



# SAN FRANCISCO PLANNING DEPARTMENT

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## 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 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 approval<sup>1</sup> to the project proposed for 1532 Harrison Street. The project consists of a new seven-story 65-foot tall, mixed-use building with 136

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<sup>1</sup> 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 ft<sup>2</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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

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## Planning Commission DRAFT Motion No.

*Date:* November 12, 2015  
*Case No.:* 2013.1390IKA  
*Project Address:* **1532 Harrison Street**  
*Plan Area:* Western Soma Area Plan  
*Project Sponsor:* Michael Yarne  
Build, Inc.  
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San Francisco, CA 94102

*Staff Contact:* Mat Snyder (415-575-6891)  
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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 12<sup>th</sup> 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 12<sup>th</sup> 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 



**EAGLE PLAZA**

**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

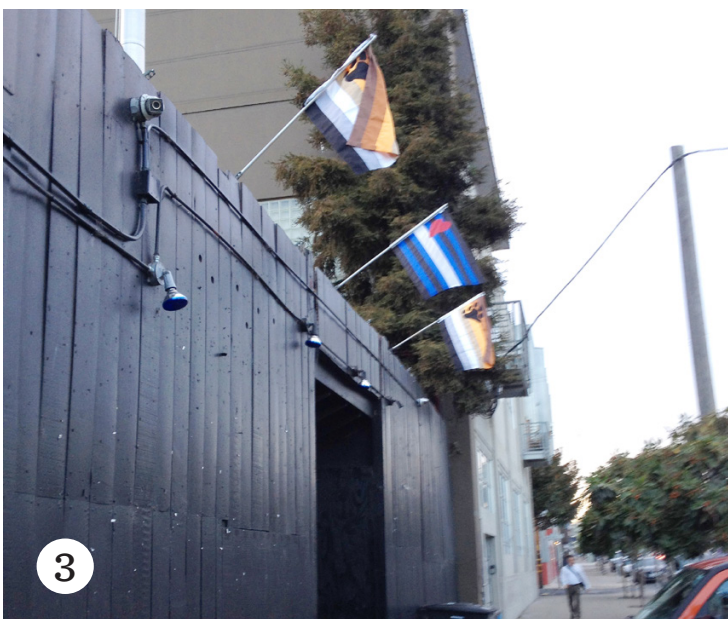
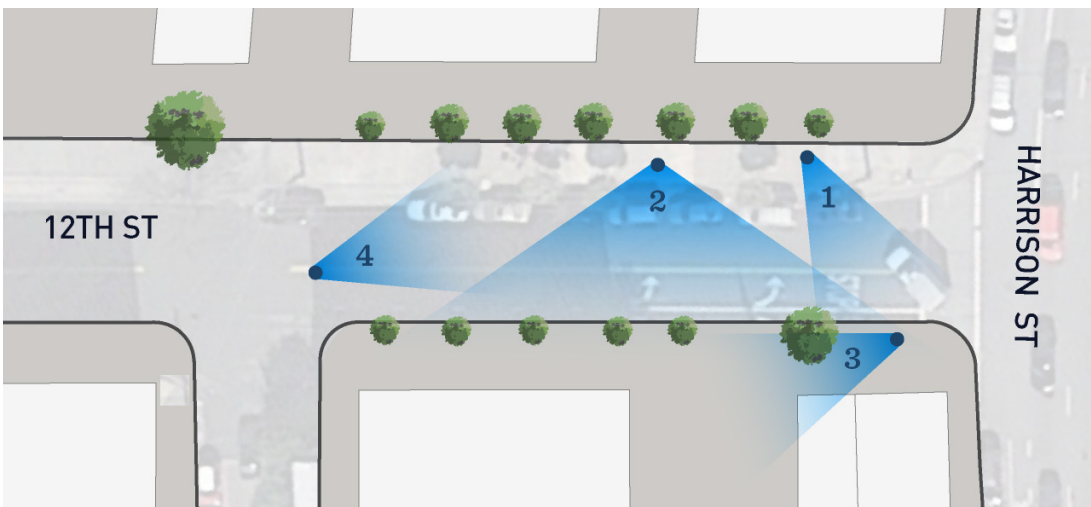
**208** Letters of Support From Community Members

**209** Subscribers to the Eagle Plaza Email List

**263** Attendees at the Eagle Plaza Beer Bust



# EXISTING CONDITIONS





# DESIGN PRECEDENTS



**Linden Alley**

**Patricia's Green**

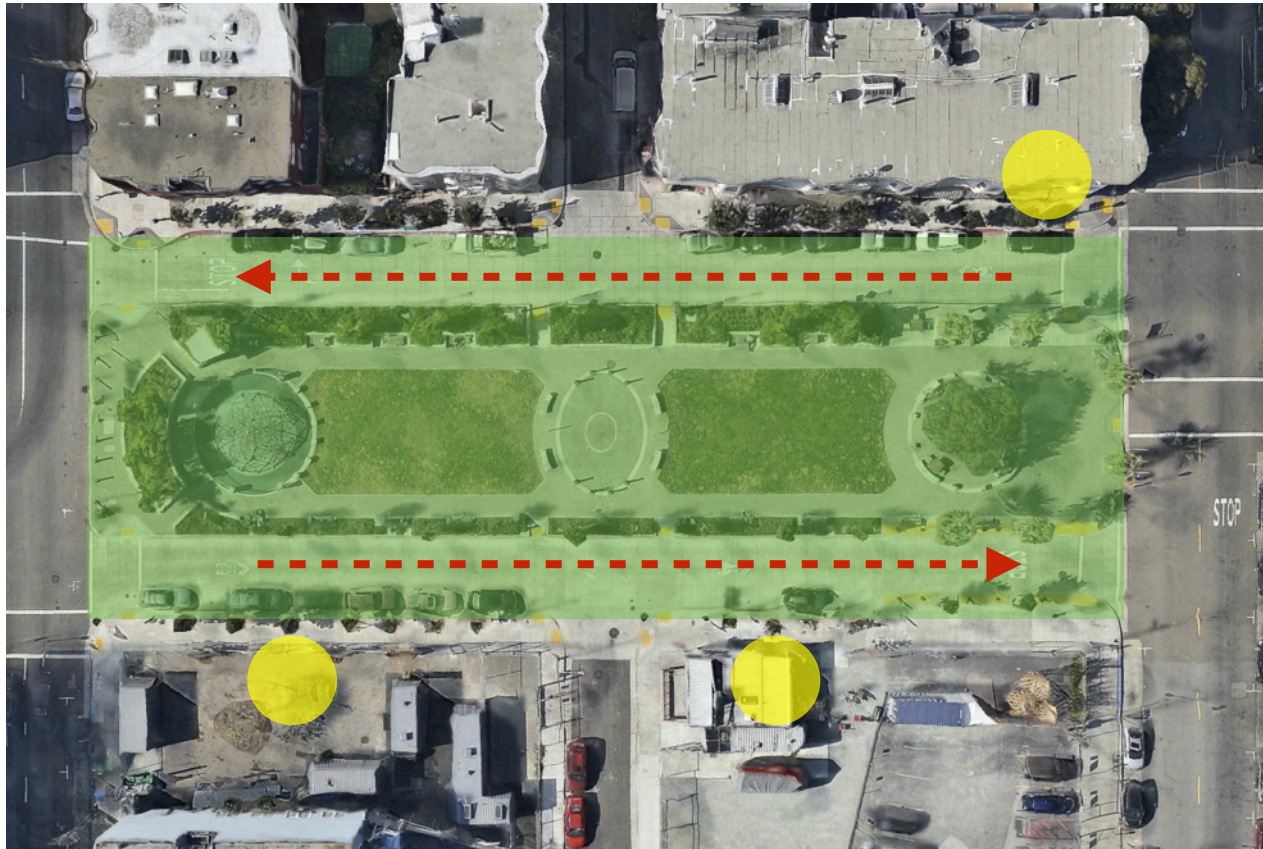




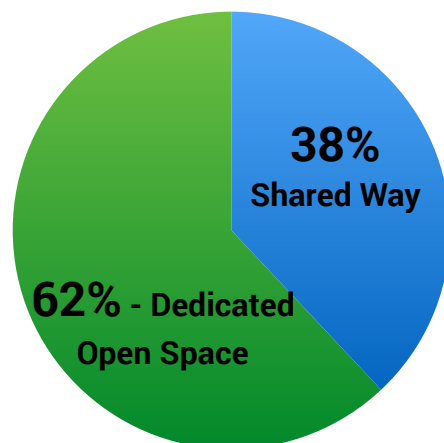
# DESIGN PRECEDENTS



## Public Space Comparison Patricia's Green



0.7 acres



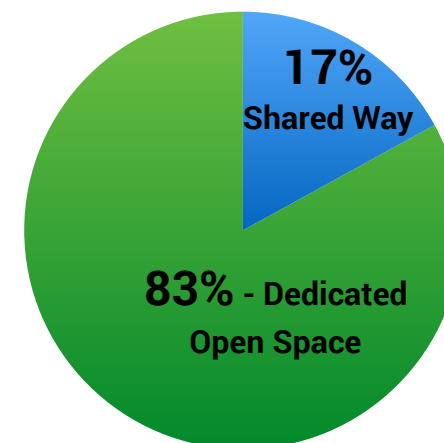
-----▶ Shared Way

● Small Business Stewards

## Eagle Plaza



0.3 acres

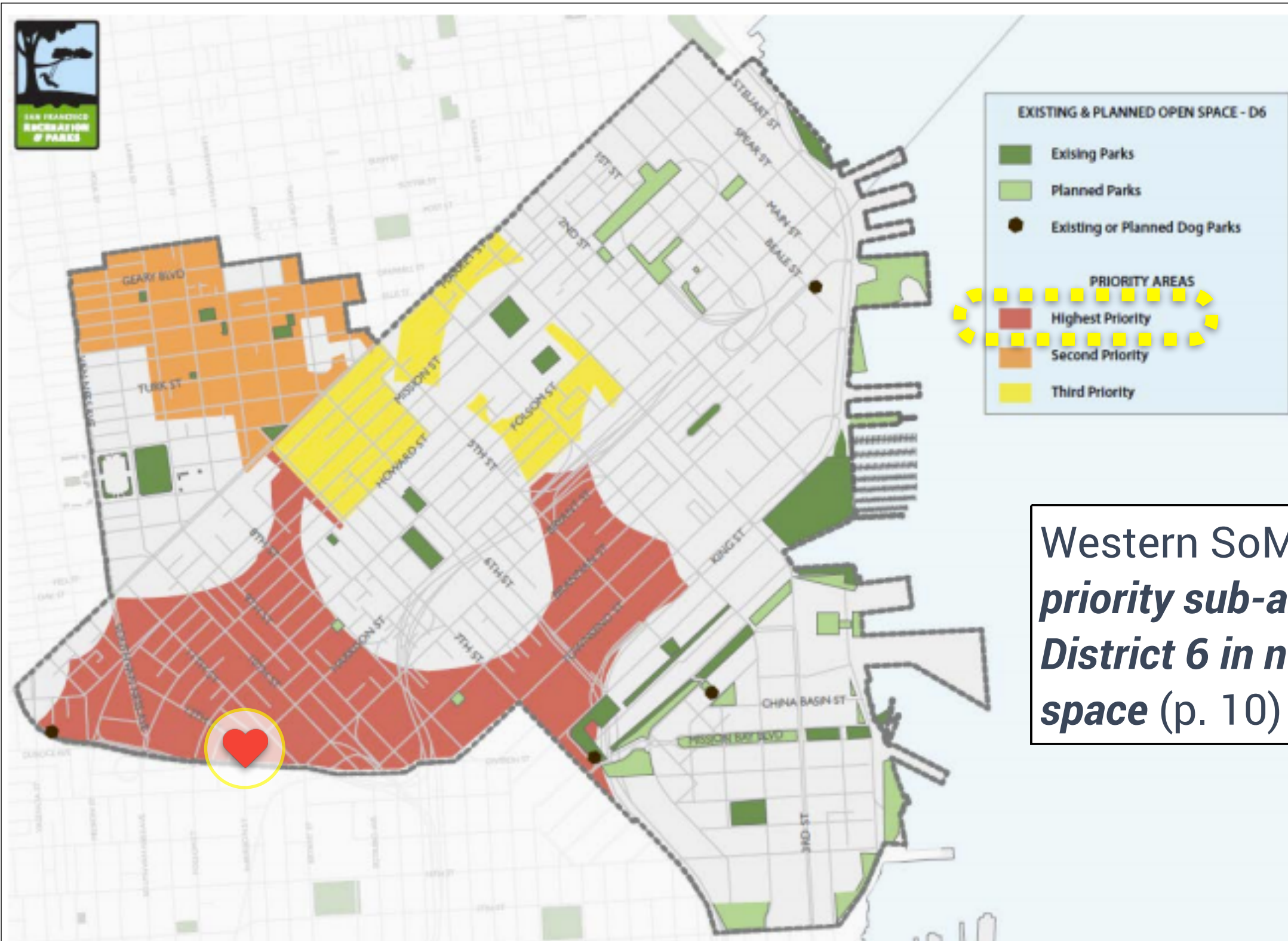




# WHY HERE?



## 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

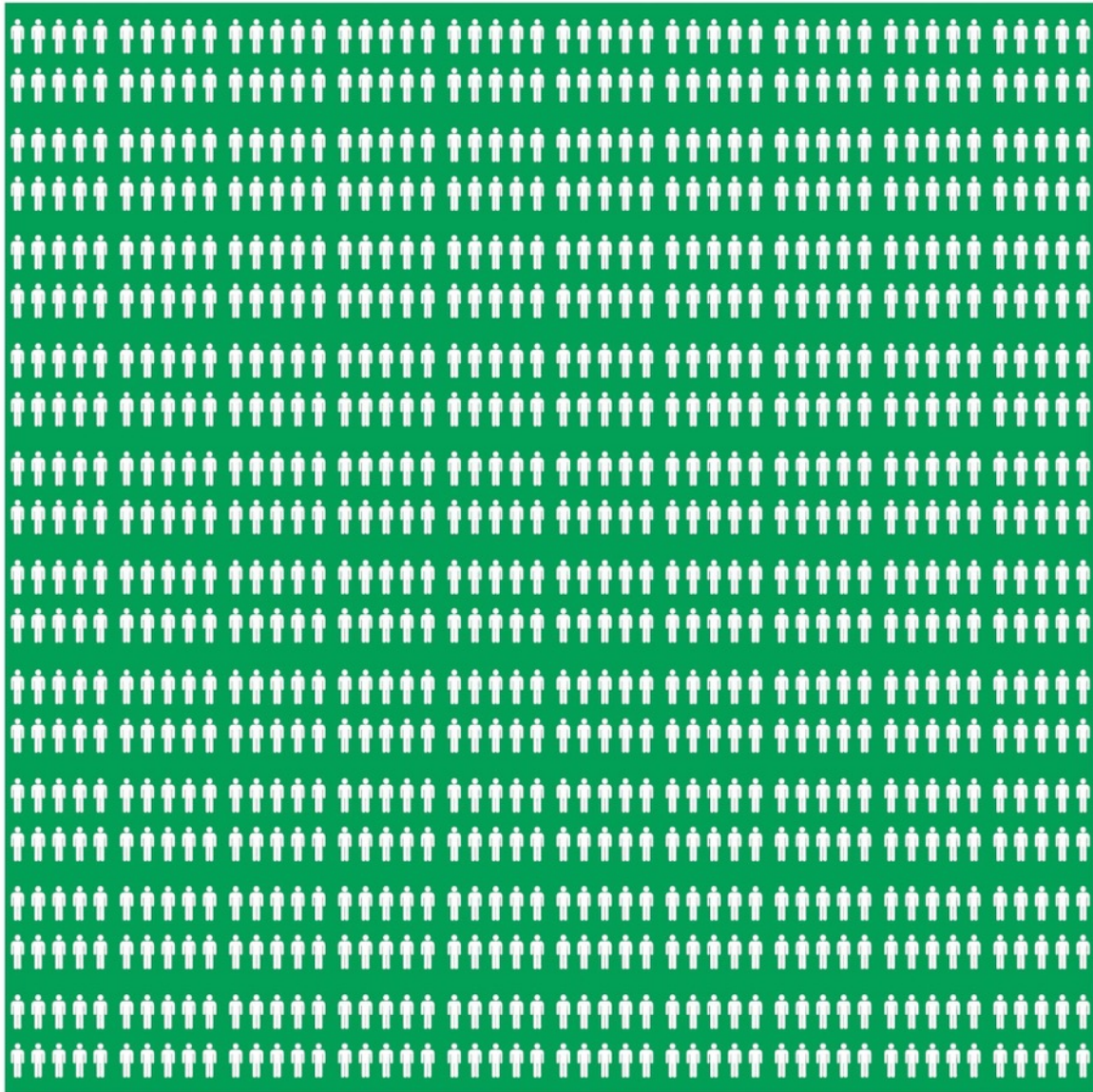


Western SoMa is the ***highest priority sub-area within District 6 in need of open space*** (p. 10)



## 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





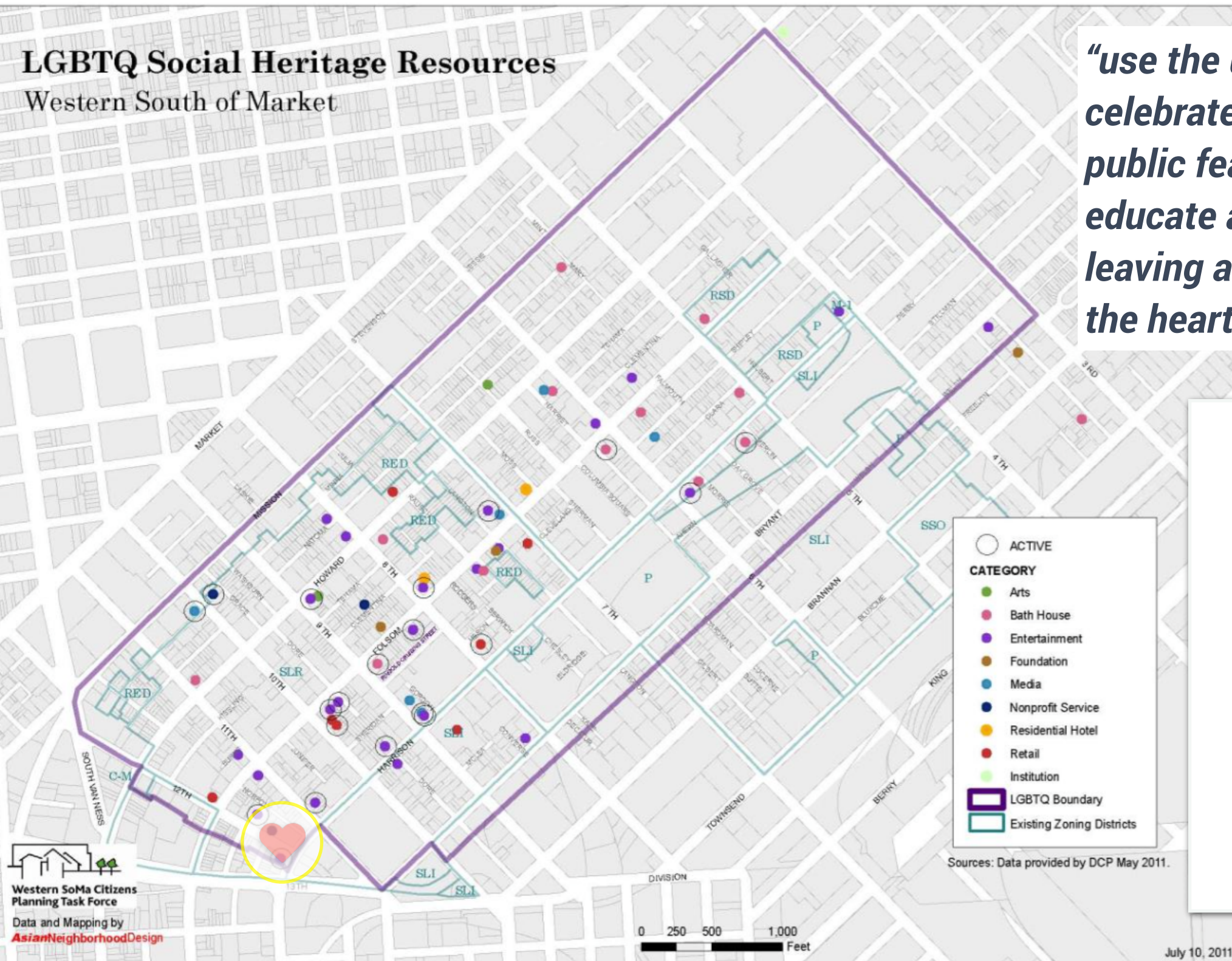
# WHY HERE?



## 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.”*



### 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  
G:\DOCUMENTS\W-SOMA\NEIGHBORHOOD PLAN\Preservation\FINAL LGBTQ SO HERITAGE PROPOSAL LGBTQ Proposal\_PAL\_6\_11.doc

July 10, 2011



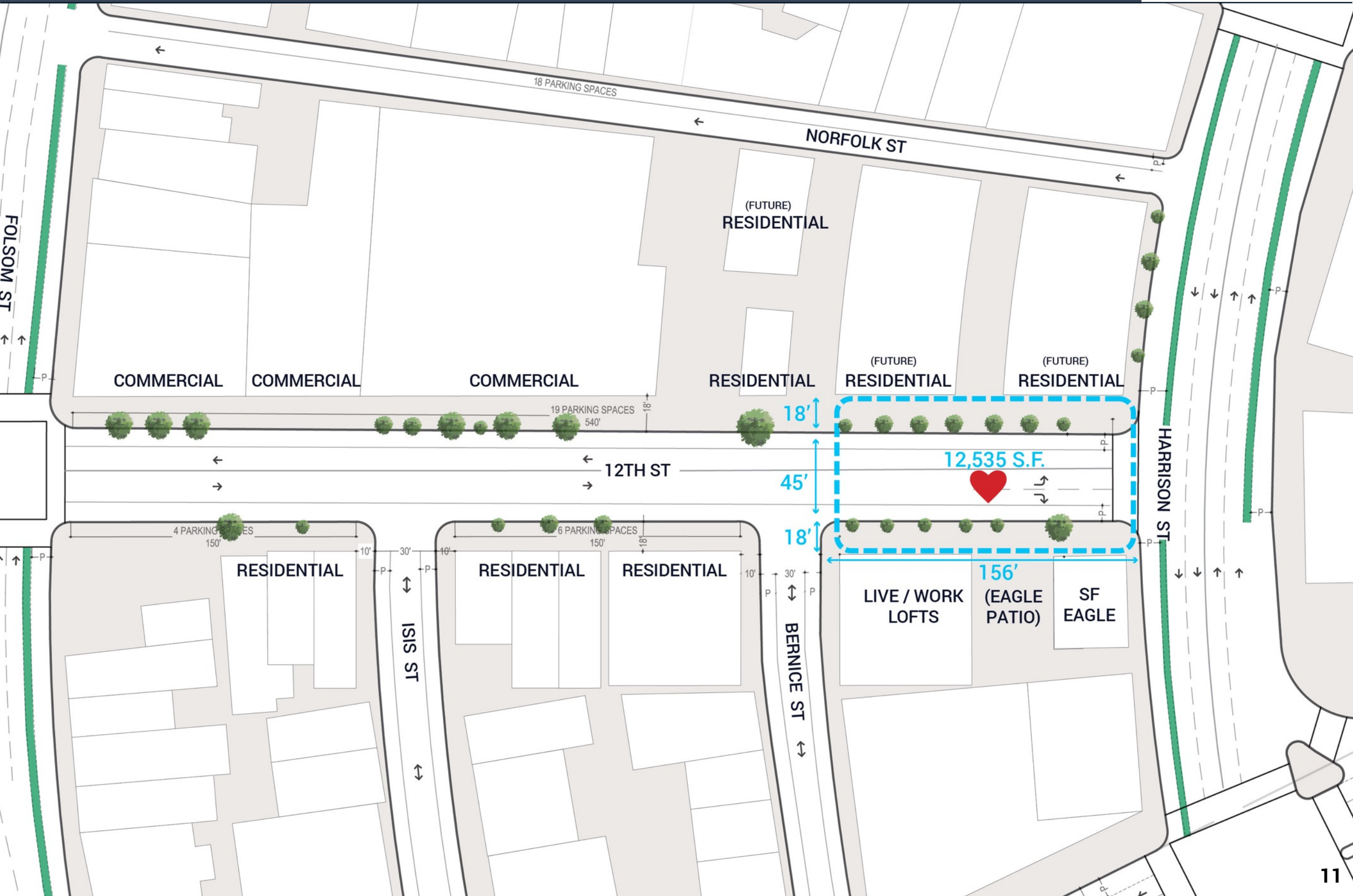
## Problem:

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:

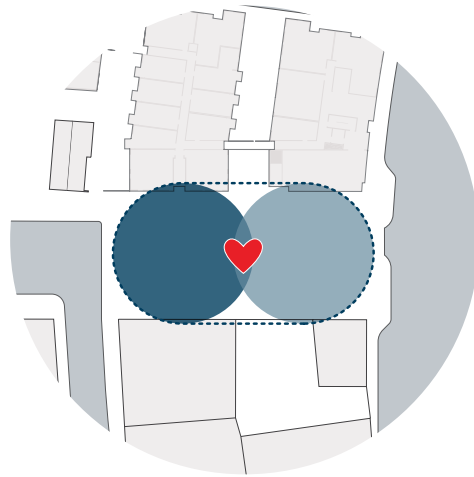
**A new public open space that celebrates Folsom Gulch/LGBTQ social heritage with permanent maintenance and programming funding.**

# DESIGN





## Design Drivers



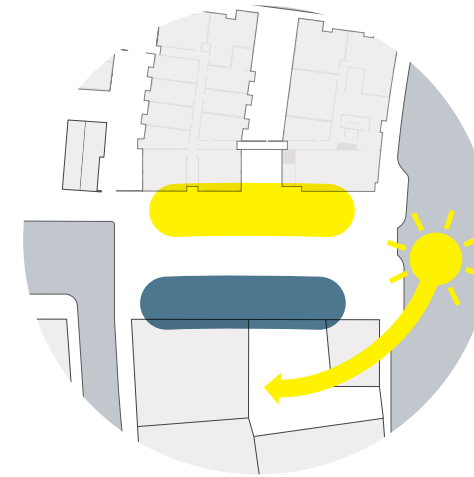
### Two Dynamic Spaces One Big Event Space

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



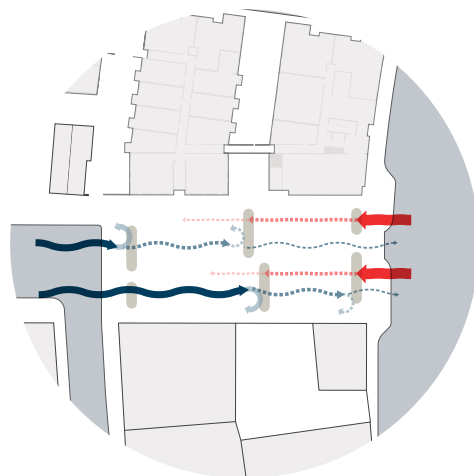
### Green

The plaza brings more green into the neighborhood



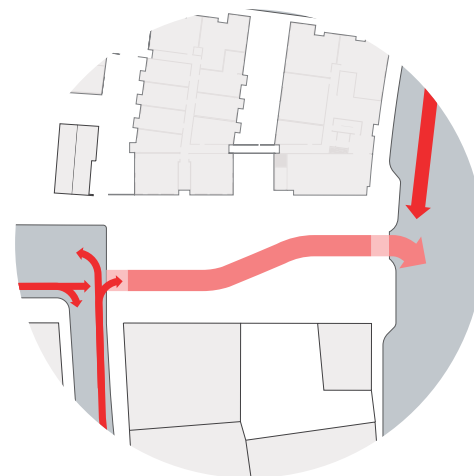
### Sun & Shade

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.



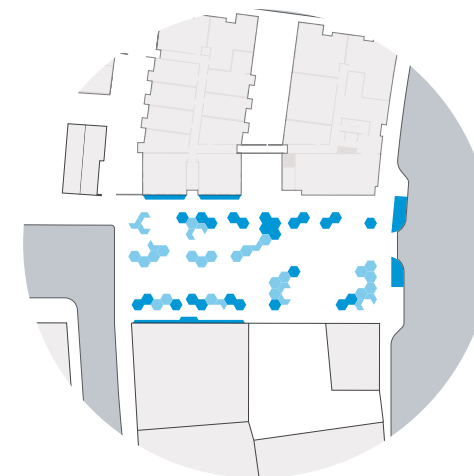
### Wind & Noise Barriers

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.



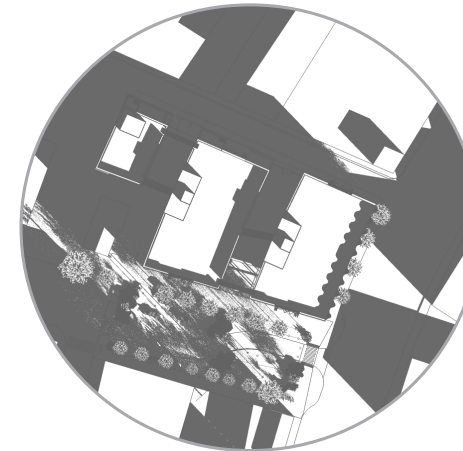
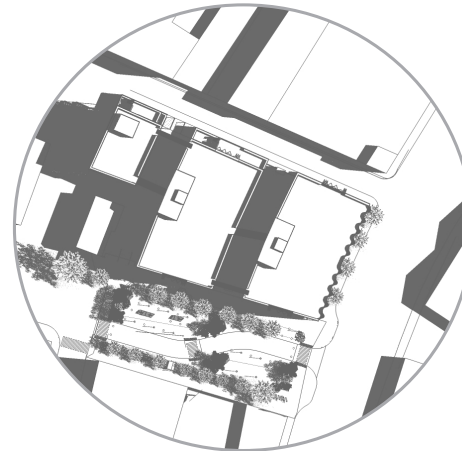
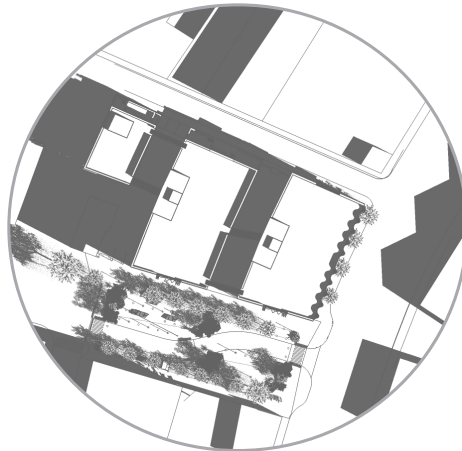
## Sun/Shadow Study

Equinox

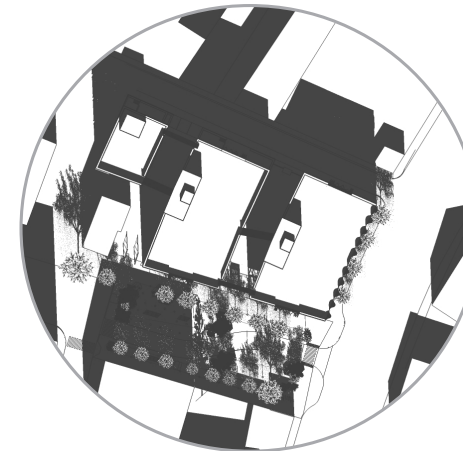
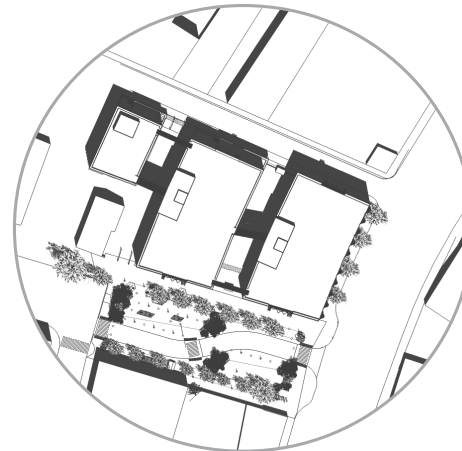
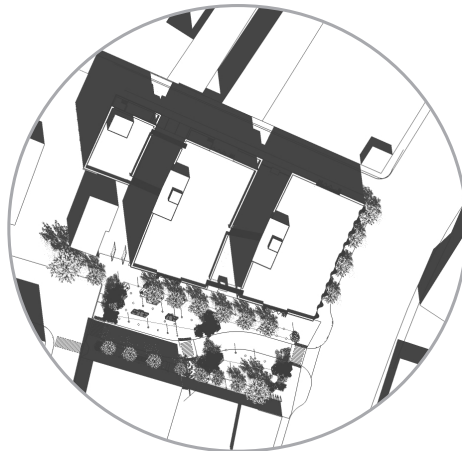
Summer Solstice

Winter Solstice

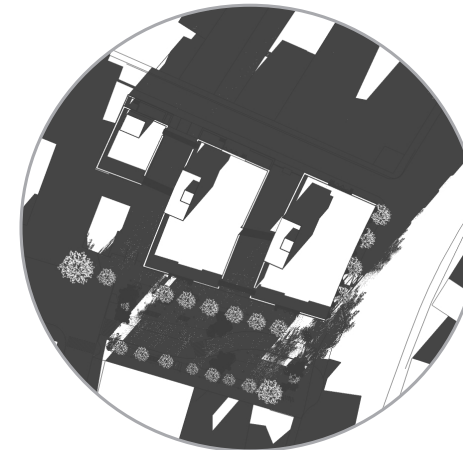
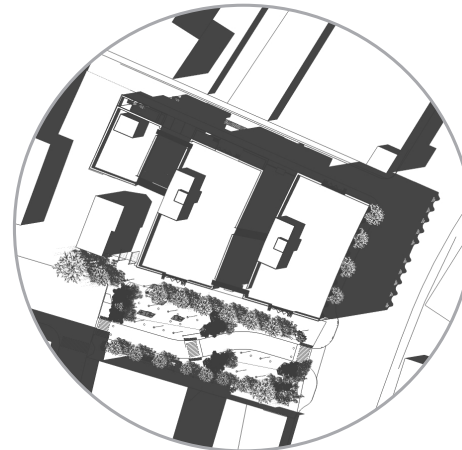
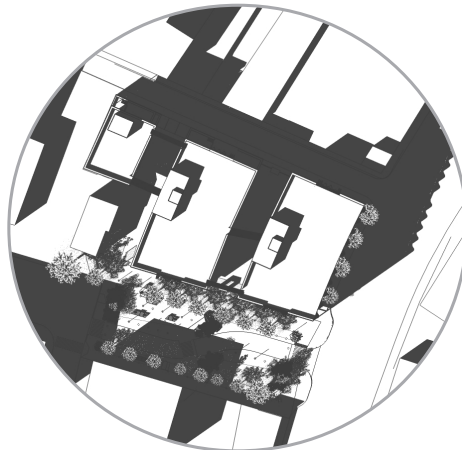
9:00 AM

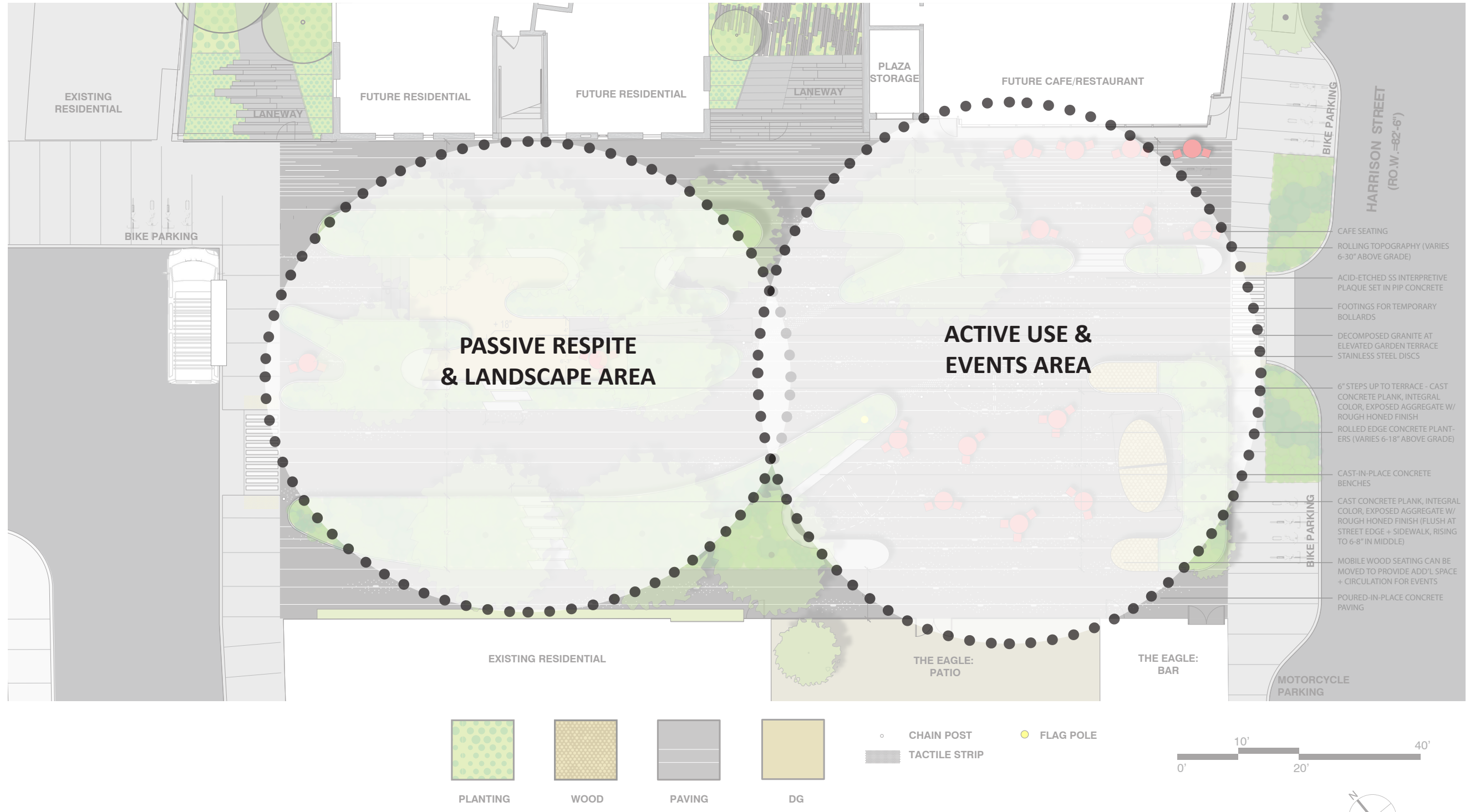


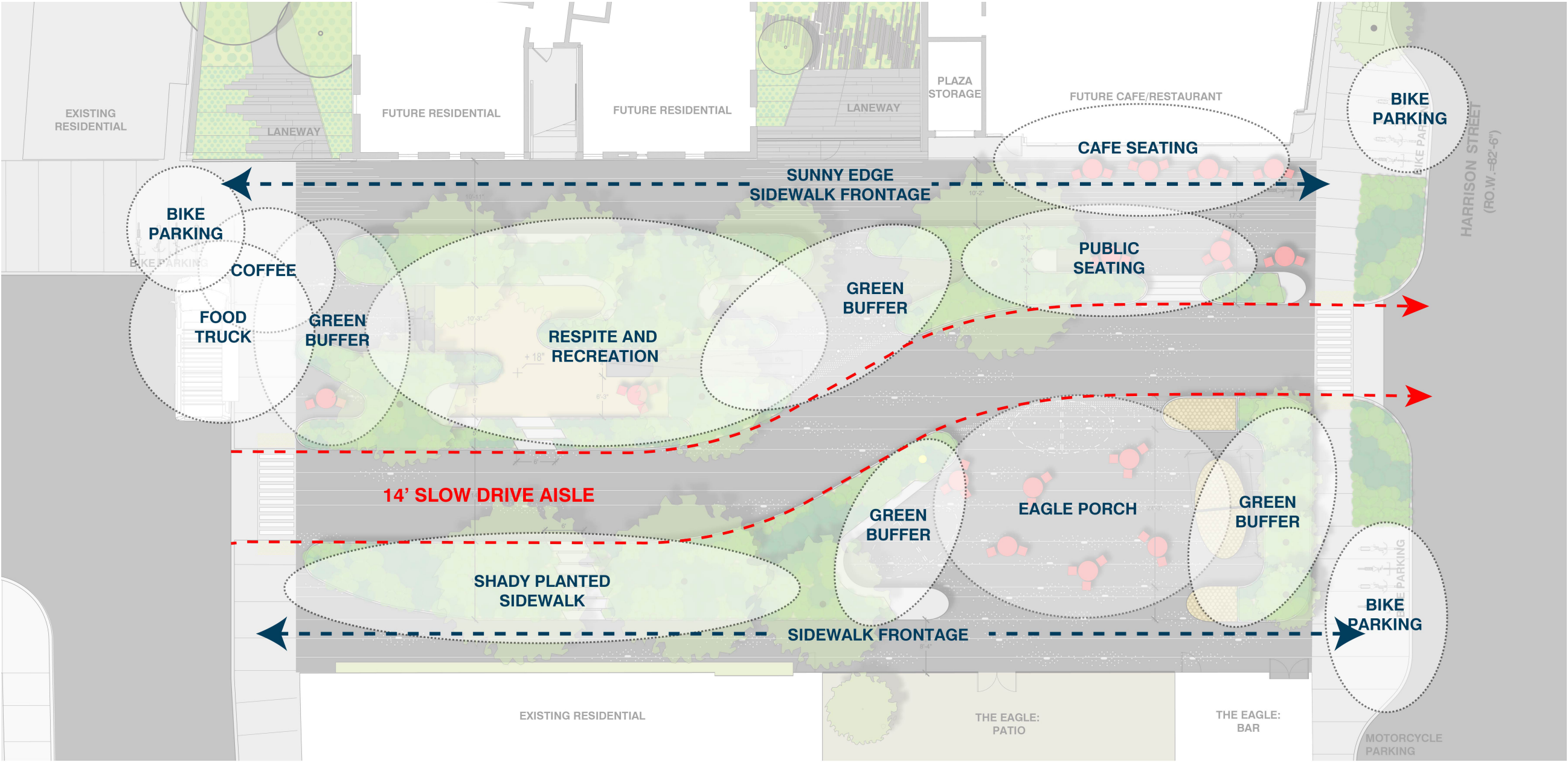
12:00 PM



3:00 PM









# DESIGN



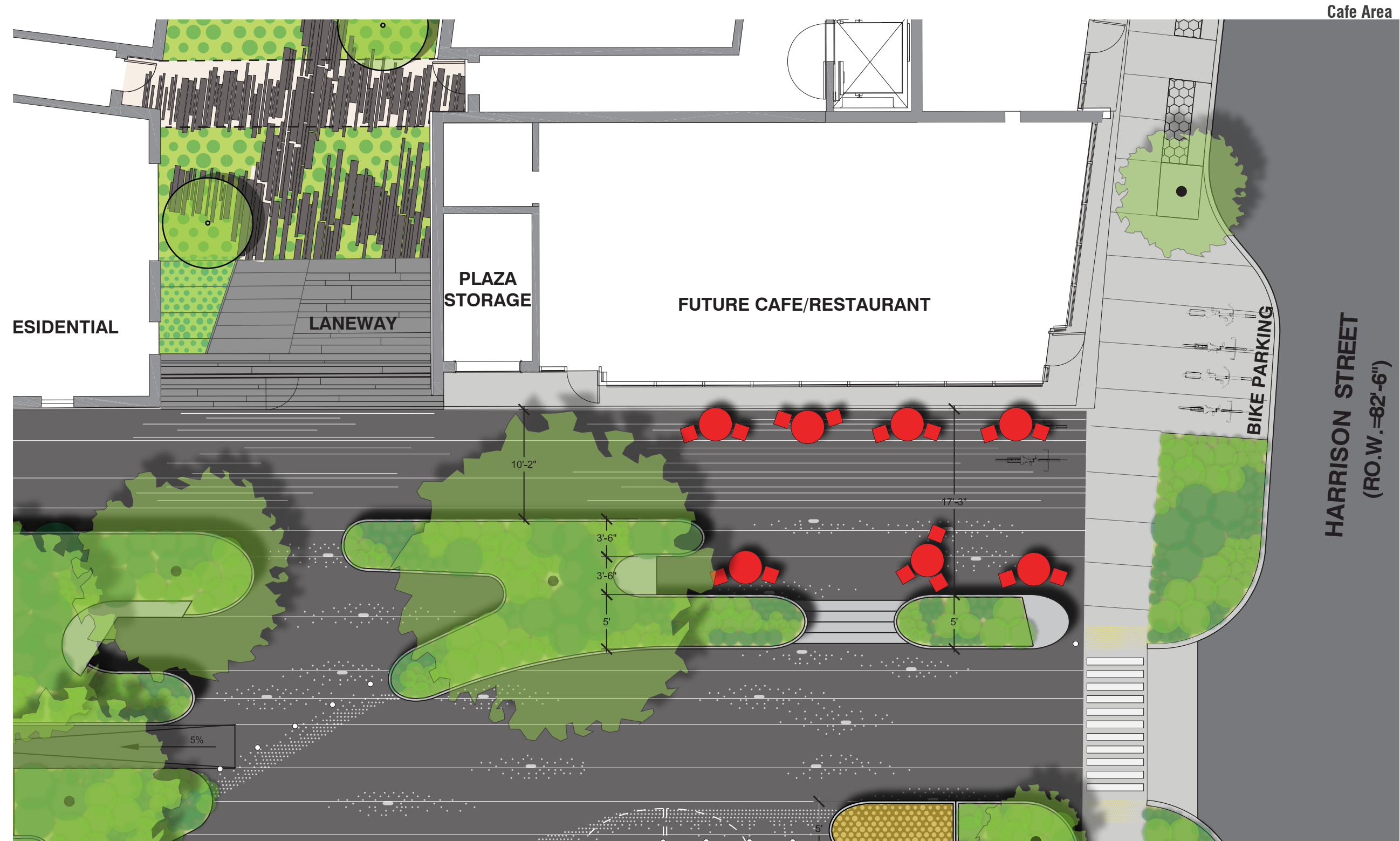
Site Plan



## Eagle Porch



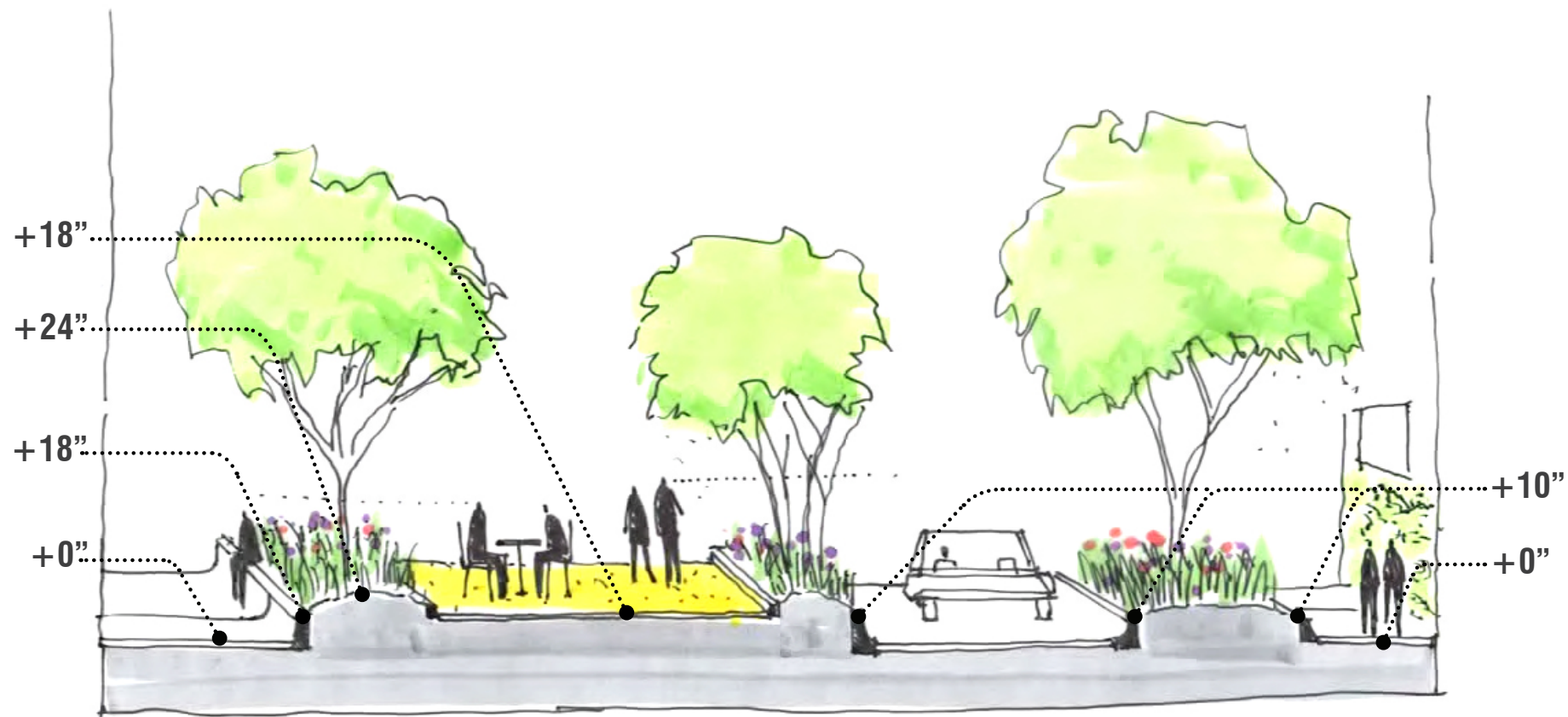
















## Harrison View



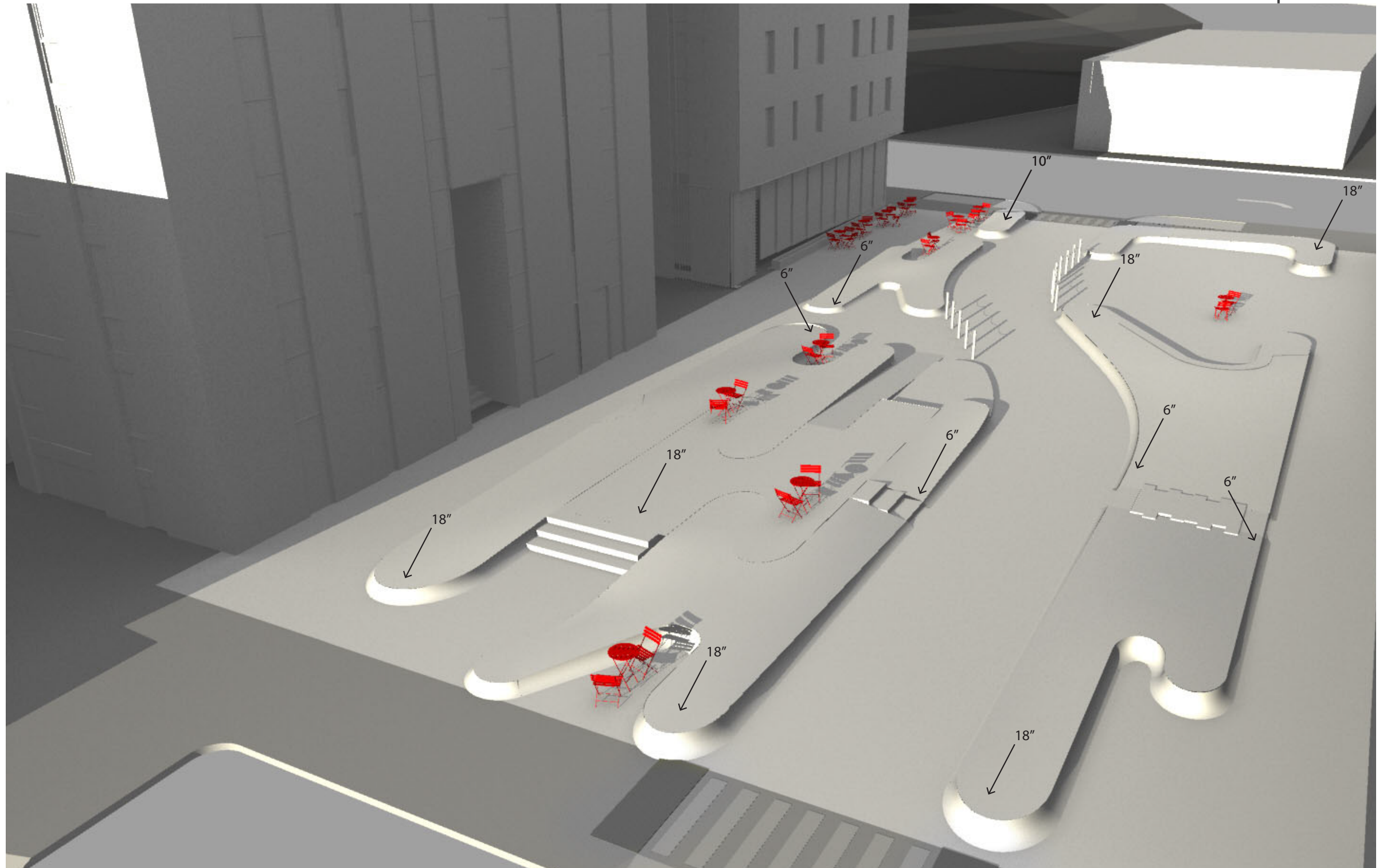


## Bernice View





Spot Elevations



## Lighting concept

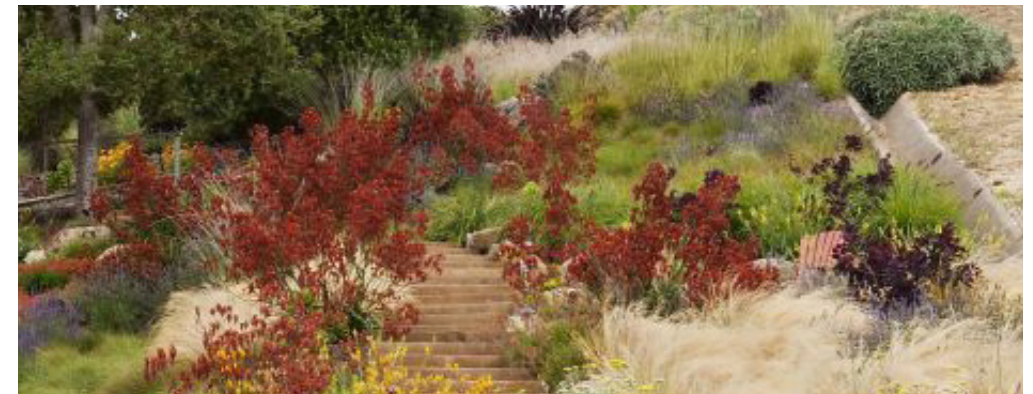
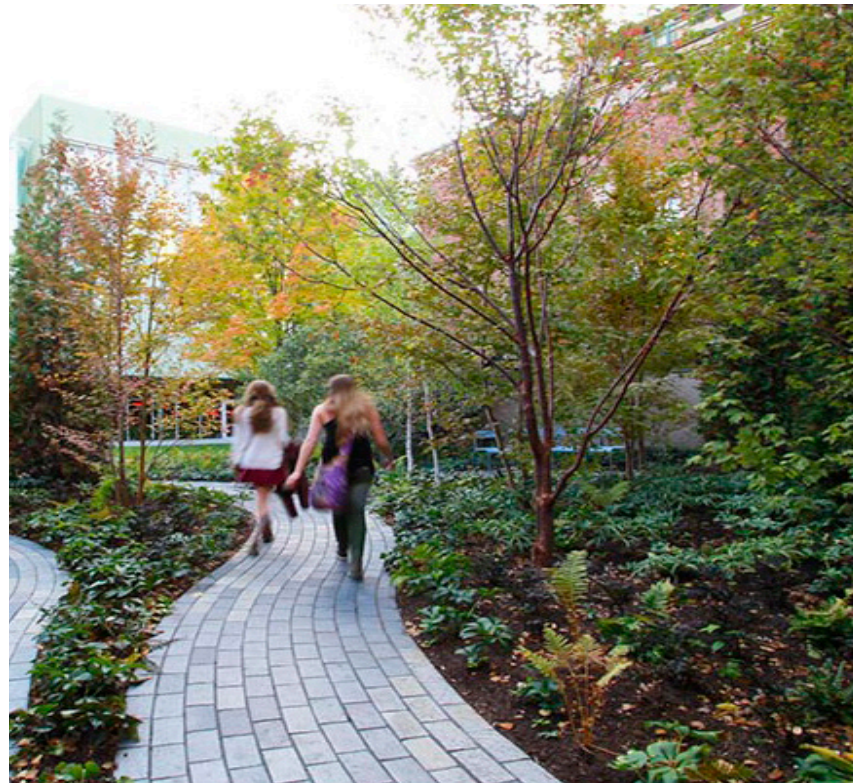
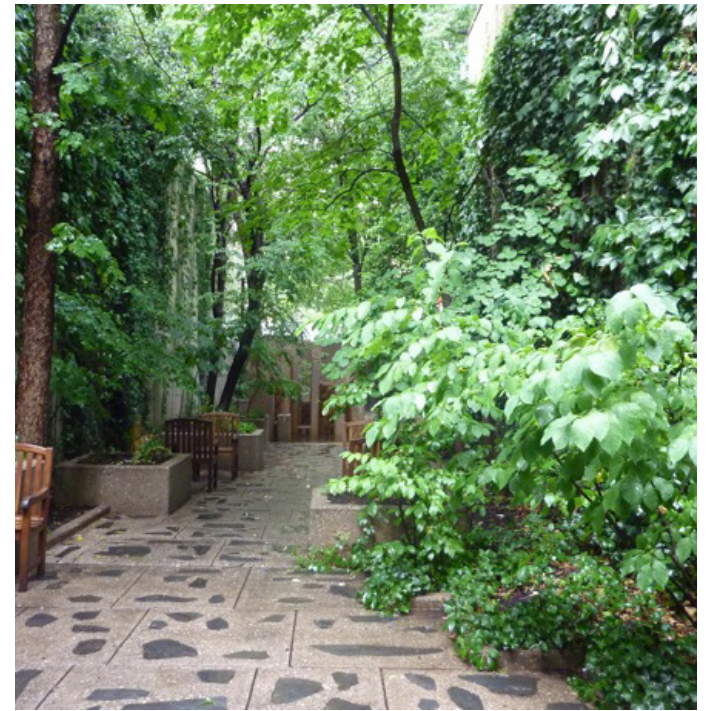


## Lighting concept





## Garden Character





## Plant Palette



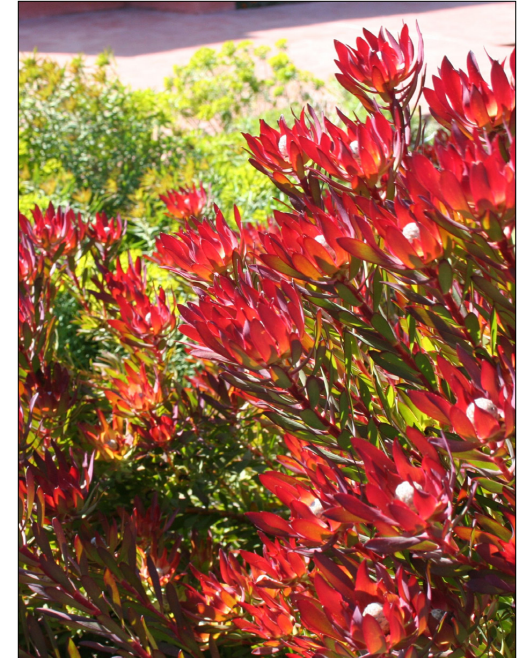
**Salvia mellifera**  
black sage



**Frangula californica**  
coffeeberry



**Leucadendron 'Jester'**  
sunshine conebush



**Leucadendron 'Winter Red'**  
winter red conebush



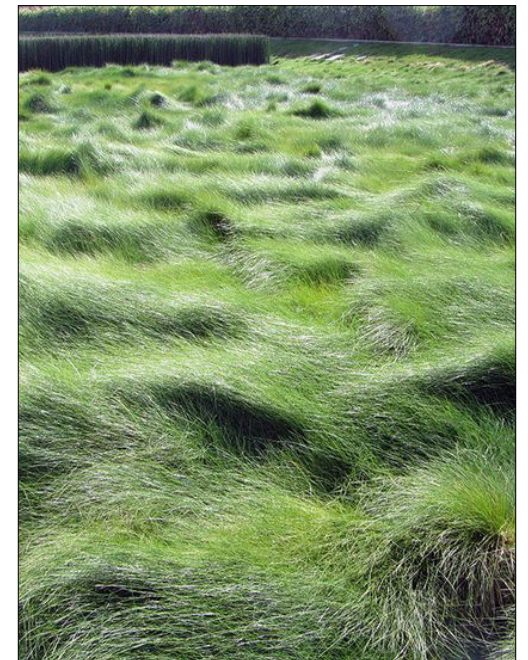
**Muhlenbergia rigens**  
deer grass



**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



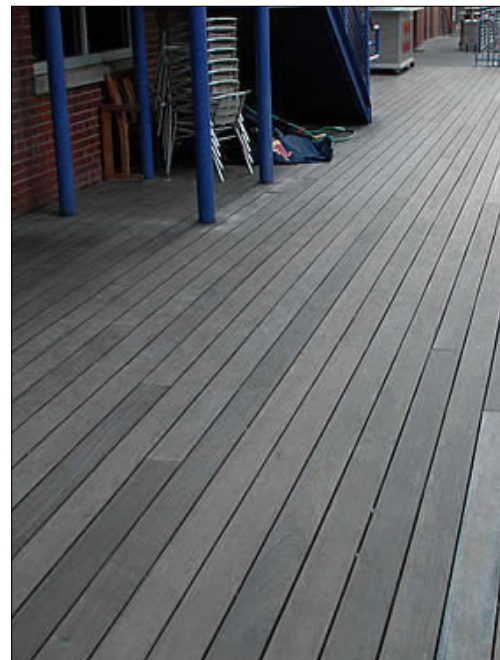
Silicon carbide grit finish paving



cast-in-place concrete seatwall planters



Decomposed granite

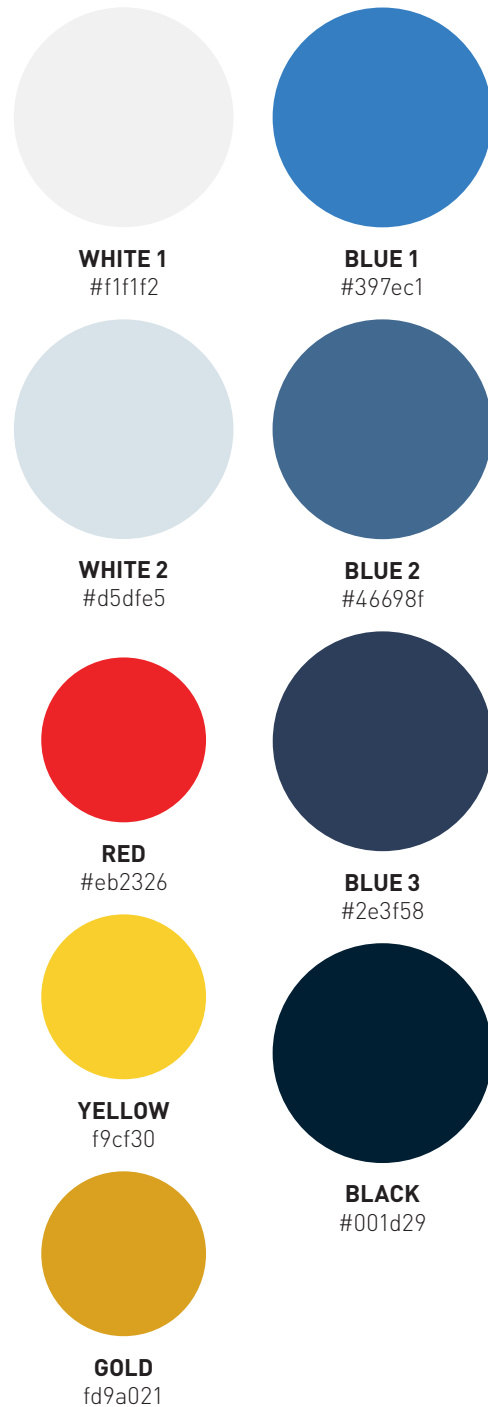


Ipe/hardwood



## Color Palette & Inspirational Images for LGBTQ Heritage

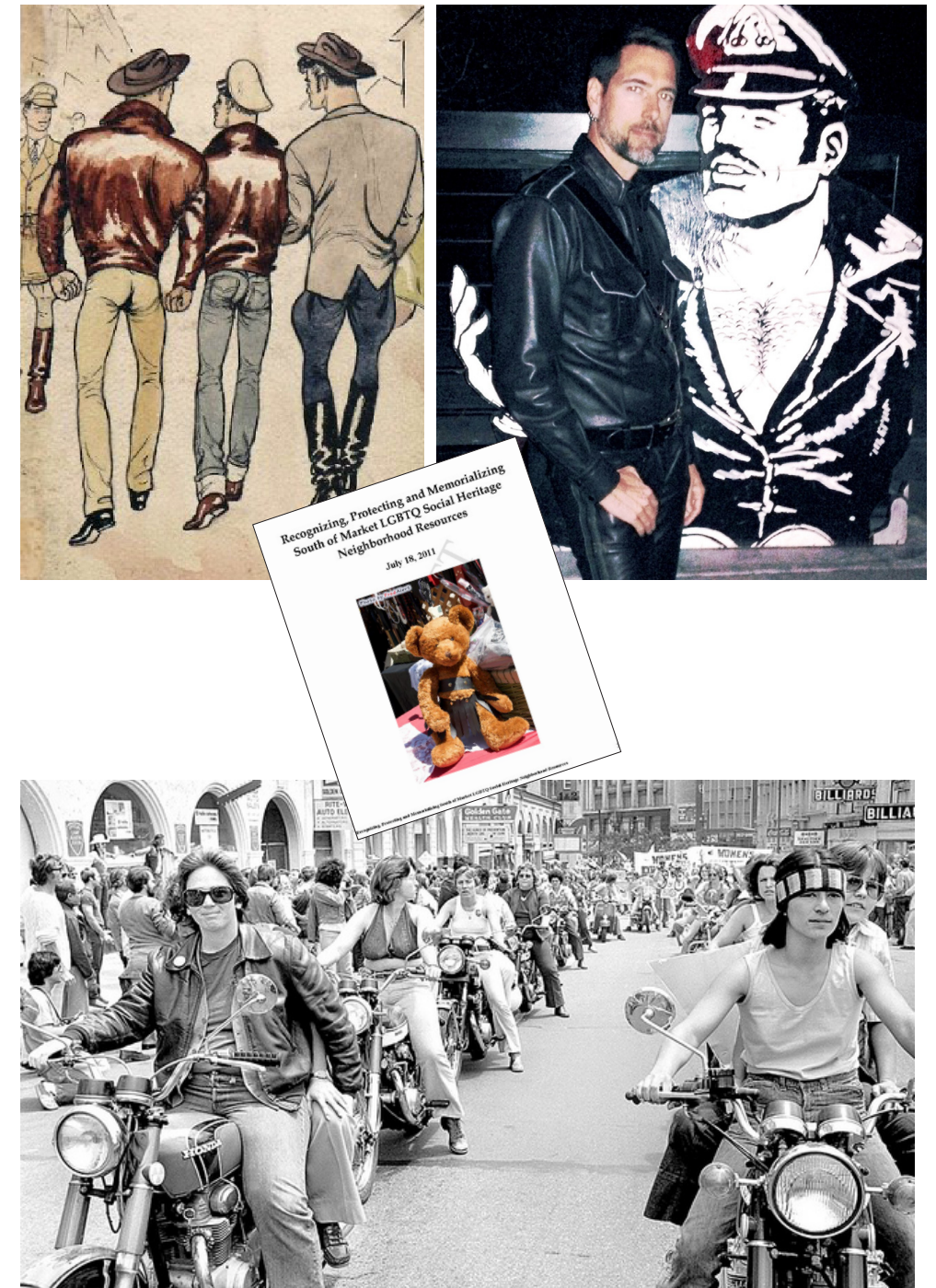
### • Eagle Plaza Colors



### • Leather Pride Flag



### • Heritage Inspiration





# WINDOW OF OPPORTUNITY

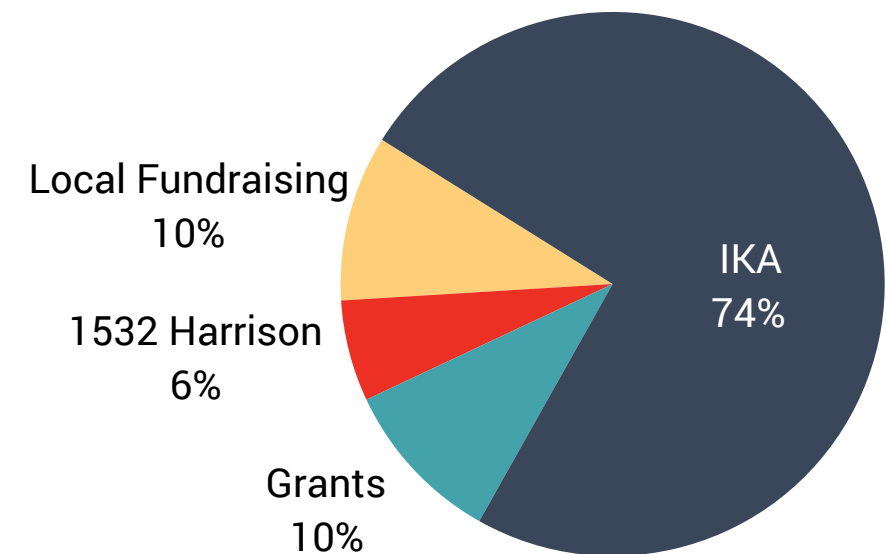


- Shovel-ready with guaranteed delivery in 2018
- 50+ years of maintenance funding via Community Facilities District
- Private delivery brings cost efficiencies
- Pre-leveraged with \$200K in outside grants (MOHCD and CCG)
- Additional capital contribution from 1532 Harrison
- Possible Phase 2 open space 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
<b>TOTAL EXPENSES</b>	<b>\$236,457</b>

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

\*Preliminary budgets prepared by MJM Management Group



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](http://www.mjmmg.com)



# WINDOW OF OPPORTUNITY



**Preliminary  
CFD Boundary**

333 12th

1532  
Harrison



SF Eagle

HWY 101



## **\$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
<b>Total Value</b>	<b>\$9,639,754</b>

\*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 12<sup>th</sup> 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 



**EAGLE PLAZA**

**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



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



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.

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

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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**



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.



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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:

DENNIS J. HERRERA  
City Attorney

APPROVED AS TO FORM:

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**

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(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.



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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: \_\_\_\_\_

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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

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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)

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**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 Northwestern 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 Northwesternly 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 Northwesternly from the Northwesternly 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 Northwesternly from the Northwesternly 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 Northwesternly from the Northwesternly 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 Northwesternly from the Northwesternly line of Harrison Street; running thence Northwesternly 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 Northwesternly from the Northwesternly 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 12<sup>th</sup> 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 12<sup>th</sup> 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.

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**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
<b>Total</b>		<b>\$1,694,667</b>



## **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 12<sup>th</sup> 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

<b>Improvement</b>	<b>Amount</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
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
<b>Total Cost of Improvement</b>				<b>\$122,055</b>

#### **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 12<sup>th</sup> 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 12<sup>th</sup> 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.



DRAFT 1532 HARRISON IN-KIND AGREEMENT

February 11, 2016

**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 12<sup>th</sup> 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
<b>Site Work</b>				
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
			<b>SUB TOTAL</b>	<b>\$ 147,537</b>
<b>Hardscape &amp; Improvements</b>				
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
			<b>SUB TOTAL</b>	<b>\$ 445,576</b>
<b>Site Furnishings</b>				
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
			<b>SUB TOTAL</b>	<b>\$ 743,608</b>
<b>Landscape</b>				
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
			<b>SUB TOTAL</b>	<b>\$ 56,552</b>
<b>General Requirements</b>				
General Requirements			3%	\$ 37,372
<b>DIRECT COST</b>				<b>\$ 1,430,644</b>
GC Fees / Markup			10%	\$ 143,064
Hard Cost Contingency			10%	\$ 143,064
<b>GRAND TOTAL</b>				<b>\$ 1,716,773</b>
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](http://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
<b>Sub-total</b>		\$1,745,320	\$0
Gross Receipts Tax	0.33%	\$5,760	\$0
Off Premises & Automotive Insurance	0.90%	\$15,760	\$0
Sub Guard Premium or Bonding Allowance	1.20%	\$21,202	\$0
Fee	4.90%	\$87,614	\$0
<b>Total</b>		<b>\$1,875,655</b>	<b>\$0</b>



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 11<sup>th</sup>, 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](http://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, 4<sup>th</sup> 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 12<sup>th</sup> 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". The signature is stylized with a long, sweeping underline.

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, 4<sup>th</sup> 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 12<sup>th</sup> 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, 4<sup>th</sup> 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 12<sup>th</sup> 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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear ENCAC members,

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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 American 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

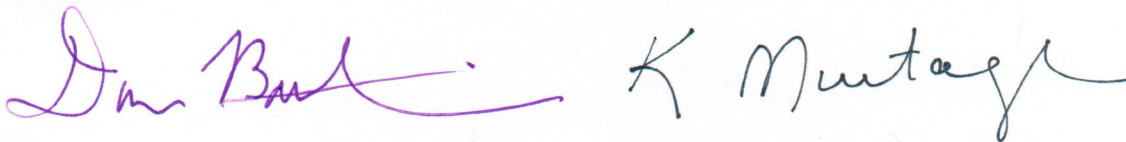
Dear ENCAC members,

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,

Two handwritten signatures in purple ink. The first signature is 'Dan Bornstein' and the second is 'Kristin Murtagh'.

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, 4<sup>th</sup> 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 12<sup>th</sup> 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, appearing to read "Ben Woosley". The signature is fluid and cursive, with the first name "Ben" written in a stylized, elongated script and the last name "Woosley" following in a similar cursive style.

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 12<sup>th</sup> 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 12<sup>th</sup> 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,



(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 12<sup>th</sup> 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 12<sup>th</sup> 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

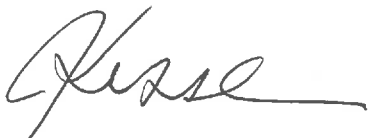
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Kase", with a stylized, flowing script.

(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,

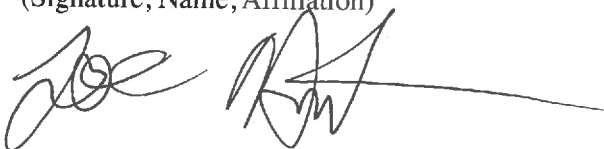
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Sincerely,

(Signature, Name, Affiliation)

A handwritten signature in black ink, appearing to be "Joe" followed by a stylized surname, with a long horizontal line extending to the right.

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)

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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Sincerely,



(Signature, Name, Affiliation)



B

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,

M. M. White

(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,

Chris Rove

(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, flowing style.

(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,

  
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

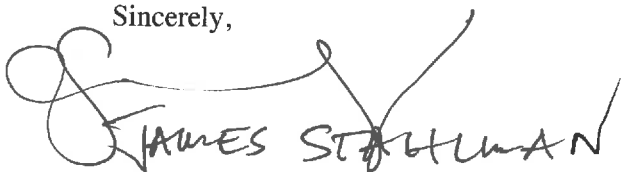
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Sincerely,

A handwritten signature in black ink, appearing to read "JAMES STALLMAN". The signature is stylized with a large, looping initial "J".

(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

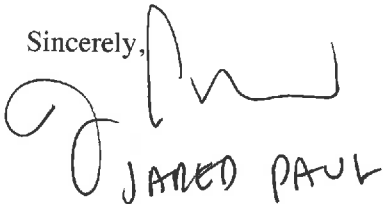
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Sincerely,



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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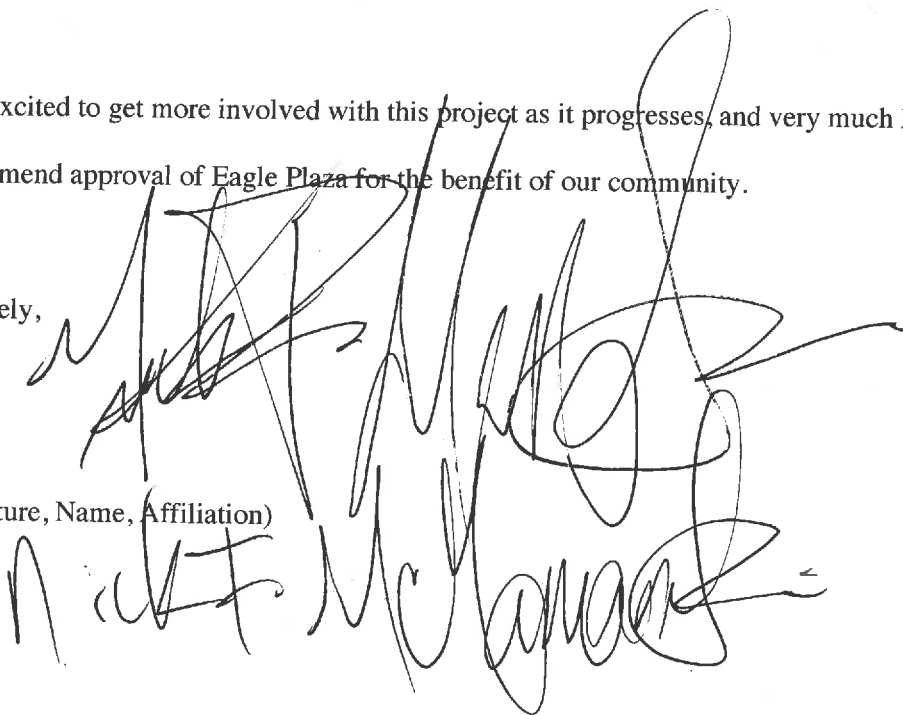
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Sincerely,

(Signature, Name, Affiliation)

A large, stylized handwritten signature in black ink, appearing to read "Nick F. McQuinn". The signature is written over the printed text "(Signature, Name, Affiliation)".

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City and County of San Francisco  
Commission Chambers  
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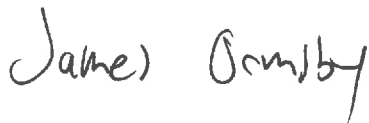
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Sincerely,

A handwritten signature in dark ink, appearing to read "James Ormsby". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

(Signature, Name, Affiliation)

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City and County of San Francisco  
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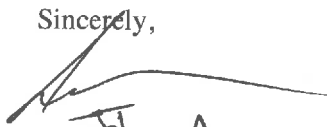
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Sincerely,



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  
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Sincerely,

A handwritten signature in black ink, appearing to be 'EFF', written in a cursive, flowing style.

(Signature, Name, Affiliation) EFF

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 'Hayden', followed by a long horizontal line.

(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,

A handwritten signature in black ink, appearing to read "JOHN RUEGER", with a stylized flourish at the end.

(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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Sincerely,

(Signature, Name, Affiliation)

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City and County of San Francisco  
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Room 400, City Hall  
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Sincerely,

  
(Signature, Name, Affiliation)

SF

Yes!  
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,

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  
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San Francisco, CA 94103

Dear Planning Commissioners,

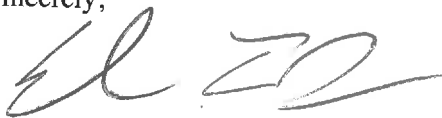
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*Supporter of the Eagle*

Sincerely,

A handwritten signature in black ink, appearing to be 'EL ZD' or similar, written in a cursive style.

(Signature, Name, Affiliation)



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

*Supporter of Eagle*  


(Signature, Name, Affiliation)

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Sincerely,

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(Signature, Name, Affiliation)

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Commission Chambers  
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Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

(Signature, Name, Affiliation)



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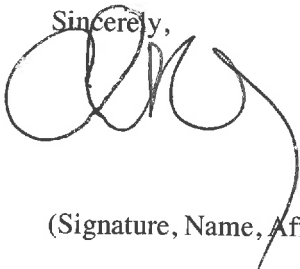
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'O' followed by a series of loops and a long horizontal stroke extending to the right.

(Signature, Name, Affiliation)

SF Resident / RAMPOL

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

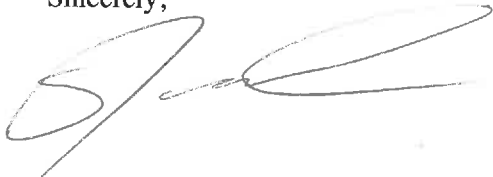
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Sincerely,



(Signature, Name, Affiliation)

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

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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)

Mindy 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

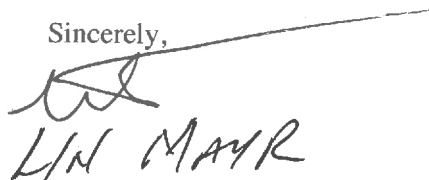
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Sincerely,

A handwritten signature in black ink, appearing to read "LIN MAYR". The signature is written in a cursive, flowing style. Above the signature, there is a long, horizontal line that extends across the width of the signature.

(Signature, Name, Affiliation)

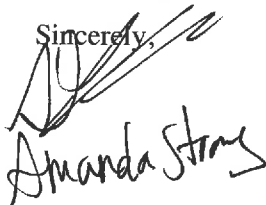
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City and County of San Francisco  
Commission Chambers  
Room 400, City Hall  
1 Dr. Carlton B. Goodlett Place  
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Sincerely,  


(Signature, Name, Affiliation)



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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 at the end.

(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,

A handwritten signature in blue ink, appearing to read "Peter Berman".

(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 NORACK

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

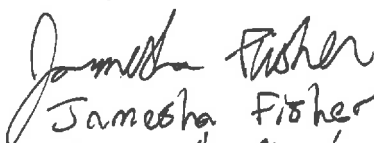
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Sincerely,

  
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

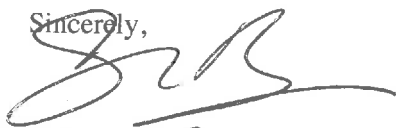
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Sincerely,



Eric Bozce

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

eric.james.bozce@gmail.com

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

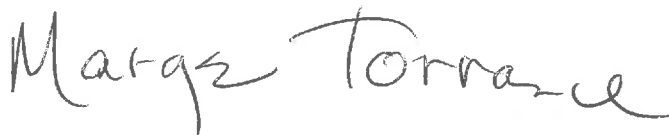
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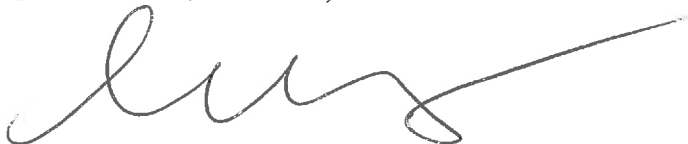
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Sincerely,

A handwritten signature in black ink that reads "Marge Torrance". The script is fluid and cursive, with the first name "Marge" written in a larger, more prominent style than the last name "Torrance".

(Signature, Name, Affiliation)

A handwritten signature in black ink, appearing to be "Luis". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

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

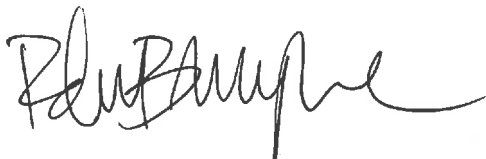
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Sincerely,

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(Signature, Name, Affiliation)

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)

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,

A handwritten signature in dark ink, appearing to be "Mina" or similar, written in a cursive style.

(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 dark ink, appearing to be "R. H. H." with a stylized 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,

*Rosanna 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 long horizontal stroke 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,

 M.S. LILLIS  
20<sup>TH</sup> & FOLSOM live - 5<sup>TH</sup> & 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  
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 12<sup>th</sup> 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,

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

Neil Heather from the Excelsior

(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

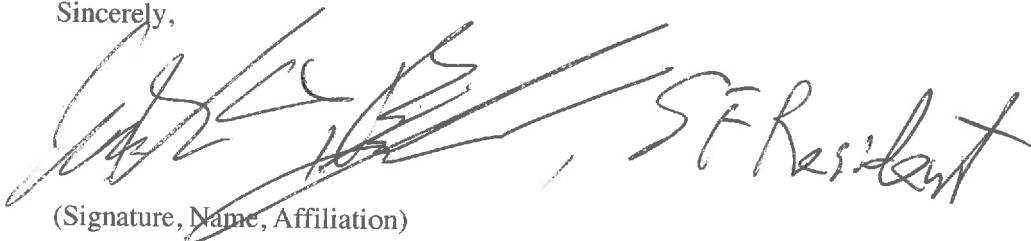
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Sincerely,

 SF 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

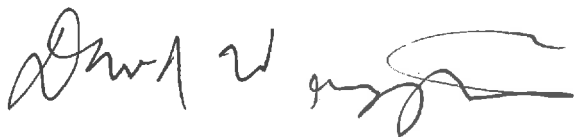
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Sincerely,



(Signature, Name, Affiliation)

Resident, David

Welsh

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)

Anna Stremel,

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

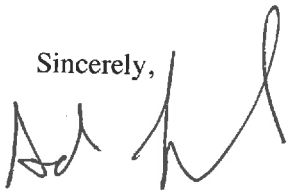
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,



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

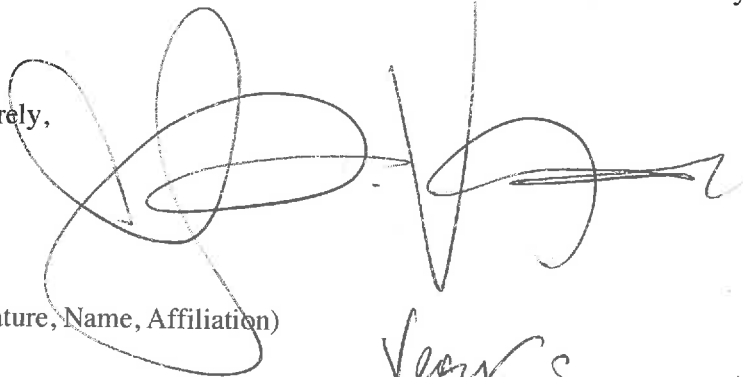
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line and a small flourish.

(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

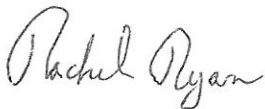
Dear ENCAC members,

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.

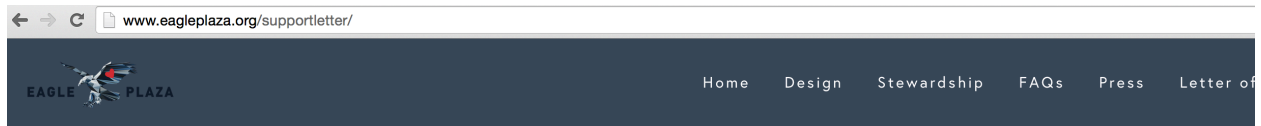
Sincerely,

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

Rachel Ryan

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

# Online Support Letters for Eagle Plaza: [www.eagleplaza.org/supportletter](http://www.eagleplaza.org/supportletter)



## 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](mailto:no-reply@squarespace.info)>

**Subject:** Form Submission - New Form

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

**To:** [daniel@buildinc.biz](mailto:daniel@buildinc.biz)

**Reply-To:** [jim@dynamicreality.net](mailto: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](mailto: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.

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**From:** Squarespace <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>

**Subject:** **Form Submission - New Form**

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

**To:** [daniel@buildinc.biz](mailto:daniel@buildinc.biz)

**Reply-To:** [rudelinda@sbcglobal.net](mailto: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](mailto:rudelinda@sbcglobal.net)

Zip Code: 94104

How I'm Connected: Condo owner, 24 Bernice

---

**From:** Squarespace <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>

**Subject:** **Form Submission - New Form**

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

**To:** [daniel@buildinc.biz](mailto:daniel@buildinc.biz)

**Reply-To:** [soehnlein1@hotmail.com](mailto: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](mailto: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](mailto:no-reply@squarespace.info)>

**Subject:** **Form Submission - New Form**

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

**To:** [daniel@buildinc.biz](mailto:daniel@buildinc.biz)

**Reply-To:** [bethdsf1@gmail.com](mailto: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](mailto: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.

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**From:** Squarespace <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>

**Subject:** Form Submission - New Form

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

**To:** [daniel@buildinc.biz](mailto:daniel@buildinc.biz)

**Reply-To:** [alexwesthoff@gmail.com](mailto: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](mailto:alexwesthoff@gmail.com)

Zip Code: 94122

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

—



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**From:** Squarespace <[no-reply@squarespace.info](mailto:no-reply@squarespace.info)>

**Subject:** **Form Submission - New Form**

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

**To:** [daniel@buildinc.biz](mailto:daniel@buildinc.biz)

**Reply-To:** [Sapplega@gmail.com](mailto: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](mailto: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, 4<sup>th</sup> 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, reading "DeMETRI MOSHOYANIS". The signature is stylized with a large, flowing "D" and "M".

(Signature, Name, Affiliation)

DEMETRI MOSHOYANIS, 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, 4<sup>th</sup> Floor  
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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  
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Sincerely,

A handwritten signature in black ink, appearing to read "Peter Kane". The signature is fluid and cursive, with the first name "Peter" being more prominent than the last name "Kane".

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, 4<sup>th</sup> Floor  
San Francisco, CA 94103


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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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

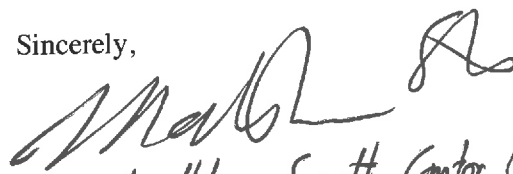
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Sincerely,



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, 4<sup>th</sup> Floor  
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Sincerely,

*Philip S. Babin*

*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, 4<sup>th</sup> Floor  
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.

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, 4<sup>th</sup> 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,



(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

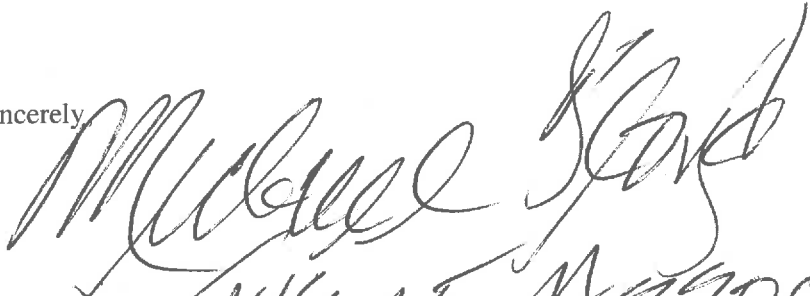
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Sincerely,



HHC 15 ASSOCIATION

(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, 4<sup>th</sup> Floor  
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Sincerely,

  
Neighborhood Resident

(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,



KEVIN NISHIDA

SF TAXPAYER

(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, 4<sup>th</sup> Floor  
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Sincerely,



Michael Decker, SE 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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,

 Zia Wu, San Francisco Resident, Leather Community  
(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,

 , 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  
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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  
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Sincerely,



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



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

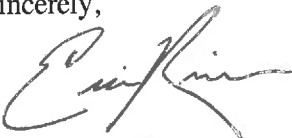
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Sincerely,



Eric Rivera

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

(Signature, Name, Affiliation)

Attn: Mat Snyder  
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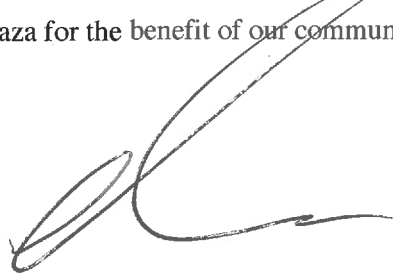
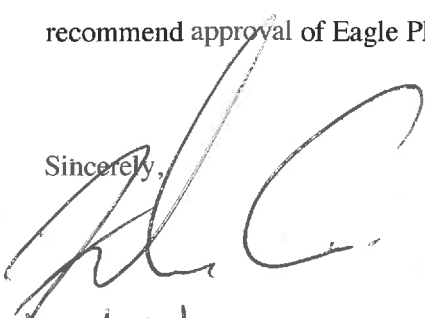
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Sincerely,

  
Lady Katerina G. de Lac, PhD  
SF Bay Area Sober in Leather  
(Signature, Name, Affiliation)

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Eastern Neighborhoods Citizens Advisory Committee (ENCAC)  
Citywide Planning, Eastern Neighborhoods  
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San Francisco, CA 94103

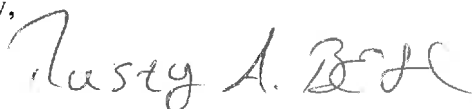
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Sincerely,



Rusty A. Bell  
Member, Leather Community & SF Resident

(Signature, Name, Affiliation)

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City and County of San Francisco  
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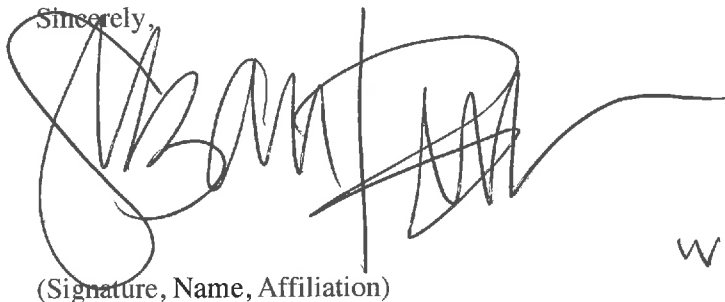
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Sincerely,



(Signature, Name, Affiliation)

[www.lovernygays.com](http://www.lovernygays.com)  
[www.suzanrevah.com](http://www.suzanrevah.com)

Ms. Heartthrob  
(Castro Lions) Real  
Bad

Attn: Mat Snyder  
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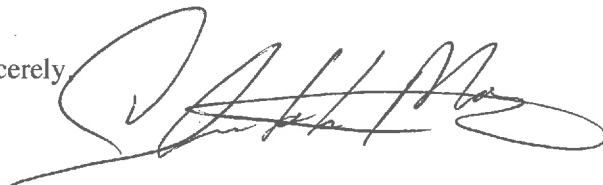
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Sincerely,



Patron of EABLE

(Signature, Name, Affiliation)



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City and County of San Francisco  
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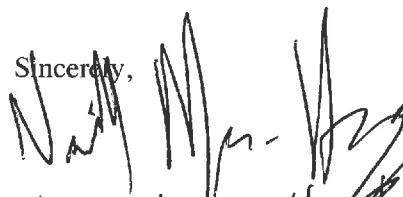
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Sincerely,

  
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, 4<sup>th</sup> Floor  
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Sincerely,

Denise Patka.

Duboce Triangle resident.

(Signature, Name, Affiliation)

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

REV. CURTIS MICHAEL BROWN III, M.DIV.



(Signature, Name, Affiliation)

Eagle Plaza

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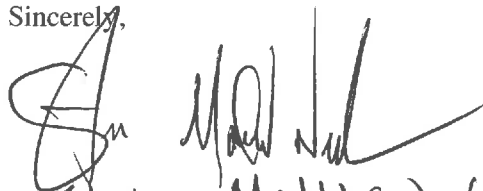
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Sincerely,

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



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



Elwood Miller

(Signature, Name, Affiliation)

Fans of Urban Nodism

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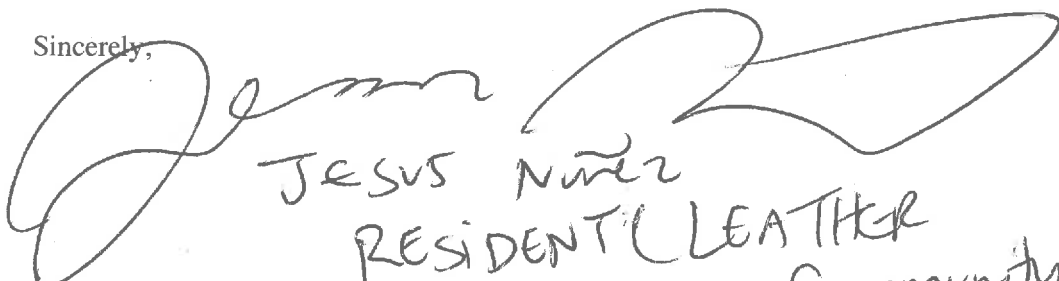
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Sincerely,



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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

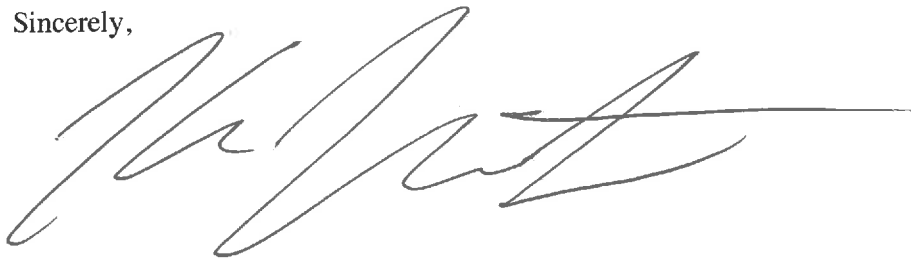
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

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

(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, 4<sup>th</sup> Floor  
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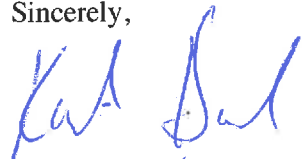
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Sincerely,



Kirk Hamblin, International Mr Leather ABC 2014

(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, 4<sup>th</sup> Floor  
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Sincerely,

  
DAVID HYMAN  
[www.rmstf.org](http://www.rmstf.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, 4<sup>th</sup> Floor  
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(Signature, Name, Affiliation)

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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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City and County of San Francisco  
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Sincerely,

GEORGE DRANKULIC  


(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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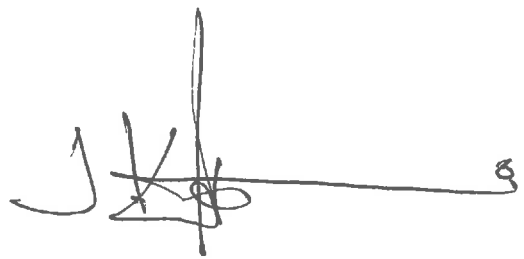
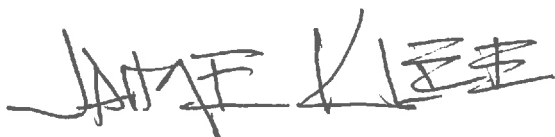
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Sincerely,



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(Signature, Name, Affiliation)



Attn: Mat Snyder  
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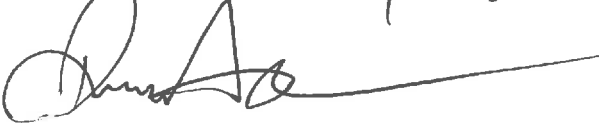
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Sincerely,

David Rodriguez  


(Signature, Name, Affiliation)

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

  
George Davis

(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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Sincerely,

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

(Signature, Name, Affiliation)

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Citywide Planning, Eastern Neighborhoods  
City and County of San Francisco  
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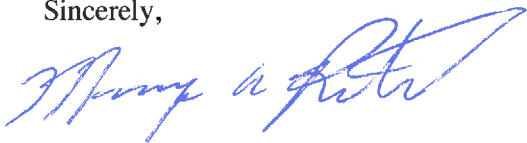
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Sincerely,



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  
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San Francisco, CA 94103


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Sincerely,



Tammy Martin  
(Signature, Name, Affiliation)

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

 Kerry Drake, self

(Signature, Name, Affiliation)

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

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

(Signature, Name, Affiliation)

Attn: Mat Snyder  
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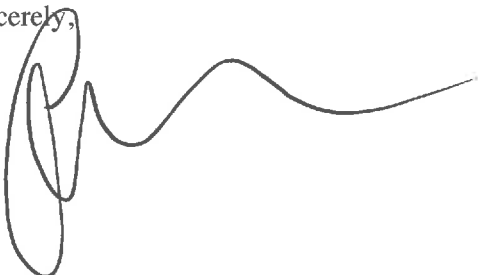
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Sincerely,

A handwritten signature in black ink, appearing to read 'Jonny Fisher', with a large, stylized initial 'J'.

(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, 4<sup>th</sup> Floor  
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Sincerely,



Steven Bender aka Steven Satyricon

(Signature, Name, Affiliation)



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Sincerely,

 John A. Allward  
PVP/1entha

(Signature, Name, Affiliation)

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Sincerely,

A handwritten signature in black ink, appearing to read 'John G. Parton', with a large, stylized loop at the end.

(Signature, Name, Affiliation)

JOHN G. PARTON. AKA DIRK CARBOR

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

  
Julian Marsh Dunn  
Mr. San Francisco Leather - 2004

(Signature, Name, Affiliation)

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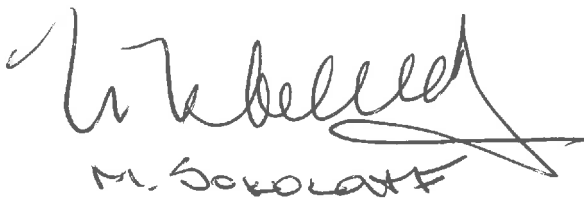
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Socoloff". The signature is stylized with a large, sweeping initial "M" 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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to read "Yanni Morgan". The signature is fluid and cursive, with 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, 4<sup>th</sup> Floor  
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,

 Hunter Fox

(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

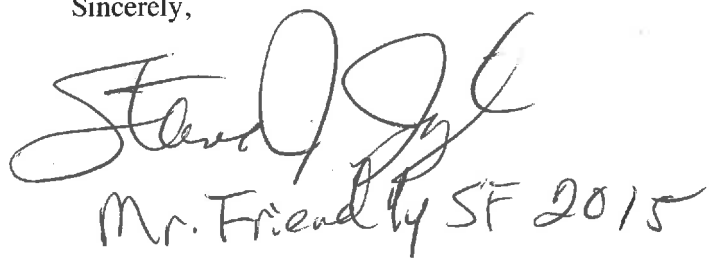
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Sincerely,

  
(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

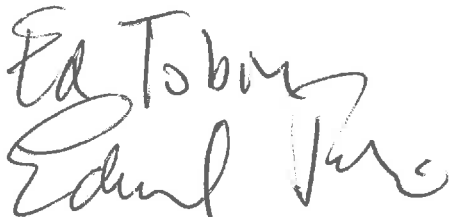
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Sincerely,

A handwritten signature in black ink, appearing to read "Ed Tobin". The signature is fluid and cursive, with the first name "Ed" and last name "Tobin" clearly distinguishable.

(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, 4<sup>th</sup> Floor  
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,

A handwritten signature in black ink, appearing to read "Anthony Molinari". 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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

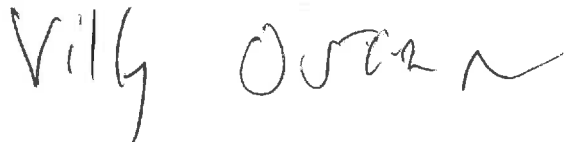
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Sincerely,

A handwritten signature in black ink, appearing to read "Villy Ojeda", 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, 4<sup>th</sup> Floor  
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,

A handwritten signature in black ink, appearing to read "James D. Thorne". 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, 4<sup>th</sup> Floor  
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,

A handwritten signature in cursive script that reads "Robert Neal Breathouse". 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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear ENCAC members,

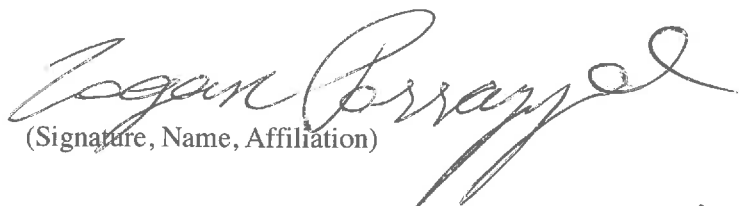
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Sincerely,

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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

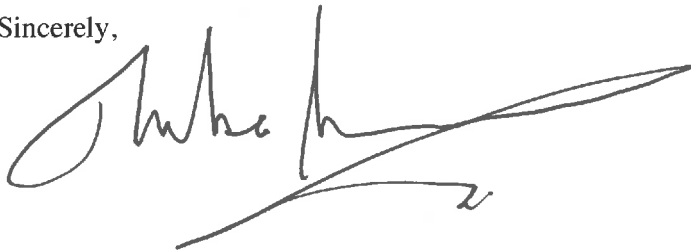
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Sincerely,

A handwritten signature in dark ink, appearing to be 'John' followed by a stylized surname, 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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to read "Raymond and Sherry". The signature is fluid and cursive, with the names written in a single 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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

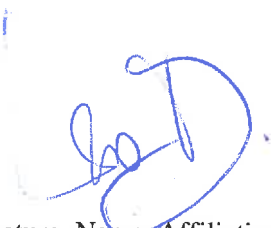
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Sincerely,

A handwritten signature in blue ink, appearing to be 'Mat Snyder', written over a faint circular stamp or watermark.

(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,

A handwritten signature in dark ink, consisting of a stylized, fluid line that loops and extends horizontally to the right.

RED 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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,

A handwritten signature in blue ink that reads "Noel He Joe".A large, stylized handwritten signature in blue ink, appearing to be "Paul".

(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

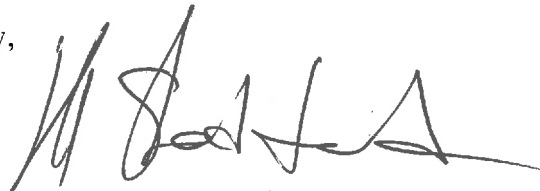
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Sincerely,



Jeff Stoddard

(Signature, Name, Affiliation)

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

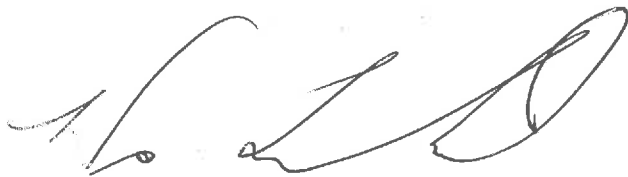
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Sincerely,

A handwritten signature in black ink, appearing to read 'M. Snyder', with a stylized, flowing script.

(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, 4<sup>th</sup> Floor  
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,

A handwritten signature in black ink, reading "Paul Margolis". The signature is fluid and cursive, with the first name "Paul" being more prominent and the last name "Margolis" following in a similar 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, 4<sup>th</sup> Floor  
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Sincerely,



(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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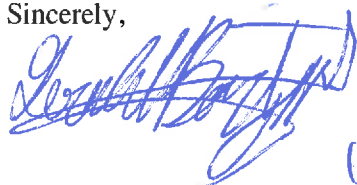
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Sincerely,



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  
1650 Mission Street, 4<sup>th</sup> Floor  
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)



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

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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  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

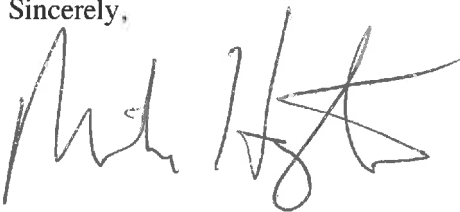
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Sincerely,

A handwritten signature in dark ink, appearing to read "Andrew H. H. H.", with a stylized, overlapping structure.

(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

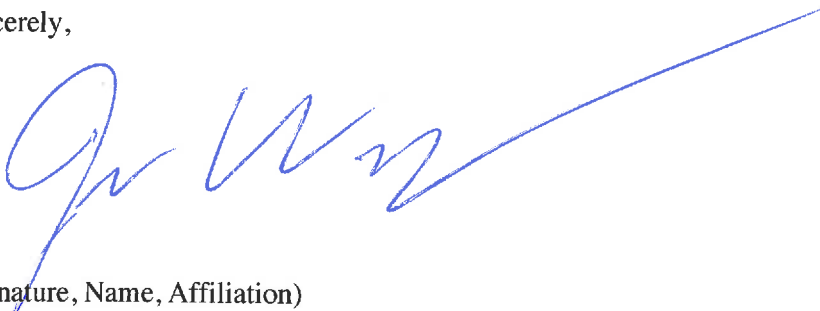
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Sincerely,

A handwritten signature in blue ink, appearing to be 'J. W. M.', 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, 4<sup>th</sup> 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  
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City and County of San Francisco  
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Sincerely,

A handwritten signature in blue ink, appearing to be "J. W. B.", with a long horizontal line extending to the right.

(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, 4<sup>th</sup> Floor  
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Sincerely,

A handwritten signature in blue ink, appearing to read "Paul", with a stylized 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  
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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)  
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City and County of San Francisco  
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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, 4<sup>th</sup> Floor  
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Sincerely,

A handwritten signature in blue ink, appearing to read "Alex Dawson". The signature is stylized with a large, looping initial "A" 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  
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Sincerely,

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

(Signature, Name, Affiliation)

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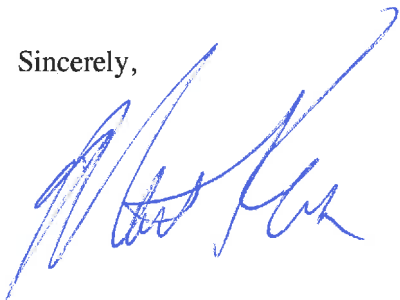
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(Signature, Name, Affiliation)

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Eastern Neighborhoods Citizens Advisory Committee (ENCAC)  
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City and County of San Francisco  
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(Signature, Name, Affiliation)

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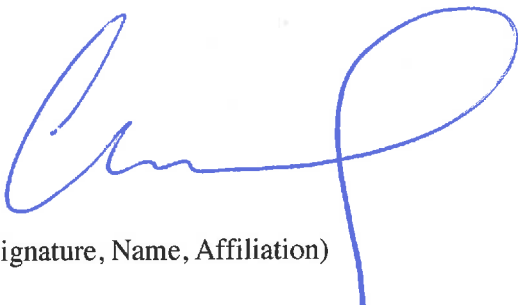
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Sincerely,

A handwritten signature in blue ink, appearing to be 'Chen', with a large loop at the end.

(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, 4<sup>th</sup> 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)  
Citywide Planning, Eastern Neighborhoods  
City and County of San Francisco  
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Sincerely,

A handwritten signature in blue ink, consisting of a stylized first letter 'M' followed by a series of loops and a large circular flourish at the end.

(Signature, Name, Affiliation)



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

A handwritten signature in blue ink, consisting of a large, stylized 'S' followed by several overlapping loops and a final cross-like stroke.

(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 "Allyson D. [unclear]", with a long horizontal flourish extending to the right.

(Signature, Name, Affiliation)

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

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(Signature, Name, Affiliation)

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Eastern Neighborhoods Citizens Advisory Committee (ENCAC)  
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Sincerely,

  
Richard Krdenicz  
(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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Sincerely,



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San Francisco, CA 94103

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I'm writing to express my strong support for Eagle Plaza, a much-needed new public open space on 12<sup>th</sup> 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.

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,

Riley O'Donnell

(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103


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Sincerely,



Ana Gomez, ME

(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,



STEVEN D. MALORY

I.A.T.S.E. TWO 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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink that reads "Phil Cramer". 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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

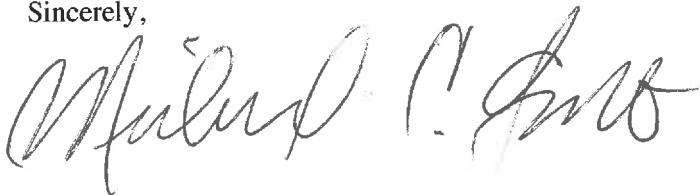
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Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. Smith". The signature is fluid and cursive, with the first name "Michael" being the most prominent part.

(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

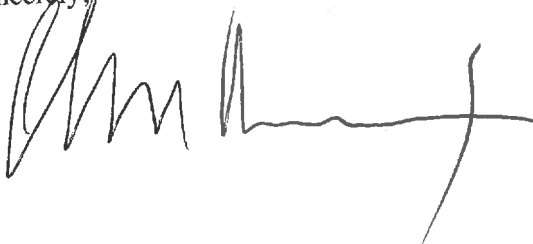
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Sincerely,

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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

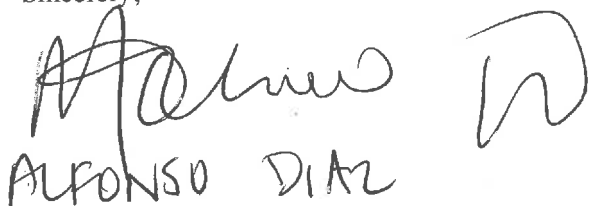
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Sincerely,

  
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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to read "Fred Cummins". The signature is fluid and cursive, with 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, 4<sup>th</sup> Floor  
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,

A handwritten signature in blue ink, appearing to read "David", 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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

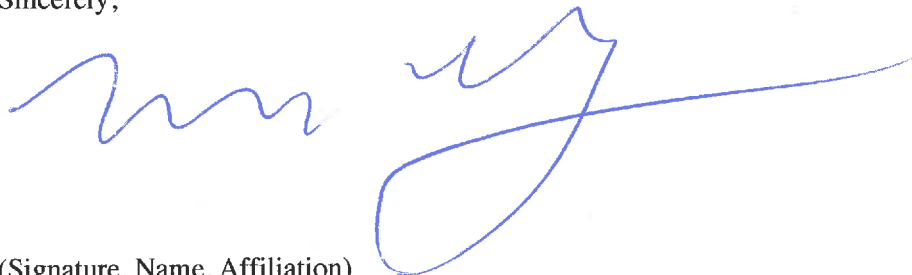
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Sincerely,

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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,

A handwritten signature in blue ink that reads "Cory Brock". The signature is written in a cursive, flowing style. Below the main signature, the name "Cory Brock" is written again in a simpler, more legible script.

(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, 4<sup>th</sup> Floor  
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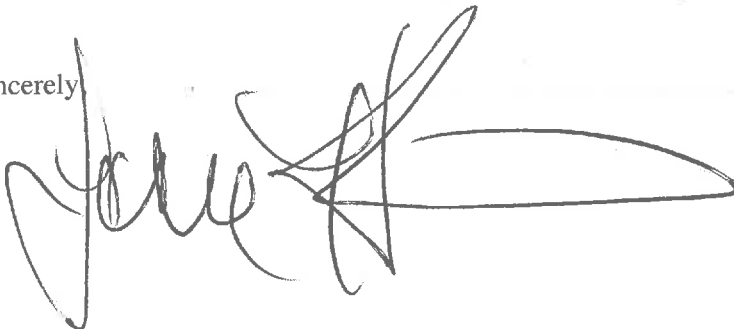
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Sincerely,

A handwritten signature in dark ink, appearing to read "Jane", followed by a long, horizontal, slightly wavy line 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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

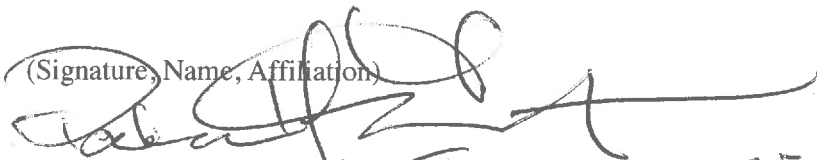
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Sincerely,

(Signature, Name, Affiliation)  
  
PATRICK FINGER - FSE



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

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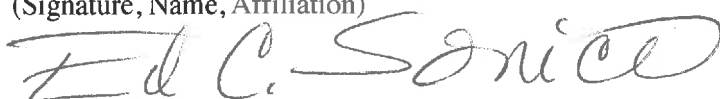
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Sincerely,

A handwritten signature in dark ink, appearing to read "Ed C. Sonico". The signature is fluid and cursive, with the first name "Ed" being the most prominent.

(Signature, Name, Affiliation)

A second handwritten signature, also in dark ink, which reads "Ed C. Sonico". This signature is more formal and legible than the one above it, written in a clear, slightly cursive script.

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

A handwritten signature in dark ink, appearing to be 'Mat Snyder', with a large, stylized initial 'M' and a long, sweeping horizontal stroke extending to the right.

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

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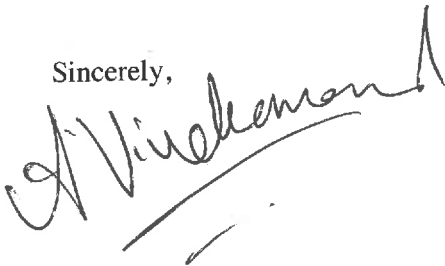
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Violekman", written over a horizontal 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, 4<sup>th</sup> Floor  
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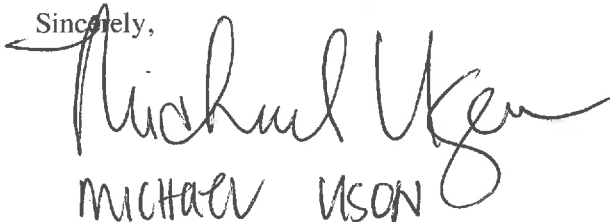
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Sincerely,

  
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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

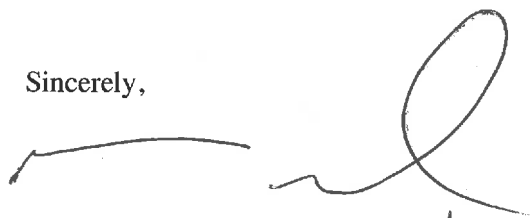
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I am excited to get more involved with this project as it progresses, and very much hope that you recommend approval of Eagle Plaza for the benefit of our community.

Sincerely,



Abel Bonilla-Arora

(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,

(Signature, Name, Affiliation)

  
Vincent Pham

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

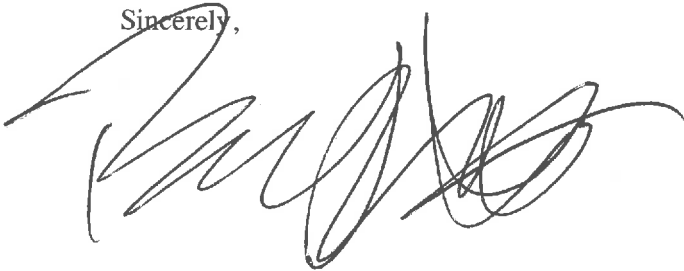
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Sincerely,

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

(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

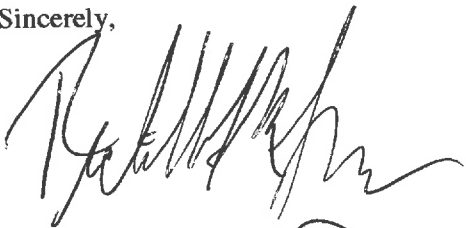
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Sincerely,

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

RICHARD FORNEZ

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

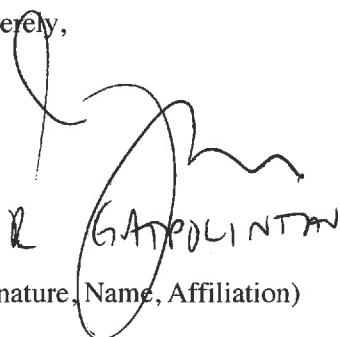
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Sincerely,

  
JR GARDOLINTON  
(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,



Lean Ko

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

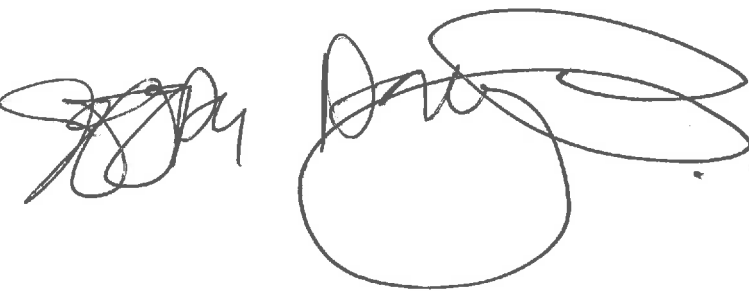
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Sincerely,



(Signature, Name, Affiliation)

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


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Sincerely,



Robert Tucker

(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103


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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, 4<sup>th</sup> Floor  
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Sincerely,

  
Jake Merves  
— Leather community neophyte

(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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Sincerely,

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(Signature, Name, Affiliation)

Attn: Mat Snyder  
Eastern Neighborhoods Citizens Advisory Committee (ENCAC)  
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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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,

A handwritten signature in red ink, appearing to read 'M. Snyder', followed by a long horizontal flourish.

(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

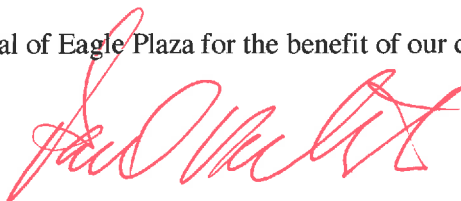
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Sincerely,



(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,

A handwritten signature in red ink, appearing to read "Rena Buale", written in a cursive style.

(Signature, Name, Affiliation)

Rena Buale

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

A handwritten signature in red ink, appearing to read '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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,

A handwritten signature in black ink, appearing to read 'Mat Snyder', followed by a large, stylized closing parenthesis '('.

(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, 4<sup>th</sup> Floor  
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(Signature, Name, Affiliation)

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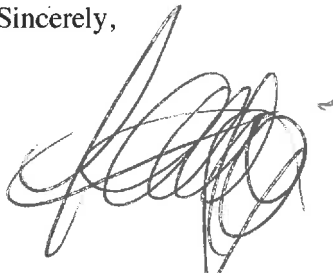
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Sincerely,

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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  
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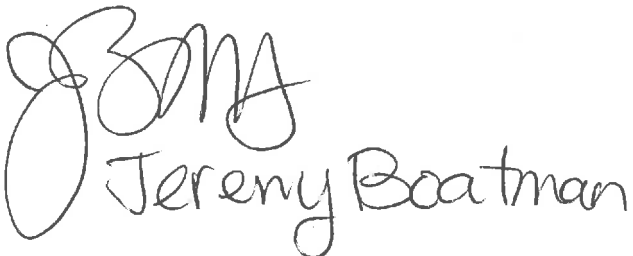
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Sincerely,



Jeremy Boatman

(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, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Sincerely,

A handwritten signature in dark ink, appearing to read "John Marino". The signature is fluid and cursive, with the first name "John" being more prominent and the last name "Marino" following in a similar 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, 4<sup>th</sup> 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 12<sup>th</sup> 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.

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,

A handwritten signature in dark ink, appearing to be "Kris Thomas", enclosed within a hand-drawn oval.

KRIS THOMAS

(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, 4<sup>th</sup> Floor  
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,

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

(Signature, Name, Affiliation)



PLEASE SHOW YOUR SUPPORT!

"I support the creation of a pedestrian plaza at 12<sup>th</sup> St and Harrison St"

Name	Address	Email (to stay informed)*
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Cody Snyder	1308 S 14th St	codythegrower@gmail

THANK YOU!

PLEASE SHOW YOUR SUPPORT!

"I support the creation of a pedestrian plaza at 12<sup>th</sup> St and Harrison St"

Name	Address	Email (to stay informed)*
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EDITHA TATE	178 Haight St SF CA 94102	CETRAHETA@HOTMAIL.COM

THANK YOU!