

San Francisco Recreation & Park Department

Selby Palou Mini Park- State of California, Dept of Transportation (DOT) Lease Update

*San Francisco Board of Supervisors – Budget & Finance Committee
Wednesday, September 6, 2023*



Inspire, Connect, Play!

SPMP DOT Lease Update – Background/Reason for Lease Renewal

Background

- Selby Palou Mini Park was established circa 1970
- RPD has leased DOT-owned lot since park opened (over 50 years)
- DOT-owned lot comprises a portion of SPMP and is used solely for park purpose.

Reason for Lease Renewal

- DOT requested update to the existing 1970 lease to conform to State's updated Marler-Johnson standard lease language and rates.

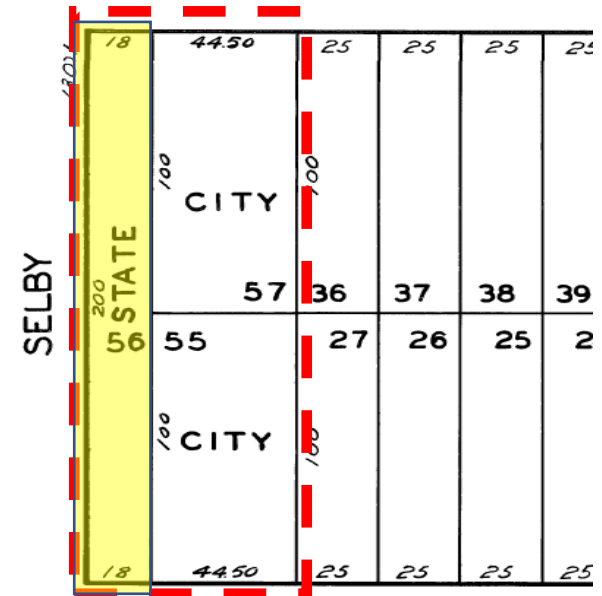


Selby Palou Mini Park

SPMP DOT Lease Update – Park Site Overview

Park Site Overview

- SPMP is a 12,500 sf neighborhood park in the Bayview neighborhood (Sup D10)
- SPMP is composed of 3 lots occupying west end of block, including:
 - 2 City (RPD)-owned lots (Block 5331, Lot 055 and 057), and
 - 1 DOT-owned lot (Block 5331, Lot 056), located beneath elevated Highway 280 along Selby St b/w Quesada Ave and Palou St
- Programmatically, SPMP includes a CPA, basketball court picnic area and open space.



SPMP DOT Lease Update – Lease Terms Overview

Lease Terms Overview

- Purpose of DOT lease renewal is to conform to State's updated Marler-Johnson standard lease language and rates to allow the continued lease and use of SPMP. Mutually-agreeable lease provisions include the following:
 - Initial 10-year term and a total base rent of \$2000/yr with annual 4% rental adjustments thereafter.
 - Grants RPD three 5-year options to extend the term of the lease with 4% annual rental adjustments
 - Use is solely for recreational purpose



SPMP DOT Lease Update – Benefits of Lease Renewal

Benefits of Lease Renewal

- Allows for the continued uninterrupted use of Selby Palou Mini Park, a Bayview neighborhood park with children’s playground and active basketball court space, picnic area and open space.
- A General Plan Referral associated with lease update found it to be consistent with the eight priority policies of Planning Code Section 101.1 and, on balance, in conformity with the General Plan.
- Lease update is supported by the Recreation and Park Dept. Real Estate Division and the State of California, Department of Transportation.



