

Board of Supervisors – Budget and Finance Committee

240 6th Street Acquisition

September 11, 2024



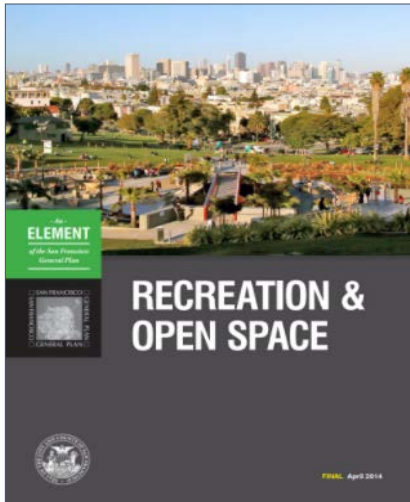
Inspire, Connect, Play!



2011 Acquisition Policy:

1. Acquire Properties that are within or serve a High Needs Area* and /or an Open Space Deficient Area
2. Leverage additional funding for purchase, development and maintenance
3. Acquire properties that encourage a variety of recreational and open space uses

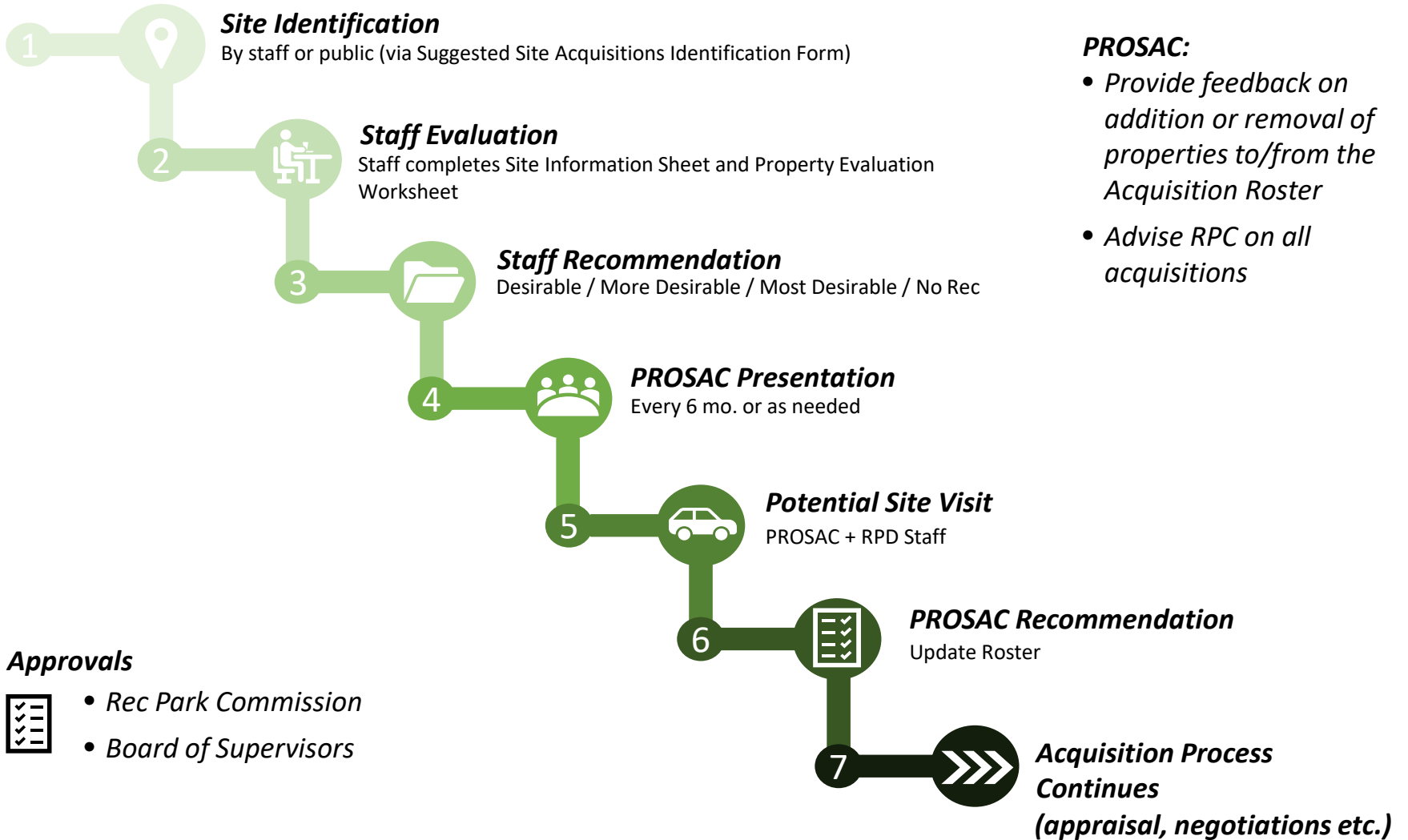
** As defined in the Recreation and Open Space Element (ROSE) of the General Plan*



Park Code Section 13.02:

Consider the following criteria:

1. Neighborhoods designated as High Needs Areas (ROSE)
2. Areas experiencing a significant increase in residential population and that have few open spaces
3. Significant natural areas not otherwise protected



Approvals



- Rec Park Commission
- Board of Supervisors





Staff Evaluation



MAP 5A
Population Density

People Per Acre

- 0 - 20,750
- 20,751 - 36,100
- 36,101 - 54,450
- 54,451 - 875,000

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MAP 5C
Children & Youth (0-17)

Children & Youth (0-17) Per Acre

- 0 - 3,250
- 3,251 - 5,100
- 5,101 - 7,000
- 7,001 - 105,100

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MAP 5B
Household Income

Household Median Income

- More than 125% of SF MAM
\$65,001 - \$85,000
- 75% - 125% of SF MAM
\$50,001 - \$65,000
- 50% - 75% of SF MAM
\$34,275 - \$50,000
- Less than 50% of SF MAM
Less than \$34,275

Maple Analytics (Income) by Mike Deane
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MAP 5D
Seniors (65 and over)

Seniors (65+) Per Acre

- 0 - 200
- 201 - 400
- 401 - 700
- 701 - 2,471,195

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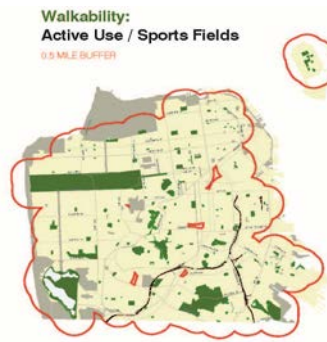


MAP 06
Areas of Potential Additional Population Growth (2040)

Population in Year 2040

- 0 - 82,411
- 82,412 - 112,411
- 112,412 - 202,411
- 202,412 - 248,242

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Walkability: Active Use / Sports Fields
0.5 MILE BUFFER



Walkability: Passive Use / Tranquil Spaces
0.5 MILE BUFFER



Walkability: Playgrounds
0.5 MILE BUFFER

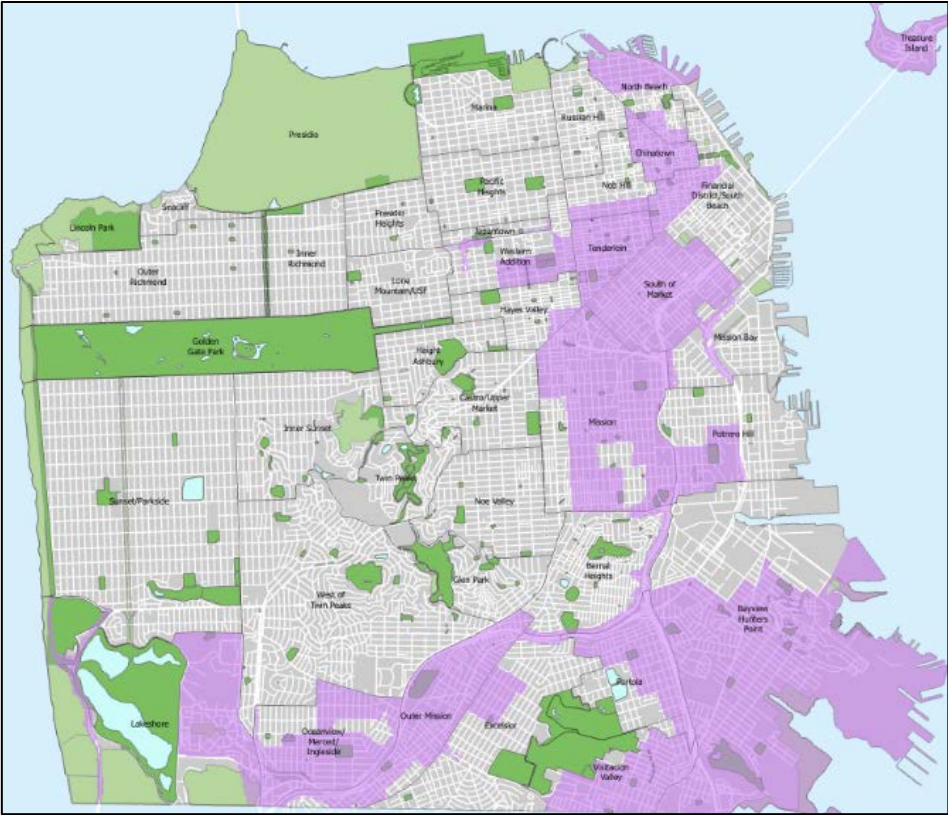


Walkability: Proposed Open Spaces in Large Plan Areas
0.5 MILE BUFFER





Staff Evaluation



Environmental Justice Community, defined in 2022 by SF planning, identify neighborhoods that lack equitable resources and opportunities.

Analysis based on:

- CalEnviroScreen (CalEPA & OEHHA) maps CA Communities most affected by pollution and other health risks
- Median household income
- Areas of Vulnerability (SF Dept. of Public Health)
- Air Pollution Exposure Zone (SF Dept. of Public Health and City Planning)





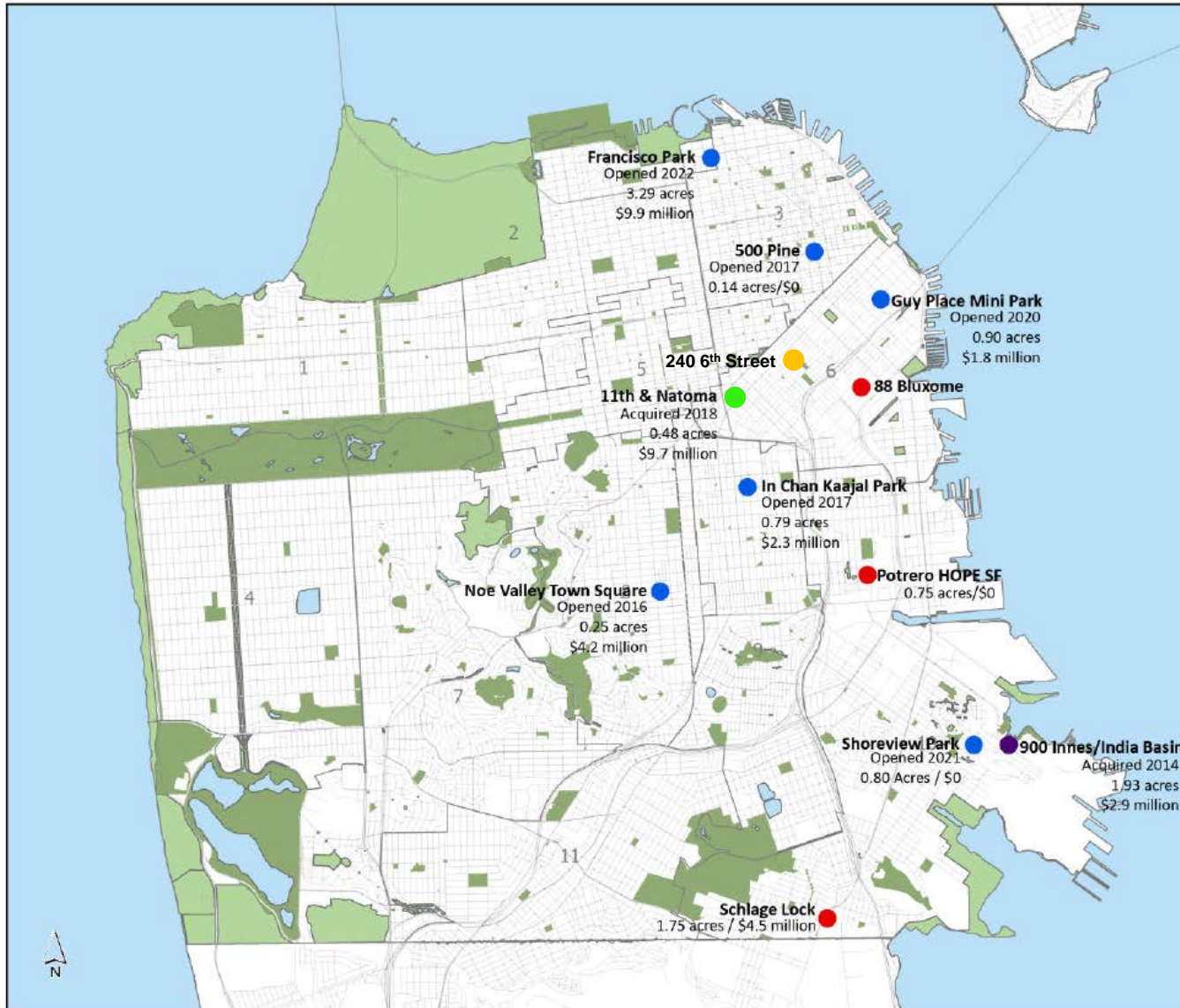
PROSAC Recommendation

- Mission Bay Parks
- 989 Post Street*
- 240 6th street/Gene Friend Extension*
- 380 Ellis*
- 770 Woolsey*
- Transbay Block 3
- I.M. Scott School
- Balboa Park Reservoir*
- Visitacion Valley Greenway*
- Selby & Palou Transfer*
- 7th & Lawton
- Palou Phelps Open Space Extension*
- 3rd & Hudson*
- 590 Leland*
- 650 Peru*
- 1135/1139 Mission*
- Potrero HOPE SF 24th St Central Park
- Schlage Lock Visitacion Ave Park*
- Schlage Lock Linear Park*

* indicates property is in an Environmental Justice Community

- Listing on the Roster does not guarantee acquisition





- Open to the Public
- Approved
- In Development Agreement
- In Progress of Approval
- Approved (Development in Progress)

- Supervisorial Districts
- RPD Parks
- Other Public Open Space

Francisco Park
 Opened 2022
 3.29 acres
 \$9.9 million

500 Pine
 Opened 2017
 0.14 acres/\$0

Guy Place Mini Park
 Opened 2020
 0.90 acres
 \$1.8 million

240 6th Street

88 Bluxome

11th & Natoma
 Acquired 2018
 0.48 acres
 \$9.7 million

In Chan Kaajal Park
 Opened 2017
 0.79 acres
 \$2.3 million

Potrero HOPE SF
 0.75 acres/\$0

Noe Valley Town Square
 Opened 2016
 0.25 acres
 \$4.2 million

Shoreview Park
 Opened 2021
 0.80 Acres / \$0

900 Innes/India Basin
 Acquired 2014
 1.93 acres
 \$2.9 million

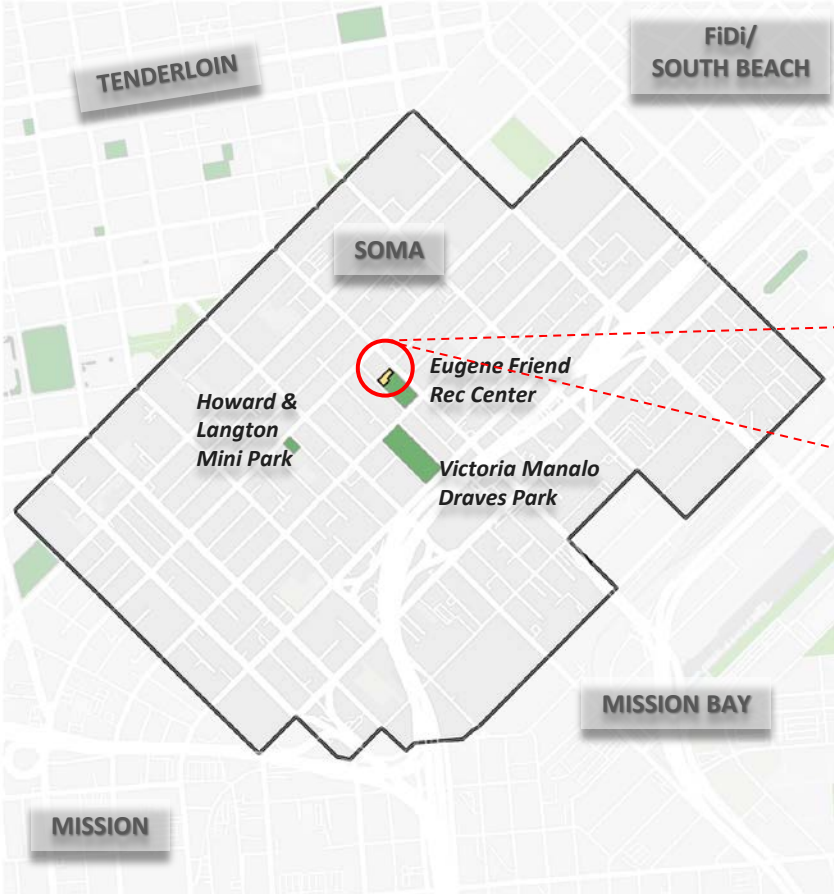
Schlage Lock
 1.75 acres / \$4.5 million



240 6th Street Acquisition



Location



Open Space

- RPD properties
- Other Public Open Spaces

Acquisition Property

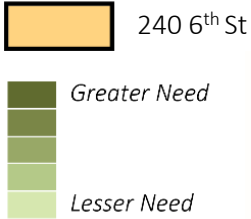
- 240 6th St



Within High Need Area



High Needs Areas are defined by the 2014 Recreation and Open Space Element (ROSE) of the General Plan and the 2011 RPD Acquisition Policy.

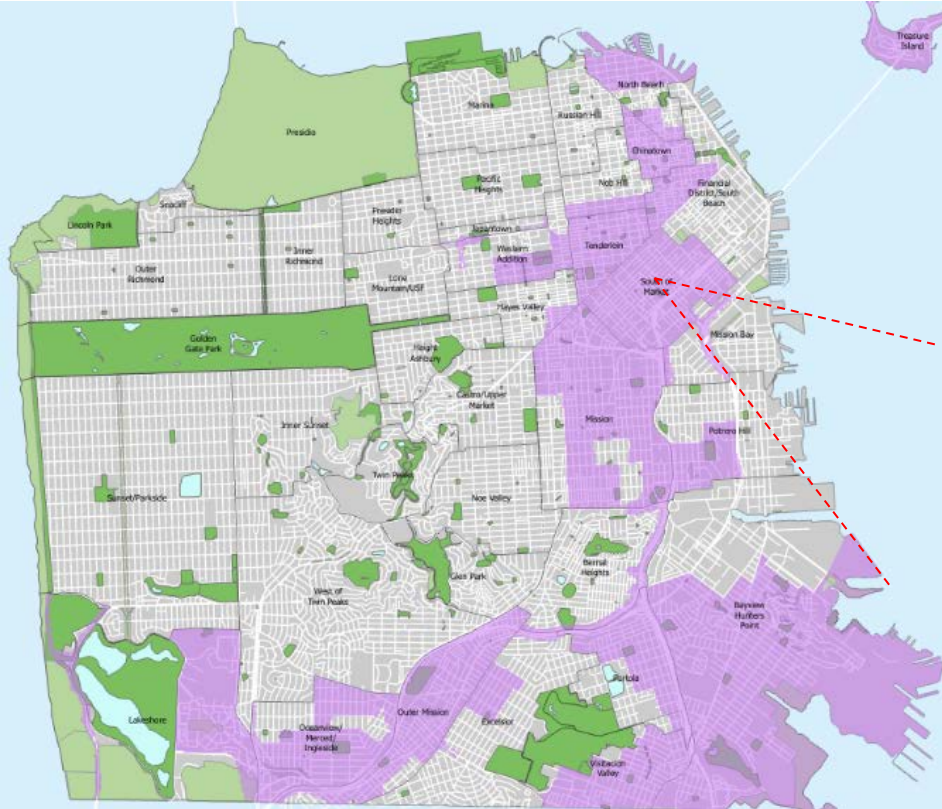


High Need Area Indicators:

- Population Density
- Household Income
- Walkability to existing amenities
- Children and Youth
- Seniors 65+



Within Environmental Justice Community:



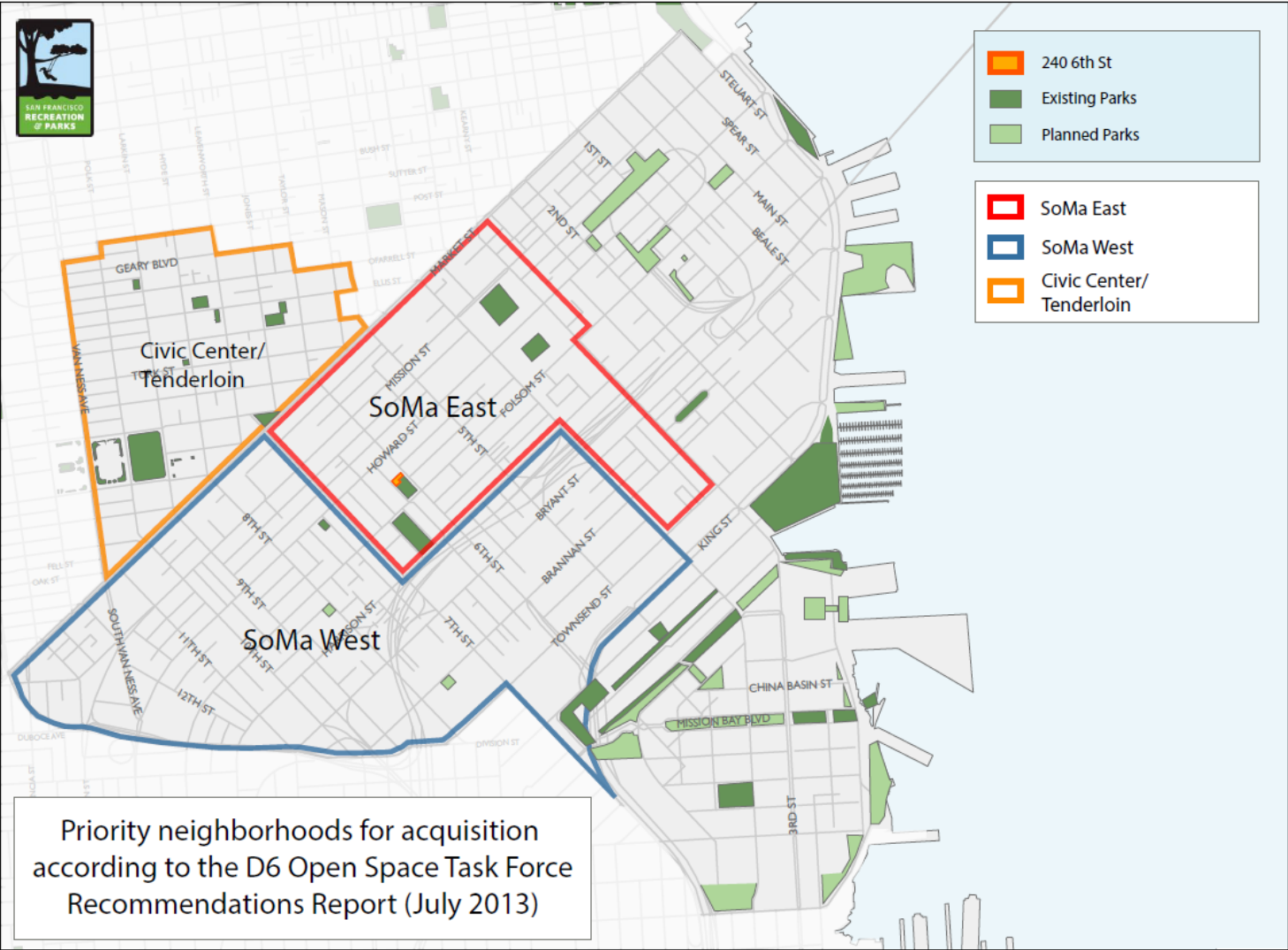
Environmental Justice Community, defined in 2022 by SF planning, identify neighborhoods that lack equitable resources and opportunities.



- Equity Zone
- RPD Park Properties
- Other Public Open Spaces



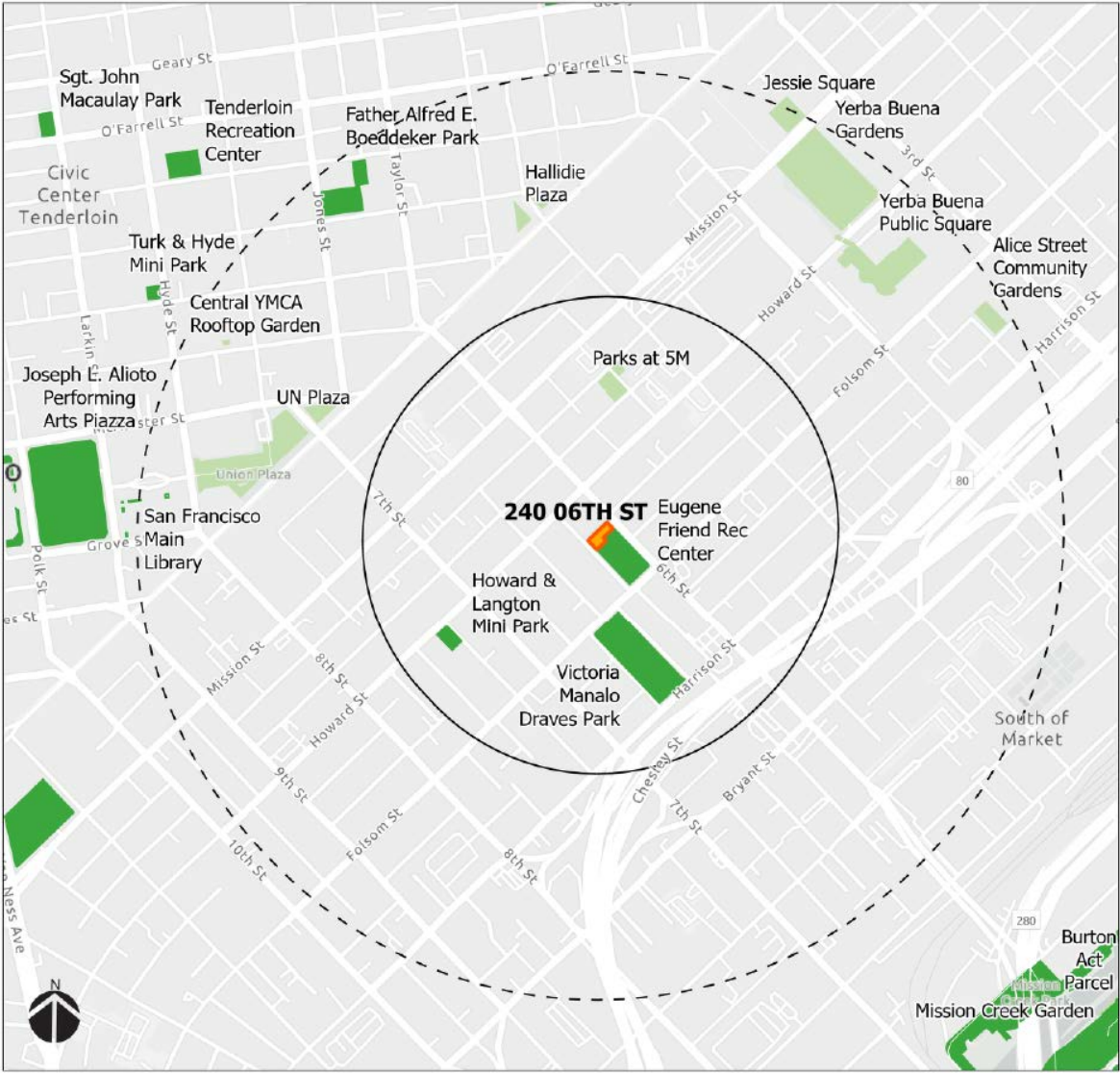
Within D6 Open Space Task Force (2013) Priority Areas



DISTRICT 6 - EXISTING & PLANNED OPEN SPACE



Parks & Open Space within 1/2 mile



240 6TH ST. ACQUISITION

GENE FRIEND RECREATION CENTER RENOVATIONS



View from corner of Folsom and 6th streets



- DESIGN REFINEMENTS:**
- Revision to Secondary power allows smaller PG&E enclosure & enlarged planting zone along 6th street
 - Expanded play area towards Harriet St
 - Revised play area surfacing to turf
 - Additional planting at Harriet St
 - Relocated trees in play area to separate ball court
 - Separated exercise area adjacent to building

View from 6th street (240 6th on right in yellow polygon)





Thank You