

**From:** [Peskin, Aaron \(BOS\)](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Cc:** [Angulo, Sunny \(BOS\)](#)  
**Subject:** Fwd: CCDC + CBPRC In Support of More Open Space in Lower Nob Hill/Upper Tenderloin and Urge for Support on Meeting the "High Needs" Criteria in the Open Space Acquisition Fund (File No: 220867)  
**Date:** Tuesday, October 18, 2022 6:06:28 PM  
**Attachments:** [Open Space Comment - MY - 10 18 2022.pdf](#)

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Please include in the file for item 7 on yesterday's Land Use Committee agenda. Thanks.  
Aaron

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**From:** Amy Zhou <amy.zhou@chinatowncdc.org>  
**Sent:** Tuesday, October 18, 2022 5:52:10 PM  
**To:** Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>  
**Cc:** myeung@chinatowncdc.org <myeung@chinatowncdc.org>; tandchow@gmail.com <tandchow@gmail.com>; Low, Allan E. (SFO) <alow@perkinscoie.com>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Rosa Chen <rosa.chen@chinatowncdc.org>  
**Subject:** CCDC + CBPRC In Support of More Open Space in Lower Nob Hill/Upper Tenderloin and Urge for Support on Meeting the "High Needs" Criteria in the Open Space Acquisition Fund (File No: 220867)

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Supervisors Melgar, Preston and Peskin,

Please find attached a letter with regard to File Number 220867, Item 7 from the Land Use and Transportation meeting yesterday on behalf of Committee for Better Parks and Recreation in Chinatown (CBPRC) and Chinatown Community Development Center (CCDC) ED Malcolm Yeung. We had staff from CCDC waiting to make public comment in the queue but, for whatever reason, were never called on, hence why we are submitting this letter.

Best,  
Amy

Amy Zhou (she/they)  
Urban Planner  
Chinatown Community Development Center  
p: 415-984-2732



1525 Grant Avenue  
San Francisco, CA 94133  
TEL 415.984.1450  
FAX 415.362.7992  
TTY 415.984.9910  
www.chinatowncdc.org

October 18, 2022

Via Email [myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)

Supervisor Myrna Melgar  
San Francisco Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102

Via Email [aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)

Supervisor Aaron Peskin  
San Francisco Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102

Via Email [dean.preston@sfgov.org](mailto:dean.preston@sfgov.org)

Supervisor Dean Preston  
San Francisco Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102

Re: Letter in Support of More Open Space in Lower Nob Hill/Upper Tenderloin and Urge for Support on Meeting the “High Needs” Criteria in the Open Space Acquisition Fund (File No: 220867)

To the Chair and Members of the Land Use and Transportation Committee,

On behalf of Chinatown Community Development Center and the Committee for Better Parks and Recreation in Chinatown, I am writing to support more open space in the Lower Nob Hill/Upper Tenderloin Open Space Acquisition Plan, and also to urge the supervisors to push the Rec and Park Department to meet the “high needs” criteria of the Open Space Acquisition Fund.

When the 2017 Controller Performance Audit on the voter-mandated Prop B charter amendment created the “equity metrics” requirement for the property tax-set aside for Open Space Acquisition, it found that the department’s use of a single equity zone for all metrics completely obscured differences in access to resources between low-income and disadvantaged neighborhoods. While Recreation and Parks uses several equity metrics for the zone as whole, different areas in the zone like Chinatown and the Mission have different levels of need. They do not distinguish between important criteria, like between dog ownership or having kids, or the density of low income seniors vs. transient workers or tourists. Consider that Chinatown Community Development Center has residents, many of whom are seniors, in the Larkin Pine Senior Building located at 1303 Larkin Street and 1370 California. They aren’t able to walk all the way up to Huntington Park, and can’t go to Sgt. Macaulay or Hyde/Turk Mini Park because they’re targeted for kids instead of seniors.

The Recreation and Parks Commission needs to implement metrics that take into account the needs and circumstances of the community on a granular level, including neighborhoods with zero parks. There also needs to be more transparency on Recreation and Park’s funding decisions and how they’re tied to equity:



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consider the allocation of \$10 million to Francisco Reservoir Park, which is in an area already rich with open green space. The Broker Contract actually does not allow the City to look at sites less than 10,000 square feet, which removes the ability to invest in many of the potential smaller pocket parks and community gardens crucial for our communities, like the Tenderloin National Forest in Cohen Alley.

In closing, CCDC and CBPRC supports better oversight of RPD by BOS, and a much more detailed and neighborhood-level equity criteria that considers elements like density, types of building uses, age ranges, walkability, and whether there is existing parks in the area. CCDC and CBPRC is in support of more open space in Lower Nob Hill and Upper Tenderloin.

Yours Sincerely,

Malcolm Yeung  
Executive Director  
Chinatown Community Development Center

**From:** [Thao Jones-Hill](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Cc:** [terry.oxford@gmail.com](mailto:terry.oxford@gmail.com)  
**Subject:** Public Comment for Record: 22087 - Open Space Acquisition in Lower Nob Hill  
**Date:** Monday, October 17, 2022 6:42:46 AM  
**Attachments:** [Terry Oxford - 220867 - Public Comment - Lower Nob Hill.pdf](#)

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Hi Erica!

Please file this attached letter from one of the members of our Lower Nob Hill Community, Terry Oxford., regarding item 22087.

Thank you! Thao

Thao Jones-Hill  
President, Lower Nob Hill Neighborhood Alliance  
415-470-2428  
[thao@lowernobhill.org](mailto:thao@lowernobhill.org)



October 17, 2022

Re: Greenspace for Lower Nob Hill

Dear San Francisco Supervisors,

I am writing because I cannot attend this very important meeting today but very much appreciate your effort to help our neighborhood.

Here in Lower Nob Hill, we desperately need Green Space. Studies show that seeing and being near living plants and trees is beneficial to human mental health. The opportunity for a designated Green Space would help provide more peace of mind and potentially help nature thrive more giving us hope for a brighter future.

Our neighborhood already works to maintain what we have by caring for window boxes and the existing trees so the effort to maintain a green space will be easily corralled.

Please approve this healthy space for our neighborhood. We as a community would be grateful.

Best,

Terry Oxford

650 Post Street #601

San Francisco, CA 94109

**From:** [Peskin, Aaron \(BOS\)](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Cc:** "[gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com)"; [Souza, Sarah \(BOS\)](#); [Thao Jones-Hill](#)  
**Subject:** FW: 3:45PM - TODAY MONDAY: Lower Nob Hill/Tenderloin Open Space Hearing - File No. 220867  
**Date:** Monday, October 17, 2022 5:08:53 PM  
**Attachments:** [green space lnhna.docx](#)

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Erica,  
Please include in the file for item #7 on today's Land Use calendar. Thanks,  
Aaron

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**From:** [gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com) <[gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com)>  
**Sent:** Monday, October 17, 2022 5:05 PM  
**To:** Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Angulo, Sunny (BOS) <[sunny.angulo@sfgov.org](mailto:sunny.angulo@sfgov.org)>  
**Cc:** 'Thao Jones-Hill' <[thao@lowernobhill.org](mailto:thao@lowernobhill.org)>  
**Subject:** RE: 3:45PM - TODAY MONDAY: Lower Nob Hill/Tenderloin Open Space Hearing - File No. 220867

Here is what I planned to say in the 2-minute allotment.

Best,  
Gwendolyn Wright

Gwendolyn Wright  
The Wright Consultants  
[www.thewrightconsultants.com](http://www.thewrightconsultants.com)  
415-939-0577

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**From:** Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>  
**Sent:** Monday, October 17, 2022 4:57 PM  
**To:** 'gwen@thewrightconsultants.com' <[gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com)>; Angulo, Sunny (BOS) <[sunny.angulo@sfgov.org](mailto:sunny.angulo@sfgov.org)>  
**Cc:** 'Thao Jones-Hill' <[thao@lowernobhill.org](mailto:thao@lowernobhill.org)>  
**Subject:** RE: 3:45PM - TODAY MONDAY: Lower Nob Hill/Tenderloin Open Space Hearing - File No. 220867

Yes indeed. Sorry about that.  
Aaron

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**From:** [gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com) <[gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com)>  
**Sent:** Monday, October 17, 2022 4:54 PM  
**To:** Angulo, Sunny (BOS) <[sunny.angulo@sfgov.org](mailto:sunny.angulo@sfgov.org)>

**Cc:** 'Thao Jones-Hill' <[thao@lowernobhill.org](mailto:thao@lowernobhill.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>  
**Subject:** RE: 3:45PM - TODAY MONDAY: Lower Nob Hill/Tenderloin Open Space Hearing - File No. 220867

Hi Sunny,

I was prepared to call in and have been on the call since 3:45pm listening to talk about Muni bus stops and cars in the way but cannot go beyond 5pm due to prior commitments. Is it ok to send an email instead?

Best,  
Gwendolyn Wright

Gwendolyn Wright  
The Wright Consultants  
[www.thewrightconsultants.com](http://www.thewrightconsultants.com)  
415-939-0577

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**From:** Angulo, Sunny (BOS) <[sunny.angulo@sfgov.org](mailto:sunny.angulo@sfgov.org)>  
**Sent:** Monday, October 17, 2022 4:00 PM  
**To:** Chad Standish <[chad7687@gmail.com](mailto:chad7687@gmail.com)>; Amy Zhou <[amy.zhou@chinatowncdc.org](mailto:amy.zhou@chinatowncdc.org)>; DPH-sarahw <[sarahw@cyssf.org](mailto:sarahw@cyssf.org)>  
**Cc:** Andrea Carla Michaels <[andreamichaela@gmail.com](mailto:andreamichaela@gmail.com)>; Chris Schulman <[cschulman@lowerpolkcbd.org](mailto:cschulman@lowerpolkcbd.org)>; David Bryan <[david@lowernobhill.org](mailto:david@lowernobhill.org)>; Gwendolyn Wright <[gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com)>; Low, Allan E. (Perkins Coie) <[ALow@perkinscoie.com](mailto:ALow@perkinscoie.com)>; Luca Mineo=Marinello <[lmineomarinello@gmail.com](mailto:lmineomarinello@gmail.com)>; Peter Gallotta <[peter.gallotta@gmail.com](mailto:peter.gallotta@gmail.com)>; Pratibha Tekkey <[pratibha@thclinic.org](mailto:pratibha@thclinic.org)>; RAUL AVILA <[raul\\_avila@me.com](mailto:raul_avila@me.com)>; Rosa Chen <[rosa.chen@chinatowncdc.org](mailto:rosa.chen@chinatowncdc.org)>; Saoirse McLaughlin <[saoirse@3rdstyouth.org](mailto:saoirse@3rdstyouth.org)>; Souza, Sarah (BOS) <[sarah.s.souza@sfgov.org](mailto:sarah.s.souza@sfgov.org)>; Thao Jones-Hill <[thao@lowernobhill.org](mailto:thao@lowernobhill.org)>; [barbara.allen.swan@outlook.com](mailto:barbara.allen.swan@outlook.com); [joi@3rdstyouth.org](mailto:joi@3rdstyouth.org); [kahartwig@gmail.com](mailto:kahartwig@gmail.com); [nathanieljowen@gmail.com](mailto:nathanieljowen@gmail.com); [teddie@3rdstyouth.org](mailto:teddie@3rdstyouth.org)  
**Subject:** RE: 3:45PM - TODAY MONDAY: Lower Nob Hill/Tenderloin Open Space Hearing - File No. 220867

FYI, all, the first hearing ran long, so we're looking at closer to 4:30pm but as soon as this SFMTA hearing item on bus stops is done!

Thanks for sticking with this!!!!!!

---

**From:** Angulo, Sunny (BOS)  
**Sent:** Monday, October 17, 2022 2:06 PM  
**To:** Chad Standish <[chad7687@gmail.com](mailto:chad7687@gmail.com)>

**Cc:** Andrea Carla Michaels <[andrearla.michaels@gmail.com](mailto:andrearla.michaels@gmail.com)>; Chris Schulman <[cschulman@lowerpolkcbd.org](mailto:cschulman@lowerpolkcbd.org)>; David Bryan <[david@lowernobhill.org](mailto:david@lowernobhill.org)>; Gwendolyn Wright <[gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com)>; Low, Allan E. (Perkins Coie) <[ALow@perkinscoie.com](mailto:ALow@perkinscoie.com)>; Luca Mineo=Marinello <[lmineomarinello@gmail.com](mailto:lmineomarinello@gmail.com)>; Peter Gallotta <[peter.gallotta@gmail.com](mailto:peter.gallotta@gmail.com)>; Pratibha Tekkey <[pratibha@thclinic.org](mailto:pratibha@thclinic.org)>; RAUL AVILA <[raul\\_avila@me.com](mailto:raul_avila@me.com)>; Rosa Chen <[rosa.chen@chinatowncdc.org](mailto:rosa.chen@chinatowncdc.org)>; Saoirse McLaughlin <[saoirse@3rdstyouth.org](mailto:saoirse@3rdstyouth.org)>; Souza, Sarah (BOS) <[sarah.s.souza@sfgov.org](mailto:sarah.s.souza@sfgov.org)>; Thao Jones-Hill <[thao@lowernobhill.org](mailto:thao@lowernobhill.org)>; [barbara.allen.swan@outlook.com](mailto:barbara.allen.swan@outlook.com); [joi@3rdstyouth.org](mailto:joi@3rdstyouth.org); [kahartwig@gmail.com](mailto:kahartwig@gmail.com); [nathanieljowen@gmail.com](mailto:nathanieljowen@gmail.com); [teddie@3rdstyouth.org](mailto:teddie@3rdstyouth.org)

**Subject:** RE: 3:45PM - TODAY MONDAY: Lower Nob Hill/Tenderloin Open Space Hearing - File No. 220867

***EVEN IF THEY'RE SMALL!***

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**From:** Chad Standish <[chad7687@gmail.com](mailto:chad7687@gmail.com)>  
**Sent:** Monday, October 17, 2022 2:03 PM  
**To:** Angulo, Sunny (BOS) <[sunny.angulo@sfgov.org](mailto:sunny.angulo@sfgov.org)>  
**Cc:** Andrea Carla Michaels <[andrearla.michaels@gmail.com](mailto:andrearla.michaels@gmail.com)>; Chris Schulman <[cschulman@lowerpolkcbd.org](mailto:cschulman@lowerpolkcbd.org)>; David Bryan <[david@lowernobhill.org](mailto:david@lowernobhill.org)>; Gwendolyn Wright <[gwen@thewrightconsultants.com](mailto:gwen@thewrightconsultants.com)>; Low, Allan E. (Perkins Coie) <[ALow@perkinscoie.com](mailto:ALow@perkinscoie.com)>; Luca Mineo=Marinello <[lmineomarinello@gmail.com](mailto:lmineomarinello@gmail.com)>; Peter Gallotta <[peter.gallotta@gmail.com](mailto:peter.gallotta@gmail.com)>; Pratibha Tekkey <[pratibha@thclinic.org](mailto:pratibha@thclinic.org)>; RAUL AVILA <[raul\\_avila@me.com](mailto:raul_avila@me.com)>; Rosa Chen <[rosa.chen@chinatowncdc.org](mailto:rosa.chen@chinatowncdc.org)>; Saoirse McLaughlin <[saoirse@3rdstyouth.org](mailto:saoirse@3rdstyouth.org)>; Souza, Sarah (BOS) <[sarah.s.souza@sfgov.org](mailto:sarah.s.souza@sfgov.org)>; Thao Jones-Hill <[thao@lowernobhill.org](mailto:thao@lowernobhill.org)>; [barbara.allen.swan@outlook.com](mailto:barbara.allen.swan@outlook.com); [joi@3rdstyouth.org](mailto:joi@3rdstyouth.org); [kahartwig@gmail.com](mailto:kahartwig@gmail.com); [nathanieljowen@gmail.com](mailto:nathanieljowen@gmail.com); [teddie@3rdstyouth.org](mailto:teddie@3rdstyouth.org)

**Subject:** Re: 3:45PM - TODAY MONDAY: Lower Nob Hill/Tenderloin Open Space Hearing - File No. 220867

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Yes, we need more open spaces. I 100% support this.

On Mon, Oct 17, 2022 at 1:08 PM Angulo, Sunny (BOS) <[sunny.angulo@sfgov.org](mailto:sunny.angulo@sfgov.org)> wrote:

Additional fodder for this afternoon's hearing, which will come up closer to 3:45pm at Land Use Committee:

Here is the [2017 SF Controller Performance Audit](#) on Rec&Park's adherence to the voter mandated 2016 Proposition B Charter Amendment, which extended the property tax set-aside for Open Space Acquisition and created an "equity metrics" requirement.

**WHAT AUDIT FOUND:**

"The (Rec&Park) department's use of a single equity zone for all of its metrics obscures



differences in resource access among low-income and disadvantaged neighborhoods. Rec and Park uses several equity metrics for the equity zone as a whole. However, different areas within the equity zone, such as those in the Mission and Chinatown, may have different levels of need.”

***(I remember Supervisor Fewer was very upset that the Richmond was cut out of the “equity zone” – this is a poorly constructed tool and we should be challenging the all-Mayoral appointed RPD Commission to do better and represent a diversity of neighborhoods...where is the criteria that takes into account dog ownership versus kids ownership or density of low-income seniors versus transient workers or tourists, etc., etc or folks that can’t walk all the way up to the top of a hill to enjoy open space?)***

“Although it has a reasonable process for identifying equity zone areas, Rec and Park could greatly increase the level of detail of its metrics by following best practices, which include measuring and calculating equity metrics at a local (or neighborhood) level. This improved detail would allow the department to identify the areas of highest need in the equity zone and to better concentrate its efforts to equitably distribute its resources and services. Although Rec and Park measures park equity and considers equity as a factor in resource allocation, it has not developed desired outcomes, set specific targets, or analyzed the results of its equity metrics to support park-related equity outcomes.”

***(Community should be demanding that RPD Commission implement really metrics that take into account the neighborhood-level needs and circumstances of communities, including those neighborhoods with zero parks...)***

“Furthermore, Rec and Park accounts for equity zone status in making funding decisions but does not systematically or transparently connect these decisions to the metrics data. The lack of formal policies for reassessing and improving its metrics also inhibits the department’s ability to improve its measurement of park equity.”

***(Rec&Park’s funding decisions continue to be opaque and not clearly tied to equity, as evidenced by the astounding allocation of a [whopping \\$10 million to Francisco Reservoir Park, in an area that is already rich with open green space.](#))***

#### **WHAT CONTROLLER’S AUDIT RECOMMENDS:**

The report includes three recommendations to improve Rec and Park’s management of its performance related to park equity. The recommendations are that the department should:

§ Comply with all Charter requirements related to its strategic planning and development and analysis of equity metrics.

§ Measure and analyze park equity data at a local level, which could be facilitated by adopting the equity analysis dashboard created by the City Performance Division of the Controller’s Office. This will help the department identify deficiencies in its resource distribution to communities in the equity zone and further inform the department’s decision-making and development of mitigating strategies related to park equity.

§ Develop a formalized process for managing its performance related to park equity that includes, at a minimum, leading practices related to stating desired outcomes, establishing specific and

relevant targets, making data-driven decisions, and continuously re-evaluating and improving its metrics and analysis.

*Gwendolyn Wright*  
*666 Post Street*  
*San Francisco, CA 94109*

October 17, 2022

RE: Access to Green Space Lower Nob Hill

To whom it may concern:

Good afternoon,

My name is Gwendolyn Wright. I am reaching out today to respectfully request approval to create a green space in our Lower Nob Hill Neighborhood. Did you know Union Square used to have a beautiful park at Post and Powell? But it was paved over to put in a parking lot. Right now, our community is suffering because we are without close proximity to green space and that's not right and it's not fair. I read that Park and Rec has invested \$10 million in Francisco Reservoir Park in the Sunset neighborhood, an area already super saturated with open green space. Where's the equity and diversity in that decision? Furthermore, with downtown being such a high-density area, this should give us a million more reasons to find any size spot and designate it for green uses. 1000 sq ft-Yes! Because!! no matter the size- the regular use of Green Spaces, is associated with improved health including lower- blood-pressure & cholesterol levels, The use of green spaces also help individuals fight against mental health issues like depression, anxiety, and stress. I am sure you agree we need this more than ever before in downtown SF. Thanks for your consideration of my request.

Best,

Gwendolyn Wright