

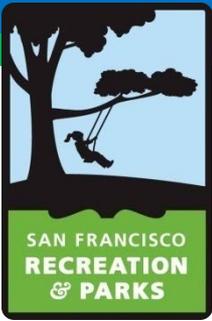


Proposed Park Property Acquisition

900 Innes Avenue

Presentation to the
Park, Recreation and Open Space Advisory
Committee

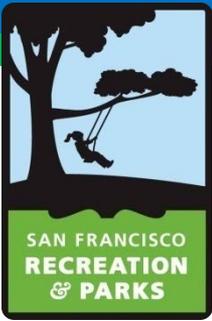
June 3, 2014



Proposed Property Acquisition: **900 Innes Avenue**



Location: 900 Innes Avenue (India Basin)



Proposed Property Acquisition: 900 Innes Avenue

India Basin - Proposed Open Space Expansion

-  900 Innes Ave - Tenderloin Housing Clinic Parcels Active RPD Acquisition Project
-  700 Innes Ave Future Mixed Use Development with adjoining park land (TBD)
-  Existing RPD Parks
-  DPW "Paper Streets"

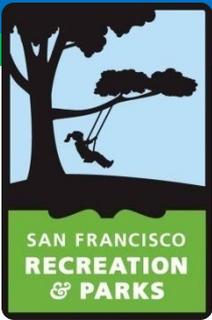


Source: San Francisco Recreation & Parks Department
July 2013



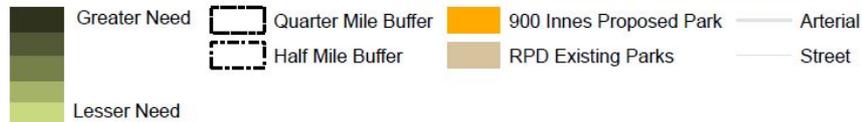
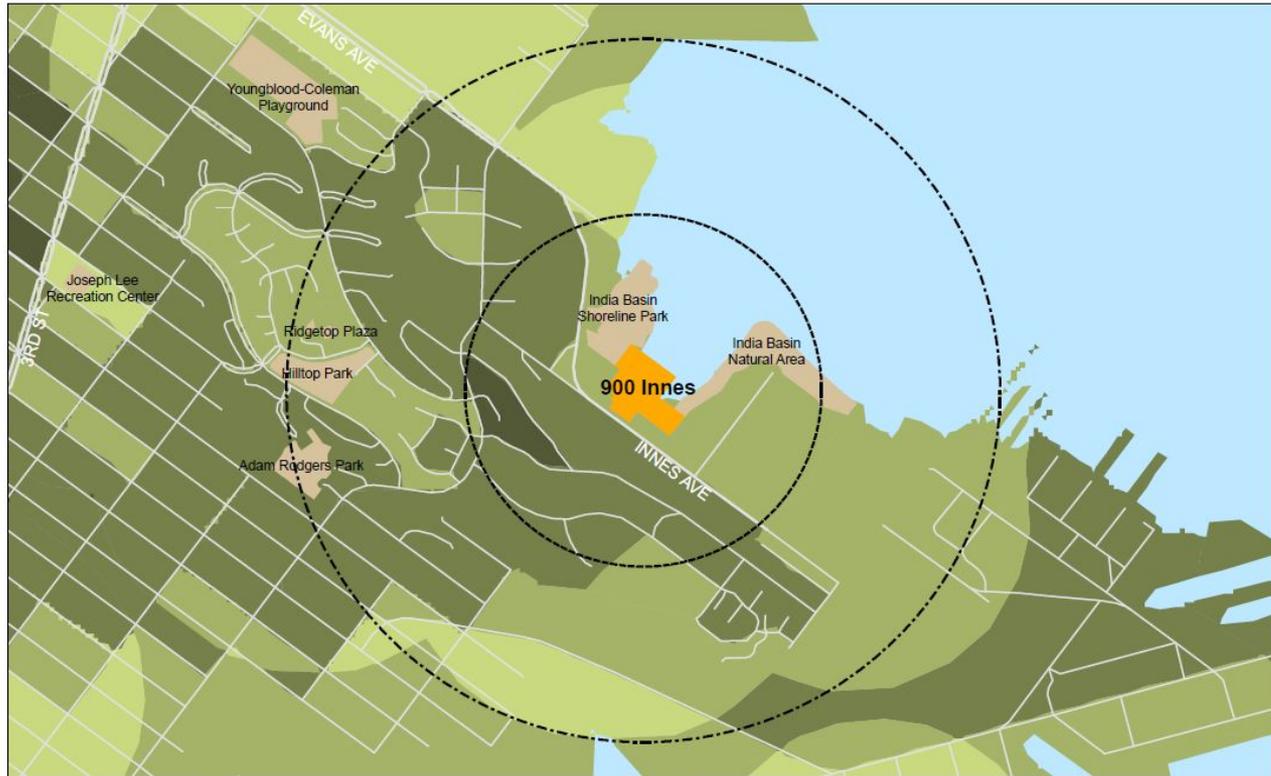
Future Open Space Expansion in India Basin Vision and Planning Process

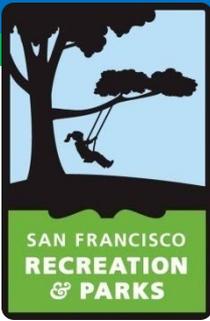
- Partnership between RPD, San Francisco Parks Alliance, Trust for Public Land
- \$500,000 Priority Conservation Area grant from State Coastal Conservancy for planning, design, and community engagement
- Collaboration with India Basin Neighborhood Association
- Partnership with Build Inc. to create contiguous public open space on a portion of 700 Innes / 800 Hudson
- Coordination with Blue Greenway
- Completion of new segment of San Francisco Bay Trail



Acquisition Policy Analysis

ROSE High Needs Map

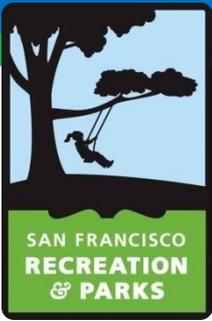




Acquisition Policy Analysis

Surrounding Parks





Acquisition Policy Analysis

Identified Funding Sources

Funding for Acquisition

- Open Space Acquisition Fund

Funding for Development

- Potential grant sources
- Potential project for next General Obligation Bond (2018 or 2020)

Funding for Maintenance

- A long-term strategy for maintenance funding and park stewardship will be developed during the park planning process, after acquisition is completed



Acquisition Policy Analysis

Variety of Recreational and Open Space Uses

Passive Recreation

- Picnicking
- Seating
- Community gardens

Active Recreation

- Boating, kayaking
- Walking
- Bicycling
- Sports courts

Natural Resource Protection and Restoration

- Potential for restoration of natural shoreline and upland habitat
- Birdwatching

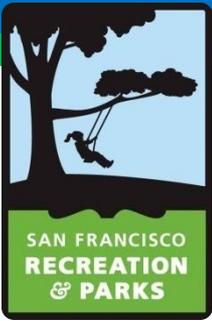




Purchase Price and Environmental Remediation

- Purchase price is \$2,975,000
- Various alternatives for remediation – cost estimates range from \$496,000 to \$2,800,000
- More focused and accurate estimate for remediation costs to be developed this summer
- Funding sources for remediation: Open Space Acquisition Fund and potential US EPA brownfields remediation grant funds





Details of Proposed Acquisition

- City's Real Estate Division to purchase and hold the property for 1-2 years
- RPD to acquire property from Real Estate Division through jurisdictional transfer
- Purpose of this arrangement is to allow RPD the flexibility to seek partners to help develop future park, and time to complete planning/design process and develop maintenance plan



Questions & Comments

PROSAC Meeting 5/6/14

- Need to identify maintenance funding and develop a maintenance plan.
- RPD should seek out and leverage funding for planning, development, remediation, etc.
- Update packets (in particular the “site information sheets”) with all current information, including potential grant funds, etc.
- How much will remediation cost?
- Will the remediation include removal of contaminated soil underwater?
- Where will contaminated soil be disposed of?
- What is the liability for the Shipwright’s Cottage?