



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

Date: October 14, 2022
To: Aaron Peskin, District 3 Supervisor
From: Yael Golan, Deputy Director of Planning
San Francisco Recreation and Park Department

RE: Letter of Inquiry to RPD on File No. 220867

Supervisor Peskin,

We are happy to provide the documents shared in the May 19, 2022 meeting. Please note that we are not aware of any previous request for these and have no reason not to share them. Please see attached the following documents requested in your Letter of Inquiry dated 10/13/2022:

1. Full list of potential sites for acquisition provided by Colliers
2. A map depicting D3 and D5 "priority sites"
3. A map depicting D3 and D5 "deprioritized sites"
4. Cluster table including additional information about cluster sites
5. RFP for brokerage services prepared by the Department of Real Estate
6. Agreement for Brokerage Services prepared by the Department of Real Estate

Please know, the Lower Nob Hill Neighborhood Alliance and the Director of Community Organizing at Central City SRO Collaborative also have this list of properties, labeled no. 1 above.

Documents numbered 2-4 on the list above were presented to your office at the May 19, 2022, meeting. At that time, input included information about the potential mislabeling of 1528 Pine St., which is not a parking lot as noted in the broker's list, but rather a commercial building. We also received feedback on 736 Hyde St., which Ms. Angulo expressed an interest in adding to the property analysis list as a potential acquisition.

Our staff contacted the broker immediately following the meeting with Ms. Angulo to request additional information about these two properties, and the information was promptly conveyed to Ms. Angulo via email.

Documents labeled 5-6 above, pertaining to the RFP and Agreement for Brokerage Services, were prepared and handled by the Real Estate Department and were obtained by RPD staff today, 10/14/2022, in response to your request for documentation.

BACKGROUND ON PROCESS

I would also like to take this opportunity to provide some additional context about our capital planning staff's work. At the outset, we explained to your staff that the process of acquiring and developing open space takes time. From identifying appropriate properties, to adding them to the acquisition roster, to negotiating agreements with a willing seller – the process can take years. For example, In Chan Kaajal



and 11th and Natoma – two of our more recent acquisitions - took three and five years, respectively, to identify and acquire.

Our capital planning staff provides professional analysis that is essential to the success of our Open Space Acquisition process. After the May 2022 meeting, the staff informed Ms. Angulo that they would connect with her when they diligently finished internal evaluations. At the beginning of Summer 2022, staff still had over 100 properties to evaluate and visit. We have now completed that work and are able to begin the process of scheduling site tours with community stakeholders and your team.

736 HYDE STREET

Finally, I want to make sure you are aware of the information that was shared with Ms. Angulo about 736 Hyde Street.

Ms. Angulo requested that this property be added to the list. It was not initially included because it was just outside the geographic boundaries originally requested by Ms. Angulo for the property search. The original boundaries included the area bounded by Van Ness Avenue to the West, Cedar Alley to the South, Hyde Street to the East, and California Street to the North.

736 Hyde is the smallest square footage of any other sites on the list. It is just over 2,000 square feet. As such, the space is not large enough to provide many amenities or cater to diverse park uses. Of our 224 parks in the system, only two are this size or smaller. Therefore, open spaces larger than 5,000 square feet have a higher success rate in providing more diverse recreational opportunities for more people within the community.

As you may know, the Department also runs 43 community gardens. We evaluated 736 Hyde for use as a community garden and concluded that it was not large enough to hold enough planters and social areas for a successful, vibrant, and sustainable garden.

Now that our initial analysis is complete, we have identified 10 properties that are 6,000-10,000 square feet in size that should be further discussed and analyzed. We look forward to working with your office and the community to further this process and deliver great green space to the community.

Sincerely,

Yael Golan,
Deputy Director of Planning
San Francisco Recreation and Park Department