

Attachment D: Site Information Sheet

Property Title: 11th Street Properties

Address: 145, 165, 167 11th Street, 964 Natoma Street and 973 Minna Street

Block and Lot # (five lots): 3510/056, 055, 037, 035, 039

Property Size: 19,570 sq. ft. / 0.48 acres

Current Owner: Ares Commercial Properties, Inc.

Current uses: fully developed site with commercial, office, storage, restaurant, medical marijuana dispensary uses

Date: June 22, 2016

Geographic Analysis

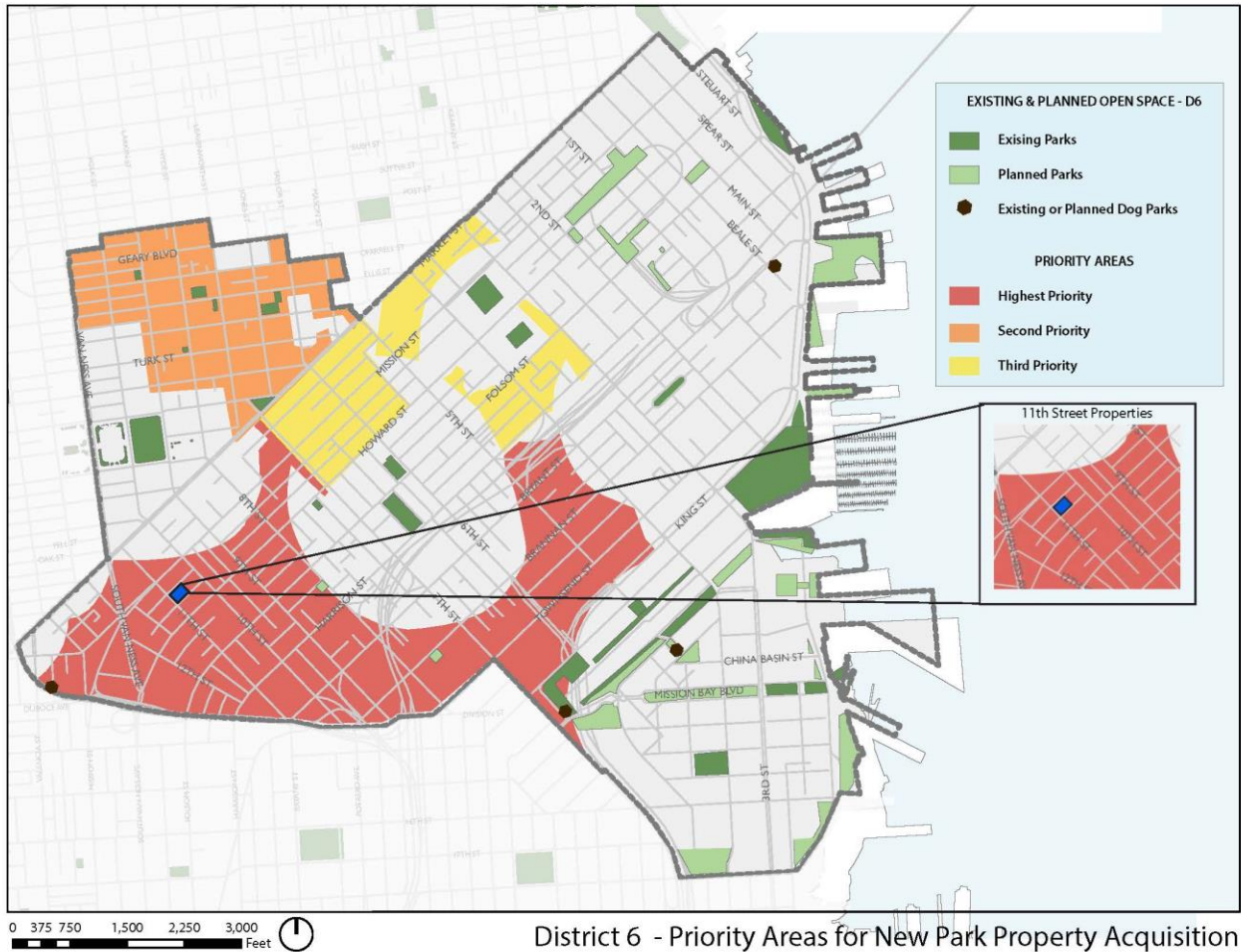
- **Is this site in a High Need Area?**

The site is located in an area of High Need as defined by the Recreation and Open Space Element (ROSE) of the General Plan and the 2011 RPD Acquisition Policy.



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

The site is located within a "Highest Priority" area for new open space in the West Soma district, as defined in the Priority Areas for New Park Property Acquisition map by the District 6 Task Force.



- Is this site located within a Neighborhood Plan Area?
This site is located in the West Soma Neighborhood Plan Area.
- Is the site located adjacent to existing RPD property?
No, this site is not located adjacent to any existing RPD property

Potential Funding Sources:

- What are the funding sources for the acquisition of this property?
Open Space acquisition fund.
- What are the funding sources for capital improvements to this property?
Impact fees could be used to develop this site.
- What are the funding sources for maintenance of the property?
None have been identified at this time other than general RPD operations funds.
- Are there any revenue opportunities for RPD on this site?
None have been identified 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?**
Yes, this site is suitable for passive recreation including, for example, a picnic area, a lawn, a community garden, a small plaza, or an open air pavilion.
- **Is the property suitable for Active Recreation?**
Yes, this site is suitable for active recreation including, for example, a basketball court, a tennis court, adult fitness equipment, a children's play area or a dog play area.
- **Does the property have any significant natural resources that require protection? Please explain.**
None have been identified at this time.
- **Does the property have any special or unique features (such as water access or scenic views)?**
No, however the site is oriented towards the south and will enjoy significant sunlight throughout the year.
- **Does this site provide an opportunity for unique recreational uses and / or experiences?**
None have been identified at this time.

Site Accessibility

- **Is the site accessible from a public street or public property?**
The site is accessible from 11th Street, Natoma Street, and Minna Street.
- **Is the property accessible by public transit?**
Yes, the site is easily accessible by several public transit routes including, 9-San Bruno, 47-Van Ness, 12-Folsom/Pacific, 7-Haight/Noriega, 6-Haight/Parnassus, the F-line, the Van Ness MUNI Metro Station, and Civic Center Station BART.
- **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)**
Yes, the site is level and accessible from multiple street frontages.

Historic and Cultural Resources

- **Are there any historic or cultural resources located on property?**
The year the buildings were constructed range from 1919 to 1938. They are located in the Western SOMA Light Industrial and Residential Historic District. One of the buildings, 165-167 11th Street, was identified as potentially eligible for the National Register as a contributor to a National Register district.
- **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?
No, the property does not provide linkages between existing open spaces
- Is this property part of an existing or proposed local or regional trail alignment?
No, the property is not part of a trail alignment, but is very close (within a few blocks) to the proposed Green Connections Route number 4, “Page, Stanyan to Market: Cedar Waxwing” and number 20, “Folsom, Mission Creek McLaren: Pollinators.”
- Does the property provide a greater opportunity for trails development for recreation or commuting?
Yes, this site does provide a greater opportunity for trail development within the Tenderloin Case Study of Green Connections. It is very close to a proposed Green connections route and could potentially connect to the planned green space.

Sun, Shadow and Shade

- Upon initial observations, does the site experience shade or shadow during daylight hours?
This site does not experience much shade or shadow during daylight hours.

Community Partnerships

- What is the maintenance plan for the future park on the property?
At this time, no maintenance plan has been developed.
- Who are our potential community partners for this property?
At this time, no community partners have been identified.

Challenges to Acquisition, Development and Maintenance

- Is it known if the acquisition of this property requires Eminent Domain?
The use of Eminent Domain is not necessary.
- Are there significant costs associated with the acquisition or development of this property known at this time?
The site is an area of intense development and will be expensive to purchase. The cost of demolition and possible remediation are unknown at this time.
- Would the property size present challenges to maintenance considering limited resources (limiting access to site for maintenance equipment)?
No, the size of the property does appear to pose challenges for maintenance or accessibility for maintenance equipment.

Health and Safety

- Is the property located near a notable and significant source of pollution?
The site is located close to major highways, but it is not located to a stationary source of pollution.
- Are there any known hazards on and / or around the property?
No, there are no known hazards around the property. As part of the due diligence period, the City will obtain Phase I, and if necessary Phase II, reports on the property to identify any known hazards.