

**PROSAC Meeting**  
**March 1, 2016**

**Chair:** This is the March Park and Recreation Open Space Advisory Committee. I want to thank all the members for coming and members of the public. We do have an agenda and we are recording this evening. We do have a transcript that we produce so again, for the record, because we will have transcribers who don't know you by voice please identify who you are and what district you're from for the transcript and minutes that are produced afterwards. I'll try to remind you if for some reason you do speak and don't acknowledge who you are so that later on we don't have a lot of unidentified speakers.

Tonight we do have a full agenda so we will keep to the minutes and shortly we'll go around and introduce ourselves. For the public we have blue cards. This is an official public meeting so you can speak. We have blue cards and the reason for them is to identify you in the minutes that you were speaking and to record your comments for the record. We do give you two minutes. If you'd like to have a card they are here and I will call you in order at that point in time.

On each agenda for the public we do ask for public comment so you have many opportunities to speak and included in that is general public comment for items not listed on the agenda.

We do have a new member and we will go around and introduce ourselves for the record and also for quorum recording. But Ken I'm going to skip over you because we're going to come back to you as a new member and what we normally do when we have a new member is introduce ourselves first and the district that we represent and then ask you to give us a little background of yourself and what your particular passion or interest is that brought you to PROSAC.

So will that I'd like to have us introduce ourselves for the recording, starting to my left.

**Les Hilger:** Les Hilger, District 1.

**Tom Valtin:** Tom Valtin, District 9.

**Mark Scheuer:** Mark Scheuer, District 8.

**Winnie Chu:** Winnie Chu, District 7.

**Jane Weil:** Jane Weil, District 6.

**Patricia Delgado:** Patricia Delgado, District 9.

**Richard Rothman:** Richard Rothman, District 1.

**Heather Fuchs:** Heather Fuchs, District 4.

**Jordyn Aquino:** Jordyn Aquino, District 4.

**Anthony Cuadro:** Anthony Cuadro, District 7.

**Richard Ivanhoe:** Richard Ivanhoe, District 5.

**Maya Rodgers:** Maya Rodgers, District 10.

**Kim Hirschfield:** Kim Hirschfield, District 3.

**Denis Mosgofian:** Denis Mosgofian, District 5.

**Nick Belloni:** Nick Belloni, District 2.

**Steffen Franz:** Steffen Franz, District 2.

**Chair:** Linda D'Avirro, District 11. And I would like to introduce our brand new member Ken Maley from District 3. Please tell us a little about yourself.

**Kenneth Maley:** Longtime resident, going on 52 years in San Francisco, and longtime resident of Telegraph Hill. I've been involved in San Francisco parks since the 70s, around Washington Square, Jefferson Square, I was one of the founding members Pioneer Park project—it was a project at Pioneer Park in the later 1990s and early 2000s. Our neighborhood got together and organized fundraising that was successful to the tune of a couple of million dollars to improve infrastructure at Pioneer Park. And just in case there is someone who doesn't know Pioneer Park it's the park upon which Coit Tower sits. It was donated to the city by one of the Fleishhackers and it's called Pioneer Park because it's a dedication to the early pioneers. It dates to 1876.

I've also been very involved in Washington Square which is one of the earliest open spaces—in fact it was one of the first three open spaces in San Francisco dating from 1849. It was Washington Square, Union Square and Portsmouth Square and fortunately Washington Square survived the unfortunate fate of both Portsmouth Square and Union Square that was an effort by some of the commercial interests of the city to provide more parking and in my subjective view it ruined particularly Portsmouth Square which to me is one of the most historic open spaces in the city. It is where the first non-indigenous peoples [unintelligible].

I organized the 50<sup>th</sup> anniversary of Coit Tower in 1983 and spearheaded an effort to have Coit Tower landmarked which was a surprise to me that a landmark was not landmarked. After that I worked with Mayor Agnos in raising funds for the restoration of the murals, the first restoration of the murals since the murals were painted actually.

Then in 2008 I organized the 75 anniversary and I'm not planning the 100<sup>th</sup> in 2024.

Also in Washington Square I was one of the members that organized the 150<sup>th</sup> anniversary and again worked on the project to have Washington Square landmarked which is a very unusual circumstance in the city in terms of having a park landmarked which has been helpful in many ways to the park. We would have had a garage for it not been for the dedication of then-Mayor Jack Shelley who vetoed the plan and it cost him reelection and it cost us two terms of Joe Alioto because they withdrew their support of Jack and put it all behind Joe. But it still saved Washington Square.

So I am very interested in open space and hopeful that I have something that I can bring to this group.

**Chair:** Thank you very much. With that our first item after roll call is a review of the minutes. You should have copies already reviewed if not I think there are a few. I would like to call for a motion to approve. So moved by Les and a second?

**Steffen Franz:** I'll second.

**Chair:** Second by Steffan Franz. So can I have a show of hands approving the minutes. All in favor?

**All:** Aye.

**Chair:** Thank you, that motion has passed. Do we have any public comments about the minutes. Being none, public comment is closed. Item 3 is the Chair's report.

Just a couple of item. The Community Opportunity Fund grants awardees have been announced, they've all been contacted. I'm sure Dawn will tell us that it will be one of the future Commission meetings but I know several people that were informed just in the last few days. So needless to say they're thrilled. It was a tough round as usual. We had I believe it was seventeen applicants for more than \$4 million of ask with only \$1.2 million to give out. So needless to say it was a tough call but I think the decisions that were made were fair and recognizing what parks and open space are all about and what the spirit of the Community Opportunity Fund is about. So Dawn will be talking about the specifics of that, I just wanted you to know.

I want to thank Winnie Chu. I was invited to go to the CDC Chinese New Year's luncheon last Friday and she invited me on behalf of PROSAC and we were acknowledged in the announcements too. If you haven't had a chance to go, and this is the first time I was asked to attend and I know it's open to the public, it's really a really nice networking opportunity but it's also a nice luncheon and anybody you've ever wanted to see is there. It's very inspiring, there was an award given to children of Sam Woo's restaurant and they were acknowledged. But there were some speeches, the Mayor was there, several Supervisors were there including your District 3 Supervisor I might add. It was a very nice luncheon with some interesting people at each one of the tables that have done a lot of things with parks and open space. I personally had a really interesting conversation at the table for the group I was with. So thank you Winnie.

The charter amendment did go to the Board of Supervisors and now is heading to the ballot. So it's still version four. I don't know if any of you know of any changes. When I read it it looks like the last version that we all saw and went over so unless someone has some information I believe it's in the same form that we had last time around but it does look like it's going forward and so after it gets on the ballot we can't discuss it at this meeting but certainly we can talk about it up until that time.

Tomorrow there's going to be a meeting at the Historic Preservation Commission on the Mother's Building. It's informational but nonetheless it's going to be talking about the subject that we have coming up here on an item, so I just want to let you know.

This coming year we do want to go forward and develop some plans and have some working groups to further discuss maintenance and how we would like to see maintenance projects go forward with the idea that the charter amendment will pass. So I think we still have a very strong role to take in that as PROSAC members. Hopefully in the next month or two we will have some working groups to sit around and go through what we believe is a good process. I know Anthony you're interested in that and a few other folks. We would like to see that happen maybe in the next month or two.

Also, the developments to try to get something to I guess it would be a resolution to have RPD included when developers start to design open space. So that's another working group that we should try to put together and hold up on because I think it's very important going forward, particularly with all the growth. And also keep in mind that there will be another bond in 2018 so between now and then we really need to design a process where no matter if it's bond money, building parks or developers building parks, Recreation and Park is part of that conversation so we have really good open space.

My final announcement is again next month is elections for the Chair, 1<sup>st</sup> Chair and 2<sup>nd</sup> Chair of this committee. So again if you're interested we will have elections on the agenda next month and hopefully several of you, all of you, will bid for one of those positions so keep that in mind for next month's meeting. Yes, Denis Mosgofian.

**Denis Mosgofian:** District 5. How much does that pay

**Chair:** Millions and millions. And you get a lot of parcels of land [laughs]. So that's it for the President's report. Are there any other comments from members about the President's report?

**Male Speaker:** I take it you're termed out?

**Chair:** I am going to step aside. I do want to let other people—I think personally I want to just mention and I'll give my speech with tears next month but we do have a full committee now and I'm not sure if Toby is still with us, I'm going to count her for purposes of this but this is the very first time since I've been on PROSAC that we've had 23 members actually holding seats. I think that's really remarkable and I have to say it started with Les and there's so much exuberance and commitment with this group I really want to see and develop some other people come up as I move off to the sunset. I think it's very important—I'll still be involved but not as

the Chair. I would like to work with mentoring candidates that are interested in being involved because it's really a privilege to do this. But it's also a lot of work and there's a lot of issues that we can participate in that I think make a difference and the charter certainly is one of them that I think we made a big pitch very successfully as well as the strategic plan and the failing playgrounds. So I think there's a lot of work to do and I think there's several of you I think would be excellent at doing a little bit more than the once a meeting. That's my speech for today, thank you.

I will open it to public comment. Any public comment on the Chair's report? Being none, public comment is closed.

Next we have Dawn Kamalanathan. Hi Dawn.

**Dawn Kamalanathan:** Hi guys, how are you? I think my goal is to have COF at the April Commission meeting because Karen and Jake and I are sitting down this month to just work through some remaining funding issues so that we can be accurate in telling people what our last two rounds will look like in terms of the grant-making.

The other major headline from the past month is the adoption of the Board—or of the placement by the Board of the revenue measure on the ballot as Linda noted. And then also we are going to award contract this month for the McLaren visioning process and we have awarded that contract to Conger Moss Guillard who we are very excited to work with, they're an awesome firm. So once we get them on board our hope is to roll out a specific calendar finally for how we're going to start that visioning process for the next few months and get that going.

We've also hired two new project managers—Levi Conover and Reem Assaf. They've started and they both will be working on Hyde and Turk Mini-Park and Levi is working on the Washington Square playground will actually be his project and Reem is also working on the Merced Heights Playground which are two of the first playgrounds of the failing playground initiative. We're continuing to work closely with the Parks Alliance to figure out—for those of you who don't know Parks Alliance made a public pledge adopting a \$10 million commitment of fundraising for the playground program. So we are spending a lot of time now sitting down with them working out what the in's and out's of that MOU will look like and what schedule that might operate on developing expectations that we can then share publically with other stakeholders. So those are the main highlights. Any questions?

**Chair:** Steffen.

**Steffen Franz:** Back to the McLaren visioning process. Can you tell us a little bit about—since this is such a large scope and obviously there's some money now to work with what does that look like as far as us like are we going to play a role in that, are you guys going to vision it to a certain point and then say here's some public comment, this is what we're looking for. How do you see that process?

**Dawn Kamalanathan:** I think one of the things that we started at the pre-bid conference I opened my comments by saying this is not a master plan, just making that really clear to folks.

So we're not going to be focusing on a master design like developing a very detailed vision because the 330 acres is kind of—[unintelligible] master plans are lists of things that aren't funded, that may take a while to deliver on and I don't think that's entirely true but for something like McLaren I think the risk of that is real. What we decided to do was a visioning process that was going to focus on a few very specific topics—one of the—and the most popular topic is connectivity and so this is the number one thing we heard from McLaren Collaborative and many of our other McLaren constituents that like the movement of people, bikes, dogs, cars, through the park and really developing a very clear hierarchy of paths as we call it, so really clearly identifying like these are the primary arteries, these are the secondary, these are the tertiary, these are how these different user groups can move around the park in a safe and coordinated fashion and also in a way that feels safe and allows people to be safe to like read the signs, right. One of the things that makes McLaren so challenging for your average park user is unless you really know it and you've already gone exploring you get in there and you're like I hope I can get back out again and two, I don't know what's here. It's very difficult to read that site. There's not a lot of visual cues.

You know, you walk into Golden Gate Park you're very quickly oriented even if you've never been there, you're like you get it, there's a sign there, there's clear—again, that hierarchy of connectivity is really clear so you're like well that's the main road. If I follow the main road it will take me someplace to [unintelligible].

**Steffen Franz:** And McLaren doesn't really have that.

**Dawn Kamalanathan:** It doesn't have that. So that's one topic. The second topic has to do with the entrances which is related to connectivity but making sure and identifying clearly like how each of the major neighborhoods can have a clear pedestrian access to the park because there are some edges in McLaren where you're literally on the street in the neighborhood and it's a twenty foot grade difference between you and then the park and there's no—again, visual way for you to easily figure out like how you might access that park. So really figuring out a series of entrances that allow for pedestrian access is another piece and then the last piece is identifying these points of interest, like what do we want the kind of programming themes to be for the park and how can we take existing features like the amphitheater or some of the natural areas or lakes as well as maybe create new points of interest that need to be developed. For me that's the group picnic area. Like the picnic area exists and then there's that space across the street that's kind of like what's the idea behind this space. So calling out points of interest and developing again some clear thematic goals for each of those points of interest and that I think will really give us enough of a blueprint to then make some priorities about where we'd like to spend the money that's in the bond and also hopefully guide other investments from the bond or philanthropy or whatever. I think that's really our intent.

So those are the topics that we'll be tackling. In terms of the process we wanted to try to do—it's going to be I think a lot of workshops. The way I think of it is kind of the three-ring circus metaphor but in this case there's going to be a central show that anyone can plug in at any time but we're going to have focus groups, smaller rings, where you're working through issues around mountain bikes and trails, there will be a focus group around playgrounds and parents. There will

be something around dogs. We'll try and develop those different themes and have those conversations running in parallel.

So it's going to be complicated from a process perspective but also I think rich. I'm hoping to have a different kind of conversation that we do normally and I think also the other thing we're bringing into this is that if we started having meetings tomorrow we all know who would come and I like all those people but we want to reach out to users who aren't using McLaren and tap into those audiences. So we're also going to be planning on a lot of activation activities at the same time and using those activating events as a way to also touch more people and get feedback and invite them to participate.

So we thought just as our sneak preview of everything from in the 70s there was a soapbox derby in McLaren that was run with SFMOMA and I think that would be adorable to bring back, that would be a nice kind of thing to do. I think it would be really cute to get all the schools and artists and say we're opening Mancel, it's going to be a road that has pedestrian access but use a soapbox derby as maybe one of the first events.

One of my staff Alexis Ward thought about organizing a triathlon in McLaren and using the MLK pool as the swimming portion and organizing swim, bike ride. I thought that was kind of a fantastic idea, it would be a super fun thing to organize. There's the Nerds for Nature and the Bioblitz piece. One of the things we want to launch the planning process with a field day and the field day we hope to make an extended park-wide treasure hunt that is about experiences in McLaren and using that as a way to organize people and particular in what we're doing.

So we have a lot of ideas about fun activation activities as well that we'd like to do to bring people into the process and introduce them to the park in a structured way. Like if you're bringing your kids to McLaren to participate in an event and as part of that event we're orienting people to the park, I think that's a very powerful introduction. That's for me was like philosopher's walk when I went. I was like oh, there's a way to get around this place that's predictable, safe, enjoyable, and I think more of those experiences would be helpful.

**Steffen Franz:** That's a great answer. I guess what I would say is it's a really important project for you because it's not a make or break but it's like you're reinventing Golden Gate Park, you're going into a huge open space and you have the opportunity to make huge impacts. I know from being there quite a bit that there are certain areas underused, there are certain areas that don't feel safe, and I think the biggest pictures activation, is people just knowing in the time that we've been doing this event I feel like tens of thousands more know once you get out there and you start really getting people into that park and seeing the experience they can have, it's huge for Recreation and Park.

**Dawn Kamalanathan:** It's huge. This is actually personally my favorite project.

**Steffen Franz:** We can hear it.

**Dawn Kamalanathan:** I think as we think about open space and all the growth that's coming to the city it's not just about buying new parcels—that is super important—but we have some

properties that need to be activated and McLaren is going to Golden Gate Park for the eastern side of the city and we need to think about it that way. And I also think that more of the themes that's come out in the conversation is that no one is looking to development McLaren, we want to organize McLaren but it's natural assets is the universal theme, everyone says that is the core part of the identity part and what makes it special and I think that one of the things I also told the landscape architects who were bidding on this was that you can think of the whole park system as organized on a spectrum with Golden Gate Park on one edge and McLaren on the other of kind of wild to highly formal, nature reclaimed and converted, to San Francisco's natural heritage as it was and I think we really want to respect that continuum and keep that kind of natural tension between those parks in terms of their identities. I've very excited about it and we will of course keep you apprised and invite you to participate in all these different conversations and I encourage you to do so. If you don't know McLaren that well it's definitely worth getting to know. It's the coolest. You're in the city and you're out of the city.

**Chair:** We have a hand from Kim followed by Tom.

**Kim Hirschfield:** Kim Hirschfield, District 3. Thank you for that fabulous update, it's so exciting. So I'd like to hear a little bit more about Washington Square Park and what the timeframe is and what you guys are planning to do there.

**Dawn Kamalanathan:** Yeah, we're working on some of that ourselves right now but the main scope of work is to focus on the playground right now, at least from the Capital Division. So there was a playground task force about a year ago that—there's \$15.5 million in the 2012 bond dedicate to tackling some of the worst playgrounds and in that process there was criteria developed and then playgrounds were ranked and Washington Square was selected as was Merced Heights which is the other one we're choosing right now. It's two of six playground that we're going to move forward. So we've assigned a project manager. Right now he's negotiating with DPW around fees and services and once that's complete we'll be going out to the community to say okay let's work on developing an outreach schedule and here's the overall schedule for the project.

It roughly takes us about two and half to three years to deliver a playground from this beginning moment to the ribbon cutting. So that's the high level schedule but I would really assume that probably within three to four months we'll be out if not sooner working with the community to start thinking about preliminary concepts for the playground and that generally that concept planning process can take about six months to get to concept approval.

**Kim Hirschfield:** Thank you.

**Chair:** Tom and then we'll have Ken.

**Tom Valtin:** Tom Valtin, District 9. I'm curious what the timeline is for realizing the vision that Recreation and Park comes up with for McLaren as contrasted to the Lennar mega-development. Are you planning to have the park work done before that huge development comes open?

**Dawn Kamalanathan:** Oh, we should probably have a bigger conversation about what it means to have the park be done. I think that I hope to expend the roughly \$10 million that's been allocated to McLaren in the 2012 in the next three years, that's our general timeline. So the Lennar development is moving in many phases. This past year the first house opened. So I actually can't speak to the vastness of the Lennar enterprise and when they'll be done but we do want to spend this bond money in the next three years and particularly really get some stuff underway before we're coming back to voters in November, 2018.

**Steffen Franz:** Just to add to that. I think the number we heard that they needed was in the \$57 million range and they've got \$10. So finished isn't even a discussion, starting is a discussion but without the other \$47 million.

**Tom Valtin:** It's always a work in progress.

**Steffen Franz:** It's a really long vision but it's great that Dawn is willing to take that challenge even though she'll be 70 or 80 when they finally finish.

**Tom Valtin:** That will be a heavily used park.

**Dawn Kamalanathan:** It will be. It's one of the weird—and this is actually one thing I would like, we don't have to do it in the meeting but if you guys have thoughts is McLaren is—there's a lot of attention right now being paid to India Basin and some other projects that are going on Schlage, etc. And I think those are all awesome and deserving of that attention. But it's really interesting, like McLaren's own branding problem keeps it from taking off and that's one of the things I'm hoping to fix with this is really identify a couple of key ideas that we can use to explain McLaren to the rest of the city so that it does become heavily utilized just even within the surrounding areas.

**Ken Maley:** Ken Maley, District 3, another Washington Square query. I've been dogging your colleague Marvin Yee for several months to find out the results of the PUC-RPD on water conservation and whether or not at that point it was to be delivered last year and it's still being pushed further out and the question for Washington Square is will Washington Square qualify for one of the ten irrigation or water conservations projects.

**Dawn Kamalanathan:** I haven't seen a report. It's a good reminder, thank you Ken. And so let me also nudge Marvin a little bit. If it's being done by the PUC it's somewhat out of our control but I will certainly at least get a status update on where that process is. Thank you.

**Chair:** Anthony followed by Richard Ivanhoe.

**Anthony Cuadro:** Anthony Cuadro, District 7. We had talked an update on the failing playground stuff. So that's two of them into the process. And then there's the next four we're looking at as like—

**Dawn Kamalanathan:** June is when we're thinking about starting those. We had originally said—so the next four are Alice Chalmers, Panhandle, McLaren and Sergeant John MaCaulay.

We had thought that we would maybe start Panhandle and Alice Chalmers in March but actually given the way that the fundraising campaign is moving we have collectively agreed with Parks Alliance to push Alice Chalmers and Panhandle option and start to give us time to work out our MOU with them and figure out if there's a way to again start using some of the fundraised dollars now towards this first batch. So that's exciting and I think that opportunity has made us think okay let's push, let's start the next four in June to stretch the bond dollars as far as we can.

**Anthony Cuadro:** Any idea if any of that next tier will be at this point?

**Dawn Kamalanathan:** I don't think I'll be starting anything on the next tier this year using playgrounds bond money. Now West Portal and Recreation and Park and in a partnership conversation. They're very close to meeting their fundraising goal. If they do we might be able to start that one but that's the only—and Golden Gate Heights is also making a little bit of progress here and there, Buchanan also is picking up some pieces and Jury Commons also has some pieces coming together. So for the second tier it's really dependent on if there are fundraising efforts that move ahead outside of the campaign, the official Parks Alliance Recreation and Park campaign we might be able to start them earlier. Right now West Portal seems closest to meeting that goal and if they do meet it then we'll assign a PM and get started on it. We've been talking with them about getting a donor recognition plan and concept plan in like April or May.

**Richard Ivanhoe:** Richard Ivanhoe, District 5. I had the same questions.

**Dawn Kamalanathan:** So acquisitions there is not a new status update other than the fact we're still looking at the same two properties in District 6 and going back and forth in negotiations about them.

**Chair:** Dennis.

**Denis Mosgofian:** Denis Mosgofian, District 5. I thought it was done to one, is something not working out with the second property, isn't that what you said a month ago or something?

**Dawn Kamalanathan:** No, there's negotiations on both of them but it's not that something hasn't worked out yet, it's really about timing. One of the properties we had the opportunity of going for like 20,000 square feet but there's multiple parcels so it's a complicated negotiation and coordination issue. On the smaller piece we're negotiating around the size and placement of art.

**Denis Mosgofian:** Otherwise it's a go?

**Dawn Kamalanathan:** Otherwise there's certainly resources and will and what the Commission and the board decide is up to them but we are certainly doing our due diligence in putting together a package for their considering.

**Jane Weil:** Jane Weil, District 6. I think what you're referring to is there's a second—the smaller parcel has a second piece that at one point was out of play and is back in play.

**Dawn Kamalanathan:** The building piece.

**Jane Weil:** So the good news is it's back in play but we don't have anything set yet.

**Denis Mosgofian:** We're planning to keep the building and use it?

**Jane Weil:** I don't think that's been decided yet.

[simultaneous comments]

**Chair:** I think the only comment I was starting to make was that if the charter amendment passes we'll have more years on the Open Space Fund which can then enable us to use that to buy more properties. Yay PROSAC! I see Ken has his hand up.

**Ken Maley:** Ken Maley, District 3. Are you at the end of your presentation?

**Dawn Kamalanathan:** Yes.

**Ken Maley:** I just want to make a note for the record that I've known Ms. Kamalanathan for a long time and continue to be impressed with her command being able to field such a wide variety of questions and issues and put us all off for five years.

**Chair:** Is there any public comment? Being none, public comment is closed. Thank you Dawn. Item 5, Dawn again.

**Dawn Kamalanathan:** I just want to acknowledge and extend my appreciation to Denny Kern coming back for his second guest appearance at PROSAC over the past year. It's the year of Operations at PROSAC. And Toks Ajike, a special guest. Denny is here because last time I wasn't here and that seemed to create a little bit of a dynamic of well Denny said [unintelligible] are never both here and Toks is in addition to the project manager for individual projects in the Capital Division most notably a number of problematic swimming pools that he's also in charge of overall construction quality across all of our projects and he provides [unintelligible] and technical assistance about managing contractors and reviewing good documents and also when stuff goes wrong helping to advise on what our set of legal remedies might be that we might pursue against contractors and I know that seemed like that was one of the themes or questions.

So I don't have much of a presentation tonight. I brought back the orange bubble dot diagram that Denny had last time. Does anyone need a copy? The materials are not different from what Denny presented last time so I just thought that we could—this would function more as a question and answer based on things that they wanted to cover last time and that we couldn't. I can just do a high-level overview. Toks Ajike says that closeouts start on the first day of your project. So very important, a very good answer.

**Male Speaker:** Very unique answer.

**Dawn Kamalanathan:** Totally accurate. This is what I like. Like I say closure is a value and Toks says closeout starts on day one. This is what it means to be a project manager, relentlessly bringing things to closure. And so what that means is it's actually very important to keep the end in mind as you're moving through all of your issues because project management is from day one to the end and oftentimes even after you think it's the end you keep going. It's nonstop multi-party negotiation. This is really in addition to the technical skills that PMs have the thing that differentiates an okay PM from an excellent PM is the ability to really maintain a very complex multi-party negotiation throughout the project and for each one of the stakeholder groups that we deal with, whether it's park users or our own Recreation and Park operations staff and the contractor, the delivery team, there are different legal relationships between the Department and each one of those groups and different expectations about what we're supposed to provide them and what they're supposed to provide us. And so that's kind of a high-level summary of what this process is about. And closeout is kind of oftentimes is the last buck it's our last set of issues that need to be negotiated and I think one of the other general rules of thumb around these projects and how they work is that at the beginning of the project lots of leverage because you're holding almost all the money. End of the project diminishing leverage across many issues but also much clearer sense of remedies once you get to know for the things that really matter and are most problematic. Those are kind of like the overarching principles for what this process looks like.

So with that I'm just going to open it up to you guys and you can ask any one of us.

**Chair:** We have a question of course from Steffen Franz.

**Steffen Franz:** Steffen Franz, District 2. Thank you so much for coming. This helps us immensely because now we get to hear everybody's perspective as opposed to one or the other. I think that first thing I'm going to ask is the last question, who actually signs the piece of paper that says this is done? Whose responsibility between the three of you when there's a situation whatever situation that might be, where does the accountability lie? In other words Denny has to take control, he says us, he has to basically live with whatever the outcome is and that might be speculative. I love the idea of planning for everything but in my business as in other people's businesses you can't plan for everything and I think the majority of the problems that happen are things that happen because they happen not because you wanted them to happen or was underpaid or under budget. The cold question I asked Denny which he couldn't answer is do you know going in that the retention will not be released based on them not finishing the work? In other words have you accepted the fact that certain contractors will say they'll do it all but know in their budget that last bit of money will never be collected and they will never actually finish the project. That's just a simple—I'm just asking that question.

**Dawn Kamalanathan:** It's a slightly more complicated question. I mean it's a simple question about a very complicated relationship. So we have not accepted that as a fact in terms of accepting it as okay. It is the legal tool that is available to us to have a retention. So for folks if you don't know this, at the end of a contract we hold back a certain amount of money as that last piece of leverage to be like all these—because there's always little issues. The latch doesn't work, that didn't take, that plan is dead, this happened. There's a whole bunch of little things that still need to be done at the end of a project and so we'll hold on the last bit of money called the

retention. It is stuff that occasionally contractors are less concerned about that last bit of money but that does not diminish in any way our continual nagging under our legal rights to pursue what is owed us. It makes it harder and I do wish that it didn't sometimes take six months or eight months on the worst offenders.

**Steffen Franz:** Or never at times.

**Dawn Kamalanathan:** That's pretty rare to have something be never. Late is kind of common and also some of that candidly is that we don't exactly have—there are a few contractors that [unintelligible] it isn't that we have a stable of twenty contractors who are bidding on our projects and who we're rewarding. It's more like five to six and so the good of that is that we have long term relationships with these folks that everyone wants to keep it to a point of like we want you all to continue to be able to work together on the next job which is a strong incentive in and of itself but it also means that because there is going to be a next job the pressure to close out the one before it the urgency of that gets blurred as you are finishing one project and starting another one for the Department right after or ever before you finish one all those relationships. So it's a super complicated multi-party negotiation but I don't think it's never that often. I'll give an example of Kezar triangle and then let Toks talk because I'm sure he has dozens of examples, but Kezar triangle the path work was—I'm trying to be careful about what I say on the record—it didn't work, let's just put it that way. The path didn't take. It was crumbling, the material shortly after it opened and we knew that was not what it was supposed to look like. We had to wait until the end of the summer. We had to wait like four months for the weather to clear up for workload issues to resolve themselves on the part of the contractor to get them back out and do it but we—they did it and took care of that issue.

So that's pretty typical. We spotted the issue, there's [unintelligible] we're going to get to it, we figure out a timeline and we keep on them to come back but Toks what do you think?

**Toks Ajike:** Right. The way it usually works is when the project is almost done and we do sort of what we call a walk through, itemize offsetting work or disputed work that is not completed and in most cases what we also do is we assign a value to that work and we owe that money times 150 percent so let's say it's—the work is \$6000 that 150 percent of that work so that he gives them an incentive to want to come back and do the work immediately or come back and do it. There are certain instances where scope is added to the project, it makes it a little more murky because we've added to the scope of the work and the contractor is also trying to do his contract work and his scope work. So you lose some leverage in that conversation and negotiation. But we are tenacious in the way we go after making sure that the contractor actually does the work and before we actually release the money, before it gets to them we meet as a team—which means the contractor, the design team, the project manager—saying okay is this work done? What is outstanding? The tracking, the punch list items. If there's items on that list that's not done we're not releasing any money.

**Steffen Franz:** Are you saying that if items on that list period aren't done, so that could be the last little fence isn't done?

[simultaneous comments]

**Toks Ajike:** I wouldn't sign off on it.

**Steffen Franz:** Okay because I mean I guess part of my question was just to ask you guys in your mind again we know that this isn't a premeditated idea, that you're not going out there saying—but say there's a contractor pool of five contractors and you have leverage at the beginning of the project, in reality you're saying no you have to live with them no matter what so my question to Denny which he didn't answer nor would I expect him to is there a black list? Is there a list that says we can't use these guys because time after time they walk away from the retention and they leave 27 things for us, for the yard to fix as opposed to what was in the contract?

**Dawn Kamalanathan:** So I think there's actually two responses. It's a two part answer. Legally we do not as a city we do you know it's low bids governed by chapter 6 part of the code which talks about how we award contracts. There is not a formal contractor evaluation process that allows us to give someone a grade like that person is an A contractor and this person is a D contractor and that impacts the scoring or the award of the contract. That does not exist. Some cities that does exist. The Controller's Office has actually been looking into a way to create a neutral objective feedback scroll which is very difficult that could be used to feed into the award process so that there might be some day in the future a way to give someone a ten point discount or reverse ten point penalty for poor performance over a period. So that's one part of that answer.

I think the other piece is what Toks was talking about, this idea of the punch list is also very specific because I think a lot of the perception around what's getting done and what isn't getting done is not about what the contractor is delivering under the contract we established with them but rather these add scope items that the community feels just as strongly about and might perceive to be failure of the design effort or just an innocent oops, didn't think of that. Or we've always wanted those five tree done and you're like yeah but actually that wasn't in the base contract. And so we oftentimes do try to add scope to tackle those issues to leave people a satisfied customers. But that is very difficult, that's a totally different enforcement, very difficult to enforce around those add scope issues as opposed to what's in the base contract and I think there's a big perception issue there and I own the fact that as we're communicating with our stakeholders I don't think we do as effective a job as we could in differentiating between okay, here's the things that the contractor is responsible for providing under the contract we established with them and here's the other six things we've asked them to do because it makes sense and it's right for the project and we didn't notice it until later. Or the community has shown up and said well why didn't you think of this and we're like that's a good point or okay we're going to have to do this and those are two separate to-do lists and one of them the contractor is legally obligated to provide for us and we really can hang onto and the other is more of an ongoing negotiation about work.

**Toks Ajike:** If I can add to that. You asked if there was a black list. I would say there is a diligence list and what I mean by that, there's a list of contractors that can work. We are working to one, make sure the ability to work per the contract documents and we're spending a lot more time with them with our eyes wide open and we have resources at hand to make sure that they do the work for contracting. There is that list, I can tell.

**Dawn Kamalanathan:** I would just add one other metaphor for all this is that under the law and in the system we're working with, again, there's two real points of leverage. One of them as it flows throughout the project and that is around the money and tasks and scope of work and the leverage really ebbs and flows back and forth every day between what time of day it is, what we're working on, what shoes are on the table, just constantly doing that.

The other one is kind of a nuclear option. We've done it once or twice and that's when there is such a basic violation of failure to perform that we sue that contractor. So we did it over Ocean View [unintelligible] where we hung in there and we did, we sued them, and we got a settlement. And we've also done in that same project there was something called a voluntary debarment where the architect we all agreed not to work together for a little while. You can debar someone involuntarily but wow, you'd better have a very tight legal case. It's very high bar, we've not done it the whole time in the thirteen years that I've been here. I am not aware of an involuntary debarment where we've got after someone. But we have gone to the point of we have sued people, people have sued us. Contractors have sued us and we have prevailed or in some cases had to settle as well because it's very complicated. It's not very clear cut. There's a whole field in construction management around understanding the critical path and which pieces generated what amount of delay and how much money and those people—airports, really huge projects make use of those kinds of folks all the time as they're trying to settle out these issues you know for a small project we're probably better off working something out.

So there is that option but that's a very powerful and very focused option. You can only go there once. Once you've gone there there's no coming back.

**Toks Ajike:** There's like an in-between tool that we have used and for confidentiality issues I won't name the project. One is there was a big project I was working on, the contractor was problematic and what I did was I wrote a letter to the performance bond company that was over the top. That really woke them up. We're having these issues, it was very factual and he couldn't really sort of—the facts that I put forth were facts where he couldn't really come back and say it was dispute or not. [unintelligible] and we ended up finishing that job. I usually don't go there but it's a tough one because what it does is—so the rest of the project, the project becomes much more difficult because now the cost for them doing work is much more, much more expensive so I'm very careful when I take it to that level.

**Chair:** I have Les, Denis and Pat.

**Les Hilger:** Thank you Steffen for the retention question because that was educational. And I just wondered, the 150 percent of the cost is that a standard business practice? It is? It's just what everybody else does? Okay, thanks.

**Denis Mosgofian:** Denis Mosgofian, District 5. When you mentioned the scoping my experience is that you make an agreement with a contractor when you expand the scope of the project. If you guys enter an assigned contact.

**Dawn Kamalanathan:** Absolutely.

**Denis Mosgofian:** I know, my brother has done a lot and he says it's always—when you're doing that punch list it's really a pain in the ass, you have a lot of work to do and a lot of resistance. But I've never quite understood why the resistance comes up but how do you make that process work? I mean if the guy is so excited why wouldn't he just perform the work because it delays him to get to other jobs?

**Dawn Kamalanathan:** Never performing is very rare for us, it's more negotiation around timing and resources. So like you're at the end of the job, you have your punch list things and you've also asked him to take on maybe five other things to do and they've already picked up three other jobs last month and they have plenty of other things that they are running their own books trying to come in and pay everyone and deal with everything. So they're doing you a favor as much as you're paying them.

**Denis Mosgofian:** But they agreed to it.

**Dawn Kamalanathan:** They do but you have to be a little bit—

**Denis Mosgofian:** Because it's at the end.

**Dawn Kamalanathan:** And because they're helping you out too. Like you're asking them to make trades like because they could also—I mean they could say no. Sometimes then saying no is actually harder for us in terms of getting the project done, right, then what we have to go find someone else to do? Put it out to bid somewhere else? Ask the yard that's already busy? So it is a contract we're both agreeing but we're also agreeing in the spirit of good faith partners who are trying to make it a win-win for each other. So that's important. To that end also Mayor Lee who comes from—you know, was the Department Head at the Department of Public Works, he has championed a partnering program that basically uses trained facilitators to meet when you hire your contractors for any job that's over \$100,000 as part of that project budget you actually now are paying for a few sessions with a facilitator trained in construction delivery who brings the whole team together, talks through roles and responsibilities, talks through what the conflict resolution ladder will look like, like what are the things the RE and the architects figure out on their own, when do you get to the GM or when are you talking to Dawn and Edgard.

**Toks Ajike:** Development project charter.

**Dawn Kamalanathan:** Yeah. Develop your project vision. All of those things. So that's been something that the Mayor has really championed because especially on small projects or big projects when there's drama there's drama, it's not the different. It's about money, that person was mean to me, I think that person is an idiot. And so having these trained facilitators can be helpful. There were points during the Mission Dolores project where we have some very complicated family meetings with the facilitator to just talk about how to we were going to get to the end. And these are in many respects honest disputes. These are not places where people are trying to blow it all up per se. But it is so complicated and filled with financial and legal risks for everyone that it's impossible for it not to feel loaded, honestly, at one point or another. It's going

to feel tricky and complicated for one person or all the people at certain points and it's helpful to have a facilitator who is trained in the industry to help resolve those issues.

**Toks Ajike:** And to add to what you asked, in terms of when you put constructions documents it is very clear to us what the scope is but it is also possible that someone else might lead it in another way. That's sometimes where the disputes comes forth, say oh we really did not read it like that. We read it that way. So that's why we try as much as possible to keep the drawings as clear as possible but there's no such things as a hundred percent clear, there's always dispute.

**Dawn Kamalanathan:** And you can run into things like unforeseen site conditions where like all right now we have to sit down and figure this portion out again and my problems solved with a group of people over a period of time. Again with all these complicated people and financial relationships that's not a straight-forward undertaking.

**Chair:** My question is with regards to add-ons. Does the contractor give you a change order that then increases the cost of the project?

**Dawn Kamalanathan:** Yes. That's actually the way that—you know Denis was saying when you talk to them you have a scope, redo it, the change order is the way that we offer that.

**Toks Ajike:** That's an important document to do.

**Dawn Kamalanathan:** We also so you guys know have a team of attorneys who advise us on this stuff.

**Chair:** Anthony and Richard Ivanhoe.

**Anthony Cuadro:** Anthony Cuadro, District 7. I'm trying to remember part of our conversation with Denny from last time that seemed disconcerting to some of us where a project gets handed off and there's still issues and some of those issues of cost then come out of his budget. That was a part of a conversation that we were having, maybe you guys can remind me, but that seemed troubling to the group at the time. Is that a common occurrence? It didn't seem like it should be.

**Denny Kern:** I have to say like last time in December and this time too I love your questions because you ask the questions that are always in my internal world here because everything is black and white, you know, has a beginning, middle and end and my real life doesn't track that way, it's all murky and there's several things going on at the same time. So Anthony it's very situation dependent. Sometimes we get to that very clear end and we move on. For operations we have—because we're receiving the project and the process that Dawn has been describing and Toks has described is ongoing. There are a couple factors that come into view for us. I mean, you're looking at Delores Park—oh the park looks done, why aren't you opening it? So the public wants their park back which is a reasonable expectation. The Supervisor wants the park reopened in his or her district, reasonable expectation but the root zone on the turf hasn't completely hit yet but you can't see that or all the trash cans haven't been surface mounted but there's enough there right now. And so all of these pressures come into play to let's get the park

open, you're substantially complete. You'll work off the punch list and I'm going to use the N word again, the negotiation thing is what it before.

In my perfect work and Operations staff perfect world I'm not going to open the park until it's all done and we can't. The visual doesn't speak to that at all—and that's a long answer to your short question. More often than not it's really hard to say. It's very situational dependent because we can do a lot of stuff because you know it's very minor but this major infrastructure is still not complete and there's the pressure to open and we'll do what they call a soft opening, I hate that term. The public has been enjoying the park and then they start experiencing things aren't quite right, we're still working with the contractors but it looked good enough to open. So yeah, there is not a clear answer.

**Dawn Kamalanathan:** There is also I think in addition to that case where like again where we have to open it where maybe before it's fully like say cured or established there's also situations where a lot of what's delivered at the park is under warranty and so to the extent that something is covered by warranty it doesn't come out of Denny's budget. We then go to the vendor, we say by the way this is still under warranty and the sod failed or this playground piece of equipment broke or the XYZ. So we do that quite a bit but there is a case where like two years later something breaks and then we have to make the decision about if it's a major expensive repair, a system thing where we're this was a real failure of installation, a failure to perform, we will again reopen conversations with that vendor or with the contractor to try to figure out what the source of the problem was and seek a remedy of some sort.

But there are a lot of little things where the warranty has expired and it's like do we want to get it done now or do we want to get it done a year from now? And in that case to serve the public Denny's staff will often be like for God's sake fix it, especially if it's a little thing.

So I think these are some of these gray areas where there's what you're entitled to but then the pragmatism of wanting to serve the public, keep facilities open, keep things moving along, you know creates an incentive for us to try and solve problems on our own and that's something that actually the service manager do out of a real sense of—and the yard—being just troopers about it. But that's one of those circumstances under which that might happen.

**Chair:** Richard before you speak can I jump in there on that? On this warranty issue you're not suggesting that the warranties expired before the park officially opens? You don't have those kinds of short warranties.

**Dawn Kamalanathan:** Not before it opens but like a year after, two years after. Here's the thing too honestly because a lot of time people are like stuff happens two years later, it's broken and it's very easy for someone who wasn't involved in the project to be like it was like the [unintelligible]. Sometimes and a lot of times it's like well you know what 30 million other things. It turns out those stone features we put in the playground have become the most popular parkour training ground in San Francisco, unanticipated use and maybe we've got a different set of problems. So it's not the warranties don't expire prior to us opening. Two years later, three years later—

**Denny Kern:** Sometimes it is the expediency thing. We claim warranty, the warranter says no it's not and then we get to the tussle about well was it poor workmanship, was it product defect? And then you're going back and forth and meanwhile the thing is still broken and we're not meeting the public's expectation. So the yard will just roll then for expediency sake, let's fix it and we'll move on. It is a little bit of an opportunity cost to keep the park running for the public.

**Dawn Kamalanathan:** Because all the warranties operate under a very critical condition called normal use. So many of our parks kind of operate outside of what many people would call normal use. So that's something too. Like for Mission Delores we let the grass grow twice as long in the establishment period as we would have in any other project because we were so conscious of what was going to happen as soon as we opened it. I would love to be able to do that on many of our other projects but again the demand to open is so high. In this case the thought of a failure was higher than the demand to open which is very rare. In most cases it's just like open it and it will work itself out.

**Toks Ajike:** I was going to add there are instances where we call the number at the back to come and fix work that's been done during the warranty period, so it happens a lot.

**Steffen Franz:** I know it's Richard's turn, I just wanted to follow up on this topic. So let's take something simple like a sprinkler system in a park where the gardeners in that park aren't well trained even though it says in the close out that they will be trained by either Operations or the contractor but that doesn't happen and all these areas get marshy and then the turf fails and it's a systemic problem that comes from a lack of training rather than—and again I'm not saying that's every time, I'm not trying to point a finger about any specific instance but there's an example of it's no one's fault, it was no one's expectation it just want a misstep between caps and Operations.

**Toks Ajike:** That's a good point. I think it's actually very rare now whereby—at least in the last 2008 mark—where we put a very sort of strict process in place whereby we made sure as part of the punch list of the closeout process that our staff is straight. In some instances we actually take the training so that if there is a different group that comes into that rec center they can watch that CD somewhere. So that's how serious we take this. In fact I think it's actually very rare where we're saying—maybe it happens whereby there's a new sort of person that comes to that area that wasn't part of that training when the project closed out, it's possible yes.

**Dawn Kamalanathan:** Especially over many years. I think one of the things to keep in track again is that you're talking about the project opens to the public and what happens in the year and a half, two years after that. I think it's pretty rare to see those kinds of system fails now but you go out five years and you're on your third crew maybe or your fifth park service manager and some stuff is going to happen like that. But again I don't see it so much as it's a system fail. I don't think it's like one of those things to your point that stuff happens, like if we were all resourced at the place where you had one person—we do have a few of those, we have like Tim Figueras has been working at Gene Friend rec for like thirty years, that's pretty rare. You do have those but you also have like poor Steve Cismowski has been park service manager I swear to God for like half the system at this point and he does an awesome job but as those kinds of

transitions are happening sometimes that can be difficult to make sure that full knowledge transfer happens. So we both acknowledge it does happen sometimes but again it's not the rule, it's an exception.

**Richard Ivanhoe:** Richard Ivanhoe, District 5. Do the community and other stakeholders have a role in developing change orders or is that entirely between the Department and the contractor?

**Dawn Kamalanathan:** It's between the Department and the contractor.

**Chair:** Anthony.

**Anthony Cuadro:** Back to what I was asking about. If there is something that does come down the line and Denny's group ends up taking care of it and what my concern is protecting his funds the little budget they have to work with, all the different parks, if a project within that same bond or group of projects comes in under budget is there a reimbursement to the yard for the work that they did?

**Dawn Kamalanathan:** No.

**Chair:** I want to add on that too.

**Dawn Kamalanathan:** There's a color of money problem there. There's rules about how bond funds that are expended that are fairly strict and so if the yard is repairing something [unintelligible] rather than part of the original capital project bond dollars have cannot—you can't just transfer money to the yard to pay guys for time they spent on something later.

**Steffen Franz:** Which even though it was part of a capital project you're saying it can't fund itself.

**Dawn Kamalanathan:** If it's part of the project that's fine but it's after the project that this stuff is happening so that's the project.

**Steffen Franz:** So we have to wait for ten years for it to become deferred maintenance and then they can use some of that money for that.

**Chair:** I think Dawn that the context of that was that immediately—and one of the complaints I get is the project just finished last week and the bollard already fell over, that bollard that's attached to those chains they all fell over for whatever reason and we asked Denny and unfortunately once its signed off its not yours anymore. And that was part of the additional question that we raised which is wait a minute it just opened, you signed off on it and what do we tell our people, our neighbors, is it a bad choice of product? Because it's low bid is it cheap installation, is it cheap project, what is it? But why is it that Denny now has to pay for this thing because it's signed off on and it's within a month, we're not talking about a year.

**Dawn Kamalanathan:** That's trouble to hear that because that's not a cause-effect relationship.

**Chair:** It has happened and we've heard this more than once.

**Toks Ajike:** If it's within a month I can sort of guarantee you that we're responsible and usually that becomes a leverage for the contractors to come back and fix it. If it wasn't due to vandalism or anything else usually they'll come out and fix it. If it's maybe two years ago and we call the contractor to come out and fix something, they come out and look at it and say how do you know this wasn't vandalism. I can see that happening, not a month. If the month ends and it's broken 99 percent of the time we still owe them a lot of money.

**Chair:** After a month, 35 days, 40, forget it?

**Dawn Kamalanathan:** No, for like six months we've still got some money laying around but again I think there is—candidly I think that all the problems that people have to fix every day I think you try and pick because there is a process that folks need to go through and not everyone is aware throughout—like Denny's operation is deep. Like mine—I have twenty people, I am talking to almost everyone one my staff at least once a week and many of them many times and it's very easy for the work to get out. For Denny's whole operation the park service managers I feel like know that they can call the PM and get some assistance and many of them do. Like Jake and Toks are getting phone calls all the time from park service managers saying hey can you help me recover some service on this through the warranty. Can you help me troubleshoot with the contractor. Can I tell you this thing isn't working anymore. That's happening all the time, we're doing that all the time for park service managers. But sometimes the lead gardener at a site, the recreation staff person, they may not fully understand what the resources are available to them to tackle some of these issues because I certainly—I've actually you know it's funny in such a large operation particularly when I first started working at the park I could go places and people would not know who I was. And like have casual chats with folks. And there was an astounding amount of misinformation and I couldn't be discovered out there about how to remedy the problems that they were dealing with and the causes of some of those issues.

I had people be like you know the problem with this building is that it didn't get a certificate of occupancy. I'm like are you fricking kidding me? Absolutely we had a certificate of occupancy but again there's a wide range of understanding and kind of grasp of these legal relationship and what the remedies are for these problems and so I'm telling you if that is happening you can call me, you should call me.

**Chair:** Good to know, Steffen again.

**Steffen Franz:** I'm going to try to wrap this up because clearly this has turned into a much bigger topic and there are other people waiting to talk on other agenda items. I think the question I've been waiting to ask and it's a simple one and hopefully has a simple answer, I asked Denny a question when he presented to us about how involved operations was with capital decision-making. How involved is capital with an on the ground project. For example a drainage project, where is the project manager during the initial days of that project? Is the project manager in

discussion with a parks services manager about displacing stakeholders? Before fences go up is there somebody from the Capital Division available to the Operations people to say hey we're going to put this fence up over here and we're going to direct people to walk over there? From my own experience there are no green vests, there's no one to talk to except the contractor at the site, the contractor looks at you like your bananas because guess what, they don't know who I am either and I am easily somebody who can just take a few pictures. So my question to you is whose job is it to go there and look at what the work they're doing or even maybe before the scope of work even starts, before the heavy machinery comes in? Who is going to stand there and talk to the community? Who is going to stand there and be the voice? Because again we know project managers aren't public relations people, they have a job to do, their job is to check off all those things. It's somebody's job to be there I feel that understands the scope of the work, that understands the stakeholders, the tens of thousands of people that might be displaced by the work and is willing to massage, to manage.

**Dawn Kamalanathan:** There's three different jobs in the question you just asked me. There's one job about communicating with stakeholders and the public and being a resource around information about the project status, when it's starting, when it's stopping, where there fences are, what it's going to look like, etc. The straight-up public affairs function.

There's another piece that we talked about being on site making sure the stuff is happening and depending on the project there are a couple of different roles that can do some of that but there's also a resident engineer, we hire DPW to provide construction management and there is someone whose job is to be at the site with all their drawings in the truck, in the trailer, in the clubhouse, whatever, to walk in and say this is the work that you're supposed to be doing this week per your schedule and the plan you used with the PM and I am here to keep an eye on you and make sure that work is being delivered according to the specs and the quality that the city requires.

And then there's the PM who is the strategist who is doing both things but not at the site all day because each PM has like eight projects. Those projects can be anywhere from construction to planning and design. You can walk into our office at certain points of the week and you'd be like where did everybody go? Because everyone is out in design meetings or at the field.

And so there's three different roles there. I think PM lead around quality and monitoring work. I feel confident that we've got that covered. That communication piece I totally hear you, we don't have the staff to be able to have someone be a project ambassador. We still want to try PJ Moore—we just finally got our first outreach interns and we want to pick a project or two to practice and see if we can get a program like this off the ground. But we'll probably never be staffed to the point where we can do it for everything. We'll probably have to peg a few projects where we feel like it's high profile enough and conflicts we have to be aware of where we can maybe strategically deploy those resources but we're just not staffed to provide that ambassador role for every project on the site.

**Chair:** Okay. Do we have any other questions for our guests? [simultaneous comments] Is there any public comment on this item? Being none, public comment is closed. Thank you.

Richard can we wait on your presentation? How long is your presentation—twenty minutes? Go ahead do your twenty minutes and then we'll do Kezar because I think that's probably going to go a little longer.

Our next item is a presentation on the Mother's Building. [simultaneous comments]

**Richard Rothman:** How many people have been in the Mother's Building? [simultaneous comments] So a little history about the Mother's Building. It was built in 1925, it was part of Fleishhacker wanting to build a zoo and the zoo went through three different phases. This was the first phase here, this was along with Fleishhacker pool and the bath house. The bath house burned down. Fleishhacker pool is a parking lot now. I used to swim in it, that's how I got my ear infection, the filters didn't work there. And then the Mother's Building. This building was originally called the Delia Fleishhacker Memorial Building named after Fleishhacker's mother.

The original entrance to the zoo was up at Sloat Boulevard where you walked down the hill but because of ADA issues they moved the entrance to where the pool is and in the middle there and then the children's playground closed.

In 1934 we were in the middle of a depression and President Roosevelt wanted to put artists to work and one of the first programs was a public works of art program and this was a six-month program and probably one of the most famous programs was Coit Tower. The two artists who painted the murals here—Helen Forbes and Dorothy Cravath—I've heard different stories but they applied to be one of the artists up at Coit Tower, there are 50 artists who applied and only 27 got picked so they decided they were going to go out to the zoo and they were only going to paint a little area but they convinced the people to paint the whole wall.

And one thing that Coit Tower, Beach Chalet and the Mother's Building have in common is that these buildings weren't designed for murals, they were designed with murals not in mind. So Coit Tower went through a lot of renovations and Recreation and Park finally fixed it up and did the right job, same with Beach Chalet. I remember in the 70s I went in there and it looked like a dump and it was a dump and they went and fixed this up. So not it's time to fix up the Mother's Building here.

So Helen and Dorothy started in 1934 but they did not finish until 1938, they made too much money. They went on if you ever go to Merced, California, in the Post Office there's two of their murals there. Coit Tower and Beach Chalet were frescos where you apply the plaster wet on the wall and then you have to paint it while the plaster is wet. This one here is a tempura where you put the plaster on and let it dry. So that's why it took them over the time. You know about the strategic plan that Recreation and Park put in cultural resources in here so they're recognizing that they have besides parks and playground that they have some cultural assets that they are responsible for.

Here's the history of the building, it was construction in 1925, there's two mosaics on the outside, they were done by the Bruton sisters and the murals over 1935 to 1938 and then they were restored and I found some records of Emmylou Packard, she restored Coit Tower and here and she said there was drainage issues and the roofs were cluttered. I hope to find some photos.

One of the hard things we're having troubling finding is photos of the west wall before the water damage so that Ann Rosenthal can fix the building. It was cleaned here. Here's a black and white picture of inside the building. Here's the mosaics on the outside of the building. They're in pretty good shape here. Here's the other mosaic here. And then here's the mural, you can see the wood on the bottom here and the theme of the murals is Noah's ark. There's a few cracks in there.

These murals are absolutely beautiful. Except for the west wall and a little cracks and they are just really absolutely beautiful. I took these at one of my visits inside the building. This is the west wall here because of the water damage. Recreation and Park did put up a protective barrier on the west wall. I'm not sure when the water damage started, how long ago it started.

So what are we going to do about it. This the assessments needs, Stacy helped to put this part together so you can chime in. This is an assessment. Recreation and Park, the Arts Commission and the Zoological Society applied for a grant from the Historic Preservation fund. This was a fund set up if you remember the old Emporium glass dome downtown well for their tearing it down they gave the city I'm not sure how much money but money to do historic assessment and this was one of the largest grants, over \$100,000 to have ARG, Architectural Research Group, do a study of the building and the study is finished. So this is some of their assessment. One of the things is the building is not on solid ground, it's on sand there. But ARG came up with a plan to fix it here, this is some of the—they divided the report into three areas. This is the immediate needs. And so Dawn, Stacy and myself in November went out and met with the zoo folks so they agreed to do some of the immediate needs of taking care of the gutters, cleaning up and so one of the issues I think they still had was there was a water leak and some issue with a gas line and so we're waiting to hear back from them and then they have to put machines to keep the moisture out of the murals. I just found out the Arts Commission is ready to go in and start documenting the murals there.

Then this is the short-term needs here. I went to the joint Zoo Committee meeting quite a few times and so if you ever want to learn about animals go to that meeting. But one thing I learned is though Recreation and Park they own the building, they're responsible for the building and they own the land but also they own the animals too which I didn't know. You can see here some of the short-term needs and then these are the long-term needs. Stacy do you have anything to add?

**Stacy Bradley:** Go to the next one and it provides a summary of the costs and also the picture on the bottom left is one of their suggestions in how they could seismically retrofit the building. [simultaneous comments] They were saying you could be creative and do clever things on the outside because since the building is historic and the murals are all around the inside it would be so difficult to seismically retrofit it the way we would typically do buildings. [simultaneous comments]

**Steffen Franz:** Go back to the conditions assessment because we didn't really get to talk about money.

**Chair:** Nick wants to ask a question and Les.

**Nick Belloni:** Easy question. Looking at these long-term needs---in the intermediate needs it says do not touch the murals. Is there anyone that says touch the murals for repairs?

**Stacy Bradley:** The long-term needs will be to do any restoration. It's in the summary. I'll add that, it should be on that list.

**Nick Belloni:** I want to know is that in that \$4 million cost, that's why I was wondering if that mural—

**Richard Rothman:** It's included in there.

**Les Hilger:** Les Hilger, District 1. As I recall the Arts Commission said that tile mosaics can become part of their catalog but murals don't actually count as preservable pieces of art to the Arts Commission, is that accurate.

**Richard Rothman:** I had discussions with them about it. That's sort of like the murals in the Mission that are painted on the outside of the buildings there. So they're saying that they don't want to—because somebody can come in and paint over them and change them.

**Les Hilger:** So these murals are perceived as different, great.

**Dawn Kamalanathan:** Murals owned by the city on city property are absolutely under the purview of the Arts Commission.

**Richard Rothman:** Any other questions? And tomorrow Recreation and Park and hopefully the Arts Commission is going to the Historic Preservation Commission and this item will be on the agenda for the March 17<sup>th</sup> meeting, the full Commission.

**Steffen Franz:** So what is the outcome of that, to get the immediate costs covered?

**Dawn Kamalanathan:** It's really to provide information because that's what we got out of this.

**Steffen Franz:** So it's not actionable for them, they're not going to put budget in your hands.

**Dawn Kamalanathan:** Not right now, it's an information item only.

**Steffen Franz:** But they're aware of these costs.

**Chair:** Is there any thought given to maybe having this on a ballot because I'm thinking back to when we had to repair the Conservatory of Flowers and the voters were very enthusiastic about that. This seems to be certainly equal to that and then of course that would mean the zoo people would have to be involved in programming it or usage of space. Is that something we can talk about at this point?

**Richard Rothman:** My goal is to find the money for the immediate and the short-term and the long-term on the 2018 ballot. And also Supervisor Katie Tang's office has really taken a lead on this and also Norman Yee. So if the PROSAC members from those two districts could let them know it would be really great.

A report comes out and there was an article today—I didn't know she was in the audience when I went spoke to the Outer Sunset and Richmond group but I'll be happy to come to any community group you would like me to come and show this slide show to.

**Chair:** What else can PROSAC do other than the two members?

**Richard Rothman:** We can pass a resolution and send it to the Recreation and Park Commission saying that we support it and ask that it be funded. And the zoo about the use, I mean the zoo wants to use it for program area. Now that it's opened I don't know if you've been out to the zoo—the reopened the children's area now so this building here is like that's it, you can walk right up to the building there so it accessible and I'd like to see the building at night to have events there, maybe social events there. Because this building unlike Coit Tower you can have food in there because the murals are high enough up that it won't be bothered by human hands and food.

**Les Hilger:** Richard, do you want to entertain a resolution tonight or do you want to write one and bring it to PROSAC later?

**Richard Rothman:** I don't know, can we do it tonight?

**Les Hilger:** I would recommend we do it later but I just didn't want it to fall through the cracks because I for one would like to support the resolution.

**Richard Rothman:** We can bring it in to the meeting—[simultaneous comments]

**Chair:** If you put something together for us we will put it on the agenda.

**Les Hilger:** I'd be happy to help.

**Chair:** Alyssa other questions or comments from members?

**Tom Valtin:** Richard I think you could raise money by selling postcards of your beautiful pictures.

**Chair:** That's Tom Valtin speaking.

**Tom Valtin:** Sorry, Tom Valtin, District 9.

**Les Hilger:** I will circle back with you.

**Richard Rothman:** Also this weekend is the San Francisco History Fair at the Mint. Do people know about it? I'll be there and we're going to collect postcards and also I have a web page, Friends of the Mother's Building on Facebook so if you want to become to want to join the Facebook page it would be great.

**Chair:** Is that information available to us or can we put it in the minutes?

**Richard Rothman:** You can put it in the minutes.

**Chair:** Okay.

**Dawn Kamalanathan:** I want to really thank you Richard for your leadership and friendly perseverance on this building initially when I get asked for \$5 million [unintelligible] it's just another thing that we have to work on and Richard took me out to the site and it's spectacular, quality of the murals and also the charm of the murals is not to be underrated. It's hard to see in this lighting but it's a great little building and like many of our preservation assets our biggest challenge is not getting it landmarked but coming up with the resources to conserve the property and so I would encourage you guys to support Richard and his efforts to at least get this first big of money to stabilize and make sure the building doesn't deteriorate further to the extent that there's broad support for that it makes a difference.

**Chair:** Do we have any public comment on this item? Being none, public comment is closed. Thank you Richard.

**Richard Rothman:** Thanks to Stacy and Dawn too.

**Chair:** The next item is on Kezar and Denis wanted to make a few comments as to why he brought it up and then we'll introduce Dana to speak to us about it. [simultaneous comments] I'm calling the meeting to order.

**Denis Mosgofian:** So I want to explain why I submitted this resolution. By the way, when I brought this issue up and brought it up with Linda apparently there was pushback from the Department and they insisted that I submit a resolution for or against the project and it had to be drafted ahead of time because otherwise it would be discussion only. But given that this in now head to the Commission very rapidly it looked like there needed to be a resolution opposing it because in fact there's some issues in it that should have been raised both with PROSAC in advance and should have been raised with the community. One week ago my wife went to the Inner Sunset Neighborhood Parks meeting that had one item on the agenda, this. She went to the whole meeting. There was no decision made, there was no vote that I see in the staff document that Inner Sunset Park Neighbors has endorsed this project. I find that very strange. I don't know who did it, they didn't do it at the meeting and it wouldn't have come out in favor of it because there were so many complaints by a variety of neighbors who were concerned.

So I submitted this because I was compelled to submit this motion based on the tracking of this into the Commission. And I just want to give you a brief idea of my concerns and the concerns of

the people in the community as well as the concerns that I will try to replicate from Kezar Community Advisory Committee.

**Chair:** Are we going to make this very short?

**Denis Mosgofian:** I just want to identify the issues. One is alcohol. Kezar has not had alcohol and it's not permitted and it's excluded in the Park Code except that it allows the General Manager to make an exception.

The confirming of rights on a profession team that may in fact have tremendous impact on the ability of the dominant use of Kezar which is public schools, private schools, Catholic schools, whatever, and all sort of other community folks, lacrosse teams and track teams and individuals, thousands of people who use this stadium and so that use may or may not be threatened by the expansion of a professional team with at least twenty games a year and who knows what they'll do after.

The site of Kezar sits in the middle of a residential area without adequate parking and transportation, assuming of course—understanding that a lot of fans will come from out of town and when they come from out of town they come from Marin or the Peninsula they're going to come by cars and they've got to figure out how that's going to work.

So my concern is not with soccer. I like soccer, my daughter played soccer, I watch soccer. It's not about soccer, it's about the imposition of this thing on Kezar and the owner is demanding including TV lights capable of TV production which has nothing to do with the ability to play soccer, it has to do with marketing and management and I'm concerned about those aspects and they should have come here and they should have come more clearly to the community before this lease deal was proposed. Those are my reasons for it and that's why—I like Dana and I worked with Dana for a long time on all sorts of things but this is an issue that I think should have been here, that's my remarks.

**Chair:** Thank you Denis.

**Denis Mosgofian:** One other thing, I really resent the fact that the resolution wasn't printed up by—because it was insisted up by the Department through you and yet it wasn't printed anywhere so I sent it out to a few people but not to everyone.

**Chair:** I have to apologize on behalf of our secretary, that's all I can say. [simultaneous comments]

**Denis Mosgofian:** I never got it and I never saw it and it's not in the minutes so I'm glad that it's out.

**Dana Ketcham:** Hi everyone. This is my first appearance before PROSAC.

**Chair:** One of many we hope.

**Dana Ketcham:** So this is a proposal relating to Kezar Stadium and it is for a permit up to twenty games and no more per year for a soccer team to come here. Let me give you why we like this, okay. It offers San Francisco residents an opportunity to watch high level soccer here in San Francisco at an affordable price. We no longer have a grounds sports stadium here in San Francisco. If people want to see soccer they have to go to San Jose. We think this is a great opportunity and I'll go into why it's affordable.

There will be significant stadium improvements and I'll give you more details on that later. The school use will not be displaced. That was the very first—when they came to us with it that was the first concern we had. We can't do this if it doesn't work and it impacts our schools. We're going to go through a lot more detail. We've met with the school district. If you come to the Commission meetings Don Collings will get up and speak about he's comfortable with this if the parks are comfortable with it. Don represents both the track users and the other users. Not displacing our schools or our residents is really important. Most of these games, probably 85 percent, will be Saturday evenings. Kezar is pretty empty at that time every day, every Saturday.

3000 tickets will be under \$20 and a hundred tickets are donated to local youth. So this is about providing something for our residents here that's affordable and fun to do and at the same time we're going to improve the stadium for our kids.

A little bit of background. The original Kezar, the big stadium which had 60-80,000 seats was built in 1925, it had local college and school games, it had the East-West game, the Raiders actually played their first game there, the 49ers were there, they left in the mid-80s and then the stadium fell into disrepair and the residents passed Prop D in 1987 to rebuild it on a smaller scale.

In 1991 just before it was adopted there was a lot of meetings and discussions around how it would get used and who was going to use it. There were a variety of community concerns. Some community didn't want fencing around it, they wanted to limit the number of events, they wanted no lights. The schools wanted fencing, the schools wanted lights, they wanted no amplified sound. They were worried about attendance so while the stadium accommodates up to 18,000 it's limiting to 10,000 and a provision was put in that there would be no alcohol. That was a two-month trial provision but no one ever came back on it so it stayed as the policy since 1991 with one minor adjustment. There was created the Kezar Advisory Committee, a couple of the representatives are here, many of them have been on the Committee since 1991 and the Department has worked with them over events for the various years.

Since 1991 Kezar has been used by college teams, it's been used by professional teams, it been used lots by high schools, we've had events that are 10,000—they've developed traffic and security plans to mitigate the impact and while they have not served beer or wine in the stadium they've had been gardens adjacent to the stadium right at the gates, so you would go out, drink your drink and walk back into the stadium. So alcohol was there just inside people's stomachs and then the people who were users at the time would talk a lot about how much people snuck it in. So it's not like it wasn't there, it was just not allowed in the stadium.

So about two years ago the NASL which is the Division 2 professional soccer league came to us and said we're looking to expand on the West Coast, we're looking to bring a team here to San Francisco that would use Kezar as an incubator. So ideally this team wants to take off and it wants to have more than 10,000 and when it does it will build a new stadium. Kezar is a temporary home for them but it's an incubator that we get to have the advantage of and get some benefits from. The NASL has thirteen teams, the average attendance right now is 5912. It's a split season, so it goes April to May then June or July off and then it goes into October. There is flexibility around scheduling.

So the first thing we did is we said let's look at Kezar's current use. Even with our 1991 restrictions that limit us to three times a week, it's actually underutilized and we sat and looked—because it's not just fitting the games, you have to make sure you rest the field and all those sorts of things and we sat down and built a mock schedule based on the existing use by all of our schools and other groups and met with them and they are all comfortable we can do this without any displacement.

This is not a lease. They're not practicing at Kezar. There's a fifteen to sixteen game season, they're talking about maybe two preseason games and then if they get in the playoffs it can be up to twenty games, that's it. The San Francisco Deltas—there was a couple of different groups that approached us. The San Francisco Deltas is the one that NASL proposed. They have to have about \$20 million in capital to even start having one of these teams. It's as I said an incubator. They're talking about making a number of stadium improvements and this was [unintelligible] but negotiated affordable recreation for residents throughout the city to benefit from Kezar.

A couple of the details. It's a minimum of \$500,000 stadium improvements and I'll give you details on those. The contract provides that there is priority for school use. We met with the groups, they can sit down all in October and outline the plans so that schools are not displaced. Affordable recreation, 30,000 tickets will cost under \$20 and a hundred tickets per game will be donated to local use groups. Fifteen to twenty games per year but not to exceed twenty. Each year the team must submit an operations plan and that plan will include traffic and detailed security plans of how to mitigate traffic, we'll talk that a little bit more.

Restrictions on alcohol—sales must end 80 minutes after the start of the game and SFPD and the Department will review alcohol monitoring plans and all the details and they're subject to our approval. We will be reimbursed 100 percent of our game staff costs and the permit can be revoked if within ten days something is not cured.

The permit fees. So the standard Kezar fees are going to apply to this and they are also getting practice too. So they're going to use Boxer for some of their practices as well as our other soccer fields, they're going to actually put some renovations into Boxer Stadium too. The permit fees will be offset against the investment. So while they're putting \$500,000 up front—so if they fail we still get the improvements, we are paying that off against our permit fees except they are guaranteeing us \$30,000 per year which is about as much as we've ever made on maintaining all of Kezar Stadium. So we don't want to lose—we don't want to be out income but this is not a money-maker for the Department, this is about activating the space for the public.

Again, our staff costs will be reimbursed and the team has to pay for 12B officers, security, traffic monitoring, all of those pieces.

So we got a series of different community feedbacks and concerns. One is this is going to impact users and it's going to increase use and people are going to be pushed out. But we believe that the Saturday use really limits it. They do have occasional Wednesday night games but we have lots of empty Wednesday nights so there's a way to make that work.

Concern about traffic on game days. Again, we think that Saturday use is a good time. Golden Gate Park empties out. They are going to encourage public transportation, they're going to have bike valet, they also will have Flywheel and other services, there can be a pickup place in Golden Gate Park so they're not in the neighborhood waiting to pick up and then the parking garages are available and empty. There's the UCSF parking garage which is just up the hill and the Music Concourse parking garage which is a fifteen minute walk away. So it's about as good a time as you could find to do an event like this and we have had 10,000 person events before, we're just required to have a transportation plan.

The community was concerned about alcohol and someone mentioned the Park Code. The Park Code lists probably 25 or 30 parks where alcohol is not allowed without the permission of the General Manager or the Commission. Those parks—one of them is Sharon Meadow. I don't know how many people are into Opera in the Park, they serve wine there. All of those sites we've allowed alcohol. Kezar Pavilion has had alcohol sales and it's also listed in the Park Code. We've had alcohol sales at Boxer Stadium without incident. It's just at Kezar.

Then there were some concerns about the length of the agreement. The original agreement we came out with was seven years. In response to community concerns we have reduced it to five. Let's do five, see how it goes, no more than twenty games.

So some of the stadium improvements. We talked about the lights. The lights are actually as tested inadequate for play on the field in their current standards. They face outwards, they don't go down. So we're going to improve the lights and replace them which is a project we've wanted to do, to improve the lighting for the stadium for all the uses.

The benches. We have benches throughout the stadium that are decaying and in poor shape. They are going to improve those benches. There is a historic tunnel—I don't know if any of you have even been in the tunnel but it goes from the locker rooms where the players run through it and the 49ers used to run it. It's disgusting. It smells like mold [simultaneous comments]. So they're going to repair the leak, improve the lighting, paint. They're going to do repairs to the locker rooms and paint and clean them. They are also pretty nasty. They are going to install cameras in the stadium, that is something that the community has wanted so that our park rangers can make sure that use is appropriate in Kezar and they're right there to help monitor. Repair seating. The lighting. They're going to bring in fiber which we desperately need for our youth games that are there so they can be broadcast live and webcast. They're going to make some repairs to the locker rooms at Boxer which are also really grungy and paint as well. That's their commitment.

We understand that this makes neighbors next door uncomfortable. Can I just finish?

**Denis Mosgofian:** Absolutely.

**Dana Ketcham:** We understand. I understand, I live in the city myself, but we think that the fifteen to twenty games is really a wonderful opportunity for our San Francisco families to have a chance to go see a soccer game in the city and to get our stadium fixed up for our kids and that's why we're supporting this proposal.

**Chair:** So I have Les, Nick, Denis.

**Les Hilger:** Les Hilger, District 1. Just two questions. PROSAC worked really hard to get the track resurfaced and I just wonder is there a real conversation about how to prevent—

**Dana Ketcham:** Yes, we've had those conversations and the decking and the flooring. Anything that goes over there we will run through mondo and will we ensure—we've already had some conversations around that. We care all deeply about that track.

**Les Hilger:** Great. My second question, when you get a farmer's market and you get a permit from ISCOT three months later there's a community formed to kind of discuss how it went.

**Dana Ketcham:** And that's what we intend to do. For instance, the security plans, the alcohol plans, those are not—we're not presenting that to you now, those are going to be living documents so if at first they only have 2000 people coming, different plan that as it grows. It's going to grow and evolve and we will continue to meet with the Kezar Committee, we will continue to meet with neighbors to work to address the issues. We won't get it perfect at first but we're used to doing some pretty big events in Golden Gate Park over in Sharon Meadow and that part of the city and we really think that using the park to help keep people out of the Inner Sunset neighborhood is really going to help. More and more people don't want to drive.

**Nick Belloni:** Nick Belloni, District 2. A couple questions I have. One, when it was brought to me to rewrite the resolution one of the questions I had was why? Why are we hearing this? This is not something that historically we would be hearing, it's a lease.

**Dana Ketcham:** It's not a lease, it's just a permit.

**Nick Belloni:** Okay, it's a permit. But permitting and stuff we shouldn't be hearing here. This is a group on open space and within our charter rights this is kind of out of our scope of things to be seen. Just pointing that out, if you look at our charter.

**Denis Mosgofian:** Out of our scope?

**Nick Belloni:** If you look at our charter it is out of our scope.

**Dana Ketcham:** But I'm happy to talk to you.

**Nick Belloni:** I'm just saying, if you look at it it's out of our scope. I think it's a good idea, it's a historic use of having professional teams. I remember my great grandmother telling me when the Niners played there how she used to sell her driveway on Page Street for parking.

**Steffen Franz:** She wouldn't get away with that now.

**Nick Belloni:** No, she wouldn't. So it's a historical use, it's a good use here. I was down there a few weeks ago actually with my aunt who had to get an operation up at UC and the lights were surprisingly bright in the neighborhood in the general area. So if these are going to focus downward I think these will be much better.

**Dana Ketcham:** Has anyone seen the new lights at the North Beach Playground since we redid it? We used to have so many complaints because they focused like this and then went down and now they focus in, those are the new LED lights. Unfortunately they kind of came around after we did Beach Chalet.

**Nick Belloni:** Quick questions. Did you talk to Sacred Heart as well?

**Dana Ketcham:** Oh yeah, Sacred Heart is probably actually going to be there on Thursday. So we've met with the school, we've met with all the schools. We weren't going to do this. Kezar's is the schools and the kid's stadium, that's the number one priority but it doesn't mean it's not a stadium that can be used by others too and enjoyed by the community.

**Nick Belloni:** Just one last comment. The other thing you said night entertainment on Saturdays for families. I have to agree with you because I've been dealing with my God kids to give the God parents some time off since they have three kids, I've been trying to get them on Saturday nights to do something and there's nothing to do, there's really nothing. Denis you laugh, you try for kids, three small kids, there's nothing to do for small children. This actually has a nice thing for bringing the kids to.

**Dana Ketcham:** They do want to make it family friendly, that's what it's all about. Some people can sit on the hill, there's different ways to enjoy the game.

**Chair:** We have Denis followed by Tom followed by Anthony and then Richard.

**Denis Mosgofian:** I have a number of things. Dana, you didn't mention what we heard last week from the TE people that not only do they propose 3000 tickets at \$20 and those people would get beer and wine but the VIP people may be up to another 2900 of those at some point they have an unstated and price and they get spirits and cocktails.

**Dana Ketcham:** So they wanted to have spirits for everybody and the community was very concerned about having spirits for everybody. So we compromised and cut it back and said that the spirits would only be in a designed VIP area that people can—yes, we haven't defined where that area is going to be yet but that is a condition under the contract, and it's designated where people can't remove it from that area. And that was because people were really concerned about the spirits. Now, when you ask them why do you want this they said well we need to charge

some high priced tickets to make it affordable for everybody. They are losing money. You know, no one is making money off of Major League Soccer. I mean even the Earthquakes lose money right now but they want to offer that VIP experience for higher priced tickets and then they want other tickets as it is when you got a Giants game, there's less expensive and more expensive tickets.

**Denis Mosgofian:** We were surprised about the idea.

**Dana Ketcham:** If people want to change it, they would absolutely be totally up for that.

**Denis Mosgofian:** Let me make my point clear Dana, I don't think in my opinion—and I was very active in not only building the housing across the street from Kezar but in helping bring that wall down and building it as a community stadium and then making sure it was open to the public because at that time, you weren't here, Recreation and Park wanted to close it and make it for corporate events only and it was a perfect corporate event place. And we prevailed and it's been open to the community ever since. So from my point of view alcohol is inappropriate given its location and given what I think probably it would contribute to in a way that is uncomfortable for a lot of people who live right nearby. Everybody there has got to walk through or drive through or go through all those areas. That was my issue on alcohol and I'm not asking you for a response because you can't change that, that will just be the reality of what it is.

I was also concerned that you kept mentioning 10,000 but in the staff document and in this document they talk about 5000 as the max.

**Dana Ketcham:** No, 5000 is the average. It's 10,000.

**Denis Mosgofian:** 5900 is the average and they expect—there's something in here about when they hit 5000 they'll start looking for their own stadium.

**Dana Ketcham:** I think that's when they'll start but they won't find it right away. I mean, there's two different things. The 5000 number triggers the transportation, over 5000 triggers the transportation plan under the 1991 Kezar resolution. We're actually requiring them to have a transportation from day one even if they're not projecting over 5000. They're not here to speak to this but I think what they're thought is that when they start hitting 5000—because you know it's not instant to build a stadium, they're going to start looking for it. They're not going to be here permanently, if they do then it's a failure from their perspective.

**Denis Mosgofian:** I thought I read that the owner expects to get to I guess to twenty teams.

**Dana Ketcham:** No, this owner owns one team.

**Denis Mosgofian:** Well, he's going to have a future team, next year.

**Dana Ketcham:** The Deltas, right. So the NASL is looking to expand to twenty teams and build its presence on the West Coast. [simultaneous comments]

**Denis Mosgofian:** Linda, we have here the official representative from the Kezar Community Advisory Committee.

**Steffen Franz:** That's public comment. We'll get there Denis, anybody else have a question?

**Chair:** Yes, we do. We have Tom, then we have Anthony, then we have Richard, and then we have you.

**Tom Valtin:** Tom Valtin, District 9. Can we go back to the slide of the seating, the bleachers. I'm just curious, they look—how much of the seating in the stadium is like that because if it's even more than 5 percent I don't see how \$40,000 is going to come close to addressing the problem.

**Dana Ketcham:** Not that much and we also moved a bunch of Candlestick seats in the middle just when we closed Candlestick we moved seats in but there's parts of it that need replacing.

**Tom Valtin:** Those are pretty dilapidated seats.

**Dana Ketcham:** The metals parts are—the boards are in bad shape. And my guess is that the guy that worked for me looked for the really bad picture.

**Anthony Cuadro:** Two questions. One, around the improvements are they going to do that from the get-go before they go operational.

**Dana Ketcham:** Yes, yes.

**Anthony Cuadro:** That will be immediate. And then second, they're going to practice at Boxer Stadium?

**Dana Ketcham:** They're going to practice a little bit at Boxer and then also at Crocker, Beach, other sites.

**Denis Mosgofian:** And Polo Grounds it's listed in there.

**Anthony Cuadro:** Did they think about using that as a site?

**Dana Ketcham:** It doesn't work, it's not as big, there's no lights whatsoever, but it's only half a stadium so it doesn't. We do have a rugby group that's using it a lot now, we brought some rugby in there, we're really excited about them and they're actually going to help fix it up too and there are going to be some great rugby games but they wanted a larger site.

**Anthony Cuadro:** And then last in the costs, I just need to see a line item about the costs of grounds keeping.

**Dana Ketcham:** So talk about our own or out of pocket expenses, our out of pocket expenses, that was a line before that. So our grounds keepers that work overtime, park rangers, yes.

**Anthony Cuadro:** And the same displacement that was looked at for Kezar has been looked at for practices for their other locations?

**Dana Ketcham:** Yeah, they're going to practice during the day which is awesome, so they don't interfere with our school kids. There were some people that came earlier with ideas that weren't going to work here and these guys have been very good to work with and the contract spells out those details so we're not going to be arguing about it later. It says you can practice before 2:30, that's when the kids get out of school.

**Anthony Cuadro:** The last thing. I know like 100 tickets a game. Is there going to be interaction with players?

**Dana Ketcham:** Of course they're going to do that because it's the best marketing thing. I mean look at the Warriors. They're going to use Kezar triangle a little bit for some pre-game meet and greets and things like that so that's part of it as well to give the kids a chance, that's a big piece of it and they also want to do clinics.

**Chair:** Richard.

**Richard Ivanhoe:** Richard Ivanhoe, District 5. I have a number of questions. Do you want them one at a time or all at once?

**Dana Ketcham:** That's probably best, I can't remember.

**Richard Ivanhoe:** Do you know when the last event was that had 10,000?

**Dana Ketcham:** I think it was a year ago we had an Earthquakes game.

**Richard Ivanhoe:** Have there been any surveys done of the nonreserved use of Kezar in the general public use?

**Dana Ketcham:** Yes. We haven't done a specific survey but our basic information is said it's hardly utilized Saturday evenings. It's not a time of use. People don't think time to go for a run. And that was important to us.

**Richard Ivanhoe:** Has the proposed schedule been published? I think you said you had some conversations.

**Dana Ketcham:** We put together a spreadsheet and shared it with the Kezar committee that showed it was a build of how it would fit and we went over that.

**Richard Ivanhoe:** I think in the handout it mentioned Saturday day games?

**Dana Ketcham:** Possible Saturday day games. We only have a few—we only give very few permit uses. We have some football games on Saturdays, we have a few track meets on Saturday. We have the Special Olympics is in there Saturday morning, those things can all be accommodated. I think we should be careful about Saturday day games that we're not loading them on top of another big event in Golden Gate Park so we wouldn't want a Saturday day game as the same time as the AIDS walk or other things but we will experiment with some Saturday day games too.

**Richard Ivanhoe:** And how much time before and after each game will it take to prepare?

**Dana Ketcham:** Generally setup for most of these games takes three to four hours. Takedown is into the evening anyway so that's really not going to happen but generally three to four hours.

**Richard Ivanhoe:** Is there any reason to wait until after the license is granted to develop the transportation and security?

**Dana Ketcham:** It's just the investment of the time and details but if you go through one write-up there's actually a fair amount of detail and we have a history of transportation. Why rush? Well they want to get going on these renovations because they want it ready in time for next year to open in 2017 and so they need to know, then we can invest—they've been building their team to invest the time and that's why they want us—March is important to move forward. And it did come down quickly. I mean I've been talking to the NASL for two years around what this could work but we just started meeting with these guys in late fall.

**Richard Ivanhoe:** It's unlikely but if the condition were to prohibit alcohol sales at Kezar would the team look for another venue?

**Dana Ketcham:** Yes, it's a condition. I said could you come for two years, prove you're a good person and they said for people going to these types of events it's part of the expectation. They don't want to do the beer garden in the parking lot thing and have people go in and drink and then come back in, they don't want that.

**Richard Ivanhoe:** And then the last question, team will reimburse 100 percent if game day [unintelligible]. Will they be contributing anything to the maintenance of the field?

**Dana Ketcham:** There is a contribution of \$10,000 a year that we're talking about making as well and one of the things when we have a game is we look at what does it look like after the game and if there's extensive wear and tear they would be resodding it and it's in the contract that they need to cover that.

**Chair:** Thank you Richard, Steffen.

**Steffen Franz:** So a couple questions because this is coming to us fairly new and the information that we're reading is you providing it to us. I think some of the questions revolve

around lack of performance. So you mentioned you guys have experience with doing other events in Golden Gate Park and we know that those now are being pulled off fairly flawlessly. We know that wasn't the case in the beginning and everybody has learning experiences and in my dealing with you I feel like you hold a very high standard to who you allow to get a permit to use a certain space. How does the concept let's say of an MOU with Recreation and Park and the community how do you feel potentially about there are concerns that are obvious concerns that you won't know whether those concerns are going to become a problem until this is executed, until you do the first game and there's—well just hear me out. The concern is about alcohol. You can't know how people are going to respond until the first game happens. What happens if something bad happens? Does that immediately turn you to pulling the plug on it?

**Dana Ketcham:** No. So we would look to restrict the hours that alcohol is offered.

**Steffen Franz:** Sorry, my questions is you're the only person who would make that determination, right?

**Dana Ketcham:** The General Manager. And the Commission could make that determination.

**Steffen Franz:** Okay but again I think my question is the Department willing to look at some sort of a commitment to the community that says hey we're going to hear your voice a week after this first one and see what needs to get fixed because there's going to be problems and things to fix. Ideally we all would hope—

**Dana Ketcham:** I absolutely. We know that there will be things and we expect to meet and talk regularly to the community just like we have done with other events and it won't be—it doesn't need to be a lag, we meet pretty regularly with the Kezar Committee who is obviously not in favor of this right now so I'm sure they'll be vocal about any problems that we have and—

**Steffen Franz:** I mean the reason I raise the idea of an MOU or something—

**Dana Ketcham:** We already have an agreement to meet with the Kezar Committee regularly. We can talk about an after action meeting, it's just like we have a meeting with PAR every year.

**Steffen Franz:** After Outside Lands for example.

**Dana Ketcham:** Actually yes.

**Nick Belloni:** It's actually before.

**Dana Ketcham:** We have immediate discussions with members. With the event producer we have an after-action meeting a month later to say this didn't work, get ready guys, this didn't work, Hardly Strictly. We need to have cleanup plans in the streets to deal with it. But we have—we hear back from the community and we will have an engagement with the community over this. I don't think we need an MOU, that's part of what we do.

**Nick Belloni:** I guess what I'm saying though is you have a year to respond if it's a situation like Outside Lands or Hardly Strictly.

**Dana Ketcham:** If I think about the things we've improved on, just the races in our parks and the notifications. We take what we've learned from the first one and applied it immediately to the second race even though a year away and this would be very, very similar to that. Just like we have with Kezar Pavilion, we've had issues. We've had issues with the parking lot behind Kezar Pavilion.

**Chair:** Denis and then Nick.

**Denis Mosgofian:** Just a couple things. I noticed following up on Tom's question about the money for the benches, I know how much lumber costs and the kind of lumber you need to use for benches is not just your standard off the shelf. \$300,000, 60 percent of the \$500,000 is going to go for the lighting and when it was explained to my wife last week in that meeting was that was going to go because that serves the purpose for TV production broadcast.

**Dana Ketcham:** The league requires that it be capable of TV broadcast.

**Denis Mosgofian:** And then I guess \$50,000 for fiber so \$350,000 out of \$500,000 leaving \$150,000 for those kinds of repairs and you showed—

**Dana Ketcham:** Well, we think fiber is an incredible gift.

**Denis Mosgofian:** That's okay Dana, I'm not questioning the gift of fiber I'm questioning the money and it looks like the money is most self-serving for the team. It mostly serves their interests one way or another and if this is park property, public property then the benefits should be more broadly—the benefit of their investment should not primarily serve themselves, it should also serve this otherwise don't give them the \$30,000 discount every year and then you've got \$30,000 more.

**Dana Ketcham:** It's not \$30,000. That's confusing. So the \$30,000 is the amount they must pay us to hold us—

**Denis Mosgofian:** But then they get rent credits equivalent to the next \$30,000.

**Dana Ketcham:** They get the next rent credit equivalent to the remaining permit fees.

**Denis Mosgofian:** Right, well I did some calculations on that based on the numbers in here, they would wipe out a lot. They would wipe out fees for about twelve games.

**Dana Ketcham:** Oh they are, they're going to wipe out the fees except for the \$30,000. Yes. That's because—that's what we want to do, we want to get these improvements made and we want to move forward in five years we'll renegotiate so the reduction of the term is actually helpful.

**Denis Mosgofian:** Actually, what this brings me back to is something that we all discussed here many time, maintenance. This actually shows that because of the lack of maintenance—which I understand the Recreation and Park Department doesn't have enough money to do all the maintenance it needs to do and we know that and we struggle here around the charter amendment to make sure that there would be some focus on maintenance, on prioritizing on maintenance and Parks Alliance [unintelligible] so it's going to the ballot without any focus on maintenance. Here's an example where there's a lack of maintenance, maybe insufficient funds and we didn't do jack about it and now your deal is just basically to give these guys twelve games a year free so that they'll put in \$350,000 towards lighting and fiber and then maybe \$150,000 for other kinds of improvement which are long-neglected—paint, leaks, concrete.

**Dana Ketcham:** And that's \$500,000 minimum so they can put more in too.

**Denis Mosgofian:** Well they can but why would they?

**Dana Ketcham:** Because they want it to look like a really nice stadium.

**Denis Mosgofian:** Okay, so that leads me to another couple things. I have a question that you can answer later, how are you going to protect the track?

**Dana Ketcham:** Somebody asked that questions and it is actually specifically illuminated that there are track covers that you can put down and we have been—

**Denis Mosgofian:** Is that what you're going to do?

**Dana Ketcham:** On the day of games.

**Denis Mosgofian:** And then finally on the alcohol question I noticed that there's a distinction between Outside Lands and Hardly Strictly Bluegrass. One has alcohol and one does not and the Outside Lands.

**Dana Ketcham:** But everybody brings [unintelligible].

**Denis Mosgofian:** But it doesn't turn into what sometimes Outside Lands does.

**Dana Ketcham:** I actually think we have a bigger alcohol problem at Hardly Strictly. [simultaneous comments]

**Chair:** Let's move it forward please. Nick?

**Nick Belloni:** Moving back to Steffen's question about you guys going back. I do have to because you and I have worked together so closely with going back to the community over races, over concerts, you get sick of my phone calls I think.

**Dana Ketcham:** I actually don't. I think we made a lot of progress, I think we can make more.

**Nick Belloni:** I think we can and the things is they're always open to it. I mean you remember that phone call I had with you over Sunday Streets in Golden Gate Park and she was right on top of it immediately. I mean she actually jumped—she beat me to the answer.

**Dana Ketcham:** It was terrible.

**Nick Belloni:** The thing is, they are on top of those type of things and Dana has been great on that and I have to compliment her on that one.

**Chair:** Is there any other comments from members? Anthony.

**Anthony Cuadro:** I'd say the odds of something like this lasting very long probably aren't that great so this could be a good deal—a mean a minor league hockey team was out at the Cow Palace for less than a season and a half, they made a bunch of improvements that are still there.

**Chair:** Any other comments? Jane?

**Jane Weil:** Can you say who the owner is?

**Dana Ketcham:** His name is Brian Helmut, he's very charming if you meet him. He's out of town today so he couldn't be here today and he's lived in San Francisco since 1993. He went to Stanford Business School. He invested in a company and sold it and he's very enthusiastic about it. He was born actually in Columbia. He moved his parents here from Columbia and is recently engaged.

**Chair:** Any other questions. Is there any public comment? If you'd like to be noted in the record please state your name.

**Calvin Welch:** I am a member of the Kezar project. I'd like to follow up on member Franz's point, is there an MOU with the community and this facility and my position is I believe the position with CAC is there is and it's an operating resolution of the Recreation and Park Commission passed in '91. That in addition to the Park Code specifically prohibits alcohol at Kezar and stipulates to user groups. This is a recreational facility, this is not a closed stadium. This is a recreational facility open to the general public and second of all it is a stadium for the primary use of San Francisco youth and youth teams. We have allowed professional sports there, no alcohol. Alcohol is a gateway drug for professional sports. We asked the young man who was doing this he wants to do an innovative, creative new thing and we asked him well be real innovative, don't serve alcohol and he said can't work in professional sports, got to serve alcohol. So we knew that, that's why we wanted to make sure that this facility which was planned in conjunction with the removal of part of [unintelligible] high school, 114 units of family housing was build across the street. We extended the residential community and we extended the park, we removed old Kezar Stadium and extended the park, Golden Gate Park, a recreational facility that was made to be specifically useful to young people. This is the professionalization and privatization of a heavily used facility. The investments that are going to be made are capital investments that are going to make it much more attractive for professional

sports—the TV lights and fiber optic cable—and we are deeply concerned. Finally, there is no consideration and has been no consideration to what happens when 5000, 7000, 8000 fans after imbibing in alcohol exit the stadium. Recreation and Park I'm sorry in my neck of the woods, the Haight-Ashbury, has a terrible record in dealing with what happens outside of Recreation and Park land. We have to go through Bay to Breakers every year and it is not sweet. Recreation and Park has no concern, no ability to deal with what happens one people leave Golden Gate Park. And that is a major concern. The manager didn't realize that was a problem until her spoke to the community and thought that yeah, gee, that probably was a problem and he's going to have to give some thought on how to deal with this. This is a recreational facility, it's being transformed into a professional sports stadium and it's being—a capital investment is made to make sure that will continue but this is of great concern to the surrounding neighborhoods and the CAC.

**Cory Smith:** I'm a resident of the upper Haight, Haight-Asbury, and also the treasurer of the District 5 Democratic Club. A number of different items. I want to reiterate a lot of Calvin's comments in terms of the alcohol consumption in that area. I live in that area, it is an absolute garbage dump at the end of Bay to Breakers and a number of other events, certainly something that obviously has to be taken care of and taken care of the right way. If anybody has ever been to a sporting event, especially sporting events, generally alcohol draws more crowds and to somebody that's consumed a couple beers it does make the events more fun. So I encourage you obviously to take the precautions, do what's right, make sure everybody is safe both inside the stadium and the parking. Access for the public—you kind of hammered home on the Saturday night use and what other people are getting from it so it sounds like on average 5000 people really increase the utility of the space as opposed to what's currently being done there which is not a whole lot. In terms of the traffic it's kind of a unique situation, I spent three years coaching college basketball and we played against the Academy of Art who plays at Kezar Stadium, the basketball arena so I've dealt with a lot of traffic for sporting events right there. MUNI is obviously a big part of it. There is parking available. The park isn't overly crowded on Saturday nights because people aren't hanging out in the park on Saturday nights so maybe whatever you do to encourage public transportation. And then the last point—I've talked to a number of people that I live with in the area, my neighbors, my friends that live in the upper Haight and they love the idea of professional sporting events right around the corner. You can walk down, you can have a drink at Kezar pub beforehand, go across, watch the game, come back afterwards, go down Haight Street, hang out. So I think it really adds to the character of the neighborhood by adding professional sports. I think it's a fantastic idea.

**Male Speaker:** My name is [unintelligible] I'm a 30-year member of the Kezar Stadium Advisory Committee. We worked on developing the new stadium. I live 100 feet from the entrance to the stadium so I see all the events that go on. By and large [unintelligible] 2000 or 3000 general work, no alcohol, people have fun, parking, traffic is no problem. As the volume of traffic goes up they can set up traffic plans. Once it gets over 5000 things deteriorate very fast even if you have a plan. There's a risk of events taking place there, professional teams, semi-professional and by and large they worked but they only came two or three times a year not over five years, it would be 75, 90 games and if they get the volume they expect that's going to be a severe impact. So the alcohol is a whole separate issue, I'm opposed to alcohol. If friends come to visit and I point out the stadium that I'm on the advisory committee I tell them it's a youth oriented event, people take advantage of it and there's no alcohol. Everybody says really, no

alcohol? That's really great. So things have been working so far, I'm not saying it has to keep working but if they come I don't consider it a family event. I would not take my grandchildren to an event if they're serving alcohol, I'd like them to see soccer. They can see soccer now without the alcohol.

**Katherine Howard:** Ms. Ketcham in the report it's stated that the use of professional teams at the fields at Kezar and at the Polo Field and at Boxer Stadium will not deprive people of hours of play because of the time of practices. That statement is not accurate. The use of these fields will deprive school kids and non paying general public of hours of play on the fields and the reason is that those fields are all grass. There is a limit to the total number of hours that a grass field can be used. How do we know? We know that because Recreation and Park has said that over and over again, they have said that as an excuse for putting artificial turf all over the place including the western end of Golden Gate Park and that is the reason, they've said grass fields need time to rest. Grass field require heavy maintenance. Replacing some sod is not maintaining the whole field, they require heavy maintenance, they need to be taken out of play for many times. At Beach Chalet they took it out sometimes for a few months at a time because of heavy use. So any hours used by a professional team are hours lost to the public and kids, not the organized schools who by the way Recreation and Park has over a barrel because they use Recreation and Park fields and they have to agree to a lot of things, I've heard this from people. I've also heard from people that they would love to use Kezar but it's only for league games, it's only for special games. They can't get in as ordinary players. So what we're doing is we're taking a field that has been preserved, it's pristine, it's in great shape for league games and we're saying okay we're not going to let the general public come in, we're going to use a professional team come in and do it and this is part of this whole things of privatizing our public parks and our public lands for a little bit of income and whatever reasons the Department has but it does not serve the public. So these fields should be for public use, they should be for the community, they should not be used and reserved, all of them, for a professional team.

**Chair:** Any other public comment?

**Judy Tomasik:** I live in District 4 and I'm not a good public speaker so I'm just going to speak from the heart and that is I really feel that Recreation and Park doesn't do anything for me, that because I'm not wealthy, because I'm not a big tech investor that it's just willing to sell out what I consider an amazing resource. I was able to work at UCSF for twenty years and during the dark months could run at Kezar, stay in shape and keep my sanity which I think a lot of doctors, interns, and medical students do. I'm so glad that in 1991 when it was rebuilt on a smaller scale your direct quote it was for the community. So in 1991 Recreation and Park spoke for the community and now I don't feel it does. I understand that people like soccer and I don't want to take that away from them but I don't believe that when you say in the beginning of your presentation oh the games are going to be on Saturday nights and later in the presentation and on some Wednesdays and oh they're going to practice at Boxer oh then also at Beach Chalet and Polo Fields. Well, when I said the redo of the track at Kezar when it was closed a couple years ago and when it opened again and I went down there to look at it I was so proud, I thought wow Recreation and Park did something good. And now this just turns my stomach. I'm also proud that there is now bike lanes really nicely done around the Polo Fields. Now that I work in the evenings I have time during the daylight to exercise there. Now I find out this professional

soccer team is going to come in and the Polo Fields are probably going to be closed to me when I want to be using them. So if you really want to push my buttons you're going to say something like well yes but it's only two nights a week or it's only this. It's never only this, it's like when you say Outside Lands is only three days and the fences are up for two weeks. So I'm just kind of shocked and appalled that we're told you're going to engage with the community when this is pretty much a done deal. You're saying alcohol is not negotiable.

**Chair:** Your time is up.

**Dana Ketcham:** Can I respond to a few things.

**Chair:** You can always respond, yes, to us.

**Dana Ketcham:** The practices are two hours a day, five days a week and we actually purposely have set it up so it can rotate around so it doesn't—we worry about our grass fields so they're limited in how much they can practice at Boxer, they have to use turf fields a certain number of times and if they're at the Polo Fields there's six fields, it's one team they're using it for two hours during the day. We would not close—we only close the bike track when we have the general public on the Polo Fields because we've had kids be hit trying to cross on off the Polo Fields onto the bike track so we have these arms that go out so that we close the bike track when kids are using it for a safety issue. We wouldn't need that in this case because these are adults. So I just wanted to—because the practices are limited, it's not that much time.

**Chair:** Do we have any other public comment?

**Female Speaker:** This is just quick. I haven't heard a lot of positive stuff about the alcohol. It was 80 minutes, right, of time that they would be allowed to drink and I know at other public sporting events I've gone to you can't drink much in 80 minutes especially with lines and if you're watching a game and it's something like a beer or a cocktail. If people want to drink more they'll probably find a way to do it. People are doing that anyway in our neighborhood. Then there's events like 420 where it's not being regulated, nobody is controlling it, but at a game where you're selling and you have people, like a police presence there I think it will be much more controlled. I live across the street from the park and I'm really excited about this and I think the alcohol is just a small piece.

**Chair:** Is there any of public comment?

**Male Speaker:** I have a question. I guess there's some confusion about the jurisdiction of the committee and how far it extends to this issue so I'm hoping that maybe that can be cleared up at some point [unintelligible].

**Chair:** Well, we can answer that to some degree. We are a charter group. We're appointed by the Supervisors and we are the liaisons between the community, the Commission and the Supervisors as well as the Recreation and Park staff so in a broader sense with a member has an issue about something to do with parks and open space they can bring it to this committee and

we can discuss it and bring it to the attention of the general public before it comes to the Commission or Commission's working committee? Do you want to add something to that Les?

**Les Hilger:** And generally we can pass resolutions or make comments to the Commission and the Commission can choose to do what they want with that. We don't have an enforcement arm.

**Chair:** Public comment is not closed. Yes Denis.

**Denis Mosgofian:** I understand why people raise a procedural issue about raising an issue about a park or playground and if this weren't controversial anybody here could raise any issue they wanted about any particular park, facility, playground. As far as I'm concerned unless somebody writes it on a wall and says thou shalt die if you say anything everything within Recreation and Park's jurisdiction is within our jurisdiction to comment on. I think it's disingenuous to raise a procedural issue a jurisdictional issue to try to undercut a position that you don't approve of. I don't care if you have a different position, whether you're in the public or on the committee, that's fine, that's perfectly legitimate. I don't expect that my position will automatically prevail but I do respect the right of anybody here to raise those issues and I think it's incorrect to play the game of jurisdiction when it's inappropriate anyway.

I just want to make one point. I think—and this is the point I think some people were trying to make, I think the lady back there was trying to make, I think this is the camel's nose under the tent and I've been like a canary in the mines about a number of things like the arboretum fee which was you slip it in and pretty soon it's already gone to \$8 nobody even knew about it. And it just starts to slip in and you start this process of the privatization over time of public space because public space is rich, it's worthy, it's a valuable things and lots of people in our society are takers and they don't mind grabbing public facilities because maybe they can't find them or they don't have the money or they don't want to spend the money. I think this sets a pattern because I remember when we first were involved in building the stadium the lighting was a big issue for the people across the street because it shined and so there was all this discussion and redesign and how they would box the light in. I didn't know that the lights were really bright on their faces because I know that's a pretty active community and they know how to speak up for themselves so I'm a little surprised that you would say they shine in their faces when actually these people are going to spend \$300,000 on LEDs and LEDs are brighter than those lights, much brighter and I just think that it is the beginning of that professionalizing a stadium. It's a beautiful stadium, I can understand why people would want to play professional soccer there but then the lighting—you don't need it to play soccer and you don't need alcohol and if those things were not there it would be a lot easier to swallow but it's hard to swallow the way this is being designed and I predict in five years it's going to look a whole lot different and there's going to be other professional outfits that are going to want to pursue this same path.

So I would encourage people to consider before you support it. The motion I have of course it I guess you revote, I didn't know that, was to oppose this particular lease, deal, whatever it's called as it's written.

**Chair:** So did you want to bring an action to the committee.

**Jane Weil:** This is all brand new so other than two or three days ago when you sent it out so I guess my only comment is I would have liked—and I think on PROSAC that we should have known about this sooner. I know it's just a permit and technically we don't [unintelligible] permits but this is a pretty big change and I'm not sure if it's positive or negative yet but I think it's bit enough that I for one would have liked to have heard about it, not had it sprung on us, as pretty much a negotiated deal. So I don't know what the mechanism is and I don't know as much about it as you do with procedures and what our purview is. I'm just sort of making a comment that I would have liked to have known about this sooner than tonight.

**Denis Mosgofian:** Well, I put the motion on the floor. So I moved it now I would be glad to read it. [simultaneous comments] I didn't realize that you had sent it to Nick to rewrite because I would have appreciated some word.

**Chair:** I'm sorry, there was a timeline.

**Denis Mosgofian:** The Park and Recreation Open Space Advisory Committee does not support the Recreation and Park Department lease with NASL to host fifteen to twenty games at Kezar Stadium. We also do not support the sale of any alcohol on the property at the sporting events. PROSAC is strongly against adding more lighting to the stadium as it will change the night lighting—that's not the reason I had in my original motion—anyway, we were opposed to the changing of the TV lighting and the Kezar's menu should be for community and high school sporting events.

**Male Speaker:** Second.

**Denis Mosgofian:** There's a second, it's on the floor.

**Chair:** Do we have to vote on this tonight?

**Denis Mosgofian:** It goes to Operations on Thursday.

**Nick Belloni:** Now that it's on the table we'll be voting up or down.

**Chair:** I just feel like I need more information.

**Nick Belloni:** Unfortunately for clarification we can't abstain, is that correct?

**Male Speaker:** No.

**Linda Shaffer:** The resolution as read has two different issues in it. So you can maybe support one and not the other so I'm not very comfortable with that because one is about the privatization and one is of the alcohol use and they're two different issues.

**Denis Mosgofian:** Would people feel more comfortable focused on alcohol?

**Male Speaker:** I would.

**Denis Mosgofian:** I'm willing to reduce this to that one issue.

**Male Speaker:** I like the idea of soccer there.

**Denia Mosgofian:** Yeah, but I don't want the alcohol.

**Male Speaker:** I'll support the resolution if it's about the alcohol.

**Steffen Franz:** We already heard it's a done deal if—isn't that what Dana said?  
[simultaneous comments] Hold on, let's just clarify if that's what the issue is, is the deal dead if the alcohol is out?

**Dana Ketcham:** Yes.

**Nick Belloni:** Let me comment on that. Any good negotiator would take exactly that position, he would not take a different position otherwise you would lose.

**Steffen Franz:** Right, but again we heard from the owner of the team and the head of permitting from RPD.

**Dana Ketcham:** We pushed him as hard as we could, we were really on the verge because we were concerned about the community and we also heard from members of the community that say we thinking having some alcohol would be fun and why push it into a beer garden on the edge because we could do that, we've been doing that for years. Why push it into a beer garden on the edge of the stadium where people go down their drinks and then walk back in. Right? I mean that just seems silly.

[simultaneous comments]

**Male Speaker:** If there's no formal alcohol then people have permission to bring in alcohol. I mean—

[simultaneous comments]

**Les Hilger:** Excuse me, sorry, there's a motion on a table and this has to be about the motion.

**Denis Mosgofian:** So I've asked and I've asked and Tom has agreed so if you would propose an amendment that I reduce this thing to an alcohol then I can just leave that as the motion.  
[simultaneous comments]

**Tom Valtin:** I can only speak for myself, I will support if is that is the motion.

**Denis Mosgofian:** So this is Denis Mosgofian again, District 5. The Park and Recreation Open Space Advisory Committee does not support the Recreation and Park Department's lease or permit with NASL to host fifteen to twenty games at Kezar and do not support the sale of any

alcohol on the property of the sporting events. Kezar's main use should be community and high school.

**Nick Belloni:** I think if we're just saying alcohol we should just say alcohol, not the soccer league itself because I think people support the soccer.

**Tom Valtin:** I support the soccer, I don't support the alcohol.

**Nick Belloni:** I think it's just the alcohol, take out the soccer.

**Denis Mosgofian:** Do not support the permit—

**Tom Valtin:** Denis this is your resolution so if it's not to liking you don't have to go any further with it. I like the idea of soccer there, I don't like the idea of alcohol being sold at the game.

**Denis Mosgofian:** Alcohol is the first thing that grabbed me so I'm willing to work with that. It's not going to influence much with the Commission but—

**Jane Weil:** This is just a comment but according to the way I hear the proposal they will stop selling the alcohol 30 minutes before the end of the game so people won't be—less likely to be wandering out drunk.

**Chair:** That's Jane speaking. Please identify yourself.

**Jane Weil:** Sorry, Jane Weil, District 6.

**Nick Belloni:** Nick Belloni, District 2. [simultaneous comments]

**Dana Ketcham:** With soccer there's no timeouts so the only time there's halftime. There's no timeout, there's no break, there's no overtime. So it's 90 minutes that's how long it is but they do sell up to 80 minutes is the typical—we're going to monitor that, we're not promising they're going to get to sell all that time, we're going to see how that goes but we're starting with the 80 minute max.

**Male Speaker:** Is that 80 minutes of playing time?

**Dana Ketcham:** Straight, 80 minutes of playing time. [simultaneous comments] We're going to monitor that and see if that seems appropriate or not and police will be looking at it too.

**Chair:** Any other comments on the motion on the floor? [simultaneous comments]

**Denis Mosgofian:** PROSAC does not support the Recreation and Park Department's permit with NASL to offer the sale to allow the sale of alcohol on the property at the sporting events at Kezar.

**Male Speaker:** [unintelligible] [simultaneous comments]

**Denis Mosgofian:** Okay, that's it.

**Chair:** That's Winnie Chu for the record.

**Winnie Chu:** That's includes the tenting that's outside Kezar or just—

**Dana Ketcham:** You mean the beer garden?

**Winnie Chu:** Yeah.

**Dana Ketcham:** I don't know, it depends on what you want.

**Winnie Chu:** What's the intention? If you have the beer garden outside isn't it the same.

**Steffen Franz:** No, because what the presentation said was that the owner didn't like the idea of people having to leave the stadium and them coming back in so the idea was to serve them within the stadium.

**Chair:** Should the resolution say that is within the stadium for clarification because I understand it's being allowed now, right, outside in a beer garden or not? [simultaneous comments]

**Denis Mosgofian:** I got an email for you Dana that said as we have discussed none of these [unintelligible] in the last six years [unintelligible] allowed alcohol inside Kezar Stadium. [simultaneous comments]

**Denis Mosgofian:** Do you want to read it one more time?

**Denis Mosgofian:** PROSAC does not support the Recreation and Park Department's permit with NASL to allow the sale of alcohol inside Kezar Stadium during sporting events.

**Nick Belloni:** Can I get one quick clarification? Should it be permit with NASL.

**Dana Ketcham:** It's a permit with the Delta's.

**Denis Mosgofian:** I will change NASL with Delta, okay.

**Dana Ketcham:** Thank you.

**Male Speaker:** Read it one more time. [simultaneous comments]

**Denis Mosgofian:** PROSAC does not support the Recreation and Park Department's permit to allow the sale of any alcohol inside Kezar Stadium during sporting events. That's it, that's all there is.

**Chair:** Call the question.

**Denis Mosgofian:** I can't call the question.

**Chair:** Does somebody want to call the question?

**Mark Scheuer:** I'll call the question.

**Chair:** All right, can we have a show of hands of favor of this resolution please? That is one, two, three, four. That resolution fails.

**Denis Mosgofian:** Okay, thank you.

**Chair:** Thank you for bringing this to us as well, I think it's an important topic.

**Dana Ketcham:** And I will bring other issues if you promise to put me first on the agenda.  
[laughs] [simultaneous comments]

**Chair:** We would love to see you more often Dana, appreciate it. Okay, are there any announcements?

**Nick Belloni:** I have a quick announcement. I didn't bring it to the table because it's really not our purview, it's an open space thing with DPW down in North Beach. It's a piazza that's being proposed between—on Vallejo Street between Grant and Columbus, it's pretty much a nice little piazza. There will be a meeting on Thursday at 660 Lombard Street, the Telegraph Neighborhood Center, from 6:00 to 7:30 on March 3<sup>rd</sup>. It's about a free open space thing that we should be paying attention to in an area where open space is needed and it connects to Washington Square and it will connect Portsmouth Square and it will be a nice free piece of open space for the City.

**Chair:** Is there going to be a design process?

**Nick Belloni:** It's already been—a lot of it has already been done.

**Chair:** It's a real piazza, it's hard surface.

**Nick Belloni:** I think so. There was a lot of design stuff and it's been back and forth so it's something to check into and look at. It's a good project for an area that needs it.

**Chair:** Thank you. Any other announcements before I call for adjournment? No announcements. Can I have a motion to adjourn?

**Winnie Chu:** So moved.

**Chair:** Seconded by Tom and Les. Goodnight.

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