

File No. 140512

Committee Item No. 4

Board Item No. 26

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight Date May 22, 2014

Board of Supervisors Meeting Date June 3, 2014

Cmte Board

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Completed by: Alisa Miller Date May 16, 2014

Completed by: Alisa Miller Date May 29, 2014

1 [Resolution of Intention - Lower Polk Community Benefit District]

2
3 **Resolution declaring the intention of the Board of Supervisors to establish a property-**
4 **based business improvement district (community benefit district) known as the “Lower**
5 **Polk Community Benefit District” and levy a multi-year assessment on all parcels in the**
6 **district; approving the Management District Plan and Engineer’s Report, and proposed**
7 **boundaries map for the district; ordering and setting a time and place for a public**
8 **hearing thereon; approving the form of the Notice of Public Hearing and Assessment**
9 **Ballot Proceeding, and Assessment Ballot; making environmental findings; and**
10 **directing the Clerk of the Board of Supervisors to give notice of the public hearing and**
11 **balloting as required by law.**

12
13 WHEREAS, The Property and Business Improvement District Law of 1994 (California
14 Streets and Highways Code Sections 36600 *et seq.*, “1994 Act”), authorizes cities to establish
15 property and business improvement districts within business districts to promote the economic
16 revitalization and physical maintenance of such business districts; and

17 WHEREAS, Section 36603 of the 1994 Act recognizes the authority of Charter cities to
18 adopt ordinances providing for different methods of levying assessments for similar or
19 additional purposes from those set forth in the 1994 Act; and

20 WHEREAS, Article 15 of the San Francisco Business and Tax Regulations Code
21 (“Article 15”) augments certain procedural and substantive requirements relating to the
22 formation of property and business improvement districts and the assessments on real
23 property or businesses within such districts; and

24 WHEREAS, The 1994 Act and Article 15 authorize the City to levy and collect
25 assessments on real property within such districts for the purpose of providing improvements

1 and promoting activities and property-related services that specially benefit parcels of real
2 property located within such districts; and

3 WHEREAS, Article XIID of the California Constitution and Section 53753 of the
4 California Government Code impose certain procedural and substantive requirements relating
5 to assessments on real property; and

6 WHEREAS, The 1994 Act and Article 15 impose additional procedural and substantive
7 requirements relating to assessments on real property within a proposed property and
8 business improvement district, also known as a community benefit district ("CBD"); and

9 WHEREAS, The Board of Supervisors finds that the property-related services, activities
10 and improvements to be funded with assessments on real property within the proposed district
11 will confer special benefits on the assessed properties over and above the general benefit to
12 the public at large from such services, activities and improvements; and

3 WHEREAS, The property owners who will pay 30 percent or more of the total amount
14 of assessments on properties within the proposed district signed and submitted to the Clerk of
15 the Board of Supervisors a petition ("Petition") requesting that the Board of Supervisors
16 establish the property-based community benefit district known as the "Lower Polk Community
17 Benefit District," and levy assessments on properties located in the proposed district to fund
18 property-related services, activities and improvements within the district; and

19 WHEREAS, A Management District Plan entitled "Lower Polk Community Benefit
20 District Management Plan" ("Management District Plan") containing information about the
21 proposed district and assessments required by Section 36622 of the 1994 Act, including but
22 not limited to a map showing all parcels located in the district, a description of the boundaries
23 of the district, the name of the district, the amount of the proposed assessment for each
24 parcel, the total annual amount chargeable to the entire district, the duration of the payments,
25 the property-related services, activities and improvements to be funded by the assessments

1 for each year and the maximum cost thereof, the method and basis upon which the
2 assessments are calculated in sufficient detail to allow each property owner to calculate the
3 amount of the assessment to be levied against his or her property, a statement that no bonds
4 will be issued, the time and manner of collecting the assessments, and a list of the properties
5 to be assessed (including assessor parcel numbers), is on file with the Clerk of the Board of
6 Supervisors in File No. 140512, which is hereby declared to be a part of this Resolution as if
7 set forth fully herein; and

8 WHEREAS, A detailed engineer's report supporting the assessments within the
9 proposed district, prepared by Brian K. Thomas, California Registered Professional Engineer
10 No. 60907, entitled "City and County of San Francisco Lower Polk Community Benefit District
11 Engineer's Report" ("Engineer's Report") is on file with the Clerk of the Board of Supervisors
12 in File No. 140512, which is hereby declared to be a part of this Resolution as if set forth fully
13 herein; and

14 WHEREAS, A Proposed Boundaries Map, submitted pursuant to California Streets and
15 Highways Code Section 3110, is on file with the Clerk of the Board of Supervisors in File No.
16 140512, which is hereby declared to be a part of this Resolution as if set forth fully herein;
17 now, therefore, be it

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

19 Section 1. Pursuant to Section 36621(a) of the 1994 Act and Article 15, the Board of
20 Supervisors declares its intention to form the property and business improvement district
21 known as the "Lower Polk Community Benefit District" ("District") for a period of fifteen and
22 one half (15 1/2) years, and to levy and collect assessments against all parcels of real
23 property in the District for fifteen (15) of those years, commencing with fiscal year 2014-2015,
24 subject to approval by a majority of the property owners in the District who cast assessment
25 ballots, which ballots shall be weighted according to the proportional financial obligations of

1 the affected properties. No bonds will be issued. District operations are expected to
2 commence on or about July 1, 2014, following collection of the assessments for fiscal year
3 2014-2015 and disbursement of the assessment proceeds to the nonprofit owners'
4 association that will administer the property-related services, activities and improvements in
5 the District pursuant to Section 36651 of the 1994 Act and a written agreement with the City.

6 Section 2. Nonpayment of assessments will have the same lien priority and delinquent
7 payment penalties and be subject to the same enforcement procedures and remedies as the
8 ad valorem property tax. All delinquent payment of assessments will be subject to interest
9 and penalties. The City Treasurer and Tax Collector will enforce imposition of interest and
10 penalties and collection of assessments pursuant to the 1994 Act, Article 15 and the San
11 Francisco Business and Tax Regulation Code Article 6, as each may be amended from time
12 to time.

13 Section 3. The Board of Supervisors hereby approves the Management District Plan
14 and Engineer's Report, including the estimates of the costs of the property-related services,
15 activities and improvements set forth in the plan, and the assessment of said costs on the
16 properties that will specially benefit from such services, activities and improvements. The
17 Clerk of the Board shall make the Management District Plan, Engineer's Report and other
18 documents related to the District and included in the record before the Board of Supervisors
19 available to the public for review during normal business hours, Monday through Friday 8:00
20 a.m. through 5:00 p.m., excluding legal holidays.

21 Section 4. The Board of Supervisors hereby approves the Proposed Boundaries Map
22 showing the boundaries of the District. The proposed District contains approximately 307
23 identified parcels located on approximately 22 whole or partial blocks.

24 Specifically, the exterior District boundaries are:

- 25 • California Street from Larkin Street to Van Ness Avenue (South side only)

- 1 • Van Ness Ave. from California Street to Post Street (East side only)
- 2 • Post Street from Van Ness Avenue to Franklin Street (South Side only)
- 3 • Franklin Street from Post Street to Geary Boulevard (East side only)
- 4 • Geary Boulevard from Franklin Street to Van Ness Avenue (North side only)
- 5 • Van Ness Avenue from Geary Boulevard to Alice B. Toklas Place (East side
- 6 only)
- 7 • Alice B. Toklas Place from Van Ness Avenue to Polk Street (North side only)
- 8 • Myrtle Street from Polk Street to Larkin Street (North side only)
- 9 • Larkin St. from Myrtle Street to California Street (West Side Only)

10
 11 In addition to the above boundary description, the District boundaries also include
 12 Assessor's Parcel No. 0716-002, with the following boundaries:

- 13 • Myrtle Street from Larkin Street to Northwest corner of Assessor's Parcel No.
- 14 0716-002 (North side of Assessor's Parcel No. 0716-002 only)
- 15 • Larkin Street from Myrtle Street to O'Farrell Street (West side of Assessor's
- 16 Parcel No. 0716-002 only)
- 17 • O'Farrell Street from Larkin Street to Southwest corner of Assessor's Parcel No.
- 18 0716-002 (South side of Assessor's Parcel No. 0716-002 only)
- 19 • Southwest corner of Assessor's Parcel No. 0716-002 to Northwest corner of
- 20 Assessor's Parcel No. 0716-002 (West side of Assessor's Parcel No. 0716-002
- 21 only)

22
 23 Reference should be made to the detailed maps and the lists of parcels identified by
 24 Assessor Parcel Number that are contained in the Management District Plan, in order to
 25 determine which specific parcels are included in the Lower Polk Community Benefit District.

1 Section 5. A public hearing on the establishment of the District, and the levy and
2 collection of assessments starting with fiscal year 2014-2015 and continuing through fiscal
3 year 2028-2029, shall be conducted before the Board of Supervisors sitting as a Committee of
4 the Whole on July 29, 2014 at 3:00 p.m., or as soon thereafter as the matter may be heard in
5 the Board's Legislative Chambers, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place,
6 San Francisco, California, 94102. At this public hearing, the Board of Supervisors will hear
7 public testimony regarding the proposed formation of the District, assessments, and
8 boundaries of the District, including testimony from all interested persons for or against
9 establishment of the District, the extent of the District, the levy of the assessments, the
10 furnishing of specific types of property-related services, improvements and activities, and
11 other matters related to the District. The Board of Supervisors may waive any irregularity in
12 the form or content of any written protest, and at the public hearing may correct minor defects
13 in the proceedings. All protests submitted by affected property owners and received prior to
14 the conclusion of the public testimony portion of the public hearing shall be tabulated to
15 determine whether a majority protest exists.

16 Section 6. The Board of Supervisors hereby approves the form of the Notice of Public
17 Hearing and Assessment Ballot Proceeding, and Assessment Ballot, which are on file with the
18 Clerk of the Board of Supervisors in File No. 140512; which are hereby declared to be a part
19 of this Resolution as if set forth fully herein.

20 Section 7. The proposed property-related services, improvements and activities for the
21 District include a Cleaning, Maintenance, and Safety program, a Marketing, Streetscape,
22 Improvements, and Beautification program, and Management.

23 **Cleaning, Maintenance, and Safety:** The Cleaning, Maintenance, and Safety
24 program is oriented towards crime deterrence and the cleanliness of sidewalks, curbs,
25 fixtures, landscaping, and buildings. The program includes, but is not limited to, removal of

1 graffiti, power washing sidewalks, removal of litter, foot patrols to deter crime, social service
2 outreach, providing directions and other information to members of the public, and the
3 exchange of information with merchant.

4 **Marketing, Streetscape Improvements, and Beautification:** The focus of the
5 Marketing, Streetscape Improvements, and Beautification program is to improve the district's
6 image, appeal and visibility. It includes, but is not limited, marketing to prospective new
7 businesses, hosting special events, promoting the district, holiday decoration and other forms
8 of beautification, and capital improvements in the district.

9 **Management and Operations:** Management and Operations includes but is not
10 limited to handling of day-to-day operations, advocacy, grant writing, financials, and all
11 administrative tasks.

12 Section 8. Within the area encompassed by the proposed District, the City currently
13 provides services at the same level provided to other similar areas of the City. It is the intent
14 of the Board of Supervisors to continue to provide the area encompassed by the District with
15 the same level of services provided to other similar areas of the City; formation of the District
16 will not affect the City's policy to continue to provide the same level of service to the areas
17 encompassed by the District as it provides to other similar areas of the City during the term of
18 the District.

19 Section 9. The annual total assessments proposed to be levied and collected for the
20 first year of the District (fiscal year 2014-2015) is estimated to be \$799,093.54. The amount
21 of the total annual assessments to be levied and collected for years two through fifteen (fiscal
22 years 2015-2016 through 2028-2029) may be increased from one year to the next by a
23 percentage that does not exceed either the change in the Consumer Price Index for All Urban
24 Consumers in the San Francisco-Oakland-San Jose Consolidated Metropolitan Statistical
25 Area, or three percent (3%), whichever is less.

1 Section 10. Environmental Findings. Following the approval of this Resolution, the
2 Planning Department shall determine whether the actions contemplated in this Resolution are
3 in compliance with the California Environmental Quality Act (California Public Resources
4 Code Sections 21000 et seq.), and respond in writing to the Clerk of the Board of Supervisors
5 prior to the Board's public hearing on the establishment of the District on July 29, 2014, at
6 3:00 p.m.

7 Section 11. The Clerk of the Board is directed to give notice of the public hearing as
8 provided in California Streets and Highways Code Section 36623, California Government
9 Code Section 53753, California Constitution Article XIII D Section 4, San Francisco Charter
10 Section 16.112, and San Francisco Administrative Code Section 67.7-1.

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MEMORANDUM

TO: David Chiu, District 3 Supervisor
FROM: Crezia Tano, Senior Project Manager *CT*
DATE: May 12, 2014
RE: Proposed Lower Polk Community Benefit District

Dear Supervisor,

Enclosed for your review and legislative submittal are the materials related to the proposed formation of the Lower Polk Community Benefit District, those materials include:

- Letter from Lower Polk CBD Steering Committee requesting the introduction of the Resolution of Intention to establish the Lower Polk CBD
- Resolution of Intention to establish the Lower Polk CBD (2 originals)
- Lower Polk CBD Management Plan
- Lower Polk CBD Engineer's Report
- Petitions submitted regarding the formation of the Lower Polk CBD
- Notice of Public Hearing and Assessment Ballot Proceeding
- Ballot Affidavit

If you should have any questions regarding the materials enclosed or the formation process please do not hesitate to contact me. I look forward to the introduction of the Resolution on Tuesday May 13, 2014



May 12, 2014

Supervisor David Chiu
1 Dr. Carlton B. Goodlett Place
City Hall, Rm 244
San Francisco, Ca 94102

Re: Resolution of Intent to Create the Lower Polk Community Benefit District

Dear Supervisor Chiu:

The Steering Committee to create the Lower Polk CBD is excited to present you with the Lower Polk CBD Management Plan and 67 petitions representing 35.5803% weighted support, or \$284,302.24 of special assessment funds. We request your support to introduce a resolution of intent to create the LPCBD. The petitions enclosed are consistent with the requirements of the City and represent at least 30% of the final special assessment budget, during the first year which totals \$799,093.54. The petitions in favor overwhelmingly outweigh the 3 petitions in opposition, representing 1.7565% weighted, or \$14,035.95, special assessment funds.

The special benefit district is formed under the provisions of Article 15 Business Improvement District's procedure Code, which amends State Streets and Highway Section 36600, in the formation of Property Business Improvement Districts in the City and County of San Francisco. Section 1511 (a) states that the "Board of Supervisors may initiate proceedings to establish a property and business improvement district upon receipt of a petition signed by property owners in the proposed district who will pay at least 30% of the assessments proposed to be levied."

The LPCBD Steering Committee is comprised of residents, merchants, representatives of community-based organizations, and property owners within the proposed cbd district. They have volunteered and are committed to furthering the mission of the proposed LPCBD and the creation of vital neighborhood services. The Committee has put together a budget that will make our neighborhood a cleaner, safer, more welcoming place for everyone. These services include a Community Guides program, public space cleaning and beautification, pedestrian safety, social service outreach, district marketing and advertising, community outreach, business attraction, streetscape improvements, advocacy, and public space programming and special events

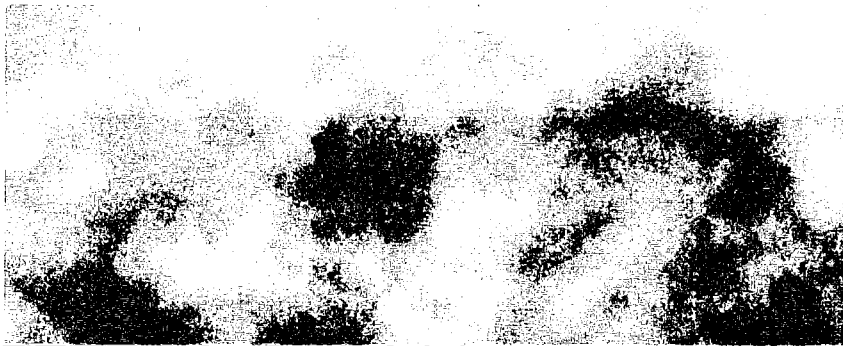


Please support us by sponsoring the intent to establish the Lower Polk Community Benefit District. If you have any questions regarding our request, please contact me at 415-215-8091

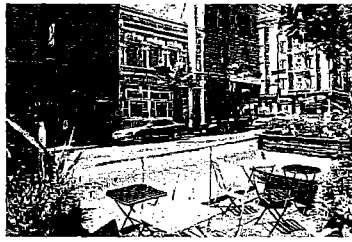
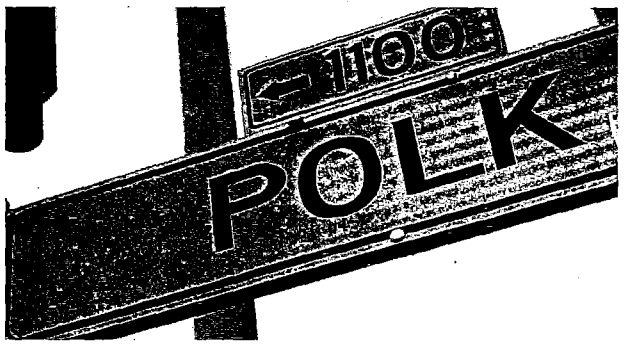
Respectfully yours,

A handwritten signature in black ink that reads "Shell Thomas". The signature is written in a cursive style with a large, prominent "S" and "T".

Shell Thomas
LPCBD Project Manager



Lower Polk Community Benefit District Management Plan San Francisco, CA

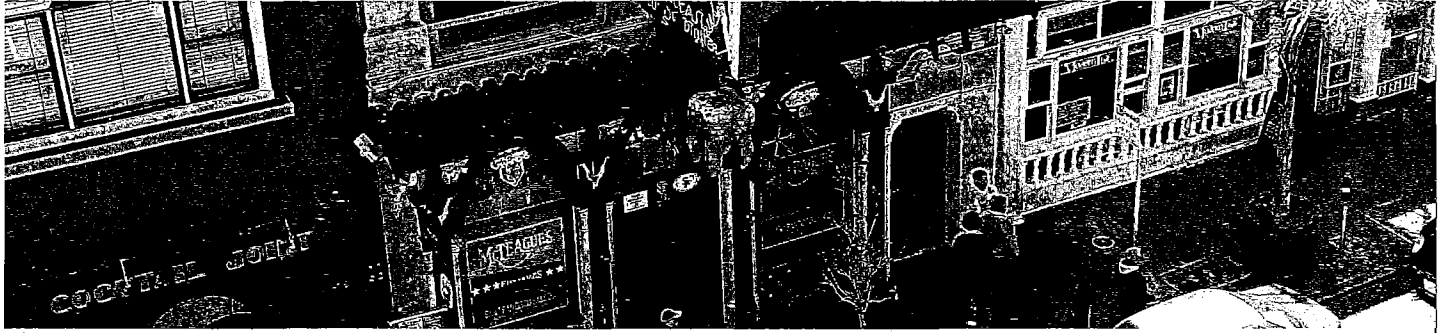


Prepared by the Lower Polk Community Benefit District Steering Committee,
The Livable Environment, Bay Area LISC and NBS Consulting

Prepared for: Property Owners, Businesses and Residents of the proposed
Lower Polk CBD and the Board of Supervisors

And Pursuant to the State of California and Business Improvement District Law of 1994 and
augmented by Article 15 of the San Francisco Business and Tax Regulations Code to authorize
a Community Benefit District for the proposed Lower Polk area in San Francisco, CA





On behalf of the Lower Polk Neighborhood Organization and
community stakeholders of the Lower Polk area of San Francisco

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Executive Summary

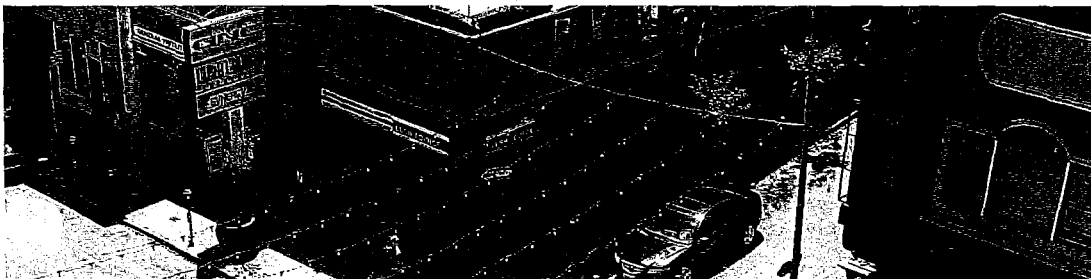
Lower Polk community members have been involved in several community improvement efforts over the years to make the Lower Polk neighborhood a better place to conduct business and live. This endeavor includes the efforts of the Lower Polk Neighborhood Organization (LPN). LPN is comprised of a group of local merchants, property owners, and residents who are committed to making the Lower Polk commercial corridor a vibrant and safe place.

One of the ways to maximize the available resources and to provide a funding source for that effort is through the establishment of a Community Benefits District ("CBD"). A CBD is a special assessment district that provides for the levy and collection of assessments on properties within a geographically defined area. Assessment revenue collected from the benefiting properties pays for the costs associated with the improvements, services, and activities provided to the CBD area.

As part of the community outreach process to involve local merchants, property owners, residents and visitors, the Lower Polk CBD (LPCBD) Steering Committee conducted surveys in 2013, these surveys were sent out to all property owners of the proposed district and through district intercept. The Committee used the surveys to gauge the level of support, as well as rank the perceived importance of various needs throughout the Lower Polk area. Over 125 responses were received, and 80% of the respondents felt that current district conditions have negatively impacted their business or property and 65% were interested in becoming involved in forming a CBD in the neighborhood.

Over the past year, the LPCBD Steering and/or Executive Committee has met over 24 times, conducted 8 monthly updates at the Lower Polk Neighbor's (LPN) meetings and convened 2 larger community meetings, with property owner mailings on October 23, and December 11- two more are scheduled for April 24th and April 26th.

These positive survey results, coupled with ongoing supportive community outreach meetings, and District Supervisor support, encouraged community members to move forward to the next stage of the CBD formation process. The district management plan supports those next steps and the following is a summary of the proposed CBD.



Lower Polk CBD Overview

District Boundaries

Approximately 22 whole or partial blocks, the boundaries of the proposed LPCBD are:

- California St. from Larkin St. to Van Ness Ave. (South side only)
- Van Ness Ave. from California St. to Post St. (East side only)
- Post Street from Van Ness Ave. to Franklin Street (South Side only)
- Franklin St. from Post St. to Geary. Blvd. (East side only)
- Geary Blvd. from Franklin St. to Van Ness Ave. (North side only)
- Van Ness Ave. from Geary Blvd. to Alice B. Toklas Pl. (East side only)
- Alice B. Toklas Pl. from Van Ness Ave. to Polk St. (North side only)
- Myrtle St. from Polk St. to Larkin St. (North side only)
- Larkin St. from Myrtle St. to California St. (West Side Only)

In addition to the above boundary description, the District boundaries also include

Assessor's Parcel No. 0716 -002, with the following boundaries:

- Myrtle Street from Larkin Street to Northwest corner of Assessor's Parcel No. 0716-002 (North side of Assessor's Parcel No. 0716 -002 only)
- Larkin Street from Myrtle Street to O'Farrell Street (West side of Assessor's Parcel No. 0716 -002 only)
- O'Farrell Street from Larkin Street to Southwest corner of Assessor's Parcel No. 0716-002 (South side of Assessor's Parcel No. 0716-002 only)
- Southwest Corner of Assessor's Parcel No. 0716-002 (Westside of Assessor's Parcel No 0716-002) to Northwest Corner of Assessor's Parcel No. 0716-002

Services

Ambassadors – monitoring street conditions, conducting social service outreach, pedestrian safety, and merchant outreach.

Cleaning and Maintenance – daily sweeping, pressure washing, garbage and graffiti removal.

Economic Development –retail attraction, retention and technical support.

Management – including handling of day-to-day operations, advocacy, grant writing, financials, and all administrative tasks.

Lower Polk Community Benefit District

Allocation of Budget to Each Service Type

57% for cleaning, safety, and maintenance
28% for operations and management
11% for district identity, marketing, branding and events
4% for contingency and reserves

Method of Collecting Assessment

Each property owner pays a share of the cost of the LPCBD, based on a formula. The payment is collected twice yearly, through the property tax bill. The CBD assessment, including the collection and enforcement of any delinquent assessment and imposition of interest and penalties per City and County of San Francisco Business and Tax Regulations Code Article 6, and related law as it may be amended from time to time, will be collected and enforced by The Treasurer and Tax Collector of the City. The Treasurer and Tax Collector shall transfer the assessment payments to a non-profit corporation that is designated as the Owners' Non-Profit Association for the District.

Typical Assessments for Different Types of Properties

The special benefit is allocated to parcels within the CBD via benefit point system. Such benefit points are calculated based on upon objective parcel criteria such as land use, linear front footage, lot size, and building square footage. A detailed and objective point system was established which allocates benefits to parcels based on aesthetic, safety and economic activity benefits. A parcel's total benefit points are then multiplied by a dollar amount per point to achieve an assessment per parcel.

CBD Total Service Budget, Year One

\$846,049.54 (Total); \$799,093.54 (Special Benefit: to be covered by assessments, paid by property owners).

Potential Annual Increase in Assessment

Assessments for year 2- 15 may, with approval of Board of Directors of the Owners Non-Profit Association ("Board of Directors"), be increased annually by the amount of increase in the Bay Area Consumer Price Index (CPI), up to a maximum of 3%.

Process for District Creation

The CBD requires approval by property owners. The process has three steps:

1. A petition, that must be signed by property owners who will pay at least 30% of the assessments
2. Approval by the Board of Supervisors of a "Resolution of Intent"
3. Mailing of ballots to all property owners and a public hearing, if the weighted majority of ballots submitted is in support (meaning there is no majority protest), then the Board of Supervisors may establish the CBD.

Term If established, assessments would be collected for 15 years (July 1, 2014 - June 30, 2029). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2029), at which point the District would terminate, if not renewed.

Entity Structure The CBD is managed by an Owners' Non-Profit Association that is a 501(c) non-profit corporation.

Legal Authority CBDs are authorized by the Property and Business Improvement District Act of 1994 within the California Streets and Highway Code (Sections 36600 et seq.) ("1994" Act") as augmented by the Business Improvement District Procedure, Article 15 of the San Francisco Business and Tax Regulations Code.

Governance A Board of Directors will be elected, consisting of 11 seats in total. Of these seats, six represent property owners, two represent community-based organizations or residents in the district and three represent non-property owning merchants operating in the district.

Disestablishment

Each year that the CBD is in existence, there will be a 30-day period during which property owners will have the opportunity to request disestablishment of the CBD. This 30-day period begins each year on the anniversary of the date the CBD was established. Within that 30-day period, if 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 district by:

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 management of the district.

A supermajority (eight members) of the Board of Supervisors may initiate disestablishment proceedings for any reason. All outstanding bonds, financing leases, or similar obligations of the City payable from or secured by the CBD assessment must be paid prior to disestablishment of the CBD.

District at a Glance

Lower Polk community members have been involved in several community improvement efforts over the years to make the Lower Polk neighborhood a better place to conduct business and live. This endeavor includes the efforts of the Lower Polk Neighborhood Organization "LPN". LPN is comprised of a group of local merchants, property owners, and residents who are committed to making the Lower Polk commercial corridor a vibrant and safe place. One of the ways to maximize the available resources and provide a funding source in that effort is through the establishment of a CBD. A CBD is a special assessment district that provides for the levy and collection of assessments on properties within a geographically defined area. Assessment revenue collected from the benefiting properties pays for the costs associated with the improvements, services, and activities provided to the CBD area.

As part of the community outreach process to involve local merchants, property owners, residents and visitors, the Lower Polk CBD (LPCBD) Steering Committee (the "Steering Committee") conducted surveys in 2013, which were sent out to all property owners of the proposed district. The Steering Committee used the surveys to gauge the level of support, as well as rank the perceived importance of various activities throughout Lower Polk area. Over 125 responses were received, and 80% of the respondents felt that current district conditions have negatively impacted their business or property and 65% were interested in becoming involved in forming a CBD in the neighborhood. (See appendix D)

The positive survey results, coupled with ongoing supportive community outreach meetings, encouraged community members to move forward to the next stage of the CBD formation process. This district management plan supports those next steps and following is a summary of the proposed CBD.

Lower Polk

Population

36,800+

Median Age

37.8 yrs

Businesses

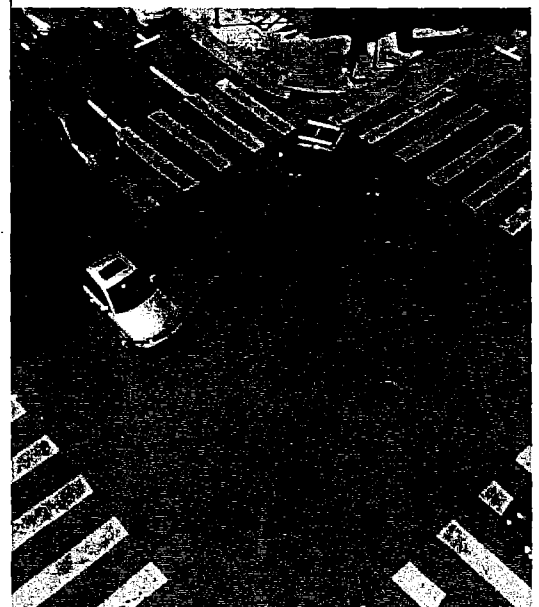
2,761

Households

24,000+

Median Income

\$52,684





Boundary

Approximately 22 whole or partial blocks, the boundaries of the proposed LPCBD are:

- California St. from Larkin St. to Van Ness Ave. (South side only)
- Van Ness Ave. from California St. to Post St. (East side only)
- Post Street from Van Ness Ave. to Franklin Street (South Side only)
- Franklin St. from Post St. to Geary. Blvd. (East side only)
- Geary Blvd. from Franklin St. to Van Ness Ave. (North side only)
- Van Ness Ave. from Geary Blvd. to Alice B. Toklas Pl. (East side only)
- Alice B. Toklas Pl. from Van Ness Ave. to Polk St. (North side only)
- Myrtle St. from Polk St. to Larkin St. (North side only)
- Larkin St. from Myrtle St. to California St. (West Side Only)

In addition to the above boundary description, the District boundaries also include Assessor's Parcel No. 0716 -002, with the following boundaries:

- Myrtle Street from Larkin Street to Northwest corner of Assessor's Parcel No. 0716-002 (North side of Assessor's Parcel No. 0716 -002 only)
- Larkin Street from Myrtle Street to O'Farrell Street (West side of Assessor's Parcel No. 0716 -002 only)
- O'Farrell Street from Larkin Street to Southwest corner of Assessor's Parcel No. 0716-002 (South side of Assessor's Parcel No. 0716-002 only)
- Southwest Corner of Assessor's Parcel No. 0716-002 (Westside of Assessor's Parcel No 0716-002) to Northwest Corner of Assessor's Parcel No. 0716-002



Improvements, Services, and Activities

The improvements, services, and activities provided in this plan include: a Cleaning, Maintenance and Safety program for the district; a Marketing, Streetscape Improvements, and Beautification program to promote the commercial district; and various management activities to support those efforts.

Annual Total Budget and Assessments

The total proposed annual operating budget for Fiscal Year 2014/15 is \$846,049.54. Assessment revenue provides 94.5% of the annual budget, which equals \$799,093.54. Additional funds will be generated from sources such as grants, California Pacific Medical Center (“CPMC”) donations, and fees for service contracts and in kind donations. The assessment calculation for each property utilizes a combination of linear street frontage, building square footage, and lot square footage. The Method of Assessment section of this Management District Plan provides a more detailed procedure of the annual assessment calculation.

Term

If established, assessments would be collected for 15 years (July 1, 2014 - June 30, 2029). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2029), at which point the District would then be terminated, if not renewed.





Background

In 2001, a group of community stakeholders interested in revitalizing the Lower Polk commercial district formed the Lower Polk Neighborhood Organization (LPN). This neighborhood organization, with a strong membership of residents and merchants, meets monthly to discuss and implement neighborhood programs that focus on key issues of crime, beautification, and strengthening of the community.

The LPCBD Steering Committee was formed in July 2013 to promote the vision for the neighborhood commercial corridor and it includes representation of residents, business owners, nonprofit agency representatives, and property owners.

The Steering Committee's vision for the Lower Polk neighborhood:

- Clean and safe with places to gather and congregate including public or open space;
- Welcoming to diverse populations and reflects a mix of businesses that offer goods and services that meet the needs of the residents of the neighborhood;
- Promotes art and culture;
- Vibrant and viable neighborhood commercial district with flourishing small businesses and a community-friendly atmosphere;
- The neighborhood appearance reflects the local history and culture;
- Community-based partnerships address issues and serve as stewards for change.
- Capitalize on distinct architectural and street design to promote interesting experiences and qualities.
- Encourage CPMC to provide access to quality medical care to the residents of the neighborhood; use local businesses for services and goods; and hire local residents.
- Utilize funding from CPMC for capital projects focusing on neighborhood and community safety, health, and cleanliness issues and events (such as farmer's markets and block parties), and for streets and alleys improvements within the neighborhood

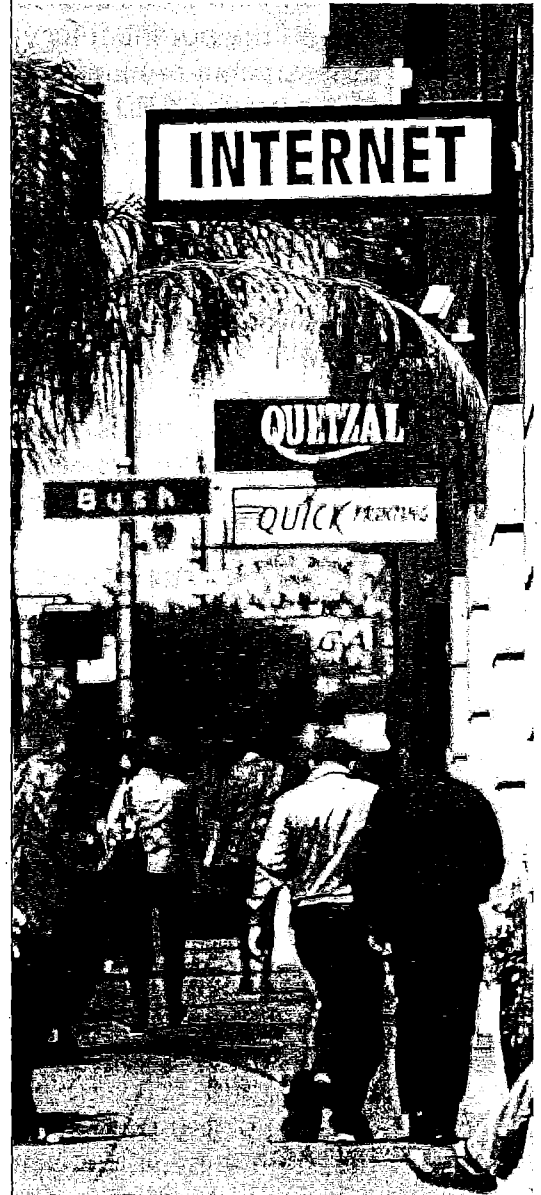
Property owners establish community improvement districts to provide a constant funding source for various improvements, services, and activities that benefit properties within a defined geographical area. The improvements, services, and activities can include providing enhanced cleaning and maintenance services, improving security, providing for economic development to promote and revitalize an area, and other programs found to benefit an area. The ongoing revenue stream for the improvements, services, and activities comes from the annual assessments that are levied upon properties within the area following a formal petition and ballot approval process by the weighted majority of those assessed and then only after public hearings and approval by the Board of Supervisors.

What is a Community Benefits District ("CBD")?

A CBD is a special assessment district that provides for the levy and collection of assessments on properties within a geographically defined area. Assessment revenue collected from the benefitting properties pays the costs associated with the improvements, services, and activities provided to the CBD area. In San Francisco the legislation that allows for the establishment of a CBD, is the California Streets and Highway Code Sections 36600 et seq. ("1994 Act") augmented by the Business Improvement District Procedure, Article 15 of the San Francisco Business and Tax Regulations Code. The 1994 Act allows for the levy of special assessments on both properties and or businesses. CBD's are also referred to as Business or Property Improvement Districts ("BIDs") in some areas of San Francisco.

A CBD established under the 1994 Act may be administered by an Owners' Non-Profit Association. The Owners' Non-profit Association administers or implements the activities and improvements specified in the management district plan. The Owners' Non-Profit Association determines the needed improvements, services, and activities within the CBD boundaries, and how the assessment revenue collected is to be spent among the selected improvements, services and activities. In San Francisco, the Board of Supervisors must authorize the formation and establishment of the CBD and any contract with the Owners' Non-Profit Association and following the CBD formation, the City will levy and collect the annual assessment. Once authorized, the City will enter into a management contract with the Owners' Non-profit Association.

CBDs serve as highly successful funding mechanisms for district improvements, services, and activities. Some notable CBDs/BIDs include: the Greater Union Square BID in San Francisco, the LA Fashion District BID in Los Angeles, and the Times Square BID in New York City. Existing neighborhood based CBDs/BIDs in San Francisco are the Tenderloin, Civic Center, Noe Valley, and Upper Market/Castro among other places. There are currently 13 BIDs/CBDs in operation throughout San Francisco.



The Business Improvement Districts Procedure "Article 15"

In 2004, the Board of Supervisors enacted The Business Improvement Districts Procedure Code, which added Article 15 to the San Francisco Business and Tax Regulations Code ("Article 15"). Article 15 augments the 1994 Act and provides for the following changes:

- Reduce the weighted percentage (from 50% to 30%) of petitions required from those that may be assessed, in order to initiate the formation of a CBD;
- Extend the potential term of a CBD to a maximum of 15 years (40 years if assessments are pledged to bonds); and
- Authorize the CBD to recover, through assessments, the costs incurred for formation.

Establishing a CBD

The 1994 Act as augmented by Article 15 provides the legal framework for establishing this CBD.

As part of the formation proceedings, proponents prepare a Management District Plan in accordance with Section 36622 of the 1994 Act. The Management District Plan must contain, but is not limited to, the following required elements:

- a map, in sufficient detail to locate each assessed property within the community or business improvement district;
- the name of the community or business improvement district;
- the description of the boundaries, including any benefit;
- the improvements, services, and activities to be funded for each year of operation, along with the maximum cost;
- the total annual amount to be expended, in each year of operation, for improvements, services, activities, maintenance, and operations;
- the proposed source(s) of financing, including the basis and method of levying the assessments, and whether or not bonds will be issued;
- the time and manner of collecting the assessments;
- the specific number of years in which the assessments will be levied;
- the time for implementation and completion of the Management District Plan;
- any rules and regulations applicable to the community or business improvement district; and
- a listing of the properties to be assessed along with the parcel number and the method by which expenses will be imposed upon benefited real property in proportion to the benefit received.

CBD Name Designation

The name designation of this proposed district for the City of San Francisco's Lower Polk area is the Lower Polk Community Benefit District ("LPCBD").

Lower Polk CBD Boundary

The properties located within the proposed LPCBD boundaries represent a dynamic mix of land and development uses. There is a combination of commercial, retail, educational, non-profit, public and residential uses represented. The variety of land uses creates a unique and diverse corridor that plays into the vibrant activity and economic development of the Lower Polk area.

Approximately 22 whole or partial blocks, the boundaries of the proposed LPCBD are:

- California St. from Larkin St. to Van Ness Ave. (South side only)
- Van Ness Ave. from California St. to Post St. (East side only)
- Post Street from Van Ness Ave. to Franklin Street (South Side only)
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- O'Farrell Street from Larkin Street to Southwest corner of Assessor's Parcel No. 0716-002 (South side of Assessor's Parcel No. 0716-002 only)
- Southwest Corner of Assessor's Parcel No. 0716-002 (Westside of Assessor's Parcel No 0716-002) to Northwest Corner of Assessor's Parcel No. 0716-002

The "Description of Improvements, Services, and Activities" section of this Management District Plan provides details of the different services and activities provided.

Appendix A of this report provides a map of the boundaries, as well as the identification of each parcel within the LPCBD.

LPCBD Duration

The initial term for the LPCBD is 15 years, commencing in Fiscal year 2014/15. Beginning with Fiscal Year 2014/15, the City will levy and collect LPCBD assessments through Fiscal Year 2028/29. After the Fiscal Year 2028/29 final assessment billing, the property owners have the ability to renew the LPCBD for an additional term of up to 15 years by following the procedures for renewal of a district.



Timeline for Implementation and Completion of the LPCBD

The timeline in table 1 provides for the establishment of the LPCBD and allows sufficient time to calculate and include the Fiscal Year 2014/15 assessments on the County's secured property tax roll. Given various considerations and time constraints, the proposed timeline for the establishment and implementation of the LPCBD is as follows:

Table 1: Proposed Timeline

Task Description	Estimated Completion Date
Present Draft Management District Plan	March 2014
Present Final Draft District Management Plan, Boundary Map, Engineer's Report	April 2014
Gather Petitions in Support of LPCBD, Conduct Outreach Receive Additional Feedback on Plan	April 2014
Submit Petitions to Board of Supervisors	May 2014
Board of Supervisors Vote on Resolution of Intention to Establish District	June 2014
Proposition 218 Ballot Packages Submitted	June 2014
Conduct Public Hearing, Tabulate Ballots, Board of Supervisors Vote on Resolution Establishing District	July 2014
CBD Owners' Non-Profit Association Established	August 2014 - December 2014
Assessments Submitted to County for Billing	August 2014
Administration and District Operation Commences	January 2015



Description of Improvements, Services, and Activities

Under the leadership of the Owners' Non-Profit Association, the LPCBD plans to implement and fund two principal programs; a Cleaning, Maintenance, and Safety program and a Marketing, Streetscape, and Beautification program.

Cleaning, Maintenance, and Safety

Objectives

The Cleaning, Maintenance and Safety Program will supplement services already provided by the Department of Public Works and other relevant City agencies. The comprehensive program aims to ensure owner, merchant, resident, and visitor safety while providing for the maximum possible cleanliness of sidewalks, curbs, fixtures, landscaping, and buildings throughout the LPCBD boundaries. Through the utilization of managed services, the Cleaning, Maintenance, and Safety program will strive for a safe, clean, and litter-free area that is absent of graffiti or other signs of decay. The goal is for property owners, merchants and residents alike to maintain a sense of pride in the Lower Polk Street area. Cleanliness is crucial to the establishment and growth of an aesthetically pleasing, safe, and vibrant community.

Service Outline

The LPCBD's Cleaning, Maintenance, and Safety program includes regular sidewalk sweeping, alley cleaning, refuse removal, regularly scheduled steam cleanings, pressure washing, graffiti removal, tree pruning and watering, tree well weeding with crushed granite replenishment, and a variety of safety efforts.

The program will work with residents, merchants, and youths on a variety of safety programs and strategies. Property owners and merchants expressed interests in furthering efforts for crime prevention and pedestrian safety in the district at meetings about the LPCBD. The Owners' Non-profit Association will collaborate with the San Francisco Police Department and work with the community and service providers on safety programs. The LPCBD will have community ambassadors who will provide assistance to visitors and assist in crime prevention, way-finding, tracking and cleaning graffiti, and assisting the homeless with social services outreach and information.

A team of maintenance and safety workers will carry out these tasks, as more fully described in Table 2

Marketing, Streetscape Improvements, and Beautification

In order to promote the unique character of the Lower Polk district and to help it compete in an urban market setting, the LPCBD will provide programs for marketing, promotions, streetscape improvements, and beautification. The purpose of the Marketing, Streetscape Improvements, and Beautification program is to augment existing City services as well as to ensure new marketing initiatives designed to promote both the stability and growth within the area.

Objectives

The LPCBD stakeholders determined that marketing activities would improve the area's image, appeal, and visibility. The marketing activities will promote the LPCBD's, properties, and businesses through specially targeted programs and initiatives that would create a neighborhood identity and specifically market the district. In addition to these marketing activities, the LPCBD will contribute to the economic vitality of the area, and help with the recruitment of new businesses to the area and retention of existing businesses. Stakeholders view marketing activities as especially useful and necessary during a time of serious economic downturn, as is currently the case, but these services can also help the area stabilize itself and grow during prosperous economic times.

Public space programming and special events will support the district with events that draw visitors into the Lower Polk area as a means of additional exposure. Some of the proposed special events include holiday events and music/art events throughout the year. The LPCBD will program special events and conduct marketing activities in various parts of the district including hosting regular events and district promotion. The LPCBD marketing and promotion services will make sure new visitors, employees, students and residents know where to shop and eat and will help them enjoy their experience in the Lower Polk district.

The Owners' Non-profit Association may include other marketing initiatives as appropriate, and as budget resources allow.

Advocacy

The purpose of advocacy within the Marketing, Streetscape Improvements, and Beautification program is to promote the LPCBD as a clean, safe, and vibrant area for businesses, visitors, and residents while also supporting business growth. Advocacy goes well beyond marketing programs that create image and visibility. In fact, advocacy activities can include services like advocating for business technical assistance resources, and representing district interests in citywide forums, to name a few.

Table 2: CBD Services

Cleaning, Maintenance	
Removal of litter, debris and cigarette butts on sidewalks from the building line to 18" into the street gutter	Daily
Damp wiping and straightening of public fixtures (such as trash can lids and news racks)	Daily
Power Washing of sidewalks and alleys (spot cleaning of most heavily trafficked areas/spills/stains)	Regular as needed
Removal of graffiti on private property with property owner consent	Within 48 hours
Removal of graffiti from public infrastructure	As required
Removal of isolated weeds (larger concentrations of weeds removed by cutting)	As needed
Special Projects. Defined as painting of public infrastructure, cleaning of tree wells, or other similar projects	As requested
Corridor Safety	
Safety Ambassadors	
Foot patrol - all areas to serve as a reassuring presence and a visible deterrent	Daily
Continually engage members of the public to provide directions, recommendations and other information as necessary	Daily
Interact with merchants to share safety related information or learn about merchants concern's related to street level activity	Daily
Report any observed illegal behaviors to the police and document behavior	Daily
Social Service Outreach Ambassador	
Engage visibly homeless individuals to identify possible needs that could put them on a path to housing. Individuals would be connected to available services offered by existing service providers	Daily
Analyze engagements with persons in need of social services	Daily
Work with San Francisco Police and service organizations to identify strategies to help individuals in need	Daily

Table 2: CBD Services Continued

Marketing, Streetscape Improvements, and Beautification	
Advocacy	As needed
Beautification	On going
Capital improvements	To be determined
Business retention activities	As needed
Business Attraction	As needed
Newsletters	Quarterly
Advertisements, brochures and website	As needed
Festivals, Art Walks, and other special events	To be determined
Banners and Holiday decorations	Annually

Management and Operations

The LPCBD's effectiveness in forming and maintaining relationships with the community is a vital component to the success of the LPCBD. A strong community relations effort emphasizes the importance of positive relationships within the Lower Polk area and encourages maximum community involvement. Active corridor management will also afford the opportunity to garner other material and financial support for the Lower Polk corridor.

Regular activities, initiatives, resources that support this task include:

- A dedicated CBD executive director who will serve as a focal point person and advocate for the district
- A program services manager to direct district service programs
- Operations and administrative work and expenses
- Grant applications and facilitation, including safety related efforts.

Existing Baseline City Services

The City and County of San Francisco may not use assessment funds to pay for baseline services providing general benefits to the district. The following table provides the existing baseline City services provided to the Lower Polk area.

Table 3: Existing Services Provided by City

	Agency	Service	Primary City Dept. Provider	Frequency
Maintenance	Comcast	Cleaning bus boarding islands	Comcast	As needed, Call 311 for a service request
		Cleaning bus shelter	Comcast	As needed, Call 311 for a service request
	DPW	Alleys	DPW	daily cleaning, nightly flushing
		Cleaning & Repair street furniture	DPW	Call 311 for a service request. Does not include enclosed bus stops
		Gutter sweeping	DPW	Call 311 for a service request. Cost is \$320 per day when reported
		Mechanical Street Sweep	DPW	60 % of the blocks are mechanically sweep 7 days a week 30 % are swept 5 days a week 10 % are swept 4 days a week
		Pressure/Power Washing Sidewalks Around Trash cans Only	DPW	During Eco-blitzes (3), and when 311 calls for service are placed
		Sidewalk sweeping/litter pick-up	DPW Litter Patrol	Property owner or ground floor tenant responsible for every day – DPW can ticket for litter
		Sidewalks Repair/Damage Enforcement	DPW	DPW in charge of inspection and citations. Fronting property owner or merchant in charge of repair
		Trash Receptacles/Street Furniture/Utility Boxes	DPW	DPW only responsible for Trash Receptacles. Call 311 for a service request.
	MTA	Street Light Poles	MTA	As needed, Call 311 for a service request
	PUC	Maintenance and Repair of Street Lighting (bulbs)	PUC	As needed, Call 311 for a service request
Graffiti Removal	Comcast	On bus shelters/Boarding Islands	Comcast	As needed, Call 311 for a service request.
	DPW	DPW only responsible for Litter Receptacles Mail Boxes - Call 311 refer to USPS	DPW	Call 311 for a service request.
		Meters - Call 311 refer to MTA/Meter Shop	DPW	Call 311 for a service request.
		Signal Boxes - Call 311 refer to MTA/Signal Shop	DPW	Call 311 for a service request.
		Signs - Call 311 refer to MTA/Sign Shop	DPW	Call 311 for a service request.
		Utility Boxes - Depends on owner - i.e. - AT&T	DPW	Call 311 for a service request.
Trash Receptacle	DPW	Cleaning/washing	DPW	Call 311 for a service request.
		Emptying Trash Receptacles	DPW/NorCal	Sunset Scavenger will have more info
		Repairs/maintenance	DPW	Call 311 for a service request.
Safety	SFPD	Beat Officers (walking)	SFPD	no direct schedule on Polk Street
		Radio Cars	SFPD	1 car assigned to general area, patrol is 24/hrs., about 20 minutes frequency
		Code Enforcement	Depends on Code	Call 311 for a service request

Annual Amount to be Collected & Expended

The maximum annual budget presented below represents the costs for providing the improvements, services, and activities within the LPCBD that are in addition to those services already provided by the City.

Beginning in Fiscal Year 2014/15, the maximum annual budget amount for the LPCBD is as follows:

Table 4: Budget and Revenue - Year 1

Budget Description	2014/15 Maximum Budget Amount	% of Total Budget
Cleaning, Maintenance, and Safety Program	\$478,675.00	57%
Marketing, Streetscape Improvements, and Beautification Program	\$95,700.00	11%
Management and Operations	\$240,900.00	28%
Contingency and Reserves	\$30,774.54.00	4%
Total 2014/15 Maximum Budget:	\$846,049.54	100%

Annual Revenue Description	2014/15 Annual Revenue Amount	% of Total Annual Revenue
Assessment Revenue	\$799,093.54	94.5%
General Benefit Contribution (1)	\$46,956.00	5.5%
Total 2014/15 Annual Revenue	\$846,049.54	100%

(1) During the petition phase a few property owners documented that the proposed assessments for their parcels were classified at a higher rate than warranted, based on the use of the property. Accordingly, the proposed assessments for those parcels and the total proposed District assessment has been adjusted downward, and the proposed District budget for year one has been adjusted accordingly.

During any future year of operation, the Owners' Non-profit Association may re-allocate funds from one budget category to another budget category. The annual re-allocation of budget category amounts shall not exceed or decrease more than 10% of the previous Fiscal Year's approved budget category amount.

Each fiscal year beginning Fiscal Year 2015/16, total maximum assessment revenue may be subject to an annual increase of the assessment revenue of the prior fiscal year by a vote of the Board of Directors of the Owners' Non-Profit Association. The maximum annual assessment revenue increase will reflect the annual change in the Consumer Price Index for All Urban Consumers in San Francisco-Oakland-San Jose ("CPI") or 3%, whichever is less. If for any reason the percentage change is negative, the maximum allowable assessment would not be decreased by reason of such negative percentage change and would remain at the amount as computed on the previous fiscal year regardless of any CPI adjustment. The annual assessment cannot exceed the actual costs to operate the District in any given year.

Based upon a maximum possible annual assessment increase of 3%, beginning fiscal year 2015/16, the total annual maximum assessment revenue each year for each of the 15 years is described in Table 5.

LPCBD Budget

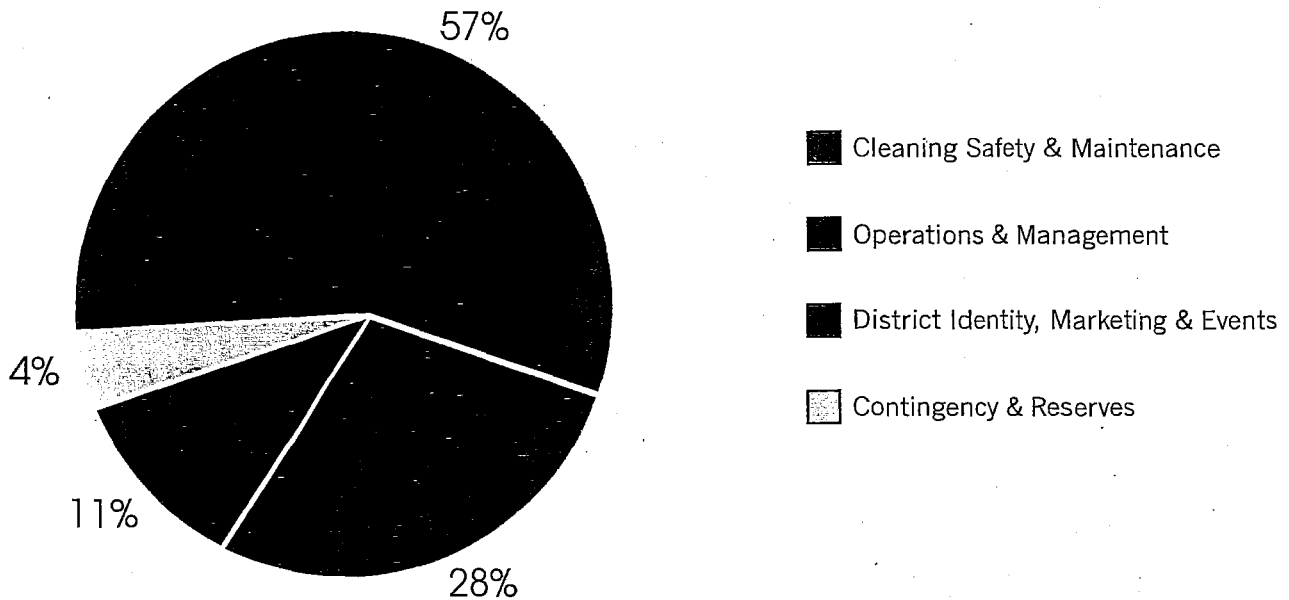


Table 5: Maximum Assessment Revenue

Year	Fiscal Year	Total Maximum Annual Assessment Revenue
1	2014/15	\$799,093.54
2	2015/16	\$823,066.35
3	2016/17	\$847,758.34
4	2017/18	\$873,191.09
5	2018/19	\$899,386.82
6	2019/20	\$926,368.42
7	2020/21	\$954,159.47
8	2021/22	\$982,784.25
9	2022/23	\$1,012,267.78
10	2023/24	\$1,042,635.81
11	2024/25	\$1,073,914.88
12	2025/26	\$1,106,132.33
13	2026/27	\$1,139,316.30
14	2027/28	\$1,173,495.79
15	2028/29	\$1,208,700.66
	Total	\$14,862,271.83

Method of Assessment

Source(s) of Financing

The levy and collection of annual assessments upon property within the LPCBD provides the primary funding source for the improvements, services, and activities previously outlined. The Owners' Non-profit Association can generate additional funds from sources other than annual assessments on properties within the LPCBD. These funds may include grants, CPMC donations, and in kind donations.

The LPCBD will not issue bonds to fund any of the improvements, services, and activities provided by the LPCBD.

Basis of Assessment

The benefits provided to real property within the LPCBD relate to the improvements, services, and activities carried out by the Owners' Non-profit Association and more fully described in the "Description of the Improvements, Services, and Activities" section of this Management District Plan.

To maintain an overall cleanliness for visitors, residents, and merchants on the corridor, the Cleaning, Maintenance, and Safety services will include, but are not limited to, alley and sidewalk cleaning, and graffiti removal, trash removal, and maintenance of trees along the corridor. Safety for visitors, merchants, residents on the corridor has continued to be a concern on the corridor. Safety includes crime prevention and pedestrian safety. There will be continued collaboration with the San Francisco Police Department and the district. The LPCBD will provide assistance to visitors, and provide street population ambassadors/guides/security that promotes citizen efforts through assistance in crime prevention, way-finding, and assisting homeless with social services. The LPCBD will also be an advocate for more pedestrian safety in the CBD area and promoting walkable streets through events.

Marketing, Streetscape Improvements, and Beautification program services are essential to encourage business development and retention, minimize property vacancies, and persuade visitors to come to the Lower Polk Street area to shop, dine, and conduct business. A well marketed and attractive area provides property owners with the ability to achieve the highest and best use of the property, and generate a greater demand for available space. Some of the plans to increase the market awareness of the Lower Polk area includes: creating a greater draw of visitors through special events and targeted marketing promotions, holiday decorations, and positioning the Lower Polk Street area more competitively. Given the types of planned marketing programs and activities, it is determined that property owners will receive a direct special benefit.

CBD Services and frequencies of these services are summarized in Table 2.

Assessment Calculation

The method of assessment is discussed in detail in the Lower Polk Community Benefit District Engineer's Report (the "Engineer's Report"), and is summarized below:

General Benefit Assignment is 5.5%

General benefit is a benefit to the public at large resulting from the installation, implementation and maintenance of District improvements, services and activities. The amount of general benefit that is provided from the District improvements, services and activities cannot be funded by assessments within the District. Please see the Engineer's Report for a more detailed discussion of the calculation of the general benefit.

Special Benefit Point Assignment

The method of apportioning benefit to parcels within the District reflects the proportional special benefit assigned to each property from the District improvements, services and activities based upon the various property characteristics for each parcel as compared to other properties within the District. As part of the special benefit analysis various property characteristics were analyzed including parcel size, street frontage, building size, land use, etc. Given that the special benefits provided by the District improvements, services and activities focus on aesthetic benefit, safety benefit and economic activity benefit, it was determined that linear street frontage, lot square footage, building square footage, and land use are the most appropriate parcel factors. Each parcel's linear street frontage, lot square footage, building square footage, and land use have been used as the primary assessment variables for the calculation and assignment of parcel factors. Please see the Engineer's Report for a more detailed discussion of the calculation of the special benefit.

Land Use

Properties in the District are assigned a land use categories, as further outlined below, and may be reassigned if the property's land use changes.

Non-Residential Property: Non-Residential Property consists of parcels owned by a profit-making entity (rather than by a government or non-profit entity) and used for commercial purposes such as retail, office, or hotel property.

Non-Profit Property: Non-Profit Property consists of parcels owned or used as follows:

- Includes parcels owned by non-profit entities approved under section 501(c) of the Internal Revenue Service code.
- Includes parcels that are occupied (80% or more of building square footage) by one or more non-profit corporations, as tenants.

- Includes parcels that are occupied (80% or more of building square footage) by activities that receive a welfare tax exemption or by an affordable housing development regulated by covenants or regulatory agreements with a public agency.

Public Property: Public Property consists of parcels owned or used as follows:

- Includes parcels owned by a state, regional, or city government entity; for example, police stations, schools, and government-owned office buildings.
- Includes parcels that are occupied (80% or more of building square footage) by one or more public entities, as tenants.

Residential Property: Residential Property consists of single family dwellings, duplexes, triplexes, condominiums, and apartment units used exclusively for residential purposes.

Property Classification	Aesthetic Benefit Points	Safety Benefit Points	Economic Activity Benefit Points	Total Benefit Points
Non-Residential Property	8.50	8.50	1.00	18.00
Residential Property	1.00	1.00	0.25	2.25
Non-Profit / Public Property	1.20	1.20	0.25	2.65

Linear Factor

Given the linear nature of the cleaning and public safety improvements, services and activities, each parcel within the District is assigned a linear factor that is equal to the parcel's linear street frontage that receives ongoing District cleaning and public safety improvements, services and activities.

Linear Factor	=	Parcel's Assigned Linear Street Frontage
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Lot Factor

Pursuant to Section 121(e)(2) of the City's Planning Code, each lot shall have an area of at least 2,500 square feet for all zoning use districts other than RH-1(D). Utilizing the prescribed minimum lot square footage as set forth in the City's Planning Code, a lot factor is calculated for each parcel based upon the assigned lot square footage for the parcel divided by 2,500:

Lot Factor	=	Parcel's Assigned Lot Square Footage	/	2,500
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Building Factor Calculation

In order to maintain a scale of development that is appropriate for certain neighborhood commercial districts, use size limits are assigned within the City's Planning Code. Section 121.2 of the City's Planning Code, sets forth a use size limit of 2,500 square feet for non-residential uses within the Polk Street area. While use size limits are not assigned for other property land uses present with the District, structures, regardless of use, are designed to complement surrounding structures within the area. Therefore, this use size limit is applied to all land uses. The building factor is calculated for each parcel based upon the assigned building square footage for the parcel divided by 2,500:

Building Factor	=	Parcel's Assigned Building Square Footage	/	2,500
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Total Special Benefit Points Calculation

The formula below shows the total special benefit points calculation for each parcel

Parcel's Total Special Benefit Points	=	(Linear Factor + Lot Factor + Building Factor)	X	Parcel's Assigned Benefit Points
Non-Residential Property	=	(Linear Factor + Lot Factor + Building Factor)	X	18.00
Residential Property	=	(Linear Factor + Lot Factor + Building Factor)	X	2.25
Non-Profit / Public Property	=	(Linear Factor + Lot Factor + Building Factor)	X	2.65

Total Cost Estimate to be levied in 2014/15 / Total Special Benefit Points = Assessment Rate per Special Benefit Point
 $\$799,093.54 / 284,374.87 = \2.81

Parcel's Assessment	=	\$2.81	X	Parcel's Total Benefit Points
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Time and Manner of Collecting Assessments

Each property owner pays a share of the cost of the LPCBD, based on a formula. The payment is collected twice yearly, through the property tax bill. The CBD assessment, including the collection and enforcement of any delinquent assessment and imposition of interest and penalties per City and County of San Francisco Business and Tax Regulations Code Article 6, and related law as it may be amended from time to time, will be collected and enforced by the Treasurer and Tax Collector of the City. The Treasurer and Tax Collector shall transfer the assessment payments to a non-profit corporation that is designated as the Owners' Non-profit Association for the District for the improvements, services, and activities described in this management plan.

LPCBD Management

LPCBD Term

Under the provisions of The Business and Property Improvement Districts Law of 1994 and Article 15 of the San Francisco Business and Tax Regulations Code, the maximum number of years for a CBD is 15 years. Once the term expires, the stakeholders need to undertake proceedings to authorize the CBD for additional years.

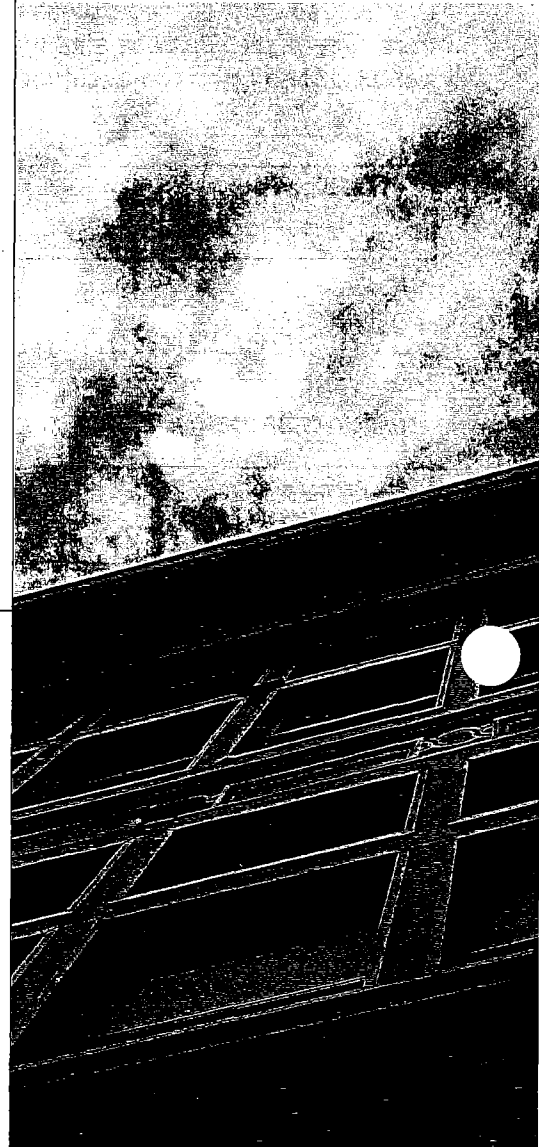
The proposed initial term for the LPCBD is set at 15 years. The City will levy assessments beginning Fiscal Year 2014/15 up through and including Fiscal Year 2028/29. In order to authorize the levy and collection of assessments after Fiscal Year 2028/29, the LPCBD will need to go through the renewal process pursuant to the 1994 Act as augmented by Article 15.

Proposed LPCBD Rules and Regulations

The LPCBD will be managed by an Owners' Non-profit Association to be formed following the approval of the establishment of the LPCBD. The Owners' Non-profit Association serves as a private, nonprofit entity, it will be under contract with the City to administer or implement the improvements, services, and activities specified in this District Management Plan.

At least 20% of the voting members of the Board of Directors of the Owners' Non-profit Association must be business owners located in the LPCBD who do not own or have an ownership interest in commercial property in the LPCBD per the Business Improvement Districts Procedure Code.

The Owners' Non-profit Association must comply with the Ralph M. Brown Act, commencing with Section 54950 of the Government Code, at all times when matters of the LPCBD are heard, discussed, or deliberated. The Owners' Non-Profit Association must also comply with the California Public Records Act, commencing with Section 6250 of the Government Code, for all documents relating to the activities of the LPCBD.



Proposed LPCBD Rules and Regulations Continued

The powers and responsibilities for the CBD Management Corporation are as follows:

- Review improvements, services, and activities provided and establish priorities for the upcoming Fiscal Year
- Implement the improvements, services, and activities specified in the Management District Plan by determining levels of improvements, services, and activities
- Submit an annual report to Board of Supervisors
- Coordinate with City staff regarding operational issues of the LPCBD
- Hold meetings no less frequently than once per year

Each year, the Owners' Non-profit Association shall prepare a report for each Fiscal Year, except the first year, for which assessments are levied and collected to pay the costs of the improvements, services, and activities described in the report. The first report shall be due after the first year of operation of the LPCBD. The Owners' Non-profit Association must file each report with the Clerk of the Board of Supervisors, each report shall contain or provide, but not be limited to the following:

- A reference to the LPCBD by name
- The Fiscal Year to which the annual report applies
- Any proposed changes in the boundaries, benefit zones or classification of property of the LPCBD
- The services, improvements, and activities to be provided for that Fiscal Year
- An estimate of the cost of providing the services, improvements, and activities for that Fiscal Year
- Any proposed changes to the basis and method of levying the assessments
- The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that Fiscal Year
- The amount of any surplus or deficit revenues to be carried over from a previous Fiscal Year
- The amount of any contributions to be made from sources other than assessments levied

The Board of Supervisors may approve the annual report filed by the LPCBD Management Corporation, or the Board of Supervisors may modify any particulars contained in the report, and then approve it as modified. Any modification to the annual report shall be made pursuant to Sections 36635 and 36636 of the 1994 Act.

However, the Board of Supervisors cannot approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments.

Additional Matters

The stakeholders formed the LPCBD after considerable outreach and careful research; based on information and sources deemed to be reliable. If a property owner thinks an assessment on the property owner's property has been calculated or applied in error, he or she must first contact the LPCBD Management Corporation to correct the property information used to calculate the assessment. If the property owner is not satisfied with the response, then he or she may request an assessment re-calculation from the City and County of San Francisco's Office of Economic and Workforce Development and other City agencies as needed per the assessment formula included in the management plan.

Disestablishment

Each year that the LPCBD is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the LPCBD. This 30-day period begins each year on the anniversary of the date the Board of Supervisors established the LPCBD. Within that 30-day period if a written petition is submitted by the owners of real property who pay 50% or more of the assessments levied, the LPCBD may be disestablished by the Board of Supervisors.

A majority (six members) of the Board of Supervisors may initiate disestablishment proceedings at any time based on improper actions by the Owners' Non-Profit Association, such as misappropriation of funds, malfeasance, or violation of law.

A supermajority (eight members) of the Board of Supervisors may initiate disestablishment proceedings for any reason.

All outstanding bonds, finances, leases, or other similar obligations of the City, payable from or secured by assessments levied within LBCBD must be paid prior to disestablishment of the CBD.

Assessor's Parcel Listing

Appendix B of this report provides a listing of all of the Assessor's Parcels, including the Assessor's Parcel number, Owner, Benefit Zone, Linear Street Frontage, Commercial Property Building Square Footage, and Commercial Property Lot Square Footage subject to the LPCBD annual assessment.

The "Proposed Source(s) of Financing" section of this Management District Plan provides the assessment methodology used in determining each Assessor's Parcel's maximum annual assessment.

Appendices

Boundary Map

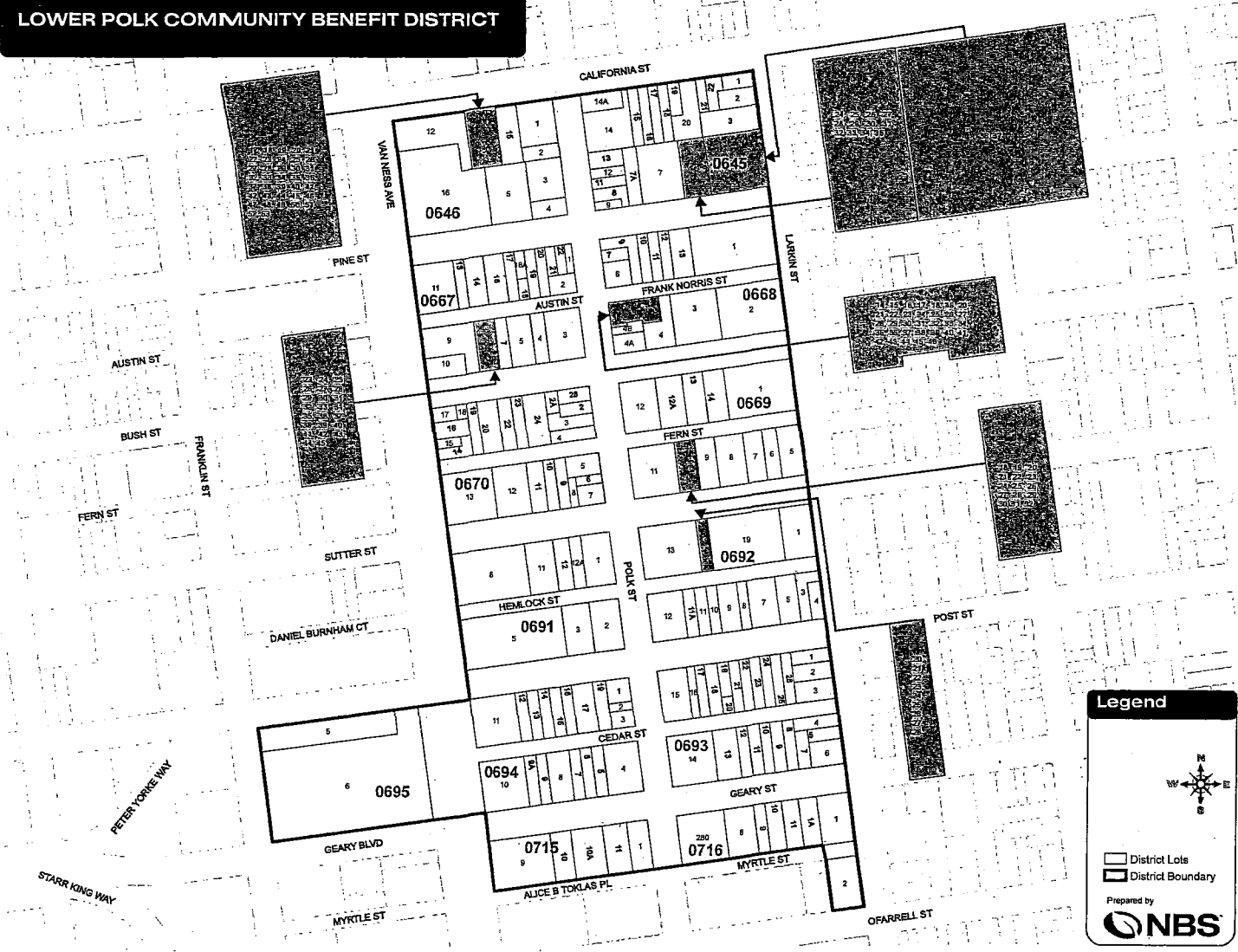
Assessor's Parcel Listing

Survey



The following page provides a boundary map that outlines the boundaries of the LPCBD, as well as the location and identification of each Assessor's Parcel subject to the annual assessment.

LOWER POLK COMMUNITY BENEFIT DISTRICT



Following is a list of all of the Assessor's Parcels, including the Assessor's Parcels, including the Assessor's Parcel number, Owner, Linear Street Frontage, Commercial Property Building Square Footage, and Commercial Property Lot Square Footage subject to the LPCBD annual assessment.

**Lower Polk Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0645 -001	1501-1515 CALIFORNIA ST	2,088.00	\$5,867.28
0645 -002	1349 LARKIN ST	878.22	2,467.80
0645 -003	1335 LARKIN ST	1,146.96	3,222.96
0645 -007	1462 PINE ST	2,006.64	5,638.66
0645 -007A	1470 PINE ST	652.50	1,833.53
0645 -008	1488-1490 PINE ST	114.39	321.44
0645 -009	1400 POLK ST	1,533.60	4,309.42
0645 -011	1410-1416 POLK ST	504.18	1,416.75
0645 -012	1418-1420 POLK ST	57.04	160.28
0645 -013	1424-1428 POLK ST	104.81	294.52
0645 -014	1436 POLK ST	2,098.08	5,895.60
0645 -014A	1498 POLK ST	2,634.12	7,401.88
0645 -015	1567 CALIFORNIA ST	462.06	1,298.39
0645 -016	1561 CALIFORNIA ST	467.46	1,313.56
0645 -017	1555-1559 CALIFORNIA ST	479.16	1,346.44
0645 -018	1551-1553 CALIFORNIA ST	59.92	168.38
0645 -019	1545 CALIFORNIA ST	569.16	1,599.34
0645 -020	1541 CALIFORNIA ST	868.32	2,439.98
0645 -021	1529-1533 CALIFORNIA ST	57.26	160.90
0645 -022	1517-1525 CALIFORNIA ST	94.64	265.94
0645 -024	1448 PINE ST #101	16.70	46.93
0645 -025	1448 PINE ST #102	16.38	46.03
0645 -026	1448 PINE ST #201	13.68	38.44
0645 -027	1448 PINE ST #202	13.48	37.88
0645 -028	1448 PINE ST #203	13.37	37.57
0645 -029	1448 PINE ST #204	13.82	38.83
0645 -030	1448 PINE ST #205	13.43	37.74
0645 -031	1448 PINE ST #206	13.37	37.57
0645 -032	1448 PINE ST #301	14.15	39.76
0645 -033	1448 PINE ST #302	14.13	39.71
0645 -034	1448 PINE ST #303	14.24	40.01
0645 -035	1448 PINE ST #304	14.20	39.90
0645 -036	1400 PINE ST	342.97	963.75
0645 -037	1400 PINE ST	390.56	1,097.47
0646 -001	1615 CALIFORNIA ST	3,628.62	10,196.42
0646 -002	1435-1441 POLK ST	86.45	242.92
0646 -003	1411-1433 POLK ST	1,835.10	5,156.63
0646 -004	1401-1409 POLK ST	2,337.48	6,568.32
0646 -005	1528 PINE ST	2,160.00	6,069.60
0646 -012	1554 VAN NESS AVE	4,663.26	13,103.76
0646 -015	1623-1633 CALIFORNIA ST	131.92	370.70
0646 -016	1550 VAN NESS AVE	9,565.92	26,880.24
0646 -017	1635 CALIFORNIA ST	73.98	207.88
0646 -018	1635 CALIFORNIA ST #21	5.67	15.93
0646 -019	1635 CALIFORNIA ST #22	5.60	15.74
0646 -020	1635 CALIFORNIA ST #23	5.74	16.13
0646 -021	1635 CALIFORNIA ST #24	5.65	15.88
0646 -022	1635 CALIFORNIA ST #25	5.60	15.74
0646 -023	1635 CALIFORNIA ST #26	5.81	16.33

**Lower Polk Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0646 -024	1635 CALIFORNIA ST #31	5.69	15.99
0646 -025	1635 CALIFORNIA ST #32	5.60	15.74
0646 -026	1635 CALIFORNIA ST #33	5.76	16.19
0646 -027	1635 CALIFORNIA ST #34	5.65	15.88
0646 -028	1635 CALIFORNIA ST #35	5.60	15.74
0646 -029	1635 CALIFORNIA ST #36	5.81	16.33
0646 -030	1635 CALIFORNIA ST #41	5.69	15.99
0646 -031	1635 CALIFORNIA ST #42	5.60	15.74
0646 -032	1635 CALIFORNIA ST #43	5.76	16.19
0646 -033	1635 CALIFORNIA ST #44	5.65	15.88
0646 -034	1635 CALIFORNIA ST #45	5.60	15.74
0646 -035	1635 CALIFORNIA ST #46	5.81	16.33
0646 -036	1635 CALIFORNIA ST #51	5.69	15.99
0646 -037	1635 CALIFORNIA ST #52	5.60	15.74
0646 -038	1635 CALIFORNIA ST #53	5.76	16.19
0646 -039	1635 CALIFORNIA ST #54	5.65	15.88
0646 -040	1635 CALIFORNIA ST #55	5.60	15.74
0646 -041	1635 CALIFORNIA ST #56	5.81	16.33
0646 -042	1635 CALIFORNIA ST #61	5.69	15.99
0646 -043	1635 CALIFORNIA ST #62	5.60	15.74
0646 -044	1635 CALIFORNIA ST #63	5.76	16.19
0646 -045	1635 CALIFORNIA ST #64	5.65	15.88
0646 -046	1635 CALIFORNIA ST #65	5.60	15.74
0646 -047	1635 CALIFORNIA ST #66	5.69	15.99
0646 -048	1635 CALIFORNIA ST #71	5.69	15.99
0646 -049	1635 CALIFORNIA ST #72	5.60	15.74
0646 -050	1635 CALIFORNIA ST #73	5.76	16.19
0646 -051	1635 CALIFORNIA ST #74	5.65	15.88
0646 -052	1635 CALIFORNIA ST #75	5.60	15.74
0646 -053	1635 CALIFORNIA ST #76	5.81	16.33
0667 -001	1343-1355 POLK ST	1,689.30	4,746.93
0667 -002	1331-1339 POLK ST	2,072.52	5,823.78
0667 -003	1301-1327 POLK ST	711.02	1,997.97
0667 -004	1424-1428 BUSH ST	1,324.44	3,721.68
0667 -005	1430-1444 BUSH ST	2,185.38	6,140.92
0667 -007	1448-1450 BUSH ST	145.96	410.15
0667 -009	1412 VAN NESS AVE	4,355.28	12,238.34
0667 -010	1400 VAN NESS AVE	2,783.88	7,822.70
0667 -011	1480 VAN NESS AVE	5,912.82	16,615.02
0667 -013	1575 PINE ST	122.09	343.07
0667 -014	1553-1563 PINE ST	224.84	631.80
0667 -016	1545 PINE ST	1,902.96	5,347.32
0667 -017	1533 PINE ST	964.80	2,711.09
0667 -018	1529 PINE ST	471.60	1,325.20
0667 -018A	1529-1533 PINE ST	475.20	1,335.31
0667 -019	1527 PINE ST	1,029.78	2,893.68
0667 -020	1525 PINE ST	934.56	2,626.11
0667 -021	1515-1517 PINE ST	57.38	161.24
0667 -022	1507 PINE ST	56.79	159.58

Lower Polk Community Benefit District
Assessment Roll

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0667 -023	1452 BUSH ST	86.40	242.78
0667 -024	1452 BUSH ST #1	11.07	31.11
0667 -025	1452 BUSH ST #2	11.07	31.11
0667 -026	1452 BUSH ST #3	11.18	31.42
0667 -027	1452 BUSH ST #4	11.09	31.16
0667 -028	1452 BUSH ST #5	11.07	31.11
0667 -029	1452 BUSH ST #6	10.94	30.74
0667 -030	1452 BUSH ST #7	11.05	31.05
0667 -031	1452 BUSH ST #8	10.98	30.85
0667 -032	1452 BUSH ST #9	11.21	31.50
0667 -033	1452 BUSH ST #10	11.18	31.42
0667 -034	1452 BUSH ST #11	11.07	31.11
0667 -035	1452 BUSH ST #12	10.91	30.66
0667 -036	1452 BUSH ST #13	11.05	31.05
0667 -037	1452 BUSH ST #14	11.00	30.91
0667 -038	1452 BUSH ST #15	11.21	31.50
0667 -039	1452 BUSH ST #16	11.12	31.25
0667 -040	1452 BUSH ST #17	11.07	31.11
0667 -041	1452 BUSH ST #18	10.94	30.74
0667 -042	1452 BUSH ST #19	11.61	32.62
0667 -043	1452 BUSH ST #20	11.75	33.02
0667 -044	1452 BUSH ST #21	11.45	32.17
0667 -045	1452 BUSH ST #22	11.57	32.51
0668 -001		1,403.44	3,943.67
0668 -002	1330 BUSH ST	1,067.47	2,999.59
0668 -003		602.42	1,692.80
0668 -004	1350-1380 BUSH ST	1,897.38	5,331.64
0668 -004A	1300 POLK ST	326.00	916.06
0668 -004B	1300 POLK ST	62.04	174.33
0668 -006	1330-1342 POLK ST	2,286.00	6,423.66
0668 -007	1346 POLK ST	567.90	1,595.80
0668 -009	1485 PINE ST	2,740.50	7,700.81
0668 -010	1473 PINE ST	934.92	2,627.13
0668 -011	1467-1469 PINE ST	961.92	2,703.00
0668 -012	1465 PINE ST	117.90	331.30
0668 -013	1461 PINE ST	258.32	725.88
0668 -014	81 FRANK NORRIS PL #201	13.30	37.37
0668 -015	81 FRANK NORRIS PL #203	13.10	36.81
0668 -016	81 FRANK NORRIS PL #301	12.92	36.31
0668 -017	81 FRANK NORRIS PL #302	12.92	36.31
0668 -018	81 FRANK NORRIS PL #303	13.03	36.61
0668 -019	81 FRANK NORRIS PL #304	13.03	36.61
0668 -020	81 FRANK NORRIS PL #305	13.12	36.87
0668 -021	81 FRANK NORRIS PL #306	13.05	36.67
0668 -022	81 FRANK NORRIS PL #401	12.96	36.42
0668 -023	81 FRANK NORRIS PL #402	12.94	36.36
0668 -024	81 FRANK NORRIS PL #403	13.07	36.73
0668 -025	81 FRANK NORRIS PL #404	13.19	37.06
0668 -026	81 FRANK NORRIS PL #405	13.21	37.12

Lower Polk Community Benefit District
Assessment Roll

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0668-027	81 FRANK NORRIS PL #406	13.05	36.67
0668-028	81 FRANK NORRIS PL #501	12.96	36.42
0668-029	81 FRANK NORRIS PL #502	12.94	36.36
0668-030	81 FRANK NORRIS PL #503	13.07	36.73
0668-031	81 FRANK NORRIS PL #504	13.19	37.06
0668-032	81 FRANK NORRIS PL #505	13.21	37.12
0668-033	81 FRANK NORRIS PL #506	13.05	36.67
0668-034	81 FRANK NORRIS PL #601	12.96	36.42
0668-035	81 FRANK NORRIS PL #602	12.94	36.36
0668-036	81 FRANK NORRIS PL #603	13.07	36.73
0668-037	81 FRANK NORRIS PL #604	13.19	37.06
0668-038	81 FRANK NORRIS PL #605	13.21	37.12
0668-039	81 FRANK NORRIS PL #606	13.05	36.67
0668-040	81 FRANK NORRIS PL #701	12.96	36.42
0668-041	81 FRANK NORRIS PL #702	12.94	36.36
0668-042	81 FRANK NORRIS PL #703	13.07	36.73
0668-043	81 FRANK NORRIS PL #704	13.19	37.06
0668-044	81 FRANK NORRIS PL #705	13.21	37.12
0668-045	81 FRANK NORRIS PL #706	13.05	36.67
0668-046	81 FRANK NORRIS PL #113	113.76	319.67
0669-001	1333 BUSH ST	1,081.15	3,038.03
0669-005	1100 SUTTER ST	4,479.30	12,586.83
0669-006	1114 SUTTER ST	182.18	511.93
0669-007	1122 SUTTER ST	220.91	620.76
0669-008	1136-1144 SUTTER ST	350.17	983.98
0669-009	1150 SUTTER ST	226.91	637.62
0669-011	1214 POLK ST	6,500.70	18,266.97
0669-012	1288 POLK ST	787.45	2,212.73
0669-012A	1361 BUSH ST	2,491.02	6,999.77
0669-013	1353-1355 BUSH ST	1,974.06	5,547.11
0669-014	1345 BUSH ST	284.05	798.18
0669-018	1158 SUTTER ST #A	127.44	358.11
0669-019	1158 SUTTER ST #1	16.09	45.21
0669-020	1158 SUTTER ST #2	16.31	45.83
0669-021	1158 SUTTER ST #3	16.22	45.58
0669-022	1158 SUTTER ST #4	16.09	45.21
0669-023	1158 SUTTER ST #5	16.29	45.77
0669-024	1158 SUTTER ST #6	16.31	45.83
0669-025	1158 SUTTER ST #7	16.22	45.58
0669-026	1158 SUTTER ST #8	16.09	45.21
0669-027	1158 SUTTER ST #9	16.45	46.22
0669-028	1158 SUTTER ST #10	16.09	45.21
0669-029	1158 SUTTER ST #11	16.20	45.52
0669-030	1158 SUTTER ST #12	16.11	45.27
0669-031	1158 SUTTER ST #13	16.31	45.83
0669-032	1158 SUTTER ST #14	16.18	45.47
0670-002	1245-1249 POLK ST	583.20	1,638.79
0670-002A	1407 BUSH ST	570.78	1,603.89
0670-003	1237-1239 POLK ST	628.02	1,764.74

Lower Polk Community Benefit District
Assessment Roll

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0670 -004	1233 POLK ST	2,608.56	7,330.05
0670 -005	1217 POLK ST	2,444.22	6,868.26
0670 -006	1211-1215 POLK ST	54.27	152.50
0670 -007	1202 SUTTER ST	2,053.80	5,771.18
0670 -008	1214-1216 SUTTER ST	400.32	1,124.90
0670 -009	1222-1226 SUTTER ST	1,056.42	2,968.54
0670 -010	1228-1230 SUTTER ST	1,056.78	2,969.55
0670 -011	1238 SUTTER ST	1,518.30	4,266.42
0670 -012	1244-1268 SUTTER ST	3,275.64	9,204.55
0670 -013	1320 VAN NESS AVE	7,117.02	19,998.83
0670 -014	1332-1334 VAN NESS AVE	2,114.10	5,940.62
0670 -015	1336 VAN NESS AVE	445.50	1,251.86
0670 -016	1350 VAN NESS AVE	768.24	2,158.75
0670 -017	1485-1487 BUSH ST	1,698.84	4,773.74
0670 -018	1475 BUSH ST	466.74	1,311.54
0670 -019	1465 BUSH ST	957.60	2,690.86
0670 -020	1455 BUSH ST	1,908.00	5,361.48
0670 -022	1445 BUSH ST	1,254.24	3,524.41
0670 -023	140 FERN ST	1,040.40	2,923.52
0670 -024	1433 BUSH ST	2,075.04	5,830.86
0670 -026	1255-1259 POLK ST	2,083.32	5,854.13
0691 -001	1145 POLK ST	4,844.16	13,612.09
0691 -002	1101-1127 POLK ST	608.94	1,711.12
0691 -003	1130 POST ST	2,831.22	7,955.73
0691 -005	1200 VAN NESS AVE	12,087.90	33,967.00
0691 -008	1285 SUTTER ST	1,111.39	3,123.01
0691 -011	1235-1243 SUTTER ST	2,722.32	7,649.72
0691 -012	1227 SUTTER ST	220.16	618.65
0691 -012A	1217 SUTTER ST	1,136.70	3,194.13
0692 -001	1101 SUTTER ST	5,194.08	14,595.36
0692 -003	1010 POST ST	2,104.56	5,913.81
0692 -004	1002 POST ST	309.33	869.22
0692 -005	1020 POST ST	252.77	710.28
0692 -007	1030 POST ST	341.01	958.24
0692 -008	1042-1044 POST ST	137.69	386.91
0692 -009	1050 POST ST	243.99	685.61
0692 -010	1070 POST ST	119.23	335.04
0692 -011	1080 POST ST	140.78	395.59
0692 -011A	1082 POST ST	141.26	396.94
0692 -012	1092 POST ST	668.99	1,879.86
0692 -013	1167-1199 SUTTER ST	7,459.20	20,960.35
0692 -019	1123 SUTTER ST	6,508.08	18,287.70
0692 -020	1151 SUTTER ST #C	164.88	463.31
0692 -021	1151 SUTTER ST #102	15.01	42.18
0692 -022	1151 SUTTER ST #201	15.17	42.63
0692 -023	1151 SUTTER ST #202	15.03	42.23
0692 -024	1151 SUTTER ST #301	15.17	42.63
0692 -025	1151 SUTTER ST #302	15.03	42.23
0692 -026	1151 SUTTER ST #401	15.17	42.63

Lower Polk Community Benefit District
Assessment Roll

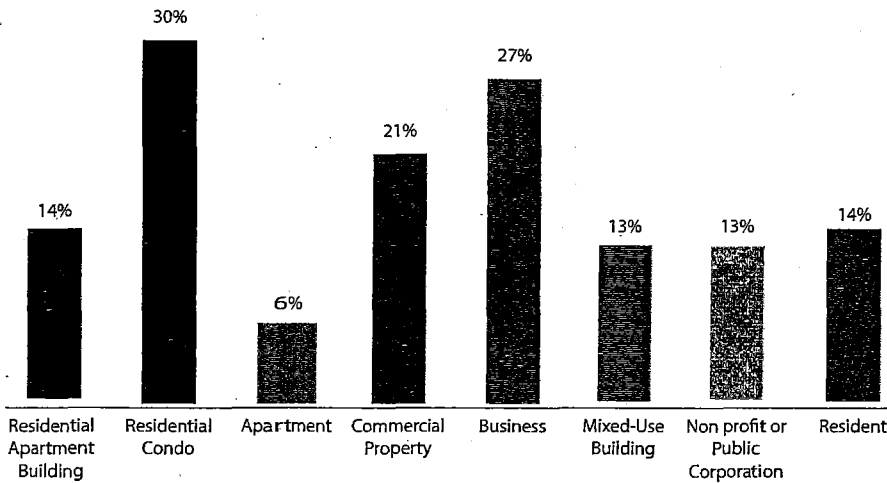
Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0692-027	1151 SUTTER ST #402	15.05	42.29
0692-028	1151 SUTTER ST #501	15.19	42.68
0693-001	1003 POST ST	290.34	815.86
0693-002	945 LARKIN ST	102.87	289.06
0693-003	931 LARKIN ST	395.19	1,110.48
0693-004	925-927 LARKIN ST	2,591.28	7,281.50
0693-005	907 LARKIN ST	557.28	1,565.96
0693-006	900 GEARY ST	2,654.46	7,459.03
0693-007	920-930 GEARY ST	619.20	1,739.95
0693-008	928-930 GEARY ST	1,032.48	2,901.27
0693-009	936-940 GEARY ST	156.53	439.85
0693-010	946 GEARY ST	123.08	345.85
0693-011	950 GEARY ST	1,041.84	2,927.57
0693-012	954-958 GEARY ST	139.41	391.74
0693-013	970 GEARY ST	409.39	1,150.39
0693-014	990 GEARY ST	675.88	1,899.22
0693-015	1030-1042 POLK ST	612.18	1,720.23
0693-016	1081 POST ST	788.40	2,215.40
0693-017	1077 POST ST	925.92	2,601.84
0693-018		165.52	465.11
0693-019	1061 POST ST	516.96	1,452.66
0693-020	90 CEDAR ST	501.48	1,409.16
0693-021	1055 POST ST	949.86	2,669.11
0693-022	50 CEDAR ST	124.79	350.66
0693-023	1045 POST ST	122.38	343.89
0693-024	1035 POST ST	943.20	2,650.39
0693-025	1031 POST ST	948.24	2,664.55
0693-026	20 CEDAR ST	124.72	350.46
0694-001	1101-1111 POST ST	2,158.56	6,065.55
0694-002	1045 POLK ST	384.12	1,079.38
0694-003	1033-1037 POLK ST	1,763.28	4,954.82
0694-004	1001 GEARY ST	805.10	2,262.33
0694-005	1020 GEARY ST	1,059.12	2,976.13
0694-006	1030 GEARY ST	1,081.62	3,039.35
0694-007	1034-1036 GEARY ST	1,056.60	2,969.05
0694-008	1040 GEARY ST	2,144.34	6,025.60
0694-009	1054-1060 GEARY ST	124.94	351.08
0694-009A	1062 GEARY ST	1,119.06	3,144.56
0694-010	1100 VAN NESS AVE	6,488.82	18,233.58
0694-011	1142 VAN NESS AVE	6,554.88	18,419.21
0694-012	1161 POST ST	1,040.40	2,923.52
0694-013	1157 POST ST	1,065.78	2,994.84
0694-014	1151 POST ST	136.98	384.91
0694-015	1143 POST ST	1,050.84	2,952.86
0694-016	1141 POST ST	135.09	379.60
0694-017	1133 POST ST	1,306.08	3,670.08
0694-019	1115 POST ST	149.94	421.33
0695-005	1255 POST ST	7,568.28	21,266.87
0695-006	1101 VAN NESS AVE	16,535.88	46,465.82

Lower Polk Community Benefit District
Assessment Roll

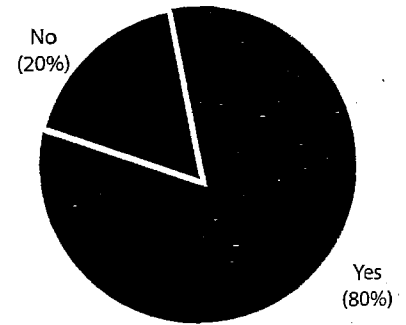
Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0715 -001	999 POLK ST	4,014.00	11,279.34
0715 -009	1050-1066 VAN NESS AVE	7,782.84	21,869.78
0715 -010	1050 VAN NESS AVE	1,938.60	5,447.47
0715 -010A	1029-1035 GEARY ST	389.18	1,093.60
0715 -011	1015 GEARY ST	2,389.14	6,713.48
0716 -001	901-905 GEARY ST	684.32	1,922.94
0716 -001A	925 GEARY ST	223.90	629.16
0716 -002	P	523.51	1,471.06
0716 -008	965 GEARY ST	365.58	1,027.28
0716 -009	943-947 GEARY ST	142.02	399.08
0716 -010	937-941 GEARY ST	1,509.12	4,240.63
0716 -011	935 GEARY ST	1,794.60	5,042.83
0716 -280	990 POLK ST	815.42	2,291.33
Totals:		284,374.87	\$799,093.54

The following page provides a report of the Community Survey which was distributed in the summer/fall of 2013 and reflects the conditions and opinions of the residents, businesses and property owners who reside in the proposed Lower Polk Community Benefit District.

Property type and use



Do you believe that the current conditions in your neighborhood have negatively impacted your business or property?



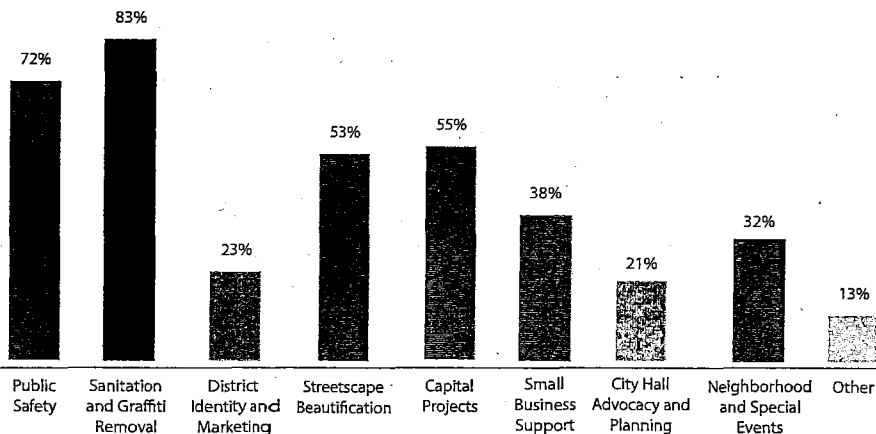
Please rank the top 5 issues that affect your quality of life in our neighborhood

	1	2	3	4	5	Total
Excessive Noise	2	3	2	0	1	8
Vandalism and Graffiti	10	3	8	9	4	34
Homeless/transient issues	24	13	3	1	1	42
Robbery	1	2	2	4	1	10
Illegal Drug Sales	1	3	2	6	4	16
Prostitution	0	1	2	3	5	11
Loitering	0	6	7	9	4	26
Panhandling	1	4	7	5	7	24
Public Intoxication	0	2	2	1	4	9
District Cleanliness	6	6	10	5	8	35
Traffic Congestion	0	2	0	2	5	9

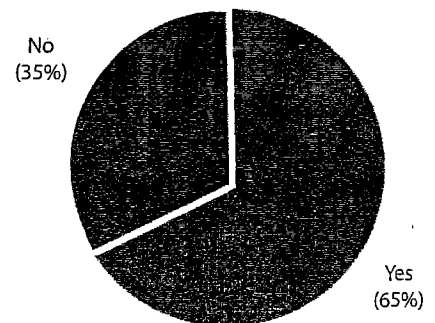
How satisfied are you with City services in our neighborhood?

	Very Satisfied	Satisfied	Neither Satisfied nor Unsatisfied	Unsatisfied
Police Patrols	2	9	13	0
Alley and Sidewalk Cleaning	2	1	13	31
Public Improvements	3	4	17	23
Economic Development	3	11	12	21
Total	10	25	55	98

Which services do you think are the most needed in our neighborhood?



Would you be interested in becoming more involved in the Lower Polk CBD Campaign?





City and County of San Francisco

Lower Polk Community Benefit District

Engineer's Report

May 2014

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1. ENGINEER'S LETTER

Pursuant to the Property and Business Improvement District Law of 1994 ("1994 Act"), as augmented by Article 15 to the Business and Tax Regulations Code of the City and County of San Francisco Municipal Code, it is proposed that the Lower Polk Community Benefit District ("District") be established. If established, assessments would be collected for 15 years (July 1, 2014 – June 30, 2029). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2029), at which point the District would then be terminated, if not renewed.

This Engineer's Report presents the plans and specifications describing the improvements, services and activities, an estimate of the costs of the improvements, services and activities for the District for the 2014/15 Fiscal Year, a diagram showing the area and properties to be assessed, and an assessment of the estimated costs of the improvements, services and activities, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received.

The following assessment is authorized in order to pay the estimated costs of the District improvements, services and activities to be paid by the assessable real property within the boundaries of the District in proportion to the special benefit received. The following table summarizes the District assessment:

Description	Amount(1)
2014/15 Maximum District Costs:	
Cleaning and Public Safety Activity Costs	\$478,675.00
Marketing and Economic Activity Costs	95,700.00
Management and Operations	240,900.00
Contingency and Reserves	30,774.54
Total 2014/15 Maximum District Costs:	\$846,049.54
Less: District Contributions	(\$46,956.00)
2014/15 Maximum District Assessment:	\$799,093.54
Total Special Benefit Points	284,374.87
2014/15 Maximum Allowable Assessment per Special Benefit Point	\$2.81

- (1) During the petition phase a few property owners documented that the proposed assessments for their parcels were classified at a higher rate than warranted, based on the use of the property. Accordingly, the proposed assessments for those parcels and the total proposed District assessment has been adjusted downward, and the proposed District budget for year one has been adjusted accordingly.

In making the assessments contained herein pursuant to the 1994 Act, augmented by Article 15 to the Business and Tax Regulations Code of the City and County of San Francisco Municipal Code, Article XIID of the Constitution of the State of California and the Proposition 218 Omnibus Implementation Act, commencing with Section 53750 of the Government Code (collectively referred to as the "Assessment Law"):

1. I identified all parcels which will have a special benefit conferred upon them from the installation, implementation and maintenance of the improvements, services and activities described in Section 3.2 to this Engineer's Report (the "Specially Benefited Parcels"). For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is included in Section 8 of this Engineer's Report.
2. I have assessed the costs and expenses to install, implement and maintain the improvements, services and activities upon the Specially Benefited Parcels. In making such assessment:
 - a. The proportionate special benefit derived by each Specially Benefited Parcel from the installation, implementation and maintenance of the improvements, services and activities was determined in relationship to the entirety of the costs;
 - b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel from the installation, implementation and maintenance of improvements, services and activities; and
 - c. Any general benefits from the installation, implementation and maintenance of improvements, services and activities have been quantified and separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the Assessment Law.


Assessment Engineer



2. INTRODUCTION

2.1. Background of District

Lower Polk community members have been involved in several community improvement efforts over the years to make the Lower Polk community a better place to conduct business and live. Community members are committed to making the Lower Polk commercial corridor a vibrant and safe place and one of the ways to maximize the available resources and provide a funding source in that effort is through the establishment of a Community Benefit District ("CBD"). A CBD is a special financing district that provides for the levy and collection of assessments on properties within a geographically defined area. Assessment revenue collected from the benefitting properties pays for the costs associated with the improvements, services, and activities provided to the assessment district.

As part of the assessment district formation process, this Engineer's Report has been prepared to support the formation proceedings for the Lower Polk Community Benefit District ("District").

2.2. Reason for the Assessment

Approval of the assessment covered by this Engineer's Report will generate the annual assessment revenue necessary to provide for the cleaning, public safety, marketing, economic development, advocacy, beautification, and management activities more fully described in Section 3.2. The District improvements, services and activities include all necessary services, operations and administration required to keep the District improvements and area in an operational and satisfactory condition as well as provide for the ongoing services and activities. The implementation and operations of the District improvements, services and activities shall also include material, vehicle, equipment, capital improvements, and administrative costs associated with the annual administration and operation of the District.

2.3. Process for Establishing the Assessment

The City and County of San Francisco ("City") cannot form the District and establish assessments without complying with the procedures specified in California Constitution Article XIII D (part of Proposition 218). In November 1996, the voters in the State of California passed Proposition 218 which added Article XIII D to the California Constitution imposing, among other requirements, the necessity for the City to conduct an assessment ballot procedure to enable the owners of each property on which assessments are proposed to be imposed, the opportunity to express their support for, or opposition to, the proposed assessment. The basic steps of the assessment ballot procedure are outlined below.

The City must prepare a Notice of Public Hearing ("Notice"), which describes, along with other mandated information, the reason for the proposed assessments and provide a date, time and location of a public hearing to be held on the matter. The City must also prepare an assessment ballot, which clearly gives the property owner the ability to sign and execute their assessment ballot either in favor of, or in opposition to, the proposed assessment. The Notice and assessment ballot are mailed to each affected property owner within the District a minimum of 45 days prior to the public hearing date as shown in the Notice. The City may also hold community meetings with the property owners to discuss the issues facing the District and to answer property owner questions directly.

After the Notice and assessment ballot are mailed, property owners are given until the close of the public hearing, as stated in the Notice, to return their signed and executed assessment ballot. During the public hearing, property owners are given the opportunity to address the Board of Supervisors and ask

questions or voice their concerns. After the public hearing, the returned assessment ballots received prior to the close of the public hearing are tabulated, weighted by the proposed assessment amount on each property and the results are announced by the Board of Supervisors.

Article XIID provides that if, as a result of the assessment ballot proceeding, a majority protest is found to exist, the Board of Supervisors shall not have the authority to enact the assessments as proposed. A majority protest exists if the assessments represented by weighted ballots submitted in opposition exceed those weighted ballots submitted in favor of the assessment. All returned ballots are tabulated and weighted according to the financial obligation of each particular parcel, in relation to the total proposed assessments. If there is no majority protest as described above, the Board of Supervisors may approve the District formation and levy the assessments.

3. PLANS AND SPECIFICATIONS

The District will provide for the ongoing cleaning, maintenance, public safety, marketing, advocacy, beautification, and management activities all located within the boundaries of the District.

3.1. Description of the Boundaries of the District

The parcels subject to the District assessment are located within the City's Lower Polk area, and include approximately 22 whole or partial blocks. The District boundaries are:

- California Street from Larkin Street to Van Ness Avenue (South side only)
- Van Ness Avenue from California Street to Post Street (East side only)
- Post Street from Van Ness Avenue to Franklin Street (South side only)
- Franklin Street from Post Street to Geary Boulevard (East side only)
- Geary Boulevard from Franklin Street to Van Ness Avenue (North side only)
- Van Ness Avenue from Geary Boulevard to Alice B. Toklas Place (East side only)
- Alice B. Toklas Place from Van Ness Avenue to Polk Street (North side only)
- Myrtle Street from Polk Street to Larkin Street (North side only)
- Larkin Street from Myrtle Street to California Street (West side only)

In addition to the above boundary description, the District boundaries also include Assessor's Parcel No. 0716 -002, with the following boundaries:

- Myrtle Street from Larkin Street to Northwest corner of Assessor's Parcel No. 0716-002 (North side of Assessor's Parcel No. 0716 -002 only)
- Larkin Street from Myrtle Street to O'Farrell Street (West side of Assessor's Parcel No. 0716 -002 only)
- O'Farrell Street from Larkin Street to Southwest corner of Assessor's Parcel No. 0716-002 (South side of Assessor's Parcel No. 0716-002 only)
- Southwest corner of Assessor's Parcel No. 0716 -002 to Northwest corner of Assessor's Parcel No. 0716 -002 (West side of Assessor's Parcel No 0716 -002 only)

Section 8 of this Engineer's Report provides an assessment diagram that more fully provides a description of the District's boundaries and the parcels within those boundaries.

3.2. Description of the District Improvements, Services and Activities

The installation, implementation and maintenance of the District improvements, services and activities are provided throughout the District only, and are of direct and special benefit to the parcels within the District.

Cleaning, Maintenance and Safety Program

The District plans to implement a comprehensive program that aims to ensure owner, merchant, resident, and visitor safety while providing for the maximum possible cleanliness of sidewalks, curbs, fixtures, landscaping, and buildings throughout the District boundaries. Through the utilization of managed services, the Cleaning, Maintenance, and Safety program will strive for a safe, clean, and litter-free area that is absent of graffiti or other signs of decay. The goal is for property owners, merchants and residents alike to maintain a sense of pride in the Lower Polk area. Cleanliness is crucial to the establishment and growth of an aesthetically pleasing, safe, and vibrant community.

The District's Cleaning, Maintenance and Safety Program includes regular sidewalk sweeping, alley cleaning, refuse removal, regularly scheduled steam cleanings, pressure washing, graffiti removal, tree

pruning and watering, tree well weeding with crushed granite replenishment, and a variety of safety efforts.

Further, the District will work with residents, merchants, the San Francisco Police Department, and community on a variety of safety programs and strategies to prevent crime and increase pedestrian safety throughout the District. The District will provide assistance to visitors, and provide street population ambassadors/guides/security that promotes citizen efforts through assistance in crime prevention, way-finding, and assisting homeless with social services information.

A team of maintenance and safety workers will carry out the following tasks:

Cleaning and Maintenance

- Removal of litter, debris and cigarette butts on sidewalks from the building line to 18" into the street gutter – Daily
- Damp wiping and straightening of public fixtures (such as trash can lids and news racks) - Daily
- Power Washing of sidewalks and alleys (spot cleaning of the most heavily trafficked areas, spills and stains) - Regular as needed
- Removal of graffiti on private property with property owner consent - Within 48 hours
- Removal of graffiti from public infrastructure - As required
- Removal of isolated weeds (larger concentrations of weeds removed by cutting) - As needed
- Special Projects defined as the painting of public infrastructure, cleaning of tree wells, or other similar projects - As requested

Corridor Safety – Safety Ambassadors

- Foot patrol - all areas to serve as a reassuring presence and a visible deterrent - Daily
- Continually engage members of the public to provide directions, recommendations and other information as necessary - Daily
- Interact with merchants to share safety related information or learn about merchant's concerns related to street level activity - Daily
- Report any observed illegal behaviors to the San Francisco Police Department and document behavior - Daily

Corridor Safety – Social Service Outreach Ambassadors

- Engage visibly homeless individuals to identify possible needs that could put them on a path to housing. Individuals would be connected to available services offered by existing service providers - Daily
- Analyze engagements with persons in need of social services - Daily
- Work with the San Francisco Police Department and service organizations to identify strategies to help individuals in need - Daily

Marketing, Streetscape Improvements and Beautification Program

In order to promote the unique character of the Lower Polk area and to help the area compete in an urban market setting, the District will provide programs for marketing, promotions, streetscape improvements, and beautification. The Marketing, Streetscape Improvements, and Beautification Program intends to ensure both the continuity of existing services as well as new initiatives designed to promote both stability and growth within the District.

The Marketing, Streetscape Improvements and Beautification Program activities will promote the District's properties and businesses through specially targeted programs and initiatives. In addition, the marketing activities will contribute to the economic vitality of the area, and help with the recruitment and retention of businesses. District stakeholders view marketing activities as especially useful and necessary during a time of serious economic downturn, as is currently the case, but these services can also help the area stabilize itself and grow during prosperous economic times.

The District will also support the creation and production of special events that draw visitors into the District as a means of additional exposure. Some of the proposed special events include holiday events and music/art events throughout the year. The District will program special events and conduct marketing activities in various parts of the District including hosting regular events and District promotion. The District marketing and promotion services will make sure new visitors, employees, and residents know where to shop and eat and will help them enjoy their experience in the District. The District plans to include other marketing initiatives as appropriate, and as budget resources allow.

In addition, the District will advocate and promote the District as a clean, safe, and vibrant area for businesses, visitors, and residents while also supporting business growth. Advocacy goes well beyond marketing programs that create image and visibility. In fact, advocacy activities can include services like advocating for business technical assistance resources, and representing District interests in citywide forums, to name a few.

The Marketing, Streetscape Improvements and Beautification Program will carry out the following tasks:

- Advocacy - As needed
- Beautification - On going
- Capital improvements - To be determined
- Business retention activities - As needed
- Business Attraction - As needed
- Newsletters - Quarterly
- Advertisements, brochures and website - As needed
- Festivals, art walks and other special events - To be determined
- Banners and holiday decorations – Annually

Management and Operations

The District's effectiveness in forming and maintaining relationships with the community is a vital component to the success of the District. A strong community relations effort emphasizes the importance of positive relationships within the Lower Polk area and encourages maximum community involvement. Active corridor management will also afford the opportunity to garner other material and financial support for the Lower Polk corridor.

Regular activities, initiatives, resources that support this task include:

- A dedicated executive director who will serve as a focal point person and advocate for the District
- A program services manager to direct District service programs
- Office expenses including accounting, rent, utilities, office supplies, insurance, legal, and other professional services
- Grant applications and facilitation, including safety related efforts.

4. ESTIMATE OF COSTS

The estimated costs of installation, implementation and maintenance of the District improvements, services and activities as described in Section 3 are outlined below. Each year, as part of the District assessment levy calculation process, the costs and expenses are reviewed and the annual costs are projected for the following fiscal year.

4.1. Cost Estimate Budget

The Fiscal Year 2014/15 estimated cost budget, from July 1, 2014 through June 30, 2015 for the installation, implementation and maintenance of the District improvements, services and activities is as follows:

Description	Amount(1)
Cleaning, Maintenance and Safety Activities	\$478,675.00
Marketing, Streetscape Improvements and Beautification Activities	95,700.00
Management and Operations	240,900.00
Contingencies and Reserves	30,774.54
Total 2014/15 Cost Estimate Budget	\$846,049.54

(1) During the petition phase a few property owners documented that the proposed assessments for their parcels were classified at a higher rate than warranted, based on the use of the property. Accordingly, the proposed assessments for those parcels and the total proposed District assessment has been adjusted downward, and the proposed District budget for year one has been adjusted accordingly.

The Fiscal Year 2014/15 estimated cost budget will be funded as follows:

Description of Revenue Source	2014/15 Revenue Amount
Assessment Revenue	\$799,093.54
Other Revenue(1)	46,956.00
Total 2014/15 Annual Revenue	\$846,049.54

(1) Comprised of additional funds generated from sources such as grants, donations, fees for service contracts, and in kind donations.

5. SPECIAL AND GENERAL BENEFIT

5.1. Introduction

Pursuant to Article XIID, all parcels that receive a special benefit conferred upon them as a result of the installation, implementation and maintenance of the improvements, services and activities shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the installation, implementation and maintenance of the improvements, services and activities.

Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Proposition 218 requires that the City separate the general benefit from special benefit, so that only special benefit may be assessed to properties within the District. Furthermore, Article XIID also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

5.2. Identification of Benefit

The ongoing maintenance, servicing and operation of the District improvements, services, and activities will provide benefits to both those properties within the District boundaries and to the community as a whole. The benefit conferred to property within the District can be grouped into three primary benefit categories; aesthetic benefit, safety benefit and economic activity benefit. The three District benefit categories are further expanded upon in each section below.

Aesthetic Benefit

The aesthetic benefit relates to the increase in the overall aesthetics as a result of the ongoing maintenance, servicing and operation of the improvements, services and activities provided to the District. The sidewalk services, trash services, graffiti abatement, and beautification activities will enhance the overall image and desirability of the properties within the District. The following aesthetic benefits will be provided as a result of the District improvements, services and activities:

- Maintained sidewalks will enhance the community identity of the Lower Polk area, which will lead to a stronger and healthier neighborhood corridor. The overall appeal of the District is enhanced when improvements are in place and kept in a healthy and satisfactory condition. Conversely, appeal decreases when improvements are not well-maintained, unsafe, or destroyed by the elements or vandalism.
- Uniform and well-maintained improvements, services and activities will create cohesion throughout the District. This District cohesion will enhance the retail and residential experience as well as encourage maximum use of building and lot area. A uniform maintenance management program will allow for consistent and reliable maintenance throughout the District boundaries.
- Upgraded sidewalk amenities and other improvements, services and activities will enhance the appearance, desirability and "livability" of the property directly fronting the improvements provided throughout the District.

As a result of continued maintenance of the improvements, services and activities, the overall "livability" of the District will increase. "Livability" encompasses several qualities and characteristics that are unique to a specific area. The Victoria Transport Policy Institute (VTPI, 2011) expands on the concept of "livability" and the various benefits associated with that designation. The Victoria Transport Policy Institute indicates that the "livability" of an area increases property desirability and business activity. "Livability" is largely affected by conditions in the public realm, places where people naturally interact with each other and their

community, including streets, parks, transportation terminals and other public facilities. "Livability" also refers to the environmental and social quality of an area as perceived by employees, customers and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources.

Safety Benefit

The maintained District improvements and the presence of the community ambassadors will provide an increased level of safety to the property, businesses, residents, and visitors to the District.

The following safety benefits will be provided as a result of the District improvements, services and activities:

- The improvements, services and activities will provide for clear and safe access to and from District properties, as well as provide for safe pedestrian passage throughout the District.
- Well-maintained sidewalks, free of trash, provide a separation between vehicle and pedestrian as well as property and pedestrian, which provides a safety benefit for both property and pedestrian. The U.S. Department of Transportation Federal Highway Administration (FHWA, n.d.) notes that annually, around 4,500 pedestrians are killed in traffic crashes with motor vehicles in the United States. Pedestrians killed while "walking along the roadway" account for almost 8 percent of those deaths. Providing safe walkways separated from the travel lanes could help to prevent up to 88 percent of these "walking along roadway" crashes.
- Regular maintenance to the District improvements ensures that the improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties adjacent to or in close proximity to the sidewalks.
- Safety for pedestrians involves not only a degree of protection from vehicular accidents, but also from criminal activity. Well monitored areas mitigate crime, especially vandalism, and enhance pedestrian safety.

In 2012, the City's Office of Economic and Workforce Development prepared a report entitled "Impact Analysis of San Francisco's Property & Business Improvement Districts (CBDs/BIDs)". The intent of this analysis was to determine the level of impact these types of districts have on their communities. The analysis noted that after implementing public safety services as part of the district's services, crime levels decreased within these districts 68% of the time (Ellicot & Pagan, 2012).

Economic Activity Benefit

The economic activity benefit relates to the increase in the District's economic activity and future property development potential as a result of the District improvements, services and activities. The economic activity for property within the District can best be described as the ability for the property within the District to develop, redevelop and operate at the property's highest and best use. Properties within the District will receive the following economic activity benefits as a result of the District improvements, services and activities:

- The District will provide a comprehensive marketing plan that will seek to promote District properties as well as attract, retain and expand the retail and business climate throughout the District.
- The enhanced marketing improvements, services and activities, throughout the Lower Polk area will encourage new non-residential property development, as well as encourage existing property to renovate and/or expand to the highest and best use of the property. This marketing and economic activity effort will reduce vacancy rates and increase lease rates and utilization of property within the District.
- Well-maintained and safe District areas will encourage an increase in the overall pedestrian activity. The District area will become more pedestrian friendly, thus improving the retail environment by encouraging individuals to shop, dine, and stay within the District boundaries.

Well-maintained and safe sidewalks and public right-of-ways not only make adjacent properties appear more stable and prosperous, but can spur investment in the property. The National Complete Streets

Coalition (NCSC, n.d.) notes that street design that is inclusive of all modes of transportation, where appropriate, not only improves conditions for existing businesses, but also is a proven method for revitalizing an area and attracting new development. Washington, DC's Barracks Row was experiencing a steady decline of commercial activity due to uninviting sidewalks, lack of streetlights, and speeding traffic. After many design improvements, which included new patterned sidewalks, more efficient public parking, and new traffic signals, Barrack's Row attracted 44 new businesses and 200 new jobs. Economic activity on this three-quarter mile strip (measured by sales, employees, and number of pedestrians) has more than tripled since the inception of the project.

5.3. Separation of General Benefit

Section 4 of Article XIID of the California Constitution provides that once a local agency which proposes to impose assessments on property has identified those parcels that will have special benefits conferred upon them and upon which an assessment will be imposed, the local agency must next "separate the general benefits from the special benefits conferred," and only the special benefits can be included in the amount of the assessments imposed.

General benefit is an overall and similar benefit to the public at large resulting from the installation, implementation and maintenance of District improvements, services and activities to be provided by the assessments levied. The installation, implementation and maintenance of assessment funded District improvements, services and activities provided by the District will be located within the District boundaries only. There will be no installation, implementation and maintenance of assessment funded District improvements, services and activities located outside of the District boundaries.

The ongoing installation, implementation and maintenance of District improvements, services and activities will provide aesthetic, safety and economic activity benefits to the property within the District. However, it is recognized that the ongoing installation, implementation and maintenance of District improvements, services and activities will also provide a level of benefit to some property and businesses within proximity to the District, as well as visitors and individuals passing through the District. Pedestrian traffic from property within and outside of the District as well as individuals passing through the District area will be able to utilize the safe and maintained sidewalks and to not only access property located within the District, but also property located within close proximity outside of the District. Therefore, the general benefit created as a result of the District improvements, services and activities has been considered.

5.4. Quantification of General Benefit

In order for property within the District to be assessed only for that portion of special benefit received from the District improvements, services and activities, the general benefit provided by the ongoing improvements, services and activities needs to be quantified. The amount of general benefit that is provided from the District improvements, services and activities can not be funded via property owner assessments within the District.

As a result of the District improvements, services and activities, there will be a level of general benefit to pedestrians and others who do not live in or intend to conduct business within the District. There will be pedestrian traffic generated from property outside of the District that will utilize the maintained sidewalks in order to pass through the District and access property located outside of the District boundaries. In addition to accessing property located outside of the District, there will also be a level of pedestrian activity that will utilize the maintained sidewalks for leisure and fitness activities. Pedestrians will incorporate the maintained and safe sidewalks into their leisure and fitness routines, thus making the District sidewalks serve as a pass through portion of their overall route traveled. The benefit provided to property and pedestrians, as a result of the maintained sidewalks serving as a pass through corridor, needs to be quantified.

People walk for a variety of reasons, whether the reason is to commute to work, run errands, shop, leisure activities, fitness, or some other purpose. To enhance the overall walking experience, pedestrians will seek out and utilize sidewalk facilities that provide a safe place to walk as well as an environment that provides a certain amount of visual interest. In 2013, the San Francisco Municipal Transportation Agency (SFMTA) conducted an intercept survey (SFMTA, 2013) to gauge transportation modes and reflect the habits of the people surveyed in the Polk Street area. According to the results of the intercept survey, 49.80% of those surveyed responded that foot was their typical transportation mode (SFMTA, 2013).

San Francisco is comprised of many neighborhoods located throughout the City. To better understand the demographic makeup of these various neighborhoods, the San Francisco Planning Department prepared the San Francisco Socio-Economic Profiles American Community Survey 2005-2009 ("San Francisco Profile") (San Francisco Planning Department, 2011). Portions of District's boundary lie within the boundaries of the neighborhood areas identified as Downtown/Civic Center, Nob Hill, and Western Addition. However, to capture a better understanding of the pedestrian traffic that may utilize the District sidewalks to access adjacent neighborhoods, the neighborhoods of Pacific Heights and Russian Hill were also considered in the analysis. Applying the SFMTA intercept survey data of 49.80% of trips, where the typical mode of transportation was by foot, to each of the neighborhood population sets, approximately 69,267 people within proximity of the District utilize walking as their typical mode of transportation. The table below provides the number of persons per neighborhood that would utilize walking as the typical mode of transportation:

Neighborhood	Neighborhood Population	Population w/Walking as Typical Mode of Transportation(1)
Downtown/Civic Center	44,240	22,032
Nob Hill	22,860	11,384
Pacific Heights	16,750	8,342
Russian Hill	12,320	6,135
Western Addition	42,920	21,374
Totals:	139,090	69,267

(1) Population multiplied by 49.80%.

To further quantify the non-District population within close proximity of the District, the population residing within the District needs to be quantified and excluded from the total population figure of 69,267 identified above. The District boundaries are contained within the Downtown/Civic Center, Nob Hill, and Western Addition neighborhoods. Utilizing the population information and number of housing units provided in the neighborhood profiles (SF Planning Department, 2011) the average household size for the District was calculated. Totalling the populations for each neighborhood and dividing that by the total number of housing units, the estimated persons per household within the District is approximately 1.80. Based on this average household size and the number of residential units within the District, 3,146 people reside within the District boundaries. Applying the SFMTA's intercept survey foot trip percentage of 49.80% to the District population, approximately 1,567 people within the District boundaries use walking as their primary mode of transportation. Therefore, the adjusted total surrounding neighborhood area population, located outside of the District boundaries, that uses walking as the primary mode of transportation is 67,700 people.

Neighborhood	Population	Population w/Walking as Typical Mode of Transportation(1)
Downtown/Civic Center	44,240	22,032
Nob Hill	22,860	11,384
Pacific Heights	16,750	8,342
Russian Hill	12,320	6,135
Western Addition	42,920	21,374
Sub-totals:	139,090	69,267
Less District Boundary Population	(3,146)	(1,567)
Non-District Totals:	135,944	67,700

(1) Population multiplied by 49.80%.

However, in order to obtain a better picture of the overall level of general benefit provided by the District improvements, services and activities, the pedestrian traffic that utilizes walking as the typical mode of transportation that will seek out and use sidewalks within the District's boundaries to access property outside of the District's boundaries must be considered. The SFMTA intercept survey further details the trip purposes of those survey respondents. Of those surveyed, 11.40% of the survey respondents identified their trip purpose as either a "Pass Through" or "Other" trip (SFMTA, 2013), which provides a conservative estimate of those passing through the District. Applying this percentage of non-District related activity to the non-District surrounding population of 67,700 that utilizes walking as the typical mode of transportation, 7,718 people use the maintained District improvements to engage in general benefit activity.

Description	Population
Non-District population utilizing walking as the typical mode of transportation	67,700
% of SFMTA intercept survey trips representing activities outside of the District	11.40%
Non-District population engaging in general benefit activities	7,718

The number of persons engaging in general benefit activities represents 5.55% of the total neighborhood population, of 139,090 previously identified above, and is therefore considered to be District general benefit.

District General Benefit	5.55%
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The general benefit provided by the District improvements, services and activities is 5.55%. Accordingly, 94.45% of the benefits from the District improvements, services and activities are considered to provide special benefits to the properties within the District and thus could be subject to assessment therein.

5.5. Apportioning of Special Benefit

As outlined above, each of the parcels within the District is deemed to receive special benefit from the District improvements, services and activities. Each parcel that has a special benefit conferred upon it as a result of the ongoing District improvements, services and activities is identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the District costs.

Benefit Points Assignment

Aesthetic Benefit Points and Safety Benefit Points Assignment

Benefit points are assigned based upon not only the property's location to the District improvements, services and activities, but also the property's existing land use designation and traffic associated with those different land uses. Those property land uses that are more likely to generate and attract activity receive a greater benefit from the District's improvements, services and activities when compared to those properties that do not generate as much traffic. District improvements, services and activities will be provided uniformly throughout the District boundaries. These clean and safe areas create an aesthetically pleasing and safe environment for District properties, and those individuals utilizing District property, whether it is to shop, dine, live or visit.

In order to recognize the varying levels of pedestrian traffic generated by the different property land uses within the District, properties are assigned benefit points based upon the likelihood that pedestrians will travel to the District to shop, dine, visit, or seek out services from the different property land uses throughout the District. The benefit points assigned are weighted based upon trip purpose identified in the SFMTA survey. After reducing the non-District population of 67,700 by the 7,718 people engaged in general benefit, there is a population of 59,982 with trip purposes attributable to special benefit. Allocating this special benefit population to each of the special benefit trip purposes identified in the SFMTA survey, the special benefit population is allocated as follows:

Trip Purpose	Survey %(1)	Special Benefit Population
Live Nearby	43.8%	29,453
Eating / Drinking	15.9%	10,692
Shopping	13.8%	9,280
Work here	10.2%	6,859
Services	5.5%	3,698
Total Special Benefit Population		59,982

(1) Does not include those trip purposes previously identified as general benefit.

In order to obtain a more complete picture of the population engaged in specific District activities, the "Live Nearby" special benefit population needs to be further allocated to each of the other trip purpose categories, since not all of this trip purpose category population is entirely related to District residential activities. In order to determine the "Live Nearby" population that needs to be allocated to the other trip purpose categories, the District residential population of 3,146 needs to be excluded from the "Live Nearby" trip purpose category population, since it has been determined that this portion of the "Live Nearby" trip purpose category population is already related to District residential activities.

"Live Nearby" Category Allocation	Population
Live Nearby Special Benefit Population	29,453
Less District Resident Population	(3,146)
Net "Live Nearby" Population to Allocate	26,307

The remaining 26,307 of the "Live Nearby" trip purpose category population can now be allocated proportionally to each of the other trip purpose categories. Excluding the total "Live Nearby" population of 29,453, there is a special benefit population of 30,529 already allocated to various trip purpose

categories. Taking this special benefit population and including the 3,146 District population extracted from the "Live Nearby" trip purpose category population, there is a population of 33,675 already allocated to special benefit trip purpose categories. To obtain a more complete picture of the special benefit trip purpose of the remaining "Live Nearby" trip purpose category population of 26,307, the net "Live Nearby" population has been proportionally allocated to each of these special benefit trip purpose categories as follows.

Special Benefit Trip Purpose	Previous Population Allocation	% of Previous Population Allocation	Net "Live Nearby" Population Allocation(1)	Total Allocated Special Benefit Population
Residential	3,146	9.3%	2,458	5,604
Eating / Drinking	10,692	31.7%	8,352	19,044
Shopping	9,280	27.6%	7,249	16,529
Work here	6,859	20.4%	5,358	12,217
Services	3,698	11.0%	2,889	6,588
Totals:	33,675	100.0%	26,307	59,982

(1) Net "Live Nearby" population of 26,307 multiplied by the % of previous population allocation to determine the population amount allocated to each special benefit trip purpose category.

To determine the assigned aesthetic benefit points and safety benefit points for each property land use category within the District, the total allocated special benefit population determined in the above table was categorized into each of the three District property land use categories. Eating / drinking, shopping, and work here special benefit trip purpose populations were assigned to the Non-Residential Property category, the residential special benefit trip purpose category to the Residential Property category, and the services category to the Non-Profit / Public Property category. The total allocated special benefit population is summarized into each of the three property land use categories as follows:

Property Land Use	Total Special Benefit Population
Non-Residential Property	47,790
Residential Property	5,604
Non-Profit / Public Property	6,588
Total Special Benefit Population	59,982

Utilizing the Residential Property land use as the base land use category, an aesthetic benefit point and a safety benefit point of 1.00 is assigned. The other property land use categories are assigned aesthetic benefit points and safety benefit points based upon their proportional relationship to the special benefit population for Residential Property. For example, the Non-Residential Property total special benefit population of 47,790 is approximately 8.50 times that of the Residential Property total special benefit population of 5,604. The aesthetic benefit points and safety benefit points are assigned as follows:

Property Land Use	Aesthetic Benefit Points	Safety Benefit Points
Non-Residential Property	8.50	8.50
Residential Property	1.00	1.00
Non-Profit / Public Property	1.20	1.20

Economic Activity Benefit Points Assignment

The District is an established mixed-use area that features a blend of non-residential, residential, non-profit, and public property with development and redevelopment potential. The potential for properties to develop and redevelop to maximize their use as well as invest in their economic presence, District properties are assigned benefit points for the benefits received from the District's marketing and economic activities. District marketing and economic activities are designed to strengthen the economic

landscape within the Lower Polk area. Marketing and economic activities will be geared towards creating a more vibrant and thriving commercial area, maximize occupancy for both non-residential and residential units, and encourage the use of non-profit and public services, which will support increased activity for existing property and encourage the development or redevelopment of other property.

A District with a variety of non-residential activity contained within a thriving economic area will encourage individuals to stay within the District to shop, dine and take part in other commercial activities instead of seeking similar activities outside of the District. Therefore, non-residential properties are assigned 1.00 economic activity benefit point to account for increased activity resulting from enhanced marketing and economic activities within the District. Marketing and economic activities will primarily benefit the non-residential property within the District, but there are some benefits provided to non-profit, public, and residential properties within the District. A vibrant and thriving mixed use area will aid in retaining long-term occupancy among the residential units and increase exposure to the non-profit and public services available to individuals. To account for this marketing and economic activity benefit non-profit, public, and residential properties are assigned 0.25 economic activity benefit points.

The following table provides the marketing and economic activity benefit points assigned to the various parcel land use categories within the District.

Property Land Use	Economic Activity Benefit Points
Non-Residential Property	1.00
Residential Property	0.25
Non-Profit / Public Property	0.25

The total benefit point assignment for each of the property land use categories is as follows:

Property Land Use	Aesthetic Benefit Points	Safety Benefit Points	Economic Activity Benefit Points	Total Benefit Points
Non-Residential Property	8.50	8.50	1.00	18.00
Residential Property	1.00	1.00	0.25	2.25
Non-Profit / Public Property	1.20	1.20	0.25	2.65

Parcel Factors

The method of apportioning benefit to parcels within the District reflects the proportional special benefit assigned to each property from the District improvements, services and activities based upon the various property characteristics for each parcel as compared to other properties within the District. As part of the special benefit analysis various property characteristics were analyzed including parcel size, street frontage, building size, land use, etc. Given that the special benefits provided by the District improvements, services and activities focus on aesthetic benefit, safety benefit and economic activity benefit, it was determined that linear street frontage, lot square footage, building square footage, and land use are the most appropriate parcel factors. Each parcel's linear street frontage, lot square footage, building square footage, and land use have been used as the primary assessment variables for the calculation and assignment of parcel factors.

Land Use

Properties in the District are assigned a land use categories, as further outline below, and may be reassigned if the property's land use changes.

Non-Residential Property: Non-Residential Property consists of parcels owned by a profit-making entity (rather than by a government or non-profit entity) and used for commercial purposes such as retail, office, or hotel property.

Non-Profit Property: Non-Profit Property consists of parcels owned or used as follows:

- Includes parcels owned by non-profit entities approved under section 501(c) of the Internal Revenue Service code.
- Includes parcels that are occupied (80% or more of building square footage) by one or more non-profit corporations, as tenants.
- Includes parcels that are occupied (80% or more of building square footage) by activities that receive a welfare tax exemption or by an affordable housing development regulated by covenants or regulatory agreements with a public agency.

Public Property: Public Property consists of parcels owned or used as follows:

- Includes parcels owned by a state, regional, or city government entity; for example, police stations, schools, and government-owned office buildings.
- Includes parcels that are occupied (80% or more of building square footage) by one or more public entities, as tenants.

Residential Property: Residential Property consists of single family dwellings, duplexes, triplexes, condominiums, and apartment units used exclusively for residential purposes.

By adjusting the assigned special benefit points assigned for each property land use category by parcel factors, a more complete picture of the proportional special benefits received by each parcel within the District is presented. Therefore, linear, lot and building factors were calculated and assigned for each parcel in the District according to the formulas below:

Linear Factor

Given the linear nature of the cleaning and public safety improvements, services and activities, each parcel within the District is assigned a linear factor that is equal to the parcel's linear street frontage that receives ongoing District cleaning and public safety improvements, services and activities.

Linear Factor	=	Parcel's Assigned Linear Street Frontage
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There are several parcels throughout the District that share the same area footprint, with each of these parcels being assigned a separate Assessor's Parcel Number by the San Francisco Assessor's office. For those areas that include multiple Assessor's Parcels, each Assessor's Parcel's assigned linear street frontage shall be calculated by allocating the total linear street frontage for the area equally to each Assessor's Parcel located on the footprint of that area.

Lot Factor

Pursuant to Section 121(e)(2) of the City's Planning Code, each lot shall have an area of at least 2,500 square feet for all zoning use districts other than RH-1(D). Utilizing the prescribed minimum lot square footage as set forth in the City's Planning Code, a lot factor is calculated for each parcel based upon the assigned lot square footage for the parcel divided by 2,500:

Lot Factor	=	Parcel's Assigned Lot Square Footage	/	2,500
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Again, There are several lots located throughout the District that have multiple parcels located on the footprint of the lot, with each parcel assigned a separate Assessor's Parcel Number by the San Francisco Assessor's office. For those lots that include multiple parcels assigned unique Assessor's Parcel Numbers, each parcel's assigned lot square footage shall be calculated by taking the total area of the lot and spreading it equally to each Assessor's Parcel Number located on the lot.

Building Factor Calculation

In order to maintain a scale of development that is appropriate for certain neighborhood commercial districts, use size limits are assigned within the City's Planning Code. Section 121.2 of the City's Planning Code, sets forth a use size limit of 2,500 square feet for non-residential uses within the Polk Street area. While use size limits are not assigned for other property land uses present with the District, structures, regardless of use, are designed to complement surrounding structures within the area. Therefore, this use size limit is applied to all land uses. The building factor is calculated for each parcel based upon the assigned building square footage for the parcel divided by 2,500:

Building Factor	=	Parcel's Assigned Building Square Footage	/	2,500
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Total Special Benefit Points Calculation

The formula below shows the total special benefit points calculation for each parcel within the District:

Parcel's Total Special Benefit Points	=	(Linear Factor + Lot Factor + Building Factor)	X	Total Benefit Points Assignment
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Data Considerations and Parcel Changes

The use of the latest Assessor's Secured Roll information has been and shall be used in the future as the basis in determining each parcel's land use, linear street frontage, lot square footage and building square footage, unless better data was or is available to the City. In addition, if any parcel within the District is determined by the Assessment Roll to be an invalid parcel number, the land use, linear street frontage, lot square footage, and building square footage of the subsequent valid parcels shall serve as the basis in assigning special benefit points.

Total Special Benefit Points

The total special benefit points for the District at this time are 284,374.87. Section 7 of this Engineer's Report provides a detailed special benefit points breakdown for each parcel in the District.

6. METHOD OF ASSESSMENT

6.1. Assessment Budget

In order to assess the parcels within the District for the special benefits received from the ongoing District improvements, services and activities, the general and special benefits must be separated. As previously quantified in Section 5.4 of this Engineer's Report, the general benefit received from the District improvements, services and activities is 5.55%. Accordingly, 94.45% of the benefits from the District improvements, services and activities are considered to provide special benefits to the properties within the District and thus could be subject to assessment therein.

Description	Amount(1)
District Improvements, Services and Activities Cost Estimate	\$846,049.54
Less: General Benefit Contribution	(46,956.00)
Total Cost Estimate to be levied in 2014/15	\$799,093.54

- (1) During the petition phase a few property owners documented that the proposed assessments for their parcels were classified at a higher rate than warranted, based on the use of the property. Accordingly, the proposed assessments for those parcels and the total proposed District assessment has been adjusted downward, and the proposed District budget for year one has been adjusted accordingly.

Assessment Rate per Special Benefit Point

The assessment rate per special benefit point is calculated by dividing the total cost estimate to be levied in 2014/15 by the total special benefit points assigned. The following formula provides the assessment rate per special benefit point calculation:

$$\text{Total Cost Estimate to be levied in 2014/15} / \text{Total Special Benefit Points} = \text{Assessment Rate per Special Benefit Point}$$

$$\$799,093.54 / 284,374.87 = \$2.81$$

If the total special benefit points change in future years, the maximum allowable annual assessment rate will not be recalculated. The maximum allowable annual assessment rate, plus the annual cost of living inflator, will remain fixed. The actual total annual assessment amount levied will be calculated by multiplying the fiscal year's total special benefit points by the fiscal year's approved maximum annual assessment rate.

The individual assessments are shown on the assessment roll in Section 9 of this Engineer's Report.

6.2. Method of Assessment Spread

The method of assessment is based upon a formula that assigns the special benefit to each parcel, with special benefit points being adjusted by linear, lot and building factors. The formulas below provide a summary of the annual assessment calculation for each parcel in the District.

(A) Parcel's Total Special Benefit Points	=	(B + C + D) (Linear Factor + Lot Factor + Building Factor)	X	(E) Parcel's Benefit Points
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(B) Linear Factor	=	Parcel's Assigned Linear Frontage		
(C) Lot Factor	=	Parcel's Assigned Lot Square Footage	/	2,500
(D) Building Factor	=	Parcel's Assigned Building Square Footage	/	2,500

Property Land Use	(E) Total Benefit Points
Non-Residential Property	18.00
Residential Property	2.25
Non-Profit / Public Property	2.65

Parcel's 2014/15 Maximum Allowable Assessment(1)	=	(A) x \$2.81 Parcel's Total Special Benefit Points x \$2.81
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(1) Subject to a cost of living inflator, beginning Fiscal Year 2015/16.

6.3. Cost of Living Inflator

Each fiscal year beginning Fiscal Year 2015/16, the maximum allowable assessment amount may be increased by the lesser of 3.0% or the annual percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area (Series Id: CUURA422SA0; CUUSA422SA0 Not Seasonally Adjusted) ("CPI"). If for any reason the percentage change is negative the maximum allowable assessment would not be decreased by reason of such negative percentage change and would remain at the amount as computed on the previous fiscal year regardless of any CPI adjustment. The annual assessment cannot exceed the actual costs to operate the District in any given year.

7. SPECIAL BENEFIT POINT ASSIGNMENT

The detailed breakdown of the special benefit points assignment for each parcel in the District is shown on the following pages.

**Lower Polk Community Benefit District
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Linear Factor	Lot Square		Building Square		Total Factors	Assigned Benefit Points	Total Special Benefit Points
				Footage	Lot Factor	Footage	Building Factor			
0645 -001	Non-Residential	111.00	111.00	2,696	1.08	9,800	3.92	116.00	18.00	2,088.00
0645 -002	Non-Residential	44.50	44.50	3,981	1.59	6,750	2.70	48.79	18.00	878.22
0645 -003	Non-Residential	57.00	57.00	7,836	3.13	8,978	3.59	63.72	18.00	1,146.96
0645 -007	Non-Residential	100.00	100.00	13,750	5.50	14,938	5.98	111.48	18.00	2,006.64
0645 -007A	Non-Residential	33.00	33.00	4,537	1.81	3,600	1.44	36.25	18.00	652.50
0645 -008	Residential	47.00	47.00	2,722	1.09	6,870	2.75	50.84	2.25	114.39
0645 -009	Non-Residential	82.50	82.50	1,245	0.50	5,500	2.20	85.20	18.00	1,533.60
0645 -011	Non-Residential	25.00	25.00	1,986	0.79	5,538	2.22	28.01	18.00	504.18
0645 -012	Residential	22.50	22.50	1,785	0.71	5,355	2.14	25.35	2.25	57.04
0645 -013	Residential	40.00	40.00	3,179	1.27	13,280	5.31	46.58	2.25	104.81
0645 -014	Non-Residential	107.46	107.46	11,003	4.40	11,746	4.70	116.56	18.00	2,098.08
0645 -014A	Non-Residential	141.21	141.21	4,277	1.71	8,554	3.42	146.34	18.00	2,634.12
0645 -015	Non-Residential	24.33	24.33	3,345	1.34	0	0.00	25.67	18.00	462.06
0645 -016	Non-Residential	23.58	23.58	3,240	1.30	2,736	1.09	25.97	18.00	467.46
0645 -017	Non-Residential	23.58	23.58	3,242	1.30	4,338	1.74	26.62	18.00	479.16
0645 -018	Residential	23.58	23.58	3,240	1.30	4,380	1.75	26.63	2.25	59.92
0645 -019	Non-Residential	28.38	28.38	2,276	0.91	5,814	2.33	31.62	18.00	569.16
0645 -020	Non-Residential	40.38	40.38	7,183	2.87	12,482	4.99	48.24	18.00	868.32
0645 -021	Residential	23.00	23.00	1,851	0.74	4,275	1.71	25.45	2.25	57.26
0645 -022	Residential	39.50	39.50	2,530	1.01	3,880	1.55	42.06	2.25	94.64
0645 -024	Residential	5.42	5.42	745	0.30	4,243	1.70	7.42	2.25	16.70
0645 -025	Residential	5.42	5.42	745	0.30	3,897	1.56	7.28	2.25	16.38
0645 -026	Residential	5.42	5.42	745	0.30	891	0.36	6.08	2.25	13.68
0645 -027	Residential	5.42	5.42	745	0.30	669	0.27	5.99	2.25	13.48
0645 -028	Residential	5.42	5.42	745	0.30	559	0.22	5.94	2.25	13.37
0645 -029	Residential	5.42	5.42	745	0.30	1,055	0.42	6.14	2.25	13.82
0645 -030	Residential	5.42	5.42	745	0.30	617	0.25	5.97	2.25	13.43
0645 -031	Residential	5.42	5.42	745	0.30	561	0.22	5.94	2.25	13.37
0645 -032	Residential	5.42	5.42	745	0.30	1,417	0.57	6.29	2.25	14.15
0645 -033	Residential	5.42	5.42	745	0.30	1,393	0.56	6.28	2.25	14.13
0645 -034	Residential	5.42	5.42	745	0.30	1,521	0.61	6.33	2.25	14.24
0645 -035	Residential	5.42	5.42	745	0.30	1,486	0.59	6.31	2.25	14.20
0645 -036	Residential	136.25	136.25	9,281	3.71	31,174	12.47	152.43	2.25	342.97
0645 -037	Public	136.25	136.25	9,281	3.71	18,562	7.42	147.38	2.65	390.56
0646 -001	Non-Residential	191.75	191.75	9,141	3.66	15,450	6.18	201.59	18.00	3,628.62
0646 -002	Residential	34.50	34.50	3,057	1.22	6,753	2.70	38.42	2.25	86.45
0646 -003	Non-Residential	95.50	95.50	8,117	3.25	8,000	3.20	101.95	18.00	1,835.10

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**Lower Polk Community Benefit District
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Linear Factor	Lot Square Footage	Lot Factor	Building Square Footage	Building Factor	Total Factors	Assigned Benefit Points	Total Special Benefit Points
0646 -004	Non-Residential	127.00	127.00	3,567	1.43	3,567	1.43	129.86	18.00	2,337.48
0646 -005	Non-Residential	98.50	98.50	13,542	5.42	40,199	16.08	120.00	18.00	2,160.00
0646 -012	Non-Residential	242.25	242.25	13,895	5.56	28,154	11.26	259.07	18.00	4,663.26
0646 -015	Residential	50.00	50.00	6,873	2.75	14,700	5.88	58.63	2.25	131.92
0646 -016	Non-Residential	403.50	403.50	37,083	14.83	282,783	113.11	531.44	18.00	9,565.92
0646 -017	Non-Residential	2.03	2.03	279	0.11	4,922	1.97	4.11	18.00	73.98
0646 -018	Residential	2.03	2.03	279	0.11	953	0.38	2.52	2.25	5.67
0646 -019	Residential	2.03	2.03	279	0.11	866	0.35	2.49	2.25	5.60
0646 -020	Residential	2.03	2.03	279	0.11	1,020	0.41	2.55	2.25	5.74
0646 -021	Residential	2.03	2.03	279	0.11	915	0.37	2.51	2.25	5.65
0646 -022	Residential	2.03	2.03	279	0.11	877	0.35	2.49	2.25	5.60
0646 -023	Residential	2.03	2.03	279	0.11	1,105	0.44	2.58	2.25	5.81
0646 -024	Residential	2.03	2.03	279	0.11	983	0.39	2.53	2.25	5.69
0646 -025	Residential	2.03	2.03	279	0.11	866	0.35	2.49	2.25	5.60
0646 -026	Residential	2.03	2.03	279	0.11	1,050	0.42	2.56	2.25	5.76
0646 -027	Residential	2.03	2.03	279	0.11	915	0.37	2.51	2.25	5.65
0646 -028	Residential	2.03	2.03	279	0.11	877	0.35	2.49	2.25	5.60
0646 -029	Residential	2.03	2.03	279	0.11	1,105	0.44	2.58	2.25	5.81
0646 -030	Residential	2.03	2.03	279	0.11	983	0.39	2.53	2.25	5.69
0646 -031	Residential	2.03	2.03	279	0.11	866	0.35	2.49	2.25	5.60
0646 -032	Residential	2.03	2.03	279	0.11	1,050	0.42	2.56	2.25	5.76
0646 -033	Residential	2.03	2.03	279	0.11	915	0.37	2.51	2.25	5.65
0646 -034	Residential	2.03	2.03	279	0.11	877	0.35	2.49	2.25	5.60
0646 -035	Residential	2.03	2.03	279	0.11	1,105	0.44	2.58	2.25	5.81
0646 -036	Residential	2.03	2.03	279	0.11	983	0.39	2.53	2.25	5.69
0646 -037	Residential	2.03	2.03	279	0.11	866	0.35	2.49	2.25	5.60
0646 -038	Residential	2.03	2.03	279	0.11	1,050	0.42	2.56	2.25	5.76
0646 -039	Residential	2.03	2.03	279	0.11	915	0.37	2.51	2.25	5.65
0646 -040	Residential	2.03	2.03	279	0.11	877	0.35	2.49	2.25	5.60
0646 -041	Residential	2.03	2.03	279	0.11	1,105	0.44	2.58	2.25	5.81
0646 -042	Residential	2.03	2.03	279	0.11	983	0.39	2.53	2.25	5.69
0646 -043	Residential	2.03	2.03	279	0.11	866	0.35	2.49	2.25	5.60
0646 -044	Residential	2.03	2.03	279	0.11	1,050	0.42	2.56	2.25	5.76
0646 -045	Residential	2.03	2.03	279	0.11	915	0.37	2.51	2.25	5.65
0646 -046	Residential	2.03	2.03	279	0.11	877	0.35	2.49	2.25	5.60
0646 -047	Residential	2.03	2.03	279	0.11	984	0.39	2.53	2.25	5.69
0646 -048	Residential	2.03	2.03	279	0.11	983	0.39	2.53	2.25	5.69

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**Lower Polk Community Benefit District
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Linear Factor	Lot Square Footage	Lot Factor	Building Square Footage	Building Factor	Total Factors	Assigned Benefit Points	Total Special Benefit Points
0646 -049	Residential	2.03	2.03	279	0.11	866	0.35	2.49	2.25	5.60
0646 -050	Residential	2.03	2.03	279	0.11	1,050	0.42	2.56	2.25	5.76
0646 -051	Residential	2.03	2.03	279	0.11	915	0.37	2.51	2.25	5.65
0646 -052	Residential	2.03	2.03	279	0.11	877	0.35	2.49	2.25	5.60
0646 -053	Residential	2.03	2.03	279	0.11	1,105	0.44	2.58	2.25	5.81
0667 -001	Non-Residential	92.25	92.25	1,378	0.55	2,628	1.05	93.85	18.00	1,689.30
0667 -002	Non-Residential	111.92	111.92	3,042	1.22	4,992	2.00	115.14	18.00	2,072.52
0667 -003	Residential	295.00	295.00	10,500	4.20	42,025	16.81	316.01	2.25	711.02
0667 -004	Non-Residential	67.75	67.75	10,500	4.20	4,065	1.63	73.58	18.00	1,324.44
0667 -005	Non-Residential	113.25	113.25	6,794	2.72	13,588	5.44	121.41	18.00	2,185.38
0667 -007	Residential	58.50	58.50	3,510	1.40	12,430	4.97	64.87	2.25	145.96
0667 -009	Non-Residential	228.50	228.50	10,458	4.18	23,190	9.28	241.96	18.00	4,355.28
0667 -010	Non-Residential	145.00	145.00	4,748	1.90	19,405	7.76	154.66	18.00	2,783.88
0667 -011	Non-Residential	313.00	313.00	11,580	4.63	27,160	10.86	328.49	18.00	5,912.82
0667 -013	Residential	50.00	50.00	2,996	1.20	7,650	3.06	54.26	2.25	122.09
0667 -014	Residential	93.67	93.67	5,619	2.25	10,015	4.01	99.93	2.25	224.84
0667 -016	Non-Residential	100.50	100.50	6,030	2.41	7,035	2.81	105.72	18.00	1,902.96
0667 -017	Non-Residential	50.00	50.00	2,996	1.20	5,992	2.40	53.60	18.00	964.80
0667 -018	Non-Residential	25.00	25.00	1,245	0.50	1,750	0.70	26.20	18.00	471.60
0667 -018A	Non-Residential	25.00	25.00	1,746	0.70	1,750	0.70	26.40	18.00	475.20
0667 -019	Non-Residential	50.00	50.00	2,996	1.20	15,030	6.01	57.21	18.00	1,029.78
0667 -020	Non-Residential	50.00	50.00	3,000	1.20	1,800	0.72	51.92	18.00	934.56
0667 -021	Residential	23.33	23.33	1,711	0.68	3,734	1.49	25.50	2.25	57.38
0667 -022	Residential	23.33	23.33	1,714	0.69	3,038	1.22	25.24	2.25	56.79
0667 -023	Non-Residential	4.35	4.35	261	0.10	885	0.35	4.80	18.00	86.40
0667 -024	Residential	4.35	4.35	261	0.10	1,176	0.47	4.92	2.25	11.07
0667 -025	Residential	4.35	4.35	261	0.10	1,182	0.47	4.92	2.25	11.07
0667 -026	Residential	4.35	4.35	261	0.10	1,296	0.52	4.97	2.25	11.18
0667 -027	Residential	4.35	4.35	261	0.10	1,212	0.48	4.93	2.25	11.09
0667 -028	Residential	4.35	4.35	261	0.10	1,182	0.47	4.92	2.25	11.07
0667 -029	Residential	4.35	4.35	261	0.10	1,013	0.41	4.86	2.25	10.94
0667 -030	Residential	4.35	4.35	261	0.10	1,149	0.46	4.91	2.25	11.05
0667 -031	Residential	4.35	4.35	261	0.10	1,084	0.43	4.88	2.25	10.98
0667 -032	Residential	4.35	4.35	261	0.10	1,329	0.53	4.98	2.25	11.21
0667 -033	Residential	4.35	4.35	261	0.10	1,289	0.52	4.97	2.25	11.18
0667 -034	Residential	4.35	4.35	261	0.10	1,174	0.47	4.92	2.25	11.07
0667 -035	Residential	4.35	4.35	261	0.10	1,007	0.40	4.85	2.25	10.91

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**Lower Polk Community Benefit District
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Linear Factor	Lot Square Footage	Lot Factor	Building Square Footage	Building Factor	Total Factors	Assigned Benefit Points	Total Special Benefit Points
0667 -036	Residential	4.35	4.35	261	0.10	1,144	0.46	4.91	2.25	11.05
0667 -037	Residential	4.35	4.35	261	0.10	1,091	0.44	4.89	2.25	11.00
0667 -038	Residential	4.35	4.35	261	0.10	1,328	0.53	4.98	2.25	11.21
0667 -039	Residential	4.35	4.35	261	0.10	1,224	0.49	4.94	2.25	11.12
0667 -040	Residential	4.35	4.35	261	0.10	1,182	0.47	4.92	2.25	11.07
0667 -041	Residential	4.35	4.35	261	0.10	1,013	0.41	4.86	2.25	10.94
0667 -042	Residential	4.35	4.35	261	0.10	1,766	0.71	5.16	2.25	11.61
0667 -043	Residential	4.35	4.35	261	0.10	1,922	0.77	5.22	2.25	11.75
0667 -044	Residential	4.35	4.35	261	0.10	1,595	0.64	5.09	2.25	11.45
0667 -045	Residential	4.35	4.35	261	0.10	1,727	0.69	5.14	2.25	11.57
0668 -001	Public	520.00	520.00	23,997	9.60	0	0.00	529.60	2.65	1,403.44
0668 -002	Residential	430.00	430.00	18,600	7.44	92,472	36.99	474.43	2.25	1,067.47
0668 -003	Public	222.00	222.00	13,316	5.33	0	0.00	227.33	2.65	602.42
0668 -004	Non-Residential	98.00	98.00	6,231	2.49	12,300	4.92	105.41	18.00	1,897.38
0668 -004A	Non-Profit	117.00	117.00	3,149	1.26	11,904	4.76	123.02	2.65	326.00
0668 -004B	Non-Profit	18.00	18.00	1,633	0.65	11,904	4.76	23.41	2.65	62.04
0668 -006	Non-Residential	122.50	122.50	3,750	1.50	7,500	3.00	127.00	18.00	2,286.00
0668 -007	Non-Residential	30.00	30.00	1,875	0.75	2,000	0.80	31.55	18.00	567.90
0668 -009	Non-Residential	142.50	142.50	4,874	1.95	19,496	7.80	152.25	18.00	2,740.50
0668 -010	Non-Residential	50.00	50.00	2,996	1.20	1,857	0.74	51.94	18.00	934.92
0668 -011	Non-Residential	50.00	50.00	3,000	1.20	5,600	2.24	53.44	18.00	961.92
0668 -012	Residential	50.00	50.00	3,000	1.20	3,000	1.20	52.40	2.25	117.90
0668 -013	Residential	100.00	100.00	6,000	2.40	31,028	12.41	114.81	2.25	258.32
0668 -014	Residential	5.46	5.46	198	0.08	929	0.37	5.91	2.25	13.30
0668 -015	Residential	5.46	5.46	198	0.08	702	0.28	5.82	2.25	13.10
0668 -016	Residential	5.46	5.46	198	0.08	512	0.20	5.74	2.25	12.92
0668 -017	Residential	5.46	5.46	198	0.08	509	0.20	5.74	2.25	12.92
0668 -018	Residential	5.46	5.46	198	0.08	631	0.25	5.79	2.25	13.03
0668 -019	Residential	5.46	5.46	198	0.08	632	0.25	5.79	2.25	13.03
0668 -020	Residential	5.46	5.46	198	0.08	734	0.29	5.83	2.25	13.12
0668 -021	Residential	5.46	5.46	198	0.08	648	0.26	5.80	2.25	13.05
0668 -022	Residential	5.46	5.46	198	0.08	562	0.22	5.76	2.25	12.96
0668 -023	Residential	5.46	5.46	198	0.08	522	0.21	5.75	2.25	12.94
0668 -024	Residential	5.46	5.46	198	0.08	678	0.27	5.81	2.25	13.07
0668 -025	Residential	5.46	5.46	198	0.08	800	0.32	5.86	2.25	13.19
0668 -026	Residential	5.46	5.46	198	0.08	837	0.33	5.87	2.25	13.21
0668 -027	Residential	5.46	5.46	198	0.08	643	0.26	5.80	2.25	13.05

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**Lower Polk Community Benefit District
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Linear Factor	Lot Square Footage	Lot Factor	Building Square Footage	Building Factor	Total Factors	Assigned Benefit Points	Total Special Benefit Points
0668 -028	Residential	5.46	5.46	198	0.08	562	0.22	5.76	2.25	12.96
0668 -029	Residential	5.46	5.46	198	0.08	522	0.21	5.75	2.25	12.94
0668 -030	Residential	5.46	5.46	198	0.08	678	0.27	5.81	2.25	13.07
0668 -031	Residential	5.46	5.46	198	0.08	800	0.32	5.86	2.25	13.19
0668 -032	Residential	5.46	5.46	198	0.08	837	0.33	5.87	2.25	13.21
0668 -033	Residential	5.46	5.46	198	0.08	643	0.26	5.80	2.25	13.05
0668 -034	Residential	5.46	5.46	198	0.08	562	0.22	5.76	2.25	12.96
0668 -035	Residential	5.46	5.46	198	0.08	522	0.21	5.75	2.25	12.94
0668 -036	Residential	5.46	5.46	198	0.08	678	0.27	5.81	2.25	13.07
0668 -037	Residential	5.46	5.46	198	0.08	800	0.32	5.86	2.25	13.19
0668 -038	Residential	5.46	5.46	198	0.08	837	0.33	5.87	2.25	13.21
0668 -039	Residential	5.46	5.46	198	0.08	643	0.26	5.80	2.25	13.05
0668 -040	Residential	5.46	5.46	198	0.08	562	0.22	5.76	2.25	12.96
0668 -041	Residential	5.46	5.46	198	0.08	522	0.21	5.75	2.25	12.94
0668 -042	Residential	5.46	5.46	198	0.08	678	0.27	5.81	2.25	13.07
0668 -043	Residential	5.46	5.46	198	0.08	800	0.32	5.86	2.25	13.19
0668 -044	Residential	5.46	5.46	198	0.08	837	0.33	5.87	2.25	13.21
0668 -045	Residential	5.46	5.46	198	0.08	643	0.26	5.80	2.25	13.05
0668 -046	Non-Residential	5.46	5.46	198	0.08	1,950	0.78	6.32	18.00	113.76
0669 -001	Residential	445.00	445.00	19,497	7.80	69,280	27.71	480.51	2.25	1,081.15
0669 -005	Non-Residential	233.33	233.33	6,800	2.72	31,995	12.80	248.85	18.00	4,479.30
0669 -006	Residential	70.00	70.00	4,199	1.68	23,220	9.29	80.97	2.25	182.18
0669 -007	Residential	91.67	91.67	5,497	2.20	10,778	4.31	98.18	2.25	220.91
0669 -008	Residential	137.50	137.50	8,250	3.30	37,074	14.83	155.63	2.25	350.17
0669 -009	Residential	92.50	92.50	5,535	2.21	15,350	6.14	100.85	2.25	226.91
0669 -011	Non-Residential	340.00	340.00	13,200	5.28	39,668	15.87	361.15	18.00	6,500.70
0669 -012	Public	293.00	293.00	10,380	4.15	0	0.00	297.15	2.65	787.45
0669 -012A	Non-Residential	127.00	127.00	7,620	3.05	20,839	8.34	138.39	18.00	2,491.02
0669 -013	Non-Residential	100.00	100.00	7,620	3.05	16,560	6.62	109.67	18.00	1,974.06
0669 -014	Non-Profit	100.00	100.00	6,000	2.40	11,975	4.79	107.19	2.65	284.05
0669 -018	Non-Residential	6.67	6.67	400	0.16	637	0.25	7.08	18.00	127.44
0669 -019	Residential	6.67	6.67	400	0.16	800	0.32	7.15	2.25	16.09
0669 -020	Residential	6.67	6.67	400	0.16	1,061	0.42	7.25	2.25	16.31
0669 -021	Residential	6.67	6.67	400	0.16	950	0.38	7.21	2.25	16.22
0669 -022	Residential	6.67	6.67	400	0.16	810	0.32	7.15	2.25	16.09
0669 -023	Residential	6.67	6.67	400	0.16	1,025	0.41	7.24	2.25	16.29
0669 -024	Residential	6.67	6.67	400	0.16	1,041	0.42	7.25	2.25	16.31

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**Lower Polk Community Benefit District
Special Benefit Points Assignment**

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Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Linear Factor	Lot Square Footage	Lot Factor	Building Square Footage	Building Factor	Total Factors	Assigned Benefit Points	Total Special Benefit Points
0669 -025	Residential	6.67	6.67	400	0.16	952	0.38	7.21	2.25	16.22
0669 -026	Residential	6.67	6.67	400	0.16	810	0.32	7.15	2.25	16.09
0669 -027	Residential	6.67	6.67	400	0.16	1,190	0.48	7.31	2.25	16.45
0669 -028	Residential	6.67	6.67	400	0.16	799	0.32	7.15	2.25	16.09
0669 -029	Residential	6.67	6.67	400	0.16	930	0.37	7.20	2.25	16.20
0669 -030	Residential	6.67	6.67	400	0.16	818	0.33	7.16	2.25	16.11
0669 -031	Residential	6.67	6.67	400	0.16	1,057	0.42	7.25	2.25	16.31
0669 -032	Residential	6.67	6.67	400	0.16	900	0.36	7.19	2.25	16.18
0670 -002	Non-Residential	30.00	30.00	2,395	0.96	3,593	1.44	32.40	18.00	583.20
0670 -002A	Non-Residential	30.00	30.00	1,560	0.62	2,720	1.09	31.71	18.00	570.78
0670 -003	Non-Residential	30.00	30.00	3,537	1.41	8,692	3.48	34.89	18.00	628.02
0670 -004	Non-Residential	140.00	140.00	3,300	1.32	9,000	3.60	144.92	18.00	2,608.56
0670 -005	Non-Residential	132.50	132.50	4,125	1.65	4,100	1.64	135.79	18.00	2,444.22
0670 -006	Residential	22.00	22.00	1,372	0.55	3,915	1.57	24.12	2.25	54.27
0670 -007	Non-Residential	110.50	110.50	2,996	1.20	6,000	2.40	114.10	18.00	2,053.80
0670 -008	Non-Residential	20.00	20.00	1,398	0.56	4,194	1.68	22.24	18.00	400.32
0670 -009	Non-Residential	54.75	54.75	3,284	1.31	6,570	2.63	58.69	18.00	1,056.42
0670 -010	Non-Residential	55.25	55.25	3,314	1.33	5,332	2.13	58.71	18.00	1,056.78
0670 -011	Non-Residential	80.50	80.50	4,826	1.93	4,800	1.92	84.35	18.00	1,518.30
0670 -012	Non-Residential	166.00	166.00	9,957	3.98	30,000	12.00	181.98	18.00	3,275.64
0670 -013	Non-Residential	366.50	366.50	14,788	5.92	57,425	22.97	395.39	18.00	7,117.02
0670 -014	Non-Residential	110.33	110.33	2,774	1.11	15,020	6.01	117.45	18.00	2,114.10
0670 -015	Non-Residential	22.67	22.67	1,337	0.53	3,882	1.55	24.75	18.00	445.50
0670 -016	Non-Residential	40.00	40.00	3,360	1.34	3,360	1.34	42.68	18.00	768.24
0670 -017	Non-Residential	90.00	90.00	1,825	0.73	9,125	3.65	94.38	18.00	1,698.84
0670 -018	Non-Residential	25.00	25.00	771	0.31	1,550	0.62	25.93	18.00	466.74
0670 -019	Non-Residential	50.00	50.00	2,996	1.20	5,000	2.00	53.20	18.00	957.60
0670 -020	Non-Residential	100.00	100.00	5,998	2.40	9,000	3.60	106.00	18.00	1,908.00
0670 -022	Non-Residential	65.00	65.00	3,898	1.56	7,796	3.12	69.68	18.00	1,254.24
0670 -023	Non-Residential	55.00	55.00	3,297	1.32	3,712	1.48	57.80	18.00	1,040.40
0670 -024	Non-Residential	110.00	110.00	6,600	2.64	6,600	2.64	115.28	18.00	2,075.04
0670 -026	Non-Residential	110.00	110.00	2,400	0.96	11,960	4.78	115.74	18.00	2,083.32
0691 -001	Non-Residential	257.50	257.50	8,245	3.30	20,789	8.32	269.12	18.00	4,844.16
0691 -002	Residential	257.50	257.50	8,250	3.30	24,600	9.84	270.64	2.25	608.94
0691 -003	Non-Residential	137.50	137.50	8,245	3.30	41,225	16.49	157.29	18.00	2,831.22
0691 -005	Non-Residential	613.00	613.00	29,585	11.83	116,810	46.72	671.55	18.00	12,087.90
0691 -008	Residential	475.50	475.50	21,330	8.53	24,808	9.92	493.95	2.25	1,111.39

**Lower Polk Community Benefit District
Special Benefit Points Assignment**

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Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Linear Factor	Lot Square Footage	Lot Factor	Building Square Footage	Building Factor	Total Factors	Assigned Benefit Points	Total Special Benefit Points
0691 -011	Non-Residential	137.50	137.50	8,268	3.31	26,080	10.43	151.24	18.00	2,722.32
0691 -012	Non-Profit	77.50	77.50	4,647	1.86	9,294	3.72	83.08	2.65	220.16
0691 -012A	Non-Residential	60.00	60.00	3,600	1.44	4,270	1.71	63.15	18.00	1,136.70
0692 -001	Non-Residential	270.00	270.00	8,999	3.60	37,400	14.96	288.56	18.00	5,194.08
0692 -003	Non-Residential	110.00	110.00	3,872	1.55	13,420	5.37	116.92	18.00	2,104.56
0692 -004	Residential	130.00	130.00	3,323	1.33	15,375	6.15	137.48	2.25	309.33
0692 -005	Residential	100.00	100.00	5,998	2.40	24,862	9.94	112.34	2.25	252.77
0692 -007	Residential	135.00	135.00	8,097	3.24	33,300	13.32	151.56	2.25	341.01
0692 -008	Non-Profit	48.50	48.50	2,910	1.16	5,760	2.30	51.96	2.65	137.69
0692 -009	Residential	97.75	97.75	5,864	2.35	20,840	8.34	108.44	2.25	243.99
0692 -010	Residential	48.75	48.75	2,922	1.17	7,683	3.07	52.99	2.25	119.23
0692 -011	Residential	57.50	57.50	3,449	1.38	9,234	3.69	62.57	2.25	140.78
0692 -011A	Residential	57.50	57.50	3,468	1.39	9,735	3.89	62.78	2.25	141.26
0692 -012	Residential	280.00	280.00	9,600	3.84	33,725	13.49	297.33	2.25	668.99
0692 -013	Non-Residential	395.00	395.00	16,500	6.60	32,000	12.80	414.40	18.00	7,459.20
0692 -019	Non-Residential	345.00	345.00	20,699	8.28	20,699	8.28	361.56	18.00	6,508.08
0692 -020	Non-Residential	6.11	6.11	367	0.15	7,250	2.90	9.16	18.00	164.88
0692 -021	Residential	6.11	6.11	367	0.15	1,017	0.41	6.67	2.25	15.01
0692 -022	Residential	6.11	6.11	367	0.15	1,198	0.48	6.74	2.25	15.17
0692 -023	Residential	6.11	6.11	367	0.15	1,046	0.42	6.68	2.25	15.03
0692 -024	Residential	6.11	6.11	367	0.15	1,198	0.48	6.74	2.25	15.17
0692 -025	Residential	6.11	6.11	367	0.15	1,046	0.42	6.68	2.25	15.03
0692 -026	Residential	6.11	6.11	367	0.15	1,198	0.48	6.74	2.25	15.17
0692 -027	Residential	6.11	6.11	367	0.15	1,070	0.43	6.69	2.25	15.05
0692 -028	Residential	6.11	6.11	367	0.15	1,221	0.49	6.75	2.25	15.19
0693 -001	Residential	125.00	125.00	2,848	1.14	7,254	2.90	129.04	2.25	290.34
0693 -002	Residential	40.00	40.00	3,800	1.52	10,500	4.20	45.72	2.25	102.87
0693 -003	Non-Profit	145.00	145.00	4,750	1.90	5,575	2.23	149.13	2.65	395.19
0693 -004	Non-Residential	140.00	140.00	3,300	1.32	6,600	2.64	143.96	18.00	2,591.28
0693 -005	Non-Residential	30.00	30.00	2,400	0.96	0	0.00	30.96	18.00	557.28
0693 -006	Non-Residential	140.00	140.00	4,800	1.92	13,875	5.55	147.47	18.00	2,654.46
0693 -007	Non-Residential	30.00	30.00	2,700	1.08	8,305	3.32	34.40	18.00	619.20
0693 -008	Non-Residential	54.75	54.75	3,284	1.31	3,240	1.30	57.36	18.00	1,032.48
0693 -009	Residential	60.25	60.25	3,615	1.45	19,680	7.87	69.57	2.25	156.53
0693 -010	Residential	50.00	50.00	3,000	1.20	8,740	3.50	54.70	2.25	123.08
0693 -011	Non-Residential	55.00	55.00	3,297	1.32	3,900	1.56	57.88	18.00	1,041.84
0693 -012	Residential	55.00	55.00	3,300	1.32	14,100	5.64	61.96	2.25	139.41

**Lower Polk Community Benefit District
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Linear Factor	Lot Square		Building Square		Total Factors	Assigned Benefit Points	Total Special Benefit Points
				Footage	Lot Factor	Footage	Building Factor			
0693 -013	Residential	170.00	170.00	10,200	4.08	19,680	7.87	181.95	2.25	409.39
0693 -014	Residential	280.00	280.00	9,600	3.84	41,385	16.55	300.39	2.25	675.88
0693 -015	Residential	253.79	253.79	8,040	3.22	37,687	15.07	272.08	2.25	612.18
0693 -016	Non-Residential	39.21	39.21	2,352	0.94	9,120	3.65	43.80	18.00	788.40
0693 -017	Non-Residential	47.00	47.00	2,820	1.13	8,280	3.31	51.44	18.00	925.92
0693 -018	Public	61.00	61.00	3,659	1.46	0	0.00	62.46	2.65	165.52
0693 -019	Non-Residential	27.00	27.00	2,156	0.86	2,156	0.86	28.72	18.00	516.96
0693 -020	Non-Residential	27.00	27.00	1,075	0.43	1,080	0.43	27.86	18.00	501.48
0693 -021	Non-Residential	50.00	50.00	2,996	1.20	3,925	1.57	52.77	18.00	949.86
0693 -022	Residential	50.00	50.00	3,000	1.20	10,638	4.26	55.46	2.25	124.79
0693 -023	Residential	50.00	50.00	2,996	1.20	7,970	3.19	54.39	2.25	122.38
0693 -024	Non-Residential	50.00	50.00	3,000	1.20	3,000	1.20	52.40	18.00	943.20
0693 -025	Non-Residential	50.00	50.00	3,000	1.20	3,700	1.48	52.68	18.00	948.24
0693 -026	Residential	50.00	50.00	3,000	1.20	10,564	4.23	55.43	2.25	124.72
0694 -001	Non-Residential	115.00	115.00	3,297	1.32	9,000	3.60	119.92	18.00	2,158.56
0694 -002	Non-Residential	20.00	20.00	1,100	0.44	2,240	0.90	21.34	18.00	384.12
0694 -003	Non-Residential	95.00	95.00	2,200	0.88	5,200	2.08	97.96	18.00	1,763.28
0694 -004	Public	285.00	285.00	9,900	3.96	37,125	14.85	303.81	2.65	805.10
0694 -005	Non-Residential	55.00	55.00	3,297	1.32	6,300	2.52	58.84	18.00	1,059.12
0694 -006	Non-Residential	55.00	55.00	3,300	1.32	9,420	3.77	60.09	18.00	1,081.62
0694 -007	Non-Residential	55.00	55.00	3,297	1.32	5,940	2.38	58.70	18.00	1,056.60
0694 -008	Non-Residential	110.00	110.00	6,599	2.64	16,225	6.49	119.13	18.00	2,144.34
0694 -009	Residential	52.00	52.00	3,120	1.25	5,696	2.28	55.53	2.25	124.94
0694 -009A	Non-Residential	58.00	58.00	3,476	1.39	6,960	2.78	62.17	18.00	1,119.06
0694 -010	Non-Residential	338.00	338.00	13,076	5.23	43,148	17.26	360.49	18.00	6,488.82
0694 -011	Non-Residential	338.00	338.00	13,080	5.23	52,320	20.93	364.16	18.00	6,554.88
0694 -012	Non-Residential	55.00	55.00	3,300	1.32	3,705	1.48	57.80	18.00	1,040.40
0694 -013	Non-Residential	55.00	55.00	3,300	1.32	7,216	2.89	59.21	18.00	1,065.78
0694 -014	Residential	55.00	55.00	3,300	1.32	11,400	4.56	60.88	2.25	136.98
0694 -015	Non-Residential	55.00	55.00	3,300	1.32	5,160	2.06	58.38	18.00	1,050.84
0694 -016	Residential	55.00	55.00	3,300	1.32	9,300	3.72	60.04	2.25	135.09
0694 -017	Non-Residential	65.00	65.00	6,300	2.52	12,600	5.04	72.56	18.00	1,306.08
0694 -019	Residential	60.00	60.00	3,600	1.44	13,010	5.20	66.64	2.25	149.94
0695 -005	Non-Residential	327.25	327.25	18,595	7.44	214,422	85.77	420.46	18.00	7,568.28
0695 -006	Non-Residential	717.25	717.25	87,207	34.88	416,333	166.53	918.66	18.00	16,535.88
0715 -001	Non-Residential	220.00	220.00	5,998	2.40	1,500	0.60	223.00	18.00	4,014.00
0715 -009	Non-Residential	419.00	419.00	17,940	7.18	15,500	6.20	432.38	18.00	7,782.84

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**Lower Polk Community Benefit District
Special Benefit Points Assignment**

Assessor's Parcel Number	Parcel Land Use Classification	Linear Street Frontage	Linear Factor	Lot Square Footage	Lot Factor	Building Square Footage	Building Factor	Total Factors	Assigned Benefit Points	Total Special Benefit Points
0715 -010	Non-Residential	100.50	100.50	6,003	2.40	12,006	4.80	107.70	18.00	1,938.60
0715 -010A	Residential	154.00	154.00	9,239	3.70	38,184	15.27	172.97	2.25	389.18
0715 -011	Non-Residential	114.50	114.50	6,870	2.75	38,706	15.48	132.73	18.00	2,389.14
0716 -001	Residential	272.00	272.00	33,000	13.20	47,357	18.94	304.14	2.25	684.32
0716 -001A	Residential	88.00	88.00	5,280	2.11	23,500	9.40	99.51	2.25	223.90
0716 -002	Public	194.00	194.00	8,880	3.55	0	0.00	197.55	2.65	523.51
0716 -008	Residential	145.00	145.00	8,700	3.48	35,000	14.00	162.48	2.25	365.58
0716 -009	Residential	55.00	55.00	8,700	3.48	11,600	4.64	63.12	2.25	142.02
0716 -010	Non-Residential	80.00	80.00	4,795	1.92	4,800	1.92	83.84	18.00	1,509.12
0716 -011	Non-Residential	80.00	80.00	4,800	1.92	44,440	17.78	99.70	18.00	1,794.60
0716 -280	Residential	345.00	345.00	13,524	5.41	30,000	12.00	362.41	2.25	815.42
Totals:		22,548.92	22,548.92	1,231,063	492.37	3,622,989	1,449.16	24,490.45		284,374.87

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8. ASSESSMENT DIAGRAM

An Assessment Diagram for the District is shown on the following pages. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor, at the time this report was prepared, and are incorporated by reference herein and made part of this Engineer's Report.

Assessment Diagram for the assessment district known as the Lower Polk Community Benefit District

A Property and Business Improvement District
Established in the City and County of San Francisco, State of California,
Under Part 7 of the California Streets and Highways Code
("Property and Business Improvement District Law of 1994," §§36600 et seq.)
and Article 15 of the San Francisco Business and Tax Regulations Code

(1) An assessment was levied by the Board of Supervisors for the City and County of San Francisco, State of California, on the lots, pieces, and parcels of land shown on this Assessment Diagram. The levy of assessment was approved by the Board of Supervisors on _____, 20____, and signed by the Mayor on _____, 20____, Resolution No. _____. The Assessment Diagram was filed in the Office of the Clerk of the Board of Supervisors for the City and County of San Francisco, on _____, 20____.

Said Resolution No. _____, together with the statutorily required Management District Plan and certified Engineer's Report for this District as also approved by the Board of Supervisors, are on file with the Board of Supervisors and are submitted with the Assessment Diagram to the Office of the Assessor-Recorder for the City and County of San Francisco for recording. Reference is made to the Management District Plan, certified Engineer's Report and Assessment Diagram, for the amount of each assessment levied against each parcel of land shown on this Assessment Diagram.

Upon recordation by the County Assessor-Recorder, a conformed copy of the Assessment Diagram will be filed with the Clerk of the Board of Supervisors for the City and County of San Francisco, and a Notice of Assessment will be issued pursuant to California Streets and Highways Code §§3114 and 36927.

Angela Calvillo, Clerk of the Board of Supervisors, City and County of San Francisco

(2) The Assessment Diagram and Resolution No. _____, together with the Management District Plan and Engineer's Report for this assessment district, that were submitted for recording by the Clerk of the Board of Supervisors (see Paragraph No. 1, above), were recorded by the Assessor-Recorder for the City and County of San Francisco, State of California on _____, 20____. The Assessment Diagram was filed in Book _____ of Maps of Assessment and Community Facilities Districts at Page(s) _____. In the Office of the Assessor-Recorder, City and County of San Francisco, State of California, at the hour of _____ o'clock _____, on this same date.

Carman Chu, Assessor-Recorder, City and County of San Francisco

NOTES:
1. FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSORS PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR OF THE CITY AND COUNTY OF SAN FRANCISCO

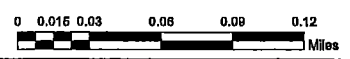


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Legend

▬ District Parcels
▬ District Boundary

Prepared by
NBS



Assessment Diagram for the assessment district known as the Lower Polk Community Benefit District

A Property and Business Improvement District
Established in the City and County of San Francisco, State of California,
Under Part 7 of the California Streets and Highways Code
("Property and Business Improvement District Law of 1994," §§36600 et seq.)
and Article 15 of the San Francisco Business and Tax Regulations Code

APN	Assessment ID	APN	Assessment ID	APN	Assessment ID	APN	Assessment ID	APN	Assessment ID	APN	Assessment ID
0646-001	1	0646-027	53	0667-020	105	0668-038	157	0670-018	209	0693-014	261
0646-002	2	0646-028	54	0667-030	106	0668-037	158	0670-017	210	0693-015	262
0646-003	3	0646-029	55	0667-031	107	0668-038	159	0670-018	211	0693-016	263
0646-007	4	0646-030	56	0667-032	108	0668-039	160	0670-019	212	0693-017	264
0646-007A	5	0646-031	57	0667-033	109	0668-040	161	0670-020	213	0693-018	265
0646-008	6	0646-032	58	0667-034	110	0668-041	162	0670-022	214	0693-019	266
0646-009	7	0646-033	59	0667-035	111	0668-042	163	0670-023	215	0693-020	267
0646-011	8	0646-034	60	0667-036	112	0668-043	164	0670-024	216	0693-021	268
0646-012	9	0646-035	61	0667-037	113	0668-044	165	0670-028	217	0693-022	269
0646-013	10	0646-036	62	0667-038	114	0668-045	166	0691-001	218	0693-023	270
0646-014	11	0646-037	63	0667-039	115	0668-046	167	0691-002	219	0693-024	271
0646-014A	12	0646-038	64	0667-040	116	0669-001	168	0691-003	220	0693-025	272
0646-015	13	0646-039	65	0667-041	117	0669-005	169	0691-005	221	0693-026	273
0646-016	14	0646-040	66	0667-042	118	0669-006	170	0691-008	222	0694-001	274
0646-017	15	0646-041	67	0667-043	119	0669-007	171	0691-011	223	0694-002	275
0646-018	16	0646-042	68	0667-044	120	0669-008	172	0691-012	224	0694-003	276
0646-019	17	0646-043	69	0667-045	121	0669-009	173	0691-012A	225	0694-004	277
0646-020	18	0646-044	70	0668-001	122	0669-011	174	0692-001	226	0694-005	278
0646-021	19	0646-045	71	0668-002	123	0669-012	175	0692-003	227	0694-006	279
0646-022	20	0646-046	72	0668-003	124	0669-012A	176	0692-004	228	0694-007	280
0646-024	21	0646-047	73	0668-004	125	0669-013	177	0692-005	229	0694-008	281
0646-025	22	0646-048	74	0668-004A	126	0669-014	178	0692-007	230	0694-009	282
0646-026	23	0646-049	75	0668-004B	127	0669-018	179	0692-008	231	0694-009A	283
0646-027	24	0646-050	76	0668-006	128	0669-019	180	0692-009	232	0694-010	284
0646-028	25	0646-051	77	0668-007	129	0669-020	181	0692-010	233	0694-011	285
0646-028	26	0646-052	78	0668-009	130	0669-021	182	0692-011	234	0694-012	286
0646-030	27	0646-053	79	0668-010	131	0669-022	183	0692-011A	235	0694-013	287
0646-031	28	0667-001	80	0668-011	132	0669-023	184	0692-012	236	0694-014	288
0646-032	29	0667-002	81	0668-012	133	0669-024	185	0692-013	237	0694-015	289
0646-033	30	0667-003	82	0668-013	134	0669-025	186	0692-019	238	0694-016	290
0646-034	31	0667-004	83	0668-014	135	0669-028	187	0692-020	239	0694-017	291
0646-035	32	0667-005	84	0668-015	136	0669-027	188	0692-021	240	0694-019	292
0646-036	33	0667-007	85	0668-016	137	0669-028	189	0692-022	241	0695-005	293
0646-037	34	0667-009	86	0668-017	138	0669-029	190	0692-023	242	0695-006	294
0646-001	35	0667-010	87	0668-018	139	0669-030	191	0692-024	243	0715-001	295
0646-002	36	0667-011	88	0668-019	140	0669-031	192	0692-025	244	0715-009	296
0646-003	37	0667-013	89	0668-020	141	0669-032	193	0692-028	245	0715-010	297
0646-004	38	0667-014	90	0668-021	142	0670-002	194	0692-027	246	0715-010A	298
0646-005	39	0667-016	91	0668-022	143	0670-002A	195	0692-028	247	0715-011	299
0646-012	40	0667-017	92	0668-023	144	0670-003	196	0693-001	248	0716-001	300
0646-015	41	0667-018	93	0668-024	145	0670-004	197	0693-002	249	0716-001A	301
0646-016	42	0667-018A	94	0668-025	146	0670-005	198	0693-003	250	0716-002	302
0646-017	43	0667-019	95	0668-026	147	0670-006	199	0693-004	251	0716-008	303
0646-018	44	0667-020	96	0668-027	148	0670-007	200	0693-005	252	0716-009	304
0646-019	45	0667-021	97	0668-028	149	0670-008	201	0693-006	253	0716-010	305
0646-020	46	0667-022	98	0668-029	150	0670-009	202	0693-007	254	0716-011	306
0646-021	47	0667-023	99	0668-030	151	0670-010	203	0693-008	255	0716-280	307
0646-022	48	0667-024	100	0668-031	152	0670-011	204	0693-009	256		
0646-023	49	0667-025	101	0668-032	153	0670-012	205	0693-010	257		
0646-024	50	0667-026	102	0668-033	154	0670-013	206	0693-011	258		
0646-025	51	0667-027	103	0668-034	155	0670-014	207	0693-012	259		
0646-026	52	0667-028	104	0668-035	156	0670-015	208	0693-013	260		

9. ASSESSMENT ROLL

The assessment roll is a listing of the assessment apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor. The following table summarizes the assessments for the District:

Property Land Use Type	Parcel Count	Total Special Benefit Points	2014/15 Maximum Annual Assessment
Non-Residential Property	115	260,971.38	\$733,329.61
Residential Property	179	17,300.36	48,614.15
Non-Profit / Public Property	13	6,103.13	17,149.78
Totals:	307	284,374.87	\$799,093.54

The assessment roll for year one of the District is listed on the following pages.

**Lower Polk Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0645 -001	1501-1515 CALIFORNIA ST	2,088.00	\$5,867.28
0645 -002	1349 LARKIN ST	878.22	2,467.80
0645 -003	1335 LARKIN ST	1,146.96	3,222.96
0645 -007	1462 PINE ST	2,006.64	5,638.66
0645 -007A	1470 PINE ST	652.50	1,833.53
0645 -008	1488-1490 PINE ST	114.39	321.44
0645 -009	1400 POLK ST	1,533.60	4,309.42
0645 -011	1410-1416 POLK ST	504.18	1,416.75
0645 -012	1418-1420 POLK ST	57.04	160.28
0645 -013	1424-1428 POLK ST	104.81	294.52
0645 -014	1436 POLK ST	2,098.08	5,895.60
0645 -014A	1498 POLK ST	2,634.12	7,401.88
0645 -015	1567 CALIFORNIA ST	462.06	1,298.39
0645 -016	1561 CALIFORNIA ST	467.46	1,313.56
0645 -017	1555-1559 CALIFORNIA ST	479.16	1,346.44
0645 -018	1551-1553 CALIFORNIA ST	59.92	168.38
0645 -019	1545 CALIFORNIA ST	569.16	1,599.34
0645 -020	1541 CALIFORNIA ST	868.32	2,439.98
0645 -021	1529-1533 CALIFORNIA ST	57.26	160.90
0645 -022	1517-1525 CALIFORNIA ST	94.64	265.94
0645 -024	1448 PINE ST #101	16.70	46.93
0645 -025	1448 PINE ST #102	16.38	46.03
0645 -026	1448 PINE ST #201	13.68	38.44
0645 -027	1448 PINE ST #202	13.48	37.88
0645 -028	1448 PINE ST #203	13.37	37.57
0645 -029	1448 PINE ST #204	13.82	38.83
0645 -030	1448 PINE ST #205	13.43	37.74
0645 -031	1448 PINE ST #206	13.37	37.57
0645 -032	1448 PINE ST #301	14.15	39.76
0645 -033	1448 PINE ST #302	14.13	39.71
0645 -034	1448 PINE ST #303	14.24	40.01
0645 -035	1448 PINE ST #304	14.20	39.90
0645 -036	1400 PINE ST	342.97	963.75
0645 -037	1400 PINE ST	390.56	1,097.47
0646 -001	1615 CALIFORNIA ST	3,628.62	10,196.42
0646 -002	1435-1441 POLK ST	86.45	242.92
0646 -003	1411-1433 POLK ST	1,835.10	5,156.63
0646 -004	1401-1409 POLK ST	2,337.48	6,568.32
0646 -005	1528 PINE ST	2,160.00	6,069.60
0646 -012	1554 VAN NESS AVE	4,663.26	13,103.76
0646 -015	1623-1633 CALIFORNIA ST	131.92	370.70
0646 -016	1550 VAN NESS AVE	9,565.92	26,880.24
0646 -017	1635 CALIFORNIA ST	73.98	207.88
0646 -018	1635 CALIFORNIA ST #21	5.67	15.93
0646 -019	1635 CALIFORNIA ST #22	5.60	15.74
0646 -020	1635 CALIFORNIA ST #23	5.74	16.13
0646 -021	1635 CALIFORNIA ST #24	5.65	15.88
0646 -022	1635 CALIFORNIA ST #25	5.60	15.74
0646 -023	1635 CALIFORNIA ST #26	5.81	16.33

**Lower Polk Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0646 -024	1635 CALIFORNIA ST #31	5.69	15.99
0646 -025	1635 CALIFORNIA ST #32	5.60	15.74
0646 -026	1635 CALIFORNIA ST #33	5.76	16.19
0646 -027	1635 CALIFORNIA ST #34	5.65	15.88
0646 -028	1635 CALIFORNIA ST #35	5.60	15.74
0646 -029	1635 CALIFORNIA ST #36	5.81	16.33
0646 -030	1635 CALIFORNIA ST #41	5.69	15.99
0646 -031	1635 CALIFORNIA ST #42	5.60	15.74
0646 -032	1635 CALIFORNIA ST #43	5.76	16.19
0646 -033	1635 CALIFORNIA ST #44	5.65	15.88
0646 -034	1635 CALIFORNIA ST #45	5.60	15.74
0646 -035	1635 CALIFORNIA ST #46	5.81	16.33
0646 -036	1635 CALIFORNIA ST #51	5.69	15.99
0646 -037	1635 CALIFORNIA ST #52	5.60	15.74
0646 -038	1635 CALIFORNIA ST #53	5.76	16.19
0646 -039	1635 CALIFORNIA ST #54	5.65	15.88
0646 -040	1635 CALIFORNIA ST #55	5.60	15.74
0646 -041	1635 CALIFORNIA ST #56	5.81	16.33
0646 -042	1635 CALIFORNIA ST #61	5.69	15.99
0646 -043	1635 CALIFORNIA ST #62	5.60	15.74
0646 -044	1635 CALIFORNIA ST #63	5.76	16.19
0646 -045	1635 CALIFORNIA ST #64	5.65	15.88
0646 -046	1635 CALIFORNIA ST #65	5.60	15.74
0646 -047	1635 CALIFORNIA ST #66	5.69	15.99
0646 -048	1635 CALIFORNIA ST #71	5.69	15.99
0646 -049	1635 CALIFORNIA ST #72	5.60	15.74
0646 -050	1635 CALIFORNIA ST #73	5.76	16.19
0646 -051	1635 CALIFORNIA ST #74	5.65	15.88
0646 -052	1635 CALIFORNIA ST #75	5.60	15.74
0646 -053	1635 CALIFORNIA ST #76	5.81	16.33
0667 -001	1343-1355 POLK ST	1,689.30	4,746.93
0667 -002	1331-1339 POLK ST	2,072.52	5,823.78
0667 -003	1301-1327 POLK ST	711.02	1,997.97
0667 -004	1424-1428 BUSH ST	1,324.44	3,721.68
0667 -005	1430-1444 BUSH ST	2,185.38	6,140.92
0667 -007	1448-1450 BUSH ST	145.96	410.15
0667 -009	1412 VAN NESS AVE	4,355.28	12,238.34
0667 -010	1400 VAN NESS AVE	2,783.88	7,822.70
0667 -011	1480 VAN NESS AVE	5,912.82	16,615.02
0667 -013	1575 PINE ST	122.09	343.07
0667 -014	1553-1563 PINE ST	224.84	631.80
0667 -016	1545 PINE ST	1,902.96	5,347.32
0667 -017	1533 PINE ST	964.80	2,711.09
0667 -018	1529 PINE ST	471.60	1,325.20
0667 -018A	1529-1533 PINE ST	475.20	1,335.31
0667 -019	1527 PINE ST	1,029.78	2,893.68
0667 -020	1525 PINE ST	934.56	2,626.11
0667 -021	1515-1517 PINE ST	57.38	161.24
0667 -022	1507 PINE ST	56.79	159.58

**Lower Polk Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0667 -023	1452 BUSH ST	86.40	242.78
0667 -024	1452 BUSH ST #1	11.07	31.11
0667 -025	1452 BUSH ST #2	11.07	31.11
0667 -026	1452 BUSH ST #3	11.18	31.42
0667 -027	1452 BUSH ST #4	11.09	31.16
0667 -028	1452 BUSH ST #5	11.07	31.11
0667 -029	1452 BUSH ST #6	10.94	30.74
0667 -030	1452 BUSH ST #7	11.05	31.05
0667 -031	1452 BUSH ST #8	10.98	30.85
0667 -032	1452 BUSH ST #9	11.21	31.50
0667 -033	1452 BUSH ST #10	11.18	31.42
0667 -034	1452 BUSH ST #11	11.07	31.11
0667 -035	1452 BUSH ST #12	10.91	30.66
0667 -036	1452 BUSH ST #13	11.05	31.05
0667 -037	1452 BUSH ST #14	11.00	30.91
0667 -038	1452 BUSH ST #15	11.21	31.50
0667 -039	1452 BUSH ST #16	11.12	31.25
0667 -040	1452 BUSH ST #17	11.07	31.11
0667 -041	1452 BUSH ST #18	10.94	30.74
0667 -042	1452 BUSH ST #19	11.61	32.62
0667 -043	1452 BUSH ST #20	11.75	33.02
0667 -044	1452 BUSH ST #21	11.45	32.17
0667 -045	1452 BUSH ST #22	11.57	32.51
0668 -001		1,403.44	3,943.67
0668 -002	1330 BUSH ST	1,067.47	2,999.59
0668 -003		602.42	1,692.80
0668 -004	1350-1380 BUSH ST	1,897.38	5,331.64
0668 -004A	1300 POLK ST	326.00	916.06
0668 -004B	1300 POLK ST	62.04	174.33
0668 -006	1330-1342 POLK ST	2,286.00	6,423.66
0668 -007	1346 POLK ST	567.90	1,595.80
0668 -009	1485 PINE ST	2,740.50	7,700.81
0668 -010	1473 PINE ST	934.92	2,627.13
0668 -011	1467-1469 PINE ST	961.92	2,703.00
0668 -012	1465 PINE ST	117.90	331.30
0668 -013	1461 PINE ST	258.32	725.88
0668 -014	81 FRANK NORRIS PL #201	13.30	37.37
0668 -015	81 FRANK NORRIS PL #203	13.10	36.81
0668 -016	81 FRANK NORRIS PL #301	12.92	36.31
0668 -017	81 FRANK NORRIS PL #302	12.92	36.31
0668 -018	81 FRANK NORRIS PL #303	13.03	36.61
0668 -019	81 FRANK NORRIS PL #304	13.03	36.61
0668 -020	81 FRANK NORRIS PL #305	13.12	36.87
0668 -021	81 FRANK NORRIS PL #306	13.05	36.67
0668 -022	81 FRANK NORRIS PL #401	12.96	36.42
0668 -023	81 FRANK NORRIS PL #402	12.94	36.36
0668 -024	81 FRANK NORRIS PL #403	13.07	36.73
0668 -025	81 FRANK NORRIS PL #404	13.19	37.06
0668 -026	81 FRANK NORRIS PL #405	13.21	37.12

**Lower Polk Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0668 -027	81 FRANK NORRIS PL #406	13.05	36.67
0668 -028	81 FRANK NORRIS PL #501	12.96	36.42
0668 -029	81 FRANK NORRIS PL #502	12.94	36.36
0668 -030	81 FRANK NORRIS PL #503	13.07	36.73
0668 -031	81 FRANK NORRIS PL #504	13.19	37.06
0668 -032	81 FRANK NORRIS PL #505	13.21	37.12
0668 -033	81 FRANK NORRIS PL #506	13.05	36.67
0668 -034	81 FRANK NORRIS PL #601	12.96	36.42
0668 -035	81 FRANK NORRIS PL #602	12.94	36.36
0668 -036	81 FRANK NORRIS PL #603	13.07	36.73
0668 -037	81 FRANK NORRIS PL #604	13.19	37.06
0668 -038	81 FRANK NORRIS PL #605	13.21	37.12
0668 -039	81 FRANK NORRIS PL #606	13.05	36.67
0668 -040	81 FRANK NORRIS PL #701	12.96	36.42
0668 -041	81 FRANK NORRIS PL #702	12.94	36.36
0668 -042	81 FRANK NORRIS PL #703	13.07	36.73
0668 -043	81 FRANK NORRIS PL #704	13.19	37.06
0668 -044	81 FRANK NORRIS PL #705	13.21	37.12
0668 -045	81 FRANK NORRIS PL #706	13.05	36.67
0668 -046	81 FRANK NORRIS PL #113	113.76	319.67
0669 -001	1333 BUSH ST	1,081.15	3,038.03
0669 -005	1100 SUTTER ST	4,479.30	12,586.83
0669 -006	1114 SUTTER ST	182.18	511.93
0669 -007	1122 SUTTER ST	220.91	620.76
0669 -008	1136-1144 SUTTER ST	350.17	983.98
0669 -009	1150 SUTTER ST	226.91	637.62
0669 -011	1214 POLK ST	6,500.70	18,266.97
0669 -012	1288 POLK ST	787.45	2,212.73
0669 -012A	1361 BUSH ST	2,491.02	6,999.77
0669 -013	1353-1355 BUSH ST	1,974.06	5,547.11
0669 -014	1345 BUSH ST	284.05	798.18
0669 -018	1158 SUTTER ST #A	127.44	358.11
0669 -019	1158 SUTTER ST #1	16.09	45.21
0669 -020	1158 SUTTER ST #2	16.31	45.83
0669 -021	1158 SUTTER ST #3	16.22	45.58
0669 -022	1158 SUTTER ST #4	16.09	45.21
0669 -023	1158 SUTTER ST #5	16.29	45.77
0669 -024	1158 SUTTER ST #6	16.31	45.83
0669 -025	1158 SUTTER ST #7	16.22	45.58
0669 -026	1158 SUTTER ST #8	16.09	45.21
0669 -027	1158 SUTTER ST #9	16.45	46.22
0669 -028	1158 SUTTER ST #10	16.09	45.21
0669 -029	1158 SUTTER ST #11	16.20	45.52
0669 -030	1158 SUTTER ST #12	16.11	45.27
0669 -031	1158 SUTTER ST #13	16.31	45.83
0669 -032	1158 SUTTER ST #14	16.18	45.47
0670 -002	1245-1249 POLK ST	583.20	1,638.79
0670 -002A	1407 BUSH ST	570.78	1,603.89
0670 -003	1237-1239 POLK ST	628.02	1,764.74

**Lower Polk Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0670 -004	1233 POLK ST	2,608.56	7,330.05
0670 -005	1217 POLK ST	2,444.22	6,868.26
0670 -006	1211-1215 POLK ST	54.27	152.50
0670 -007	1202 SUTTER ST	2,053.80	5,771.18
0670 -008	1214-1216 SUTTER ST	400.32	1,124.90
0670 -009	1222-1226 SUTTER ST	1,056.42	2,968.54
0670 -010	1228-1230 SUTTER ST	1,056.78	2,969.55
0670 -011	1238 SUTTER ST	1,518.30	4,266.42
0670 -012	1244-1268 SUTTER ST	3,275.64	9,204.55
0670 -013	1320 VAN NESS AVE	7,117.02	19,998.83
0670 -014	1332-1334 VAN NESS AVE	2,114.10	5,940.62
0670 -015	1336 VAN NESS AVE	445.50	1,251.86
0670 -016	1350 VAN NESS AVE	768.24	2,158.75
0670 -017	1485-1487 BUSH ST	1,698.84	4,773.74
0670 -018	1475 BUSH ST	466.74	1,311.54
0670 -019	1465 BUSH ST	957.60	2,690.86
0670 -020	1455 BUSH ST	1,908.00	5,361.48
0670 -022	1445 BUSH ST	1,254.24	3,524.41
0670 -023	140 FERN ST	1,040.40	2,923.52
0670 -024	1433 BUSH ST	2,075.04	5,830.86
0670 -026	1255-1259 POLK ST	2,083.32	5,854.13
0691 -001	1145 POLK ST	4,844.16	13,612.09
0691 -002	1101-1127 POLK ST	608.94	1,711.12
0691 -003	1130 POST ST	2,831.22	7,955.73
0691 -005	1200 VAN NESS AVE	12,087.90	33,967.00
0691 -008	1285 SUTTER ST	1,111.39	3,123.01
0691 -011	1235-1243 SUTTER ST	2,722.32	7,649.72
0691 -012	1227 SUTTER ST	220.16	618.65
0691 -012A	1217 SUTTER ST	1,136.70	3,194.13
0692 -001	1101 SUTTER ST	5,194.08	14,595.36
0692 -003	1010 POST ST	2,104.56	5,913.81
0692 -004	1002 POST ST	309.33	869.22
0692 -005	1020 POST ST	252.77	710.28
0692 -007	1030 POST ST	341.01	958.24
0692 -008	1042-1044 POST ST	137.69	386.91
0692 -009	1050 POST ST	243.99	685.61
0692 -010	1070 POST ST	119.23	335.04
0692 -011	1080 POST ST	140.78	395.59
0692 -011A	1082 POST ST	141.26	396.94
0692 -012	1092 POST ST	668.99	1,879.86
0692 -013	1167-1199 SUTTER ST	7,459.20	20,960.35
0692 -019	1123 SUTTER ST	6,508.08	18,287.70
0692 -020	1151 SUTTER ST #C	164.88	463.31
0692 -021	1151 SUTTER ST #102	15.01	42.18
0692 -022	1151 SUTTER ST #201	15.17	42.63
0692 -023	1151 SUTTER ST #202	15.03	42.23
0692 -024	1151 SUTTER ST #301	15.17	42.63
0692 -025	1151 SUTTER ST #302	15.03	42.23
0692 -026	1151 SUTTER ST #401	15.17	42.63

**Lower Polk Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0692 -027	1151 SUTTER ST #402	15.05	42.29
0692 -028	1151 SUTTER ST #501	15.19	42.68
0693 -001	1003 POST ST	290.34	815.86
0693 -002	945 LARKIN ST	102.87	289.06
0693 -003	931 LARKIN ST	395.19	1,110.48
0693 -004	925-927 LARKIN ST	2,591.28	7,281.50
0693 -005	907 LARKIN ST	557.28	1,565.96
0693 -006	900 GEARY ST	2,654.46	7,459.03
0693 -007	920-930 GEARY ST	619.20	1,739.95
0693 -008	928-930 GEARY ST	1,032.48	2,901.27
0693 -009	936-940 GEARY ST	156.53	439.85
0693 -010	946 GEARY ST	123.08	345.85
0693 -011	950 GEARY ST	1,041.84	2,927.57
0693 -012	954-958 GEARY ST	139.41	391.74
0693 -013	970 GEARY ST	409.39	1,150.39
0693 -014	990 GEARY ST	675.88	1,899.22
0693 -015	1030-1042 POLK ST	612.18	1,720.23
0693 -016	1081 POST ST	788.40	2,215.40
0693 -017	1077 POST ST	925.92	2,601.84
0693 -018		165.52	465.11
0693 -019	1061 POST ST	516.96	1,452.66
0693 -020	90 CEDAR ST	501.48	1,409.16
0693 -021	1055 POST ST	949.86	2,669.11
0693 -022	50 CEDAR ST	124.79	350.66
0693 -023	1045 POST ST	122.38	343.89
0693 -024	1035 POST ST	943.20	2,650.39
0693 -025	1031 POST ST	948.24	2,664.55
0693 -026	20 CEDAR ST	124.72	350.46
0694 -001	1101-1111 POST ST	2,158.56	6,065.55
0694 -002	1045 POLK ST	384.12	1,079.38
0694 -003	1033-1037 POLK ST	1,763.28	4,954.82
0694 -004	1001 GEARY ST	805.10	2,262.33
0694 -005	1020 GEARY ST	1,059.12	2,976.13
0694 -006	1030 GEARY ST	1,081.62	3,039.35
0694 -007	1034-1036 GEARY ST	1,056.60	2,969.05
0694 -008	1040 GEARY ST	2,144.34	6,025.60
0694 -009	1054-1060 GEARY ST	124.94	351.08
0694 -009A	1062 GEARY ST	1,119.06	3,144.56
0694 -010	1100 VAN NESS AVE	6,488.82	18,233.58
0694 -011	1142 VAN NESS AVE	6,554.88	18,419.21
0694 -012	1161 POST ST	1,040.40	2,923.52
0694 -013	1157 POST ST	1,065.78	2,994.84
0694 -014	1151 POST ST	136.98	384.91
0694 -015	1143 POST ST	1,050.84	2,952.86
0694 -016	1141 POST ST	135.09	379.60
0694 -017	1133 POST ST	1,306.08	3,670.08
0694 -019	1115 POST ST	149.94	421.33
0695 -005	1255 POST ST	7,568.28	21,266.87
0695 -006	1101 VAN NESS AVE	16,535.88	46,465.82

**Lower Polk Community Benefit District
Assessment Roll**

Assessor's Parcel Number	Site Address	Total Special Benefit Points	2014/15 Maximum Annual Assessment
0715 -001	999 POLK ST	4,014.00	11,279.34
0715 -009	1050-1066 VAN NESS AVE	7,782.84	21,869.78
0715 -010	1050 VAN NESS AVE	1,938.60	5,447.47
0715 -010A	1029-1035 GEARY ST	389.18	1,093.60
0715 -011	1015 GEARY ST	2,389.14	6,713.48
0716 -001	901-905 GEARY ST	684.32	1,922.94
0716 -001A	925 GEARY ST	223.90	629.16
0716 -002	P	523.51	1,471.06
0716 -008	965 GEARY ST	365.58	1,027.28
0716 -009	943-947 GEARY ST	142.02	399.08
0716 -010	937-941 GEARY ST	1,509.12	4,240.63
0716 -011	935 GEARY ST	1,794.60	5,042.83
0716 -280	990 POLK ST	815.42	2,291.33
Totals:		284,374.87	\$799,093.54

10. POLK STREET INTERCEPT SURVEY RESULTS

The San Francisco Municipal Transportation Agency's Polk Street Intercept Survey Results are provided on the following pages.

POLK STREET INTERCEPT SURVEY RESULTS

In the spring of 2013, the SFMTA conducted an intercept survey of roughly 400 people on Polk Street in San Francisco to gauge transportation and spending habits in order to advise transportation planning decisions as part of a safety and public realm improvement project. For more information on the efforts to plan and implement streetscape improvements on Polk, visit www.sfmta.com/Polk.

This survey did not measure nor does it attempt to draw conclusions about revenue from individual businesses or overall transportation mode splits. The survey findings are intended to reflect the habits of a representative sample of the people visiting Polk Street.

The survey methodology was based on two studies from New York City and two studies from Toronto, Canada. Additionally for this study, background information, methodology and results from studies in Portland and the Columbus Avenue Neighborhood Transportation Study in San Francisco were reviewed. A list of these sources is in section 9.

Key Findings

- Polk Street primarily serves local residents. 88% of the people surveyed on Polk Street live in San Francisco and 56% live in the direct vicinity of Polk Street.
- The vast majority of people (68%) typically walk or take transit to Polk Street.
- People that walk report spending more money on Polk Street on a weekly basis than any other transportation mode.
- Respondents that drive to Polk Street report spending the most per trip in comparison to respondents using other modes of transportation, but they typically visit the area once a week or less, and people who drive to Polk likely spend less cumulatively than other visitors.



1. General Survey Statistics

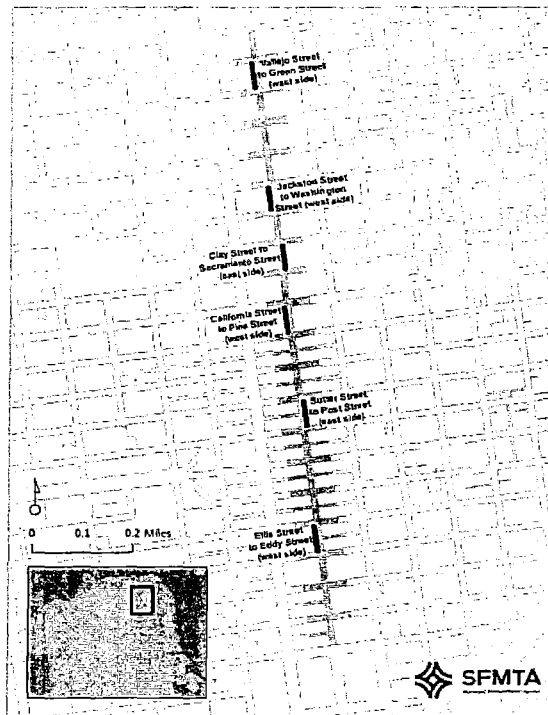
The Polk Street intercept survey asked 10 questions and was administrated at six locations by SFMTA staff and volunteers.

- Surveys were conducted at each location on one weekday (Tuesday-Thursday) and on one Saturday
- 410 surveys were collected over 42 hours, averaging almost 10 surveys per hour.
- The response rate from nine survey times/locations was 28.2%.
- The majority of all survey respondents travelled by foot to the Polk Street neighborhood on the survey day and almost half of survey respondents typically travel there by foot.

Table 1 - Survey Respondents' Transportation Modes

	Survey Day Transportation Mode	Typical Transportation Mode
Bicycle	20 (4.9%)	25 (6.1%)
Car	62 (15.1%)	64 (15.6%)
Foot	238 (58.0%)	204 (49.8%)
Transit	71 (17.3%)	78 (19.0%)
Other	11 (2.7%)	14 (3.4%)
Did not Respond	8 (2.0%)	25 (6.1%)

Figure 1 – Survey Locations



2. Residences of Respondents

The survey asked respondents the zip code of where they live.

- Of the 388 respondents that gave valid zip codes, 342 (88%) live in San Francisco.
- Of these same 388 respondents, 218 (56%) live in the same primary zip code as the project area.

Figure 2 – Survey Respondents' Zip Code

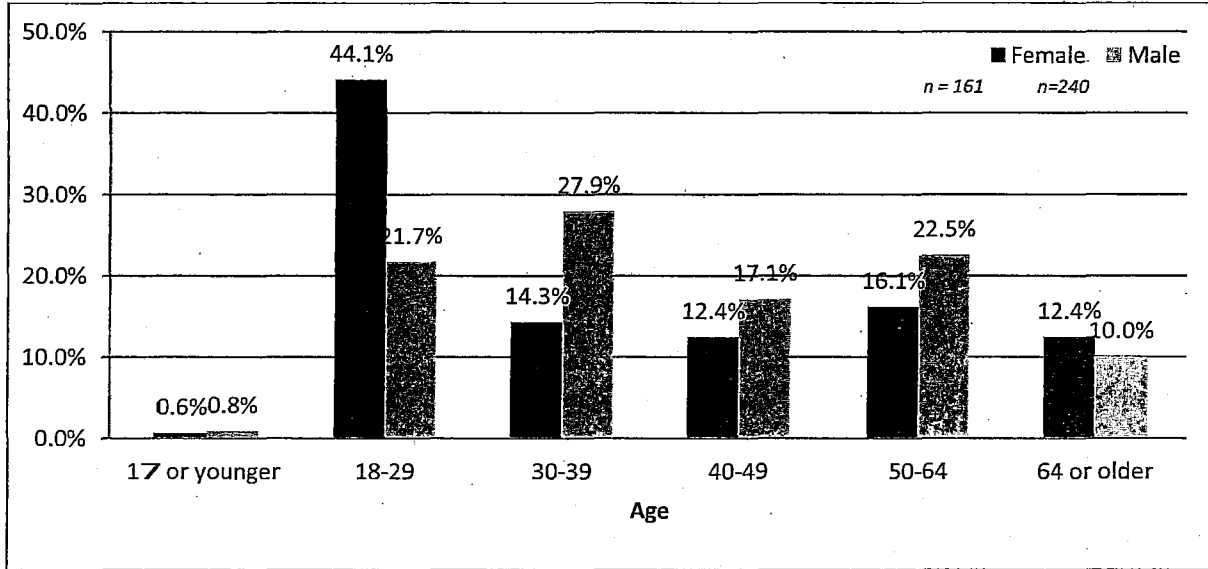


3. Age and Gender

The survey asked respondents for their gender and age classification.

- The majority of respondents (60%) were male.
- The majority of respondents (53%) were 18 to 29 years of age.

Figure 3 – Age of Respondents

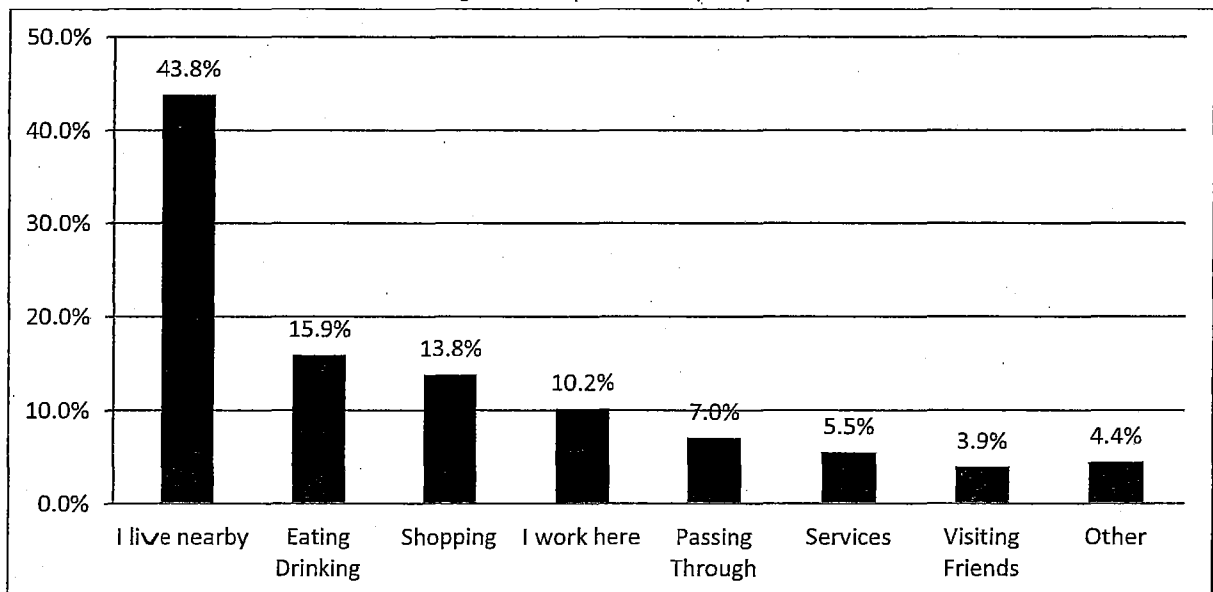


4. Trip Purpose

The survey asked respondents for their trip purpose.

- At the time of the survey, approximately 30% of respondents stated that they were on Polk Street to eat or shop.
- Over half of respondents (54%) stated that they live or work nearby.

Figure 4 – Respondents' Trip Purpose



5. Mode of Transportation

Two survey questions asked respondents about their primary mode of transportation to Polk Street. The first question asked respondents their primary mode of transportation to the area on the survey day and the second question asked respondents their typical mode of transportation to the Polk Street area.

- The majority of respondents that answered these two questions typically walk and walked on the day of the survey to Polk Street.
- Comparing mode split between the Polk Street survey and the 2008 Columbus Avenue Neighborhood Transportation Study shows that splits are similar with major differences in the transit and bicycle/other modes.

Figure 5 – Transportation Mode Split

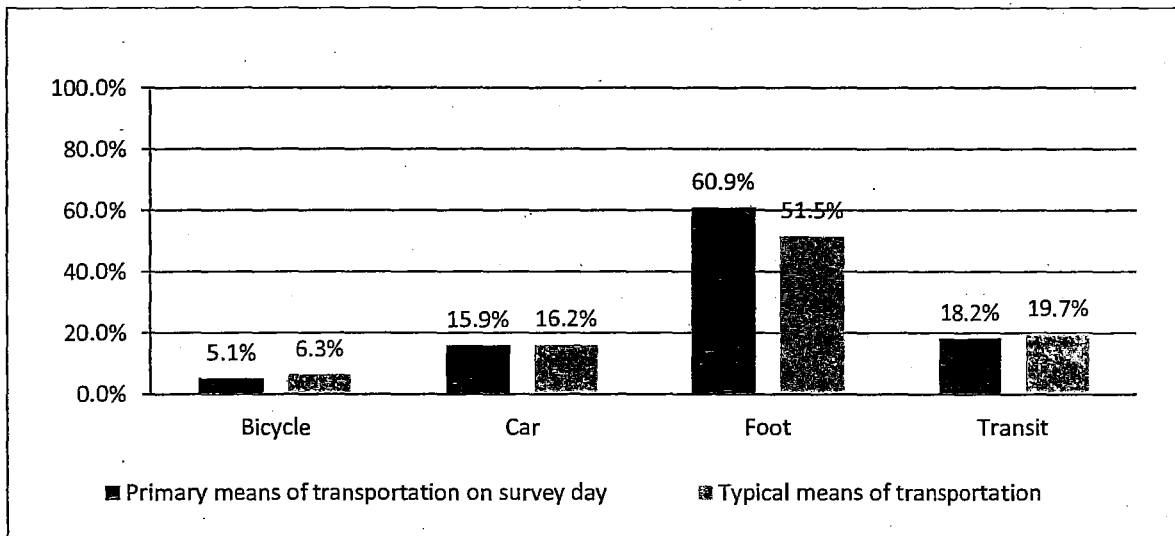
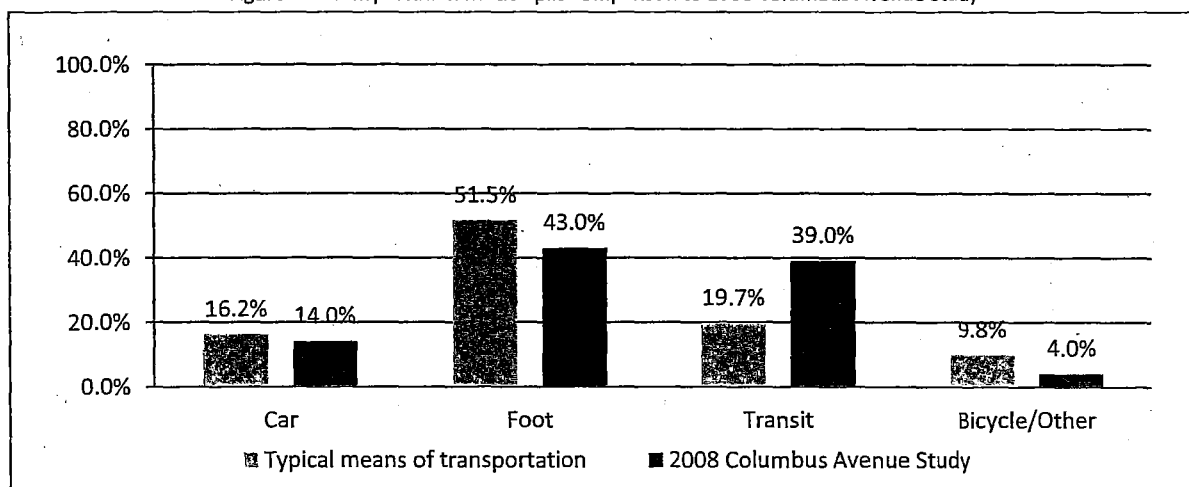


Figure 6 – Transportation Mode Split Comparison to 2008 Columbus Avenue Study¹



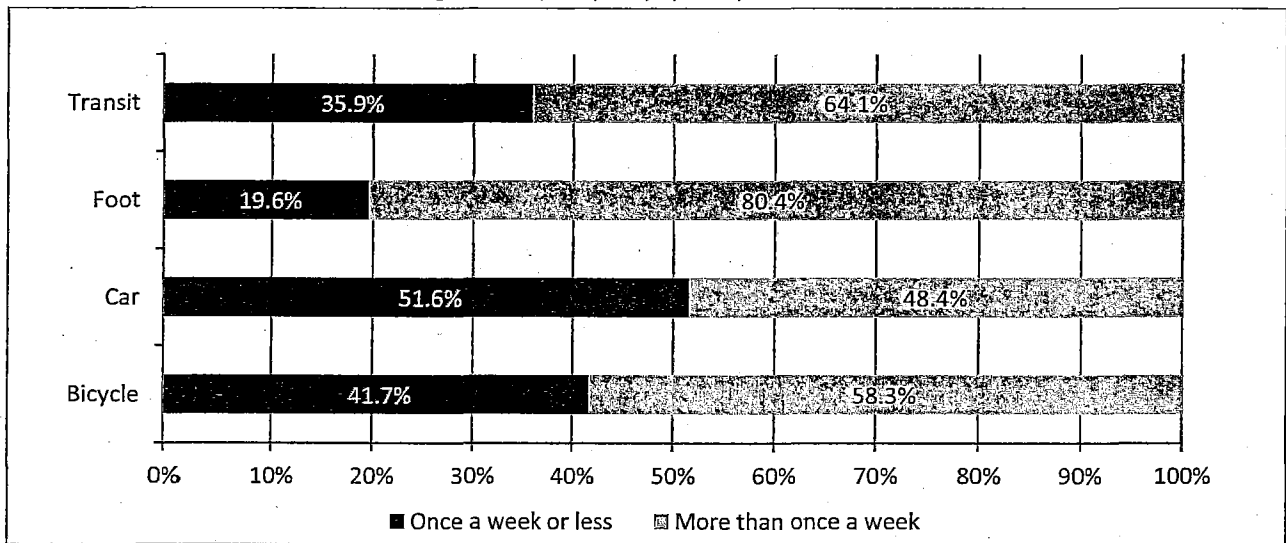
¹ Results from: San Francisco County Transportation Authority, Columbus Avenue Neighborhood Transportation Study, Pedestrian Survey Findings Memo.

6. Trip Frequency

The survey asked respondents the number of times that they visit Polk Street in a week or a month. Respondents stating that they live in the area were recorded visiting Polk Street seven days per week and respondents stating that they work in the area were recorded visiting Polk Street five days per week. Trip frequency was divided into two categories: 1) once a week or less and 2) more than once a week.

- The majority of respondents that typically drive to Polk Street visit the area once a week or less.
- The majority of respondents that bicycle, ride transit or walk to Polk Street visit more than once a week.

Figure 7 – Trip Frequency by Transportation Mode

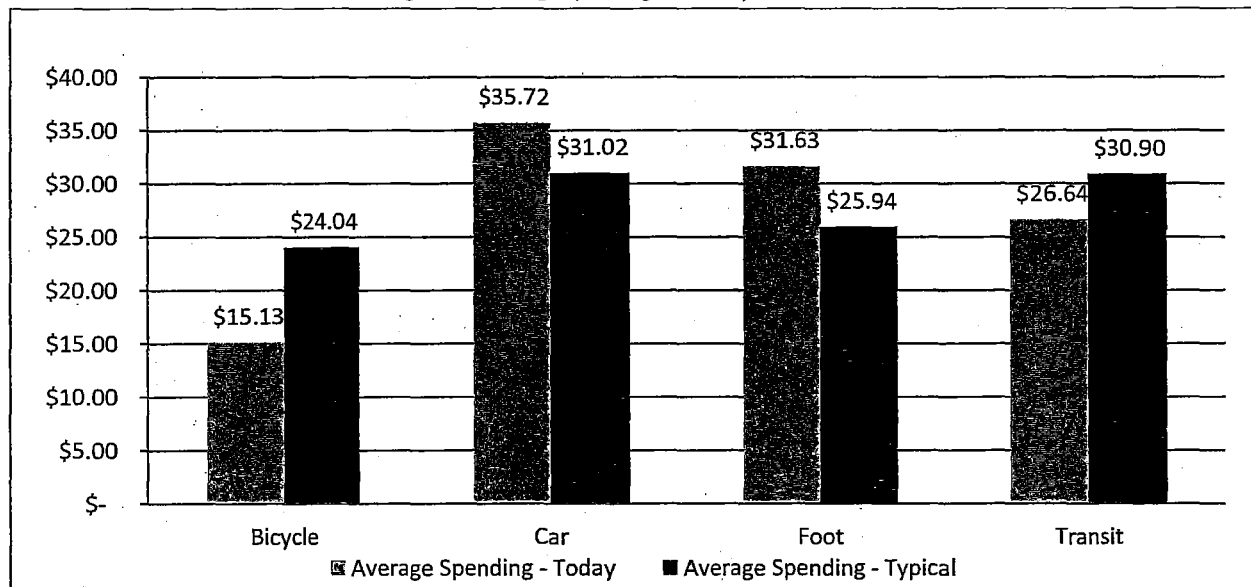


7. Spending Per Trip

The survey asked respondents for the amount of money they spent or were planning on spending on Polk Street the day of the survey and another question asked the amount of money that they typically spend on trips to Polk Street. These values were then separated into the mode of transportation that respondents used on the survey day and typically use on trips to Polk Street.

- Average spending on a typical trip was roughly similar regardless of how people typically arrive to Polk Street.

Figure 8 – Average Spending Per Transportation Mode



8. Spending Per Week

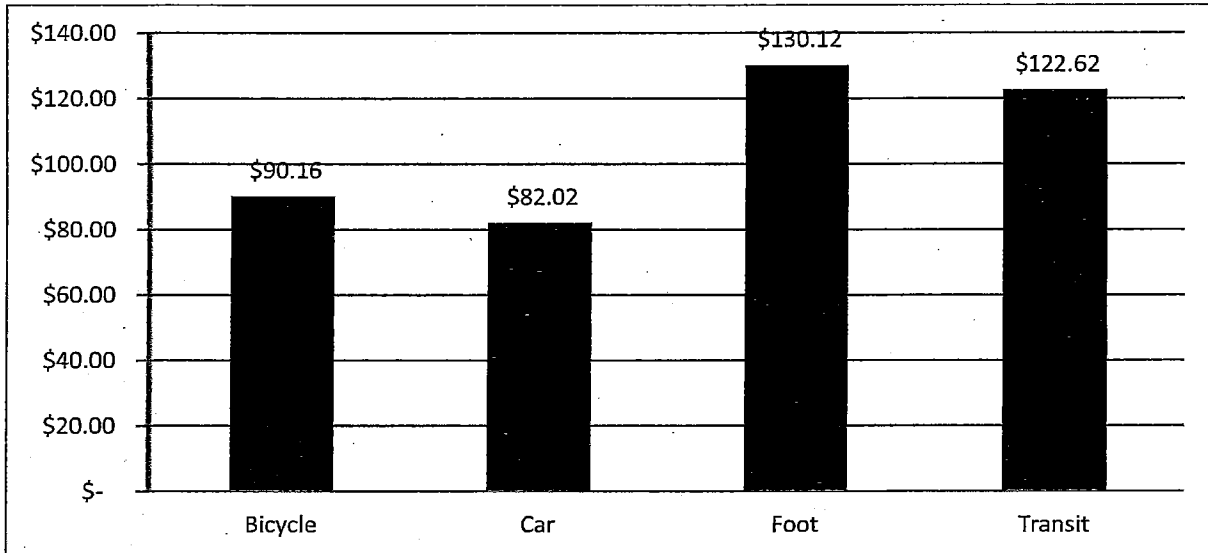
Combining respondents' trip frequency to Polk Street, the amount of money respondents typically spend in the area and travel mode provides a better understanding of general spending themes. For this analysis, trip frequency was redefined to number of days per week. The table below shows the conversion from the survey responses to the number of days per week used in the analysis.

Table 2 - Survey Respondents' Transportation Modes

Survey Response Options	Days per Week
A few times a month	0.5
A few times a week	2
Daily	7
I live here	7
I work here	5
Less than once a month	0
Once a month	0.25
Once a week	1

- Respondents that drive to Polk Street spend the least per week in comparison to respondents using other modes of transportation.
- Respondents that walk to Polk Street spend the most per week in comparison to respondents using other modes of transportation.

Figure 9 – Average Spending Per Week by Mode



9. Sources

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Clean Air Partnerships. Bike Lanes, On-Street Parking and Business, Year 2 Report: A Study of Bloor Street in Toronto's Bloor West Village, 2010.

Clifton, K., Muhs, C., Morrissey, S., et al for Oregon Transportation Research and Education Consortium. Consumer Behavior and Travel Mode Choice (Draft), November 2012.

San Francisco County Transportation Authority. Columbus Avenue Neighborhood Transportation Study, Pedestrian Survey Findings, 2008.

Schaller Consulting for Transportation Alternatives. Curbing Cars: Shopping Parking and Pedestrian Space in SOHO, December 14, 2006.


Transportation Alternatives. East Village Shoppers Study, A Snapshot of Travel and Spending Patterns of Residents and Visitors in the East Village, 2012.

11. REFERENCES

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- Ellicott, S., & Pagan, L. (2012). *Impact Analysis of San Francisco's Property & Business Improvement Districts (CBDs/BIDs)*. San Francisco Office of Economic and Workforce Development.
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- U.S Department of Transportation. Federal Highway Administration. (2011). *Summary of Travel Trends: 2009 National Household Travel Survey*. (Report No. FHWA-PL-11-022). Retrieved from <http://nhts.ornl.gov/>.
- Victoria Transport Policy Institute. (2011). *Community Livability. Helping to Create Attractive, Safe, Cohesive Communities*. Retrieved from <http://www.vtpi.org/tdm/tdm97.htm>.



MEMORANDUM

TO: Angela Calvillo, Clerk of the Board
FROM: Crezia Tano, Senior Project Manager 
DATE: May 13, 2014
RE: Proposed Lower Polk Community Benefit District

Enclosed please find the petitions representing 35.5803% weighted support for the establishment of the Lower Polk Community Benefit District (CBD). The petitions enclosed are consistent with the requirements of the City.

LOWER POLK CBD - PETITION SUMMARY

	APN	Site Address	Annual Assessment	Percent	Subtotal	Petitions Submitted	Property Owner
1	0645-014	1436 POLK ST	\$ 5,895.60	0.7378%	35.5803%	Yes	LU LI HWA
2	0645-015	1567 CALIFORNIA ST	\$ 1,298.39	0.1625%		Yes	LU LI HWA
3	0646-002	1435-1441 POLK ST	\$ 242.92	0.0304%		Yes	LAI KING QUAN PROPERTIES LLC
4	0646-005	1528 PINE ST	\$ 6,069.60	0.7596%		Yes	1528 PINE STREET LLC
5	0646-016	1550 VAN NESS AVE	\$ 26,880.24	3.3638%		Yes	TODAYS HOLIDAY HOTEL CORP
6	0646-032	1635 CALIFORNIA ST #43	\$ 16.19	0.0020%		Yes	BINGHAM WHEELOCK R JR & ELINOR
7	0646-034	1635 CALIFORNIA ST #45	\$ 15.74	0.0020%		Yes	CHEN RICHARD & LUCY LEONG TRUST
8	0646-047	1635 CALIFORNIA ST #66	\$ 15.99	0.0020%		Yes	YUEN JEFFREY & TSENG YU TING
9	0646-049	1635 CALIFORNIA ST #72	\$ 15.74	0.0020%		Yes	VANECK NIELS
10	0646-050	1635 CALIFORNIA ST #73	\$ 16.19	0.0020%		Yes	PATRICIA WRIGHT BRENNAN REVOC
11	0667-003	1301-1327 POLK ST	\$ 1,997.97	0.2500%		Yes	MERCY HOUSING CALIF XVIII
12	0667-011	1480 VAN NESS AVE	\$ 16,615.02	2.0792%		Yes	1430 VAN NESS PARTNERS
13	0667-016	1545 PINE ST	\$ 5,347.32	0.6692%		Yes	KHODI KATHY
14	0667-017	1533 PINE ST	\$ 2,711.09	0.3393%		Yes	KHODI KATHY
15	0667-018	1529 PINE ST	\$ 1,325.20	0.1658%		Yes	KHODI KATHY
16	0667-018A	1529-1533 PINE ST	\$ 1,335.31	0.1671%		Yes	KHODI KATHY
17	0667-019	1527 PINE ST	\$ 2,893.68	0.3621%		Yes	KHODI KATHY
18	0667-033	1452 BUSH ST #10	\$ 31.42	0.0039%		Yes	STRIKE JONATHAN D
19	0667-038	1452 BUSH ST #15	\$ 31.50	0.0039%		Yes	WEITZBERG DAVID
20	0667-041	1452 BUSH ST #18	\$ 30.74	0.0038%		Yes	ODRISCOLL PAUL D & MARGARET M
21	0668-007	1346 POLK ST	\$ 1,595.80	0.1997%		Yes	OLDER JON A LIVING TRUST
22	0668-009	1485 PINE ST	\$ 7,700.81	0.9637%		Yes	OLDER JON A LIVING TRUST
23	0668-023	81 FRANK NORRIS PL #402	\$ 36.36	0.0046%		Yes	EDELMAN MARK
24	0668-026	81 FRANK NORRIS PL #405	\$ 37.12	0.0046%		Yes	TOM LING
25	0668-029	81 FRANK NORRIS PL #502	\$ 36.36	0.0046%		Yes	HAMALA ARNOLD & LEONETTE
26	0668-035	81 FRANK NORRIS PL #602	\$ 36.36	0.0046%		Yes	SCHORNER KENNETH
27	0668-041	81 FRANK NORRIS PL #702	\$ 36.36	0.0046%		Yes	YOSHIKO KOBAYASHI LVG TR
28	0668-043	81 FRANK NORRIS PL #704	\$ 37.06	0.0046%		Yes	MOY AUDREY A
29	0668-044	81 FRANK NORRIS PL #705	\$ 37.12	0.0046%		Yes	AURELLANO GIL CARLOS
30	0668-046	81 FRANK NORRIS PL #113	\$ 319.67	0.0400%		Yes	YAMAGAMI DICK & JAN FAMILY TRU
31	0669-013	1353-1355 BUSH ST	\$ 5,547.11	0.6942%		Yes	1353 BUSH STREET LLC
32	0669-025	1158 SUTTER ST #7	\$ 45.58	0.0057%		Yes	LAU AMY W
33	0669-026	1158 SUTTER ST #8	\$ 45.21	0.0057%		Yes	ADLEMAN LAURA J
34	0669-027	1158 SUTTER ST #9	\$ 46.22	0.0058%		Yes	CHANDLER ANDREW
35	0669-028	1158 SUTTER ST #10	\$ 45.21	0.0057%		Yes	KNUTSEN KONRAD J
36	0669-029	1158 SUTTER ST #11	\$ 45.52	0.0057%		Yes	BAUDANZA JONATHAN
37	0669-030	1158 SUTTER ST #12	\$ 45.27	0.0057%		Yes	ANWAR FARAH & FONG SCOTT C
38	0669-031	1158 SUTTER ST #13	\$ 45.83	0.0057%		Yes	ZOULAS JAMES G & KRISTINA E
39	0670-002	1245-1249 POLK ST	\$ 1,638.79	0.2051%		Yes	GLORIA LEE CALIF RL EST REVOC
40	0670-008	1214-1216 SUTTER ST	\$ 1,124.90	0.1408%		Yes	OMID CORP
41	0670-016	1350 VAN NESS AVE	\$ 2,158.75	0.2701%		Yes	HENSLEY VENTURES LLC
42	0670-019	1465 BUSH ST	\$ 2,690.86	0.3367%		Yes	HENSLEY VENTURES LLC
43	0670-024	1433 BUSH ST	\$ 5,830.86	0.7297%		Yes	1433 BUSH STREET LLC
44	0691-005	1200 VAN NESS AVE	\$ 33,967.00	4.2507%		Yes	VAN NESS POST CENTER LLC
45	0691-008	1285 SUTTER ST	\$ 3,123.01	0.3908%		Yes	1285 SUTTER STREET LLC
46	0692-013	1167-1199 SUTTER ST	\$ 20,960.35	2.6230%		Yes	CHEVALIER PARTNERS
47	0692-024	1151 SUTTER ST #301	\$ 42.63	0.0053%		Yes	KAMETANI MASATO & YOONJU
48	0692-026	1151 SUTTER ST #401	\$ 42.63	0.0053%		Yes	CHEN SUSAN
49	0692-027	1151 SUTTER ST #402	\$ 42.29	0.0053%		Yes	STEMPER NICHOLAS J
50	0692-028	1151 SUTTER ST #501	\$ 42.68	0.0053%		Yes	CHEN AMIE
51	0693-004	925-927 LARKIN ST	\$ 7,281.50	0.9112%		Yes	BONBON DEVELOPMENT LLC
52	0693-013	970 GEARY ST	\$ 1,150.39	0.1440%		Yes	970 GEARY LP, A CALIFORNIA LP
53	0693-017	1077 POST ST	\$ 2,601.84	0.3256%		Yes	PARMAR KISHOR D
54	0694-003	1033-1037 POLK ST	\$ 4,954.82	0.6201%		Yes	FMLY CASE & ABST REVOC INTERV
55	0694-005	1020 GEARY ST	\$ 2,976.13	0.3724%		Yes	SUTTER WEST BAY HOSPITALS
56	0694-006	1030 GEARY ST	\$ 3,039.35	0.3803%		Yes	CALIFORNIA PACIFIC MEDICAL CENTER
57	0694-007	1034-1036 GEARY ST	\$ 2,969.05	0.3716%		Yes	CALIFORNIA PACIFIC MEDICAL CENTER
58	0694-008	1040 GEARY ST	\$ 6,025.60	0.7541%		Yes	CALIFORNIA PACIFIC MEDICAL CENTER
59	0694-009	1054-1060 GEARY ST	\$ 351.08	0.0439%		Yes	CALIFORNIA PACIFIC MEDICAL CENTER
60	0694-009A	1062 GEARY ST	\$ 3,144.56	0.3935%		Yes	CALIFORNIA PACIFIC MEDICAL CENTER
61	0694-010	1100 VAN NESS AVE	\$ 18,233.58	2.2818%		Yes	CALIFORNIA PACIFIC MEDICAL CENTER
62	0694-017	1133 POST ST	\$ 3,670.08	0.4593%		Yes	GAYNER ENGINEERS
63	0695-005	1255 POST ST	\$ 21,266.87	2.6614%		Yes	CALIFORNIA PACIFIC MEDICAL CENTER
64	0695-006	1101 VAN NESS AVE	\$ 46,465.82	5.8148%		Yes	CALIFORNIA PACIFIC MEDICAL CENTER
65	0645-016	1561 CALIFORNIA ST	\$ 1,313.56	0.1644%		No	CHING ELLEN N
66	0670-005	1217 POLK ST	\$ 6,868.26	0.8595%		No	S & F INVESTMENT CO
67	0670-026	1255-1259 POLK ST	\$ 5,854.13	0.7326%		No	CHIN MARTIN & JUDY FAMILY TRUS
Subtotal Petitions Not Submitted			\$ 500,743.34	62.6632%	62.6632%	Not Submitted	
TOTAL			\$ 799,099.53	100.0000%			

35.5803%	Yes
1.7565%	No
62.6632%	Not Submitted

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "LOWER POLK COMMUNITY BENEFIT DISTRICT" (hereafter "LOWER POLK CBD" or "District"), the boundaries of which are shown on the attached map and in the Management Plan for the Lower Polk CBD* (hereafter "Plan").
2. We are or represent the persons and/or entities that would be obligated to pay the special assessments for the improvements, services and activities for a fifteen year period as described in the Plan if the proposed District is established by the Board of Supervisors following the public hearing and ballot election.
3. We petition the Board of Supervisors to initiate special assessment district proceedings in accordance with applicable state and local laws (California Streets and Highways Code Sections 36600 et seq. "Property and Business Improvement District Law of 1994" as augmented by City and County of San Francisco Business and Tax Regulation Code Article 15 "Business Improvement District Procedure Code").
4. We understand that upon receiving petitions signed by property owners who will pay thirty percent (30%) or more of the proposed assessments, the San Francisco Board of Supervisors may initiate proceedings to establish the District and levy assessments. These proceedings will include an official balloting of property owners where a majority vote of weighted ballots returned by property owners may authorize the Board of Supervisors to establish the District. Ballots are weighted according to each property owner's proportional assessment. This petition does not represent a binding financial obligation or final decision.

Assessor Parcel Number (APN): 0645-014
Street Address: 1436 Polk St
Proposed Annual Assessment: 5,895.60
Percent of Total Assessment: 74
Legal Owner Contact Information: LU LI HWA

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

K. Sanandaji 4.30.2014
Signature of Owner or Authorized Representative Date
Cyrus Sanandaji (Authorized Representative) cyrus@presidiobay.com
Print Name of Owner or Authorized Representative Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:
Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

*The full Lower Polk Community Benefit Management Plan can be found online at www.lowerpolkcbd.com. For more information regarding the LPCBD please contact Shell Thomas, (415) 215-8091, or shell@lowerpolkcbd.com

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0645-015
Street Address: 1567 California
Proposed Annual Assessment: 1,298.39
Percent of Total Assessment: .16
Legal Owner Contact Information: _____

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

K. Sanandaji 4.30.2014
Signature of Owner or Authorized Representative Date
Cyrus Sanandaji (Authorized Representative) cyrus@presidiobay.com
Print Name of Owner or Authorized Representative Phone and/or Email Address

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Assessor Parcel Number (APN): 0645 -016

Street Address: 1561 CALIFORNIA ST

Proposed Annual Assessment: 1,313.56

Percent of Total Assessment: 0.16%

Legal Owner Contact Information: CHING ELLEN N

I AM ABSOLUTELY AGAINST THIS ASSESSMENT!!! I OPPOSE THIS PETITION & ANY EFFORT TO EXTRACT MONEY FROM PROPERTY OWNERS!

- Yes, I petition the Board of Supervisors to initiate special assessment proceedings.
- No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Ellen Ching
Signature of Owner or Authorized Representative

4/23/2019
Date

Ellen Ching
Print Name of Owner or Authorized Representative

Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0646 -002

Street Address: 1435-1441 POLK ST

Proposed Annual Assessment: 242.92

Percent of Total Assessment: 0.03%

Legal Owner Contact Information: LAI KING QUAN PROPERTIES LLC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
- No**, I do not petition the Board of Supervisors to initiate special assessment proceedings.

William Quan
Signature of Owner or Authorized Representative

4-22-14
Date

William Quan
Print Name of Owner or Authorized Representative

415-885-2225 / billquanqp@yahoo.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 646/005

Street Address: 1528 Pine Street LLC

Proposed Annual Assessment: \$6,069.60

Percent of Total Assessment: .76%

Legal Owner Contact Information: 1528 Pine Street LLC

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

W.D. Danvydiak
Signature of Owner or Authorized Representative

4/22/14
Date

W. DANVYDIAK President
Print Name of Owner or Authorized Representative

WoCarsauto.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

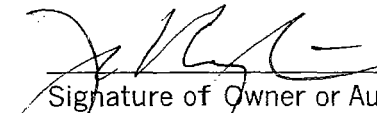
*The full Lower Polk Community Benefit Management Plan can be found online at www.lowerpolkcbd.com. For more information regarding the LPCBD please contact Shell 347mas, (415) 215-8091, or shell@lowerpolkcbd.com

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "LOWER POLK COMMUNITY BENEFIT DISTRICT" (hereafter "LOWER POLK CBD" or "District"), the boundaries of which are shown on the attached map and in the Management Plan for the Lower Polk CBD* (hereafter "Plan").
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Assessor Parcel Number (APN): 646/016
Street Address: 1500 ~~1550~~ Van Ness Ave.
Proposed Annual Assessment: \$26,880.24
Percent of Total Assessment: 3.36%
Legal Owner Contact Information: Today's Holiday Hotel Corp.

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

~~4/28/14~~ 4/30/2014
Date

Paul Zen
Print Name of Owner or Authorized Representative

paulzen@fithotel.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0646 -032

Street Address: 1635 CALIFORNIA ST #43

Proposed Annual Assessment: 16.19

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: BINGHAM WHEELOCK R JR & ELINOR

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Shell Bingham
Signature of Owner or Authorized Representative

4/30/14
Date

Wheelock Bingham
Print Name of Owner or Authorized Representative

wrbingham@gmail.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0646 -034

Street Address: 1635 CALIFORNIA ST #45

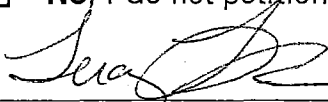
Proposed Annual Assessment: 15.74

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: CHEN RICHARD & LUCY LEONG TRUST

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/28/14
Date

Lucy Leong Chen
Print Name of Owner or Authorized Representative

☎ L-LEONG@HOTMAIL.COM
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0646 -047

Street Address: 1635 CALIFORNIA ST #66

Proposed Annual Assessment: 15.99

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: YUEN JEFFREY & TSENG YU TING

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/21/14
Date

JEFF YUEN
Print Name of Owner or Authorized Representative

Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0646 -049

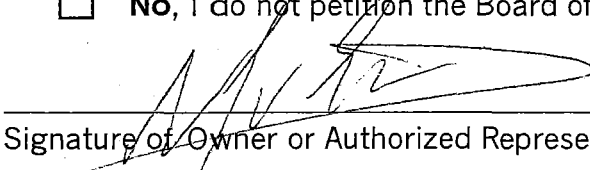
Street Address: 1635 CALIFORNIA ST #72

Proposed Annual Assessment: 15.74

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: VANECK NIELS

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
- No**, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/30/2014
Date

NIELS VAN ECK
Print Name of Owner or Authorized Representative

niels.vaneck@gmail.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0646 -050

Street Address: 1635 CALIFORNIA ST #73

Proposed Annual Assessment: 16.19

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: PATRICIA WRIGHT BRENNAN REVOC

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Patricia W. Brennan
Signature of Owner or Authorized Representative

4-28-14
Date

PATRICIA W. BRENNAN (415) 440-3041 sprintmail.com
Print Name of Owner or Authorized Representative Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 06607-003
Street Address: 1301-27 Polk Street
Proposed Annual Assessment: 1,997.97
Percent of Total Assessment: .25
Legal Owner Contact Information: Mercy Housing Ct VIII

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Valerie Agostino
Signature of Owner or Authorized Representative

4/21/14
Date

VALERIE AGOSTINO
Print Name of Owner or Authorized Representative

vagostino@mercyhousing.org
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0667 -011

Street Address: 1480 VAN NESS AVE

Proposed Annual Assessment: 16,615.02

Percent of Total Assessment: 2.08%

Legal Owner Contact Information: 1430 VAN NESS PARTNERS

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Carol A. Brost
Signature of Owner or Authorized Representative

4/24/14
Date

Carol A. Brost property mgr
Print Name of Owner or Authorized Representative

415.516.8118
Phone and/or Email Address

c.Brost768@comcast.net

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 667/016

Street Address: 1545 Pine Street

Proposed Annual Assessment: \$5,347.32

Percent of Total Assessment: .67%

Legal Owner Contact Information: TUP Pine LLC

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/22/14

Date

Arden Hearing

Print Name of Owner or Authorized Representative

ahearing@trumarkco.com

Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 667/017

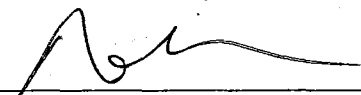
Street Address: 1533 Pine Street

Proposed Annual Assessment: \$2,711.09

Percent of Total Assessment: .34%

Legal Owner Contact Information: TUP Pine LLC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
- No**, I do not petition the Board of Supervisors to initiate special assessment proceedings.



Signature of Owner or Authorized Representative

4/22/14
Date

Arden Hearing
Print Name of Owner or Authorized Representative

ahearing@trumarkco.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

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✓ Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 667/018

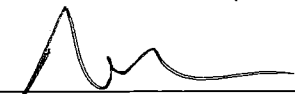
Street Address: 1529 Pine Street

Proposed Annual Assessment: \$1,325.20

Percent of Total Assessment: .17%

Legal Owner Contact Information: TUP Pine LLC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
- No**, I do not petition the Board of Supervisors to initiate special assessment proceedings.



Signature of Owner or Authorized Representative

4/22/14

Date

Arden Hearing

Print Name of Owner or Authorized Representative

ahearing@trumarkco.com

Phone and/or Email Address

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Assessor Parcel Number (APN): 667/018a

Street Address: 1529-1533 Pine Street

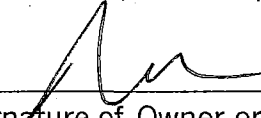
Proposed Annual Assessment: \$1,335.31

Percent of Total Assessment: .17%

Legal Owner Contact Information: TUP Pine LLC

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



Signature of Owner or Authorized Representative

4/22/14
Date

Arden Hearing
Print Name of Owner or Authorized Representative

ahearing@trumarkco.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

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Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 667/019

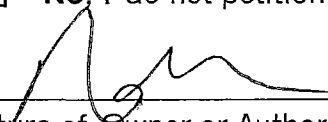
Street Address: 1527 Pine Street

Proposed Annual Assessment: \$2,893.68

Percent of Total Assessment: .36%

Legal Owner Contact Information: TUP Pine LLC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
- No**, I do not petition the Board of Supervisors to initiate special assessment proceedings.



Signature of Owner or Authorized Representative

4/22/14
Date

Arden Hearing
Print Name of Owner or Authorized Representative

ahearing@trumarkco.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

*The full Lower Polk Community Benefit Management Plan can be found online at www.lowerpolkcbd.com. For more information regarding the LPCBD please contact Shell Thomas, (415) 215-8091, or shell@lowerpolkcbd.com

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0667 -033

Street Address: 1452 BUSH ST #10

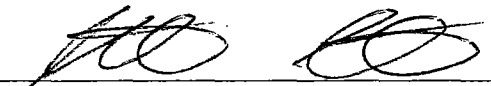
Proposed Annual Assessment: 31.42

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: STRIKE JONATHAN D

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4-22-14
Date

Jonathan Strike
Print Name of Owner or Authorized Representative

jonathanstrike@yahoo.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0667 -038

Street Address: 1452 BUSH ST #15

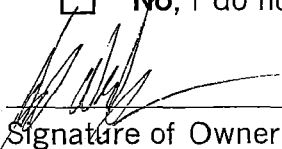
Proposed Annual Assessment: 31.50

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: WEITZBERG DAVID

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/20/14
Date

David Weitzberg
Print Name of Owner or Authorized Representative

David Weitzberg@hotmail.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0667 -041

Street Address: 1452 BUSH ST #18

Proposed Annual Assessment: 30.74

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: ODRISCOLL PAUL D & MARGARET M

- Yes, I petition the Board of Supervisors to initiate special assessment proceedings.
- No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Paul O'Driscoll
Signature of Owner or Authorized Representative

4/27/14
Date

Paul O'Driscoll
Print Name of Owner or Authorized Representative

Paul@mission-properties.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

*The full Lower Polk Community Benefit Management Plan can be found online at www.lowerpolkcbd.com. For more information regarding the LPCBD please contact Shell Thayer, (415) 215-8091, or shell@lowerpolkcbd.com

Petition to the San Francisco Board of Supervisors to
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Assessor Parcel Number (APN): 0668-007
 Street Address: 1346 Polk
 Proposed Annual Assessment: 1,595.80
 Percent of Total Assessment: .20
 Legal Owner Contact Information: Older Jan A Living Trust

- Yes, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Sheila Older 4-30-14
 Signature of Owner or Authorized Representative Date
LYLE A OLDER (408)-354-3951
 Print Name of Owner or Authorized Representative Phone and/or Email Address

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

*The full Lower Polk Community Benefit Management Plan can be found online at www.sfdirect.com. For more information regarding the LPCBD please contact Shell Thomas, (415) 376-1111, or shell@lowerpolkcbd.com

Petition to the San Francisco Board of Supervisors to
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Assessor Parcel Number (APN): 0668-009
Street Address: 1985 Pine
Proposed Annual Assessment: 7,700.81
Percent of Total Assessment: - 96
Legal Owner Contact Information: Older Jan A Living Trust

- Yes, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Lyle A. Older 4-30-14
Signature of Owner or Authorized Representative Date
LYLE A. OLDER (408) 352-3951
Print Name of Owner or Authorized Representative Phone and/or Email Address

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

*The full Lower Polk Community Benefit Management Plan can be found online at [http://www.lpcbd.com](#). For more information regarding the LPCBD please contact Shell Thomas, shell@lpcbd.com, or [415-398-0000](tel:415-398-0000).

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0668 -023

Street Address: 81 FRANK NORRIS PL #402

Proposed Annual Assessment: 36.36

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: EDELMAN MARK

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Mark Edelman
Signature of Owner or Authorized Representative

4/22/14
Date

Mark Edelman
Print Name of Owner or Authorized Representative

AHTSF@aol.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0668 -026

Street Address: 81 FRANK NORRIS PL #405

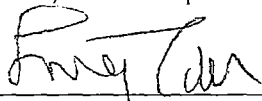
Proposed Annual Assessment: 37.12

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: TOM LING

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/26/2014
Date

Ling TOM
Print Name of Owner or Authorized Representative

Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0668 -029

Street Address: 81 FRANK NORRIS PL #502


Proposed Annual Assessment: 36.36

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: HAMALAARNOLD & LEONETTE

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4.21.2014
Date
775-853-7076
arnehamala@sbcglobal.net
Phone and/or Email Address

ARNOLD HAMALA
Print Name of Owner or Authorized Representative

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0668 -035

Street Address: 81 FRANK NORRIS PL #602

Proposed Annual Assessment: 36.36

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: SCHORNER KENNETH


- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
- No**, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Kenneth Schorner
Signature of Owner or Authorized Representative

4/24/14
Date

Ken Schorner
Print Name of Owner or Authorized Representative

415 7451800 Ken4269
Phone and/or Email Address @yahoo.com

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO: 
Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0668 -041

Street Address: 81 FRANK NORRIS PL #702

Proposed Annual Assessment: 36.36

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: YOSHIKO KOBAYASHI LVG TR

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Yoshiko Kobayashi
Signature of Owner or Authorized Representative

April 29, 2014
Date

Yoshiko Kobayashi
Print Name of Owner or Authorized Representative

y.kobayas@yahoo.co.jp
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): Block 0668 Lot 043 \$3706

Street Address: 81 Frank Norris St. #704

Proposed Annual Assessment: \$37.06

Percent of Total Assessment: .00

Legal Owner Contact Information: Audrey Moy

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
- No**, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Audrey Moy
Signature of Owner or Authorized Representative

4-28-14
Date

Audrey Moy
Print Name of Owner or Authorized Representative

Hawkeye88AM@gmail.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0668 -044

Street Address: 81 FRANK NORRIS PL #705

Proposed Annual Assessment: 37.12

Percent of Total Assessment: 0.00%

Legal Owner Contact Information: AURELLANO GIL CARLOS

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Gil Aurellano
Signature of Owner or Authorized Representative

4-28-14
Date

GIL AURELLANO
Print Name of Owner or Authorized Representative

GILMANILA @ HOTMAIL .COM
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

*The full Lower Polk Community Benefit Management Plan can be found online at www.lowerpolkcbd.com. For more information regarding the LPCBD please contact Shell Thibodeau, (415) 215-8091, or shell@lowerpolkcbd.com

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "LOWER POLK COMMUNITY BENEFIT DISTRICT" (hereafter "LOWER POLK CBD" or "District"), the boundaries of which are shown on the attached map and in the Management Plan for the Lower Polk CBD* (hereafter "Plan").
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Assessor Parcel Number (APN): 0668 -046

Street Address: 81 FRANK NORRIS PL #113

Proposed Annual Assessment: 319.67

Percent of Total Assessment: 0.04%

Legal Owner Contact Information: YAMAGAMI DICK & JAN FAMILY TRU

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

APR 22 2014
Date

DICK N. YAMAGAMI
Print Name of Owner or Authorized Representative

415 221 9059
Phone and/or Email Address

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Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0669-013
Street Address: 1353-55 Bush
Proposed Annual Assessment: 5,547.11
Percent of Total Assessment: .69
Legal Owner Contact Information: 1353 Bush St LLC

- Yes, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative: [Signature] Date: 04/25/2014
Print Name of Owner or Authorized Representative: RUDY COLOMRINI Phone and/or Email Address: RUDY@THEURS.COM

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Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0669 -025

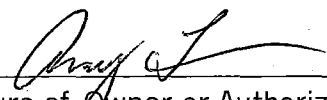
Street Address: 1158 SUTTER ST #7

Proposed Annual Assessment: 45.58

Percent of Total Assessment: 0.01%

Legal Owner Contact Information: LAU AMY W

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
- No**, I do not petition the Board of Supervisors to initiate special assessment proceedings.

 4/21/14
Signature of Owner or Authorized Representative Date

Amy Lau amy_w_lau@yahoo.com
Print Name of Owner or Authorized Representative Phone and/or Email Address

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Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0669 -026

Street Address: 1158 SUTTER ST #8


Proposed Annual Assessment: 45.21

Percent of Total Assessment: 0.01%

Legal Owner Contact Information: ADLEMAN LAURA J

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/26/14
Date

Laura Adleman
Print Name of Owner or Authorized Representative

415-931-8399
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0669 -027

Street Address: 1158 SUTTER ST #9

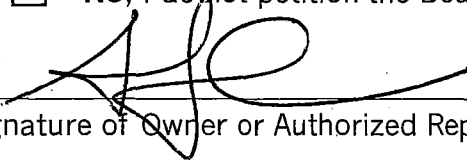
Proposed Annual Assessment: 46.22

Percent of Total Assessment: 0.01%

Legal Owner Contact Information: CHANDLER ANDREW

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/25/14
Date

ANDREW CHANDLER
Print Name of Owner or Authorized Representative

ANDREWCHANDLER@ME.COM
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0669 -028

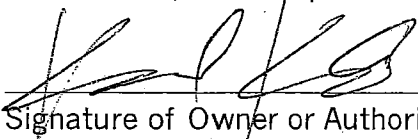
Street Address: 1158 SUTTER ST #10

Proposed Annual Assessment: 45.21

Percent of Total Assessment: 0.01%

Legal Owner Contact Information: KNUTSEN KONRAD J

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
- No**, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/28/2014
Date

Konrad Knutsen
Print Name of Owner or Authorized Representative

510 612-8340
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0669 -029

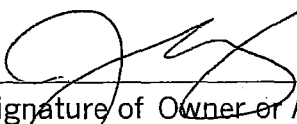
Street Address: 1158 SUTTER ST #11

Proposed Annual Assessment: 45.52

Percent of Total Assessment: 0.01%

Legal Owner Contact Information: BAUDANZA JONATHAN

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
- No**, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

Apr 27, 2014
Date

Jonathan Baudanza
Print Name of Owner or Authorized Representative

(415) 734-7718
Phone and/or Email Address

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Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0669 -030

Street Address: 1158 SUTTER ST #12


Proposed Annual Assessment: 45.27

Percent of Total Assessment: 0.01%

Legal Owner Contact Information: ANWAR FARAH & FONG SCOTT C

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/27/14
Date

Brooke Pfretzschner
Print Name of Owner or Authorized Representative

303-915-2938
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0669 -031

Street Address: 1158 SUTTER ST #13

Proposed Annual Assessment: 45.83

Percent of Total Assessment: 0.01%

Legal Owner Contact Information: ZOULAS JAMES G & KRISTINA E

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
- No**, I do not petition the Board of Supervisors to initiate special assessment proceedings.

James Zoulas
Signature of Owner or Authorized Representative

April 25, 2014
Date

James Zoulas
Print Name of Owner or Authorized Representative

(408) 859 - 0589
Phone and/or Email Address

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Assessor Parcel Number (APN): 0670 -002

Street Address: 1245-1249 POLK ST

Proposed Annual Assessment: 1,638.79

Percent of Total Assessment: 0.21%

Legal Owner Contact Information: GLORIA LEE CALIF RL EST REVOC

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Gloria Lee
Signature of Owner or Authorized Representative

April 25, 2014
Date

Gloria Lee
Print Name of Owner or Authorized Representative

gl52240@gmail.com
Phone and/or Email Address

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Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0670-005


Street Address: 1217 POLK ST

Proposed Annual Assessment: 6,868.26

Percent of Total Assessment: 0.86%

Legal Owner Contact Information: S & F INVESTMENT CO

- Yes, I petition the Board of Supervisors to initiate special assessment proceedings.
- No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4-20-2014
Date

S & F Investment
Print Name of Owner or Authorized Representative

OSITC COMCAST.NET
Phone and/or Email Address

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Assessor Parcel Number (APN): 0670 -008

Street Address: 1214-1216 SUTTER ST

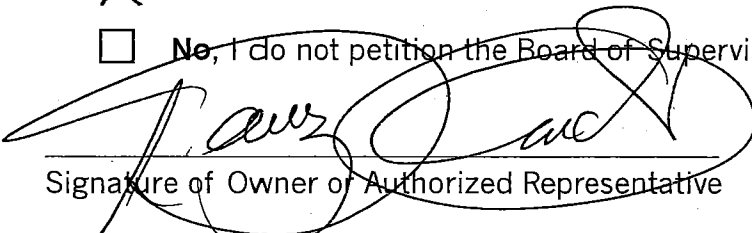
Proposed Annual Assessment: 1,124.90

Percent of Total Assessment: 0.14%

Legal Owner Contact Information: OMID CORP

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/25/2014
Date

PARVIZ OMIDVAR
Print Name of Owner or Authorized Representative

323-655-5510
Phone and/or Email Address

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Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Assessor Parcel Number (APN): 0070-016
Street Address: 1350 Van Ness
Proposed Annual Assessment: 2158.75
Percent of Total Assessment: 27
Legal Owner Contact Information: Hensley Values

- Yes, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

[Signature]
Signature of Owner or Authorized Representative

4.30.14
Date

KELLY HENSLEY
Print Name of Owner or Authorized Representative

415.609.9338
hensleysf@gmail.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

*The full Lower Polk Community Benefit Management Plan can be found online at www.lowerpolkcbd.com. For more information regarding the LPCBD please contact Shell Thomas, (415) 215-8091, or shell@lowerpolkcbd.com

/Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "LOWER POLK COMMUNITY BENEFIT DISTRICT" (hereafter "LOWER POLK CBD" or "District"), the boundaries of which are shown on the attached map and in the Management Plan for the Lower Polk CBD* (hereafter "Plan").
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Assessor Parcel Number (APN): 0670-019
Street Address: 1465 Bush
Proposed Annual Assessment: 21690.84
Percent of Total Assessment: .34
Legal Owner Contact Information: Hansen Ventures

- Yes, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

[Signature]
Signature of Owner or Authorized Representative

4.30.14
Date

KELLY HENSLEY
Print Name of Owner or Authorized Representative

415.609.9338
hensleyst@gmail.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0670-024
Street Address: 1433 Bush St
Proposed Annual Assessment: 5,830.86
Percent of Total Assessment: .73
Legal Owner Contact Information: 1433 Bush, LLC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

[Signature] 4-23-14
Signature of Owner or Authorized Representative Date
Joseph Blandino joe@cityrentacar.com
Print Name of Owner or Authorized Representative Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:
Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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119 Adk

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0670 -026

Street Address: 1255-1259 POLK ST

Proposed Annual Assessment: 5,854.13

Percent of Total Assessment: 0.73%

Legal Owner Contact Information: CHIN MARTIN & JUDY FAMILY TRUS

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/21/2014
Date

MARTIN CHIN
Print Name of Owner or Authorized Representative

Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0691-005
Street Address: 1200 Van Ness
Proposed Annual Assessment: 33,967.00
Percent of Total Assessment: 4.25
Legal Owner Contact Information: Van Ness Post Center LLC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Klivia Chang
Signature of Owner or Authorized Representative

04/28/2014
Date

DERRICK CHANG
Print Name of Owner or Authorized Representative

415.788.1133 / drcd1@aol.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0691-008
Street Address: 1285 Sutter St
Proposed Annual Assessment: 3,123.01
Percent of Total Assessment: .39
Legal Owner Contact Information: 1285 Sutter St LLC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Molly H. Bordnaro
Signature of Owner or Authorized Representative

4/25/14
Date

Molly H. Bordnaro
Print Name of Owner or Authorized Representative

Molly.bordnaro@gerdingedlen.com
Phone and/or Email Address

*The full Lower Polk Community Benefit Management Plan can be found online at www.lowerpolkcbd.com. For more information regarding the LPCBD please contact Shell Thomas, (415) 215-8091, or shell@lowerpolkcbd.com

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0692-013

Street Address: 1167-1199 SUTTER ST

Proposed Annual Assessment: 20,960.35

Percent of Total Assessment: 2.62%

Legal Owner Contact Information: CHEVALIER PARTNERS

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Haakon L. Chevalier
Signature of Owner or Authorized Representative

4/26/14
Date

Haakon L. Chevalier
Print Name of Owner or Authorized Representative

haakonc@comcast.net
Phone and/or Email Address

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

*The full Lower Polk Community Benefit Management Plan can be found online at www.lowerpolkcbd.com. For more information regarding the LPCBD please contact Shell Thomas, (415) 215-8091, or shell@lowerpolkcbd.com

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0692-024
Street Address: 1151 Sutter St #301, San Francisco, CA 94109
Proposed Annual Assessment: 42.63
Percent of Total Assessment: 0.01
Legal Owner Contact Information: Masato & Yoonju Kametani

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

mkametani 4.30.2014
Signature of Owner or Authorized Representative Date
Masato Kametani 415.845.9113
Print Name of Owner or Authorized Representative Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

*The full Lower Polk Community Benefit Management Plan can be found online at www.lowerpolkcbd.com. For more information regarding the LPCBD please contact Shell Thomas, (415) 215-8091, or shell@lowerpolkcbd.com

Petition to the San Francisco Board of Supervisors to
Establish the Lower Polk Community Benefit District

1. We are the owner(s) of property, or are authorized to represent the owner(s), within the proposed special assessment district to be named the "LOWER POLK COMMUNITY BENEFIT DISTRICT" (hereafter "LOWER POLK CBD" or "District"), the boundaries of which are shown on the attached map and in the Management Plan for the Lower Polk CBD (hereafter "Plan").
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Assessor Parcel Number (APN): 0692-026

Street Address: 1151 SUTTER ST #401

Proposed Annual Assessment: 40.00

Percentage of Total Assessment: 0.0%

Legal Owner Contact Information: GHEM, SUSAN

- Yes - petition the Board of Supervisors to initiate special assessment proceedings.
 No - do not petition the Board of Supervisors to initiate special assessment proceedings.

[Signature]
Signature of Owner or Authorized Representative

Apr 26, 2014
Date

[Signature]
Print Name of Owner or Authorized Representative

415-744-9781
Phone and/or Email Address

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

The Lower Polk Community Benefit Management Plan can be found online at [URL]. For more information regarding the LP2SD please contact Shell Thomas, [Phone] or [Email].

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0692 -027

Street Address: 1151 SUTTER ST #402

Proposed Annual Assessment: 42.29

Percent of Total Assessment: 0.01%

Legal Owner Contact Information: STEMPER NICHOLAS J

- Yes, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/28/14
Date

Nicholas Stempel
Print Name of Owner or Authorized Representative

nstempel@hotmail.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0692 -028

Street Address: 1151 SUTTER ST #501


Proposed Annual Assessment: 42.68

Percent of Total Assessment: 0.01%

Legal Owner Contact Information: CHEN AMIE

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/26/14
Date

Print Name of Owner or Authorized Representative

Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0693 -004

Street Address: 925-927 LARKIN ST

Proposed Annual Assessment: 7,281.50

Percent of Total Assessment: 0.91%

Legal Owner Contact Information: BONBON DEVELOPMENT LLC

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4.30.2014
Date

BONNIE BRIDGES
Print Name of Owner or Authorized Representative

415.241.7161
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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2. We are or represent the persons and/or entities that would be obligated to pay the special assessments for the improvements, services and activities for a fifteen year period as described in the Plan if the proposed District is established by the Board of Supervisors following the public hearing and ballot election

3. We petition the Board of Supervisors to initiate special assessment district proceedings in accordance with applicable state and local laws (California Streets and Highways Code Sections 36600 et seq "Property and Business Improvement District Law of 1994" as augmented by City and County of San Francisco Business and Tax Regulation Code Article 15 "Business Improvement District Procedure Code")

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Assessor Parcel Number (APN): 0693-013
 Street Address: 970 beam
 Proposed Annual Assessment: 1,150.39
 Percent of Total Assessment: 14
 Legal Owner Contact Information: 970 beam LLC

- Yes, I petition the Board of Supervisors to initiate special assessment proceedings
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative: [Signature] Date: 4/29/14
 Print Name of Owner or Authorized Representative: Craig Groenewald Phone and/or Email Address: (415) 877-9305
craig@pradgroup.com

PLEASE RETURN THIS FORM TO: BY THE (ADDRESS) AND (CITY) (STATE) (ZIP)

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

*The full Lower Polk Community Benefit Management Plan can be found online at www.lowerpolk.com. For more information regarding the LPCBD please contact Shell Thomas, (415) 224-8041, or shell@lowerpolk.com

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✓ Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "LOWER POLK COMMUNITY BENEFIT DISTRICT" (hereafter "LOWER POLK CBD" or "District"), the boundaries of which are shown on the attached map and in the Management Plan for the Lower Polk CBD* (hereafter "Plan").
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Assessor Parcel Number (APN): 0693-017
Street Address: 1077 West
Proposed Annual Assessment: 2,600.84
Percent of Total Assessment: 0.33
Legal Owner Contact Information: Kishor Parmar

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

[Signature] 4/17/14
Signature of Owner or Authorized Representative Date
Kevin Johnson Kevin.grossroads@gsd.com
Print Name of Owner or Authorized Representative Phone and/or Email Address
415 577-1524

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:
Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

*The full Lower Polk Community Benefit Management Plan can be found online at www.lowerpolkcbd.com. For more information regarding the LPCBD please contact Shell Thomas, (415) 215-8091, or shell@lowerpolkcbd.com
1398

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "LOWER POLK COMMUNITY BENEFIT DISTRICT" (hereafter "LOWER POLK CBD" or "District"), the boundaries of which are shown on the attached map and in the Management Plan for the Lower Polk CBD* (hereafter "Plan").
2. We are or represent the persons and/or entities that would be obligated to pay the special assessments for the improvements, services and activities for a fifteen year period as described in the Plan if the proposed District is established by the Board of Supervisors following the public hearing and ballot election.
3. We petition the Board of Supervisors to initiate special assessment district proceedings in accordance with applicable state and local laws (California Streets and Highways Code Sections 36600 et seq. "Property and Business Improvement District Law of 1994" as augmented by City and County of San Francisco Business and Tax Regulation Code Article 15 "Business Improvement District Procedure Code").
4. We understand that upon receiving petitions signed by property owners who will pay thirty percent (30%) or more of the proposed assessments, the San Francisco Board of Supervisors may initiate proceedings to establish the District and levy assessments. These proceedings will include an official balloting of property owners where a majority vote of weighted ballots returned by property owners may authorize the Board of Supervisors to establish the District. Ballots are weighted according to each property owner's proportional assessment. This petition does not represent a binding financial obligation or final decision.

Assessor Parcel Number (APN): 0694-003

Street Address: 1033-1037 POLK STREET

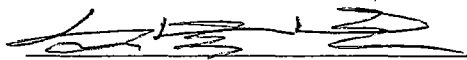
Proposed Annual Assessment: \$ 4,954.82

Percent of Total Assessment: .62%

Legal Owner Contact Information: ~~212-533-2356~~ Lee Yam ²¹²⁻⁵³³⁻²³⁵⁶ yangtzeriverrealty@gmail.com

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

4/25/14
Date

Lee Yam
Print Name of Owner or Authorized Representative

212-533-2356 Yangtzeriverrealty@gmail.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "LOWER POLK COMMUNITY BENEFIT DISTRICT" (hereafter "LOWER POLK CBD" or "District"), the boundaries of which are shown on the attached map and in the Management Plan for the Lower Polk CBD* (hereafter "Plan").
2. We are or represent the persons and/or entities that would be obligated to pay the special assessments for the improvements, services and activities for a fifteen year period as described in the Plan if the proposed District is established by the Board of Supervisors following the public hearing and ballot election.
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Assessor Parcel Number (APN): 0694-005
 Street Address: 1020 bearn
 Proposed Annual Assessment: 2,976.13
 Percent of Total Assessment: 37
 Legal Owner Contact Information: Sutter West Bay Hospitals

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Grant Davies 4/28/14
 Signature of Owner or Authorized Representative Date
GRANT DAVIES 415-600-7325
 Print Name of Owner or Authorized Representative Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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⑤ Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "LOWER POLK COMMUNITY BENEFIT DISTRICT" (hereafter "LOWER POLK CBD" or "District"), the boundaries of which are shown on the attached map and in the Management Plan for the Lower Polk CBD* (hereafter "Plan").
2. We are or represent the persons and/or entities that would be obligated to pay the special assessments for the improvements, services and activities for a fifteen year period as described in the Plan if the proposed District is established by the Board of Supervisors following the public hearing and ballot election.
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Assessor Parcel Number (APN): 0694-006
Street Address: 1030 beary
Proposed Annual Assessment: 3,039.35
Percent of Total Assessment: 3%
Legal Owner Contact Information: LPCMC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Grant Davies 4/28/14
Signature of Owner or Authorized Representative Date
GRANT DAVIES 465.600.7325
Print Name of Owner or Authorized Representative Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:
Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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1401

ⓧ Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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2. We are or represent the persons and/or entities that would be obligated to pay the special assessments for the improvements, services and activities for a fifteen year period as described in the Plan if the proposed District is established by the Board of Supervisors following the public hearing and ballot election.
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Assessor Parcel Number (APN): 0694-007
Street Address: 634-36 beam
Proposed Annual Assessment: 2,969.05
Percent of Total Assessment: 37
Legal Owner Contact Information: CPMC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Grant Davies 4/28/14
Signature of Owner or Authorized Representative Date
GRANT DAVIES 415-600-7325
Print Name of Owner or Authorized Representative Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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1

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "LOWER POLK COMMUNITY BENEFIT DISTRICT" (hereafter "LOWER POLK CBD" or "District"), the boundaries of which are shown on the attached map and in the Management Plan for the Lower Polk CBD* (hereafter "Plan").
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Assessor Parcel Number (APN): 0694-008
 Street Address: 1040 beam
 Proposed Annual Assessment: 6,025.60
 Percent of Total Assessment: .75
 Legal Owner Contact Information: CPMC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

[Signature]
 Signature of Owner or Authorized Representative

4/28/14
 Date

GRANT DAULES
 Print Name of Owner or Authorized Representative

415-600-7325
 Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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**(a) Petition to the San Francisco Board of Supervisors to
Establish the Lower Polk Community Benefit District**

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Assessor Parcel Number (APN): 0694-009
Street Address: 1054-60 heavy
Proposed Annual Assessment: 351.08
Percent of Total Assessment: .04
Legal Owner Contact Information: CPMC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Grant Davies 4/28/14
Signature of Owner or Authorized Representative Date
GRANT DAVIES 415-600-7325
Print Name of Owner or Authorized Representative Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:
Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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1404

5

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0694-009A
 Street Address: 1062 berry
 Proposed Annual Assessment: 3,144.56
 Percent of Total Assessment: .39
 Legal Owner Contact Information: CPMC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Grant Davies 4/28/14
 Signature of Owner or Authorized Representative Date
GRANT DAVIES 415-600-7325
 Print Name of Owner or Authorized Representative Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:
 Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0694-010
Street Address: 1100 Van Ness
Proposed Annual Assessment: 18,233.58
Percent of Total Assessment: 2.28
Legal Owner Contact Information: CPMC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Grant Davies
Signature of Owner or Authorized Representative

4/28/14
Date

GRANT DAVIES
Print Name of Owner or Authorized Representative

415-600-7325
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0694 -017

Street Address: 1133 POST ST

Proposed Annual Assessment: 3,670.08

Percent of Total Assessment: 0.46%

Legal Owner Contact Information: GAYNER ENGINEERS

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Nick Mironov

Signature of Owner or Authorized Representative

4-21-2014

Date

(415) 474-9500

NICK MIRONOV

Print Name of Owner or Authorized Representative

nick@gaynerengineers.com
Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:

Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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2

Petition to the San Francisco Board of Supervisors to Establish the Lower Polk Community Benefit District

1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "LOWER POLK COMMUNITY BENEFIT DISTRICT" (hereafter "LOWER POLK CBD" or "District"), the boundaries of which are shown on the attached map and in the Management Plan for the Lower Polk CBD* (hereafter "Plan").
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Assessor Parcel Number (APN): 0695-005
 Street Address: 1255 Post
 Proposed Annual Assessment: 21,266.87
 Percent of Total Assessment: 2.66
 Legal Owner Contact Information: CPMC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Grant Davies 4/28/14
 Signature of Owner or Authorized Representative Date

GRANT DAVIES 415.600.7325
 Print Name of Owner or Authorized Representative Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:
 Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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 1408

Petition to the San Francisco Board of Supervisors to ① Establish the Lower Polk Community Benefit District

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Assessor Parcel Number (APN): 0695-006
Street Address: 1101 Van Ness
Proposed Annual Assessment: 46,465.82
Percent of Total Assessment: 5.81
Legal Owner Contact Information: CPMC

- Yes**, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Grant Davies 4/28/14
Signature of Owner or Authorized Representative Date

GRANT DAVIES 415.600.7325
Print Name of Owner or Authorized Representative Phone and/or Email Address

PLEASE RETURN THIS PETITION BY THE Wednesday APRIL 30th DEADLINE TO:
Lower Polk CBD Campaign | PO Box 640075 | San Francisco, CA | 94164

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NOTICE OF PUBLIC HEARING
AND ASSESSMENT BALLOT PROCEEDING

TO: «Name»
 Assessor's Parcel No. «BlockLot»
 «Situs»
 «No»

FROM: John Arntz, Director
 Department of Elections
 City and County of San Francisco

SUBJECT: Notice of Public Hearing and Assessment Ballot Proceeding to consider establishment of the property-based special assessment district, to be known as the "Lower Polk Community Benefit District"

The purpose of this notice is to provide you with information about an assessment ballot proceeding and public hearing being conducted by the Board of Supervisors, and its effect on real property that you own. This notice is being sent to you in accordance with Resolution No. ___-___, passed by the Board of Supervisors (a copy of which is enclosed), California Government Code Section 53753, and California Constitution Article XIID Section 4(c).

Please be advised of the following:

- The Board of Supervisors will hold a public hearing on the proposed assessment at 3:00 p.m. on July 29th, 2014 or as soon thereafter as the matter may be heard, in the Board's Legislative Chambers, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. At this hearing, the Board will hear testimony regarding the proposed assessment. The reason for the assessment is to fund the property-based business improvement district (community benefit district) known as the "Lower Polk Community Benefit District". The annual assessments would last for 15 years (July 1, 2014-June 30, 2029), the services will be implemented through December 31, 2029. The boundaries of the Lower Polk Community Benefits District are described in the enclosed Resolution passed by the Board of Supervisors.
- The Lower Polk Community Benefit District will fund the following services, improvements and activities:
 - 1) Cleaning, Maintenance, and Safety
 - 2) Marketing, Streetscape Improvements and Beautification
 - 3) Management and Operations
- Examples of services, improvements, and activities to be funded under the budget category "Cleaning, Maintenance, and Safety" includes: removal of graffiti, power washing sidewalks, removal of litter, foot patrols to deter crime, social service outreach, providing



directions and other information to members of the public, and the exchange of information with merchants.

- Examples of services, improvements, and activities to be funded under the budget category “Marketing, Streetscape Improvements and Beautification” include: marketing to prospective new businesses, hosting special events, promoting the district, holiday decoration and other forms of beautification, and capital improvements in the district.
- Examples of services, improvements and activities to be funded under the budget category “Management and Operations” includes: the handling of day-to-day operations, advocacy, grant writing, financials, and all administrative tasks.
- The proposed fiscal year 2014-2015 assessment for your parcel is «Voter_Proportional». The duration of the assessment district is 15 ½ years, the authority to levy assessments on your property would be fifteen and a half (15 ½) years, with services to be implemented January 1, 2015 through December 31, 2029. The Lower Polk CBD assessment will appear as a separate line item on the property tax bill. The final assessment would be collected on your property tax bill for fiscal year 2028-2029. The City will directly bill any Assessor’s Parcels which do not regularly receive a property tax bill from the City. The amount of the annual assessment for years 2 through 15 would be subject to annual adjustment by an amount not to exceed the change in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose Consolidated Metropolitan Statistical Area, or a maximum of 3%, whichever is less. The amount of your assessment could also be reduced in a subsequent fiscal year if the amount collected during the prior fiscal year exceeded the costs incurred of providing authorized services in the district. In such a case, your assessment for the subsequent year would be reduced by the share of the excess funds collected that is allocable to your property.
- The maximum amount chargeable to the entire assessment district would be \$ 799,093.54 in the first year. The maximum amount assessed to the entire assessment district over the life of the district (*assuming the maximum annual CPI adjustment of 3% in years 2 through 15*) would be \$14,862,271.83 The maximum amount assessed to the entire assessment district for each of the fifteen fiscal years is set forth in the following table.

TOTAL MAXIMUM AMOUNT OF ASSESSMENTS ON ALL PARCELS INCLUDED IN THE PROPOSED DISTRICT FOR EACH FISCAL YEAR, ASSUMING MAXIMUM ANNUAL CPI INCREASE OF 3% IN YEARS 2 THROUGH 15 ONLY

Year	Fiscal Year	Total Maximum Annual Assessment Revenue
1	2014/15	\$799,093.54
2	2015/16	\$823,066.35
3	2016/17	\$847,758.34
4	2017/18	\$873,191.09
5	2018/19	\$899,386.82



6	2019/20	\$926,368.42
7	2020/21	\$954,159.47
8	2021/22	\$982,784.25
9	2022/23	\$1,012,267.78
10	2023/24	\$1,042,635.81
11	2024/25	\$1,073,914.88
12	2025/26	\$1,106,132.33
13	2026/27	\$1,139,316.30
14	2027/28	\$1,173,495.79
15	2028/29	\$1,208,700.66
TOTAL		\$14,862,271.83

(1) The total maximum amount assessed to property owners within the Lower Polk CBD each Fiscal Year.

- **The first year annual assessment rate for each parcel is calculated by**

Step 1. Calculate Linear Factor

> Linear Frontage = Linear Factor

Step 2. Calculate Lot Factor

> Lot Square Footage ÷ 2500 = Lot Factor

Step 3. Calculate Building Factor

> Building Square Footage ÷ 2500 = Building Factor

Step 4. Add All Parcel Factors

> Linear Factor + Lot Factor + Building Factor = Total Parcel Factors

Step 5. Determine Property Land Use Benefit Point Rate

Non- Residential 18.00

Residential 2.25

Non-Profit/Public Property 2.65

Step 6. Calculate Total Special Benefit Point

> Total Parcel Factors x Land Use Benefit Point Rate = Total Special Benefit Points

Step 7. Calculate Assessment

> Total Special Points x Assessment Rate (\$2.81) = Total Annual Assessment

(*2.81 Standardized Rate for District)



- In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public record in this matter, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, San Francisco Board of Supervisors, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102.

ASSESSMENT BALLOT PROCEDURES

Enclosed with this notice, you will find an assessment ballot. Please follow the directions on the assessment ballot to express your view on the proposed assessment. The following is a summary of the procedures governing the return and tabulation of ballots. More detailed information concerning the ballot procedures is set forth in the enclosed "Procedures for the Completion, Return and Tabulation of Ballots," which is also available on the City's website at www.sfelections.org.

1. You may mail or deliver your ballot to the Director of Elections at the Post Office Box location shown on the ballot, or submit the ballot in person at the Department of Elections, located at City Hall Room 48.
2. Ballots may be sent or delivered to the Director of Elections at any time, but **MUST** be received by the Director of Elections not later than the conclusion of the public input portion of the public hearing on July 29, 2014 in the Board's Legislative Chambers, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102, scheduled to commence at 3 p.m. or as soon thereafter as the matter may be heard. Depending on the nature and extent of public testimony, the public input portion of the hearing may not be concluded on that date, but may instead be continued to a later date. At any time prior to the conclusion of the public input portion of the hearing, you may withdraw your ballot and submit a new or changed ballot in place of the ballot previously submitted. If the public input portion of the hearing is continued to a later date, the deadline for submission of ballots will likewise be extended until the close of public input on that date.
3. The Director of Elections will pick up mailed ballots at 12 o'clock noon from the designated Department of Elections Post Office box on the date scheduled for the public hearing. To ensure that mailed ballots are received by the Director of Elections prior to the conclusion of the public input portion of the hearing, mailed ballots must be received by the Director of Elections by 12 o'clock noon on July 29, 2014. Mailed ballots received after 12 o'clock noon on the date scheduled for the public hearing will only be counted if the public input portion of the hearing is continued to a later date and the ballots are received by the Director of Elections prior to the conclusion of the public input portion of the hearing.



4. Only ballots with original signatures - not photocopies of signatures - will be accepted.
5. The Director of Elections will not accept or tabulate a ballot:
 - which is a photocopy without an original signature;
 - which is unsigned;
 - which lacks an identifiable "yes" or "no" vote; or
 - which appears to have been tampered with based upon its appearance or method of delivery.
6. The assessment ballot shall be treated as a disclosable public record during and after the tabulation of the assessment ballots.
7. At the conclusion of the public input portion of the public hearing, the Director of Elections will tabulate the ballots, including those received during the public input portion of the public hearing. If the number of ballots received at the hearing is such that it is not feasible to accurately tabulate the ballots that day, the Board of Supervisors may continue the meeting to a later date for the purpose of obtaining the final tabulation.
8. The Board of Supervisors will not impose the assessment if there is a majority protest. A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. Ballots shall be weighted according to the proposed financial obligation of the affected property.

Should you have any questions, please call or write to: Mr. Cuong Quach, Department of Elections, Room 48, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. Telephone: (415) 554-4342.

AFFIDAVIT of Identification (Property Owner)

I, _____, the undersigned, declare that I am authorized to cast a ballot for the following parcel identified as:

_____, as either (1) the sole owner or agent, or (2) co-owner or agent to payment of the assessment which will be levied for the proposed Property and Business Improvement District to be known as the "Lower Polk Community Benefit District."

I declare under penalty of perjury under the laws of the State of California that this declaration made this _____ the day of _____, 20____, in the City and County of San Francisco, is true and correct.

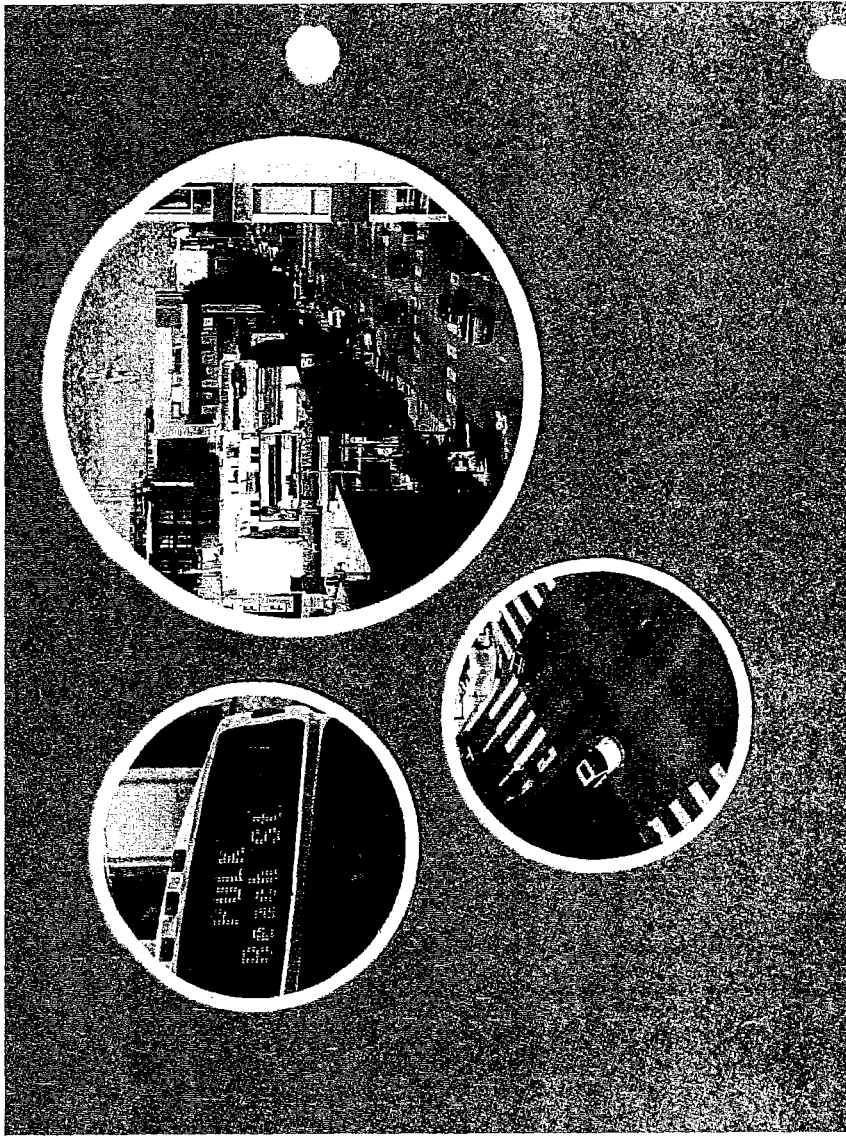
Signature Property Owner/Co-Property Owner/Authorized Agent

Print Name Business Owner/Co-Owner/Authorized Agent

File No. 140512
5/22/14 Presented in Committee

LOWER POIK

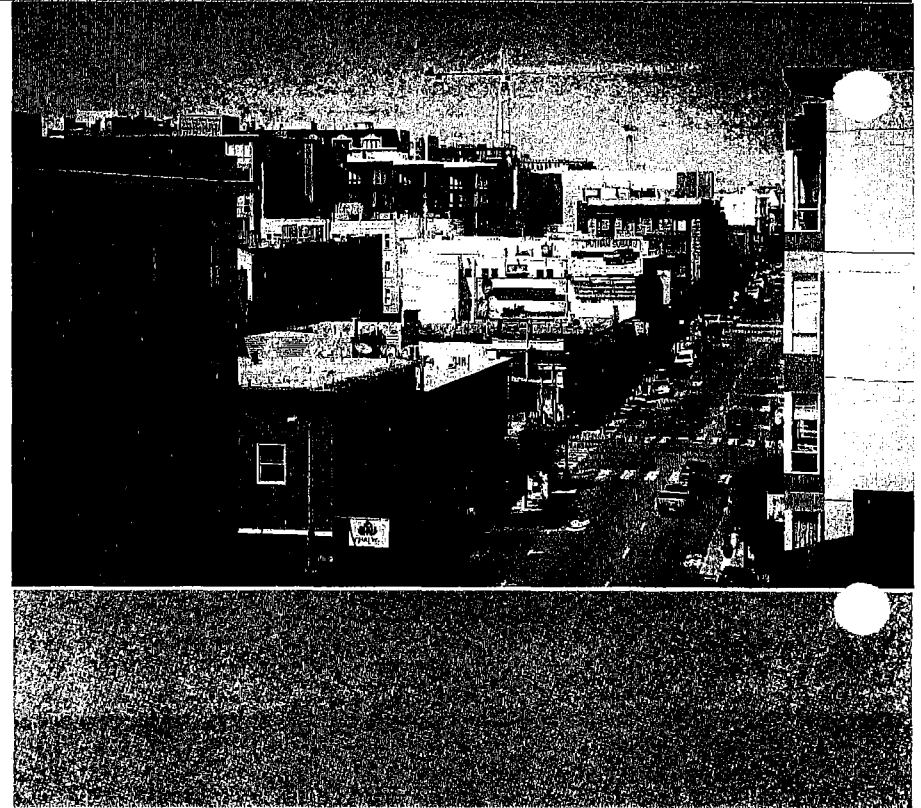
Community Benefit District



Proposed 2014 Community Benefit District Creation

What is a Community Benefit District?

- A CBD is a special assessment district that provides for the levy and collection of assessments on properties within a geographically defined area.
- CBDs serve as highly successful funding mechanisms for district improvements, services, and activities.
- Assessment revenue collected from the benefitting properties pays the costs associated with the improvements, services, and activities provided to the CBD area.



Proposed Lower Polk CBD: Vision



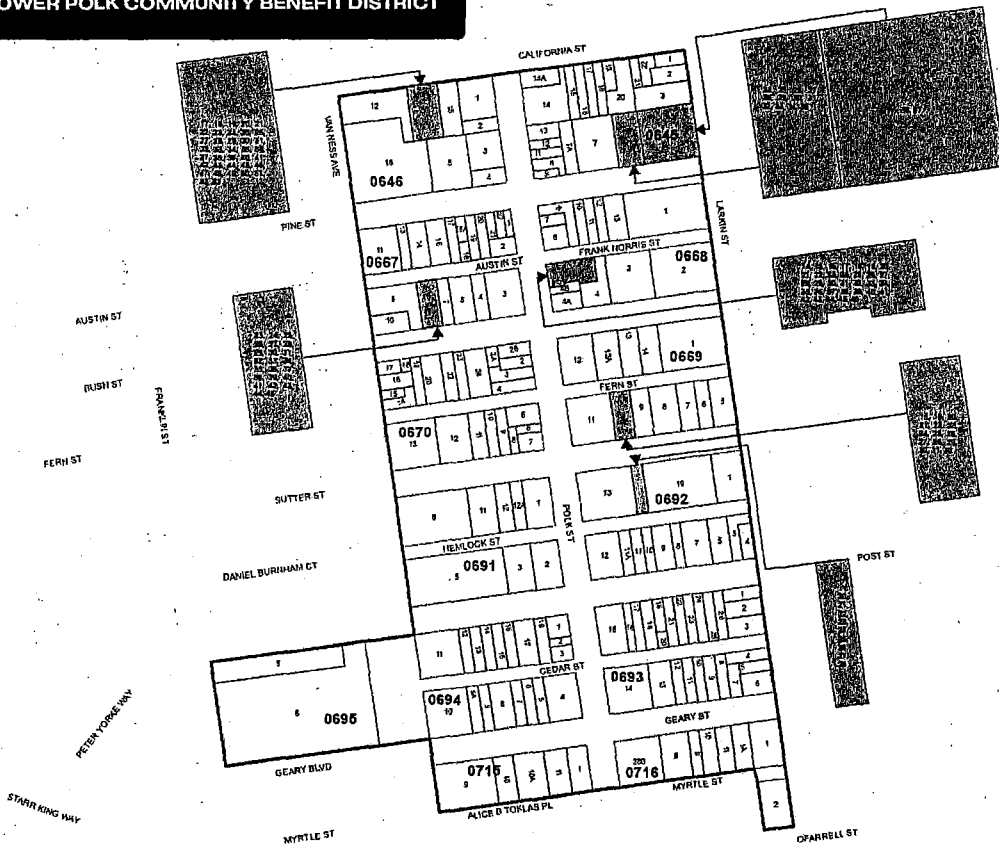
1418

- Clean and safe with places to gather and congregate including public or open space;
- Welcoming to diverse populations and reflects a mix of businesses that offer goods and services that meet the needs of the residents of the neighborhood;
- Promotes art and culture;
- Vibrant and viable neighborhood commercial district with flourishing small businesses and a community-friendly atmosphere;
- The neighborhood appearance reflects the local history and culture;
- Community-based partnerships address issues and serve as stewards for change.
- Capitalize on distinct architectural and street design to promote interesting experiences and qualities.
- Encourage CPMC to provide access to quality medical care to the residents of the neighborhood; use local businesses for services and goods; and hire local residents.
- Utilize funding from CPMC for capital projects focusing on neighborhood and community safety, health, and cleanliness issues and events (such as farmer's markets and block parties), and for streets and alleys improvements within the neighborhood

Lower Polk CBD: Proposed Boundaries

LOWER POLK COMMUNITY BENEFIT DISTRICT

1419



Approximately 22 whole or partial blocks, the boundaries of the proposed LPCBD are:

- California St. from Larkin St. to Van Ness Ave. (South side only)
- Van Ness Ave. from California St. to Post St. (East side only)
- Post Street from Van Ness Ave. to Franklin Street (South Side only)
- Franklin St. from Post St. to Geary Blvd. (East side only)
- Geary Blvd. from Franklin St. to Van Ness Ave. (North side only)
- Van Ness Ave. from Geary Blvd. to Alice B. Toklas Pl. (East side only)
- Alice B. Toklas Pl. from Van Ness Ave. to Polk St. (North side only)
- Myrtle St. from Polk St. to Larkin St. (North side only)
- Larkin St. from Myrtle St. to California St. (West Side Only)

In addition to the above boundary description, the District boundaries also include:

Assessor's Parcel No. 0716 -002, with the following boundaries:

- Myrtle Street from Larkin Street to Northwest corner of Assessor's Parcel No. 0716-002 (North side of Assessor's Parcel No. 0716 -002 only)
- Larkin Street from Myrtle Street to O'Farrell Street (West side of Assessor's Parcel No. 0716 -002 only)
- O'Farrell Street from Larkin Street to Southwest corner of Assessor's Parcel No. 0716-002 (South side of Assessor's Parcel No. 0716-002 only)
- Southwest Corner of Assessor's Parcel No. 0716-002 (Westside of Assessor's Parcel No 0716-002) to Northwest Corner of Assessor's Parcel No. 0716-002

Legend

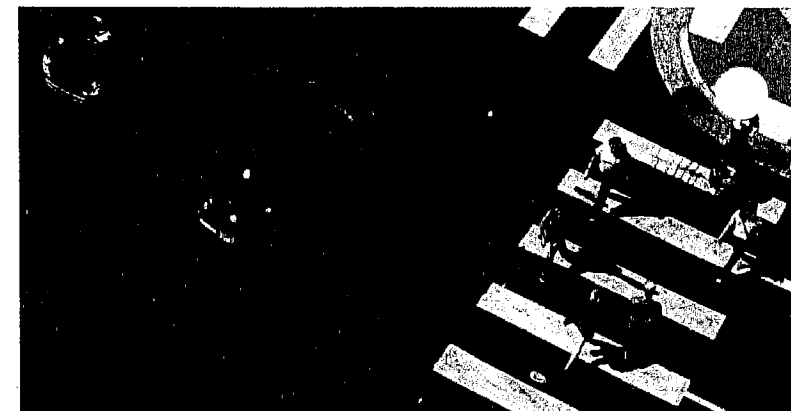
District Lots
 District Boundary

Prepared by
NBS

Proposed Lower Polk CBD: Highlights

- 35.58% of property owners petitioned in favor of special assessment representing \$284,302 of annual assessments
- Surveyed over 100 residents, merchants and property owners
- Only 3 property owners petitioned against formation
- Administered by a nonprofit corporation, structured as a 501(c)(3); managed by an Executive Director and a Board made up of community Stakeholders
- Governed by ByLaws, Management Plan, Fiscal Agreement, Brown Act, California Public Records Act

1420



Proposed Lower Polk CBD: Highlights

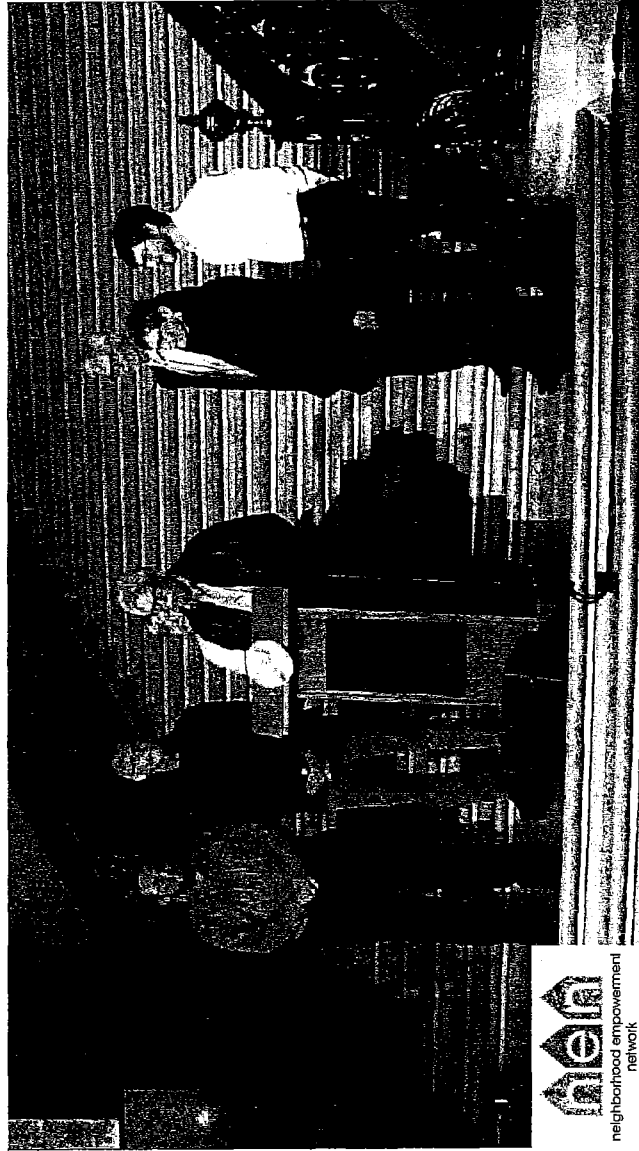
Services will include:

- Community Guides Program
- Cleaning Streets Program
- Streetscape Improvements & Beautification
- Marketing and Community Outreach
- Community Events & Public Space Activation
- Business Attraction Support
- Advocacy
- Project Planning & Support



Proposed Lower Polk CBD: Highlights

Comeback Neighborhood of the Year - 6th Annual NEN Awards



Proposed Lower Polk CBD: Steering Committee

Community members who have served include:

Chris Schulman
Past Chair LPN
Residential Property Rep.

Ron Case
Case-Abst Architects
Business/ Res Property Owner

Jamie Fountain
Larkin Street Youth
Community Non-profit

Arden Hearing
Turmark Corporation
Business/Res. Property Owner

Barbara Dunn
CPMC
Community Non-Profit

Alan Loving
CPMC
Community Non-profit

Andrew Chandler
Chair, LPN
Res. Property Owner

Lori Martens
Hi-Lo
Business Owner

Kenny Mead
Vertigo - Business Owner
Property Owner Rep.

Grace Gin
CCDC
Non-Profit Housing

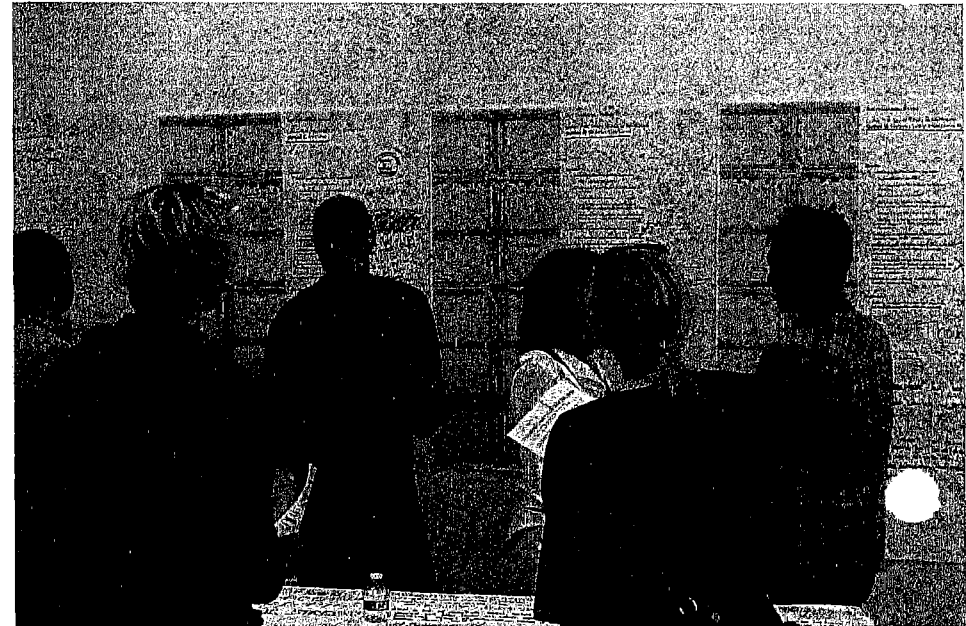
Raul Avila
Redding Elementary
Public School

Proposed Lower Polk CBD: Process

June 2013 - June 2014

- Steering Committee Meetings: 22
- Community meetings: 4
- Property Owner/ Community Surveys: 125
- Community Group Presentations/ Meetings: 15
- Online Communications/ Outreach
- Print Mailings/ Postcards/ Announcements

1424

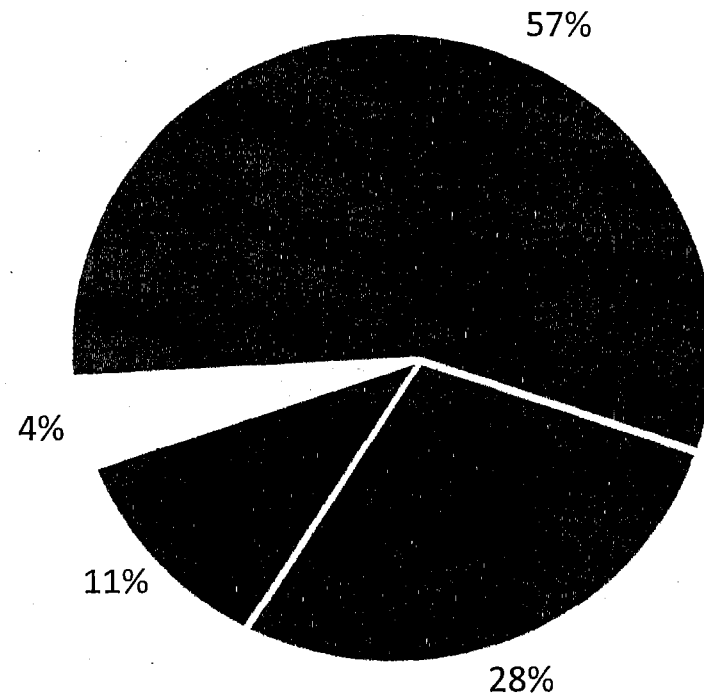


Proposed Lower Polk CBD: Budget

- 15 year-term
- Supplemental Community Services
- Baseline City Services Continue
- Budget: \$799,093.54

1425

■	Cleaning Safety & Maintenance	\$478,675.00 (57%)
■	Operations & Management	\$240,900.00 (28%)
■	District Identity, Marketing & Events	\$95,700.00 (11%)
	Contingency & Reserves	\$30,774.54 (4%)



Proposed Lower Polk CBD: Services

1426

Cleaning, Maintenance

Removal of litter, debris and cigarette butts on sidewalks from the building line to 18" into the street gutter	Daily
Damp wiping and straightening of public fixtures (such as trash can lids and news racks)	Daily
Power Washing of sidewalks and alleys (spot cleaning of most heavily trafficked areas/spills/stains)	Regular as needed
Removal of graffiti on private property with property owner consent	Within 48 hours
Removal of graffiti from public infrastructure	As required
Removal of isolated weeds (larger concentrations of weeds removed by cutting)	As needed
Special Projects. Defined as painting of public infrastructure, cleaning of tree wells, or other similar projects	As requested

Corridor Safety

Safety Ambassadors

Foot patrol - all areas to serve as a reassuring presence and a visible deterrent	Daily
Continually engage members of the public to provide directions, recommendations and other information as necessary	Daily
Interact with merchants to share safety related information or learn about merchants concern's related to street level activity	Daily
Report any observed illegal behaviors to the police and document behavior	Daily

Marketing, Streetscape Improvements, and Beautification

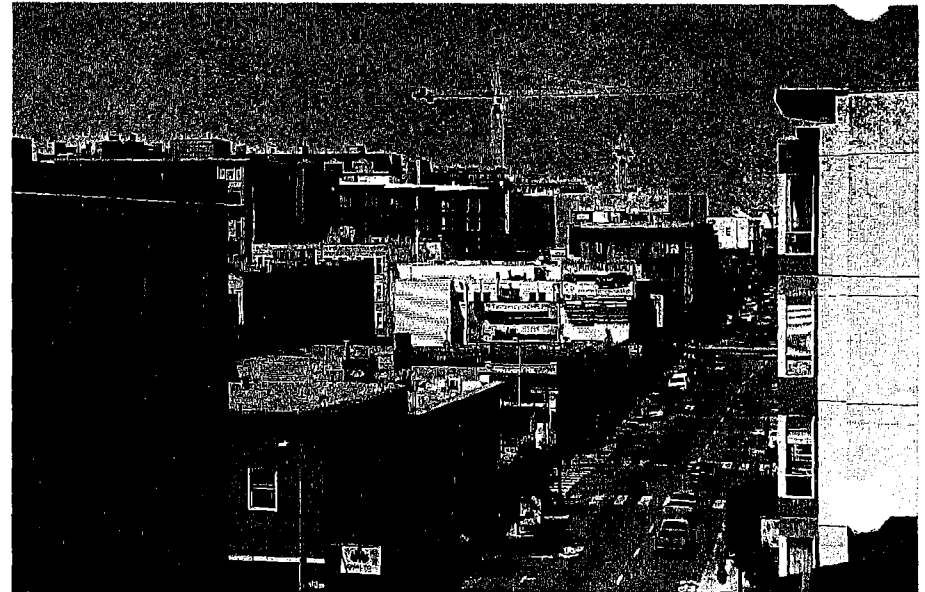
Advocacy	As needed
Beautification	On going
Capital improvements	To be determined
Business retention activities	As needed
Business Attraction	As needed
Newsletters	Quarterly
Advertisements, brochures and website	As needed
Festivals, Art Walks, and other special events	To be determined
Banners and Holiday decorations	Annually

Social Service Outreach Ambassador

Engage visibly homeless individuals to identify possible needs that could put them on a path to housing. Individuals would be connected to available services offered by existing service providers	Daily
Analyze engagements with persons in need of social services	Daily
Work with San Francisco Police and service organizations to identify strategies to help individuals in need	Daily

Proposed Lower Polk CBD: Cleaning/ Services

- Sweeping sidewalks and plazas
- Graffiti abatement (public/private property)
- Removing trash/debris
- Removing feces, urine, and needles
- Power washing and spot cleaning
- Steam cleaning sidewalk
- Reporting of bulky items for DPW removal
- Weeding tree basins/sidewalk cracks and landscaping



Proposed Lower Polk CBD: Public Safety

Community Guides Services:

- Pedestrian safety
- Social service outreach
- Merchant outreach
- Wayfinding/Greetings/Visitor information

Dispatch Services

- LPCBD Service Request Phone Line for Lower Polk Community



Proposed Lower Polk CBD: Economic Development

- Business attraction
- Business retention
- Technical support for merchants
- Leasing assistance
- Identify and fill vacancies



Proposed Lower Polk CBD: Management Services

- Day-to-day operations
- Advocacy
- Grant Writing
- Fundraising
- Fiscal Agent
- Administration



Proposed Lower Polk CBD: Marketing & Identity

- District Marketing/Branding
- Marketing Campaigns/Advertisements
- Outdoor Neighborhood Banners
- Community Events
- Public Space Activation
- Streetscape Improvements

Lower
Polk
Community Benefit District

Proposed Lower Polk CBD: Proposed Timeline

Task Description	Estimated Completion Date
Present Draft Management District Plan	March 2014
Present Final Draft District Management Plan, Boundary Map, Engineer's Report	April 2014
Gather Petitions in Support of LPCBD, Conduct Outreach Receive Additional Feedback on Plan	April 2014
Submit Petitions to Board of Supervisors	May 2014
Board of Supervisors Vote on Resolution of Intention to Establish District	June 2014
Proposition 218 Ballot Packages Submitted	June 2014
Conduct Public Hearing, Tabulate Ballots, Board of Supervisors Vote on Resolution Establishing District	July 2014
CBD Owners' Non-Profit Association Established	August 2014 - December 2014
Assessments Submitted to County for Billing	August 2014
Administration and District Operation Commences	January 2015





"Community Benefit Districts are a prime example of successful public-private partnerships. This new Office of Economic and Workforce Development Impact Analysis demonstrates the positive and measurable impacts that CBD service and investment have on our City's commercial neighborhood corridors. More importantly, as each neighborhood takes an economic step forward, so does our City."

*San Francisco Mayor Edwin M. Lee
February 11, 2013*

LOWER POIK

Community Benefit District

BOARD of SUPERVISORS



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

May 16, 2014

File No. 140512

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

Dear Ms. Jones:

On May 13, 2014, Supervisor Chiu introduced the following proposed legislation:

File No. 140512

Resolution declaring the intention of the Board of Supervisors to establish a property-based business improvement district (community benefit district) known as the "Lower Polk Community Benefit District" and levy a multi-year assessment on all parcels in the district; approving the Management District Plan and Engineer's Report, and proposed boundaries map for the district; ordering and setting a time and place for a public hearing thereon; approving the form of the Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot; making environmental findings; and directing the Clerk of the Board of Supervisors to give notice of the public hearing and balloting as required by law.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

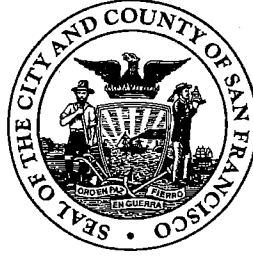
A handwritten signature in cursive script that reads "Alisa Miller".

By: Alisa Miller, Committee Clerk
Government Audit and Oversight Committee

Attachment

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

BOARD of SUPERVISORS



City Hall
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: Regina Dick-Endrizzi, Director
Christian Murdock, Commission Secretary
Small Business Commission, City Hall, Room 448

FROM: Alisa Miller, Clerk, Government Audit and Oversight Committee
Board of Supervisors

DATE: May 16, 2014

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Government Audit and Oversight Committee

The Board of Supervisors' Government Audit and Oversight Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 140512

Resolution declaring the intention of the Board of Supervisors to establish a property-based business improvement district (community benefit district) known as the "Lower Polk Community Benefit District" and levy a multi-year assessment on all parcels in the district; approving the Management District Plan and Engineer's Report, and proposed boundaries map for the district; ordering and setting a time and place for a public hearing thereon; approving the form of the Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot; making environmental findings; and directing the Clerk of the Board of Supervisors to give notice of the public hearing and balloting as required by law.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

No Comment
 Recommendation Attached

Chairperson, Small Business Commission
1436

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. [140260]
- 9. Reactivate File No. []
- 10. 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 Form.

Sponsor(s):

David Chiu

Subject:

Resolution of Intention -- Lower Polk Community Benefit District

The text is listed below or attached:

See attached.

Signature of Sponsoring Supervisor: *David Chiu*

For Clerk's Use Only:

