

File No. 151189 Committee Item No. 3
 Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight Date December 3, 2015

Board of Supervisors Meeting Date _____
 Cmte Board

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Agreement</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Management Plan - 03/27/2015</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Design Guidelines</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>BOS Reso No. 301-15</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Referral ER - 112415</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Referral FYI - 112415</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Committee Report Memo - 112415</u> |
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Completed by: Erica Major Date November 25, 2015
 Completed by: _____ Date _____

1 [Agreement - Owners' Association for Administration/Management of Dogpatch & Northwest
2 Potrero Hill Green Benefit District]

3 **Resolution approving an agreement with the nonprofit Owners' Association for**
4 **administration/management of the established property-based Green Benefit District**
5 **known as the "Dogpatch & Northwest Potrero Hill Green Benefit District," pursuant**
6 **California Streets and Highway Code, Section 36651, for a period commencing upon**
7 **Board approval through June 30, 2025.**

8
9 WHEREAS, On June 9, 2015, acting pursuant to Article XIID of the California
10 Constitution, Section 53753 of the California Government Code, and the Property and
11 Business Improvement District Law of 1994 (Part 7 of Division 18 of the California Streets and
12 Highways Code, commencing with Section 36600), as augmented by Article 15A of the San
13 Francisco Business and Tax Regulations Code ("Article 15A"), the Board of Supervisors
14 adopted Resolution No. 198-15 ("Resolution of Intention") declaring the Board's intention to
15 establish the property-based special assessment district to be known as the Dogpatch &
16 Northwest Potrero Hill Green Benefit District; and declaring the Board's intention to levy
17 assessments on parcels to be included within the district, setting the public hearing, initiating
18 mail ballot majority protest proceedings, approving the management district plan entitled "The
19 Dogpatch & Northwest Potrero Hill Green Benefit District Management Plan" (the
20 "Management District Plan" or "Plan"), making various findings, and taking other legislative
21 actions required to form the proposed district and levy the proposed assessments (Board File
22 No. 150535); and

23 WHEREAS, On July 31, 2015, acting pursuant to the aforementioned legal authorities,
24 the Board of Supervisors adopted Resolution No. 301-15 ("Resolution to Establish," Board
25 File No. 150795), establishing the property-based Green Benefit District designated as the

1 "Dogpatch & Northwest Potrero Hill Green Benefit District" and levying multi-year special
2 assessments on Identified Parcels (as defined in Section 53750(g) of the Government Code)
3 included within the District (the "Assessments"); and the Controller's designation for the
4 Assessments for the Dogpatch & Northwest Potrero Hill Green Benefit District is Special
5 Assessment No. 33; and

6 WHEREAS, Pursuant to the aforementioned legal authorities and the Resolution to
7 Establish, the Assessments may only be used to fund property-related services,
8 "Improvements" (as defined in California Streets and Highways Code, Section 36610 and
9 Article 15A) and "Activities" (as defined in California Streets and Highways Code, Section
10 36606) within the District in accordance with the Management District Plan (collectively, such
11 authorized services, improvements and activities are referred to here as "District Programs");
12 and

13 WHEREAS, The District is not a governmental, corporate or separate legal entity, but is
14 a geographic area containing all of the Identified Parcels subject to the Assessments for
15 District Programs described in the Plan and included in the annual budgets submitted to and
16 approved by the Board of Supervisors; the annual budget for District Programs for the first
17 year of operations is set forth in the Plan, and for subsequent years, shall be set forth in the
18 Annual Reports submitted to the Board of Supervisors as required by California Streets and
19 Highways Code, Section 36650; and

20 WHEREAS, Pursuant to the Resolution to Establish and California Streets and
21 Highways Code, Sections 36612 and 36650, the Board of Supervisors may contract with a
22 private nonprofit entity referred to as an "Owners' Association" to administer the District
23 Programs; and

24 WHEREAS, An Owners' Association may be an existing nonprofit entity or a newly
25 formed nonprofit entity; and

1 WHEREAS. An Owners' Association is a private entity and may not be considered a
2 public entity for any purpose, nor may its board members or staff be considered to be public
3 officials for any purpose; provided, however, that an Owner's Association must comply with
4 the Ralph M. Brown Act (Government Code, Title 5, Division 2, Part 1, Chapter 9,
5 commencing with Section 54950) at all times when its board of directors or any committee
6 thereof hears, considers or deliberates on matters concerning the District, and must comply
7 with the California Public Records Act (Government Code, Title 1, Division 7, Chapter 3.5,
8 commencing with Section 6250) for purposes of providing public access to records relating to
9 the District; and

10 WHEREAS, An Owners' Association is obligated to hold in trust all funds it receives
11 from the City that are derived from the City's levy and collection of the Assessments, and to
12 use such funds exclusively for the purposes of implementing the Management District Plan
13 and administering, managing and providing District Programs set forth in the Plan, Resolution
14 to Establish, and annual budgets submitted by the Owners' Association and approved by the
15 Board of Supervisors; and

16 WHEREAS, Pursuant to the Resolution to Establish, the Department of Public Works
17 ("Public Works") is the City agency responsible for coordination between the City and the
18 Owners' Association for the District; and

19 WHEREAS, Public Works has negotiated an agreement with the California nonprofit
20 corporation Dogpatch & Northwest Potrero Hill Green Benefit District, to, in good faith and
21 with diligence as the Owners' Association for the District, develop, implement, direct, manage,
22 administer, operate and ensure the timely provision of the District Programs ("Management
23 Agreement" or "Agreement"); and

1 WHEREAS, The Management Agreement is on file with the Clerk of the Board of
2 Supervisors in File No. 151189, which is hereby declared to be a part of this Resolution as if
3 set forth fully herein; and

4 WHEREAS, Pursuant to the Property and Business Improvement District Law of 1994,
5 the Resolution to Establish and the express terms of the Management Agreement, the
6 Agreement shall not be binding unless the Board of Supervisors approves the Agreement by
7 Resolution; and

8 WHEREAS, It is in the best interest of the City and the property owners within the
9 District for the City to enter into the Management Agreement with the Dogpatch & Northwest
10 Potrero Hill Green Benefit District, according to the terms and conditions set forth therein; and

11 WHEREAS, The Planning Department has determined that the actions contemplated in
12 this Resolution comply with the California Environmental Quality Act (California Public
13 Resources Code, Sections 21000, et seq.); and

14 WHEREAS, Said determination is on file with the Clerk of the Board of Supervisors in
15 File No. 151189 and is incorporated herein by reference; now, therefore, be it

16 RESOLVED, That the Board of Supervisors declares as follows:

17 Section 1. AUTHORIZATION TO EXECUTE CONTRACT. The Department of
18 Public Works is duly authorized to execute the Management Agreement on behalf of the City
19 and County of San Francisco.

20 Section 2. APPROVAL OF AGREEMENT. The Board of Supervisors hereby
21 approves the Management Agreement on file with the Clerk of the Board of Supervisors in
22 File No. 151189, which is hereby declared to be a part of this Resolution as if set forth fully
23 herein.

24 Section 3. AUTHORIZATION FOR ACTIONS CONTEMPLATED IN AGREEMENT.
25 The Department of Public Works, the Controller and all other Departments, City Officers and

1 Employees are authorized to take all actions, make determinations, exercise discretion, grant
2 or deny approval, and otherwise take all reasonable steps necessary for full performance of
3 the Management Agreement on behalf of the City and County of San Francisco according to
4 its terms.

5 Section 4. AUTHORIZATION FOR AMENDMENTS TO AGREEMENT. Subject to
6 disapproval by the Board of Supervisors within 30 days of submission to the Clerk of the
7 Board, the Department of Public Works may execute amendments to the Agreement on
8 behalf of the City and County of San Francisco that are consistent with the Management
9 District Plan, Resolution to Establish, official City policies and applicable law.

ORIG - COB
GAO, Leg Del

Member, Board of Supervisors
District 7



City and County of San Francisco

NORMAN YEE

DATE: 11/24/2015

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Norman Yee *[Signature]*
Chairperson

RE: Government Audit and Oversight Committee
COMMITTEE REPORTS

RECEIVED
 BOARD OF SUPERVISORS
 STAFF SERVICES
 2015 NOV 24 PM 4:01
 AK

Pursuant to Board Rule 4.20, as Chair of the Government Audit and Oversight Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on December 8, 2015, as Committee Reports:

151192 Agreement - Owners' Association for Administration/Management of Greater Rincon Hill Community Benefit District

Resolution approving an agreement with the nonprofit Owners' Association for administration/management of the established property-based Community Benefit District known as the "Greater Rincon Hill Community Benefit District," pursuant to California Streets and Highways Code, Section 36651, for a period commencing upon Board approval, through June 30, 2030.

151108 Agreement - Owners' Association for Administration/Management of Yerba Buena Community Benefit District

Resolution approving an agreement with the nonprofit Owners' Association for administration/management of the established property-based Community Benefit District known as the "Yerba Buena Community Benefit District," pursuant to California Streets and Highways Code, Section 36651, for a period commencing upon Board approval, through June 30, 2030.

~~151189~~ **Agreement - Owners' Association for Administration/Management of Dogpatch & Northwest Potrero Hill Green Benefit District**

Resolution approving an agreement with the nonprofit Owners' Association for administration/management of the established property-based Green Benefit District known as the "Dogpatch & Northwest Potrero Hill Green Benefit District," pursuant to California Streets and Highway Code, Section 36651, for a period commencing upon Board approval, through June 30, 2025.

151065 Mills Act Historical Property Contract - 722 Steiner Street

Resolution approving a Mills Act historical property contract between The Trust of Côme Lague and Charlene Li, the owners of 722 Steiner Street, and the City and County of San Francisco, under Administrative Code, Chapter 71; and authorizing the Planning Director and the Assessor to execute the historical property contract.

151066 Mills Act Historical Property Contract - 807 Montgomery Street

Resolution approving a Mills Act historical property contract between 807 Montgomery, LLC, the owners of 807 Montgomery Street, and the City and County of San Francisco, under Administrative Code, Chapter 71; and authorizing the Planning Director and the Assessor to execute the historical property contract.

151067 Mills Act Historical Property Contract - 761 Post Street

Resolution approving a Mills Act historical property contract between RLJC San Francisco LP, the owners of 761 Post Street, and the City and County of San Francisco, under Administrative Code, Chapter 71; and authorizing the Planning Director and the Assessor to execute the historical property contract.

150985 Settlement of Lawsuit - John Russo Industrial Sheetmetal, Inc., dba JRI, Inc. - \$2,100,000]

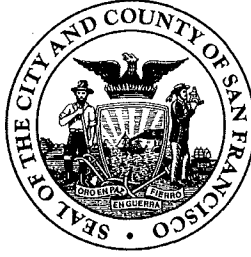
Ordinance authorizing settlement of the lawsuit filed by John Russo Industrial Sheetmetal, Inc., a California corporation, dba JRI, Inc. ("JRI") against the City and County of San Francisco for \$2,100,000 and other material terms; the lawsuit was filed on June 17, 2010, in Alameda County Superior Court Case No. HG10520625, entitled JRI, Inc. v. City and County of San Francisco, et al., related to the contract for the manufacture and delivery of two Aircraft Rescue Fire Fighting vehicles for use at San Francisco International Airport ("Airport"); other material terms of said settlement include that the City will convert the prior termination of JRI's contract for default to a termination for convenience; for five years, JRI will not bid on any Airport contracts, including as a subcontractor, or challenge any Airport procurements; and the parties mutually release all claims relating to the contract or the lawsuit.

151163 Settlement of Lawsuit - New Cingular Wireless, LLC, Donald Sipple, John Simon, Kark Simonsen, and Christopher Jacobs - \$3,038,832

Ordinance authorizing settlement of the lawsuit filed by New Cingular Wireless, LLC, Donald Sipple, John Simon, Karl Simonsen, and Christopher Jacobs against the City and County of San Francisco for \$3,038,832; the lawsuit was filed on May 27, 2011, in Los Angeles Superior Court, Case No. BC462270; entitled Donald Sipple, et al. v. City Of Alameda, et al.; other material terms of said settlement are dismissal of the cross-complaint filed by the City and County of San Francisco against New Cingular Wireless, LLC, and AT&T Mobility, LLC.

These matters will be heard in the Government Audit and Oversight Committee on December 3, 2015, at 10:30 a.m.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

November 24, 2015

File No. 151189

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On November 17, 2015, Supervisor Cohen introduced the following legislation:

File No. 151189

Resolution approving an agreement with the nonprofit Owners' Association for administration/management of the established property-based Green Benefit District known as the "Dogpatch & Northwest Potrero Hill Green Benefit District," pursuant to California Streets and Highway Code, Section 36651, for a period commencing upon Board approval, through June 30, 2025.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Committee Clerk
Government Audit and Oversight Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Major, Erica (BOS)

From: Major, Erica (BOS)
Sent: Tuesday, November 24, 2015 4:05 PM
To: Jones, Sarah (CPC)
Cc: Navarrete, Joy (CPC); Poling, Jeanie (CPC)
Subject: REFERRAL ER (151189) Agreement - Owners' Association for Administration/Management of Dogpatch & Northwest Potrero Hill Green Benefit District
Attachments: 151189 ER.pdf

Greetings:

Attached is a referral for the Planning Department's environmental review. Please forward your determination to me as soon as possible.

Thank you in advance.

Best,

Erica Major

Assistant Committee Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244

San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

Erica.Major@sfgov.org | www.sfbos.org



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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Ben Rosenfield, City Controller, Office of the Controller
Mohammed Nuru, Director, Public Works

FROM: Erica Major, Assistant Committee Clerk, Government Audit and Oversight
Committee, Board of Supervisors

DATE: November 24, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Government Audit and Oversight Committee has received the following proposed legislation, introduced by Supervisor Cohen on November 17, 2015:

File No. 151189

Resolution approving an agreement with the nonprofit Owners' Association for administration/management of the established property-based Green Benefit District known as the "Dogpatch & Northwest Potrero Hill Green Benefit District," pursuant to California Streets and Highway Code, Section 36651, for a period commencing upon Board approval, through June 30, 2025.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c:
Todd Rydstrom, Office of the Controller
Jonathon Goldberg, Public Works

Major, Erica (BOS)

From: Major, Erica (BOS)
Sent: Tuesday, November 24, 2015 4:04 PM
To: Rosenfield, Ben (CON); Rufo, Todd (ECN)
Cc: Rydstrom, Todd (CON); Rich, Ken (ECN); Pagan, Lisa (ECN); Corgas, Christopher (ECN)
Subject: REFERRAL FYI (151189) Agreement - Owners' Association for Administration/Management of Dogpatch & Northwest Potrero Hill Green Benefit District
Attachments: 151189 FYI.pdf

Greetings:

This matter is being forwarded to your department for informational purposes. If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Thank you.

Erica Major
Assistant Committee Clerk
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102
Phone: (415) 554-4441 | Fax: (415) 554-5163
Erica.Major@sfgov.org | www.sfbos.org



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**AGREEMENT FOR THE ADMINISTRATION OF THE
"DOGPATCH & NORTHWEST POTRERO HILL GREEN BENEFIT DISTRICT"**

This Agreement ("Agreement") is entered into this ____th day of _____, 2015 by and between the **CITY AND COUNTY OF SAN FRANCISCO**, a municipal corporation ("City"), by and through the Department of Public Works ("Public Works") and subject to approval of the Board of Supervisors for the City and County of San Francisco (the "Board of Supervisors" or "Board") by resolution, and **Dogpatch & Northwest Potrero Hill Green Benefit District**, a California nonprofit corporation ("Corporation"), acting as the "Owners' Association" pursuant to Sections 36614.5 and 36651 of the California Streets and Highways Code, to implement, administer and provide the property-related services, improvements and activities to be funded by special assessments the City has levied on Identified Parcels of real property included within the property-based business improvement district to be known as the **Dogpatch & Northwest Potrero Hill Green Benefit District** ("District"), with reference to the following:

RECITALS

WHEREAS, pursuant to Article XIID of the California Constitution ("Article XIID"), adopted by the California voters in November 1996 as Proposition 218, California Government Code Section 53753 ("Section 53753"), and other legal authorities, revenues from assessments on real property may only be used for the capital costs of public improvements, maintenance and operation expenses of public improvements, and costs of property-related services, that confer "special benefits" (as defined in Article XIID, Section 2(i)) upon the assessed parcels. The assessment on each assessed parcel may not exceed the proportional reasonable cost of the special benefits conferred on the parcel in relation to the total cost of the special benefits conferred on all parcels within a defined geographic area subject to assessment.

WHEREAS, on June 9, 2015, acting pursuant to the Property and Business Improvement District Law of 1994, Part 7 of Division 18 of the California Streets and Highways Code (commencing with Section 36600), as augmented by Article 15A of the San Francisco Business and Tax Regulations Code ("Article 15A"), Article XIID and Section 53753, the Board of Supervisors adopted Resolution No. 198-15 ("Resolution of Intention") declaring the Board's intention to establish the property-based business improvement district and to levy assessments on parcels to be included within the District, setting the public hearing, initiating mail ballot majority protest proceedings, approving the management district plan entitled "Dogpatch & Northwest Potrero Hill Green Benefit District Management Plan" (the "Management District Plan" or "Plan"), making various findings and taking other legislative actions required to form the proposed district and levy the proposed assessments (Board of Supervisors File No. 150535).

WHEREAS, on July 31, 2015, the Board of Supervisors, acting pursuant to the Property and Business Improvement District Law of 1994, as augmented by Article 15A, adopted Resolution No. 301-15 ("Resolution to Establish"), establishing the property-based business improvement district to be known as the "**Dogpatch & Northwest Potrero Hill Green Benefit District**" and levying multi-year special assessments on Identified Parcels (as defined herein) included within the District ("Assessments") (Board of Supervisors File No. 150795) (Controller's Special Assessment No. 33).

WHEREAS, the District is not a governmental, corporate or separate legal entity, but is a geographic area containing all of the Identified Parcels subject to the Assessments the Board of Supervisors has levied for purposes authorized by the Property and Business Improvement District Law of 1994, Article 15A, Resolution to Establish, Management District Plan and Annual Reports.

WHEREAS, pursuant to the Article XIID, Section 53753, the Property and Business Improvement District Law of 1994, Article 15A and the Resolution to Establish, the Assessments may only be used to fund property-related services, "Improvements" (as defined in Section 36610 of the Streets and Highways Code) and "Activities" (as

defined in Section 36613 of the Streets and Highways Code) within the District in accordance with the Management District Plan (collectively, "District Programs"). The Board of Supervisors may amend the Plan from time to time in accordance with the Property and Business Improvement District Law of 1994.

WHEREAS, Corporation shall hold in trust all funds it receives from the City that are derived from the City's levy and collection of the Assessments exclusively for the purposes of implementing the Management District Plan, and administering, managing and providing District Programs, directly by Corporation's personnel or by third party providers contracting with Corporation, as set forth in the Management District Plan, Resolution to Establish, and annual budgets set forth in the Plan for the first Fiscal Year of operations and, in subsequent Fiscal Years, set forth in the Annual Reports approved by the Board of Supervisors and Corporation's board of directors pursuant to Streets and Highways Code Section 36650, subject to the terms, conditions and restrictions set forth in this Agreement.

WHEREAS, the District Programs are supplemental to the municipal services the City currently provides within the boundaries of the District. Were it not for the City's establishment of the District, the supplemental property-related services, Improvements and Activities to be funded by the Assessments could not or would not be performed by the City or by City employees. The interests of the City, the owners of Identified Parcels and businesses and other tenants occupying the Identified Parcels are better served by an agreement pursuant to Streets and Highways Code Section 36651 between the City and an Owners' Association to implement the Management District Plan and administer, manage and provide the District Programs, than by the performance of such tasks by the City. In addition:

A. The City currently intends that the level of municipal services that were being provided by the City within the District as of the date the Board approved the Resolution to Establish will not be affected by the City's establishment of the District or the collection and expenditure of the Assessments for the District Programs. The City will notify the Corporation if and when the City reduces the level of, or discontinues, such services.

B. The Board of Supervisors, by adopting a resolution approving this Agreement, authorizes Public Works, as the City agency responsible under the Resolution to Establish for coordination between the City and the Owners' Association of the District, to execute and administer this Agreement with Corporation.

C. Prior to the execution of this Agreement, Corporation has commenced tasks associated with this Agreement, including but not limited to: (i) forming the Corporation, (ii) obtaining approval of the officers and board of directors for the Corporation to enter into this Agreement and authorizing the execution hereof by the individual or individuals executing this Agreement on behalf of the Corporation, (iii) appointing an agent for service of process upon the Corporation, whose business address shall be in San Francisco and who shall accept service of process in San Francisco on behalf of the Corporation, (iv) establishing an account or accounts at a federally insured bank, a savings and loan, a credit union or other financial corporation acceptable to the City for the safekeeping of Assessments Funds the City disburses to or on behalf of the Corporation under this Agreement, and which Corporation shall authorize to disclose directly to the City all statements, records, and other information for all such accounts upon written request of Public Works, the Controller, City Attorney, Ethics Commission or Grand Jury, (v) submitting to City the Articles of Incorporation and Bylaws of the Corporation acceptable to the City, (vi) submitting to City copies of the Corporation's application for non-profit status under Subchapter F (commencing with Section 501) of Chapter 1 of Subtitle A of the Internal Revenue Code of 1986, as amended; (vii) obtaining a business registration certificate from the Tax Collector pursuant to Article 12 of the San Francisco Business and Tax Regulations Code, (viii) submitting to City a certificate of good standing, and (ix) submitting to the City additional records and information as may have been requested by the Clerk of the Board of Supervisors, Public Works, the Controller or City Attorney.

D. Corporation shall maintain insurance acceptable to the City's Risk Manager naming the City and related Indemnified Parties (as defined herein) as additional insured(s) or loss payee(s) as required in Article 10 of this Agreement, and provide copies of all documents, certificates and other records as may be required by City under this Agreement or applicable law prior to commencement of operations.

NOW, THEREFORE, the parties agree as follows:

ARTICLE 1

DEFINITIONS

Section 1.1 Specific Terms. Unless the context otherwise requires, the following capitalized terms (whether singular or plural) shall have the meanings set forth below:

- (a) "**Activities**" shall, consistent with the definition set forth in Section 36613 of the Streets and Highways Code, mean, but is not limited to, all of the following:
- (1) Maintaining "public realm areas," including, without limitation, caring for new and existing trees, maintaining and repairing irrigation systems, patrolling for graffiti, and removing trash and debris. The term "public realm area" shall have the meaning given in Section 15.A.2 of the San Francisco Business and Tax Regulation Code.
 - (2) Improving existing public realm areas, including, without limitation, adding playground equipment, trash and recycling receptacles, and irrigation systems, and developing new public realm areas, and development to enhance "green infrastructure," as such term is defined in the Plan.
 - (3) Managing the finances, contracts, corporate business, grant writing, and advocacy for the District, and developing and maintaining public communications for the benefit of the District
 - (4) Handling of day-to-day operations, administrative tasks, and contingency reserves.
 - (5) Performing other activities which specifically benefit business and real property located in the District as provided in the Plan.
- (b) "**ADA**" means the Americans with Disabilities Act (including all rules and regulations thereunder) and all other applicable federal, state and local disability rights legislation, as the same may be amended, modified or supplemented from time to time.
- (c) "**Annual Report**" means the annual report required under Section 36650 of the Streets and Highways Code (including all information required to be contained in such report and all other substantive and procedural requirements set forth in the Property and Business Improvement District Law of 1994 and other laws therein referenced), for each Fiscal Year, as such report may be amended, modified or supplemented by the Board of Supervisors pursuant to Sections 36650, 36635 and 36636. All references in this Agreement to budgets, District Programs, authorizations, descriptions, specifications or other matters set forth in the "Annual Report" for any given Fiscal Year means the Annual Report as finally approved by the Board of Supervisors pursuant to Section 36650.
- (d) "**Assessments**" mean the special assessments levied by the Board of Supervisors on Identified Parcels of real property included within the District pursuant to the Resolution to Establish.
- (e) "**Assessment Funds**" and "**Assessment Revenues**" mean any and all money collected by the City from the levy of the Assessments, including all amounts collected as penalties and interest for delinquent payment of Assessments, and including all interest, dividends, income and other increases or accumulations from the deposit or investment thereof by or on behalf of the City or Corporation.
- (f) "**Charter**" means the Charter of the City and County of San Francisco.
- (g) "**City Attorney**" means the City Attorney of the City and County of San Francisco.

(h) "**Controller**" means the Controller of City and County of San Francisco.

(i) "**Disbursement & Depository Certification**" means a writing bearing the original signatures of authorized officers of the Corporation requesting that the Controller disburse Assessment Funds to Corporation by direct deposit, electronic transfer, delivery of a negotiable instrument or other means acceptable to Controller, for deposit into an account or accounts held in the name of the Corporation at a bank, savings and loan, credit union or other financial institution or firm acceptable to the Controller, and containing all of the following: (1) the name, address and telephone number of the San Francisco branch of such bank, savings and loan, credit union or other financial institution or firm, (2) the specific account or accounts to which such funds are to be deposited for safekeeping, (3) the name and contact information of the branch manager or other senior management employee at the branch to whom the City should direct communications regarding disbursements of Assessment Funds, and to whom or from whom instructions may be made and received regarding electronic transfers or other means of transferring Assessment Funds from the City treasury for deposit into Corporation's account(s), and (4) such other information as may be required by the Controller or by the bank, savings and loan, credit union or other financial institution. The Disbursement & Depository Certification shall not be valid unless a certified copy of the resolution of Corporation's board of directors authorizing execution and delivery of such certification to the Controller, and containing all of the same information as must be specified in the certification, is affixed thereto and received by the Controller. The Controller may supplement, modify or waive any or all of the requirements for the Disbursement & Depository Certification set forth in this subsection (1) and Section 4.1 of this Agreement, in writing delivered to Corporation and the branch manager or other senior management employee specified in the certification. If no valid certification has been delivered to Controller, or such certification is no longer valid for any reason, the Controller's written supplement, modification or waiver may be delivered to the branch manager of the bank, savings and loan, credit union or other financial institution or firm at which Corporation maintains the account or accounts into which the Assessment Funds shall be deposited for safekeeping.

(j) "**Eligible Expenditures**" means expenditures of Assessments Funds for property-related services, Improvements and Activities included in the annual budget for the Fiscal Year in which the expenditure is made, as authorized by the Property and Business Improvement District Law of 1994 (as augmented by Article 15A), Management District Plan, Resolution to Establish and Annual Reports for the relevant Fiscal Year.

(k) "**Event of Default**" shall have the meaning set forth in Section 11.1 of this Agreement.

(l) "**Fiscal Quarter**" means each period of three (3) calendar months commencing on July 1, October 1, January 1 and April 1, respectively.

(m) "**Fiscal Year**" means each period of twelve (12) calendar months commencing on July 1 and ending on June 30 during all or any portion of which this Agreement is in effect.

(n) "**HRC**" means the San Francisco Human Rights Commission.

(o) "**Improvement**" shall, consistent with the definition set forth in Section 36610 of the Streets and Highways Code, and Section 15.A.2 of the San Francisco Business and Tax Regulation Code, mean the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (1) Parking facilities.
- (2) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (3) Trash receptacles and public restrooms.
- (4) Lighting and heating facilities.

- (5) Decorations.
- (6) Parks.
- (7) Fountains.
- (8) Planting areas.
- (9) Closing, opening, widening, or narrowing of existing streets.
- (10) Facilities or equipment, or both, to enhance security of persons and property within the area.
- (11) Ramps, sidewalks, plazas, and pedestrian malls.
- (12) Rehabilitation or removal of existing structures.
- (13) Infrastructure installations for constructed wetlands, rain gardens, permeable paving or other site strategies for green infrastructure in accordance with the San Francisco Stormwater Guidelines, which is attached hereto as Appendix C and incorporated herein by reference.

(p) "**Indemnified Parties**" means: (1) the City, including the Board of Supervisors, Public Works, the Controller, City Attorney and all other commissions, departments, agencies and other subdivisions of the City; (2) elected officials, directors, officers, employees, agents, successors and assigns of the City; and (3) all persons or entities acting on behalf of any of the foregoing.

(q) "**Identified Parcel**" shall, consistent with the definition in Government Code Section 53750(g), mean a parcel of real property included within the District, identified in the Management District Plan as having a special benefit or benefits conferred upon it, and upon which the Board of Supervisors has levied multi-year special assessments pursuant to Streets and Highways Code Sections 36625 and 36628.5, Article 15A and Resolution No. 301-15.

(r) "**Losses**" means any and all liabilities, obligations, losses, damages, penalties, claims, actions, suits, judgments, fees, expenses and costs of whatsoever kind and nature (including legal fees and expenses and costs of investigation, of prosecuting or defending any Loss described above) whether or not such Loss be founded or unfounded, of whatsoever kind and nature.

(s) "**Management District Plan**" and "**Plan**" mean the proposal submitted to the Board of Supervisors pursuant to Section 36622 of the Streets and Highways Code, designated as the "Dogpatch & Northwest Potrero Hill Green Benefit District Management Plan" and approved by the Board of Supervisors by adoption on June 9, 2015 of Resolution No. 198-15, and adoption on July 31, 2015 of Resolution No. 301-15, as the Plan may be amended, modified, corrected, supplemented or superceded by the Board of Supervisors from time to time pursuant to the Property and Business Improvement District Law of 1994, and including any attachments and exhibits thereto.

(t) "**Owners' Association**" shall, consistent with Section 36614.5 of the Streets and Highways Code, mean a private nonprofit entity that is under contract with the City to administer or implement activities (as defined in Section 36613 of the Streets and Highways Code) and improvements (as defined in Section 36610 of the Streets and Highways Code) that are specified in the Management District Plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding the previous sentence, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters concerning the District (including this Agreement, the Assessments, Annual Reports, District Programs, Management District Plan, contracts with third party providers and any other matter related to the District and the subject matter of this Agreement) are heard, discussed, or

deliberated by Corporation's board of directors or any committee thereof, and with the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code), for all records relating to the District, this Agreement, the Assessments, Annual Reports, District Programs, Management District Plan, contracts with third party providers and any other matter related to the subject matter of this Agreement.

(u) **"Publication"** shall mean any report, article, educational material, handbook, brochure, pamphlet, press release, public service announcement, web page, audio or visual material or other communication for public dissemination, which relates to the District, all or any portion of the Management District Plan or is paid for in whole or in part using Assessments Funds.

Section 1.2 Additional Terms. The terms "as directed," "as required" or "as permitted" and similar terms shall refer to the direction, requirement, or permission of Public Works, the Board of Supervisors, Mayor, Controller, City Attorney, Risk Manager or other commission, department, agency, subdivision, elected official, director, officer, employee or agent of the City responsible for such direction, requirement, or permission, the case may be. The terms "sufficient," "necessary" or "proper" and similar terms shall mean sufficient, necessary or proper in the reasonable judgment of the department, person or body described in the preceding sentence authorized to exercise such judgment on behalf of the City. The terms "approval," "acceptable" or "satisfactory" or similar terms shall mean approved by, or acceptable to, or satisfactory to such department, person or body authorized to grant such approval, acceptance or determination of satisfaction on behalf of the City, as the case may be. The terms "include," "included" or "including" and similar terms shall be deemed to be followed by the words "without limitation". The use of the term "subcontractor," "successor" or "assign" herein refers only to a subcontractor, successor or assign expressly permitted by the City in writing.

Section 1.3 References to this Agreement. References to this Agreement include: (a) any and all appendices, exhibits, schedules, attachments hereto; (b) any and all statutes, ordinances, regulations or other documents expressly incorporated by reference herein; and (c) any and all amendments, modifications or supplements hereto made in accordance with this Agreement and applicable law. References to articles, sections, subsections or appendices refer to articles, sections or subsections of or appendices to this Agreement, unless otherwise expressly stated. Terms such as "hereunder," herein or "hereto" refer to this Agreement as a whole.

Section 1.4 Other References. References in this Agreement to the Management District Plan, Annual Reports, budgets, resolutions, statutes, ordinances, regulations, agreements and other documents or materials include: (a) any and all appendices, exhibits, schedules, attachments thereto; (b) any and all statutes, ordinances, regulations, resolutions or other documents expressly incorporated by reference therein; and (c) any and all amendments, modifications or supplements thereto.

ARTICLE 2 TERM OF AGREEMENT

Section 2.1 Period of Performance. Unless modified by mutual agreement of the parties through a written amendment to this Agreement, the period of performance under this Agreement shall be from the effective date of the Board of Supervisors resolution approving this Agreement to and including June 30, 2025; provided, that if the District is disestablished pursuant to the Property and Business Improvement District Law of 1994 or Article 15A, expires prior to June 30, 2025 for any reason, the City exercises its right to terminate this Agreement as provided herein, or this Agreement is terminated for any other reason, the period of performance shall end on the date the last of the following events occurs: (i) the Controller accepts in writing the Corporation's final accounting of all Assessment Funds disbursed by the City, (ii) the Corporation submits written confirmation acceptable to the Controller that there is no outstanding and unpaid indebtedness incurred to accomplish any of the purposes of the District, and (iii) any and all claims against the Corporation and the City arising out of this Agreement or the Corporation's administration, management and provision of the District Programs has been settled or finally adjudicated and all obligations relating thereto have been fully satisfied;

provided, further, that certain obligations of Corporation with respect to the preservation of records, City's access to books and records, audits, insurance and indemnification of City and Indemnified Parties arising from Corporation's performance of this Agreement, implementation of the Management District Plan and receipt of Assessment Funds, shall, as specified in this Agreement and applicable law, survive the period of performance set forth in this section.

ARTICLE 3

CORPORATION RESPONSIBILITIES

Section 3.1 District Programs; Implementation of Plan; Nonprofit Status of Corporation.

Corporation shall, in good faith and with diligence, develop, implement, direct, manage, administer, operate and ensure the timely provision of all property-related services, Improvements and Activities as described in the Management District Plan, attached hereto as Appendix A and incorporated herein by reference. Corporation acknowledges and expressly agrees that, for the duration of this Agreement, it will: (a) comply with all applicable federal, state and local laws and regulations, (b) continuously maintain its corporate status active and in good standing, and (c) continuously maintain nonprofit status under Section 501(c)(3) of Chapter 1 of Subtitle A of the Internal Revenue Code of 1986, as amended. Corporation's failure to obtain approval from the Internal Revenue Service of Corporation's application for such nonprofit status and all other approvals from any governmental agency as may be necessary to obtain such nonprofit status obtain within one (1) year of the effective date of the Board of Supervisors resolution approving this Agreement, or denial for any reason of Corporation's application for nonprofit status or request for other approvals as may be necessary therefor, if any, shall automatically terminate this Agreement. Corporation may ask City for an extension of the one-year period to obtain nonprofit status, and City in its discretion may grant the request if it determines that Corporation has exercised due diligence in seeking nonprofit status and that nonprofit status is reasonably expected. Corporation's abandonment of the application for nonprofit status or failure to promptly respond to requests for information or documents necessary to process the application shall constitute a material breach of this Agreement for which the City may exercise any of its remedies under this Agreement, including terminating this Agreement and entering into a contract with a different nonprofit entity to act as the Owners' Association for the District.

Section 3.2 Corporation's Personnel; Administration of Contracts with Third Parties;

Accountability. The Management District Plan shall be implemented only by competent personnel under the direction and supervision of Corporation. Corporation shall be responsible for the oversight, administration and enforcement of any and all contracts with third parties to provide any property-related service, Improvement or Activity paid or to be paid with Assessment Funds. The use of Assessment Funds for purposes other than Eligible Expenditures by any third party under contract with Corporation shall be attributable to Corporation and shall be deemed a material breach of this Agreement for which the City may exercise any of its remedies under this Agreement or applicable law, including terminating this Agreement and entering into a contract with a different nonprofit entity to act as the Owners' Association for the District.

Section 3.3 Corporation's Board of Directors.

Corporation shall at all times be governed by a legally constituted and fiscally responsible board of directors. Such board of directors shall meet regularly and maintain appropriate membership, as established in Corporation's bylaws and other governing documents and shall adhere to applicable provisions of federal, state and local laws governing nonprofit corporations.

As described in the Management District Plan, the Corporation's board of directors will create and manage programs that best respond to the needs of the District property owners, find and manage programs that will augment existing city services, purchase services cost-effectively, and provide accountability to assessed property owners.

Corporation's board of directors shall exercise such oversight responsibility as is necessary to ensure full and prompt performance by Corporation of its obligations under this Agreement and compliance with federal, state and local laws.

Section 3.4 Annual Reports. Corporation shall prepare and submit an Annual Report to the Clerk of the Board of Supervisors and Public Works for each Fiscal Year for which the City collects and disburses the Assessments. Corporation also shall prepare an Annual Report for any Fiscal Year in which it expends Assessment Funds carried over from the prior Fiscal Year even if no additional Assessment Funds are to be collected and disbursed to Corporation during the Fiscal Year covered by the report. Corporation shall include in the Annual Reports such additional information and/or supporting documentation as City may require. Not less than six point seven nine percent (6.79%) of the revenues identified in the annual budgets for District Maintenance and Capital Improvement Programs set forth in the Annual Reports shall be derived from sources other than the Assessments to cover the proportional share of the costs of general benefits conferred by the District Programs. The first Annual Report shall be submitted by July 30, 2016. Subsequent Annual Reports shall be submitted by July 30 of each subsequent Fiscal Year for the duration of this Agreement.

The Corporation shall prepare all Annual Reports in accordance with Section 36650 of the Streets and Highways Code, and shall include in such reports, at a minimum the following items:

- (a) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.
- (b) The improvements, maintenance, and activities to be provided for that fiscal year.
- (c) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.
- (d) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.
- (e) The estimated amount of any surplus or deficit revenues to be carried over from the previous fiscal year, and the breakdown of how those funds will be spent in the following fiscal year.
- (f) The amount of any contributions made from sources other than assessments levied pursuant to this part. If less than 6.79%, provide an explanation why non-assessment collections fell short of requirement.
- (g) The proposed budget for the following fiscal year (as further defined in Section 3.9)
- (h) Summary of year-to-date performance metrics, including but not limited to:
 - (1) Total amount of trash collected in pounds (lbs)
 - (2) Total number of instances of graffiti removed or addressed
 - (3) Total number of landscape, parks, and open space maintenance requests addressed
 - (4) Total number of volunteers and cumulative volunteer hours
 - (5) Total number of commercial and industrial vacancies, including:
 - Address
 - APN
 - Square footage
 - Last known use

- Property owner contact information, if known

Section 3.5 Mid-Year Reports. In addition to the Annual Reports, Corporation shall submit mid-year reports to Public Works on Corporation's operations for the first and second Fiscal Quarters of the then-current Fiscal Year for the duration of this Agreement. The first mid-year report shall be submitted by January 31, 2017, and subsequent mid-year reports shall be submitted by January 31 of each year thereafter. The mid-year reports shall describe the status and progress of the various District Programs as described and referenced in the Management District Plan and the Annual Reports for the first and second Fiscal Quarters. The mid-year reports shall be written in narrative summary form, and include summary of statistical and financial data (as further outlined below), a description of the status of each contract Corporation has with third parties to provide or perform any of the District Programs, actual versus budgeted expenditures corresponding to each line item in the corresponding annual budget set forth in the Annual Report, the amount of Corporation's revenues derived from sources other than the Assessments during the first and second Fiscal Quarters and a description of how the Corporation will make up for any shortfall thereof, any deviations from the annual budget or additional proposed expenditures for which approval by the Board of Supervisors and/or amendment of the Management District Plan is required under this Agreement or applicable law, changes within the District during the first and second Fiscal Quarters that will require correction or modification of the Plan or assessment database, any proposed amendments or modifications to the Annual Report or Plan, and such other information as Public Works may require.

The Corporation shall prepare all Mid-Year Reports and shall include in such reports, at a minimum the following items:

- (a) The improvements, maintenance, and activities to date provided for that fiscal year.
- (b) An estimate of the cost of providing the improvements, maintenance, and activities provided to date for that fiscal year.
- (c) If a surplus or deficit was carried over from the previous fiscal year an accounting of those funds, and narrative summary of the actions taken to spend down the surplus or rectify the deficit.
- (f) The amount of any contributions made from sources other than assessments levied pursuant to this part, provide an analysis of whether or not the Corporation anticipates meeting the 6.79% non-assessment requirement for GBD Maintenance and Capital Improvements services.
- (g) The proposed budget for the following fiscal year (as further defined in Section 3.9)
- (h) Summary of year-to-date performance metrics, including but not limited to:
 - (1) Total amount of trash collected in pounds (lbs)
 - (2) Total number of instances of graffiti removed or addressed
 - (3) Total number of landscape, parks, and open space maintenance requests addressed
 - (4) Total number of volunteers and cumulative volunteer hours
 - (5) Total number of commercial and industrial vacancies, including:
 - Address
 - APN
 - Square footage
 - Last known use
 - Property owner contact information, if known

Section 3.6 Coordination. Corporation shall render all services and perform all work in accordance with the Management District Plan and the terms of this Agreement, and shall cooperate with the City in the implementation of the Management District Plan and the performance of this Agreement. Corporation shall coordinate with Public Works for the implementation of the Plan. Unless otherwise stated in the Agreement or required by the Charter, ordinance or other applicable law, Public Works shall be the agency of the City responsible for administration of this Agreement and for any acceptance, approval, permission or determination of the City required or permitted under this Agreement, all of which shall be in writing and delivered to Corporation by mail or personal delivery. Unless otherwise agreed to by the parties in a written amendment to this Agreement, electronic mail may not be used to communicate any acceptance, approval, permission or determination by the City.

Additionally, if the Corporation endeavors to undertake any facet or element of green infrastructure activities or improvements to improve green infrastructure, the Corporation will do so in accordance with the San Francisco Stormwater Guidelines, in cooperation and/or coordination with the Sewer System Improvement Program's Green Infrastructure Projects of the Infrastructure Division of the San Francisco Public Utilities Commission.

Section 3.7 Support Services; Eligible Expenditures. Corporation assumes responsibility for contracting for support services as required, and paying for all such direct and indirect expenses as may be necessary or convenient for the timely completion of work. Any obligations or expenditures for items not budgeted in the Annual Report may not be paid through Assessments collected by the City for the District Programs. In administering contracts with third party providers as necessary for providing the property-related services, Improvements and Activities within the District, Corporation shall comply with all applicable federal, state and City laws and regulations.

Section 3.8 Community/Public Access. To foster effective working relationships and effectuate the goals of the District as set forth in the Management District Plan, Corporation's responsibilities under this Agreement shall include the following:

(a) **Annual Outreach/Informational Meetings.** Corporation shall organize and conduct, at a minimum, one annual informational meeting to be noticed in writing by Corporation to the owners of Identified Parcels located in the District. Such notice shall be in addition to the requirements of the Ralph M. Brown Act and additional open meeting requirements of this Section. Such meetings must be conducted at a location within the District in order to allow the property owners to familiarize themselves with the Corporation, its functions and its officers and directors. At these meetings property owners shall have the opportunity to express to Corporation their views relating to the District. Such meetings may, but are not required to be, consolidated with a regular meeting of the Corporation's board of directors for the transaction of Corporation's business.

In lieu of one informational meeting noticed to all owners of the Identified Parcels, Corporation may organize and conduct a series of informational meetings, each of which will be noticed to only some of the owners of the Identified Parcels so long as all owners of the Identified Parcels are invited to at least one meeting each year.

For purposes of providing notice of an annual information meeting to individuals and entities with a timeshare ownership interest in an Identified Parcel, written notice provided to the homeowner's association for such individuals and entities shall meet the requirements of this section as applicable.

(b) **Open Meetings; Compliance with Ralph M. Brown Act.** Actions of the Corporation shall be taken openly and deliberations shall be conducted openly in compliance with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), made applicable to Corporation pursuant to Section 36614.5 of the Streets and Highways Code and this Agreement. In addition to Corporation's obligation to comply with the Ralph M. Brown Act, all notices and agendas for regular and special meetings of Corporation's board of directors and its committees shall be sent to the Government Information Center at the main branch of the San Francisco Public Library for posting. If Corporation establishes an internet website for the District, meeting notices and agendas shall be posted on Corporation's website no later than the time such notices and agendas must be posted under the Ralph M. Brown Act.

(c) **Public Access to District Related Records; Compliance with the California Public Records Act.**

Corporation shall comply with the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code), for all records relating to the District, this Agreement, the Assessments, Annual Reports, District Programs, Management District Plan, contracts with third party providers and any other matter related to the District or the subject matter of this Agreement

(d) **Newsletters.** Corporation may prepare a District newsletter for distribution to the owners of Identified Parcels and businesses and community-based organizations operating from Identified Parcels. Every issue of any newsletter shall be submitted in duplicate to Public Works for reference.

(e) **Other Events.** Corporation may organize at its discretion other events and programs that involve the owners of Identified Parcels, businesses and community-based organizations operating from Identified Parcels and the public that further the goals and objectives described in the Management District Plan; provided, that Assessment Funds may only be used for such events and programs if included in the annual budget set forth in the Management District Plan or Annual Report.

Section 3.9 Budget. Each property-related service, Improvement and Activity specified in the Management District Plan, and included in the budget therein during the first Fiscal Year of operations and in the corresponding Annual Report for subsequent Fiscal Years, shall be implemented by Corporation. Corporation and City agree that amounts shown in the Management District Plan or the Annual Reports were (or will be) the best estimates of the cost of those property-related services, Improvements and Activities at the time the estimates were (or will be) made. The parties anticipate that deviations from those estimates may occur and that some property-related services, Improvements and Activities may not be completed within the particular year budgeted, given normal delays that can be expected with these types of programs and changing circumstances. Corporation will use its best efforts to implement and complete all District Programs specified in the Management District Plan and Annual Reports; however, it is possible that Corporation may not expend the precise amount budgeted for any particular line item in Corporation's annual budget. A ten percent (10%) deviation in a budget line item set forth in the budget for the first year of operation in the Management District Plan or in the Annual Reports for subsequent years will not be considered significant so as to constitute a material breach of this Agreement. If deviation in a budget line item exceeds 10%, or if Corporation desires to make budget allocation changes that exceed 10% of the total budget for all District Programs for a given Fiscal Year, and such changes would, in the opinion of Public Works, adversely impact the special benefits conferred on the Identified Parcels, Corporation will request that the Board of Supervisors to modify the Management District Plan pursuant to Section 36636 of the Streets and Highways Code. In no event may Corporation expend from Assessments Funds more than the total amount budgeted in the Management District Plan for the first year of operation, or in the Annual Report for subsequent years (including delinquent payments, interest income, and rollover funds) as finally approved by the Board of Supervisors.

Section 3.10 Assessment Records. Corporation shall maintain a complete database, in a format requested by the Controller and current to the most recent property tax year available, containing the following information: the Assessor Parcel Number and site address of all Identified Parcels; the name and address of the legal owner of each Identified Parcel; the amount of Assessments levied upon each Identified Parcel; the proportionate financial obligation of the Assessments levied upon each Identified Parcel in relation to the entire amount of the Assessments levied upon all Identified Parcels; and the Assessment calculation for each Identified Parcel, including all variables used for such calculation for each Identified Parcel. The database shall be updated at least once each year to reflect changed conditions such as merger of parcels, subdivision of parcels (including condominium conversions), lot line adjustments, changed property usage, new construction, and to accurately reflect the status of the Identified Parcels and correct errors, if any, in the database for the Assessments. Public Works may, at Public Works' discretion, provide assistance in compiling or correcting data or information relative to the Assessments on Identified Parcels; however, Public Works shall not be obligated to prepare, produce or correct such data or information. Corporation agrees to make such data available at the Corporation's office for public inspection during Corporation's normal business hours.

Section 3.11 Preparation Annual Assessment Database. Beginning June 30, 2016 and by June 30 of each subsequent year, Corporation shall provide the Controller and Public Works with Assessment data for

placement on the tax roll for the subsequent tax year, in a format to be prescribed by the Controller. The Assessment database shall include the following: Assessor Parcel Numbers of all Identified Parcels; the amount of Assessments upon each parcel; exemption documentation acceptable to the City, the Assessments calculations for each Identified Parcel, including all variables used in the calculation of the Assessments, and such other information as the Controller or Public Works may require. Any corrections or adjustments to the annual Assessment database, as well as the accuracy of any such corrections or adjustments, shall be the responsibility of Corporation. Upon request of the City, Corporation shall promptly complete a written request for an investigation of discrepancies and make all reasonable efforts to obtain additional documentation related to the Assessments upon any or all of the Identified Parcels for which a correction or adjustment is requested. Corporation shall provide the Annual Assessment Database to Public Works and the Controller on an electronic medium as requested.

Section 3.12 Prohibited Contracts with City Officers and Employees. Corporation may not employ or subcontract with any person where such employment or subcontract would constitute a violation of California Government Code Sections 1090 et seq.

Section 3.13 City Access to Records; Copies. All designs, plans, reports, files, invoices, investigations, materials, documents and other records that are prepared, acquired, owned, maintained or under the control or possession by Corporation, its agents or representatives, or other person under contract with Corporation, pursuant to this Agreement (including any duplicate copies), shall be made fully available to City by Corporation. Corporation agrees to exercise reasonable and due diligence in providing for the secure storage of all such materials and, upon request, to provide copies for City's use for any purpose.

Section 3.14 Digital Photographs of Streetscape Conditions. Within 30 days of execution of this Agreement, Corporation shall provide to City digital photographs of the conditions of streets, sidewalks and other streetscape, acceptable to Public Works, prior to the commencement of services to be funded by assessments for the 2015-2016 Fiscal Year as set forth in the Management District Plan.

ARTICLE 4

CITY RESPONSIBILITIES

Section 4.1 Collection and Disbursement of Assessments. Based upon the annual Assessments levied by the Resolution to Establish, as listed in the Management District Plan and, after the first Fiscal Year, the Annual Reports, and with the exception of recoverable City costs for supplemental City service fees, loans or advances, City shall include the Assessments on the property tax bills mailed to the owners of Identified Parcels. The City shall directly bill annual Assessments on Identified Parcels owned by entities exempt from property taxation. The City shall disburse to Corporation the actual revenues received from the Assessments, subject to the terms and conditions of this Agreement. The City shall be under no obligation to make any disbursement of Assessment Funds without a Disbursement & Depository Certification executed by Corporation containing the information described in Section 1.1(j) of this Agreement. The City shall disburse Assessment Funds during each Fiscal Year for the duration of this Agreement according to the following schedule:

(a) **Disbursement of First Installment.** For Assessments the City receives with the first installment of secured property taxes which, if not paid on or before December 10, are delinquent, the City shall disburse all Assessment Funds available for immediate disbursement on or before January 10 of the following calendar year.

(b) **Disbursement of Second Installment.** For Assessments the City receives with the second installment of secured property taxes which, if not paid on or before April 10, are delinquent, the City shall disburse all Assessment Funds available for immediate disbursement on or before May 10 of the same calendar year.

(c) **Reconciliation; Delinquent Assessments and Other Special Disbursements.** In addition to the disbursements for the first and second installments described above, and subject to the terms and conditions of this Agreement, the City shall make at least one disbursement of Assessment Funds to Corporation during the last Fiscal Quarter of each Fiscal Year, and may make additional disbursement from time to time as determined by the Controller. Each disbursement of Assessment Funds shall include:

(1) Assessments paid and/or processed by the Office of the Treasurer/Tax Collector and posted to the special assessment account within the City's Treasury for the District (Controller's Special Assessment No. 33) after disbursement of the second installment;

(2) Assessments collected but not previously disbursed pending: (A) reconciliation of the City's books and records; (B) resolution of disputes resulting in withholdings from or suspension of disbursements under Section 4.4; or (C) cure of an Event of Default resulting in withholding of Assessment Funds under Section 11.2; and,

(3) Assessment Funds, including delinquent Assessments from prior Fiscal Years, not previously disbursed for any other reason that are available for disbursement.

(d) Disbursements made pursuant to subsection (c) shall be made as such intervals and under such conditions or assurances of Corporation's future compliance with this Agreement as the Controller deems appropriate. Assessment Funds not disbursed during the Fiscal Year in which received shall be carried over to the next Fiscal Year and disbursed with the first installment disbursement, unless disbursement would violate this Agreement or applicable law.

(e) City shall not be responsible for delays in disbursements to Corporation due to delays in transmittals of funds or payment delays by property owners, including other public entities, organizations or agencies, or delays caused by the resolution of disputes which, in the discretion of the Controller, warrant suspension of disbursements as set forth in this Article.

(f) The City shall provide reports to the Corporation electronically four times a year, coinciding with the assessment distribution. The first report will be distributed on or about January 10 with the disbursement of the first installment and shall include a detailed assessment payment report by parcel for the current fiscal year. The second report will be distributed on or about May 10 with the disbursement of the second installment and shall include a detailed assessment payment report by parcel for the current fiscal year. If there are remaining assessment funds to be distributed the third report will be distributed in June and will include the assessment payment redemption report by parcel for the current and previous fiscal years and the fourth report will be distributed in August and will include assessment payment redemption report by parcel for previous fiscal years.

Section 4.2 Assistance. The City may assist with the resolution of any discrepancies in individual Assessments amounts, calculations or benefits. The City may:

(a) Make reasonable efforts to effect the timely collection of the annual Assessments, including City Assessments and direct billed Assessments, if any;

(b) Make reasonable efforts to pursue delinquent Assessments and remit such Assessments to Corporation, including interest and penalties subject to City's right to recover costs for pursuing such Assessments;

(c) Maintain a continual liaison with Corporation, including assisting with the coordination of services from various other City departments, bureaus, and agencies;

(d) Conduct reviews of existing primary data; verify Assessment data as compiled by any consultant or subcontractor hired by Corporation; perform field or site inspections to verify the accuracy of existing or secondary data, or to substantiate a claim made by a property owner subject to Assessments in the District, with the cooperation of Corporation; maintain confidentiality of certain City records as City deems appropriate;

(e) Direct the Corporation to recalculate the amount of the Assessments due and request the Controller to respond appropriately, or make such other arrangements with Corporation and the property owner to resolve an incorrect Assessment;

(f) Recalculate the amount of the Assessments due, or make such other arrangements with Corporation and the property owner to resolve the incorrect Assessments;

(g) Require a written request from Corporation to conduct an investigation or provide additional related documentation, such as a written request from the affected property owner. The City's costs associated with supplemental investigations may be recovered from the Assessments collected, subject to existing or future City policies and procedures regarding recoverable costs and expenses.

Section 4.3 Delinquent Assessments. The amount of delinquent Assessments, if any, and interest and penalties thereon, if any, that have been collected by City that are available for disbursement to Corporation for District Programs shall be disbursed in accordance with the disbursement schedule in Section 4.1. The City shall be under no obligation to make a special disbursements of delinquent Assessments except as provided in Section 4.1.

Section 4.4 Withholding; Suspension of Disbursements. The City may withhold either all or some portion of the actual revenues received from Assessments if, in the judgment of the Controller: (a) Corporation is not properly administering the budget in accordance with the Management District Plan, Annual Report, and this Agreement, (b) Corporation has failed to maintain proper records or follow generally accepted accounting principals, (c) Corporation has failed to diligently implement audit recommendations regarding the safekeeping or use of Assessment Funds, (d) based on advice from the City Attorney, Corporation is in violation of this Agreement or the Property and Business Improvement District Law of 1994, Article 15A or other applicable law. The City will notify Corporation and set forth the specific problems and issues the Controller determines warrant suspension of disbursements. The City and Corporation will immediately attempt to cure the problems if, at the City's discretion, a cure is appropriate. Assessments Funds will be released upon the implementation of an acceptable cure, subject to the approval of the Controller and possible modification of the disbursement schedule. This does not alter or diminish in any way City's right to proceed in a manner consistent with California Streets and Highways Code, Section 36670, Article 15A or other applicable law, or to invoke other appropriate remedies, including termination of this Agreement.

Section 4.5 Notification of Changed Status. If the Corporation is dissolved, dissolves itself, no longer has nonprofit status, or has its corporate powers suspended by the Secretary of State or otherwise fails to maintain in good standing its authority to conduct business or operate in the City or the State of California, prior to or upon the expiration of this Agreement, Corporation shall immediately transmit to City all unexpended Assessment Funds for distribution to the owners of Identified Parcels, less amounts City, in its sole discretion, may pay or agree to pay to Corporation's unpaid creditors for Eligible Expenses, unless Corporation makes arrangements for payment of creditors and return of excess Assessment Funds acceptable to City. Corporation will immediately notify Public Works and the Controller in writing of any such change in the status of the Corporation described in this Section or which constitutes a breach of this Agreement.

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ARTICLE 5

APPROPRIATION AND CERTIFICATION OF ASSESSMENTS FUNDS;

LIMITATIONS ON CITY'S OBLIGATIONS

Section 5.1 **Risk of Non-Appropriation of Assessments Funds.** This Agreement is subject to the budget and fiscal provisions of the Charter. City shall have no obligation to make appropriations for this Agreement in lieu of appropriations for new or other agreements for administration of the District by Corporation or by a different nonprofit entity acting as the Owners' Association for the District. Corporation assumes all risk of possible non-appropriation or non-certification of funds, and such assumption is part of the consideration for this Agreement. Any Assessment Funds collected by the City that are not appropriated for implementation of the Management District Plan by an Owners' Association shall be refunded, on a proportional basis, to the owners of Identified Parcels who paid the Assessments, or on whose behalf the Assessments were paid.

Section 5.2 **Certification of Controller; Guaranteed Maximum Costs.** No Assessment Funds shall be available under this Agreement without prior written authorization certified by the Controller. In addition, as set forth in Section 21.10-1 of the San Francisco Administrative Code, and as required by other applicable law:

(a) City's obligations hereunder shall not at any time exceed the amount certified by the Controller for the purpose and period stated in such certification.

(b) Except as may be provided by City ordinances governing emergency conditions, City and its employees, officers agents and representatives may not request Corporation to perform services or to provide materials, equipment and supplies that would result in Corporation performing services or providing materials, equipment and supplies that are beyond the scope of this Agreement unless this Agreement is amended in writing and approved as required by law to authorize the additional services, materials, equipment or supplies. City may not disburse Assessment Funds to Corporation for purposes beyond the scope of the Management District Plan, Annual Report for the relevant Fiscal Year, or this Agreement, unless an amendment to the Plan, such Annual Report and/or this Agreement, as appropriate, has been made in accordance with applicable law, or that is beyond the scope of Activities and Improvements authorized by the Property and Business Improvement District Law of 1994, as augmented by Article 15A.

(c) City and its employees and officers are not authorized to offer or promise to Corporation additional funding for this Agreement which would exceed the maximum amount of Assessment Funds provided for herein. Additional funding from any City funds for District Programs in excess of Assessment Funds actually collected under this Agreement shall require lawful approval and certification by the Controller. City is not required to honor any offered or promised additional funding which exceeds the maximum amount of Assessment Funds provided in this when the lawful approval and certification by the Controller has not been obtained.

(d) The Controller is not authorized to make disbursements on any agreement for which funds have not been certified as available in the budget or by supplemental appropriation.

Section 5.3 **Automatic Termination for Nonappropriation of Funds.** This Agreement shall automatically terminate, without penalty, liability or expense of any kind to City, at the end of any Fiscal Year if Assessment Funds are not appropriated for the next succeeding Fiscal Year. If Assessment Funds are appropriated for a portion of any Fiscal Year, this Agreement shall terminate, without penalty, liability or expense of any kind to City, at the end of such portion of the Fiscal Year. All undisbursed Assessments Funds in the possession of the City or its agents upon termination of this agreement shall be refunded to the owners of Identified Parcels, in proportion to the amounts paid, as set forth in Section 11.4.

Section 5.4 **SUPERSEDURE OF CONFLICTING PROVISIONS.** IN THE EVENT OF ANY CONFLICT BETWEEN ANY OF THE PROVISIONS OF THIS ARTICLE 5 AND ANY OTHER PROVISION OF THIS AGREEMENT, OR

ANY OTHER DOCUMENT OR COMMUNICATION RELATING TO THIS AGREEMENT, THE TERMS OF THIS ARTICLE 5 SHALL GOVERN.

ARTICLE 6

ADDITIONAL REPORTING AND ORGANIZATIONAL REQUIREMENTS;

AUDITS; PENALTIES FOR FALSE CLAIMS

Section 6.1 Additional Reports. In addition to the Annual Reports and Mid-Year Reports described in Article 3 of this Agreement, Corporation shall provide, in a prompt and timely manner, financial, operational and other reports, as requested by the City, in form and substance satisfactory to the City. All reports required under this Agreement, including any copies, shall be submitted on recycled paper and printed on double-sided pages, to the maximum extent possible.

Section 6.2 Organizational Documents. On or before the effective date of this Agreement, Corporation shall provide to City the names of its officers and directors and certified copies of its Articles of Incorporation and Bylaws as well as satisfactory evidence of the valid nonprofit status described in Section 8.1. Notwithstanding the previous sentence, Corporation may submit satisfactory evidence that it has applied for and is diligently pursuing nonprofit status in conformity with applicable laws. Failure to provide proof of such valid nonprofit status satisfactory to City within one year of adoption of a resolution by the Board of Supervisors approving this Agreement shall constitute a material breach of this Agreement.

Section 6.3 Notification of Defaults or Changes in Circumstances. Corporation shall notify City immediately of (a) any Event of Default or event that, with the passage of time, would constitute an Event of Default; and (b) any change of circumstances that would cause any of the representations and warranties contained in Article 8 to be false or misleading at any time during the term of this Agreement.

Section 6.4 Financial Statements. Within thirty (30) days following the end of each Fiscal Year, Corporation shall deliver to City an unaudited balance sheet and the related statement of income and cash flows for such Fiscal Year, all in reasonable detail acceptable to City, certified by an appropriate financial officer of Corporation as accurately presenting the financial position of Corporation. Corporation shall also deliver to City no later than ninety (90) days following the end of any Fiscal Year, at no expense to the City, a balance sheet and the related statement of income and cash flows for each fiscal year, all in reasonable detail acceptable to City, reviewed by a Certified Public Accountant (CPA); this review shall include a statement of negative assurance from the CPA. In addition, or alternatively, the Controller or Public Works in their discretion require Corporation to deliver, at no expense to the City, an annual independent audit report by a Certified Public Accountant of all such funds. The CPA review and/or audit may be funded from assessment proceeds as part of the general administration of the District. At all times the Board of Supervisors shall reserve full rights of accounting of these funds. Public Works shall be the City agency responsible for coordination between the City and the District.

Section 6.5 Books and Records. Corporation shall establish and maintain accurate files and records of all aspects of the Management District Plan and the matters funded in whole or in part with Assessment Funds during the term of this Agreement, and shall follow generally accepted accounting principals. Without limiting the scope of the foregoing, Corporation shall establish and maintain accurate financial books and accounting records relating to Eligible Expenses incurred and Assessment Funds received and expended under this Agreement, together with all invoices, documents, payrolls, time records and other data related to the matters covered by this Agreement, whether funded in whole or in part with Assessment Funds. Corporation shall maintain all of the files, records, books, invoices, documents, payrolls and other data required to be maintained under this Section in a readily accessible location and condition for a period of not less than five (5) years after final disbursement under this Agreement or until any final audit has been fully completed to the satisfaction of the Controller, whichever is later.

Section 6.6 Inspection and Audit. Corporation shall make available to City, its employees and authorized representatives, during regular business hours all of the files, records, books, invoices, documents, payrolls, tax returns and statements and other data required to be established and maintained by Corporation under this Agreement and applicable law. Corporation shall permit City, its employees and authorized representatives to inspect, audit, examine, make and retain duplicate copies, and make excerpts and transcripts from any of the foregoing. The rights of City pursuant to this Section shall remain in effect so long as Corporation has the obligation to maintain such files, records, books, invoices, documents, payrolls, tax returns and statements and other data under this Article 6.

Section 6.7 Submitting False Claims; Monetary Penalties. Corporation acknowledges and agrees that it is a "Corporation" under and is subject to San Francisco Administrative Code Section 21.35. Under such Section 21.35, any Corporation, subcontractor or consultant who submits a false claim shall be liable to City for the statutory penalties set forth in that Section. A Corporation, subcontractor or consultant will be deemed to have submitted a false claim to City if the Corporation, subcontractor or consultant: (a) knowingly presents or causes to be presented to an officer or employee of City a false claim or request for payment or approval; (b) knowingly makes, uses, or causes to be made or used a false record or statement to get a false claim paid or approved by City; (c) conspires to defraud City by getting a false claim allowed or paid by 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 City; or (e) is a beneficiary of an inadvertent submission of a false claim to City, subsequently discovers the falsity of the claim, and fails to disclose the false claim to City within a reasonable time after discovery of the false claim.

ARTICLE 7

TAXES

Section 7.1 Corporation to Pay All Taxes. Corporation shall pay to the appropriate governmental authority, as and when due, any and all taxes, fees, assessments or other governmental charges, including possessory interest taxes and California sales and use taxes, levied upon or in connection with this Agreement, the Management District Plan, the Assessment Funds or any of the activities contemplated by this Agreement.

Section 7.2 Use of City Real Property. If at any time this Agreement entitles Corporation to the possession, occupancy or use of City real property for private gain, the following provisions shall apply:

(a) Corporation, on behalf of itself and any subcontractors, successors and assigns, recognizes and understands that this Agreement may create a possessory interest subject to property taxation and Corporation, and any subcontractor, successor or assign, may be subject to the payment of such taxes.

(b) Corporation, on behalf of itself and any subcontractors, successors and assigns, further recognizes and understands that any assignment permitted hereunder and any exercise of any option to renew or other extension of this Agreement may constitute a change in ownership for purposes of property taxation and therefore may result in a revaluation of any possessory interest created hereunder. Corporation shall report any assignment or other transfer of any interest in this Agreement or any renewal or extension thereof to the Assessor within sixty (60) days after such assignment, transfer, renewal or extension.

(c) Corporation shall provide such other information as may be requested by City to enable City to comply with any reporting requirements under applicable law with respect to possessory interests.

Section 7.3 [Left blank by agreement of the parties]

ARTICLE 8

REPRESENTATIONS AND WARRANTIES

Corporation represents and warrants each of the following as of the date of this Agreement and at all times throughout the term of this Agreement:

Section 8.1 Organization; Authorization. Corporation is a nonprofit corporation, duly organized and validly existing and in good standing under the laws of the State of California. Corporation has applied for and shall diligently pursue, and once established, shall maintain valid nonprofit status under Section 501(c)(3) of the United States Internal Revenue Code of 1986, as amended, and all rules and regulations promulgated under such Section. Corporation has duly authorized by all necessary action the execution, delivery and performance of this Agreement. Corporation has duly executed and delivered this Agreement and this Agreement constitutes a legal, valid and binding obligation of Corporation, enforceable against Corporation in accordance with the terms hereof.

Section 8.2 Location. Corporation's operations, offices and headquarters are located at the address for notices set forth in Section 15. All aspects of the Management District Plan will be implemented within the geographic boundaries of the District specified in the Management District Plan.

Section 8.3 No Misstatements. No document furnished or to be furnished by Corporation to City in connection with the this Agreement, Annual Report, any Disbursement Request or any other document relating to any of the foregoing, 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.

Section 8.4 Conflict of Interest. Through its execution of this Agreement, Corporation acknowledges that it is familiar with the provision of Section 15.103 of the City's Charter, Article III, Chapter 2 of the City's Campaign and Governmental Conduct Code, and Section 87100 et seq. and Section 1090 et seq. of the Government Code of the State of California, and certifies that it does not know of any facts which constitutes a violation of said provisions and agrees that it will immediately notify the City if it becomes aware of any such fact during the term of this Agreement.

Section 8.5 No Other Agreements with City. Except as expressly itemized in an attachment to this Agreement, neither Corporation nor any of Corporation's affiliates, officers, directors or employees has any interest, however remote, in any other agreement with City including any commission, department or other subdivision thereof.

Section 8.6 Subcontracts. Corporation has not entered into any agreement, arrangement or understanding with any other person or entity pursuant to which such person or entity will implement or assist in implementing all or any portion of the Management District Plan, except as expressly itemized in an attachment to this Agreement, which attachment shall include true and correct copies of all contracts with such person or entity. By executing this Agreement, Corporation certifies that it has not and shall not enter into any subcontract unless the subcontracting party agrees in writing to the terms and conditions set forth in this Agreement applicable to Corporation. (See Section 13 of this Agreement)

Section 8.7 Eligibility to Receive Government Funds. By executing this Agreement, Corporation certifies that Corporation is not suspended, debarred or otherwise excluded from participation in federal assistance programs. Corporation further certifies that it is not suspended, debarred or otherwise excluded from being awarded contracts from the State of California or the City, or from participation in assistance programs funded by the State of California. Corporation acknowledges that this certification of eligibility to receive federal, state and local funds is a material term of the Agreement.

ARTICLE 9

INDEMNIFICATION AND GENERAL LIABILITY

Section 9.1 Indemnification. Corporation shall indemnify and save harmless City and its officers, agents and employees from, and, if requested, shall defend them against any and all loss, cost, damage, injury, liability, and claims thereof for injury to or death of a person, including employees of Corporation or loss of or damage to property, arising directly or indirectly from Corporation's performance of this Agreement, including, but not limited to, Corporation's use of facilities or equipment provided by City or others, regardless of the negligence of, and regardless of whether liability without fault is imposed or sought to be imposed on City, except to the extent that such indemnity is void or otherwise unenforceable under applicable law in effect on or validly retroactive to the date of this Agreement, and except where such loss, damage, injury, liability or claim is the result of the active negligence or willful misconduct of City and is not contributed to by any act of, or by any omission to perform some duty imposed by law or agreement on Corporation, its subcontractors or either's agent or employee. The foregoing indemnity shall include, without limitation, reasonable fees of attorneys, consultants and experts and related costs and City's costs of investigating any claims against the City.

In addition to Corporation's obligation to indemnify City, Corporation 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 indemnification provision, even if the allegations are or may be groundless, false or fraudulent, which obligation arises at the time such claim is tendered to Corporation by City and continues at all times thereafter.

Corporation shall indemnify and hold City harmless from all loss and liability, including attorneys' fees, court costs and all other litigation expenses for any infringement of the patent rights, copyright, trade secret or any other proprietary right or trademark, and all other intellectual property claims of any person or persons in consequence of the use by City, or any of its officers or agents, of articles or services to be supplied in the performance of this Agreement.

Section 9.2 Incidental and Consequential Damages. Losses covered under this Article 9 shall include any and all incidental and consequential damages resulting in whole or in part from Corporation's acts or omissions. Nothing in this Agreement shall constitute a waiver or limitation of any rights that any Indemnified Party may have under applicable law with respect to such damages.

Section 9.3 LIMITATION ON LIABILITY OF CITY. CITY'S OBLIGATIONS UNDER THIS AGREEMENT SHALL BE LIMITED TO THE AGGREGATE AMOUNT OF ASSESSMENT FUNDS ACTUALLY DISBURSED HEREUNDER. NOTWITHSTANDING ANY OTHER PROVISION CONTAINED IN THIS AGREEMENT, OR ANY OTHER DOCUMENT OR COMMUNICATION RELATING TO THIS AGREEMENT, IN NO EVENT SHALL CITY BE LIABLE, REGARDLESS OF WHETHER ANY CLAIM IS BASED ON CONTRACT OR TORT, FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOST PROFITS, ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, THE ASSESSMENT FUNDS, THE MANAGEMENT DISTRICT PLAN OR ANY SERVICES, IMPROVEMENTS OR ACTIVITIES PERFORMED IN CONNECTION WITH THIS AGREEMENT.

ARTICLE 10

INSURANCE

Section 10.1 Types and Amounts of Coverage. Without limiting Corporation's liability pursuant to Article 9, Corporation shall maintain in force, during the full term of this Agreement, insurance in the following amounts and coverages:

(a) Workers' Compensation, in statutory amounts, with Employers' Liability Limits not less than one million dollars (\$1,000,000) each accident, injury or illness, at all times during which Corporation employs any individual as an "employee" as defined in California Labor Code Section 3351.

(b) Commercial General Liability Insurance with limits not less than one million dollars (\$1,000,000) each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Contractual Liability, Personal Injury, Products and Completed Operations.

(c) Commercial Automobile Liability Insurance with limits not less than one million dollars (\$1,000,000) each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Owned, Non-Owned and Hired auto coverage, as applicable.

(d) Crime Insurance Requirement: A blanket fidelity bond or crime policy coverage of all officers and employees in an amount not less than one half of the annual Community Benefit District's assessment budget, including the City as additional obligee or loss payee as its interest may appear.

Section 10.2 Additional Requirements for General and Automobile Coverage. Commercial General Liability and Commercial Automobile Liability insurance policies shall:

(a) Name as additional insured City and its officers, agents and employees.

(b) Provide that such policies are primary insurance to any other insurance available to the Additional Insureds, with respect to any claims arising out of this Agreement, and that insurance applies separately to each insured against whom claim is made or suit is brought, except with respect to limits of liability.

Section 10.3 Additional Requirements for All Policies. All policies shall provide at least thirty (30) days' advance written notice to City of cancellation or reduction in coverage mailed to City's address for notices pursuant to Article 15A.

Section 10.4 Required Post-Expiration Coverage. Should any of the insurance required hereunder be provided under a claims-made form, Corporation shall maintain such coverage continuously throughout the term of this Agreement and, without lapse, for a period of three (3) years beyond the expiration or termination of this Agreement, to the effect that, should occurrences during the term hereof give rise to claims made after expiration or termination of the Agreement, such claims shall be covered by such claims-made policies.

Section 10.5 General Annual Aggregate Limit/Inclusion of Claims Investigation or Legal Defense Costs. Should any of the insurance required hereunder be provided under a form of coverage that includes a general annual aggregate limit or provides that claims investigation or legal defense costs be included in such general annual aggregate limit, such general annual aggregate limit shall be double the occurrence or claims limits specified above.

Section 10.6 Evidence of Insurance. Before commencing any operations under this Agreement, Corporation shall do the following: (a) furnish to City certificates of insurance and additional insured policy endorsements with insurers with ratings comparable to A-, VIII or higher, that are authorized to do business in the State of California, and that are satisfactory to City, in form evidencing all coverages set forth above, and (b) furnish complete copies of policies promptly upon City request. Failure to maintain insurance shall constitute a material breach of this Agreement.

Section 10.7 Effect of Approval. Approval of any insurance by City shall not relieve or decrease the liability of Corporation hereunder.

Section 10.8 Adjustments to Types and Amounts of Coverage. The City may require Corporation to provide types of insurance coverage different than as set forth in this Article 10, and insurance coverage in amounts higher than as set forth in this Article 10, as may be required by the City's Risk Manager. City shall provide written notice of such changes in types and amounts of coverage not less than ninety (90) days before Corporation's obligation to obtain and thereafter maintain such additional type(s) of coverage, or coverage in amounts higher than as set forth herein, becomes effective.

ARTICLE 11

EVENTS OF DEFAULT AND REMEDIES

Section 11.1 Events of Default. The occurrence of any one or more of the following events shall constitute an "Event of Default" under this Agreement. City will provide Corporation with written notice of any such Event of Default and Corporation will have 14 calendar days from the date of the written notice to cure or contest any identified Event of Default, before City may proceed with any Remedies Upon Event of Default as provided in Section 11.2. Corporation may request additional time to cure any identified default, which City in its reasonable discretion may grant. During any initial or additional period to cure or contest, under this Article 11 or any other part of this Agreement, City in its reasonable discretion may require that performance be stopped pending completion of cure. Before issuing any such requirement that performance be stopped, City will consider Corporation's views and circumstances.

(a) **False Statement.** Any statement, representation or warranty contained in this Agreement, in the Application Documents, in any Disbursement Request or in any other document submitted to City under this Agreement is found by City to be intentionally false or misleading. For purposes of this Article, "intentionally" means that Corporation, with respect to any such statement, representation or warranty, does any of the following: (1) has actual knowledge of the information; (2) acts in deliberate ignorance of the truth or falsity of the information; or (3) acts in reckless disregard of the truth or falsity of the information. Proof of specific intent is not required, and reliance by the City is not required.

(b) **Failure to Provide Insurance.** Corporation fails to provide or maintain in effect any policy of insurance required in Article 10.

(c) **Failure to Comply with Applicable Laws.** Corporation fails to perform or breaches any of the terms or provisions of Article 16.

(d) **Failure to Perform Other Covenants.** Corporation fails to perform or breaches any other agreement or covenant of this Agreement to be performed or observed by Corporation as and when performance or observance is due and such failure or breach continues for a period of ten (10) days after the date on which such performance or observance is due.

(e) **Cross Default.** Corporation defaults under any other agreement between Corporation and City (after expiration of any grace period expressly stated in such agreement).

(f) **Voluntary Insolvency.** Corporation (a) is generally not paying its debts as they become due, (b) files, or consents by answer or otherwise to the filing against it of, a petition for relief or reorganization or arrangement or any other petition in bankruptcy or for liquidation or to take advantage of any bankruptcy, insolvency or other debtors' relief law of any jurisdiction, (c) makes an assignment for the benefit of its creditors, (d) consents to the appointment of a custodian, receiver, trustee or other officer with similar powers of Corporation or of any substantial part of Corporation's property or (e) takes action for the purpose of any of the foregoing.

(g) **Involuntary Insolvency.** Without consent by Corporation, a court or government authority enters an order, and such order is not vacated within ten (10) days, (a) appointing a custodian, receiver, trustee or other officer with similar powers with respect to Corporation or with respect to any substantial part of Corporation's property, (b) constituting an order for relief or approving a petition for relief or reorganization or arrangement or any other petition in bankruptcy or for liquidation or to take advantage of any bankruptcy, insolvency or other debtors' relief law of any jurisdiction or (c) ordering the dissolution, winding-up or liquidation of Corporation.

Section 11.2 Remedies Upon Event of Default. Upon and during the continuance of an Event of Default, subject to the written notice of Event of Default and cure provisions of Section 11.1, above, City may do any of the following, individually or in combination with any other remedy:

(a) **Termination.** City may terminate this Agreement by giving a written termination notice to Corporation and, on the date specified in such notice, this Agreement shall terminate and all rights of Corporation hereunder shall be extinguished. In the event of such termination, Corporation shall not be entitled to receive any further disbursement of Assessment Funds.

(b) **Withholding of Assessment Funds.** City may withhold all or any portion of Assessment Funds not yet disbursed hereunder, regardless of whether the Controller previously approved the disbursement of the Assessment Funds. Any Assessment Funds withheld pursuant to this Section and subsequently disbursed to Corporation after cure of applicable Events of Default may be disbursed without interest.

(c) **Offset.** City may offset against all or any portion of undisbursed Assessment Funds hereunder or against any payments due to Corporation under any other agreement between Corporation and City the amount of any outstanding Loss incurred by any Indemnified Party, including any Loss incurred as a result of the Event of Default.

(d) **Return of Assessment Funds.** City may demand the immediate return of any previously disbursed Assessment Funds that have been claimed or expended by Corporation in breach of the terms of this Agreement, together with interest thereon from the date of disbursement at the maximum rate permitted under applicable law.

Section 11.3 Remedies Nonexclusive. Each of the remedies provided for in this Agreement may be exercised individually or in combination with any other remedy available hereunder or under applicable laws, rules and regulations. The remedies contained herein are in addition to all other remedies available to City at law or in equity by statute or otherwise and the exercise of any such remedy shall not preclude or in any way be deemed to waive any other remedy.

Section 11.4 Use of Assessments and Refunds Upon Disestablishment of District or Termination of Agreement.

(a) Upon the disestablishment of the District, any remaining revenues, after all outstanding debts are paid, derived from the levy of the Assessments, or derived from the sale of assets acquired with Assessment Funds, shall be refunded to the owners of the Identified Parcels who paid the Assessment, or on whose behalf the Assessment was paid, applying the same method and basis that was used to calculate the Assessments in the fiscal year in which the District is disestablished. All outstanding Assessment Funds collected after disestablishment shall be spent on Improvements and Activities specified in the Management District Plan in accordance with Section 36671 of the Streets and Highways Code.

(b) If the disestablishment occurs before the Assessments are included on the property tax bills or billed directly, sent to the owners of Identified Parcels for the Fiscal Year in which the District is disestablished, the method and basis that was used to calculate the Assessments in the immediate prior Fiscal Year shall be used to calculate the amount of any refund to the owners of the Identified Parcels who paid the Assessment, or on whose behalf the Assessment was paid.

(c) The City shall refund and dispose of Assessment Funds as set forth in subsections (a) and (b) of this Section if this Agreement is terminated for any reason and either of the following occurs:

(1) the Board of Supervisors determines, in its sole discretion, not to enter into an agreement with a different nonprofit entity as the Owners' Association for purposes of implementing the Management District Plan, or (2) the Board of Supervisors initiates disestablishment proceedings under Section 36670 of the Streets and Highways Code or Section 1511(e) of the San Francisco Business and Tax Regulations Code, which provides:

"Notwithstanding Streets & Highways Code Section 36670 or any other provision of state law, the Board of Supervisors may, by a supermajority vote of eight or more members, notice a hearing and initiate proceedings to disestablish for any reason a district formed after the effective date of this section. Where the Board of Supervisors seeks to disestablish a district in circumstances not authorized under Streets & Highways Code Section 36670, both the resolution of intention to disestablish the district and any final resolution to disestablish the district shall be subject to a supermajority vote of eight or more members. This paragraph shall not be applicable where the district has outstanding bonded indebtedness."

ARTICLE 12

DISCLOSURE OF INFORMATION AND DOCUMENTS

Section 12.1 Proprietary or Confidential Information of City. Corporation understands and acknowledges that, in the performance of this Agreement or in contemplation thereof, Corporation may have access to private or confidential information that may be owned or controlled by City and that such information may contain proprietary or confidential information, the disclosure of which to third parties may be damaging to City. Corporation agrees that all private or confidential information to which City allows access to Corporation in the performance of this Agreement shall be held in confidence and used only in the performance of this Agreement. Corporation shall exercise the same standard of care to protect such information as a reasonably prudent nonprofit entity would use to protect its own proprietary or confidential data.

Section 12.2 Sunshine Ordinance. Corporation acknowledges and agrees that this Agreement is subject to Section 67.24(e) of the San Francisco Administrative Code. All information provided by Corporation that is covered by such Section 67.24(e) and not exempt from disclosure pursuant to applicable law will be made available to the public upon request. The requirements of this section are in addition to Corporation's obligation to comply with the California Public Records Act.

ARTICLE 13

ASSIGNMENTS AND SUBCONTRACTING

Section 13.1 No Assignment by Corporation. Corporation shall not, either directly or indirectly, assign, transfer, hypothecate, subcontract or delegate all or any portion of this Agreement or any rights, duties or obligations of Corporation hereunder without the prior written consent of City. This Agreement shall not, nor shall any interest herein, be assignable as to the interest of Corporation involuntarily or by operation of law without the prior written consent of City. A change of control of Corporation or a sale or transfer of substantially all of the assets of Corporation shall be deemed an assignment for purposes of this Agreement.

Section 13.2 Agreement Made in Violation of this Article. Any agreement made in violation of Section 13.1 shall confer no rights on any person or entity and shall automatically be null and void.

Section 13.3 Subcontracting. Corporation shall have the right to subcontract for the provision of District Programs and administrative, professional and related services necessary or convenient for the implementation of the Management District Plan only on the terms set forth in this Section.

(a) **Limitations.** In no event may Corporation subcontract or delegate for the implementation of the whole of the Management District Plan. Corporation may subcontract with any person or entity acceptable to the City; provided, however, that Corporation shall not thereby be relieved from any liability or obligation under this Agreement and, as between City and Corporation, Corporation shall be responsible for the acts,

defaults and omissions of any subcontractor or its agents or employees as fully as if they were the acts, defaults or omissions of Corporation. Corporation shall ensure that its subcontractors comply with all of the terms of this Agreement, insofar as they apply to the subcontracted portion of the Management District Plan. All references herein to duties and obligations of Corporation shall be deemed to pertain also to all subcontractors to the extent applicable. A default by any subcontractor shall be deemed to be an Event of Default hereunder. Nothing contained in this Agreement shall create any contractual relationship between any subcontractor and City.

(b) **Terms of Subcontract.** Each subcontract shall be in form and substance acceptable to City and shall expressly provide that it may be assigned to City without the prior consent of the subcontractor. In addition, each subcontract shall incorporate all of the terms of this Agreement, insofar as they apply to the subcontracted portion of the Management District Plan. Without limiting the scope of the foregoing, each subcontract shall provide City, with respect to the subcontractor, the audit and inspection rights set forth in Article 6. Upon the request of City, Corporation shall promptly furnish to City true and correct copies of each subcontract permitted hereunder.

Section 13.4 Corporation Retains Responsibility. Corporation shall in all events remain liable for the performance by any assignee or subcontractor of all of the covenants, terms and conditions contained in this Agreement.

ARTICLE 14

INDEPENDENT CORPORATION STATUS

Section 14.1 Nature of Agreement. Corporation shall be deemed at all times to be an independent Corporation and is solely responsible for the manner in which Corporation implements the Management District Plan and uses the Assessment Funds. Corporation shall at all times remain solely liable for the acts and omissions of Corporation, its officers and directors, employees and agents. Nothing in this Agreement shall be construed as creating a partnership, joint venture, employment or agency relationship between City and Corporation.

Section 14.2 Direction. Any terms in this Agreement referring to direction or instruction from the City or any Indemnified Party shall be construed as providing for direction as to policy and the result of Corporation's work only, and not as to the means by which such a result is obtained.

Section 14.3 Consequences of Recharacterization.

(a) Should City, in its discretion, or a relevant taxing authority such as the Internal Revenue Service or the State Employment Development Division, or both, determine that any officer, employee, agent or representative of Corporation is an employee of City for purposes of collection of any employment taxes, the amounts payable under this Agreement shall be reduced by amounts equal to both the employee and employer portions of the tax due (and offsetting any credits for amounts already paid by Corporation which can be applied against this liability). City shall subsequently forward such amounts to the relevant taxing authority.

(b) Should a relevant taxing authority determine a liability for past services performed by Corporation for City, upon notification of such fact by City, Corporation shall promptly remit such amount due or arrange with City to have the amount due withheld from future payments to Corporation under this Agreement (again, offsetting any amounts already paid by Corporation which can be applied as a credit against such liability).

(c) A determination of employment status pursuant to either subsection (a) or (b) of this Section 14.3 shall be solely for the purposes of the particular tax in question, and for all other purposes of this Agreement, any officer, employee, agent or representative of Corporation shall not be considered an employee of City. Notwithstanding the foregoing, if any court, arbitrator, or administrative authority determine that any

officer, employee, agent or representative of Corporation is an employee for any other purpose, Corporation agrees to a reduction in City's financial obligation hereunder such that the aggregate amount of Assessment Funds under this Agreement does not exceed what would have been the amount of such Assessment Funds had the court, arbitrator, or administrative authority had not determined that any officer, employee, agent or representative of Corporation was an employee of City.

ARTICLE 15

NOTICES AND OTHER COMMUNICATIONS

Section 15.1 Requirements. Unless otherwise specifically provided herein, all notices, consents, directions, approvals, instructions, requests and other communications hereunder shall be in writing, shall be addressed to the person and address set forth below and shall be (a) deposited in the U.S. mail, first class, certified with return receipt requested and with appropriate postage, or (b) hand delivered.

If to the City:

Department of Public Works
Operations Yard, Building A
2323 Cesar Chavez Street
San Francisco, CA 94124
Attn: Jonathan Goldberg, Green Benefit District Program Manager

If to Corporation:

Dogpatch & Northwest Potrero Hill Green Benefit District
1459 18th Street, #369
San Francisco, CA 94107
Attn: Bruce Huie

Section 15.2 Effective Date. All communications sent in accordance with Section 15.1 shall become effective on the date of receipt. Such date of receipt shall be determined by: (a) if mailed, the return receipt, completed by the U.S. postal service; (b) if sent via hand delivery, a receipt executed by a duly authorized agent of the party to whom the notice was sent; or (c) if sent via facsimile, the date of telephonic confirmation of receipt by a duly authorized agent of the party to whom the notice was sent or, if such confirmation is not reasonably practicable, the date indicated in the facsimile machine transmission report of the party giving such notice.

Section 15.3 Change of Address. From time to time any party hereto may designate a new address for purposes of this Article by notice to the other party.

ARTICLE 16

COMPLIANCE

Section 16.1 Local Business Enterprise Utilization; Liquidated Damages. If Corporation enters into an agreement for construction or construction-related services with any person ("Contractor") that would be subject to the Local Business Enterprise and Non-Discrimination in Contracting Ordinance set forth in Chapter 14B of the San Francisco Administrative Code, Corporation shall include in its agreement with such Contractor provisions requiring Contractor to comply with such ordinance, substantially as follows:

(a) **The LBE Ordinance.** Contractor shall comply with all the requirements of the Local Business Enterprise Ordinance set forth in Chapter 14B of the San Francisco Administrative Code as it now exists or as it

may be amended in the future (collectively the "LBE Ordinance"), provided such amendments do not materially increase Contractor's obligations or liabilities, or materially diminish Contractor's rights, under the agreement. Such provisions of the LBE Ordinance are incorporated by reference and made a part of the agreement as though fully set forth in this section. Contractor's willful failure to comply with any applicable provision of the LBE Ordinance is a material breach of Contractor's obligations under this Agreement and shall entitle City, subject to any applicable notice and cure provisions set forth in this Agreement, to exercise any of the remedies provided for under the agreement, under the LBE Ordinance or otherwise available at law or in equity, which remedies shall be cumulative unless the agreement expressly provides that any remedy is exclusive. In addition, Contractor shall comply fully with all other applicable local, state and federal laws prohibiting discrimination and requiring equal opportunity in contracting, including subcontracting.

(b) **Compliance and Enforcement.**

(1) **Enforcement.** If Contractor willfully fails to comply with any of the provisions of the LBE Ordinance, the rules and regulations implementing the LBE Ordinance, or the provisions of the agreement pertaining to LBE participation, Contractor shall be liable for liquidated damages in an amount equal to Contractor's net profit on the agreement, or 10% of the total amount of the agreement, or \$1,000, whichever is greatest. The Director of the City's Human Rights Commission or any other public official authorized to enforce the LBE Ordinance (separately and collectively, the "Director of HRC") may also impose other sanctions against Contractor authorized in the LBE Ordinance, including declaring the Contractor to be irresponsible and ineligible to contract with the City for a period of up to five years or revocation of the Contractor's LBE certification. The Director of HRC will determine the sanctions to be imposed, including the amount of liquidated damages, after investigation pursuant to Administrative Code §14B.17.

By entering into the agreement, Contractor acknowledges and agrees that any liquidated damages assessed by the Director of the HRC shall be payable to City upon demand. Contractor further acknowledges and agrees that any liquidated damages assessed may be withheld from any monies due to Contractor on any contract with City.

Contractor agrees to maintain records necessary for monitoring its compliance with the LBE Ordinance for a period of three years following termination or expiration of the agreement, and shall make such records available for audit and inspection by the Director of HRC or the Controller upon request.

(2) **Subcontracting Goals If Contractor Will Use Subcontractors.** The LBE subcontracting participation goal for this contract shall be established by HRC. Contractor shall fulfill the subcontracting commitment made in its bid or proposal. Each invoice submitted to City for payment shall include the information required in the HRC Progress Payment Form and the HRC Payment Affidavit. Failure to provide HRC Progress Payment Form and the HRC Payment Affidavit with each invoice submitted by Contractor shall entitle City to withhold 20% of the amount of that invoice until HRC Progress Payment Form and the HRC Payment Affidavit are provided by Contractor.

Contractor shall not participate in any back contracting to the Contractor or lower-tier subcontractors, as defined in the LBE Ordinance, for any purpose inconsistent with the provisions of the LBE Ordinance, its implementing rules and regulations, or this Section.

(3) **Subcontract Language Requirements.** Contractor shall incorporate the LBE Ordinance into each subcontract made in the fulfillment of Contractor's obligations under this Agreement and require each subcontractor to agree and comply with provisions of the ordinance applicable to subcontractors.

Contractor shall include in all subcontracts with LBEs made in fulfillment of Contractor's obligations under this Agreement, a provision requiring Contractor to compensate any LBE subcontractor for damages for breach of contract or liquidated damages equal to 5% of the subcontract amount, whichever is greater, if Contractor does not fulfill its commitment to use the LBE subcontractor as specified in the bid or proposal, unless Contractor received advance approval from the Director of HRC and the Office of Economic Development

to substitute subcontractors or to otherwise modify the commitments in the bid or proposal. Such provisions shall also state that it is enforceable in a court of competent jurisdiction.

Subcontracts shall require the subcontractor to maintain records necessary for monitoring its compliance with the LBE Ordinance for a period of three years following termination of this contract and to make such records available for audit and inspection by the Director of HRC or the Controller upon request.

(4) **Payment of Subcontractors.** Contractor shall pay its subcontractors within three working days after receiving payment from the City unless Contractor notifies the Director of HRC in writing within ten working days prior to receiving payment from the City that there is a bona fide dispute between Contractor and its subcontractor and the Director waives the three-day payment requirement, in which case Contractor may withhold the disputed amount but shall pay the undisputed amount.

Contractor further agrees, within ten working days following receipt of payment from the City, to file the HRC Payment Affidavit with the Controller, under penalty of perjury, that the Contractor has paid all subcontractors. The affidavit shall provide the names and addresses of all subcontractors and the amount paid to each. Failure to provide such affidavit may subject Contractor to enforcement procedure under Administrative Code §14B.17.

Section 16.2 Nondiscrimination; Penalties.

(a) **Corporation Shall Not Discriminate.** In the performance of this Agreement, Corporation agrees not to discriminate against any employee, City and County employee working with such Corporation or subcontractor, applicant for employment with such Corporation or subcontractor, or against any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations, on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, height, weight, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status), or association with members of such protected classes, or in retaliation for opposition to discrimination against such classes.

(b) **Subcontracts.** Corporation shall incorporate by reference in all subcontracts the provisions of Sections 12B.2(a), 12B.2(c)-(k), and 12C.3 of the San Francisco Administrative Code and shall require all subcontractors to comply with such provisions, if, depending on the subject matter and terms and conditions of such subcontract, such provisions would be apply to Corporation if the subcontract was a contract to which the City was a party. Corporation's failure to comply with the obligations in this subsection shall constitute a material breach of this Agreement.

(c) **Non-Discrimination in Benefits.** Corporation does not as of the date of this Agreement and will not during the term of this Agreement, in any of its operations in San Francisco or where the work is being performed for the City or elsewhere within the United States, discriminate in the provision of bereavement leave, family medical leave, health benefits, membership or membership discounts, moving expenses, pension and retirement benefits or travel benefits, as well as any benefits other than the benefits specified above, between employees with domestic partners and employees with spouses, and/or between the domestic partners and spouses of such employees, where the domestic partnership has been registered with a governmental entity pursuant to state or local law authorizing such registration, subject to the conditions set forth in Section 12B.2(b) of the San Francisco Administrative Code.

(d) **Condition to Contract.** As a condition to this Agreement, Corporation shall execute the "Chapter 12B Declaration: Nondiscrimination in Contracts and Benefits" form (Form HRC-12B-101) with supporting documentation and secure the approval of the form by the San Francisco Human Rights Commission.

(e) **Incorporation of Administrative Code Provisions by Reference.** The provisions of Chapters 12B and 12C of the San Francisco Administrative Code are incorporated in this Section by reference and made a part of this Agreement as though fully set forth herein. Corporation shall comply fully with and be bound by all of

the provisions that apply to this Agreement under such Chapters of the Administrative Code, including the remedies provided in such Chapters. Without limiting the foregoing, Corporation understands that pursuant to Section 12B.2(h) of the San Francisco Administrative Code, a penalty of fifty dollars (\$50) for each person for each calendar day during which such person was discriminated against in violation of the provisions of this Agreement may be assessed against Corporation and/or deducted from any payments due Corporation.

Section 16.3 MacBride Principles--Northern Ireland. Pursuant to San Francisco Administrative Code Section 12F.5, City urges companies doing business in Northern Ireland to move towards resolving employment inequities, and encourages such companies to abide by the MacBride Principles. City urges San Francisco companies to do business with corporations that abide by the MacBride Principles. By signing below, the person executing this agreement on behalf of Corporation acknowledges and agrees that he or she has read and understood this section

Section 16.4 Tropical Hardwood and Virgin Redwood Ban. Pursuant to Section 804(b) of the San Francisco Environment Code, City urges all Corporations not to import, purchase, obtain, or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood or virgin redwood wood product.

Section 16.5 Drug-Free Workplace Policy. Corporation acknowledges that pursuant to the Federal Drug-Free Workplace Act of 1989, the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited on City premises. Corporation and its employees, agents or assigns shall comply with all terms and provisions of such Act and the rules and regulations promulgated thereunder.

Section 16.6 Resource Conservation; Liquidated Damages. Chapter 5 of the San Francisco Environment Code (Resource Conservation) is incorporated herein by reference. Failure by Corporation to comply with any of the applicable requirements of Chapter 5 will be deemed a material breach of contract. If Corporation fails to comply in good faith with any of the provisions of Chapter 5, Corporation shall be liable for liquidated damages in an amount equal to Corporation's net profit under this Agreement, or five percent (5%) of the total contract amount, whichever is greater. Corporation acknowledges and agrees that the liquidated damages assessed shall be payable to City upon demand and may be offset against any monies due to Corporation from any contract with City.

Section 16.7 Compliance with ADA. Corporation acknowledges that, pursuant to the Americans with Disabilities Act (ADA), programs, services and other activities provided by a public entity to the public, whether directly or through a contractor, must be accessible to the disabled public. Corporation shall not discriminate against any person protected under the ADA in connection with all or any portion of the Management District Plan and shall comply at all times with the provisions of the ADA.

Section 16.8 Requiring Minimum Compensation for Employees.

a. Corporation agrees to comply fully with and be bound by all of the provisions of the Minimum Compensation Ordinance (MCO), as set forth in San Francisco Administrative Code Chapter 12P (Chapter 12P), including the remedies provided, and implementing guidelines and rules. The provisions of Sections 12P.5 and 12).5.1 are incorporated herein by reference and made a part of this Agreement as though fully set forth. The text of the MCO is available on the web at www.sfgov.org/olse/mco. A partial listing of some of Corporation's obligations under the MCO is set forth in this Section. Corporation is required to comply with all the provisions of the MCO, irrespective of the listing of obligations in this Section.

b. The MCO requires Corporation to pay Corporation's employees a minimum hourly gross compensation wage rate and to provide minimum compensated and uncompensated time off. The minimum wage rate may change from year to year and Corporation is obligated to keep informed of the then-current requirements. Any subcontract entered into by Corporation shall require the subcontractor to comply with the requirements of the MCO and shall contain contractual obligations substantially the same as those set forth in this Section. It is Corporation's obligation to ensure that any subcontractors of any tier under this Agreement comply with the requirements of the MCO. If any subcontractor under this Agreement fails to comply, City may pursue any of the remedies set forth in this Section against Corporation.

c. Corporation shall not take adverse action or otherwise discriminate against an employee or other person for the exercise or attempted exercise of rights under the MCO. Such actions, if taken within 90 days of the exercise or attempted exercise of such rights, will be rebuttably presumed to be retaliation prohibited by the MCO.

d. Corporation shall maintain employee and payroll records as required by the MCO. If Corporation fails to do so, it shall be presumed that the Corporation paid no more than the minimum wage required under State law.

e. The City is authorized to inspect Corporation's job sites and conduct interviews with employees and conduct audits of Corporation.

f. Corporation's commitment to provide the Minimum Compensation is a material element of the City's consideration for this Agreement. The City in its sole discretion shall determine whether such a breach has occurred. The City and the public will suffer actual damage that will be impractical or extremely difficult to determine if the Corporation fails to comply with these requirements. Corporation agrees that the sums set forth in Section 12P.6.1 of the MCO as liquidated damages are not a penalty, but are reasonable estimates of the loss that the City and the public will incur for Corporation's noncompliance. The procedures governing the assessment of liquidated damages shall be those set forth in Section 12P.6.2 of Chapter 12P.

g. Corporation understands and agrees that if it fails to comply with the requirements of the MCO, the City shall have the right to pursue any rights or remedies available under Chapter 12P (including liquidated damages), under the terms of the contract, and under applicable law. If, within 30 days after receiving written notice of a breach of this Agreement for violating the MCO, Corporation fails to cure such breach or, if such breach cannot reasonably be cured within such period of 30 days, Corporation fails to commence efforts to cure within such period, or thereafter fails diligently to pursue such cure to completion, the City shall have the right to pursue any rights or remedies available under applicable law, including those set forth in Section 12P.6(c) of Chapter 12P. Each of these remedies shall be exercisable individually or in combination with any other rights or remedies available to the City.

h. Corporation represents and warrants that it is not an entity that was set up, or is being used, for the purpose of evading the intent of the MCO.

i. If Corporation is exempt from the MCO when this Agreement is executed because the cumulative amount of agreements with this department for the fiscal year is less than \$25,000, but Corporation later enters into an agreement or agreements that cause Corporation to exceed that amount in a fiscal year, Corporation shall thereafter be required to comply with the MCO under this Agreement. This obligation arises on the effective date of the agreement that causes the cumulative amount of agreements between the Corporation and this department to exceed \$25,000 in the fiscal year.

Section 16.9 Limitations on Contributions. Through execution of this Agreement, Corporation acknowledges that it is familiar with section 1.126 of the City's Campaign and Governmental Conduct Code, which prohibits any person who contracts with the City for the rendition of personal services, for the furnishing of any material, supplies or equipment, for the sale or lease of any land or building, or for a grant, loan or loan guarantee, from making any campaign contribution to (1) an individual holding a City elective office if the contract must be approved by the individual, a board on which that individual serves, or a board on which an appointee of that individual serves, (2) a candidate for the office held by such individual, or (3) a committee controlled by such individual, at any time from the commencement of negotiations for the contract until the later of either the termination of negotiations for such contract or six months after the date the contract is approved. Corporation acknowledges that the foregoing restriction applies only if the contract or a combination or series of contracts approved by the same individual or board in a fiscal year have a total anticipated or actual value of \$50,000 or more. Corporation further acknowledges that the prohibition on contributions applies to each prospective party to the contract; each member of Corporation's board of directors; Corporation's chairperson, chief executive officer, chief financial officer and chief operating officer; any person with an

ownership interest of more than 20 percent in Corporation; any subcontractor listed in the bid or contract; and any committee that is sponsored or controlled by Corporation. Additionally, Corporation acknowledges that Corporation must inform each of the persons described in the preceding sentence of the prohibitions contained in Section 1.126.

Section 16.10 First Source Hiring Program.

(a) **Incorporation of Administrative Code Provisions by Reference.** The provisions of Chapter 83 of the San Francisco Administrative Code are incorporated in this Section by reference and made a part of this Agreement as though fully set forth herein. Corporation shall comply fully with, and be bound by, all of the provisions that apply to this Agreement under such Chapter, including but not limited to the remedies provided therein. Capitalized terms used in this Section and not defined in this Agreement shall have the meanings assigned to such terms in Chapter 83.

(b) **First Source Hiring Agreement.** As an essential term of, and consideration for, any contract or property contract with the City, not exempted by the FSHA, the Corporation shall enter into a first source hiring agreement ("agreement") with the City, on or before the effective date of the contract or property contract. Corporation shall also enter into an agreement with the City for any other work that it performs in the City. Such agreement shall:

(1) Set appropriate hiring and retention goals for entry level positions. The employer shall agree to achieve these hiring and retention goals, or, if unable to achieve these goals, to establish good faith efforts as to its attempts to do so, as set forth in the agreement. The agreement shall take into consideration the employer's participation in existing job training, referral and/or brokerage programs. Within the discretion of the FSHA, subject to appropriate modifications, participation in such programs maybe certified as meeting the requirements of this Chapter. Failure either to achieve the specified goal, or to establish good faith efforts will constitute noncompliance and will subject the employer to the provisions of Section 83.10 of this Chapter.

(2) Set first source interviewing, recruitment and hiring requirements, which will provide the San Francisco Workforce Development System with the first opportunity to provide qualified economically disadvantaged individuals for consideration for employment for entry level positions. Employers shall consider all applications of qualified economically disadvantaged individuals referred by the System for employment; provided however, if the employer utilizes nondiscriminatory screening criteria, the employer shall have the sole discretion to interview and/or hire individuals referred or certified by the San Francisco Workforce Development System as being qualified economically disadvantaged individuals. The duration of the first source interviewing requirement shall be determined by the FSHA and shall be set forth in each agreement, but shall not exceed 10 days. During that period, the employer may publicize the entry level positions in accordance with the agreement. A need for urgent or temporary hires must be evaluated, and appropriate provisions for such a situation must be made in the agreement.

(3) Set appropriate requirements for providing notification of available entry level positions to the San Francisco Workforce Development System so that the System may train and refer an adequate pool of qualified economically disadvantaged individuals to participating employers. Notification should include such information as employment needs by occupational title, skills, and/or experience required, the hours required, wage scale and duration of employment, identification of entry level and training positions, identification of English language proficiency requirements, or absence thereof, and the projected schedule and procedures for hiring for each occupation. Employers should provide both long-term job need projections and notice before initiating the interviewing and hiring process. These notification requirements will take into consideration any need to protect the employer's proprietary information.

(4) Set appropriate record keeping and monitoring requirements. The First Source Hiring Administration shall develop easy-to-use forms and record keeping requirements for documenting compliance with the agreement. To the greatest extent possible, these requirements shall utilize the employer's existing record keeping systems, be nonduplicative, and facilitate a coordinated flow of information and referrals.

(5) Establish guidelines for employer good faith efforts to comply with the first source hiring requirements of this Chapter. The FSHA will work with City departments to develop employer good faith effort requirements appropriate to the types of contracts and property contracts handled by each department. Employers shall appoint a liaison for dealing with the development and implementation of the employer's agreement. In the event that the FSHA finds that the employer under a City contract or property contract has taken actions primarily for the purpose of circumventing the requirements of this Chapter, that employer shall be subject to the sanctions set forth in Section 83.10 of this Chapter.

(6) Set the term of the requirements.

(7) Set appropriate enforcement and sanctioning standards consistent with this Chapter.

(8) Set forth the City's obligations to develop training programs, job applicant referrals, technical assistance, and information systems that assist the employer in complying with this Chapter.

(9) Require the developer to include notice of the requirements of this Chapter in leases, subleases, and other occupancy contracts.

(c) **Hiring Decisions.** Corporation shall make the final determination of whether an Economically Disadvantaged Individual referred by the System is "qualified" for the position.

(d) **Exceptions.** Upon application by Employer, the First Source Hiring Administration may grant an exception to any or all of the requirements of Chapter 83 in any situation where it concludes that compliance with this Chapter would cause economic hardship.

(e) **Liquidated Damages.** Corporation agrees:

(1) To be liable to the City for liquidated damages as provided in this section;

(2) To be subject to the procedures governing enforcement of breaches of contracts based on violations of contract provisions required by this Chapter as set forth in this section;

(3) That the Corporation's commitment to comply with this Chapter is a material element of the City's consideration for this contract; that the failure of the Corporation to comply with the contract provisions required by this Chapter will cause harm to the City and the public which is significant and substantial but extremely difficult to quantify; that the harm to the City includes not only the financial cost of funding public assistance programs but also the insidious but impossible to quantify harm that this community and its families suffer as a result of unemployment; and that the assessment of liquidated damages of up to \$5,000 for every notice of a new hire for an entry level position improperly withheld by Corporation from the first source hiring process, as determined by the FSHA during its first investigation of Corporation, does not exceed a fair estimate of the financial and other damages that the City suffers as a result of the Corporation's failure to comply with its first source referral contractual obligations.

(4) That the continued failure by Corporation to comply with its first source referral contractual obligations will cause further significant and substantial harm to the City and the public, and that a second assessment of liquidated damages of up to \$10,000 for each entry level position improperly withheld from the FSHA, from the time of the conclusion of the first investigation forward, does not exceed the financial and other damages that the City suffers as a result of Corporation's continued failure to comply with its first source referral contractual obligations;

(5) That in addition to the cost of investigating alleged violations under this Section, the computation of liquidated damages for purposes of this section is based on the following data:

A. The average length of stay on public assistance in San Francisco's County Adult Assistance Program is approximately 41 months at an average monthly grant of \$348 per month, totaling approximately \$14,379; and

B. In 2004, the retention rate of adults placed in employment programs funded under the Workforce Investment Act for at least the first six months of employment was 84.4%. Since qualified individuals under the First Source program face far fewer barriers to employment than their counterparts in programs funded by the Workforce Investment Act, it is reasonable to conclude that the average length of employment for an individual whom the First Source Program refers to an employer and who is hired in an entry level position is at least one year;

Therefore, liquidated damages that total \$5,000 for first violations and \$10,000 for subsequent violations as determined by FSHA constitute a fair, reasonable, and conservative attempt to quantify the harm caused to the City by the failure of Corporation to comply with its first source referral contractual obligations.

(6) That the failure of Corporation to comply with this Chapter, except property contractors, may be subject to the debarment and monetary penalties set forth in Sections 6.80 et seq. of the San Francisco Administrative Code, as well as any other remedies available under the contract or at law; and

(7) That in the event the City is the prevailing party in a civil action to recover liquidated damages for breach of a contract provision required by this Chapter, Corporation will be liable for the City's costs and reasonable attorneys fees.

Violation of the requirements of Chapter 83 is subject to an assessment of liquidated damages in the amount of \$5,000 for every new hire for an Entry Level Position improperly withheld from the first source hiring process. The assessment of liquidated damages and the evaluation of any defenses or mitigating factors shall be made by the FSHA.

(f) **Subcontracts.** Any subcontract entered into by Corporation shall require the subcontractor to comply with the requirements of Chapter 83 and shall contain contractual obligations substantially the same as those set forth in this Section.

Section 16.11 Administrative Code Chapter 12.G. In the event Corporation is appropriated any City funds during the term of this Agreement that are subject to San Francisco Administrative Code Chapter 12.G, Corporation will acknowledge and observe the requirements of Chapter 12.G., to the extent legally applicable.

Section 16.12 Preservative-Treated Wood Containing Arsenic. Corporation may not purchase preservative-treated wood products containing arsenic in the performance of this Agreement unless an exemption from the requirements of Chapter 13 of the San Francisco Environment Code is obtained from the Department of the Environment under Section 1304 of the Code. The term "preservative-treated wood containing arsenic" shall mean wood treated with a preservative that contains arsenic, elemental arsenic, or an arsenic copper combination, including, but not limited to, chromated copper arsenate preservative, ammoniacal copper zinc arsenate preservative, or ammoniacal copper arsenate preservative. Corporation may purchase preservative-treated wood products on the list of environmentally preferable alternatives prepared and adopted by the Department of the Environment. This provision does not preclude Corporation from purchasing preservative-treated wood containing arsenic for saltwater immersion. The term "saltwater immersion" shall mean a pressure-treated wood that is used for construction purposes or facilities that are partially or totally immersed in saltwater.

Section 16.13. Consideration of Criminal History in Hiring and Employment Decisions.

(a) Corporation agrees to comply fully with and be bound by all of the provisions of Chapter 12T "City Contractor/Subcontractor Consideration of Criminal History in Hiring and Employment Decisions," of the San Francisco Administrative Code (Chapter 12T), including the remedies provided, and implementing regulations, as may be amended from time to time. The term "Contractor" as used in this Section and in

Chapter 12T, shall mean Corporation. The provisions of Chapter 12T are incorporated by reference and made a part of this Agreement as though fully set forth herein. The text of the Chapter 12T is available on the web at www.sfgov.org/olse/fco. A partial listing of some of Contractor's obligations under Chapter 12T is set forth in this Section. Contractor is required to comply with all of the applicable provisions of 12T, irrespective of the listing of obligations in this Section. Capitalized terms used in this Section and not defined in this Agreement shall have the meanings assigned to such terms in Chapter 12T.

(b) The requirements of Chapter 12T shall only apply to a Contractor's or Subcontractor's operations to the extent those operations are in furtherance of the performance of this Agreement, shall apply only to applicants and employees who would be or are performing work in furtherance of this Agreement, shall apply only when the physical location of the employment or prospective employment of an individual is wholly or substantially within the City of San Francisco, and shall not apply when the application in a particular context would conflict with federal or state law or with a requirement of a government agency implementing federal or state law.

(c) Contractor shall incorporate by reference in all subcontracts the provisions of Chapter 12T, and shall require all subcontractors to comply with such provisions. Contractor's failure to comply with the obligations in this subsection shall constitute a material breach of this Agreement.

(d) Contractor or Subcontractor shall not inquire about, require disclosure of, or if such information is received base an Adverse Action on an applicant's or potential applicant for employment, or employee's: (1) Arrest not leading to a Conviction, unless the Arrest is undergoing an active pending criminal investigation or trial that has not yet been resolved; (2) participation in or completion of a diversion or a deferral of judgment program; (3) a Conviction that has been judicially dismissed, expunged, voided, invalidated, or otherwise rendered inoperative; (4) a Conviction or any other adjudication in the juvenile justice system; (5) a Conviction that is more than seven years old, from the date of sentencing; or (6) information pertaining to an offense other than a felony or misdemeanor, such as an infraction.

(e) Contractor or Subcontractor shall not inquire about or require applicants, potential applicants for employment, or employees to disclose on any employment application the facts or details of any conviction history, unresolved arrest, or any matter identified in subsection 32(d), above. Contractor or Subcontractor shall not require such disclosure or make such inquiry until either after the first live interview with the person, or after a conditional offer of employment.

(f) Contractor or Subcontractor shall state in all solicitations or advertisements for employees that are reasonably likely to reach persons who are reasonably likely to seek employment to be performed under this Agreement, that the Contractor or Subcontractor will consider for employment qualified applicants with criminal histories in a manner consistent with the requirements of Chapter 12T.

(g) Contractor and Subcontractors shall post the notice prepared by the Office of Labor Standards Enforcement (OLSE), available on OLSE's website, in a conspicuous place at every workplace, job site, or other location under the Contractor or Subcontractor's control at which work is being done or will be done in furtherance of the performance of this Agreement. The notice shall be posted in English, Spanish, Chinese, and any language spoken by at least 5% of the employees at the workplace, job site, or other location at which it is posted.

(h) Contractor understands and agrees that if it fails to comply with the requirements of Chapter 12T, the City shall have the right to pursue any rights or remedies available under Chapter 12T, including but not limited to, a penalty of \$50 for a second violation and \$100 for a subsequent violation for each employee, applicant or other person as to whom a violation occurred or continued, termination or suspension in whole or in part of this Agreement.

Section 16.14 Protection of Private Information. Corporation has read and agrees to the terms set forth in San Francisco Administrative Code Sections 12M.2, "Nondisclosure of Private Information," and 12M.3,

“Enforcement” of Administrative Code Chapter 12M, “Protection of Private Information,” which are incorporated herein as if fully set forth. Corporation agrees that any failure of Corporation to comply with the requirements of Section 12M.2 of this Chapter shall be a material breach of the Agreement. In such an event, in addition to any other remedies available to it under equity or law, the City may terminate the Agreement, bring a false claim action against Corporation pursuant to Chapter 6 or Chapter 21 of the Administrative Code, or debar Corporation.

Section 16.15 Requiring Health Benefits for Covered Employees.

Unless exempt, Corporation agrees to comply fully with and be bound by all of the provisions of the Health Care Accountability Ordinance (HCAO), as set forth in San Francisco Administrative Code Chapter 12Q, including the remedies provided, and implementing regulations, as the same may be amended from time to time. The provisions of Section 12Q.5.1 are incorporated by reference and made a part of this Agreement as though fully set forth herein. The text of the HCAO is available on the web at <http://www.sfgov.org/olse>. Capitalized terms used in this Section and not defined in this Agreement shall have the meanings assigned to such terms in Chapter 12Q.

(a) For each Covered Employee, Corporation shall provide the appropriate health benefit set forth in Section 12Q.3 of the HCAO. If Corporation chooses to offer the health plan option, such health plan shall meet the minimum standards set forth by the San Francisco Health Commission.

(b) Notwithstanding the above, if the Corporation is a small business as defined in Section 12Q.3(e) of the HCAO, it shall have no obligation to comply with part (a) above.

(c) Corporation's failure to comply with the HCAO shall constitute a material breach of this agreement. City shall notify Corporation if such a breach has occurred. If, within 30 days after receiving City's written notice of a breach of this Agreement for violating the HCAO, Corporation fails to cure such breach or, if such breach cannot reasonably be cured within such period of 30 days, Corporation fails to commence efforts to cure within such period, or thereafter fails diligently to pursue such cure to completion, City shall have the right to pursue the remedies set forth in 12Q.5(f)(1-5). Each of these remedies shall be exercisable individually or in combination with any other rights or remedies available to City.

(d) Any Subcontract entered into by Corporation shall require the Subcontractor to comply with the requirements of the HCAO and shall contain contractual obligations substantially the same as those set forth in this Section. Corporation shall notify City's Office of Contract Administration when it enters into such a Subcontract and shall certify to the Office of Contract Administration that it has notified the Subcontractor of the obligations under the HCAO and has imposed the requirements of the HCAO on Subcontractor through the Subcontract. Each Corporation shall be responsible for its Subcontractors' compliance with this Chapter. If a Subcontractor fails to comply, the City may pursue the remedies set forth in this Section against Corporation based on the Subcontractor's failure to comply, provided that City has first provided Corporation with notice and an opportunity to obtain a cure of the violation.

(e) Corporation shall not discharge, reduce in compensation, or otherwise discriminate against any employee for notifying City with regard to Corporation's noncompliance or anticipated noncompliance with the requirements of the HCAO, for opposing any practice proscribed by the HCAO, for participating in proceedings related to the HCAO, or for seeking to assert or enforce any rights under the HCAO by any lawful means.

(f) Corporation represents and warrants that it is not an entity that was set up, or is being used, for the purpose of evading the intent of the HCAO.

(g) Corporation shall maintain employee and payroll records in compliance with the California Labor Code and Industrial Welfare Commission orders.

(h) Corporation shall keep itself informed of the current requirements of the HCAO.

- (i) Corporation shall provide reports to the City in accordance with any reporting standards promulgated by the City under the HCAO, including reports on Subcontractors and Subtenants, as applicable.
- (j) Corporation shall provide City with access to records pertaining to compliance with HCAO after receiving a written request from City to do so and being provided at least five business days to respond.
- (k) Corporation shall allow City to inspect Corporation's job sites and have access to Corporation's employees in order to monitor and determine compliance with HCAO.
- (l) City may conduct random audits of Corporation to ascertain its compliance with HCAO. Corporation agrees to cooperate with City when it conducts such audits.
- (m) If Corporation is exempt from the HCAO when this Agreement is executed because its amount is less than \$25,000 (\$50,000 for nonprofits), but Corporation later enters into an agreement or agreements that cause Corporation's aggregate amount of all agreements with City to reach \$75,000, all the agreements shall be thereafter subject to the HCAO. This obligation arises on the effective date of the agreement that causes the cumulative amount of agreements between Corporation and the City to be equal to or greater than \$75,000 in the fiscal year.

Section 16.16 Graffiti Removal. Graffiti is detrimental to the health, safety and welfare of the community in that it promotes a perception in the community that the laws protecting public and private property can be disregarded with impunity. This perception fosters a sense of disrespect of the law that results in an increase in crime; degrades the community and leads to urban blight; is detrimental to property values, business opportunities and the enjoyment of life; is inconsistent with the City's property maintenance goals and aesthetic standards; and results in additional graffiti and in other properties becoming the target of graffiti unless it is quickly removed from public and private property. Graffiti results in visual pollution and is a public nuisance. Graffiti must be abated as quickly as possible to avoid detrimental impacts on the City and County and its residents, and to prevent the further spread of graffiti.

Corporation shall remove all graffiti from any real property owned or leased by Corporation in the City and County of San Francisco within forty eight (48) hours of the earlier of Corporation's (a) discovery or notification of the graffiti or (b) receipt of notification of the graffiti from Public Works; or alternatively, according to the time requirements in any Public Works Notice of Violation that is received by Corporation. This section is not intended to require a Corporation to breach any lease or other agreement that it may have concerning its use of the real property. The term "graffiti" means any inscription, word, figure, marking or design that is affixed, marked, etched, scratched, drawn or painted on any building, structure, fixture or other improvement, whether permanent or temporary, including by way of example only and without limitation, signs, banners, billboards and fencing surrounding construction sites, whether public or private, without the consent of the owner of the property or the owner's authorized agent, and which is visible from the public right-of-way. "Graffiti" shall not include: (1) any sign or banner that is authorized by, and in compliance with, the applicable requirements of the San Francisco Public Works Code, the San Francisco Planning Code or the San Francisco Building Code; or (2) any mural or other painting or marking on the property that is protected as a work of fine art under the California Art Preservation Act (California Civil Code Sections 987 et seq.) or as a work of visual art under the Federal Visual Artists Rights Act of 1990 (17 U.S.C. §§ 101 et seq.).

Any failure of Corporation to comply with this section of this Agreement shall constitute an Event of Default of this Agreement.

Section 16.17 Food Service Waste Reduction Requirements. Corporation agrees to comply fully with and be bound by all of the provisions of the Food Service Waste Reduction Ordinance, as set forth in San Francisco Environment Code Chapter 16, including the remedies provided, and implementing guidelines and rules. The provisions of Chapter 16 are incorporated herein by reference and made a part of this Agreement as though fully set forth. This provision is a material term of this Agreement. By entering into this Agreement, Corporation agrees that if it breaches this provision, City will suffer actual damages that will be impractical or extremely difficult to determine; further, Corporation agrees that the sum of one hundred dollars (\$100)

liquidated damages for the first breach, two hundred dollars (\$200) liquidated damages for the second breach in the same year, and five hundred dollars (\$500) liquidated damages for subsequent breaches in the same year is reasonable estimate of the damage that City will incur based on the violation, established in light of the circumstances existing at the time this Agreement was made. Such amount shall not be considered a penalty, but rather agreed monetary damages sustained by City because of Corporation's failure to comply with this provision.

Section 16.18 [Left blank by agreement of the parties.]

Section 16.19 Compliance with Other Laws. Without limiting the scope of any of the preceding sections of this Article 16, Corporation shall keep itself fully informed of City's Charter, codes, ordinances and regulations and all state, and federal laws, rules and regulations affecting the performance of this Agreement and shall at all times comply with such Charter codes, ordinances, and regulations rules and laws.

ARTICLE 17

MISCELLANEOUS

Section 17.1 No Waiver. No waiver by the City of any default or breach of this Agreement shall be implied from any failure by the City to take action on account of such default if such default persists or is repeated. No express waiver by the City shall affect any default other than the default specified in the waiver and shall be operative only for the time and to the extent therein stated. Waivers by City of any covenant, term or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition. The consent or approval by the City of any action requiring further consent or approval shall not be deemed to waive or render unnecessary the consent or approval to or of any subsequent similar act.

Section 17.2 Modification. This Agreement may not be modified, nor may compliance with any of its terms be waived, except by written instrument executed and approved in the same manner as this Agreement.

Section 17.3 Administrative Remedy for Agreement Interpretation. Should any question arise as to the meaning or intent of this Agreement, the question shall, prior to any other action or resort to any other legal remedy, be referred to the Director of Public Works who shall decide the true meaning and intent of the Agreement. Such decision shall be final and conclusive.

Section 17.4 Governing Law; Venue. The formation, interpretation and performance of this Agreement shall be governed by the laws of the State of California, without regard to its conflict of laws principles. Venue for all litigation relative to the formation, interpretation and performance of this Agreement shall be in San Francisco.

Section 17.5 Headings. All article and section headings and captions contained in this Agreement are for reference only and shall not be considered in construing this Agreement.

Section 17.6 Entire Agreement. This Agreement and the documents set forth as appendices hereto constitute the entire Agreement between the parties, and supersede all other oral or written provisions. If there is any conflict between the terms of this Agreement and other documents, the terms of this Agreement shall govern. The following appendices are attached to and a part of this Agreement:

Appendix A, Management District Plan; and,

Appendix B, Resolution to Establish; and,

Appendix C, San Francisco Stormwater Design Guidelines.

Section 17.7 Certified Resolution of Signatory Authority. Upon request of City, Corporation shall deliver to City a copy of the corporate resolution(s) authorizing the execution, delivery and performance of this Agreement, certified as true, accurate and complete by the secretary or assistant secretary of Corporation.

Section 17.8 Severability. Should the application of any provision of this Agreement to any particular facts or circumstances be found by a court of competent jurisdiction to be invalid or unenforceable, then (a) the validity of other provisions of this Agreement shall not be affected or impaired thereby, and (b) such provision shall be enforced to the maximum extent possible so as to effect the intent of the parties and shall be reformed without further action by the parties to the extent necessary to make such provision valid and enforceable.

Section 17.9 Successors; No Third-Party Beneficiaries. Subject to the terms of Article 13, the terms of this Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their successors and assigns. Nothing in this Agreement, whether express or implied, shall be construed to give any person or entity (other than the parties hereto and their respective successors and assigns and, in the case of Article 9, the Indemnified Parties) any legal or equitable right, remedy or claim under or in respect of this Agreement or any covenants, conditions or provisions contained herein.

Section 17.10 Survival of Terms. The obligations of Corporation and the terms of the following provisions of this Agreement shall survive and continue following expiration or termination of this Agreement: Sections 6.4 through 6.8, Articles 7 and 9, Section 10.4, Article 12, Section 13.4, Section 14.3 and this Article 17.

Section 17.11 Further Assurances. From and after the date of this Agreement, Corporation agrees to do such things, perform such acts, and make, execute, acknowledge and deliver such documents as may be reasonably necessary or proper and usual to complete the transactions contemplated by this Agreement and to carry out the purpose of this Agreement in accordance with this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first specified herein.

CITY: _____

CORPORATION: _____

SAN FRANCISCO PUBLIC WORKS

By: _____
Mohammed Nuru
Director

By signing this Agreement, I certify that I comply with the requirements of the Minimum Compensation Ordinance, which entitle Covered Employees to certain minimum hourly wages and compensated and uncompensated time off.

I have read and understood paragraph 16.3, the City's statement urging companies doing business in Northern Ireland to move towards resolving employment inequities, encouraging compliance with the MacBride Principles, and urging San Francisco companies to do business with corporations that abide by the MacBride Principles.

**DOGPATCH & NORTHWEST POTRERO HILL
GREEN BENEFIT DISTRICT**

Approved as to Form:

Dennis J. Herrera
City Attorney

By: _____
Bruce Huie

Federal Tax ID No. 47-4983111
City Vendor No. 98573

By: _____
Robert A. Bryan
Deputy City Attorney

**DOGPATCH & NORTHWEST POTRERO HILL
GREEN BENEFIT DISTRICT (GBD)
MANAGEMENT PLAN**

MARCH 27, 2015



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I. EXECUTIVE SUMMARY

Background

In November of 2012, a group of community leaders from the Dogpatch and Potrero Hill neighborhoods convened with Build Public, a D.B.A of UP Urban Inc., a local non-profit organization, to explore the potential of forming a Green Benefit District (“GBD”). Their goals were clear: a desire to improve maintenance of existing publicly accessible green spaces, including open space, and parks, informal community gardens, and sidewalk greenings; to develop new “green infrastructure”; to improve the long term ecological health of the neighborhood; and to fund the creation of new open spaces, parks and gardens. A GBD Formation Committee (the “Formation Committee”) made up of landowners, tenants, developers, condominium owners, renters and advocates for open space, parks, and gardens was established to guide the formation process and ensure that a diversity of community opinions and voices were incorporated into the GBD’s vision, mission, and budget proposals to the community. After 8 months of extensive outreach, public meetings, and a professionally designed survey, querying residents about their interest and goals, Northwest Potrero Hill and the Dogpatch emerged as the two areas with the greatest support for the formation of a GBD. Because of this support, the Formation Committee voted to proceed with the formation of the GBD in these two areas.

GBD Benefits to Property Owners and Other Stakeholders

- Improves the maintenance of Public Realm areas as defined by Subsection 15A.2(1) of the San Francisco Business and Tax Regulation Code. Public Realm areas are outdoor spaces open to the public that include but are not limited to parks, plazas, parklets, sidewalks, unimproved areas, landscaped areas and gardens.
- Supports capital improvements to Public Realm areas.
- Provides owners with direct oversight in the administration of all funds and a high-level of transparency and accountability in how funds are spent.
- Provides steady source of revenue and leverages local GBD capital.
- Distributes costs and benefits fairly and proportionately across property owners in the GBD.

Mission of the Dogpatch-Northwest Potrero Hill GBD (“Dogpatch & NWPH GBD”)

- To clean, maintain, enhance, and expand Public Realm areas in the Dogpatch and Northwest Potrero Hill neighborhoods.
- To support community volunteer efforts.
- To promote sound ecological practices with a locally controlled, sustainable, and transparent funding structure.
- To promote a high-level of transparency and accountability in how GBD funds are spent.

District Boundaries

The Dogpatch & NWPH GBD is comprised of 2 distinct zones: (1) the Dogpatch Neighborhood and (2) Northwest Potrero Hill (see Appendix D – Maps of the Management Plan).

Zone I – Boundary Description

- Mariposa Street from Iowa Street to Illinois Street (South side only)
- Illinois Street from Mariposa Street to Cesar Chavez Street (West side only)
- Cesar Chavez Street from Illinois Street to Pennsylvania Street (North side only)
- Pennsylvania Street from Cesar Chavez Street to 22nd Street (East Side Only)
- 22nd Street from Pennsylvania to Iowa Street (North Side Only)
- Iowa Street from 22nd Street to Mariposa Street (East Side Only)

Zone II – Boundary Description

- 16th Street from Potrero Avenue to Kansas Street (South side only) (completely encompassing

- parcel 3958-006).
- Kansas Street from the northeast corner of parcel 3958-006 traveling south along the eastern perimeter of the parcel for 100 feet, then traveling west along the southern perimeter of the parcel for 100 feet, then traveling south to the southeast corner of parcel 4029-022.
- 19th Street from southeast corner of parcel 4029-022 to Potrero Avenue (North side only)
- Potrero Avenue from 19th Street to 16th Street (East side only)

Services of the GBD

1. **Maintenance:** The maintenance service plan includes district scale maintenance activities like tree care, graffiti patrol, and trash and debris removal, as well as comprehensive maintenance services for all Public Realm areas in the GBD.
2. **Capital Improvements:** The capital improvements plan dedicates 32% of the annual GBD budget to the improvement of existing Public Realm areas and creation of new Public Realm areas, and establishment of new Green Infrastructure in the GBD.
3. **Accountability, Transparency & Citizen Services:** This service category includes management of the GBD’s finances, contracts for services, improving relationship with the public by utilizing web-based services for recording and reporting cleanliness and maintenance concerns and development of public communication and accountability strategy. A GBD manager ensures the smooth operation of the district, advocates on behalf of property owners, and leverages the capacity of the district for maximum benefit to the district.
4. **Operations & Contingency/Reserves:** A required operations category that covers insurance, accounting, audits and financial reviews, and potential cost overruns of the GBD.

Continuation of City Services:

Throughout the process to establish the Dogpatch & Northwest Potrero Hill GBD, the formation committee has expressed concerns that the City and County of San Francisco (CCSF) maintains existing services at verifiable “baseline” service levels. A formal base level of service policy ensures that existing City services are enhanced, not replaced by the proposed CBD service. By adopting this plan, the Board of Supervisors will confirm and guarantee a baseline level of service equivalent to that being provided in similar areas of the city. Throughout the duration of the GBD, these services will be maintained consistently with other similar areas of the city.

Budget:

Table 1. Zone 1: Dogpatch

Services, Activities, and Improvements	FY 2015/16		
	Total Budget	LESS: General Benefit	Amount of Assessment
Maintenance	\$120,572	(\$8,187)	\$112,385
Capital Improvements	\$145,000	(\$9,846)	\$135,155
Accountability & Citizen Service Tech	\$98,000	--	\$98,000
Operations & Contingency	\$60,213	--	\$60,213
Total	\$423,785	(\$18,032)	\$405,753

Table 2. Zone 2: Northwest Potrero Hill

Services, Activities, and Improvements	FY 2015/16		
	Total Budget	LESS: General Benefit	Amount of Assessment
Maintenance	\$38,584	(\$2,620)	\$35,964
Capital Improvements	\$19,750	(\$1,341)	\$18,409
Accountability & Citizen Service Tech	\$20,000	--	\$20,000
Operations & Contingency	\$12,733	--	\$12,733
Total	\$91,067	(\$3,961)	\$87,106

Assessment Formula:

Assessments are calculated by multiplying each parcel's assessable square footage by the appropriate assessment rate for that benefit zone. (Assessment = building/lot sqft. x assessment rate)

Table 3. Assessments

Land Use:	Assmt Rate per Lot or Building Sq. Ft.
Commercial/Residential/Other (standard rate)	\$0.0951
Industrial (weighted @ 50%)	\$0.0475
Greenspace Parcels (weighted @ 25%)	\$0.0238
Non-accessible Parcels	\$0.0000
Vacant/Parking Lots (standard rate)	\$0.0951

Example: A commercial parcel in Zone 1 with a 10,000 square foot building has a \$951.00 annual assessment. (10,000 x \$0.0951 = \$951.00)

Method of Assessment Collection

Each property owner in the GBD pays an assessment based on a formula calculated on objective parcel criteria, as defined in the management plan. This assessment is collected twice a year through owners' property tax bills. The GBD assessment will be collected and enforced by the CCSF Treasurer and Tax Collector. The Treasurer and Tax Collector shall transfer the assessment payments to the owners' non-profit corporation that manages the GBD.

No assessment funds are withheld by CCSF or diverted to the General Fund, excepting late fees or other processing fees associated with assessment collection. CCSF may not use assessment funds to pay for baseline services providing general benefits to the GBD.

Legal Authority, Entity Structure, and Governance

GBDs are authorized by the state Property and Business Improvement District Law of 1994 (California Streets and Highways Code §§36600 et seq., or the "1994 Act") as augmented by Article 15A of the San Francisco's Business and Tax Regulations Code: Upon establishment of the GBD at the Board of Supervisors hearing, the GBD Formation Committee (which is open to all community stakeholders) shall serve as an Interim GBD Board of Directors until the formation of a tax-exempt 501(c)(3) non-profit corporation is complete (the owners' association or owners' nonprofit corporation), business

registration is obtained, by-laws are created, insurance obtained, and the first GBD Board of Directors is elected for the owners' nonprofit corporation will be elected. See Appendix A for Board Composition.

Term

Assessments would be collected for 10 years (FY 2015/16 – FY 2024/25) if the proposed GBD is formed by the Board of Supervisors, following the GBD formation process described below. Expenditure of those collected assessments can continue for up to 6 months after the end of the assessment collection period (through December 31, 2025), at which point the GBD terminates if not renewed through a new GBD formation process.

Process for GBD Formation

GBD formation requires approval by property owners within the proposed GBD boundaries. The process has four steps, described below:

1. **Property Owner Petition.** Property owners representing 30% or more of the weighted assessment within the proposed boundaries of the GBD must sign a petition supporting formation.
2. **CCSF Board of Supervisors' Resolution of Intent.** If step #1 is successful, a majority of the Board of Supervisors (six members) must vote to approve a "Resolution of Intent" for the GBD to advance to step #3, below.
3. **Property Owner Ballot.** If the Board of Supervisors approves the Resolution of Intent, the CCSF Department of Elections will mail ballots to all property owners within the boundaries of the GBD. Ballots are collected and counted by the CCSF Department of Elections and the results are presented at a public hearing of the Board of Supervisors.
4. **CCSF Board of Supervisors' Resolution of Formation.** If a simple majority (more than 50%) of the ballots submitted to the CCSF Department of Elections support formation, then the Board of Supervisors may vote to form the GBD.

Process for Disestablishment

Each year the Dogpatch & NWPB GBD is in existence, there will be a 30-day period during which property owners will have the opportunity to request disestablishment of the GBD. The 30-day period shall commence on the anniversary date of the establishment of the GBD. If within that 30-day period, a written petition is submitted by the owners of real property who pay 50% or more of the assessments levied, the Board of Supervisors shall convene a hearing on whether to disestablish the GBD. A majority of the Board of Supervisors (six members) may initiate disestablishment at any time based on misappropriation of funds, malfeasance, or violation of law in connection with the management of the GBD. A supermajority (8 or more members) of the Board of Supervisors may initiate disestablishment proceedings for any reason, except where there are any outstanding bonds, financing, leases, or other similar obligations of the City payable from or secured by assessments levied within GBD

II. WHAT IS A GREEN BENEFIT DISTRICT?

What is a GBD?

A Green Benefit District (GBD) is a new form of special assessment district, modeled after CCSF's successful 10-year-old Community Benefit District (CBD) program, but focused on improving Public Realm areas (more detailed definitions of all terms that fall within the Public Realm, including Green Spaces and Green Infrastructure, are provided in Appendix E, the Management Plan Glossary). Specifically, GBDs can improve daily maintenance of, and make capital improvements to, Public Realm areas. The geographic area of a GBD is determined by a lengthy public outreach and benefit evaluation process, to ensure that the boundaries of the GBD only contains parcels that will receive a special benefit. Everyone who owns property inside the GBD boundaries and received a special benefit pays an assessment to support its services, activities, and improvements.

The state Property and Business Improvement District Law of 1994 (California Streets and Highways Code §§36600 et seq., or the "1994 Act") authorizes cities, counties, and cities and counties to create assessment districts and levy proportionate assessments on real property and/or businesses for specified periods of time, to provide services, improvements and activities that specially benefit each assessed property and/or business. In San Francisco, proposed assessees would submit petitions to the Board of Supervisors requesting that the Board commence a process of public hearing and voting by proposed assessees. The petitions and the votes are weighted according to each property owner's proportional share of the total proposed assessment. In the absence of a majority protest, the Board of Supervisors may form the district and levy the assessments. The 1994 Act and Article 15A allow the Board of Supervisors to contract with an owners' non-profit corporation to manage the district; and includes provisions on operations, reporting, renewal, and disestablishment.

The addition of Article 15A to the CCSF Business and Tax Regulations Code created a procedural vehicle for neighborhoods to establish GBDs. A GBD provides a stable funding source for services, activities and improvements within its boundaries. GBD services, improvements and activities may include, but are not limited to, enhancements to ecological, water and energy systems, pedestrian and bicycle amenities, and Recreational Improvements. Article 15A also includes a provision for utilization of assessment funds to purchase or participate in the purchase of real property to serve as Public Realm areas, where the GBD can provide landscaping, improvements and/or maintenance. As defined in Article 15A, Public Realm areas are outdoor spaces open to the public, including parks, parklets, sidewalks, unimproved areas, landscaped areas, plazas, and gardens.

A GBD may be managed by an owners' non-profit corporation. If managed by an owners' non-profit corporation, Article 15A requires that both property owners who pay GBD assessments and stakeholders who do not own or have an ownership interest in property located in the GBD, including residents, businesses, and neighborhood organizations, be adequately represented on the Board of Directors of the owners' non-profit corporation.

How does the GBD benefit Property Owners?

Some of the potential benefits of a GBD to property owners are:

- Improves the maintenance of publicly accessible open spaces, parks, plazas and gardens, and the Public Realm in general.
- Provides ongoing improvements to Green Infrastructure, contributing to solving environmental challenges at the local level, and enhancing the health of the GBD.

- Provides a steady source of revenue to support reliable and professional services.
- Leverages GBD capital with outside capital (from government grants and/or private funds) to fund far more Public Realm improvements than would occur otherwise.
- Provides property owners with direct oversight in the administration of all funds and ensures a high degree of transparency and accountability in how funds are spent.
- Distributes costs and benefits fairly and proportionately across property owners in the GBD.

III. ABOUT THE DOGPATCH & NWPB GBD

History of Dogpatch & NWPB GBD Formation

In November of 2012, a group of community leaders from the Dogpatch and Potrero Hill neighborhoods convened with Build Public, a local non-profit organization, to explore the potential of forming a GBD. Their goals were clear: a desire to improve maintenance of existing publicly accessible green spaces, including open space, and parks, informal community gardens, and sidewalk greenings; to develop new “green infrastructure”; to improve the long term ecological health of the neighborhood; and to fund the creation of new open spaces, parks and gardens.

If established, the Dogpatch & NWPB GBD’s budget and assessment will grow in exact proportion to, and at the same rate as, new residential and commercial development to ensure that new development contributes its fair share toward offsetting the expenses.

A Dogpatch & NWPB GBD Formation Committee (the “Formation Committee”) was established to guide the formation process for the GBD and ensure that a diversity of community opinions and voices were incorporated into the Dogpatch & NWPB GBD’s vision, mission, and budget proposals to the community. The Formation Committee members include landowners, tenants, developers, condominium owners, renters and advocates for improvements to Public Realm areas. After eight months of extensive community outreach, ten public meetings, and a professionally designed survey that showed statistically significant support for formation of a GBD in the neighborhood, Northwest Potrero Hill and the Dogpatch emerged as the two areas with the greatest support for the formation of a GBD. Because of this support, the Formation Committee voted to move forward with the formation of the GBD in these two areas.

Physical Description of Dogpatch & NWPB GBD Area

The Dogpatch & NWPB GBD is comprised of two distinct zones: (1) the Dogpatch Neighborhood and (2) Northwest Potrero Hill. The area between these two zones is not included in the proposed GBD. Survey work, a maintenance and capital plan, and budget were completed for the Greater Potrero Hill area. Residents and owners in this area may choose to contract for future service with the GBD, or wait until the GBD renewal process begins in 2025 and propose an expansion of the GBD boundaries as part of that process.

Core Values

- Dogpatch and Northwest Potrero Hill’s community-created open spaces, parks, and gardens are centerpieces in the neighborhood, and volunteer efforts at those spaces and at CCSF-owned parks are significant contributors to the quality of life in these communities. Such volunteer efforts, which have greatly added to CCSF-owned spaces, can be supported and further enhanced with visionary and effective management practices, and transparent and steady funding.
- Neighborhood open spaces, parks, and gardens, along with green infrastructure projects such as storm water management, recycled water distribution, air pollution mitigation, and sustainable energy production, are critical to ensuring the long-term ecological sustainability, beauty, public health, and enjoyment of each neighborhood in the GBD.
- Public engagement and transparency in decision making are highly valued in our neighborhood.

Mission Statement

- To clean, enhance, expand and maintain Open Spaces, Parks, Plazas, Parklets, Gardens, and Sidewalk Greenings within Public Realm areas in the Dogpatch and Northwest Potrero Hill neighborhoods.
- To support community volunteer efforts in the GBD.
- To promote sound ecological practices and Green Infrastructure with a locally controlled, sustainable, and transparent funding structure.

Goals

- Improve maintenance of open spaces, parks, plazas, parklets, gardens, and sidewalk greenings within Public Realm areas.
- Build neighborhood capacity to enhance existing, and create new, open spaces, parks, and gardens within Public Realm areas.
- Advocate for the delivery of CCSF's existing commitments to our neighborhood parks and Public Realm areas.
- Create a more ecologically sustainable urban environment with sidewalk greening and Green Infrastructure projects for plant, animal, insect habitats, air quality management, and watershed management.
- Create a new model of "open-source" neighborhood-level governance (through the owners' non-profit corporation) by providing state-of-the-art citizen engagement technology and an accessible and transparent management framework.
- Actively engage the community with the use of online tools that allow citizens to track the GBD's performance and finances, participate in decision-making and fiscal management, and "crowd-source" new capital project ideas.

In addition to these services, activities, and improvements, the Dogpatch & NWPH GBD will establish a web-based platform for real-time reporting and accountability services.

Consistent with state and local law, the Dogpatch & NWPH GBD will be managed by an owners' non-profit corporation that will apply to become a public-benefit 501(c)(3) organization, initially with a part-time manager, governed by an elected board of directors (the "Board of Directors"). The new Dogpatch & NWPH GBD is designed, first and foremost, to be accountable and responsive to the community in order to provide real, visible, and lasting services, both to local citizens and to the environment in the GBD.

No assessment funds may be withheld by CCSF or diverted to the General Fund, excepting late fees or other processing fees associated with assessment collection. CCSF has the right to withhold assessments in cases of malfeasance, misappropriation of funds or violation of the law, including without limitation the resolution of formation or establishment and this management plan. CCSF may not use assessment funds to pay for baseline services providing general benefits to the GBD.

The owners' nonprofit corporation will work in close partnership with CCSF agencies to ensure that the

GBD's greening goals are met in an efficient and fair manner and that GBD services do not duplicate or replace Baseline City Services and agency responsibilities. The GBD will ensure that Baseline City Services are maintained at current levels, but redeployed in ways that complement and leverage the GBD's resources. The owners' non-profit corporation will advocate for the neighborhood's needs at City Hall and work to ensure that CCSF agencies meet their established agency and departmental goals. The GBD will also leverage outside public and private investment in new Public Realm areas because its requests for outside capital investment will be backed by the GBD's ability to provide reliable and professional maintenance services.

IV. BOUNDARIES & RATIONALE

Zone I – Boundary Description

- Mariposa Street from Iowa Street to Illinois Street (South side only)
- Illinois Street from Mariposa Street to Cesar Chavez Street (West side only)
- Cesar Chavez Street from Illinois Street to Pennsylvania Street (North side only)
- Pennsylvania Street from Cesar Chavez Street to 22nd Street (East Side Only)
- 22nd Street from Pennsylvania to Iowa Street (North Side Only)
- Iowa Street from 22nd Street to Mariposa Street (East Side Only)

Zone I – Boundary Rationale

Northern Boundary: The northern boundary of Zone I is Mariposa Street. As a neighborhood based assessment district focused on delivering services on a residential scale, this northern boundary reinforces the neighborhood-based identity of Zone I of the GBD: Dogpatch. Mariposa Street is generally considered the northern-most boundary of the Dogpatch neighborhood, and is also one of the northern boundary lines of District 10, which serves Dogpatch residents. The Mariposa Street boundary defines the Dogpatch GBD as separate from the Mission Bay area to the north.

Western Boundary: Interstate 280 (I-280) and Pennsylvania Street. Like Mariposa Street, the I-280 is generally considered a defining boundary of the Dogpatch neighborhood, particularly to the north and in the Dogpatch Historic District. The southern part of Dogpatch, locally known as “Baja Dogpatch,” has begun to extend to the west, under and past the freeway, as evidenced by the public space anchor in this area, Progress Park. For this reason, the western boundary of Zone I extends to Pennsylvania Street at 23rd Street, down to Cesar Chavez Street.

Southern Boundary: The southern boundary of Zone I is Cesar Chavez Street. Cesar Chavez Street is generally considered the southern boundary of the Dogpatch neighborhood, and as a neighborhood based assessment district focused on delivering services on a residential scale, this southern boundary reinforces the neighborhood-based identity of Zone I of the GBD: Dogpatch. Properties to the south of Cesar Chavez are almost exclusively commercial and industrial, and are not considered a part of the Dogpatch neighborhood.

Eastern Boundary: The eastern boundary of Zone I is Illinois Street. The properties between Illinois Street and 3rd Street to the west make up the majority of Dogpatch’s commercial corridor. Many of these businesses consider themselves local manufacturers, identify with Dogpatch, and are invested in the enhancement of the neighborhood. The land to the west of Illinois (outside the boundary of the GBD) is port land with little activity and a distinctly different identity, and is part of extensive development and planning efforts on the part of the City.

Zone II – Boundary Description

- 16th Street from Potrero Avenue to Kansas Street (South side only) (completely encompassing parcel 3958-006)
- Kansas Street from the northeast corner of parcel 3958-006 traveling south along the eastern perimeter of parcel for 100 feet, then traveling west along the southern perimeter of parcel for 100 feet, then traveling south to the southeast corner of parcel 4029-022.

- 19th Street from southeast corner of parcel 4029-022 to Potrero Avenue (North side only)
- Potrero Avenue from 19th Street to 16th Street (East side only)

Zone II – Boundary Rationale

Northern Boundary: 16th Street is the northern boundary of Zone II. This designation of 16th Street as the northern boundary of Zone II reinforces the identity of the small but mighty, emerging community of Northwest Potrero Hill. 16th Street is generally considered a dividing line between the more residential areas to the south and the commercial uses to the north, and Showplace Square.

Western Boundary: Potrero Avenue is the western boundary of Zone II. Potrero Avenue is generally considered the dividing line between the western reaches of Potrero Hill and the eastern enclaves of the Mission and Mission Creek. At the north end, Potrero Avenue is home to an emerging gallery scene that is driving the developing identity of Northwest Potrero Hill as a unique residential and commercial area.

Southern Boundary: 19th Street is the southern boundary of Zone II. Northwest Potrero Hill, anchored by Fallen Bridge Park and The Benches Garden and Park, has emerged as a unique micro-neighborhood. 19th Street was designated as the southern boundary to reinforce the NWPH identity.

Eastern Boundary: The eastern boundary of Zone II is Kansas Street from the northeast corner of parcel 3958-006 traveling south along the eastern perimeter of the parcel for 100 feet, then traveling west along the southern perimeter of the parcel for 100 feet, then traveling south to the southeast corner of parcel 4029-022. Like the southern boundary, this eastern boundary was selected because of its proximity to Fallen Bridge Park, an anchor space for this emerging community, and to separate it from Greater Potrero Hill.

Maps

Detailed maps of the GBD can be found in Appendix D of the Management Plan.

V. SERVICES, ACTIVITIES, AND IMPROVEMENTS OF THE GBD

PLAN OVERVIEW

The services, activities, and improvement plan of the GBD will fund four categories as follows:

1. **Maintenance**
2. **Capital Improvements**
3. **Accountability, Transparency & Citizen Services**
4. **Operations & Contingency/Reserves**

Table 4. FIRST YEAR OF EXPENSES

Services, Activities and Improvements Plan	Percent of Budget	Budget Amount
<p>Maintenance</p> <ul style="list-style-type: none"> • District Wide Public Realm Maintenance may include, but is not limited to: <ul style="list-style-type: none"> ○ Tree Care: maintenance plan for new and existing Street Trees that includes maintenance, pruning, and removal of hazardous Street Trees. ○ Irrigation Systems Management: maintain and repair irrigation systems, and supply water. (New irrigation systems are not included, but could be funded through the Capital Improvements program). ○ Graffiti Patrol: 1 part-time graffiti abatement patrol officer across both zones to patrol known graffiti hotspots identified by the community, and provides on-call response. ○ Trash & Debris Patrol: 1 full-time trash and debris abatement staff person across both zones. This staff person targets trash and debris hot spots identified by the community, and responds to specific requests for trash or debris pick-up reported to the GBD. • Targeted Public Realm Maintenance (See Table 5 for a list of spaces) may include, but is not limited to: <ul style="list-style-type: none"> ○ Jumpstart Maintenance Fund: set aside to pay for one-time maintenance costs in the first year of the GBD (Year 1) to bring specific spaces and existing greening up to a GBD maintenance standard. Potential uses include, but are not limited to: sidewalk repair, additional large tree pruning and/or removal, tree studies and evaluations, horticultural consultation, and large-scale irrigation installation. After Year 1, this fund 	31%	\$ 159,156

<p>would be absorbed by the district wide maintenance budget to care for new Open Spaces, Parks, Plazas and Gardens built and installed by the GBD.</p> <ul style="list-style-type: none"> ○ Care and Enhancement of Public Realm Areas: small-scale tree and shrub pruning, weed removal, fertilization, turf care, irrigation management and repair, sidewalk repair, and trash cleanup on Public Realm areas to a district-wide standard. Frequency and scope of service varies depending on the level of volunteer stewardship and needs. 		
<p><u>Capital Improvements*</u></p> <ul style="list-style-type: none"> • Improvements to Existing Public Realm areas, may include, but is not limited to: <ul style="list-style-type: none"> ○ New playground equipment/tot lots ○ New trash and recycling receptacles ○ New park benches ○ New lighting systems ○ New way-finding signage ○ New landscaping and paving systems ○ New irrigation systems ○ New storm water retention systems ○ New Productive Gardens ○ New Dog Runs and Dog Parks • Development of New Public Realm areas may include, but is not limited to: <ul style="list-style-type: none"> ○ Green Spaces (including Parks, Parklets, Plazas, Gardens Pocket Parks and Sidewalk Greenings). ○ New Street Trees (including the supportive infrastructure) and Bulb-outs. ○ Street Furniture ○ Traffic-calming round-about “green islands” at wide street intersections. • Development of Green Infrastructure may include, but is not limited to: <ul style="list-style-type: none"> ○ New recycled water collection and distribution systems. ○ New Bioswale or other storm water capture systems. ○ New rainwater/storm water cisterns. ○ Use of plants that are known to reduce Particulate Matter pollution in urban street canyons and from freeways such as oleander or various tree plantings. ○ Enhancement of existing green infrastructure systems. ○ District-wide energy generation and distribution systems. ○ All of the above includes collaboration with existing government agency programs (example: establishing Green Infrastructure design elements in full compliance with the SFPUC's Storm Water Design Guidelines) 	32%	\$164,750

○		
<p><u>Accountability, Transparency, & Citizen Services</u></p> <ul style="list-style-type: none"> • GBD Management may include, but is not limited to: <ul style="list-style-type: none"> ○ Management of all GBD finances and contracts for services, capital improvements, and public interface and web services. This is at the direction of the GBD Board Treasurer, who is ultimately responsible for the finances of the GBD. ○ Management of GBD corporate business, including ensuring compliance with all government and grant reporting requirements. This is in close collaboration with the Chairperson of the GBD Board. ○ Serving as the public face and primary point of contact for the GBD, especially with City Hall and local agencies. ○ Management of all “Baseline City Services” including keeping records of metrics and being responsible for reporting if city agencies do not maintain their baseline service levels. ○ Organization and management of GBD volunteers. • GBD Marketing and Communications may include, but is not limited to: <ul style="list-style-type: none"> ○ Management of public relations and media contacts, in coordination with the Chairperson of the GBD Board. • Development and ongoing maintenance of the GBD’s public communication and accountability strategy may include, but is not limited to: <ul style="list-style-type: none"> ○ Design, launch, and updating of a new GBD website. ○ Design, launch, and updating of a new GBD smart phone application for quick “crowd-sourced” reporting of maintenance and operations needs. ○ Development and management of an online volunteer coordination website. ○ Development and management of related customer service tracking associated with the smart phone app. ○ Careful coordination of this service with city agencies that have baseline service agreements with the GBD. ○ Development of an ongoing City Hall and media outreach campaign to ensure that decision-makers and the public at large understand the purpose, work and accomplishments of the GBD. • GBD Strategic Planning may include, but is not limited to: <ul style="list-style-type: none"> ○ Ongoing updates to the Green Vision Plan as needed to convey the values, mission, goals and accomplishments of the GBD. This may include the following: <ul style="list-style-type: none"> ▪ Development of a detailed conceptual Green 	23%	\$ 118,000

<p>Streetscape Masterplan.</p> <ul style="list-style-type: none"> ▪ Conceptual-level pricing of the Green Streetscape Masterplan and the development of a small capital budget, with potential funding sources identified. ▪ Development of more detailed designs and engineering, along with specific budgets, for the build-out of Public Realm area improvements. 		
<p>Operations & Contingency Reserves</p> <ul style="list-style-type: none"> • Operations may include, but is not limited to: <ul style="list-style-type: none"> ○ Insurance for GBD operations, services, and deliverables including maintenance and capital improvements, and operations space. ○ Expense of accounting and annual audit/financial review. • Contingency/Reserve <ul style="list-style-type: none"> ○ Potential cost overruns of maintenance and improvement services only, up to 10%. ○ Any unspent funds in this category will be rolled over and must be spent within the next fiscal year. 	14%	\$72,946
TOTAL	100%	\$514,852

* Capital Improvement funds shall be used to directly invest in capital improvements within the boundaries of the GBD that advance its mission and goals, and are consistent with the *Guidelines For Capital Improvements Funding and Admission Of New Green Spaces* in Appendix B. During any given year, the Board of Directors may elect to hold over a portion of the annual capital improvements budget to fund larger scale projects that require large capital contributions that cannot be funded in one year. An important criterion for deciding when and how to spend capital improvement funds will be the degree to which they can leverage additional private and public funds to support any of the above projects.

Capital Improvements Context

Northwest Potrero Hill: Northwest Potrero Hill has long been troubled by dangerous and unsanitary activities. Needles, garbage, human waste, and thefts are common issues for the neighborhood, especially in open space areas that are not monitored and cared for. Any open space area that is not cared for or is isolated is an invitation for illegal behavior. Adding lights, landscaping, and positive activity like those outlined in the neighborhood’s Potrero Gateway Loop proposal protects and enhances the local neighborhood.

Dogpatch: Dogpatch is a mixed-use neighborhood, but many sections of the neighborhood have industrial warehouses with no sidewalks, street lighting or green space. The capital improvements include adding Permeable Paving where appropriate, waste collection receptacles, working with state and city agencies on safe, sustainable lighting in areas where residential population is increasing, new signage to guide pedestrians and adding a network of recreational green venues to encourage

walkability where no sidewalks or community social spots exist to date.

TABLE 5 – Current Green Spaces

Current Green Spaces

Green Spaces in the GBD that are currently targeted for maintenance services are identified in Table 5. These Green Spaces will receive maintenance services outlined in this service plan at the commencement of the Dogpatch & NWPH GBD. The GBD Board may add new Green Spaces to the GBD’s maintenance and operations service coverage if they satisfy the *Guidelines For Capital Improvements Funding And Admission Of New Green Spaces* set forth on Appendix B of this Management Plan.

Zone #1

- Progress Park
- Minnesota Grove
- Woods Yard Park
- I.M. Scott School
- Esprit Park
- 22nd Street Greening
- 23rd Street Greening
- 25th Street Greening

Zone #2

- Fallen Bridge Mini-Park
- Benches Garden & Park
- Potrero Gateway Park (aka The Loop)

Continuation of Baseline City Services

The City currently provides a baseline of services to the Dogpatch and Northwest Potrero Hill neighborhoods, based upon annual City budget allocations. By adopting this Management Plan, the Board of Supervisors will confirm and guarantee a baseline level of service equivalent to that being provided in similar areas of the City. Throughout the duration of the GBD, these services will be maintained consistently with other similar areas of the City. The services, activities, and improvements funded by the Dogpatch & NWPH GBD annual assessments are in addition to those already provided by CCSF. These City services are enhanced by collaborative partnership and careful coordination with GBD’s owners’ nonprofit corporation.

Tables 6, 7A & B, & 8 below give recent information on CCSF’s existing cleaning and maintenance services for the Dogpatch and Northwest Potrero Hill neighborhoods, provided by SF Rec & Park and DPW.

Table 6 - SF Rec and Park Baseline Services:

	CUSTODIAL	HORTICULTURAL	MAINTENANCE YARD*
	Weekly	Weekly	Yearly
Esprit Park	7 hours	21 hours	\$5,900
Utah/18th Park	2 hours	2 hours	\$2,225

* “Maintenance Yard” includes the as needed work of plumbers, electricians, painters, etc. and is quantified by annual investment, not hours worked

Table 7A - DPW Baseline Services for Zone I: Dogpatch

Services	Frequency
Mechanical street sweep	DPW mechanically sweeps on a regular basis. See

	Appendix F for detailed street sweeping schedule.
Litter Patrol Workfare crew	The Dogpatch neighborhood is in DPW's Zone E, which has litter patrol seven days a week from 6:00 AM – 3:00 PM. This area is also serviced by a roving litter patrol to pick up light debris.
Graffiti removal services	Public Graffiti removal is on an as-needed basis per service requests from 311. A private graffiti inspector is assigned to this area to post Notices of Violation to remove graffiti, which can also be called in through 311.
Street tree maintenance	City-owned street trees are watered regularly for the first three years and inspected for trimming every several years on an as-needed basis.
Public litter receptacles	City trash cans are serviced daily by DPW and Recology
Code enforcement (environmental, safety, cleanliness, and litter laws)	Recology responds to calls from 311 or DPW for illegal dumping. If a city trash can is missing a liner/door/lock or needs to be painted, then a service request is generated by staff or 311. DPW provides regular education and enforcement of sidewalk cleanliness standards with property owners on an as-needed basis and in response to calls to 311.
Sidewalk steam cleaning/power washing	Sidewalks are private property owners' responsibility. DPW responds to calls for steam cleaning of human/dog waste on the sidewalk per public health hazard.

Table 7B - DPW Baseline Services for Zone I: Northwest Potrero Hill

Services	Frequency
Mechanical street sweep	DPW mechanically sweeps on a regular basis. See Appendix F for detailed street sweeping schedule.
Litter Patrol	The Dogpatch neighborhood is in DPW's Zone D, which has litter patrol seven days a week from 6:00 AM – 3:00 PM. This area is also serviced by a roving litter patrol to pick up light debris.
Graffiti removal services	Public graffiti removal is on an as-needed basis per service requests from 311. A private graffiti inspector is assigned to this area to post Notices of Violation to remove graffiti, which can also be called in through 311.
Street tree maintenance	City-owned street trees are watered regularly during the first three years of establishment and inspected for trimming every several years on an as-needed basis.
Public litter receptacles	City trash cans are serviced daily by DPW and Recology
Code enforcement (environmental, safety, cleanliness, and litter laws)	Recology responds to calls from 311 or DPW for illegal dumping. If a city trash can is missing a liner/door/lock or needs to be painted, then a service request is generated by staff or 311.

	DPW provides regular education and enforcement of sidewalk cleanliness standards with property owners on an as-needed basis and in response to calls to 311.
Sidewalk steam cleaning/power washing	Sidewalks are private property owners' responsibility. DPW only responds to calls for steam cleaning of human/dog waste on the sidewalk per public health hazard.

Table 8 – SFMTA Baseline Services for Woods Yard Park in Zone I

SFMTA's obligations to perform the Routine Maintenance on the Playground Improvement shall not exceed \$15,000 per each SFMTA fiscal year. Routine Maintenance of the Playground Improvements includes:

- Daily sweeping; removal of graffiti from sidewalks and the Playground Improvements as needed; maintenance of landscaping as needed.
- Monthly inspection of Playground Improvements for any cracking, rust, or splinters, and for the bubbling, cracking, or fading of any painted surface; monthly inspection of mulch/fiber, gravel, sand, and loose synthetic features to remove debris and sharp objects, and annual replenishment of such mulch/fiber, gravel, sand, and loose synthetic features as needed.
- Annual inspection of the Playground Improvements for structural integrity and proper anchoring to surface areas; annual stripping, re-painting, and touch-up of any painted or finished surfaces; annual inspection of surface areas for gaps, settling, and non-level transition areas; annual patching of any damage to the protective coating on the retaining walls at the Playground.

In addition to maintenance of the Playground Improvement, SFMTA performs approximately 3 hours a week of routine maintenance activities on Woods Yard Park including mowing, raking, pruning, trash pick-up, and irrigation as needed.

VI. BUDGET DETAILS

The first year budgets for Zones I and II of the GBD are shown in Tables 9, 10, and 11.

Table 9 - Total GBD Budget

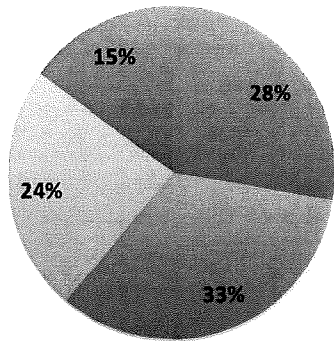
Services, Activities, and Improvements	FY 2015/16		
	Total Budget	LESS: General Benefit	Amount of Assessment
Maintenance	\$159,156	(\$10,807)	\$148,349
Capital Improvements	\$164,750	(\$11,187)	\$153,564
Accountability & Citizen Service Tech	\$118,000	--	\$118,000
Operations and Contingency	\$72,946	--	\$72,946
Total	\$514,852	(\$21,994)	\$492,859

Table 10 - Zone I – Dogpatch Budget

Services, Activities, and Improvements	FY 2015/16		
	Total Budget	LESS: General Benefit	Amount of Assessment
Maintenance	\$120,572	(\$8,187)	\$112,385
Capital Improvements	\$145,000	(\$9,846)	\$135,155
Accountability & Citizen Service Tech	\$98,000	--	\$98,000
Operations & Contingency	\$60,213	--	\$60,213
Total	\$423,785	(\$18,033)	\$405,753

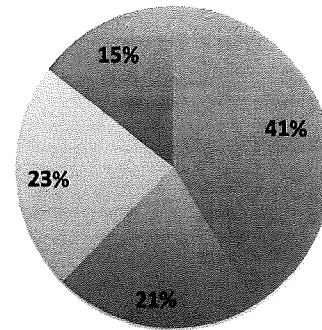
Table 11 - Zone II – Northwest Potrero Hill Budget

Services, Activities, and Improvements	FY 2015/16		
	Total Budget	LESS: General Benefit	Amount of Assessment
Maintenance	\$38,584	(\$2,620)	\$35,964
Capital Improvements	\$19,750	(\$1,341)	\$18,409
Accountability & Citizen Service Tech	\$20,000	--	\$20,000
Operations & Contingency	\$12,733	--	\$12,733
Total	\$91,067	(\$3,961)	\$87,106



ZONE I BUDGET BREAKDOWN

- Maintenance
- Capital Improvements
- Accountability & Citizen Service Tech
- Operations & Contingency



ZONE II BUDGET BREAKDOWN

Budget Management Guidelines

Changes to the Budget: In a given year, the GBD Board of Directors may determine that a redeployment of funds to a different spending category may be appropriate to accomplish a specific goal of the GBD. To do so, a vote of the Board of Directors is required to alter the percent of assessments allocated to a given budget category. This redeployment may not exceed a 10% change in the total budget for each fiscal year. For example, if after the first fiscal year, the GBD Board of Directors reallocates 5% of the Capital Improvements budget to the Maintenance budget, and after the second fiscal year, reallocates an additional 7% of the Capital Improvements budget to the Maintenance budget, resulting in a cumulative 12% redeployment of funds over two fiscal years, this would be allowed because in neither fiscal year did the redeployment of funds exceed a 10% change in the total budget.

Minimum Maintenance Requirement: Observable, sustained, and district-wide enhanced maintenance is a core goal of the GBD. To fulfill this goal and ensure a minimum level of maintenance, the Board of Directors shall not reduce the budget for maintenance below 25% of the total budget.

Proportionate Distribution of Funds

The Board is committed to allocating funds to existing Green Spaces (as documented in Map 2 of Appendix D), proportionate to the concentration and distribution of assessments across the district, ensuring that the special benefits derived from the GBD will be conferred to each assessed parcel in an even and proportionate manner. Maps 3-6 in Appendix D show existing and aspirational plans for new Green Spaces in the district. As new Green Spaces are introduced to the neighborhood, the Board will follow the "Guidelines for Admission of New Green Spaces to the GBD" (Appendix B) to determine if and how to include said spaces. If and when any new spaces are admitted to the GBD, the Board will adjust its allocation of funds to Green Spaces such that it remains proportionate to the concentration and distribution of assessments across the district.

As discussed in Section B of the Engineer's Report, the GBD activities and improvements are determined and segregated into two benefit zones based upon each zone's demand for services and improvements and the benefits received. In addition to the creation, improvement, and maintenance of formal parks, open spaces, and plazas, of which there is a wide distribution in the GBD (as documented in the Engineer's Report, Attachment D – GBD Green Vision Plan), the GBD will provide maintenance and capital improvements throughout the entire public right-of-way network, including,

but not limited to, enhanced sidewalks, tree plantings, street furniture, signage, traffic calming interventions, lighting, and stormwater management infrastructure. The public right-of-way accounts for 33% of all land in the District, and touches all properties, ensuring that the special benefits derived from the GBD will be conferred to property owners in an even and proportionate manner.

Formation Costs: In year 1 of the GBD, up to \$39,399.25 to cover costs incurred in forming the GBD (“Formation Costs”) may be allocated. Formation costs eligible for recovery through assessments include reasonable costs incurred by the GBD Formation Committee’s consultant, Build Public. Reimbursable costs include, for example, costs arising out of or related to (a) the costs of preparation of the management plan and engineer’s report, (b) the costs of circulating and submitting the petition to the Board of Supervisors seeking establishment of the GBD, (c) the costs of printing, advertising and giving of published, posted or mailed notices, (d) the costs of engineering, consulting, legal or other professional services provided in support of the formation of the GBD, including, for example, project management of the formation process, contract negotiation and drafting, and the provision of legal advice and representation with respect to formation of the GBD, (e) any costs of any ballot proceedings required by law for approval of a new assessment. The basis for determining the amount of formation costs payable by the GBD assessment shall be reasonable costs incurred.

The total amount to be repaid is: \$39,399.25

Repayments will be made during the first year of operation and apportioned between the Zones in proportion to each zone’s share of the annual assessment in the following manner:

- Zone 1 shall pay \$32,425.58 (82.3% of repayment costs), spread evenly among all spending categories, except maintenance.
- Zone 2 shall pay \$6,973.67 (17.7% of repayment costs), spread evenly among all spending categories, except maintenance.

Contingency and Annual Roll-over: This Management Plan outlines an annual spending plan that will be followed by the Dogpatch & NWPH GBD. If, at the end of a fiscal year, all monies budgeted for a category of services, activities, and improvements have not been spent in a spending category, or the 10% contingency was not used that year, that amount may roll over to the following year. The GBD must spend these additional funds within the following fiscal year.

Grant Funding and Donations: If the GBD receives a grant or donation, the funds will not be subject to the limitations of the annual roll-over provision, and instead will be subject to spending requirements set by the grantor or donor.

Issuance of Bonds or Debt Service: The GBD will issue no bonds or bond related debt service to fund any improvements, services, and activities provided by the GBD. However, the GBD may pursue CDFI (Community Development Financial Institute) or other forms of short-term loans to assist with cash flow between allocations of GBD assessment proceeds. Any such loan would be repaid using GBD funds, consisting of annual assessments, grants, and any other sources of funding available to the GBD as a non-profit organization.

VII. ASSESSMENT METHODOLOGY

Calculation of Assessments

The method of apportioning benefit to parcels within the GBD reflects the proportional special benefit assigned to each property from the GBD services, activities and improvements based upon the various property characteristics for each parcel as compared to other properties within the GBD. Given that the special benefits provided by the GBD services, activities, and improvements focus on Public Realm area maintenance, capital improvements, accountability & citizen services it was determined that property lot square footage, building square footage, and land use are the most appropriate parcel factors. Each parcel's lot square footage, building square footage, and land use have been used as the primary assessment variables for the special benefit calculation. See the *Dogpatch & Northwest Potrero Hill Green Benefit District Engineer's Report* for a more detailed discussion of the calculation of assessments.

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed improvements, services, and activities is the result of a four-step process:

1. Defining the proposed activities,
2. Determining which parcels specially benefit from the proposed activities,
3. Determining the amount of special benefit each parcel receives,
4. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the GBD receive.

Each identified parcel within the GBD will be assessed based upon each parcel's unique characteristics in relationship to all other specially benefitted parcels' characteristics. Due to the proportionate special benefits received by each parcel from the GBD services, each parcel will be assessed a rate is commensurate with the amount of special benefits received.

For this GBD, parcels are assumed to receive special benefit in large part based on the average number of occupants who are housed in a building, based on its land use.

Property Use Considerations: Key Definitions & Assessment by Use:

Building Square Footage. Defined as gross building square footage as determined by the outside measurements of a building recorded with the CCSF Assessor's Office (the "Assessor").

Lot Square Footage. Defined as the total amount of area within the borders of the parcel. The borders of a parcel are recorded on the Assessor's parcel maps.

Commercial Parcels: Those parcels classified and recorded as commercial property by the Assessor.

- Commercial Parcels are assessed at the standard rate based on Building Square Footage.

Residential Parcels: Those parcels classified and recorded as residential property by the Assessor.

- Residential Parcels are assessed at the standard rate based on Building Square Footage.

Industrial Parcels: Those parcels classified and recorded as industrial property by the Assessor.

- Industrial Parcels are assessed at 50% of the standard rate based on Building Square Footage. Industrial Parcels will not benefit to the same degree as either Residential Parcels or Commercial Parcels. On average, Industrial Parcels have fifty percent (50%) or fewer occupants per square foot than either Residential or Commercial Parcels.¹ Therefore, Industrial Parcels do not receive the same level of benefit from the GBD's services and improvements. Due to the reduced level of benefit these parcels receive, their assessment will be reduced by 50% of the standard assessment rate. If, however, any Industrial Parcel changes use, it will be subject to the assessment rate associated with the new land use.

Greenspace Parcels: Those parcels occupied by publicly accessible park, landscaping, or open space amenities as determined by the GBD. Thirty five (35) vacant parcels located within the GBD are currently designated as "Greenspaces" by the Management Plan. Examples include Esprit Park, Woods Yard Mini-Park and many of the landscaped parcels adjacent to the Interstate 280 in Dogpatch, and Fallen Bridge Park and many of the landscaped parcels adjacent to Interstate 101 in Northwest Potrero Hill.

- Greenspace Parcels are assessed at 25% of the standard rate based on Lot Square Footage. Greenspace Parcels will receive some direct benefit in the form of new maintenance and capital improvements funded by the GBD. However, due to the fact that these parcels do not contain any permanent buildings that contain residents, customers, or employees that benefit from the activities of the GBD, the level of special benefit these parcels receive from maintenance and improvement and activities that are not on the parcel is significantly less than Residential and Commercial Parcels. To account for this lower benefit, Greenspace Parcels are assessed at 25% of the standard assessment.

Non-Accessible Parcels: Those parcels that have no Building Square Footage and are used solely to access Caltrans facilities or are occupied by Interstate 280 and where pedestrian access is prohibited.

- Non-Accessible Parcels are not subject to the standard assessment. Because Non-Accessible Parcels do not receive any GBD services nor contain any building with occupants who would benefit from the services of the GBD, they will not specially benefit from GBD activities and therefore will not be subject to the standard assessment.

Developed Parcels. Defined as parcels containing any Building Square Footage recorded with the Assessor.

Vacant Parcels: Those parcels that have no Building Square Footage recorded with the Assessor (because no built structures are located on such parcels).

- Vacant Parcels will be assessed at the standard rate based on Lot Square Footage. Although these parcels do not contain any building with occupants, simply by being located in the GBD, they will receive some direct benefit in the form of new GBD maintenance services and capital improvements in the adjacent Public Realm.

¹ San Francisco Planning Department, Transportation Impact Analysis Guidelines for Environmental Review, Appendix C, Trip Generation Methodology, Table C-1, Trip Generation and Employee Densities, p C-3, October 2002 (<http://www.sf-planning.org/index.aspx?page=1886>, scroll down to "Technical Analysis Guidelines;" also, <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=6753>).

Parking Lot Parcels: Those parcels classified as parking lots by the Assessor.

- Parking Lot Parcels will be assessed at the standard rate based on their Lot Square Footage. Although these parcels do not contain any building with occupants, simply by being located in the GBD, they will receive some direct benefit in the form of new GBD maintenance services and capital improvements in the adjacent Public Realm.

New Assessments for a Change in Land Use: If any of parcel within the GBD changes land use because it is developed or redeveloped during the life of the GBD, it will be subject to the assessment rate consistent with the new Building Square Footage and use classification assigned by the Assessor as a result of the new development or redevelopment.

Assessment Rate

Tables 12 and 13 show the assessment rates for Zones I and II.

Table 12 - ZONE I: Dogpatch	
Parcel Land Use:	Assessment Rate
Commercial/Residential/Other	\$0.0951 (Building SF)
Industrial	\$0.0475 (Building SF)
Greenspace Parcels	\$0.0238 (Lot SF)
Non-Accessible Parcels	\$0.0000
Vacant/Parking Lots	\$0.0951 (Lot SF)

Table 13 - ZONE II: Northwest Potrero Hill	
Parcel Land Use:	Assessment Rate
Commercial/Residential/Other	\$0.0951 (Building SF)
Industrial	\$0.0475 (Building SF)
Greenspace Parcels	\$0.0238 (Lot SF)
Non-Accessible Parcels	\$0.0000
Vacant/Parking Lots	\$0.0951 (Lot SF)

To calculate each parcel's assessment, multiply each parcel's Building Square Footage or Lot Square Footage by the appropriate assessment rate for that Land Use.

For example, the assessment for a Commercial Parcel in Zone 1 with a 10,000 square foot building is
 =
 (10,000 x \$0.0951 = \$951.00 annual parcel assessment)

The assessment for an Industrial Parcel in Zone 1 with a 10,000 square foot building is
 (10,000 x \$0.0475 = \$475.00 annual parcel assessment)

The assessment for a Greenspace Parcel in Zone 1 with a 10,000 square foot lot is
 (10,000 x \$0.0238 = \$238.00 annual parcel assessment)

The assessment formula, parcel's assessable square footage multiplied by the parcel's assessment rate, is the same for every parcel in the GBD.

General Benefit in the GBD (6.79% of budget)

General Benefit: A factor of 6.79% general benefit from neighborhood parks has been applied based on results from an extensive surveying process which determined 6.79% of those surveyed were people who lived outside the proposed GBD and indicated that they use spaces within the GBD. See page 15 of the Engineer's Report for more information on General Benefit vs. Special Benefit.

The GBD must fundraise 6.79% of the budget each year to cover this General Benefit accrued to the public at large for the Maintenance and Capital Improvements service categories. Volunteer hours spent on Public Realm areas within the GBD can be quantified and used towards this fundraising goal. The GBD Manager will track volunteer hours on community maintained spaces to meet this fundraising goal.

Table 14 - Year One Assessments

Service	FY 2014/15	
	Total Budget	Amount of Assessment
Maintenance	\$159,156	\$148,349
Capital Improvements	\$164,750	\$153,564
Accountability & Citizen Service Tech	\$118,000	\$118,000
Operations and Contingency	\$72,946	\$72,946
Total	\$514,852	\$492,859

Cap on Annual Increase in Assessments of Individual Parcels

The assessment of individual parcels may be increased annually, if approved by a majority vote of the Board of Directors, but never more than the annual change in the Consumer Price Index (CPI) for all urban consumers in the San Francisco-Oakland-San Jose Metropolitan Statistical Area (PMA) or by three percent (3%), whichever is less. Any increased assessment approved by the Board of Directors shall apply equally to all parcels in the GBD. Table 15 demonstrates how a 3% increase in assessments would increase the overall budget on an annual basis, assuming the total amount of assessable square footage in the GBD does not change due to new development. When a parcel changes land use and/or gains assessable square footage due to new development, the total assessment will also change to reflect the rate applicable to the new land use and/or the net new assessable square footage added to the parcel.

Table 15 – Maximum Assessment Increase

Year of GBD	Fiscal Year	Total Maximum Annual Assessment Increase (based on 3% annual increase)	Total Maximum Annual Assessment (based on Future Development)
1	2015/2016	\$492,859.00	-
2	2016/2017	\$507,644.77	\$1,015,289.54
3	2017/2018	\$522,874.11	\$1,045,748.22

4	2018/2019	\$538,560.34	\$1,077,120.68
5	2019/2020	\$554,717.15	\$1,109,434.30
6	2020/2021	\$571,358.66	\$1,142,717.32
7	2021/2022	\$588,499.42	\$1,176,998.84
8	2022/2023	\$606,154.40	\$1,212,308.80
9	2023/2024	\$624,339.04	\$1,248,678.08
10	2024/2025	\$643,069.21	\$1,286,138.42
Cumulative Total		\$5,650,076.09	\$10,314,434.20

Future Development

As a result of continued development, the GBD may experience the addition or subtraction of assessable footage for parcels included and assessed within the GBD boundaries. For example, the San Francisco Planning Department's Eastern Neighborhoods pipeline report in Q4, 2013 anticipates 1,720,000 net new assessable square footage in Zone 1 and 4,000 net new assessable square footage in Zone 2 over the next 10 years. The modification of parcel improvements assessed within the GBD may then change upwards or downwards the amount of total footage assessment for these parcels. Pursuant to Government Code 53750, total footage for parcels will be assessed on a prorated basis from the date each respective parcel receives a temporary and/or permanent certificate of occupancy. As a result, a district's total revenue will increase when parcels in the GBD are redeveloped, resulting in an increase in assessable square footage, and shall not require a vote as methodology and assessment rates do not change.

Referring to Section 36622(d) of the 1994 California Code, the improvements, maintenance and activities proposed for the first year of operation are expected to be the same in each subsequent year of the GBD (please refer to Section V, Table 4 for a description of those activities). Section 36622(d) also requires that the Management Plan establish a maximum annual budget for each year.

GBD services may increase over time as a result of new assessable square footage of residential and commercial development added within the GBD and, as such, the budget for GBD services shall increase proportionately to the increase in net new assessable square footage added to the GBD. It is important to emphasize that the GBD assessment rate methodology shall not change during the term of the GBD, so any increases to the GBD budget shall result solely from one of the two following circumstances:

- 1) The addition of newly created assessable square footage in the GBD; or
- 2) GBD Board of Director's approval of an annual adjustment to reflect annual increases in CPI, up to a maximum of three percent (3%), whichever is less. .

To ensure that the GBD captures all newly created assessable square footage, the maximum amount that the annual budget (as demonstrated in Table 15) could increase is set at 100% of the previous year's budget. This will ensure that new development on parcels in the GBD pay assessments in strict proportion to the special benefits received by such parcels, and that any increases for the cost for GBD services can grow in proportion to the demand generated by new residents, office workers and visitors who occupy, use and enjoy such newly created assessable square footage.

In future years, the assessments for the special benefits bestowed upon GBD parcels may change only in accordance with the assessment methodology formula listed in the Management Plan and Engineer's Report. A Proposition 218 ballot is required to change the assessment formula to increase assessments. The Board of Supervisors must approve any change to the assessment formula that reduces assessments.

Time and Manner of Collecting Assessments

As provided by the Property and Business Improvement District Law of 1994 (CA Streets and Highways Code 36600 et. Seq), the GBD's assessment shall appear as a separate line item on annual property tax bills prepared by CCSF. The GBD assessment is due on the same schedule that Property Tax bills are due, which is November 1st, and February 1st, with the bill becoming delinquent at the close of business December 10th and April 10th, respectively. The total bill may be paid with the first installment. The first installment of the GBD assessment will be due on the 1st property tax bill due date following formation.

Management of the GBD

Upon establishment of the GBD at the Board of Supervisors hearing, the GBD Formation Committee (which is open to all community stakeholders) shall continue to serve until the formation of an Owners' Non-Profit Corporation is complete, business registration is obtained, by-laws are drafted and adopted, and insurance obtained. Then the first GBD Board of Directors shall be elected.

Duration of Assessment

If the proposed GBD is formed by the Board of Supervisors (following the ballot election and public hearing), assessments would be collected by the City and disbursed to the GBD for 10 years (FY 2015/16 – FY 2024/25). Expenditure of those collected assessments may continue for up to 6 months after the end of the assessment collection period (through December 31, 2025), at which point if the GBD is not renewed, the GBD terminates. (see Appendix A - *Governance of the Dogpatch & NWPH GBD*).

Disestablishment

Each year the Dogpatch & NWPH GBD is in existence, there will be a 30-day period during which property owners will have the opportunity to request disestablishment of the GBD. This 30-day period begins each year on the anniversary of the date that the GBD was established. If within that 30-day period, a written petition for disestablishment is submitted by the owners of real property who pay 50% or more of the assessments levied, the Board of Supervisors may disestablish the GBD.

A majority of the Board of Supervisors (six members) may initiate disestablishment at any time based on misappropriation of funds, malfeasance, or violation of law in connection with the management of the GBD.

A supermajority (8 members) of the Board of Supervisors may initiate disestablishment proceedings for any reason, except where there are any outstanding bonds, financing, leases, or other similar obligations of the City, payable from or secured by assessments levied within GBD that must be paid prior to disestablishment of the GBD.

VIII. TIMELINE FOR FORMATION

Present Draft Management Plan to Community for Feedback	October 26 & 28, 2013
Final Approval of Management Plan by Formation Committee	January 27, 2014
Submit Final Draft Management Plan & Engineer's Report to OEWD	February 21, 2014
Final Draft Management Plan and Engineer's Report Ready	March, 2015
Distribution of Petition	March-April, 2015
Complete Petition Package Submitted to BOS	April, 2015
BOS Introduces Resolution of Intent	May 2015
GAO Committee Hearing on Resolution of Intent	May 2015
BOS Votes of Resolution of Intent	May 2015
Department of Elections Mails Ballots to Property Owners	May 2015
Ballot Period Ends	July 2015
BOS Hearing and Election	July 2015
GBD Formed, Assessment Roll and executed Resolution submitted	July 2015
Collection of first year's assessment	November 2015
Services Begin	2016

APPENDICES

A. GOVERNANCE OF THE DOGPATCH & NWPH GBD

Owner's Non-Profit Association Board of Directors

By-laws will be written by the GBD Formation Committee of (the "Interim Board") stating requirements for the permanent Board of Directors' composition, responsibilities, and election process.

To ensure equitable opportunity and representation on the permanent Board of Directors, the following guidelines, shall be used by the Interim Board in drafting of the owners' non-profit corporation by-laws:

Board Member Elections:

- Requests for nominations shall be posted in the local paper, on the GBD website and shall be emailed to all email lists registered with the GBD.
- Nominations for Board of Directors positions will be accepted in person at a scheduled Interim Board meeting, which shall be noticed on the GBD's website at least three weeks in advance of the meeting.
- Ballots will be mailed to property owners and will need to be mailed back within 3 weeks, or submitted in person at a scheduled Board meeting, which shall be noticed on the GBD's website at least three weeks in advance of the meeting.
- A "Good Governance Committee" selected by the Interim Board will count ballots and be witnessed by at least one non-Board member.
- Final results will be announced at the next scheduled Interim Board meeting.

Board of Directors Composition:

- 10-14 members
- Geographic distribution reflecting the budget ratio between zones: 80% from Zone 1 and 20% from Zone 2
- 60% property owners, at least half of which must hold primary residence within the GBD
- 40% non-property owners, half of which should be green space advocates with substantial experience, and 2 of which should represent residential and commercial tenants

Board Member Terms:

- Board Members will be appointed for a maximum term of 5 years (50% of Board members will start with one-year terms to allow for staggered terms to prevent wholesale change of the Board)

Responsibilities:

- Hiring of the GBD Manager to execute services outlined in the Management Plan
- Budget management, including reallocation of funding within service categories
- Establishment of rules and regulations to be employed in the administration of the GBD
- Advocating for the interests of the GBD and active pursuit of outside funding to leverage GBD investments

- “Green Thumb” Guideline: all board members should demonstrate a willingness to learn about, professional experience in, or a demonstrated interest in green infrastructure, public realm enhancement, and neighborhood livability issues. Additionally, the Board should work closely with the SFPUC to comply with storm water guidelines for any projects within the GBD.

Board members are volunteers, and shall not receive compensation or benefits.

Public Access & Transparency

The owners’ non-profit corporation of the GBD is required to comply with specified state open meeting and public records laws, the Ralph M. Brown Act (Government Code §§54950 et. seq.) and the California Public Records Act (Government Code §§6250 et. seq.). Brown Act compliance is required when GBD business is heard, discussed, or deliberated, and Public Records Act compliance is required for all documents relating to GBD business.

Conflict of Interest Policy

The Board of Directors and the owners’ non-profit corporation will develop and be subject to standard non-profit rules of governance, including ethical rules governing disclosure of conflicts of interest and prohibitions against self-dealing. The policy will:

- Require those with a conflict (or who think they may have a conflict) to disclose the conflict/potential conflict
- Recuse and prohibit financially interested board members from any matter that gives rise to a conflict between their personal financial interests and the GBD’s interests

B. GUIDELINES FOR CAPITAL IMPROVEMENTS FUNDING AND ADMISSION OF NEW GREEN SPACES OF THE GBD

Capital Improvements Funding Guidelines

Stewards of existing and potential Open Spaces, Parks, Parklets, Plazas, Parklets, Sidewalk Greenings, Green Infrastructure and Gardens within the Public Realm areas within the GBD boundaries may apply for capital funding on a semi-annual basis (see Glossary – Appendix E for definitions of capitalized terms). The Board of Directors will develop full funding criteria based on the following guidelines:

- *Land Ownership and Public Access:* The property to receive capital funding for improvements may be public or private but must be a Publicly Accessible Property in a Public Realm area.
- *Potential for Neighborhood Stewardship:* Letters of support and commitment from neighbors, businesses, or community groups demonstrating support for, and an interest in, stewarding the improvement with maintenance and operations support from the GBD.
- *Benefits a broad range of users:* A qualitative and quantitative measure of how the new capital improvements will benefit a broad range of users.
- *Enhances Public Safety:* A qualitative and quantitative measure of how the new capital improvements will positively impact the general public safety.
- *Enhances Neighborhood Social Cohesion:* A qualitative and quantitative measure of how the new capital improvement will impact social cohesion in light of new neighbors mixing with current neighbors.
- *Neighborhood Health Benefits:* A qualitative and quantitative measure of how the new capital improvements will impact health benefits in the neighborhood.
- *Environmental Stewardship:* A qualitative and quantitative measure of how the new capital improvements will impact the environment.

Guidelines for Admission of New Green Spaces to the GBD

Any individual who lives, works or owns property within the boundaries of the GBD may nominate new Green Spaces located within the GBD boundaries that have been identified in Maps 3-6 for inclusion in its maintenance and operations service area during the term of the GBD (although Maps 4 and 5 show some aspirational projects that extend beyond the GBD boundaries, GBD funds will be provided only to the sections of those projects that fall within the GBD boundaries). Upon nomination, the Board of Directors shall determine (1) if the Green Space meets the guidelines set forth in the Capital Improvements Funding Guidelines (above) and (2) there are sufficient funds in the GBD budget to support the increased maintenance and operations expenses required to add the space. If the Board of Directors finds that both requirements above are met, they shall add the Green Space or Green Infrastructure to the maintenance and operations service area.

C. GBD OUTREACH

Community Outreach to Develop Service Plan

The service plan for the Dogpatch & NWPH GBD outlined in this Management Plan reflects an extensive outreach process on the part of the Formation Committee and the committee's closely collaborating strategic partner, Build Public. In addition to ongoing, informal engagement with neighbors on the topic of establishing a Dogpatch & NWPH GBD, the Formation Committee performed an extensive survey using sophisticated methods provided by a *pro bono* consultant, hosted several public workshops to gain insight from neighbors, and held a "Green Vision Charrette" with community members, professionals, and city employees to solicit ideas for capital projects for the GBD.

Green Spaces Survey Outreach

In the spring of 2013, the Formation Committee distributed online and paper versions of a Green Spaces Survey, asking neighbors to share how they use green space in the neighborhood, as well as their opinions and priorities for potential services of the Dogpatch & NWPH GBD. Distribution of the survey is outlined below:

- The survey was available in hard copy and online in English, Spanish, and Chinese.
- Hard copies were available at three neighborhood locations with signs (Rickshaw Bagworks, NABE, and Christopher's Books).
- A notice (in English, Spanish, and Chinese) was mailed to every address in the study area (approximately 4,950), using the City Assessor's data, announcing the survey with a link to the online survey, the locations of the hard copy surveys, and a phone number to call for help if neither of these options accommodated their needs.
- 1/2 page advertisement ran in the May edition of the Potrero View with survey link URL and locations of the hard copy surveys.
- Easels were placed on the sidewalk at 4 locations with flyers that had the link URL and hard copy pick up locations.
- Formation Committee members posted and passed out flyers, and notified their respective networks and membership lists: HOA message boards and email lists, school parents email groups, Potrero Boosters email list, Dogpatch Neighborhood Association (DNA) email list, Mariposa Utah Neighborhood Association (MUNA) email list, Progress Park email list and Facebook page, etc.
- The survey was announced repeatedly on the social networking sites: NextDoor-Dogpatch and NextDoor-Potrero Hill.
- The survey was announced in Supervisor Malia Cohen's May E-Newsletter.
- A link was posted on the Dogpatch & NWPH GBD website www.phd-gbd.org.
- Blogs posts articles with survey link throughout the survey period:
 - sf.curbed.com on 5/2/2013 and 5/21/2013
 - d10watch.blogspot.com on 5/1/2013 and 5/23/2013
 - www.dogpatchhowler.com on 5/1/2013

Green Spaces Survey Response Rate and Results

Over 650 neighbors in the Dogpatch and Potrero Hill neighborhoods completed responses to the survey. This sample size has a maximum sampling error of +/-3.8 percentage points at a 95% confidence level. The data were weighted to reflect the Potrero Hill-Dogpatch (PHD) study-area population of approximately 60% renters, 40% property owners. The data were tabulated by Research Data Technology and overseen by Boston Research Group, both of which worked pro bono on the design, implementation, and data analysis of the survey.

The overall survey results showed a strong interest in the Dogpatch & NWPH GBD, and a willingness to pay for enhanced services to open spaces, parks, and gardens. 74% of residential property owners and 55% of commercial property owners indicated that they were very or somewhat willing to pay an assessment. 54% of all respondents indicated that they would support formation of the Dogpatch & NWPH GBD; an additional 40% felt the Dogpatch & NWPH GBD was an interesting idea but that they would need more information.

Response to the survey from Dogpatch (9% of the total study area) was particularly strong, with 38% of all survey responses coming from North, Historic, and Baja Dogpatch. Dogpatch also showed a stronger willingness to pay, with 85% of residential property owners and 70% of commercial property owners very or somewhat willing to pay an assessment for the Dogpatch & NWPH GBD, as compared to all other areas (74% of residential and 55% of commercial property owners).

Safety, lighting, greening of existing community maintained open space, parks, and gardens, and the creation of new spaces emerged as top priorities in the survey results. This information gathered in the survey guided the committee's development of services to be provided by the Dogpatch & NWPH GBD and this Management Plan. The full results of the survey can be found at: http://phd-gbd.org/assets/green-spaces-survey_summary.pdf

Park Stewards Survey Outreach

Over the summer of 2013, a special survey was developed to interview stewards of open spaces, parks, and gardens (both those created and maintained by community volunteers and those under Rec and Park or other agencies) to further specify needs and budgets on a site-by-site basis. The results of this survey were used to cross-check the professional budgeting work conducted by Build Public and its sub-consultants.

Public Workshops

The Formation Committee hosted 6 public workshops: 2 following the survey to receive additional community feedback about priorities and services, 1 specifically for park stewards, City staff, and other "green experts," and 3 following the development of an initial draft of the management plan and budget. Feedback was received on services and structure proposed in the management plan.

- GBD Workshop 1A: March 30th, year, 2:00pm-4:00pm, the Neighborhood House, 953 De Haro St.
- GBD Workshop 1B: April 6th, 2013, 2:00-4:00pm, Rickshaw Bagworks, 904 22nd Street
- Green Experts Focus Group: Month Day, 2013, 5:30pm-7:00pm, The Neighborhood House, 953 De Haro Street
- GBD Workshop 2A: October 26th, 2013, 12:30pm-2:30pm, The Workshop Residence, 833 22nd St.

- GBD Workshop 2B: October 28th, 2013, 6:30-8:30pm, Slovenian Hall, 2101 Mariposa Street
- GBD Workshop 3: November 16th, 2013, 12:30pm-2:30pm, Rickshaw Bagworks, 904 22nd Street

In addition to hosting these public workshops, the Formation Committee attended several meetings of neighborhood groups to present the GBD concept and draft management plan and solicit feedback:

- Potrero Boosters Meeting: October 29th, 2013, 7:00-8:30pm, The Neighborhood House, 953 De Haro Street
- MUNA Meeting: November 18th, 7:30-9:00pm, 2013, location
- Potrero-Dogpatch Merchants Association (PDMA) Meeting: November 11th, 9:45am-11:00am, Goat Hill Pizza, 2013, 300 Connecticut Street
- DNA Meeting: November 11th, 7:00pm-8:30pm, 2013, UCSF, 654 Minnesota Street

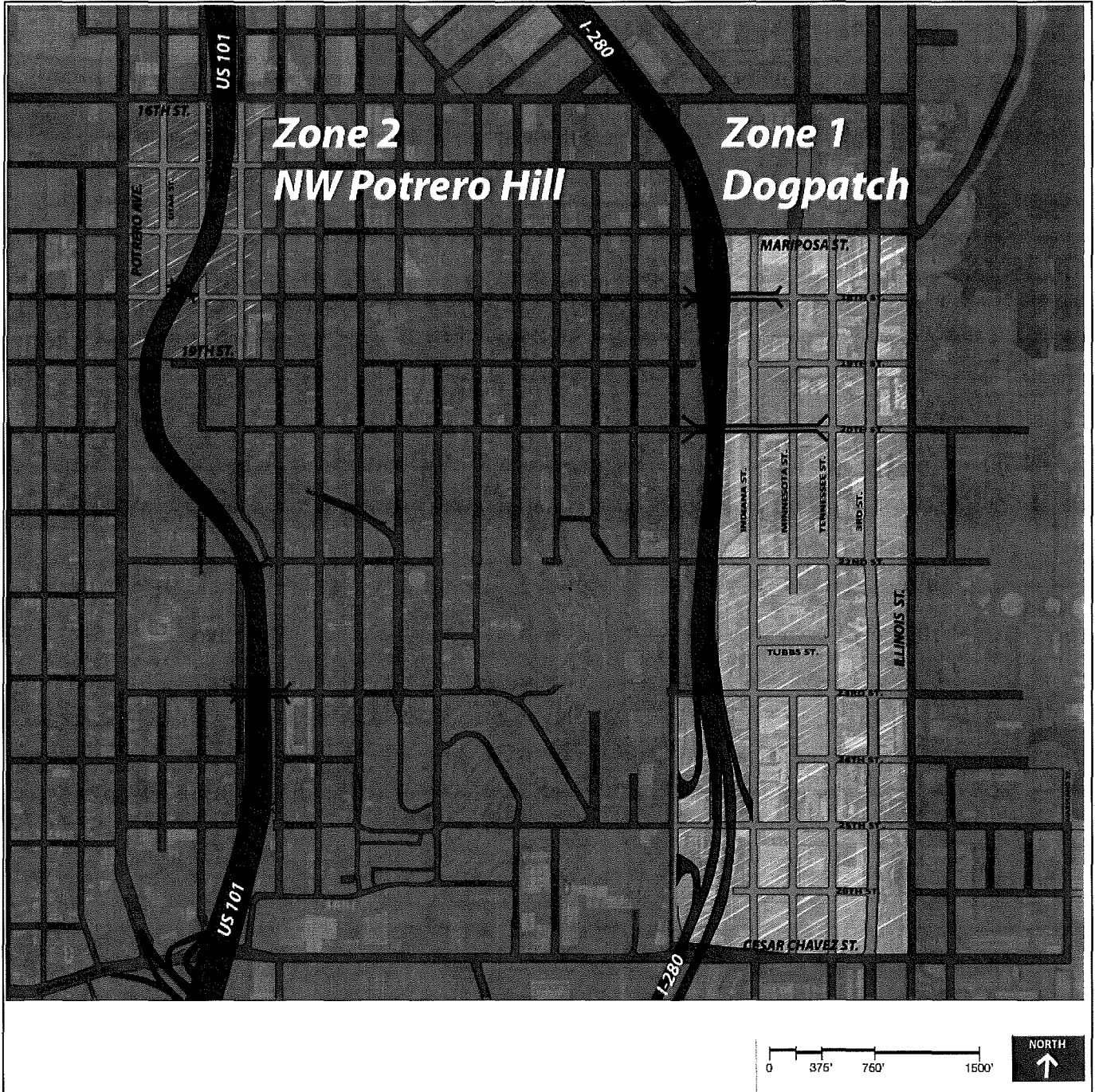
Green Vision Charrette

The Formation Committee also conducted a “Green Vision Charrette” on Monday, October 14th, 2013 to explore potential future capital projects for the GBD. This focused on green infrastructure and Eco-District projects. Community members, professional landscape designers with experience in green infrastructure, and SF Planning’s director of a new “Eco-Districts” program met and discussed potential improvements in focused areas using maps and sharing experiences and needs on specific streetscapes, intersections, open spaces, parks, and gardens. Particular attention was given to rainwater capture and permeable sidewalks, enhancing local beauty and ecology, and improving public health and safety. The outcome of that charrette process was presented in the subsequent workshops, and can be found in the Green Vision Plan, and accompanying document that outlines potential future projects for the GBD.

D. GBD MAPS

More detailed maps of each zone are available in Attachment A of the Engineer's Report.

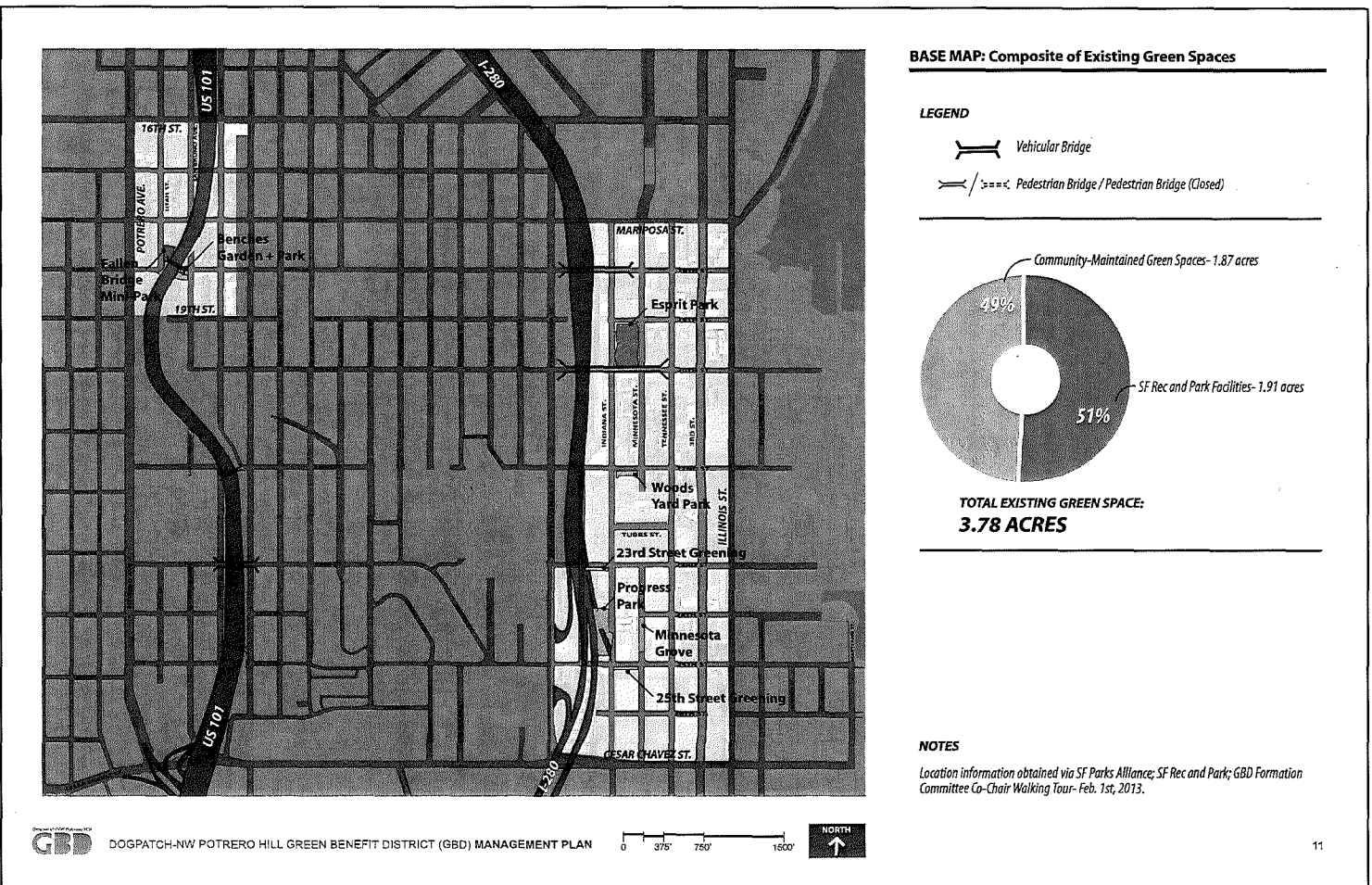
Map 1 – GBD Zones



Credit: CMG Landscape Architecture

Map 2 – Existing Green Spaces

This map documents the existing Green Spaces in each zone, distinguishing between the community-maintained Green Spaces and those maintained by SF Recreation and Park.



Credit: CMG Landscape Architecture



Map 3 – Current Plans for Future Green Spaces
 This map documents future Green Spaces for which plans already exist in each zone, distinguishing the spaces by plan and author.

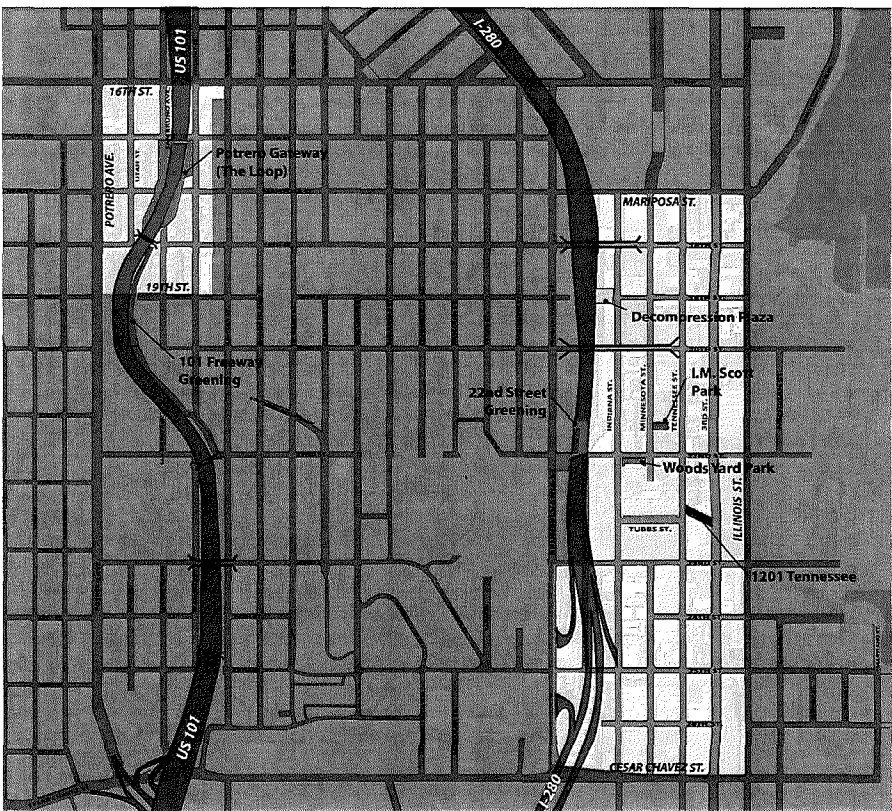
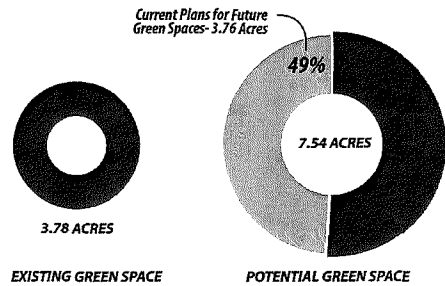
BASE PLAN: Current Plans For Future Green Space

PLAN / PROPOSAL AUTHOR

-  Eastern Neighborhoods Streets and Open Space Concept Map, 2008. (SF Planning Dept.)
 -  Dogpatch 22nd Street Greening Masterplan, 2011. (Green Trust SF- Central Waterfront)
 -  650 Indiana Street Green Space Improvements- 2012. (UP / Build, Inc.)
 -  Potrero Gateway, The Loop Plan, 2012. (MUNA + SF Parks Alliance)
 -  1201 Tennessee, 2012 (AGI Capital)
- 3.76 Acres (163,700 sq. ft.)**

LEGEND

-  Vehicular Bridge
-  Pedestrian Bridge / Pedestrian Bridge (Closed)



Credti: CMG Landscape Architecture

Map 4 – Aspirational Projects
 This map documents aspirational Green Spaces in each zone, distinguishing the spaces by plan and author.




BASE PLAN: Existing & Aspirational Projects

PLAN / PROPOSAL AUTHOR / PROGRAMS



-  **Eastern Neighborhoods Streets and Open Space Concept Map, 2008.** (SF Planning Dept.) Streetscape Improvements, Greening
-  **Dogpatch 22nd Street Greening Masterplan, 2011.** (Green Trust SF- Central Waterfront)
-Gardens/Greening, Stormwater BMP's, Sidewalk Improvements, Playground
-  **Potrero Gateway, The Loop Plan, 2012.** (MUNA + SF Parks Alliance)
-Gardens/Greening, Dog Run, Picnic Area
-  **Green Connections SF- 2012** (SF Planning Dept.)
-Streetscape Improvements, Greening
-  **650 Indiana Street Green Space + Streetscape Improvements- 2012.** (UP / Build, Inc.)
-Public Art, Performance Stage, Plaza Streetscape Improvements, Greening, Sidewalk Improvements
-  **Aspirational Committee Proposed Potential Spaces (no formal plans developed to date)**
-Bating Cages, Basketball Courts, Skatepark, Gardens/Greening, Sidewalk Improvements

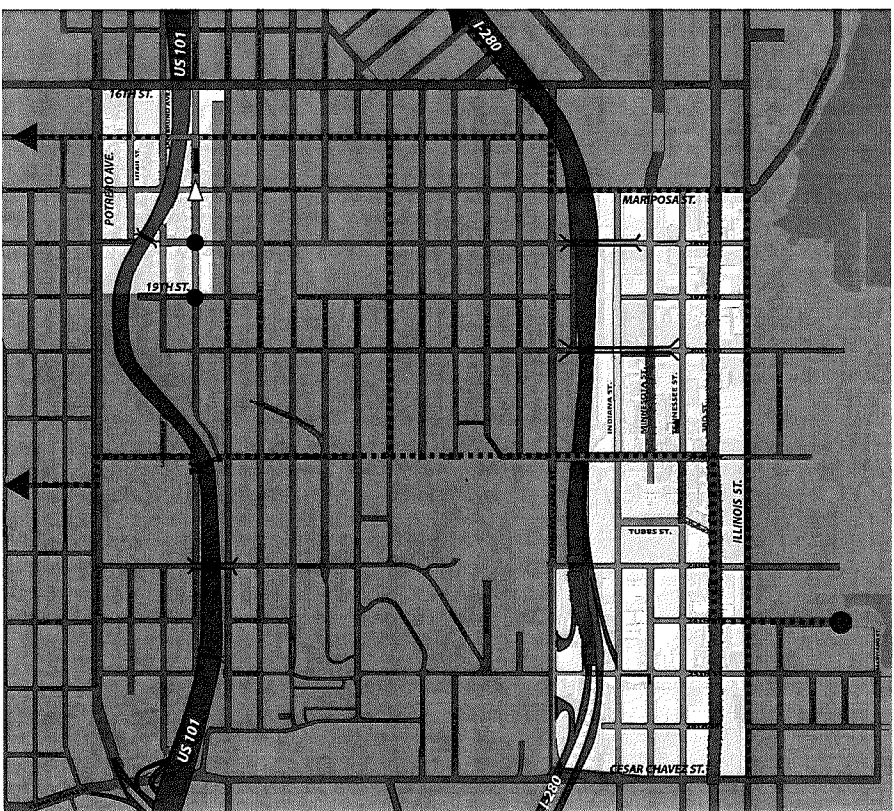
TRAFFIC CALMING INTERVENTIONS

via Potrero Hill Traffic Calming Project-2009. (SF MTA)

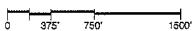
-  **Bulb Out** (Curb extension technique which reduces crosswalk lengths)
-  **Gateway**
-  **Median**

LEGEND

-  **Vehicular Bridge**
-  **Pedestrian Bridge / Pedestrian Bridge (Closed)**

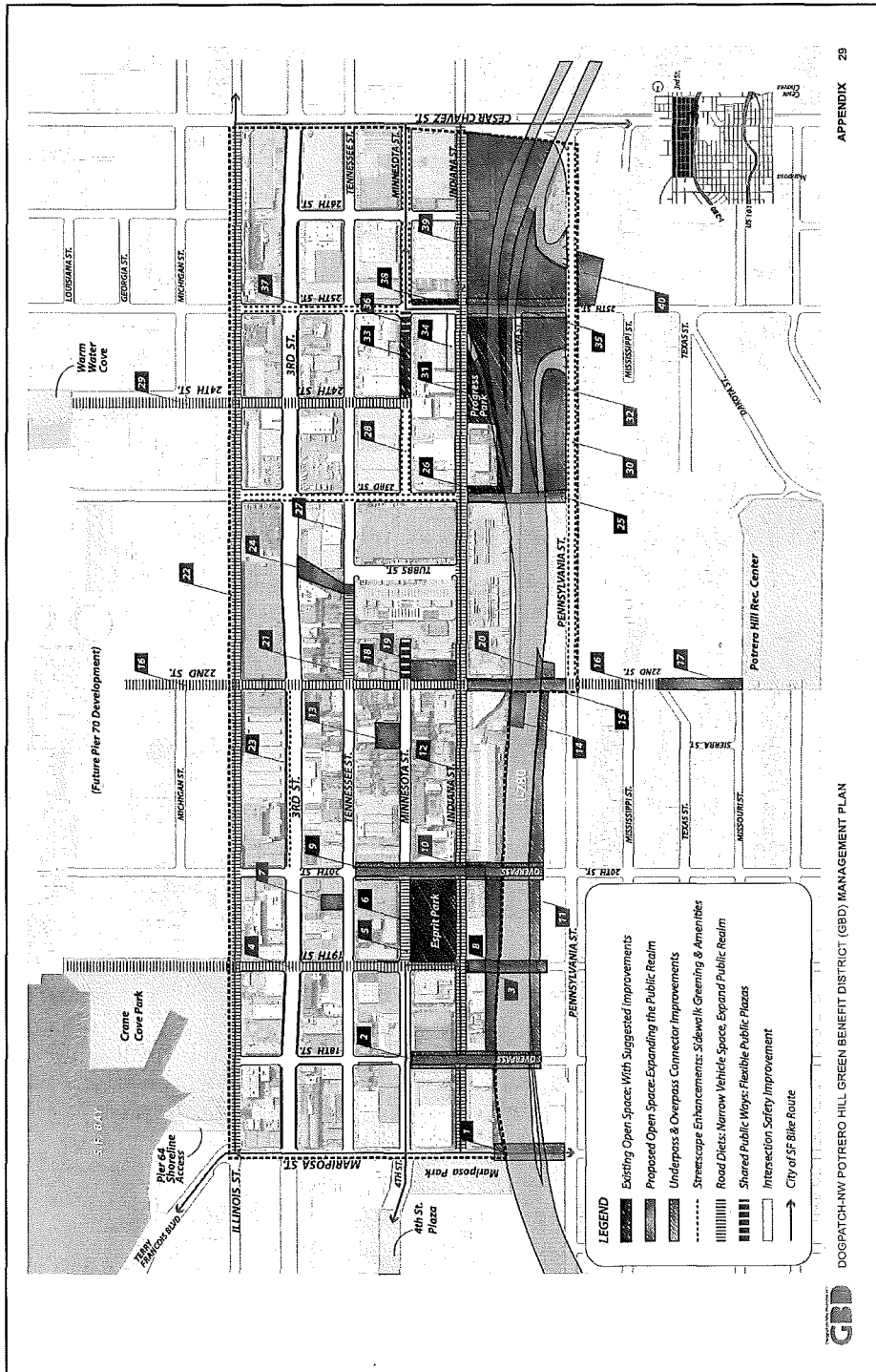


DOGPATCH-NW POTRERO HILL GREEN BENEFIT DISTRICT (GBD) MANAGEMENT PLAN



Credit: CMG Landscape Architecture

Map 5 – Aspirational Projects Plan: Zone 1 – Dogpatch



Credit: CMG Landscape Architecture

These maps show some aspirational projects that extend beyond the GBD boundaries. Should any of these projects be completed in the future, GBD funds will be provided only to the sections of those projects that fall within the GBD boundaries. To see these maps in greater detail, see Chapter 3 of the Green Vision Plan, available as Attachment D of the Engineer's Report on the GBD website (www.dnwph-gbd.org).

03 ASPIRATIONAL PROJECTS

DOGPATCH (ZONE 1) VISIONING EXERCISE

These notes were generated via the Green Benefit District Workshop on October 14, 2013. The following is a summary of ideas from the visioning exercise and their corresponding locations.

Mapping Exercise Ideas	Location
Bike Share Stations	
Protected Bike Lanes	
Local Market	
Family Friendly Restaurants	
More Housing	
Floating Beer Garden	
Clean Sidewalks	
Potential Road Diet	Various N/S Streets
Wayfinding / Signage (to freeway)	
Suite of street furnishings (not patchy)	
More Street Trees	3rd Street
Walkability (lighting, sidewalks, pleasing and safe)	
Minnesota St (good for biking)	
Move dogs/playground from Esprit Park	
Connection to Crane Cove Park	19th Street
More greening	3rd and 23rd
Green Alleyway	Tubbs and Tenn. St.
Solar Panels	MUNI Building Roof
Scott House School Greening/Gardens/Sidewalks	
Green Sidewalks	Minnesota between 22nd and 20th
Widen Sidewalks	Indiana between 22nd and 23rd
Lighting under 280 Freeway	
Program space under 280 Freeway	at 22nd street
Food trucks, dogpark, sheltered market	I-280 at 22nd street
replace Caltrain Bridge	22nd and Penn. Streets
Lighting, Greening, Bulbouts, better sidewalks	along 22nd street
Better Connections to Progress Park	along Indiana Street
Caltrain Bridge Repair	23rd Street at I-280
Greening	23rd Street at Indiana
Solar Panels (attach to side of freeway?)	East Side of I-280
Lighting	along 23rd Street
Historic Trolley Cars at T-Line	3rd Street
Lighting under 280 Freeway	along 25th Street
Murals at Building	24th and Tennessee
Shared public way	Tenn. Street between 23rd and 24th
Trash cleanup, pervious paving, farmers mkt	Tenn. Street between 23rd and 24th
Natural Amphitheater (Dumping)	Caltrain tunnel at Penn. Street and 25th
I-280 Columns- Marigold yellow with Murals	25th Street at I-280

DOGPATCH (ZONE 1) GREEN VISION PLAN

The subsequent plan and idea inventory are a culmination of these exercises and can serve the GBD as a point of beginning for future neighborhood improvements.

The Vision Plan aims to make stronger east-west connections. The Dogpatch neighborhood is an important interface between Potrero Hill and The Bay, and the plan seeks to reinforce and highlight those connections through improved green spaces and pedestrian amenities. In particular, 19th Street connects Dogpatch to Crane Cove Park, 22nd Street connects Potrero Hill Recreation Center to the future Pier 70 Development, and 24th Street connects Progress Park to Warm Water Cove. These primary east-west connections become both stormwater treatment systems and pedestrian amenities that reinforce the drainage patterns of the site, connecting hilltop to Bay.

The primary north-south connections through the neighborhood for pedestrians and cyclists is Indiana Street, a green spine off of which stem the neighborhood's major open spaces: Progress Park, Esprit Park, Woods Yard Park, and future green spaces. The Vision Plan proposes a "road diet" for Indiana Street, taking advantage of its large right-of-way to create a programmed linear park with amenities that create a network of neighborhood green spaces.

These connections will support green infrastructure improvements. The Vision Plan and ideas herein provide the ingredients for a potential Eco-District. For instance, the overpasses can serve as solar farms, which can power new street and park lighting to provide nighttime safety and illuminated gateways from the west. This would sulfate the infrastructure and make the I-280 underpass a unique and more welcoming threshold into the neighborhood.



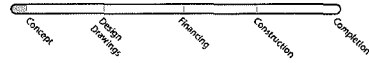
1.1 Mariposa Gateway

Provide gateway and enhanced pedestrian streetscape experience with art and light. Design in conjunction with Green Connections SF.

ROLE- Lead Initiate Assist Advocate

PARTNERS- Planning, Caltrans, DPW

STATUS-



1.2 18th St. Overpass Solar Farm

Install photovoltaic cells on overpass structure to power underpass art installations and neighborhood lighting.

ROLE- Lead Initiate Assist Advocate

PARTNERS- Planning, Caltrans, DPW

STATUS-



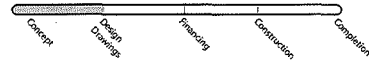
1.3 Decompression Plaza

Planned public plaza will provide cafe seating, event space/stage and public art. Assist in design, programming and maintenance support.

ROLE- Lead Initiate Assist Advocate

PARTNERS- UP Urban, Build Inc., DPW

STATUS-



1.4 19th St. Road Diet

Reconfigure parking to allow for more-generous sidewalks, greening, neighborhood social spaces and sustainable infrastructure. Provide pedestrian and bike linkage from Decompression Plaza to Crane Cove Park.

ROLE- Lead Initiate Assist Advocate

PARTNERS- Planning, Caltrans, DPW

STATUS-



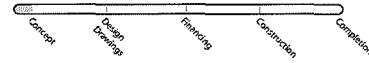
1.5 Minnesota St. Road Diet & Esprit Park Expansion

Reconfigure parking to allow for more generous sidewalks, greening, social spaces and sustainable infrastructure. Expand Esprit Park into streetscape. Provide bike share pod.

ROLE- Lead Initiate Assist Advocate

PARTNERS- DPW, SFRP

STATUS-



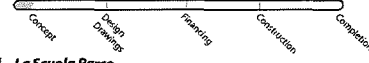
1.6 Esprit Park Playground & Dog Park

Provide adequate space and facilities for Esprit Park's multiple users. Advocate for strategic capital improvements and event programming.

ROLE- Lead Initiate Assist Advocate

PARTNERS- SFRP

STATUS-



1.7 La Scuola Parco

Work with school to better design their open space to serve the surrounding neighborhood on weekends and holidays. Assist in maintenance and security of the new park.

ROLE- Lead Initiate Assist Advocate

PARTNERS- SFUSD

STATUS-



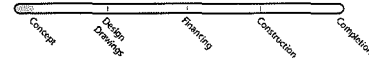
1.8 Overlook and Pedestrian Bridge

Utilize 19th Street dead-end for potential overlook. Design pedestrian bridge over I-280 to land at Decompression Plaza.

ROLE- Lead Initiate Assist Advocate

PARTNERS- DPW, Caltrans, PD

STATUS-



1.9 20th St. Overpass Solar Farm

Install Photovoltaic cells to overpass structure to power underpass art installations.

ROLE- Lead Initiate Assist Advocate

PARTNERS- DPW, Caltrans

STATUS-



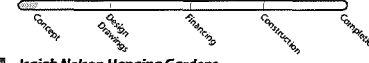
1.10 20th St. Underpass Courts

Install or maintain underpass space providing recreational amenities such as basketball, badminton, tennis and/or handball.

ROLE- Lead Initiate Assist Advocate

PARTNERS- SFRP, DPW

STATUS-



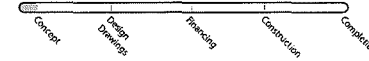
1.11 Isaiah Nelson Hanging Gardens

Provide maintenance and replanting. Extend gardens southward along embankment

ROLE- Lead Initiate Assist Advocate

PARTNERS- SFRP, DPW

STATUS-



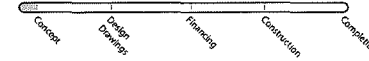
1.12 Indiana St. Park Way

Reconfigure parking to allow for more generous sidewalks, greening, social spaces and sustainable infrastructure. Could be a linear park that links existing and proposed green spaces.

ROLE- Lead Initiate Assist Advocate

PARTNERS- SFRP, DPW, PD

STATUS-



Credit: CMG Landscape Architecture

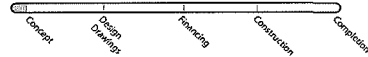
18 J.M. Scott School Community Garden

Work with school to better design their open space to serve the neighborhood. Provide community garden plots to serve neighbors and provide educational opportunities to students.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- SFUSD

STATUS-



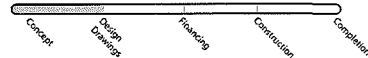
19 22nd St. Greening Masterplan Improvements

Provide green infrastructure, bike share pod and parking to support 22nd Street Caltrain Station. Help to Implement the 22nd Street Green Masterplan*.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- Planning, DPW

STATUS-



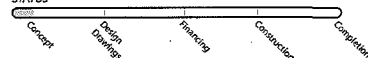
20 22nd St. Gateway

Install photovoltaic cells on freeway structure to power underpass art installations and neighborhood lighting. Provide pedestrian enhancements at underpass.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- UP Urban, Build Inc., DPW

STATUS-



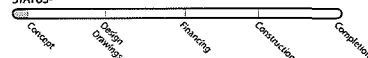
21 22nd St. Road Diet

Augment Green Connections SF plan adding greening and streetscape amenities to this vital link. Help to Implement 22nd Street Green Masterplan. Expand east to Pier 70 and west to Potrero Hill Rec. Center.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- Planning, Caltrans, DPW

STATUS-



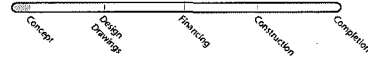
22 Potrero Hill Stair

Install stairway, greening and social spaces along this corridor.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- DPW, SFRP

STATUS-



23 Minnesota St. Shared Public Way

Create a curbside plaza street that integrates with surrounding retail and Woods Yard Park while providing limited vehicle access. (See also 19)

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- DPW, SFRP, Developers

STATUS-



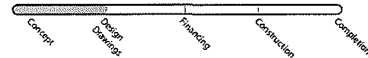
24 Woods Yard Park

Implement park improvements proposed in the 22nd Street Greening Masterplan. Integrate design and program with Minnesota Shared Public Way (see 18).

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- DPW, SFMTA

STATUS-



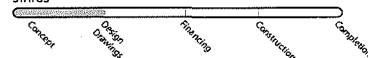
25 Caltrain Station Improvements

Provide increased lighting and greening at station steps and integration of gateway overpass (see 15). Help to Implement the 22nd Street Green Masterplan.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- Caltrain, Caltrans, PD

STATUS-



26 Angel Alley

Reconfigure street to provide more generous sidewalks, greening and green infrastructure improvements. Provide strong linkage to 1201 Tennessee Park (see 24).

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- DPW, PD, MTA, SFPA

STATUS-



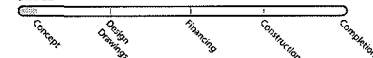
27 Illinois Road Diet

Reconfigure parking and rail infrastructure to provide better pedestrian and bicycle conditions. Augment Green Connections SF and Blue Greenway Plans with greening and streetscape amenities.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- DPW, PD

STATUS-



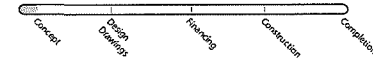
28 American Industrial Center Living Innovation Zone

Provide sidewalk greening and pedestrian amenities that extend the unique culture of the A.I.C. onto 3rd Street—could be custom innovative site furnishings and temporary info and market kiosks.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- SFRP, DPW, SFMOCI

STATUS-



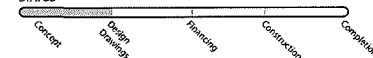
29 1201 Tennessee Passage

Initiate maintenance, programming and security efforts for this new linear park space.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- AIG Capital, DPW

STATUS-



*New design projects on and adjacent to 22nd Street should build upon the efforts of the 22nd Street Green Masterplan in form, materiality and site elements to create a unified district identity.



Credit: CMG Landscape Architecture

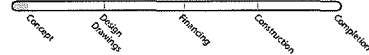
23 23rd St. Gateway

Accentuate the gateway with lighting and art to improve pedestrian experience and safety.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- Caltrans, DPW

STATUS-



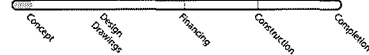
24 23rd St. Greening

Provide maintenance and expansion of greening efforts. (See also 27)

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- DPW

STATUS-



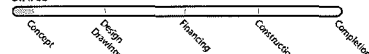
27 23rd St. Enhancements

Provide streetscape improvements including amenities and sidewalk greening.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- DPW

STATUS-



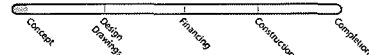
28 Minnesota Street Enhancements

Provide Streetscape improvements including amenities and sidewalk greening. Improvements will provide strong link to Minnesota Grove.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- DPW

STATUS-



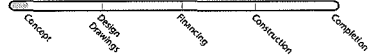
29 24th St. Road Diet

Reconfigure street to allow for more generous sidewalks, greening, neighborhood social spaces and sustainable infrastructure. Provide a strong connection between Progress Park & Warm Water Cove.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- DPW, PD

STATUS-



30 Pennsylvania St. Streetscape Enhancement

Provide streetscape improvements including amenities and sidewalk greening.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- DPW, SFPA, MTA

STATUS-



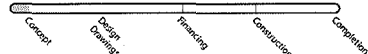
31 Progress Park

Provide maintenance, program and security efforts to ensure continued vitality of park.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- SFRP

STATUS-



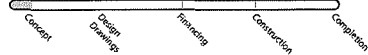
32 Progress Park Expansion

Advocate for neighborhood serving open space adjacent to F-280 off/on ramps.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- Caltrans

STATUS-



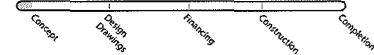
33 Minnesota Grove

Provide maintenance and safety initiatives for park. Advocate for potential shared public way interface (see 36).

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- DPW, PD, Developers

STATUS-



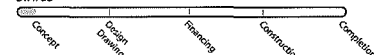
34 Indiana and 25th St. Traffic Calming

Provide pedestrian and bicycle safety improvements to this intersection and on-ramp.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- DPW, Caltrans

STATUS-



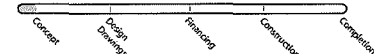
35 25th Street Gateway

Accentuate the gateway with lighting and art to improve pedestrian experience and safety. Provide pedestrian crossings to link potential under-freeway open spaces.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- DPW, Caltrans

STATUS-



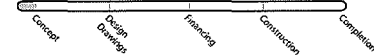
36 Minnesota Shared Public Way

Create a curbside plaza street that expands Minnesota Grove into the R.O.W., limiting vehicle traffic.

ROLE-
 Lead Initiate Assist Advocate

PARTNERS- Developers, DPW

STATUS-



*New design projects on and adjacent to 22nd Street should build upon the efforts of the 22nd Street Green Masterplan in form, materiality and site elements to create a unified district identity.



Credit: CMG Landscape Architecture

37 25th St. Enhancements

Provide streetscape improvements including amenities and sidewalk greening.

ROLE- Lead Initiate Assist Advocate

PARTNERS- DPW

STATUS-



38 25th St. Greening

Provide maintenance and expansion of greening efforts (See also 37).

ROLE- Lead Initiate Assist Advocate

PARTNERS- DPW

STATUS-



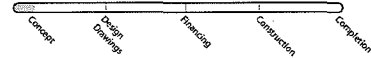
39 Progress Park Expansion

Advocate for neighborhood serving open space beneath I-280.

ROLE- Lead Initiate Assist Advocate

PARTNERS- Caltrain

STATUS-



40 Tunnel Top Park

Advocate for neighborhood serving open space improvements above Caltrain tunnel portal.

ROLE- Lead Initiate Assist Advocate

PARTNERS- DPW

STATUS-



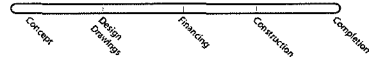
41

Provide streetscape improvements including amenities and sidewalk greening.

ROLE- Lead Initiate Assist Advocate

PARTNERS-

STATUS-



42

Provide maintenance and expansion of greening efforts (See also 37).

ROLE- Lead Initiate Assist Advocate

PARTNERS-

STATUS-



LEGEND

ROLES

Lead

GBD assumes leadership responsibilities for seeing the project / initiative through from beginning to end. Implementation steps may include:

- Fundraising
- Project management
- Hiring of consultants

Initiate

GBD advances the project / initiative by leading the initial steps of the process and handing off leadership to the appropriate party. Implementation steps may include:

- Initial fundraising
- Leading required further study / analysis to establish the project requirements
- Outreach to potential project managers / leaders and coordination of responsibilities and guidelines for completion
- Assistance in fundraising, endorsement and approval

Assist

GBD can lend support to project leaders of existing planning / design project.

Advocate

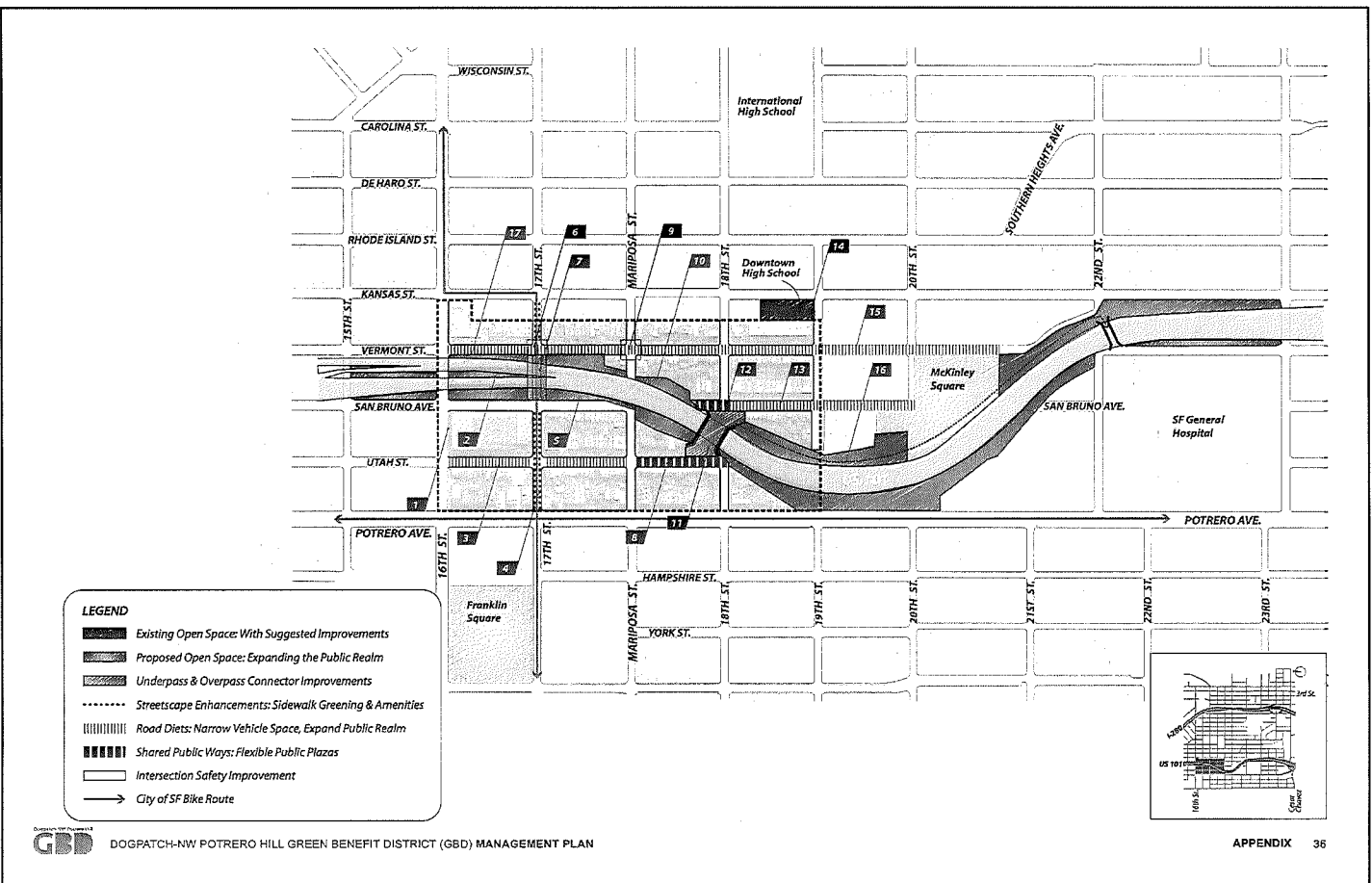
GBD endorses the initiative, advocates it in the public forum and planning and development opportunities, and recommends it to potential project leaders.

ABBREVIATIONS

Caltrans	California Department of Transportation
DPW	Department of Public Works
MUNA	Mariposa-Utah St. Neighborhood Association
PD	City of San Francisco Planning Department
SFAC	San Francisco Arts Commission
SFMTA	San Francisco Municipal Transportation Agency
SFMOI	San Francisco Mayor's Office of Innovation
SFRP	San Francisco Recreation and Park
SFUSD	San Francisco Unified School District



Map 6 – Aspirational Projects Plan: Zone 2 – Northwest Potrero Hill



Credit: CMG Landscape Architecture

These maps show some aspirational projects that extend beyond the GBD boundaries. Should any of these projects be completed in the future, GBD funds will be provided only to the sections of those projects that fall within the GBD boundaries. To see these maps in greater detail, see Chapter 3 of the Green Vision Plan, available as Attachment D of the Engineer's Report on the GBD website (www.dnwhp-gbd.org).

03 ASPIRATIONAL PROJECTS

NW POTRERO HILL (ZONE 2) VISIONING EXERCISE

These notes were generated via the Green Benefit District Workshop on October 14, 2013. The following is a summary of ideas from the visioning exercise and their corresponding locations.

Mapping Exercise Ideas

Lighting and Programming/Retail
 Layer parking, stormwater management, greening
 Parking and park
 Stormwater management Best Management Practices
 Eating/gathering space
 Activate green sidewalks
 Bicycle safety stop
 LOOP Plan
 Traffic Calming
 Sidewalk BMP (utilize curb cuts, topography)
 Sidewalk greening
 Biofiltration
 Biofiltration
 Freeway Dust Filtering
 Air Filter Tree Forest
 Forest (art, up lighting, gateway elements, various species: palms)
 Pedestrian Bridge beautification (art, planting, lighting)
 Event/Gathering space
 Stormwater BMP
 Sidewalk greening
 THEMES: Sarpentine Soils, Slopes, Freeway
 Air filter Forest land bridge
 Extend Air Filter Forest into neighborhoods via street trees
 Pedestrian/Bike trail
 Potrero Ave Sidewalk upgrades

Location

Under 101 @ 17th
 Under 101 @ 17th
 Under 101 @ 17th
 San Bruno and 17th
 San Bruno & 17th
 Under 101 @ 17th

 17th and Vermont, San Bruno
 US 101 offramp @ Mariposa
 US 101 offramp @ Mariposa
 San Bruno between 18th and 19th
 San Bruno between 18th and 19th
 Mariposa between Utah and Potrero
 18th between Utah and Potrero
 US 101
 Adjacent to US 101
 Adjacent to US 101
 18th and US 101
 San Bruno and 18th
 San Bruno and 18th
 18th between San Bruno and Vermont
 n/a
 19th and US 101
 various
 Westside of US 101
 between 16th and Mariposa

NW POTRERO HILL (ZONE 2) GREEN VISION PLAN

The subsequent plan and idea inventory are a culmination of these exercises and can serve the GBD as a point of beginning for future neighborhood improvements.

More so than Zone 1, Zone 2 is literally divided in half by US-101. The primary goal of the Green Vision Plan is to suture that divide and better link the neighborhoods east to west. To achieve this, the Vision Plan proposes to widen the pedestrian bridge crossing over US-101, creating a larger, unifying park that combines Falling Bridge and Benches Park into a bridging neighborhood amenity. The Plan also takes advantage of the Caltrans easement along US-101 by proposing a Potrero Air Filter Forest, where carefully selected vegetation filters particulate matter from freeway pollution. Within the Forest, a trail system connects the future Potrero Bridge Park with McKinley Square and the 22nd Street Pedestrian Cycle bridge, expanding the neighborhood LOOP Plan from 17th Street all the way to 22nd Street.

Like Zone 1, these connections will support green infrastructure improvements. The Vision Plan and ideas herein provide the ingredients for a potential Eco-District. For instance, the overpasses can serve as solar farms, which can power new street and park lighting to provide nighttime safety and illuminated gateways. This would suture the infrastructure and make the US-101 underpass a unique and welcoming threshold into the neighborhood.

The Vision Plan proposes a "road diet" for San Bruno Avenue and Utah Street, which connect the future Potrero Bridge Park to McKinley Square, as well as Vermont Street, which links the LOOP park to McKinley Square. In each of these cases, the space taken up by perpendicular parking can be replaced by neighborhood green spaces, forming a network linear parks.



1. Urban Canvas Project
 Work with local artists and light industry business owners, such as UPS, to transform blank industrial walls into a neighborhood public gallery.
 ROLE- Lead Initiate Assist Advocate
 PARTNERS- Developers, SFAC
 STATUS-

2. The LOOP Gateway Park
 Implement plans for maintenance and improvements to Gateway Park. Potrero Air Filter Forest can continue through the park (see 10).
 ROLE- Lead Initiate Assist Advocate
 PARTNERS- MUNA, Caltrans, DPW, SFRP
 STATUS-

3. Vermont & Mariposa Traffic Calming
 Increase pedestrian and bike safety at this intersection.
 ROLE- Lead Initiate Assist Advocate
 PARTNERS- DPW, Caltrans, SFMTA
 STATUS-

4. Vermont & 17th Traffic Calming
 Increase pedestrian and bike safety at this intersection.
 ROLE- Lead Initiate Assist Advocate
 PARTNERS- DPW, SFMTA
 STATUS-

5. Potrero Air Filter Forest
 Replant the US 101 easement with trees that filter particulate matter and clean the neighborhood air.
 ROLE- Lead Initiate Assist Advocate
 PARTNERS- Caltrans
 STATUS-

6. Potrero Bridge Park
 Widen the bridge crossing over US 101 and better link east and west neighborhoods. Expansion design would incorporate Falling Bridge and Benches Parks into a cohesive new neighborhood park.
 ROLE- Lead Initiate Assist Advocate
 PARTNERS- MUNA, DPW, Caltrans, SFRP
 STATUS-

7. Utah St. Road Diet
 Reconfigure head-in parking to allow for more generous sidewalks, greening, neighborhood social spaces, and sustainable infrastructure.
 ROLE- Lead Initiate Assist Advocate
 PARTNERS- PD, DPW
 STATUS-

8. The LOOP Gateway Connector
 Accentuate the gateway with art and light. Photovoltaic cells mounted to the overpass above generate power for underpass light art. Implement the LOOP proposal for underpass improvements.
 ROLE- Lead Initiate Assist Advocate
 PARTNERS- MUNA, PD, Caltrans, DPW
 STATUS-

9. 17th St. Boulevard
 Augment Planning's Green Connections SF study adding greening and streetscape amenities to enhance the project.
 ROLE- Lead Initiate Assist Advocate
 PARTNERS- PD, DPW
 STATUS-

10. Utah St. Shared Public Way
 Create a curbless plaza street that expands Fallen Bridge Park into the R.O.W. Vehicle traffic is limited to local access only. Design in conjunction with Potrero Bridge Park (see 11).
 ROLE- Lead Initiate Assist Advocate
 PARTNERS- MUNA, DPW
 STATUS-

11. San Bruno Ave. Shared Public Way
 Create a curbless plaza street that expands Benches Park into the R.O.W. Vehicle traffic is limited to local access only. Design in conjunction with Potrero Bridge Park (see 11).
 ROLE- Lead Initiate Assist Advocate
 PARTNERS- MUNA, DPW
 STATUS-

DOGPATCH-NW POTRERO HILL GREEN BENEFIT DISTRICT (GBD) MANAGEMENT PLAN

37

Credit: CMG Landscape Architecture

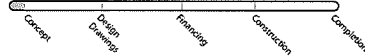
13 San Bruno Ave. Road Diet

Reconfigure head-in parking to allow for more generous sidewalks, greening, neighborhood social spaces, and sustainable infrastructure. San Bruno Avenue can become a green connector linking Benches Garden with McKinley Square.

ROLE- Lead Initiate Assist Advocate

PARTNERS- Planning, DPW

STATUS-



14 Downtown High School Park

Work with high school to better design their openspace to serve the broader community on weekends and holidays. GBD can also assist in the maintenance and security of the new park.

ROLE- Lead Initiate Assist Advocate

PARTNERS- SFUSD

STATUS-



15 Vermont St. Road Diet

Reconfigure head-in parking to allow for more generous sidewalks, greening, neighborhood social spaces, and sustainable infrastructure.

ROLE- Lead Initiate Assist Advocate

PARTNERS- Planning, DPW

STATUS-



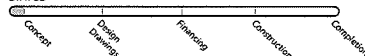
16 Potrero Trail

Incorporate a trail into the Potrero Air Filter Forest (see 10) to connect Fallen Bridge Park to McKinley Square, and 22nd Street pedestrian bridge.

ROLE- Lead Initiate Assist Advocate

PARTNERS- Caltrans

STATUS-



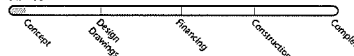
17 Activation of Parking Lot

Activate the existing parking lot under the Highway 101 overpass bordered by 16th St, San Bruno Ave, 17th St, and Vermont St. Potential uses include basketball court, skate park, or flexible open space.

ROLE- Lead Initiate Assist Advocate

PARTNERS- DPW, Caltrans, UPS, SFPA

STATUS-



18

ROLE- Lead Initiate Assist Advocate

PARTNERS-

STATUS-



LEGEND

ROLES

Lead
GBD assumes leadership responsibilities for seeing the project / initiative through from beginning to end. Implementation steps may include:

- Fundraising
- Project management
- Hiring of consultants

Initiate

GBD advances the project / initiative by leading the initial steps of the process and handing off leadership to the appropriate party. Implementation steps may include:

- Initial fundraising
- Leading required further study / analysis to establish the project requirements
- Outreach to potential project managers / leaders and coordination of responsibilities and guidelines for completion
- Assistance in fundraising, endorsement and approval

Assist

GBD can lend support to project leaders of existing planning / design project.

Advocate

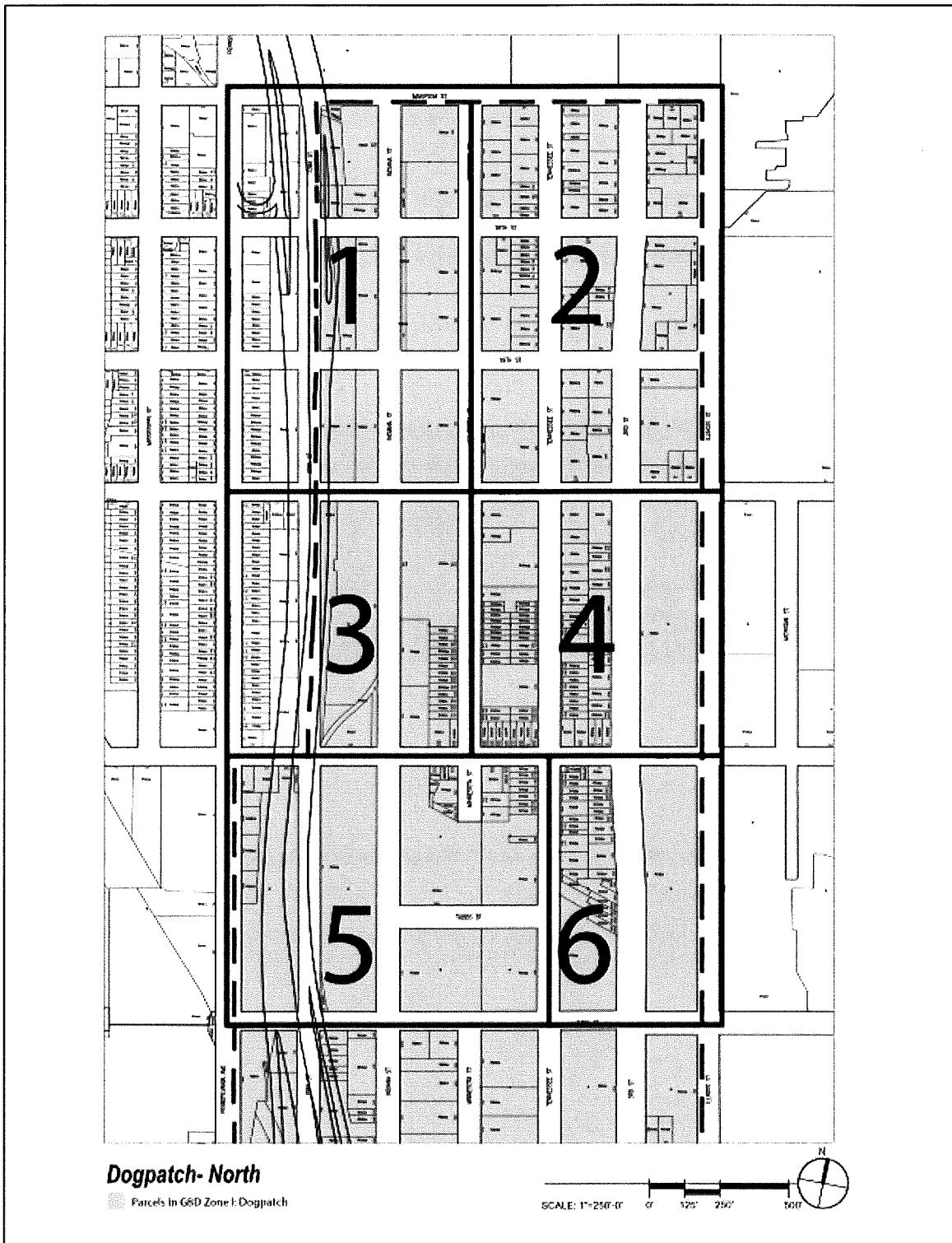
GBD endorses the initiative, advocates it in the public forum and planning and development opportunities, and recommends it to potential project leaders.

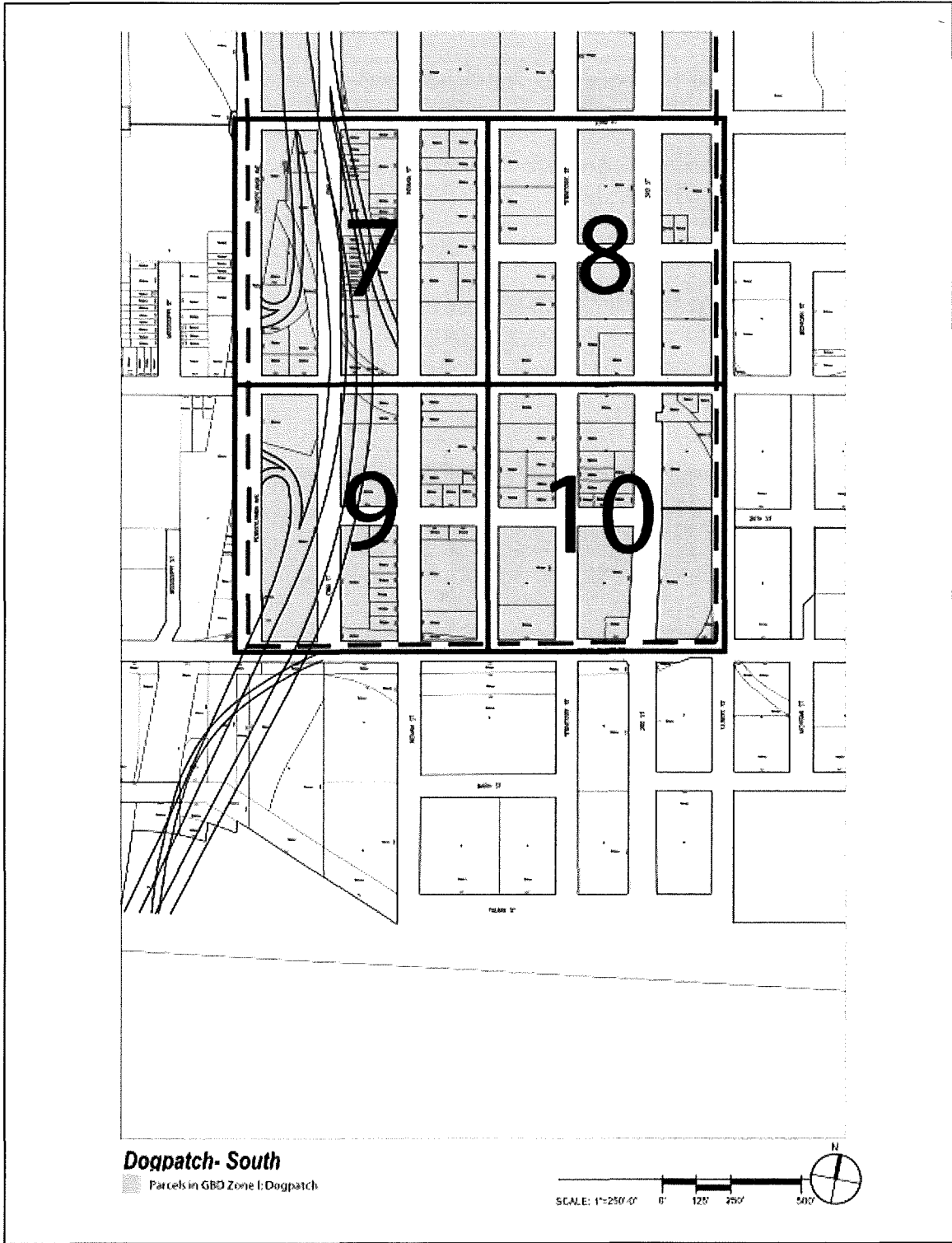
ABBREVIATIONS

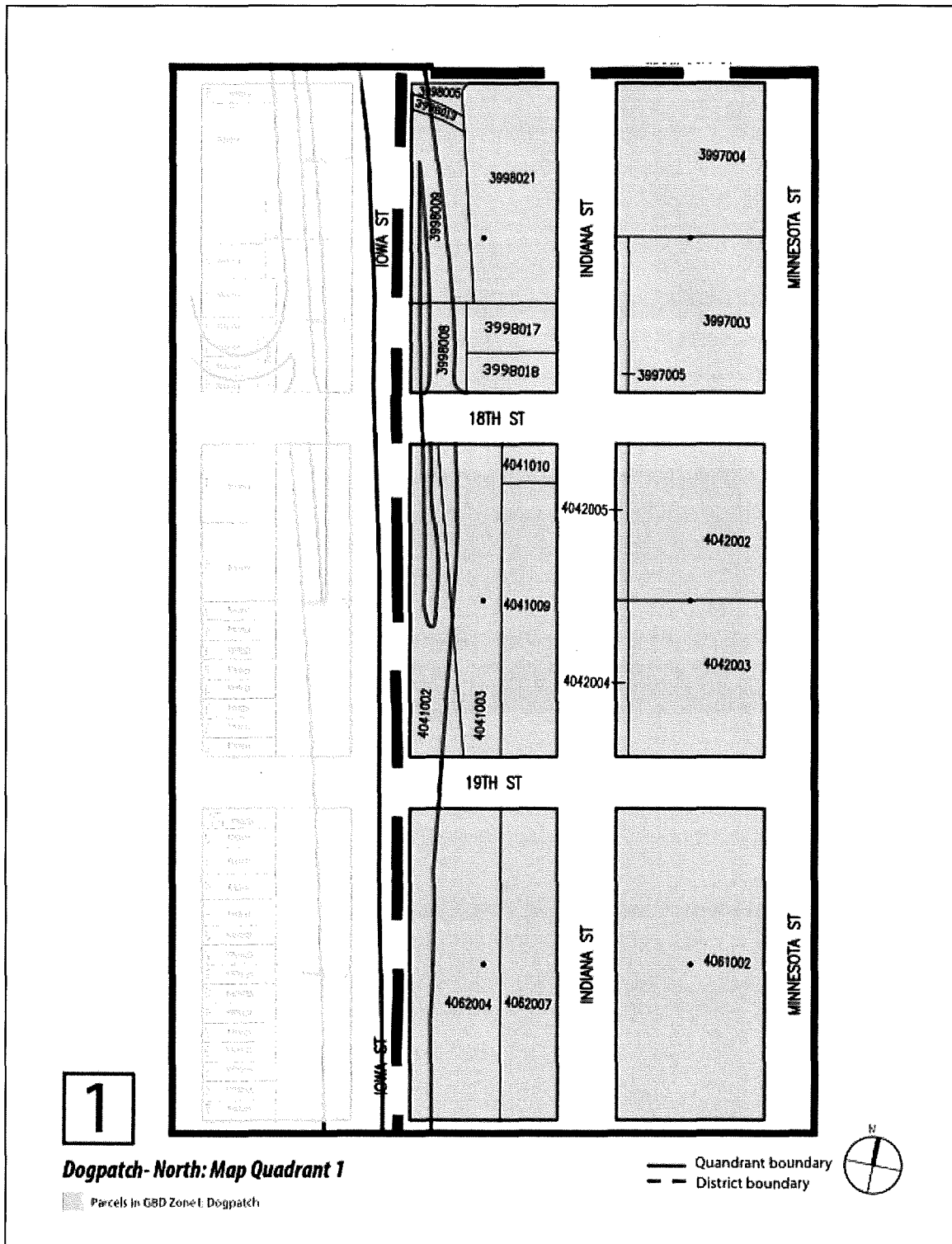
Caltrans	California Department of Transportation
DPW	Department of Public Works
MUNA	Mariposa-Utah St. Neighborhood Association
PD	City of San Francisco Planning Department
SFAC	San Francisco Arts Commission
SFMTA	San Francisco Municipal Transportation Agency
SFMOI	San Francisco Mayor's Office of Innovation
SFRP	San Francisco Recreation and Park
SFUSD	San Francisco Unified School District

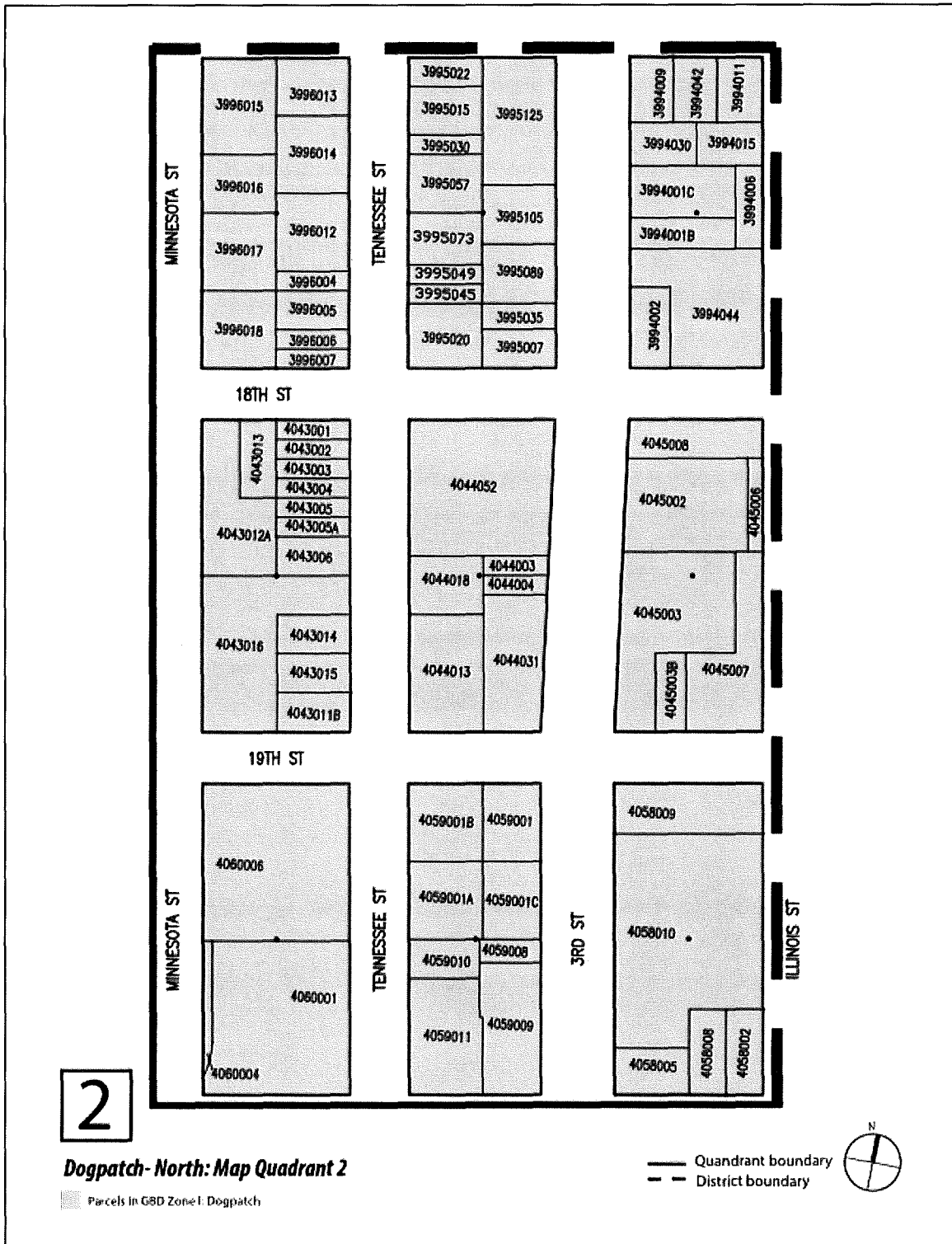


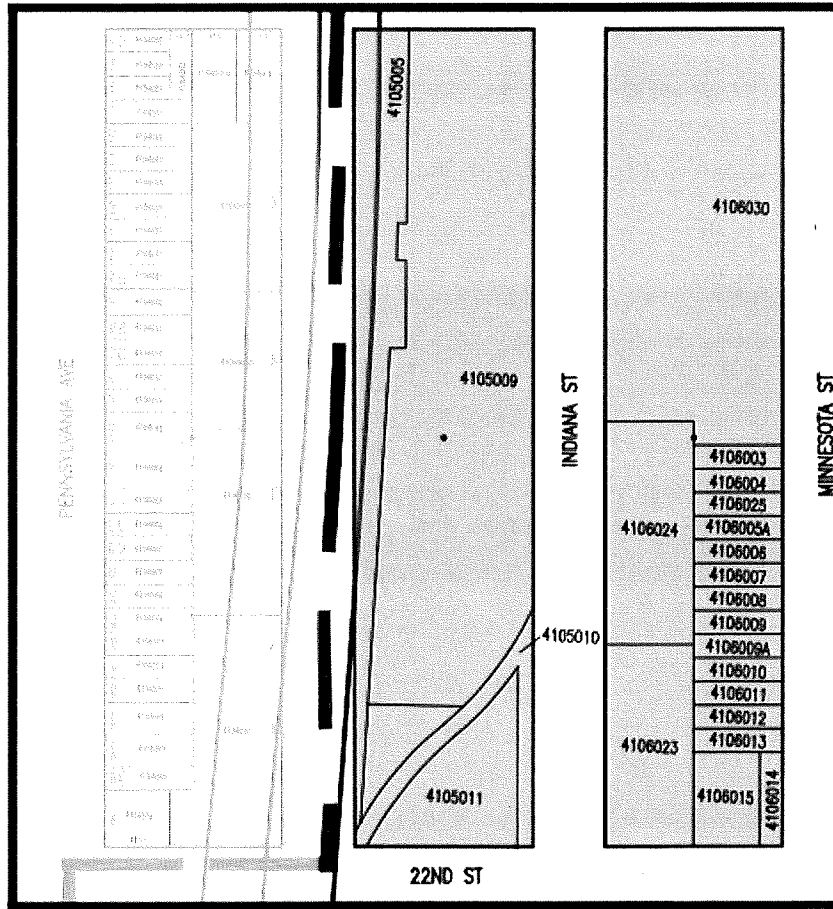
Map 7 – Dogpatch Parcel Map







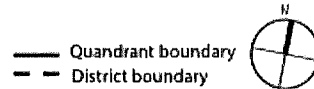


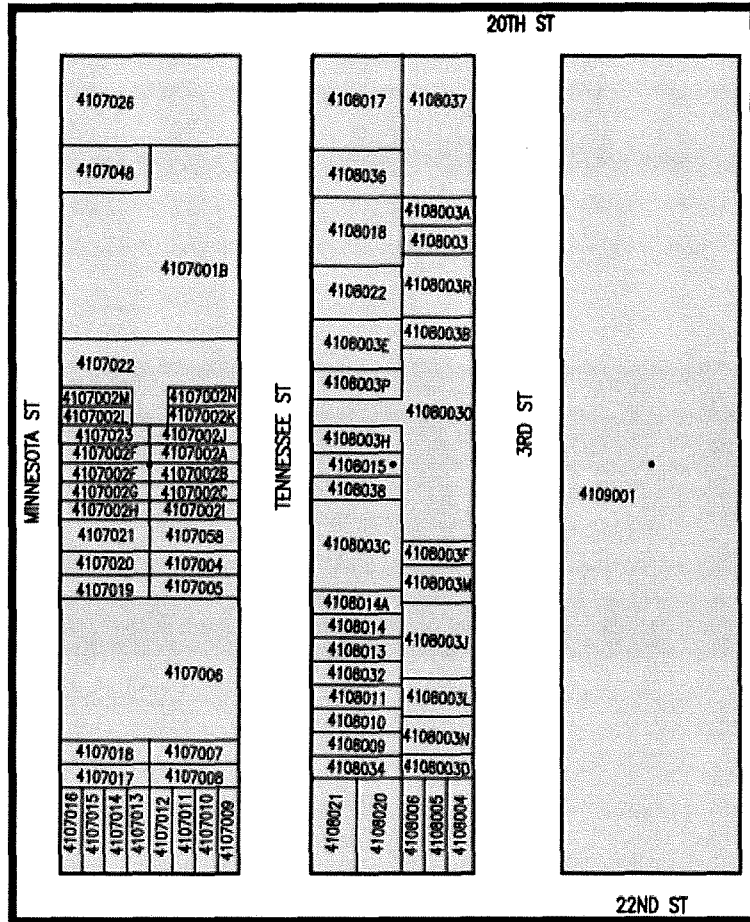


3

Dogpatch- North: Map Quadrant 3

Parcels in G&D Zone I: Dogpatch

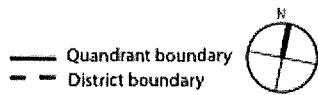


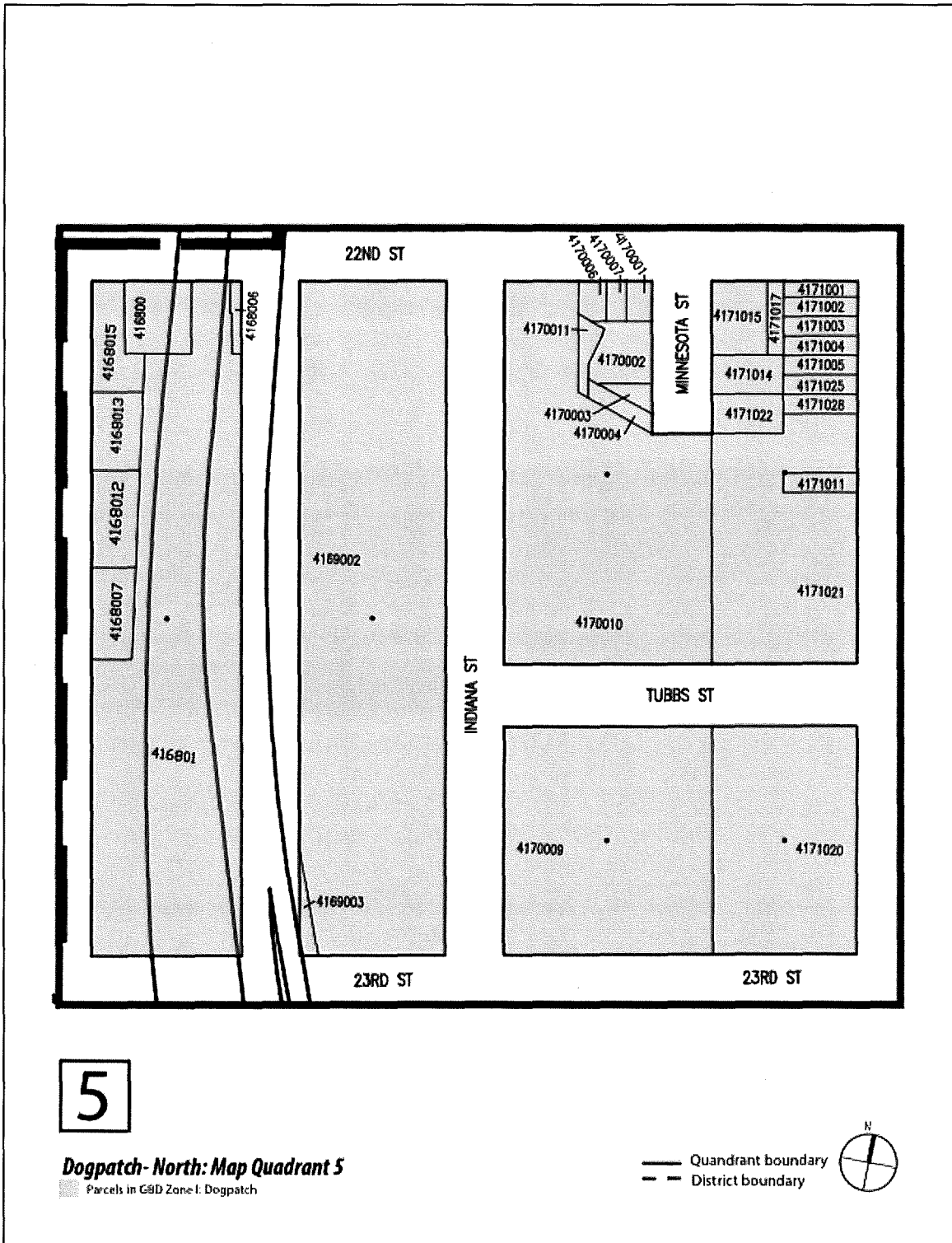


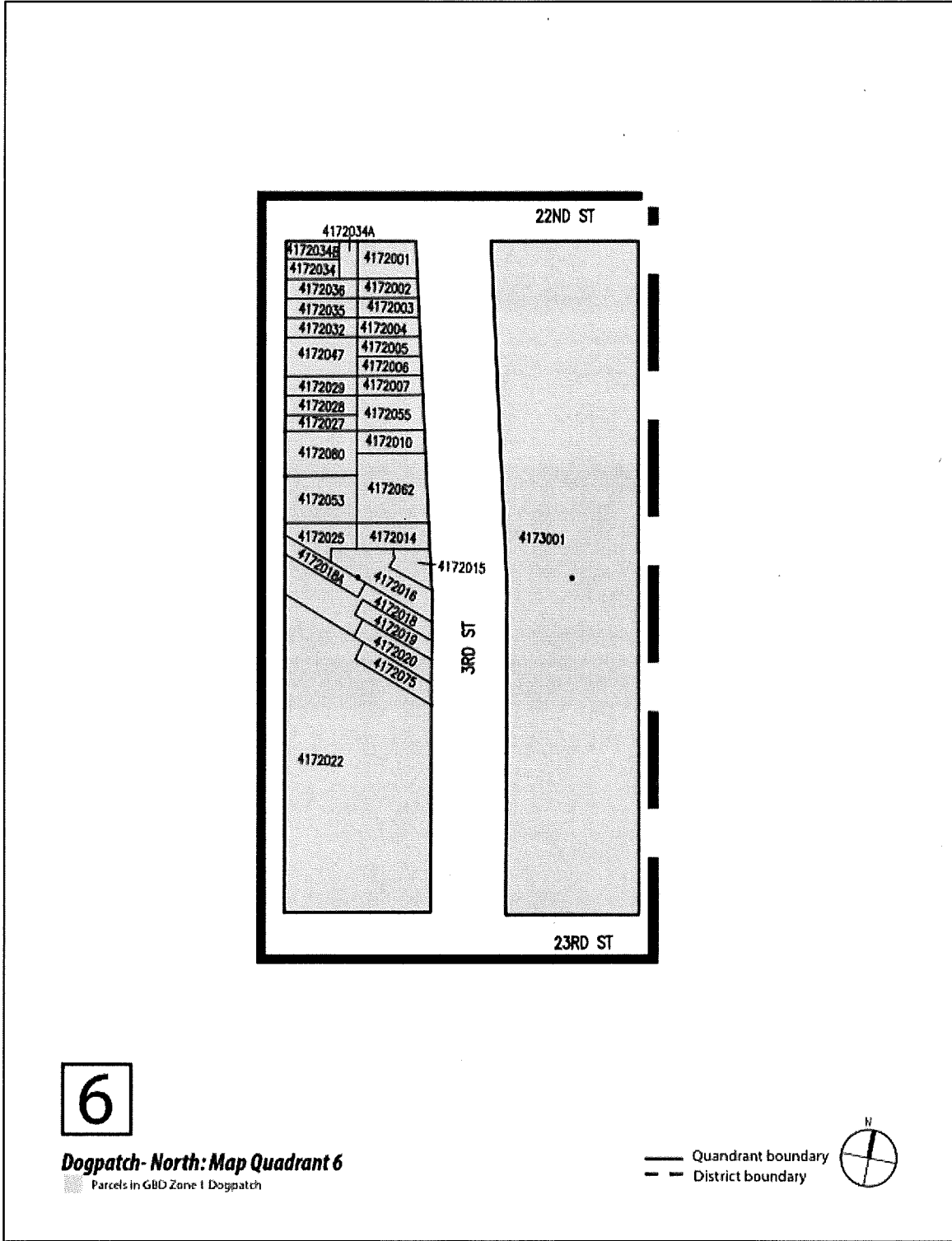
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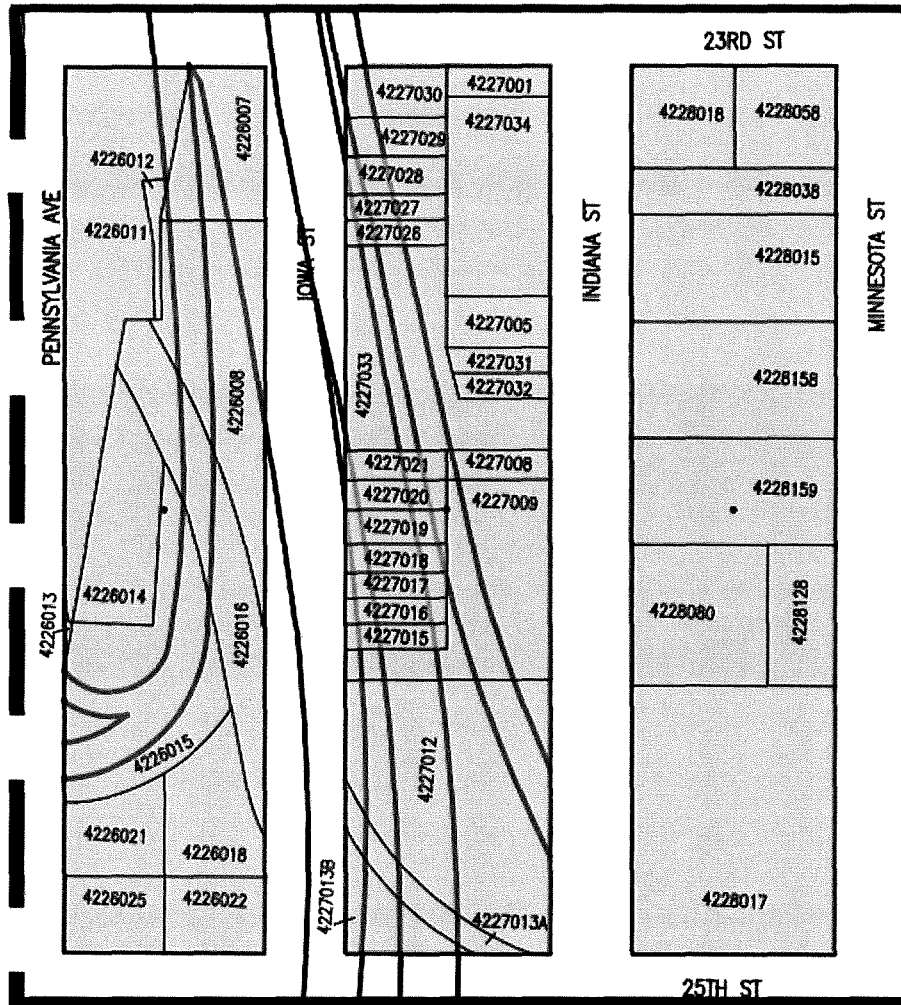
Dogpatch- North: Map Quadrant 4

Parcels in G8D Zone I, Dogpatch



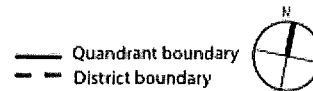


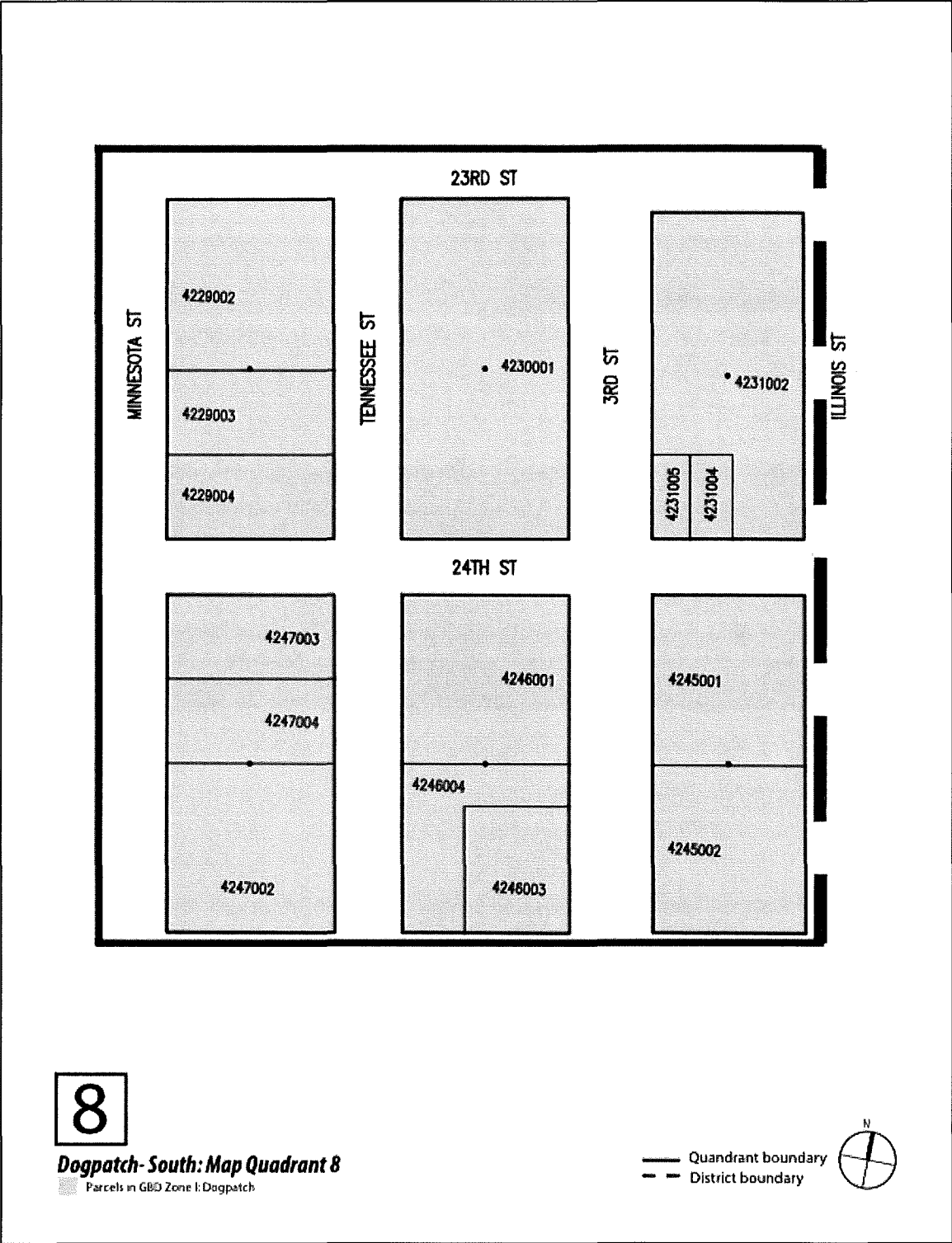


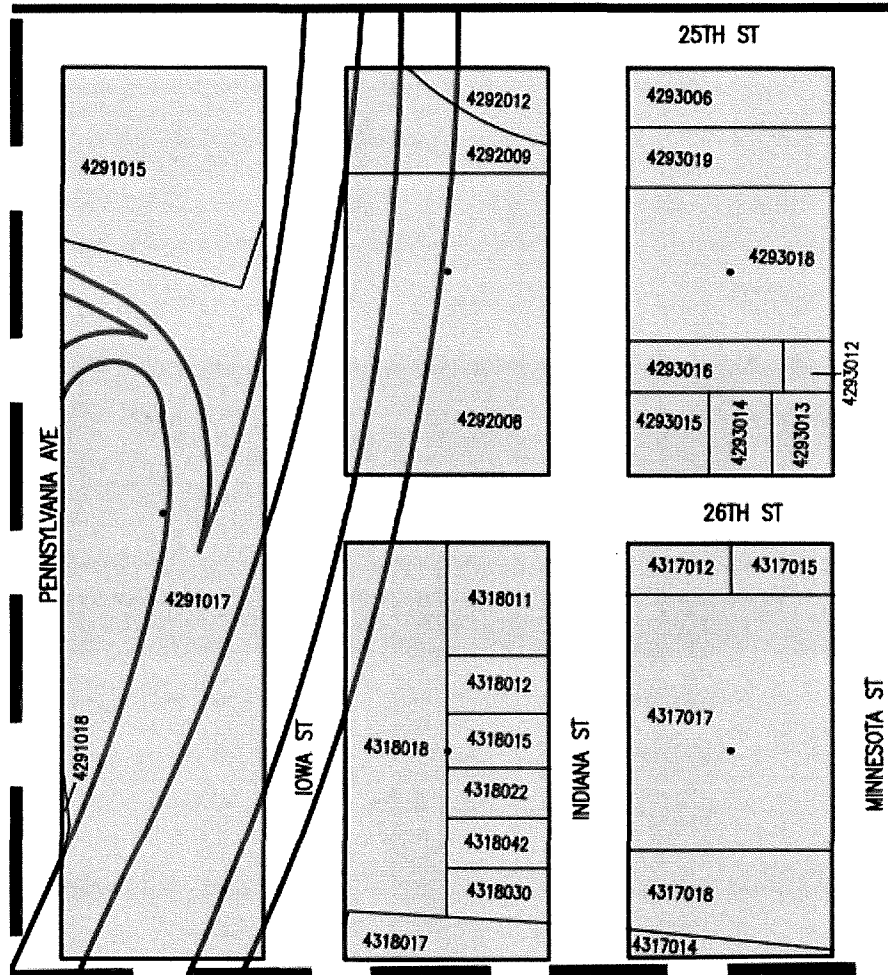


7

Dogpatch-South: Map Quadrant 7





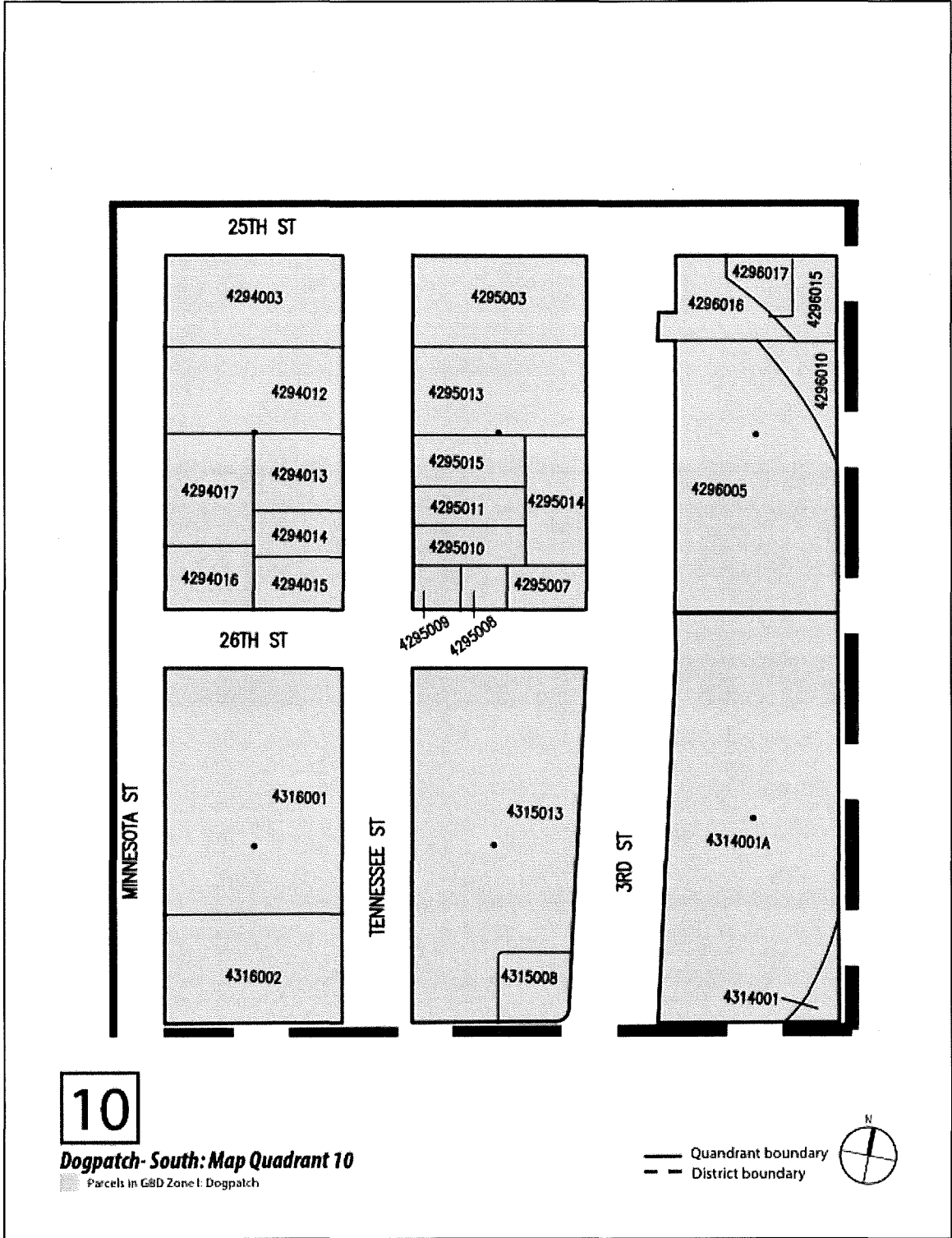


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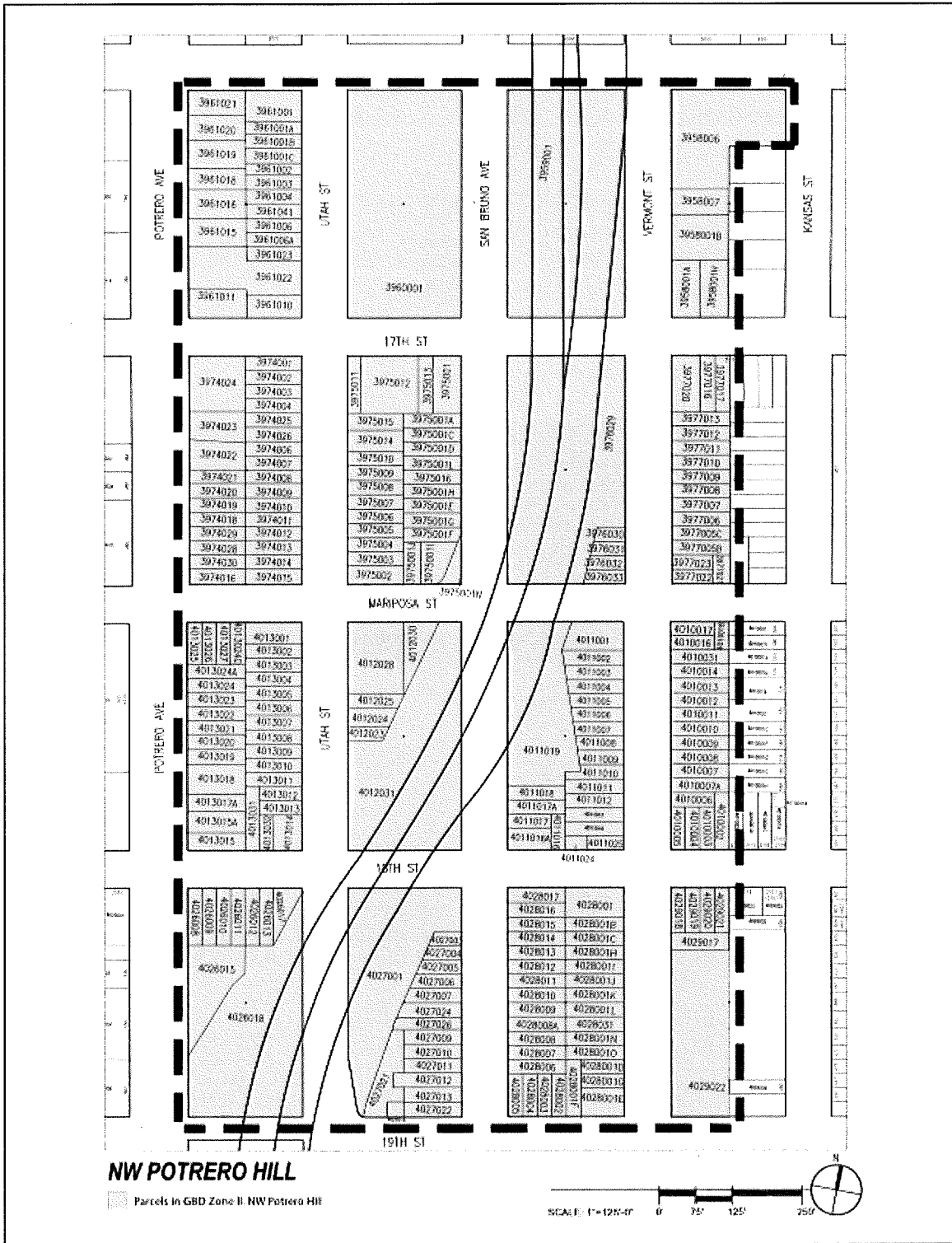
Dogpatch-South: Map Quadrant 9
 Parcels in G8D Zone I: Dogpatch

— Quadrant boundary
 - - District boundary





Map 8 – Northwest Potrero Hill Parcel Map



E. GLOSSARY OF TERMS

Air Quality

A measure of the condition of air relative to the health and survival needs of humans and other species, and the relative quantity of pollution to natural air composition.

Baseline City Services

By adopting this plan, the Board of Supervisors confirms and guarantees a baseline level of services received from CCSF equivalent to that being provided in similar areas of CCSF in each fiscal year.

Biofiltration

A pollution control technique using living material to capture and biologically degrade and process pollutants. Applications include processing wastewater, capturing harmful chemicals or silt from surface runoff, and micro biotic oxidation of contaminants in air. See also: *street-side bioswales*.

Biofiltration may also be applied in the form of vegetative plantings to remediate airborne fine particulate matter especially within 300 feet of freeways. This may include replacing existing plants along freeway corridors with plants that are known to be effective at filtering particles and toxins. See also: *Particulate Matter*.

Bioswale

Bioswales are landscape elements designed to remove silt and pollution from surface runoff water by maximizing the time the water spends in the swale before being released to the watershed sewer. They are typically placed adjacent to streets or parking lots where substantial automotive pollution is collected by the pavement and then flushed by rain.

Building Square Footage

Gross building square footage as determined by the outside measurements of a building recorded with the CCSF Assessor's Office (the "Assessor").

Bulb-outs

An extension of a curb in the form of a bulb, usually at a street intersection, that both narrows the vehicular pathway and shortens the crossing distance for pedestrians. Bulb outs slow traffic and increase safety for pedestrians, but they also present great opportunities for additional greening in the public right of way.

CalTrans

CalTrans is the state agency responsible for highway, bridge, and rail transportation planning, construction, and maintenance. Several community-maintained spaces in the GBD are on CalTrans property located along CA-101 and I-280.

Capital Improvements

The addition of a fixed physical improvement, including plants or landscaping, to a property, the acquisition of real property, or the restoration of some aspect of an existing real property or fixed physical improvement, that will either enhance the property's overall economic, social or ecological value and/or increase its useful life.

Charrette

A charrette is an intensive planning session where neighbors, designers, and other stakeholders collaborate on a vision. It provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers and allows everyone who participates to be a mutual author of the plan.

Commercial Property

Those parcels classified and recorded as commercial property by the Assessor.

Dog Runs and Dog Parks

A neighborhood park designed specifically for use by dogs and their owners.

Eco-Districts

Eco-Districts are neighborhood scale public-private partnerships that innovate and implement new forms of system-wide infrastructure that reduces the environmental footprint of a neighborhood by reducing energy and water waste, and improving local ecological function. See also: ecodistricts.org

Gardens

Publicly or privately owned land that meets the definition of a Publicly Accessible Property and primarily operates, functions, or is available for food production and/or ornamental gardening.

Green Infrastructure

Green infrastructure is a system approach to water management that protects, restores, or mimics the natural water cycle. Efficient use of green infrastructure can reduce energy usage through passive heating and cooling; filter air and water pollutants; decrease solar heat gain; provide wildlife habitat; reduce the public cost of stormwater management infrastructure and provide flood control; offer food sources; and stabilize soil to prevent or reduce erosion. Green infrastructure is considered crucial to combating climate change, creating healthy built environments, and improving quality of life.

Green Streetscape Masterplan

A Green Streetscape Masterplan provides a framework for the long-range planning, design, and implementation of streetscape and infrastructure improvements that contribute to more pedestrian-oriented and environmentally sustainable streets.

Green Spaces

Any Publicly Accessible Open Space, Park, Parklet, Pocket Park, Plaza, Garden, or Sidewalk Greening within the GBD that supports or contains living plants or non-living permeable ecological features such as stream-beds, drainage basins or recreational pathways.

Green Vision Plan

The Green Vision Plan is a springboard for the future Dogpatch & NWPH GBD. It is both an inventory of current publicly and privately sponsored Public Realm area improvements in the GBD and a summary of ideas for other improvements gleaned from the community, in public workshops and meetings with the Formation Committee.

Industrial Property

Those parcels classified and recorded as industrial property by the Assessor.

Land Use

The purpose for which land, structure, or both, are designed, constructed, arranged or intended, or for which they are occupied or maintained, let or leased.

Lot Square Footage

Defined as the total amount of area within the borders of the parcel. The borders of a parcel are recorded on the Assessor's parcel maps.

Maintenance Services

Any service required to maintain Publicly Accessible Property in good and workmanlike condition.

Neighborhood Park

Includes both San Francisco Recreation and Park Department-owned properties and community-maintained Green Spaces that meet the definition of Publicly Accessible Property.

Neighborhood Garden

Includes both San Francisco Recreation and Park Department and community-maintained gardens, decorative or productive.

Non-Profit Use

Any use conducted by a 501(c)(3), (4), or (6) organization in a property that furthers its mission.

Open Space

Publicly or privately owned land that meets the definition of a Publicly Accessible Property and operates, functions, or is available for leisure, play, performance, culture or sport, or set aside for the protection and/or enhancement of the natural environment, or for ecological services benefiting the public. Open Space tends to be less formal in design, program or use than a Park.

Park

Publicly or privately owned land that meets the definition of a Publicly Accessible Property and operates, functions, or is available for leisure, play, performance, culture or sport, or set aside for the protection and/or enhancement of the natural environment, or for ecological services benefiting the public. Parks tend to be more formal in design, program or use than Open Space.

Parklets

A parklet is a small space serving as an extension of the sidewalk to provide amenities and green space for people using streets. It is typically the size of several parking spaces and extends out from the sidewalk at the level of the sidewalk. Parklets can be for people to enjoy, to provide more greenery, art, or some other visual amenity. A parklet may accommodate bicycle parking within it, or bicycle parking may be associated with it.

Particulate Matter

Small particles of pollution, typically airborne from sources such as automotive exhaust along densely traveled freeways, which can remain airborne and/or settle in homes along floors and carpets, outdoors on the ground, or in the lungs of adults, children, pets and wild animals.

Permeable Paving

Permeable paving is a range of sustainable materials and techniques for permeable pavements with a base and sub base that allow the movement of storm water through the surface. In addition to

reducing runoff, this effectively traps suspended solids and filters pollutants from the water. Examples include roads, paths, lawns and lots that are subject to light vehicular traffic, such as car/parking lots, cycle-paths, service or emergency access lanes, road and airport shoulders, and residential sidewalks and driveways.

Plaza

Publicly or privately owned land that meets the definition of a Publicly Accessible Property and operates, functions, or is available for leisure, play, performance, culture or sport, or set aside for the protection and/or enhancement of the natural or urban environment, or for ecological services benefiting the public. Plazas tend to contain more “hard” or paved surfaces and fewer “soft” unpaved areas with living plants than Parks or Open Spaces.

Pocket Park

A small Park. Pocket parks are frequently created on a single vacant building lot or on small, irregular pieces of land. They also may be created as a component of the public space requirement of large building projects.

Privately Owned Publicly Accessible Green Spaces

Any space, including plazas, terraces, parks, atriums, and small sidewalk-style greenings that are privately owned but meet the definition of a Publicly Accessible Property.

Productive Garden

A garden that is predominantly food-producing plants that is actively maintained for that purpose.

Public Realm Areas

Public Realm areas, as defined in Subsection Subsection 15A.2(1) of the San Francisco Business and Tax Regulation Code, are outdoor spaces open to the public that include but are not limited to parks, plazas, parklets, sidewalks, unimproved areas, landscaped areas and gardens. Public Realm areas may be owned by public and/or private entities or persons.

Public Realm Improvements

Any improvements to Public Realm areas, as defined above.

Public Right-of-Way

The Public Right-of-Way, as defined in Section 2.4.4. (t) of the San Francisco Public Works Code, shall mean the area across, along, beneath, in, on, over, under, upon, and within the dedicated public alleys, boulevards, courts, lanes, roads, sidewalks, spaces, streets, and ways within the City, as they now exist or hereafter will exist and which are or will be under the permitting jurisdiction of the Department of Public Works.

Publicly Accessible

Open for access by the general public during regular daylight hours, seven days a week, with reasonable allowances for limited closures for special events, repairs or improvements.

Publicly Accessible Property

Any property, or portion of property, that has been made Publicly Accessible through recordation of an easement or another equivalent legally enforceable restriction that cannot be unilaterally revoked by the owner of the property subject to the restriction. Publicly owned property, including all property within the public right-of-way, is presumed to be Publicly Accessible Property unless a government

agency prohibits public access to the property.

Recreational Improvements

Recreational Improvements, as defined in Subsection Subsection 15A.2(2) of the San Francisco Business and Tax Regulation Code, means improvements that will encourage recreational use, either by improving current conditions (e.g. repairing a grass soccer field) or installation of new facilities (e.g. playground equipment).

Religious Use

When relevant activities on a given property are conducted by (by owner or tenant) a 501©3 religious organization.

Residential Property

Those parcels classified and recorded as residential property by the Assessor.

Road Diets

A Road Diet is a type of streetscape enhancement whereby the number of travel lanes and/or effective width of the road are reduced in order to reduce traffic flows and/or speeds for the purposes of improving the safety and experience of pedestrians, expanding the Public Realm area to create space for Green Spaces such as Parklets or Sidewalk Greenings, the widening of sidewalks, Street Furniture, and Bioswales.

Sidewalk Greening

Enhancing or adding new plantings or natural landscape to existing sidewalks. This can include temporary installations, like planters, or permanent installations, like permeable paving, plantings, removing concrete, etc.

SFMTA

The San Francisco Municipal Transportation Agency (SFMTA) is the public agency of CCSF with jurisdiction over Muni, bike and pedestrian programs, taxis, parking and traffic control operations in the city.

SFPUC

The San Francisco Public Utilities Commission is the public agency of CCSF that provides water, wastewater, and electric power services to the City.

Shared Public Ways

Shared Public Ways are a type of streetscape enhancement whereby the sidewalk and roadway are unified as a single-surface street that functions as an open space that prioritizes pedestrian use while permitting vehicles and bicycles to share the space. These spaces are flexible by definition, and enable the Public Right-of-Way to simultaneously function as pedestrian Plazas and vehicular roadways. For more information, refer to the SF Better Streets Design Guidelines section on Shared Public Ways: <http://www.sfbetterstreets.org/design-guidelines/street-types/shared-public-ways/>.

Solar Photovoltaic Systems

An arrangement of components designed to supply usable electric power, using the Sun as the power source. Informally, “solar power.”

Street Furniture

Street Furniture refers to objects and pieces of equipment installed in the Public Right-of-Way for various purposes. It includes benches, bicycle racks, traffic barriers, bollards, streetlamps, traffic lights, traffic signs, wayfinding signage, bus stops, public sculptures, and waste receptacles.

Street Trees

"Street tree" shall mean any tree growing within the public right-of-way, including unimproved public streets and sidewalks, and any tree growing on land under the jurisdiction of the SF Department of Public Works.

Streetscape Enhancements

Enhancements to the Public Right-of-Way that lead to more pedestrian-oriented and environmentally sustainable streets. Enhancements include sidewalk extensions, Street Trees, lighting, Street Furniture, stormwater management infrastructure, a range of Green Space elements such as Sidewalk Greenings, Pocket Parks, Parklets, and Plazas, and a variety of traffic calming interventions such as road diets and Bulb-outs.

Tactical Urbanism

Small-scale interventions to the public realm for the purposes testing ideas and soliciting public feedback.

Underpass and Overpass Connector Improvements

Underpass and Overpass Connector Improvements refer to the enhancement of the pedestrian experience of pathways and streetscapes along overpasses and/or underpasses of highways. Such enhancements include public art installations, lighting improvements, Dog Runs, and a range of Green Space elements such as Sidewalk Greenings, Pocket Parks, and Gardens.

Vacant Property

Those parcels that have no Building Square Footage because no built structures are located on such parcels.

Vermicomposting

Vermicomposting is the process of composting using earthworms to create a heterogeneous mixture of decomposing vegetable or food waste, bedding materials, and vermicast. Vermicast, also called worm castings, humus or manure, is the end-product of the breakdown of organic matter by an earthworm.

Wind Turbines

Wind Turbines on a neighborhood scale were given consideration, but the GBD Steering Committee was advised that the small-scale wind turbine industry has been consistently lacking in verifiable real-time data to prove claims of meaningful levels of conversion of wind kinetic energy to electrical energy. While it is conceivable that the small scale wind industry may achieve advances in the ability to amplify incoming wind energy in combination with the ability to store that energy over time, it is our recommendation that these not be included in any GBD budget or planning unless or until the small-scale wind turbine industry can provide verifiable real time data on any product for a minimum of 24 consecutive months. This does not reflect negatively on the large-scale wind turbines used in wide-open areas that have been shown to be effective.

F. GBD PARCEL DATABASE

As described in Section VII – Assessment Methodology of the Management Plan, parcels in the GBD are assessed based on either building square footage or lot square footage, depending on the applicable land use classification (as illustrated in the table below):

Parcel Land Use:	Assessment Rate
Commercial/Residential/Other	\$0.0951 (Building SF)
Industrial	\$0.0475 (Building SF)
Greenspace Parcels	\$0.0238 (Lot SF)
Non-Accessible Parcels	\$0.0000
Vacant/Parking Lots	\$0.0951 (Lot SF)

All parcels within the GBD boundaries are listed below by Assessor's Parcel Number (APN).

APN	Site Address	GBD Zone	Lot SF	Bldg SF	Land Use	Proposed Annual Assessment	Percent of Total Assessment
3994 -001B	2065 3RD ST	Zone 1	5,717	4,906	IND	\$233.28	0.045%
3994 -001C	2051 3RD ST	Zone 1	9,683	11,725	IND	\$557.52	0.108%
3994 -002	2085 3RD ST	Zone 1	5,616	5,616	OTHER	\$534.08	0.104%
3994 -006	650V ILLINOIS ST	Zone 1	3,989		VACANT	\$379.35	0.074%
3994 -009	2001 3RD ST	Zone 1	4,999	4,956	IND	\$235.66	0.046%
3994 -011	600 ILLINOIS ST	Zone 1	5,235	4,956	IND	\$235.66	0.046%
3994 -015	610 ILLINOIS ST 101	Zone 1	500	805	OTHER	\$76.56	0.015%
3994 -016	610 ILLINOIS ST 102	Zone 1	500	871	OTHER	\$82.83	0.016%
3994 -017	610 ILLINOIS ST 103	Zone 1	500	854	OTHER	\$81.22	0.016%
3994 -018	610 ILLINOIS ST 104	Zone 1	500	1,023	OTHER	\$97.29	0.019%
3994 -019	610 ILLINOIS ST 105	Zone 1	500	1,185	OTHER	\$112.69	0.022%
3994 -020	610 ILLINOIS ST 201	Zone 1	500	870	OTHER	\$82.74	0.016%
3994 -021	610 ILLINOIS ST 202	Zone 1	500	870	OTHER	\$82.74	0.016%
3994 -022	610 ILLINOIS ST 203	Zone 1	500	1,068	OTHER	\$101.57	0.020%
3994 -023	610 ILLINOIS ST 204	Zone 1	500	830	OTHER	\$78.93	0.015%
3994 -024	610 ILLINOIS ST 205	Zone 1	500	830	OTHER	\$78.93	0.015%
3994 -025	610 ILLINOIS ST 301	Zone 1	500	870	OTHER	\$82.74	0.016%
3994 -026	610 ILLINOIS ST 302	Zone 1	500	871	OTHER	\$82.83	0.016%
3994 -027	610 ILLINOIS ST 303	Zone 1	500	1,065	OTHER	\$101.28	0.020%
3994 -028	610 ILLINOIS ST 304	Zone 1	500	834	OTHER	\$79.31	0.015%
3994 -029	610 ILLINOIS ST 305	Zone 1	500	1,185	OTHER	\$112.69	0.022%
3994 -030	2011 3RD ST 1	Zone 1	500	1,230	OTHER	\$116.97	0.023%
3994 -031	2011 3RD ST 2	Zone 1	500	1,128	OTHER	\$107.27	0.021%
3994 -032	2011 3RD ST 3	Zone 1	500	1,295	OTHER	\$123.15	0.024%
3994 -033	2011 3RD ST 4	Zone 1	500	1,285	OTHER	\$122.20	0.024%
3994 -034	2011 3RD ST 5	Zone 1	500	1,211	OTHER	\$115.17	0.022%
3994 -035	2011 3RD ST 6	Zone 1	500	1,210	OTHER	\$115.07	0.022%
3994 -036	2011 3RD ST 7	Zone 1	500	1,085	OTHER	\$103.18	0.020%
3994 -037	2011 3RD ST 8	Zone 1	500	1,086	OTHER	\$103.28	0.020%
3994 -038	2011 3RD ST #9	Zone 1	500	1,396	OTHER	\$132.76	0.026%
3994 -039	2011 3RD ST 10	Zone 1	500	1,380	OTHER	\$131.24	0.025%
3994 -040	2011 3RD ST 11	Zone 1	500	1,020	OTHER	\$97.00	0.019%
3994 -041	2011 3RD ST 12	Zone 1	500	1,023	OTHER	\$97.29	0.019%
3994 -042	455 MARIPOSA ST	Zone 1		2,371	IND	\$112.74	0.022%
3994 -043	457 MARIPOSA ST	Zone 1		2,371	IND	\$112.74	0.022%
3994 -044	2071 3RD ST	Zone 1	21,888	58892	OTHER	\$5,600.62	1.088%
3995 -007	2092 3RD ST	Zone 1	5,000	3,440	OTHER	\$327.14	0.064%
3995 -015	615V TENNESSEE ST	Zone 1	6,198	12396	IND	\$589.43	0.114%
3995 -020	691 TENNESSEE ST	Zone 1	8,300	7,489	IND	\$356.10	0.069%
3995 -022	595 MARIPOSA ST	Zone 1	3,800		VACANT	\$361.38	0.070%
3995 -030	615 TENNESSEE ST 101	Zone 1	500	1,561	OTHER	\$148.45	0.029%

3995 -031	615 TENNESSEE ST 102	Zone 1	500	1,747	OTHER	\$166.14	0.032%
3995 -032	615 TENNESSEE ST 201	Zone 1	500	1,228	OTHER	\$116.78	0.023%
3995 -033	615 TENNESSEE ST 202	Zone 1	500	1,592	OTHER	\$151.40	0.029%
3995 -035	2080 3RD ST 1	Zone 1	500	1,791	OTHER	\$170.32	0.033%
3995 -036	2080 3RD ST 2	Zone 1	500	1,092	OTHER	\$103.85	0.020%
3995 -037	2080 3RD STREET 3	Zone 1	500	1,142	OTHER	\$108.60	0.021%
3995 -038	2080 3RD ST 4	Zone 1	500	1,180	OTHER	\$112.22	0.022%
3995 -039	2080 3RD ST 5	Zone 1	500	1,001	OTHER	\$95.19	0.018%
3995 -040	2080 3RD ST 6	Zone 1	500	1,973	OTHER	\$187.63	0.036%
3995 -041	2080 3RD ST 7	Zone 1	500	1,100	OTHER	\$104.61	0.020%
3995 -042	2080 THIRD ST #8	Zone 1	500	928	OTHER	\$88.25	0.017%
3995 -043	2080 THIRD ST #9	Zone 1	500	906	OTHER	\$86.16	0.017%
3995 -044	2080 3RD ST #10	Zone 1	500	1,035	OTHER	\$98.43	0.019%
3995 -045	685 TENNESSEE ST #101	Zone 1	500	1,091	OTHER	\$103.75	0.020%
3995 -046	685 TENNESSEE ST #102	Zone 1	500	1,489	OTHER	\$141.60	0.028%
3995 -047	685 TENNESSEE ST #201	Zone 1	500	1,091	OTHER	\$103.75	0.020%
3995 -048	685 TENNESSEE ST #202	Zone 1	500	1,104	OTHER	\$104.99	0.020%
3995 -049	675 TENNESSEE ST A	Zone 1	500	1,092	OTHER	\$103.85	0.020%
3995 -050	675 TENNESSEE ST B	Zone 1	500	1,418	OTHER	\$134.85	0.026%
3995 -051	675 TENNESSEE ST C	Zone 1	500	1,092	OTHER	\$103.85	0.020%
3995 -052	675 TENNESSEE ST #4	Zone 1	500	1,107	OTHER	\$105.28	0.020%
3995 -057	635 TENNESSEE ST #201	Zone 1	500	1,051	OTHER	\$99.95	0.019%
3995 -058	635 TENNESSEE ST #202	Zone 1	500	1,257	OTHER	\$119.54	0.023%
3995 -059	635 TENNESSEE ST #203	Zone 1	500	1,257	OTHER	\$119.54	0.023%
3995 -060	635 TENNESSEE ST #204	Zone 1	500	1,171	OTHER	\$111.36	0.022%
3995 -061	635 TENNESSEE ST #205	Zone 1	500	949	OTHER	\$90.25	0.018%
3995 -062	635 TENNESSEE ST #206	Zone 1	500	948	OTHER	\$90.15	0.018%
3995 -063	635 TENNESSEE ST #207	Zone 1	500	948	OTHER	\$90.15	0.018%
3995 -064	635 TENNESSEE ST #208	Zone 1	500	958	OTHER	\$91.11	0.018%
3995 -065	635 TENNESSEE ST #401	Zone 1	500	1,447	OTHER	\$137.61	0.027%
3995 -066	635 TENNESSEE ST #402	Zone 1	500	1,714	OTHER	\$163.00	0.032%
3995 -067	635 TENNESSEE ST #403	Zone 1	500	1,728	OTHER	\$164.33	0.032%
3995 -068	635 TENNESSEE ST #404	Zone 1	500	1,513	OTHER	\$143.89	0.028%
3995 -069	635 TENNESSEE ST #405	Zone 1	500	1,564	OTHER	\$148.74	0.029%
3995 -070	635 TENNESSEE ST #406	Zone 1	500	1,558	OTHER	\$148.17	0.029%
3995 -071	935 TENNESSEE ST #407	Zone 1	500	1,545	OTHER	\$146.93	0.029%
3995 -072	635 TENNESSEE ST #408	Zone 1	500	1,437	OTHER	\$136.66	0.027%
3995 -073	655 TENNESSEE ST #101	Zone 1	500	1,015	OTHER	\$96.53	0.019%
3995 -074	655 TENNESSEE ST #102	Zone 1	500	840	OTHER	\$79.88	0.016%
3995 -075	655 TENNESSEE ST #103	Zone 1	500	861	OTHER	\$81.88	0.016%
3995 -076	655 TENNESSEE ST #104	Zone 1	500	830	OTHER	\$78.93	0.015%
3995 -077	655 TENNESSEE ST #105	Zone 1	500	861	OTHER	\$81.88	0.016%
3995 -078	655 TENNESSEE ST #106	Zone 1	500	842	OTHER	\$80.07	0.016%
3995 -079	655 TENNESSEE ST #107	Zone 1	500	1,033	OTHER	\$98.24	0.019%
3995 -080	655 TENNESSEE ST #108	Zone 1	500	840	OTHER	\$79.88	0.016%
3995 -081	655 TENNESSEE ST #201	Zone 1	500	1,285	OTHER	\$122.20	0.024%
3995 -082	655 TENNESSEE ST #202	Zone 1	500	1,350	OTHER	\$128.38	0.025%
3995 -083	655 TENNESSEE ST #203	Zone 1	500	1,522	OTHER	\$144.74	0.028%
3995 -084	655 TENNESSEE ST	Zone 1	500	1,336	OTHER	\$127.05	0.025%
3995 -085	655 TENNESSEE ST #205	Zone 1	500	1,522	OTHER	\$144.74	0.028%
3995 -086	655 TENNESSEE ST #206	Zone 1	500	1,355	OTHER	\$128.86	0.025%
3995 -087	655 TENNESSEE ST #207	Zone 1	500	1,285	OTHER	\$122.20	0.024%
3995 -088	655 TENNESSEE ST #208	Zone 1	500	1,350	OTHER	\$128.38	0.025%
3995 -089	2068 3RD ST UNIT 1	Zone 1	500	1,010	OTHER	\$96.05	0.019%
3995 -090	2068 3RD ST UNIT 2	Zone 1	500	760	OTHER	\$72.28	0.014%
3995 -091	2068 3RD ST UNIT 3	Zone 1	500	854	OTHER	\$81.22	0.016%
3995 -092	2068 3RD ST UNIT 4	Zone 1	500	859	OTHER	\$81.69	0.016%
3995 -093	2068 3RD ST UNIT 5	Zone 1	500	854	OTHER	\$81.22	0.016%
3995 -094	2068 3RD ST UNIT 6	Zone 1	500	859	OTHER	\$81.69	0.016%
3995 -095	2068 3RD ST UNIT 7	Zone 1	500	1,183	OTHER	\$112.50	0.022%
3995 -096	2068 3RD ST UNIT 8	Zone 1	500	859	OTHER	\$81.69	0.016%

3995 -097	2068 3RD ST UNIT 9	Zone 1	500	1,274	OTHER	\$121.16	0.024%
3995 -098	2068 3RD ST UNIT 10	Zone 1	500	1,301	OTHER	\$123.72	0.024%
3995 -099	2068 3RD ST UNIT 11	Zone 1	500	1,515	OTHER	\$144.08	0.028%
3995 -100	2068 3RD ST UNIT 12	Zone 1	500	1,476	OTHER	\$140.37	0.027%
3995 -101	2068 3RD ST UNIT 14	Zone 1	500	1,476	OTHER	\$140.37	0.027%
3995 -102	2068 3RD ST UNIT 15	Zone 1	500	1,515	OTHER	\$144.08	0.028%
3995 -103	2068 3RD ST UNIT 16	Zone 1	500	1,476	OTHER	\$140.37	0.027%
3995 -104	2068 3RD ST UNIT 17	Zone 1	500	768	OTHER	\$73.04	0.014%
3995 -105	2030 3RD ST UNIT 1	Zone 1	500	628	OTHER	\$59.72	0.012%
3995 -106	2030 3RD ST UNIT 2	Zone 1	500	778	OTHER	\$73.99	0.014%
3995 -107	2030 3RD ST UNIT 3	Zone 1	500	1,231	OTHER	\$117.07	0.023%
3995 -108	2030 3RD ST UNIT 4	Zone 1	500	882	OTHER	\$83.88	0.016%
3995 -109	2030 3RD ST UNIT 5	Zone 1	500	888	OTHER	\$84.45	0.016%
3995 -110	2030 3RD ST UNIT 6	Zone 1	500	882	OTHER	\$83.88	0.016%
3995 -111	2030 3RD ST UNIT 7	Zone 1	500	1,203	OTHER	\$114.41	0.022%
3995 -112	2030 3RD ST UNIT 8	Zone 1	500	882	OTHER	\$83.88	0.016%
3995 -113	2030 3RD ST UNIT 9	Zone 1	500	1,059	OTHER	\$100.71	0.020%
3995 -114	2030 3RD ST UNIT 10	Zone 1	500	885	OTHER	\$84.16	0.016%
3995 -115	2030 3RD ST UNIT 11	Zone 1	500	1,204	OTHER	\$114.50	0.022%
3995 -116	2030 3RD ST UNIT 12	Zone 1	500	1,313	OTHER	\$124.87	0.024%
3995 -117	2030 3RD ST UNIT 13	Zone 1	500	1,547	OTHER	\$147.12	0.029%
3995 -118	2030 3RD ST UNIT 14	Zone 1	500	1,482	OTHER	\$140.94	0.027%
3995 -119	2030 3RD ST UNIT 15	Zone 1	500	1,547	OTHER	\$147.12	0.029%
3995 -120	2030 3RD ST UNIT 16	Zone 1	500	1,423	OTHER	\$135.33	0.026%
3995 -121	2030 3RD ST UNIT 17	Zone 1	500	1,547	OTHER	\$147.12	0.029%
3995 -122	2030 3RD ST UNIT 18	Zone 1	500	1,482	OTHER	\$140.94	0.027%
3995 -123	2030 3RD ST UNIT 19	Zone 1	500	1,509	OTHER	\$143.51	0.028%
3995 -124	2030 3RD ST UNIT 20	Zone 1	500	1,487	OTHER	\$141.41	0.027%
3995 -125	2002 3RD ST #102	Zone 1	500	776	OTHER	\$73.80	0.014%
3995 -126	2002 3RD ST #103	Zone 1	500	1,889	OTHER	\$179.64	0.035%
3995 -127	2002 3RD ST #104	Zone 1	500	776	OTHER	\$73.80	0.014%
3995 -128	2002 3RD ST #105	Zone 1	500	1,332	OTHER	\$126.67	0.025%
3995 -129	2002 3RD ST #106	Zone 1	500	776	OTHER	\$73.80	0.014%
3995 -130	2002 3RD ST #107	Zone 1	500	1,322	OTHER	\$125.72	0.024%
3995 -131	2002 3RD ST 108	Zone 1	500	776	OTHER	\$73.80	0.014%
3995 -132	2002 3RD ST #109	Zone 1	500	825	OTHER	\$78.46	0.015%
3995 -133	2002 3RD ST #110	Zone 1	500	776	OTHER	\$73.80	0.014%
3995 -134	2002 3RD ST 111	Zone 1	500	751	OTHER	\$71.42	0.014%
3995 -135	2002 3RD ST #112	Zone 1	500	776	OTHER	\$73.80	0.014%
3995 -136	2002 3RD ST 113	Zone 1	500	1,326	OTHER	\$126.10	0.024%
3995 -137	2002 3RD ST #114	Zone 1	500	776	OTHER	\$73.80	0.014%
3995 -138	2002 3RD ST #115	Zone 1	500	1,322	OTHER	\$125.72	0.024%
3995 -139	2002 3RD ST 116	Zone 1	500	776	OTHER	\$73.80	0.014%
3995 -140	2002 3RD ST #117	Zone 1	500	1,292	OTHER	\$122.87	0.024%
3995 -141	2002 3RD ST #118	Zone 1	500	776	OTHER	\$73.80	0.014%
3995 -142	2002 3RD ST #119	Zone 1	500	956	OTHER	\$90.92	0.018%
3995 -143	2002 3RD ST #120	Zone 1	500	776	OTHER	\$73.80	0.014%
3995 -144	2002 3RD ST #202	Zone 1	500	1,396	OTHER	\$132.76	0.026%
3995 -145	2002 3RD ST #203	Zone 1	500	2,543	OTHER	\$241.84	0.047%
3995 -146	2002 3RD ST 204	Zone 1	500	1,358	OTHER	\$129.15	0.025%
3995 -147	2002 3RD ST #205	Zone 1	500	1,354	OTHER	\$128.77	0.025%
3995 -148	2002 3RD ST #206	Zone 1	500	1,358	OTHER	\$129.15	0.025%
3995 -149	2002 3RD ST #207	Zone 1	500	1,354	OTHER	\$128.77	0.025%
3995 -150	2002 3RD ST 208	Zone 1	500	1,358	OTHER	\$129.15	0.025%
3995 -151	2002 3RD ST 209	Zone 1	500	1,354	OTHER	\$128.77	0.025%
3995 -152	2002 3RD ST #210	Zone 1	500	1,358	OTHER	\$129.15	0.025%
3995 -153	2002 3RD ST #211	Zone 1	500	1,354	OTHER	\$128.77	0.025%
3995 -154	2002 3RD ST #212	Zone 1	500	1,358	OTHER	\$129.15	0.025%
3995 -155	2002 3RD ST #213	Zone 1	500	1,354	OTHER	\$128.77	0.025%
3995 -156	2002 3RD ST #214	Zone 1	500	1,358	OTHER	\$129.15	0.025%
3995 -157	2002 3RD ST #215	Zone 1	500	1,354	OTHER	\$128.77	0.025%

3995 -158	2002 3RD ST #216	Zone 1	500	1,358	OTHER	\$129.15	0.025%
3995 -159	2002 3RD ST #217	Zone 1	500	1,305	OTHER	\$124.11	0.024%
3995 -160	2002 3RD ST #218	Zone 1	500	1,358	OTHER	\$129.15	0.025%
3995 -161	2002 3RD ST #219	Zone 1	500	1,139	OTHER	\$108.32	0.021%
3995 -162	2002 3RD ST #220	Zone 1	500	1,358	OTHER	\$129.15	0.025%
3996 -004	670 - 674 TENNESSEE ST	Zone 1	2,495	2,160	OTHER	\$205.42	0.040%
3996 -005	680 - 682 TENNESSEE ST	Zone 1	4,991	5,620	OTHER	\$534.46	0.104%
3996 -006	690 TENNESSEE ST	Zone 1	2,495	1,871	IND	\$88.98	0.017%
3996 -007	694 TENNESSEE ST	Zone 1	2,500	2,800	OTHER	\$266.28	0.052%
3996 -012	640 TENNESSEE ST	Zone 1	10,000	10,000	IND	\$475.50	0.092%
3996 -013	625 MARIPOSA	Zone 1	7,515	7,500	IND	\$356.62	0.069%
3996 -014	630 TENNESSEE ST	Zone 1	9,985	11,840	IND	\$562.99	0.109%
3996 -015		Zone 1		20,710	IND	\$984.76	0.191%
3996 -016	535 MINNESOTA ST	Zone 1		8,235	IND	\$391.57	0.076%
3996 -017	555 MINNESOTA ST	Zone 1		13,300	IND	\$632.41	0.123%
3996 -018	750 18TH ST	Zone 1		13,300	IND	\$632.41	0.123%
3997 -003	590 MINNESOTA ST	Zone 1	36,599	15,200	IND	\$722.76	0.140%
3997 -004	500 - 566 MINNESOTA ST	Zone 1		36,600	IND	\$1,740.33	0.338%
3997 -005	500 V	Zone 1	3,400		VACANT	\$323.34	0.063%
3998 -005		Zone 1	2,369		GREEN	\$56.32	0.011%
3998 -008		Zone 1	8,790		STATE	\$0.00	0.000%
3998 -009		Zone 1	18,672		STATE	\$0.00	0.000%
3998 -013		Zone 1	1,530		VACANT	\$145.50	0.028%
3998 -017	570 INDIANA ST	Zone 1	7,906	5,000	IND	\$237.75	0.046%
3998 -018	580 INDIANA ST	Zone 1	6,301	5,000	IND	\$237.75	0.046%
3998 -021	550 INDIANA ST	Zone 1	34,695	157,094	IND	\$7,469.81	1.451%
4041 -002		Zone 1	21,997		STATE	\$0.00	0.000%
4041 -003		Zone 1	27,712		GREEN	\$658.85	0.128%
4041 -009	666 INDIANA ST	Zone 1		14,810	IND	\$704.21	0.137%
4041 -010	600 INDIANA ST	Zone 1	3,759	3,750	IND	\$178.31	0.035%
4042 -002		Zone 1	36,673	288,600	IND	\$13,722.91	2.665%
4042 -003	654 MINNESOTA ST	Zone 1	36,526	64,000	IND	\$3,043.20	0.591%
4042 -004	654 MINNESOTA ST	Zone 1	3,393	0	VACANT	\$322.67	0.063%
4042 -005		Zone 1	3,407		VACANT	\$323.99	0.063%
4043 -001	700 TENNESSEE ST	Zone 1	2,500	2,430	OTHER	\$231.09	0.045%
4043 -002	704 TENNESSEE ST	Zone 1	2,500	1,498	OTHER	\$142.46	0.028%
4043 -003	712 TENNESSEE ST	Zone 1	2,500	4,630	OTHER	\$440.31	0.086%
4043 -004	718 - 720 TENNESSEE ST	Zone 1	2,495	2,430	OTHER	\$231.09	0.045%
4043 -005A	730 - 732 TENNESSEE ST	Zone 1	2,495	2,270	OTHER	\$215.88	0.042%
4043 -006	740 TENNESSEE ST	Zone 1	4,996	4,200	OTHER	\$399.42	0.078%
4043 -011B	790 TENNESSEE ST	Zone 1	4,996	4,500	IND	\$213.97	0.042%
4043 -012A	601 MINNESOTA ST	Zone 1	15,000	32,850	OTHER	\$3,124.03	0.607%
4043 -013	725 18TH ST	Zone 1	4,996	6245	IND	\$296.95	0.058%
4043 -014	760 TENNESSEE ST	Zone 1	4,996	4996	IND	\$237.56	0.046%
4043 -015	780 TENNESSEE ST	Zone 1	4,996	4996	IND	\$237.56	0.046%
4043 -016	695 MINNESOTA ST	Zone 1	24,999	20003	IND	\$951.14	0.185%
4043 -061	724 TENNESSEE ST	Zone 1	1,250	1152	OTHER	\$109.56	0.021%
4043 -062	726 TENNESSEE ST	Zone 1	1,250	1041	OTHER	\$99.00	0.019%
4044 -003	2146 - 2148 3RD ST	Zone 1	2,265	4,530	OTHER	\$430.80	0.084%
4044 -004	2150 - 2152 3RD ST	Zone 1	2,230	3,000	OTHER	\$285.30	0.055%
4044 -013	777 TENNESSEE ST	Zone 1	15,000	11,424	IND	\$543.21	0.106%
4044 -018	755 TENNESSEE ST 1	Zone 1	500	1,361	OTHER	\$129.43	0.025%
4044 -019	755 TENNESSEE ST # 2	Zone 1	500	1,366	OTHER	\$129.91	0.025%
4044 -020	755 TENNESSEE ST 3	Zone 1	500	1,366	OTHER	\$129.91	0.025%
4044 -021	755 TENNESSEE ST 4	Zone 1	500	1,366	OTHER	\$129.91	0.025%
4044 -022	755 TENNESSEE ST 5	Zone 1	500	1,371	OTHER	\$130.38	0.025%
4044 -023	755 TENNESSEE ST #6	Zone 1	500	1,346	OTHER	\$128.00	0.025%
4044 -024	755 TENNESSEE ST #7	Zone 1	500	1,317	OTHER	\$125.25	0.024%
4044 -025	755 TENNESSEE ST #8	Zone 1	500	1,323	OTHER	\$125.82	0.024%
4044 -026	755 TENNESSEE ST #9	Zone 1	500	1,308	OTHER	\$124.39	0.024%
4044 -027	755 TENNESSEE ST 10	Zone 1	500	1,383	OTHER	\$131.52	0.026%

4044 -028	755 TENNESSEE ST 11	Zone 1	500	1,383	OTHER	\$131.52	0.026%
4044 -029	755 TENNESSEE ST 12	Zone 1	500	1,048	OTHER	\$99.66	0.019%
4044 -031	638 19TH ST C-1	Zone 1		2,385	OTHER	\$226.81	0.044%
4044 -032	638 19TH ST C-2	Zone 1		1,123	OTHER	\$106.80	0.021%
4044 -033	638 19TH ST C-3	Zone 1		957	OTHER	\$91.01	0.018%
4044 -034	638 19TH ST #1	Zone 1	500	1,514	OTHER	\$143.98	0.028%
4044 -035	638 19TH ST #2	Zone 1	500	1,514	OTHER	\$143.98	0.028%
4044 -036	638 19TH ST #3	Zone 1	500	1,559	OTHER	\$148.26	0.029%
4044 -037	638 19TH ST #4	Zone 1	500	1,605	OTHER	\$152.64	0.030%
4044 -038	638 19TH ST #5	Zone 1	500	1,606	OTHER	\$152.73	0.030%
4044 -039	638 19TH ST #6	Zone 1	500	1,606	OTHER	\$152.73	0.030%
4044 -040	638 19TH ST #7	Zone 1	500	1,481	OTHER	\$140.84	0.027%
4044 -041	638 19TH ST #8	Zone 1	500	1,381	OTHER	\$131.33	0.026%
4044 -042	638 19TH ST #9	Zone 1	500	1,485	OTHER	\$141.22	0.027%
4044 -043	638 19TH ST #10	Zone 1	500	1,467	OTHER	\$139.51	0.027%
4044 -044	638 19TH ST #11	Zone 1	500	1,490	OTHER	\$141.70	0.028%
4044 -045	638 19TH ST #12	Zone 1	500	1,467	OTHER	\$139.51	0.027%
4044 -046	638 19TH ST #13	Zone 1	500	1,490	OTHER	\$141.70	0.028%
4044 -047	638 19TH ST #14	Zone 1	500	1,467	OTHER	\$139.51	0.027%
4044 -048	638 19TH ST #15	Zone 1	500	1,335	OTHER	\$126.96	0.025%
4044 -049	638 19TH ST #16	Zone 1	500	1,444	OTHER	\$137.32	0.027%
4044 -050	638 19TH ST #17	Zone 1	500	1,345	OTHER	\$127.91	0.025%
4044 -051	638 19TH ST #18	Zone 1	500	1,393	OTHER	\$132.47	0.026%
4044 -052	729 TENNESSEE ST	Zone 1	34,234	51100	OTHER	\$4,859.60	0.944%
4045 -002		Zone 1	198,450		VACANT	\$18,872.56	3.666%
4045 -003	2177 3RD STREET	Zone 1	25,347	21,066	IND	\$1,001.69	0.195%
4045 -003B	560 19TH ST	Zone 1	4,087	14,208	IND	\$675.59	0.131%
4045 -006		Zone 1	2,400		VACANT	\$228.24	0.044%
4045 -007		Zone 1	15,210		VACANT	\$1,446.47	0.281%
4045 -008	700 ILLINOIS ST #1	Zone 1	500	1,680	OTHER	\$159.77	0.031%
4045 -009	700 ILLINOIS ST #2	Zone 1	500	714	OTHER	\$67.90	0.013%
4045 -010	700 ILLINOIS ST #3	Zone 1	500	723	OTHER	\$68.76	0.013%
4045 -011	700 ILLINOIS ST #4	Zone 1	500	931	OTHER	\$88.54	0.017%
4045 -012	700 ILLINOIS ST #5	Zone 1	500	913	OTHER	\$86.83	0.017%
4045 -013	700 ILLINOIS ST #6	Zone 1	500	913	OTHER	\$86.83	0.017%
4045 -014	700 ILLINOIS ST #7	Zone 1	500	899	OTHER	\$85.49	0.017%
4045 -015	700 ILLINOIS ST #108	Zone 1	500	863	OTHER	\$82.07	0.016%
4045 -016	700 ILLINOIS ST #109	Zone 1	500	711	OTHER	\$67.62	0.013%
4045 -017	700 ILLINOIS ST #10	Zone 1	500	1,857	OTHER	\$176.60	0.034%
4045 -018	700 ILLINOIS ST #201	Zone 1	500	2,145	OTHER	\$203.99	0.040%
4045 -019	700 ILLINOIS ST #12	Zone 1	500	1,416	OTHER	\$134.66	0.026%
4045 -020	700 ILLINOIS ST #13	Zone 1	500	1,517	OTHER	\$144.27	0.028%
4045 -021	700 ILLINOIS ST #14	Zone 1	500	1,894	OTHER	\$180.12	0.035%
4045 -022	700 ILLINOIS ST #15	Zone 1	500	1,858	OTHER	\$176.70	0.034%
4045 -023	700 ILLINOIS ST #206	Zone 1	500	1,862	OTHER	\$177.08	0.034%
4045 -024	700 ILLINOIS ST #17	Zone 1	500	1,866	OTHER	\$177.46	0.034%
4045 -025	700 ILLINOIS ST #18	Zone 1	500	1,820	OTHER	\$173.08	0.034%
4045 -026	700 ILLINOIS ST #19	Zone 1	500	1,431	OTHER	\$136.09	0.026%
4045 -027	700 ILLINOIS ST #20	Zone 1	500	2,180	OTHER	\$207.32	0.040%
4058 -002	600 - 602 20TH ST	Zone 1	5,497	9,200	OTHER	\$874.92	0.170%
4058 -005	636 - 638 20TH ST	Zone 1	5,998	10,950	OTHER	\$1,041.34	0.202%
4058 -008		Zone 1	5,497	3,000	OTHER	\$285.30	0.055%
4058 -009	2203 3RD ST	Zone 1	13,000	46,230	IND	\$2,198.23	0.427%
4058 -010	2235 3RD ST	Zone 1	50,000	27,200	IND	\$1,293.36	0.251%
4059 -001	601 19TH ST	Zone 1	8,000	9,326	IND	\$443.45	0.086%
4059 -001A	825 TENNESSEE ST	Zone 1	10,000	6600	IND	\$313.83	0.061%
4059 -001B	815 TENNESSEE ST	Zone 1	10,000	13333	IND	\$633.98	0.123%
4059 -001C	2230 3RD ST	Zone 1	8,000	5,600	IND	\$266.28	0.052%
4059 -008	2250 3RD ST	Zone 1	2,550	5,000	IND	\$237.75	0.046%
4059 -009	2290 - 2298 3RD ST	Zone 1	14,050	4,014	OTHER	\$381.73	0.074%
4059 -010	851 TENNESSEE ST	Zone 1	4,750	500	IND	\$23.77	0.005%

4059 -011	724 - 728 20TH ST	Zone 1	14,650	6,530	OTHER	\$621.00	0.121%
4060 -001	888 TENNESSEE ST	Zone 1	37,853	38,520	IND	\$1,831.62	0.356%
4060 -004	888 TENNESSEE STREET	Zone 1	1,929	0	VACANT	\$183.49	0.036%
4060 -006	701 MINNESOTA ST 101	Zone 1	500	1,229	OTHER	\$116.88	0.023%
4060 -007	701 MINNESOTA ST 102	Zone 1	500	1,229	OTHER	\$116.88	0.023%
4060 -008	701 MINNESOTA ST 103	Zone 1	500	1,229	OTHER	\$116.88	0.023%
4060 -009	701 MINNESOTA ST 104	Zone 1	500	1,229	OTHER	\$116.88	0.023%
4060 -010	701 MINNESOTA ST 105	Zone 1	500	1,026	OTHER	\$97.57	0.019%
4060 -011	701 MINNESOTA ST 106	Zone 1	500	1,026	OTHER	\$97.57	0.019%
4060 -012	701 MINNESOTA ST 107	Zone 1	500	1,238	OTHER	\$117.73	0.023%
4060 -013	701 MINNESOTA ST 108	Zone 1	500	1,306	OTHER	\$124.20	0.024%
4060 -014	701 MINNESOTA ST 109	Zone 1	500	973	OTHER	\$92.53	0.018%
4060 -015	701 MINNESOTA ST 110	Zone 1	500	1,181	OTHER	\$112.31	0.022%
4060 -016	701 MINNESOTA ST 111	Zone 1	500	1,181	OTHER	\$112.31	0.022%
4060 -017	701 MINNESOTA ST 112	Zone 1	500	1,191	OTHER	\$113.26	0.022%
4060 -018	701 MINNESOTA ST 113	Zone 1	500	1,261	OTHER	\$119.92	0.023%
4060 -019	701 MINNESOTA ST 114	Zone 1	500	1,069	OTHER	\$101.66	0.020%
4060 -020	701 MINNESOTA ST 115	Zone 1	500	979	OTHER	\$93.10	0.018%
4060 -021	701 MINNESOTA ST 116	Zone 1	500	898	OTHER	\$85.40	0.017%
4060 -022	701 MINNESOTA ST 117	Zone 1	500	1,043	OTHER	\$99.19	0.019%
4060 -023	701 MINNESOTA ST 118	Zone 1	500	1,191	OTHER	\$113.26	0.022%
4060 -024	701 MINNESOTA ST 119	Zone 1	500	989	OTHER	\$94.05	0.018%
4060 -025	701 MINNESOTA ST 120	Zone 1	500	1,065	OTHER	\$101.28	0.020%
4060 -026	701 MINNESOTA ST 121	Zone 1	500	829	OTHER	\$78.84	0.015%
4060 -027	701 MINNESOTA ST 122	Zone 1	500	661	OTHER	\$62.86	0.012%
4060 -028	701 MINNESOTA ST #151	Zone 1	500	1,241	OTHER	\$118.02	0.023%
4060 -029	701 MINNESOTA ST 114	Zone 1	500	737	OTHER	\$70.09	0.014%
4060 -030	701 MINNESOTA ST 153	Zone 1	500	1,389	OTHER	\$132.09	0.026%
4060 -031	701 MINNESOTA ST 154	Zone 1	500	961	OTHER	\$91.39	0.018%
4060 -032	701 MINNESOTA ST 155	Zone 1	500	845	OTHER	\$80.36	0.016%
4060 -033	701 MINNESOTA ST 156	Zone 1	500	1,501	OTHER	\$142.74	0.028%
4060 -034	701 MINNESOTA ST 157	Zone 1	500	1,093	OTHER	\$103.94	0.020%
4060 -035	701 MINNESOTA ST 158	Zone 1	500	1,027	OTHER	\$97.67	0.019%
4060 -036	701 MINNESOTA ST 201	Zone 1	500	1,373	OTHER	\$130.57	0.025%
4060 -037	701 MINNESOTA ST 202	Zone 1	500	1,401	OTHER	\$133.23	0.026%
4060 -038	701 MINNESOTA ST 203	Zone 1	500	1,277	OTHER	\$121.44	0.024%
4060 -039	701 MINNESOTA ST 204	Zone 1	500	1,261	OTHER	\$119.92	0.023%
4060 -040	701 MINNESOTA ST 205	Zone 1	500	1,251	OTHER	\$118.97	0.023%
4060 -041	701 MINNESOTA ST 206	Zone 1	500	1,197	OTHER	\$113.83	0.022%
4060 -042	701 MINNESOTA ST 207	Zone 1	500	1,251	OTHER	\$118.97	0.023%
4060 -043	701 MINNESOTA ST 208	Zone 1	500	1,251	OTHER	\$118.97	0.023%
4060 -044	701 MINNESOTA ST 209	Zone 1	500	1,401	OTHER	\$133.23	0.026%
4060 -045	701 MINNESOTA ST 210	Zone 1	500	1,277	OTHER	\$121.44	0.024%
4060 -046	701 MINNESOTA ST 211	Zone 1	500	1,373	OTHER	\$130.57	0.025%
4060 -047	701 MINNESOTA ST 212	Zone 1	500	1,373	OTHER	\$130.57	0.025%
4060 -048	701 MINNESOTA ST 213	Zone 1	500	1,251	OTHER	\$118.97	0.023%
4060 -049	701 MINNESOTA ST #214	Zone 1	500	1,251	OTHER	\$118.97	0.023%
4060 -050	701 MINNESOTA ST 215	Zone 1	500	1,251	OTHER	\$118.97	0.023%
4060 -051	701 MINNESOTA ST 216	Zone 1	500	1,409	OTHER	\$134.00	0.026%
4060 -052	701 MINNESOTA ST 217	Zone 1	500	1,409	OTHER	\$134.00	0.026%
4060 -053	701 MINNESOTA ST 218	Zone 1	500	1,409	OTHER	\$134.00	0.026%
4060 -054	701 MINNESOTA ST 219	Zone 1	500	1,409	OTHER	\$134.00	0.026%
4060 -055	701 MINNESOTA ST 220	Zone 1	500	1,597	OTHER	\$151.87	0.029%
4060 -056	701 MINNESOTA ST 221	Zone 1	500	1,261	OTHER	\$119.92	0.023%
4060 -057	701 MINNESOTA ST 222	Zone 1	500	1,409	OTHER	\$134.00	0.026%
4060 -058	701 MINNESOTA ST 223	Zone 1	500	1,409	OTHER	\$134.00	0.026%
4060 -059	701 MINNESOTA ST 224	Zone 1	500	1,409	OTHER	\$134.00	0.026%
4060 -060	701 MINNESOTA ST 225	Zone 1	500	1,409	OTHER	\$134.00	0.026%
4060 -061	701 MINNESOTA ST 226	Zone 1	500	1,421	OTHER	\$135.14	0.026%
4060 -062	701 MINNESOTA ST 227	Zone 1	500	1,251	OTHER	\$118.97	0.023%
4060 -063	701 MINNESOTA ST 228	Zone 1	500	1,251	OTHER	\$118.97	0.023%

4061 -002	700V MINNESOTA ST	Zone 1	80,000		GREEN	\$1,902.00	0.369%
4062 -004		Zone 1	49,113		GREEN	\$1,167.66	0.227%
4062 -007	700 INDIANA ST	Zone 1		15,068	IND	\$716.48	0.139%
4105 -005		Zone 1	26,780		GREEN	\$636.69	0.124%
4105 -009	800 INDIANA ST	Zone 1	116,455	78,240	IND	\$3,720.31	0.723%
4105 -010	970V INDIANA ST	Zone 1	10,107		VACANT	\$961.17	0.187%
4105 -011	998 INDIANA ST	Zone 1	23,121	13,358	IND	\$635.17	0.123%
4106 -003	914 MINNESOTA ST	Zone 1	2,495	1,760	OTHER	\$167.38	0.033%
4106 -004	918-918A MINNESOTA ST	Zone 1	2,495	2,377	OTHER	\$226.05	0.044%
4106 -005A	924 - 926 MINNESOTA ST	Zone 1	2,500	2,832	OTHER	\$269.32	0.052%
4106 -006	930 - 932 MINNESOTA ST	Zone 1	2,495	2,400	OTHER	\$228.24	0.044%
4106 -007	934 MINNESOTA ST	Zone 1	2,500	1,488	OTHER	\$141.51	0.027%
4106 -008	944 - 946 MINNESOTA ST	Zone 1	2,495	3,020	OTHER	\$287.20	0.056%
4106 -009	948 - 950 MINNESOTA ST	Zone 1	2,500	2,780	OTHER	\$264.38	0.051%
4106 -009A	952 - 954 MINNESOTA ST	Zone 1	2,500	3,000	OTHER	\$285.30	0.055%
4106 -010	958 MINNESOTA ST	Zone 1	2,495	1,436	OTHER	\$136.56	0.027%
4106 -011	962 - 964 MINNESOTA ST	Zone 1	2,495	2,702	OTHER	\$256.96	0.050%
4106 -012	966 - 968 MINNESOTA ST	Zone 1	2,500	2,554	OTHER	\$242.89	0.047%
4106 -013	972 - 976 MINNESOTA ST	Zone 1	2,495	4,800	OTHER	\$456.48	0.089%
4106 -014	900 - 902 22ND ST	Zone 1	2,500	4,700	OTHER	\$446.97	0.087%
4106 -015	904 - 922 22ND ST	Zone 1	7,500	7,500	IND	\$356.62	0.069%
4106 -023	975-999 INDIANA ST	Zone 1	21,400	20,146	OTHER	\$1,915.88	0.372%
4106 -024	955 INDIANA STREET	Zone 1	23,600	20,146	OTHER	\$1,915.88	0.372%
4106 -025	920 MINNESOTA ST	Zone 1	500	1,272	OTHER	\$120.97	0.023%
4106 -026	922 MINNESOTA ST	Zone 1	500	1,170	OTHER	\$111.27	0.022%
4106 -030	895 INDIANA ST	Zone 1	500	1,124	OTHER	\$106.89	0.021%
4106 -031	891 INDIANA ST #102	Zone 1	500	860	OTHER	\$81.79	0.016%
4106 -032	887 INDIANA ST	Zone 1	500	1,076	OTHER	\$102.33	0.020%
4106 -033	883 INDIANA ST	Zone 1	500	1,076	OTHER	\$102.33	0.020%
4106 -034	879 INDIANA ST #105	Zone 1	500	1,099	OTHER	\$104.51	0.020%
4106 -035	877 INDIANA ST	Zone 1	500	1,076	OTHER	\$102.33	0.020%
4106 -036	871 INDIANA ST	Zone 1	500	1,120	OTHER	\$106.51	0.021%
4106 -037	867 INDIANA ST	Zone 1	500	1,046	OTHER	\$99.47	0.019%
4106 -038	863 INDIANA ST	Zone 1	500	861	OTHER	\$81.88	0.016%
4106 -039	859 INDIANA ST	Zone 1	500	1,111	OTHER	\$105.66	0.021%
4106 -040	868 MINNESOTA ST #111	Zone 1	500	855	OTHER	\$81.31	0.016%
4106 -041	868 MINNESOTA ST #112	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -042	868 MINNESOTA ST #113	Zone 1	500	852	OTHER	\$81.03	0.016%
4106 -043	900 MINNESOTA ST #114	Zone 1	500	1,244	OTHER	\$118.30	0.023%
4106 -044	900 MINNESOTA ST #115	Zone 1	500	1,246	OTHER	\$118.49	0.023%
4106 -045	900 MINNESOTA ST #116	Zone 1	500	1,244	OTHER	\$118.30	0.023%
4106 -046	900 MINNESOTA ST #117	Zone 1	500	1,246	OTHER	\$118.49	0.023%
4106 -047	900 MINNESOTA ST #118	Zone 1	500	1,244	OTHER	\$118.30	0.023%
4106 -048	900 MINNESOTA ST #119	Zone 1	500	1,244	OTHER	\$118.30	0.023%
4106 -049	875 INDIANA ST #120	Zone 1	500	852	OTHER	\$81.03	0.016%
4106 -050	875 INDIANA ST #121	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -051	875 INDIANA ST #122	Zone 1	500	855	OTHER	\$81.31	0.016%
4106 -052	868 MINNESOTA ST #211	Zone 1	500	855	OTHER	\$81.31	0.016%
4106 -053	868 MINNESOTA ST #212	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -054	868 MINNESOTA ST #213	Zone 1	500	852	OTHER	\$81.03	0.016%
4106 -055	875 INDIANA ST #220	Zone 1	500	852	OTHER	\$81.03	0.016%
4106 -056	875 INDIANA ST #221	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -057	875 INDIANA ST #222	Zone 1	500	855	OTHER	\$81.31	0.016%
4106 -058	851 INDIANA ST #301	Zone 1	500	1,119	OTHER	\$106.42	0.021%
4106 -059	851 INDIANA ST #302	Zone 1	500	1,129	OTHER	\$107.37	0.021%
4106 -060	851 INDIANA ST #303	Zone 1	500	1,092	OTHER	\$103.85	0.020%
4106 -061	851 INDIANA ST #304	Zone 1	500	1,074	OTHER	\$102.14	0.020%
4106 -062	851 INDIANA ST #305	Zone 1	500	1,101	OTHER	\$104.70	0.020%
4106 -063	851 INDIANA ST #306	Zone 1	500	1,081	OTHER	\$102.80	0.020%
4106 -064	851 INDIANA ST #307	Zone 1	500	1,114	OTHER	\$105.94	0.021%
4106 -065	851 INDIANA ST #308	Zone 1	500	1,070	OTHER	\$101.76	0.020%

4106 -066	851 INDIANA ST #309	Zone 1	500	807	OTHER	\$76.75	0.015%
4106 -067	851 INDIANA ST #310	Zone 1	500	1,135	OTHER	\$107.94	0.021%
4106 -068	868 MINNESOTA ST #311	Zone 1	500	855	OTHER	\$81.31	0.016%
4106 -069	868 MINNESOTA ST #312	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -070	868 MINNESOTA ST #313	Zone 1	500	852	OTHER	\$81.03	0.016%
4106 -071	900 MINNESOTA ST #314	Zone 1	500	2,150	OTHER	\$204.46	0.040%
4106 -072	900 MINNESOTA ST #315	Zone 1	500	1,333	OTHER	\$126.77	0.025%
4106 -073	900 MINNESOTA ST #316	Zone 1	500	1,333	OTHER	\$126.77	0.025%
4106 -074	900 MINNESOTA ST #317	Zone 1	500	1,333	OTHER	\$126.77	0.025%
4106 -075	900 MINNESOTA ST #318	Zone 1	500	1,333	OTHER	\$126.77	0.025%
4106 -076	900 MINNESOTA ST #319	Zone 1	500	1,333	OTHER	\$126.77	0.025%
4106 -077	900 MINNESOTA ST #320	Zone 1	500	1,333	OTHER	\$126.77	0.025%
4106 -078	900 MINNESOTA ST #321	Zone 1	500	1,333	OTHER	\$126.77	0.025%
4106 -079	900 MINNESOTA ST #322	Zone 1	500	1,348	OTHER	\$128.19	0.025%
4106 -080	888 MINNESOTA ST	Zone 1	500	2,994	OTHER	\$284.73	0.055%
4106 -081	875 INDIANA ST #324	Zone 1	500	852	OTHER	\$81.03	0.016%
4106 -082	875 INDIANA ST #325	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -083	875 INDIANA ST #326	Zone 1	500	855	OTHER	\$81.31	0.016%
4106 -084	868 MINNESOTA ST #411	Zone 1	500	855	OTHER	\$81.31	0.016%
4106 -085	868 MINNESOTA ST #412	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -086	868 MINNESOTA ST #413	Zone 1	500	852	OTHER	\$81.03	0.016%
4106 -087	875 INDIANA ST #424	Zone 1	500	852	OTHER	\$81.03	0.016%
4106 -088	875 INDIANA ST #425	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -089	875 INDIANA ST #426	Zone 1	500	855	OTHER	\$81.31	0.016%
4106 -090	851 INDIANA ST #501	Zone 1	500	1,521	OTHER	\$144.65	0.028%
4106 -091	851 INDIANA ST #502	Zone 1	500	1,805	OTHER	\$171.66	0.033%
4106 -092	851 INDIANA ST #503	Zone 1	500	1,517	OTHER	\$144.27	0.028%
4106 -093	851 INDIANA ST #504	Zone 1	500	1,517	OTHER	\$144.27	0.028%
4106 -094	851 INDIANA ST #505	Zone 1	500	1,517	OTHER	\$144.27	0.028%
4106 -095	851 INDIANA ST #506	Zone 1	500	1,532	OTHER	\$145.69	0.028%
4106 -096	851 INDIANA ST #507	Zone 1	500	1,559	OTHER	\$148.26	0.029%
4106 -097	851 INDIANA ST #508	Zone 1	500	2,090	OTHER	\$198.76	0.039%
4106 -098	851 INDIANA ST #509	Zone 1	500	1,811	OTHER	\$172.23	0.033%
4106 -099	868 MINNESOTA ST #511	Zone 1	500	1,610	OTHER	\$153.11	0.030%
4106 -100	868 MINNESOTA ST #512	Zone 1	500	1,586	OTHER	\$150.83	0.029%
4106 -101	868 MINNESOTA ST #513	Zone 1	500	1,671	OTHER	\$158.91	0.031%
4106 -102	875 INDIANA ST #514	Zone 1	500	1,671	OTHER	\$158.91	0.031%
4106 -103	875 INDIANA ST #515	Zone 1	500	1,586	OTHER	\$150.83	0.029%
4106 -104	875 INDIANA ST #516	Zone 1	500	1,610	OTHER	\$153.11	0.030%
4106 -105	850 MINNESOTA ST #155	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -106	850 MINNESOTA ST #156	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -107	850 MINNESOTA ST #157	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -108	850 MINNESOTA ST #158	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -109	801 INDIANA ST #159	Zone 1	500	1,221	OTHER	\$116.12	0.023%
4106 -110	801 INDIANA ST #160	Zone 1	500	1,243	OTHER	\$118.21	0.023%
4106 -111	801 INDIANA ST #161	Zone 1	500	1,243	OTHER	\$118.21	0.023%
4106 -112	801 INDIANA ST #162	Zone 1	500	875	OTHER	\$83.21	0.016%
4106 -113	810 MINNESOTA ST	Zone 1	500	1,678	OTHER	\$159.58	0.031%
4106 -114	820 MINNESOTA ST	Zone 1	500	1,659	OTHER	\$157.77	0.031%
4106 -115	830 MINNESOTA ST	Zone 1	500	1,659	OTHER	\$157.77	0.031%
4106 -116	840 MINNESOTA ST	Zone 1	500	1,675	OTHER	\$159.29	0.031%
4106 -117	850 MINNESOTA ST #255	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -118	850 MINNESOTA ST #256	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -119	850 MINNESOTA ST #257	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -120	850 MINNESOTA #258	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -121	801 INDIANA ST #259	Zone 1	500	1,268	OTHER	\$120.59	0.023%
4106 -122	801 INDIANA ST #260	Zone 1	500	1,243	OTHER	\$118.21	0.023%
4106 -123	801 INDIANA ST #261	Zone 1	500	1,243	OTHER	\$118.21	0.023%
4106 -124	808 MINNESOTA ST #351	Zone 1	500	922	OTHER	\$87.68	0.017%
4106 -125	808 MINNESOTA ST #352	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -126	808 MINNESOTA ST #353	Zone 1	500	835	OTHER	\$79.41	0.015%

4106 -127	808 MINNESOTA ST #354	Zone 1	500	855	OTHER	\$81.31	0.016%
4106 -128	850 MINNESOTA ST #355	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -129	850 MINNESOTA ST #356	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -130	850 MINNESOTA ST #357	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -131	850 MINNESOTA ST #358	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -132	801 INDIANA ST #359	Zone 1	500	1,268	OTHER	\$120.59	0.023%
4106 -133	801 INDIANA ST #360	Zone 1	500	1,243	OTHER	\$118.21	0.023%
4106 -134	801 INDIANA ST #361	Zone 1	500	1,243	OTHER	\$118.21	0.023%
4106 -135	801 INDIANA ST #362	Zone 1	500	1,226	OTHER	\$116.59	0.023%
4106 -136	801 INDIANA ST #363	Zone 1	500	1,391	OTHER	\$132.28	0.026%
4106 -137	989 20TH ST #364	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -138	989 20TH ST #365	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -139	989 20TH ST #366	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -140	989 20T ST #367	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -141	989 20TH ST #368	Zone 1	500	1,342	OTHER	\$127.62	0.025%
4106 -142	808 MINNESOTA ST #451	Zone 1	500	1,670	OTHER	\$158.82	0.031%
4106 -143	808 MINNESOTA ST #452	Zone 1	500	1,586	OTHER	\$150.83	0.029%
4106 -144	808 MINNESOTA ST #453	Zone 1	500	1,586	OTHER	\$150.83	0.029%
4106 -145	808 MINNESOTA ST #454	Zone 1	500	1,614	OTHER	\$153.49	0.030%
4106 -146	850 MINNESOTA ST #455	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -147	850 MINNESOTA ST #456	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -148	850 MINNESOTA ST #457	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -149	850 MINNESOTA ST #458	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -150	801 INDIANA ST #461	Zone 1	500	1,243	OTHER	\$118.21	0.023%
4106 -151	801 INDIANA ST #462	Zone 1	500	1,243	OTHER	\$118.21	0.023%
4106 -152	989 20TH ST #465	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -153	989 20TH ST #466	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -154	989 20TH ST #467	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -155	989 20TH ST #468	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -156	989 20TH ST #469	Zone 1	500	1,342	OTHER	\$127.62	0.025%
4106 -157	850 MINNESOTA ST #555	Zone 1	500	1,628	OTHER	\$154.82	0.030%
4106 -158	850 MINNESOTA ST #556	Zone 1	500	1,586	OTHER	\$150.83	0.029%
4106 -159	850 MINNESOTA ST #557	Zone 1	500	1,586	OTHER	\$150.83	0.029%
4106 -160	850 MINNESOTA ST #558	Zone 1	500	1,670	OTHER	\$158.82	0.031%
4106 -161	801 INDIANA ST #559	Zone 1	500	1,575	OTHER	\$149.78	0.029%
4106 -162	801 INDIANA ST #560	Zone 1	500	1,527	OTHER	\$145.22	0.028%
4106 -163	801 INDIANA ST #561	Zone 1	500	1,414	OTHER	\$134.47	0.026%
4106 -164	801 INDIANA ST #562	Zone 1	500	1,414	OTHER	\$134.47	0.026%
4106 -165	801 INDIANA ST #563	Zone 1	500	1,527	OTHER	\$145.22	0.028%
4106 -166	801 INDIANA ST #564	Zone 1	500	1,575	OTHER	\$149.78	0.029%
4106 -167	989 20TH ST #565	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -168	989 20TH ST #566	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -169	989 20TH ST #567	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -170	989 20TH ST #568	Zone 1	500	835	OTHER	\$79.41	0.015%
4106 -171	989 20TH ST #569	Zone 1	500	1,274	OTHER	\$121.16	0.024%
4106 -172	900 A MINNESOTA ST	Zone 1		1,269	OTHER	\$120.68	0.023%
4106 -173	900 MINNESOTA ST C-2	Zone 1		963	OTHER	\$91.58	0.018%
4106 -174	900 MINNESOTA ST C-3	Zone 1		1,017	OTHER	\$96.72	0.019%
4106 -175	900 MINNESOTA ST C-4	Zone 1		1,042	OTHER	\$99.09	0.019%
4106 -176	900 MINNESOTA ST C-5	Zone 1		1,055	OTHER	\$100.33	0.019%
4107 -001B	950 TENNESSEE ST	Zone 1	36,098	31,883	IND	\$1,516.03	0.294%
4107 -002A	1008 TENNESSEE ST	Zone 1	1,999	960	OTHER	\$91.30	0.018%
4107 -002B	1010 TENNESSEE ST	Zone 1	2,000	916	OTHER	\$87.11	0.017%
4107 -002C	1012 TENNESSEE ST	Zone 1	2,000	916	OTHER	\$87.11	0.017%
4107 -002E	909 MINNESOTA ST	Zone 1	1,999	875	OTHER	\$83.21	0.016%
4107 -002F	911 MINNESOTA ST	Zone 1	1,999	835	OTHER	\$79.41	0.015%
4107 -002G	913 MINNESOTA ST	Zone 1	1,999	872	OTHER	\$82.93	0.016%
4107 -002H	915 MINNESOTA ST	Zone 1	1,999	960	OTHER	\$91.30	0.018%
4107 -002I	1014 TENNESSEE ST	Zone 1	1,999	916	OTHER	\$87.11	0.017%
4107 -002J	1006 TENNESSEE ST	Zone 1	2,000	1,920	OTHER	\$182.59	0.035%
4107 -002K	1004 TENNESSEE ST	Zone 1	1,600	874	OTHER	\$83.12	0.016%

4107 -002L	905 MINNESOTA ST	Zone 1	1,598	860	OTHER	\$81.79	0.016%
4107 -002M	903 MINNESOTA ST	Zone 1	1,598	915	OTHER	\$87.02	0.017%
4107 -002N	1002 TENNESSEE ST	Zone 1	1,598	874	OTHER	\$83.12	0.016%
4107 -004	1036 TENNESSEE ST	Zone 1	2,495	1,162	OTHER	\$110.51	0.021%
4107 -005	1042 TENNESSEE ST	Zone 1	2,495	1,240	OTHER	\$117.92	0.023%
4107 -006		Zone 1	29,999	12,300	GREEN	\$713.23	0.139%
4107 -007	1074 - 1076 TENNESSEE ST	Zone 1	2,500	2,720	OTHER	\$258.67	0.050%
4107 -008	1078 - 1080 TENNESSEE ST	Zone 1	2,495	2,750	OTHER	\$261.52	0.051%
4107 -009	800 - 802 22ND ST	Zone 1	2,287	5,354	OTHER	\$509.16	0.099%
4107 -010	804 - 806 22ND ST	Zone 1	2,286	3,642	OTHER	\$346.35	0.067%
4107 -011	808 - 810 22ND ST	Zone 1	2,287	2,550	OTHER	\$242.50	0.047%
4107 -012	812 - 814 22ND ST	Zone 1	2,286	2,280	OTHER	\$216.83	0.042%
4107 -013	816 - 818 22ND ST	Zone 1	2,287	2,250	OTHER	\$213.97	0.042%
4107 -014	820 - 824 22ND ST	Zone 1	2,287	4,095	OTHER	\$389.43	0.076%
4107 -015	836 - 840 22ND ST	Zone 1	2,287	3,990	OTHER	\$379.45	0.074%
4107 -016	894 - 898 22ND ST	Zone 1	2,286	4,530	OTHER	\$430.80	0.084%
4107 -017	949 - 953 MINNESOTA ST	Zone 1	2,500	3,750	OTHER	\$356.62	0.069%
4107 -018	945 - 947 MINNESOTA ST	Zone 1	2,495	3,148	OTHER	\$299.37	0.058%
4107 -019	923 MINNESOTA ST	Zone 1	2,495	1,487	OTHER	\$141.41	0.027%
4107 -020	921 MINNESOTA ST	Zone 1	2,500	1,942	OTHER	\$184.68	0.036%
4107 -021	917 - 919 MINNESOTA ST	Zone 1	3,350	3,660	OTHER	\$348.07	0.068%
4107 -022	901 MINNESOTA ST	Zone 1	11,800	11,300	IND	\$537.31	0.104%
4107 -023	907 MINNESOTA ST	Zone 1	2,000	932	OTHER	\$88.63	0.017%
4107 -026	801 MINNESOTA ST #1	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -027	801 MINNESOTA ST #2	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -028	801 MINNESOTA ST #3	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -029	801 MINNESOTA ST #4	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -030	801 MINNESOTA ST #5	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -031	801 MINNESOTA ST #6	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -032	801 MINNESOTA ST #7	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -033	801 MINNESOTA ST #8	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -034	801 MINNESOTA ST #9	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -035	801 MINNESOTA ST #10	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -036	801 MINNESOTA ST #11	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -037	801 MINNESOTA ST #12	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -038	801 MINNESOTA ST #13	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -039	801 MINNESOTA ST #14	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -040	801 MINNESOTA ST #15	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -041	801 MINNESOTA ST #16	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -042	801 MINNESOTA ST #17	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -043	801 MINNESOTA ST #18	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -044	801 MINNESOTA ST #19	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -045	801 MINNESOTA ST #20	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -046	801 MINNESOTA ST #21	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -047	801 MINNESOTA ST #22	Zone 1	500	800	OTHER	\$76.08	0.015%
4107 -048	825 MINNESOTA ST #1	Zone 1	500	1,184	OTHER	\$112.60	0.022%
4107 -049	825 MINNESOTA ST #2	Zone 1	500	895	OTHER	\$85.11	0.017%
4107 -050	825 MINNESOTA ST #3	Zone 1	500	898	OTHER	\$85.40	0.017%
4107 -051	825 MINNESOTA ST #4	Zone 1	500	885	OTHER	\$84.16	0.016%
4107 -052	825 MINNESOTA ST #5	Zone 1	500	764	OTHER	\$72.66	0.014%
4107 -053	825 MINNESOTA ST #6	Zone 1	500	834	OTHER	\$79.31	0.015%
4107 -054	825 MINNESOTA ST #7	Zone 1	500	740	OTHER	\$70.37	0.014%
4107 -055	825 MINNESOTA ST #8	Zone 1	500	782	OTHER	\$74.37	0.014%
4107 -056	825 MINNESOTA ST #9	Zone 1	500	768	OTHER	\$73.04	0.014%
4107 -057	825 MINNESOTA ST #10	Zone 1	500	700	OTHER	\$66.57	0.013%
4107 -058	1018 TENNESSEE ST	Zone 1	500	1,480	OTHER	\$140.75	0.027%
4107 -059	1016 TENNESSEE ST	Zone 1	500	1,651	OTHER	\$157.01	0.030%
4108 -003	2350 3RD ST	Zone 1	2,369	3,070	IND	\$145.98	0.028%
4108 -003A	2342 - 2344 3RD ST	Zone 1	2,395	4,530	OTHER	\$430.80	0.084%
4108 -003B	2368 3RD ST	Zone 1	2,556	4,500	OTHER	\$427.95	0.083%
4108 -003C	1025 TENNESSEE ST	Zone 1	9,550	9,550	IND	\$454.10	0.088%

4108 -003D	2476 - 2478 3RD ST	Zone 1	2,003	2,490	OTHER	\$236.80	0.046%
4108 -003E	997 - 999 TENNESSEE ST	Zone 1	5,270	3,192	OTHER	\$303.56	0.059%
4108 -003F	2420 3RD ST	Zone 1	1,999		VACANT	\$190.10	0.037%
4108 -003H	P	Zone 1	2,848		VACANT	\$270.84	0.053%
4108 -003J	2440 3RD ST	Zone 1	6,416	6,840	IND	\$325.24	0.063%
4108 -003L	2460 3RD ST	Zone 1	3,206	3,200	IND	\$152.16	0.030%
4108 -003M	2430 3RD ST	Zone 1	3,219	5365	IND	\$255.11	0.050%
4108 -003N	2472 3RD ST	Zone 1	3,226	6452	IND	\$306.79	0.060%
4108 -003O	2400 3RD ST	Zone 1	19,297	22,665	IND	\$1,077.72	0.209%
4108 -003P	1001 TENNESSEE ST	Zone 1	3,200	7466	IND	\$355.01	0.069%
4108 -003R	2360 - 2364 3RD ST	Zone 1	5,323	9,522	IND	\$452.77	0.088%
4108 -004	702 22ND ST	Zone 1	2,996	3,785	OTHER	\$359.95	0.070%
4108 -005	710 - 712 22ND ST	Zone 1	2,500	3,195	OTHER	\$303.84	0.059%
4108 -006	718 22ND ST	Zone 1	2,500	1,794	OTHER	\$170.61	0.033%
4108 -009	1069 TENNESSEE ST	Zone 1	2,500	6,331	IND	\$301.04	0.058%
4108 -010	1067 TENNESSEE ST	Zone 1	2,495	2,720	OTHER	\$258.67	0.050%
4108 -011	1063 TENNESSEE ST	Zone 1	2,495	2,754	OTHER	\$261.90	0.051%
4108 -013	1053 TENNESSEE ST	Zone 1	2,495	1,440	OTHER	\$136.94	0.027%
4108 -014	1049 - 1051 TENNESSEE ST	Zone 1	2,500	3,150	OTHER	\$299.56	0.058%
4108 -014A	1045 - 1047 TENNESSEE ST	Zone 1	2,500	2,850	OTHER	\$271.03	0.053%
4108 -015	P	Zone 1	2,495		VACANT	\$237.27	0.046%
4108 -017	901 TENNESSEE ST	Zone 1	10,000	9,000	OTHER	\$855.90	0.166%
4108 -018	991 TENNESSEE ST	Zone 1	7,392	14,050	OTHER	\$1,336.15	0.260%
4108 -020	728 - 732 22ND ST	Zone 1	5,000	11,904	OTHER	\$1,132.07	0.220%
4108 -021	1089 TENNESSEE ST	Zone 1	5,000	6,800	OTHER	\$646.68	0.126%
4108 -022	993 TENNESSEE ST #1	Zone 1	500	1,401	OTHER	\$133.23	0.026%
4108 -023	993 TENNESSEE ST #2	Zone 1	500	1,658	OTHER	\$157.68	0.031%
4108 -024	993 TENNESSEE ST #3	Zone 1	500	1,256	OTHER	\$119.45	0.023%
4108 -025	993 TENNESSEE ST #4	Zone 1	500	1,238	OTHER	\$117.73	0.023%
4108 -026	993 TENNESSEE ST #5	Zone 1	500	1,834	OTHER	\$174.41	0.034%
4108 -027	993 TENNESSEE ST #6	Zone 1	500	1,566	OTHER	\$148.93	0.029%
4108 -028	993 TENNESSEE ST #7	Zone 1	500	1,820	OTHER	\$173.08	0.034%
4108 -029	993 TENNESSEE ST #8	Zone 1	500	1,731	OTHER	\$164.62	0.032%
4108 -030	993 TENNESSEE ST #9	Zone 1	500	1,687	OTHER	\$160.43	0.031%
4108 -031	993 TENNESSEE ST #10	Zone 1	500	1,349	OTHER	\$128.29	0.025%
4108 -032	1059 TENNESSEE ST	Zone 1	500	1,216	OTHER	\$115.64	0.022%
4108 -033	1061 TENNESSEE ST	Zone 1	500	1,159	OTHER	\$110.22	0.021%
4108 -034	1077 TENNESSEE ST	Zone 1	500	1,135	OTHER	\$107.94	0.021%
4108 -035	1079 TENNESSEE ST	Zone 1	500	1,236	OTHER	\$117.54	0.023%
4108 -036	909 TENNESSEE ST	Zone 1	5,007	10,014	OTHER	\$952.33	0.185%
4108 -037		Zone 1	11,992	11,992	OTHER	\$1,140.44	0.222%
4108 -038	1011 TENNESSEE ST	Zone 1	500	1,430	OTHER	\$135.99	0.026%
4108 -039	1013 TENNESSEE ST	Zone 1	500	1,480	OTHER	\$140.75	0.027%
4108 -040	1015 TENNESSEE ST	Zone 1	500	1,443	OTHER	\$137.23	0.027%
4109 -001	2335-3RD ST	Zone 1	173,198	440000	IND	\$20,921.97	4.064%
4168 -005		Zone 1	7,880		STATE	\$0.00	0.000%
4168 -006		Zone 1	1,342		GREEN	\$31.91	0.006%
4168 -007	765 PENNSYLVANIA AVE	Zone 1	6,753	2,500	IND	\$118.87	0.023%
4168 -011	PENNSYLVANIA AVE	Zone 1	142,351		VACANT	\$13,537.57	2.629%
4168 -012	757 PENNSYLVANIA AVE	Zone 1	7,375	7395	IND	\$351.63	0.068%
4168 -013	755 PENNSYLVANIA AVE	Zone 1	6,735	6,735	IND	\$320.25	0.062%
4168 -015	701 PENNSYLVANIA AVE #101	Zone 1	500	1,200	OTHER	\$114.12	0.022%
4168 -016	701 PENNSYLVANIA AVE UNIT-2	Zone 1	500	991	OTHER	\$94.24	0.018%
4168 -017	701 PENNSYLVANIA AVE UNIT-3	Zone 1	500	1,068	OTHER	\$101.57	0.020%
4168 -018	701 PENNSYLVANIA AVE 104	Zone 1	500	1,068	OTHER	\$101.57	0.020%
4168 -019	701 PENNSYLVANIA AVE UNIT-5	Zone 1	500	1,068	OTHER	\$101.57	0.020%
4168 -020	701 PENNSYLVANIA AVE UNIT-6	Zone 1	500	1,083	OTHER	\$102.99	0.020%
4168 -021	701 PENNSYLVANIA AVE UNIT-7	Zone 1	500	981	OTHER	\$93.29	0.018%
4168 -022	701 PENNSYLVANIA AVE UNIT-8	Zone 1	500	669	OTHER	\$63.62	0.012%
4168 -023	701 PENNSYLVANIA AVE UNIT-9	Zone 1	500	1,618	OTHER	\$153.87	0.030%
4168 -024	701 PENNSYLVANIA AVE UNIT-10	Zone 1	500	831	OTHER	\$79.03	0.015%

4168 -025	701 PENNSYLVANIAL AVE #202	Zone 1	500	756	OTHER	\$71.90	0.014%
4168 -026	701 PENNSYLVANIA AVE UNIT-12	Zone 1	500	842	OTHER	\$80.07	0.016%
4168 -027	701 PENNSYLVANIA AVE UNIT-13	Zone 1	500	842	OTHER	\$80.07	0.016%
4168 -028	701 PENNSYLVANIA AVE UNIT-14	Zone 1	500	842	OTHER	\$80.07	0.016%
4168 -029	701 PENNSYLVANIA AVE UNIT-15	Zone 1	500	853	OTHER	\$81.12	0.016%
4168 -030	701 PENNSYLVANIA AVE UNIT-16	Zone 1	500	897	OTHER	\$85.30	0.017%
4168 -031	701 PENNSYLVANIA AVE UNIT-17	Zone 1	500	889	OTHER	\$84.54	0.016%
4168 -032	701 PENNSYLVANIA AVE UNIT-18	Zone 1	500	1,222	OTHER	\$116.21	0.023%
4169 -002	715 IOWA ST	Zone 1	171,443	6000	VACANT	\$16,304.20	3.167%
4169 -003		Zone 1	1,755		GREEN	\$41.73	0.008%
4170 -001	901 - 917 22ND ST	Zone 1	1,799	2,048	GREEN	\$42.77	0.008%
4170 -002	901 V	Zone 1	6,066		VACANT	\$576.88	0.112%
4170 -003	901 V	Zone 1	1,542		VACANT	\$146.64	0.028%
4170 -004	1040V MINNESOTA ST	Zone 1	2,500		VACANT	\$237.75	0.046%
4170 -006	915 - 917 22ND ST	Zone 1	1,764	2,136	GREEN	\$41.94	0.008%
4170 -007	909 22ND ST	Zone 1	1,350	1,440	GREEN	\$32.10	0.006%
4170 -009	1155 - 1199 INDIANA ST	Zone 1	81,195	75,438	IND	\$3,587.07	0.697%
4170 -010	1155 V	Zone 1	106,680	76,438	IND	\$3,634.62	0.706%
4170 -011	1155 V	Zone 1	1,820		VACANT	\$173.08	0.034%
4171 -001	1100 TENNESSEE ST	Zone 1	2,500	5,000	OTHER	\$475.50	0.092%
4171 -002	1102 - 1106 TENNESSEE ST	Zone 1	2,495	3,300	OTHER	\$313.83	0.061%
4171 -003	1108 - 1110 TENNESSEE ST	Zone 1	2,495	2,010	OTHER	\$191.15	0.037%
4171 -004	1112 - 1114 TENNESSEE ST	Zone 1	2,495	2,310	OTHER	\$219.68	0.043%
4171 -005	1116 - 1118 TENNESSEE ST	Zone 1	2,495	2,000	OTHER	\$190.20	0.037%
4171 -011	1124V V	Zone 1	2,498		VACANT	\$237.56	0.046%
4171 -014	1015 - 1021 MINNESOTA ST	Zone 1	4,991	3,080	OTHER	\$292.91	0.057%
4171 -015	1001 - 1005 MINNESOTA ST	Zone 1	7,122	10,050	OTHER	\$955.75	0.186%
4171 -017	825 - 829 22ND ST	Zone 1	2,375	5,040	OTHER	\$479.30	0.093%
4171 -020	1250 TENNESSEE ST	Zone 1	57,995	49,030	IND	\$2,331.37	0.453%
4171 -021	1168V TENNESSEE ST	Zone 1	59,616		VACANT	\$5,669.47	1.101%
4171 -022	1021V MINNESOTA ST	Zone 1	5,079		VACANT	\$483.01	0.094%
4171 -025	1120 TENNESSEE ST #1	Zone 1	500	1,204	OTHER	\$114.50	0.022%
4171 -026	1120 TENNESSEE ST #2	Zone 1	500	1,204	OTHER	\$114.50	0.022%
4171 -027	1120 TENNESSEE ST #3	Zone 1	500	981	OTHER	\$93.29	0.018%
4171 -028	1124 TENNESSEE ST #1	Zone 1	500	1,492	OTHER	\$141.89	0.028%
4171 -029	1124 TENNESSEE ST #2	Zone 1	500	1,492	OTHER	\$141.89	0.028%
4171 -030	1124 TENNESSEE ST #3	Zone 1	500	1,235	OTHER	\$117.45	0.023%
4172 -001	711 22ND ST	Zone 1	4,055	13,950	OTHER	\$1,326.64	0.258%
4172 -002	2514 3RD ST	Zone 1	2,072	3,200	OTHER	\$304.32	0.059%
4172 -003	2518 - 2520 3RD ST	Zone 1	2,099	2,390	OTHER	\$227.29	0.044%
4172 -004	2524 - 2526 3RD ST	Zone 1	2,125	2,233	OTHER	\$212.36	0.041%
4172 -005	2530 3RD ST	Zone 1	2,156	1,590	OTHER	\$151.21	0.029%
4172 -006	2538 3RD ST	Zone 1	2,186	2,179	OTHER	\$207.22	0.040%
4172 -007	2542 - 2544 3RD ST	Zone 1	2,212	3,400	OTHER	\$323.34	0.063%
4172 -010	2560 3RD ST	Zone 1	2,303	2,264	IND	\$107.65	0.021%
4172 -014	2586V 3RD ST	Zone 1	3,219	5,672	OTHER	\$539.41	0.105%
4172 -015	2604 - 2608 3RD ST	Zone 1	2,051	2,840	OTHER	\$270.08	0.052%
4172 -016	2620 3RD ST	Zone 1	5,950	6,995	OTHER	\$665.22	0.129%
4172 -018	2624 - 2626 3RD ST	Zone 1	7,575	10,880	OTHER	\$1,034.69	0.201%
4172 -018A	1195 TENNESSEE ST	Zone 1	2,570	840	OTHER	\$79.88	0.016%
4172 -019	2628 - 2632 3RD ST	Zone 1	2,500	3,240	OTHER	\$308.12	0.060%
4172 -020	2636 - 2638 3RD ST	Zone 1	3,036	2,220	OTHER	\$211.12	0.041%
4172 -022	1225 TENNESSEE ST	Zone 1	64,638	65,336	IND	\$3,106.72	0.603%
4172 -025	1193V TENNESSEE ST	Zone 1	3,297		VACANT	\$313.54	0.061%
4172 -027	1139 TENNESSEE ST	Zone 1	2,033	1,052	OTHER	\$100.05	0.019%
4172 -028	1133 - 1135 TENNESSEE ST	Zone 1	2,500	2,430	OTHER	\$231.09	0.045%
4172 -029	1129 TENNESSEE ST	Zone 1	2,500	3,479	OTHER	\$330.85	0.064%
4172 -032	1117 TENNESSEE ST	Zone 1	2,500	1,835	OTHER	\$174.51	0.034%
4172 -034	1105 - 1107 TENNESSEE ST	Zone 1	1,850	2,584	OTHER	\$245.74	0.048%
4172 -034A	711 22ND ST	Zone 1	1,300		VACANT	\$123.63	0.024%
4172 -034B	795 - 797 22ND ST	Zone 1	1,850	1,850	OTHER	\$175.93	0.034%

4172 -035	1113 TENNESSEE ST	Zone 1	2,495	975	OTHER	\$92.72	0.018%
4172 -036	1109 - 1111 TENNESSEE ST	Zone 1	2,495	2,074	OTHER	\$197.24	0.038%
4172 -047	1121 TENNESSEE ST 1	Zone 1	500	1,963	OTHER	\$186.68	0.036%
4172 -048	1121 TENNESSEE ST 2	Zone 1	500	1,952	OTHER	\$185.63	0.036%
4172 -049	1121 TENNESSEE ST 3	Zone 1	500	1,310	OTHER	\$124.58	0.024%
4172 -050	1121 TENNESSEE ST 4	Zone 1	500	1,483	OTHER	\$141.03	0.027%
4172 -051	1121 TENNESSEE ST 5	Zone 1	500	1,284	OTHER	\$122.11	0.024%
4172 -052	1121 TENNESSEE ST 6	Zone 1	500	1,434	OTHER	\$136.37	0.026%
4172 -053	1189 TENNESSEE ST	Zone 1	6,200		VACANT	\$589.62	0.115%
4172 -055	2546 3RD ST COMML 1	Zone 1		1,094	OTHER	\$104.04	0.020%
4172 -056	2546 3RD ST #1	Zone 1	500	2,039	OTHER	\$193.91	0.038%
4172 -057	2546 3RD ST #2	Zone 1	500	1,682	OTHER	\$159.96	0.031%
4172 -058	2546 3RD ST #3	Zone 1	500	1,587	OTHER	\$150.92	0.029%
4172 -059	2546 3RD ST #4	Zone 1	500	1,641	OTHER	\$156.06	0.030%
4172 -060	2546 3RD ST #5	Zone 1	500	1,584	OTHER	\$150.64	0.029%
4172 -061	2546 3RD ST #6	Zone 1	500	1,555	OTHER	\$147.88	0.029%
4172 -062	2580 3RD ST #C-A	Zone 1		1,980	OTHER	\$188.30	0.037%
4172 -063	2580 3RD ST #C-B	Zone 1		3,622	OTHER	\$344.45	0.067%
4172 -064	2580 3RD ST #1	Zone 1	500	798	OTHER	\$75.89	0.015%
4172 -065	2580 3RD ST #2	Zone 1	500	959	OTHER	\$91.20	0.018%
4172 -066	2580 3RD ST #3	Zone 1	500	916	OTHER	\$87.11	0.017%
4172 -067	2580 3RD ST #4	Zone 1	500	930	OTHER	\$88.44	0.017%
4172 -068	2580 3RD ST #5	Zone 1	2,500	1,016	OTHER	\$96.62	0.019%
4172 -069	2580 3RD ST #6	Zone 1	500	1,116	OTHER	\$106.13	0.021%
4172 -070	2580 3RD ST #7	Zone 1	500	1,397	OTHER	\$132.85	0.026%
4172 -071	2580 3RD ST #8	Zone 1	500	1,356	OTHER	\$128.96	0.025%
4172 -072	2580 3RD ST #9	Zone 1	500	971	OTHER	\$92.34	0.018%
4172 -073	2580 3RD ST #10	Zone 1	500	1,154	OTHER	\$109.75	0.021%
4172 -074	2580 3RD ST #11	Zone 1	500	1,117	OTHER	\$106.23	0.021%
4172 -075	2644 3RD STREET	Zone 1	500	771	OTHER	\$73.32	0.014%
4172 -076	2642 3RD STREET	Zone 1	500	1,980	OTHER	\$188.30	0.037%
4172 -077	2646A 3RD ST	Zone 1	500	610	OTHER	\$58.01	0.011%
4172 -078	2646B 3RD STREET	Zone 1	500	618	OTHER	\$58.77	0.011%
4172 -080	1155 TENNESSEE ST	Zone 1	500	1,542	OTHER	\$146.64	0.028%
4172 -081	1161 TENNESSEE ST	Zone 1	500	1,555	OTHER	\$147.88	0.029%
4172 -082	1163 TENNESSEE ST	Zone 1	500	1,704	OTHER	\$162.05	0.031%
4172 -083	1169 TENNESSEE ST	Zone 1		347	OTHER	\$33.00	0.006%
4172 -084	1171 TENNESSEE ST	Zone 1	500	1,179	OTHER	\$112.12	0.022%
4172 -085	1173 TENNESSEE ST	Zone 1	500	1,269	OTHER	\$120.68	0.023%
4172 -086	1175 TENNESSEE ST	Zone 1	500	1,398	OTHER	\$132.95	0.026%
4172 -087	1177 TENNESSEE ST	Zone 1	500	1,876	OTHER	\$178.41	0.035%
4173 -001	2501 THIRD ST	Zone 1	160,161	336000	IND	\$15,976.77	3.103%
4226 -007		Zone 1	13,124		GREEN	\$312.02	0.061%
4226 -008		Zone 1	23,935		GREEN	\$569.05	0.111%
4226 -011		Zone 1	38,450		VACANT	\$3,656.59	0.710%
4226 -012		Zone 1	1,425		STATE	\$0.00	0.000%
4226 -013		Zone 1	446		STATE	\$0.00	0.000%
4226 -014	1050 IOWA ST	Zone 1	5,315		VACANT	\$505.45	0.098%
4226 -015	1099 V	Zone 1	28,725		STATE	\$0.00	0.000%
4226 -016	1340 25TH ST	Zone 1	20,748		VACANT	\$1,973.13	0.383%
4226 -018	1080 IOWA ST	Zone 1	7,700	7,866	IND	\$374.03	0.073%
4226 -021	1069 PENNSYLVANIA AVE	Zone 1	7,500	10,911	IND	\$518.82	0.101%
4226 -022	1300 25TH ST STE A	Zone 1		2,500	IND	\$118.87	0.023%
4226 -023	1300 25TH ST B	Zone 1		2,500	IND	\$118.87	0.023%
4226 -024	1330 25TH ST C	Zone 1		2,500	IND	\$118.87	0.023%
4226 -025	1350 25TH ST	Zone 1	2,500	2,500	IND	\$118.87	0.023%
4226 -026	1350 25TH ST B	Zone 1	2,500	2,500	IND	\$118.87	0.023%
4226 -027	1336 25TH ST	Zone 1	2,500	2500	IND	\$118.87	0.023%
4227 -001	1200 INDIANA ST	Zone 1	3,000	4,000	IND	\$190.20	0.037%
4227 -005	1258V INDIANA ST	Zone 1	5,000		VACANT	\$475.50	0.092%
4227 -008		Zone 1	2,896		GREEN	\$68.85	0.013%

4227 -009	1065 IOWA ST	Zone 1	22,529		GREEN	\$535.63	0.104%
4227 -012	1065 IOWA ST	Zone 1	37,833		VACANT	\$3,597.91	0.699%
4227 -013A	1100V 25TH ST	Zone 1	5,222		VACANT	\$496.61	0.096%
4227 -013B		Zone 1	7,694		GREEN	\$182.92	0.036%
4227 -015		Zone 1	2,495		GREEN	\$59.32	0.012%
4227 -016	1015 - 1017 IOWA ST	Zone 1	2,495		GREEN	\$59.32	0.012%
4227 -017		Zone 1	2,495		GREEN	\$59.32	0.012%
4227 -018		Zone 1	2,796		GREEN	\$66.47	0.013%
4227 -019	995 - 997 IOWA ST	Zone 1	3,332		GREEN	\$79.22	0.015%
4227 -020	989 - 991 IOWA ST	Zone 1	2,896		GREEN	\$68.85	0.013%
4227 -021		Zone 1	2,896		GREEN	\$68.85	0.013%
4227 -026		Zone 1	2,495		STATE	\$0.00	0.000%
4227 -027		Zone 1	2,495		STATE	\$0.00	0.000%
4227 -028		Zone 1	3,746		STATE	\$0.00	0.000%
4227 -029		Zone 1	3,746		STATE	\$0.00	0.000%
4227 -030		Zone 1	4,996		GREEN	\$118.78	0.023%
4227 -031	1270 INDIANA ST	Zone 1	2,418	1,763	OTHER	\$167.66	0.033%
4227 -032	1278 INDIANA ST	Zone 1	2,280	11,000	OTHER	\$1,046.10	0.203%
4227 -033		Zone 1	25,289		GREEN	\$601.24	0.117%
4227 -034	1234 INDIANA ST	Zone 1		15,161	IND	\$720.90	0.140%
4228 -015	1240 MINNESOTA ST	Zone 1	20,950	9,900	IND	\$470.74	0.091%
4228 -017	1150 25TH ST	Zone 1		37,101	OTHER	\$3,528.30	0.685%
4228 -018	1099 23RD ST #1	Zone 1	500	687	OTHER	\$65.33	0.013%
4228 -019	1099 23RD ST #2	Zone 1	500	1,031	OTHER	\$98.05	0.019%
4228 -020	1099 23RD ST #3	Zone 1	500	898	OTHER	\$85.40	0.017%
4228 -021	1099 23RD ST #4	Zone 1	500	1,587	OTHER	\$150.92	0.029%
4228 -022	1099 23RD ST #5	Zone 1	500	1,637	OTHER	\$155.68	0.030%
4228 -023	1099 23RD ST #6	Zone 1	500	1,114	OTHER	\$105.94	0.021%
4228 -024	1099 23RD ST #7	Zone 1	500	1,637	OTHER	\$155.68	0.030%
4228 -025	1099 23RD ST #8	Zone 1	500	1,114	OTHER	\$105.94	0.021%
4228 -026	1099 23RD ST #9	Zone 1	500	1,258	OTHER	\$119.64	0.023%
4228 -027	1099 23RD ST #10	Zone 1	500	1,096	OTHER	\$104.23	0.020%
4228 -028	1099 23RD ST #11	Zone 1	500	1,199	OTHER	\$114.02	0.022%
4228 -029	1099 23RD ST #12	Zone 1	500	1,720	OTHER	\$163.57	0.032%
4228 -030	1099 23RD ST #14	Zone 1	500	1,586	OTHER	\$150.83	0.029%
4228 -031	1099 23RD ST #15	Zone 1	500	2,783	OTHER	\$264.66	0.051%
4228 -032	1099 23RD ST #16	Zone 1	500	1,725	OTHER	\$164.05	0.032%
4228 -033	1099 23RD ST #17	Zone 1	500	1,904	OTHER	\$181.07	0.035%
4228 -034	1099 23RD ST #18	Zone 1	500	1,725	OTHER	\$164.05	0.032%
4228 -035	1099 23RD ST #19	Zone 1	500	1,904	OTHER	\$181.07	0.035%
4228 -036	1099 23RD ST #20	Zone 1	500	1,500	OTHER	\$142.65	0.028%
4228 -037	1099 23RD ST #21	Zone 1	500	1,881	OTHER	\$178.88	0.035%
4228 -038	1207 INDIANA ST #1	Zone 1	500	1,386	OTHER	\$131.81	0.026%
4228 -039	1207 INDIANA ST #2	Zone 1	500	1,407	OTHER	\$133.81	0.026%
4228 -040	1207 INDIANA ST #3	Zone 1	500	803	OTHER	\$76.37	0.015%
4228 -041	1207 INDIANA ST #4	Zone 1	500	1,589	OTHER	\$151.11	0.029%
4228 -042	1207 INDIANA ST #5	Zone 1	500	1,315	OTHER	\$125.06	0.024%
4228 -043	1207 INDIANA ST #6	Zone 1	500	1,402	OTHER	\$133.33	0.026%
4228 -044	1207 INDIANA ST #7	Zone 1	500	1,407	OTHER	\$133.81	0.026%
4228 -045	1207 INDIANA ST #8	Zone 1	500	1,017	OTHER	\$96.72	0.019%
4228 -046	1207 INDIANA ST #9	Zone 1	500	1,589	OTHER	\$151.11	0.029%
4228 -047	1207 INDIANA ST #10	Zone 1	500	1,048	OTHER	\$99.66	0.019%
4228 -048	1207 INDIANA ST #11	Zone 1	500	1,386	OTHER	\$131.81	0.026%
4228 -049	1207 INDIANA ST #12	Zone 1	500	1,407	OTHER	\$133.81	0.026%
4228 -050	1207 INDIANA ST #13	Zone 1	500	1,307	OTHER	\$124.30	0.024%
4228 -051	1207 INDIANA ST #14	Zone 1	500	1,589	OTHER	\$151.11	0.029%
4228 -052	1207 INDIANA ST #15	Zone 1	500	1,315	OTHER	\$125.06	0.024%
4228 -053	1207 INDIANA ST #16	Zone 1	500	1,402	OTHER	\$133.33	0.026%
4228 -054	1207 INDIANA ST #17	Zone 1	500	1,407	OTHER	\$133.81	0.026%
4228 -055	1207 INDIANA ST #18	Zone 1	500	1,277	OTHER	\$121.44	0.024%
4228 -056	1207 INDIANA ST #19	Zone 1	500	1,589	OTHER	\$151.11	0.029%

4228 -057	1207 INDIANA ST #20	Zone 1	500	1,318	OTHER	\$125.34	0.024%
4228 -058	1011 23RD ST #UNIT 1	Zone 1	500	1,084	OTHER	\$103.09	0.020%
4228 -059	1011 23RD ST #2	Zone 1	500	1,223	OTHER	\$116.31	0.023%
4228 -060	1011 23RD ST #3	Zone 1	500	1,092	OTHER	\$103.85	0.020%
4228 -061	1011 23RD ST #4.	Zone 1	500	1,565	OTHER	\$148.83	0.029%
4228 -062	1011 23RD ST #5	Zone 1	500	1,084	OTHER	\$103.09	0.020%
4228 -063	1011 23RD ST #6	Zone 1	500	1,565	OTHER	\$148.83	0.029%
4228 -064	1011 23RD ST #7	Zone 1	500	1,605	OTHER	\$152.64	0.030%
4228 -065	1011 23RD ST #8	Zone 1	500	894	OTHER	\$85.02	0.017%
4228 -066	1011 23RD ST #9	Zone 1	500	1,004	OTHER	\$95.48	0.019%
4228 -067	1011 23RD ST #10	Zone 1	500	688	OTHER	\$63.53	0.012%
4228 -068	1011 23RD ST #11	Zone 1	500	1,884	OTHER	\$179.17	0.035%
4228 -069	1011 23RD ST #12	Zone 1	500	1,498	OTHER	\$142.46	0.028%
4228 -070	1011 23RD ST #13	Zone 1	500	1,888	OTHER	\$179.55	0.035%
4228 -071	1011 23RD ST #14	Zone 1	500	1,706	OTHER	\$162.24	0.032%
4228 -072	1011 23RD ST #15	Zone 1	500	1,888	OTHER	\$179.55	0.035%
4228 -073	1011 23RD ST #16	Zone 1	500	1,705	OTHER	\$162.15	0.031%
4228 -074	1011 23RD ST #17	Zone 1	500	2,712	OTHER	\$257.91	0.050%
4228 -075	1011 23RD ST #18	Zone 1	500	1,541	OTHER	\$146.55	0.028%
4228 -076	1011 23RD ST #19	Zone 1	500	1,701	OTHER	\$161.76	0.031%
4228 -077	1011 23RD ST #20	Zone 1	500	1,178	OTHER	\$112.03	0.022%
4228 -080	1325 INDIANA ST	Zone 1	500	1,578	OTHER	\$150.07	0.029%
4228 -081	1325 INDIANA ST 102	Zone 1	500	1,403	OTHER	\$133.43	0.026%
4228 -082	1325 INDIANA ST #103	Zone 1	500	1,419	OTHER	\$134.95	0.026%
4228 -083	1325 INDIANA ST #104	Zone 1	500	1,318	OTHER	\$125.34	0.024%
4228 -084	1325 INDIANA ST #105	Zone 1	500	1,121	OTHER	\$106.61	0.021%
4228 -085	1325 INDIANA ST #6	Zone 1	500	1,121	OTHER	\$106.61	0.021%
4228 -086	1325 INDIANA ST #7	Zone 1	500	1,121	OTHER	\$106.61	0.021%
4228 -087	1325 INDIANA ST #8	Zone 1	500	1,121	OTHER	\$106.61	0.021%
4228 -088	1325 INDIANA ST #9	Zone 1	500	1,121	OTHER	\$106.61	0.021%
4228 -089	1325 INDIANA ST #110	Zone 1	500	1,121	OTHER	\$106.61	0.021%
4228 -090	1325 INDIANA ST #11	Zone 1	500	1,121	OTHER	\$106.61	0.021%
4228 -091	1325 INDIANA ST #112	Zone 1	500	1,121	OTHER	\$106.61	0.021%
4228 -092	1325 INDIANA ST #113	Zone 1	500	1,121	OTHER	\$106.61	0.021%
4228 -093	1325 INDIANA ST #114	Zone 1	500	1,121	OTHER	\$106.61	0.021%
4228 -094	1325 INDIANA ST #115	Zone 1	500	986	OTHER	\$93.77	0.018%
4228 -095	1325 INDIANA ST #116	Zone 1	500	1,124	OTHER	\$106.89	0.021%
4228 -096	1325 INDIANA ST #17	Zone 1	500	914	OTHER	\$86.92	0.017%
4228 -097	1325 INDIANA ST #202	Zone 1	500	870	OTHER	\$82.74	0.016%
4228 -098	1325 INDIANA ST #203	Zone 1	500	865	OTHER	\$82.26	0.016%
4228 -099	1325 INDIANA ST #20	Zone 1	500	797	OTHER	\$75.79	0.015%
4228 -100	1325 INDIANA ST #21	Zone 1	500	945	OTHER	\$89.87	0.017%
4228 -101	1325 INDIANA ST #22	Zone 1	500	945	OTHER	\$89.87	0.017%
4228 -102	1325 INDIANA ST 207	Zone 1	500	945	OTHER	\$89.87	0.017%
4228 -103	1325 INDIANA ST #24	Zone 1	500	945	OTHER	\$89.87	0.017%
4228 -104	1325 INDIANA ST #25	Zone 1	500	945	OTHER	\$89.87	0.017%
4228 -105	1325 INDIANA ST #26	Zone 1	500	945	OTHER	\$89.87	0.017%
4228 -106	1325 INDIANA ST #211	Zone 1	500	945	OTHER	\$89.87	0.017%
4228 -107	1325 INDIANA ST #212	Zone 1	500	945	OTHER	\$89.87	0.017%
4228 -108	1325 INDIANA ST #213	Zone 1	500	945	OTHER	\$89.87	0.017%
4228 -109	1325 INDIANA ST #214	Zone 1	500	945	OTHER	\$89.87	0.017%
4228 -110	1325 INDIANA ST #215	Zone 1	500	810	OTHER	\$77.03	0.015%
4228 -111	1325 INDIANA ST #216	Zone 1	500	948	OTHER	\$90.15	0.018%
4228 -112	1325 INDIANA ST 301	Zone 1	500	906	OTHER	\$86.16	0.017%
4228 -113	1325 INDIANA ST #34	Zone 1	500	800	OTHER	\$76.08	0.015%
4228 -114	1325 INDIANA ST #35	Zone 1	500	943	OTHER	\$89.68	0.017%
4228 -115	1325 INDIANA ST #36	Zone 1	500	810	OTHER	\$77.03	0.015%
4228 -116	1325 INDIANA ST #305	Zone 1	500	943	OTHER	\$89.68	0.017%
4228 -117	1325 INDIANA ST #306	Zone 1	500	943	OTHER	\$89.68	0.017%
4228 -118	1325 INDIANA ST #307	Zone 1	500	943	OTHER	\$89.68	0.017%
4228 -119	1325 INDIANA ST 308	Zone 1	500	943	OTHER	\$89.68	0.017%

4228 -120	1325 INDIANA ST #309	Zone 1	500	943	OTHER	\$89.68	0.017%
4228 -121	1325 INDIANA ST #310	Zone 1	500	943	OTHER	\$89.68	0.017%
4228 -122	1325 INDIANA ST #43	Zone 1	500	943	OTHER	\$89.68	0.017%
4228 -123	1325 INDIANA ST #312	Zone 1	500	943	OTHER	\$89.68	0.017%
4228 -124	1325 INDIANA ST #45	Zone 1	500	943	OTHER	\$89.68	0.017%
4228 -125	1325 INDIANA ST #314	Zone 1	500	943	OTHER	\$89.68	0.017%
4228 -126	1325 INDIANA ST #47	Zone 1	500	810	OTHER	\$77.03	0.015%
4228 -127	1325 INDIANA ST #48	Zone 1	500	943	OTHER	\$89.68	0.017%
4228 -128	1310 MINNESOTA ST #1	Zone 1	500	910	OTHER	\$86.54	0.017%
4228 -129	1310 MINNESOTA ST #103	Zone 1	500	894	OTHER	\$85.02	0.017%
4228 -130	1310 MINNESOTA ST #3	Zone 1	500	1,100	OTHER	\$104.61	0.020%
4228 -131	1310 MINNESOTA ST #4	Zone 1	500	925	OTHER	\$87.97	0.017%
4228 -132	1310 MINNESOTA ST #5	Zone 1	500	897	OTHER	\$85.30	0.017%
4228 -133	1310 MINNESOTA ST #106	Zone 1	500	847	OTHER	\$80.55	0.016%
4228 -134	1310 MINNESOTA ST #7	Zone 1	500	924	OTHER	\$87.87	0.017%
4228 -135	1310 MINNESOTA ST #8	Zone 1	500	1,110	OTHER	\$105.56	0.021%
4228 -136	1310 MINNESOTA ST #9	Zone 1	500	914	OTHER	\$86.92	0.017%
4228 -137	1310 MINNESOTA ST UNIT 110	Zone 1	500	923	OTHER	\$87.78	0.017%
4228 -138	1310 MINNESOTA ST #201	Zone 1	500	919	OTHER	\$87.40	0.017%
4228 -139	1310 MINNESOTA ST #203	Zone 1	500	902	OTHER	\$85.78	0.017%
4228 -140	1310 MINNESOTA ST #13	Zone 1	500	825	OTHER	\$78.46	0.015%
4228 -141	1310 MINNESOTA ST #14	Zone 1	500	932	OTHER	\$88.63	0.017%
4228 -142	1310 MINNESOTA ST #205	Zone 1	500	926	OTHER	\$88.06	0.017%
4228 -143	1310 MINNESOTA ST #206	Zone 1	500	877	OTHER	\$83.40	0.016%
4228 -144	1310 MINNESOTA ST#17	Zone 1	500	932	OTHER	\$88.63	0.017%
4228 -145	1310 MINNESOTA ST #209	Zone 1	500	825	OTHER	\$78.46	0.015%
4228 -146	1310 MINNESOTA ST #19	Zone 1	500	865	OTHER	\$82.26	0.016%
4228 -147	1310 MINNESOTA ST #20	Zone 1	500	865	OTHER	\$82.26	0.016%
4228 -148	1310 MINNESOTA ST #21	Zone 1	500	902	OTHER	\$85.78	0.017%
4228 -149	1310 MINNESOTA ST #22	Zone 1	500	902	OTHER	\$85.78	0.017%
4228 -150	1310 MINNESOTA ST #23	Zone 1	500	825	OTHER	\$78.46	0.015%
4228 -151	1310 MINNESOTA ST #24	Zone 1	500	949	OTHER	\$90.25	0.018%
4228 -152	1310 MINNESOTA ST #25	Zone 1	500	928	OTHER	\$88.25	0.017%
4228 -153	1310 MINNESOTA ST #26	Zone 1	500	874	OTHER	\$83.12	0.016%
4228 -154	1310 MINNESOTA ST #27	Zone 1	500	958	OTHER	\$91.11	0.018%
4228 -155	1310 MINNESOTA ST #28	Zone 1	500	825	OTHER	\$78.46	0.015%
4228 -156	1310 MINNESOTA ST#29	Zone 1	500	942	OTHER	\$89.58	0.017%
4228 -157	1310 MINNESOTA ST #310	Zone 1	500	931	OTHER	\$88.54	0.017%
4228 -158	1260 MINNESOTA ST	Zone 1	22,400	0	VACANT	\$2,130.24	0.414%
4228 -160		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -161		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -162		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -163		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -164		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -165		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -166		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -167		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -168		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -169		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -170		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -171		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -172		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -173		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -174		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -175		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -176		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -177		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -178		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -179		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -180		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -181		Zone 1	0	0	VACANT	\$0.00	0.000%

4228 -182		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -183		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -184		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -185		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -186		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -187		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -188		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -189		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -190		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -191		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -192		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -193		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -194		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -195		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -196		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -197		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -198		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -199		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -200		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -201		Zone 1	0	0	VACANT	\$0.00	0.000%
4228 -202	1278 MINNESOTA ST	Zone 1		7,983	OTHER	\$759.18	0.147%
4228 -203	1295 INDIANA ST	Zone 1		1,058	OTHER	\$100.62	0.020%
4228 -204	1305 INDIANA ST	Zone 1		711	OTHER	\$67.62	0.013%
4228 -205	1301 INDIANA ST #101	Zone 1		1,502	OTHER	\$142.84	0.028%
4228 -206	1301 INDIANA ST #102	Zone 1		1,382	OTHER	\$131.43	0.026%
4228 -207	1301 INDIANA ST #103	Zone 1		1,560	OTHER	\$148.36	0.029%
4228 -208	1301 INDIANA ST #104	Zone 1		1,461	OTHER	\$138.94	0.027%
4228 -209	1280 MINNESOTA ST #101	Zone 1		1,141	OTHER	\$108.51	0.021%
4228 -210	1280 MINNESOTA ST #102	Zone 1		1,080	OTHER	\$102.71	0.020%
4228 -211	1280 MINNESOTA ST #103	Zone 1		1,115	OTHER	\$106.04	0.021%
4228 -212	1280 MINNESOTA ST #104	Zone 1		1,138	OTHER	\$108.22	0.021%
4228 -213	1280 MINNESOTA ST #105	Zone 1		1,554	OTHER	\$147.79	0.029%
4228 -214	1301 INDIANA ST #201	Zone 1		1,574	OTHER	\$149.69	0.029%
4228 -215	1301 INDIANA ST #202	Zone 1		1,373	OTHER	\$130.57	0.025%
4228 -216	1301 INDIANA ST #203	Zone 1		1,579	OTHER	\$150.16	0.029%
4228 -217	1301 INDIANA ST #204	Zone 1		1,449	OTHER	\$137.80	0.027%
4228 -218	1280 MINNESOTA ST #201	Zone 1		1,284	OTHER	\$122.11	0.024%
4228 -219	1280 MINNESOTA ST #202	Zone 1		1,091	OTHER	\$103.75	0.020%
4228 -220	1280 MINNESOTA ST #203	Zone 1		1,103	OTHER	\$104.90	0.020%
4228 -221	1280 MINNESOTA ST #204	Zone 1	500	1,151	OTHER	\$109.46	0.021%
4228 -222	1280 MINNESOTA ST #205	Zone 1		1,582	OTHER	\$150.45	0.029%
4228 -223	1301 INDIANA ST #301	Zone 1		1,574	OTHER	\$149.69	0.029%
4228 -224	1301 INDIANA ST #302	Zone 1		1,374	OTHER	\$130.67	0.025%
4228 -225	1301 INDIANA ST #303	Zone 1		1,575	OTHER	\$149.78	0.029%
4228 -226	1301 INDIANA ST #304	Zone 1		1,447	OTHER	\$137.61	0.027%
4228 -227	1280 MINNESOTA ST #301	Zone 1		1,269	OTHER	\$120.68	0.023%
4228 -228	1280 MINNESOTA ST #302	Zone 1		1,081	OTHER	\$102.80	0.020%
4228 -229	1280 MINNESOTA ST #303	Zone 1		1,170	OTHER	\$111.27	0.022%
4228 -230	1280 MINNESOTA ST #304	Zone 1	500	1,144	OTHER	\$108.79	0.021%
4228 -231	1280 MINNESOTA ST #305	Zone 1		1,589	OTHER	\$151.11	0.029%
4228 -232	1301 INDIANA ST #401	Zone 1		1,360	OTHER	\$129.34	0.025%
4228 -233	1301 INDIANA ST #402	Zone 1		979	OTHER	\$93.10	0.018%
4228 -234	1301 INDIANA ST #403	Zone 1		727	OTHER	\$69.14	0.013%
4228 -235	1301 INDIANA ST #404	Zone 1		1,476	OTHER	\$140.37	0.027%
4228 -236	1301 INDIANA ST #405	Zone 1	500	1,463	OTHER	\$139.13	0.027%
4229 -002	1201 MINNESOTA ST	Zone 1	39,996	40,000	IND	\$1,902.00	0.369%
4229 -003	1237 MINNESOTA ST	Zone 1	20,000	25,500	IND	\$1,212.52	0.236%
4229 -004	1275 MINNESOTA ST	Zone 1	19,998	20,000	IND	\$951.00	0.185%
4230 -001	2700 3RD ST	Zone 1	79,997	14,320	IND	\$680.91	0.132%
4231 -002	1300 ILLINOIS ST	Zone 1	63,530	16,300	IND	\$775.06	0.151%
4231 -004	750 24TH ST	Zone 1	5,125	5,000	OTHER	\$475.50	0.092%

4231 -005	2797 3RD ST	Zone 1	4,575	9150	IND	\$435.08	0.085%
4245 -001	2833 3RD ST	Zone 1	36,329	5,040	IND	\$239.65	0.047%
4245 -002	2895 3RD ST	Zone 1	35,666	17,200	IND	\$817.86	0.159%
4246 -001	2800 3RD ST	Zone 1	40,000	35,160	IND	\$1,671.86	0.325%
4246 -003	2890 3RD ST	Zone 1	18,750	1,250	OTHER	\$118.87	0.023%
4246 -004	1495 TENNESSEE ST	Zone 1	21,265	9,700	IND	\$461.23	0.090%
4247 -002	1000 25TH ST	Zone 1	39,996	24,621	IND	\$1,170.73	0.227%
4247 -003	1410 TENNESSEE ST	Zone 1	20,000	19,200	IND	\$912.96	0.177%
4247 -004	1444 TENNESSEE ST	Zone 1	20,000	20,000	IND	\$951.00	0.185%
4291 -015	1111 PENNSYLVANIA AVE	Zone 1	38,289	1,400	OTHER	\$133.14	0.026%
4291 -017	1111 V	Zone 1	129,175		GREEN	\$3,071.13	0.597%
4291 -018	1111 V	Zone 1	825		VACANT	\$78.46	0.015%
4292 -008	1111 V	Zone 1	59,398		GREEN	\$1,412.19	0.274%
4292 -009		Zone 1	15,390		GREEN	\$965.90	0.071%
4292 -012	1201 25TH ST	Zone 1		5,001	IND	\$237.80	0.046%
4293 -006	1405 INDIANA ST	Zone 1	11,595	12,378	IND	\$588.57	0.114%
4293 -012	1440 MINNESOTA ST	Zone 1	2,450	2450	IND	\$116.50	0.023%
4293 -013	1496 MINNESOTA ST	Zone 1	5,051	5051	IND	\$240.17	0.047%
4293 -014	1050 26TH ST	Zone 1	5,093	5093	IND	\$242.17	0.047%
4293 -015	1090 26TH ST	Zone 1	6,554	6554	IND	\$311.64	0.061%
4293 -016	1475 INDIANA ST	Zone 1	7,550	7550	IND	\$359.00	0.070%
4293 -018	1400 MINNESOTA ST	Zone 1	30,000	32,536	IND	\$1,547.08	0.300%
4293 -019	1415 INDIANA ST #101	Zone 1	500	1,438	OTHER	\$136.75	0.027%
4293 -020	1415 INDIANA ST #102	Zone 1	500	890	OTHER	\$84.64	0.016%
4293 -021	1415 INDIANA ST #103	Zone 1	500	2,157	OTHER	\$205.13	0.040%
4293 -022	1415 INDIANA ST #104	Zone 1	500	1,409	OTHER	\$134.00	0.026%
4293 -023	1415 INDIANA ST #105	Zone 1	500	1,429	OTHER	\$135.90	0.026%
4293 -024	1415 INDIANA ST #106	Zone 1	500	1,488	OTHER	\$141.51	0.027%
4293 -025	1415 INDIANA ST #201	Zone 1	500	1,403	OTHER	\$133.43	0.026%
4293 -026	1415 INDIANA ST #202	Zone 1	500	1,459	OTHER	\$138.75	0.027%
4293 -027	1415 INDIANA ST #203	Zone 1	500	1,507	OTHER	\$143.32	0.028%
4293 -028	1415 INDIANA ST #204	Zone 1	500	1,531	OTHER	\$145.60	0.028%
4293 -029	1415 INDIANA ST #205	Zone 1	500	1,451	OTHER	\$137.99	0.027%
4293 -030	1415 INDIANA ST #206	Zone 1	500	1,519	OTHER	\$144.46	0.028%
4293 -031	1415 INDIANA ST #301	Zone 1	500	1,524	OTHER	\$144.93	0.028%
4293 -032	1415 INDIANA ST #302	Zone 1	500	1,459	OTHER	\$138.75	0.027%
4293 -033	1415 INDIANA ST #303	Zone 1	500	1,507	OTHER	\$143.32	0.028%
4293 -034	1415 INDIANA ST #304	Zone 1	500	1,531	OTHER	\$145.60	0.028%
4293 -035	1415 INDIANA ST #305	Zone 1	500	1,451	OTHER	\$137.99	0.027%
4293 -036	1415 INDIANA ST #306	Zone 1	500	1,519	OTHER	\$144.46	0.028%
4294 -003	1001 - 1061 25TH ST	Zone 1	20,599	16,600	OTHER	\$1,578.66	0.307%
4294 -012	1500 TENNESSEE ST	Zone 1		12,000	IND	\$570.60	0.111%
4294 -013	1520 TENNESSEE ST	Zone 1	8,710	7,029	IND	\$334.23	0.065%
4294 -014	1550 TENNESSEE ST	Zone 1	5,262	4,246	IND	\$201.90	0.039%
4294 -015	1580 TENNESSEE ST	Zone 1	5,993	4,836	IND	\$229.95	0.045%
4294 -016	1425 MINNESOTA ST	Zone 1	7,174	6,121	IND	\$291.05	0.057%
4294 -017	1407 - 1411 MINNESOTA ST	Zone 1		12,642	IND	\$601.13	0.117%
4295 -003	901 - 971 25TH ST	Zone 1	20,599	17,490	OTHER	\$1,663.30	0.323%
4295 -007	2990 3RD ST	Zone 1	4,547	4,547	IND	\$216.21	0.042%
4295 -008	826 26TH ST	Zone 1	2,696	2,696	IND	\$128.19	0.025%
4295 -009	1599 TENNESSEE ST	Zone 1	2,748	2,748	IND	\$130.67	0.025%
4295 -010	1551 TENNESSEE ST	Zone 1	5,845	5,845	IND	\$277.93	0.054%
4295 -011	1525 TENNESSEE ST	Zone 1	5,719	5,719	IND	\$271.94	0.053%
4295 -013	1501 TENNESSEE ST	Zone 1	19,998	19,998	IND	\$950.90	0.185%
4295 -014	2930 3RD ST	Zone 1	10,288	59,000	IND	\$2,805.45	0.545%
4295 -015	1501 TENNESSEE ST	Zone 1	7,535	7,535	IND	\$358.29	0.070%
4296 -005	2955 3RD ST	Zone 1	51,039		VACANT	\$4,853.80	0.943%
4296 -010	2901V 3RD ST	Zone 1	5,949		VACANT	\$565.75	0.110%
4296 -015		Zone 1	5,066	3,800	OTHER	\$361.38	0.070%
4296 -016	2945 3RD ST	Zone 1	9,301	4,656	IND	\$221.39	0.043%
4296 -017		Zone 1	3,554		VACANT	\$337.98	0.066%

4314 -001		Zone 1	2,896		VACANT	\$275.41	0.053%
4314 -001A	3003 - 3095 3RD ST	Zone 1	83,521	46,800	IND	\$2,225.34	0.432%
4315 -008	3000 3RD ST	Zone 1	6,538	224,502	IND	\$10,675.05	2.073%
4315 -013	3000 3RD ST	Zone 1	69,556	11,098	IND	\$527.71	0.102%
4316 -001	1600 - 1680 TENNESSEE ST	Zone 1	55,000	49,774	IND	\$2,366.75	0.460%
4316 -002	1100 CESAR CHAVEZ ST	Zone 1	25,000	23,780	IND	\$1,130.74	0.220%
4317 -012	1501 INDIANA ST	Zone 1	5,000	5,000	VACANT	\$475.50	0.092%
4317 -014		Zone 1	3,175		VACANT	\$301.94	0.059%
4317 -015	1051 26TH ST	Zone 1	4,991	7,380	IND	\$350.92	0.068%
4317 -017	1575 INDIANA ST	Zone 1	49,884	68,611	IND	\$3,262.45	0.634%
4317 -018	1595 INDIANA ST	Zone 1	16,939	0	IND	\$0.00	0.000%
4318 -011	1500 INDIANA ST	Zone 1	11,020	22,572	IND	\$1,073.30	0.208%
4318 -012	1500 INDIANA ST	Zone 1	5,671	22,572	IND	\$1,073.30	0.208%
4318 -015	1500 INDIANA ST	Zone 1	5,296	15,888	OTHER	\$1,510.95	0.293%
4318 -017	1590 V	Zone 1	8,120		VACANT	\$772.21	0.150%
4318 -018	1590 V	Zone 1	35,658		GREEN	\$847.77	0.165%
4318 -022	1568 INDIANA ST UNIT 1	Zone 1	500	1,329	OTHER	\$126.39	0.025%
4318 -023	1568 INDIANA ST UNIT 2	Zone 1	500	1,322	OTHER	\$125.72	0.024%
4318 -024	1568 INDIANA ST UNIT 3	Zone 1	500	1,448	OTHER	\$137.70	0.027%
4318 -025	1568 INDIANA ST #4	Zone 1	500	1,456	OTHER	\$138.47	0.027%
4318 -026	1568 INDIANA ST UNIT 5	Zone 1	500	1,206	OTHER	\$114.69	0.022%
4318 -027	1568 INDIANA ST UNIT 6	Zone 1	500	1,198	OTHER	\$113.93	0.022%
4318 -028	1568 INDIANA ST UNIT 7	Zone 1	500	1,206	OTHER	\$114.69	0.022%
4318 -029	1568 INDIANA ST UNIT 8	Zone 1	500	1,211	OTHER	\$115.17	0.022%
4318 -030	1588 INDIANA ST #1	Zone 1	500	1,137	OTHER	\$108.13	0.021%
4318 -031	1588 INDIANA ST #2	Zone 1	500	1,263	OTHER	\$120.11	0.023%
4318 -032	1588 INDIANA ST #3	Zone 1	500	1,271	OTHER	\$120.87	0.023%
4318 -033	1588 INDIANA ST #4	Zone 1	500	1,249	OTHER	\$118.78	0.023%
4318 -034	1588 INDIANA ST #5	Zone 1	500	754	OTHER	\$71.71	0.014%
4318 -035	1588 INDIANA ST #6	Zone 1	500	978	OTHER	\$93.01	0.018%
4318 -036	1588 INDIANA ST #7	Zone 1	500	984	OTHER	\$93.58	0.018%
4318 -037	1588 INDIANA ST #8	Zone 1	500	932	OTHER	\$88.63	0.017%
4318 -038	1588 INDIANA ST #9	Zone 1	500	928	OTHER	\$88.25	0.017%
4318 -039	1588 INDIANA ST #10	Zone 1	500	930	OTHER	\$88.44	0.017%
4318 -040	1588 INDIANA ST #11	Zone 1	500	754	OTHER	\$71.71	0.014%
4318 -041	1588 INDIANA ST #12	Zone 1	500	986	OTHER	\$93.77	0.018%
4318 -042	1578 INDIANA ST #1	Zone 1	500	1,141	OTHER	\$108.51	0.021%
4318 -043	1578 INDIANA ST #2	Zone 1	500	1,141	OTHER	\$108.51	0.021%
4318 -044	1578 INDIANA ST #3	Zone 1	500	1,026	OTHER	\$97.57	0.019%
4318 -045	1578 INDIANA ST #4	Zone 1	500	1,244	OTHER	\$118.30	0.023%
4318 -046	1578 INDIANA ST #5	Zone 1	500	1,237	OTHER	\$117.64	0.023%
4318 -047	1578 INDIANA ST #6	Zone 1	500	1,241	OTHER	\$118.02	0.023%
4318 -048	1578 INDIANA ST #7	Zone 1	500	962	OTHER	\$91.49	0.018%
4318 -049	1578 INDIANA ST #8	Zone 1	500	1,254	OTHER	\$119.26	0.023%
4318 -050	1578 INDIANA ST #9	Zone 1	500	1,243	OTHER	\$118.21	0.023%
4318 -051	1578 INDIANA ST #10	Zone 1	500	1,184	OTHER	\$112.60	0.022%
4318 -052	1578 INDIANA ST #11	Zone 1	500	962	OTHER	\$91.49	0.018%
4318 -053	1578 INDIANA ST #12	Zone 1	500	1,141	OTHER	\$108.51	0.021%
3974 -031		Zone 2	0	0	OTHER	\$0.00	0.000%
3974 -032		Zone 2	0	0	OTHER	\$0.00	0.000%
4011 -007		Zone 2	2,099	2,428	OTHER	\$231.00	0.045%
4011 -008		Zone 2	2,121	2,734	OTHER	\$260.12	0.051%
3974 -030		Zone 2	2,500	3,150	OTHER	\$299.70	0.058%
3961 -011	2330 - 2346 17TH ST	Zone 2	4,996	8,800	OTHER	\$837.24	0.163%
4028 -001C	618 - 620 VERMONT ST	Zone 2	2,509	2,520	OTHER	\$239.76	0.047%
3958 -001H	2040 17TH ST	Zone 2	5000	1680	IND	\$79.92	0.016%
4010 -004	2136 18TH ST	Zone 2	1,873	740	OTHER	\$70.40	0.014%
4028 -001E	2210 - 2214 19TH ST	Zone 2	3,746	6,802	OTHER	\$647.15	0.126%
3975 -011	401 - 415 UTAH ST	Zone 2	2,495	5,868	OTHER	\$558.29	0.108%
4011 -005	528 - 530 VERMONT ST	Zone 2	2,237	2,740	OTHER	\$260.69	0.051%
4028 -001L	648 - 650 VERMONT ST	Zone 2	2,495	3,000	OTHER	\$285.42	0.055%

3958 -001A	375 - 395 VERMONT ST	Zone 2	4,996	5,000	IND	\$237.85	0.046%
4011 -016	2230 18TH ST	Zone 2	1,559	1,115	OTHER	\$106.08	0.021%
3975 -001C	430 SAN BRUNO AVE	Zone 2	2,500	1,450	OTHER	\$137.95	0.027%
3977 -022	497 - 499 VERMONT ST	Zone 2		3,162	OTHER	\$300.84	0.058%
3974 -012	472 UTAH ST	Zone 2	2,495	1,760	OTHER	\$167.45	0.033%
4011 -012	572 - 576 VERMONT ST	Zone 2	2,500	2,248	OTHER	\$213.88	0.042%
4027 -021	2334 19TH ST	Zone 2	0	3,210	OTHER	\$305.40	0.059%
4013 -024C	2325 MARIPOSA ST	Zone 2	1,837	1,418	OTHER	\$134.91	0.026%
3977 -012	435 VERMONT ST	Zone 2	2,495	1,837	OTHER	\$174.77	0.034%
4011 -024	2222 18TH ST	Zone 2	944	1,000	OTHER	\$95.14	0.018%
4011 -017	585 - 587 SAN BRUNO AVE	Zone 2	1,873	2,730	OTHER	\$259.74	0.050%
3975 -001F	472 SAN BRUNO AVE	Zone 2	2,456	1,525	OTHER	\$145.09	0.028%
3975 -017	450 SAN BRUNO AVE 2	Zone 2	500	1,868	OTHER	\$177.72	0.035%
4010 -009	557 VERMONT ST	Zone 2	2,495	2,223	OTHER	\$211.50	0.041%
3974 -023	425 POTRERO AVE	Zone 2	5,100	15,300	OTHER	\$1,455.66	0.283%
3974 -028	485 POTRERO AVE #A	Zone 2	2,500	3,078	OTHER	\$292.85	0.057%
4027 -024	620 - 620 SAN BRUNO AVE	Zone 2	2,468	2,700	OTHER	\$256.88	0.050%
4013 -004	514 UTAH ST	Zone 2	2,500	2,440	OTHER	\$232.14	0.045%
4026 -017	2405 18TH ST	Zone 2	2,648	2,199	OTHER	\$209.22	0.041%
4012 -025	521 - 523 UTAH ST	Zone 2	2,356	3,305	OTHER	\$314.44	0.061%
3974 -011	466 - 468 UTAH ST	Zone 2	2,495	2,260	OTHER	\$215.02	0.042%
4028 -008	631 SAN BRUNO AVE	Zone 2	2,500	1,014	OTHER	\$96.47	0.019%
4028 -007	633 SAN BRUNO AVE	Zone 2	2,500	954	OTHER	\$90.76	0.018%
3961 -001	2001 - 2009 16TH ST	Zone 2	5,497	5,720	OTHER	\$544.21	0.106%
3961 -001A	312 UTAH ST	Zone 2	2,305	1,700	OTHER	\$161.74	0.031%
4013 -019	517 POTRERO AVE	Zone 2	2,500	2,424	OTHER	\$230.62	0.045%
4027 -003	610 - 1/2 SAN BRUNO AVE	Zone 2	1,328	2,017	OTHER	\$191.90	0.037%
4028 -004	2244 19TH ST	Zone 2	1,875	882	OTHER	\$83.91	0.016%
3961 -010	390 UTAH ST	Zone 2	3,998	4,000	IND	\$190.28	0.037%
3975 -001I	2200 MARIPOSA ST	Zone 2	3,676	1,525	OTHER	\$145.09	0.028%
4026 -011	2419 18TH ST	Zone 2	2,435	2,166	OTHER	\$206.08	0.040%
4013 -001	2301 - 2305 MARIPOSA ST	Zone 2	3,750	2,940	OTHER	\$279.72	0.054%
3976 -032	480 VERMONT ST	Zone 2	1,525	850	OTHER	\$80.87	0.016%
4011 -002	514 VERMONT ST	Zone 2	2,500	2,571	OTHER	\$244.61	0.048%
3958 -001B	365 VERMONT ST	Zone 2	8,000	13,000	OTHER	\$1,236.84	0.240%
4028 -001K	642 - 644 VERMONT ST	Zone 2	2,495	2,350	OTHER	\$223.58	0.043%
4011 -013	578 VERMONT ST	Zone 2	2,495	1,100	OTHER	\$104.66	0.020%
3975 -001N		Zone 2	1,585	0	VACANT	\$150.80	0.029%
4029 -022	2106 - 2110 19TH ST	Zone 2	58,997	54,750	OTHER	\$5,208.99	1.012%
4013 -005	516 - 518 UTAH ST	Zone 2	2,495	2,440	OTHER	\$232.14	0.045%
4012 -023	531 UTAH ST	Zone 2	1,703	1,606	OTHER	\$152.80	0.030%
3974 -007	440 UTAH ST	Zone 2	2,448	1,543	OTHER	\$146.80	0.029%
3975 -007	459 UTAH ST	Zone 2	2,495	1,300	OTHER	\$123.68	0.024%
4013 -020	515 POTRERO AVE	Zone 2	2,495	2,424	OTHER	\$230.62	0.045%
4027 -005	614 SAN BRUNO AVE	Zone 2	1,851	2,017	OTHER	\$191.90	0.037%
3961 -023	366 UTAH ST	Zone 2	500	1,485	OTHER	\$141.28	0.027%
4013 -022	511 POTRERO AVE	Zone 2	2,500	3,224	OTHER	\$306.74	0.060%
4028 -005	2246 - 2248 19TH ST	Zone 2	1,873	2,759	OTHER	\$262.50	0.051%
4027 -013	634 SAN BRUNO AVE	Zone 2	2,717	2,130	OTHER	\$202.65	0.039%
4029 -021	2125 18TH ST	Zone 2	2,000	2,462	OTHER	\$234.24	0.045%
4013 -018	519 POTRERO AVE	Zone 2	5,296	3,766	IND	\$179.15	0.035%
4011 -018	575 SAN BRUNO AVE	Zone 2	2,495	1,956	OTHER	\$186.10	0.036%
4027 -009	624 SAN BRUNO AVE	Zone 2	2,600	1,257	OTHER	\$119.59	0.023%
4028 -001F	2218 - 2220 19TH ST	Zone 2	2,495	1,240	OTHER	\$117.98	0.023%
3975 -001E	464 SAN BRUNO AVE	Zone 2	2,495	1,400	OTHER	\$133.20	0.026%
3974 -006	436 - 438 UTAH ST	Zone 2	2,495	2,747	OTHER	\$261.35	0.051%
3974 -008	448 UTAH ST	Zone 2	2,413	1,287	OTHER	\$122.45	0.024%
4011 -010	560 - 562 VERMONT ST	Zone 2	2,195	2,212	OTHER	\$210.45	0.041%
3975 -009	447 - 449 UTAH ST	Zone 2	2,500	1,760	OTHER	\$167.45	0.033%
3974 -003	408 - 410 UTAH ST	Zone 2	2,495	2,400	OTHER	\$228.34	0.044%
3961 -020	311 - 317 POTRERO AVE	Zone 2	4,242	5,645	OTHER	\$537.07	0.104%

3974 -020	455 - 457 POTRERO AVE	Zone 2	2,500	2,460	OTHER	\$234.05	0.045%
4012 -024	525 - 529 UTAH ST	Zone 2	2,639	1,440	OTHER	\$137.00	0.027%
4029 -018	2145 18TH ST	Zone 2	1,999	1,894	OTHER	\$180.20	0.035%
4028 -010	619 SAN BRUNO AVE	Zone 2	2,495	1,285	OTHER	\$122.26	0.024%
4028 -006	635 SAN BRUNO AVE	Zone 2	2,500	952	OTHER	\$90.57	0.018%
4027 -022	2310 19TH ST	Zone 2	500	2,008	OTHER	\$191.04	0.037%
4028 -017	2245 18TH ST	Zone 2	2,500	4,112	OTHER	\$391.22	0.076%
4028 -001B	612 - 614 VERMONT ST	Zone 2	2,495	2,900	OTHER	\$275.91	0.054%
4010 -016	509 VERMONT ST	Zone 2	1,873	1,743	OTHER	\$165.83	0.032%
4028 -001J	636 VERMONT ST	Zone 2	2,495	2,723	OTHER	\$259.07	0.050%
3975 -004	477 UTAH ST	Zone 2	2,495	1,275	OTHER	\$121.31	0.024%
3974 -024	401 POTRERO AVE	Zone 2	9,796	9,800	OTHER	\$932.39	0.181%
4013 -031	2418 - 2420 18TH ST	Zone 2	2,813	1,880	OTHER	\$178.87	0.035%
4013 -032	2412 - 2414 18TH ST	Zone 2	1,563	1,880	OTHER	\$178.87	0.035%
4028 -001D	674 VERMONT ST	Zone 2	1,873	1,874	OTHER	\$178.29	0.035%
3958 -007	343 - 345 VERMONT ST	Zone 2	4,500	7,040	IND	\$334.90	0.065%
4027 -006	616 SAN BRUNO AVE	Zone 2	2,112	2,465	OTHER	\$234.52	0.046%
4027 -023	636 SAN BRUNO AVE	Zone 2	500	1,983	OTHER	\$188.67	0.037%
4027 -012	632 SAN BRUNO AVE	Zone 2	3,000	4,386	OTHER	\$417.29	0.081%
3961 -025	370 UTAH ST	Zone 2	500	1,166	OTHER	\$110.93	0.022%
3975 -001A	424 SAN BRUNO AVE	Zone 2	2,495	1,450	OTHER	\$137.95	0.027%
4010 -002	2126 18TH ST	Zone 2	2,495	2,081	OTHER	\$197.99	0.038%
3975 -001L	444 SAN BRUNO AVE	Zone 2	2,495	1,400	OTHER	\$133.20	0.026%
4028 -011	615 SAN BRUNO AVE	Zone 2	2,495	1,595	OTHER	\$151.75	0.029%
4028 -003	2242 19TH ST	Zone 2	1,873	1,266	OTHER	\$120.45	0.023%
3961 -006A	360 - 364 UTAH ST	Zone 2	2,495	4,350	OTHER	\$413.86	0.080%
3977 -005C	477 VERMONT ST	Zone 2	2,500	1,365	OTHER	\$129.87	0.025%
3961 -016	359 POTRERO AVE	Zone 2	4,996	5,000	IND	\$237.85	0.046%
3961 -015	2330 V	Zone 2	4,996	5,000	OTHER	\$475.71	0.092%
4026 -015	625 - 635 POTRERO AVE	Zone 2	11,813	6,734	OTHER	\$640.68	0.124%
3974 -014	484 - 486 UTAH ST	Zone 2	2,495	3,450	OTHER	\$328.24	0.064%
3975 -003	489 - 493 UTAH ST	Zone 2	2,495	3,400	OTHER	\$323.48	0.063%
3974 -022	435 POTRERO AVE	Zone 2	4,996	9,992	IND	\$475.33	0.092%
3976 -031	470 VERMONT ST	Zone 2	1,380	1,904	OTHER	\$181.15	0.035%
4028 -016	603 SAN BRUNO AVE	Zone 2	2,500	1,275	OTHER	\$121.31	0.024%
3974 -019	459 - 461 POTRERO AVE	Zone 2	2,500	2,592	OTHER	\$246.61	0.048%
3977 -016	2021 - 2023 17TH ST	Zone 2	2495	2080	OTHER	\$197.89	0.038%
3977 -020	2025 17TH ST	Zone 2	2500	2500	OTHER	\$237.85	0.046%
4013 -008	530 UTAH ST	Zone 2	2,500	2,269	OTHER	\$215.88	0.042%
4013 -013	550 UTAH ST	Zone 2	1,873	1,278	OTHER	\$121.59	0.024%
3977 -007	461 VERMONT ST	Zone 2	2,495	1,517	OTHER	\$144.33	0.028%
4026 -009	2441 18TH ST	Zone 2	2,500	1,100	OTHER	\$104.66	0.020%
3977 -017	2015 - 2019 17TH ST	Zone 2	2495	2080	OTHER	\$197.89	0.038%
3961 -024	368 UTAH ST	Zone 2	500	1,356	OTHER	\$129.01	0.025%
3974 -018	467 POTRERO AVE	Zone 2	2,500	1,800	OTHER	\$171.25	0.033%
3958 -006	300 KANSAS ST	Zone 2	29,500	29,174	OTHER	\$2,775.65	0.539%
4013 -007	526 UTAH ST	Zone 2	2,495	1,470	OTHER	\$139.86	0.027%
4013 -014	586 - 592 UTAH ST	Zone 2	3,125	6,250	OTHER	\$594.63	0.115%
3961 -001C	318 - 320 UTAH ST	Zone 2	2,548	2,562	OTHER	\$243.75	0.047%
3977 -009	449 - 451 VERMONT ST	Zone 2	2,495	1,988	OTHER	\$189.14	0.037%
3977 -006	473 - 475 VERMONT ST	Zone 2	2,491	2,711	OTHER	\$257.93	0.050%
4011 -011	566 - 568 VERMONT ST	Zone 2	2,495	2,344	OTHER	\$223.01	0.043%
3974 -029	479 POTRERO AVE	Zone 2	2,500	3,175	OTHER	\$302.07	0.059%
4012 -028	2255 MARIPOSA ST	Zone 2	12,500	6,645	OTHER	\$632.21	0.123%
4028 -001O	666 - 668 VERMONT ST	Zone 2	2,495	3,720	OTHER	\$353.93	0.069%
3974 -021	447 POTRERO AVE	Zone 2	2,395	2,066	OTHER	\$196.56	0.038%
3961 -004	330 UTAH ST	Zone 2	2,500	1,120	OTHER	\$106.56	0.021%
3975 -015	427 UTAH ST	Zone 2	3,000	1,680	OTHER	\$159.84	0.031%
3975 -014	435 UTAH ST	Zone 2	3,645	4,524	OTHER	\$430.42	0.084%
3961 -003	326 - 328 UTAH ST	Zone 2	2,500	1,400	OTHER	\$133.20	0.026%
4010 -031	515 VERMONT ST	Zone 2	500	1,559	OTHER	\$148.33	0.029%

4010 -032	517 VERMONT ST	Zone 2	500	727	OTHER	\$69.17	0.013%
4011 -004	524 - 526 VERMONT ST	Zone 2	2,374	1,906	OTHER	\$181.34	0.035%
4010 -011	537 VERMONT ST	Zone 2	2,495	1,063	OTHER	\$101.14	0.020%
4028 -001I	630 - 632 VERMONT ST	Zone 2	2,495	2,950	OTHER	\$280.67	0.055%
4013 -017A	579 POTRERO AVE	Zone 2	3,000	3,750	IND	\$178.39	0.035%
4010 -008	559 VERMONT ST	Zone 2	2,500	1,396	OTHER	\$132.82	0.026%
3975 -001H	454 SAN BRUNO AVE	Zone 2	2,500	1,500	OTHER	\$142.71	0.028%
4010 -018	2025V MARIPOSA ST	Zone 2	1,245	0	VACANT	\$118.45	0.023%
3974 -016	2330 - 2332 MARIPOSA ST	Zone 2	2,700	3,010	OTHER	\$286.38	0.056%
3961 -002	322 - 324 UTAH ST	Zone 2	2,117	1,480	OTHER	\$140.81	0.027%
3975 -016	450 SAN BRUNO AVE #1	Zone 2	500	1,132	OTHER	\$107.70	0.021%
3974 -009	454 - 456 UTAH ST	Zone 2	2,433	2,792	OTHER	\$265.63	0.052%
4026 -008	601 POTRERO AVE	Zone 2	2,495	4,178	OTHER	\$397.50	0.077%
3975 -001D	436 SAN BRUNO AVE	Zone 2	2,500	1,400	OTHER	\$133.20	0.026%
4028 -033	658 VERMONT ST	Zone 2	0	433	OTHER	\$41.20	0.008%
4010 -010	555 VERMONT ST	Zone 2	2,500	1,813	OTHER	\$172.49	0.034%
3977 -010	447 VERMONT ST	Zone 2	2,495	1,505	OTHER	\$143.19	0.028%
3976 -030	460 VERMONT ST	Zone 2	1,228	850	OTHER	\$80.87	0.016%
3975 -006	465 UTAH ST	Zone 2	2,495	3,000	OTHER	\$285.42	0.055%
4028 -008A	627 SAN BRUNO AVE	Zone 2	2,495	1,180	OTHER	\$112.27	0.022%
3975 -002	2242 - 2248 MARIPOSA ST	Zone 2	3,249	4,432	OTHER	\$421.67	0.082%
3961 -001B	314 - 316 UTAH ST	Zone 2	2,522	2,562	OTHER	\$243.75	0.047%
3961 -018	333 - 335 POTRERO AVE	Zone 2	3,746	1,776	OTHER	\$168.97	0.033%
4011 -017A	579 SAN BRUNO AVE	Zone 2	2,495	1,200	OTHER	\$114.17	0.022%
3961 -041	342 UTAH ST	Zone 2	500	1,075	OTHER	\$102.28	0.020%
4028 -009	623 SAN BRUNO AVE	Zone 2	2,495	992	OTHER	\$94.38	0.018%
3975 -008	453 - 457 UTAH ST	Zone 2	2,500	2,506	OTHER	\$238.42	0.046%
4027 -026	622A SAN BRUNO AVE	Zone 2	500	1,450	OTHER	\$137.95	0.027%
4027 -027	622B SAN BRUNO AVE 622	Zone 2	500	1,843	OTHER	\$175.35	0.034%
4028 -001G	678 VERMONT ST	Zone 2	1,875	1,125	OTHER	\$107.03	0.021%
4028 -012	611 SAN BRUNO AVE	Zone 2	2,495	1,115	OTHER	\$106.08	0.021%
4026 -013	2409 18TH ST	Zone 2	2,495	1,337	OTHER	\$127.20	0.025%
4028 -002	2240 19TH ST	Zone 2	1,873	882	OTHER	\$83.91	0.016%
4013 -010	538 UTAH ST	Zone 2	2,495	1,345	OTHER	\$127.97	0.025%
3974 -013	478 - 480 UTAH ST	Zone 2	2,495	2,664	OTHER	\$253.46	0.049%
4010 -005	587 - 591 VERMONT ST	Zone 2	1,875	4,540	OTHER	\$431.94	0.084%
4011 -009	554 - 556 VERMONT ST	Zone 2	1,929	1,724	OTHER	\$164.02	0.032%
4013 -011	542 UTAH ST	Zone 2	2,500	1,250	OTHER	\$118.93	0.023%
4013 -002	506 - 508 UTAH ST	Zone 2	2,500	1,900	OTHER	\$180.77	0.035%
3977 -021	2024 MARIPOSA ST	Zone 2		250	OTHER	\$23.79	0.005%
3961 -006	354 - 358 UTAH ST	Zone 2	2,500	4,350	OTHER	\$413.86	0.080%
4010 -014	519 VERMONT ST	Zone 2	2,500	1,500	OTHER	\$142.71	0.028%
3974 -002	404 UTAH ST	Zone 2	2,500	2,597	OTHER	\$247.08	0.048%
4011 -014	584 - 586 VERMONT ST	Zone 2	2,500	2,170	OTHER	\$206.46	0.040%
4010 -013	529 VERMONT ST	Zone 2	2,495	1,282	OTHER	\$121.97	0.024%
4027 -015	2324 19TH ST	Zone 2	0	575	OTHER	\$54.71	0.011%
4027 -007	618 SAN BRUNO AVE	Zone 2	2,374	2,262	OTHER	\$215.21	0.042%
3974 -025	422 UTAH ST	Zone 2	2,495	1,064	OTHER	\$101.23	0.020%
3975 -005	471 - 473 UTAH ST	Zone 2	2,495	1,855	OTHER	\$176.49	0.034%
4013 -021	513 POTRERO AVE	Zone 2	2,500	2,424	OTHER	\$230.62	0.045%
4010 -017	501 VERMONT ST	Zone 2	1,873	1,400	OTHER	\$133.20	0.026%
3961 -022	375 POTRERO AVE	Zone 2	13,500	14,275	IND	\$679.07	0.132%
3961 -043	344A UTAH ST	Zone 2	500	390	OTHER	\$37.11	0.007%
3961 -042	344 UTAH ST	Zone 2	500	1,221	OTHER	\$116.17	0.023%
4028 -001	600 - 604 VERMONT ST	Zone 2	4,996	9,958	OTHER	\$947.42	0.184%
4028 -001N	660 VERMONT ST	Zone 2	2,500	2,710	OTHER	\$257.83	0.050%
4028 -001H	624 VERMONT ST	Zone 2	2,482	1,350	OTHER	\$128.44	0.025%
4028 -014	607 SAN BRUNO AVE	Zone 2	2,500	1,365	OTHER	\$129.87	0.025%
3974 -010	460 UTAH ST	Zone 2	2,495	1,043	OTHER	\$99.23	0.019%
3975 -013	2203V 17TH ST	Zone 2	2,495	0	VACANT	\$237.38	0.046%
3975 -001	2201 17TH ST	Zone 2	4,996	3,185	OTHER	\$303.03	0.059%

3975 -012	2235 17TH ST	Zone 2	9,997	20,994	OTHER	\$1,997.37	0.388%
3977 -005B	479 VERMONT ST	Zone 2	2,500	1,615	OTHER	\$153.65	0.030%
4029 -017		Zone 2	3,000	0	OTHER	\$0.00	0.000%
4029 -009		Zone 2	2,495	0	OTHER	\$0.00	0.000%
3975 -001G	466 SAN BRUNO AVE	Zone 2	2,495	1,525	OTHER	\$145.09	0.028%
4013 -015A	585 - 587 POTRERO AVE	Zone 2	3,698	4,329	OTHER	\$411.87	0.080%
4026 -012	2415 - 2417 18TH ST	Zone 2	2,495	1,906	OTHER	\$181.34	0.035%
4011 -006	536 VERMONT ST	Zone 2	2,160	2,180	OTHER	\$207.41	0.040%
4011 -025	594 - 598 VERMONT ST	Zone 2	1,555	1,200	OTHER	\$114.17	0.022%
3974 -015	496 - 498 UTAH ST	Zone 2	2,696	2,684	OTHER	\$255.36	0.050%
4010 -007	563 VERMONT ST	Zone 2	2,500	2,145	OTHER	\$204.08	0.040%
4013 -023	509 POTRERO AVE	Zone 2	2,495	4,276	OTHER	\$406.82	0.079%
3976 -033	490 VERMONT ST	Zone 2	1,685	1,500	OTHER	\$142.71	0.028%
4011 -001	2101 MARIPOSA ST	Zone 2	4,700	8,000	OTHER	\$761.13	0.148%
4013 -024	507 POTRERO AVE	Zone 2	2,443	1,694	OTHER	\$161.17	0.031%
3977 -008	455 - 457 VERMONT ST	Zone 2	2,500	3,210	OTHER	\$305.40	0.059%
4011 -019	501 - 569 SAN BRUNO AVE	Zone 2	29,869	0	GREEN	\$710.44	0.138%
4027 -001	615 - 691 UTAH ST	Zone 2	41,760	0	GREEN	\$993.28	0.193%
4026 -018		Zone 2	60,599	0	GREEN	\$1,203.51	0.234%
4012 -031		Zone 2	56,902	0	GREEN	\$1,353.43	0.263%
3976 -029		Zone 2	74,156	0	GREEN	\$1,763.83	0.343%
3959 -001	347 - 359 SAN BRUNO AVE	Zone 2	79,997	0	GREEN	\$1,902.76	0.370%
4029 -019	2137 18TH ST	Zone 2	1,999	1,018	OTHER	\$96.85	0.019%
4027 -011	630 SAN BRUNO AVE	Zone 2	2,495	3,075	OTHER	\$292.56	0.057%
4010 -007A	567 VERMONT ST	Zone 2	2,495	1,775	OTHER	\$168.88	0.033%
4010 -006	575 VERMONT ST	Zone 2	1,873	920	OTHER	\$87.53	0.017%
4011 -003	520 - 522 VERMONT ST	Zone 2	2,417	2,800	OTHER	\$266.40	0.052%
4010 -003	2128 18TH ST	Zone 2	1,873	1,252	OTHER	\$119.12	0.023%
4010 -021	2116 18TH ST	Zone 2	1,875	3,093	OTHER	\$294.27	0.057%
4013 -026	2365 MARIPOSA ST	Zone 2	1,837	3,330	OTHER	\$316.82	0.062%
4013 -027	2345 MARIPOSA ST	Zone 2	1,837	3,330	OTHER	\$316.82	0.062%
4028 -013	609 SAN BRUNO AVE	Zone 2	2,495	1,365	OTHER	\$129.87	0.025%
4011 -016A	2240 - 2242 18TH ST	Zone 2	2,809	1,115	OTHER	\$106.08	0.021%
4028 -015	605 - 605 SAN BRUNO AVE	Zone 2	2,500	1,905	OTHER	\$181.24	0.035%
4028 -032	656 VERMONT ST	Zone 2	500	1,249	OTHER	\$118.83	0.023%
4012 -030	504 SAN BRUNO AVE	Zone 2	3,746	1,821	OTHER	\$173.25	0.034%
4013 -025	2375 MARIPOSA ST	Zone 2	1,837	3,981	OTHER	\$378.76	0.074%
4010 -012	531 VERMONT ST	Zone 2	2,495	1,393	OTHER	\$132.53	0.026%
3961 -021	301 POTRERO AVE	Zone 2	4,500	5,405	IND	\$257.12	0.050%
3975 -001J	2208 MARIPOSA ST	Zone 2	2,247	1,406	OTHER	\$133.77	0.026%
4013 -009	534 UTAH ST	Zone 2	2,495	1,700	OTHER	\$161.74	0.031%
3974 -001	400 - 402 UTAH ST	Zone 2	2,500	2,560	OTHER	\$243.56	0.047%
3960 -001	2222 17TH ST	Zone 2	79,997	266,657	IND	\$12,685.05	2.464%
4026 -010	2421 18TH ST	Zone 2	2,495	1,100	OTHER	\$104.66	0.020%
4013 -024A	505 POTRERO AVE	Zone 2	2,452	1,712	OTHER	\$162.88	0.032%
3974 -004	414 - 416 UTAH ST	Zone 2	2,495	3,010	OTHER	\$286.38	0.056%
4013 -003	510 UTAH ST	Zone 2	2,495	2,900	OTHER	\$275.91	0.054%
4013 -006	520 - 522 UTAH ST	Zone 2	2,500	1,940	OTHER	\$184.57	0.036%
3977 -011	437 - 439 VERMONT ST	Zone 2	2,495	4,134	OTHER	\$393.31	0.076%
4029 -020	2131 18TH ST	Zone 2	1,999	1,840	OTHER	\$175.06	0.034%
4028 -031	654 VERMONT ST	Zone 2	500	1,331	OTHER	\$126.63	0.025%
3975 -010	439 - 441 UTAH ST	Zone 2	2,600	1,759	OTHER	\$167.35	0.033%
3977 -023	491 VERMONT ST	Zone 2	1,775	2,600	OTHER	\$247.37	0.048%
3961 -019	321 - 331 POTRERO AVE	Zone 2	5,000	8,048	OTHER	\$765.70	0.149%
4027 -004	612 - 612 SAN BRUNO AVE	Zone 2	1,585	2,017	OTHER	\$191.90	0.037%
4013 -012	546 UTAH ST	Zone 2	1,875	1,560	OTHER	\$148.42	0.029%
3977 -013	425 - 429 VERMONT ST	Zone 2	2,495	3,060	OTHER	\$291.13	0.057%
4013 -015	593 - 595 POTRERO AVE	Zone 2	3,197	5,040	OTHER	\$479.51	0.093%
4027 -010	628 SAN BRUNO AVE	Zone 2	2,500	1,600	OTHER	\$152.23	0.030%
3974 -026	426 UTAH ST	Zone 2	2,495	1,312	OTHER	\$124.83	0.024%

G. BASELINE SERVICES: STREET SWEEPING SCHEDULE

Dogpatch Sweeping Schedule

STREET	SIDE OF STREET	ODD/EVEN ADDRESS	ROUTE #	DAY	TIME	BLOCK
Illinois St : 16th St - Mariposa St	L East	Odd	21 Industrial	Wed	0 - 6	7 Illinois St, Block of 400 - 599
Illinois St : 16th St - Mariposa St	R West	Even	21 Industrial	Mon	0 - 6	4 Illinois St, Block of 400 - 599
Illinois St : Mariposa St - 18th St	L East	Odd	21 Industrial	Wed	0 - 6	7 Illinois St, Block of 600 - 698
Illinois St : Mariposa St - 18th St	R West	Even	21 Industrial	Mon	0 - 6	4 Illinois St, Block of 600 - 698
Illinois St : 18th St - 19th St	L East	Odd	21 Industrial	Wed	0 - 6	7 Illinois St, Block of 700 - 821
Illinois St : 18th St - 19th St	R West	Even	21 Industrial	Mon	0 - 6	4 Illinois St, Block of 700 - 821
Illinois St : 19th St - 20th St	L East	Odd	21 Industrial	Wed	0 - 6	7 Illinois St, Block of 800 - 899
Illinois St : 19th St - 20th St	R West	Even	21 Industrial	Mon	0 - 6	4 Illinois St, Block of 800 - 899
Illinois St : 20th St - 22nd St	L East	Odd	21 Industrial	Wed	0 - 6	7 Illinois St, Block of 900 - 1099
Illinois St : 20th St - 22nd St	R West	Even	21 Industrial	Mon	0 - 6	4 Illinois St, Block of 900 - 1099
Illinois St : 22nd St - Humboldt St	L East	Odd	21 Industrial	Wed	0 - 6	7 Illinois St, Block of 1100 - 1149
Illinois St : 22nd St - Humboldt St	R West	Even	21 Industrial	Mon	0 - 6	4 Illinois St, Block of 1100 - 1149
Illinois St : Humboldt St - 23rd St	L East	Odd	21 Industrial	Wed	0 - 6	7 Illinois St, Block of 1150 - 1299
Illinois St : Humboldt St - 23rd St	R West	Even	21 Industrial	Mon	0 - 6	4 Illinois St, Block of 1150 - 1299
Illinois St : 23rd St - 24th St	L East	Odd	21 Industrial	Wed	0 - 6	7 Illinois St, Block of 1300 - 1399
Illinois St : 23rd St - 24th St	R West	Even	21 Industrial	Mon	0 - 6	4 Illinois St, Block of 1300 - 1399
Illinois St : 24th St - 25th St	L East	Odd	21 Industrial	Wed	0 - 6	7 Illinois St, Block of 1400 - 1499
Illinois St : 24th St - 25th St	R West	Even	21 Industrial	Mon	0 - 6	4 Illinois St, Block of 1400 - 1499
Illinois St : 25th St - 26th St	L East	Odd	21 Industrial	Wed	0 - 6	7 Illinois St, Block of 1500 - 1699
Illinois St : 25th St - 26th St	R West	Even	21 Industrial	Mon	0 - 6	4 Illinois St, Block of 1500 - 1699
Illinois St : 26th St - Cesar Chavez St	L East	Odd	21 Industrial	Wed	0 - 6	7 Illinois St, Block of 3000 - 3099
Illinois St : 26th St - Cesar Chavez St	R West	Even	21 Industrial	Mon	0 - 6	4 Illinois St, Block of 3000 - 3099
03rd St : Mariposa St - 18th St	L East	Odd	24 Night Routes, Various	Tues	2 - 6	1 03rd St, Block of 2000 - 2099
03rd St : Mariposa St - 18th St	L East	Odd	24 Night Routes, Various	Thu	2 - 6	1 03rd St, Block of 2000 - 2099
03rd St : Mariposa St - 18th St	L East	Odd	24 Night Routes, Various	Sat	2 - 6	3 03rd St, Block of 2000 - 2099
03rd St : Mariposa St - 18th St	L East	Odd	24 Night Routes, Various	Sun	2 - 6	3 03rd St, Block of 2000 - 2099
03rd St : Mariposa St - 18th St	R West	Even	35 NIGHT UNCONTROLLED A	Mon	23 - 7	9 03rd St, Block of 2000 - 2099
03rd St : Mariposa St - 18th St	R West	Even	24 Night Routes, Various	Mon	2 - 6	1 03rd St, Block of 2000 - 2099
03rd St : Mariposa St - 18th St	R West	Even	24 Night Routes, Various	Wed	2 - 6	1 03rd St, Block of 2000 - 2099
03rd St : Mariposa St - 18th St	R West	Even	24 Night Routes, Various	Fri	2 - 6	1 03rd St, Block of 2000 - 2099
03rd St : Mariposa St - 18th St	R West	Even	24 Night Routes, Various	Sat	2 - 6	3 03rd St, Block of 2000 - 2099
03rd St : Mariposa St - 18th St	R West	Even	24 Night Routes, Various	Sun	2 - 6	3 03rd St, Block of 2000 - 2099
03rd St : 18th St - 19th St	L East	Odd	24 Night Routes, Various	Tues	2 - 6	1 03rd St, Block of 2100 - 2199
03rd St : 18th St - 19th St	L East	Odd	24 Night Routes, Various	Thu	2 - 6	1 03rd St, Block of 2100 - 2199
03rd St : 18th St - 19th St	R West	Even	35 NIGHT UNCONTROLLED A	Mon	23 - 7	9 03rd St, Block of 2100 - 2199
03rd St : 18th St - 19th St	R West	Even	24 Night Routes, Various	Mon	2 - 6	1 03rd St, Block of 2100 - 2199
03rd St : 18th St - 19th St	R West	Even	24 Night Routes, Various	Wed	2 - 6	1 03rd St, Block of 2100 - 2199
03rd St : 18th St - 19th St	R West	Even	24 Night Routes, Various	Fri	2 - 6	1 03rd St, Block of 2100 - 2199
03rd St : 18th St - 19th St	R West	Even	24 Night Routes, Various	Sat	2 - 6	3 03rd St, Block of 2100 - 2199
03rd St : 18th St - 19th St	R West	Even	24 Night Routes, Various	Sun	2 - 6	3 03rd St, Block of 2100 - 2199
03rd St : 19th St - 20th St	L East	Odd	24 Night Routes, Various	Tues	2 - 6	1 03rd St, Block of 2200 - 2299
03rd St : 19th St - 20th St	L East	Odd	24 Night Routes, Various	Thu	2 - 6	1 03rd St, Block of 2200 - 2299
03rd St : 19th St - 20th St	R West	Even	35 NIGHT UNCONTROLLED A	Mon	23 - 7	9 03rd St, Block of 2200 - 2299
03rd St : 19th St - 20th St	R West	Even	24 Night Routes, Various	Mon	2 - 6	1 03rd St, Block of 2200 - 2299
03rd St : 19th St - 20th St	R West	Even	24 Night Routes, Various	Wed	2 - 6	1 03rd St, Block of 2200 - 2299
03rd St : 19th St - 20th St	R West	Even	24 Night Routes, Various	Fri	2 - 6	1 03rd St, Block of 2200 - 2299
03rd St : 19th St - 20th St	R West	Even	24 Night Routes, Various	Sat	2 - 6	3 03rd St, Block of 2200 - 2299
03rd St : 19th St - 20th St	R West	Even	24 Night Routes, Various	Sun	2 - 6	3 03rd St, Block of 2200 - 2299
03rd St : 20th St - 22nd St	L East	Odd	24 Night Routes, Various	Tues	2 - 6	1 03rd St, Block of 2300 - 2499
03rd St : 20th St - 22nd St	L East	Odd	24 Night Routes, Various	Thu	2 - 6	1 03rd St, Block of 2300 - 2499
03rd St : 20th St - 22nd St	R West	Even	35 NIGHT UNCONTROLLED A	Mon	23 - 7	9 03rd St, Block of 2300 - 2499
03rd St : 20th St - 22nd St	R West	Even	24 Night Routes, Various	Mon	2 - 6	1 03rd St, Block of 2300 - 2499
03rd St : 20th St - 22nd St	R West	Even	24 Night Routes, Various	Wed	2 - 6	1 03rd St, Block of 2300 - 2499
03rd St : 20th St - 22nd St	R West	Even	24 Night Routes, Various	Fri	2 - 6	1 03rd St, Block of 2300 - 2499
03rd St : 20th St - 22nd St	R West	Even	24 Night Routes, Various	Sat	2 - 6	3 03rd St, Block of 2300 - 2499
03rd St : 20th St - 22nd St	R West	Even	24 Night Routes, Various	Sun	2 - 6	3 03rd St, Block of 2300 - 2499
03rd St : 22nd St - 23rd St	L East	Odd	24 Night Routes, Various	Tues	2 - 6	1 03rd St, Block of 2500 - 2699
03rd St : 22nd St - 23rd St	L East	Odd	24 Night Routes, Various	Thu	2 - 6	1 03rd St, Block of 2500 - 2699

STREET	SIDE OF STREET	ODD/EVEN ADDRESS	ROUTE #	DAY	TIME	BLOCK
Iowa St : 22nd St - 23rd St	R West	Even	21 Industrial	Wed	0: 6	7 Iowa St, Block of 715 - 899
Pennsylvania Ave : Mariposa St - I-280 S Off Ramp	L East	Odd	21 Industrial	Thu	0: 6	8 Pennsylvania Ave, Block of 200 - 256
Pennsylvania Ave : Mariposa St - I-280 S Off Ramp	R West	Even	9 Mission	Mon	8: 10	2 Pennsylvania Ave, Block of 200 - 256
Pennsylvania Ave : I-280 S Off Ramp - 18th St	L East	Odd	21 Industrial	Thu	0: 6	8 Pennsylvania Ave, Block of 251 - 299
Pennsylvania Ave : I-280 S Off Ramp - 18th St	R West	Even	9 Mission	Mon	8: 10	2 Pennsylvania Ave, Block of 251 - 299
Pennsylvania Ave : 18th St - 19th St	L East	Odd	9 Mission	Wed	9: 11	2 Pennsylvania Ave, Block of 300 - 399
Pennsylvania Ave : 18th St - 19th St	R West	Even	9 Mission	Mon	8: 10	2 Pennsylvania Ave, Block of 300 - 399
Pennsylvania Ave : 19th St - 20th St	L East	Odd	9 Mission	Wed	9: 11	2 Pennsylvania Ave, Block of 400 - 499
Pennsylvania Ave : 19th St - 20th St	R West	Even	9 Mission	Mon	8: 10	2 Pennsylvania Ave, Block of 400 - 499
Pennsylvania Ave : 20th St - 22nd St	L East	Odd	9 Mission	Wed	9: 11	2 Pennsylvania Ave, Block of 500 - 699
Pennsylvania Ave : 20th St - 22nd St	R West	Even	9 Mission	Mon	8: 10	2 Pennsylvania Ave, Block of 500 - 699
Pennsylvania Ave : 22nd St - 23rd St	L East	Odd	21 Industrial	Mon	0: 6	4 Pennsylvania Ave, Block of 700 - 899
Pennsylvania Ave : 22nd St - 23rd St	R West	Even	21 Industrial	Fri	0: 6	3 Pennsylvania Ave, Block of 700 - 899
Pennsylvania Ave : 23rd St - I-280 S Off Ramp	L East	Odd	21 Industrial	Mon	0: 6	4 Pennsylvania Ave, Block of 900 - 1016
Pennsylvania Ave : 23rd St - I-280 S Off Ramp	R West	Even	21 Industrial	Fri	0: 6	3 Pennsylvania Ave, Block of 900 - 1016
Pennsylvania Ave : I-280 S Off Ramp - I-280 S Off Ramp	L East	Odd	21 Industrial	Mon	0: 6	4 Pennsylvania Ave, Block of 1001 - 1049
Pennsylvania Ave : I-280 S Off Ramp - I-280 S Off Ramp	R West	Even	21 Industrial	Fri	0: 6	3 Pennsylvania Ave, Block of 1001 - 1049
Pennsylvania Ave : I-280 S Off Ramp - 25th St	L East	Odd	21 Industrial	Mon	0: 6	4 Pennsylvania Ave, Block of 1050 - 1099
Pennsylvania Ave : I-280 S Off Ramp - 25th St	R West	Even	21 Industrial	Fri	0: 6	3 Pennsylvania Ave, Block of 1050 - 1099
Pennsylvania Ave : 25th St - I-280 S On Ramp	L East	Odd	21 Industrial	Mon	0: 6	4 Pennsylvania Ave, Block of 1100 - 1199
Pennsylvania Ave : 25th St - I-280 S On Ramp	R West	Even	21 Industrial	Fri	0: 6	3 Pennsylvania Ave, Block of 1100 - 1199
Pennsylvania Ave : 25th St - I-280 S On Ramp	R West	Even	35 NIGHT UNCONTROLLED A	Mon	23: 7	8 Pennsylvania Ave, Block of 1100 - 1199
Pennsylvania Ave : I-280 S On Ramp - I-280 S On Ramp	L East	Odd	21 Industrial	Mon	0: 6	4 Pennsylvania Ave, Block of 1110 - 1249
Pennsylvania Ave : I-280 S On Ramp - I-280 S On Ramp	R West	Even	21 Industrial	Fri	0: 6	3 Pennsylvania Ave, Block of 1110 - 1249
Pennsylvania Ave : I-280 S On Ramp - I-280 S On Ramp	R West	Even	35 NIGHT UNCONTROLLED A	Mon	23: 7	8 Pennsylvania Ave, Block of 1110 - 1249
Pennsylvania Ave : I-280 S On Ramp - Cesar Chavez St	L East	Odd	21 Industrial	Mon	0: 6	4 Pennsylvania Ave, Block of 1240 - 1299
Pennsylvania Ave : I-280 S On Ramp - Cesar Chavez St	R West	Even	21 Industrial	Fri	0: 6	3 Pennsylvania Ave, Block of 1240 - 1299
Pennsylvania Ave : I-280 S On Ramp - Cesar Chavez St	R West	Even	35 NIGHT UNCONTROLLED A	Mon	23: 7	8 Pennsylvania Ave, Block of 1240 - 1299

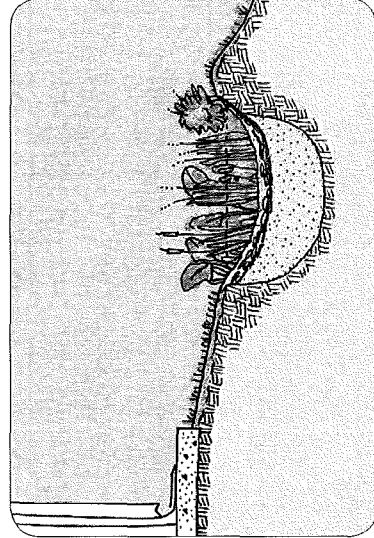
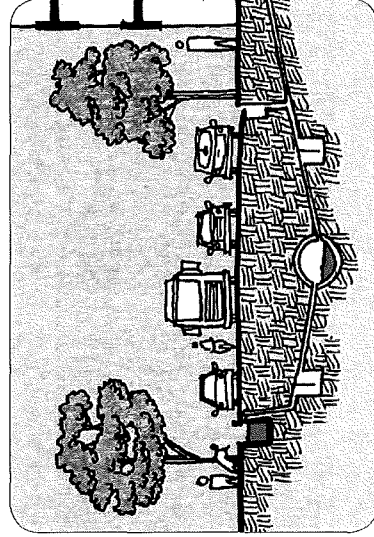
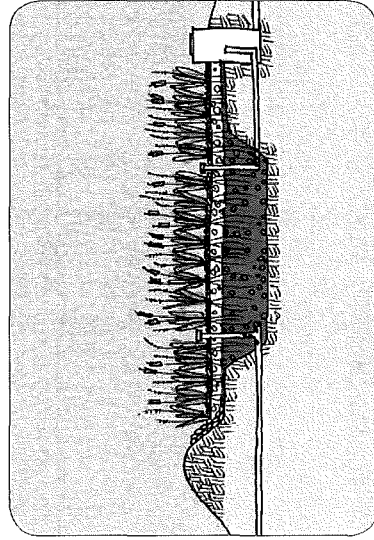
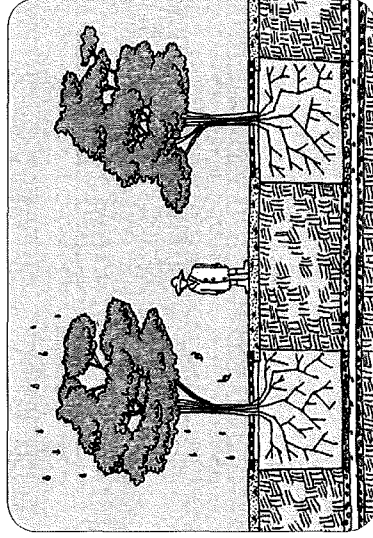
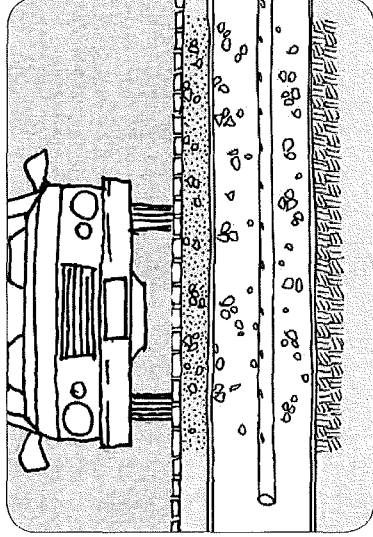
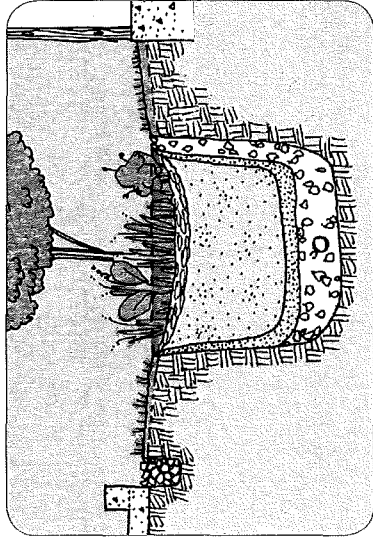
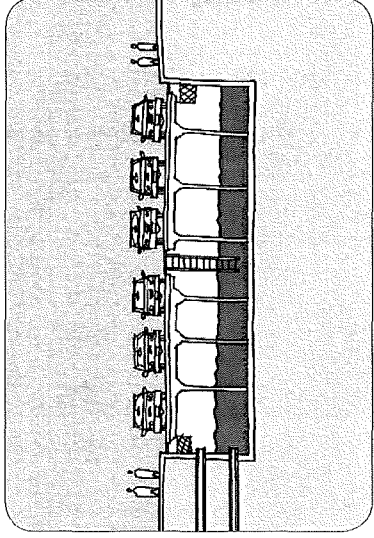
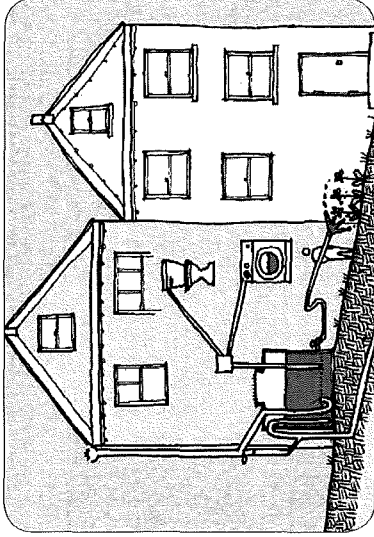
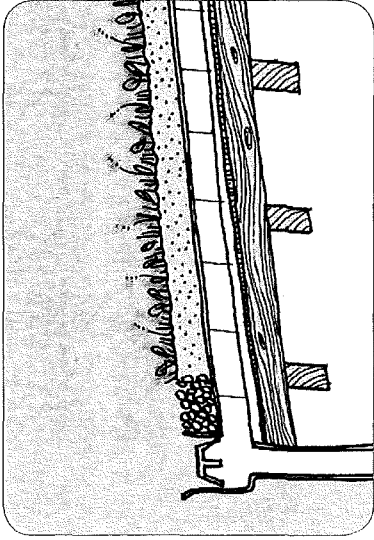
DPW Note: Streets not mentioned in this area are presumed impassable or swept on an uncontrolled basis.

NW Potrero Hill Sweeping Schedule

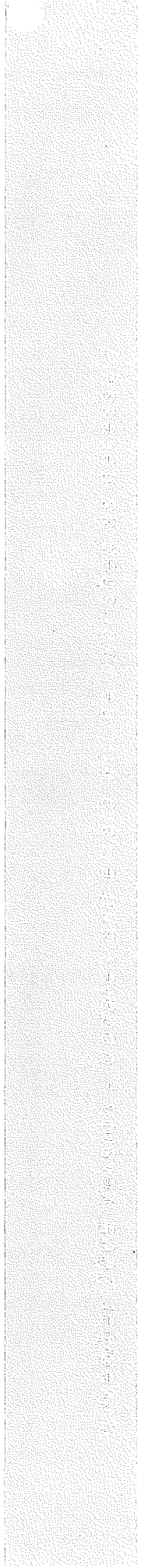
STREET	SIDE OF STREET	ODD/EVEN ADDRESS	ROUTE #	DAY	TIME	BLOCK
Kansas St : 16th St - 17th St	L East	Odd	21 Industrial	Tues	0: 6	5 Kansas St, Block of 300 - 399
Kansas St : 16th St - 17th St	R West	Even	21 Industrial	Mon	0: 6	2 Kansas St, Block of 300 - 399
Kansas St : 17th St - Mariposa St	L East	Odd	9 Mission	Wed	9: 11	2 Kansas St, Block of 400 - 499
Kansas St : 17th St - Mariposa St	R West	Even	9 Mission	Mon	9: 11	1 Kansas St, Block of 400 - 499
Kansas St : Mariposa St - 18th St	L East	Odd	9 Mission	Wed	9: 11	2 Kansas St, Block of 500 - 599
Kansas St : Mariposa St - 18th St	R West	Even	22 Bernal Heights	Mon	9: 11	2 Kansas St, Block of 500 - 599
Kansas St : Mariposa St - 18th St	R West	Even	9 Mission	Mon	9: 11	1 Kansas St, Block of 500 - 599
Kansas St : 18th St - 19th St	L East	Odd	9 Mission	Wed	9: 11	2 Kansas St, Block of 600 - 699
Kansas St : 18th St - 19th St	R West	Even	22 Bernal Heights	Mon	9: 11	2 Kansas St, Block of 600 - 699
Vermont St : 16th St - 17th St	L East	Odd	21 Industrial	Mon	0: 6	2 Vermont St, Block of 300 - 399
Vermont St : 16th St - 17th St	R West	Even	21 Industrial	Tues	0: 6	5 Vermont St, Block of 300 - 399
Vermont St : 17th St - Mariposa St	L East	Odd	9 Mission	Mon	9: 11	1 Vermont St, Block of 400 - 499
Vermont St : 17th St - Mariposa St	R West	Even	9 Mission	Wed	9: 11	1 Vermont St, Block of 400 - 499
Vermont St : Mariposa St - 18th St	L East	Odd	22 Bernal Heights	Mon	9: 11	2 Vermont St, Block of 500 - 599
Vermont St : Mariposa St - 18th St	R West	Even	9 Mission	Wed	9: 11	1 Vermont St, Block of 500 - 599
Vermont St : 18th St - 19th St	L East	Odd	22 Bernal Heights	Mon	9: 11	2 Vermont St, Block of 600 - 699
Vermont St : 18th St - 19th St	R West	Even	9 Mission	Wed	9: 11	2 Vermont St, Block of 600 - 699
San Bruno Ave : 16th St - 17th St	L East	Odd	21 Industrial	Mon	0: 6	2 San Bruno Ave, Block of 300 - 399
San Bruno Ave : 16th St - 17th St	R West	Even	21 Industrial	Mon	0: 6	2 San Bruno Ave, Block of 300 - 399
San Bruno Ave : 17th St - Mariposa St	L East	Odd	22 Bernal Heights	Mon	9: 11	2 San Bruno Ave, Block of 400 - 499
San Bruno Ave : 17th St - Mariposa St	R West	Even	22 Bernal Heights	Wed	9: 11	2 San Bruno Ave, Block of 400 - 499
San Bruno Ave : 18th St - 19th St	L East	Odd	9 Mission	Wed	9: 11	2 San Bruno Ave, Block of 600 - 699
San Bruno Ave : 18th St - 19th St	R West	Even	22 Bernal Heights	Mon	9: 11	2 San Bruno Ave, Block of 600 - 699

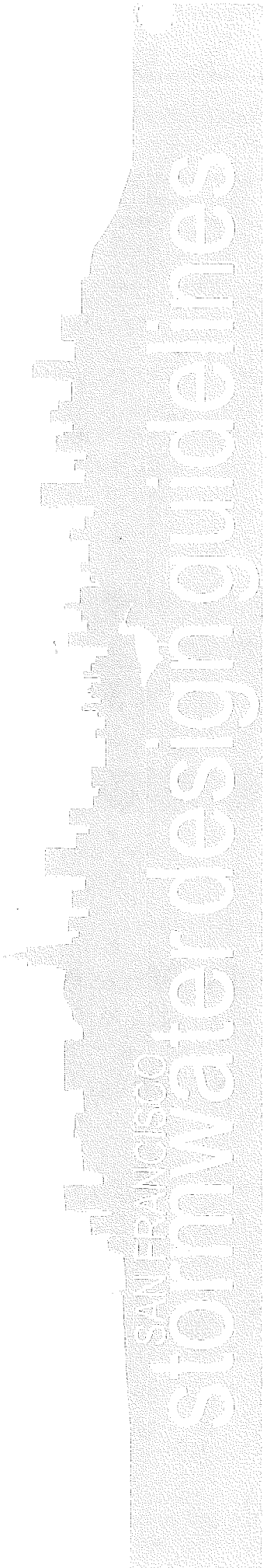
STREET	SIDE OF STREET		ODD/EVEN ADDRESS	ROUTE #	DAY	TIME		BLOCK
Utah St : 16th St - 17th St	L	East	Odd	21 Industrial	Mon	0	6	2 Utah St, Block of 300 - 399
Utah St : 16th St - 17th St	R	West	Even	22 Bernal Heights	Mon	9	11	2 Utah St, Block of 300 - 399
Utah St : 17th St - Mariposa St	L	East	Odd	22 Bernal Heights	Wed	9	11	2 Utah St, Block of 400 - 499
Utah St : 17th St - Mariposa St	R	West	Even	22 Bernal Heights	Mon	9	11	2 Utah St, Block of 400 - 499
Utah St : Mariposa St - 18th St	L	East	Odd	22 Bernal Heights	Wed	9	11	2 Utah St, Block of 500 - 600
Utah St : Mariposa St - 18th St	R	West	Even	22 Bernal Heights	Mon	9	11	2 Utah St, Block of 500 - 600
Potrero Ave : 16th St - 17th St	R	West	Even	22 Bernal Heights	Wed	8	10	1 Potrero Ave, Block of 300 - 399
Potrero Ave : 16th St - 17th St	R	West	Even	22 Bernal Heights	Fri	8	10	1 Potrero Ave, Block of 300 - 399
Potrero Ave : 17th St - Mariposa St	L	East	Odd	22 Bernal Heights	Tues	6	8	2 Potrero Ave, Block of 400 - 499
Potrero Ave : 17th St - Mariposa St	L	East	Odd	22 Bernal Heights	Thu	6	8	1 Potrero Ave, Block of 400 - 499
Potrero Ave : 17th St - Mariposa St	R	West	Even	22 Bernal Heights	Mon	8	10	1 Potrero Ave, Block of 400 - 499
Potrero Ave : 17th St - Mariposa St	R	West	Even	22 Bernal Heights	Wed	8	10	1 Potrero Ave, Block of 400 - 499
Potrero Ave : 17th St - Mariposa St	R	West	Even	22 Bernal Heights	Fri	8	10	1 Potrero Ave, Block of 400 - 499
Potrero Ave : Mariposa St - 18th St	L	East	Odd	22 Bernal Heights	Tues	6	8	2 Potrero Ave, Block of 500 - 599
Potrero Ave : Mariposa St - 18th St	L	East	Odd	22 Bernal Heights	Thu	6	8	1 Potrero Ave, Block of 500 - 599
Potrero Ave : Mariposa St - 18th St	R	West	Even	22 Bernal Heights	Mon	8	10	1 Potrero Ave, Block of 500 - 599
Potrero Ave : Mariposa St - 18th St	R	West	Even	22 Bernal Heights	Wed	8	10	1 Potrero Ave, Block of 500 - 599
Potrero Ave : Mariposa St - 18th St	R	West	Even	22 Bernal Heights	Fri	8	10	1 Potrero Ave, Block of 500 - 599
Potrero Ave : 18th St - 19th St	L	East	Odd	22 Bernal Heights	Tues	6	8	2 Potrero Ave, Block of 600 - 699
Potrero Ave : 18th St - 19th St	L	East	Odd	22 Bernal Heights	Thu	6	8	1 Potrero Ave, Block of 600 - 699
Potrero Ave : 18th St - 19th St	R	West	Even	22 Bernal Heights	Mon	8	10	1 Potrero Ave, Block of 600 - 699
Potrero Ave : 18th St - 19th St	R	West	Even	22 Bernal Heights	Wed	8	10	1 Potrero Ave, Block of 600 - 699
Potrero Ave : 18th St - 19th St	R	West	Even	22 Bernal Heights	Fri	8	10	1 Potrero Ave, Block of 600 - 699

DPW Note: Streets not mentioned in this area are presumed impassable or swept on an uncontrolled basis.



SAN FRANCISCO
stormwater design guidelines





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Astrid Haryati, Director of City Greening

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ACKNOWLEDGEMENTS

The *San Francisco Stormwater Design Guidelines* team would like to thank the Phase I cities that have gone before us and have graciously shared their wisdom, their support, and the many valuable lessons they have learned. We are particularly grateful for the examples set by the counties of Contra Costa and Santa Clara, California and the Cities of Emeryville, California; Portland, Oregon; and Seattle, Washington.

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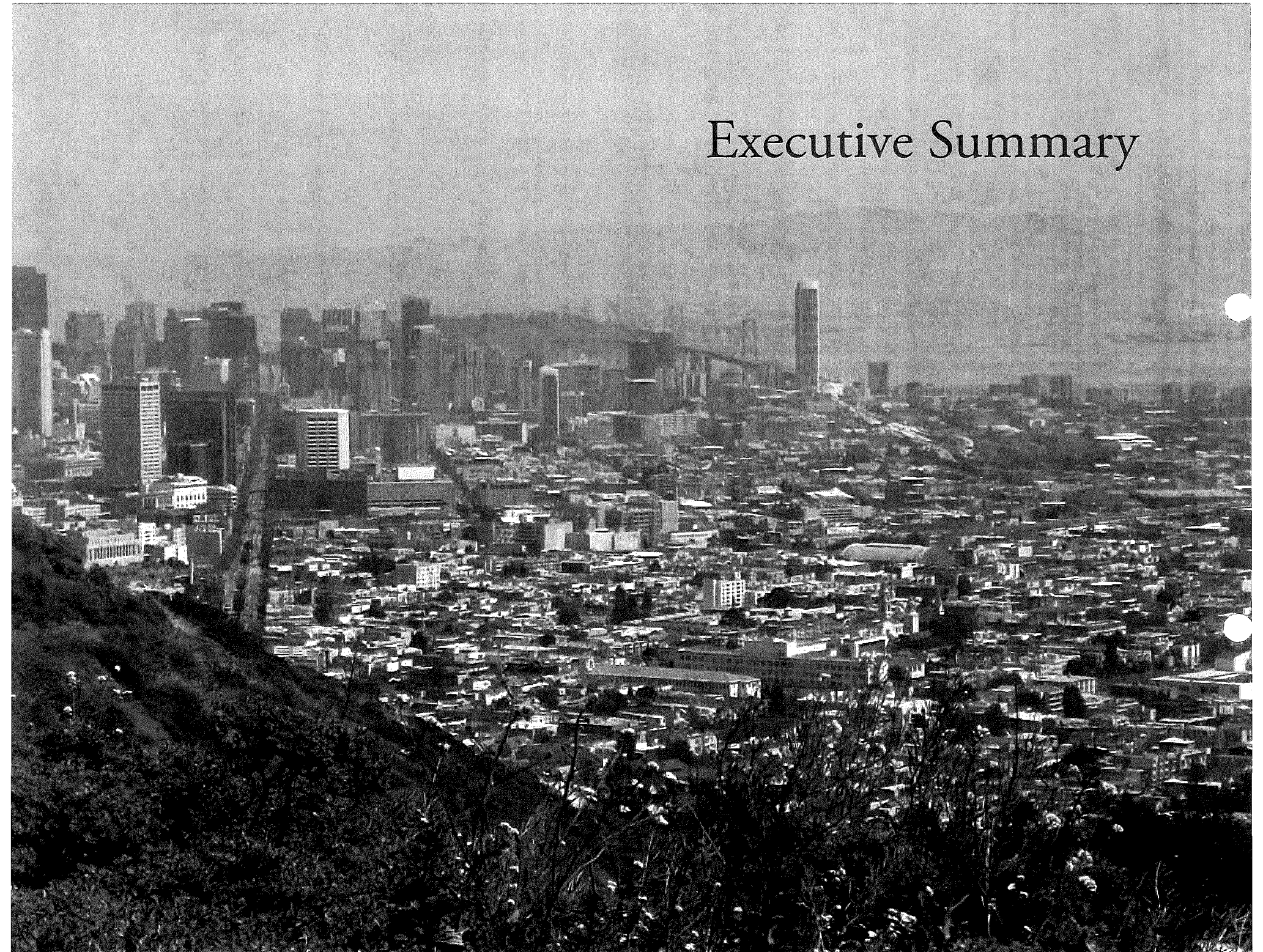
Scott Durbin

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Characterize existing conditions	
Identify design and development goals	
Develop a site plan	
Develop a site design	
Select and locate source controls	
Select and Locate Treatment BMPs	
Case Study: Berlin Treatment Train	
Size Treatment BMPs	
Check against Design Goals and Modify if Necessary	
Develop an Operations and Maintenance Plan	
Compile the Stormwater Control Plan	
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Appendix B: BMP Sizing Calculators	
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Executive Summary

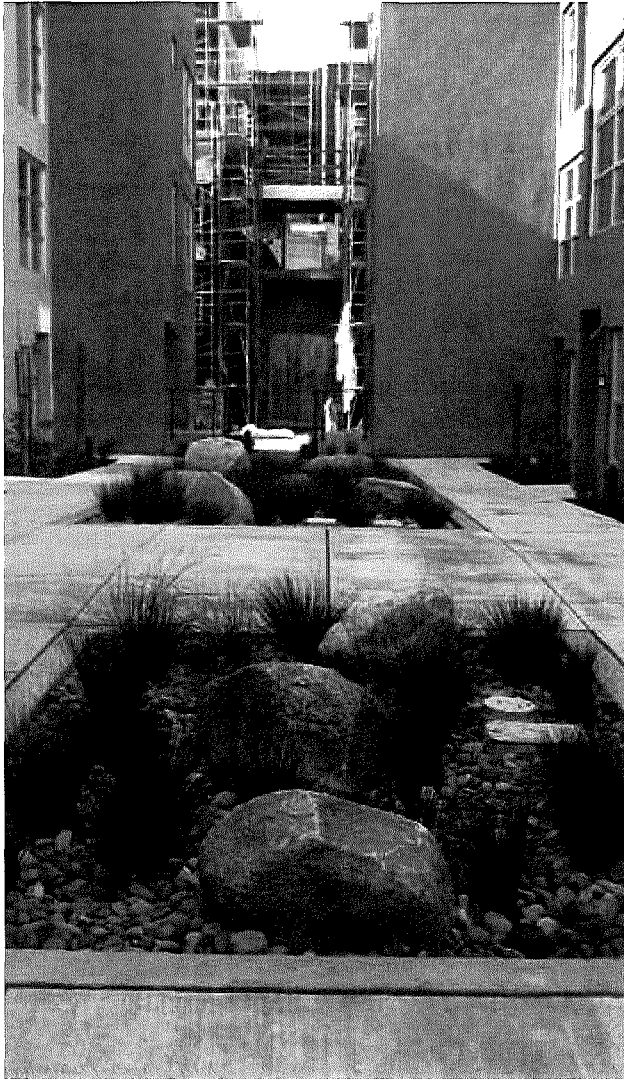


Stormwater management is a critical municipal responsibility that has a direct impact on public health and safety, surface water quality, and wildlife habitat.

Like many California municipal agencies, the San Francisco Public Utilities Commission (SFPUC) and the Port of San Francisco administer Stormwater Management Programs developed in accordance with the federal Clean Water Act and a State of California National Pollution Discharge Elimination System (NPDES) Permit.

NPDES permits for stormwater specify a suite of activities that municipalities must undertake to reduce pollution in stormwater runoff. One of these is the development, implementation, and enforcement of a program to reduce pollutants in stormwater runoff from new development and redevelopment projects. This effort is commonly referred to as a *post-construction stormwater control program*.

In February 2007, Port and SFPUC staff initiated a community planning effort to develop a regulatory guidance document that fulfills state and federal requirements for post-construction stormwater runoff control. The San Francisco Stormwater Design Guidelines (*Guidelines*) represent the culmination of this effort. The *Guidelines* describe an engineering, planning, and regulatory framework for designing new infrastructure in



Linked bioretention cells are a central part of the design for the Glashaus development in Emeryville, CA.

a manner that reduces or eliminates pollutants commonly found in urban runoff. The *Guidelines* are designed to work within the context of existing San Francisco regulations and policies, and are consistent with the City's and Port's Building Code and Planning Code requirements.

The *Guidelines* are currently directed primarily to San Francisco's **separate storm sewer areas**, which include the Port of San Francisco, Hunters Point Shipyard, Mission Bay, Treasure Island, Candlestick Point, and areas that discharge to inland receiving waters such as Lake Merced. However, the thresholds presented here and the general strategies described to achieve compliance also apply to **combined sewer areas**. While the thresholds and strategies are the same for both combined and separate sewers, the performance measures are different. For information about requirements in combined sewer areas, see page 62.

Low Impact Design

In keeping with San Francisco's policy goals for promoting sustainable development, the *Guidelines* encourage the use of Low Impact Design (LID) to comply with stormwater management requirements. LID applies decentralized, site strategies to manage the quantity and quality of stormwater runoff. LID integrates stormwater into the urban environment to achieve multiple goals. It reduces stormwater pollution, restores natural hydrologic function to San Francisco's watersheds, provides wildlife habitat, and contributes to the gradual creation of a greener city. LID can be integrated into all development types, from public open spaces and recreational areas to high-density housing and industrial areas.

Master-planned or Multi-Parcel Projects

Many future projects in San Francisco will be located in large redevelopment areas and will include construction of significant horizontal infrastructure and open space in addition to subdivided parcels and individual buildings. Master-planned projects, such as Treasure Island, Hunters Point Shipyard, and the Port's Sea Wall Lot 337, can make use of larger LID strategies that provide superior treatment, wildlife habitat, recreational amenities, and other benefits that may not be possible with smaller projects. Constructed wetlands and large-scale rainwater harvesting are just a few examples of LID strategies presented in these *Guidelines* that are ideally suited to large projects.

Using the Stormwater Design Guidelines

The *Guidelines* are intended to lead developers, engineers, and architects through a planning and design process that incorporates stormwater controls into site design. The *Guidelines* provide a policy overview, describe the regulatory context for post-construction stormwater control requirements, and explain how these requirements will be incorporated into San Francisco's planning and permit review process.

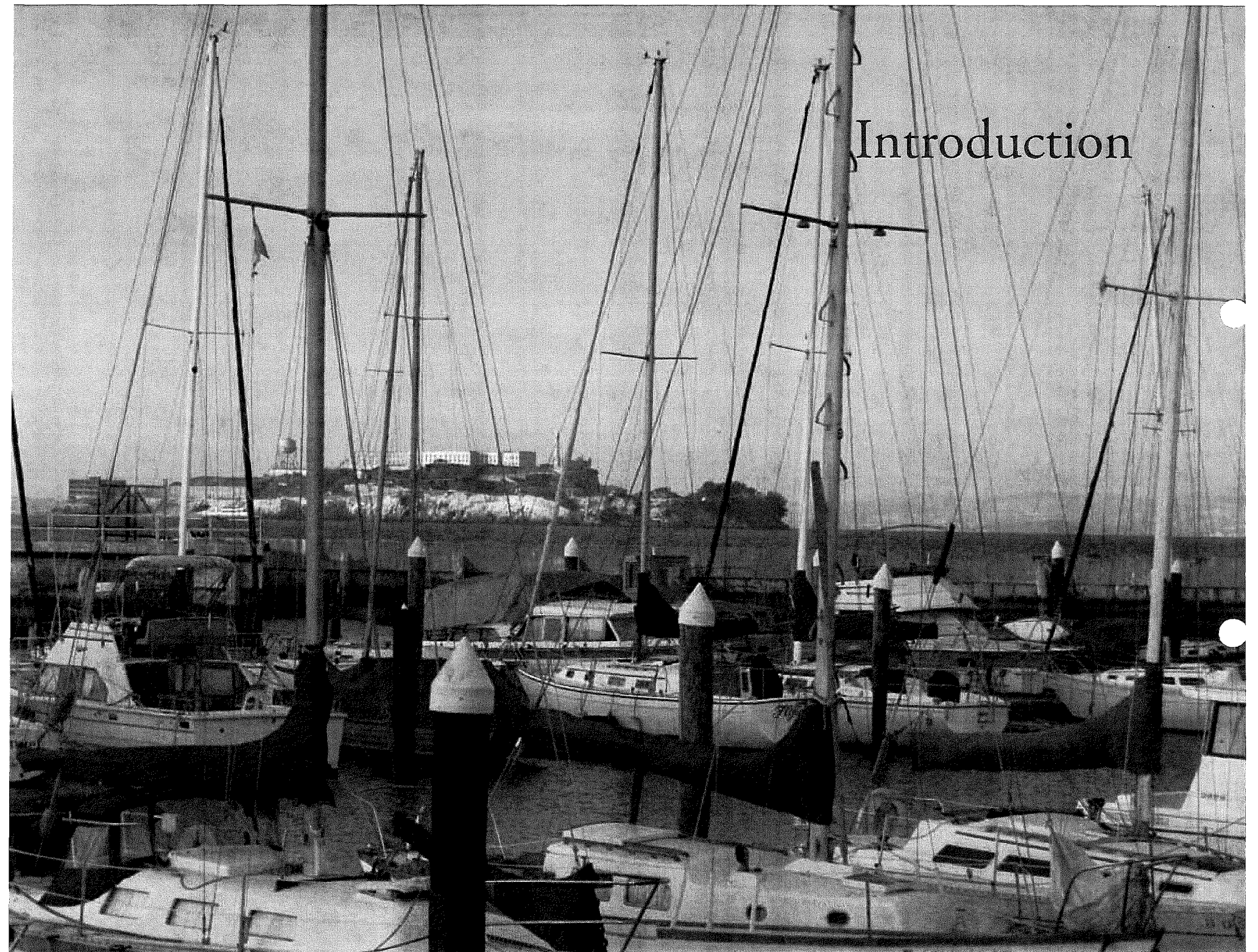
The *Guidelines* introduce the stormwater performance measures that must be achieved for project approval and provide detailed instructions for developing a Stormwater Control Plan (SCP), a document which will allow city staff to assess compliance. A worked example illustrates how to complete each step in the design process, and a template for the SCP is included at the end of the document. The *Guidelines* include compliance strategies, a decision tree to assist in the selection of stormwater controls, and spreadsheets for sizing stormwater controls. The requirements outlined in the *Guidelines* are of a technical nature and most project applicants will require the assistance of a qualified civil engineer, architect, or landscape architect in order to comply.

Every applicant seeking a building permit or every project that requires compliance with California Environmental Quality Act (CEQA) process on or after **January 1, 2010** for a new or redevelopment project over 5,000 square feet must complete a SCP showing that they have incorporated appropriate stormwater controls into their project and have met the stormwater performance measures described in these *Guidelines*. SFPUC and Port permit staffs will review SCP submittals for adequacy.



Native plants in bloom in the swales at the Sunset Circle parking lot, an LID feature that protects the water quality of Lake Merced.

Introduction



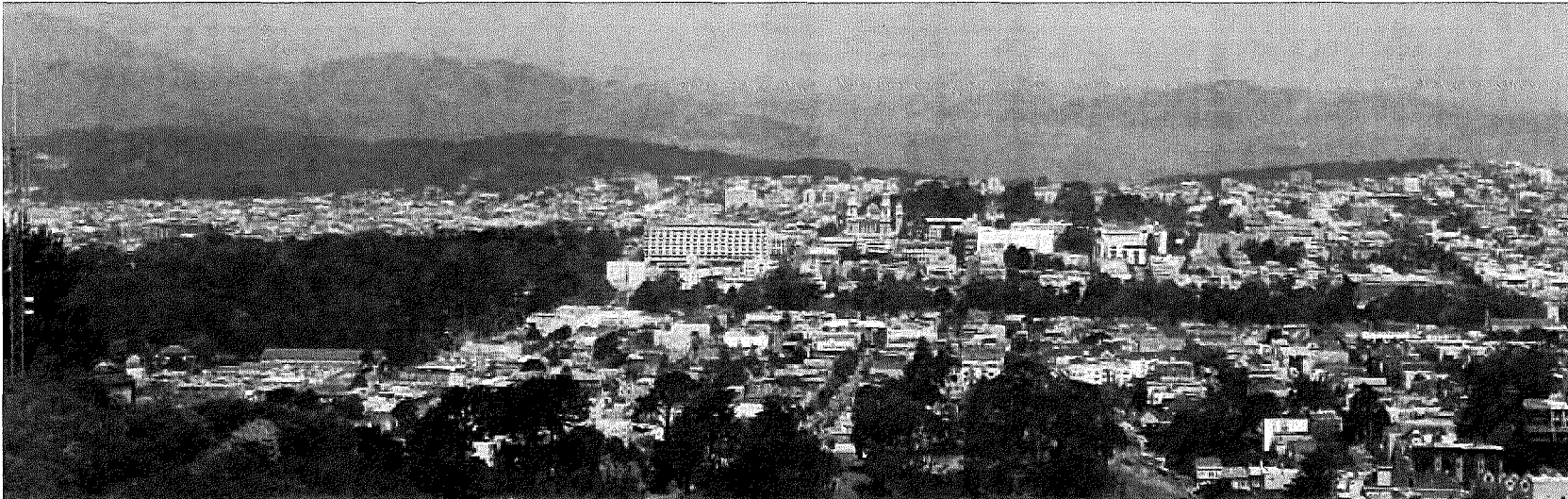
San Francisco's location adjacent to the Pacific Coast and San Francisco Bay, the largest estuary on the west coast of the United States, gives the City significant environmental, social, and economic advantages; it also confers unique responsibilities for water quality protection upon the City and its citizens.

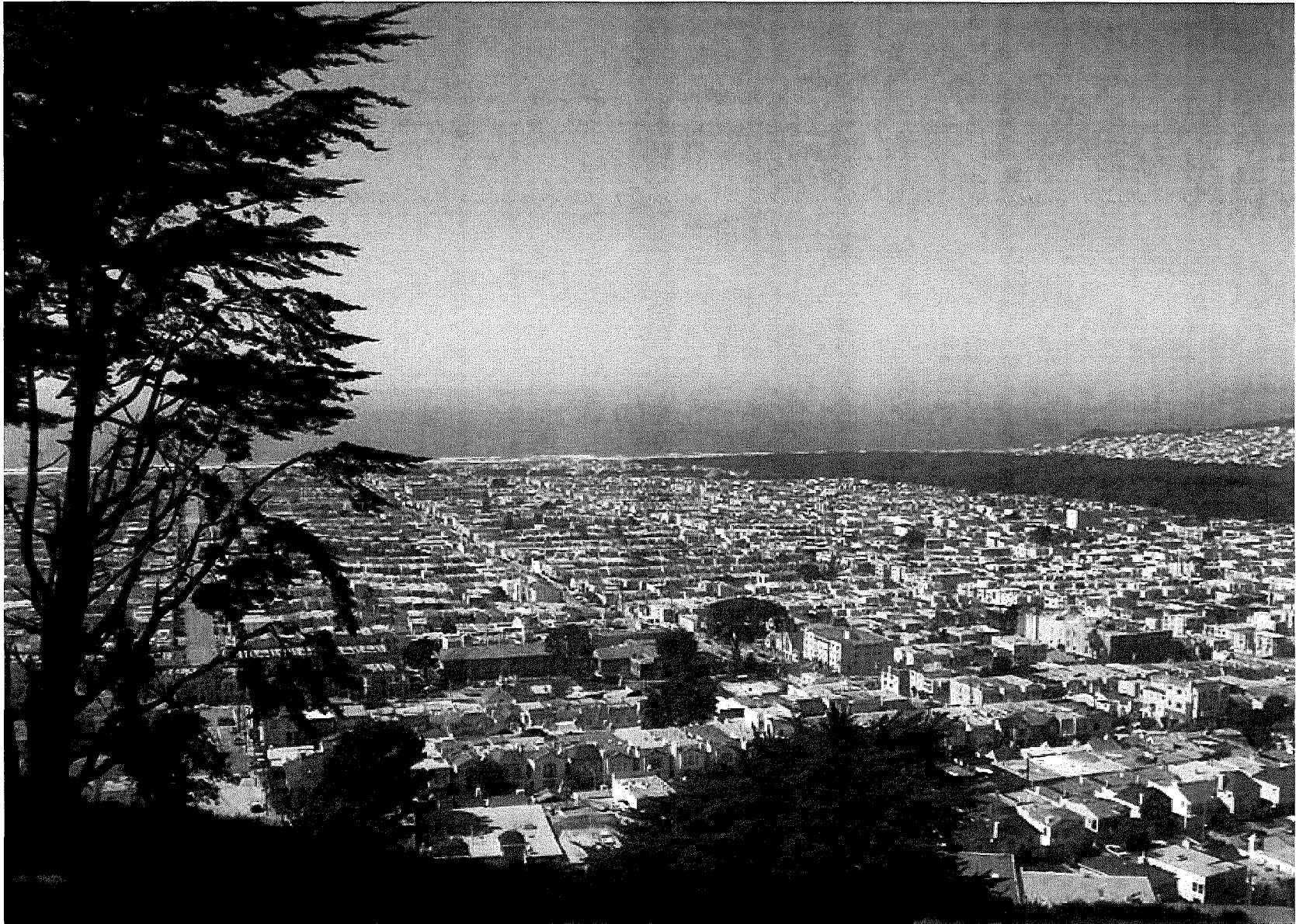
The San Francisco Public Utilities Commission (SFPUC) and the Port of San Francisco (Port) have partnered to create the *San Francisco Stormwater Design Guidelines (Guidelines)* for San Francisco's developers, designers, engineers, and the general public. The *Guidelines* are designed to help project applicants implement permanent post-construction stormwater controls. Water quality regulations under the federal Clean Water Act require such controls for new and redevelopment projects in areas served by municipal separate storm sewer systems (MS4s).

While water quality protection is the fundamental driver behind stormwater management, well-designed stormwater controls offer many ancillary benefits. These *Guidelines* encourage innovative and multi-purpose design solutions for meeting stormwater requirements in San Francisco's urban setting. In addition to protecting water quality, well-designed multi-purpose solutions will contribute to attractive civic spaces, open spaces, and streetscapes. They will also protect and enhance wildlife habitat and have the potential to effectively integrate stormwater management into the redevelopment of historic sites.

By implementing the stormwater management strategies articulated in this document, each project applicant will contribute to the incremental restoration of the health of the City's watersheds, protect the Bay and Ocean, and build a greener San Francisco. Patrick Condon, Chair in Landscape and Livable Environments at the University of British Columbia, underscores the contribution that each site can make to a region: "What the cell is to the body, the site is to the region. And just as the health of the body is dependent on the health of the individual cells that make it up, so too is the ecological and economic health of the region dependent on the sites that comprise it."

The *Guidelines* function as both policy document and design tool. They explain the environmental and regulatory drivers behind stormwater management, demonstrate the concepts that inform the design of stormwater controls, describe the benefits that green stormwater infrastructure bring to San Francisco, and take project applicants through the process of creating a Stormwater Control Plan (SCP) to comply with stormwater regulations. The *Guidelines* are specific to San Francisco's environment; they reflect the city's density, climate, diversity of land uses, and varying topography.





Regulatory Context



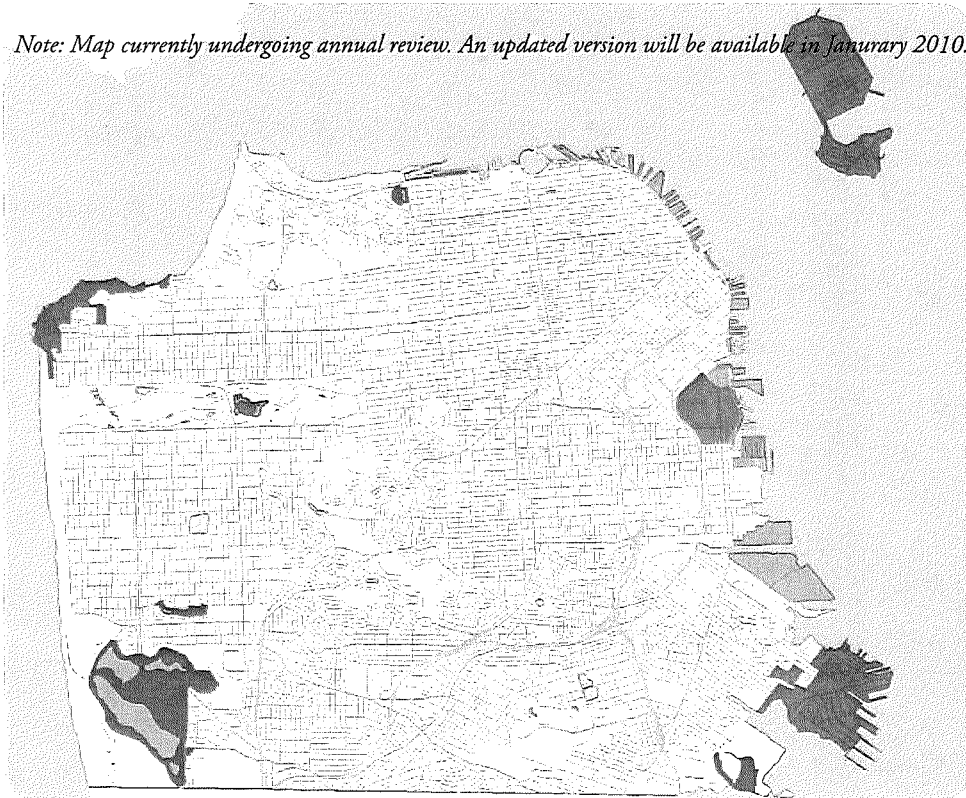
The federal Clean Water Act (CWA) establishes the foundation for stormwater regulation across the country. State, regional, and municipal laws and policies under the CWA help to ensure that San Francisco's stormwater requirements are appropriate to the city's geography, climate, and development patterns.

The Clean Water Act

In 1972, Congress passed the Clean Water Act (CWA) to regulate the discharge of pollutants to receiving waters such as oceans, bays, rivers and lakes. Under the CWA, waste discharges from industrial and municipal sources are regulated through the National Pollutant Discharge Elimination System (NPDES) Permit Program. Approximately 90% of San Francisco is served by a **combined sewer system** (see map on page 10) that conveys both sewage and stormwater for treatment to three sewage treatment plants before being discharged to receiving water. Discharges from the treatment plants are subject to the requirements of NPDES permits.

Stormwater runoff, now recognized by the United States Environmental Protection Agency (EPA) as a leading contributor to water quality degradation in the United States, was unregulated until 1987 when section 402(p) was added to the CWA. Section 402(p) established a two-phase plan to regulate polluted stormwater runoff under NPDES. The Phase I permits, finalized in 1990, regulate **municipal separate storm sewer systems (MS4s)** serving populations of 100,000 or more. Stormwater discharges associated with certain types of industrial facilities and construction sites greater than five acres are also

Note: Map currently undergoing annual review. An updated version will be available in January 2010.



- San Francisco Public Utilities Commission
- The Port of San Francisco
- Redevelopment areas (various owners)

Figure 1. Separate storm sewer areas and jurisdictions

Best Management Practices

Stormwater Best Management Practices (BMPs) are measures or programs used to reduce pollution in stormwater runoff. The EPA defines a BMP as a “technique, measure or structural control that is used for a given set of conditions to manage the quantity and improve the quality of stormwater runoff in the most cost-effective manner.”

regulated under Phase I. Phase II permits, finalized in 2000, regulate MS4s serving populations of 100,000 or less.

The California State Water Resources Control Board (SWRCB) serves as the implementing agency for NPDES regulations. In 2003, the SWRCB issued the *General Permit for Discharges of Stormwater from Small Municipal Storm Sewer Systems* (General Permit) to regulate small MS4s. San Francisco’s MS4 areas cover approximately 10% of the City and serve fewer than 100,000 people. They are therefore subject to Phase II requirements in the General Permit.

The General Permit

To comply with NPDES Phase II regulations, the General Permit requires agencies holding the Phase II NPDES Permit (SFPUC and Port) to develop Stormwater Management Plans (SWMPs) describing the measures that will be implemented to reduce pollution in stormwater runoff in the MS4 areas.

The General Permit requires Permittees to implement four measures for post-construction stormwater management in new and redevelopment projects located in areas served by separate sewers:

1. Develop, implement, and enforce a program to address stormwater runoff from new and redevelopment projects to ensure that controls are in place to prevent or minimize water quality impacts;
2. Develop and implement stormwater management strategies, including a combination of structural and/or non-structural best management practices (BMPs) appropriate for the community;

3. Use an ordinance or other regulatory mechanism to control post-construction runoff from new and redevelopment projects to the extent allowable under the law; and,
4. Ensure the adequate long-term operation and maintenance of BMPs.

Under the General Permit, Permittees have two options for adopting the post-construction stormwater management requirements listed above. The first is to use the minimum design standards listed in Attachment 4 of the Phase II General Permit as a framework for administering post-construction control programs (http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/final_attachment4.pdf).

The second option for compliance is for Permittees to develop a functionally equivalent program that is acceptable to the San Francisco Bay Regional Water Quality Control Board (RWQCB). The Port and the SFPUC have chosen to pursue the latter option by implementing these *Guidelines*, which are largely based on the C.3 Provision of the San Francisco Bay Area Phase I stormwater permits. The C.3 requirements are similar to those in the General Permit, but require more effort on the part of the Permittee to develop a post-construction control program suitable for its climate, geography and development patterns.

Effective January 1, 2010, these *Guidelines* will apply to all projects greater than 5,000 square feet in the City of San Francisco. The *Guidelines* **do not** apply to those projects that have received 1) building permits and/or 2) discretionary approvals by the San Francisco Planning Department, the San Francisco Department of Building

<i>Project Type</i>	<i>Excluded Projects</i>
<i>Commercial, industrial or residential development</i>	<i>Projects with fewer than 5,000 square feet of developed area that are not part of a larger common plan of development.</i>
<i>Single family residential development</i>	<i>Construction of one single family home that is not part of a larger common plan of development and is fewer than 5,000 square feet, with the incorporation of appropriate source control measures, and using landscaping to appropriately treat runoff from impervious surfaces.</i>
<i>Redevelopment and repair projects</i>	<i>Interior remodels and routine maintenance and repair, such as roof replacement, exterior painting, utility trenching and repair, pier apron repair and pile replacement, pavement resurfacing, repaving and structural section rehabilitation within the existing footprint.</i>
<i>Parking lots</i>	<i>Parking lots of fewer than 5,000 square feet.</i>

Table 1. *Projects excluded from Stormwater Design Guidelines requirements*

Requirement

All project sites with an area greater than 5,000 square feet must incorporate post-construction stormwater controls that meet the performance measures set forth in these *Guidelines*, including minimizing the sources of stormwater pollutants (see Source Controls, beginning on page 75) and treating a specified flow or volume of stormwater (see Treatment BMPs, beginning on page).

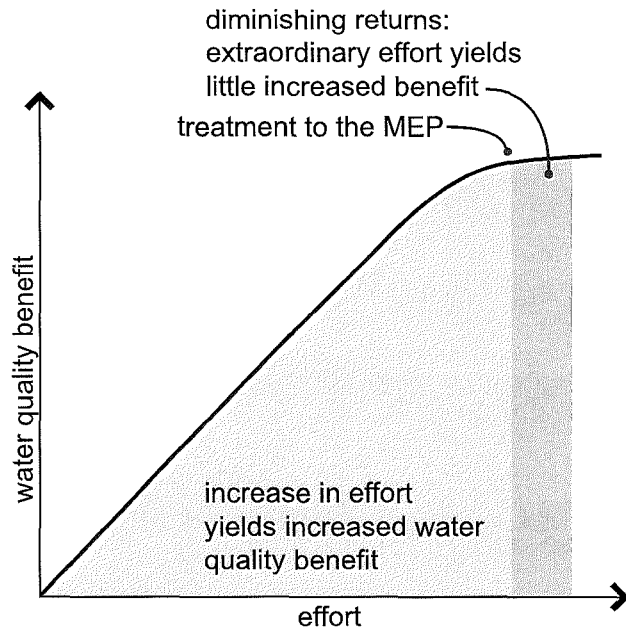


Figure 2. As the maximum extent practicable (MEP) standard is approached, additional investment in BMPs yields reduced benefit.

Inspection, the Port of San Francisco Planning Division, or the Port Building Department by January 1, 2010. All new project applications, incomplete project applications, and amendments received thereafter will be subject to these *Guidelines*. Table 1 lists the types of projects that are excluded from the *Guidelines*.

The RWQCB monitors San Francisco’s implementation of General Permit requirements. The Port and the SFPUC must submit ongoing reports on their respective development review efforts, the number and type of projects reviewed, and the stormwater control measures included in the projects. To assess the effectiveness of stormwater control measures, the Port and SFPUC must define criteria for compliance. The RWQCB and the EPA require that stormwater control measures be designed to reduce pollution in stormwater runoff to the Maximum Extent Practicable (MEP).

The Maximum Extent Practicable Treatment Standard

MS4 permits require stormwater management strategies to “reduce the discharge of pollutants to the maximum extent practicable, including management practices, control techniques and system, design and engineering methods.”

Treatment to the maximum extent practicable (MEP) can be achieved by applying the BMPs that are most effective at treating pollutants in stormwater runoff. The SWRCB has said of the MEP standard that there “must be a serious attempt to comply, and practical solutions may not be lightly rejected.” The SWRCB also states that if project applicants implement only a few of the least expensive stormwater BMPs, it is likely that the MEP standard has not been met. If, on the other hand, a project applicant implements all applicable and effective BMPs except those shown to be technically infeasible, or those whose cost would exceed any benefit to be derived, then the project applicant would have achieved treatment to the MEP. As technology and design innovation improve, stormwater BMPs become more effective. The definition of MEP continually evolves with the field to encourage innovation and improved water quality protection. Because of this, some end-of-pipe strategies such as vortex separators, which were considered to meet the MEP standard ten years ago, are no longer accepted as such. Similarly, in cases where just one BMP may have gained project approval in the past, today there are many cases where multiple BMPs will be required in order to achieve treatment to the MEP.

Pollutants of Concern

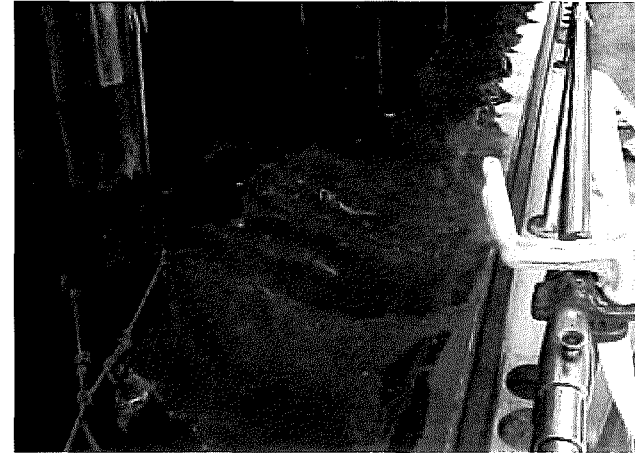
Because stormwater runs off of diverse sites, it mobilizes many kinds of pollutants. The following list summarizes the main categories of pollutants found in stormwater, their sources, and their environmental consequences.

Gross pollutants mobilized by stormwater include litter, plant debris and floatable materials. Gross pollutants often harbor other pollutants such as heavy metals, pesticides, and bacteria. They also pose their own environmental impacts; they degrade wildlife habitat, water quality, the aesthetic quality of waterways, and are a strangling and choking hazard to wildlife.

Sediment is a common component of stormwater runoff that degrades aquatic habitat and can be detrimental to aquatic life by interfering with photosynthesis, respiration, growth, reproduction, and oxygen exchange. Construction sites, roadways, rooftops, and areas with loose topsoil are major sources of sediment. Sediment is a vehicle for many other pollutants such as trace metals and hydrocarbons. Over half the trace metal load carried in stormwater is associated with sediment. Because of this, sediment removal is a good indicator for reduction of a broader range of pollutants. For the purpose of developing stormwater controls, engineers and designers must consider both coarse and fine (“suspended”) sediments.

Oil and grease include a wide range of organic compounds, some of which are derived from animal and vegetable products, others from petroleum products. Sources of oil and grease include leaks and breaks in mechanical systems, spills, restaurant waste, waste oil disposal, and the cleaning and maintenance of vehicles and mechanical equipment.

Nutrients like nitrogen and phosphorous are typically used as fertilizers for parks and golf courses and are often found in stormwater runoff. They can promote excessive and accelerated growth of aquatic vegetation, such as algae, resulting in low dissolved oxygen. Un-ionized ammonia, a form of nitrogen, can be toxic to fish. In San Francisco, nutrients carried in runoff are a significant concern for enclosed freshwater bodies such as Lake Merced, more so than they are for the San Francisco Bay and Pacific Ocean.



Oils and gross pollutants pose a significant threat not only to water quality but also to bay area wildlife.



Stormwater runoff transports trash to local water bodies, where it creates an aesthetic nuisance, harms wildlife, and pollutes receiving waters.

Pesticides (herbicides, fungicides, rodenticides, and insecticides) are often detected in stormwater at toxic levels, even when they have been applied in accordance with label instructions. As pesticide use has increased, so have concerns about their adverse effects on the environment and human health. Accumulation of these compounds in simple aquatic organisms, such as plankton, provides an avenue for biomagnification through the food web, potentially resulting in elevated levels of toxins in organisms that feed on them, such as fish and birds.

Organics can be found in stormwater in low concentrations. They include synthetic compounds associated with adhesives, cleaners, sealants, and solvents that are widely used and are often stored and disposed of improperly.

Bacteria can enter stormwater via sources such as animal excrement, decay of organic materials, and combined sewer discharges. High levels of bacteria in stormwater runoff can lead to beach closures and fishing advisories.

Dissolved metals including lead, zinc, cadmium, copper, chromium, and nickel are mobilized by stormwater when it runs off of surfaces such as galvanized metal, paint, automobiles, and preserved wood, whose surfaces corrode, flake, dissolve, decay, or leach. Metals are toxic to aquatic organisms, can bioaccumulate in fish and other animals, and have the potential to contaminate drinking water supplies.

PCBs and Mercury are legacy contaminants that are found in low concentrations in soils associated with historically industrialized areas. San Francisco Bay is listed by the USEPA as an “impaired water body” for these contaminants. Control of PCBs and mercury will be implemented through design measures that limit the mobilization of these pollutants in contaminated soils.

Synergy with other Regulations and Initiatives

The *Guidelines* are designed to work with San Francisco’s existing and emerging regulatory programs and policies. For example, development along the San Francisco waterfront is subject to policies adopted by the Port of San Francisco and the San Francisco Bay Conservation and Development Commission (BCDC); the *Guidelines* are consistent with these policies. Federal, state, and local regulations most relevant to the *Guidelines* are shown in Table 2 at the end of this section.

There are three initiatives underway in San Francisco that directly affect stormwater management in the City and that propose policies parallel to those presented in these *Guidelines*: the *Sewer System Master Plan*, the *Better Streets Plan*, and the Green Building Ordinance. These mutually-supportive efforts are consistent with the stormwater management goals and requirements put forward here.

The SFPUC's *Sewer System Master Plan* (Master Plan) is a comprehensive plan that charts a long-term vision and strategy for the management of the City's wastewater and stormwater. The Master Plan is intended to maximize system reliability and flexibility and to lay a path for capital investment and management of the City's infrastructure for the next 30 years. The Master Plan presents Low Impact Design (LID) as a major tool for addressing the City's drainage management needs. LID is an innovative stormwater management approach that is modeled after nature: it advocates managing runoff at its source using decentralized micro-scale facilities. The Master Plan contains protocols for using LID in ongoing repair and replacement projects as a part of its overhaul of drainage infrastructure.

The *Better Streets Plan* is a collaborative effort between the SFPUC, the Planning Department, the Public Works Department, the City's transit agencies, and other relevant agencies, to create a unified set of standards, guidelines, and implementation strategies that will govern how the City designs, builds, and maintains the public rights-of-way. The goal of the *Better Streets Plan* is to update applicable standards to improve pedestrian safety, enhance landscaping, and identify innovative methods for reducing stormwater runoff from the streets and sidewalks to create a more attractive and sustainable public realm in San Francisco.

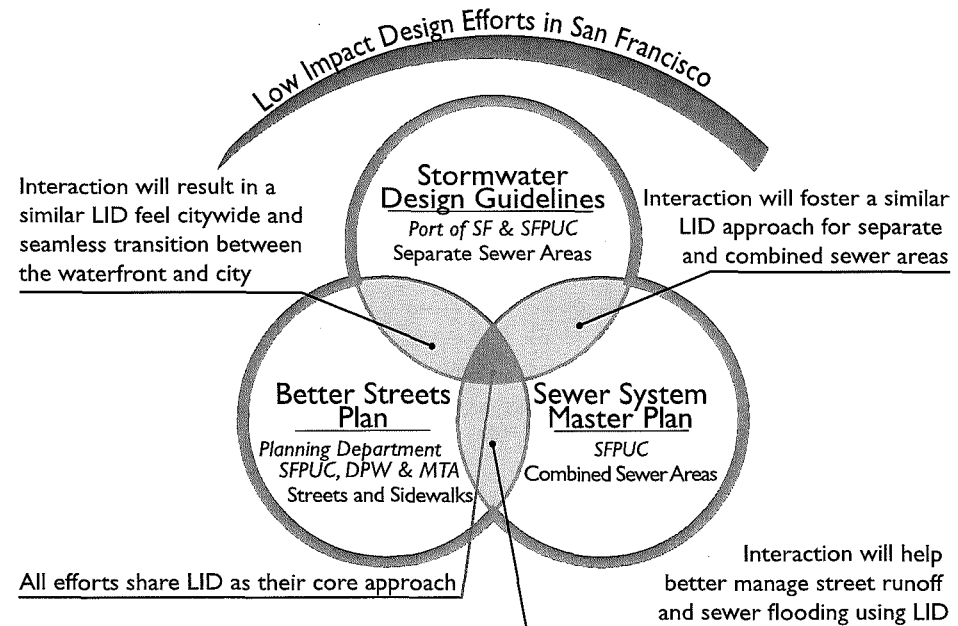
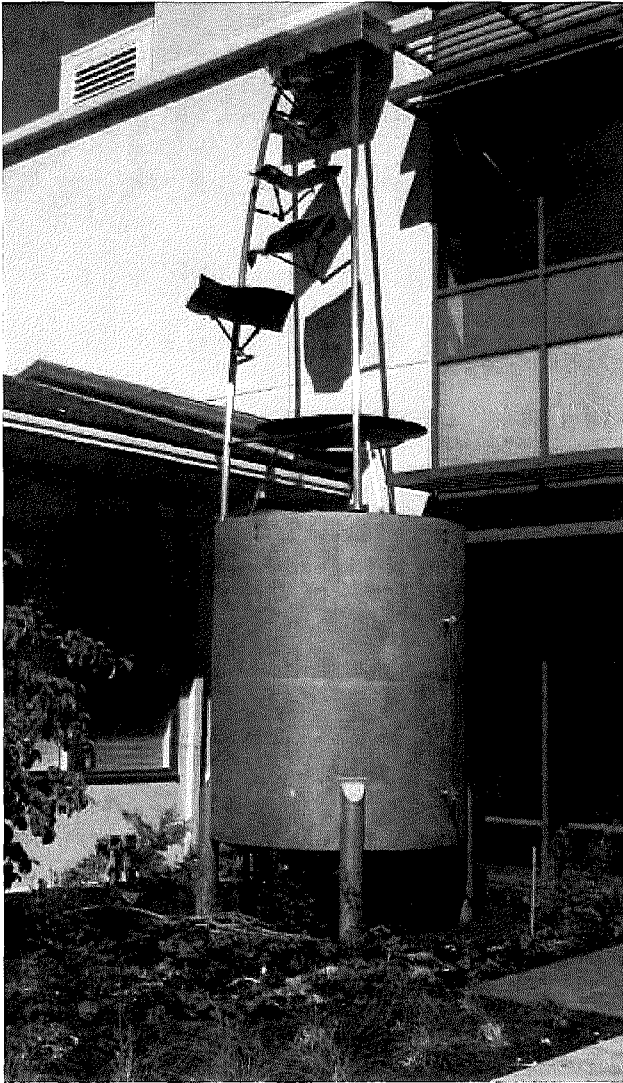


Figure 3. LID is the common thread linking a number of major planning efforts currently underway in San Francisco.



A cistern at Mills College in Oakland, CA is a stormwater BMP and a design element. Photo: Ingrid Severson

The Green Building Ordinance is a third initiative that will work in tandem with the *Guidelines*. The ordinance expands the scope of green building standards to apply not only to public buildings but also to private development and redevelopment projects in San Francisco. The task force was charged with creating building requirements that would foster environmentally sensitive design and sustainability in new development projects. As a part of this effort, SFPUC and Port staff developed stormwater management performance standards for new and redevelopment projects over 5,000 square feet. The Ordinance references the *Guidelines* and provides the regulatory authority to implement stormwater management requirements in combined sewer areas.

San Francisco Building Code Requirements

Projects that are implementing the *Guidelines* will also be subject to review by the San Francisco Department of Building Inspection (DBI) or the Port Building Department. Both DBI and the Port administer building codes that include provisions for managing drainage for new construction. Section 306.2 of the San Francisco Plumbing Code and Section 1506.1 of the San Francisco Building Code were amended on June 28, 2005 to allow roofs and other building areas to drain to locations other than the combined sewer. The 2005 amendments anticipated LID strategies such as downspout disconnection and rainwater harvesting, which are described in the *Guidelines*.

They now read as follows:

- **Plumbing Code, Section 306.2:** Roofs, inner courts, vent shafts, light well, or similar areas having rainwater drains shall discharge directly into a building drain or sewer, or to an approved alternate location based on approved geotechnical and engineering designs.
- **Building Code, Section 1506.1:** All storm or casual water from roof areas which total more than 200 square feet shall drain or be conveyed directly to the building drain or storm drain or to an approved alternate location based on approved geotechnical and engineering design. Such drainage shall not be directed to flow onto adjacent property or over public sidewalks. Building projections not exceeding 12 inches in width are exempt from drainage requirements without area limitations.

In the amended codes listed above, “approved alternate location” is the key phrase that allows for downspout disconnection and encompasses all properly designed stormwater management facilities, including rain barrels or cisterns.

In 2008, the SFPUC, DBI, and the Department of Public Health (DPH) signed a Memorandum of Understanding (MOU) for Rainwater Harvesting Systems. The MOU records a technology-based agreement between the three agencies, which concludes that project applicants can safely harvest rainwater and use it for non-potable applications such as toilet flushing, irrigation, and vehicle washing without treating it to potable standards. More detailed specifications and permitting requirements for rainwater harvesting can be found on the “Rainwater Harvesting” fact sheet in Appendix A.



An interior roof drain discharges to a vegetated swale in Emeryville, CA. This properly designed and permitted stormwater facility is an example of an “approved alternate location” for stormwater discharge.

Regulatory Context

<i>Name/Title</i>	<i>Administered By</i>	<i>Summary</i>
FEDERAL REQUIREMENTS		
National Pollutant Discharge Elimination System (NPDES) Phase II General Permit	California Regional Water Quality Control Board (RWQCB)	Requires municipalities to develop programs to control runoff pollution from both new and redevelopment projects. The <i>Guidelines</i> provide standards and guidance to implement the requirements of the Phase II Municipal General Permit.
NPDES Industrial Permits	RWQCB	Requires facilities subject to the requirements of the Industrial Permit to implement BMPs to prevent or reduce pollution in stormwater runoff. Newly constructed industrial facilities over 5,000 square feet must implement post-construction controls per requirements of the <i>Guidelines</i> .
Federal Clean Water Act 401 Certification	RWQCB	The RWQCB must certify that construction projects taking place in or over federal and state water bodies do not negatively impact water quality. The <i>Guidelines</i> will help project proponents comply with post-construction stormwater control requirements often included as conditions of 401 certification.
303(d) Impaired Water Bodies - Clean Water Act - Total Maximum Daily Load (TMDL) Program	RWQCB	San Francisco Bay and other water bodies are impaired by pollutants such as mercury and PCBs. TMDLs require pollutant sources to reduce levels of pollutant loading associated with water quality impairment. Stormwater treatment control selection should consider TMDL pollutant removal.
Secretary of the Interior's Standards for the Treatment of Historic Properties	National Park Service/California State Office of Historic Preservation	In order to qualify for Federal Rehabilitation Tax Credits, construction within designated Historic Districts must avoid or minimize changes that would adversely affect an historic resource's character defining features. Stormwater management measures selected for a given project must comply with these standards as applicable.
Americans with Disabilities Act (ADA) California Code of Regulations Title 24	San Francisco Department of Building Inspection (DBI) San Francisco Department of Public Works (SFPDW)	The ADA establishes requirements for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. Stormwater management measures described in the <i>Guidelines</i> must accommodate ADA requirements, including curb ramp standards promulgated through SFPDW Order No. 175,387. Treatment controls located in the public right-of-way must comply with ADA architectural guidelines.
STATE REQUIREMENTS		
California Environmental Quality Act (CEQA)	San Francisco Planning Department	A process to review new and redevelopment projects for potential impacts to the environment and, as necessary, propose mitigation measures to substantially lessen the project's significant environmental effects. The <i>Guidelines</i> include measures that will substantially reduce water quality and hydrological impacts associated with new and redevelopment projects.
REGIONAL REQUIREMENTS		
San Francisco Bay Basin Plan	RWQCB	Designates the beneficial uses and water quality objectives designed to protect those beneficial uses for state waters in the San Francisco Bay Region. Stormwater management measures described in the <i>Guidelines</i> promote restoration and maintenance of beneficial uses for waters in and around San Francisco.
San Francisco Bay Sea Port Plan and San Francisco Special Area Plan Maritime Commerce, Land Use and Public Access	San Francisco Bay Conservation and Development Commission (BCDC)	Policies that guide BCDC regulation within 100 feet of the shoreline edge, including most of the Port's piers. Policies are geared to limiting Bay fill, protecting water quality, and encouraging maximum feasible public access that does not impact commercial maritime activities. Wherever practical projects should retain or restore native vegetation buffer zones, rather than hardscape shoreline development. Applicable to waterfront development within 100' of the shoreline. Stormwater management measures described in the <i>Guidelines</i> are consistent with BCDC policy goals.

Table 2. Relevant jurisdictions, codes, and ordinances

<i>Name/Title</i>	<i>Administered By</i>	<i>Summary</i>
SAN FRANCISCO REQUIREMENTS		
San Francisco Public Works Code	San Francisco Department of Public Works - Bureau of Streets and Mapping (SFDPW-BSM)	SFDPW-BSM permits and approves all work in the public right-of-way, streets and sidewalks (including paper streets). Permits tree-lawns and planting strips. Permits sidewalk, curb and gutter, pavement, or any other facilities in the public right-of-way improvements. Stormwater management measures described in the <i>Guidelines</i> must satisfy Public Works Code requirements for design and construction within the public right-of-way.
San Francisco Public Works Code	San Francisco Department of Public Works - Bureau of Hydraulics	San Francisco Department of Public Works - Bureau of Engineering provides technical review on behalf of the San Francisco Public Utilities Commission (SFPUC), and designs and contracts sewer improvements. Stormwater management measures described in the <i>Guidelines</i> must comply with engineering standards administered by San Francisco Department of Public Works - Bureau of Hydraulics.
San Francisco Better Streets Master Plan	Mayor's Office of Greening, San Francisco Planning Department, DPW, Municipal Transportation Agency, and the SFPUC	Guides design and construction within the public right-of-way and streets. Stormwater management measures proposed in the <i>Guidelines</i> are consistent with those considered in the <i>Better Streets Plan</i> . For design standards applicable to stormwater, the <i>Guidelines</i> will take precedence.
Waterfront Land Use Plan - Waterfront Design and Access Element	Port of San Francisco	Guides the physical form of the waterfront revitalization envisioned in the <i>Port Waterfront Land Use Plan</i> ; provides guidance on public access and waterfront accessibility, planting (both the presence and type of vegetation), protection and preservation of historic resources; and defines distinct geographic areas wherein specific design criteria apply.
Recycled Water Policy	San Francisco Department of Public Health (DPH)	Recycled water must be treated to Title 22 standards, which differ according to the proposed use of the water.
Rainwater Harvesting Policy	Department of Building Inspection (DBI), SFPUC, and the DPH	Rain barrels less than 100 gallons may be installed without a permit if they are used for irrigation and not connected to indoor or outdoor plumbing. Permits must be obtained from DBI for rainwater harvesting systems over 100 gallons that are connected to indoor or outdoor plumbing and are used for irrigation or toilet flushing. Rainwater harvesting systems for indoor uses other than toilet flushing must obtain permits from DBI and DPH.
Greywater Policy	DBI and the DPH	Untreated greywater may be used for subsurface irrigation. For all other uses, greywater must be treated to Title 22 standards, which differ according to the proposed use of the water.
Plumbing and Connections	DBI	The Plumbing Inspection Division (PID) of DBI is responsible for assuring, through permitting and inspection, the proper functioning for installations of drainage, water, gas, and other mechanical systems covered in the Plumbing and Mechanical Codes. These inspections are carried out in buildings that are newly constructed, remodeled, or repaired. Stormwater management measures must be implemented in a manner that satisfies DBI requirements.
San Francisco Planning Code, Article 10	San Francisco Planning Department, Landmarks Preservation Advisory Board and the City Planning Commission	Exterior alterations to San Francisco properties that are designated local landmarks will be reviewed for consistency with requirements set forth in the Secretary of the Interior's Standards for the Treatment of Historic Properties. Stormwater management measures described in the <i>Guidelines</i> must comply with Article 10 and the Secretary Standards.
San Francisco Health Code, Article 22A	DPH	The Maher Ordinance regulates construction and post-construction activities for properties constructed on fill materials adjacent to the historic Bay shoreline. Much of the waterfront and other areas in San Francisco are subject to the Maher Ordinance. Soil and groundwater in areas of the San Francisco Waterfront subject to the Maher Ordinance may contain pollutants that preclude the use of stormwater treatment controls using infiltration.

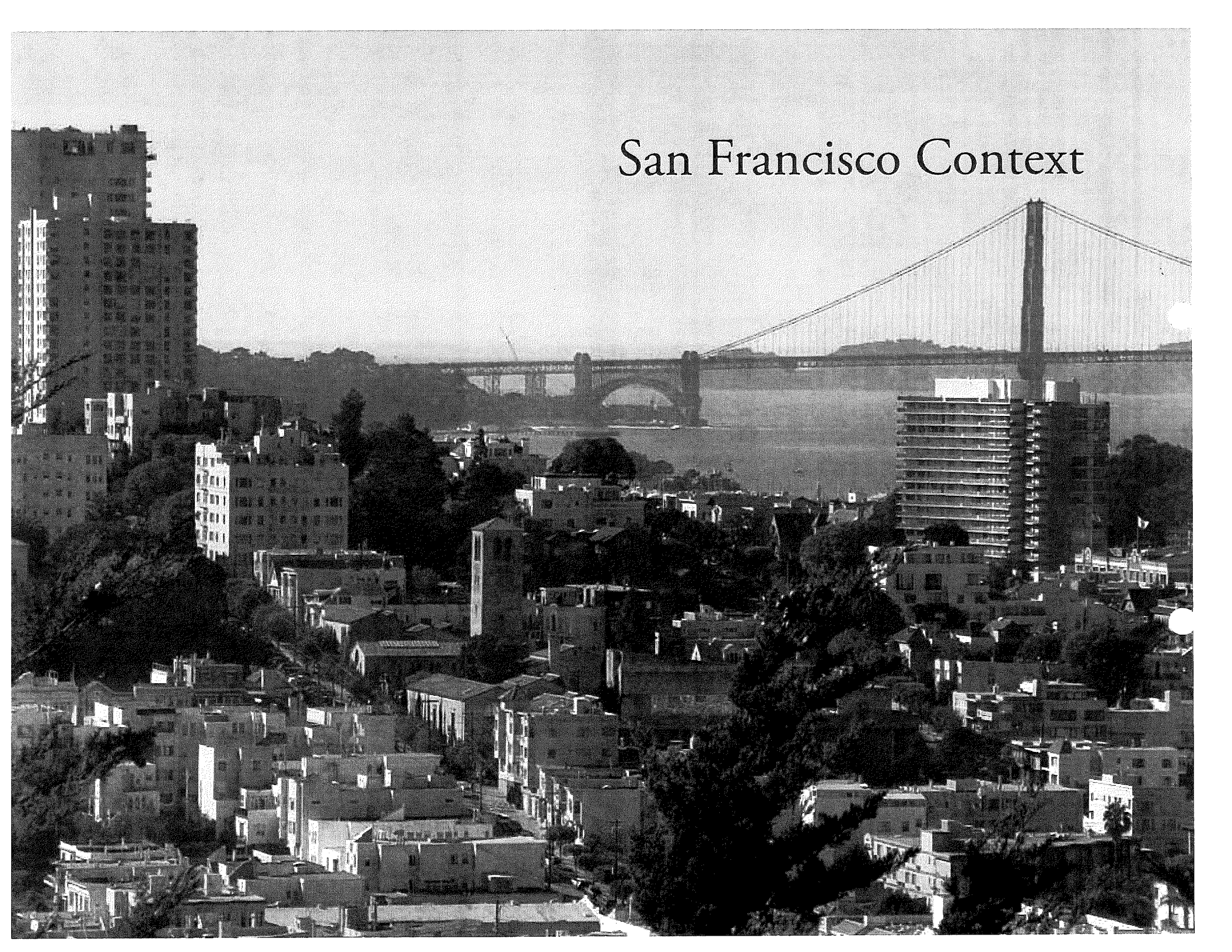
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Boardwalks provide access across waterfront bioretention facilities in Seattle, WA.

San Francisco Context



Before San Francisco developed into the thriving city it is today, it consisted of a diverse range of habitats including oak woodlands, native grasslands, riparian areas, wetlands, and sand dunes. Streams and lakes conveyed and captured rainwater. Wetlands lined the Bay and functioned as natural filtering systems and as buffers from major storms. Rainwater infiltrated into the soil, replenishing groundwater supplies and contributing to stream base flow.

The Urban Watershed

Watershed function

Today, impervious surfaces such as buildings, streets, and parking lots have covered most of the City, preventing rainfall infiltration. Over time, creeks were buried and connected to the sewers, and wetlands were filled. Instead of percolating into soils, runoff now travels over impervious surfaces, mobilizes pollutants like oil and debris, and washes them into the sewer system or receiving water bodies—creeks, lakes, San Francisco Bay, and the Pacific Ocean. During heavy rain events, stormwater runoff can contribute to localized flooding, combined sewer discharges, and the degradation of surface water quality. Moreover, the decrease in infiltration resulting from paved surfaces contributes to groundwater depletion. LID can help to mitigate these adverse effects. With every project contributing incremental improvements, San Francisco can work toward restoring natural hydrologic function in its urban watersheds.



Figure 4. San Francisco's topography divides the Westside Basins from the Eastside Basins.

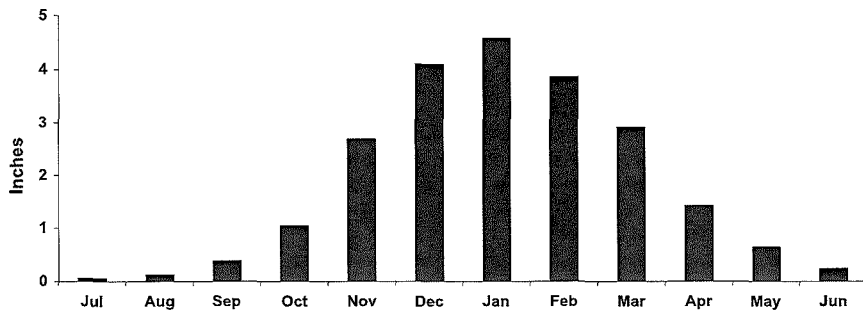


Figure 5. Average monthly rainfall for San Francisco.
Source: National Weather Service Gage, Federal Office Building, July 1907 to June 1978

Environment

San Francisco is roughly divided into two major drainages: the eastern and western basins (see Figure 4). These are comprised of eight major sub-basins containing diverse urban neighborhoods with a range of residential, commercial, and industrial land uses, open spaces, and natural areas. Each sub-basin is underlain with unique topography, hydrology, soils, vegetation and water resources that create opportunities and challenges for drainage and stormwater management.

San Francisco has a temperate Mediterranean climate, with dry summers and rainy winters (see Figure 5). In a typical year, San Francisco receives less than an inch total of rain from May through September and an average of 20 inches of rain between November and March. Rainfall is not distributed evenly across the City. It ranges from approximately 22 inches in the south, to 20 inches along the western edge and northeastern quadrant, to 18 inches in the extreme northeast. Like all Mediterranean climates, San Francisco experiences periods of drought punctuated by intense winter rains, often resulting in water scarcity in the summer and flooding in the winters.

The potential for stormwater to infiltrate varies dramatically by location. Infiltration may be limited in areas that have steep slopes, shallow depth to bedrock or to the water table, clay soils, contaminated soils, or are built on bay mud and fill over former creeks and wetlands. However, in many areas of the City, particularly in the western basins, soils are generally sandy and have the potential to provide excellent infiltration rates and pollution removal. Where infiltration is limited, a wide array of stormwater management strategies that do not depend upon infiltration can be implemented.

San Francisco's Stormwater Infrastructure

While the creation of these *Guidelines* is driven primarily by regulatory requirements for the City's separate sewer areas, the majority of San Francisco (90%) is served by a combined sewer system (see Figure 6). The stormwater management goals for areas served by separate storm sewers are different from those for areas served by the combined sewer system. Despite this, many of the fundamental design concepts for stormwater management apply to both areas, and as such, the *Guidelines* can be used as a tool in both the separate and combined sewer areas of San Francisco. Using landscape-based stormwater infrastructure will enhance and diversify the functions of both the separate and combined systems.

Approximately 10% of the City is served by a **separate storm sewer system** or is lacking stormwater infrastructure; in most of these areas stormwater flows directly to receiving waters without treatment. In the separate storm sewer areas, the primary reason for implementing post-construction controls is to improve stormwater quality before it reaches a receiving water body. These controls are aimed at removing specific pollutants of concern and treating what is known as the "first flush". The first flush is the dirtiest runoff, usually generated during the beginning of a rain event; it mobilizes the majority of the pollutants and debris that have accumulated on impervious surfaces since the last rain.

A **combined sewer system** conveys wastewater and stormwater in the same set of pipes. The combined flows receive treatment at wastewater treatment plants before being discharged to the Bay and Ocean. Conventional separate storm sewer systems provide no stormwater treatment, while combined sewer systems treat most urban runoff to secondary standards, including the first flush and most additional stormwater runoff. However, when the capacity of the system is exceeded by large storm events, localized flooding and combined sewer discharges (CSDs) can occur. In the event of a CSD, the system discharges a mixture of partially treated sanitary effluent and stormwater to receiving water bodies. While these discharges are dilute (typically consisting of roughly six percent sewage and 94 percent stormwater), they can cause public health concerns and lead to beach or Bay access closures.

The primary reason for implementing LID measures in a combined sewer system is to reduce and delay the volumes and peak flows of stormwater reaching the sewer system. Volume reductions and peak flow desynchronization can help reduce the number of CSDs, reduce flooding, and protect water quality. Post-construction controls in the combined system can also improve the capacity and efficiency of the City's treatment facilities.

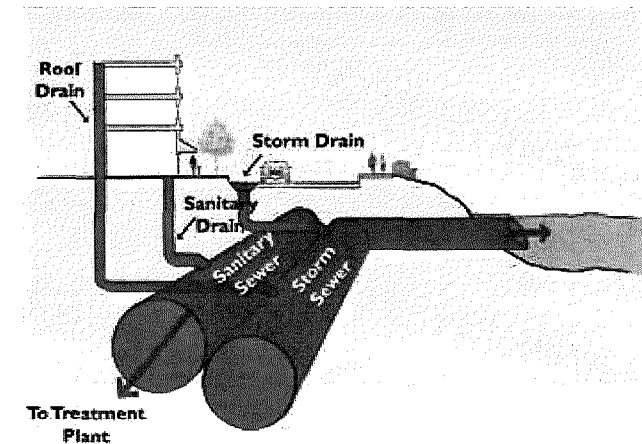
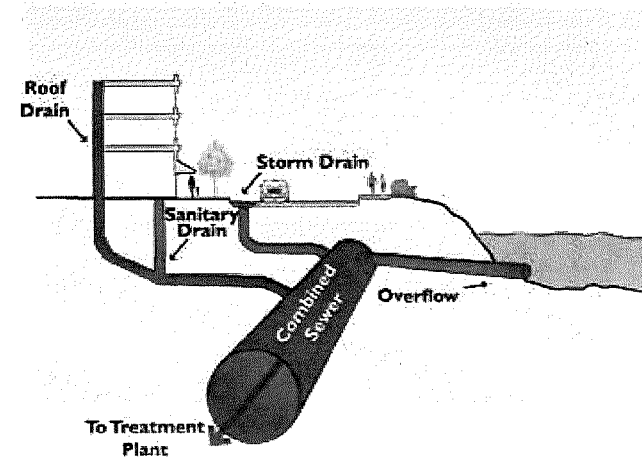


Figure 6. Combined sewer systems (top) serve 90% of San Francisco. Separate sewer systems (bottom) serve 10%. Image: modified from King County Wastewater Management Division

Managing Stormwater in San Francisco

Low Impact Design

To lessen the impacts of urbanization on stormwater quality and peak flows, cities around the world are taking advantage of Low Impact Design (LID), which promotes the use of ecological and landscaped-based systems to manage stormwater. LID aims to mimic pre-development drainage patterns and hydrologic processes by increasing retention, detention, infiltration, and treatment of stormwater runoff at its source. This decentralized approach not only treats stormwater at its source and facilitates the best and highest use of stormwater; it also allows greater adaptability to changing environmental conditions than do centralized conveyance systems.

LID strategies direct runoff to BMPs such as flow-through planters, swales and rain gardens. These BMPs capture, filter, and slow stormwater runoff, thereby improving stormwater quality and reducing the quantity of runoff. Strategic placement of BMPs helps to ameliorate the negative water quality and ecosystem impacts of impervious surfaces. LID also emphasizes the integration of stormwater management with urban planning and design and promotes a comprehensive, watershed-based approach to stormwater management.

Figure 7 shows how LID can be incorporated into an urban setting like San Francisco without compromising its character and livability. Vegetated roofs and landscaped areas minimize the amount of stormwater runoff. BMPs are incorporated into the fabric of the city, doubling as recreational areas, wildlife habitat, and landscaping. These measures may increase initial capital costs (approximately 3%), but they bring multiple benefits to the site and the city: not only do they protect water quality and provide open space, they may also decrease downstream stormwater infrastructure costs because they lessen stormwater flows and volumes.

The most effective application of LID is a comprehensive approach that includes *site design*, *source controls*, and *treatment controls*. Careful site design can minimize the impacts of stormwater runoff from the outset. The more that stormwater management is integrated into the design process, the easier it is to create a successful and multi-purpose stormwater management strategy for a given site. The following pages list a set of goals to guide site design.

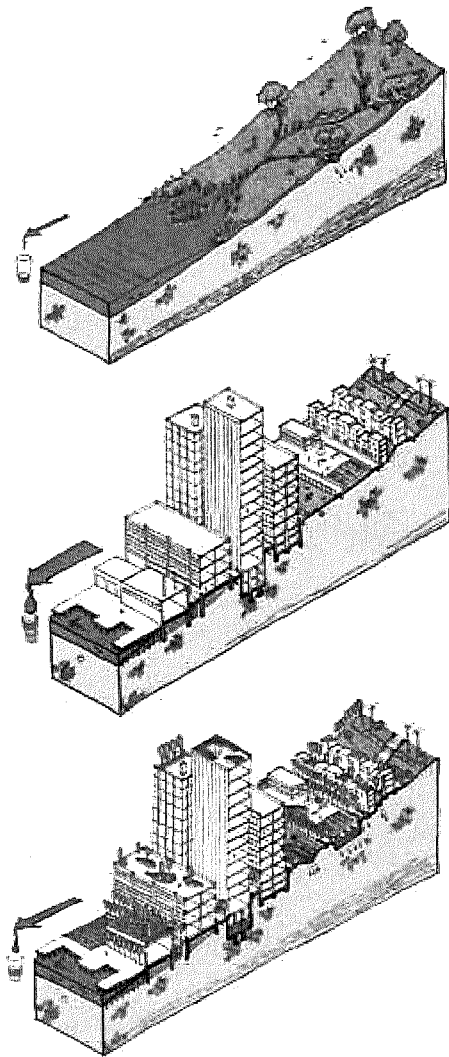
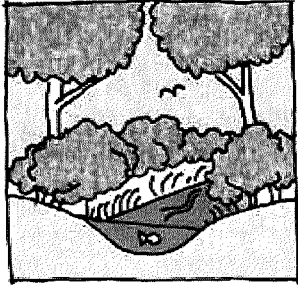


Figure 7. Low Impact Design seeks to reduce runoff and restore hydrologic function through effective site planning, increased permeability, and landscape-based BMPs.



Mint Plaza, San Francisco, CA is an example of how LID can be integrated into an ultra-urban setting. The design includes rain gardens, permeable paving, and a subsurface infiltration gallery.

Figure 8. Site Design Goals



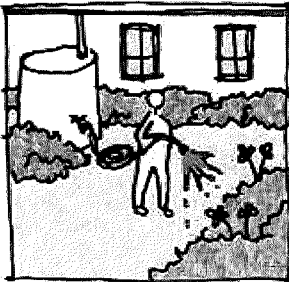
1. Do no harm: preserve and protect existing waterways, wetlands, and vegetation.

Creeks and wetlands are natural drainage features that can define the character and aesthetic value of a site. Moreover, they are already designed to convey and treat stormwater. Trees and ground cover act as natural stormwater management measures. They capture rainwater in their foliage, slow its progress through the landscape, and facilitate its infiltration into the soil.



2. Preserve natural drainage patterns and topography and use them to inform design.

Existing topography and drainage networks can be used as a framework around which to organize development. Changing the topography of a site through grading significantly increases the chances of diminishing water quality by delivering sediment to receiving waters; it also increases project costs.

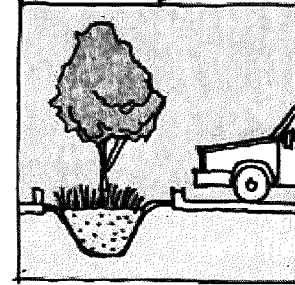


3. Think of stormwater as a resource, not a waste product.

Stormwater has traditionally been viewed as a nuisance to be eliminated. It is actually an untapped resource that can offset potable water use for irrigation, toilet flushing, cooling towers, and many other applications. It also offers opportunities to create interesting and site-specific designs using water features, rain-irrigated landscapes, and educational elements.

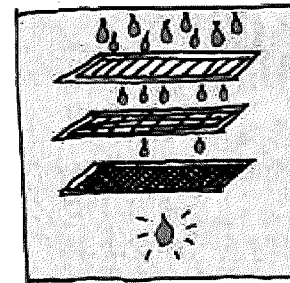
4. Minimize and disconnect impervious surfaces.

Minimizing and disconnecting impervious surfaces allows designers to treat relatively small volumes of runoff from multiple surfaces on a site, rather than treating relatively large volumes of stormwater that have mobilized diverse pollutants from impervious surfaces across an entire site. Disconnecting impervious surfaces and directing runoff to BMPs can be thought of as creating an obstacle course for stormwater; it increases the time needed for runoff to travel from its source to its discharge point, thereby increasing opportunities for treatment, flow reduction, and volume reduction.



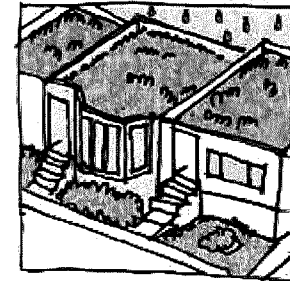
5. Treat stormwater at its source.

Treating stormwater pollutants at their source can reduce the need to treat multiple pollutants or higher pollutant loads further downstream in the drainage area. Treating at the source can result in smaller, less costly and more effective stormwater treatment facilities.



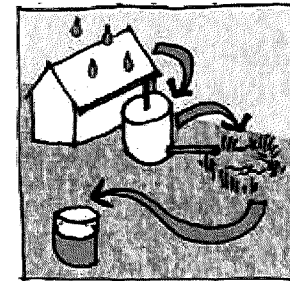
6. Use treatment trains to maximize pollutant removal.

In most scenarios, treatment to the MEP cannot always be achieved with a single BMP. In most cases, a series of linked BMPs called a treatment train must be used to maximize pollutant removal. Like a series of ever-finer sieves, treatment trains clean stormwater by running it through a series of BMPs, each designed to remove specific pollutants, from large pieces of trash, to suspended solids, to dissolved pollutants.



7. Design the flow path of stormwater on a site all the way from first contact to discharge point.

It is important to delineate the path of travel of stormwater from its first surface contact (where it changes from rain to stormwater runoff) to its final discharge point after treatment. All BMPs must have an approved overflow discharge location for storm flows that exceed the design criteria and in case of clogging.





*The Ekostaden residential development in Malmö, Sweden, channels all stormwater runoff through BMP treatment features such as bioswales, ponds, and wetlands as shown here.
Photo: Brooke Ray Smith*

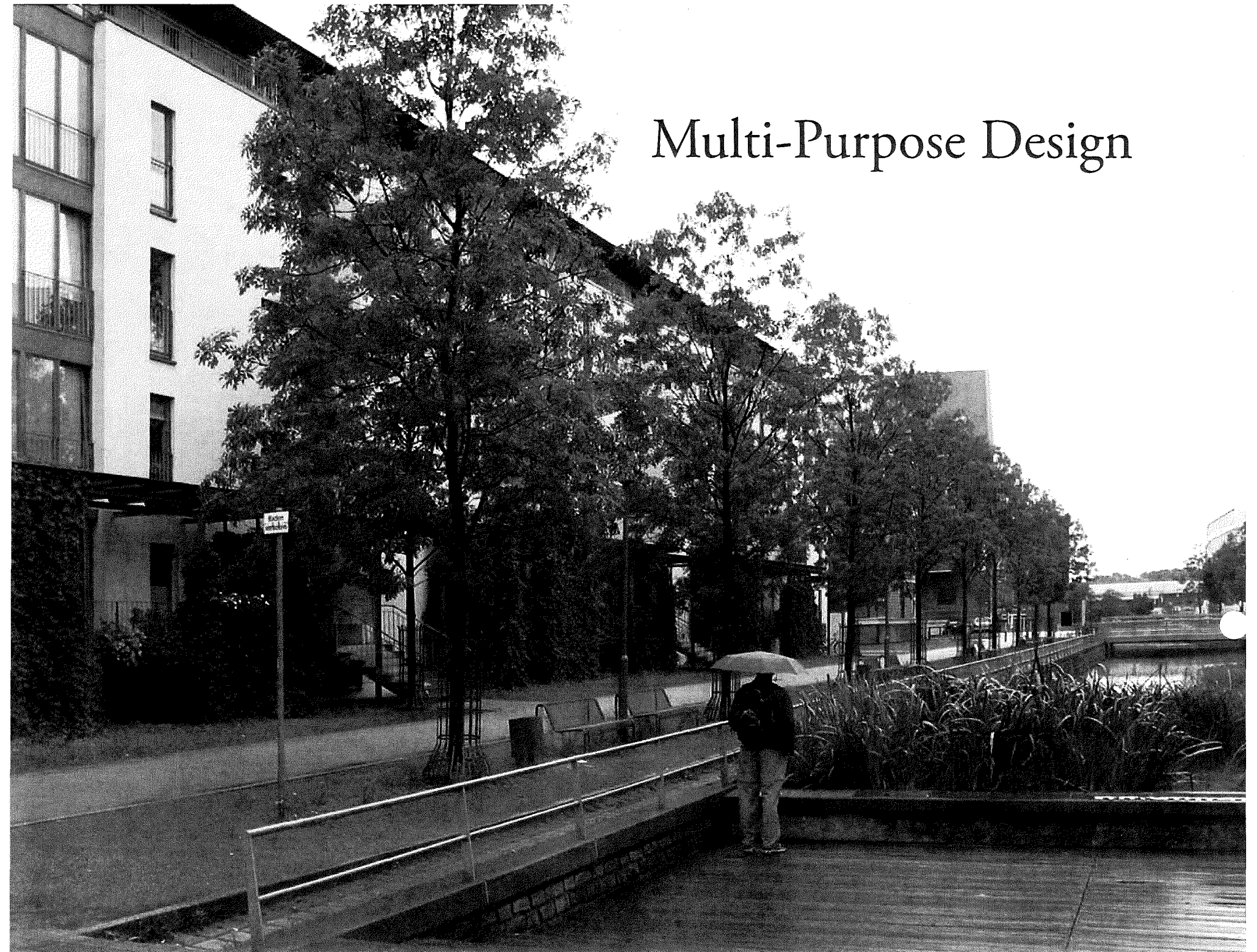
During the site design process, designers should identify potential sources of stormwater pollution and select appropriate source controls to minimize their impacts. Source controls are stormwater management measures that prevent pollutants from entering stormwater runoff. Source controls can be design measures, such as enclosing trash areas to prevent trash from contacting stormwater; materials choices, such as using non-toxic roofing materials to prevent runoff from entraining pollutants from roof contact; and operational procedures, such as sweeping streets. See page 81 of the *Guidelines* for a description of how to select and locate source controls.

Site design strategies and source control measures minimize the quantity and improve the quality of stormwater runoff from a site. However, it is impossible to eliminate all surfaces that will contribute runoff. Treatment controls must therefore be implemented to accommodate the remaining runoff from the site. Treatment controls are permanent stormwater facilities such as vegetated swales or flow-through planters that are designed to receive and treat runoff from the site. Treatment control BMPs are typically designed to accomplish one or more of the following five stormwater treatment strategies: infiltration, detention, biofiltration, harvesting or retention, or bioretention. Each of these treatment strategies is described in Appendix A. Infiltration is typically the easiest and most cost-effective strategy for managing stormwater but, in areas where this is not feasible, designers can use a combination of the other four strategies. See page 83 of the *Guidelines* for a description of how to select, locate, and size treatment controls.

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Multi-Purpose Design



Low Impact Design can be integrated into the site design process in a way that protects water quality, contributes to the quality of the site design, and meets the stormwater performance measures required by the Port and SFPUC.

LID is the multi-purpose integration of infrastructure, architecture, and landscape and can be a catalyst for design innovation in all three disciplines. LID can integrate water quality protection with improvements to the public realm, create and enhance urban wildlife habitat, promote responsible use of water, and advance environmental education and watershed stewardship.

Traditional urban design goals can also be achieved through the implementation of stormwater BMPs. Stormwater facilities can enhance the aesthetics of the built environment, increase pedestrian safety, calm traffic, make streets and public spaces greener, and provide structure, texture, and identity to the City's streets and other public spaces.

Stormwater BMPs bring designers a diverse palette of paving surfaces, vegetation, and drainage strategies, and also a new purpose that can inform design: to improve water quality and restore ecological function.

Open space is a valuable amenity in San Francisco, now the second densest city in the nation. LID measures can double as **civic spaces, open spaces and recreational areas**: a constructed wetland filters stormwater and could be the center of a neighborhood nature



Rain gardens and a creek daylighting project are the centerpieces of open space adjacent to the Headwaters development in Portland, OR.



A community in Germany integrates LID into the parking.

area; a vegetated roof that reduces stormwater discharge can also be a gathering area. At Potsdamer Platz, Berlin, Germany, stormwater management strategies include rainwater harvesting for non-potable uses such as toilet flushing and fire safety, vegetated treatment modules, and water features. Stormwater management forms the centerpiece of this major civic space.

LID can also contribute to San Francisco's **urban ecosystem** by enhancing existing wildlife habitats and creating new ones. San Francisco's trees are concentrated in its parks, not on its streets; the city has roughly 40% fewer street trees per mile than the national average and many of its tree lawns and tree wells have been paved over. Expanding the City's urban forest with careful attention to species selection would simultaneously address stormwater issues, increase wildlife habitat, improve air quality, and create a network of green corridors that would contribute to the aesthetics and health of the City's neighborhoods. Habitat can also be created by implementing stormwater BMPs on the roofs and walls of buildings. In London, England, and Basel, Switzerland, vegetated roofs are being used to provide patches of foraging, breeding, and nesting habitat for endangered wildlife. See Appendix D for a vegetation palette listing climate appropriate plants and their habitat value.

Integrating LID into the **streetscape** yields a more attractive pedestrian realm through the inclusion of vegetated curb extensions, sidewalk planters, street trees, pervious surfaces, and other stormwater BMPs that add attractive, pedestrian-scale details. These elements can simultaneously achieve stormwater management goals and improve streets for pedestrians and local residents by encouraging walking, reducing noise, and calming traffic. They can improve neighborhood aesthetics, safety, quality of life, and even property values. In Vancouver, B.C., Canada, a stormwater management project on Crown Street eliminated curbs, added clustered parking, and designed infiltration areas underneath the parking. The narrow street and clustered parking allows more space to be dedicated to biofiltration areas and plantings, which create a lush and pleasant streetscape.

Stormwater is also a valuable **water resource**. Using stormwater on-site rather than releasing it downstream decreases demand for potable water and can protect receiving waters by reducing runoff rates, volumes, and pollutant loads. Rain barrels and cisterns collect stormwater and store it for later use in irrigation and toilet flushing, uses that unnecessarily burden potable water supplies. Stormwater can even contribute to future potable water supplies, by recharging underground aquifers. In Cambria, California, a two-million gallon cistern beneath an athletic field harvests rainwater from the Cambria

Elementary School site. The water is sufficient for year-round irrigation of the multiple athletic fields.

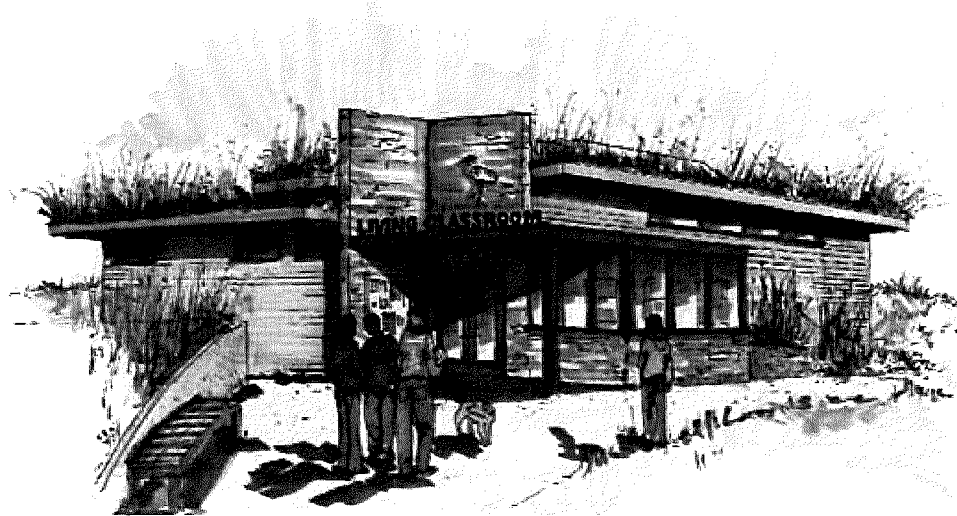
LID can also be a useful tool for **environmental education** when it is integrated into school curricula, public outreach, or interpretive signs. LID concepts can be presented at many different levels of complexity, from an introduction to watersheds to an explanation of the hydrologic cycle and environmental stewardship. LID concepts touch upon numerous disciplines, including biology, ecology, watershed planning, engineering, design, and resource management. The Eco-Center at Heron's Head Park in the Bayview-Hunters Point neighborhood is an environmental education center for local students of all ages. Educational programs at the Eco-Center focus on habitat conservation and community stewardship. A collaboration between Literacy for Environmental Justice, the Port of San Francisco, and the San Francisco Department of the Environment, the Eco-Center includes a vegetated roof, rainwater harvesting, photovoltaic panels, solar hot water generation, native planting, and other LID features. At the time of writing these *Guidelines*, this project was under construction.

Lastly, LID can help the design and development community achieve **environmental performance measures**, which aim to minimize the environmental impacts of development and provide high quality, healthy environments. In San Francisco, both Leadership in Energy and Environmental Design (LEED®), a green building rating system developed by the U.S. Green Building Council, and the GreenPoint Rated system, a rating system developed by the non-profit Build It Green, are being used to assess the environmental quality of site and building design. In both systems, stormwater management facilities can earn points toward certification.

Environmental Justice

Over the past decade, increased attention has been given to the disproportionate impact of environmental pollution on socio-economically disadvantaged communities. The USEPA defines environmental justice as “the fair treatment of people of all races, cultures and income, regarding the development of environmental laws, regulations and policies.” This issue is of concern in many areas of San Francisco, and in particular the Bayview-Hunters Point neighborhood, former home to Hunters Point Shipyard, the only federal Superfund site in San Francisco.

The Bayview-Hunters Point neighborhood contains over 100 brownfield sites. The residents of the primarily African-American neighborhood have borne the environmental and health impacts of these brownfield sites. The *Guidelines* proposes LID measures that can effectively manage stormwater runoff at the Shipyard and other areas of Bayview-Hunters Point, while at the same time improving the quality and safety of neighborhoods by providing attractive landscape features, traffic calming measures, and a safer pedestrian realm.



A vegetated roof and other LID features at the Eco-Center at Heron's Head Park help illustrate sustainable design practices to students in San Francisco's Bayview-Hunters Point neighborhood.

LEED Category	Credits	Points
Sustainable Sites	SS6.1 Stormwater quantity control	1
	SS6.2 Stormwater quality control	1
	SS5.1 Protect or restore habitat	1
	SS5.2 Maximize open space	1
	SS7.1 Urban heat island effect - non-roof	1
	SS7.2 Urban heat island effect – roof	1
Water Efficiency	WE1.1 Water efficient landscaping - reduce by 50%	1
	WE1.2 Water efficient landscaping - no potable water use or no irrigation	1
	WE2 Innovative wastewater technologies	1
	WE3.1 Water use reduction - 20% reduction	1
	WE3.1 Water use reduction - 30% reduction	1
Total stormwater-related credits		11

Table 3. LEED® credits related to stormwater in LEED-NC® Version 2.2.

In Southern California, Santa Monica’s Main Library used an innovative stormwater management design to help achieve its water-saving goals and receive a LEED Gold rating: a 225,000-gallon cistern under the building stores stormwater for irrigation of both landscaping at the library and adjacent street plantings.

Many of the LEED certification systems include credits that explicitly address stormwater. In LEED for New Construction, these credits are in the Sustainable Sites category (see Table 3). Implementing LID measures such as habitat enhancement, reduction of impervious surfaces,



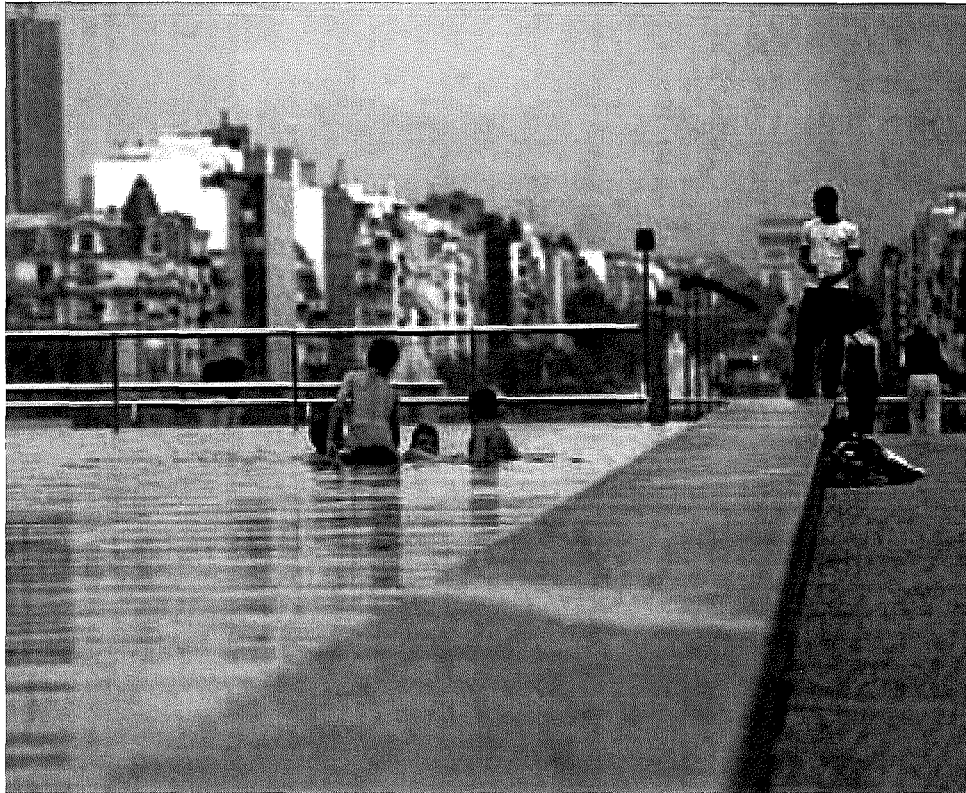
The Academy of Sciences in Golden Gate Park is targeting LEED Platinum certification and includes a 2.5 acre vegetated roof. Photo: Rana Creek - Living Architecture

vegetated roofs, and rainwater harvesting can also help project applicants earn credits in other areas.

The GreenPoint Rated system includes many measures that are related to stormwater, although it does not propose any quantitative performance measures for stormwater management (Table 4). Stormwater-related points can be earned in the areas of site design, landscaping, exterior finishing, and innovation in the water category. To be considered GreenPoint Rated, a home must achieve 50 total points, with a minimum number of points in each of the five environmental categories (Community, Energy Efficiency, Indoor Air Quality, Water Conservation and Resource Conservation). Single family projects require at least eight points earned in the water category, while multifamily projects require at least three points earned in the water category. The GreenPoint Rating system specifically encourages rainwater harvesting and water efficient landscaping.

GreenPoint Checklist	Feature	Points (Category)	
<i>Multifamily</i>	A.3.a.	Protect soil & existing plants & trees	1 (Community)
	A.7.c.	Specify drought-tolerant California natives, Mediterranean or other appropriate species	1 (Water)
	A.7.d.i.	Mulch all planting beds to a depth of 2 inches or greater as per local ordinance	1 (Water)
	A.7.d.ii.	Amend with 1 inch of compost or as per soil analysis to reach 3.5 % soil organic matter	1 (Water)
	A.7.e.i.	Specify smart (weather-based) irrigation controllers	1 (Water)
	A.7.e.ii.	Specify drip, bubblers, or low-flow sprinklers for all non-turf landscape areas	1 (Water)
	A.7.f.	Group plants by water needs (hydrozones)	1 (Water)
	A.9.	Cool site through permeable paving (minimum of 30% of site)	1 (Community)
	C.12.a.	A portion of the low-slope roof area is covered by a vegetated or "green" roof (25% or greater)	1 (Community) 1 (Water)
	D.14.b.	Use captured rainwater for landscape irrigation or to flush 5% of toilets and/or urinals	4 (Water)
	F.2.a.	Provide O & M manual to building maintenance staff	1 (Energy)
	F.2.b.	Provide O & M manual to occupants	1 (Energy) 1 (Water)
	Total points:		17
	<i>Single Family</i>	A.1.a.	Protect topsoil from erosion & reuse after construction
A.1.b.		Limit & delineate construction footprint for maximum protection	1 (Water)
C.1.a.		No invasive species listed by Cal-IPC are planted	1 (Water)
C.1.c.		75% of plants are California natives or Mediterranean species or other appropriate species	3 (Water)
C.4.		Plant shade trees	3 (Water)
C.5.		Group plants by water needs (hydrozoning)	2 (Water)
C.6.a.		System uses only low-flow drip, bubblers or low-flow sprinklers	2 (Water)
C.6.b.		System has smart (weather-based) controllers	3 (Water)
C.7.		Incorporate 2 inches of compost in the top 6-12 inches of soil	3 (Water)
C.8.		Mulch all planting beds to the greater of 2 inches or local water ordinance requirement	2 (Water)
Total points:		22	

Table 4. GreenPoint Rated credits related to stormwater



*If stormwater is clean enough, it can be used to fill swimming pools.
Photo: Bassin Takis in Paris, KMD Architects*

Integrating LID into San Francisco's Urban Landscape

The illustrations on the following pages show how LID can be integrated into San Francisco's diverse land uses to both protect water quality and contribute to the character of a given location. The figures illustrate stormwater management strategies appropriate for each of the following land uses:

- High-density Residential
- Low-density Residential
- Mixed Use
- Industrial
- Open Space and Natural Areas
- Piers over Water
- Former Shipyards

The figures are not meant to provide a comprehensive list of stormwater design solutions that are possible in San Francisco. Rather, they offer ideas and examples of the benefits that result from the implementation of multi-purpose LID.



A creek daylighting project in Zurich, Switzerland protects and improves water quality, by keeping it out of the sewer, and transforms the streetscape.

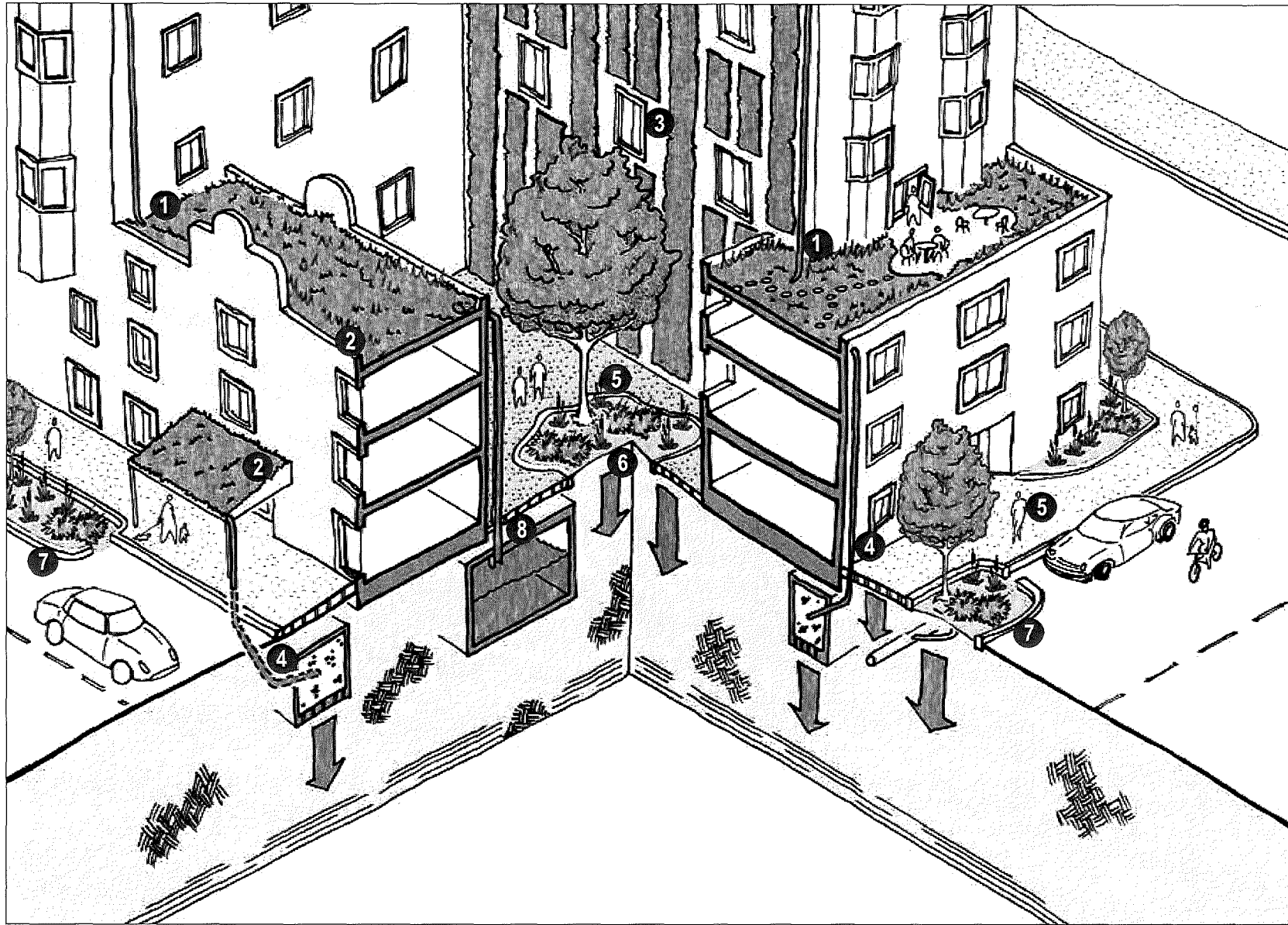


Figure 9. High-density Residential

In San Francisco, high-density residential development is classified as 40 or more living units per acre. Some defining characteristics of high-density residential are zero-lot line development, reduced, public open space, and high levels of imperviousness. In this context, the greatest opportunities for stormwater management reside in replacing impervious surfaces with pervious surfaces and adding green space to roofs and interior courtyards. Ample roof space with relatively low pollutant loads provides opportunities for eco-roofs and rainwater harvesting. Interior courtyards can accommodate landscape-based BMPs, permeable paving, and subsurface treatment or capture systems. Sidewalks and streets adjacent to high-density residential development are often the nearest public open spaces available to residents. As such, they are ideal places to site stormwater management BMPs that also improve streetscape aesthetics and provide wildlife habitat, such as biofiltration areas, street trees, green walls, and bioretention bulbouts. All of these measures help to manage stormwater runoff; they also reduce the volumes of stormwater generated by the site in the first place.

- 1 Downspout Discharges to Vegetated Roof to Reduce Runoff
- 2 Vegetated Roof to Reduce Runoff
- 3 Green Wall to Slow Runoff
- 4 Downspout Connected to Dry Well
- 5 Permeable Paving in Pedestrian Areas
- 6 Rain Garden for Bio-Infiltration
- 7 Bio-Retention Planter with Curb Cuts
- 8 Downspout Connected to Large-Scale Cistern for Rainwater Harvesting

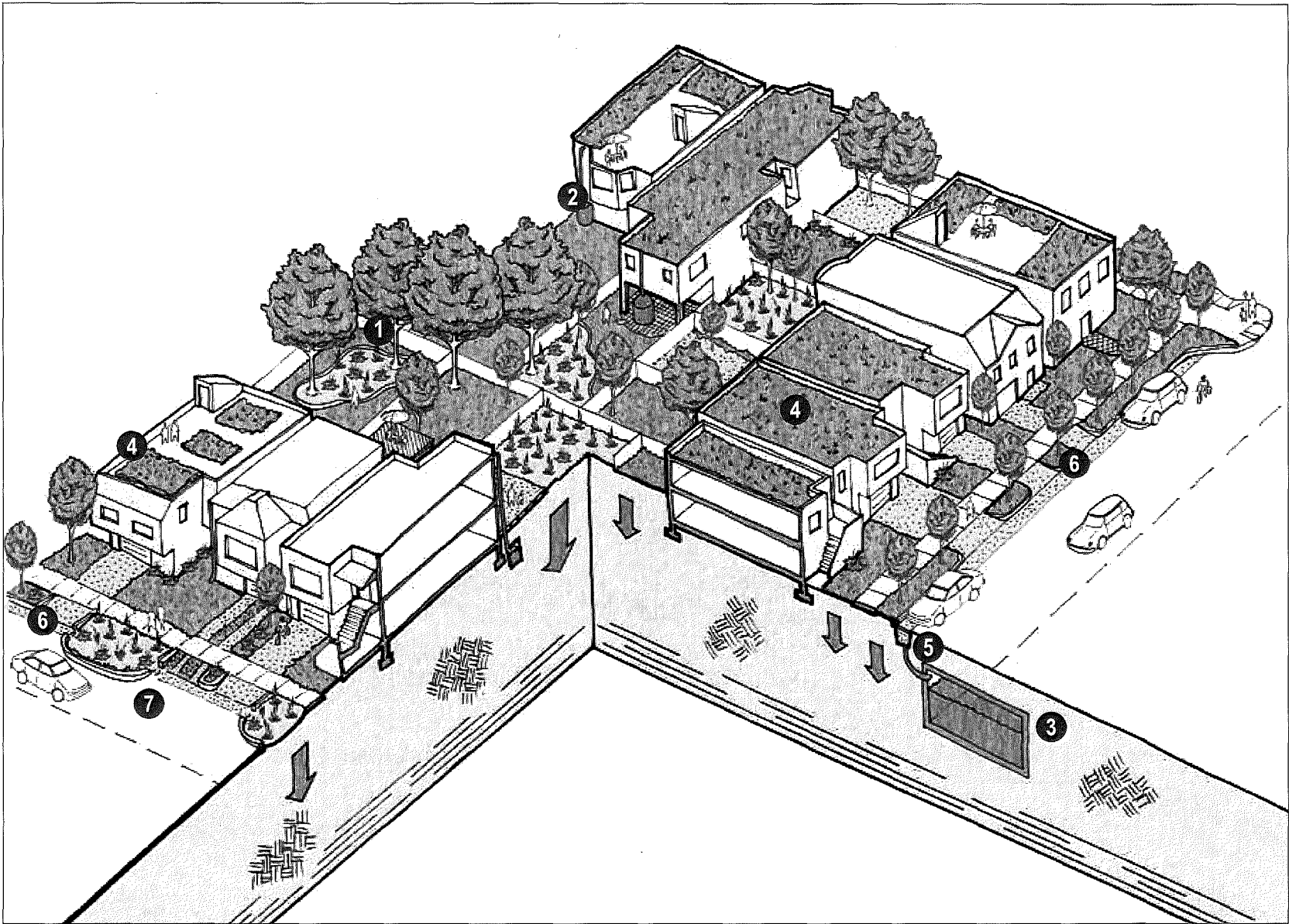


Figure 10. Low-density Residential

In San Francisco, low-density residential development refers to 24 living units per acre or fewer. Low-density residential parcels typically include open space in the form of yards and setbacks, wider sidewalks than those found in high-density residential, and rooftops that are more likely to be under the control of a single owner. Low-density residential parcels therefore tend to both generate less stormwater and have more space in which to manage stormwater than high-density areas. Diverse parcel sizes and shapes, along with variability in building footprints, provide opportunities for site-specific stormwater management designs.

- 1 Rain Garden for Bio-Infiltration
- 2 Downspout Connected to a Rain Barrel
- 3 Cistern to Store Rainwater for Irrigation
- 4 Vegetated Roof to Reduce Runoff
- 5 Infiltration Trench
- 6 Permeable Paving
- 7 Bio-Retention Planter with Curb Cuts

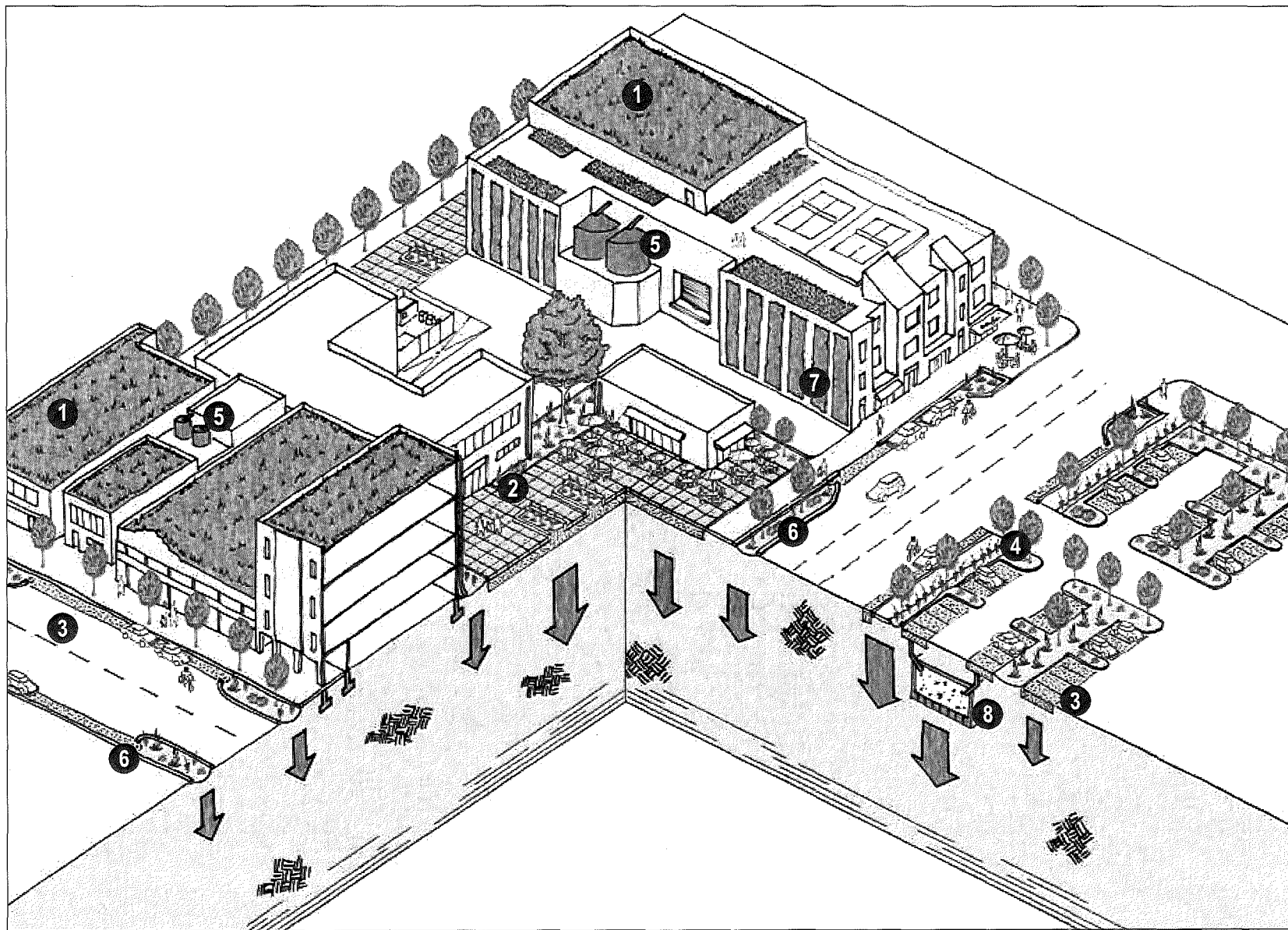


Figure 11. Mixed Use

Many new, redevelopment, and infill projects in San Francisco include mixed-use areas. Mixed use development fosters a high level of activity throughout the day, resulting in an active public realm. Roofs, public plazas, setbacks, parking lots, and the public right-of-way are all spaces that can double as LID measures that improve the quality of the public realm and achieve stormwater management goals. Of these spaces, roofs generally have the lowest pollutant loads while streets have the highest. The commercial elements of mixed use development sometimes require special attention. For example, restaurants and light industrial activities will need to implement source controls targeting grease, litter, and other food wastes.

- 1 Vegetated Roofs to Reduce Runoff
- 2 Permeable Paving in Pedestrian Areas
- 3 Permeable Paving in Parking Areas
- 4 Swales in Parking Lots
- 5 Cistern to Store Rainwater for Toilet Flushing
- 6 Bio-Retention Planter with Curb Cuts
- 7 Green Wall to Slow Runoff
- 8 Dry Well

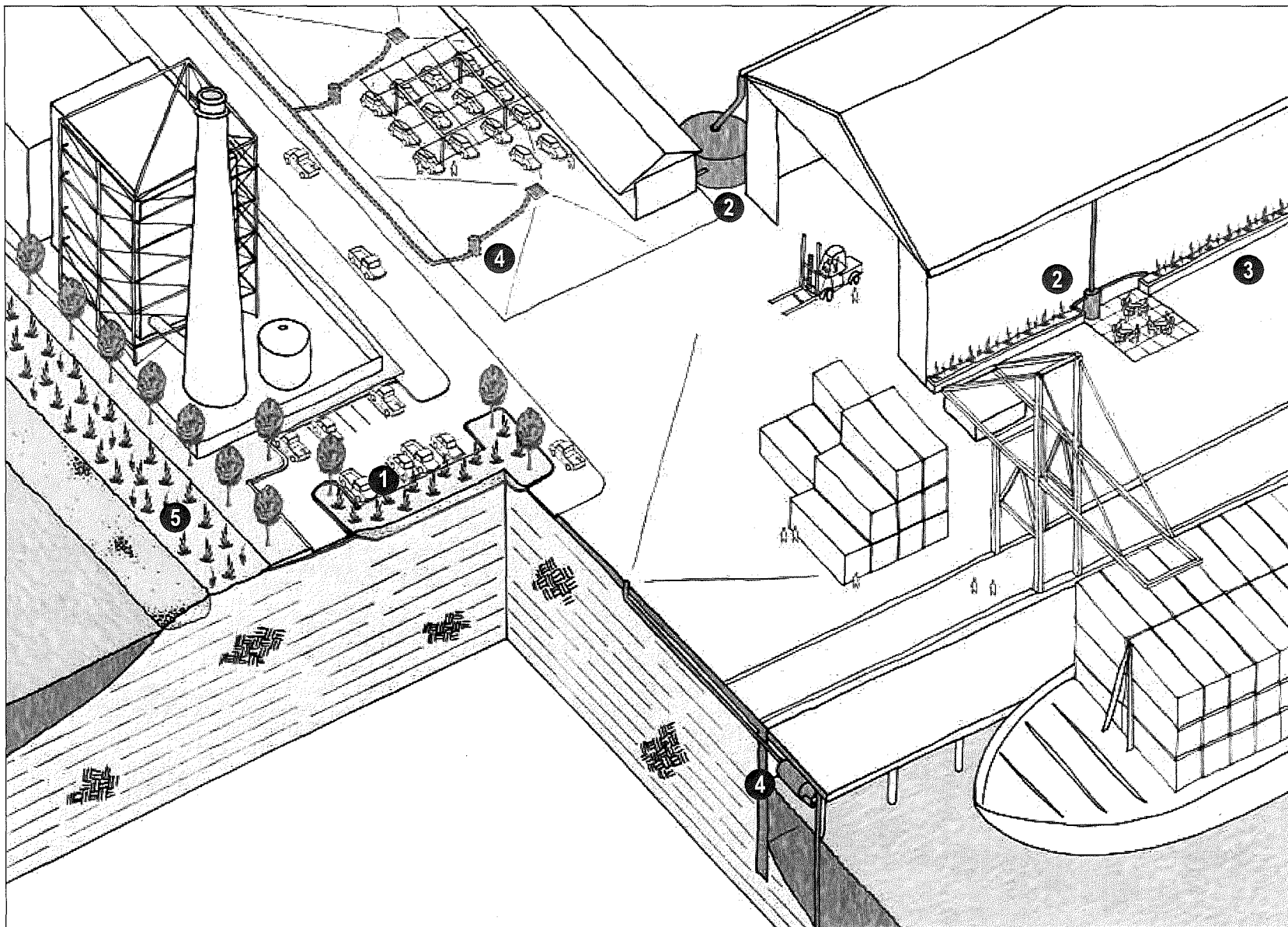


Figure 12. Industrial

Industrial land uses in San Francisco are concentrated in the Bayside watersheds. Because industrial areas often contain potentially polluting activities coupled with large impervious areas, treating stormwater on-site in these areas is essential. Industrial land use is generally characterized by large, low-density structures that provide ample space for treatment measures. Stormwater management strategies in industrial areas can serve not only to protect water quality but also to provide high quality rest areas for workers, act as a buffer for adjacent land uses, and maintain public access to waterfront open space where appropriate. Pollutants associated with industrial activities – chemical waste storage, for example – require special source control strategies such as hydraulic isolation and treatment in areas where polluting activities occur.

- 1 Swales in Parking Lots
- 2 Cisterns to Store Rainwater for Vehicle Washing
- 3 Flow-through Planters to Improve Water Quality
- 4 Vortex/Swirl Separator or Media Filter
- 5 Vegetated Buffer Strip

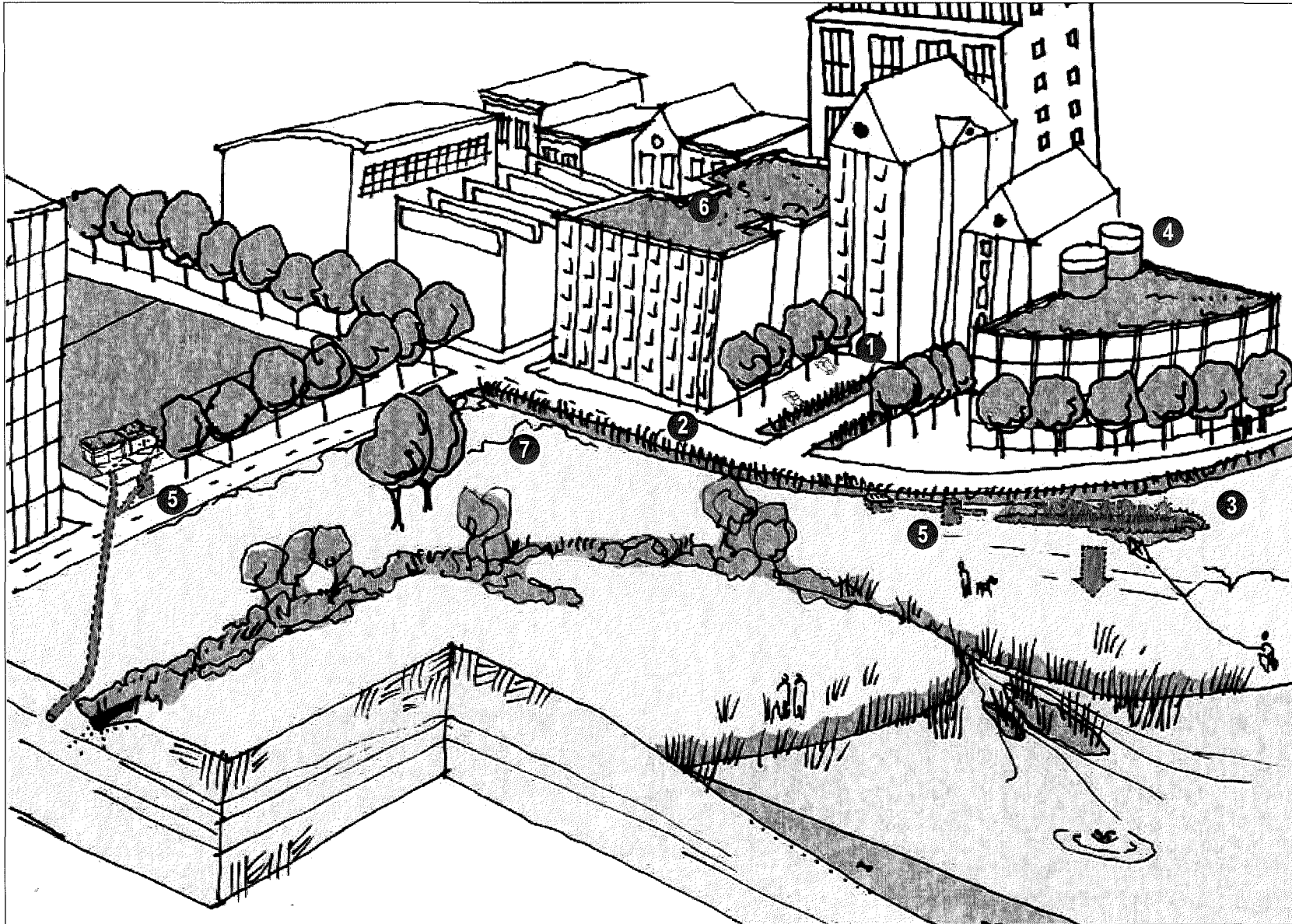


Figure 13. Open Space

San Francisco's open spaces provide space for passive and active recreation, wildlife habitat, and environmental education. Open space areas also contribute to air and water quality protection. Some open space areas, most notably Lake Merced, include water bodies whose health and function depend upon protection from adjacent polluting activities. To that end, stormwater BMPs can be sited on less sensitive open spaces to protect the more sensitive core areas. Open spaces can often accommodate larger stormwater treatment trains that integrate stormwater management with other ecological functions. Because of this, stormwater management in open spaces can make significant contributions toward restoring natural hydrology and ecosystem health. Open spaces that are opportunity sites for LID include parks, recreational areas, school playfields, and natural areas.

- 1 Swales in Parking Lots and Roadways
- 2 Swales to Buffer Open Space from Development
- 3 Constructed Wetlands to Buffer Open Space from Development
- 4 Cistern to Store Rainwater for Irrigation
- 5 Street Drains to Wetland via Swirl Separator; Trash Area Drains to Sewer via Swirl Separator
- 6 Vegetated Roof to Reduce Runoff
- 7 Vegetated Slope to Reduce Erosion/Sedimentation

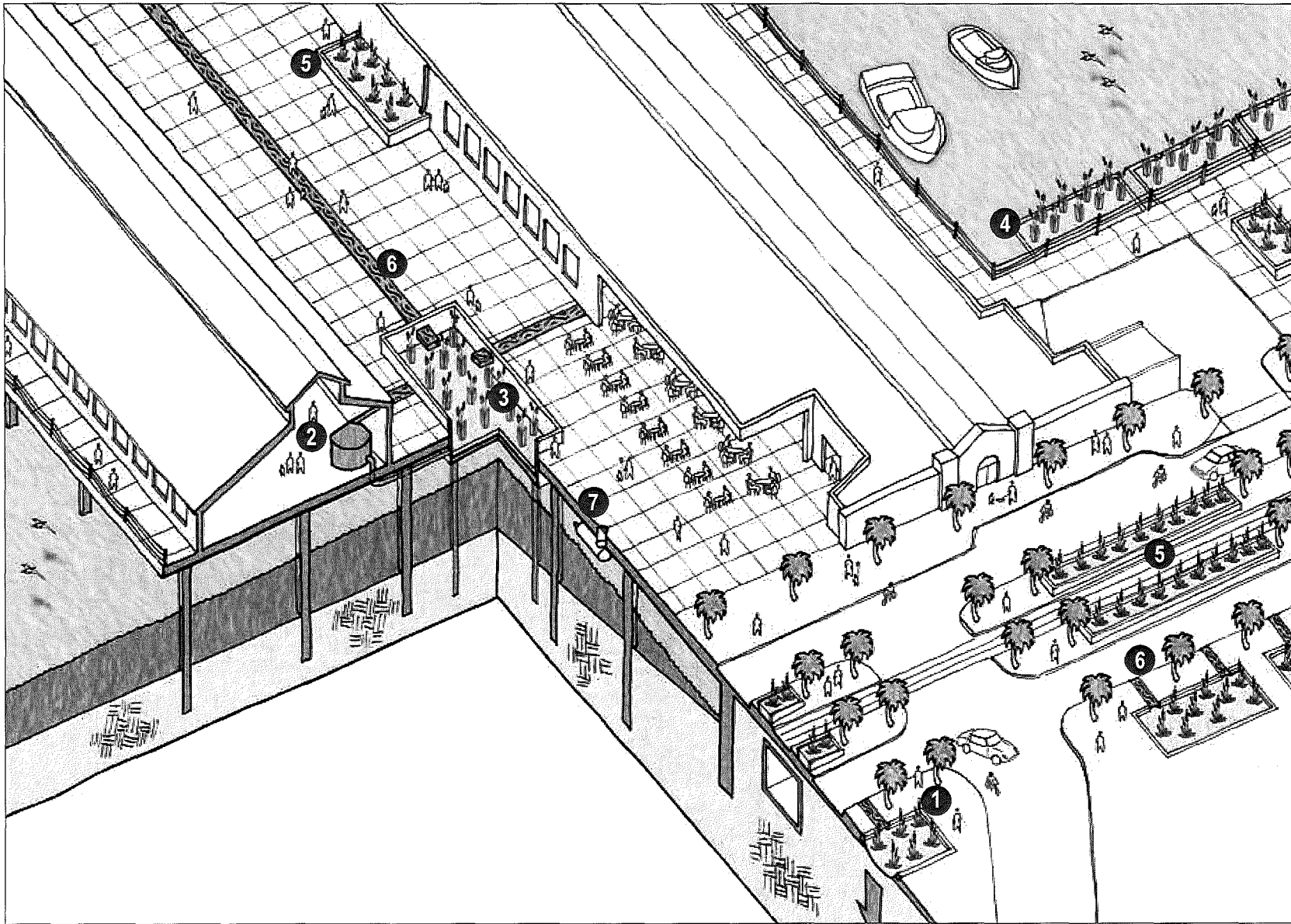


Figure 14. Piers Over Water

Piers over water are common along San Francisco's waterfront. They are frequently the site of redevelopment projects seeking to adaptively reuse attractive and unique historic properties. Development on piers over water includes a wide variety of land uses, including commercial, recreational, industrial, and maritime uses. Because runoff from piers over water often flows directly to the Bay without the benefit of dedicated conveyance structures, stormwater management on piers over water requires creative infrastructure solutions. Limited space, cultural and historic preservation requirements, and public access goals all impose additional design constraints. The transition between piers and streetscape may provide opportunities for landscape-based stormwater management strategies that may not be feasible on the piers themselves. In some cases, media filtration devices may be the only feasible option for certain aspects of pier redevelopment.

- 1 Rain Gardens in the Streetscape
- 2 Cistern for Rainwater Harvesting
- 3 Detention Pond
- 4 Vegetated Pontoon for Biofiltration*
- 5 Above Ground Planter for Biofiltration
- 6 Trench Drains for Conveyance
- 7 Vortex/Swirl Separator or Media Filter

* See the Emerging Technologies factsheet in Appendix C for more about vegetated pontoons.

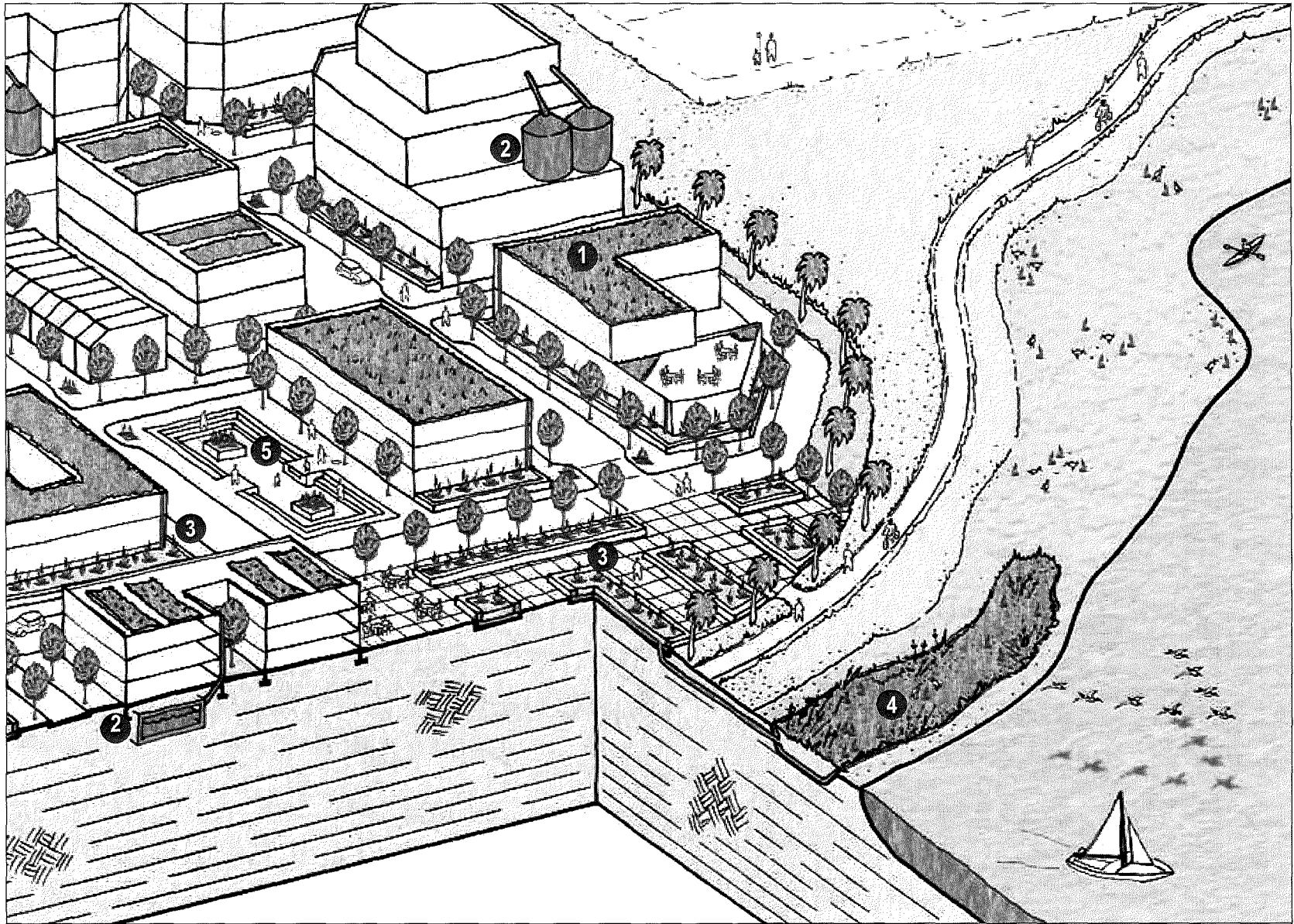


Figure 15. Former Shipyards

A number of San Francisco's redevelopment areas are former shipyards. Former shipyards have a variety of challenging conditions associated with them, such as a high water table, uncompacted fill, and legacy pollutants from historic shipyard activities. Historic pollution can limit the feasibility of certain LID measures, and those LID measures that are implemented will often require engineered liners to prevent mobilization of subsurface contaminants. Despite these challenges, redevelopment of former shipyards offers significant opportunities for innovative and comprehensive stormwater management because it often requires building new infrastructure systems.

- 1 Vegetated Roofs to Reduce Runoff
- 2 Cisterns to Harvest Rainwater for Heating and Cooling
- 3 Rain Gardens for Biofiltration
- 4 Constructed Wetland to Buffer Water from Urban Development
- 5 Urban Stormwater Plaza/Detention Pond

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Port Plan Approval



To ensure consistent implementation of LID in new and redevelopment projects in San Francisco's separate sewer areas, the Port requires all projects disturbing 5,000 square feet or more to comply with stormwater performance measures in order to gain plan approval.

Project applicants subject to these *Guidelines* will be required to complete a Stormwater Control Plan (SCP) to demonstrate that they have met San Francisco's stormwater requirements. The requirements are performance-based and are very similar to those used in other Bay Area Cities. The stormwater performance measures for projects served by separate storm sewer systems under Port jurisdiction require the capture and treatment of:

- The flow of stormwater runoff resulting from a rain event equal to at least 0.2 inch per hour intensity; **or**
- Eighty percent or more of the annual stormwater runoff volume, determined from unit basin storage volume curves for San Francisco.

Project applicants developing or redeveloping properties subject to these performance measures must complete a SCP for project approval. The SCP will allow the Port, the SFPUC, and the Planning Department to certify compliance with these requirements. The contents of the SCP are described in the next section, and a SCP template is provided in Appendix C.

Project applicants must also ensure compliance with other stormwater regulations that may apply to their project. For instance, construction sites greater than 1 acre are generally required to seek coverage under the *California Statewide General Permit for Stormwater Discharges Associated with Construction Activities*. Specific types of commercial and industrial operations must seek coverage under the *California Statewide General Permit for Stormwater Discharges Associated with Industrial Activities*.

Port Requirement

All qualifying projects in the separate storm sewer area that disturb 5,000 square feet or more of the ground plane are required to capture and treat rainfall from a 0.2-inch per hour event **or** eighty percent or more of the annual stormwater runoff volume, determined from unit basin storage volume curves for San Francisco. Disturbed area includes any movement of earth, or a change in the existing soil cover or the existing topography. Land disturbing activities include, but are not limited to, clearing, grading, filling, excavation, or addition or replacement of impervious surface.

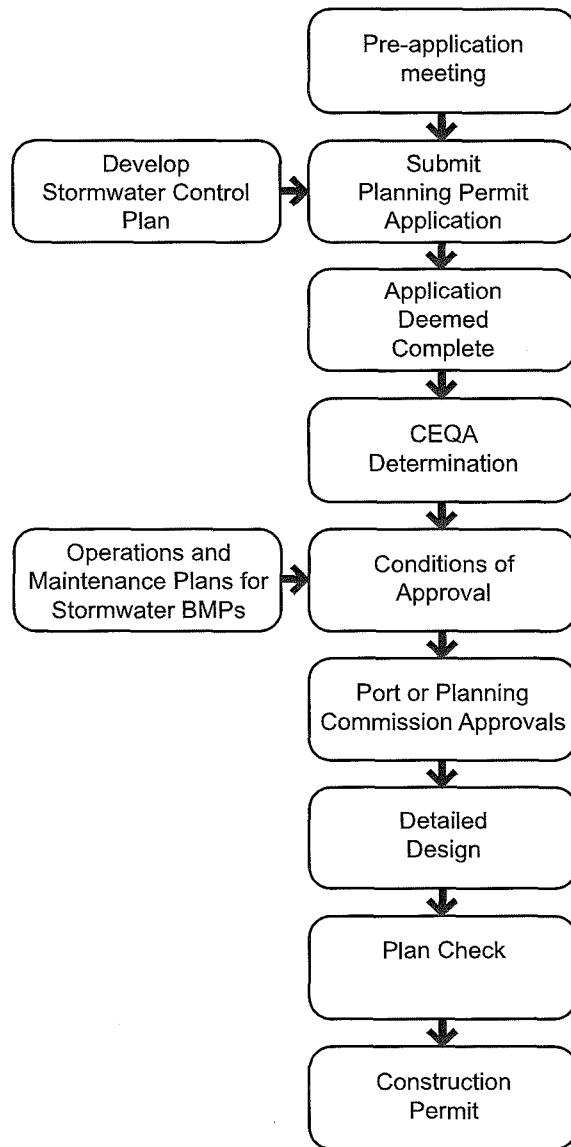


Figure 16. The SCP submittal and plan approval process.

The Development Review Process

The Port has integrated SCP review into its existing development review processes. A simplified diagram for a typical development review process is shown in Figure 16.

The SCP must be submitted along with the development application for Planning Review. Planning Department staff will often request that applicants provide a preliminary site layout, preliminary landscaping plan, elevation drawings, or other illustrations for review at a pre-submittal meeting. Project applicants will also discuss their preliminary SCP at the pre-submittal meeting. At this stage project applicants should bring a drainage plan with proposed locations for BMPs.

CEQA

Most projects subject to the requirements of these *Guidelines* will also require some level of CEQA review. The California Environmental Quality Act (CEQA) environmental review imposes both procedural and substantive requirements for environmental protection. CEQA requires local jurisdictions to identify and evaluate the environmental impacts of their actions, including zoning decisions and discretionary land-use approvals. The CEQA process provides decision-makers and members of the public with information about potentially adverse environmental impacts and requires implementation of feasible alternatives and mitigation measures in order to reduce those impacts.

CEQA is intended to minimize the environmental impacts of development activities, which is consistent with the objectives of these *Guidelines*. The basic purposes of CEQA are to:

- Inform decision-makers and the public about the potential significant environmental effects of proposed activities.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

The CEQA Initial Study Checklist

The Phase II General Permit requires local municipalities to evaluate water quality effects and identify appropriate mitigation measures when conducting environmental review of proposed projects. This effort can be integrated into the completion of the CEQA Initial Study Checklist. The CEQA Initial Study Checklist is used to determine whether a given project will have significant impacts on the environment.

The San Francisco Planning Department's Initial Study Checklist contains questions that link potentially significant project impacts to requirements under the CWA and the California Water Code:

- Question 14.a: **“Would the project violate any water quality standards or waste discharge requirements?”** This question evaluates a project's compliance with water quality standards and considers the project's potential effect on water bodies on the Section 303(d) list.
- Question 14.d: **“Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?”** This question investigates the potential effects of increased runoff peak flows and durations.
- Question 14.e: **“Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial new sources of polluted runoff?”** This question evaluates the potential impacts of pollutants in runoff and increased stormwater flows to the collection system.
- Question 14.f: **“Would the project otherwise substantially degrade water quality?”** This question is the most tightly linked to the *Guidelines*. The intent of these *Guidelines* is to ensure that projects do not degrade water quality.

Port, SFPUC, and City Planning staff will work with project applicants to ensure that the CEQA Initial Study Checklist clearly articulates potential impacts that the project may have on the quantity and quality of stormwater runoff. BMPs required by the *Guidelines* will reduce stormwater impacts by controlling sources of pollution, reducing site imperviousness, and providing for treatment facilities that retain, detain, or treat runoff.

The CEQA process is generally administered in several steps:

1. Review of the CEQA checklist to determine the appropriate level of review.
2. Issuance of a Categorical Exemption for projects exempt from CEQA review.
3. Preparation of an Initial Study to characterize the environmental effects of the project.
4. Preparation of an Environmental Impact Report (EIR) or Negative Declaration.

In cases where a higher level of environmental review is required for project approval, such as a Mitigated Negative Declaration or an EIR, the CEQA process may require the consideration of project alternatives. Because the final project configuration is uncertain, it may not be possible to complete a SCP prior to CEQA approval. In such cases, a preliminary SCP would be required to be completed once the project configuration is finalized. The SCP must be completed and approved before the applicant begins final design drawings for the project.

If CEQA approval for a project includes mitigation measures, project applicants will be required to participate in a mitigation monitoring and reporting program (MMRP). CEQA requires the MMRP to ensure compliance with adopted mitigation measures during project implementation. The MMRP specifies the required actions and monitoring that are required for each mitigation measure recommended in the EIR. The requirements for the construction and maintenance of stormwater BMPs described in the SCP can be used in the MMRP for EIRs and Mitigated Negative Declarations.

The San Francisco Planning Department prepares CEQA documents for proposed City projects. If the CEQA analysis determines that a project would have a significant or potentially significant impact on hydrology and water quality, then the project would be required to administer mitigation measures that would reduce the impact to less than significant, or the City would need to make Findings of Overriding Considerations.

Project applicants must meet the stormwater performance measures described in these *Guidelines* to avoid negative impacts to water quality. By doing so, they may avoid triggering CEQA mitigation requirements. Projects receiving a Categorical Exemption or Negative Declaration under CEQA are still required to submit a complete SCP in order to gain project approval.

Multi-Parcel Projects

While compliance with the *Guidelines* is required for all new and redevelopment projects greater than 5,000 square feet, master-planned and multi-parcel projects offer the greatest opportunity for regional LID elements (i.e., stormwater facilities serving more than one parcel) such as treatment wetlands, water features, and wet ponds. The Port and SFPUC will work with project applicants who are proposing large projects to develop a comprehensive Stormwater Control Plan (SCP) that integrates stormwater management approaches across multiple parcels.

Requirements for a comprehensive SCP and associated Operations and Maintenance Plan will follow the methodology for preparation of an SCP, as discussed in later sections of the *Guidelines*. During CEQA review for large projects, greater emphasis will be placed on the relationship between overall stormwater infrastructure development and the development of specific parcels. Please contact Port staff to initiate this process.

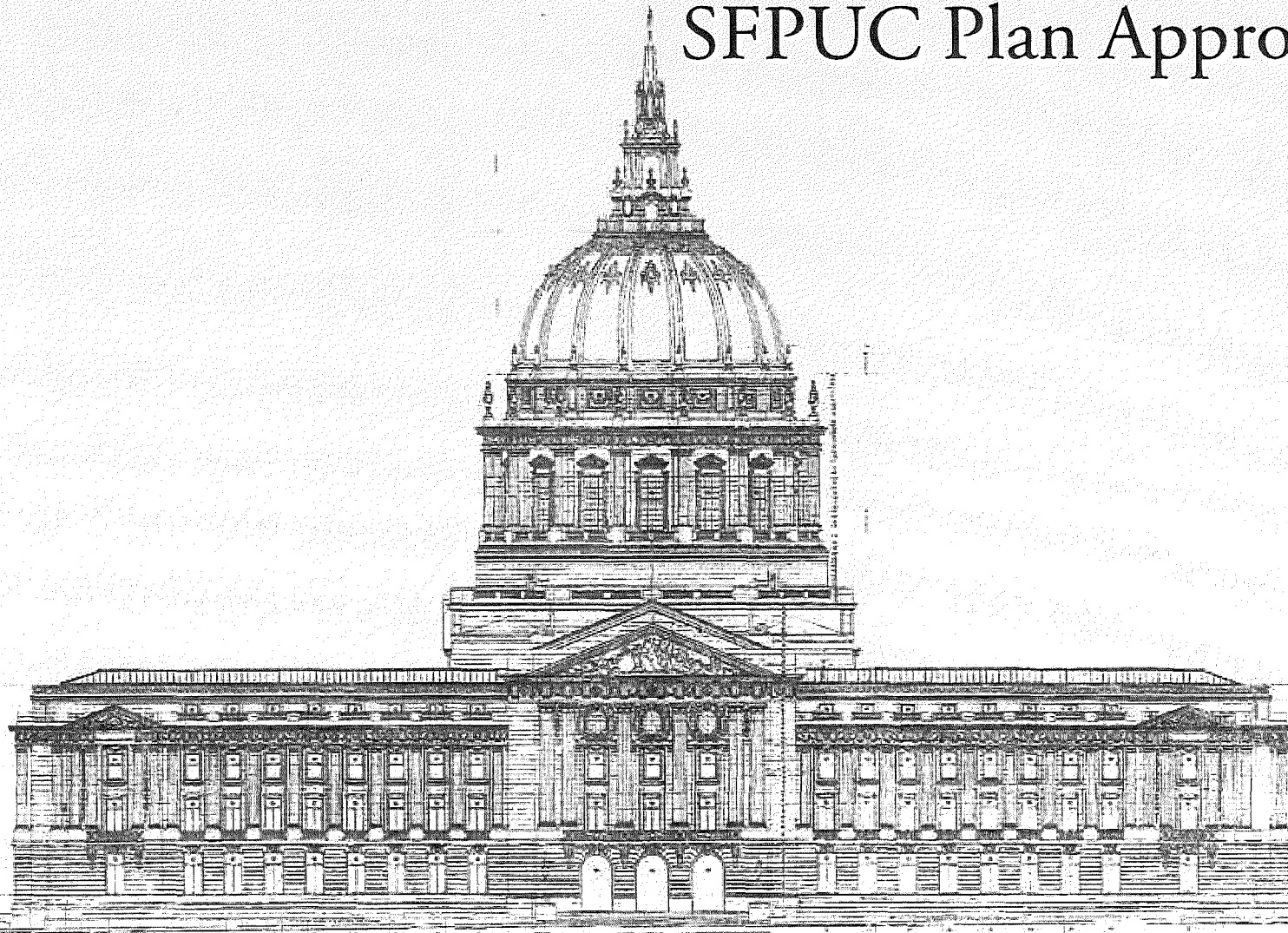
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SFPUC Plan Approval



• FOLK STREET ELEVATION •

• SAN FRANCISCO CITY HALL •

1900
1901
1902

1903
1904
1905

To ensure consistent implementation of LID in new and redevelopment projects in San Francisco, the SFPUC requires all projects disturbing 5,000 square feet or more to comply with stormwater performance measures in order to gain plan approval.

In separate sewer areas under SFPUC jurisdiction, applicants proposing new or redevelopment projects that either a) disturb 5,000 square feet or more of the ground plane, or b) are subject to San Francisco's Green Building Ordinance, are required to:

- Capture and treat the rainfall from a design storm of 0.75 inch using acceptable best management practices (BMPs); and
- Complete a Stormwater Control Plan (SCP) demonstrating how the project will capture and treat rainfall from the 0.75-inch design storm.

This performance measure is equivalent to LEED Sustainable Sites Credit 6.2 titled "Stormwater Design: Quality Control." The rainfall depth of 0.75 inch is the LEED-based performance measure for semi-arid watersheds.

In combined sewer areas under SFPUC jurisdiction, applicants will be required to reduce the flow rate and volume of stormwater going into the combined system by achieving LEED Sustainable Sites Credit 6.1 titled "Stormwater Design: Quantity Control."

The SCP requirement will allow the SFPUC, the Department of Building Inspection (DBI), and the Planning Department to verify compliance with stormwater requirements. The *Guidelines* chapter entitled, "The Stormwater Control Plan," describes the required contents of a SCP and also provides sizing instructions for stormwater treatment BMPs to comply with this requirement. A SCP template is provided in Appendix C.

SFPUC Requirement

Developments or redevelopments disturbing 5,000 square feet or more of the ground surface are required to manage stormwater on-site. Land disturbing activities include, but are not limited to, clearing, grading, filling, excavation, or addition or replacement of impervious surface.

In separate sewer areas, applicants must achieve LEED SS6.2 and demonstrate compliance in a SCP.

In combined sewer areas, applicants must achieve LEED SS6.1 and demonstrate compliance in a SCP.

How does LEED Credit SS6.2 compare to the General Permit requirements?

San Francisco's GBO adopts performance measures drawn from LEED, a nationally-recognized standard. Analysis indicates that the performance measure listed in LEED 6.2 is roughly equivalent to the performance measures listed in the General Permit, with LEED 6.2 being slightly more stringent (by about 2%). The proposal to use LEED-based performance measures was approved by the RWQCB on December 19, 2008.

GBO Project Thresholds

Midsized Residential
(5+ units and < 75 feet
height to highest occupied floor)

High-Rise Residential
(5+ units and > or = 75 feet
height to highest occupied floor)

Mid-Size Commercial Office
Building of a B Occupancy
(>5,000 SF and <25,000 SF)

New Large Commercial Office
Building of a B Occupancy
(>25,000 SF)

Table 5. *Projects required to achieve stormwater points under the Green Building Ordinance*

The Green Building Ordinance

On November 3, 2008, the City of San Francisco's Building Code was amended to include Chapter 13C, "Green Building Requirements," known as the Green Building Ordinance (GBO). The code requires certain types of new and redevelopment projects constructed in San Francisco to meet green building standards developed by San Francisco's Green Building Task Force. Many of the standards are based on LEED, a green building rating system developed by the United States Green Building Council (USGBC). Projects that fall into one of four building categories listed in Table 5 must comply with the GBO by obtaining specified levels of LEED certification. For the full text of the GBO, go to http://www.sfenvironment.org/downloads/library/sf_green_building_ordinance_2008.pdf.

The GBO requires projects to obtain LEED's Sustainable Sites credit entitled "Stormwater Design: Quantity Control" (SS6.1) or "Stormwater Design: Quality Control" (SS6.2), depending on whether the site is in a separate or combined sewer area.

For the full text of Credits SS6.1 and SS6.2, see pages 75-87 of the "LEED for New Construction and Major Renovation Reference Guide, Version 2.2."

The GBO refers to both LEED and these *Guidelines* in Section 1304C.0.3:

Stormwater management shall meet the "Best Management Practices" and "Stormwater Design Guidelines" of the San Francisco Public Utilities Commission, and shall meet or exceed the applicable LEED SS 6.1 and 6.2 guidelines.

The applicable LEED credit for separate sewer areas is SS6.2, while the applicable LEED credit for combined sewer areas is SS6.1. SFPUC staff is currently in the process of modeling the impacts of SS6.1 on the combined sewer area and developing calculators for SS6.1. Until this modeling is completed, applicants with questions about projects in the combined sewer should contact SFPUC staff for direction.

Projects subject to stormwater requirements under the GBO that do not disturb 5,000 square feet of the ground surface must achieve LEED Certification and achieve either LEED SS6.1 or LEED SS6.2, but need not submit a Stormwater Control Plan. Only projects disturbing 5,000 square feet or more need to submit a SCP.

The Development Review Process

The SFPUC has integrated the review of SCPs with the City’s development review process. All projects disturbing 5,000 square feet or more must submit a SCP. A diagram showing how the SCP fits into a typical development review process is shown in Figure 17.

Project applicants must also ensure compliance with all stormwater regulations that may apply to their projects. For instance, construction sites greater than 1 acre are generally required to seek coverage under the California Statewide General Permit for Stormwater Discharges Associated with Construction Activities. Specific types of commercial and industrial operations must seek coverage under the California Statewide General Permit for Stormwater Discharges Associated with Industrial Activities.

Permit applicants that are also subject to the GBO will be required to receive third-party verification by the Green Building Certification Institute (GBCI), USGBC’s official accreditation and certification body; or by the project’s Green Building Compliance Professional of Record. The building permit application must include a complete LEED checklist, as stipulated in Administrative Bulletin for Chapter 13C (AB-093), which outlines administrative procedures for meeting green building requirements (see http://www.sfgov.org/site/dbi_index.asp?id=89703). The LEED Version 2.2 checklist includes Credits SS6.1 and SS6.2, and applicants must indicate their intent to comply in order to receive a building permit.

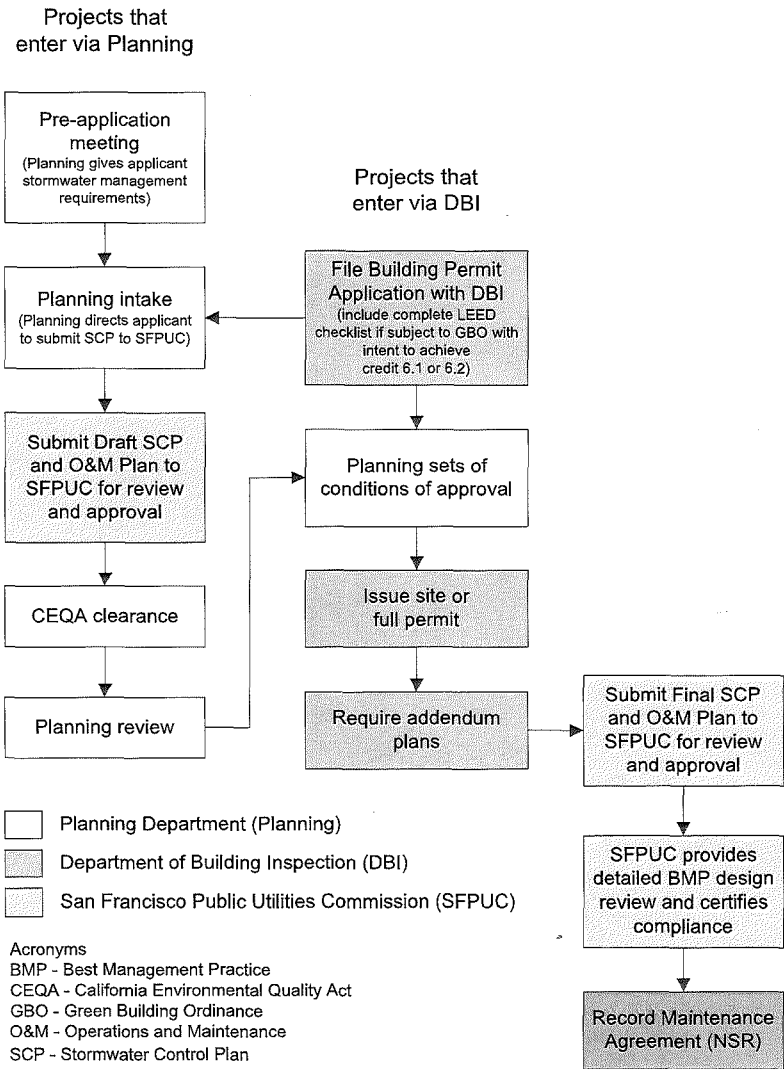


Figure 17. The Stormwater Control Plan submittal and approval process



LID measures like the stormwater wetland in Portland's Tanner Springs Park treat polluted street runoff, thereby minimizing negative impacts to water quality.

References and Resources

“Build It Green.” 17 November 2008 <<http://www.builditgreen.org/>>.

“CASQA 2003 Stormwater Best Management Practice Handbook New Development and Redevelopment.” <<http://www.cabmphandbooks.com>>.

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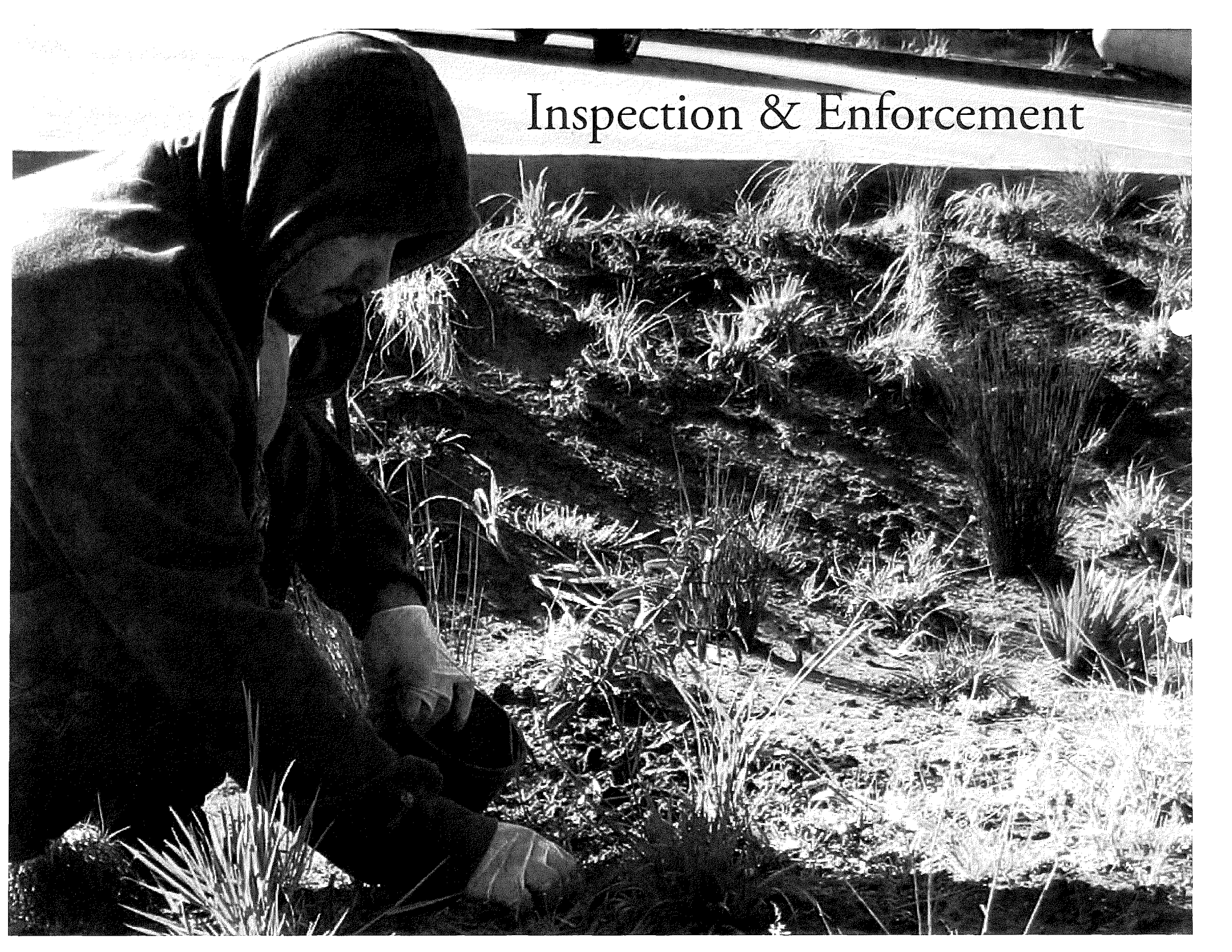
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*The Western Harbor, located in Malmo, Sweden, conveys and treats stormwater by implementing both parcel and block-scale surface systems that direct runoff to vegetation and ponds, which double as amenities throughout the neighborhood. Habitat value is enhanced through the use of various vegetation types.
Photo: Andres Power*

Inspection & Enforcement



The SFPUC and the Port require periodic inspections to ensure that BMPs are properly maintained and continue to provide effective stormwater treatment.

Once stormwater management facilities are incorporated into new development and redevelopment projects, the SFPUC and Port require periodic inspections to ensure that they are properly maintained and continue to provide effective stormwater treatment. There are three types of inspections under this operation and maintenance verification program: post-construction building permit inspections, annual self-certification inspections conducted by the property owner, and tri-annual inspections conducted by the Port or the SFPUC, depending on who has jurisdiction on the site. The Port and the SFPUC will also inspect BMPs in response to complaints or emergencies. If maintenance requirements identified through inspections are not completed in accordance with the protocols described in this chapter, the SFPUC or the Port will enact enforcement procedures.

Inspections

Post-construction inspections

The Port or the SFPUC will inspect stormwater BMPs upon completion of construction. These inspections will be based on a standardized inspection checklist. Inspection staff will confirm that stormwater facilities are built in conformance with approved plans.

If there are issues that require follow-up, the Port or the SFPUC will send the property owner a notice stating what corrective action needs to be taken and the timeframe for corrective action. The deadline will be between 24 hours and 30 days from the date of the notice, depending on the severity of the problem. The property owner is responsible for correcting these issues and scheduling a follow-up inspection by the Port or the SFPUC. If the issues are rectified by the time of the follow-up inspection, the Certificate of Occupancy will be issued. A diagram showing the post-construction inspection process is shown in Figure 18.

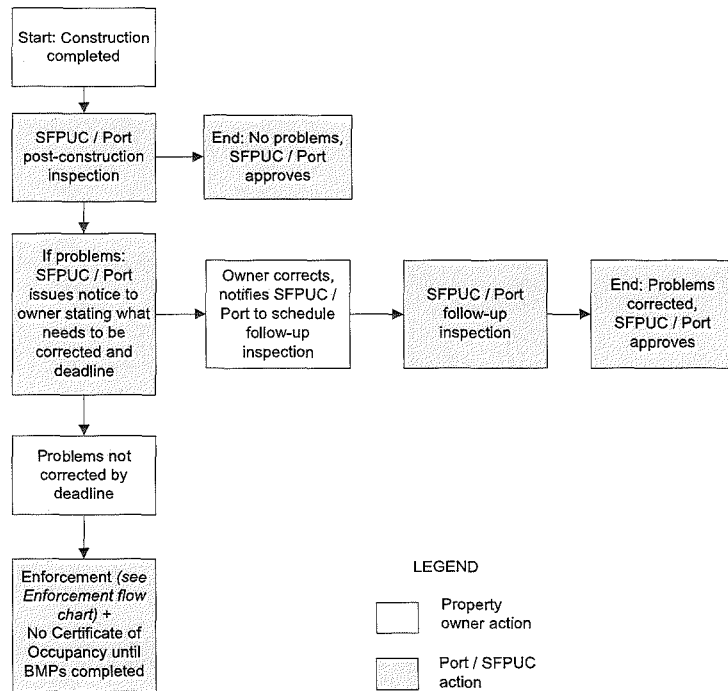


Figure 18. Post-construction inspections.

Annual self-certification

Once BMPs are successfully built, the Port or the SFPUC will send self-certification inspection reminders to property owners at all sites with stormwater BMPs. The reminder will include a submittal deadline and a blank self-certification checklist. The property owner will perform the self-certification inspection and digitally submit the completed checklist and maintenance logs from that year to the SFPUC Collection System Division or to the Port. With this submittal, the property owner will propose either approval or maintenance they will perform if there are outstanding issues that have not been resolved by the submittal date. The Port or the SFPUC will either approve the submittal and renew the certificate of compliance or contact the property owner to schedule an inspection.

If a Port or SFPUC inspection is necessary, the property owner must be present and provide annual maintenance logs. If the issues are rectified by the time of the inspection, the certificate of compliance will be renewed.

For sites at which the property owner does not submit self-certification documents, the Port or the SFPUC will send a notice stating that the deadline has passed and will contact the property owner to schedule an inspection. The notice will include a fee to cover the cost of the inspection plus a penalty. If the inspection indicates that there no maintenance issues requiring follow-up action, the certificate of compliance will be renewed. A diagram showing the annual self-certification process is shown in Figure 19.

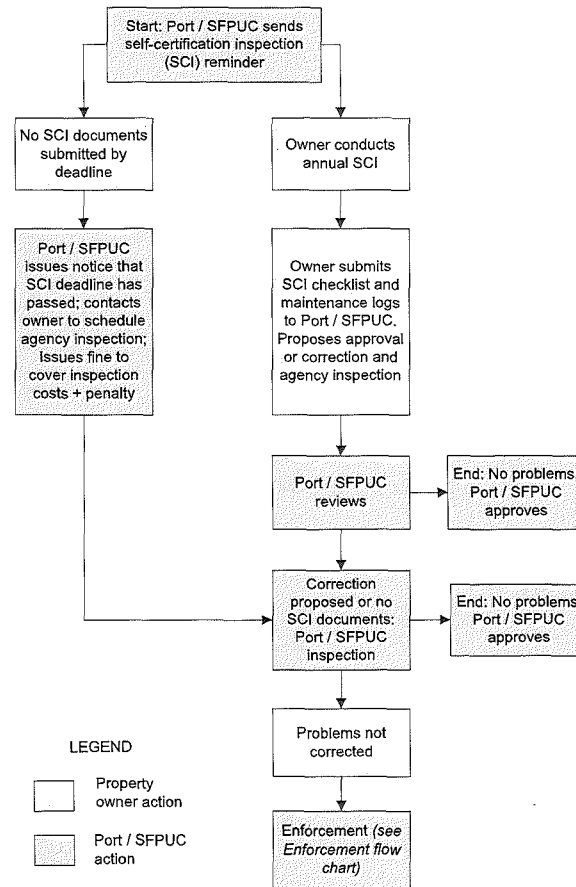
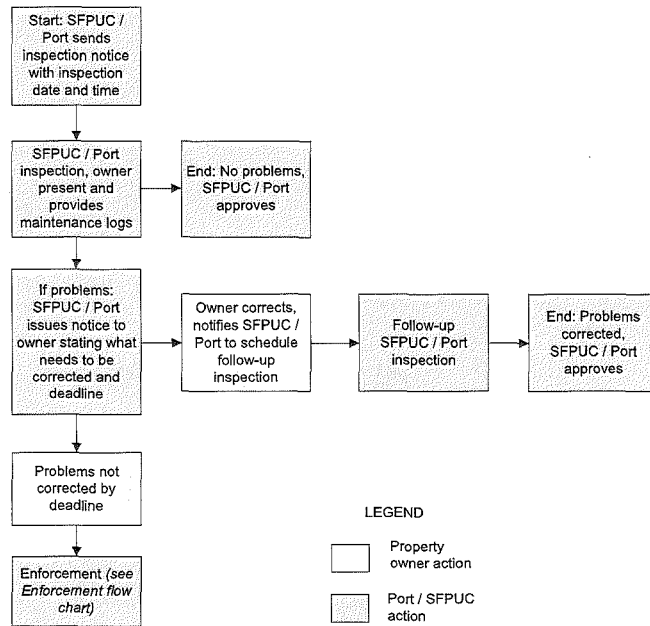


Figure 19. Annual self-certification inspections.



Tri-annual Port / SFPUC inspections

Every third year, the Port or the SFPUC will inspect stormwater BMPs. The agency with jurisdiction on the project site will send inspection notices to property owners at sites due for inspection. The notice will include a proposed inspection date and time and a phone number to call should the proposed date not work for the property owner. The property owner must be present and provide annual maintenance logs. If the inspection indicates that there are no maintenance issues requiring follow-up action, the certificate of compliance will be renewed.

If there are issues that require follow-up, the Port or the SFPUC will send the property owner a notice stating what corrective action needs to be taken and the deadline. The deadline will be between 24 hours and 30 days from the date of the notice, depending on the severity of the problem. The property owner is responsible for rectifying the issues and scheduling a follow-up inspection by the Port or the SFPUC within the time allotted. If the inspection indicates that the issues are rectified, the certificate of compliance will be renewed. A diagram showing the tri-annual Port or SFPUC inspection process is shown in Figure 20.

Figure 20. Tri-annual Port / SFPUC inspections.

Enforcement

For all three types of inspections, if the property owner is unresponsive or if maintenance issues are not rectified by prescribed deadlines, the Port or the SFPUC will carry out an enforcement action. If an enforcement action becomes necessary, the Port or the SFPUC will issue a warning with a 15-day deadline for the property owner to take corrective action and schedule a follow-up inspection. The warning will include a fee to cover the cost of the inspection plus a penalty. If the inspection indicates that maintenance issues requiring follow-up action have been rectified, the annual certificate of compliance will be renewed. If there are outstanding issues requiring maintenance action or if the owner is unresponsive, the Port or the SFPUC will issue a notice of violation stating that the property owner will be fined. Fines will be levied based upon Article 4.1 of the San Francisco Public Works Code.

If the issues have not been rectified by the end of 25 days, the Port or the SFPUC will perform the required maintenance and will bill the owner for the fine plus the cost of the work. If the owner does not pay the fine and the bill within 30 days, the Port or the SFPUC have the option to initiate lien proceedings against the property. A diagram showing the enforcement process is shown in Figure 21.

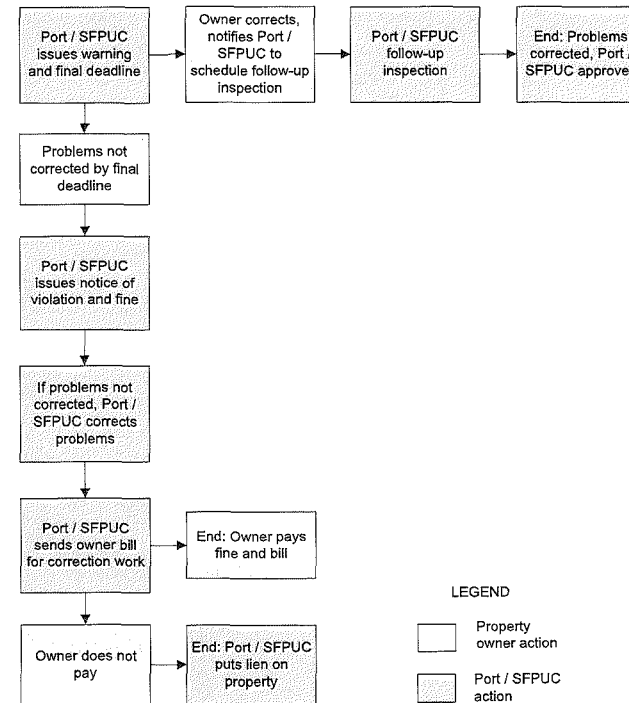
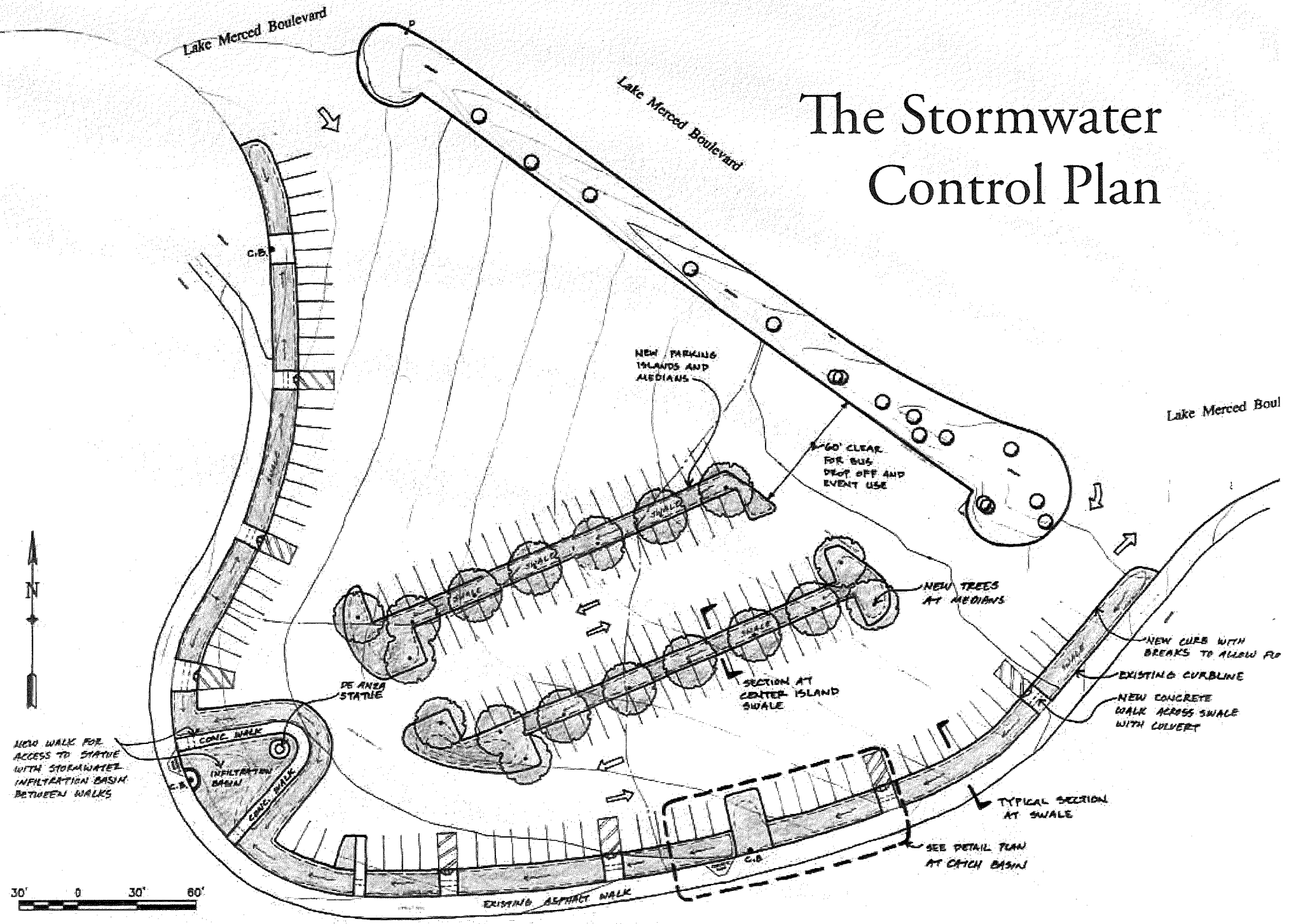


Figure 21. Enforcement.

The Stormwater Control Plan



The Port and SFPUC require submittal of a Stormwater Control Plan (SCP) with every development application for discretionary planning approval in San Francisco for all projects disturbing 5,000 square feet or more of the ground plane.

The Port and SFPUC require the submission of a Stormwater Control Plan (SCP). The SCP will allow the Port, the SFPUC, and the Planning Department to review projects that are subject to the *Guidelines* and ensure compliance with them. SCPs must be reviewed and stamped by a California licensed landscape architect, architect, or engineer.

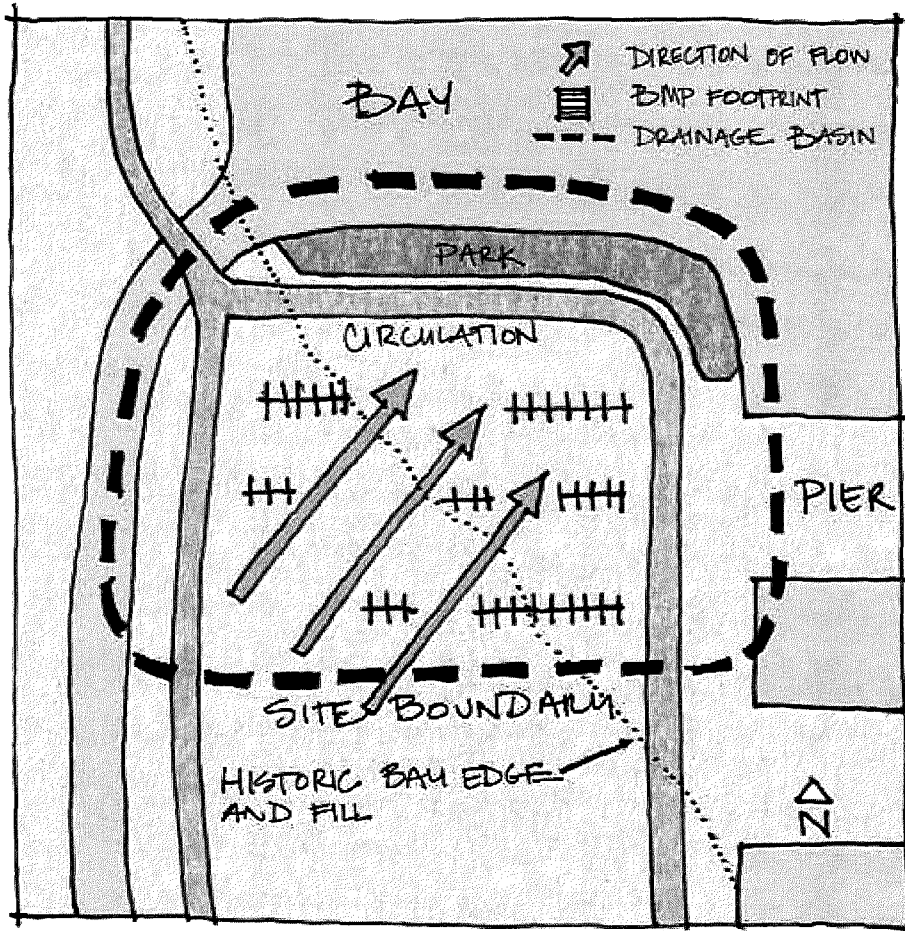
Project applicants must complete each of the following elements in their SCPs to be eligible for project approval:

1. Characterize existing site conditions
2. Identify design and development goals
3. Develop a site plan
4. Develop a site design
5. Select and locate source controls
6. Select and locate treatment BMPs
7. Size treatment BMPs
8. Check against design goals and modify as necessary
9. Develop an operations and maintenance plan
10. Compile the Stormwater Control Plan

Although the elements of the SCP are presented as a series of steps, in practice they should be iterative. For example, although site design comes before BMP sizing in the SCP checklist, BMP sizing results may require designers to make changes to the original site design. The following section provides an overview of each element of the SCP, illustrated by a conceptual drawing. An example of a completed SCP is included in Appendix C.

Requirement

The Stormwater Control Plan (SCP) must be reviewed and stamped by a licensed landscape architect, architect, or engineer.



Step 1

Characterize existing conditions

The stormwater management approach available to a given site is largely dictated by existing site conditions. Soil types, topography and drainage, vegetation types, wildlife habitat, proximity to receiving waters, existing structures, adjacent land uses, and historical and cultural features are all factors that project proponents should consider prior to initiating design of stormwater BMPs. A comprehensive checklist of site conditions that should be evaluated during the site analysis phase can be found in the SCP (Appendix C).

Jurisdictional concerns can influence a site as much as physical conditions. For example, parcels within 100 feet of the San Francisco Bay shoreline are subject to San Francisco Bay Conservation and Development Commission (BCDC) policies governing public access, circulation, and landscaping. Alterations to structures along most of the San Francisco Northern Waterfront are subject to the requirements of a National Historic Register District. Some properties may have deed restrictions establishing requirements for the management of residual soil and groundwater pollution. Port, SFPUC, and City Planning staff will work with project applicants to identify jurisdictional issues that are relevant to the site.

Characterizing existing conditions helps to define the opportunities and constraints that will shape the site design. Opportunities include existing drainage patterns and vegetation, oddly configured or otherwise unbuildable parcels, easements, and landscape amenities, including open spaces that can serve as locations for BMPs. Differences in elevation across the site

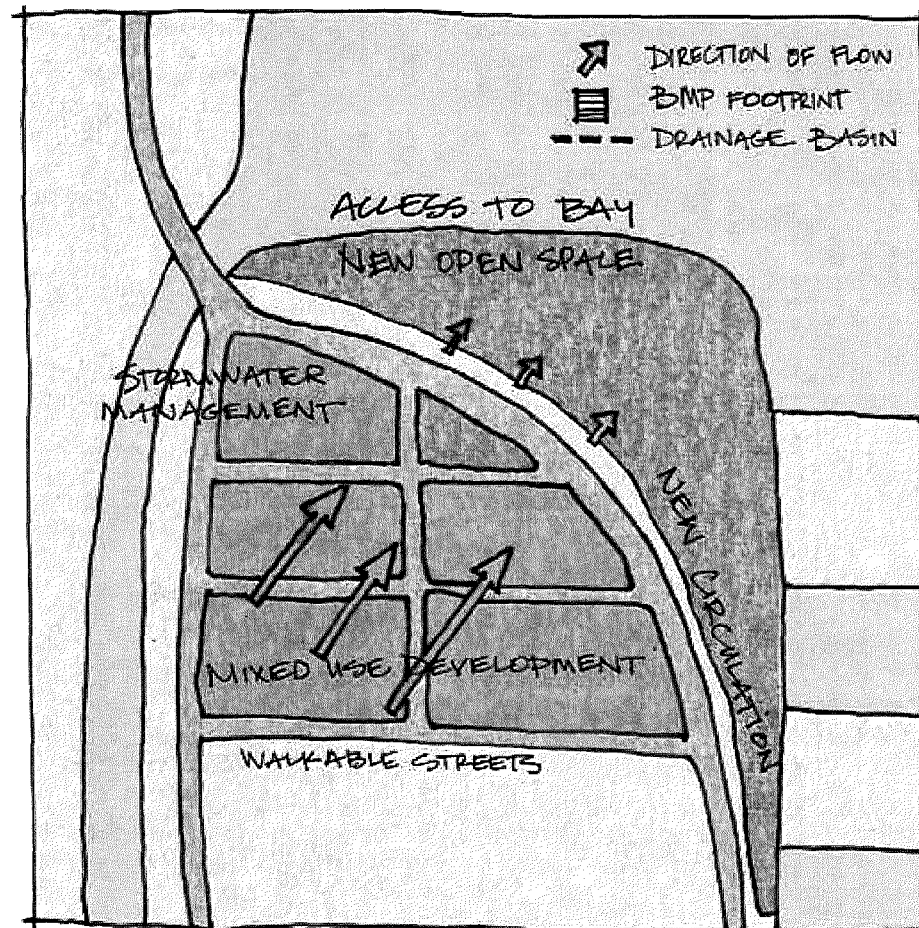
and existing low-lying areas present opportunities to implement BMPs that reduce or eliminate the need for pumping or other mechanical conveyance, a savings in both installation and long-term operation costs.

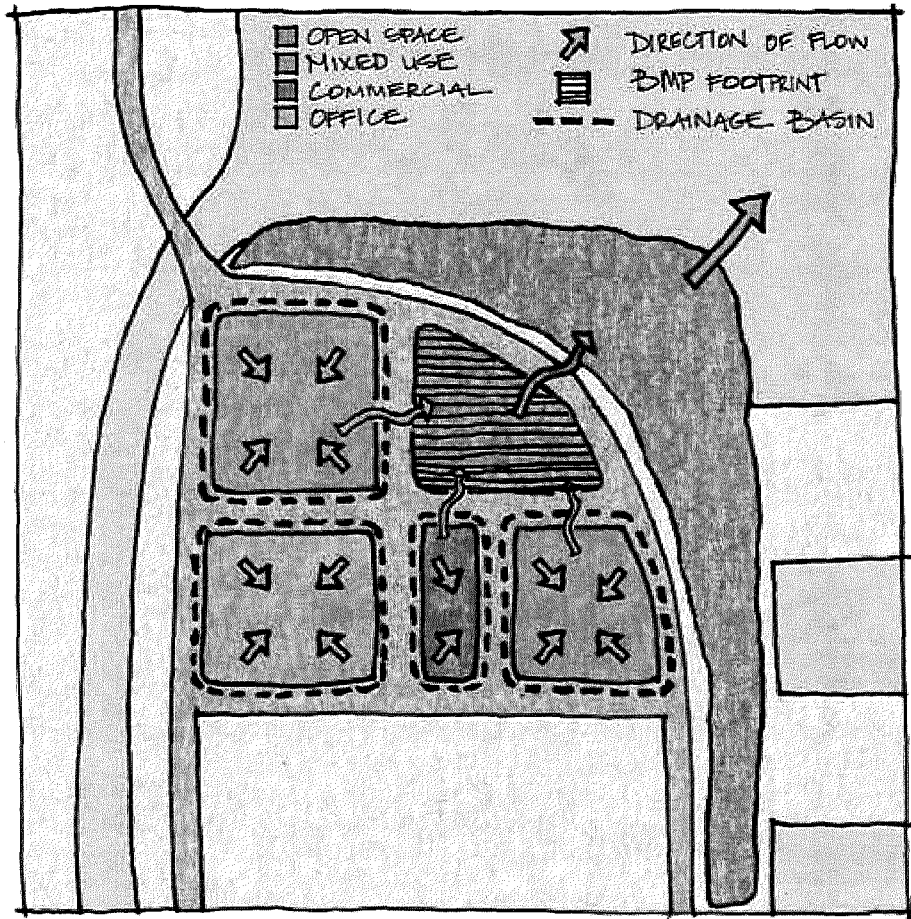
Constraints might include impermeable soils, a high water table, contaminated soils, geotechnical instability, existing utilities, and historic and cultural resources. Site-specific percolation tests and other geotechnical investigations by a certified engineer will be needed to ensure the most effective design solutions.

Step 2

Identify design and development goals

Every project applicant will begin the design process with a set of goals that will impact stormwater management requirements for the site. The program, density, and intensity of land use on a site present both opportunities and constraints for stormwater management. A project applicant intending to build a mixed-use development with high-density housing in the Bayview-Hunters Point neighborhood will approach the design process differently from a project applicant seeking to develop an industrial facility on a waterfront pier. The former might use stormwater to define the character of the public realm and create water features in community open spaces. The latter might use stormwater in cooling towers and wash-down areas to offset potable water use.





Step 3

Develop a site plan

Using the evaluation of existing conditions, along with the design and development goals, project applicants can begin to see how their project will integrate with or alter the hydrology of the site. The site plan should delineate the proposed land uses and major post-development drainage basins and should show, at the conceptual level, how water will move across the site.

Step 4

Develop a site design

Page 28 of this document introduced seven goals to guide the integration of stormwater management into site design. This section identifies strategies to achieve each goal.

Goal 1: Preserve and protect creeks, wetlands, and existing vegetation and other wildlife habitat.

- Incorporate creeks, wetlands, and existing vegetation into the site design (See Appendix D for appropriate vegetation).
- Develop setbacks that protect creeks, wetlands, and sensitive wildlife habitats and also provide usable open space for the public.
- Concentrate development in already developed areas.

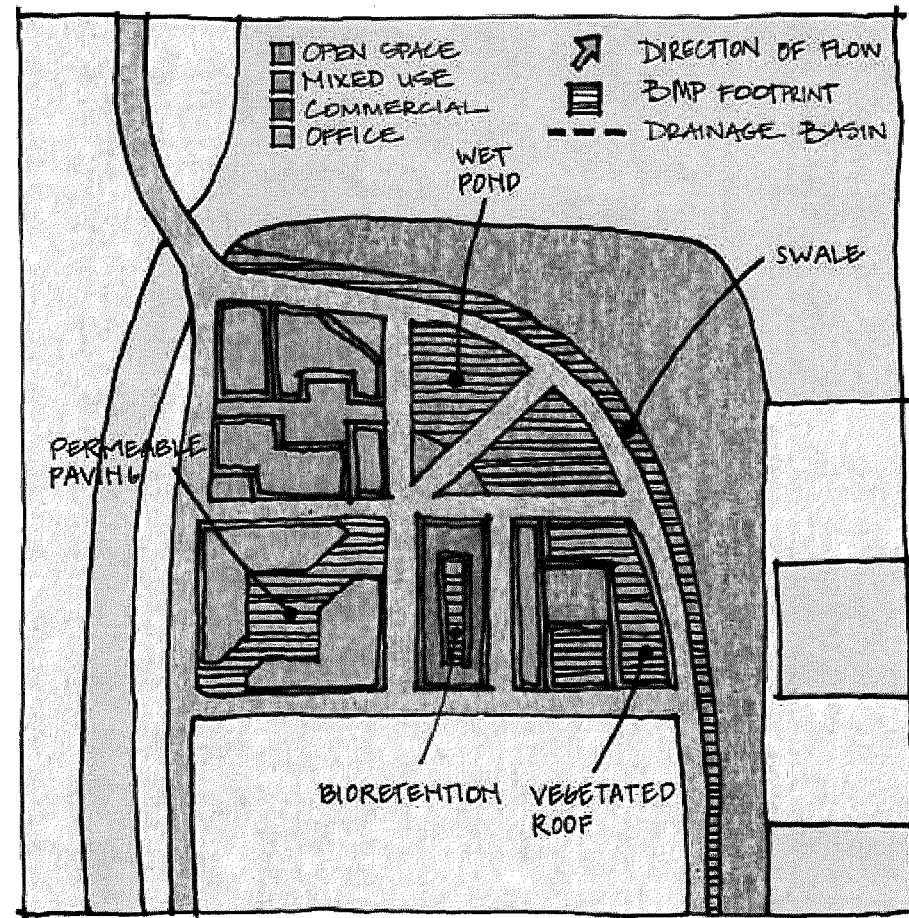
- Encourage high-density, transit-accessible development.
- Encourage clean-up and reuse of brownfield sites.
- Look at each site as an opportunity to protect, enhance, or create wildlife habitat.

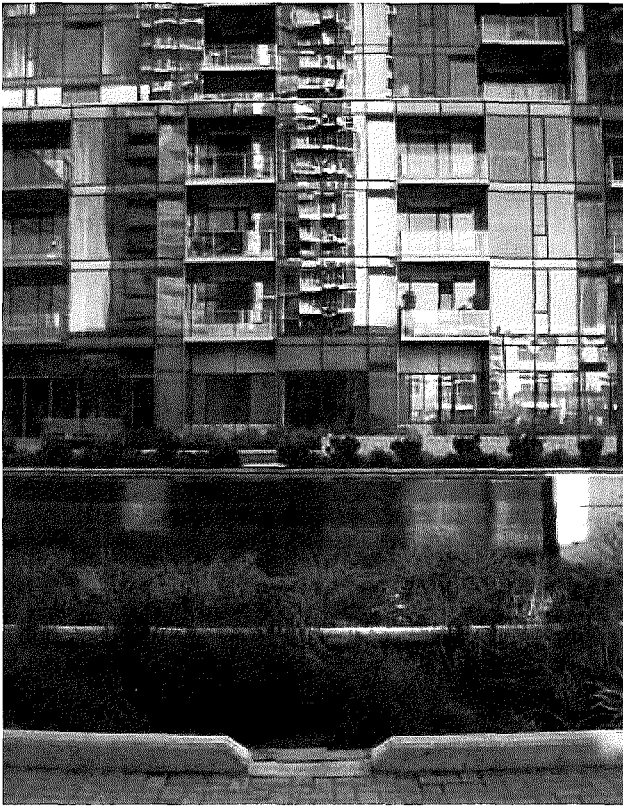
Goal 2: Preserve natural drainage patterns and topography and incorporate them into site design.

- Daylight historic watercourses and make them a central element of site design.
- Design stormwater BMPs to take advantage of existing slopes and drainage paths.
- Minimize re-grading and soil impacts.
- Prioritize the use of infiltration-based BMPs where soils, groundwater, and geology allow.

Goal 3: Minimize and disconnect impervious surfaces.

- Design compact, multi-story structures, as allowed by applicable zoning regulations.
- Cluster buildings to reduce the length of streets and driveways, minimize land disturbance, and protect natural areas.
- Design narrow streets and driveways, as allowed by the local jurisdiction.
- Use landscape and permeable paving materials rather than traditional hardscape. Plazas, sidewalks, driveways, streets, parking areas, and patios can be constructed from materials such as crushed aggregate, decomposed granite, turf block, unit pavers, porous asphalt, or pervious concrete.
- Install vegetated roofs to reduce runoff from buildings.
- Minimize parking lot footprints and impacts by building structured parking with alternative roof uses and designing compact parking spaces and space-efficient circulation patterns.





Stormwater treatment facilities enhance public spaces in Portland's South Waterfront redevelopment area.

From the Site to the City

LID is implemented site by site, but each site should be considered in the context of its watershed-wide goals. Over time, incremental improvements will add up to long-term water quality protection for the Bay and Ocean, the restoration of hydrologic function in San Francisco's watersheds, and city-wide greening.

- Drain runoff from impervious areas to pervious areas. In cases where infiltration is not appropriate, landscape features can serve as treatment and conveyance structures and can be fitted with an underdrain to allow for discharge to the municipal storm sewer system or receiving waters.

Goal 4: Design the flow path of stormwater on a site all the way from the first contact to the discharge point.

- Identify the location where stormwater will first enter a site. For example, the first point of contact is often a roof. How will the water travel from the roof to a BMP? In the event that the BMP overflows, where will it discharge?
- Identify an approved discharge location (downstream conveyance system, another BMP or receiving water body) to accommodate flows beyond the capacity of each BMP.
- Design and clearly identify an overflow conveyance system to accommodate flows beyond the BMP's treatment capacity and up to a 100-year storm. All BMPs must have an approved discharge location.

Goal 5: Treat stormwater as a resource, not a waste product.

- Capture stormwater for irrigation, toilet flushing, cooling towers, vehicle wash-down areas, and other non-potable applications.
- Design multi-purpose BMPs that not only manage stormwater but also improve streetscape and public space design.
- Use stormwater for design inspiration.
- Incorporate environmental education and interpretation into LID where appropriate.

Goal 6: Treat stormwater at its source.

- Identify pollutants of concern and their sources early in the design process and install source control measures where appropriate.
- Aim for ubiquitous infiltration of stormwater on site.
- Place treatment BMPs as close to the source of runoff as possible.

Goal 7: Use treatment trains to address a broad array of pollutants.

- Combine stormwater BMPs that target different pollutants to create a treatment train. This strategy ensures higher levels of treatment and reduces the required size of each BMP in the treatment train.
- Pretreatment BMPs, such as sediment forebays, help reduce maintenance costs and improve the overall performance of stormwater BMPs.

Step 5

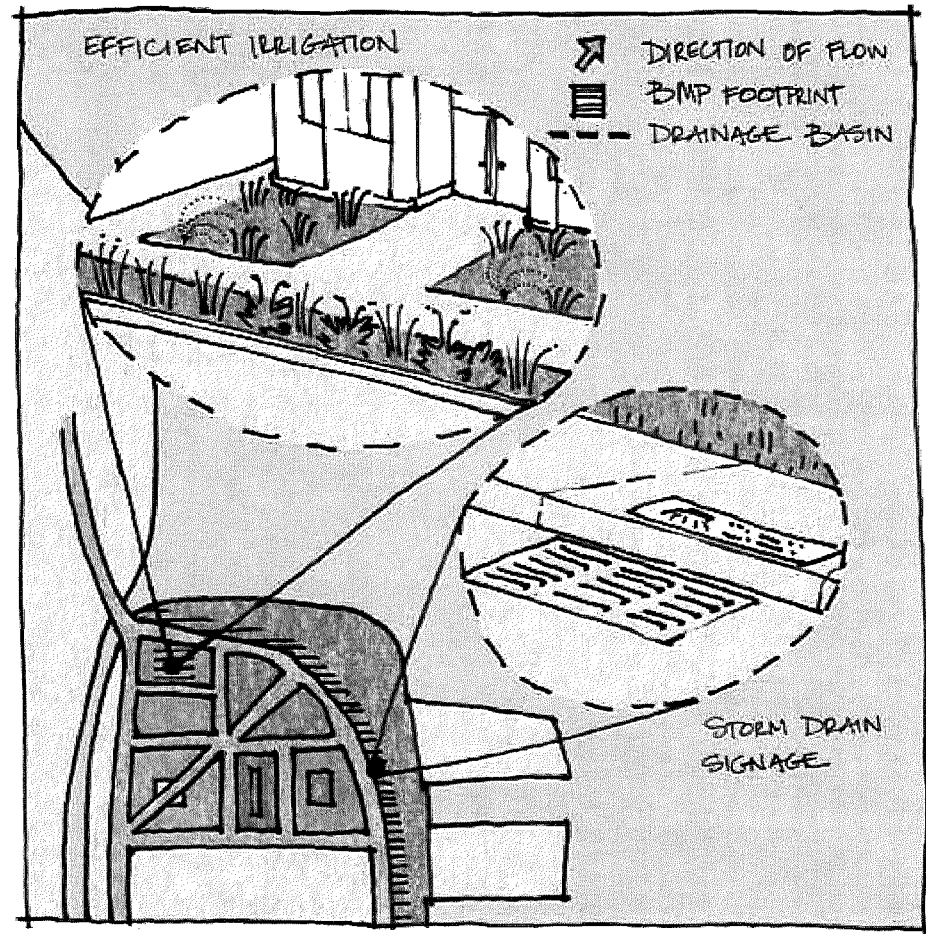
Select and locate source controls

Everyday activities such as recycling, trash disposal, and vehicle and equipment washing generate pollutants such as trash, sediments, oil and grease, nutrients, pesticides, and metals that can be mobilized by stormwater runoff and carried to receiving waters. These pollutants can be minimized by applying source control BMPs. Source control BMPs prevent pollutant generation and discharge by controlling pollution at its source, or, at a minimum, limiting pollutant exposure to stormwater.

Source control BMPs include both structural features and operational practices. Typical structural source control BMPs involve covering, berming, or hydraulically isolating a potential pollutant source area.

Operational source control measures include routine pavement sweeping and substituting traditional materials with those that are less toxic; for example, replacing traditional anodized chain link fencing with vinyl coated fencing.

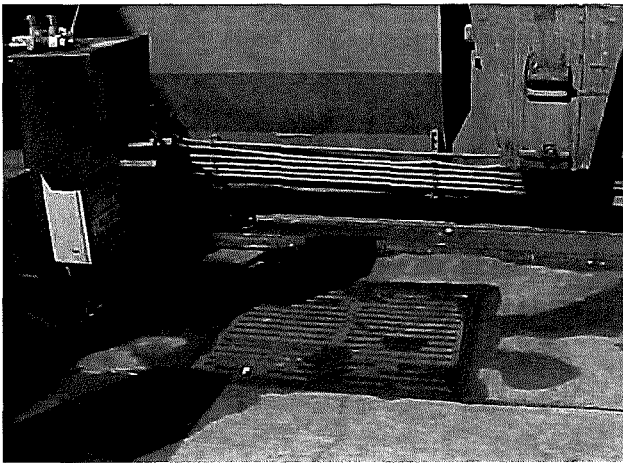
Specific requirements for land uses and activities that will need to implement source control measures are found in Attachment 4 of the Phase II General Permit (http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/final_attachment4.pdf). The Fact Sheets (Appendix A) include a list of resources for source control measures. Form A of the SCP (Appendix C) guides the project proponent through the source control BMP selection process.



Source Control Requirement

The following uses and activities are required to implement specific source control measures as specified in Attachment 4 of the Phase II General Permit (http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/final_attachment4.pdf):

- 100,000 sq. ft. commercial developments
- Restaurants
- Retail gasoline outlets
- Automotive repair shops
- Parking lots



A drain adjacent to a trash compactor is connected to the sanitary sewer system. A concrete berm surrounding the trash storage area hydraulically isolates stormwater runoff in this area from the rest of the site.

Hydraulic Isolation

Hydraulic isolation is the practice of separating one drainage area from surrounding areas such that fluids cannot pass between them. This can be done using grading or constructed barriers. Hydraulic isolation allows designers to treat runoff and waste from the isolated area according to the specific pollutants found there. In some cases, hydraulically isolated areas can be connected to the sanitary sewer system rather than the storm sewer system.

Vehicle wash racks and trash compactor areas are examples of areas that can be hydraulically isolated to protect surrounding areas from the soap, grease, oil, sediments, trash and other pollutants associated with those activities.

Integrated Pest Management

Integrated Pest Management (IPM) is an ecological approach to suppressing pests. IPM uses information on the life cycle of pests, along with multiple pest control techniques, to keep pests at acceptable levels in an economical and environmentally safe way. IPM focuses on monitoring and preventing pests and using low-risk pest control techniques. Because pest problems are often symptomatic of ecological imbalances, the goal is to plan and manage ecosystems to prevent organisms from becoming pests in the first place. This means developing landscape plans that focus on the use of native or Mediterranean plant species suited to San Francisco's climate and soil conditions (Appendix D). IPM principles help to reduce or eliminate the use of pesticides; thereby reducing the risk that stormwater runoff will mobilize pesticides and carry them to collection systems or receiving water bodies.

Step 6

Select and Locate Treatment BMPs

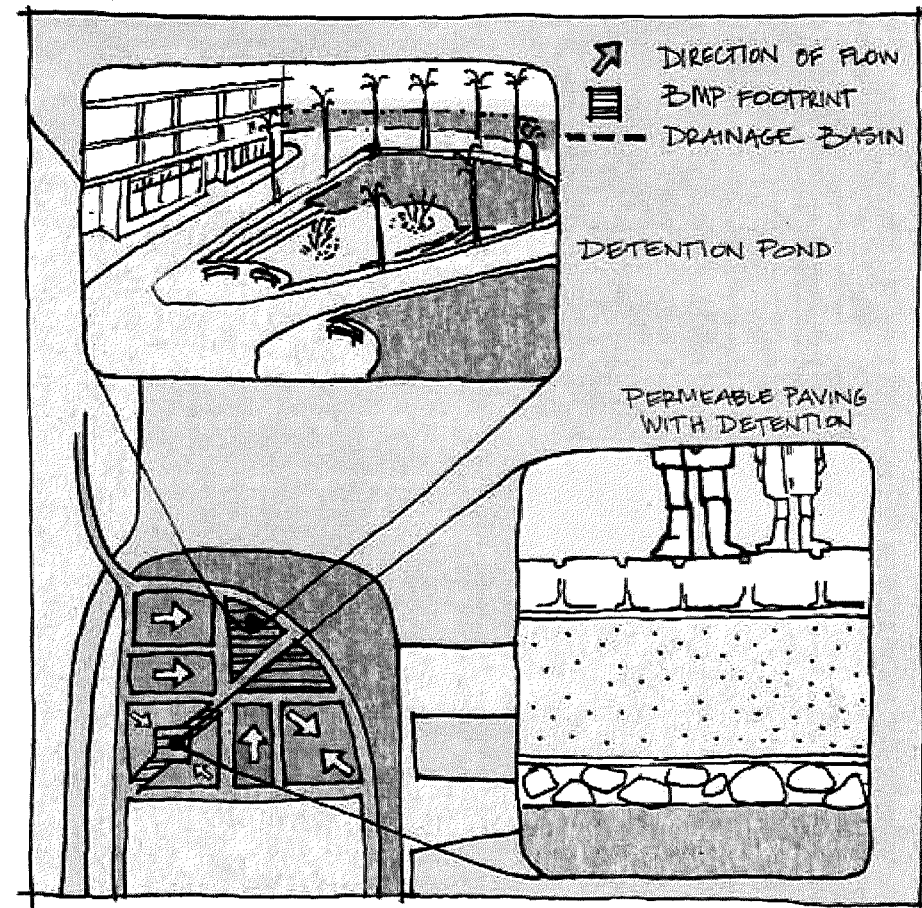
Site design and source control make significant contributions to effective stormwater management. But achieving treatment to the MEP also requires the implementation of treatment control BMPs. The selection of stormwater treatment BMPs is guided by existing site conditions, design and development goals, and the pollutants of concern for the site.

The two-step BMP selection process outlined here will help project applicants to identify a suite of site-specific treatment BMPs. The first step is to use the BMP Decision Tree (see Figure 22), to identify BMPs that are suitable for a given site. The second step is to narrow the list of suitable BMPs to the ones that target the pollutants of concern that have been identified for a given site.

The BMP Decision Tree

The BMP Decision Tree will help project applicants use site-specific information to select the BMPs that are most appropriate given the conditions at their site. BMPs that are not suitable will be eliminated from consideration.

The BMP Decision Tree prompts the project applicant to consider specific site characteristics that affect BMP design. The answers narrow the field of appropriate BMPs. On-site percolation tests and geotechnical investigations must be done during the site analysis to determine whether infiltration-based BMPs are feasible for the site (for instance, is there adequate depth to groundwater, which for most sites will be 10 feet). However, infiltration-





El Monte Sagrado Spa in Taos, New Mexico uses wetlands to treat stormwater so that it can be used to fill spa pools.



Permeable pavement can be integrated into a variety of hardscapes such as roads and sidewalks, plazas, terraces and patios.

based BMPs need not always be eliminated based upon this information. Rather, a modified design solution can make a BMP feasible. Vegetated swales can be used for stormwater treatment in areas with poor infiltration or contaminated soils provided that they are lined with an impermeable liner, underdrained, and constructed with clean import soil. See the BMP Fact Sheets in Appendix A for information on liners and underdrains.

Steep slopes can limit the range of appropriate BMPs for a given site because they can cause high flow rates and instability. Terracing the site is one design solution that could allow the implementation of slope-dependent BMPs on a steep site. Check dams can also be used to mitigate problems caused by steep slopes.

After all of the information has been evaluated, the BMP Decision Tree will indicate one of three outcomes for a given site:

- All BMPs are feasible;
- A subset of BMPs is feasible for unconditional implementation; or
- A subset of BMPs is feasible with conditions.

The resulting list of BMPs can then be evaluated for their effectiveness in treating the pollutants of concern for the project. Project applicants should include the results of the Decision Tree process in their SCP.

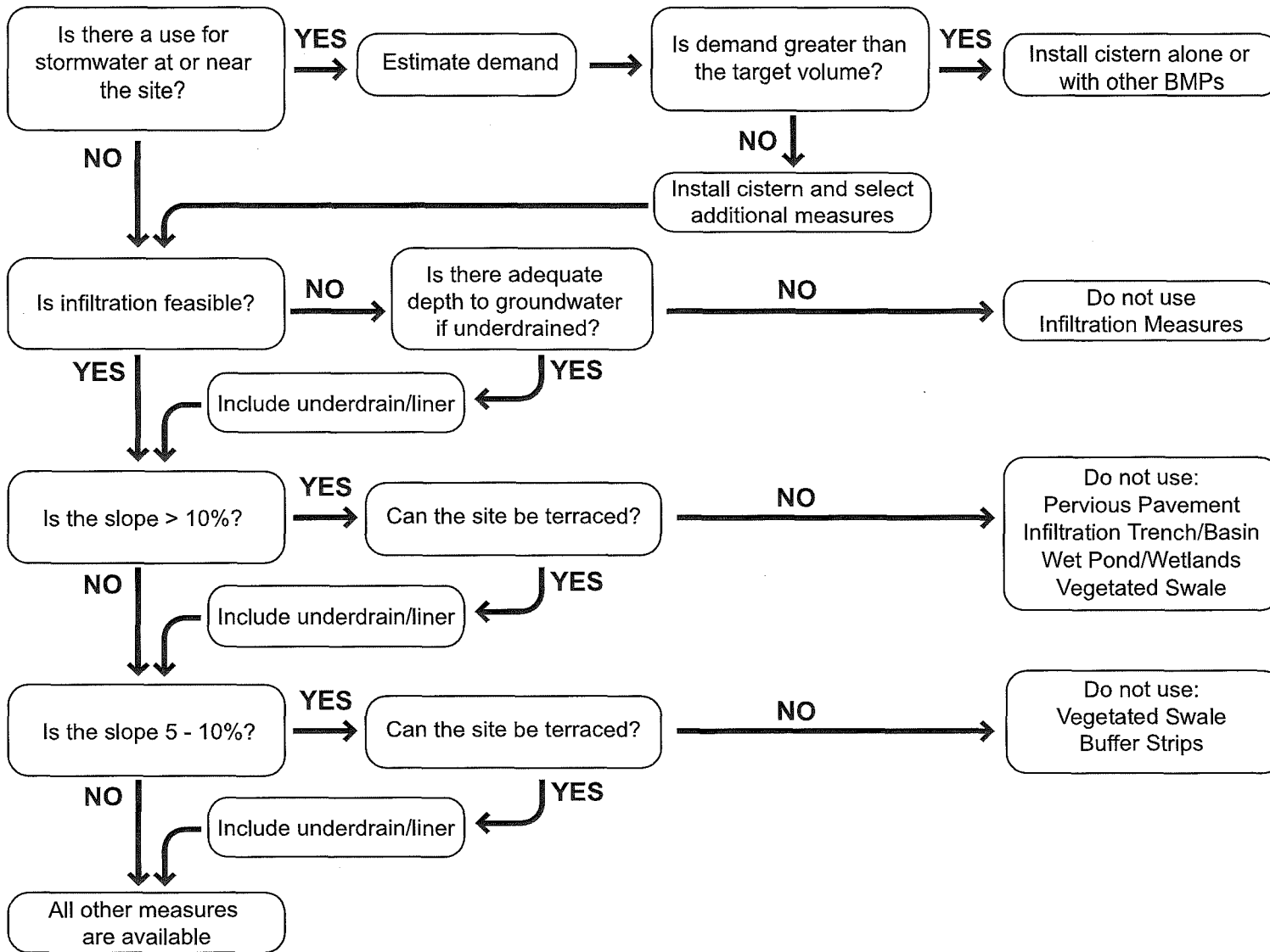
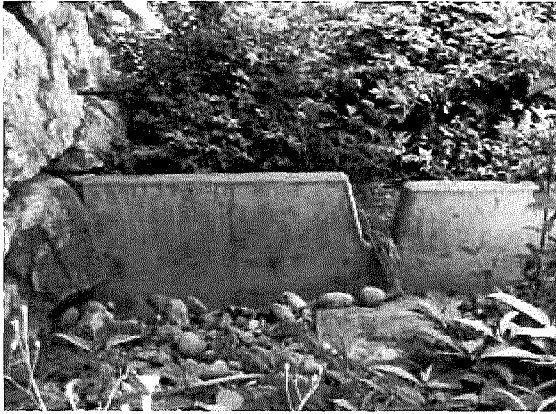


Figure 22. Stormwater BMP Decision Tree



Weirs (top) and cascades (bottom) make street-side bioretention possible on steep slopes in Seattle, WA.

Match BMPs with Pollutants of Concern

Table 6 includes a list of pollutants typically found in stormwater runoff and their association with common San Francisco land uses. Project applicants can use the table to screen for likely pollutants of concern, but identifying the specific commercial and industrial activities proposed for a site provides a better indication of which pollutants to target. For example, a restaurant would need to include BMPs to prevent oil and grease from contacting stormwater, and roadways in any project bring up concerns about metals, oil and grease, and sediments.

After project applicants consult Table 6 to anticipate the pollutants of concern for their proposed land uses, they can use Table 7 to identify BMPs that both treat pollutants of concern and are deemed appropriate for the physical site conditions by the BMP Decision Tree. To learn more about each BMP listed in the table, see the BMP Fact Sheets in Appendix A.

Land Use Type	Metals	Sediments	Trash	Oil and Grease	Organics	Nutrients
High Density Residential	•	•	•	•		•
Low Density Residential	•	•	•	•		•
Mixed Use	•	•	•	•	•	•
Light Industrial	•	•	•	•		
Heavy Industrial	•	•	•	•	•	
Open Space		•	•		•	•
Piers Over Water	•	•	•			
Former Shipyards	•	•	•	•	•	•

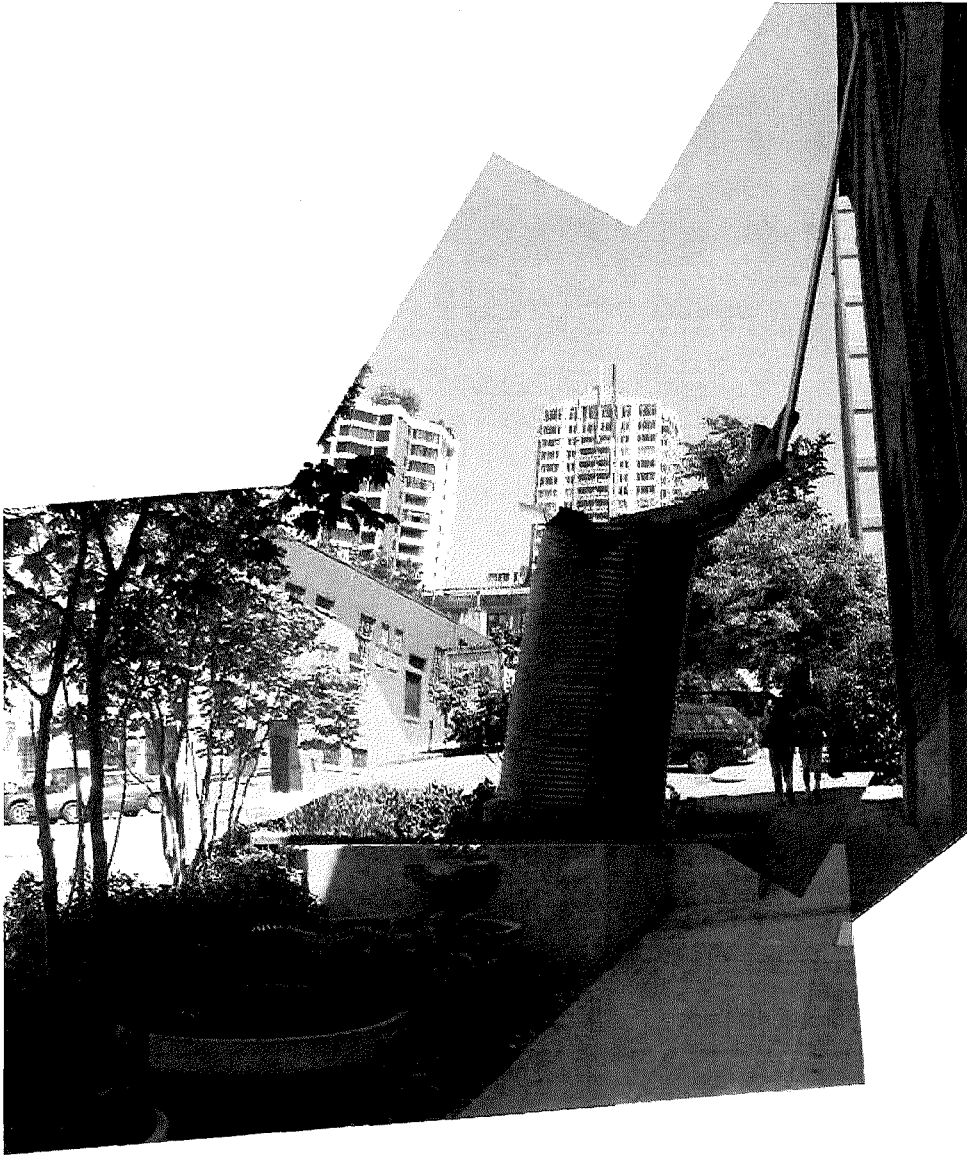
Table 6. Typical pollutants associated with common San Francisco land uses

Treatment Control	Metals	Sediments	Trash	Oil and Grease	Bacteria	Organics	Nutrients
Infiltration							
Dry Well	●			●	●	●	●
Infiltration Basin	●	○ _p	○ _p	●	●	●	●
Infiltration Trench	●	○ _p	○ _p	●	●	●	●
Permeable Pavement	◐	● _p	○ _p	○	◐	◐	●
Detention							
Constructed Wetland	●	● _p	○ _p	●	●	●	◐
Detention Pond	◐	● _p	○ _p	◐	◐	◐	○
Detention Vault	○	◐	○	◐	○	○	○
Wet Pond	●	● _p	○ _p	●	●	●	◐
Bioretention							
Flow-through Planter	●	● _p	○ _p	●	●	●	◐
Rain Garden	●	● _p	● _p	●	●	●	●
Biofiltration							
Vegetated Buffer Strip	●	● _p	◐ _p	◐	○	◐	○
Vegetated Swale	◐	◐	○	◐	○	◐	○
Media Filter	●	● _p	● _p	●	●	●	●
Sand Filter	●	●	●	●	●	◐	◐
Vegetated Rock Filter	◐	● _p	○ _p	●	◐	●	●
Swirl Separator	○	●	●	◐	○	○	○
Water Quality Inlet	○	◐	◐	◐	○	○	○
Drain Insert	◐	◐	●	◐	○	○	○
Retention							
Rainwater Harvesting*			●	◐	○	○	○

○ Low ◐ Moderate ● High _p Requires Pre-treatment

*Rainwater Harvesting does not provide stormwater treatment. However, it prevents polluted stormwater from reaching receiving water bodies.

Table 7. BMPs that capture or treat pollutants typically found in stormwater runoff.



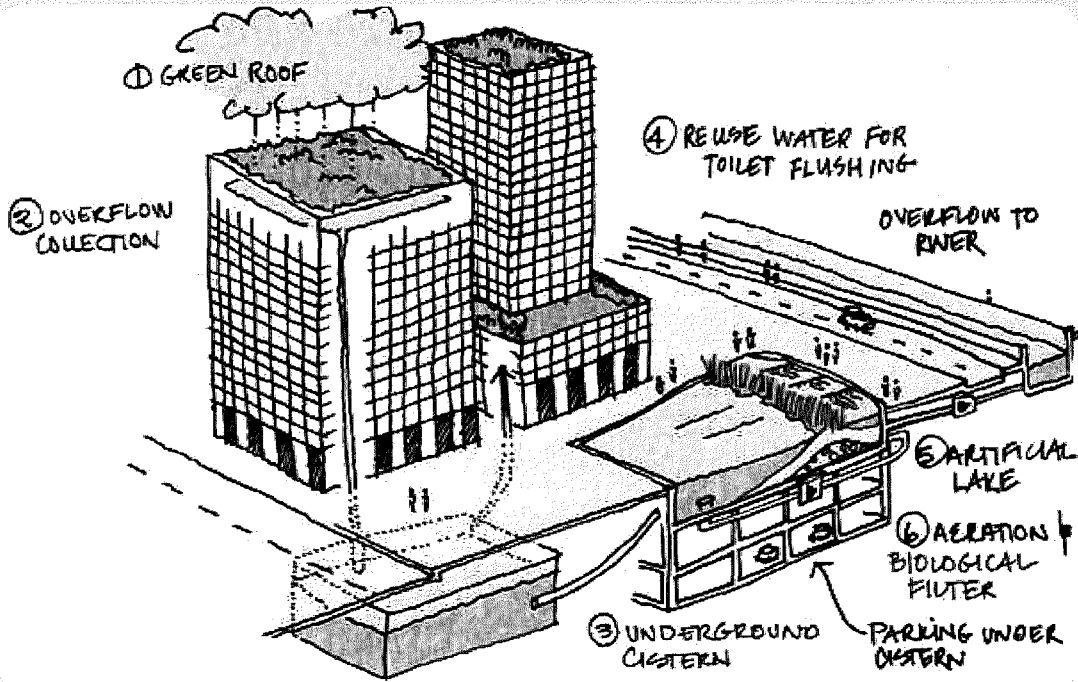
Treatment Trains

A single treatment BMP may not adequately treat the entire range of pollutants from its contributing watershed, especially in large developments involving diverse activities. For example, some treatment BMPs are designed to remove fine suspended sediment but may not be able to remove dissolved metals. Because of this, a combination of several BMPs in succession may be needed to treat all of the pollutants on a given site.

A combination of BMPs, constructed in a series to target specific pollutants, is called a treatment train. Treatment trains not only improve water quality, they also improve the long-term efficiency and reduce the maintenance requirements for each treatment BMP involved in the train. Heavy sediments and trash can negatively impact BMP performance, thus silt traps and sediment forebays are commonly used as a first step in the treatment process. In the same way that pre-rinsing dirty dishes increases the efficacy and efficiency of a dishwasher, removing sediment prior to infiltration of stormwater will improve the long-term capacity of the underlying soils to infiltrate water by preventing sediment from clogging pore spaces that allow the movement of water through the soil.

Common treatment train configurations include:

- Silt trap → Swale → Wetland
- Cistern → Rain garden
- Retention basin → Sand filter
- Vegetated strip → Infiltration trench



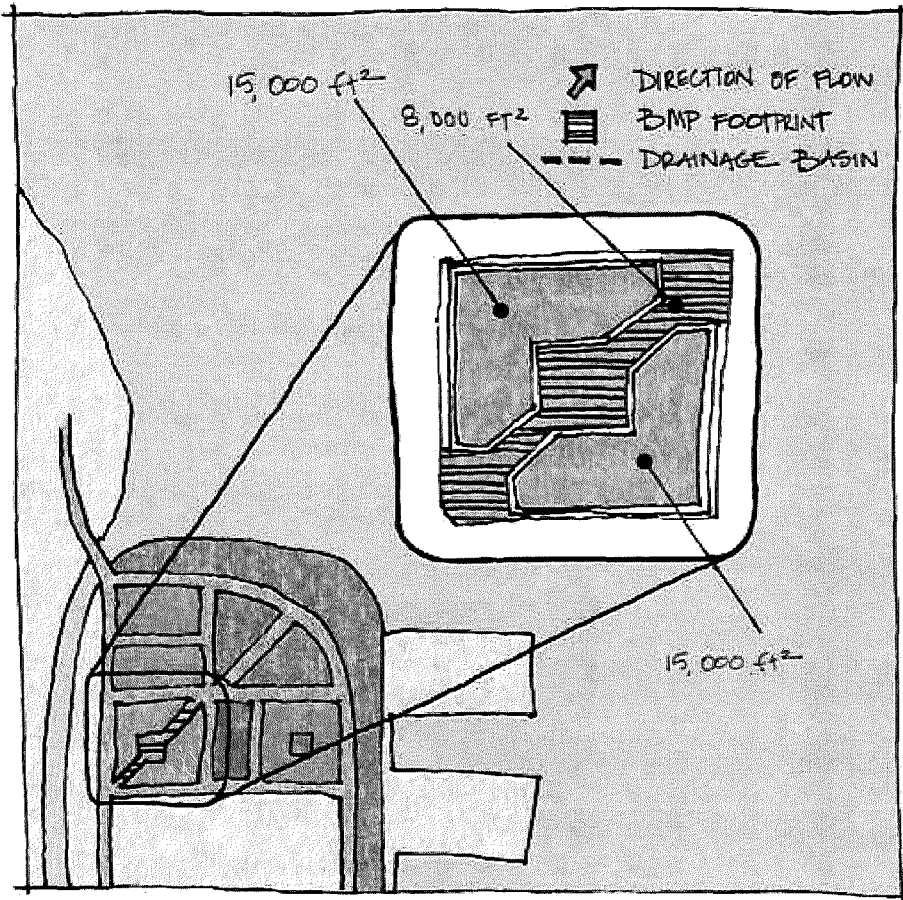
Case Study: Berlin Treatment Train

The design for Potsdamer Platz, one of Berlin’s most important public squares, includes a stormwater treatment train that uses multiple stormwater management strategies (indoor use, storage, biofiltration, and outdoor use) to control both the quality and the volume of stormwater on-site. The roofs of the development, some of which are vegetated roofs and some of which are traditional, harvest rainwater to be used in the buildings for toilet flushing and irrigation. During large storm events, five underground cisterns store rainwater and then release it slowly into a series of pools and planted ‘biotopes’ for filtration. In the summer months, additional filters can be added to remove algae. Treated rainwater then flows through a very popular outdoor waterscape where employees and visitors gather. Like San Francisco, Berlin has an average annual rainfall of 21 inches.

Treatment Train Principles

- Think of each element in a treatment train as a separate functional unit.
- Before adding additional elements to a treatment train, analyze their performance relative to previous BMPs in the train. If the expected water quality benefits are limited, the increase in cost may outweigh the benefits.
- Do not alter or remove design measures used to reduce the size of stormwater treatment measures without a corresponding resizing of associated stormwater treatment BMPs, otherwise the capacity of the BMPs will be exceeded.





Step 7

Size Treatment BMPs

After selecting a suite of treatment BMPs that are appropriate for the site conditions and target the pollutants of concern, project applicants will need to size these BMPs to achieve the required stormwater performance standards. This section explains how to size treatment BMPs, but project applicants can also use the automated electronic sizing spreadsheets provided in Appendix B, which can also be found on the SFPUC and Port websites at www.sfwater.org and www.sfport.com. While the Port and SFPUC do not require the use of the sizing spreadsheets for BMP design, project applicants must complete Table 1 of the electronic sizing spreadsheet in Appendix B to document drainage parcels and design flow rates and volumes. This information is required in the SCP.

The performance measures discussed in this section aim to protect the water quality of receiving water bodies. They meet all regulatory requirements and are the foundation of the BMP sizing spreadsheet. For information about how the performance measures were developed, please see the resources at the end of this section.



A rain garden at Glencoe Elementary in Portland, Oregon reduces stormwater flows to Portland's collection system.

Treatment Control	Sizing Design Criteria	
	Flow-based	Volume-based
Infiltration	Dry Well	•
	Infiltration Basin	•
	Infiltration Trench	•
	Permeable Pavement	•
Detention	Constructed Wetland	•
	Detention Pond	•
	Detention Vault	•
	Wet Pond	•
Bioretention	Flow-through Planter	•
	Rain Garden	•
Biofiltration	Vegetated Buffer Strip	•
	Vegetated Swale	•
	Media Filter	•
	Sand Filter	•
	Vegetated Rock Filter	•
	Swirl Separator	•
	Water Quality Inlet	•
	Drain Insert	•
Retention	Rainwater Harvesting	•

Table 8. Treatment control measures and sizing methods

Port Requirements

Stormwater performance measures for areas in the separate sewers operated by the Port require the capture and treatment of:

- (a) The flow of stormwater runoff resulting from a rain event equal to at least 0.2 inch per hour intensity; or
- (b) Eighty percent or more of the annual stormwater runoff volume, determined from unit basin storage volume capture curves for San Francisco (see Figure 23).

Performance measure (a) should be used for sizing flow-based BMPs, such as vegetated swales or flow-through planters. These are BMPs whose primary mode of pollutant removal depends on the flow rate of runoff through the BMP. Performance measure (b) should be used for sizing volume-based BMPs, such as infiltration basins or detention basins. These are BMPs whose primary mode of

Requirement

The Port's stormwater performance measures for areas served by separate storm sewers require the capture and treatment of:

- (a) The **flow** of stormwater runoff resulting from a rain event equal to at least 0.2 inch per hour intensity; **or**
- (b) Eighty percent or more of the annual stormwater runoff **volume** determined from design rainfall capture curves for San Francisco. The maximum drawn-down time for stormwater captured during a rain event is 48 hours.

pollutant removal depends on the volumetric capacity of the BMP. These performance measures are adapted from the General Permit.

Project applicants should determine which sizing criteria apply to each BMP and size the facility accordingly. Many BMPs can be designed to attain both flow-based and volume-based stormwater management goals, but they are most often categorized as one or the other (see Table 8).

Flow-based Sizing

The recommended method for hydraulically sizing flow-based treatment BMPs is the Uniform Intensity Approach and is used in conjunction with the Rational Method for estimating stormwater flows. It is also described in the CASQA 2003 Stormwater Best Management Practice Handbook New Development and Redevelopment. Automated electronic sizing spreadsheets can be found at www.sfwater.org and www.sfport.com, and are described in Appendix B. The Rational Method is used as follows:

1. **Identify each drainage management area on the site.** A drainage management area is a discrete area or subwatershed. The runoff from each drainage management area will drain its own treatment control BMP(s). The steps below should be applied to each drainage management area.
2. **Determine the area in acres (A)** of the drainage management area that drains to the proposed BMP(s).
3. **Assign a Runoff Coefficient**, or C-factor, to each land surface in the drainage management area. The C-factor describes the percentage of runoff generated by different types of surfaces during rain events. Surfaces that produce higher volumes of runoff, such as concrete, have relatively higher C-factors, while surfaces that produce lower volumes of runoff, such as landscaped areas, have relatively lower C-factors. Table 9 lists established C-factor values for each land surface.
4. **Calculate the Composite C-factor (C)**, a weighted average of all the C-factors for all the surfaces in the drainage management area. Multiply each C-factor by the area of the surface it applies to. Add the results and divide by the total site area.

Flow-Based Sizing

The Rational Method: $Q=CiA$

Where:

Q = flow in ft³/second

C = composite runoff coefficient
(composite C-factor)

i = rainfall intensity in inch/hour
(0.2 inch/hr recommended)

A = drainage area in acres

Type of Surface	Typical Range	Recommended Value
Asphalt	0.7 - 0.95	0.8
Concrete	0.8 - 0.95	0.9
Brick	0.7 - 0.85	0.8
Roofs	0.75 - 0.9	0.85
Pervious Concrete	0.1 - 0.3	0.2
Pervious Asphalt	0.1 - 0.3	0.2
Paving Stones	0.1 - 0.7	0.4
Grass Pavers/Turf Blocks	0.15 - 0.6	0.35
Lawns and Grass:		
sandy soil, slope <2%	0.05 - 0.1	0.08
sandy soil, slope >7%	0.15 - 0.2	0.17
heavy soil, slope <2%	0.13 - 0.17	0.15
heavy soil, slope >7%	0.25 - 0.35	0.3
Landscaping	0.15 - 0.3	0.2
Crushed Aggregate	0.15 - 0.3	0.25

Table 9. Typical runoff coefficients

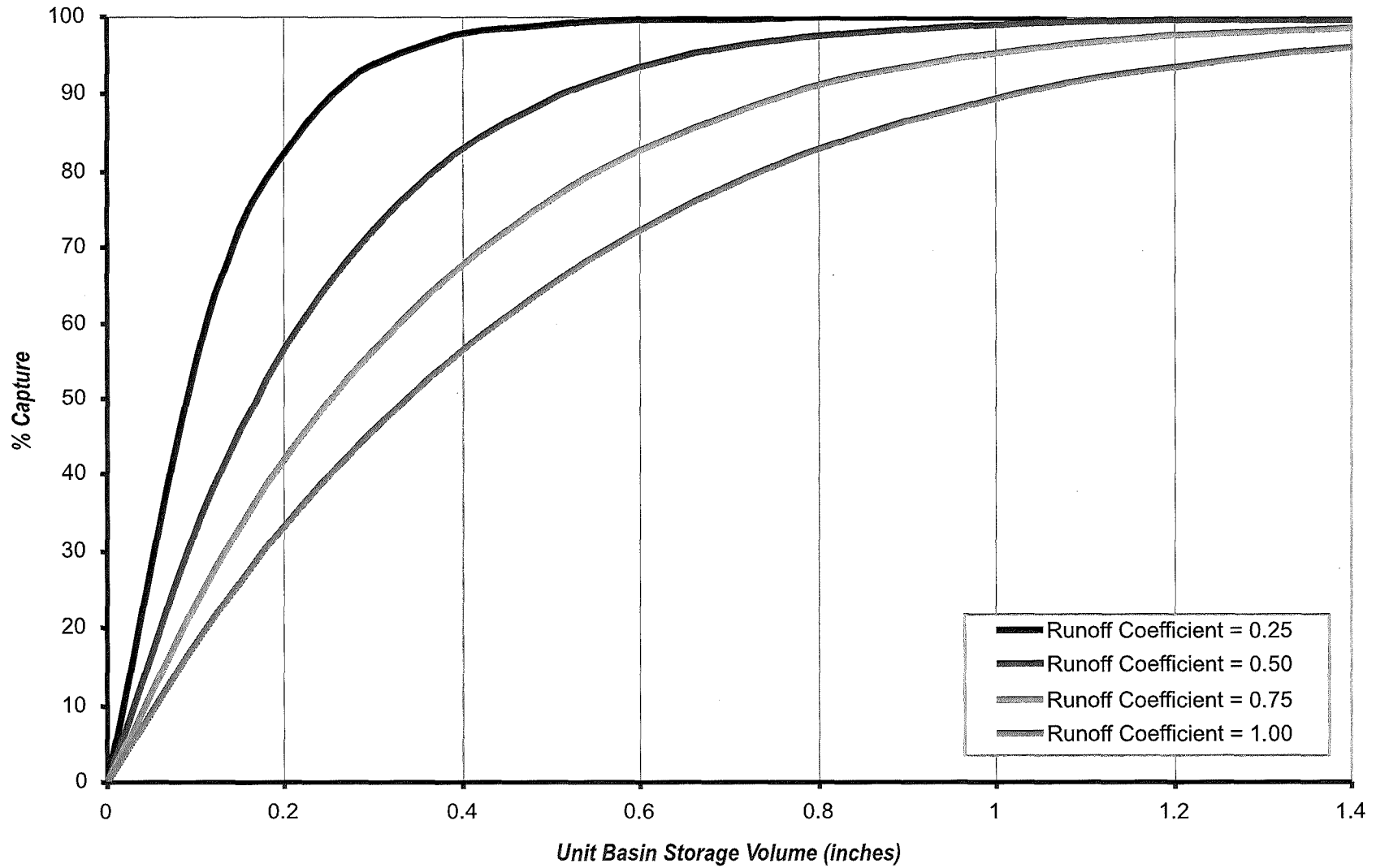


Figure 23. Composite runoff coefficients and unit basin storage volume for 80 percent capture with 48-hour drawdown

5. Use a **design rainfall intensity (i) of 0.2 inch per hour**. This intensity represents twice the 85th percentile hourly depth, which can be derived by ranking the hourly depth of rainfall from storms over the period of record. The General Permit specifies that, for water quality protection, the design rainfall intensity be equal to or greater than twice the 85th percentile hourly depth.

$Q = CiA$ yields the design flow rate (Q), in cubic feet per second, that a BMP must accommodate to meet the performance measures. For more information on sizing flow-based treatment BMPs, see the Fact Sheets in Appendix A and the sizing spreadsheets in Appendix B.

Volume-based Sizing

The recommended method for hydraulically sizing volume-based stormwater treatment BMPs is based upon a goal of 80% annual stormwater volume capture within a 48-hour draw-down period. This method is further described in CASQA's 2003 Stormwater Best Management Practice Handbook New Development and Redevelopment, which is available at www.cabmphandbooks.com.

The following steps explain how to calculate each variable.

1. **Identify each drainage management area on the site.** A drainage management area is a discrete area or subwatershed. The runoff from each drainage management area will drain its own treatment control BMP(s). The steps below should be applied to each drainage management area.
2. **Determine the area in acres (A)** of the drainage management area that drains to the proposed BMP.
3. **Calculate the Composite C-factor** for the drainage management area using the method described in steps 3 and 4 of the flow-based sizing section.
4. **Use the composite C-factor** to interpolate a Unit Basin Storage Volume value (in inches) from the unit basin storage volume curves in Figure 23. Interpolate between the reference C values as necessary to determine a Unit Basin Storage value. A 48-hour draw-down time is recommended, unless soils at the site are coarse.

Volume-Based Sizing

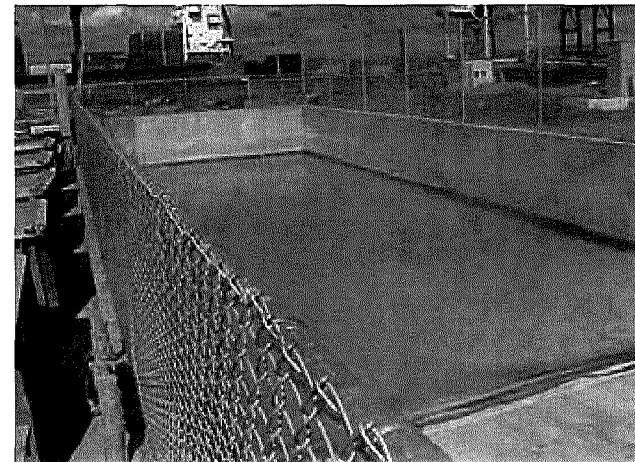
BMP Capture Volume =
BMP Drainage Area x Unit Basin Storage Volume

Where:

BMP Capture Volume = the volume of water that the BMP must capture to achieve compliance with the volume-based performance measures.

BMP Drainage Area = the contributing drainage area for the BMP.

Unit Basin Storage Volume = the depth of rainfall, in inches, that is related to a percentage of annual runoff capture. It is determined for various runoff coefficients from historical rainfall records.



Rainwater harvesting is a volume-based BMP that can be used to collect water for various types of industrial operations, resulting in reduced utility costs.

BMP Sizing

$$V = CA_d$$

Where:

V = volume in ft³

C = composite runoff coefficient
(composite C-factor)

A = drainage area in square feet

d = design rainfall depth in inches
(use 0.75 inch)

5. Calculate the **BMP Capture Volume** by multiplying the **BMP Drainage Management Area** by the **Unit Basin Storage Volume**. Convert to cubic feet for easy interpretation.

The BMP Capture Volume is the volume needed to meet regulatory standards for stormwater treatment. This or a larger volume must be used for BMP design. The BMP Capture Volume must be recorded and submitted in the SCP. The BMP Fact Sheets in Appendix A and sizing spreadsheets in Appendix B also contain information pertinent to sizing volume-based treatment BMPs.

SFPUC Requirements

Stormwater performance measures for areas in the separate sewers under the jurisdiction of the SFPUC require the capture and treatment of rainfall from a 0.75-inch design storm, which is equivalent to LEED Sustainable Sites Credit 6.2.

To meet the SFPUC performance measure and earn LEED Credit SS6.2, use the following calculation:

V = CA_d, where **V** = Volume of water in cubic feet, **A** = size of the drainage management area in square feet, **C** = runoff coefficient, and **d** = rainfall depth in inches.

1. **Determine the area in square feet (A)** of the drainage management area, also known as a subwatershed, that drains to the proposed BMP.
2. **Calculate the Composite C-factor (C)** for the drainage management area using the method described in steps 3 and 4 of the flow-based sizing section.
3. **Use 0.75 inch as the design rainfall depth (d)** for the facility. This design rainfall depth corresponds to LEED Credit SS6.2 for semi-arid watersheds.
5. **Calculate the Volume** by multiplying **C**, **A**, and **d**. Divide by 12 to convert to cubic feet. The maximum allowable draw-down time is 48 hours.

The BMP must capture a volume of water equal to or greater than the volume calculated using the equation above to meet regulatory standards for stormwater treatment. The volume that the BMP will capture must be recorded and submitted in the SCP. The

“BMP Fact Sheets” in Appendix A and the sizing spreadsheets in Appendix B also contain information pertinent to sizing volume-based treatment BMPs.

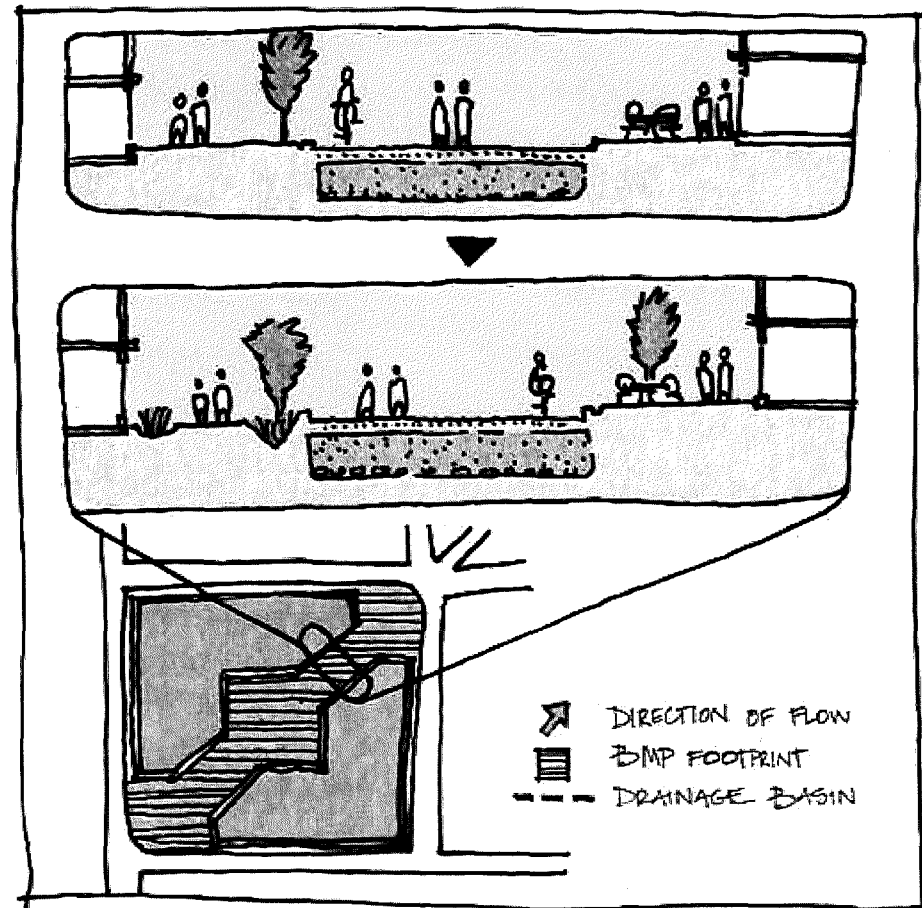
Project applicants in combined sewer areas under SFPUC jurisdiction must achieve LEED SS6.1 to reduce the flow and volume of stormwater into the collection system. SFPUC staff is in the process of creating additional guidance for achieving SS6.1. In the meantime project applicants are encouraged to consult *LEED for New Construction Version 2.2* and contact Urban Watershed Management Program staff if necessary.

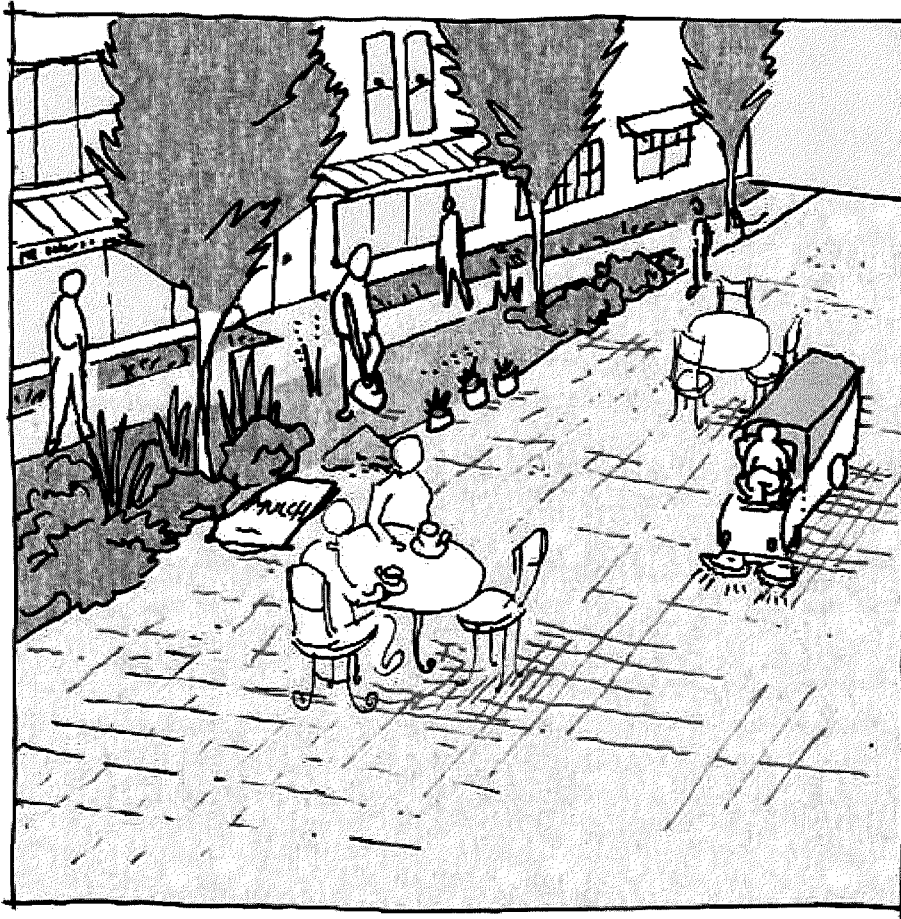
Step 8

Check against Design Goals and Modify if Necessary

After site design, source control, BMP selection, and BMP sizing are completed, project applicants should review the original design goals and evaluate whether they have been achieved. If not, an iterative design process that may include BMP relocation or resizing can ensure that the project achieves its design and development goals and complies with stormwater treatment requirements.

At this stage in the design process, there is a general understanding of how the runoff will move across the site, source control measures have been identified and located, treatment controls have been selected based on site conditions and pollutants of concern, and target water quality volumes and flow rates have been calculated. The next task is to locate and size the actual treatment controls. Sizing tools for each treatment control are





included with the Fact Sheets in Appendix B, and are available electronically at www.sfwater.org and www.sfport.com.

Step 9

Develop an Operations and Maintenance Plan

Treatment and control facilities must be regularly maintained to ensure that they continue to provide effective treatment and do not harbor mosquitoes, cause flooding, or otherwise create a nuisance. Improper maintenance is one of the most common reasons for BMP underperformance and failure.

The General Permit requires that project applicants provide verification of maintenance provisions “through such means as may be appropriate, including, but not limited to legal agreements, covenants, CEQA mitigation requirements and/or Conditional Use Permits.” Stormwater facilities installed as part of new development or redevelopment projects will be incorporated into both the Port’s and SFPUC’s operation and maintenance verification program. An operations and maintenance plan is a required element of the SCP. To develop an operations and maintenance program for new facilities, follow these steps:

- 1. Identify who will own or have operational responsibility** for the facility. In the case of Port facilities, operational responsibility will be assigned through lease and development agreements. In the case of privately owned facilities regulated by the SFPUC the property owner will be responsible for operations and maintenance.

2. **Identify applicable maintenance requirements** for each stormwater control at the facility and list the requirements into the SCP. The SCP must identify any title transfers, lease provisions, or maintenance agreements that will be executed before construction is complete.
3. **Develop an Operations and Maintenance Plan (O&M Plan)** for the site incorporating detailed requirements for each treatment and control BMP at the facility. The O&M Plan must be submitted before the building permit is finalized and a certificate of occupancy is issued. Any necessary agreements must be executed concurrent with submittal of the O&M Plan.
4. **Maintain the facilities** from the time of construction until ownership or lease is formally transferred.
5. **Formally transfer** operation and maintenance responsibilities to any new owner, occupant or lessee. **The transfer will require the new owner, occupant, or lessee to maintain facilities in perpetuity and comply with Port and SFPUC self-inspection, reporting, and verification requirements.**

Designing to Minimize Maintenance

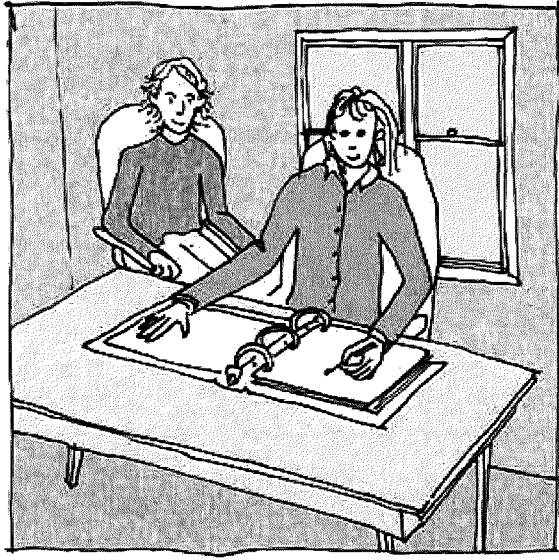
Streamlined maintenance and maximized performance can be achieved by considering the following design features:

- Use pretreatment systems to remove coarse sediment and litter, particularly for infiltration systems. Pretreatment systems can also reduce the velocity of flows entering the treatment BMP, reducing wear on the BMP and extending its useful life.
- Use deeper rooted vegetation in conjunction with infiltration BMPs. Good root structure helps to maintain soil porosity and reduces the maintenance needs of the BMP. For a list of recommended vegetation species, see Appendix D.
- Whenever possible, select BMPs that do not require slow-release control structures. Such structures can clog and require periodic inspection and maintenance.
- Stormwater facilities that are above-ground are more likely to be visible and therefore receive maintenance.

Regular inspections are required in order to maintain the effectiveness of treatment control BMPs. Inspection and maintenance activities can be divided into two functions:



Mulching is an important part of BMP maintenance.



1. Scheduled routine inspection and maintenance, and
2. Non-routine repair and maintenance.

Routine inspection can reveal potential problems with BMP operations and help to ensure the highest level of pollutant removal. Routine maintenance refers to activities performed on a regular basis to keep the BMP in good working order. These activities are generally not complicated (sediment removal, landscape work, etc.) and can be performed by most facility maintenance staff. Typical maintenance activities are described in each of the BMP Fact Sheets included in Appendix A.

Step 10

Compile the Stormwater Control Plan

A Stormwater Control Plan (SCP) with exhibits – as described in the SCP template (Appendix C) – must be submitted to the Port or SFPUC as part of the planning approval process. The completed SCP must include the following information:

- Information on Project Owner/Developer and Design Team
- Project location
- Project description
- A site plan showing proposed project
- Any soils or geotechnical reports necessary to complete stormwater design
- Site analysis for locating and sizing BMPs
- A site drainage plan showing direction of stormwater flow to the point where it enters the storm sewer system or receiving waters
- Stormwater sizing calculations
- A post-construction O&M Plan
- Refer to Appendix C for a template of an SCP.

References and Resources

- Bay Area Stormwater Management Agencies Association (BASMAA). 1999. “Start at the Source: A Design Manual for Stormwater Quality Protection.” Oakland: BASMAA.
- “California Stormwater Quality Association’s (CASQA) Stormwater Best Management Practices Handbook.”
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- Contra Costa Clean Water Program. 2008. “Stormwater C.3 Guidebook, 4th Edition.” 17 November 2008 <<http://www.cccleanwater.org/>>.
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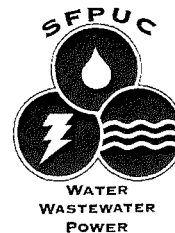
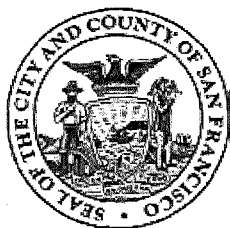
U.S. Green Building Council. 2006. *LEED for New Construction Version 2.2*. Washington, DC: U.S. Green Building Council. <<http://www.usgbc.org/>>.

San Francisco Stormwater Design Guidelines

November 2009 Version - Updates and errata will be published as necessary



*"Water is the most critical resource issue of our lifetime and our children's lifetime.
The health of our waters is the principal measure of how we live on the land."
- Loren Leopold*



1 [Resolution to Establish - Dogpatch & Northwest Potrero Hill Green Benefit District]

2
3 **Resolution to establish the property-based business improvement district known as**
4 **the “Dogpatch & Northwest Potrero Hill Green Benefit District”;** ordering the levy and
5 **collection of assessments against property located in that district for ten years**
6 **commencing with FY2015-2016, subject to conditions as specified herein; and making**
7 **environmental findings.**

8
9 WHEREAS, Pursuant to the Property and Business Improvement Law of 1994,
10 California Streets and Highways Code, Sections 36600, et seq. ("1994 Act"), as augmented
11 by Article 15A of the San Francisco Business and Tax Regulations Code ("Article 15A"),
12 collectively, the "Business Assessment Law," the Board of Supervisors adopted Resolution
13 No. 198-15, entitled "Resolution declaring the intention of the Board of Supervisors to
14 establish a property-based business improvement district to be known as the 'Dogpatch &
15 Northwest Potrero Hill Green Benefit District' and levy a multi-year assessment on identified
16 parcels in the district; approving the management district plan and engineer's report and
17 proposed boundaries map for the district; ordering and setting a time and place for a public
18 hearing thereon; approving the form of the Notice of Public Hearing and Assessment Ballots
19 Proceeding, and Assessment Ballot; directing environmental findings; and directing the Clerk
20 of the Board of Supervisors to give notice of the public hearing and balloting as required by
21 law" (the "Resolution of Intention," Board of Supervisors File No. 150535); and

22 WHEREAS, The Resolution of Intention to form the Dogpatch & Potrero Hill Green
23 Benefit District (the "Dogpatch and Northwest Potrero Hill GBD" or "District"), among other
24 things, approved the Dogpatch & Northwest Potrero Hill GBD Management District Plan (the
25 "District Management Plan"), the detailed District Assessment Engineer's Report, the

1 Boundaries Map, and the form of the Notice of Public Hearing and Assessment Ballot
2 Proceeding, that are all on file with Clerk of the Board of Supervisors in File No. 150535; and

3 WHEREAS, The Board of Supervisors caused notice of a public hearing concerning
4 the proposed formation of the Dogpatch & Northwest Potrero Hill GBD, and the proposed levy
5 of assessments against property located within the District for a period of 10 years, for fiscal
6 years 2015-2016 through 2024-2025; and

7 WHEREAS, The Board of Supervisors has caused ballots to be mailed to the record
8 owner of each parcel proposed to be assessed within the District, as required by law; and

9 WHEREAS, A Management District Plan was filed with the Board on May 19, 2015,
10 containing information about the proposed district and assessments as required by Section
11 36622 of the California Streets and Highways Code; and

12 WHEREAS, A detailed Engineer's Report dated March 27, 2015, was filed with the
13 Clerk of the Board on May 19, 2015, as prepared by Terrance E. Lowell, California Registered
14 Professional Engineer No. 13398, titled "Dogpatch & Northwest Potrero Hill Green Benefit
15 District Engineer's Report," supporting the assessments within the proposed district; and

16 WHEREAS, A Proposed Boundaries Map was submitted to the Clerk of the Board of
17 Supervisors pursuant to California Streets and Highways Code, Section 3110 on June 17,
18 2015; and

19 WHEREAS, A public hearing concerning the proposed formation of the Dogpatch &
20 Northwest Potrero Hill GBD and the proposed levy of assessments within such District was
21 held on July 28, 2015, at 3:00 p.m., in the Board's Legislative Chamber located on the Second
22 Floor of City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California; and

23 WHEREAS, At the public hearing, the testimony of all interested persons for or against
24 the proposed formation of the District, the levy of assessments on property within the District,
25 the extent of the District, and the furnishing of specified types of improvements, services and

1 activities within the District, was heard and considered, and a full, fair and complete meeting
2 and hearing was held; and

3 WHEREAS, The Board of Supervisors heard and considered all objections or protests
4 to the proposed assessments and the Director of the Department of Elections tabulated the
5 assessment ballots submitted and not withdrawn, in support of or in opposition to the
6 proposed assessments, and the Clerk of the Board determined that a majority of the ballots
7 cast (weighted according to the proportional financial obligations of the property) by the
8 owners of record of the property located within the proposed District did not oppose
9 establishing the proposed District; and

10 WHEREAS, The public interest, convenience and necessity require the establishment
11 of the proposed Dogpatch & Northwest Potrero Hill GBD; and

12 WHEREAS, In the opinion of the Board of Supervisors, the property within the District
13 will be specially benefited by the improvements, services and activities funded by the
14 assessments; and no assessment has been imposed on any parcel which exceeds the
15 reasonable cost of the proportional special benefit conferred on that parcel; now, therefore, be
16 it

17 RESOLVED, That the Board of Supervisors declares as follows:

18 **Section 1. MANAGEMENT DISTRICT PLAN, DISTRICT ASSESSMENT**
19 **ENGINEER'S REPORT, AND BOUNDARIES MAP.** The Board hereby approves the
20 Management District Plan and District Assessment Engineer's Report, including the estimates
21 of the costs of the property-related services, activities and improvements set forth in the plan,
22 and the assessment of said costs on the properties that will specially benefit from such
23 services, activities and improvements. The Board also hereby approves the Boundaries,
24 showing the exterior boundaries of the District, and ratifies and approves the Assessment
25 Ballot and the City's use of such ballot, which Assessment Ballot is on file with the Clerk of the

1 Board of Supervisors in File No. 150535 and is hereby declared to be a part of the Resolution
2 as if set forth fully herein. A copy of the Management District Plan, the District Assessment
3 Engineer's Report, and the Boundaries Map are on file with the Clerk of the Board of
4 Supervisors in File No. 198-15, which is hereby declared to be a part of this Resolution as if
5 set forth fully herein.

6 **Section 2. FINDING OF NO MAJORITY PROTEST.** The Board of Supervisors
7 hereby finds that a majority protest does not exist as defined in Section 4(e) of Article XIID of
8 the California Constitution and Section 53753 of the California Government Code with respect
9 to the formation of the Dogpatch & Northwest Potrero Hill Green Benefit District. All
10 objections or protests both written and oral, are hereby duly overruled.

11 **Section 3. ESTABLISHMENT OF DISTRICT.** Pursuant to the 1994 Act and Article
12 15A, the property-based business improvement district designated as the "Dogpatch &
13 Northwest Potrero Hill Green Benefit District" is hereby established.

14 **Section 4. DESCRIPTION OF DISTRICT.** The Dogpatch & Northwest Potrero Hill
15 Green Benefit District shall include all parcels of real property within the district. The proposed
16 District contains two zones, Zone I and Zone II.

17 Zone I of the proposed District contains approximately 1,126 identified parcels, located
18 on approximately 53 whole or partial blocks lying approximately between the following
19 intersections: Mariposa Street and Illinois Street, Mariposa Street and Iowa Street, Illinois
20 Street and 27th Street, and Pennsylvania Street and 27th Street.

21 Specifically, the exterior boundaries of Zone I are:

- 22 • Mariposa Street from Iowa Street to Illinois Street (south side only)
- 23 • Illinois Street from Mariposa Street to Cesar Chavez Street (west side only)
- 24 • Cesar Chavez Street from Illinois Street to Pennsylvania Street (north side only)

- 1 • Pennsylvania Street from Cesar Chavez Street from Mariposa Street (east side
- 2 only)
- 3 • 22nd Street from Pennsylvania to Iowa Street (north side only)
- 4 • (6) Iowa Street from 22nd Street to Mariposa Street (east side only).

5 Zone II of the proposed District contains approximately 256 identified parcels, located
6 on approximately 16 whole or partial blocks lying approximately between the following
7 intersections: Potrero Avenue and 19th Street, 19th Street and Kansas Street, Kansas Street
8 and 16th Street, and 16th Street and Potrero Avenue.

9 Specifically, the exterior boundaries of Zone II are:

- 10 • 16th Street from Potrero Avenue to Kansas Street (south side only) (completely
- 11 encompassing parcel 3958-006)
- 12 • Kansas Street from the northeast corner of parcel 3958-006 traveling south
- 13 along the eastern perimeter of the parcel for 100 feet, then traveling west along
- 14 the southern perimeter of the parcel for 100 feet, then traveling south to the
- 15 southeast corner of parcel 4029-022
- 16 • 19th Street from southeast corner of parcel 4029-022 to Potrero Avenue (north
- 17 side only); and (4) Potrero Avenue from 19th Street to 16th Street (east side
- 18 only)

19 Reference should be made to the detailed maps and the lists of parcels identified by
20 Assessor Parcel Number that are contained in the Management District Plan, in order to
21 determine which specific parcels are included in the Dogpatch & Northwest Potrero Hill Green
22 Benefit District.

23 **Section 5. FINDING OF BENEFIT.** The Board of Supervisors hereby finds that the
24 property within the District will be benefited by the improvements and activities funded by the
25 assessments proposed to be levied.

1 **Section 6. SYSTEM OF ASSESSMENTS.** (a) Annual assessments will be levied to
2 pay for the activities to be provided within the District, commencing with fiscal year 2015-
3 2016, and continuing for 10 years, ending with fiscal year 2024-2025. For purposes of levying
4 and collecting assessments within the District, a fiscal year shall commence on each July 1st
5 and end on the following June 30th.

6 (b) The amount of the proposed assessments to be levied and collected for fiscal
7 year (FY) 2015-2016 shall be a maximum of \$492,859 (as shown in the Management District
8 Plan and Engineer's Report dated March 27, 2015). The amount of assessments to be levied
9 and collected in fiscal years two through 10 may be increased annually by the Board of
10 Directors of the Owners' Association for the Dogpatch & Northwest Potrero Hill Green Benefit
11 District by an amount not to exceed the change in the Consumer Price Index for All Urban
12 Consumers in the San Francisco-Oakland-San Jose Consolidated Metropolitan Statistical
13 Area, or three percent (3%), whichever is less. However, the maximum assessment that may
14 be collected for years two through 10 may be increased to twice the amount stated above in
15 this subsection (b) to account for assessments to be collected from potential future
16 development in the District.

17 (c) The method and basis of levying and collecting the assessment shall be as set
18 forth in the Management District Plan.

19 (1) The levy of the assessments shall commence with FY 2015-2016. Each year
20 the assessment shall be due and payable in two equal installments. The first installment shall
21 be due on November 1 of each fiscal year during the life of the District, and shall become
22 delinquent on December 10 of that fiscal year. The second installment shall be due on
23 February 1 of each fiscal year during the life of the District, and shall become delinquent on
24 April 10 of that fiscal year.

1 (2) Nonpayment of the assessment shall have the same lien priority and delinquent
2 payment penalties and be subject to the same enforcement procedures and remedies as the
3 ad valorem property tax. All delinquent payment of assessments shall be subject to interest
4 and penalties. The City Treasurer and Tax Collector will enforce imposition of interest and
5 penalties and collection of delinquent assessments pursuant to the Business Assessment Law
6 and City Business and Tax Regulations Code Article 6, as each may be amended from time to
7 time.

8 **Section 7. USE OF REVENUES.** The proposed property-related services,
9 improvements and activities for the District include Maintenance, Capital Improvements,
10 Accountability, Transparency & Citizen Services, and Operations & Contingency/Reserves:

11 **Maintenance:** Maintenance includes, but is not limited to, maintenance care for new
12 and existing street trees, the maintenance and repair of irrigation systems, graffiti abatement
13 patrol officers to patrol graffiti hotspots, responses to requests for the removal of trash and
14 debris, pruning of shrubs, weed removal and fertilization, and the setting aside for the first
15 year only assessment funds to improve the maintenance of specific spaces.

16 **Capital Improvements:** Capital Improvements includes, but is not limited to: (1)
17 improvements to existing public realm areas, such as providing new playground equipment,
18 new trash and recycling receptacles, new park benches, and new irrigation systems; (2) the
19 development of new public realm areas, such as new parks, parklets, and plazas, planting
20 new trees and related bulb-outs, installing street furniture, and constructing traffic-calming
21 round-about, green spaces, at wide street intersections; and (3) developing green
22 infrastructure, such as providing new recycled water collection and distribution systems, new
23 storm water capture systems, new rainwater/storm water cisterns, and the installation of
24 energy generation and distribution systems.

1 **Accountability, Transparency, & Citizen Services:** Accountability, Transparency, &
2 Citizen Services includes, but is not limited to: (1) management of District affairs, such as the
3 finances and contracts for services, management of the relationship with the City, and
4 management of volunteer staff for the District; (2) performing marketing and communications
5 for the District, including, without limitations, the management of public relations and media
6 relations; (3) development of public communication and accountability, including, without
7 limitation, designing and updating the District's website, designing and updating the District's
8 smart phone application, and the development an outreach campaign to the City and the
9 media to ensure understanding of the purpose, work, and accomplishments of the District;
10 and (4) strategic planning, including, without limitation, updates to the District's "Green Vision
11 Plan," to convey the values, mission, goals and accomplishments of the District.

12 **Operations & Contingency/Reserves:** Operations & Contingency/Reserves,
13 includes, but is not limited to, the acquisition of insurance for operations and services,
14 providing for the expense of audit or financial reviews, and providing for potential cost
15 overruns for maintenance and improvement services up to 10%.

16 **Section 8. AUTHORITY TO CONTRACT.** The Board of Supervisors may contract
17 with a separate private entity to administer the improvements, services and activities set forth
18 in Section 7, as provided in Section 36612 of the California Streets and Highways Code. Any
19 such entity shall hold the funds it receives from the City and County of San Francisco ("City")
20 in trust for the improvements, services and activities set forth in Section 7. Any such entity
21 that holds funds in trust for purposes related to the contract shall deliver, at no expense to the
22 City, a balance sheet and the related statement of income and cash flows for each fiscal year,
23 all in reasonable detail acceptable to City, reviewed by a Certified Public Accountant (CPA);
24 this review shall include a statement of negative assurance from the CPA. In addition, or
25 alternatively, the Controller in his or her discretion or the Office of Economic and Workforce

1 Development in its discretion, may require the private entity to deliver, at no expense to the
2 City, an annual independent audit report by a Certified Public Accountant of all such funds.
3 The CPA review and/or audit may be funded from assessment proceeds as part of the
4 general administration of the District. At all times the Board of Supervisors shall reserve full
5 rights of accounting of these funds. The Department of Public Works shall be the City agency
6 responsible for coordination between the City and the District.

7 **Section 9. AMENDMENTS.** The properties in the District established by this
8 Resolution shall be subject to any amendments to the 1994 Act, and City Business and Tax
9 Regulations Code Article 6 and Article 15A.

10 **Section 10. RECORDATION OF NOTICE AND DIAGRAM.** The County Clerk is
11 hereby authorized and directed to record a notice and an assessment diagram pursuant to
12 Section 36627 of the California Streets and Highways Code, following adoption of this
13 Resolution.

14 **Section 11. LEVY OF ASSESSMENT.** The adoption of this Resolution and
15 recordation of the notice and assessment diagram pursuant to Section 36627 of the California
16 Streets and Highways Code constitutes the levy of an assessment in each of the fiscal years
17 referred to in the District Management Plan. Each year, the Assessor shall enter on the
18 County Assessment Roll opposite each lot or parcel of land the amount of the assessment
19 and such assessment shall be collected in the same manner as the County property taxes are
20 collected.

21 **Section 12. BASELINE SERVICES.** To ensure that assessment revenues from the
22 District are used to enhance the current level of services provided by the City within the
23 District, the establishment of the District will not affect the City's policy to continue to provide
24 the same level of service to the areas encompassed by the District as it provides to other
25 similar areas of the City for the duration of the District, provided, however, that in the event of

1 a significant downturn in citywide revenues, the Board of Supervisors may reduce the level of
2 municipal services citywide, including within the District.

3 **Section 13. ENVIRONMENTAL FINDINGS.** The Planning Department has
4 determined that the actions contemplated in this Resolution are in compliance with the
5 California Environmental Quality Act (California Public Resources Code Sections 21000 et
6 seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No.
7 150795, which is hereby declared to be a part of this Resolution as if set forth fully herein.

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City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 150795

Date Passed: July 31, 2015

Resolution to establish the property-based business improvement district known as the "Dogpatch & Northwest Potrero Hill Green Benefit District;" ordering the levy and collection of assessments against property located in that district for ten years commencing with FY2015-2016, subject to conditions as specified herein; and making environmental findings.

July 28, 2015 Board of Supervisors - MEETING RECESSED

Ayes: 9 - Breed, Campos, Christensen, Cohen, Farrell, Mar, Tang, Wiener and Yee

Absent: 2 - Avalos and Kim

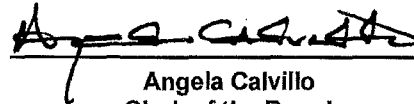
July 31, 2015 Board of Supervisors - ADOPTED

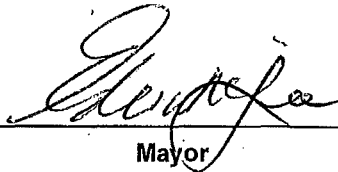
Ayes: 8 - Avalos, Breed, Campos, Christensen, Cohen, Kim, Mar and Wiener

Excused: 3 - Farrell, Tang and Yee

File No. 150795

I hereby certify that the foregoing
Resolution was ADOPTED on 7/31/2015 by
the Board of Supervisors of the City and
County of San Francisco.


Angela Calvillo
Clerk of the Board


Mayor

8/6/15
Date Approved

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee.
An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative

Sponsor(s):

COHEN

Subject:

OWNERS ASSOCIATION/Management Agmt - Dogpatch : NW Potrero Hill GBD

The text is listed below or attached:

Attached

Signature of Sponsoring Supervisor:

For Clerk's Use Only: