenic views)?

The site is located along the southeastern waterfront. The site provides scenic views, access to the San Francisco Bay, and the potential for natural resources and habitat.

- Does this site provide an opportunity for unique recreational uses and / or experiences?

The site is located along the southeastern waterfront and provides an opportunity for unique water based recreational uses, activities and programs. These uses could serve the local neighborhood, the surrounding Bayview community, and the city.

Site Accessibility

- Is the site accessible from a public street or public property?
The site is accessible from the west by Innes Avenue. The site is also accessible from India Basin Shoreline Park to the north and from the India Basin Shoreline Open Space to the southeast.

- **Is the property accessible by public transit?**

  The site is serviced by bus route 19 with a stop at the intersection of Innes Ave and Griffith Street.

- **Is the topography of the site adequate to the proposed use of the site as well as to accessing the site? (Please refer to Park Uses Suitability Design Criteria)**

  The topography of the site is adequate for passive and active recreation uses. The topography of the surrounding area is generally a level grade and provides adequate access to the property. There are slopes to the immediate west and north of the site that may limit the accessibility to the site.

**Historic and Cultural Resources**

- **Are there any historic or cultural resources located on property?**

  The Shipwright Cottage, San Francisco City Landmark 250 is located on the property.

- **Are there significant costs related to the presence of historical or cultural resources on site?**

  Development of the property in the area immediately surrounding the Shipwright Cottage, San Francisco Landmark 250, will require compliance with Article 10 of the Planning Code. Due to the presence of a City Landmark on site the area is considered a Historic Resource under CEQA and impacts to the historic resource must be evaluated.

**Connectivity and Trails**

- **Does the property provide linkages between existing parks and open spaces?**

  The property provides a linkage to existing parks and open spaces. The property will connect the India Basin Shoreline Park in the north to the India Basin Shoreline Open Space in the south.

- **Is this property part of an existing or proposed local or regional trail alignment?**

  The property is part of proposed local and regional trail alignments. The site is part of the Blue Greenway project linking open spaces through the central and southern waterfront as well as the proposed Bay Trail alignment.

- **Does the property provide a greater opportunity for trails development for recreation or commuting?**
The property provides greater opportunity for the development of recreational hiking and regional commuting trails through the proposed Bay Trail alignment.

**Sun, Shadow and Shade**

- Upon initial observations, does the site experience shade or shadow during daylight hours?
  
The site receives adequate sun light during the majority of the day. Slopes to the immediate west and north may cause shade and shadow in the late afternoon hours.

**Community Partnerships**

- What is the maintenance plan for the future park on the property?
  
  No known maintenance plan at this time.

- Who are our potential community partners for this property?
  
  The India Basin Neighborhood Association is actively involved and in support of revitalizing the properties at 900 Innes Avenue for recreational purposes. Other community partners are to be determined.

**Challenges to Acquisition**

- Will the acquisition of this property require Eminent Domain?
  
  At this time, it is not determined if the property acquisition will require Eminent Domain. Environmental review and the appraisal process pursuant to standard real estate practice are currently being conducted to determine the value of and the costs associated with the property.

- Are there significant clean up costs associated with the acquisition of this property?
  
  Based on initial observations, industrial uses were formerly conducted on site. Therefore it is reasonable to assume the site will require clean up. However, at this time, significant clean up costs associated with the acquisition of the property are not determined. Due to the site location on the San Francisco Bay, there are environmental regulations that govern site development. Permits for development will be required through the San Francisco Bay Conservation and Development Commission. Development of the site will require compliance with CEQA, the Clean Water Act, and may require coordination with the Army Corps of Engineers and the California Department of Fish & Game. Environmental review pursuant to standard real estate practice is currently being conducted.

**Health and Safety**

- Is the property located near a notable and significant source of pollution?
A former PG&E power plant was located to the north of the site. Environmental review pursuant to standard real estate practice will be conducted to determine if this site is a significant source of pollution if acquisition proceeds.

- **Are there any known hazards on and / or around the property?**

  The site is located on the waterfront. The rocky shoreline, the water, and unseen submerged objects may all be potential hazards. These hazards will be identified and mitigated during the design process. The site's former industrial uses may also result in potential hazards. Environmental review pursuant to standard real estate practice will be conducted to determine any hazards on and / or around the site and how to mitigate for them if acquisition proceeds.
Above: View of the 900 Innes Avenue site facing north from Innes Avenue.

Below: View of the 900 Innes Avenue site facing east from Innes Avenue and Griffith Street.
Above: View of the 900 Innes Avenue site facing north from end of Hudson Avenue.

Below: View of the 900 Innes Avenue site facing west from end of Hudson Avenue.
SITE INFORMATION SHEET

Date: July 20, 2011
Property Title: “Visitacion Valley Greenway”
Block and Lot #: Block 6201 lots 8 & 37
                          Block 6202 lots 2, 3 & 45
                          Block 6208 lots 18-22 & 28-31
                          Block 6235 lots 13-15 & 32-34
                          Block 6238 lot 12, 13, 32 & 33
                          Block 6247 lots 11, 12, 30 &31.
Property Size: 90,000 +/- sq. ft. / 2.11 acres
Current Owner: PUC

Geographic Analysis

• Is this site in a High Need Area or serve a High Needs Area?

  The site is a series of properties aligning generally north to south located in the southern portion of the city. Please see the attached site location map. The site is not located within or serves an area designated as High Needs by the Recreation and Open Space Element of the General Plan and as shown in the Acquisition Policy dated August 2011.

• Is this site in an Open Space Deficient Area?

  The site is not located within an area deficient of Open Space as shown on the attached surrounding parks map. Nearby Parks and Open spaces include: Joseph the Visitacion Valley Playground, the Visitacion Valley Community Center, and the eastern portion of McLaren Park.

• Is this site located within a Neighborhood Plan Area?

  The site is located within the southern portion of the city. Please see the attached site location map. The site is not located within an adopted Area Plan.

• Is the site located adjacent to existing RPD property?

  The sites are not adjacent to any RPD properties.

Potential Funding Sources:

• What are the funding sources for the acquisition of this property?

  At this time acquisition funding sources are not identified.

• What are the funding sources for capital improvements to this property?

  There are no funding sources identified for capital improvements at this time.
• What are the funding sources for maintenance of the property?

The sites are currently maintained by RPD.

• Are there any revenue opportunities for RPD on this site?

At the present time, revenue opportunities for RPD on this site are still being explored.

Possible Uses for the Property (Please refer to Park Uses Suitability Design Criteria and Definition of Terms)

• Is the property suitable for Passive Recreation?

The sites are suitable for passive recreation such as trails and pathways, community gardens, and benches and sitting areas.

• Is the property suitable for Active Recreation?

The topography of properties slopes gradually to the northwest. In addition the size of properties is not suitable for Active Recreation such as sports courts or fields but at certain location playgrounds may be suitable.

• Does the property have any significant natural resources?

There are no known significant natural resources on site at this time but the site has the potential to have significant wildlife located on it. Further analysis of natural resources and potential habitat types on site will be conducted if acquisition proceeds.

• Does the property have any special or unique features (such as water access or scenic views)?

The site is located on a gradual south facing slope and could potentially offer partial views of the San Francisco Bay and the Visitacion Valley.

• Does this site provide an opportunity for unique recreational uses and / or experiences?

The property provides an opportunity for scenic viewing and neighborhood connectivity.

Site Accessibility

• Is the site accessible from a public street or public property?

The sites align north to south and cross several public streets including: Tioga Avenue, Tucker Avenue, Campbell Avenue, Teddy Avenue, Arleta Avenue, Raymond Avenue, and Leland Avenue. A small section of the properties is also accessible from Rutland Street. The properties are bordered by privately developed property on the east and west.
• Is the property accessible by public transit?

There is a Light Rail transit stop located within 2 blocks of this property at San Bruno and Arleta Avenue serviced by the K T light rail. The site is also serviced by bus route 56 at Rutland Street and Arleta Avenue.

• Is the topography of the site adequate to the proposed use of the site as well as to accessing the site? (Please refer to Park Uses Suitability Design Criteria)

The topography of properties is generally a level grade and slopes gradually to the northwest and is adequate for trails and gardens. The topography of the surrounding area is generally level grade with a gradual slope. The topography in addition to the numerous points of entry provides adequate access to the property.

Historic and Cultural Resources

• Are there any historic or cultural resources located on property?

There are no known historic or cultural resources located on the property.

• Are there significant costs related to the presence of historical or cultural resources on site?

There are no known historic or cultural resources located on the property.

Connectivity and Trails

• Does the property provide linkages between existing parks and open spaces?

The property does not provide linkages between existing parks and open spaces.

• Is this property part of an existing or proposed local or regional trail alignment?

At this time the property is not part of a proposed local or regional trail alignment.

• Does the property provide a greater opportunity for trails development for recreation or commuting?

The property provides existing recreational hiking trails and pathway opportunities. The existing trails offer a greenway through the existing Visitacion Valley Neighborhood greater pedestrian connectivity.

Sun, Shadow and Shade

• Upon initial observations, does the site experience shade or shadow during daylight hours?

The site receives adequate sun light during the majority of the day. The sites are aligned generally north to south with minimal large scale development surrounding the sites.
Community Partnerships

- What is the maintenance plan for the future park on the property?

  The property will continue to be managed under the RPD Operations staff and follow a similar maintenance plan already in place.

- Who are our potential community partners for this property?

  Potential Community Partners include Friends of Visitacion Valley Parks.

Challenges to Acquisition

- Will the acquisition of this property require Eminent Domain?

  The use of Eminent Domain for this property does not seem likely. The property is currently under the jurisdiction of the PUC and must follow certain protocols for transferring property to another city agency.

- Are there significant clean up costs associated with the acquisition of this property?

  The sites are currently used for their intended recreational purposes and development of the site will be minimal. Significant clean up costs are unexpected.

Health and Safety

- Is the property located near a notable and significant source of pollution?

  There are no known sources of pollution in the nearby area. Environmental review pursuant to standard real estate practice will be conducted to identify any pollution sources within the vicinity.

- Are there any known hazards on and / or around the property?

  There are no known hazards on or around the site. The roads surrounding the sites do not experience heavy vehicular traffic and the exposure of potential hazards to pedestrians is low. Environmental review pursuant to standard real estate practice will be conducted to determine any other hazards on and / or around the site if acquisition were to occur.
Visitacion Valley Greenway: Site Photos

Above: View from Teddy Ave. North

Below: View from Tucker Ave. North
SITE INFORMATION SHEET

Date: July 20, 2011
Property Title: “Selby & Palou”
Block and Lot #: Block 5331, Lot 055, 057
Property Size: 8,900 sq. ft. / 0.2 acres
Current Owner: DPW

Geographic Analysis

• Is this site in a High Need Area or serve a High Needs Area?

The site is located in the southeastern portion of the city. Please see the attached site location map. The site is not located within or serves an area designated as High Needs by the Recreation and Open Space Element of the General Plan and as shown in the Acquisition Policy dated August, 2011.

• Is this site in an Open Space Deficient Area?

The site is located within an area deficient of Open Space as shown on the attached surrounding parks map. The site falls outside areas served by playground map in Acquisition Policy, August 2011. Nearby Parks and Open spaces include: Silver Terrace Playground and Palou & Phelps Mini Park.

• Is this site located within a Neighborhood Plan Area?

The site is located within the southeastern portion of the city. Please see the attached site location map. The site is located within the adopted Bayview Hunters Point Area Plan.

• Is the site located adjacent to existing RPD property?

The sites are not adjacent to any RPD properties. The property is currently maintained by RPD but under the jurisdiction of the DPW. Nearby Parks and Open spaces include: Silver Terrace Playground and Palou & Phelps Mini Park.

Potential Funding Sources:

• What are the funding sources for the acquisition of this property?

None known at this time.

• What are the funding sources for capital improvements to this property?

There are no funding sources identified for capital improvements at this time. The site is currently used for recreational purposes. RPD has previously requested the site be improved by DPW prior to the transfer of property.
• What are the funding sources for maintenance of the property?

The site is currently maintained by RPD.

• Are there any revenue opportunities for RPD on this site?

None known at this time.

Possible Uses for the Property (Please refer to Park Uses Suitability Design Criteria and Definition of Terms)

• Is the property suitable for Passive Recreation?

The site is suitable for passive recreation such as community gardens, lawn area, and / or benches and sitting areas.

• Is the property suitable for Active Recreation?

The site currently has active recreational uses such as a sports court and a playground.

• Does the property have any significant natural resources?

There are no known significant natural resources on site at this time and given the site's size and location significant natural resources are not anticipated to exist on site.

• Does the property have any special or unique features (such as water access or scenic views)?

The site does not provide any special features such as views or access to water.

• Does this site provide an opportunity for unique recreational uses and / or experiences?

The property provides an opportunity for traditional passive and recreational uses.

Site Accessibility

• Is the site accessible from a public street or public property?

The site is accessible from Selby Street on the west, Palou Avenue on the north, and Quesada Avenue on the south.

• Is the property accessible by public transit?

The site is serviced by bus route 24 at Selby Street and Palou Avenue within one block of the site.
• Is the topography of the site adequate to the proposed use of the site as well as to accessing the site? (Please refer to Park Uses Suitability Design Criteria)

The topography of properties is at level grade and is adequate for passive and active recreational uses. The topography of the surrounding area is generally level grade and adequate for accessing the property. The elevated 280 Freeway adjacent to the site may pose a barrier to access.

Historic and Cultural Resources
• Are there any historic or cultural resources located on property?

There are no known historic or cultural resources located on the property.

• Are there significant costs related to the presence of historical or cultural resources on site?

None known at this time.

Connectivity and Trails
• Does the property provide linkages between existing parks and open spaces?

The property does not provide linkages between existing parks and open spaces.

• Is this property part of an existing or proposed local or regional trail alignment?

At this time the property is not part of a proposed local or regional trail alignment.

• Does the property provide a greater opportunity for trails development for recreation or commuting?

The property does not provide a greater opportunity for recreational trails development or commuting.

Sun, Shadow and Shade
• Upon initial observations, does the site experience shade or shadow during daylight hours?

Upon initial observations, the site receives partial sun light during the majority of the day. The site is narrow and residential development to the south east may cast some shadow in the morning hours during certain times of the year. The elevated 280 Freeway is located adjacent to the west of the site and will cast shadow from the early afternoon hours into the evening.
Community Partnerships

- What is the maintenance plan for the future park on the property?
  
The property would likely continue to be managed by the RPD Operations staff and follow a similar maintenance plan already in place.

- Who are our potential community partners for this property?
  
  TBD

Challenges to Acquisition

- Will the acquisition of this property require Eminent Domain?
  
  To acquire the property the use of Eminent Domain does not seem likely. The property is currently under the jurisdiction of the DPW and must follow certain protocols for transferring property to another city agency.

- Are there significant clean up costs associated with the acquisition of this property?
  
  The site is currently used for the intended recreational purposes and development of the site will be minimal. Significant clean up costs are not expected.

Health and Safety

- Is the property located near a notable and significant source of pollution?
  
  The 280 Freeway located adjacent to the site may be a significant source of pollution. Additionally to the west are industrial uses and also may be a significant source of pollution. Environmental review pursuant to standard real estate practice will be conducted to identify any pollution sources within the vicinity if acquisition proceeds.

- Are there any known hazards on and / or around the property?
  
  The roads surrounding the sites do not appear to experience heavy vehicular traffic and the exposure of potential hazards to pedestrians is minimal. The elevated 280 Freeway adjacent to the site may pose some hazards. Environmental review pursuant to standard real estate practice will be conducted to determine any hazards on and / or around the site if acquisition proceeds.
Above: View of the Selby and Palou site facing north from Quesada Avenue and Selby Street.

Below: View of the Selby and Palou site facing southeast from Palou Avenue and Selby Street.
SITE INFORMATION SHEET

Date: July 20, 2011
Property Title: “Francisco Street Reservoir”
Block and Lot #: Block 0046, Lot 001, and portion of Block 0047, Lot 001
Property Size: 172,000 sq. ft. / 3.95 acres
Current Owner: PUC

Geographic Analysis

- **Is this site in a High Need Area or serve a High Needs Area?**

  The site is located in the northern portion of the city. Please see the attached site location map. The site is not located within or serves an area designated as High Needs by the Recreation and Open Space Element of the General Plan and as shown in the Acquisition Policy dated August, 2011.

- **Is this site in an Open Space Deficient Area?**

  The site is located within an area deficient of Open Space as shown on the attached surrounding parks map. It falls outside of the Playground Distribution Map. Nearby Parks and Open spaces include: Joseph Conrad Mini Park, Fay Park, Michelangelo Playground, Alice Marble Tennis Courts and Fort Mason (GGNRA).

- **Is this site located within a Neighborhood Plan Area?**

  The site is located within the northern portion of the city. Please see the attached site location map. The site is not located within an adopted Area Plan.

- **Is the site located adjacent to existing RPD property?**

  The site is adjacent to RPD property. The property is adjacent to Russian Hill Open Space.

Potential Funding Sources:

- **What are the funding sources for the acquisition of this property?**

  At this time acquisition funding sources are not identified. The property is currently under the jurisdiction of the PUC and must follow certain protocols for transferring property to another city agency.

- **What are the funding sources for capital improvements to this property?**

  There are no funding sources identified for capital improvements at this time.

- **What are the funding sources for maintenance of the property?**
There are no funding sources identified for maintenance of the property at this time.

- Are there any revenue opportunities for RPD on this site?
  
  None known at this time.

**Possible Uses for the Property (Please refer to Park Uses Suitability Design Criteria and Definition of Terms)**

- Is the property suitable for Passive Recreation?
  
  The site is suitable for passive recreation such as community gardens, lawn area, and/or benches and sitting areas.

- Is the property suitable for Active Recreation?
  
  The site is terraced, comprised of steep slopes and large level sections. The level portions of site are suitable for a selective number of recreational uses such as a sports court, and a playground.

- Does the property have any significant natural resources?
  
  There are no known significant natural resources on site at this time. However the site remains underdeveloped and significant natural resources could potentially exist on the site. Environmental review pursuant to standard real estate practice will be conducted to determine the presence of any significant natural resources if acquisition proceeds.

- Does the property have any special or unique features (such as water access or scenic views)?
  
  The site provides views to the north of the San Francisco Bay, Alcatraz, Angel Island, Marin County, and the portions of the Golden Gate Bridge.

- Does this site provide an opportunity for unique recreational uses and/or experiences?
  
  The property provides an opportunity for traditional passive and active recreational uses and provides scenic views.

**Site Accessibility**

- Is the site accessible from a public street or public property?
  
  The site is accessible from the Russian Hill Open Space south of the site. The site is also accessible from Hyde Street to the east and Bay Street in the north.

- Is the property accessible by public transit?
The site is serviced by the Powell / Hyde Cable Car located at Bay and Hyde Streets.

- **Is the topography of the site adequate to the proposed use of the site as well as to accessing the site? (Please refer to Park Uses Suitability Design Criteria)**

  The topography of property varies between steep slopes and level grade. The level grades are adequate for passive and active recreational uses. The topography of the surrounding area increases slope sharply from the north to the south and may limit the range for accessing the property.

**Historic and Cultural Resources**

- **Are there any historic or cultural resources located on property?**

  There are no known historic or cultural resources located on the property.

- **Are there significant costs related to the presence of historical or cultural resources on site?**

  None known at this time.

**Connectivity and Trails**

- **Does the property provide linkages between existing parks and open spaces?**

  The property is adjacent to the Russian Hill Open Space to the south.

- **Is this property part of an existing or proposed local or regional trail alignment?**

  At this time the property is not part of a proposed local or regional trail alignment.

- **Does the property provide a greater opportunity for trails development for recreation or commuting?**

  The property does not provide a greater opportunity for recreational trails development or commuting.

**Sun, Shadow and Shade**

- **Upon initial observations, does the site experience shade or shadow during daylight hours?**

  Upon initial observations, the site receives adequate sun light during the majority of the day. There are substantial high-rise developments along the southern boundary of the property which may cast some shadow in the southern potion of the site.

**Community Partnerships**

- **What is the maintenance plan for the future park on the property?**
No known maintenance plan at this time.

- **Who are our potential community partners for this property?**

  TBD

**Challenges to Acquisition**

- **Will the acquisition of this property require Eminent Domain?**

  Using Eminent Domain to acquire this property does not seem likely. The property is currently under the jurisdiction of the PUC and must follow certain protocols for transferring property to another city agency.

- **Are there significant clean up costs associated with the acquisition of this property?**

  The site is currently used for recreational purposes, open space, and a reservoir. Significant clean up costs or construction costs are not known.

**Health and Safety**

- **Is the property located near a notable and significant source of pollution?**

  There are no notable or significant sources of pollution near the site. Environmental review pursuant to standard real estate practice will be conducted to identify any pollution sources within the vicinity if acquisition proceeds.

- **Are there any known hazards on and / or around the property?**

  The roads surrounding the sites do not appear to experience heavy vehicular traffic and the exposure of potential hazards to pedestrians is minimal. Steep terrain that comprises the site may pose some hazards. Environmental review pursuant to standard real estate practice will be conducted to determine any hazards on and / or around the site if acquisition proceeds.
Francisco Street Reservoir: Site Photos

Above: View of the Francisco St Reservoir facing north from Larkin Street

Below: View of the Francisco St Reservoir facing north northwest from Francisco and Hyde Streets.
Above: View of the Francisco St Reservoir facing southeast from Larkin and Bay Streets

Below: View of the Francisco St Reservoir facing southwest from Bay and Hyde Streets
SITE INFORMATION SHEET

Date: July 20, 2011
Property Title: “7th and Lawton”
Block and Lot #: Block 1937, Lot 001
Property Size: 82,764 sq. ft. / 1.9 acres
Current Owner: SFUSD

Geographic Analysis

- Is this site in a High Need Area or serve a High Needs Area?

The site is located in the central portion of the city. Please see the attached site location map. The site is not located within or serves an area designated as High Needs by the Recreation and Open Space Element of the General Plan and as shown in the Acquisition Policy dated August 2011.

- Is this site in an Open Space Deficient Area?

The site falls outside areas served by the playgrounds map in the Acquisition Policy, August, 2011. Nearby Parks and Open spaces include: JP Murphy Playground and Grandview Park.

- Is this site located within a Neighborhood Plan Area?

The site is not located within an adopted Area Plan.

- Is the site located adjacent to existing RPD property?

The site is not adjacent to RPD property. The site is adjacent to the Garden for the Environment to the north and across Lawton Avenue.

Potential Funding Sources:

- What are the funding sources for the acquisition of this property?

At this time acquisition funding sources are not identified. The property is currently under the jurisdiction of the SFUSD and must follow certain protocols for transferring property to another city agency.

- What are the funding sources for capital improvements to this property?

There are no funding sources identified for capital improvements at this time.

- What are the funding sources for maintenance of the property?

There are no funding sources identified for maintenance of the property at this time.
• Are there any revenue opportunities for RPD on this site?

None known at this time.

Possible Uses for the Property (Please refer to Park Uses Suitability Design Criteria and Definition of Terms)

• Is the property suitable for Passive Recreation?

The site is suitable for passive recreation such as community gardens, lawn area, and/or benches and sitting areas. It is currently used as a seasonal/temporary garden and market.

• Is the property suitable for Active Recreation?

The site is on a slope making active recreational uses challenging, however may be suitable for recreational uses such as a playground.

• Does the property have any significant natural resources?

There are no known significant natural resources on site at this time. However the site remains underdeveloped and significant natural resources could potentially exist on the site. Environmental review pursuant to standard real estate practice will be conducted to determine the presence of any significant natural resources if acquisition proceeds.

• Does the property have any special or unique features (such as water access or scenic views)?

The site provides views to the east of Mount Sutro and urban forest.

• Does this site provide an opportunity for unique recreational uses and/or experiences?

The property provides an opportunity for traditional passive and active recreational uses and provides partial scenic views.

Site Accessibility

• Is the site accessible from a public street or public property?

The site is accessible from 7th Avenue to the west, Locksley Avenue to the east, and Lawton to the north.

• Is the property accessible by public transit?

The site is serviced by bus route 36 at Warren Drive and Locksley Avenue.

• Is the topography of the site adequate to the proposed use of the site as well as to accessing the site? (Please refer to Park Uses Suitability Design Criteria)
The topography of property varies between steep slopes and level grade. The level grades are adequate for passive and active recreational uses. The topography of the surrounding area is varying slopes that may limit the range for accessing the property.

**Historic and Cultural Resources**

- **Are there any historic or cultural resources located on property?**

  There are no known historic or cultural resources located on the property.

- **Are there significant costs related to the presence of historical or cultural resources on site?**

  None known at this time.

**Connectivity and Trails**

- **Does the property provide linkages between existing parks and open spaces?**

  The property is across the street from the garden for the environment an could provide linkages to that area

- **Is this property part of an existing or proposed local or regional trail alignment?**

  At this time the property is part of the proposed local cross town trail alignment. Please see the attached map. The cross town trail alignment is yet to be finalized. However this site is located on the general corridor under consideration.

- **Does the property provide a greater opportunity for trails development for recreation or commuting?**

  At this time the property is part of the proposed local cross town trail alignment. Please see the attached map. The cross town trail alignment is yet to be finalized. However this site is located on the general corridor under consideration.

**Sun, Shadow and Shade**

- **Upon initial observations, does the site experience shade or shadow during daylight hours?**

  Upon initial observations, the site receives adequate sun light during the majority of the day. Mt. Sutro in the east may cast some shadow on the site in the morning hours.

**Community Partnerships**

- **What is the maintenance plan for the future park on the property?**

  No known maintenance plan at this time.
• Who are our potential community partners for this property?

  TBD

**Challenges to Acquisition**

• Will the acquisition of this property require Eminent Domain?

  The use of Eminent Domain to acquire this property does not seem likely. The property is currently under the jurisdiction of the SFUSD and must follow certain protocols for transferring property to another city agency and may pose a challenge to acquiring the property.

• Are there significant clean up costs associated with the acquisition of this property?

  The site is currently open space and comprised of slopes and vegetation. The site appears to be partially paved or comprised of compacted gravel. Significant clean up costs are not expected. Environmental review pursuant to standard real estate practice will be conducted to identify any significant clean up costs.

**Health and Safety**

• Is the property located near a notable and significant source of pollution?

  The surrounding area is residential and there are no notable or significant sources of pollution near the site. Environmental review pursuant to standard real estate practice will be conducted to identify any pollution sources within the vicinity if acquisition proceeds.

• Are there any known hazards on and / or around the property?

  Lawton and 7th Avenues surrounding the site experience heavy vehicular traffic and the potential exposure of hazards to pedestrians is notable. Steep terrain that comprises the site may pose some hazards. Environmental review pursuant to standard real estate practice will be conducted to determine any hazards on and / or around the site if acquisition proceeds.
Property at 7th Avenue and Lawton St
SITE INFORMATION SHEET

Date: July 20, 2011  
Property Title: “Palou/Phelps Open Space Extension”  
Block and Lot #: Block 5336 lots 052, 047, 048, 049, 001  
Property Size: 14,950 sq. ft. / .034 acres  
Current Owner: Private

Geographic Analysis

- Is this site in a High Need Area or serve a High Needs Area?

The site is located within the south eastern portion of the city. Please see the attached site location map. The site is not located within or serves an area designated as High Needs by the Recreation and Open Space Element of the General Plan and as shown in the Acquisition Policy dated August 2011.

- Is this site in an Open Space Deficient Area?

The site is not located within an area deficient of Open Space. The site falls outside an area served by playgrounds map in the Acquisition Policy, August 2011. Nearby Parks and Open spaces include: Joseph Lee Recreation Center, Silver Terrace Playground, and Selby and Palou Mini-Park.

- Is this site located within a Neighborhood Plan Area?

The site is located within the southeastern portion of the city. Please see the attached site location map. The site is located within the adopted Bayveiw Hunters Point Area Plan.

- Is the site located adjacent to existing RPD property?

The site is located adjacent to RPD property. The properties would expand the existing Palou & Phelps Park.

Potential Funding Sources:

- What are the funding sources for the acquisition of this property?

At this time acquisition funding sources are not identified.

- What are the funding sources for capital improvements to this property?

There are no funding sources identified for capital improvements at this time and no improvements are proposed for this property at this time. The property is a natural area and is to remain is that state.
• What are the funding sources for maintenance of the property?

There are no funding sources identified for maintenance of the property at this time. The property is a natural area and is to remain is that state. As such, maintenance of the site is anticipated to be low.

• Are there any revenue opportunities for RPD on this site?

None known at this time.

Possible Uses for the Property (Please refer to Park Uses Suitability Design Criteria and Definition of Terms)

• Is the property suitable for Passive Recreation?

The site is suitable for passive recreation in the form of nature trails an path.

• Is the property suitable for Active Recreation?

The topography of property is a steep slope and is not suitable for Active Recreation.

• Does the property have any significant natural resources?

The site is comprised of grasslands and rock outcrops. These areas themselves may be considered significant natural resources and may provide habitat to a range of wildlife which may also be a natural resource.

• Does the property have any special or unique features (such as water access or scenic views)?

The site is located on an east facing slope and offers partial views of the San Francisco Bay and eastern waterfront, the Bay Bridge and the east bay hills.

• Does this site provide an opportunity for unique recreational uses and / or experiences?

The property provides an opportunity for natural resources protection and scenic viewing.

Site Accessibility

• Is the site accessible from a public street or public property?

The site is accessible from the east by Palou & Phelps Mini Park and by extension Palou Avenue. The Site is also accessible from the north by Quesada Avenue. The property is bordered by private developed property to the west and south.

• Is the property accessible by public transit?
There is a Light Rail transit stop located within 2 blocks of this property at 3rd Street and Palou Avenue serviced by the K T light rail. The site is also serviced by bus routes 23 and 24.

- **Is the topography of the site adequate to the proposed use of the site as well as to accessing the site? (Please refer to Park Uses Suitability Design Criteria)**

  The topography of the site is adequate for natural resources protection. The topography of the surrounding area east north and south is generally level with a gradual slope and provides adequate access to the property. The surrounding area to the north and northwest has a steeper slope and may limit the range of pedestrian access to the site.

**Historic and Cultural Resources**

- **Are there any historic or cultural resources located on property?**

  There are no known historic or cultural resources located on the property.

- **Are there significant costs related to the presence of historical or cultural resources on site?**

  There are no known historic or cultural resources located on the property.

**Connectivity and Trails**

- **Does the property provide linkages between existing parks and open spaces?**

  The property will be an extension of the existing Palou & Phelps Park and Open Space.

- **Is this property part of an existing or proposed local or regional trail alignment?**

  At this time the property is not part of a proposed local or regional trail alignment.

- **Does the property provide a greater opportunity for trails development for recreation or commuting?**

  The property provides a greater opportunity for the development of recreational hiking trails. The site slope and natural resources create an area for walking, wildlife and scenic viewing.

**Sun, Shadow and Shade**

- **Upon initial observations, does the site experience shade or shadow during daylight hours?**

  The site receives adequate sun light during the majority of the day. The site is on an east facing slope and has the potential to shade portions of the property during the late afternoon hours.

**Community Partnerships**
• What is the maintenance plan for the future park on the property?

The property would likely be managed by the RPD Natural Areas Operations staff. At this time there is no maintenance plan.

• Who are our potential community partners for this property?

TBD

Challenges to Acquisition

• Will the acquisition of this property require Eminent Domain?

At this time, the property acquisition requiring Eminent Domain is not determined. However, the use of Eminent Domain does not seem likely.

• Are there significant clean up costs associated with the acquisition of this property?

The site remains in a natural state and development of the site will be minimal. Significant clean up costs are not expected.

Health and Safety

• Is the property located near a notable and significant source of pollution?

There are no known sources of pollution in the nearby area. Environmental review pursuant to standard real estate practice will be conducted to identify any pollution sources within the vicinity if acquisition proceeds.

• Are there any known hazards on and / or around the property?

There are no known hazards on or around the site. Development of trails in the natural area and the site terrain could expose potential hazards to pedestrians. Trail development will be conducted to minimize hazards. Environmental review pursuant to standard real estate practice will be conducted to determine any other hazards on and / or around the site if acquisition proceeds.
Above: View from intersection of Palou Street and Phelps Street facing south west of the existing Palou Phelps Park with the proposed expansion lots located behind the park.

Below: View of site from Quesada Avenue facing south east.
Above: Northeast Corner of the site. Intersection of Lawton Street and Locksley.

Below: Southeast Corner of Site. End of Locksley.
Above: Southwest Corner, intersection of Moraga and 7th Avenue.

Below: Northwest Corner, intersection of 7th Avenue and Lawton Street.
SITE INFORMATION SHEET

Date: July 19, 2011  
Property Title: “3rd and Hudson”  
Block and Lot #: Block 5260 lots 001  
Property Size: 7,200 sf / 0.16 acres  
Current Owner: Private

Geographic Analysis

- **Is this site in a High Need Area or serve a High Needs Area?**
  
The site is not located in an area or serves an area designated as High Needs by the Recreation and Open Space Element of the General Plan and as shown in the Acquisition Policy dated August 2011.

- **Is this site in an Open Space Deficient Area?**
  
The site is located within an area deficient of Open Space. The site falls outside areas served by playground map in Acquisition Policy, August 2011.

- **Is this site located within a Neighborhood Plan Area?**
  
The site is located in the southeastern portion of the city. Please see the attached site location map. The site is located within the adopted Bayview Hunters Point Area Plan.

- **Is the site located adjacent to existing RPD property?**
  
The site is not located adjacent to any RPD properties. Nearby Parks and Open spaces include: Youngblood Coleman Playground, Joseph Lee Recreation Center, and Palou Phelps Park.

Potential Funding Sources:

- **What are the funding sources for the acquisition of this property?**
  
  At this time funding sources for the acquisition of the site have not been identified.

- **What are the funding sources for capital improvements to this property?**
  
  At this time capital improvement funding sources are not identified.

- **What are the funding sources for maintenance of the property?**
  
  There are no funding sources identified for maintenance of the property at this time.
• Are there any revenue opportunities for RPD on this site?

None known at this time.

Possible Uses for the Property (Please refer to Park Uses Suitability Design Criteria and Definition of Terms)

• Is the property suitable for Passive Recreation?

The site is suitable for passive recreation including picnic areas, benches and sitting areas, gardens and passive lawn areas. However, the site’s size and location between three streets may pose challenges.

• Is the property suitable for Active Recreation?

The property is large enough to support active recreation such as a playground. However, the site’s size and location between three streets may pose challenges.

• Does the property have any significant natural resources?

The site is currently comprised of paved surfaces and there are no known significant natural resources on site at this time. The location of the site within a developed area and the physical conditions of the site do not suggest the significant natural resources will exist.

• Does the property have any special or unique features (such as water access or scenic views)?

The site is located within a developed area and does not provide scenic views or access to the water.

• Does this site provide an opportunity for unique recreational uses and / or experiences?

The site provides an opportunity for traditionally passive and active recreational uses.

Site Accessibility

• Is the site accessible from a public street or public property?

The site is triangular shape and is accessible from all sides by a public street: to the west by 3rd Street, to the north by Hudson, and to the south by Newhall Street.

• Is the property accessible by public transit?

There is a light rail station at 3rd Street and Hudson Avenue. The site is serviced by the KT light rail and by bus routes 54, 91, and K-OWL.
• Is the topography of the site adequate to the proposed use of the site as well as to accessing the site? (Please refer to Park Uses Suitability Design Criteria)

The topography of the site is adequate for passive and active recreation uses. The topography of the surrounding area is generally a level grade and provides adequate access to the property.

**Historic and Cultural Resources**

• Are there any historic or cultural resources located on property?

There are no known historic or cultural resources located on the property.

• Are there significant costs related to the presence of historical or cultural resources on site?

There are no known historic or cultural resources located on the property.

**Connectivity and Trails**

• Does the property provide linkages between existing parks and open spaces?

The property does not provide a linkage to existing parks and open spaces.

• Is this property part of an existing or proposed local or regional trail alignment?

The property is not part of a proposed local and regional trail alignment.

• Does the property provide a greater opportunity for trails development for recreation or commuting?

The property does not provide greater opportunity for the development of recreational hiking and regional commuting trails.

**Sun, Shadow and Shade**

• Upon initial observations, does the site experience shade or shadow during daylight hours?

The site receives adequate sun light during the majority of the day. There is development on the properties across the street from this site. The surrounding development is at a scale that is not anticipated to cast significant shade or shadow on the site. Further analysis shall be conducted.

**Community Partnerships**

• What is the maintenance plan for the future park on the property?

None at this time.
• Who are our potential community partners for this property?

  TBD.

**Challenges to Acquisition**

• Will the acquisition of this property require Eminent Domain?

  At this time, it is not determined if the property acquisition will require Eminent Domain. An appraisal for the site was conducted in 2007 and 2010. The appraised value of the site was less than the listed sale price for the property.

• Are there significant clean up costs associated with the acquisition of this property?

  The site is currently a paved surface and observations suggest that the site is used as a parking lot. Therefore it is reasonable to assume the site will require clean up. However, at this time, significant clean up costs associated with the acquisition of the property are undetermined. Environmental review pursuant to standard real estate practice is currently being conducted.

**Health and Safety**

• Is the property located near a notable and significant source of pollution?

  There are no notable sources of pollution near the site. Environmental review pursuant to standard real estate practice will be conducted to determine if this site is a significant source of pollution.

• Are there any known hazards on and / or around the property?

  The small triangular site has three street frontages which can pose potential hazards. Environmental review pursuant to standard real estate practice will be conducted to determine any hazards on and / or around the site and how to mitigate for them.
Above: View of the southern portion of the site from 3rd Street 

Below: View of the northern portion of the site from 3rd Street
Above: View of the southern portion of the site facing north from the intersection of Innes Avenue, 3rd Street and Newhall Street.

Below: Aerial View of 3rd and Hudson