



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

Date: June 1, 2020

From: San Francisco Recreation & Parks Department

Subject: Proposed Portsmouth Square Improvements – Fiscal Feasibility Memo

Overview

San Francisco Administrative Code Chapter 29 requires that City departments submit certain public works projects to the Board of Supervisors before the City begins environmental review, for a determination whether the proposed project is “fiscally feasible and responsible.” The requirement applies to City projects with total project costs of over \$25 million and including over \$1 million in City funds.

We respectfully request that the Board use the following information as criteria to evaluate the Project’s fiscal feasibility.

General Description & Purpose: Historical & Current Day

- Culturally significant plaza that has existed since mid-1800s
- Special significance for Asian Americans throughout Northern California, located in the Chinatown neighborhood:
- One of the densest neighborhood in the San Francisco
- Hosts multiple cultural and community events
- Provides accessible open space for many that reside in SROs and dense living environments
- Features Today:
 - Terraced; several hardscape plazas
 - Two playgrounds
 - A clubhouse
 - Underground parking structure
 - Various historical markers
 - Restroom building
 - Pedestrian bridge extending over Kearny Street

General Description & Purpose: Engagement & Proposed Use

- Outreach & concept design phase – extensive community & stakeholder engagement
 - 5 community workshops (with record attendance)
 - Numerous stakeholder interviews
 - Surveys and meetings
- Renovations will provide safer, more sustainable park
- Improved facilities to better serve the public:
 - Several terraced, hardscape plazas
 - Consolidated, larger play area
 - New, larger clubhouse with large assembly area
 - Accessible design for all abilities
 - New plantings & water efficient irrigation
 - New seating & paving



- Removed pedestrian bridge
- Stage area
- Energy efficient lighting for improved safety



Figure 1: Illustrative Concept Plan



Figure 2: Concept Plan Aerial View

Direct and Indirect Benefits

- Increased property values for surrounding businesses and residential buildings
- Increase in commerce for local merchants
- Decrease in health spending by having accessible open space that leads to improved physical and mental health
- Decreased operations and maintenance costs through updated facilities and infrastructure with clear sight lines and activated edges

Fiscal Analysis

- Estimated Project Cost

Clubhouse	\$12,200,000
Sitework	\$29,800,000
Structural-related work	\$8,000,000
Soft Costs	\$15,000,000
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Total Uses	\$65,000,000
- Anticipated funding source: \$9,000,000 (Transit Center Impact Fees and Community Facilities District – CFD)
- Additional anticipated funding sources: Transbay Transit Center CFD, philanthropy, and other sources
- Job creation: 5.93 jobs/\$1M
- EIR Work has begun; Schematic design phase has begun
- Approx. \$975,000 spent to date on environmental review: PM labor, EIR consultant, design consultant (concept & schematic phases), surveys

Next Steps

- Once environmental review is complete, SF Rec and Park will be better suited to fundraise.
- SF Rec and Park has a strong record of partnerships with individuals, community groups, foundations, and corporate sponsors to support parks and recreational programming.
- Design to continue
- Construction cannot commence until environmental review is complete and sufficient funds are in hand.