



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary

Fee Waiver for the Eastern Neighborhoods Infrastructure Impact Fee

HEARING DATE: NOVEMBER 12, 2015

Date: November 5, 2015
Case No.: 2013.1390IKA
Project Address: **1532 Harrison Street Street In-Kind Agreement**
(aka *Eagle Plaza In-Kind Agreement*)
Plan Area: Western Soma Area Plan
Project Sponsor: Michael Yarne
Build, Inc.
315 Linden Street
San Francisco, CA 94102

Staff Contact: Mat Snyder (415-575-6891)
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SUMMARY

The Project Sponsor of the development at 1532 Harrison Street is seeking to enter an In-Kind Agreement with the City of San Francisco to provide streetscape, pedestrian safety, and public space improvements on 12th Street in return for a waiver of \$1,506,000 of their Eastern Neighborhoods Infrastructure Impact Fees.

PROJECT LOCATION

The proposed project, called Eagle Plaza, is located on the end of 12th Street where it intersects with Harrison Street at a T-intersection. The project is within the Western Soma Area Plan.

The project, a public pedestrian plaza, would occupy 12th Street along the southern façade of the 1532 Harrison Street development. The development includes a ground-floor commercial space that would open out onto the plaza at Harrison. On the opposite side of 12th Street from 1532 Harrison Street, is Eagle Tavern, considered a local LBGTQ institution. To the north of Eagle Tavern on the same block is a residential development.

BACKGROUND

On October 1, 2015, the Planning Commission granted approval¹ to the project proposed for 1532 Harrison Street. The project consists of a new seven-story 65-foot tall, mixed-use building with 136

¹ Motion Number 19136

dwelling units and about 1,600 square feet of ground floor commercial space for a total of about 128,000 gsf.

Per Section 423 of the Planning Code, the project is subject to pay approximately \$1,694,667 in Eastern Neighborhoods infrastructure impact fees (by the current fee rates) since the property falls within the Western Soma Area Plan boundaries. Project sponsors may pay the impact fee directly to the City or may request to directly provide infrastructure that is consistent with the Community Improvements Program for the Eastern Neighborhoods. Such direct provision of infrastructure requires approval of the City, in the form of a legally binding "In-Kind Agreement." Build Inc., the Project Sponsor for the 1532 Harrison Street development, is seeking such an In-Kind Agreement to provide a 13,800 ft² public plaza. Eagle Plaza consists of a single surface plaza from building edge to building edge across the right-of-way. Vehicular access would be restricted to a single south-bound lane configured in a curvilinear path to both slow traffic and to define two distinct plaza zones.

The improvements proposed for this agreement would support the policies established in the Western Soma Area Plan passed in 2011. The Plan and its associated implementation document sought to green this portion of 12th Street. The Plan also calls for additional parks and open spaces, provided both by the City and in collaboration with new residential and commercial development. Further, the Plan, along with both the Urban Design and Recreation and Open Space Elements, recognizes underutilized streets and rights-of-way as a valuable resource to creatively develop new open spaces.

PROPOSED PUBLIC IMPROVEMENTS

The project sponsors of Eagle Plaza propose to provide infrastructure improvements on 12th Street to create additional neighborhood-serving open space and to enhance pedestrian safety. The proposed public plaza included in this In-Kind Agreement would feature:

- 1) Paved plaza which is designed to flexibly accommodate multiple uses, and special events..
- 2) A single lane of south bound traffic that would be at the same grade as the rest of the plaza (i.e. shared space). Instead of being defined by a curb, the drive aisle would be defined by a series of fixed planters. The plaza design would be both enable through traffic, but also enable the lane to be closed for special events.
- 3) Bulb-out occupying the width of 12th Street extending into Harrison Street.
- 4) Café seats & additional movable seating.
- 5) Landscaping in raised planters.
- 6) Space for food and other kiosks.
- 7) Pedestrian-scale plaza lighting.

The plaza and all other improvements proposed in this In-Kind Agreement would be publicly accessible and located on public rights-of-way, subject to a maintenance and operations plan that would be incorporated into the In-Kind Agreement. Adjacent to the plaza on its southeast corner, the 1532 Harrison development project includes a commercial space that opens onto Eagle Plaza.

OUTREACH AND PUBLIC COMMENT

The Eastern Neighborhoods Citizen Advisory Committee (the CAC) reviewed iterations of the proposed Plaza at the March 2015 and September 2015 meetings. The CAC approved a resolution in September 2015 supporting the improvements and recommending an in-kind waiver of \$1,505,878 in Eastern

Neighborhoods Infrastructure Impact Fees, equivalent to almost 100% of the Sponsor's projected fee obligation. The CAC conditioned their recommendation of approval that the Project Sponsor be responsible for all ongoing maintenance, operation and programming for the Plaza in perpetuity. The Project Sponsor indicated that they would be pursuing the creation of a Mello Roos District as a means to fund ongoing maintenance and operation.

The Project Sponsor outreached to nearby neighbors, businesses, and property owners in designing the proposed plaza. Their outreach process included about 13 community meetings, charrettes, and events from June 2014 through the CAC September meeting. The outreach process included the forming of the Friends of Eagle Plaza community group, and inclusion of several nearby neighborhood organizations.

The Department has received over 200 comments in support of the project (see Attachment 10), and has not received any correspondence against the project.

DESIGN REVIEW

The project sponsor began conversations with the City on seeking an In-Kind Agreement early in the process of their project entitlements. The proposed design has been reviewed and commented on by the Planning Department and the Department of Public Works. The preliminary design was also reviewed by the Planning Department's Street Design Advisory Team, which includes representatives from SF DPW and SF MTA. While SDAT is only advisory, it was supportive of placing the plaza at this location.

The Agencies have reviewed the concept design to identify any design and technical issues; the resulting design incorporates their recommendations and reflects the feedback received from city agencies. The project sponsor has incorporated changes in the final concept design aimed at increasing greening, and assuring safety

COST ESTIMATES & PROJECT BUDGET

Build Inc. has provided cost estimates for the entire project, which would be \$2,027,265 for the entire project. The Project Sponsor is seeking a fee waiver for the amount of \$1,505,878 as recommended by the EN CAC. The additional amount is equal to a value of improvements that would have otherwise been required through the Better Streets requirement. The remainder would be gifted to the City. The Department initially received two cost estimates from the project sponsor – from Suffolk and Cannon Constructors North – in the amount of \$1,716,773 and \$1,875,655, respectively. The cost estimates have been reviewed by the Planning Department and Department of Public Works. These cost estimates rationalize the fee waiver amount of \$1,505,878.

MAINTENANCE OF IMPROVEMENTS

The Sponsor proposes to establish a Mello Roos District to provide funding for the Plaza's ongoing maintenance and operations. The Project Sponsor is currently targeting the subject development and the development site immediately north, and the Eagle Tavern, as the boundaries for the Mello Roos District. Members of the District would establish an annual tax specifically to pay for ongoing maintenance operation. Relatedly, the In-Kind Agreement will include a Maintenance Covenant, in which a specific maintenance work program will be established; the responsibility for that work program will be tied to the 1532 Harrison development site in perpetuity through a Notice of Special Restriction on the property.

THE CITY'S PLAZA PROGRAM

Similarly, the In-Kind Agreement will include a provision indicating that the City may decide to include the plaza in the City's Plaza Program. Through the Plaza Program, City staff will assign the ongoing operations and programming of the plaza to a third party through a public RFP process to select a non-profit plaza steward. The advantages of participating in the plaza program include, but are not limited to, enabling ongoing programming through a single permit, assuring that the plaza is sufficiently activated and does not inadvertently feel privatized.

ENVIRONMENTAL REVIEW AND TRANSPORTATION ANALYSIS

The proposed improvements were environmentally cleared as a part of 1532 Harrison Street Community Plan Exemption (CPE) 2012.1574E, dated March 28, 2014, on file with the Department.

GENERAL PLAN CONSISTENCY

The proposed project is found to be in conformity with the General Plan. See the attached Draft Motion. These General Plan findings can be relied upon for other related City actions, such as approval of a Major Encroachment Permit and the remapping of curb lines, where General Plan findings (e.g. General Plan Referrals) will also be required.

REQUIRED COMMISSION ACTION

The action before the Commission is to approve an impact fee waiver for the 1532 Harrison Street project in the amount of \$1,506,000 in return for provision of the in-kind improvements discussed above.

BASIS FOR RECOMMENDATION

In September of 2010, the Planning Commission endorsed a policy entitled "[Procedures for In-Kind Agreements](#)". The proposed improvements would present a suitable priority for an In-Kind Agreement to satisfy portions of the Area Plan infrastructure impact fees.

- The Proposed Improvements are Eligible for an In-Kind Agreement
- The Proposed Improvements are a Priority
- The Project is Recommended

ELIGIBILITY CRITERIA

- Improvement Fulfills the Purpose of Community Improvements: Per Planning Code section 423.3(d) (which describes in-kind improvements under the EN Impact Fee Fund) open space, such as plazas, are eligible for funding.
- The Infrastructure Type is Identified in the Fee Ordinance: The plaza project falls under the "Open Space and Recreation" category of improvements in the Eastern Neighborhoods Impact Fee Fund, and therefore is eligible.

- The Expenditure Category for Infrastructure Type is Not Exhausted: The “Open Space and Recreation” category of funds have not been exhausted.

PRIORITIZATION CRITERIA

- Improvement is identified in the Five Year Capital Plan; Improvement does not Compete with a CAC and IPIC Endorsed Improvement: This project had not been specifically listed in the IPIC Report; however, funds allocated here would not be removed from any specifically identified project, including general funds. The project is consistent with and fulfills the policies of the Western SoMa Plan. See the attached draft Motion for specific Objectives and Policies.
- CAC Supports the Proposed Improvement: The Eastern Neighborhoods CAC approved a resolution in September 2015 supporting the improvements in an amount of \$1,505,878.
- Efficiencies are Gained Through Coordination with Development Project: Project sponsors can utilize the construction tools and labor already working onsite for the 1532 Harrison Street to deliver the improvements in a more timely and efficient manner. The project would be timed with the development of the adjacent development and delivered no later than when the development is ready for occupancy. The project could be built in conjunction with the development project, resulting in less disruption from construction than if the project were independently built at another time. As well, the anticipated project costs are higher than the proposed fee waiver. The project sponsor would gift the additional value of the plaza to the City.

RECOMMENDATION

The proposed streetscape improvements support the policies and projects established in the Western Soma Area Plan. The project would enhance pedestrian safety, provide additional public open space and community programming opportunities, and contribute to an improved public realm in this rapidly developing neighborhood.

The Planning Department projects over \$80 million impact fee revenue over the next five years (FY17-FY21) generated in the Eastern Neighborhoods Area Plans. The 2014 Interagency Plan Implementation Report projects over \$20 million expenditure on open space projects over the next five years, of which \$7.4M has yet to be programmed for specific projects.

Pursuing this In-Kind Agreement would create an opportunity to capitalize on existing construction of an adjacent development to enhance and expand the neighborhood’s open space network, a priority identified in the Western SoMa Area Plan, resulting in efficiencies gained for the construction of the improvements. The CAC has passed a resolution in support of this In-Kind Agreement for the scope of work described in this case report, for up to \$565,100.

Based on the public benefits generated, CAC support, public comments and outreach, and review of the design, cost estimate, maintenance plan, and terms of the agreement, **the Planning Department recommends approval of this In-Kind Agreement.**

Attachments:

- 1 Draft Planning Commission Motion
 - Exhibit A: Conditions of Approval
 - Exhibit B: Eagle Plaza Schematic Design

- Exhibit C: In-Kind Agreement for 1532 Harrison Street
- 2 Cost Estimates (Suffolk and Cannon Constructors North, Inc.)
 - 3 Eastern Neighborhoods CAC Resolution
 - 4 Public Comments (note: public comments as part of packet is limited. See electronic copy or docket for full set of comments)



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission DRAFT Motion No.

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APPROVING AN IMPACT FEE WAIVER FOR 1532 HARRISON STREET IN THE AMOUNT OF \$1,505,878 TO PROVIDE STREETScape, PEDESTRIAN SAFETY, AND PUBLIC SPACE IMPROVEMENTS ON HARRISON STREET BASED ON THE COMPLETION OF AN IN-KIND AGREEMENT BETWEEN THE PROJECT SPONSOR AND THE CITY; AND RECOMMENDING THAT THE BOARD OF SUPERVISOR ADOPT AN ORDINANCE THAT WOULD ACCEPT ANY ADDITIONAL VALUE OF THE IN-KIND IMPROVEMENTS ABOVE THE FEE WAIVER AMOUNT AND OVERRIDE THE PLANNING CODE'S RESTRICTION OF AN IN-KIND IMPROVEMENT HAVING A VALUE GREATER THAN THE FEE WAIVER AMOUNT .

PREAMBLE

On January 19, 2009 the Eastern Neighborhoods Plan became effective, including now Section 423.3 of the San Francisco Planning Code, the Eastern Neighborhoods Infrastructure Impact Fee applicable to all projects in the plan area, including the subject property. The Planning Code also enabled project sponsors to seek a waiver from the impact fees when providing public improvements through an In-Kind Agreement with the Planning Department.

On October 1, 2015, the Planning Commission granted approval to the project proposed for 1532 Harrison Street. The project consists of a new seven-story 65-foot tall, mixed-use building with 136 dwelling units and about 1,600 square feet of ground floor commercial space for a total of about 128,000 gsf.

On January 21, 2015, the Project Sponsor, Build, Inc., filed an application with the City for approval of an In-Kind Agreement for provision of streetscape, pedestrian safety, and public space improvements on 12th Street between Harrison and Bernice (Project). The space is proposed to be called "Eagle Plaza", which is named after the Eagle Tavern, which is immediately adjacent to it across from the development site. The proposal included restricting vehicular circulation to prioritize the space for pedestrians.

On September 16, 2015, in Motion 2015-09-03, the Eastern Neighborhoods Citizens Advisory Committee passed a resolution supporting the proposed improvements for the Eagle Plaza In-Kind Agreement. The EN CAC conditioned their recommendation of approval that the Project Sponsor be responsible for all ongoing maintenance, and operation of the Project in perpetuity.

MOVED, that the Commission hereby authorizes the Eastern Neighborhoods Community Impact Fee Waiver 1532 Harrison Street in the amount of \$1,505,878.

FURTHER MOVED, that the Commission hereby recommends to the Board of Supervisors that they adopt an Ordinance that would accept the additional value of the in-kind improvements as a gift and would override the Planning Code's restriction of an in-kind improvement having a value greater than the fee waiver amount.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. The proposed In-Kind Agreement is consistent with the Planning Code Section 423.3.
3. **In-Kind Agreement Approval Criteria.** The proposed improvements would present a suitable priority for an In-Kind Agreement to satisfy portions of the Area Plan infrastructure impact fees as they meet the following criteria established in the Planning Commission approved "Procedures of In-Kind Agreements".
 - Improvement Fulfills the Purpose of Community Improvements: Per Planning Code section 423.3(d) (which describes in-kind improvements under the EN Impact Fee Fund) open space, such as plazas, are eligible for funding.
 - The Infrastructure Type is Identified in the Fee Ordinance: The plaza project falls under the "Open Space and Recreation" category of improvements in the Eastern Neighborhoods Impact Fee Fund, and therefore is eligible.
 - The Expenditure Category for Infrastructure Type is Not Exhausted: The "Open Space and Recreation" category of funds have not been exhausted.
4. **Priority Improvements.** The proposed improvements are a priority for the Plan Area as they meet the following criteria:
 - Improvement is identified in the Five Year Capital Plan; Improvement does not Compete with a CAC and IPIC Endorsed Improvement:

This project had not been specifically listed in the IPIC Report; however, funds allocated here would not be removed from any specifically identified project, including general funds.
 - CAC Supports the Proposed Improvement:

The Eastern Neighborhoods CAC approved a resolution in September 2015 supporting the improvements in an amount of \$1,505,878.

- Efficiencies are Gained Through Coordination with Development Project:

Project sponsors can utilize the construction tools and labor already working onsite for the 1532 Harrison Street to deliver the improvements in a more timely and efficient manner. The project would be timed with the development of the adjacent development and delivered no later than when the development is ready for occupancy. The project could be built in conjunction with the development project, resulting in less disruption from construction than if the project were independently built at another time.

5. **Other City Agency Review.** The Project is recommended by the Planning Department and has been reviewed by other public agencies, including the Department of Public Works and SFMTA. The Street Design Advisory Team, a multi-agency multi-disciplinary review team chaired by Planning, reviewed the project twice and is supportive of the concept design.
6. **Other Required City Actions.** The creation of the plaza will require additional actions from other City Agencies, including but not necessarily limited approval of a Major Encroachment Permit, Street Improvement Permit, removal of on-street parking, the relocation of mapped curb lines, and possibly the vacation of the right-of-way. These approvals are required in addition to this approval and the finalization of an In-Kind Agreement between the City and Project Sponsor.
7. **Additional Value of Improvements to be Gifted to the City.** The subject improvements are anticipated to cost \$2,027,933, which is \$522,055 over the fee waiver value. Of this amount, \$122,055 would have otherwise been required through the Planning Code Section 138.1 ("The Better Streets Requirement") leaving about \$400,000 that would need to be gifted to the City. The in-kind value above the fee waiver amount will need to be officially accepted as a gift by the Board of Supervisors. Because the Planning Code generally does not allow the value of the improvements to be greater than the value of the fee waiver, the Board of Supervisors Ordinance accepting the gift would also have to officially override the Planning Code for this case. Eagle Plaza is a broad community effort that has several funding sources, of which this in-kind agreement and fee waiver is one. Limiting the scope of the improvements to match the value of the in-kind would inadvertently limit the full potential of the project and the aspirations of community members who have planned, raised money, and advocated for it.
8. **General Plan Compliance.** The Proposed Project is, on balance, consistent with the following Objectives and Policies of the General Plan. All required City approval actions where General Plan findings are required, including but not limited to a major encroachment permit and curb relocation legislation, may rely on findings below:

The proposed In-Kind improvements support the General Plan by implementing the below policies and objectives.

WESTERN SOMA AREA PLAN

OBJECTIVE 4.4 ENSURE A MINIMUM LEVEL OF SAFETY ON NEIGHBORHOOD-SERVING STREETS.

Policy 4.2.2 Introduce traffic calming measures that promote pedestrian and bicycle transportation and safety.

OBJECTIVE 4.5 DESIGN NEIGHBORHOOD-SERVING STREETS ACCORDING TO LOCAL NEEDS AND DESIRES.

The Eagle Plaza proposal will meet the above objectives and policies in that the project sponsor has worked closely with the local community in proposing and designing the plaza in making sure that local needs are reflected in its design and programming.

OBJECTIVE 6.6 PROVIDE PUBLIC INFORMATION AND EDUCATION ABOUT HISTORIC AND SOCIAL HERITAGE RESOURCES.

Policy 6.6.5 Explore new strategies, including the use of public art, for integrating social history into traditional historic preservation.

The proposed plaza will be anchored by Eagle Tavern, which is considered an important business establishment for the LGBT community. The Project Sponsor has indicated that they will continue to work with the local community in finding ways to celebrate and curate the LGBT's history within the South of Market neighborhood.

OBJECTIVE 7.3 IMPROVE THE NEIGHBORHOOD'S PUBLIC REALM CONDITIONS.

Policy 7.3.2 Redesign underutilized portions of streets and public open spaces, including widened sidewalks and medians, curb bulb-outs, "living streets", or green connector streets.

Policy 7.3.4 Require new development to improve adjacent street frontages, employing established street design standards.

The proposed Eagle Plaza will clearly improve the immediate area with an increased space dedicated to pedestrian and open space, so that the public right-of-way is not only a space to move through but to dwell within. The proposal is to provide flexible space that can be programmed in different ways for different needs and for different events. The Project Sponsor is required to improve the immediate sidewalk space to Better Streets standards pursuant to the Planning Code. The cost of such improvements has been deducted from the value of the in-kind so that value of the required improvements are incorporated in the value of the fee waiver.

URBAN DESIGN ELEMENT

OBJECTIVE 4 IMPROVE OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT PRIVDE AND OPPORTUNITY.

Policy 4.11 Make use of street space and other unused public areas for recreation, particularly in dense neighborhoods, such as those close to downtown, where land for traditional open spaces is more difficult to assemble.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 3 IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE

Policy 3.1 Creatively develop existing publicly-owned right-of-ways and streets into open space.

The proposed Eagle Plaza would repurpose underutilized public right-of-way to open space thereby implementing the above Urban Design and Recreation and Open Space objectives and policies.

OBJECTIVE 6 SECURE LONG-TERM RESOURCES AND MANAGEMENT FOR OPEN SPACE ACQUISITION, AND RENOVATION, OPERATIONS, AND MAINTENANCE OF RECREATIONAL FACILITIES AND OPEN SPACE.

Policy 6.1 Pursue and develop innovative long-term funding mechanisms for maintenance, operation, renovation and acquisition of open space and recreation.

Through the Conditions of Approval set forth below and through provisions within the In-Kind Agreement, the Project Sponsor will be required to maintain and operate the plaza in perpetuity. Furthermore, the Project Sponsor will be required to participate with the City's Plaza Program whereby the programming of the plaza is turned over to a third party to assure that it is sufficiently maintained and is managed as a public resource.

9. **Planning Code Sections 101.1 Findings.** The proposed replacement project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will have no adverse effects on neighborhood-serving retail uses.

B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will protect and enhance the existing neighborhood character by creating a public plaza and improving the public life in the neighborhood.

C) The City's supply of affordable housing will be preserved and enhanced:

The proposed project will have no adverse effects on the City's supply of affordable housing.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project would not impede MUNI transit service.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project would not affect the preparedness against injury and loss of life in an earthquake is unaffected.

- G) That landmark and historic buildings will be preserved:

The proposed project would not adversely affect landmark and historic buildings.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not affect access to sunlight and vistas in parks and open spaces.

I hereby certify that the foregoing Motion was adopted by the Planning Commission on February 11, 2016.

Jonas P. Ionin
Director of Commission Affairs,
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A
CONDITIONS OF APPROVAL

1. This fee waiver is to enable the construction and establishment of “Eagle Plaza”, which will be located in front of the 1532 Harrison Street development site within the 12th Street right-of-way between Bernice and Harrison Street. The Plaza shall be constructed in general conformity with the Plans labeled “Exhibit B” to this Motion. Currently the proposal is to maintain 12th Street as a right-of-way, but the Project Sponsor could seek to vacate the right-of-way and create a City-owned parcel on which the plaza would be located. In such a case, the vacation process would be subject to approvals from the Department of Public Works, and the Board of Supervisors, among other possible Agencies. This fee waiver approval would remain valid in such case as long as the plaza includes typical access provisions as other City parks and plazas.
2. The Project Sponsor shall be responsible for funding all ongoing maintenance, operations and programming for the plaza space. The Project Sponsor may seek to create a Mello Roos District and governing entity thereto as a means of funding. Nonetheless, the In-Kind Agreement shall include provisions that a Declaration of Maintenance Covenant be recorded against the property of 1532 Harrison Street to assure its ongoing maintenance, operation and programming. A Scope of Work for ongoing maintenance and operation shall be agreed to by the City and incorporated into the final In-Kind Agreement.
3. The Project Sponsor acknowledges that the City may seek to include the subject project into the City’s Plaza Program, whereby the City will assign responsibility for Eagle Plaza’s ongoing programming to plaza steward through an RFP process. Among other things, this is to assure sufficient plaza activation and that the plaza is programmed as a public space.

PLANNING COMMISSION DESIGN PACKET

February 11, 2016

 BUILD PUBLIC  BUILD INC 



**A New Community Plaza &
a Tribute to LGBTQ Heritage**



INTRODUCTION



Timeline

June 18, 2014: Initial Community Meeting - introduction of plaza project

July 8, 2014: Community Meeting - solicitation of community feedback on plaza concept

Sep 23, 2014: Community Design Charrette #1 - facilitated by Gehl Studio, feedback informed plaza conceptual design

Dec 2, 2014: Community Meeting - recap of charrette outcomes, solicitation of feedback

Feb 15, 2015: Eagle Plaza Beer Bust - free fundraiser event for Friends of Eagle Plaza showcasing conceptual plaza design both in front of and inside The Eagle SF

Feb 17, 2015: Community Meeting - showcasing conceptual design at Don Ramon's

April 8, 2015: Friends of Eagle Plaza - initial meeting to form stewardship organization

April 20, 2015: CDRC Conceptual Design Review - project status presentation and Q&A

April 20, 2015: ENCAC Presentation #1 - intro presentation and Q&A

April 23, 2015: Western SoMa Neighborhood Assc. - project status presentation and Q&A

June 9, 2015: SoMa Bend Neighborhood Assc. - project status presentation and Q&A

Sept 17, 2015: SF Bay Area Leather Alliance - presentation and Q&A

Sept 19, 2015: Alden Spafford Progressive Dinner - info booth and Q&A

Sept 20, 2015: Leather Walk - info booth and Q&A

Sept 21, 2015: ENCAC Presentation #2 - seeking recommendation for IKA

Sept 27, 2015: Folsom Street Fair - info booth and Q&A

Nov 16, 2015: CDRC Schematic Design Review - presentation and Q&A

Feb 11, 2016: Planning Commission - seeking approval of IKA

By The Numbers

8 Friends of Eagle Plaza Meetings

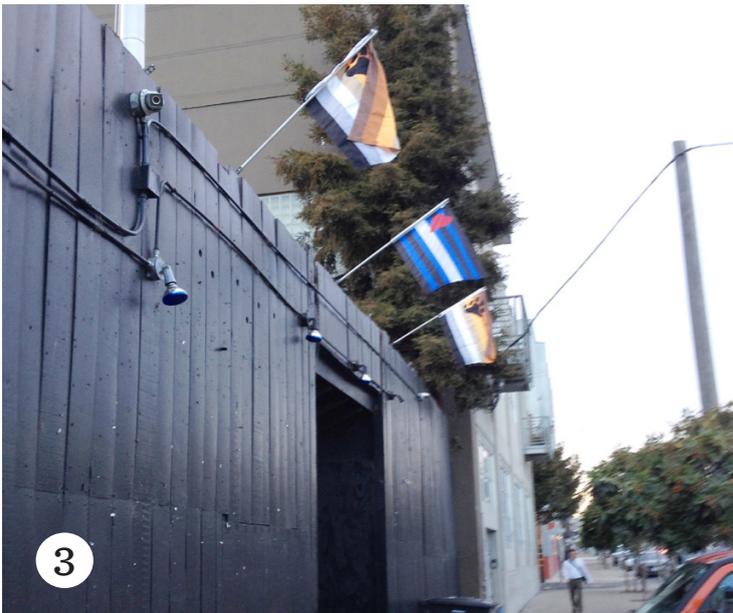
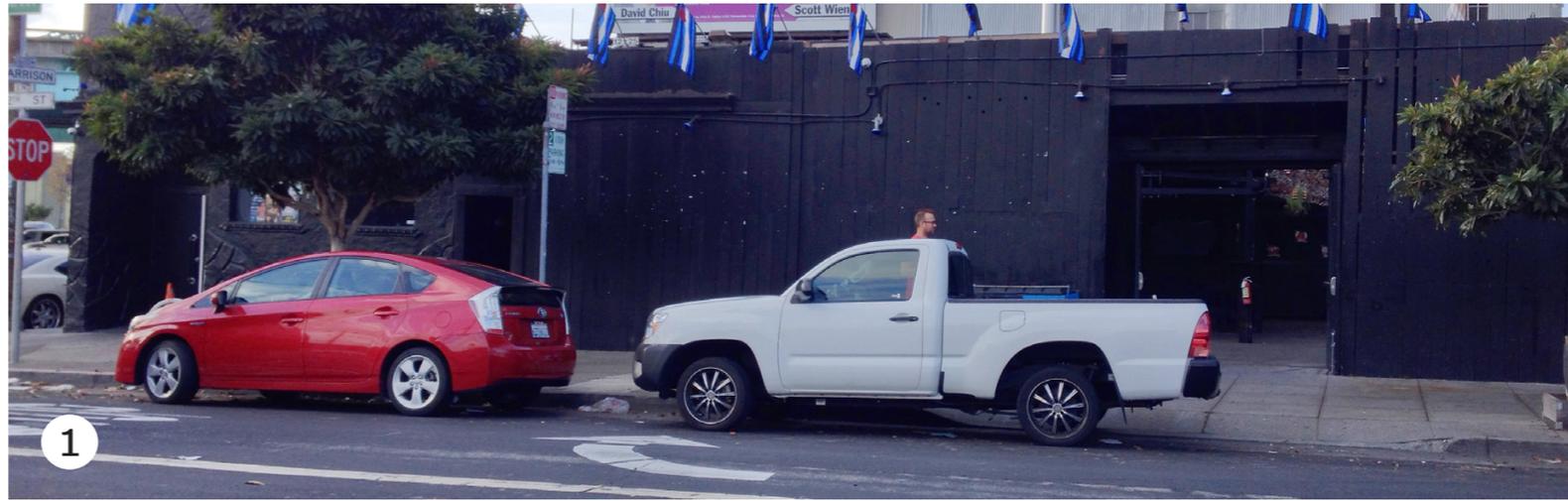
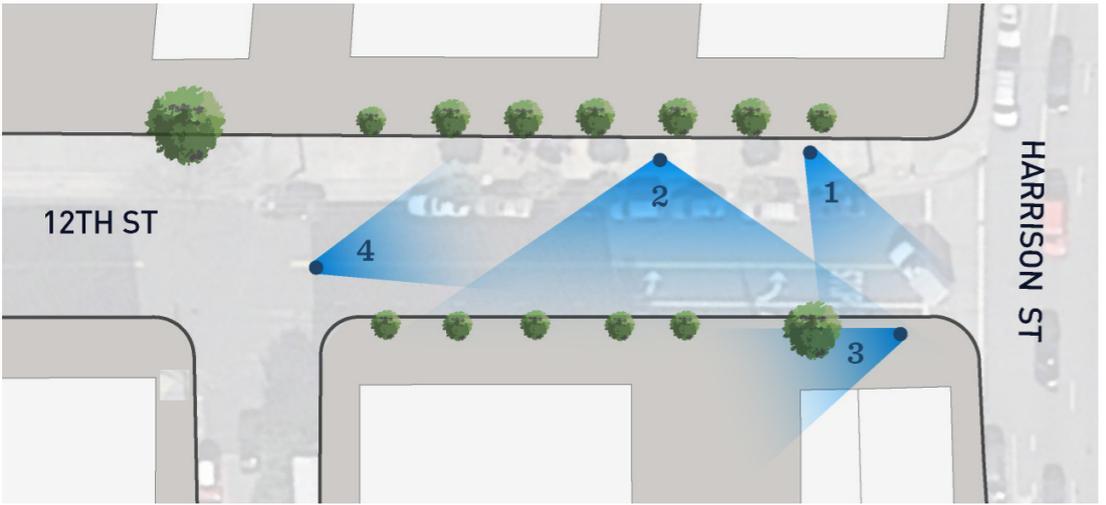
11 Community Engagement Meetings

208 Letters of Support From Community Members

209 Subscribers to the Eagle Plaza Email List

263 Attendees at the Eagle Plaza Beer Bust

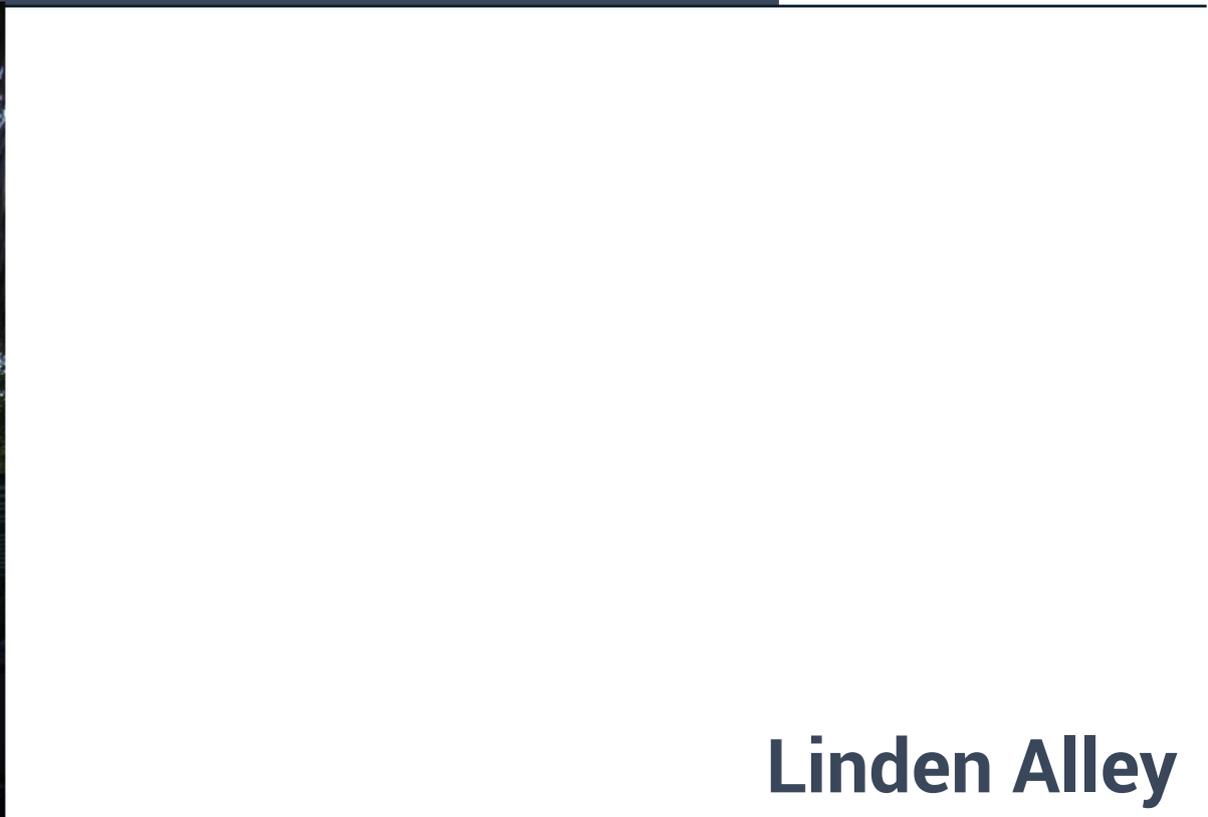
EXISTING CONDITIONS



DESIGN PRECEDENTS



Patricia's Green



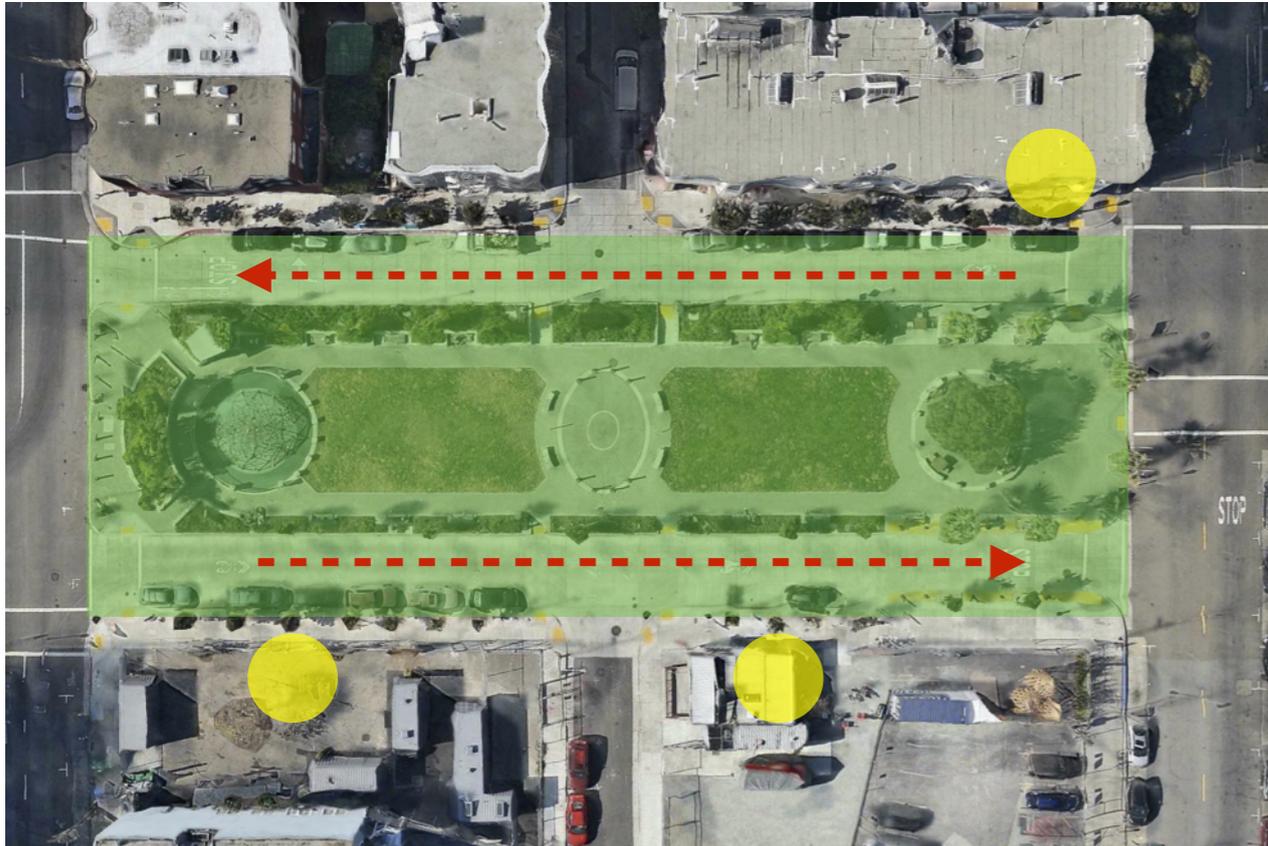
Linden Alley



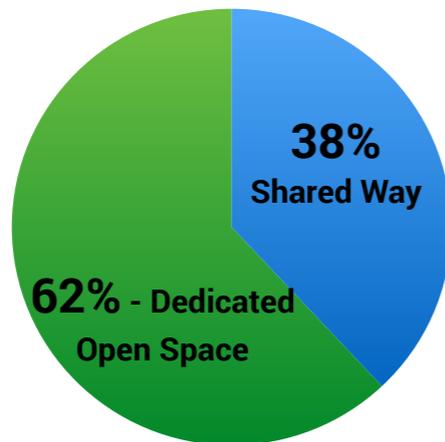
DESIGN PRECEDENTS



Public Space Comparison Patricia's Green



0.7 acres



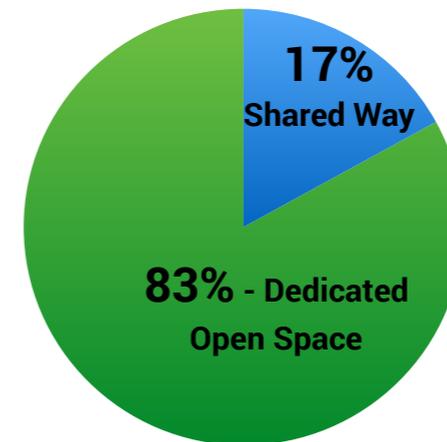
-----▶ Shared Way

● Small Business Stewards

Eagle Plaza



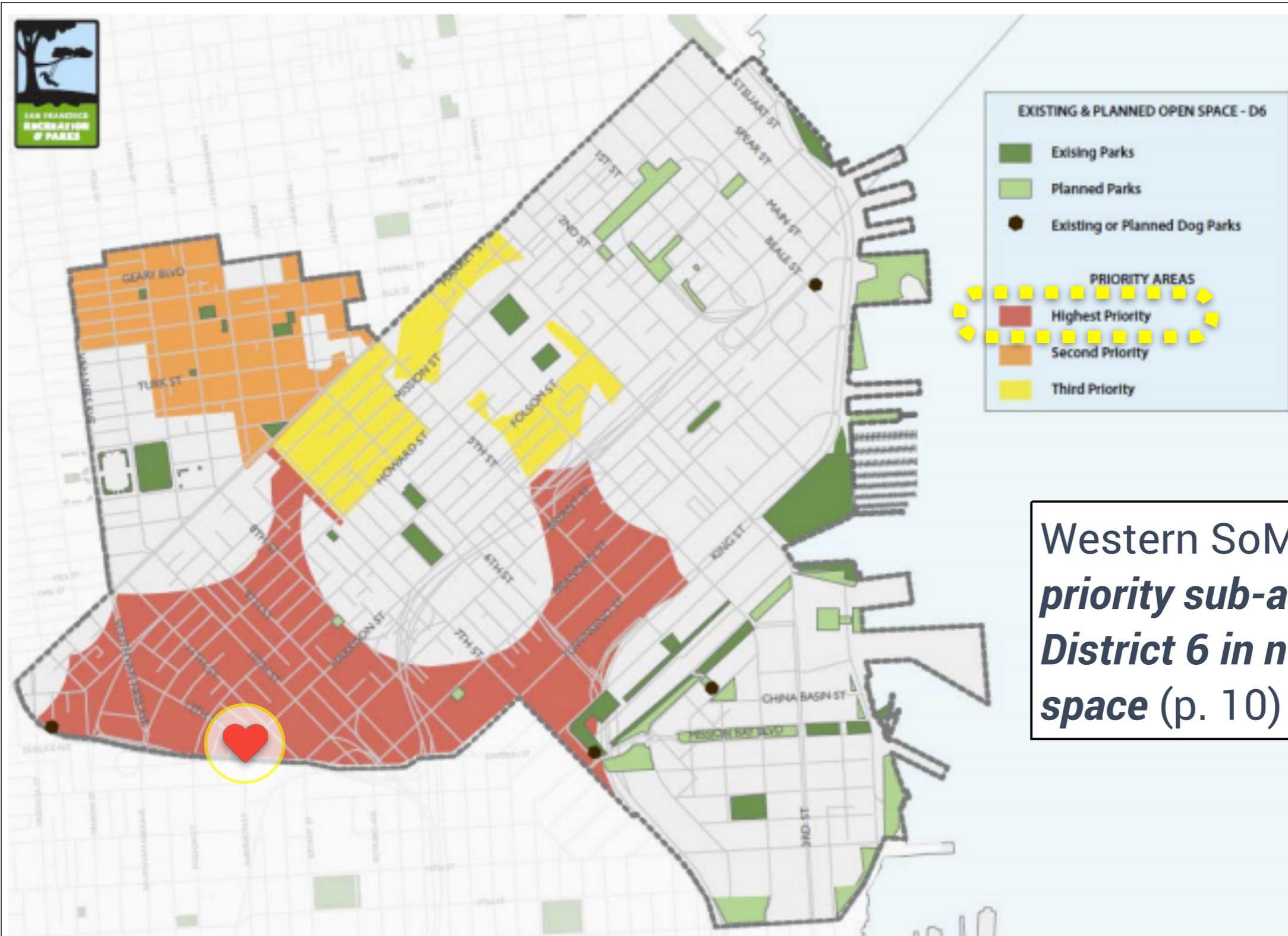
0.3 acres



WHY HERE?



District 6 Open Space Task Force (2013)



District 6 Open Space Task Force
Recommendations for Acquisition of
New Parks and Open Space in District 6
July 2013

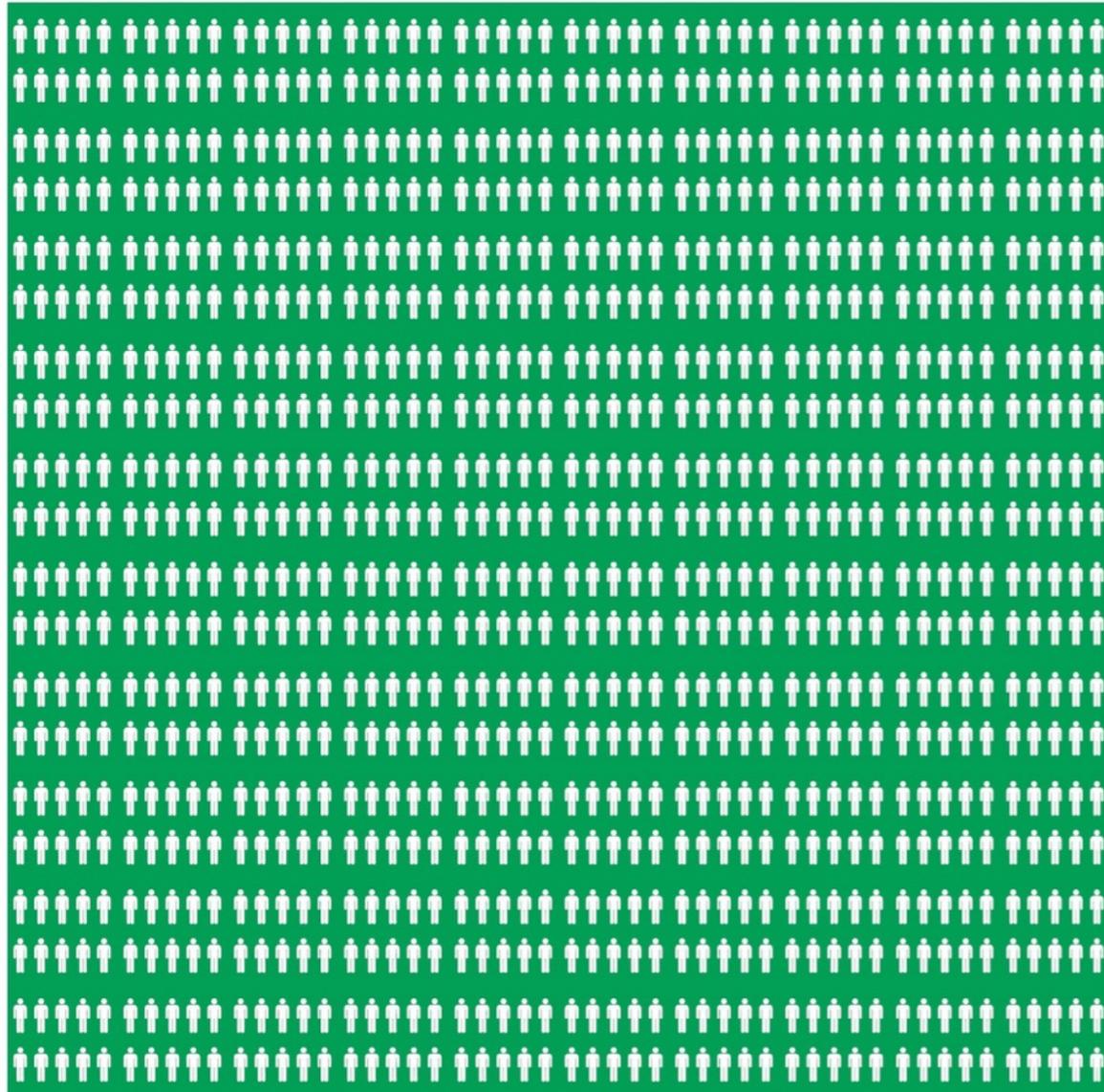
Western SoMa is the **highest priority sub-area within District 6 in need of open space** (p. 10)

WHY HERE?



Western SoMa Area Plan (2011)

5.5 acres of open space
per 1,000 residents in San Francisco



0.027 acres of open space per 1,000
residents in Western SoMa



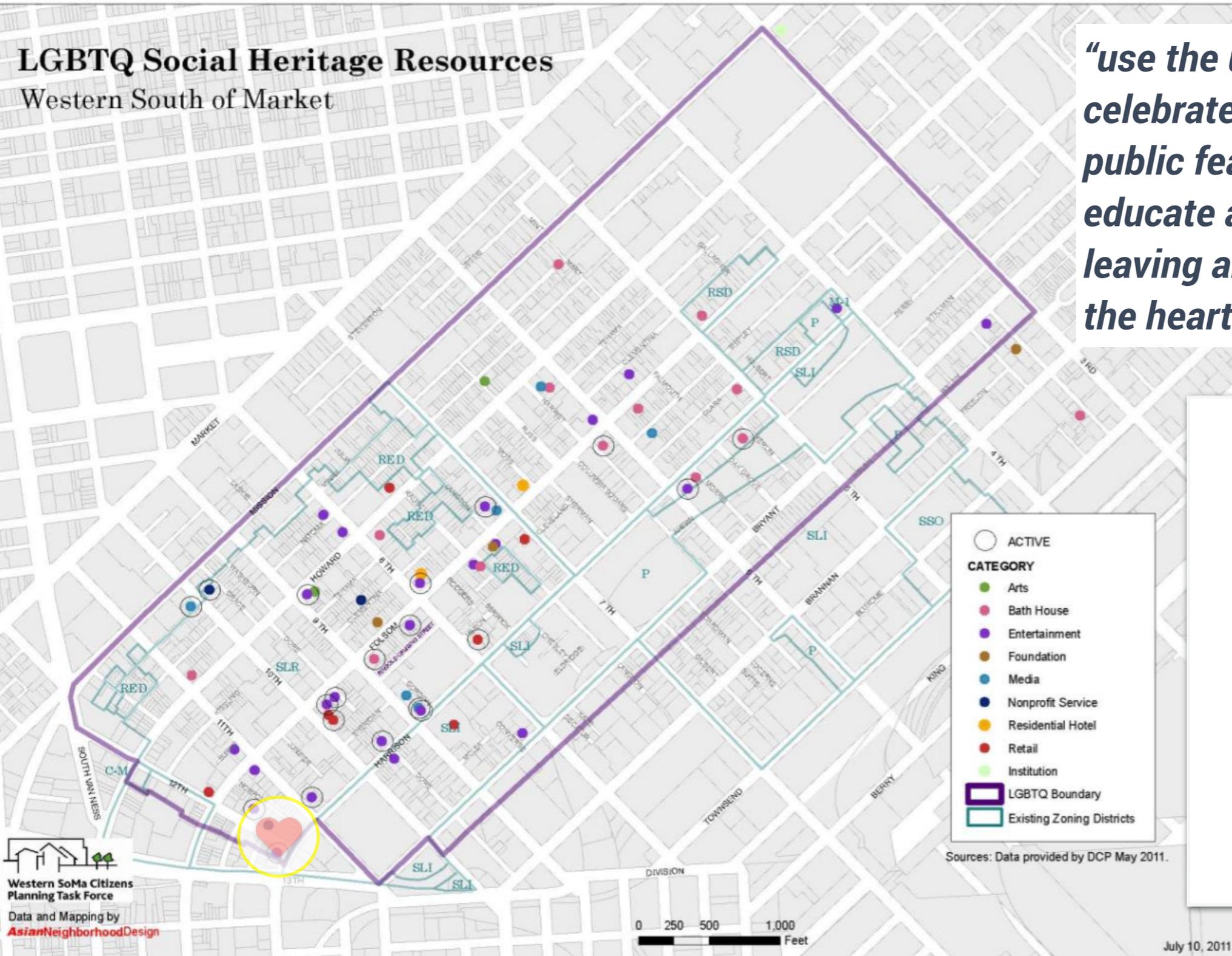
WHY HERE?



LGBTQ Heritage Report (2011)

LGBTQ Social Heritage Resources Western South of Market

“use the urban landscape to celebrate public history, using public features as a way to educate and accept diversity, leaving an important legacy at the heart of the neighborhood.”



Western SoMa Citizens
Planning Task Force
Data and Mapping by
AsianNeighborhoodDesign

- ACTIVE
- CATEGORY**
- Arts
- Bath House
- Entertainment
- Foundation
- Media
- Nonprofit Service
- Residential Hotel
- Retail
- Institution
- ▭ LGBTQ Boundary
- ▭ Existing Zoning Districts

Sources: Data provided by DCP May 2011.

Recognizing, Protecting and Memorializing South of Market LGBTQ Social Heritage Neighborhood Resources

July 18, 2011



Recognizing, Protecting and Memorializing South of Market LGBTQ Social Heritage Neighborhood Resources
July 18, 2011
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July 10, 2011

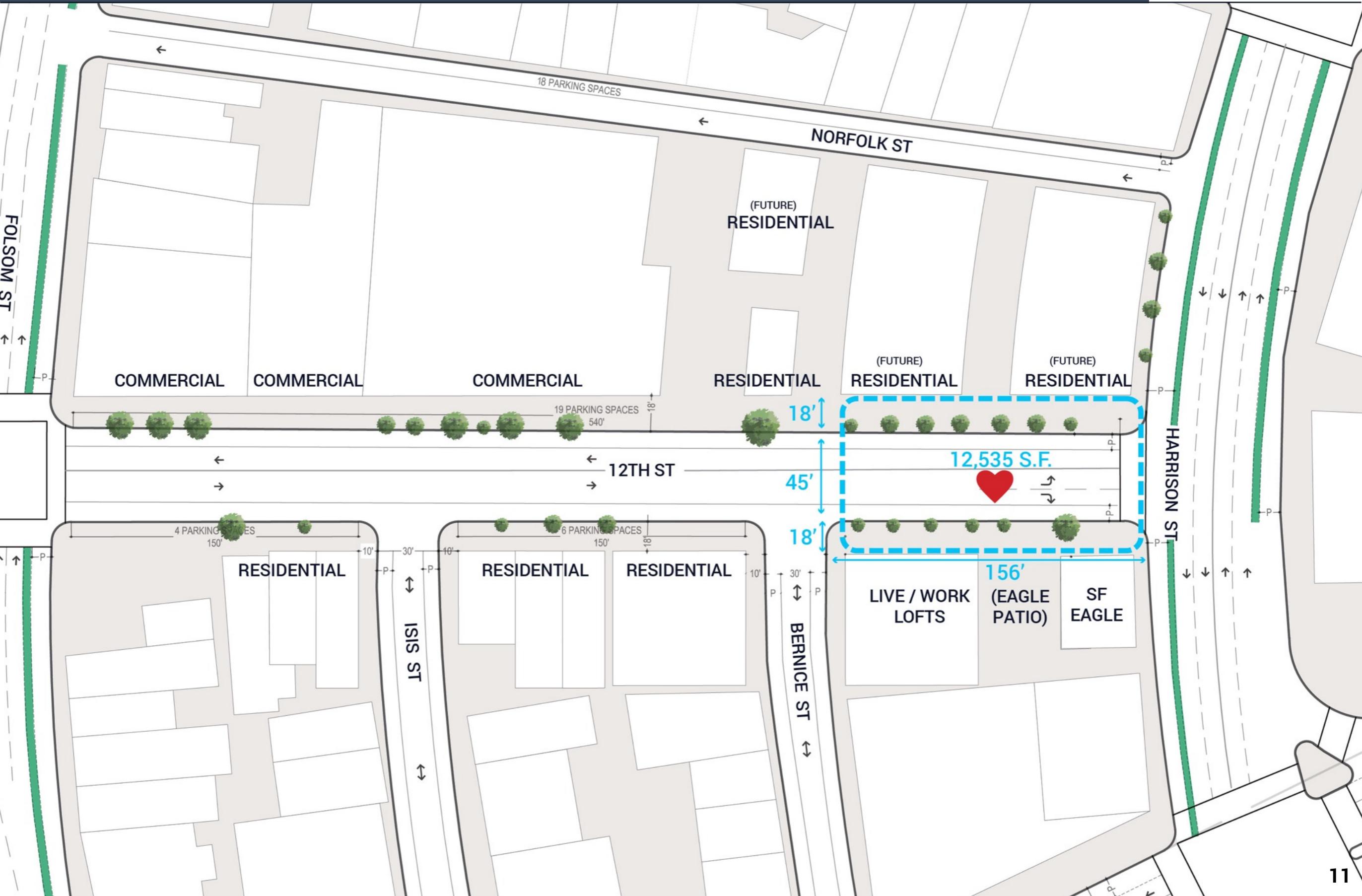
Problem:

1. Lack of public open space
2. Scarce private land available for new public open space
3. Influx of new residential development
4. Need to preserve Folsom Gulch/LGBTQ heritage

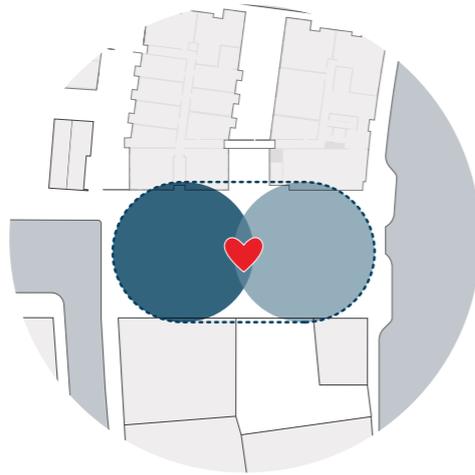
Solution:

A new public open space that celebrates Folsom Gulch/LGBTQ social heritage with permanent maintenance and programming funding.

DESIGN



Design Drivers



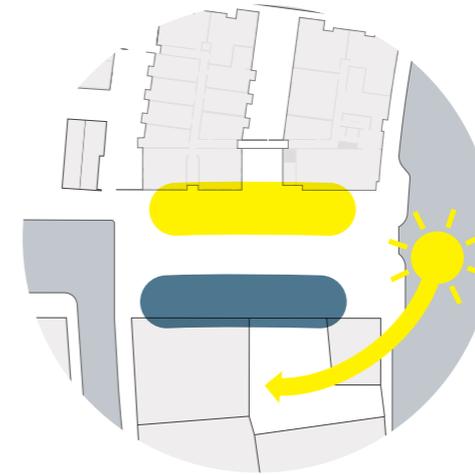
Two Dynamic Spaces One Big Event Space

The Plaza provides two distinct spaces — the quiet bosque and the more social/active zone. During an event, the space functions as a dynamic whole



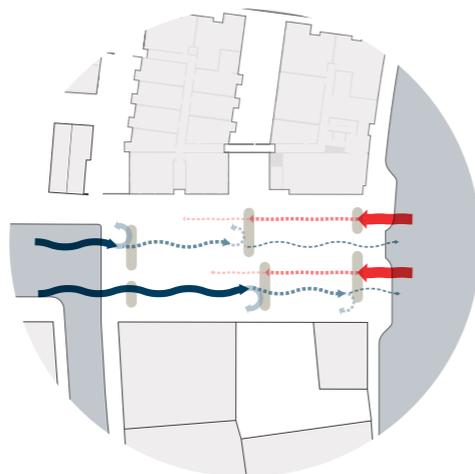
Green

The plaza brings more green into the neighborhood



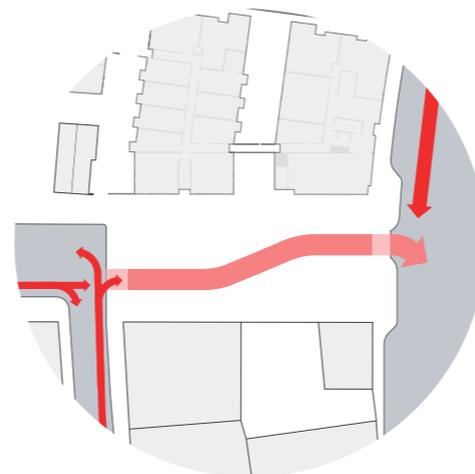
Sun & Shade

Given the orientation of the blocks, there is a sunny side and a shady side to the plaza. The design and use of the plaza takes these microclimates into consideration.



Wind & Noise Barriers

The layers of planting provide wind and noise barriers. Garbage blown down the street will likely be caught at the west side of the plaza and will need to be managed.



Traffic Circulation

Vehicle circulation is limited to one slow lane eastbound that allows for emergency vehicle access.



Stormwater

The plaza increases the permeability of the site through planting and manages stormwater with flow-through planters on Harrison Street.

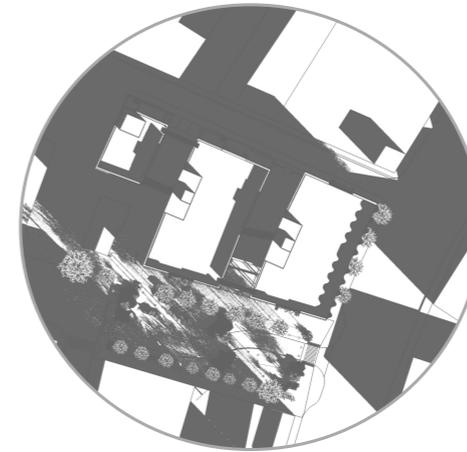
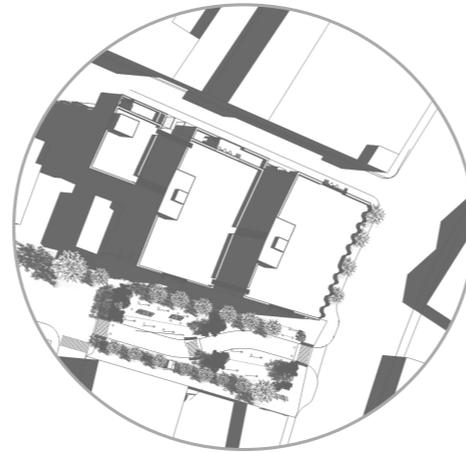
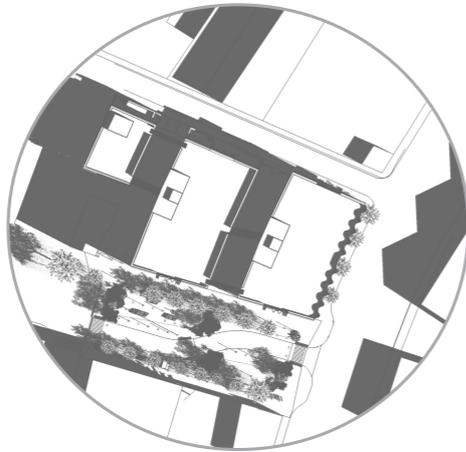
Sun/Shadow Study

Equinox

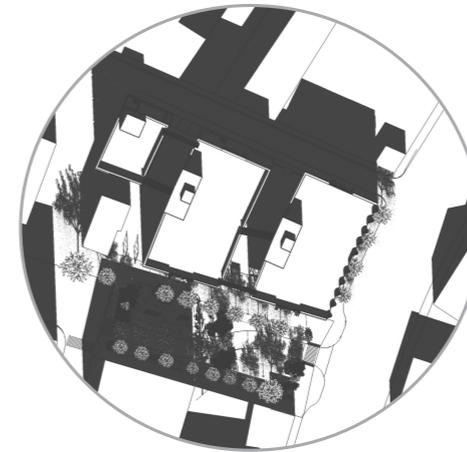
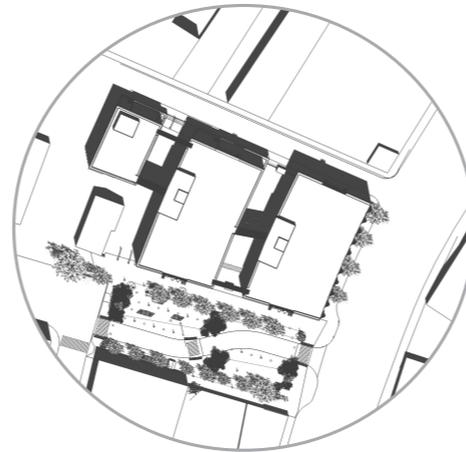
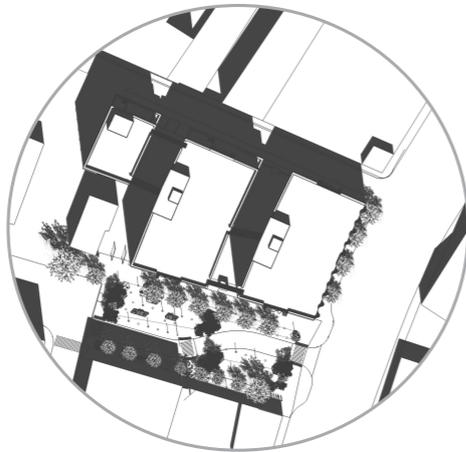
Summer Solstice

Winter Solstice

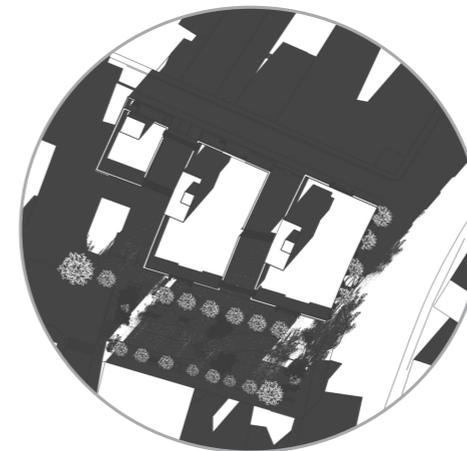
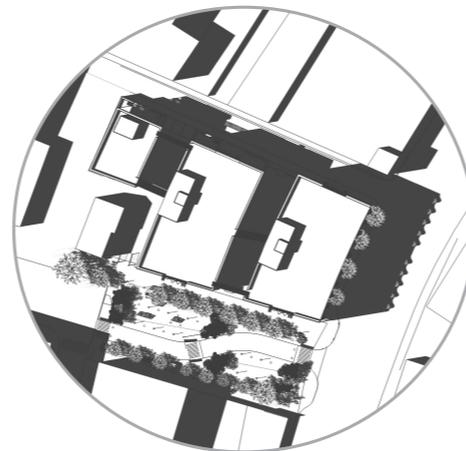
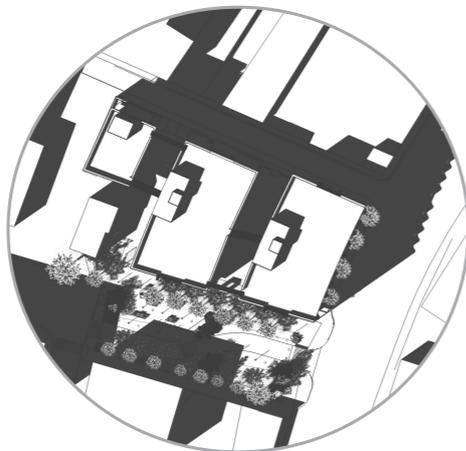
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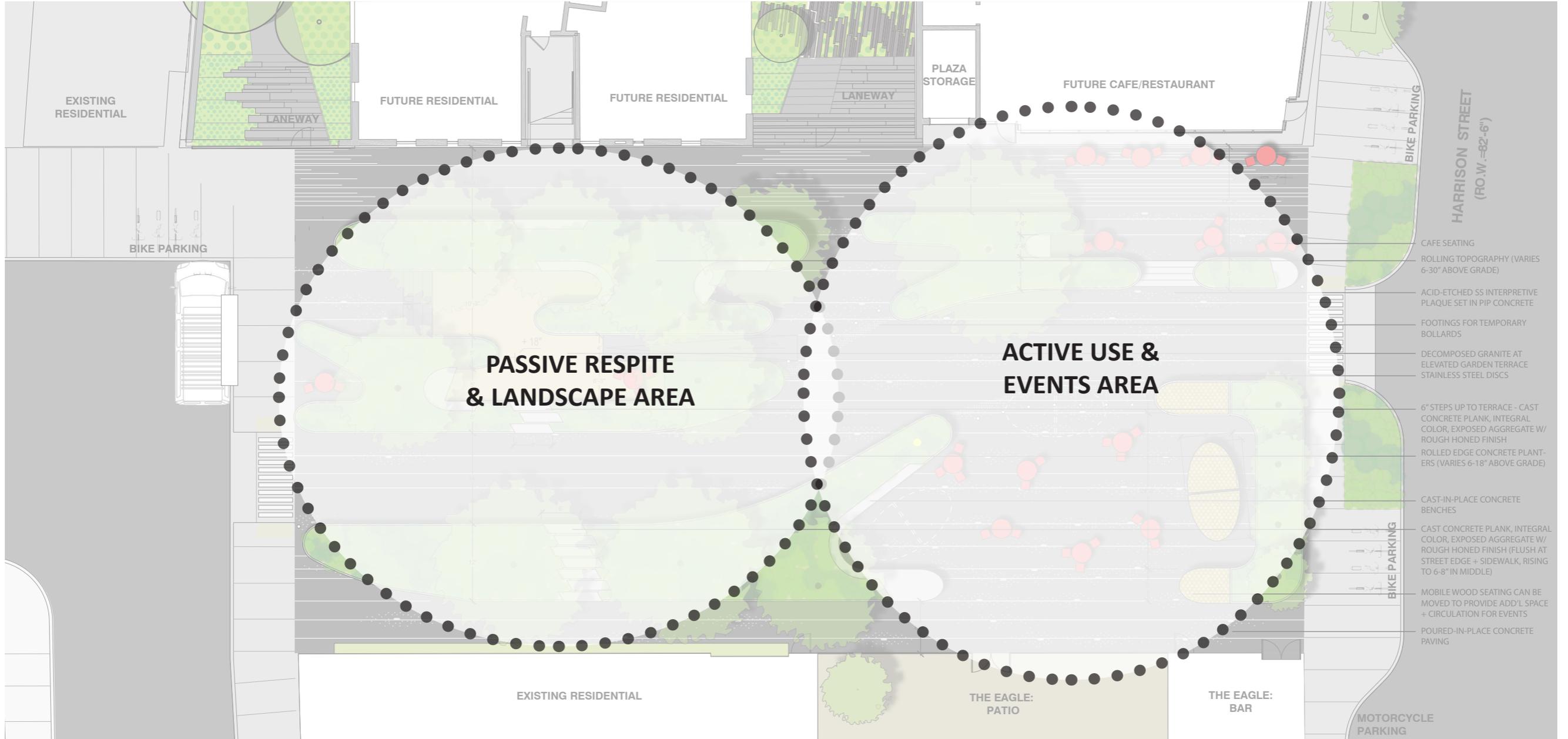


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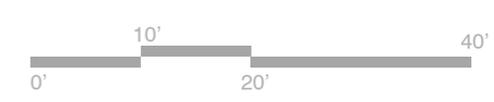
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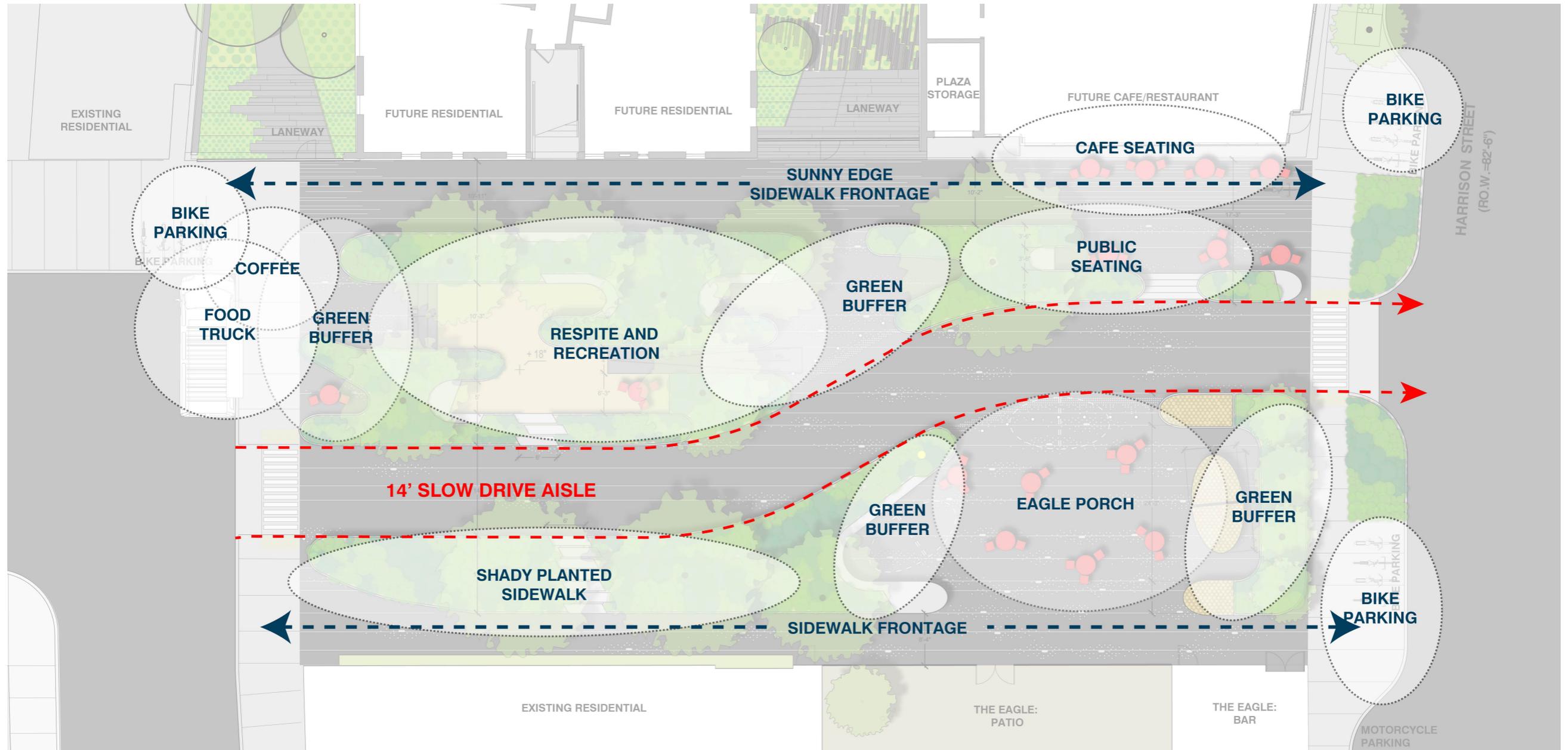




- CAFE SEATING
- ROLLING TOPOGRAPHY (VARIES 6-30" ABOVE GRADE)
- ACID-ETCHED SS INTERPRETIVE PLAQUE SET IN PIP CONCRETE
- FOOTINGS FOR TEMPORARY BOLLARDS
- DECOMPOSED GRANITE AT ELEVATED GARDEN TERRACE STAINLESS STEEL DISCS
- 6" STEPS UP TO TERRACE - CAST CONCRETE PLANK, INTEGRAL COLOR, EXPOSED AGGREGATE W/ ROUGH HONED FINISH
- ROLLED EDGE CONCRETE PLANTERS (VARIES 6-18" ABOVE GRADE)
- CAST-IN-PLACE CONCRETE BENCHES
- CAST CONCRETE PLANK, INTEGRAL COLOR, EXPOSED AGGREGATE W/ ROUGH HONED FINISH (FLUSH AT STREET EDGE + SIDEWALK, RISING TO 6-8" IN MIDDLE)
- BIKE PARKING
- MOBILE WOOD SEATING CAN BE MOVED TO PROVIDE ADD'L SPACE + CIRCULATION FOR EVENTS
- POURED-IN-PLACE CONCRETE PAVING

					CHAIN POST		FLAG POLE
					TACTILE STRIP		
PLANTING	WOOD	PAVING	DG				

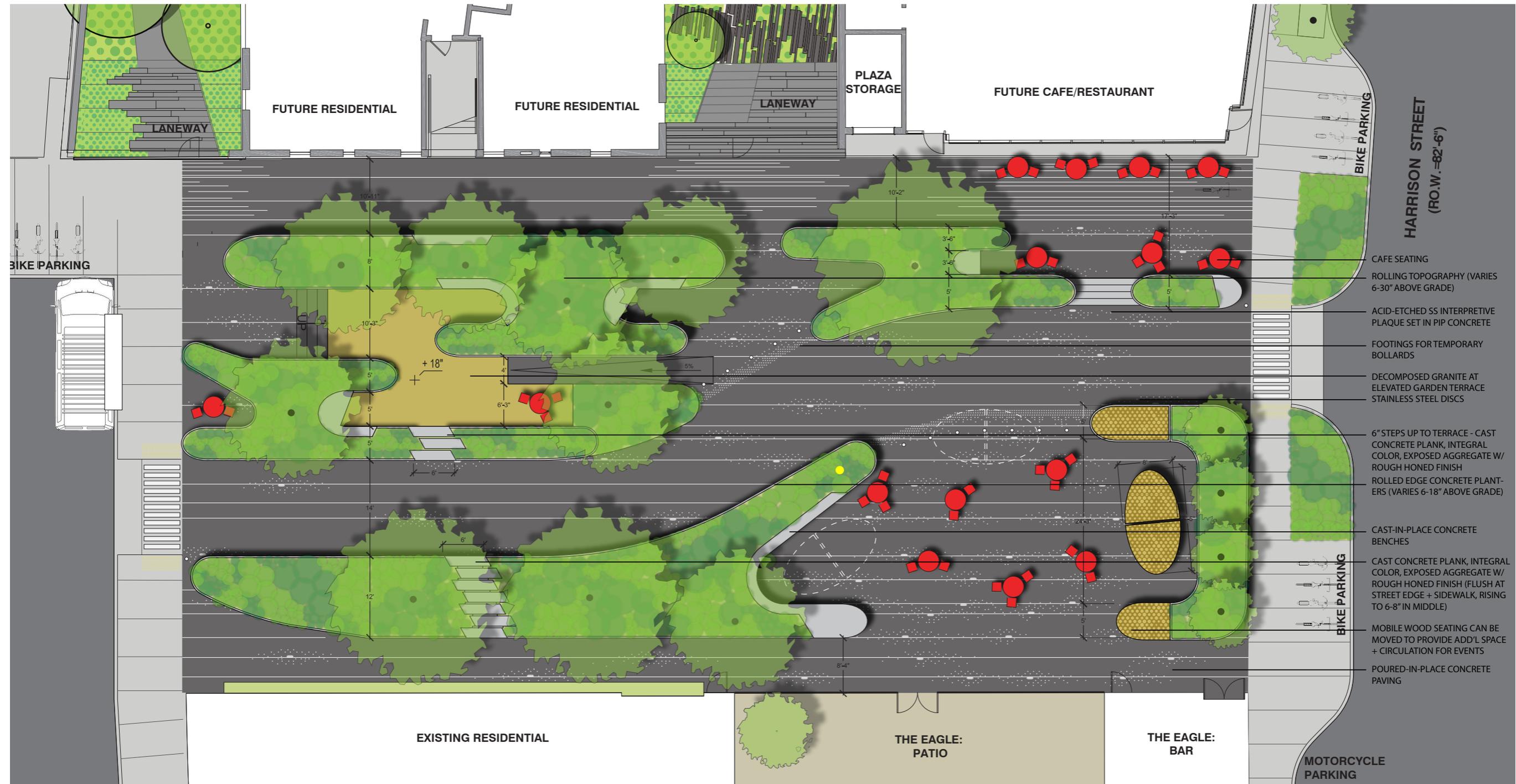




DESIGN

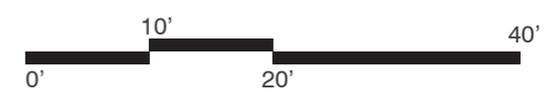


Site Plan

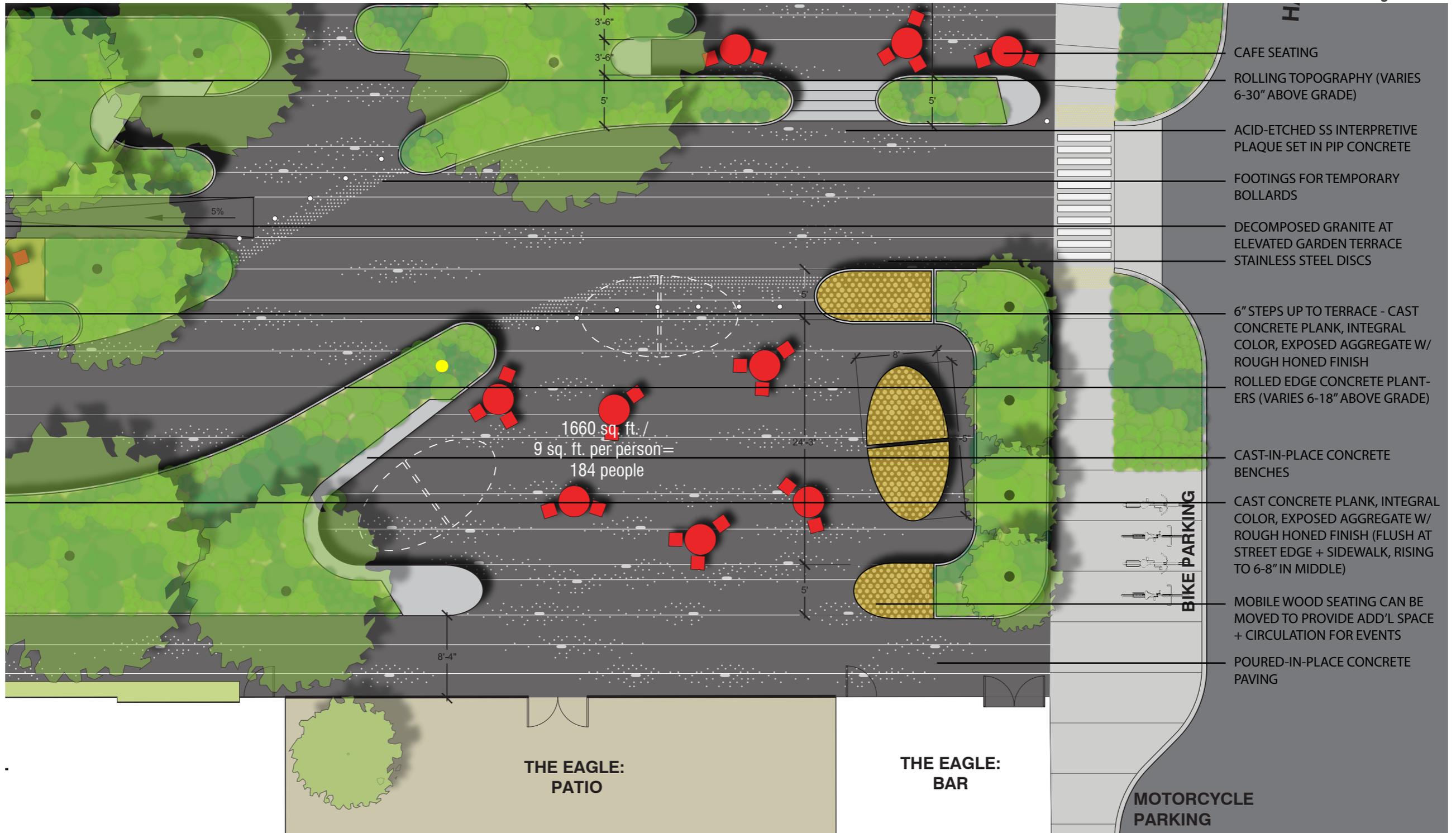


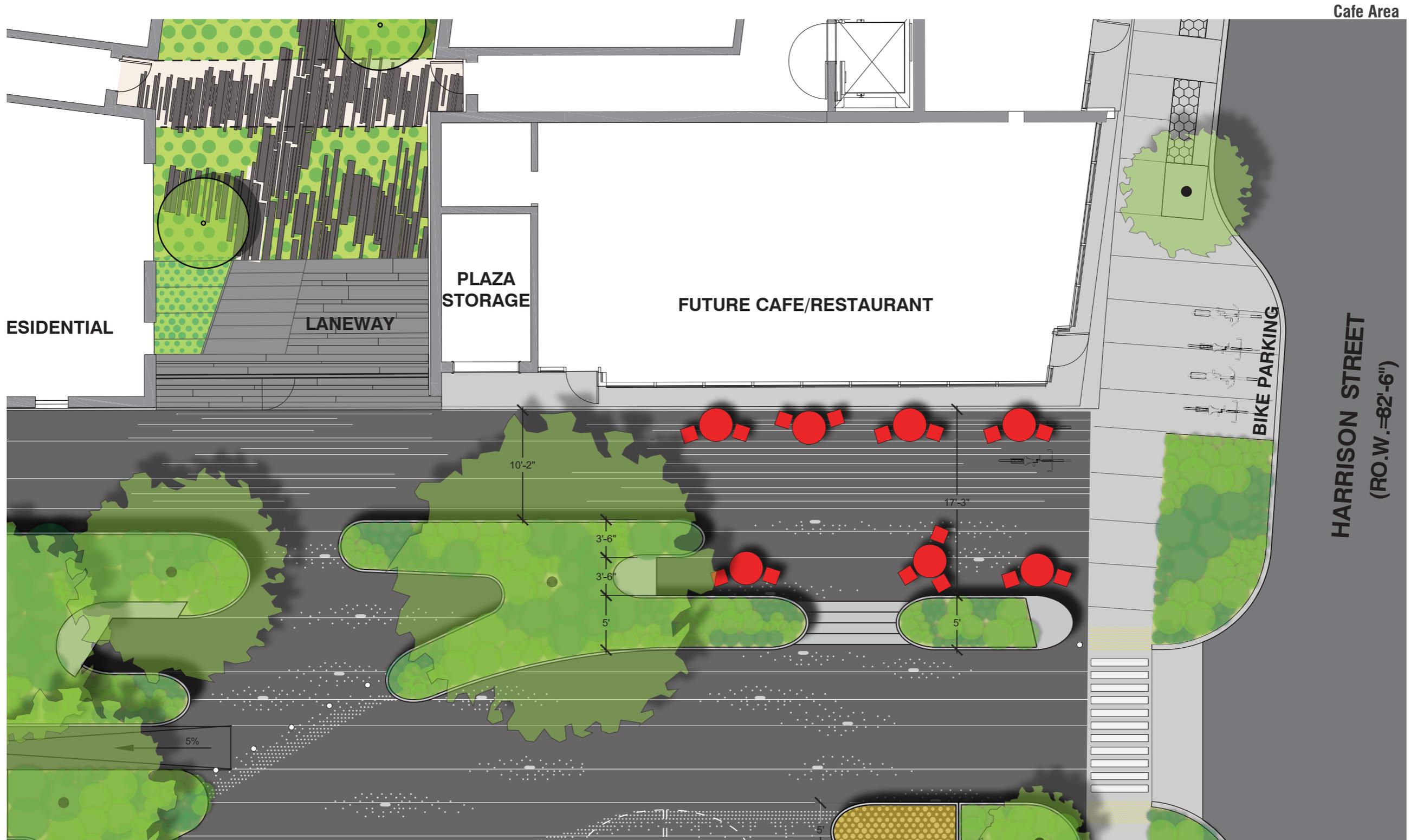
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- POURED-IN-PLACE CONCRETE PAVING

				 CHAIN POST	 FLAG POLE
PLANTING	WOOD	PAVING	DG	 TACTILE STRIP	



Eagle Porch





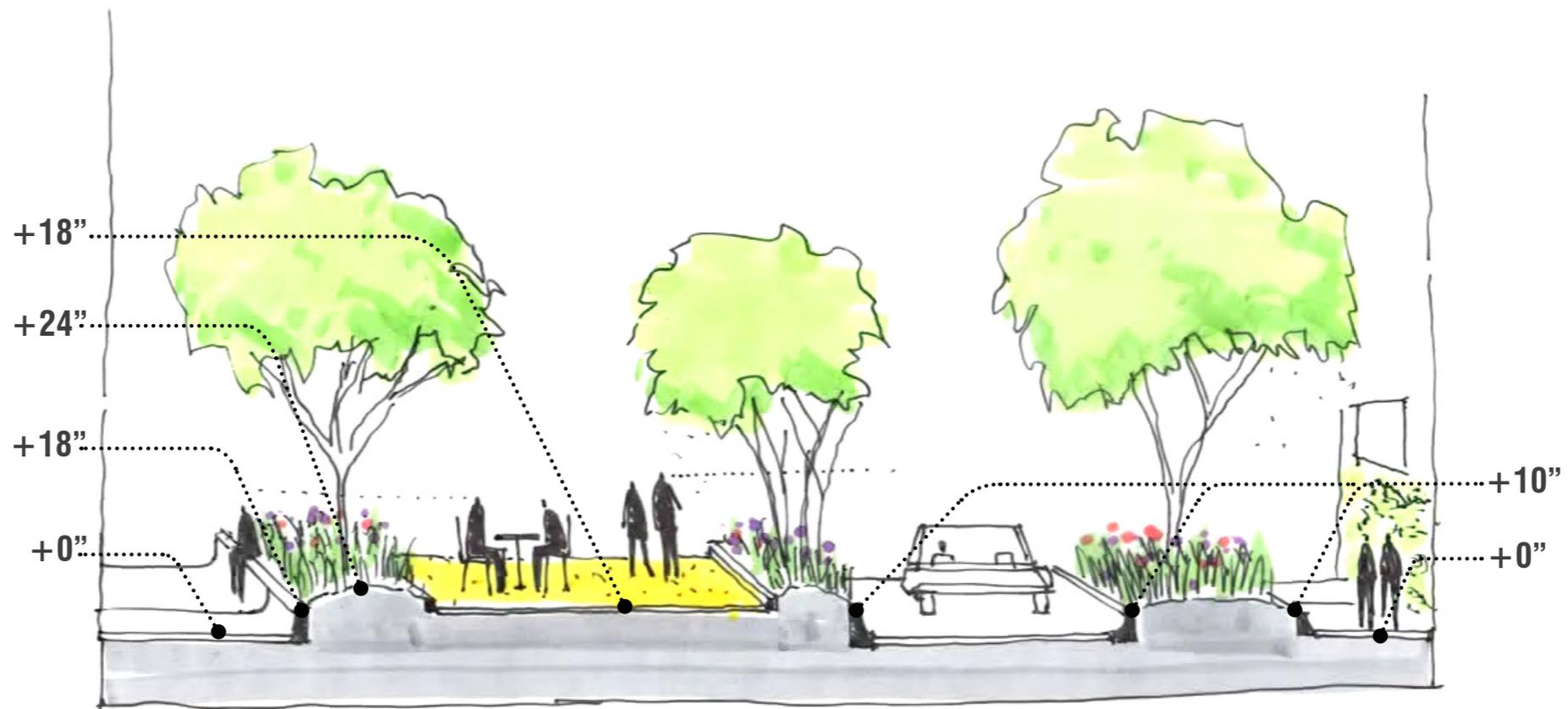


EXISTING RESIDENTIAL

THE EAGLE:
PATIO



Section AA





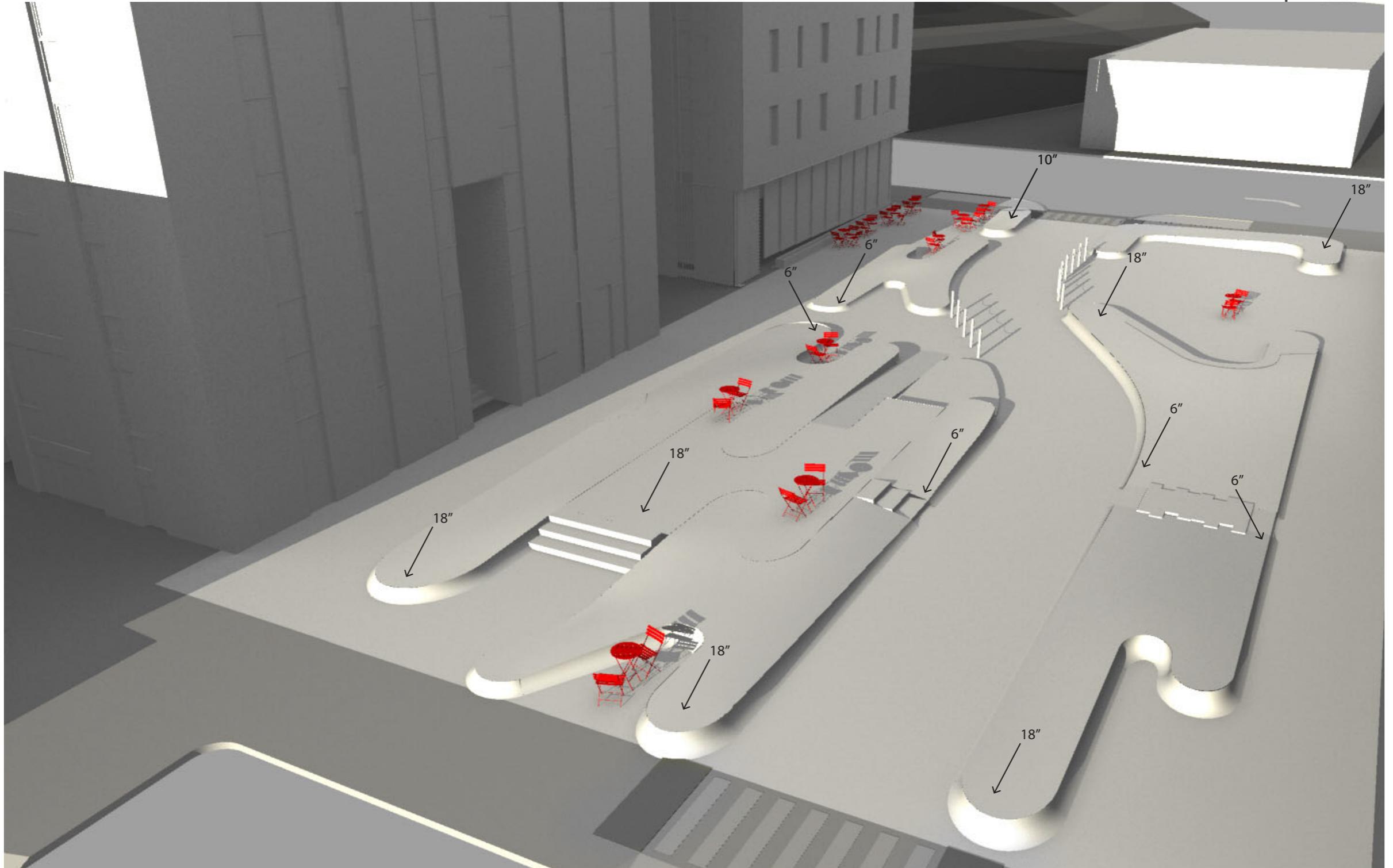
Harrison View



Bernice View



Spot Elevations



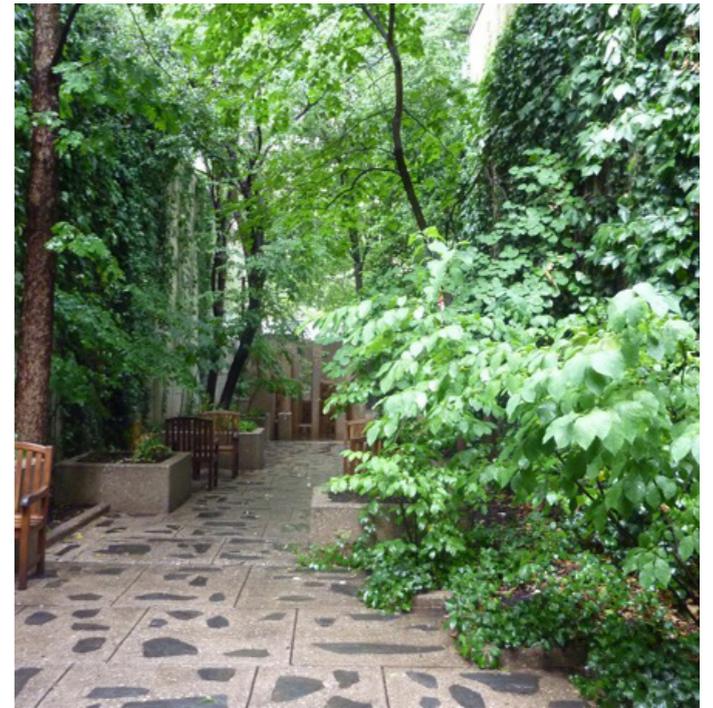
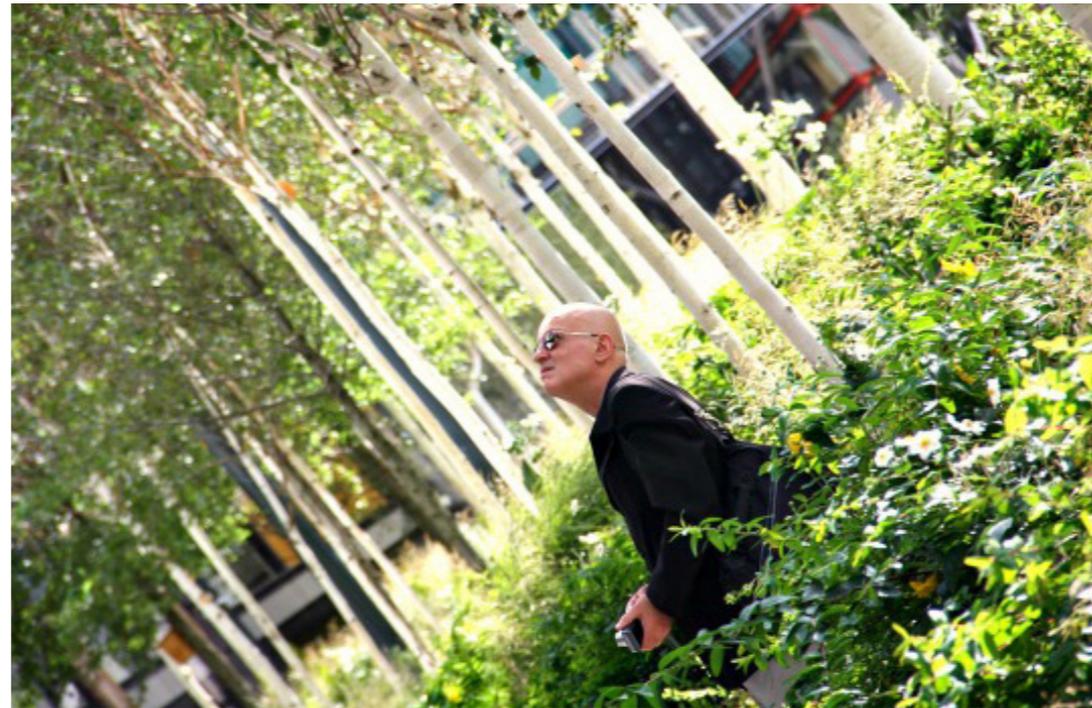
Lighting concept



Lighting concept



Garden Character



Plant Palette



Salvia mellifera
black sage



Frangula californica
coffeeberry



Leucadendron 'Jester'
sunshine conebush



Leucadendron 'Winter Red'
winter red conebush



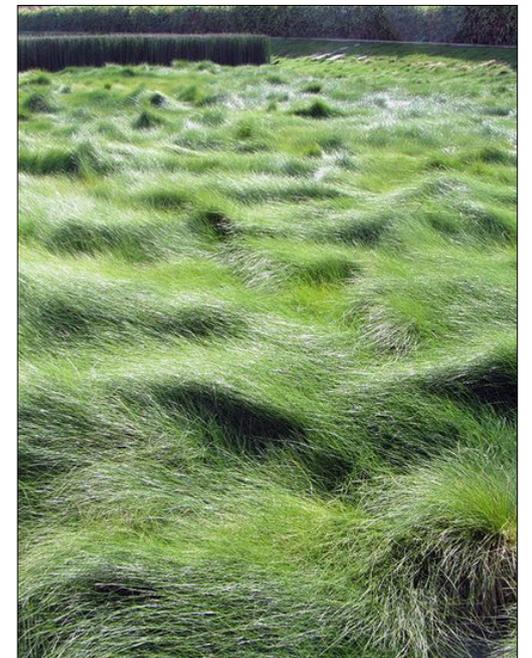
Muhlenbergia rigens
deer grass



Pennisetum x advena 'Rubrum'
purple fountain grass



Melica californica
California melic



Festuca rubra
red fescue

Plant Palette



Achillea millefolium
yarrow



Calandrinia spectabilis
rock purslane



Calamagrostis acutiflora 'Karl Foerster'
feather reed



Lavandula stoechas
Spanish lavender



Heuchera maxima
alum root



Eriogonum fasciculatum
California buckwheat



Juncus canadensis
Canadian rush

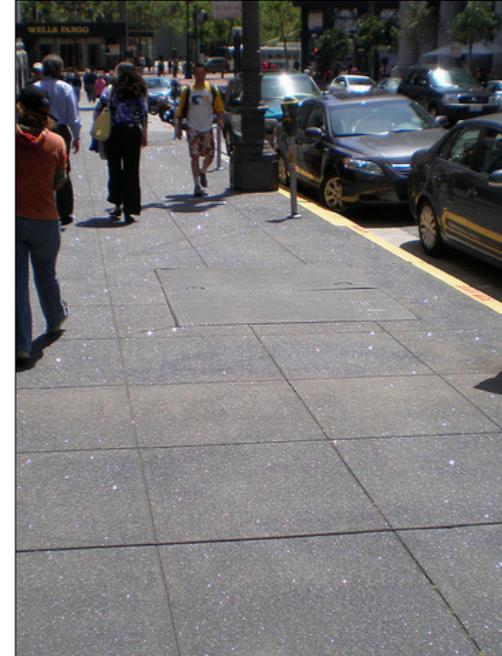
Hardscape materials



Stainless steel domes



Stainless steel sidewalk discs



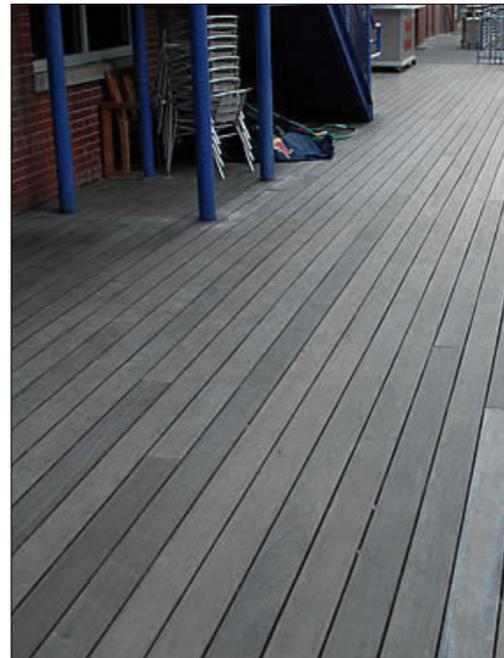
Silicon carbide grit finish paving



cast-in-place concrete seatwall planters



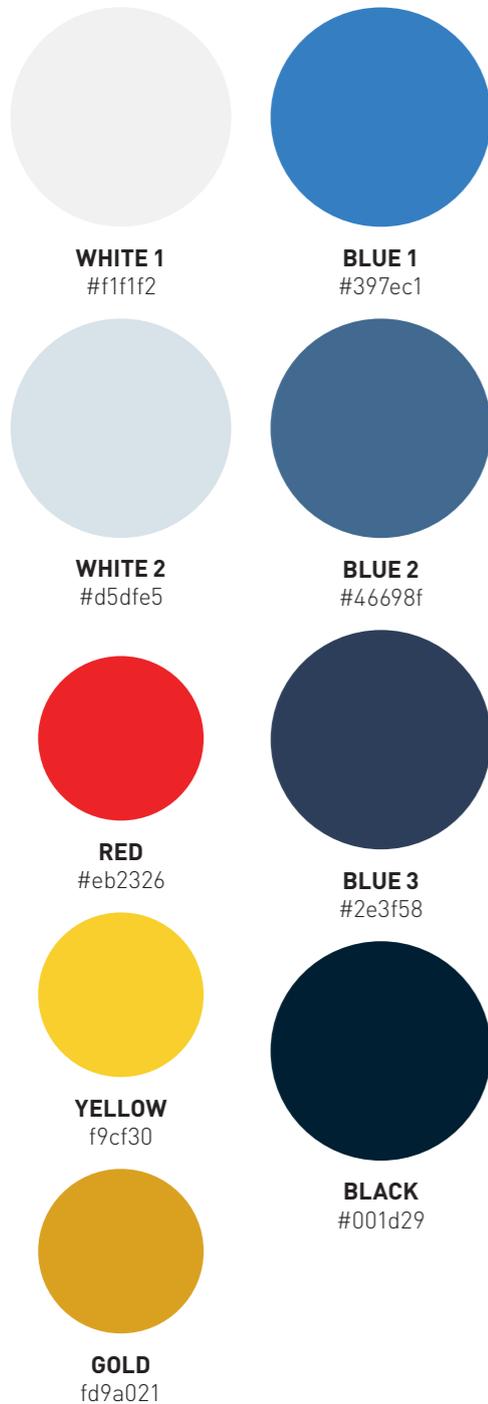
Decomposed granite



Ipe/hardwood

Color Palette & Inspirational Images for LGBTQ Heritage

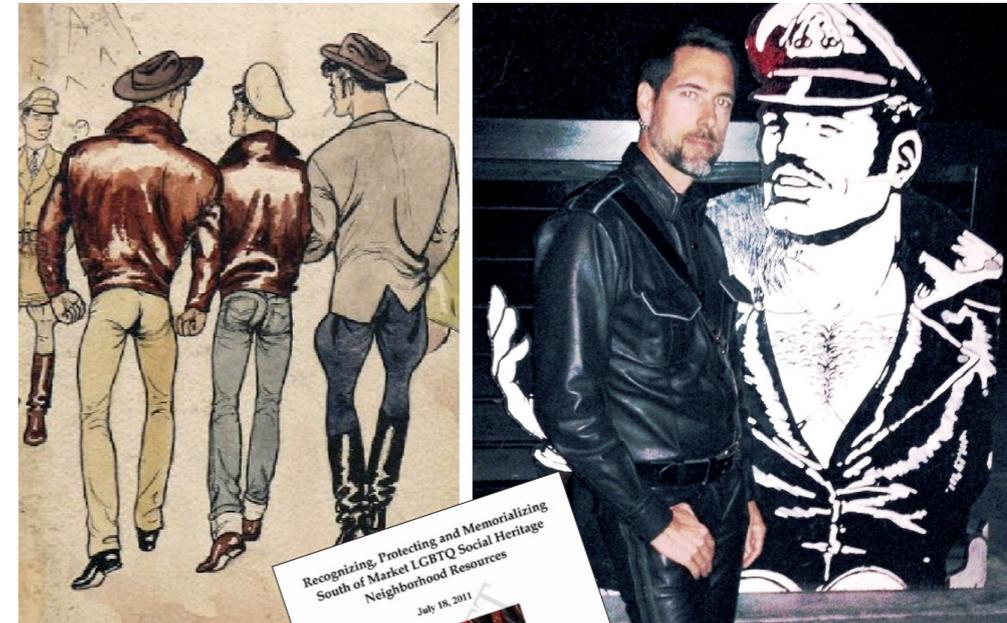
• Eagle Plaza Colors



• Leather Pride Flag



• Heritage Inspiration



WINDOW OF OPPORTUNITY



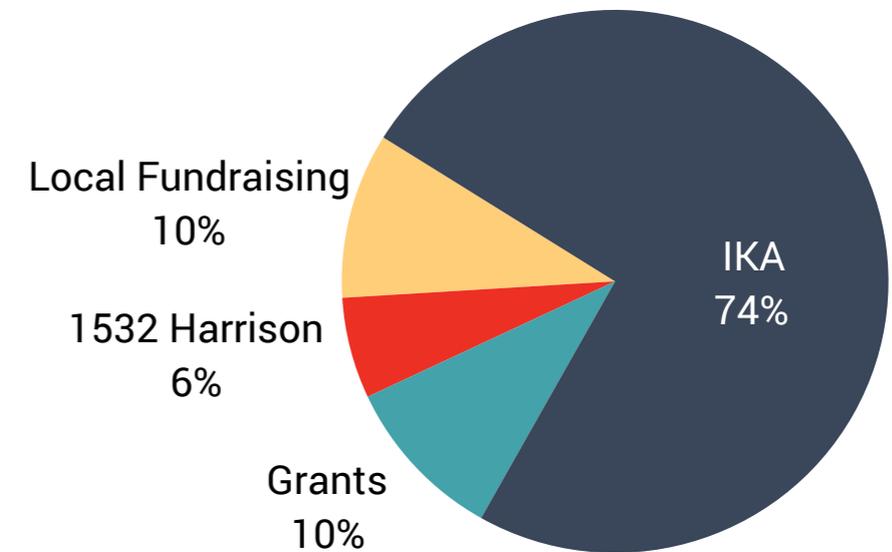
- **Shovel-ready with guaranteed delivery in 2018**
- **50+ years of maintenance funding via Community Facilities District**
- **Private delivery brings cost efficiencies**
- **Pre-leveraged with \$200K in outside grants (MOHCD and CCG)**
- **Additional capital contribution from 1532 Harrison**
- **Possible Phase 2 open space expansion**



Estimated Project Cost & Funding Sources

Hard Costs	\$1,570,668
Soft Costs	\$457,265
Total Capital Costs	\$2,027,933

1532 Harrison Contribution	\$122,055
In-Kind Agreement	\$1,505,878
Grants (MOHCD and CCG)	\$200,000
Local Fundraising Campaign	\$200,000
Total Funding	\$2,027,933



WINDOW OF OPPORTUNITY



Stewardship

Estimated Year-1 Plaza M&O Budget*

OPERATIONS & MAINTENANCE	
Labor	\$166,972
Materials & Supplies	\$10,890
Maintenance & Repair	\$8,375
Utilities	\$46,620
Insurance	\$3,600
TOTAL EXPENSES	\$236,457

SOURCES	
Annual CFD Revenue	\$150,000
Event & Vendor Revenue	\$95,600
TOTAL REVENUES	\$245,600

*Preliminary budgets prepared by MJM Management Group



EAGLE PLAZA

Eagle Plaza
Draft Management Plan
Prepared for: Build Public
Prepared by: MJM Management Group
September 4, 2015



MJM Management Group
*Turning Public Space
 into Community Value*

706 Mission Street, 8th Floor
 San Francisco, CA 94103
 Phone 415-477-2600
 Fax 415-477-2604
www.mjmmg.com

WINDOW OF OPPORTUNITY

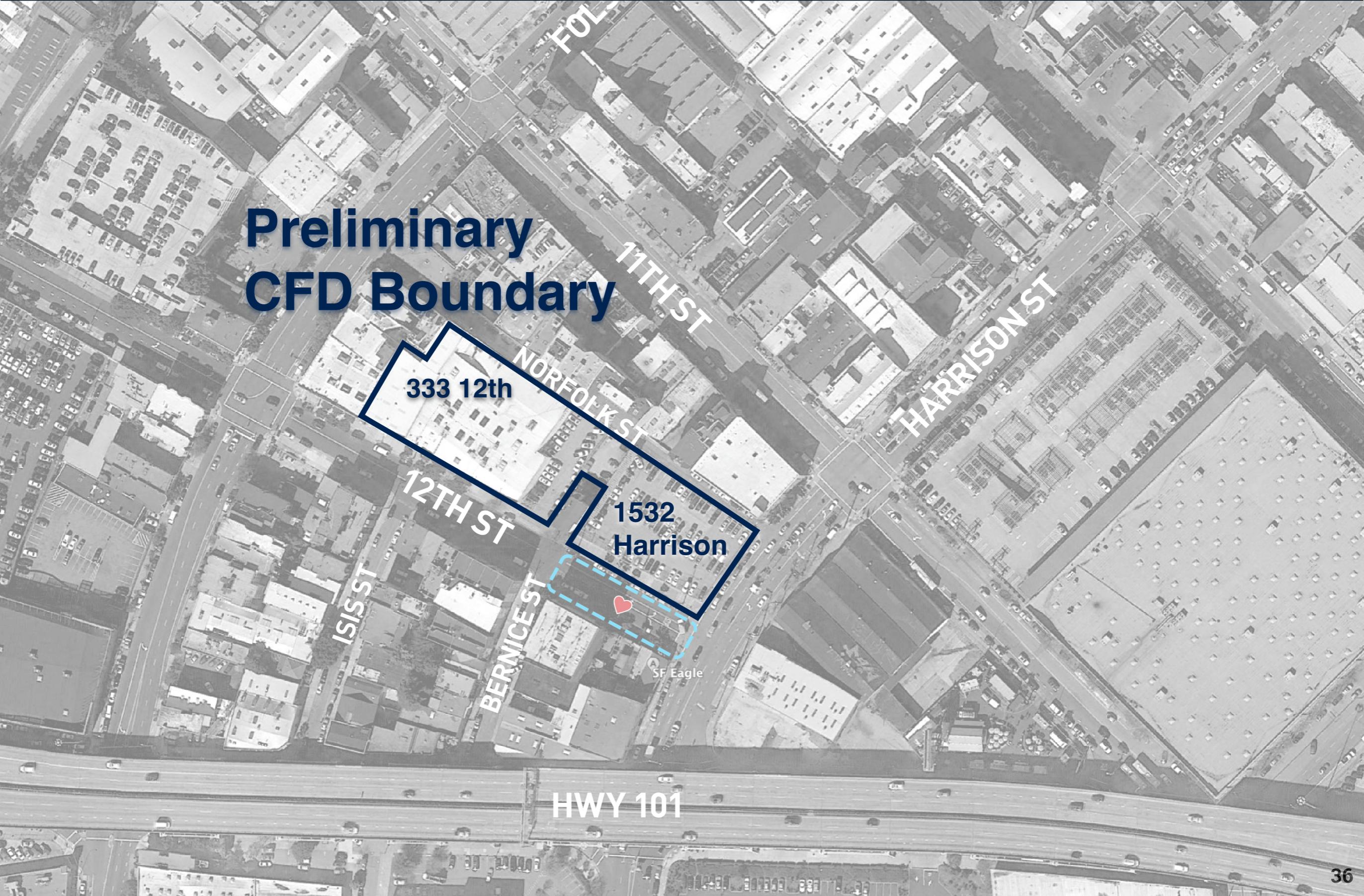


Preliminary CFD Boundary

333 12th

1532 Harrison

SF Eagle





\$1.5M in EN Impact Fees today leverages:

Grants + Local Fundraising	\$400,000
Build Inc. Contribution	\$122,055
Implicit Land Value of Eagle Plaza*	\$3,891,861
Net Present Value of 50+ years of CFD Revenues**	\$5,225,838
Total Value	\$9,639,754

*Cost to acquire private land in Western SoMa equivalent in size to Eagle Plaza, excluding shared way and sidewalk

**Assumes \$150,000 in CFD revenues in Y1 with 5.0% discount rate and 2.0% annual growth over 50 years



Friends of Eagle Plaza

- **Lex Montiel and Mike Leon**, owners of The SF Eagle Tavern (398 12th St)
- **Stefan Magdalinski**, resident of 1 Bernice St adjacent to Eagle Plaza
- **Barry Synoground**, owner of DNA Lounge
- **Dallas Bradley**, Lafayette-Minna-Natoma Neighborhood Watch Block Captain
- **Eric Lopez**, Chair of Somabend Neighborhood Association
- **Rachele Sullivan**, Folsom Street Fair Board member, SF Bay Area Leather Alliance Board member, Filipino American Association of Star of the Sea
- **Henry Karnilowicz**, President of SOMBA
- **Tom Taylor**, Isis Street resident
- **Ben Woosley**, Kissling Street resident
- **Katie O'Brien**, 1532 Harrison Project Manager
- **Michael Yarne**, Build Public Board President



PLANNING COMMISSION DESIGN PACKET

February 11, 2016

 BUILD PUBLIC  BUILD INC 



**A New Community Plaza &
a Tribute to LGBTQ Heritage**



EAGLE PLAZA

EXHIBIT C TO APPROVAL MOTION

DRAFT IN-KIND AGREEMENT

**1532 HARRISON STREET IN-KIND AGREEMENT
(PER ARTICLE 4 OF THE PLANNING CODE)**

THIS IN-KIND AGREEMENT (“**Agreement**”) is entered into as of _____, by and between the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, acting by and through the Planning Commission (the “**City**”) and 1532 Harrison Investments, LLC (“**Project Sponsor**”), with respect to a development project approved for 1532 Harrison Street, San Francisco, California (the “**Project**”).

RECITALS

A. Article 4 of the San Francisco Planning Code authorizes the City, acting through the Planning Commission, and the sponsor of a development project in specified areas of the City to enter into an In-Kind Agreement that would allow the project sponsor to directly provide community improvements to the City as an alternative to payment of all or a portion of a fee that would be imposed on the development project in order to mitigate the impacts caused by the development project. Any undefined term used herein shall have the meaning given to such term in Article 4 of the Planning Code.

B. This Agreement shall not be effective until it has been signed by both the Project Sponsor and the City, is approved as to form by the City Attorney, and is approved by the Planning Commission, and a duly executed Memorandum of Agreement in the form attached hereto as **Exhibit A** (the “**Memorandum of Agreement**”) is recorded in the Official Records of San Francisco County. The date upon which the foregoing requirements have been satisfied shall be the “**Effective Date.**”

C. The property described in **Exhibit B** attached hereto and generally known as 1532 Harrison Street (Assessor’s Block #3521, Lot #056) (the “**Land**”) is owned by Project Sponsor. On January 9, 2015, the Project Sponsor submitted an application for the development of a project on the Land that is subject to the following development impact fee: \$1,613,770 (the “**Fee**”).

D. Pursuant to the provisions of Article 4 of the Planning Code, the Project Sponsor has requested that the City enter into an In-Kind Agreement associated with the Project in order to reduce its Fee obligation under Section 423-423.5 of the Planning Code. The in-kind improvements consist of: open space improvements to approximately 13,500 square feet of the 12th Street public right-of-way (ROW) between Harrison and Bernice Streets, known as Eagle Plaza, as more particularly described in **Exhibit C** (“**In-Kind Improvements**”) which Project Sponsor shall install on the City property described in **Schedule 1** attached hereto (the “**City Property**”) if Project Sponsor receives all of the required approvals described in Section 4.2 below.

E. The cost of the In-Kind Improvements exceeds the amount of the Fee waiver that would be made by the City pursuant to this Agreement, and Project Sponsor has offered to make a gift of such excess cost. While the City would retain all ownership of the City Property, Project Sponsor has also offered to assume full physical maintenance responsibility for the In-Kind Improvements and liability relating to the construction and maintenance of the In-Kind Improvements in perpetuity, even if City elects to accept ownership of the In-Kind Improvements.

F. The In-Kind Improvements meet community needs as identified by the 2011 Western SoMa Community Plan, the 2011 Western SoMa Area Plan, and the 2013 D6 Open

February 11, 2016

Space Task Force Recommendations Report and are not a physical improvement or provision of space otherwise required by the Project entitlements or other City Code, including Planning Code Section 135.

G. On September 21, 2015, in Motion_____, the Eastern Neighborhoods Citizens Advisory Committee passed a resolution supporting the proposed In-Kind Improvements in the amount of \$1,505,000.

H. Following completion of the In-Kind Improvements, Project Sponsor shall maintain the In-Kind Improvements on the terms further specified below.

I. City retains all rights to operate and manage the City Property in its sole discretion, including the right to designate the City Property as a City Plaza or Street Plaza (each as defined in City Administrative Code Section 94) and select any Steward (as defined in City Administrative Code Section 94) or Plaza Permittee (as defined in Public Works Code Section 792) for the City Property under the San Francisco Plaza Program pursuant to legislation adopted by the City's Board of Supervisors.

J. On _____ (Motion No._____), the Planning Commission approved the Project and authorized the Director of Planning to enter into an In-Kind Agreement on the terms and conditions set forth below.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1 DEFINITIONS

Defined Terms. As used in this Agreement, the following words and phrases have the following meanings.

“**Agreement**” shall mean this Agreement.

“**City**” shall have the meaning set forth in the preamble to this Agreement.

“**Date of Satisfaction**” shall have the meaning set forth in Section 5.3 below.

“**Development impact fee**” or “**Fee**” shall mean the fee charged to development projects under Article 4, Section 423 of the Planning Code.

“**DBI**” shall mean the Department of Building Inspection.

“**DPW**” shall mean the Department of Public Works.

“**Effective Date**” shall have the meaning set forth in Recital B.

“**First Construction Document**” shall have the meaning set forth in Section 401 of the Planning Code.

“**In-Kind Improvements**” shall have the meaning set forth in Recital D.

“**In-Kind Value**” shall have the meaning set forth in Section 3.2 below.

“**Land**” shall have the meaning set forth in Recital C.

“**Memorandum of Agreement**” shall have the meaning set forth in Article 8 below.

“**Notice of Satisfaction**” shall have the meaning set forth in Section 5.3 below.

“**Payment Analysis**” shall have the meaning set forth in Section 5.2 below.

“**Payment Documentation**” shall have the meaning set forth in Section 5.1 below.

“**Plans**” shall have the meaning set forth in Section 4.2 below.

“**Project**” shall have the meaning set forth in the preamble to this Agreement.

“**Project Sponsor**” shall have the meaning set forth in the preamble to this Agreement.

“**Project Fee**” shall mean the Project Sponsor’s share of the Development impact fee, as calculated pursuant to Section 3.1 below.

“**Remainder Amount**” shall have the meaning set forth in Section 3.3 below.

“**Security**” shall have the meaning set forth in Section 5.4 below.

ARTICLE 2 PROJECT SPONSOR REPRESENTATIONS AND COVENANTS

The Project Sponsor hereby represents, warrants, agrees and covenants to the City as follows:

2.1 The above recitals relating to the Project are true and correct.

2.2 Project Sponsor: (1) is a limited liability company duly organized and existing under the laws of the State of California, (2) has the power and authority to own its properties and assets and to carry on its business as now being conducted and as now contemplated to be conducted, (3) has the power to execute and perform all the undertakings of this Agreement, and (4) is the fee owner of the Land on which the Project is located.

2.3 The execution and delivery of this Agreement and other instruments required to be executed and delivered by the Project Sponsor pursuant to this Agreement: (1) have not violated and will not violate any provision of law, rule or regulation, any order of court or other agency or government, and (2) have not violated and will not violate any provision of any agreement or instrument to which the Project Sponsor is bound, or result in the creation or imposition of any prohibited lien, charge or encumbrance of any nature.

2.4 No document furnished or to be furnished by the Project Sponsor to the City in connection with this Agreement contains or will contain any untrue statement of material fact, or omits or will omit a material fact necessary to make the statements contained therein not misleading, under the circumstances under which any such statement shall have been made.

2.5 Neither the Project Sponsor, nor any of its principals or members, have been suspended, disciplined or debarred by, or prohibited from contracting with, the U.S. General

February 11, 2016

Services Administration or any federal, state or local governmental agency during the past five (5) years.

2.6 Pursuant to Section 423.3(d)(5) of the Planning Code, the Project Sponsor shall reimburse all City agencies for their administrative and staff costs in negotiating, drafting, and monitoring compliance with this Agreement.

ARTICLE 3 CALCULATION OF FEE AND IN-KIND CREDIT

3.1 The Project Fee shall be calculated in accordance with Section 423.3 of the Planning Code. Based on the development project approved by the Planning Commission, the Fee is estimated at \$1,613,770. (For the fee calculations, see **Exhibit D**.) The final Fee shall be calculated based on the development project entitled by its First Construction Document.

3.2 Based on two estimates provided by independent sources, as well as a third estimate provided by the Project Sponsor, the Director of Planning determines that the In-Kind Improvements have a value of approximately \$2,027,933. Of this amount, \$1,505,878 ("In-Kind Value") will be credited to the Project Sponsor through this fee waiver agreement. Of the \$522,055 amount of the in-kind value beyond the value of the fee waiver, \$122,055 improvements would have otherwise been required by Planning Code section 138.1 ("Better Streets Requirement") and \$400,000 is expected to be gifted to the City by the Developer. It is recognized that upon final completion the actual construction and development costs to the Project Sponsor of providing the In-Kind Improvements are lower than the value of the fee waiver, the provisions of Section 5.2 shall apply. Documentation establishing the estimated third-party eligible costs of providing the In-Kind Improvements in compliance with applicable City standards is attached hereto as **Exhibit E** (the "**Cost Documentation**").

3.3 Pursuant to Section 423.3 of the Planning Code and Section 107A.13.3 of the San Francisco Building Code, the Project Sponsor shall pay to the Development Fee Collection Unit at DBI \$107,892 (the "**Remainder Amount**"), which is an amount equal to the Project Fee (see Exhibit D) minus the In-Kind Value (see Exhibit E), prior to issuance of the Project's First Construction Document. On the Date of Satisfaction, the Project Sponsor shall receive a credit against the Project Fee in the amount of the In-Kind Value, subject to Section 5.1 below.

ARTICLE 4 CONSTRUCTION OF IN-KIND IMPROVEMENTS

4.1 **Conditions of Performance.** The Project Sponsor agrees to take all steps necessary to construct and provide, at the Project Sponsor's sole cost, the In-Kind Improvements for the benefit of the City and the public, and the City shall accept the In-Kind Improvements in lieu of a portion of the Project Fee under this Agreement if this Agreement is still in effect and each of the following conditions are met:

4.2 **Plans and Permits.** The Project Sponsor shall cause an appropriate design professional to prepare detailed plans and specifications for the In-Kind Improvements, which plans and specifications shall be submitted for review and approval by the City's Planning Department, San Francisco Public Works ("DPW") and other applicable City departments or agencies in the ordinary course of the process of obtaining a site or building permit for the Project (upon such approval, the "**Plans**"). Any review and approval of the plans and specifications of the In-Kind Improvements by the City's Planning Departments shall not be

unreasonably withheld, delayed or conditioned. The Project Sponsor shall be responsible for obtaining, at its sole cost, the appropriate approvals, encroachment permits and agreements needed from DPW for the construction and maintenance of the In-Kind Improvements (collectively, the “**DPW Encroachment Agreements**”), and all other permits and approvals from other affected departments that are necessary to implement this proposal. The Project Sponsor shall be responsible, at no cost to the City, for completing the In-Kind Improvements strictly in accordance with the approved Plans and the DPW Encroachment Agreements and shall not make any material change to the approved Plans during the course of construction without first obtaining the Director of Planning’s written approval. Upon completion of the In-Kind Improvements, the Project Sponsor shall furnish the City with a copy of the final approved Plans for the In-Kind Improvements and documentation of any material changes or deviations therefrom that may occur during construction of the In-Kind Improvements.

4.3 **Construction.** All construction with respect to the In-Kind Improvements shall be accomplished prior to the first certificate of occupancy for the Project, including any temporary certificate of occupancy. The improvements shall be accomplished and in accordance with good construction and engineering practices and applicable laws. The Project Sponsor, while performing any construction relating to the In-Kind Improvements, shall undertake commercially reasonable measures in accordance with good construction practices to minimize the risk of injury or damage to the surrounding property, and the risk of injury to members of the public, caused by or resulting from the performance of such construction. All construction relating to the In-Kind Improvements shall be performed by licensed, insured and bonded contractors, and pursuant to a contract that includes a release and indemnification for the benefit of the City.

4.4 **Inspections.** The Project Sponsor shall request the customary inspections of work by DBI, DPW, and all other applicable City departments or agencies during construction using applicable City procedures in accordance with the City's Building Code and other applicable law. Upon final completion of the work and the Project Sponsor's receipt of all final permit sign-offs, the Project Sponsor shall notify all applicable City departments or agencies that the In-Kind Improvements have been completed. The City departments or agencies shall inspect the site to confirm compliance with applicable City standards for the work. This condition will not be satisfied until all applicable City departments and agencies have certified that the In-Kind Improvements are complete and ready for their intended use, including the City Engineer’s issuance of a Determination of Completion.

4.5 **Completion of In-Kind Improvements.** Upon final completion of the In-Kind Improvements and the Project Sponsor's receipt of all final permit sign-offs, the Project Sponsor shall notify the Director of Planning that the In-Kind Improvements have been completed. The Director of Planning, or his or her agent, shall inspect the site to confirm compliance with this Agreement, and shall promptly notify the Project Sponsor if there are any problems or deficiencies. The Project Sponsor shall correct any such problems or deficiencies and then request another inspection, repeating this process until the Director of Planning approves the In-Kind Improvements as satisfactory. Such approval shall be based on the requirements of this Agreement and shall not be unreasonably withheld.

If the City Property is under DPW jurisdiction when the Director of Planning approves the In-Kind Improvements as satisfactory, the Project Sponsor shall promptly deliver to the Director of Planning a declaration of maintenance obligations for the In-Kind Improvements that burdens the Land (the “**Maintenance Declaration**”) following such approval. In such event, the Maintenance Declaration shall be in a form required by DPW, duly executed by Project Sponsor and notarized; provided, however, that the Director of Planning may waive this requirement if DPW determines the DPW Encroachment Agreement adequately addresses such matter. If City, at its sole discretion, places the City Property under the jurisdiction of City’s Real Estate

Division (“**RED**”) before the Director of Planning approves the In-Kind Improvements as satisfactory, Project Sponsor shall promptly provide a (i) maintenance license agreement following such Director of Planning approval, which shall be in a form required by RED and provide the terms and conditions for Project Sponsor’s entry on the City Property for Project Sponsor’s maintenance obligations with respect to the In-Kind Improvements, and (ii) the Maintenance Declaration, which shall be in a form required by RED, duly executed by Project Sponsor and notarized.

ARTICLE 5 SATISFACTION OF OBLIGATIONS

5.1 **Evidence of Payment.** The Project Sponsor shall provide the Planning Department with documentation substantiating payment by the Project Sponsor of the cost of providing the In-Kind Improvements in the form of third-party checks and invoices and its or its general contractor’s standard general conditions allocation (the “**Payment Documentation**”). The Payment Documentation shall include information necessary and customary in the construction industry to verify the Project Sponsor’s costs and payments. The cost of providing the In-Kind Improvements shall not be significantly higher than the average capital costs for the City to provide comparable improvements, based on current value of recently completed projects, as selected by the City in its sole discretion.

5.2 **Payment Analysis.** The City shall provide the Project Sponsor with a written report of its review of the Payment Documentation (“**Payment Analysis**”) within ten (10) business days of its receipt thereof, which review shall be conducted for the exclusive purpose of determining whether the Payment Documentation substantially and reasonably documents that the cost of providing the In-Kind Improvements shall not be significantly higher than the average capital costs for the City to provide comparable improvements, based on current value of recently completed projects, as selected by the City in its sole discretion.

5.2.1 If the Payment Analysis reasonably substantiates that the Project Sponsor made payments in respect of the In-Kind Improvements in an amount less than the In-Kind Value, the Project Sponsor shall, within sixty (60) days of the date of the Payment Analysis, pay the City an amount equal to the difference between the In-Kind Value and the actual amount paid in respect of the In-Kind Improvements by the Project Sponsor. If the Payment Analysis reasonably substantiates that the Project Sponsor made payments in respect of the In-Kind Improvements in an amount equal to or greater than the In-Kind Value, the Project Sponsor shall not be entitled to a refund of such overpayments and the City shall not be entitled to any additional funds related to the In-Kind Value.

5.2.2 The City and Project Sponsor shall endeavor to agree upon the Payment Analysis. If they are unable to so agree within thirty (30) days after receipt by Project Sponsor of the City’s Payment Analysis, Project Sponsor and the City shall mutually select a third-party engineer/cost consultant. The City shall submit its Payment Analysis and Project Sponsor shall submit the Payment Documentation to such engineer/cost consultant, at such time or times and in such manner as the City and Project Sponsor shall agree (or as directed by the engineer/cost consultant if the City and Project Sponsor do not promptly agree). The engineer/cost consultant shall select either the City’s Payment Analysis or Project Sponsor’s determination pursuant to the Payment Documentation, and such determination shall be binding on the City and Project Sponsor.

5.3 **Satisfaction of Obligations.** Upon agreement of the Payment Analysis and completion of the In-Kind Improvements, the Director of Planning shall provide the Project

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Sponsor with a Notice of Satisfaction of Obligations (the “**Notice of Satisfaction**”) that certifies that the In-Kind Improvements have been inspected and been determined to be ready for use by the public based on current City standards, and constitute the full satisfaction of the obligation to provide In-Kind Improvements in the form required hereunder, and that the City has received full payment in an amount equal to the difference between the In-Kind Value and the actual amount paid in respect of the In-Kind Improvements by the Project Sponsor. The Project Sponsor shall not receive final credit for the In-Kind Improvements until the Notice of Satisfaction is delivered, any Maintenance Declaration required under Section 4.5 is recorded, the City receives any additional payments as may be required under this Article 5, and all other obligations of the Project Sponsor under this Agreement have been satisfied (the “**Date of Satisfaction**”).

5.3.1 Notwithstanding the provisions of Article 7 of this Agreement, the notices given by the parties under this Section 5.3 may be in the written form and delivered in the manner mutually agreed upon by the parties.

5.3.2 The Project Sponsor assumes all risk of loss during construction, and shall not receive final credit for the In-Kind Improvements until the Date of Satisfaction.

5.4 **Security.** If the Planning Director has not issued the Notice of Satisfaction under Section 5.3 prior to issuance of the first certificate of occupancy for the Project, including any temporary certificate of occupancy, the Project Sponsor shall provide a letter of credit, surety bond, escrow account, or other security reasonably satisfactory to the Planning Director in the amount of one hundred percent (100%) of the Cost Documentation applicable to the uncompleted In-Kind Improvements (the “**Security**”) to be held by the City until issuance of the Notice of Satisfaction, at which date it shall be returned to the Project Sponsor. If the Project Sponsor is required to post a bond for the Project with the Department of Public Works under the Subdivision Map Act and that security covers the In-Kind Improvements to be provided under this Agreement, the Subdivision Map Act bond may be substituted for the Security required by this Section 5.4 and the Project Sponsor is not required to provide additional Security for the In-Kind Improvements.

5.4.1 **Unforeseen Delays and Act of God Clause.** In the event that any delay to the construction of the In-Kind Improvements occur due to unforeseen circumstances not the fault of the Project Sponsor, and that would reasonably cause similar delay to a project being executed by the City, such as the discovery of an artifact that requires excavation or an act of God, the issuance of the Certificate of Occupancy for the Project will not be withheld from the Project Sponsor. In such an event that the completion of the In-Kind Improvement is delayed, the posting of the Security referenced in Section 5.4 will be delayed for a period equal to the length of the unforeseen delay. However, in no circumstance shall the security be delivered later than the issuance of the TCO.

5.5 Notwithstanding anything in this Agreement to the contrary:

5.5.1 On and after the Effective Date defined in Article 1, for so long as this Agreement remains in effect and the Project Sponsor is not in breach of this Agreement the City shall not withhold the issuance of any additional building or other permits necessary for the Project due to the Project Sponsor’s payment of less than the full Project Fee amount in anticipation of the In Kind Improvements ultimately being accepted and credited against the Project Fee under the terms and conditions set forth in this Agreement.

5.5.2 The City shall not issue or renew any further certificates of occupancy for the Project until the City receives payment of the full Project Fee (in some combination of the payment of the Initial Amount, the acceptance of In-Kind Improvements having the value described under this Agreement, receipt of the Security, and/or the acceptance of other cash payments received by the City directly from Project Sponsor for payment of the Project Fee or completion of the In-Kind Improvements) before issuance of the first certificate of occupancy for the Project, including any temporary certificate of occupancy.

5.5.3 The City's issuance of a certificate of final completion or any other permit or approval for the Project shall not release the Project Sponsor of its obligation to pay the full Project Fee (with interest, if applicable), if such payment has not been made at the time the City issues such certificate of final completion.

5.5.4 If the In-Kind Improvements for any reason prove to be insufficient to provide payment for sums due from the Project Sponsor as and when required, and the Project Sponsor fails to pay such amount within thirty (30) days following notice by the City, DBI shall institute lien proceedings to recover the amount of the Fee due plus interest pursuant to Section 408 of the Planning Code and Section 107.13.15 of the Building Code.

5.5.5 The Project Sponsor understands and agrees that any payments to be credited against the Project Fee shall be subject to the provisions set forth in San Francisco Administrative Code Sections 6.80-6.83 relating to false claims. Pursuant to San Francisco Administrative Code Sections 6.80-6.83, a party who submits a false claim shall be liable to the City for three times the amount of damages which the City sustains because of the false claim. A party who submits a false claim shall also be liable to the City for the cost of a civil action brought to recover any of those penalties or damages and may be liable to the City for a civil penalty of up to \$10,000 for each false claim. A party will be deemed to have submitted a false claim to the City if the party: (a) knowingly presents or causes to be presented to any officer or employee of the City a false claim; (b) knowingly makes, uses or causes to be made or used a false record or statement to get a false claim approved by the City; (c) conspires to defraud the City by getting a false claim allowed by the City; (d) knowingly makes, uses or causes to be made or used a false record or statement to conceal, avoid or decrease an obligation to pay or transmit money or property to the City; or (e) is beneficiary of an inadvertent submission of a false claim to the City, subsequently discovers the falsity of the claim, and fails to disclose the false claim to the City within a reasonable time after discovery of the false claim. The Project Sponsor shall include this provision in all contracts and subcontracts relating to the In-Kind Improvements, and shall take all necessary and appropriate steps to verify the accuracy of all payments made to any such contractors and subcontractors.

ARTICLE 6 MAINTENANCE AND LIABILITY

6.1 **Maintenance and Liability Responsibility.** Project Sponsor will need to construct the In-Kind Improvements on the City Property pursuant to the DPW Encroachment Agreements. In consideration for the Project Fee waiver pursuant to this Agreement, Project Sponsor, on behalf of itself and all future fee owners of the Land, has agreed to assume full maintenance responsibility for the In-Kind Improvements contemplated in this Agreement following such construction, as will be further described in the DPW Encroachment Agreements and the Maintenance Declaration, if any, and liability relating to construction and maintenance of the In-Kind Improvements in perpetuity after the Date of Satisfaction for such construction.

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Project Sponsor acknowledges that the City shall bear no maintenance responsibility or liability for the construction or maintenance of such In-Kind Improvements. Project Sponsor shall obtain all permits and approvals from other affected departments that are necessary to implement this proposal, and shall abide by any conditions associated with such permits including the posting and maintenance of insurance and security. The City would not be willing to enter into this Agreement without this provision and the Project Sponsor's acceptance of all maintenance responsibility and liability relating to construction and maintenance of the In-Kind Improvements in accordance with this Article is a condition of the Planning Commission's approval of the terms of this Agreement. Project Sponsor acknowledges that City retains ownership of the City Property and retains the rights to manage and operate, or designate responsibility for such management and operation to any party, including a Steward or a Plaza Permittee. y.

6.2 Contracts for Maintenance. The City and the Planning Commission acknowledge that the Project Sponsor may hire third parties to perform Project Sponsor's maintenance obligations with respect to the In-Kind Improvements. Any such hiring is subject to the review and consent of the City departments with primary jurisdiction over the In-Kind Improvements in consultation with the Planning Director. Such City review shall be timely and consent to the hiring shall not be unreasonably withheld; provided, however, that the City may condition such hiring in a manner that it deems reasonable. Notwithstanding Project Sponsor's use of third parties to perform such maintenance obligations, Project Sponsor shall have full responsibility at all times to perform such maintenance obligations to the standards required in the DPW Encroachment Agreements and the Maintenance Declaration, if any.

ARTICLE 7 NOTICES

Except as provided in Section 4.7, or as may otherwise be mutually agreed upon by the parties in writing, all notices given under this Agreement shall be effective only if in writing and given by delivering the notice in person or by sending it first-class mail or certified mail with a return receipt requested or by overnight courier, return receipt requested, addressed as follows:

CITY:

Director of Planning
City and County of San Francisco
1660 Mission St.
San Francisco, CA 94103

with a copy to:

Office of the City Attorney
City Hall, Room 234
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Attn:

Deputy City Attorney

PROJECT SPONSOR:

Attn: Lou Vasquez
1532 Harrison Street LLC
315 Linden Street
San Francisco, CA 94102

with a copy to:

Farella Braun + Martel LLP
235 Montgomery Street
San Francisco, CA 94104
Attn: Steven L. Vettel, Esq.

or to such other address as either party may from time to time specify in writing to the other party. Any notice shall be deemed given when actually delivered if such delivery is in person, two (2) days after deposit with the U.S. Postal Service if such delivery is by certified or registered mail, and the next business day after deposit with the U.S. Postal Service or with the commercial overnight courier service if such delivery is by overnight mail.

ARTICLE 8 RUN WITH THE LAND

The parties understand and agree that this Agreement shall run with the Project Sponsor's Land, and shall burden and benefit every successor owner of the Land. The City would not be willing to enter into this Agreement without this provision, and the parties shall record the Memorandum of Agreement on or before the Effective Date. On the Date of Satisfaction or if this Agreement is terminated pursuant to Section 9.4, this Agreement shall terminate and the City shall execute and deliver to the Project Sponsor a release of the Memorandum of Agreement, which the Project Sponsor may record.

ARTICLE 9 ADDITIONAL TERMS

9.1 This Agreement contemplates the acquisition of In-Kind Improvements as authorized under Article 4 of the Planning Code and is not intended to be a public works contract; provided, however, the Project Sponsor agrees to pay prevailing wages as set forth in Section 10.1 and otherwise comply with the requirements of applicable State law as to the In-Kind Improvements work only. By entering this Agreement, the Project Sponsor is not obligated to pay prevailing wages for the construction of the Project.

9.2 The City shall have the right, during normal business hours and upon reasonable notice, to review all books and records of the Project Sponsor pertaining to the costs and expenses of providing the In-Kind Improvements.

9.3 This instrument (including the exhibit(s) hereto) contains the entire agreement between the parties and all prior written or oral negotiations, discussions, understandings and agreements are merged herein. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

9.4 This Agreement may be effectively amended, changed, modified, altered or terminated only by written instrument executed by the parties hereto except that the Project Sponsor may terminate this Agreement by written notice to the City at any time prior to issuance of the Project's First Construction Document, in which event the Project Sponsor shall have no obligations or liabilities under this Agreement and the City would have no obligation to issue the First Construction Document unless and until this Agreement is reinstated, another agreement is executed by the parties, or the Project Sponsor's obligations under Article 4 of the Planning Code are satisfied in another manner. Any material amendment shall require the approval of the City's Planning Commission, in its sole discretion.

9.5 No failure by the City to insist upon the strict performance of any obligation of Project Sponsor under this Agreement or to exercise any right, power or remedy arising out of a breach thereof, irrespective of the length of time for which such failure continues, and no acceptance of payments during the continuance of any such breach, shall constitute a waiver of such breach or of the City's right to demand strict compliance with such term, covenant or

condition. Any waiver must be in writing, and shall be limited to the terms or matters contained in such writing. No express written waiver of any default or the performance of any provision hereof shall affect any other default or performance, or cover any other period of time, other than the default, performance or period of time specified in such express waiver. One or more written waivers of a default or the performance of any provision hereof shall not be deemed to be a waiver of a subsequent default or performance. In the event of any breach of this Agreement by the Project Sponsor, the City shall have all rights and remedies available at law or in equity.

9.6 This Agreement shall be governed exclusively by and construed in accordance with the applicable laws of the State of California.

9.7 The section and other headings of this Agreement are for convenience of reference only and shall be disregarded in the interpretation of this Agreement. Time is of the essence in all matters relating to this Agreement.

9.8 This Agreement does not create a partnership or joint venture between the City and the Project Sponsor as to any activity conducted by the Project Sponsor relating to this Agreement or otherwise. The Project Sponsor is not a state or governmental actor with respect to any activity conducted by the Project Sponsor hereunder. This Agreement does not constitute authorization or approval by the City of any activity conducted by the Project Sponsor. This Agreement does not create any rights in or for any member of the public, and there are no third party beneficiaries.

9.9 Notwithstanding anything to the contrary contained in this Agreement, the Project Sponsor acknowledges and agrees that no officer or employee of the City has authority to commit the City to this Agreement unless and until the Planning Commission adopts a resolution approving this Agreement, and it has been duly executed by the Director of Planning and approved as to form by City Attorney.

9.10 The Project Sponsor, on behalf of itself and its successors, shall indemnify, defend, reimburse and hold the City harmless from and against any and all claims, demands, losses, liabilities, damages, injuries, penalties, lawsuits and other proceedings, judgments and awards and costs by or in favor of a third party, incurred in connection with or arising directly or indirectly, in whole or in part, out of: (a) any accident, injury to or death of a person, or loss of or damage to property occurring in, on or about the site of the In-Kind Improvements during their construction, provided that such accident, injury, death, loss or damage does not result from the gross negligence of the City; (b) any default by the Project Sponsor under this Agreement or the DPW Encroachment Agreements, (c) the condition of the In-Kind Improvements constructed by or on behalf of the Project Sponsor; and (d) any acts, omissions or negligence of the Project Sponsor or its agents under this Agreement, on the City Property, or under the DPW Encroachment Agreements. The foregoing Indemnity shall include, without limitation, reasonable fees of attorneys, consultants and experts and related costs and City's costs of investigation. The Project Sponsor specifically acknowledges and agrees that it has an immediate and independent obligation to defend City from any claim which actually or potentially falls within this indemnity provision even if such allegation is or may be groundless, fraudulent or false, which obligation arises at the time such claim is tendered to the Project Sponsor by City and continues at all times thereafter. The Project Sponsor's obligations under this Section shall survive the expiration or sooner termination of this Agreement.

ARTICLE 10
CITY CONTRACTING PROVISIONS

February 11, 2016

10.1 The Project Sponsor agrees that any person performing labor in the construction of the In-Kind Improvements shall be paid not less than the highest prevailing rate of wages consistent with the requirements of Section 6.22(E) of the San Francisco Administrative Code, and shall be subject to the same hours and working conditions, and shall receive the same benefits as in each case are provided for similar work performed in San Francisco County. The Project Sponsor shall include, in any contract for construction of such In-Kind Improvements, a requirement that all persons performing labor under such contract shall be paid not less than the highest prevailing rate of wages for the labor so performed. The Project Sponsor shall require any contractor to provide, and shall deliver to the City upon request, certified payroll reports with respect to all persons performing labor in the construction of the In-Kind Improvements. The Project Sponsor shall not be obligated to pay prevailing rates of wage to any person performing labor in the construction of the Project.

10.2 The Project Sponsor understands and agrees that under the City's Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) and the State Public Records Law (Gov't Code Section 6250 et seq.), this Agreement and any and all records, information, and materials submitted to the City hereunder are public records subject to public disclosure. The Project Sponsor hereby acknowledges that the City may disclose any records, information and materials submitted to the City in connection with this Agreement.

10.3 In the performance of this Agreement, the Project Sponsor covenants and agrees not to discriminate on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, sex, sexual orientation, gender identity, domestic partner status, marital status, disability, weight, height or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status) against any employee or any City employee working with or applicant for employment with the Project Sponsor, in any of the Project Sponsor's operations within the United States, or against any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations operated by the Project Sponsor.

10.4 Through execution of this Agreement, the Project Sponsor acknowledges that it is familiar with the provisions of Section 15.103 of the City's Charter, Article III, Chapter 2 of City's Campaign and Governmental Conduct Code, and Sections 87100 et seq. and Sections 1090 et seq. of the Government Code of the State of California, and certifies that it does not know of any facts which constitute a violation of said provision and agrees that if it becomes aware of any such fact during the term, the Project Sponsor shall immediately notify the City.

10.5 Through execution of this Agreement, the Project Sponsor acknowledges that it is familiar with Section 1.126 of City's Campaign and Governmental Conduct Code, which prohibits any person who contracts with the City, whenever such transaction would require approval by a City elective officer or the board on which that City elective officer serves, from making any campaign contribution to the officer at any time from the commencement of negotiations for the contract until three (3) months after the date the contract is approved by the City elective officer or the board on which that City elective officer serves. San Francisco Ethics Commission Regulation 1.126-1 provides that negotiations are commenced when a prospective contractor first communicates with a City officer or employee about the possibility of obtaining a specific contract. This communication may occur in person, by telephone or in writing, and may be initiated by the prospective contractor or a City officer or employee. Negotiations are completed when a contract is finalized and signed by the City and the contractor. Negotiations are terminated when the City and/or the prospective contractor end the negotiation process before a final decision is made to award the contract.

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10.6 The City urges companies doing business in Northern Ireland to move toward resolving employment inequities and encourages them to abide by the MacBride Principles as expressed in San Francisco Administrative Code Section 12F.1 et seq. The City also urges San Francisco companies to do business with corporations that abide by the MacBride Principles. The Project Sponsor acknowledges that it has read and understands the above statement of the City concerning doing business in Northern Ireland.

10.7 The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood, or virgin redwood wood product.

10.8 If the City's Office of Economic and Workforce Development ("OEWD") determines that the In-Kind Improvements are subject to the San Francisco Local Hiring Policy for Construction set forth in San Francisco Administrative Code Section 6.22(G), the Project Sponsor shall comply with the requirements of Section 6.22(G) and execute a Local Hire Agreement with OEWD, which shall be made an Exhibit to this In-Kind Agreement. The Project Sponsor's failure to comply with its obligations under Section 6.22(G) and the requirements of the Local Hire Agreement shall constitute a material breach of this In-Kind Agreement and may subject the Project Sponsor and its contractors and subcontractors to the consequences of noncompliance specified in Section 6.22(G) and the Local Hire Agreement, including but not limited to penalties.

10.9 If OEWD determines that the In-Kind Improvements are subject to the First Source Hiring Program established in Chapter 83 of the San Francisco Administrative Code, the Project Sponsor shall comply with the requirements of Chapter 83 and execute a First Source Hiring Agreement with OEWD, which shall be made an Exhibit to this In-Kind Agreement. The Project Sponsor's failure to comply with its obligations under Chapter 83 and the requirements of the First Source Hiring Agreement shall constitute a material breach of this In-Kind Agreement and may subject the Project Sponsor and its contractors and subcontractors to the consequences of noncompliance specified in Chapter 83 and the First Source Hiring Agreement, including but not limited to liquidated damages.

DRAFT 1532 HARRISON IN-KIND AGREEMENT

February 11, 2016

NOW THEREFORE, the parties hereto have executed this In-Kind Agreement as of the date set forth above.

CITY AND COUNTY OF SAN FRANCISCO,
acting by and through its Planning Commission

PROJECT SPONSOR:

1532 Harrison Street LLC

By: _____
Director of Planning

By: _____
Lou Vasquez
Title: Managing Director

APPROVED:

APPROVED AS TO FORM:

DENNIS J. HERRERA
City Attorney

By: _____

By: _____
Deputy City Attorney

ACKNOWLEDGED:

Department of Building Inspection

By: _____
Authorized Representative

ACKNOWLEDGED:

Department of Public Works

By: _____
Authorized Representative

Exhibit A

Memorandum of Agreement

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

**City and County of San Francisco
Department of Planning
1660 Mission St.
San Francisco, CA 94103
Attn: Director**

(Free Recording Requested Pursuant to
Government Code Section 27383)

Memorandum of In-Kind Agreement

This Memorandum of In-Kind Agreement (this "Memorandum"), is dated as of _____, and is by and between the City and County of San Francisco, a municipal corporation, acting and through the Planning Commission (the "City"), and _____ (the "Project Sponsor").

1. The property described in Exhibit A attached hereto (the "Land") and generally known as 1532 Harrison Street, San Francisco, California is owned by Project Sponsor.

2. Under San Francisco Planning Code Section _____ ("Section"), the Project Sponsor must pay to the City a development impact fee (the "Fee") on or before the issuance of the First Construction Document for the Land; provided, however, the City can reduce such payment under Section _____ if the Project Sponsor enters into an agreement with the City to provide in-kind improvements.

3. In accordance with Section _____, the City and the Project Sponsor have entered into an in-kind agreement (the "In-Kind Agreement"), which permits the Project Sponsor to receive construction documents with the satisfaction of certain conditions in return for the Project Sponsor's agreement to provide certain in-kind improvements under the terms and conditions set forth therein.

4. Upon the Project Sponsor's satisfaction of the terms of the In-Kind Agreement, the In-Kind Agreement shall terminate and the City will execute and deliver to the Project Sponsor a termination of this Memorandum in recordable form.

5. The Project Sponsor and the City have executed and recorded this Memorandum to give notice of the In-Kind Agreement, and all of the terms and conditions of the In-Kind Agreement are incorporated herein by reference as if they were fully set forth herein. Reference is made to the In-Kind Agreement itself for a complete and definitive statement of the rights and obligations of the Project Sponsor and the City thereunder.

DRAFT 1532 HARRISON IN-KIND AGREEMENT

February 11, 2016

6. This Memorandum shall not be deemed to modify, alter or amend in any way the provisions of the In-Kind Agreement. In the event any conflict exists between the terms of the In-Kind Agreement and this Memorandum, the terms of the In-Kind Agreement shall govern.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum as of the date first written above.

CITY AND COUNTY OF SAN FRANCISCO,
acting by and through its Planning Commission

By: _____
Director of Planning

1. By: _____
2. Name: _____
3. Title: _____

DRAFT 1532 HARRISON IN-KIND AGREEMENT

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CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGEMENT

State of California

County of _____

On _____ before me,

(here insert name and title of the officer)
personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

DRAFT 1532 HARRISON IN-KIND AGREEMENT

February 11, 2016

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of San Francisco)

On _____, before me, _____, a notary public in and for said State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Exhibit B

Legal Description of Land

The Land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

PARCEL ONE:

BEGINNING at the point of intersection of the Northeasterly line of 12th Street and the Northwesterly line of Harrison Street; running thence Northeasterly along said line of Harrison Street 101 feet and 6 inches to the Southwesterly line of Norfolk Street; thence Northwesterly along said line of Norfolk Street 192 feet and 6 inches; thence at a right angle Southwesterly 64 feet and 6 inches, more or less to a point in a line drawn Northwesterly from the Northwesterly line of Harrison Street, to the Southeasterly line of Folsom Street and equidistant from the Southwesterly line of Norfolk Street and the Northeasterly line of 12th Street; thence Southeasterly along said last described line 25 feet to a point distant thereon 175 feet Northwesterly from the Northwesterly line of Harrison Street; thence Southwesterly 62 feet and 3 inches, more or less, to a point on the Northeasterly line of 12th Street distant thereon 175 feet Northwesterly from the Northwesterly line of Harrison Street; thence Southeasterly along said line of Harrison Street 175 feet to the Point of Beginning.

BEING portion of Mission Block No. 9.

PARCEL TWO:

BEGINNING at a point on the Southwesterly line of Norfolk Street, distant thereon 192 feet and 6 inches Northwesterly from the Northwesterly line of Harrison Street; running thence Northwesterly along said line of Norfolk Street 22 feet and 4 inches; thence at a right angle Southwesterly 64 feet and 7 inches, more or less, to a line drawn Northwesterly from the Northwesterly line of Harrison Street to the Southeasterly line of Folsom Street equidistant from the Southwesterly line of Norfolk Street and the Northeasterly line of 12th Street; thence Southeasterly along the line so drawn 22 feet and 6 inches, more or less, to a line drawn at right angles to the Southwesterly line of Norfolk Street from the Point of Beginning; thence Northeasterly along the line so drawn 64 feet and 6 inches, more or less, to the Point of Beginning.

BEING part of Mission Block No. 9. Assessor's Lot 056; Block 3521

Assessor's Lot 056; Block 3521

Exhibit C
In-Kind Improvements Description

Eagle Plaza proposes to convert approximately 13,500 square feet of the 12th Street public right-of-way (ROW) between Harrison and Bernice Streets into a new public pedestrian plaza. The proposed pedestrian plaza would reduce the existing, two-way, 46-foot-wide ROW on 12th Street into a single lane, one-way, 14-foot-wide travel lane providing southbound-only auto access from 12th Street to Harrison Street. 15 on-street, parallel public parking spaces would be eliminated because they are located within proposed plaza area. The plaza is designed for maximum flexibility in use, with areas that can function as small, independent enclaves for a range of active and passive uses but that, when closed to through-traffic can be converted into a large, unified space for special event programming.

The In-Kind Improvements will consist of the following:

- Conversion of the existing sidewalks and street into a flush surface condition between Harrison St and Bernice St, from building face to building face;
- Installation of landscaped areas with trees and plants, including built-in seat walls for public seating in select areas;
- Extension of the existing pedestrian sidewalk on Bernice St across the 12th St right-of-way where the plaza ends, including a crosswalk where the sidewalk is intersected by the new shared way;
- Extension of the existing pedestrian sidewalk on Harrison St across the 12th St right-of-way where the plaza ends, including a crosswalk where the sidewalk is intersected by the new shared way;
- Moveable wooden decks that can be used for seating and a stage for performances;
- Moveable tables and chairs for public seating throughout the plaza.

Exhibit D

Calculation of Impact Fees

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Eastern Neighborhoods Impact Fee (1,463 sq ft – Tier 2; Non-Residential)	423 (@ \$12.74)	\$18,638
Eastern Neighborhoods Impact Fee (109,616 sq ft – Tier 2; Residential)	423 (@ \$15.29)	\$1,676,029
Total		\$1,694,667

Exhibit E

Cost Documentation

Determining the Value of Required Improvements

Fee waivers cannot be made for improvements that the Project Sponsor is already legally required to undertake. In this instance, the Project Sponsor is responsible for improving the north side of the sidewalk along 12th Street between Harrison Street and Bernice Street. Such improvement would likely consist of new curbs and gutters, new sidewalk with unit pavers, 8 street trees, and a new sidewalk ramp. The cost of these improvements is estimated at \$122,055.

Table 1 – Value of Required 1532 Harrison St Sidewalk Improvements

Improvement	Amount	Unit	Unit Cost	Total Cost
Curb and Gutter	193	Feet	\$45/ft	\$8,685
Sidewalk	2,069	Square Feet	\$16/ft	\$33,104
Paver	1,027	Square Feet	\$20/ft	\$20,540
Street Trees	8	Each	\$1,500	\$12,000
New Sidewalk Ramp	1	Each	\$2,000	\$2,000
Total Hard Costs				\$76,329
Soft Costs	10% of plaza soft costs			\$45,726
Total Cost of Improvement				\$122,055

Determining the Value of Proposed Improvements

To help determine the value of the proposed improvements, the Project Sponsor provided three estimates of the anticipated hard costs (\$1,570,668, \$1,716,733 and \$1,875,655; all available here as attachments). The Project Sponsor is confident it can deliver the In-Kind Improvement within this cost range, and acknowledges that it is responsible for any cost overruns.

The Project Sponsor calculated additional development costs, such as design and engineering fees, and site preparation, to determine the full value of the proposed improvements. This estimate for total soft costs came to \$457,265. Based on these calculations, the overall value of the In-Kind Improvement is estimated at \$2,027,933. These estimates are subject to change over time, but the Project Sponsor acknowledges that it is responsible for any cost overruns.

Determining the Specific Improvements that would be provided via this In-Kind Agreement

The approval of this In-Kind Agreement would commit the Project Sponsor to creating a public plaza on the 12th Street right-of-way. Therefore, the \$122,055 that the Project Sponsor would be required to contribute will instead be directed towards the construction of the plaza.

In addition, through this In-Kind Agreement the Project Sponsor would commit to \$1,505,878 in improvements in return for a reduction in its Eastern Neighborhoods Infrastructure Impact Fee of the same amount. Combined, that means that this In-Kind Agreement would enable \$1,627,933 towards the creation of a park along the 12th Street right-of-way.

DRAFT 1532 HARRISON IN-KIND AGREEMENT

February 11, 2016

Determining the specific improvements that would need to be provided via a gift to the City

The cost of the proposed improvements to Eagle Plaza (\$2,027,933) exceed the Project Sponsors required contribution (\$122,055) and requested fee waiver (\$1,505,878) by \$405,878. These additional costs of the improvements will be covered through grants and contributions.

The Project Sponsor is proposing to gift the City the value of these improvements, and to make a gift of maintaining Eagle Plaza in perpetuity. Such a gift would occur via a separate legal agreement with the City in a form acceptable to City, and Project Sponsor shall deliver an original, fully executed copy of such agreement to City on or before _____. Such a gift should include all of those items identified as proposed improvements by the Project Sponsor but that are not included in this In-Kind Agreement.

Schedule 1

Description and Depiction of City Property

The City Property shall mean the 13,500 square foot portion of the 12th Street public right-of-way (ROW) between Harrison and Bernice Streets, for the full width of 12th Street ROW bound by Assessor's Lot 056 in Block 3521 and Assessor's Lots 114-116, 014 of Block 3522, as further shown below.

EAGLE PLAZA

COST ESTIMATES

Eagle Plaza - Conceptual Estimate

October 20, 2015

Item	Quantity	UOM	Unit Rate	Extension
Site Work				
Demolition	12,371	SF	\$ 6.50	\$ 80,412
Grading	1,375	SY	\$ 15.00	\$ 20,625
Water Meter Connection / Irrigation	1	EA	\$ 20,000.00	\$ 20,000
Drainage	1	LS	\$ 18,000.00	\$ 18,000
Connection to Storm	1	LS	\$ 8,500.00	\$ 8,500
			SUB TOTAL	\$ 147,537
Hardscape & Improvements				
Aggregate Base (6")	229	CY	\$ 160.00	\$ 36,640
Pavers - Option 1 (See Below for Add Alternates)	9,809	SF	\$ 26.50	\$ 259,939
Curb and Gutter	221	LF	\$ 47.50	\$ 10,498
Allowance to repair Harrison & 12th curb and gutter	1	LS	\$ 5,500.00	\$ 5,500
Speed Table Crosswalks (including at Bernice Street)	3	EA	\$ 8,500.00	\$ 25,500
Allowance for Shared Street Signage	1	LS	\$ 1,000.00	\$ 1,000
Stop Sign at Bernice Street	1	EA	\$ 500.00	\$ 500
Electrical Labor	1	LS	\$ 45,000.00	\$ 45,000
Tactile Warning Paving (including ADA entries at Bernice Street)	1	LS	\$ 7,500.00	\$ 7,500
Caulking	1	LS	\$ 8,500.00	\$ 8,500
Striping (including at Bernice Street)	1	LS	\$ 10,000.00	\$ 10,000
Painting	1	LS	\$ 35,000.00	\$ 35,000
			SUB TOTAL	\$ 445,576
Site Furnishings				
Trash / Recycling Containers	2	SETS	\$ 800.00	\$ 1,600
Movable Tables per Program Areas (Event)	25	EA	\$ 550.00	\$ 13,750
Movable Chairs (including 3 Footrests) per Program Areas (Event)	74	EA	\$ 250.00	\$ 18,500
Flag Pole & Flag	1	EA	\$ 7,500.00	\$ 7,500
Footing for Flag Pole	1	EA	\$ 550.00	\$ 550
Mounts for Movable Poles	23	EA	\$ 450.00	\$ 10,350
Footings for Movable Poles	23	EA	\$ 350.00	\$ 8,050
Custom Perch Bike Racks	14	EA	\$ 800.00	\$ 11,200
Mast Lights	25	EA	\$ 6,000.00	\$ 150,000
Directional Light	1	EA	\$ 8,500.00	\$ 8,500
Movable Benches	12	EA	\$ 3,000.00	\$ 36,000
Movable [Hex] Decks	3	EA	\$ 7,500.00	\$ 22,500
Movable Planters	10	EA	\$ 5,000.00	\$ 50,000
Large Planters (Hex Planter)	23	EA	\$ 7,500.00	\$ 172,500
Large Planters / Seating Areas (Hex Planter with Bench)	12	EA	\$ 10,000.00	\$ 120,000
Wood Deck / Stage for Events	695	SF	\$ 68.50	\$ 47,608
Removable Shade Canopy Structure	1	EA	\$ 45,000.00	\$ 45,000
Allowance for Program Elements Utilizing Movable Poles	1	LS	\$ 20,000.00	\$ 20,000
			SUB TOTAL	\$ 743,608
Landscape				
Work Around (E) Trees	10	EA	\$ 500.00	\$ 5,000
New Trees	13	EA	\$ 2,400.00	\$ 31,200
Plantings (including along Harrison Street)	1,696	SF	\$ 12.00	\$ 20,352
			SUB TOTAL	\$ 56,552
General Requirements				
General Requirements			3%	\$ 37,372
DIRECT COST				\$ 1,430,644
GC Fees / Markup			10%	\$ 143,064
Hard Cost Contingency			10%	\$ 143,064
GRAND TOTAL				\$ 1,716,773
		Area of Construction (SF)		12,371
		Cost / Square Foot (\$/SF)		\$ 138.77

PAVING ALERNATES						
Upgrade Unit Paver Selection						
\$30/ft paving	1,400	SF	\$	5.00	\$	7,000
\$35/ft paving	1,400	SF	\$	10.00	\$	14,000
\$45/ft paving	1,400	SF	\$	20.00	\$	28,000
ALTERNATE and Upgrades for Concrete Paving Finish						
\$40/ft finish base price, compared to Pavers at		SF	\$	40.00		
\$45/ft finish	5,407	SF	\$	5.00	\$	27,035
\$50/ft finish	5,407	SF	\$	10.00	\$	54,070

Cannon Constructors North, Inc.

301 Howard Street, Suite 130
 San Francisco, Ca. 94105
 t (415) 546-5500 f (415) 546-5501
www.cannongroup.com

Eagle Plaza

12th & Harrison Street
 San Francisco, CA
 Cannon Proposal 15-2619
 Prepared September 25, 2015

Order of Magnitude Budget Summary By Division

8/24/2015 30%
 Schematic
 Design

Division One - General Requirements		\$149,985	\$0
Division Two - Existing Conditions		\$32,916	\$0
Division Three - Concrete		\$0	\$0
Division Four - Masonry		\$0	\$0
Division Five - Metals		\$63,750	\$0
Division Six - Woods & Plastics		\$0	\$0
Division Seven - Thermal & Moisture Protection		\$0	\$0
Division Eight - Doors & Windows		\$0	\$0
Division Nine - Finishes		\$0	\$0
Division Ten - Specialties		\$20,000	\$0
Division Eleven - Equipment		\$0	\$0
Division Twelve - Furnishings		\$8,750	\$0
Division Thirteen - Special Construction		\$0	\$0
Division Fourteen - Conveying Systems		\$0	\$0
Division Twenty One - Fire Suppression		\$0	\$0
Division Twenty Two - Plumbing		\$0	\$0
Division Twenty Three - HVAC		\$0	\$0
Division Twenty Six - Electrical		\$232,750	\$0
Division Thirty One - Earthwork		\$58,167	\$0
Division Thirty Two - Exterior		\$954,226	\$0
Division Thirty Three - Utilities		\$35,000	\$0
Permit Allowance	0.00%	by owner	\$0
Contractor Pricing Contingency	10.00%	\$155,554	\$0
Contractor Construction Contingency	2.00%	\$34,222	\$0
Design Contingency	0.00%	\$0	\$0
	Sub-total	\$1,745,320	\$0
	Gross Receipts Tax	0.33%	\$5,760
	Off Premises & Automotive Insurance	0.90%	\$15,760
	Sub Guard Premium or Bonding Allowance	1.20%	\$21,202
	Fee	4.90%	\$87,614
	Total		\$1,875,655



Planning Commission
City and County of San Francisco
Commission Chambers Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco CA 94103

January 29, 2016

Eagle Plaza
Letters of Support for February 11th, 2016 Planning Commission Hearing

Eagle Plaza has benefited from extensive community outreach and involvement to date. The plaza idea emerged from community desire and need, and evolved through significant and meaningful community outreach since the project's inception in 2014.

We have received 208 letters of support from the community at numerous community events, including the Eagle Plaza Beer Bust (2/15/15), Alden Spafford Progressive Dinner (9/19/15), Leather Walk (9/20/15), and Folsom Street Fair (9/27/15). These letters are attached here for reference.

Jared Press

Project Manager
Build Public
jared@buildpublic.org


315 Linden Street
San Francisco, CA 94102
415.551.7603
www.buildpublic.org

Member, Board of Supervisors
District 8



City and County of San Francisco

SCOTT WIENER

威善高

September 18, 2015

Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
c/o San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear ENCAC members,

I am writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12th Street between Harrison Street and Bernice Street. I attended a community workshop in February 2015 at the SF Eagle and continue to be impressed by the level of outreach and community support for this project overall. I understand that the related development project has not yet been considered by the Planning Commission or any appeal has not been considered by the Board of Supervisors, but should the project be approved and entitled, I also strongly support the use of development impact fees to support the Plaza.

As you may know, the Western SoMa neighborhood has limited access to parks and public open space as identified in multiple studies and documents, including the Western SoMa Community Plan (2011) and in "Recognizing, Protecting and Memorializing: South of Market LGBTQ Social Heritage Neighborhood Resources" (2011) by the Western SoMa Citizens Planning Task Force. The area also has a rich LGBTQ and leather culture that is extremely important to the heritage of the neighborhood and the city. Eagle Plaza will meet both these needs – for a new public green space and for an area that celebrates Folsom Gulch's character in a fun way that's inviting for all. The community has been waiting for a project like this for a long time.

Eagle Plaza would meet important needs of the surrounding LGBTQ, residential and business community. It also helps address San Francisco's broader needs for high quality public space. I respectfully request your support of Eagle Plaza for the benefit of the community and the city overall.

Sincerely,

A handwritten signature in blue ink that reads "Scott Wiener".

Scott Wiener
Member, Board of Supervisors



Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City & County of San Francisco
1650 Mission St, 4th Floor
San Francisco, CA 94103

Dear ENCAC members,

I'm writing to express The Sisters of Perpetual Indulgence, Inc.'s strong support for Eagle Plaza, a much needed public open space on 12th Street and Harrison and Bernice. Our 200+ member organization have long felt that our community needs a gathering space where we can hang out, meet, play and relax in a safe green clean public setting.

As you may know, the neighborhood has almost no parks or public space and needs significantly more, as identified in the Western SoMa Community Plan, the General Plan's Open Space Element, the District 6 Open Space Task Force and more. It also has a rich LGBTQ & leather culture that various community-driven city plans have identified as being important. Eagle Plaza will meet both of these needs – for a new public green space and for an area that celebrates Folsom Gulch's character in a indulgent way that inviting for all. We have been waiting for a project like this for a long time.

The Sisters are excited to get more involved with this project as it progresses, and we very much hope that you recommend approval for Eagle Plaza for the benefit of our community.

Blessings

Sister Anni Coque l'Doo
Abbess/President
The Sisters of Perpetual Indulgence, Inc.

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear ENCAC members,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12th Street between Harrison and Bernice. I am a Western SoMa neighborhood stakeholder and have long felt that our community needs more gathering space where we can hang out, meet, play and relax in a safe and clean public setting.

As you may know, our neighborhood has almost no parks or public open space and needs significantly more, as identified in the Western SoMa Community Plan, the General Plan's Open Space Element, the District 6 Open Space Task Force, and more. It also has a rich LGBTQ and leather culture that various community-driven city plans have identified as being important. Eagle Plaza will meet both of these needs – for a new public green space and for an area that celebrates Folsom Gulch's character in a fun way that's inviting for all. We have been waiting for a project like this for a long time.

we need more space for outdoor public events

I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

This will be a great addition to our neighborhood!

Sincerely,


Barry Synogrouns
DNA Lounge

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear ENCAC members,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12th Street between Harrison and Bernice. I am a Western SoMa neighborhood stakeholder and have long felt that our community needs more gathering space where we can hang out, meet, play and relax in a safe and clean public setting.

As you may know, our neighborhood has almost no parks or public open space and needs significantly more, as identified in the Western SoMa Community Plan, the General Plan's Open Space Element, the District 6 Open Space Task Force, and more. It also has a rich LGBTQ and leather culture that various community-driven city plans have identified as being important. Eagle Plaza will meet both of these needs – for a new public green space and for an area that celebrates Folsom Gulch's character in a fun way that's inviting for all. We have been waiting for a project like this for a long time.

I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

Rachelle Sullivan
Born and Raised in San Francisco
Board of Directors San Francisco Bay Area Leather Alliance
Board of Directors Folsom Street event
Member Filipino America's Association of Star of the Sea (FAAATAK)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

September 14, 2015

Dear ENCAC members,

We are writing you to offer our support for the Eagle Plaza project, to be located on 12th Street at Harrison. We live on Norfolk Street in a condo we own, which is just around the corner from the proposed park. As such, we are acutely aware of the lack of public gathering spaces in Western SoMa, the neighborhood that the Plaza would serve. As we understand it, several official city plans and assessments (including the Western SoMa Community Plan and others) specifically identify the need for more public open space in the neighborhood. We wholeheartedly agree, and from our perspective building out Eagle Plaza would be a big step in the right direction.

I'm sure you will hear from plenty of folks who identify as part of the local LGBTQ scene, as that segment of our community has a long history here. Perhaps we are notable for *not* being part of those scenes. That said, we fully recognize and appreciate that part of our community and would totally expect — and appreciate — an Eagle Plaza which helped celebrate the local subcultures in an inclusive manner.

We have been involved with the Eagle Plaza project since soon after its inception, and we look forward to it becoming a fully-realized vision. Thank you for your consideration.

Sincerely,

The image shows two handwritten signatures in purple ink. The first signature is 'Dan Bornstein' and the second is 'Kristin Murtagh'. Both are written in a cursive, flowing style.

Dan Bornstein and Kristin Murtagh
Owners / residents on Norfolk St.

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear ENCAC members,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12th Street between Harrison and Bernice. I am a Western SoMa resident and the need for more space to gather, meet, play and relax in a safe, green and clean public setting is quite palpable.

As you may know, our neighborhood has essentially no parks or open space and the need for more has been identified in the Western SoMa Community Plan, the General Plan's Open Space Element, the District 6 Open Space Task Force, and more. The neighborhood also has a rich history of LGBTQ and leather culture that various community-driven city plans have identified as being important. Eagle Plaza will meet both of these needs – for a new public green space and for an area that celebrates Folsom Gulch's character in a way that's inviting for all.

I am proud to be supporting this effort to create a proper gathering space for our community, and look forward to your recommending approval of the Eagle Plaza plan.

Sincerely,

A handwritten signature in black ink that reads "Ben Woosley". The signature is fluid and cursive, with the first name "Ben" and last name "Woosley" clearly legible.

Ben Woosley

Resident of Kissling Street, Western SoMa

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

Dear Planning Commissioners,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12th Street between Harrison and Bernice. I am a community member and have long felt that Western SoMa needs more gathering space where we can hang out, meet, play and relax in a safe, green and clean public setting.

As you may know, the neighborhood has almost no parks or public open space and needs significantly more, as identified in the Western SoMa Community Plan, the General Plan's Open Space Element, the District 6 Open Space Task Force, and more. It also has a rich LGBTQ and Leather culture that various community-driven city plans have identified as being important. Eagle Plaza will meet both of these needs – for a new public green space and for an area that celebrates Folsom Gulch's character in a fun way that's inviting for all. We have been waiting for a project like this for a long time.

I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,



(Signature, Name, Affiliation)

Chris Elvedge

Society of Janus

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

Dear Planning Commissioners,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12th Street between Harrison and Bernice. I am a community member and have long felt that Western SoMa needs more gathering space where we can hang out, meet, play and relax in a safe, green and clean public setting.

As you may know, the neighborhood has almost no parks or public open space and needs significantly more, as identified in the Western SoMa Community Plan, the General Plan's Open Space Element, the District 6 Open Space Task Force, and more. It also has a rich LGBTQ and Leather culture that various community-driven city plans have identified as being important. Eagle Plaza will meet both of these needs – for a new public green space and for an area that celebrates Folsom Gulch's character in a fun way that's inviting for all. We have been waiting for a project like this for a long time.

I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,



(Signature, Name, Affiliation)

KIRRI MURPHY
Wicked Grants Volunteer

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

Dear Planning Commissioners,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12th Street between Harrison and Bernice. I am a community member and have long felt that Western SoMa needs more gathering space where we can hang out, meet, play and relax in a safe, green and clean public setting.

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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,



CAROLYN CRACRAFT, 635 TENNESSEE ST

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

Dear Planning Commissioners,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12th Street between Harrison and Bernice. I am a community member and have long felt that Western SoMa needs more gathering space where we can hang out, meet, play and relax in a safe, green and clean public setting.

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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,


ROBERT CALLBECK
15 ASSOCIATION

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

Dear Planning Commissioners,

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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Kisse".

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

Dear Planning Commissioners,

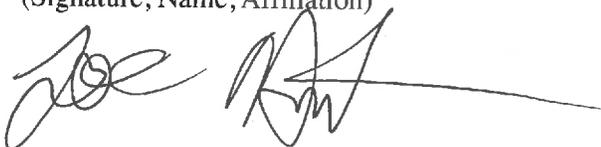
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

(Signature, Name, Affiliation)

The image shows two handwritten signatures in black ink. The first signature on the left is a cursive, stylized name. The second signature on the right is also cursive and appears to be a name with a long horizontal line extending from the end.

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,



(Signature, Name, Affiliation)

TIMOTHY LABEAU, RESIDENT OF MISSION

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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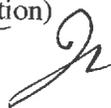
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Sincerely,



(Signature, Name, Affiliation)



John Graham

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

Chris Rose

(Signature, Name, Affiliation)

*269 Douglas St
San Francisco*

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink that reads "Roby Chavez". The signature is written in a cursive, slightly slanted style.

(Signature, Name, Affiliation)

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City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

Jim Koman 
DuPont
Frequent SoMa patron!
(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,



JAMES STILLMAN

(Signature, Name, Affiliation)

INTERNATIONAL
HOMOSEXUAL
& EAGLE PATRON

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

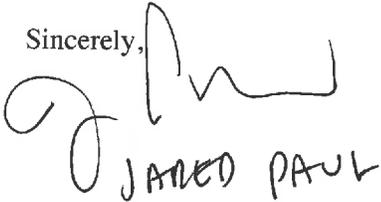
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Sincerely,



JARED PAUL

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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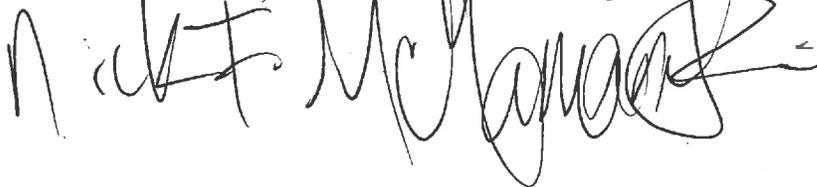
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Sincerely,

(Signature, Name, Affiliation)



Nick F. McManus

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

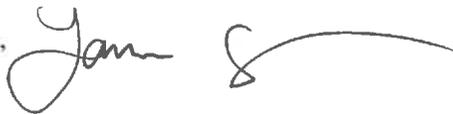
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Sincerely,



(Signature, Name, Affiliation)

James Ormsby

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

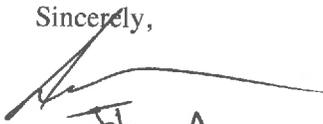
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Sincerely,



John Adams
SF RESIDENT / SoMa Resident

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to be the initials 'EFF' written in a stylized, cursive script.

(Signature, Name, Affiliation) EFF

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City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to be 'Hayden', written in a cursive style with a long horizontal flourish extending to the right.

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
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San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to read 'JOHN RUEGER', written in a cursive style.

(Signature, Name, Affiliation)

JOHN RUEGER

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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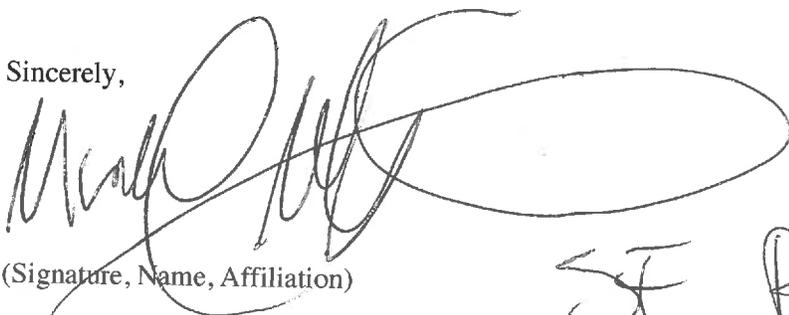
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Sincerely,



(Signature, Name, Affiliation)

SF

Yes!
Proud



Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

Devin Patrick
Devin Patrick

(Signature, Name, Affiliation)

SF Resident

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,



(Signature, Name, Affiliation)

Azalea, human animal trainer
♡

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

Dear Planning Commissioners,

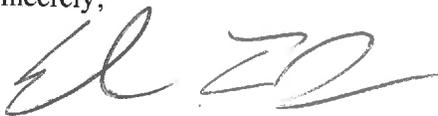
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Supporter of the Eagle

Sincerely,

A handwritten signature in black ink, appearing to be 'El ZD'.

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

Paul Foley

SUPPORTER OF EAGLE

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to be 'G. Lee' or similar, with a long horizontal flourish extending to the right.

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to be a stylized name with a large initial 'M' and a long, sweeping underline.

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

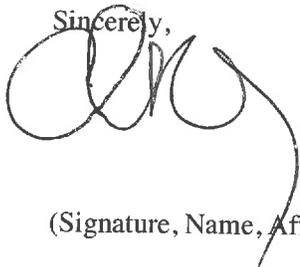
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Sincerely,

A handwritten signature in black ink, consisting of several loops and a long tail that extends downwards and to the right.

(Signature, Name, Affiliation)

SF Resident / RAYLOR

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

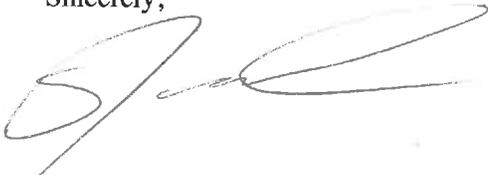
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,



(Signature, Name, Affiliation)

Carlton Jackson

SF Resident

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

Dear Planning Commissioners,

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Sincerely,



(Signature, Name, Affiliation)

Mark Press, SF Resident and Manager
of Bondage a go go

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,



(Signature, Name, Affiliation)

Mandy Lynn, voice teacher + Native

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,


JOSEPH E CURTIN
S.F. CA 94114

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

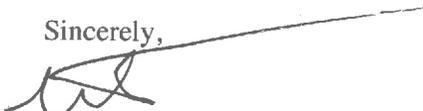
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Sincerely,



LIN MAYR

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

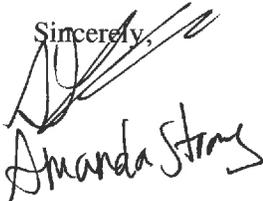
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Sincerely,

A handwritten signature in black ink that reads "Amanda Stone". The signature is written in a cursive, flowing style with some loops and flourishes.

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to read "H. Frank Landis II". The signature is stylized with a large, sweeping loop on the left side and a smaller loop on the right side.

(Signature, Name, Affiliation)

H. FRANK LANDIS II
SF RESIDENT

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,



(Signature, Name, Affiliation)

Peter Berman, MD

Resident of Castro

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,



(Signature, Name, Affiliation)

STEVE NOACK

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

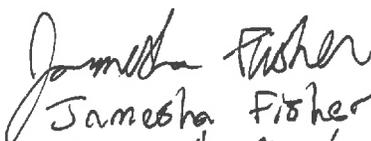
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Sincerely,


Jamesha Fisher
Community Member / Diversity Advocate ✓
(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

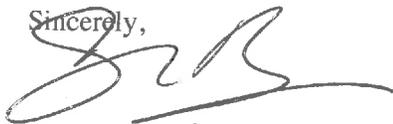
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Sincerely,



Eric Bozce

855 Folsom St #517 SF CA 94107
(Signature, Name, Affiliation)

eric.james.bozce@gmail.com

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City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

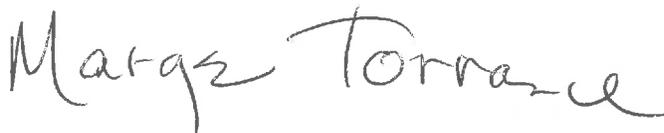
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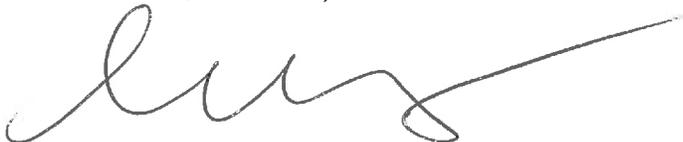
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Sincerely,

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(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
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Sincerely,

(Signature, Name, Affiliation)

Ronnie S. B.

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

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(Signature, Name, Affiliation)

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Commission Chambers
Room 400, City Hall
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(Signature, Name, Affiliation)

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Sincerely,

Rosetta Baker

1332 CALIFORNIA ST #9
SE CA. 94109

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

Catherine I. Burke

Catherine I. Burke, SF Native & Resident since '89

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,



Claire Felner, SF Native

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to read "Frank Connolly". The signature is fluid and cursive, with a prominent flourish at the end.

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

 M.S. LILLIS
20TH & FOLSOM live - 5TH & MISSION WORK

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
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Sincerely,



Neil Heather from the Excelsior

(Signature, Name, Affiliation)

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
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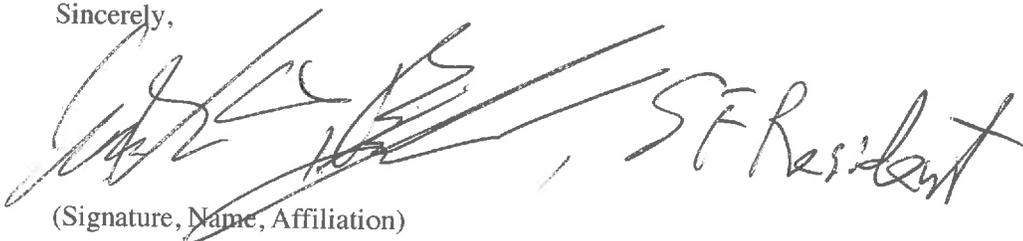
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Sincerely,

 SF Resident

(Signature, Name, Affiliation)

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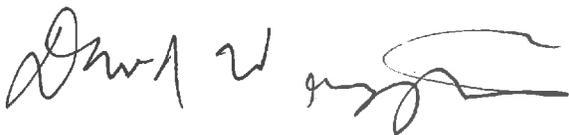
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,



(Signature, Name, Affiliation)

Resident, David

Weh

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

Dear Planning Commissioners,

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Sincerely,



(Signature, Name, Affiliation)
Anna Strewler,

San Francisco VA medical ctr.

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

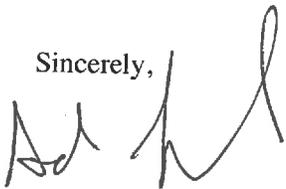
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Sincerely,



ADAM LEONARD
(Signature, Name, Affiliation)

32 DORLAND ST #2
SF CA 94110

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

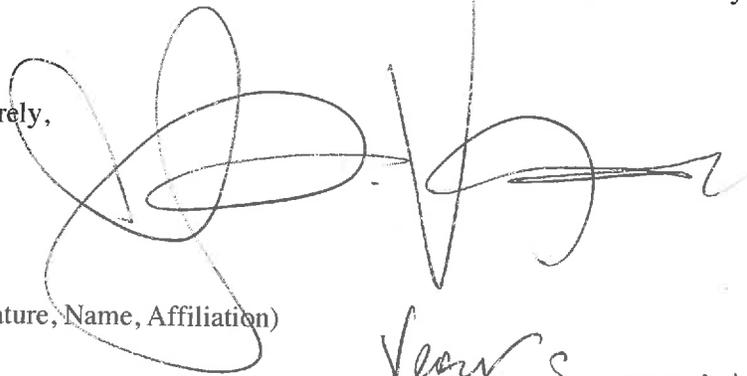
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Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end.

(Signature, Name, Affiliation)

Very Supportive Residence!!

Attn: Planning Commission
City and County of San Francisco
Commission Chambers
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

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Sincerely,

 Jose Portillo SOMA

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

September 15th, 2015

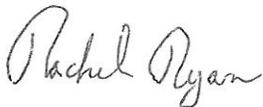
Dear ENCAC members,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12th Street between Harrison and Bernice. In 1981, my father opened his construction business in SoMa; originally on 9th Street, Ryan Associates relocated to 333 12th Street in 1991, and my parents eventually bought the building in 2002. After spending a great deal of time in SoMa during my childhood, I worked for my dad's company during summer breaks in college, and now continue to inhabit SoMa as a regular patron of the Eagle, Lone Star Saloon, the Stud, and many of SoMa's other classic watering holes.

As much as I love SoMa's distinct personality, I am also very aware of what we lack: community open space. A green zone. While bars and clubs were a necessary sanctuary for queer people to build community in the past, we need to continue diversifying the types of gathering places available to our community today. Our neighborhood has almost no parks or public open space and needs significantly more, as identified in the Western SoMa Community Plan, the General Plan's Open Space Element, the District 6 Open Space Task Force, and more. As someone who has had the unique experience of spending time in SoMa as both a child, and now as an adult who is involved in the LGBTQ and leather communities, I see this project as a wonderful way to bridge that gap and provide a gathering place that is inclusive of all members of our neighborhood.

I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

A handwritten signature in cursive script that reads "Rachel Ryan". The signature is written in black ink and is positioned above the printed name.

Rachel Ryan

Family business/Property owner
Ryan Associates General Contractors, 333 12th St.

Online Support Letters for Eagle Plaza: www.eagleplaza.org/supportletter

← → ↻ www.eagleplaza.org/supportletter/



Home Design Stewardship FAQs Press Letter of

Please sign our Letter of Support!

On September 21st 2015 at 6:30pm, Eagle Plaza will be presented at a hearing of the **Eastern Neighborhoods Citizens Advisory Committee (ENCAC)**, whose support is important for ultimate project approval by the SF Planning Commission in October. The more community support the ENCAC hears, the better the chances of Eagle Plaza's approval!

Dear ENCAC Members,

I am writing to express my strong support for Eagle Plaza, a much-needed new public open space in Western SoMa. Eagle Plaza will provide a gathering space for the community to hang out, meet, play and relax in a safe, green and clean public setting.

*As you may know, our neighborhood has almost no parks or public open space and needs significantly more, as identified in numerous City planning documents. * It also has a rich LGBTQ and leather culture that various community-driven City plans have identified as being important. Eagle Plaza will meet both of these needs - for a new public green space and for an area that celebrates Folsom Gulch's character in a fun way that's inviting for all. We have been waiting for a project like this for a long time.*

- Please fill out information below, and we will compile responses to send to the ENCAC prior to Sept. 21st -

Why I Support Eagle Plaza

Customize the letter of support with a personal message, if you'd like.

From: Squarespace <no-reply@squarespace.info>

Subject: Form Submission - New Form

Date: September 15, 2015 at 8:49:51 PM PDT

To: daniel@buildinc.biz

Reply-To: jim@dynamicreality.net

Why I Support Eagle Plaza: Aside from preserving the priceless LGBT Leather history of this space, the planned plaza will also server a vital function to the area and the city at large. What gives a city it's value is the culture generated from our proximity to each other and this value cannot be realized in an environment that does not facilitate organic human interaction.

E-Signature: James Collins

Email Address: jim@dynamicreality.net

Zip Code: 94109

How I'm Connected: SF Resident, Leather community member, & working Artist, Performer, Musician, Professional IT/Business Consultant. This space would be indescribably conducive to my success & happiness in San Francisco.

From: Squarespace <no-reply@squarespace.info>

Subject: **Form Submission - New Form**

Date: September 15, 2015 at 11:29:19 PM PDT

To: daniel@buildinc.biz

Reply-To: rudelinda@sbcglobal.net

Why I Support Eagle Plaza: The above expresses my feelings also but I'd also like to add that this area is somewhat more barren than other parts of SOMA and could really use a public Plaza/ gathering place. As the owner of a nearby condo I would be willing to contribute to a private maintenance/security fund for the Plaza

E-Signature: Linda Rude

Email Address: rudelinda@sbcglobal.net

Zip Code: 94104

How I'm Connected: Condo owner, 24 Bernice

From: Squarespace <no-reply@squarespace.info>

Subject: **Form Submission - New Form**

Date: September 16, 2015 at 11:20:14 AM PDT

To: daniel@buildinc.biz

Reply-To: soehnlein1@hotmail.com

Why I Support Eagle Plaza: I am a resident of SoMa since 2002 and support the need for more green spaces, places for people to gather away from the din of traffic (and the danger of often speeding cars) and alternatives to bars and clubs.

E-Signature: Karl Soehnlein

Email Address: soehnlein1@hotmail.com

Zip Code: 94103

How I'm Connected: SoMa resident since 2002; SF resident since 1993. I work as a freelancer out of my home and spend almost all my time in this neighborhood.

From: Squarespace <no-reply@squarespace.info>

Subject: Form Submission - New Form

Date: September 16, 2015 at 10:49:58 AM PDT

To: daniel@buildinc.biz

Reply-To: bethdsf1@gmail.com

Why I Support Eagle Plaza: This project will serve more than just the leather community, but many other visitors to the area such as the clubs on 11th street. It will improve safety for pedestrians in the area.

E-Signature: Beth Downey

Email Address: bethdsf1@gmail.com

Zip Code: 94117

How I'm Connected: I am a member of the leather community and resident of SF for over 22 years.

From: Squarespace <no-reply@squarespace.info>

Subject: Form Submission - New Form

Date: September 17, 2015 at 7:40:51 AM PDT

To: daniel@buildinc.biz

Reply-To: alexwesthoff@gmail.com

Why I Support Eagle Plaza: The Eagle Plaza will serve as a valuable placemaking effort to recognize an important part of SF's long and diverse LGBTQ heritage. As no other such public places exist, the Eagle Plaza can draw international attention, thus helping with economic vitality while contributing to much needed open space for local residents.

E-Signature: Alex Westhoff

Email Address: alexwesthoff@gmail.com

Zip Code: 94122

How I'm Connected: Long-term San Francisco resident, member of LGBTQ community, SOMA nightclub promoter'/DJ

-

From: Squarespace <no-reply@squarespace.info>

Subject: Form Submission - New Form

Date: September 17, 2015 at 5:05:46 PM PDT

To: daniel@buildinc.biz

Reply-To: Sapplega@gmail.com

Why I Support Eagle Plaza: I believe it is important to have community spaces that both improve the neighborhood and build on the already present culture.

E-Signature: Samantha Applegate

Email Address: Sapplega@gmail.com

Zip Code: 94131

How I'm Connected: I live in San Francisco and work near the area Eagle Plaza will be built.

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear ENCAC members,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12th Street between Harrison and Bernice. I am a Western SoMa neighborhood stakeholder and have long felt that our community needs more gathering space where we can hang out, meet, play and relax in a safe, green and clean public setting.

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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,



(Signature, Name, Affiliation)

DEIMETRI MASHOYANIS, FOLSOM ST. EVENTS

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,


SISTERS OF PERPETUAL INDULGENCE.
(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
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Sincerely,



PETER KANE
SAN FRANCISCO RESIDENT
SF WEEKLY ARTS EDITOR

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
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Sincerely,


RACE BANNON
BAY AREA REPORTER
(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
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Sincerely,



KIRK CHRISTIAN LINN
(FORMER Board Member S.F. PRIDE)

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

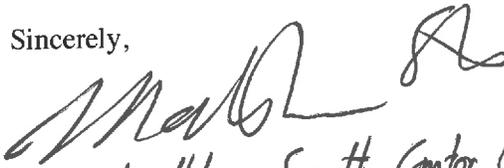
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Sincerely,



Matthew Scott, Cantor, Oakland Cathedral of Light

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
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Sincerely,

Philip S. Boland

President, Folsom Street Events (for affiliation purposes only)
(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
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This project, more than any other - I have seen has
respectfully and sincerely engaged the leather and SOMA
Sincerely, Community to create a positive project!!!


R. Alton Cannon

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

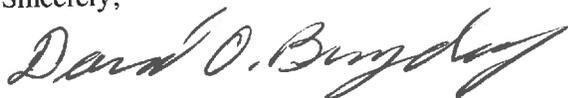
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Sincerely,



(Signature, Name, Affiliation)

15 ASSOCIATION

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
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1650 Mission Street, 4th Floor
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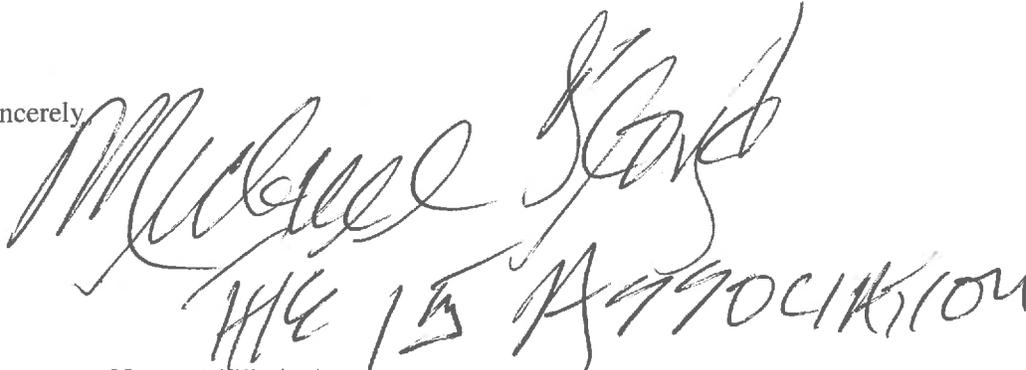
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Sincerely



HE IS ASSOCIATION

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
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Sincerely,


Neighborhood Resident

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,



KEVIN NISHIDAKA

SF TAXPAYER

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
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1650 Mission Street, 4th Floor
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Decker". The signature is stylized and fluid, with a long horizontal flourish extending to the right.

Michael Decker, SF Resident

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,


Zc Wu, San Francisco Resident, Leather Community
(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

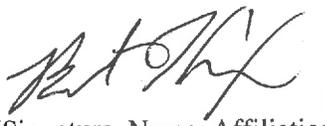
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Sincerely,

 , Brent Hixon, SF Resident
(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,



1308 giffith st
SF 94124

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,



Casey McManis -- Folsom Street Events
employee
(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

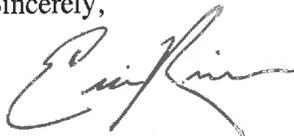
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Sincerely,



Eric Rivera

(Signature, Name, Affiliation) I bike to and from this location every weekday, and would greatly benefit from a greener, and probably safer, place at this location.

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

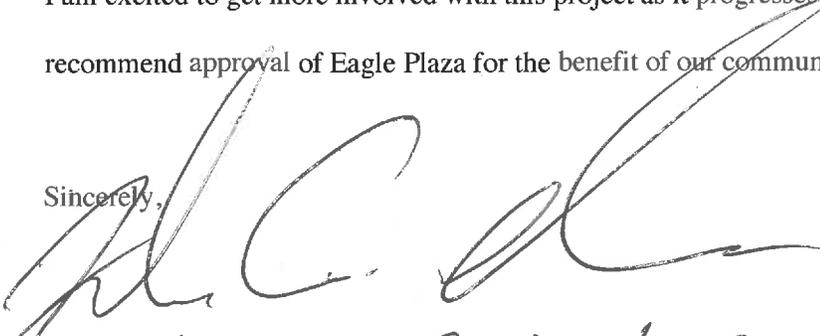
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Sincerely,



Lady Katenna SF Bay Area
G. Du Lac, PhD
Sobor in Leather

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

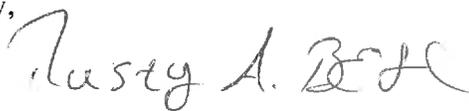
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Sincerely,



MEMBER, LEATHER COMMUNITY & SF. RESIDENT

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,



(Signature, Name, Affiliation)

www.lovernygays.com
www.suzanrevah.com

Ms. Heartthrob
(Castro Lions) Real
Bad

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,



Patron of EABLE

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

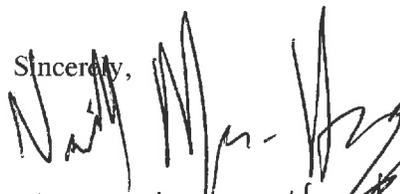
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Sincerely,


Nick Moore-Huntley
Leather Community Member
(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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Sincerely,



(Signature, Name, Affiliation)

DUBOCE TRIANGLE RESIDENT

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

Denise Patka

Duboce Triangle resident

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

REV. CURTIS MICHAEL BROWN III, M.DIV.



(Signature, Name, Affiliation)



Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

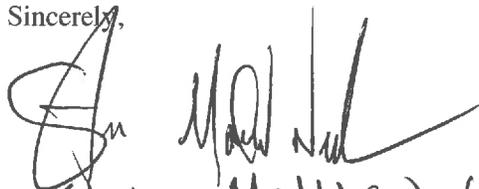
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Sincerely,


Steven Matthew Welch
Leather Community, Patron, & Neighbor
(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,



Elwood Miller

(Signature, Name, Affiliation)

Fans of Urban Nudism

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

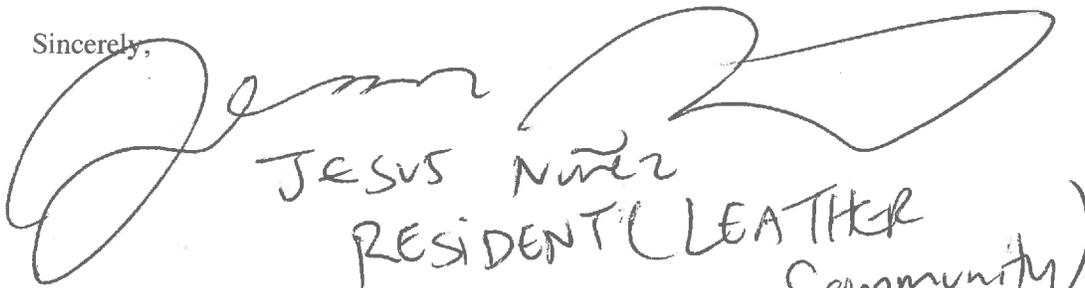
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Sincerely,



JESUS NUNEZ
RESIDENT (LEATHER
Community)

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin B. Quintero', written in a cursive style.

(Signature, Name, Affiliation)

Kevin B Quintero

SF-Eagle Contractor/ Patron

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

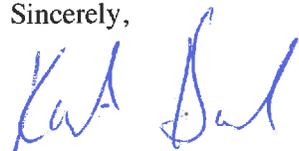
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Sincerely,



Kirk Hamber, International Mr leather ABC & topmate

(Signature, Name, Affiliation)

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Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
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Sincerely,


DAVID HYMAN
www.vanast.org

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

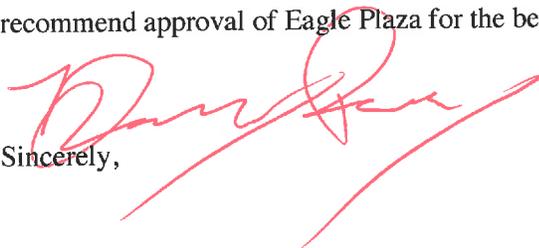
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Sincerely,

A handwritten signature in red ink, appearing to read "Dan", with a long, sweeping underline that extends to the right.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink that reads "Ron Smith". The signature is written in a cursive, slightly slanted style.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

GEORGE DRAKULIC


(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

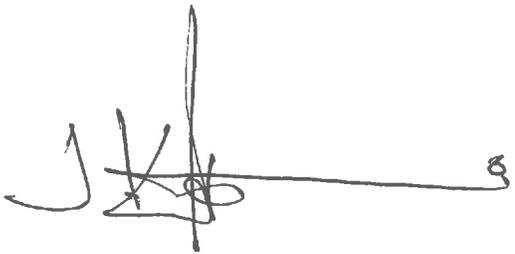
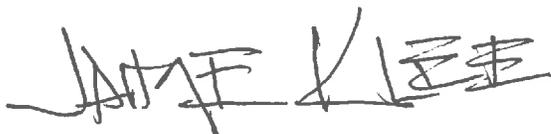
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Sincerely,



(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to be 'M. Snyder', with a long horizontal line extending to the right.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

David Rodriguez


(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

Billy O'Connell
BILLY O'CONNELL

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,


George Davis

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to read "John Mantua". The signature is fluid and cursive, with a large initial "J" and a stylized "M".

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

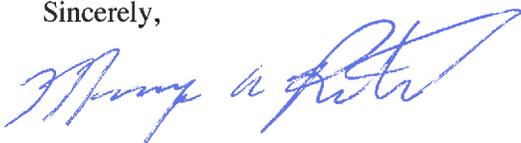
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Sincerely,



Monique A. Pritchard
(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,


Tammy Martin
(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

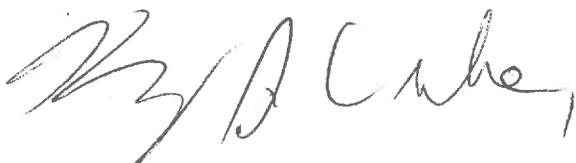
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Sincerely,

 Kerry Drake, self

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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San Francisco, CA 94103

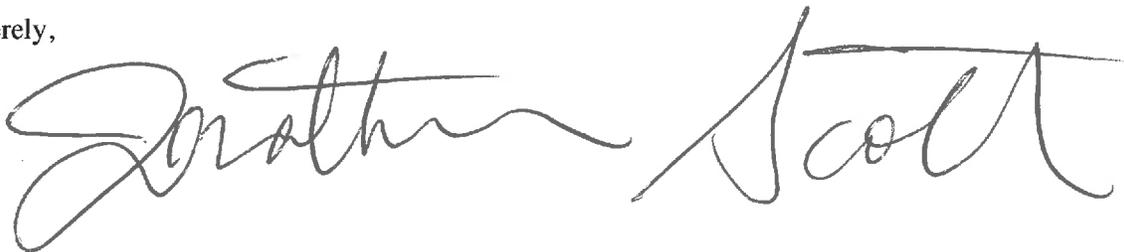
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Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Scott". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

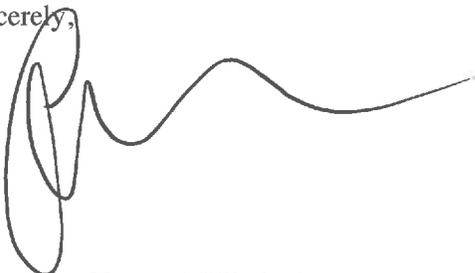
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Sincerely,

A handwritten signature in black ink, appearing to read "Jonny Fisher". The signature is fluid and cursive, with a large initial "J" and a long, sweeping tail.

(Signature, Name, Affiliation)

JONNY FISHER

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,



Steven Bender aka Steven Satyricon

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

 John Alliland
PUP/1enther

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to read 'John G. Parton'. The signature is stylized with a large, looping initial 'J' and a long horizontal stroke extending to the right.

(Signature, Name, Affiliation)

JOHN G. PARTON. AKA DIRK CASOR

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

Julian Marsh Durr
Julian Marsh Durr
Mr. San Francisco Leather - 2004

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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San Francisco, CA 94103

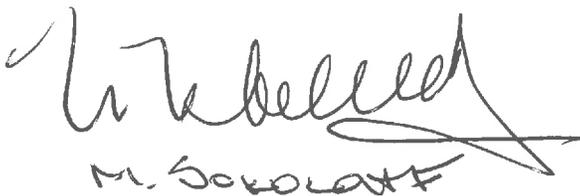
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Sincerely,

A handwritten signature in black ink, appearing to read 'M. Sokoloff', with a stylized flourish at the end.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

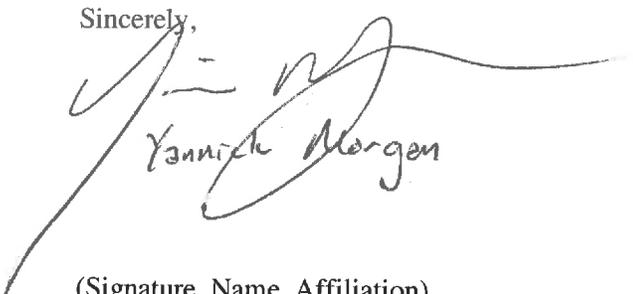
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Sincerely,



Yannick Alorgen

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

 Hunter Fox

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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San Francisco, CA 94103

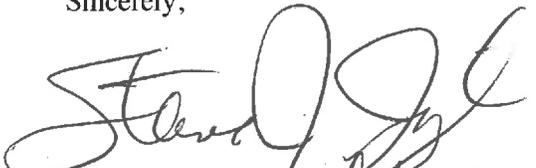
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Sincerely,


Mr. Friend by SF 2015
(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

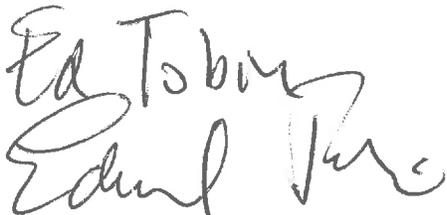
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Sincerely,

A handwritten signature in black ink that reads "Ed Tobin". The signature is written in a cursive, slightly slanted style.

(Signature, Name, Affiliation)

BEARS + LEATHER

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Molinaro". The signature is written in a cursive, flowing style.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

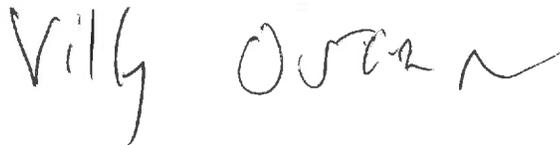
Dear ENCAC members,

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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

A handwritten signature in black ink that reads "Villy Ojeda". The signature is written in a cursive, slightly slanted style.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink that reads "James O. Thomas". The signature is written in a cursive, flowing style.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

A handwritten signature in cursive script that reads "Robert Neal Breathouse". The signature is written in black ink and is positioned below the word "Sincerely,".

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

Logan Porrazze


(Signature, Name, Affiliation)

(Bear Community)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

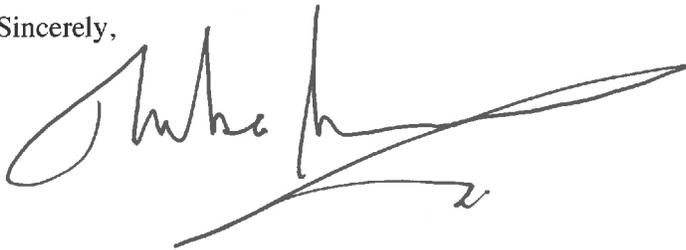
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(Signature, Name, Affiliation)

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Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond and Sherry". The signature is fluid and cursive, with the first name "Raymond" written in a larger, more prominent script than the second name "Sherry".

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

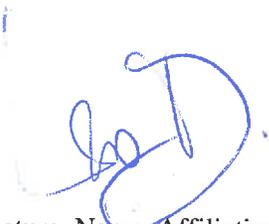
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Sincerely,

A handwritten signature in blue ink, appearing to be 'Mat Snyder', written in a cursive style.

(Signature, Name, Affiliation)

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Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, consisting of a stylized, elongated shape that resembles a cursive 'R' or 'B' followed by a horizontal line.

REAL BAD XXVII

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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(Signature, Name, Affiliation)

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Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
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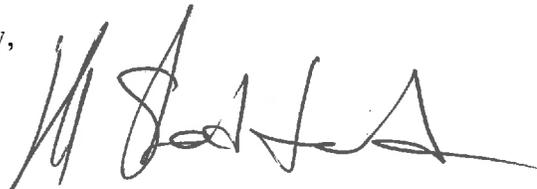
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Sincerely,



Jeff Stoddard

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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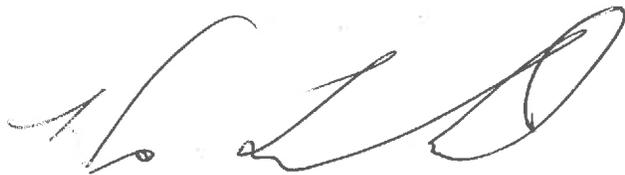
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Sincerely,

A handwritten signature in black ink, appearing to read 'M. Snyder', written in a cursive style.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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(Signature, Name, Affiliation)

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Sincerely,

A handwritten signature in blue ink, consisting of three distinct, stylized parts: a vertical oval shape on the left, a central scribbled shape, and a large vertical oval shape on the right.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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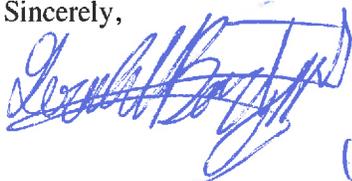
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Sincerely,



GERALD BORJAS
"MR. EDGE LEATHER 2015"

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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Sincerely,



(Signature, Name, Affiliation)



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Sincerely,

MICHAEL MEYER RN
Michael Meyer RN M
734 775 - 0040
mmeyer1900@yahoo.com

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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San Francisco, CA 94103

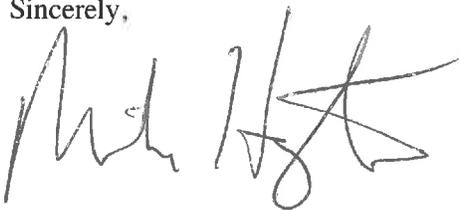
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Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. H. H.", written in a cursive style.

(Signature, Name, Affiliation)

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City and County of San Francisco
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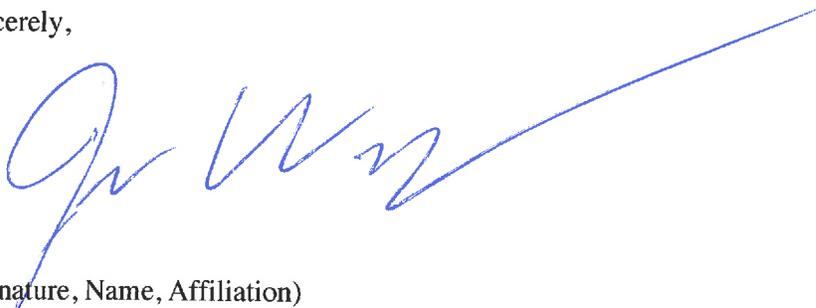
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Sincerely,

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(Signature, Name, Affiliation)

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Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
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Sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

(Signature, Name, Affiliation)

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Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
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Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom B...', with a long horizontal line extending to the right.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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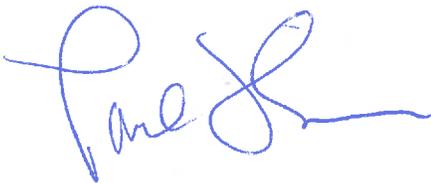
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Sincerely,

A handwritten signature in blue ink, appearing to read "Paul", with a long horizontal flourish extending to the right.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
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Sincerely,

A handwritten signature in blue ink, appearing to read "Ravi Thakur". The signature is fluid and cursive, with a long horizontal stroke at the end.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear ENCAC members,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12th Street between Harrison and Bernice. I am a Western SoMa neighborhood stakeholder and have long felt that our community needs more gathering space where we can hang out, meet, play and relax in a safe, green and clean public setting.

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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

 , DONOVAN WHITEHURST

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

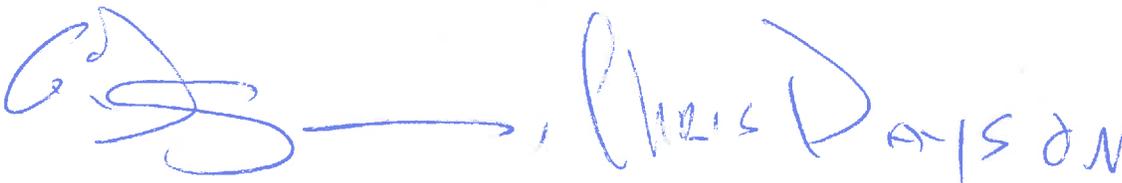
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(Signature, Name, Affiliation)

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Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew J. Allen". The signature is fluid and cursive, with a long horizontal stroke at the end.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Hunda", with a long, sweeping flourish extending to the right.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

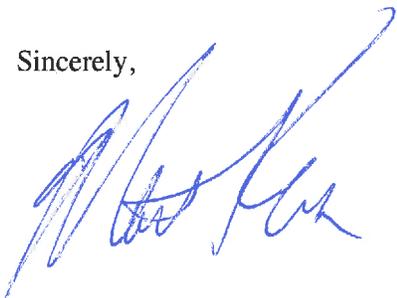
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Sincerely,

A handwritten signature in blue ink, appearing to be 'Mat Snyder', written in a cursive style.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
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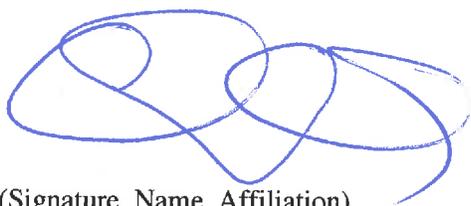
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Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and curves, positioned above the signature line.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

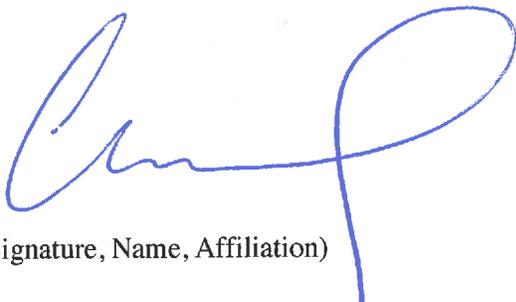
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A handwritten signature in blue ink, appearing to be 'Mat Snyder', written in a cursive style.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

A handwritten signature in blue ink, consisting of a series of fluid, connected loops and strokes, extending across the width of the page.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
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City and County of San Francisco
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San Francisco, CA 94103

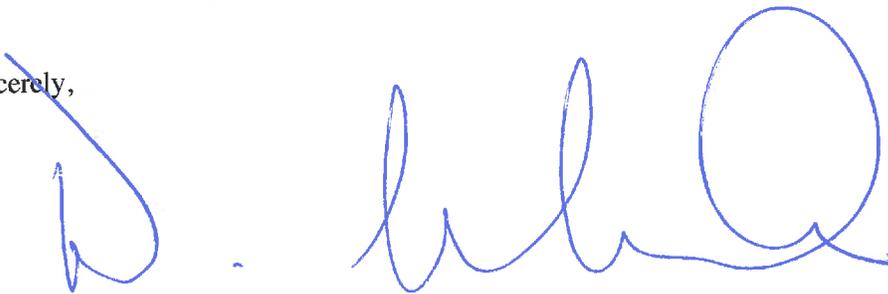
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Sincerely,

A handwritten signature in blue ink, consisting of a stylized first name followed by a last name that ends in a large, circular flourish.

(Signature, Name, Affiliation)

Attn: Mat Snyder
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Sincerely,

A handwritten signature in blue ink, appearing to be 'M. Snyder', written in a cursive style.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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Sincerely,

A handwritten signature in blue ink, appearing to read 'Allyson D. [unclear]', with a long horizontal flourish extending to the right.

(Signature, Name, Affiliation)

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Sincerely,

A handwritten signature in blue ink, appearing to be 'D. J. [unclear]', written in a cursive style.

(Signature, Name, Affiliation)

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Sincerely,


Richard Krdenicz
(Signature, Name, Affiliation)

Attn: Mat Snyder
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Sincerely,

A handwritten signature in blue ink, appearing to read "Bob M. Sivetti". The signature is fluid and cursive, written in a dark blue color.

(Signature, Name, Affiliation)

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Sincerely,

Riley O'Donnell

(Signature, Name, Affiliation)

A large, stylized handwritten signature in blue ink, appearing to read 'Riley O'Donnell', written over the printed name.

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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Sincerely,



Alan Gomez, ME

(Signature, Name, Affiliation)

Attn: Mat Snyder
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City and County of San Francisco
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Sincerely,


STEVE D. MALORY
I.A.T.S.E. TWU 784

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
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Sincerely,

A handwritten signature in black ink that reads "Phil Cramer". The signature is written in a cursive, slightly slanted style.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
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San Francisco, CA 94103

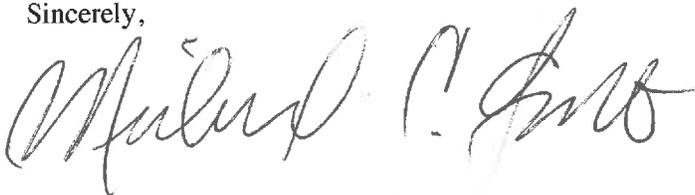
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Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. Smith". The signature is written in a cursive, flowing style.

(Signature, Name, Affiliation)

Attn: Mat Snyder
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Citywide Planning, Eastern Neighborhoods
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San Francisco, CA 94103

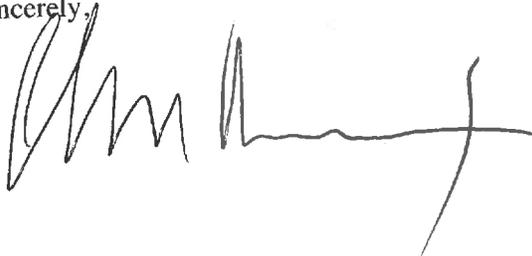
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Sincerely,

A handwritten signature in black ink, appearing to read 'Mat Snyder', with a long horizontal flourish extending to the right.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
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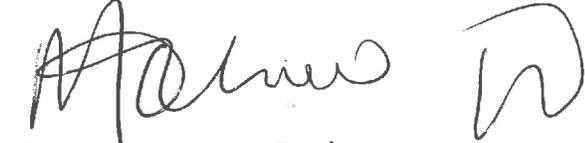
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Sincerely,


ALFONSO DIAZ

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,



Fred Cummins

(Signature, Name, Affiliation)

Attn: Mat Snyder
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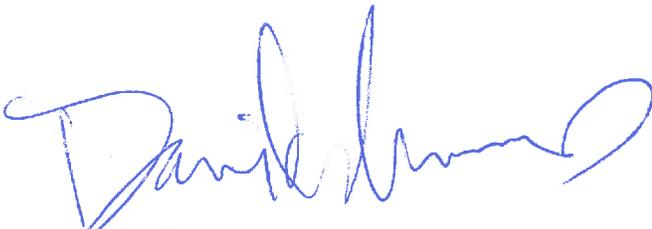
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

A handwritten signature in blue ink, appearing to read "David [unclear]", written in a cursive style.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

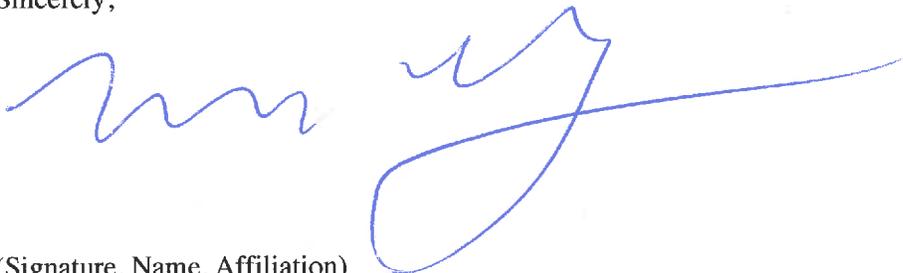
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Sincerely,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

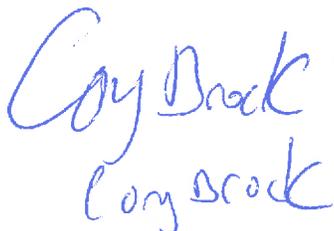
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Sincerely,

A handwritten signature in blue ink that reads "Cory Brock" twice, with the second instance appearing as a second line of the signature.

(Signature, Name, Affiliation)

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Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

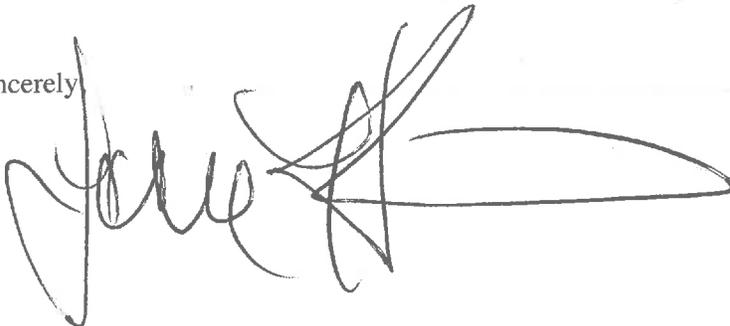
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Sincerely,

A handwritten signature in black ink, appearing to read 'John', with a long horizontal flourish extending to the right.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

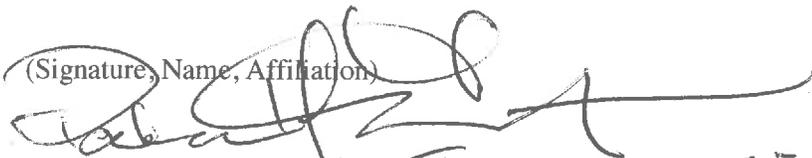
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Sincerely,

(Signature, Name, Affiliation)

PATRICK FINGER - FSI

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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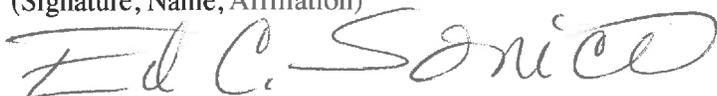
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Sincerely,

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(Signature, Name, Affiliation)

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Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,



Jana "Jorbecy" Cohen MFA

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,


Mr February (BCC)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
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City and County of San Francisco
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San Francisco, CA 94103

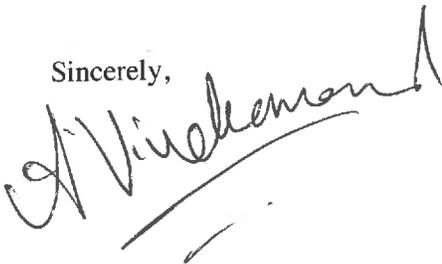
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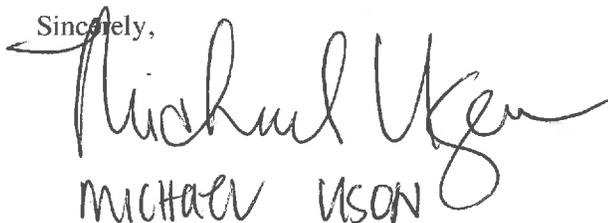
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Sincerely,


MICHAEL USON

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

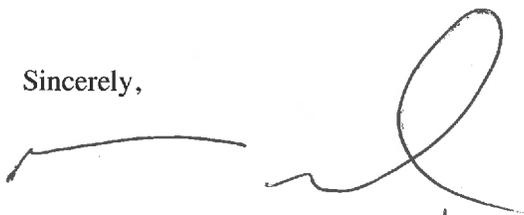
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Sincerely,



Abel Bonilla-Ayok

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

(Signature, Name, Affiliation)



Vincent Pham

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
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City and County of San Francisco
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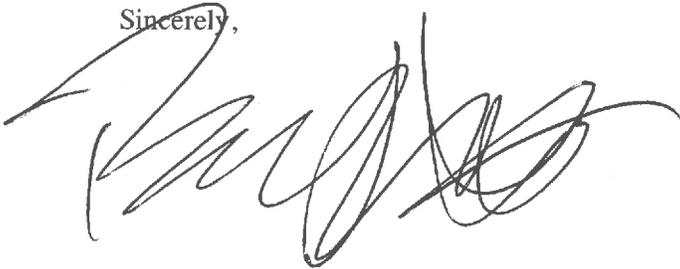
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Sincerely,

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(Signature, Name, Affiliation)

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Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
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Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Fornez', written in a cursive style.

RICHARD FORNEZ

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to read "Michael Ackermann". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Michael Ackermann
(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

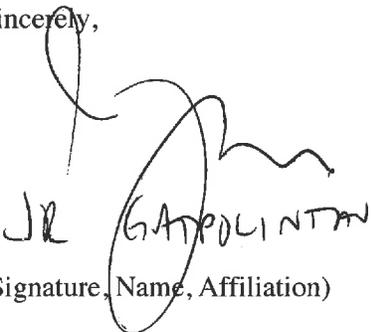
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Sincerely,



Handwritten signature: JR GARDOLINTAN

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
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Lean Ko

Attn: Mat Snyder
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Citywide Planning, Eastern Neighborhoods
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Sincerely,

Two handwritten signatures in black ink. The first signature is on the left, and the second is on the right, both appearing to be the same person's name.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
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Sincerely,


Robert Tucker

(Signature, Name, Affiliation)

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Sincerely,



Raymond Paltow

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear ENCAC members,

I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12th Street between Harrison and Bernice. I am a Western SoMa neighborhood stakeholder and have long felt that our community needs more gathering space where we can hang out, meet, play and relax in a safe, green and clean public setting.

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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,



Jake Merves
— Leather community neophyte

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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Sincerely,

A handwritten signature in red ink, appearing to be 'Mat Snyder', with a stylized, cursive script.

(Signature, Name, Affiliation)

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Sincerely,

A handwritten signature in red ink, appearing to be "C. Snyder", written over a faint, larger signature.

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

A handwritten signature in red ink, appearing to read "Mat Snyder", with a long horizontal flourish extending to the right.

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

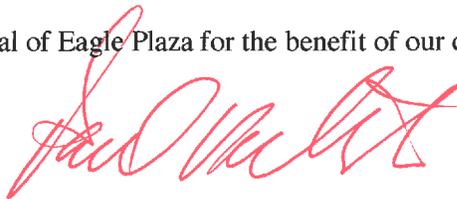
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Sincerely,



(Signature, Name, Affiliation)

Paul Valente

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

A handwritten signature in red ink, appearing to read "Ren Blake".

(Signature, Name, Affiliation)

REN BLAKE

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

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(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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(Signature, Name, Affiliation)

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(Signature, Name, Affiliation)

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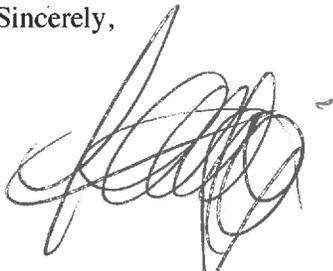
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Sincerely,

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(Signature, Name, Affiliation)

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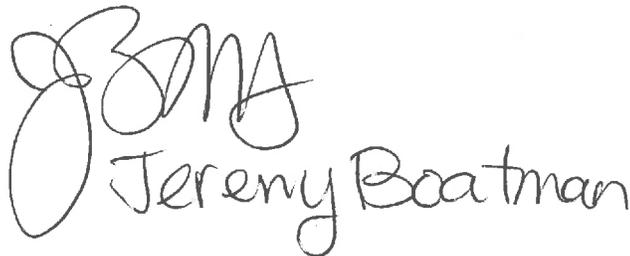
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Sincerely,



Jeremy Boatman

(Signature, Name, Affiliation)

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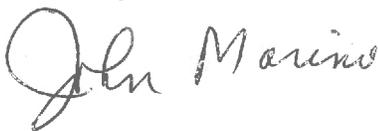
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Sincerely,

A handwritten signature in cursive script that reads "John Marino". The signature is written in dark ink and is positioned below the word "Sincerely,".

(Signature, Name, Affiliation)

Attn: Mat Snyder
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)
Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

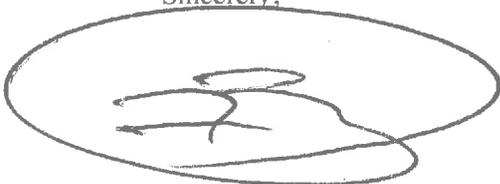
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Sincerely,

A handwritten signature in black ink, appearing to read "KRIS THOMAS", enclosed within a hand-drawn oval border.

KRIS THOMAS

(Signature, Name, Affiliation)

Attn: Mat Snyder
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Citywide Planning, Eastern Neighborhoods
City and County of San Francisco
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Sincerely,

A handwritten signature in black ink, appearing to read "R. La". The signature is stylized and cursive, with a large loop at the end.

(Signature, Name, Affiliation)

PLEASE SHOW YOUR SUPPORT!

"I support the creation of a pedestrian plaza at 12th St and Harrison St"

Name	Address	Email (to stay informed)*
Jewe Jirg	117 Peralta Ave	sjirg@yahoo.com
KRISTHOMAS	508 SCOTT ST #1	WHITETRASH@GMAIL.COM
JESUS NUÑEZ	117 PERALTA AVE	afnf36@yahoo.com
Jeremy Boatman	141 San Jose Ave	Jeremyatacme@yahoo
Phillip Babcock	276 b Douglas St. ^{SF CA} 94114	phillip.babcock@fdcmstreetevents.org
ARLEN CASAZO	990 FULTON #407 SF	ARLEN@DADDYSBARBERS.com
Yka		DOGANDPUP707@GMAIL
JORD FORNER	990 Fulton #407	S#MKTRPZ@SBX Bldg
DEAN CALICO	467 Beawhac CT ^{VALLEJO} BAYPT	deanbc@comcast.net
David Burdette	731 LOCKWOOD ^{VALLEJO} BAYPT	dburdette54@comcast.net
PETER KANE	247 EUREKA ST 94114	P. KANE. PETERL@GMAIL
Michael Harrington	178 Haight	mjhst@hotmail.com
Michael Deke	51 Goman St SF	mirado@mirado.com
KEVIN NISHIKAWA	342 HAYES ST SF	KNISHIKAWA@GMAIL.com
Chris Olson	1077 Portola Dr SF	CHRISCOLSON@Holman
Michael Marmar	250 Santa Rosa Ave	marmar@mac.com
LANKE HOLLMAN	1077 PORTOLA DR, SF	MrsFleather2010@gmail
GEOFF MOSES	1266 ANZA ST SF	nileprinceus@yahoo.com
Joie Rey Colons	970 Geary #6 SF, CA	joierey@gmail.com
Xerol Burnett	1507 Zuni Ave OAK	xerolburnett@gmail
Cody Snyder	1308 SUFFOLK ST	codythegraveyard@gmail

THANK YOU!

*Your information will not be shared with any third parties, it will only be used to receive occasional updates about Eagle Plaza. For more information, please visit <http://www.eagleplazasf.com/> or email office@upurban.org.

PLEASE SHOW YOUR SUPPORT!

"I support the creation of a pedestrian plaza at 12th St and Harrison St"

Name	Address	Email (to stay informed)*
DREW STAFFEN	DREW@STAFFEN.COM	377 EDDY ST. #307, SF. 94102
Raymond Palko		raymond.palko@gmail.com
Trey Allen	+trey.e.allen@gmail.com	
Kevin Quintaro	thatkrazyup21@live.com	1358 Campus Dr. Berkeley, CA
GEORGE DRAKULIC	375 SERRA AVE, SF	6DRAKULIC@HOTMAIL.COM
Kohei Kanno		kun@hotmail.co.jp
Tomoya Minowa		tomoya.minowa@gmail.com
Danie / Swigs	50 Golden Gate Ave SF CA	dano.swigs@gmail.com
Evans Swigart	598 W 14th St San Jose 95102	evanswigart@mac.com
John MARINO	55 PAGE ST # 518 SF CA	MARINODRABLER@hotmail.com
Woody Miller	4450 18th St SF CA	woody@wudewoody.com
Flido Dukeborn	712 Page St Apt 6	fearegee@gmail.com
MATT BANTON	97 DUBOCE	matthbanton@yahoo.com
Billy O'Connell	725 PINE ST #101 SF	BillyO2118@comcast.net
SISTER ROMA	801 SUTTER # 107	roma@thesisters.org
JOHN MONTWILL	6 AMBER DR SF	TITANX 1970@gmail.com
Steve Skut	3518 NEVIN AVE RICHMOND	stevesf@yahoo.com
Kerry Drake	2299 Market #304 SF 94114	kerrydrake100@comcast.net
Casey McManis	221 17th Ave #1 SF CA 94103	caseymcmanis@gmail.com
JOSE GUEVARA	368A RICHMOND SF CA 94110	josesfboy@hotmail.com
EDWIN JANTA	178 Haight St SF CA 94102	CEFRATEA@HOTMAIL.COM

THANK YOU!

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