# Appendix A – Management District Plan

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

MARCH 27, 2015

GBD
Dogpatch & NW Potrero Hill

# I. EXECUTIVE SUMMARY

## ***Background***

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

## ***GBD Benefits to Property Owners and Other Stakeholders***

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

## ***Mission of the Dogpatch-Northwest Potrero Hill GBD ("Dogpatch & NWPH GBD")***

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

## ***District Boundaries***

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

### *Zone I – Boundary Description*

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

### *Zone II – Boundary Description*

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

parcel 3958-006).

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

## *Services of the GBD*

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

## *Continuation of City Services:*

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

## *Budget:*

**Table 1. Zone 1: Dogpatch**

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

**Table 2. Zone 2: Northwest Potrero Hill**

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

## ***Assessment Formula:***

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

**Table 3. Assessments**

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

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

## ***Method of Assessment Collection***

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

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

## ***Legal Authority, Entity Structure, and Governance***

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

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

## ***Term***

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

## ***Process for GBD Formation***

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

1. **Property Owner Petition**. Property owners representing 30% or more of the weighted assessment within the proposed boundaries of the GBD must sign a petition supporting formation.

2. **CCSF Board of Supervisors' Resolution of Intent.** If step #1 is successful, a majority of the Board of Supervisors (six members) must vote to approve a "Resolution of Intent" for the GBD to advance to step #3, below.

3. **Property Owner Ballot.** If the Board of Supervisors approves the Resolution of Intent, the CCSF Department of Elections will mail ballots to all property owners within the boundaries of the GBD. Ballots are collected and counted by the CCSF Department of Elections and the results are presented at a public hearing of the Board of Supervisors.

4. **CCSF Board of Supervisors' Resolution of Formation**. If a simple majority (more than 50%) of the ballots submitted to the CCSF Department of Elections support formation, then the Board of Supervisors may vote to form the GBD.

## ***Process for Disestablishment***

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

# II. WHAT IS A GREEN BENEFIT DISTRICT?

### *What is a GBD?*

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

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

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

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

### *How does the GBD benefit Property Owners?*

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

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

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

# III. ABOUT THE DOGPATCH & NWPH GBD

### *History of Dogpatch & NWPH GBD Formation*

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

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

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

### *Physical Description of Dogpatch & NWPH GBD Area*

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

### *Core Values*

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

### *Mission Statement*

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

### *Goals*

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

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

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

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

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

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

# IV. BOUNDARIES & RATIONALE

### *Zone I – Boundary Description*

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

### *Zone I – Boundary Rationale*

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

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

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

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

### *Zone II – Boundary Description*

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

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

### *Zone II – Boundary Rationale*

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

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

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

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

### *Maps*

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

# V. SERVICES, ACTIVITIES, AND IMPROVEMENTS OF THE GBD

## PLAN OVERVIEW

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

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

## Table 4. FIRST YEAR OF EXPENSES

| Services, Activities and Improvements Plan | Percent of Budget | Budget Amount |
|---|---|---|
| Maintenance<br>• District Wide Public Realm Maintenance may include, but is not limited to:<br>○ **Tree Care:** maintenance plan for new and existing Street Trees that includes maintenance, pruning, and removal of hazardous Street Trees.<br>○ **Irrigation Systems Management:** maintain and repair irrigation systems, and supply water. (New irrigation systems are not included, but could be funded through the Capital Improvements program).<br>○ **Graffiti Patrol:** 1 part-time graffiti abatement patrol officer across both zones to patrol known graffiti hotspots identified by the community, and provides on-call response.<br>○ **Trash & Debris Patrol:** 1 full-time trash and debris abatement staff person across both zones. This staff person targets trash and debris hot spots identified by the community, and responds to specific requests for trash or debris pick-up reported to the GBD.<br>• Targeted Public Realm Maintenance (See Table 5 for a list of spaces) may include, but is not limited to:<br>○ **Jumpstart Maintenance Fund:** set aside to pay for one-time maintenance costs in the first year of the GBD (Year 1) to bring specific spaces and existing greening up to a GBD maintenance standard. Potential uses include, but are not limited to: sidewalk repair, additional large tree pruning and/or removal, tree studies and evaluations, horticultural consultation, and large-scale irrigation installation. After Year 1, this fund | 31% | $ 159,156 |

| | | |
|---|---|---|
| would be absorbed by the district wide maintenance budget to care for new Open Spaces, Parks, Plazas and Gardens built and installed by the GBD.<br>○ **Care and Enhancement of Public Realm Areas:** small-scale tree and shrub pruning, weed removal, fertilization, turf care, irrigation management and repair, sidewalk repair, and trash cleanup on Public Realm areas to a district-wide standard. Frequency and scope of service varies depending on the level of volunteer stewardship and needs. | | |
| <u>Capital Improvements*</u><br>• Improvements to Existing Public Realm areas, may include, but is not limited to:<br>○ New playground equipment/tot lots<br>○ New trash and recycling receptacles<br>○ New park benches<br>○ New lighting systems<br>○ New way-finding signage<br>○ New landscaping and paving systems<br>○ New irrigation systems<br>○ New storm water retention systems<br>○ New Productive Gardens<br>○ New Dog Runs and Dog Parks<br>• Development of New Public Realm areas may include, but is not limited to:<br>Green Spaces (including Parks, Parklets, Plazas, Gardens Pocket Parks and Sidewalk Greenings).<br>○ New Street Trees (including the supportive infrastructure) and Bulb-outs.<br>○ Street Furniture<br>○ Traffic-calming round-about “green islands” at wide street intersections.<br>• Development of Green Infrastructure may include, but is not limited to:<br>○ New recycled water collection and distribution systems.<br>○ New Bioswale or other storm water capture systems.<br>○ New rainwater/storm water cisterns.<br>○ Use of plants that are known to reduce Particulate Matter pollution in urban street canyons and from freeways such as oleander or various tree plantings.<br>○ Enhancement of existing green infrastructure systems.<br>○ District-wide energy generation and distribution systems.<br>○ All of the above includes collaboration with existing government agency programs (example: establishing Green Infrastructure design elements in full compliance with the SFPUC’s Storm Water Design Guidelines) | 32% | $164,750 |

| | | |
|---|---|---|
| ○ | | |
| <u>Accountability, Transparency, & Citizen Services</u><br>• GBD Management may include, but is not limited to:<br>○ Management of all GBD finances and contracts for services, capital improvements, and public interface and web services. This is at the direction of the GBD Board Treasurer, who is ultimately responsible for the finances of the GBD.<br>○ Management of GBD corporate business, including ensuring compliance with all government and grant reporting requirements. This is in close collaboration with the Chairperson of the GBD Board.<br>○ Serving as the public face and primary point of contact for the GBD, especially with City Hall and local agencies.<br>○ Management of all "Baseline City Services" including keeping records of metrics and being responsible for reporting if city agencies do not maintain their baseline service levels.<br>○ Organization and management of GBD volunteers.<br>• GBD Marketing and Communications may include, but is not limited to:<br>○ Management of public relations and media contacts, in coordination with the Chairperson of the GBD Board.<br>• Development and ongoing maintenance of the GBD's public communication and accountability strategy may include, but is not limited to:<br>○ Design, launch, and updating of a new GBD website.<br>○ Design, launch, and updating of a new GBD smart phone application for quick "crowd-sourced" reporting of maintenance and operations needs.<br>○ Development and management of an online volunteer coordination website.<br>○ Development and management of related customer service tracking associated with the smart phone app.<br>○ Careful coordination of this service with city agencies that have baseline service agreements with the GBD.<br>○ Development of an ongoing City Hall and media outreach campaign to ensure that decision-makers and the public at large understand the purpose, work and accomplishments of the GBD.<br>• GBD Strategic Planning may include, but is not limited to:<br>○ Ongoing updates to the Green Vision Plan as needed to convey the values, mission, goals and accomplishments of the GBD. This may include the following:<br>▪ Development of a detailed conceptual Green | 23% | $ 118,000 |

| | | |
|---|---|---|
| Streetscape Masterplan.<br>▪ Conceptual-level pricing of the Green Streetscape Masterplan and the development of a small capital budget, with potential funding sources identified.<br>▪ Development of more detailed designs and engineering, along with specific budgets, for the build-out of Public Realm area improvements. | | |
| <u>Operations & Contingency Reserves</u><br>• Operations may include, but is not limited to:<br>o Insurance for GBD operations, services, and deliverables including maintenance and capital improvements, and operations space.<br>o Expense of accounting and annual audit/financial review.<br>• Contingency/Reserve<br>o Potential cost overruns of maintenance and improvement services only, up to 10%.<br>o Any unspent funds in this category will be rolled over and must be spent within the next fiscal year. | 14% | $72,946 |
| TOTAL | 100% | $514,852 |

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

### *Capital Improvements Context*

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

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

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

### *Current Green Spaces*

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

**TABLE 5 – Current Green Spaces**

| Zone #1 | Zone #2 |
|---|---|
| Progress Park | Fallen Bridge Mini-Park |
| Minnesota Grove | Benches Garden & Park |
| Woods Yard Park | Potrero Gateway Park (aka The Loop) |
| I.M. Scott School | |
| Esprit Park | |
| 22nd Street Greening | |
| 23rd Street Greening | |
| 25th Street Greening | |

### *Continuation of Baseline City Services*

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

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

**Table 6 - SF Rec and Park Baseline Services:**

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

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

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

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

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

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

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

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

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

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

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

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

# VI. BUDGET DETAILS

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

### Table 9 - Total GBD Budget

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

### Table 10 - Zone I – Dogpatch Budget

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

### Table 11 - Zone II – Northwest Potrero Hill Budget

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


*ZONE I BUDGET BREAKDOWN*

*ZONE II BUDGET BREAKDOWN*

### *Budget Management Guidelines*

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

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

**Proportionate Distribution of Funds**

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

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

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

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

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

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

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

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

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

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

# VII. ASSESSMENT METHODOLOGY

### *Calculation of Assessments*

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

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

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

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

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

### *Property Use Considerations: Key Definitions & Assessment by Use:*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### *Assessment Rate*

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

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

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

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

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

The assessment for an Industrial Parcel in Zone 1 with a 10,000 square foot building is

(10,000 x $0.0475 = $475.00 annual parcel assessment)

The assessment for a Greenspace Parcel in Zone 1 with a 10,000 square foot lot is

(10,000 x $0.0238 = $238.00 annual parcel assessment)

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

### *General Benefit in the GBD (6.79% of budget)*

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

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

### *Table 14 - Year One Assessments*

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

### *Cap on Annual Increase in Assessments of Individual Parcels*

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

### *Table 15 – Maximum Assessment Increase*

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

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

### *Future Development*

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

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

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

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

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

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

### *Time and Manner of Collecting Assessments*

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

### *Management of the GBD*

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

### *Duration of Assessment*

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

### *Disestablishment*

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

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

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

# VIII. TIMELINE FOR FORMATION

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

# APPENDICES

## A. GOVERNANCE OF THE DOGPATCH & NWPH GBD

### *Owner's Non-Profit Association Board of Directors*

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

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

**Board Member Elections:**

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

**Board of Directors Composition:**

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

**Board Member Terms:**

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

**Responsibilities:**

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

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

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

### *Public Access & Transparency*

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

### *Conflict of Interest Policy*

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

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

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

### *Capital Improvements Funding Guidelines*

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

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

### *Guidelines for Admission of New Green Spaces to the GBD*

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

## C. GBD OUTREACH

### *Community Outreach to Develop Service Plan*

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

### *Green Spaces Survey Outreach*

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

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

### *Green Spaces Survey Response Rate and Results*

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

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

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

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

### *Park Stewards Survey Outreach*

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

### *Public Workshops*

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

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

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

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

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

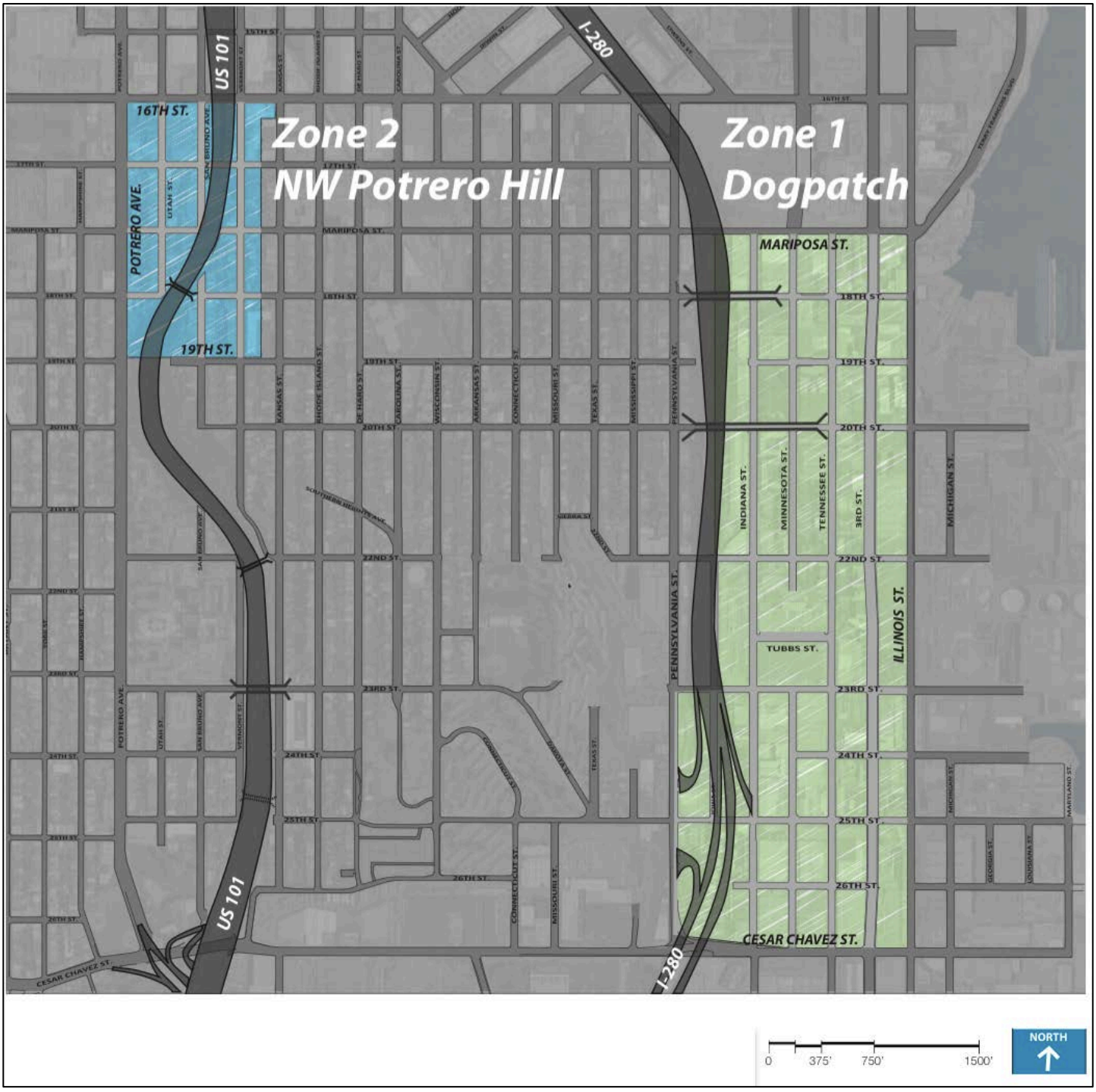
### *Green Vision Charrette*

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

## D. GBD MAPS

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

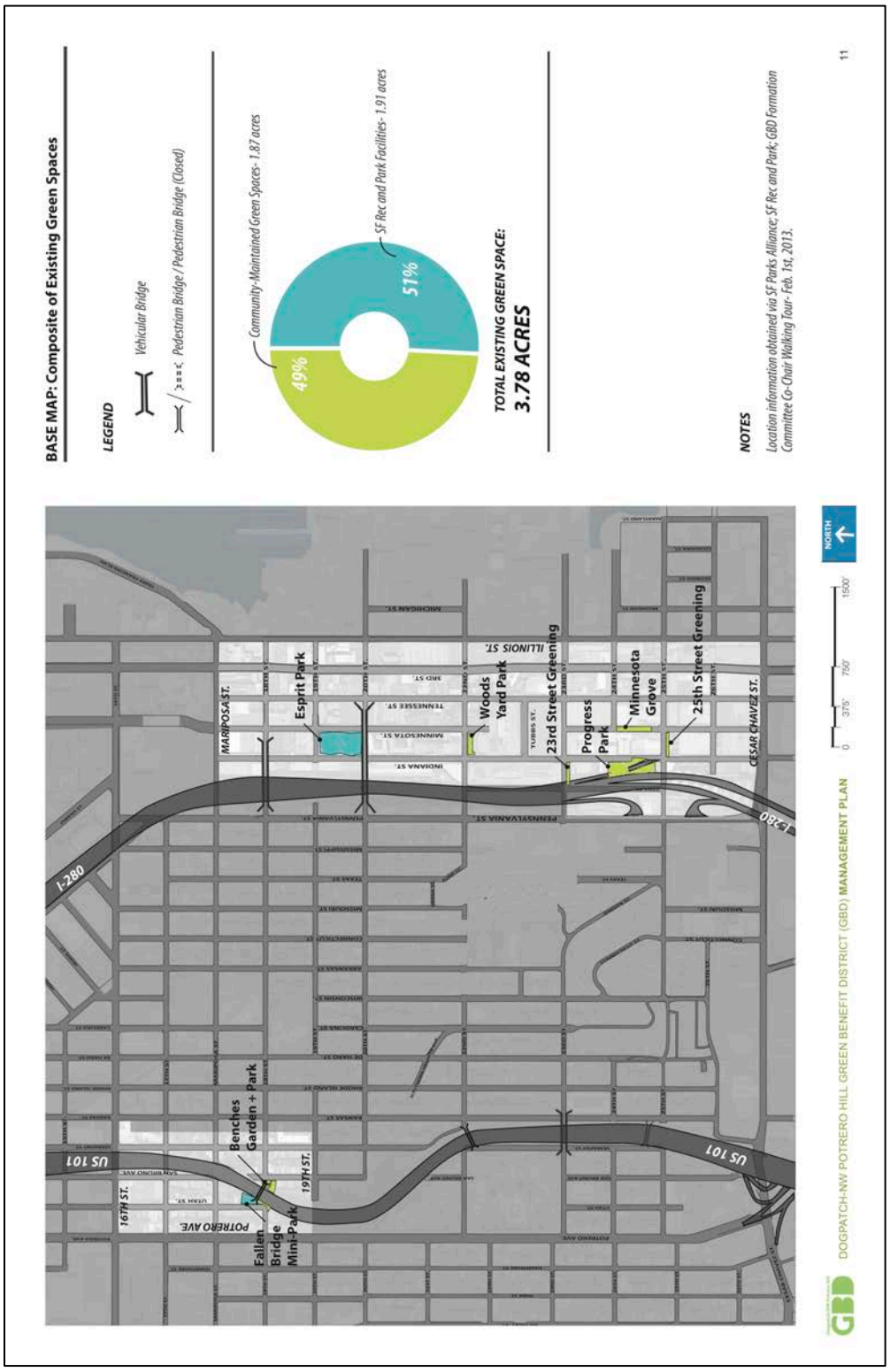
### *Map 1 – GBD Zones*




*Credit: CMG Landscape Architecture*

### *Map 2 – Existing Green Spaces*

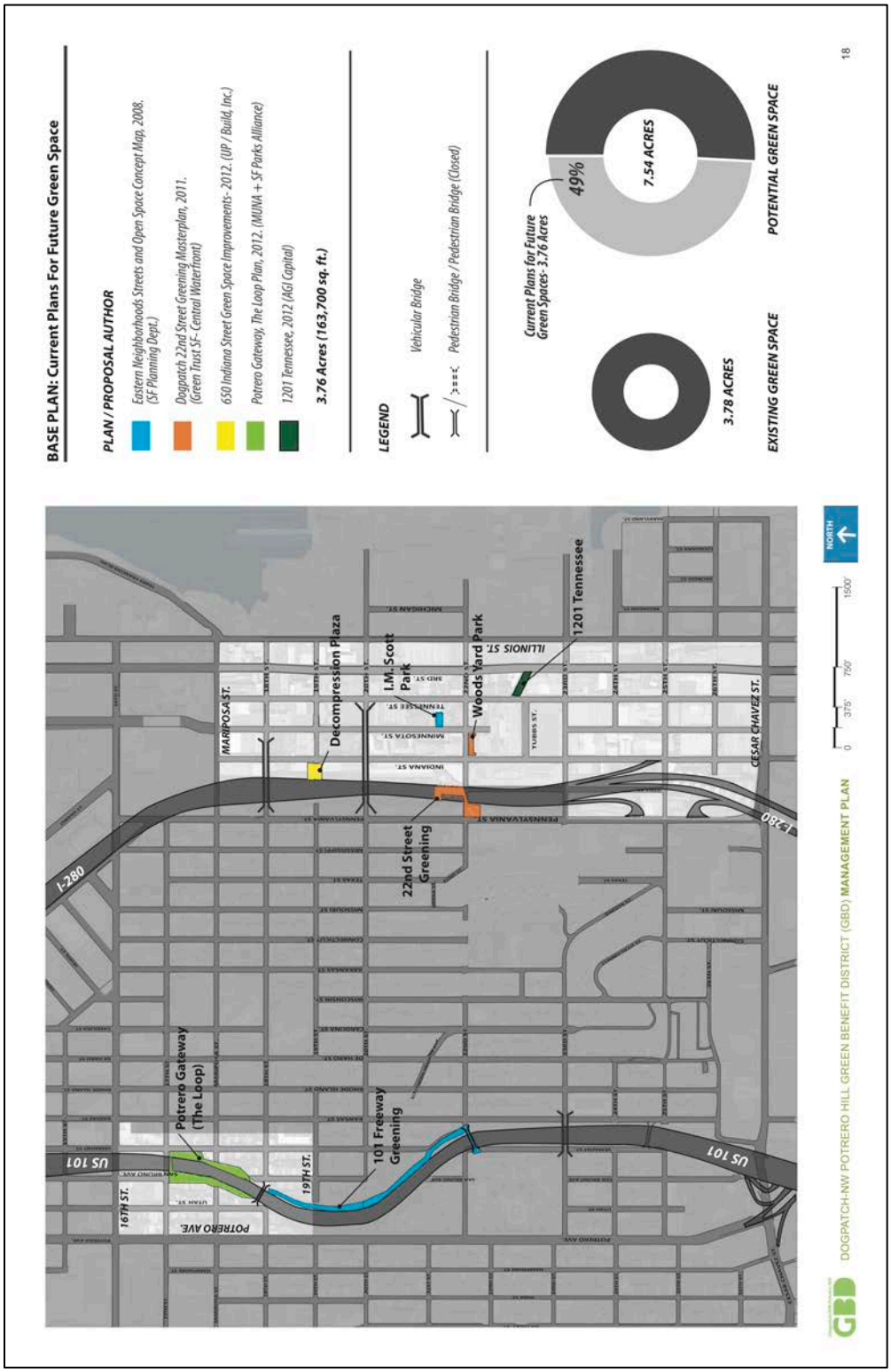
This map documents the existing Green Spaces in each zone, distinguishing between the community-maintained Green Spaces and those maintained by SF Recreation and Park.




*Credit: CMG Landscape Architecture*

### *Map 3 – Current Plans for Future Green Spaces*

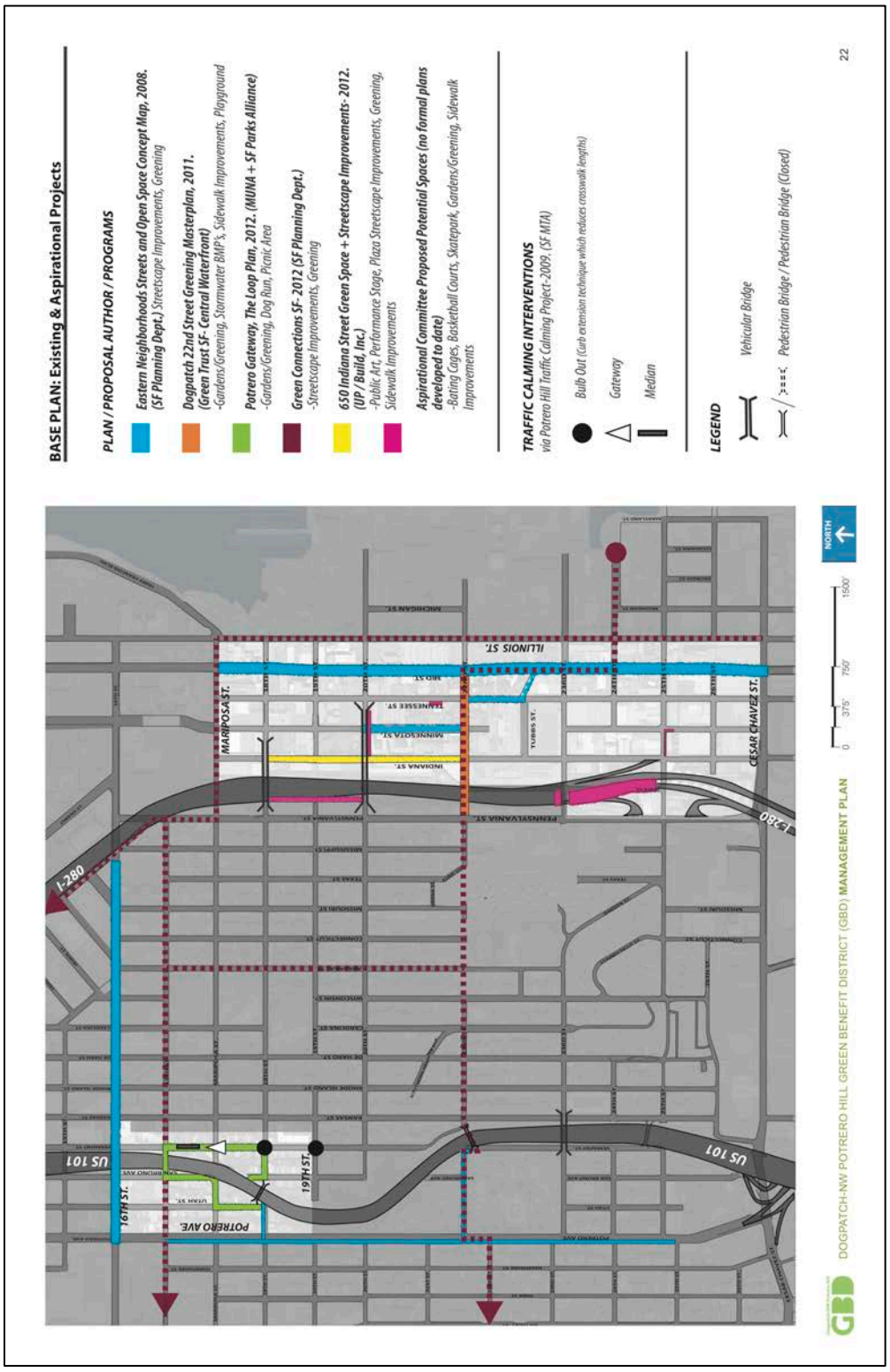
This map documents future Green Spaces for which plans already exist in each zone, distinguishing the spaces by plan and author.




*Credit: CMG Landscape Architecture*

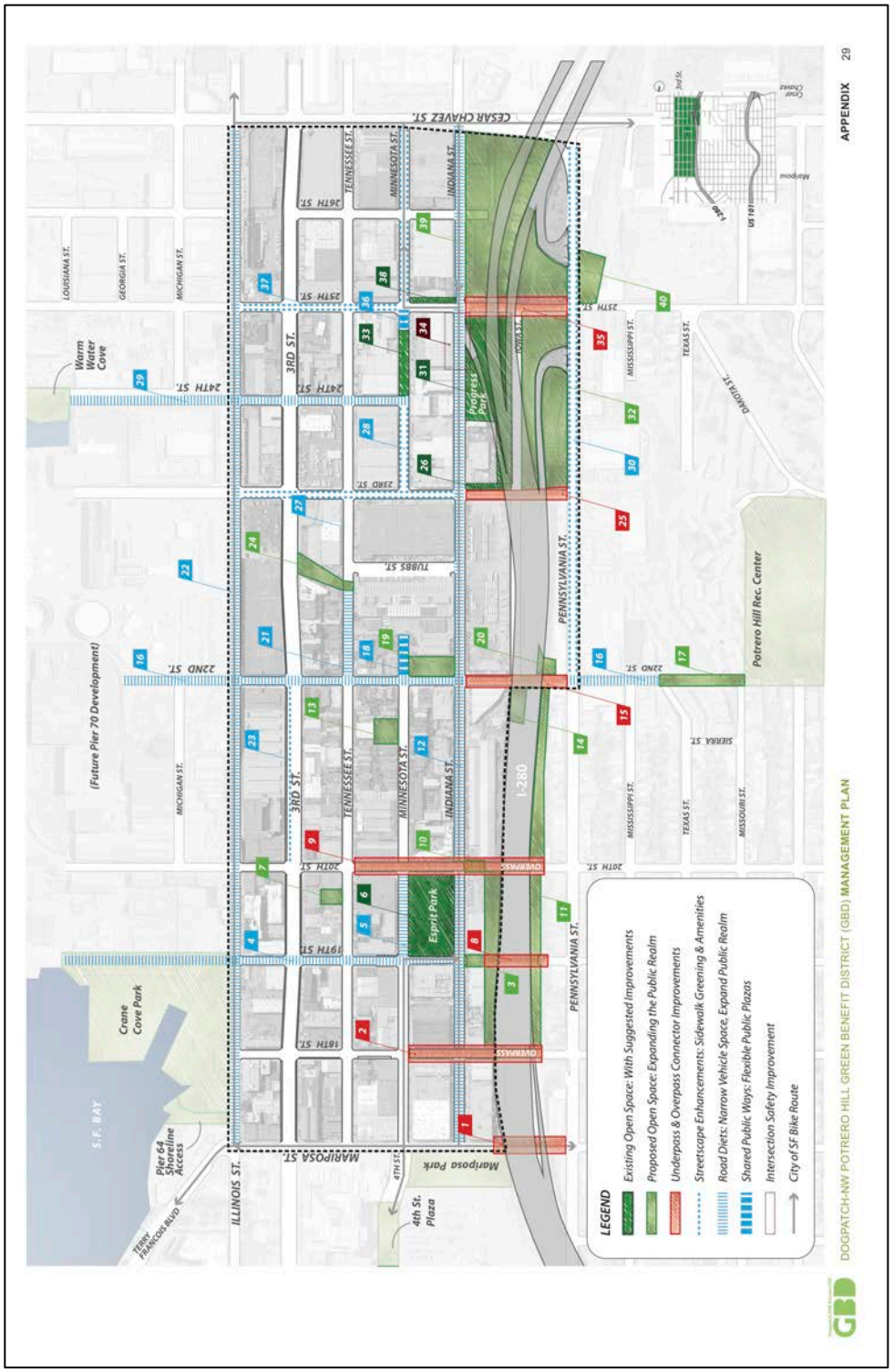
### *Map 4 – Aspirational Projects*

This map documents aspirational Green Spaces in each zone, distinguishing the spaces by plan and author.




*Credit: CMG Landscape Architecture*

### *Map 5 – Aspirational Projects Plan: Zone 1 – Dogpatch*




*Credit: CMG Landscape Architecture*

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

*Credit: CMG Landscape Architecture*

## 03 ASPIRATIONAL PROJECTS

### DOGPATCH (ZONE 1) VISIONING EXERCISE

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

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

### DOGPATCH (ZONE 1) GREEN VISION PLAN

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

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

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

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

GBD

Credit: CMG Landscape Architecture

**1 Mariposa Gateway**

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

ROLE- ☐ Lead ☑ Initiate ☐ Assist ☐ Advocate

PARTNERS- Planning, Caltrans, DPW

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**2 18th St. Overpass Solar Farm**

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

ROLE- ☐ Lead ☐ Initiate ☐ Assist ☑ Advocate

PARTNERS- Planning, Caltrans, DPW

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**3 Decompression Plaza**

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

ROLE- ☐ Lead ☑ Initiate ☐ Assist ☐ Advocate

PARTNERS- UP Urban, Build Inc., DPW

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**4 19th St. Road Diet**

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

ROLE- ☐ Lead ☑ Initiate ☐ Assist ☐ Advocate

PARTNERS- Planning, Caltrans, DPW

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**5 Minnesota St. Road Diet & Esprit Park Expansion**

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

ROLE- ☐ Lead ☑ Initiate ☐ Assist ☐ Advocate

PARTNERS- DPW, SFRP

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**6 Esprit Park Playground & Dog Park**

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

ROLE- ☐ Lead ☐ Initiate ☑ Assist ☐ Advocate

PARTNERS- SFRP

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**7 La Scuola Parco**

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

ROLE- ☐ Lead ☐ Initiate ☐ Assist ☑ Advocate

PARTNERS- SFUSD

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**8 Overlook and Pedestrian Bridge**

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

ROLE- ☐ Lead ☑ Initiate ☐ Assist ☐ Advocate

PARTNERS- DPW, Caltrans, PD

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**9 20th St. Overpass Solar Farm**

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

ROLE- ☐ Lead ☐ Initiate ☐ Assist ☑ Advocate

PARTNERS- DPW, Caltrans

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**10 20th St. Underpass Courts**

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

ROLE- ☐ Lead ☐ Initiate ☑ Assist ☐ Advocate

PARTNERS- SFRP, DPW

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**11 Isaiah Nelson Hanging Gardens**

Provide maintenance and replanting. Extend gardens southward along embankment

ROLE- ☐ Lead ☑ Initiate ☐ Assist ☐ Advocate

PARTNERS- SFRP, DPW

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**12 Indiana St. Park Way**

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

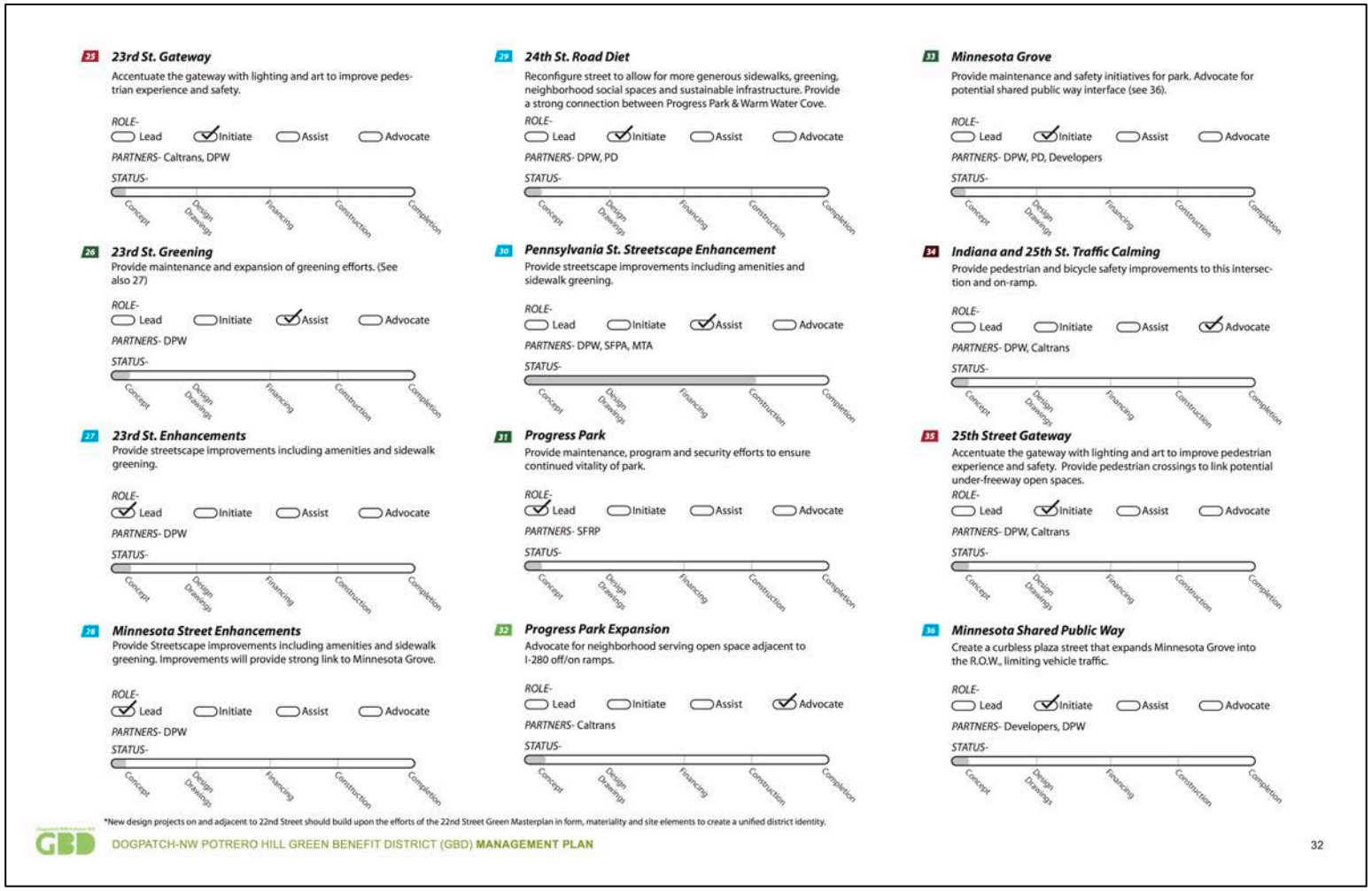
ROLE- ☐ Lead ☑ Initiate ☐ Assist ☐ Advocate

PARTNERS- SFRP, DPW, PD

STATUS- Concept | Design Drawings | Financing | Construction | Completion

*Credit: CMG Landscape Architecture*

Credit: CMG Landscape Architecture



**25 23rd St. Gateway**

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

ROLE- ☐ Lead ☑ Initiate ☐ Assist ☐ Advocate

PARTNERS- Caltrans, DPW

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**26 23rd St. Greening**

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

ROLE- ☐ Lead ☐ Initiate ☑ Assist ☐ Advocate

PARTNERS- DPW

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**27 23rd St. Enhancements**

Provide streetscape improvements including amenities and sidewalk greening.

ROLE- ☑ Lead ☐ Initiate ☐ Assist ☐ Advocate

PARTNERS- DPW

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**28 Minnesota Street Enhancements**

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

ROLE- ☑ Lead ☐ Initiate ☐ Assist ☐ Advocate

PARTNERS- DPW

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**29 24th St. Road Diet**

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

ROLE- ☐ Lead ☑ Initiate ☐ Assist ☐ Advocate

PARTNERS- DPW, PD

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**30 Pennsylvania St. Streetscape Enhancement**

Provide streetscape improvements including amenities and sidewalk greening.

ROLE- ☐ Lead ☐ Initiate ☑ Assist ☐ Advocate

PARTNERS- DPW, SFPA, MTA

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**31 Progress Park**

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

ROLE- ☑ Lead ☐ Initiate ☐ Assist ☐ Advocate

PARTNERS- SFRP

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**32 Progress Park Expansion**

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

ROLE- ☐ Lead ☐ Initiate ☐ Assist ☑ Advocate

PARTNERS- Caltrans

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**33 Minnesota Grove**

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

ROLE- ☐ Lead ☑ Initiate ☐ Assist ☐ Advocate

PARTNERS- DPW, PD, Developers

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**34 Indiana and 25th St. Traffic Calming**

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

ROLE- ☐ Lead ☐ Initiate ☐ Assist ☑ Advocate

PARTNERS- DPW, Caltrans

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**35 25th Street Gateway**

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

ROLE- ☐ Lead ☑ Initiate ☐ Assist ☐ Advocate

PARTNERS- DPW, Caltrans

STATUS- Concept | Design Drawings | Financing | Construction | Completion

**36 Minnesota Shared Public Way**

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

ROLE- ☐ Lead ☑ Initiate ☐ Assist ☐ Advocate

PARTNERS- Developers, DPW

STATUS- Concept | Design Drawings | Financing | Construction | Completion

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

*Credit: CMG Landscape Architecture*

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


*Credit: CMG Landscape Architecture*

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

## 03 ASPIRATIONAL PROJECTS

### NW POTRERO HILL (ZONE 2) VISIONING EXERCISE

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

| Mapping Exercise Ideas | Location |
|---|---|
| Lighting and Programming/Retail | Under 101 @ 17th |
| Layer parking, stormwater management, greening | Under 101 @ 17th |
| Parking and park | Under 101 @ 17th |
| Stormwater management Best Management Practices | San Bruno and 17th |
| Eating/gathering space | San Bruno & 17th |
| Activate green sidewalks | Under 101 @ 17th |
| Bicycle saftey stop | |
| LOOP Plan | 17th and Vermont, San Bruno |
| Traffic Calming | US 101 offramp @ Mariposa |
| Sidewalk BMP (utilize curb cuts, topography) | US 101 offramp @ Mariposa |
| Sidewalk greening | San Bruno between 18th and 19th |
| Biofiltrarration | San Bruno between 18th and 19th |
| Biofiltrarration | Mariposa between Utah and Potrero |
| Freeway Dust Filtering | 18th between Utah and Potrero |
| Air Filter Tree Forest | US 101 |
| Forest (art, up lighting, gateway elements, various species: palms) | Adjacent to US 101 |
| Pedestrian Bridge beuatificaiton (art, planting, lighting) | Adjacent to US 101 |
| Event/Gathering space | 18th and US 101 |
| Stormwater BMP | San Bruno and 18th |
| Sidewalk greening | San Bruno and 18th |
| THEMES: Serpintine Soils, Slopes, Freeway | 18th between San Bruno and Vermont |
| Air filter Forest land bridge | n/a |
| Extend Air Filter Forest into neigborhoods via street trees | 19th and US 101 |
| Pedestrian/Bike trail | various |
| Potrero Ave Sidewalk upgrades | Westside of US 101 between 16th and Mariposa |

### NW POTRERO HILL (ZONE 2) GREEN VISION PLAN

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

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

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

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

GBD

35

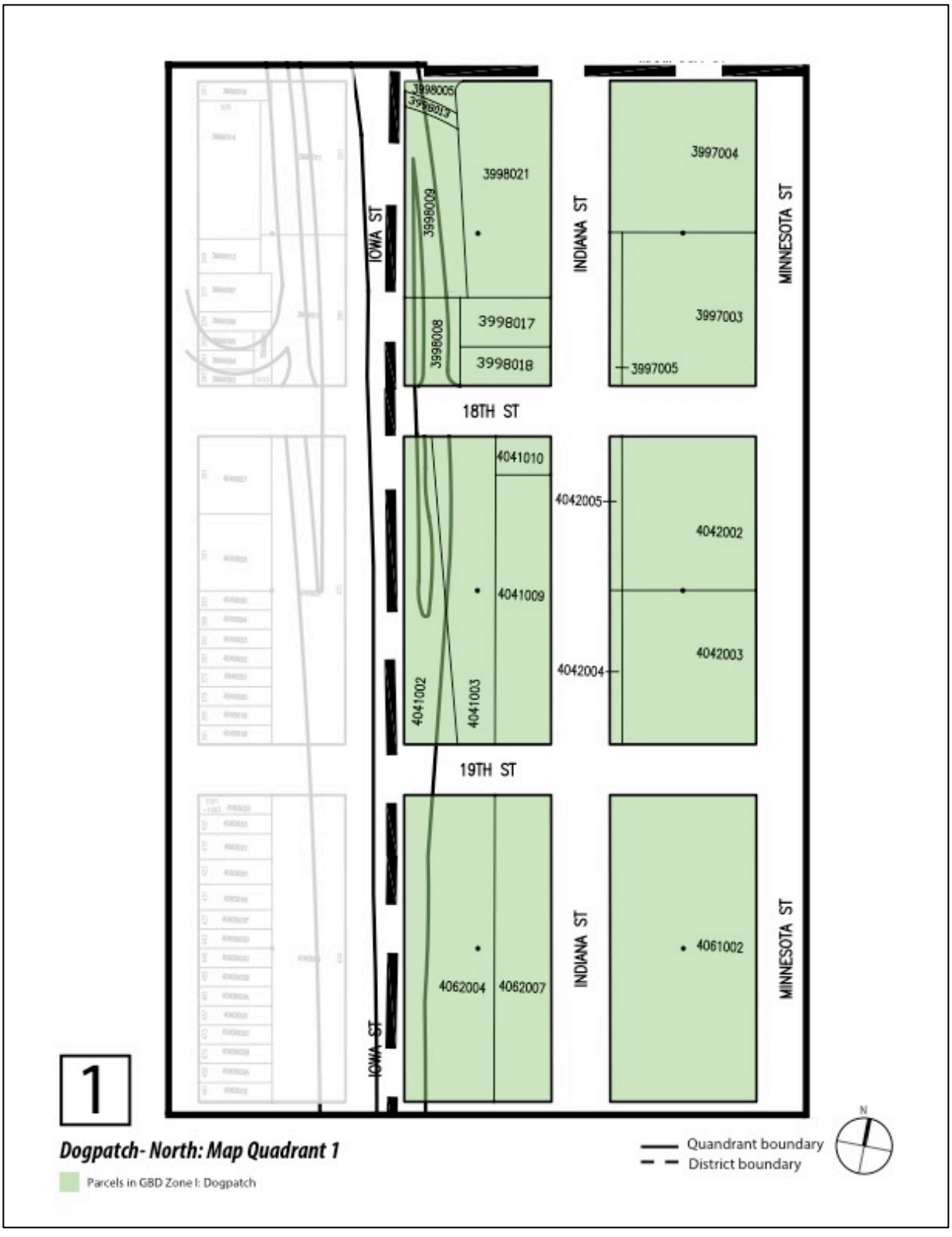
*Credit: CMG Landscape Architecture*

*Credit: CMG Landscape Architecture*

*Credit: CMG Landscape Architecture*

*Map 7 – Dogpatch Parcel Map*


7
8
9
10
Dogpatch- South
Parcels in GBD Zone I: Dogpatch
SCALE: 1"=250'-0"
0'
125'
250'
500'
N


1
IOWA ST
INDIANA ST
MINNESOTA ST
18TH ST
19TH ST
3998005
3998013
3998021
3998009
3998008
3998017
3998018
3997004
3997003
3997005
4041010
4041009
4041002
4041003
4042005
4042002
4042003
4042004
4062004
4062007
4061002
N
Quandrant boundary
District boundary
Dogpatch- North: Map Quadrant 1
Parcels in GBD Zone I: Dogpatch


MINNESOTA ST
TENNESSEE ST
3RD ST
ILLINOIS ST
18TH ST
19TH ST
3996015
3996013
3996014
3996016
3996012
3996017
3996004
3996005
3996018
3996006
3996007
3995022
3995015
3995125
3995030
3995057
3995105
3995073
3995049
3995089
3995045
3995035
3995020
3995007
3994009
3994042
3994011
3994030
3994015
3994001C
3994006
3994001B
3994002
3994044
4043001
4043002
4043003
4043004
4043005
4043005A
4043006
4043013
4043012A
4043016
4043014
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4043011B
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4044018
4044003
4044004
4044013
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4045003B
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4060004
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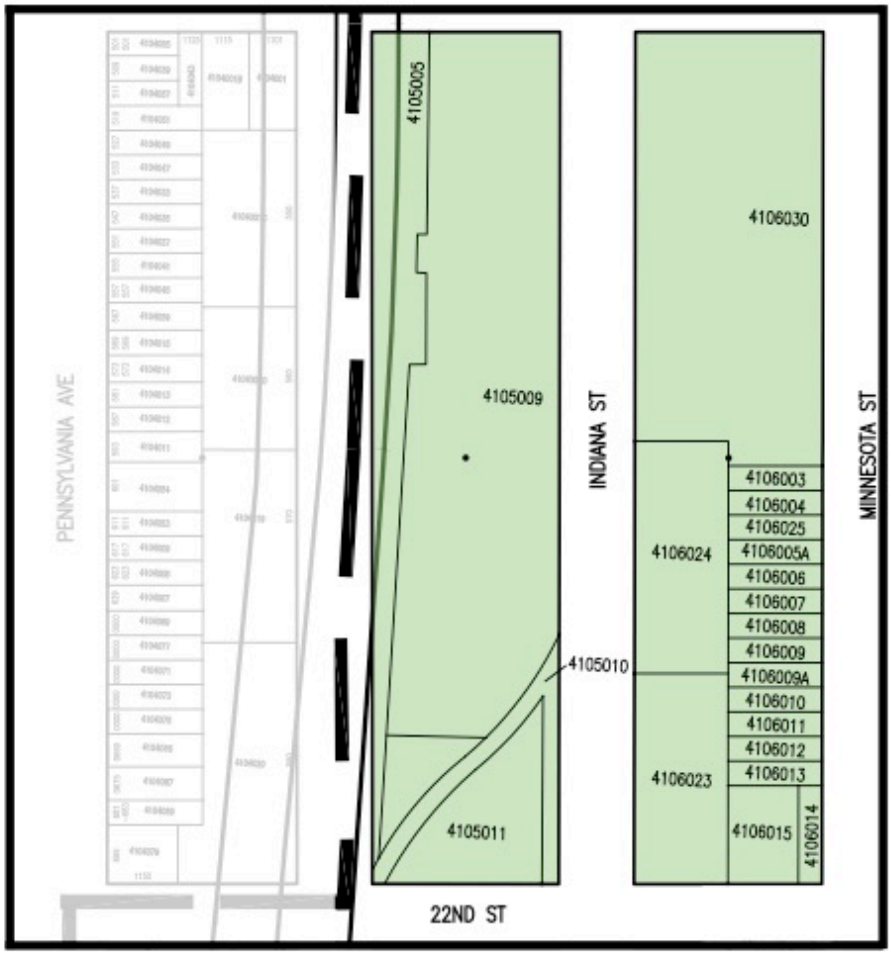
4059001
4059001A
4059001C
4059008
4059010
4059009
4059011
4058009
4058010
4058005
4058008
4058002
2
Dogpatch- North: Map Quadrant 2
Parcels in GBD Zone I: Dogpatch
Quandrant boundary
District boundary
N




3

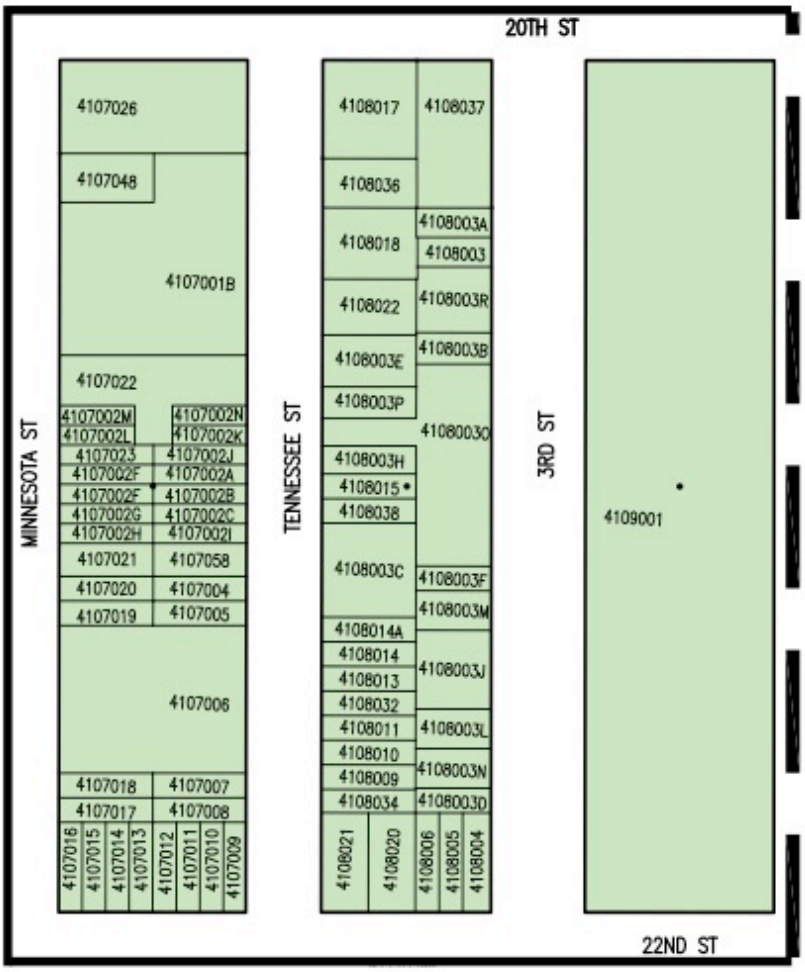
***Dogpatch- North: Map Quadrant 3***

Parcels in GBD Zone I: Dogpatch

Quandrant boundary

District boundary

N




# 4

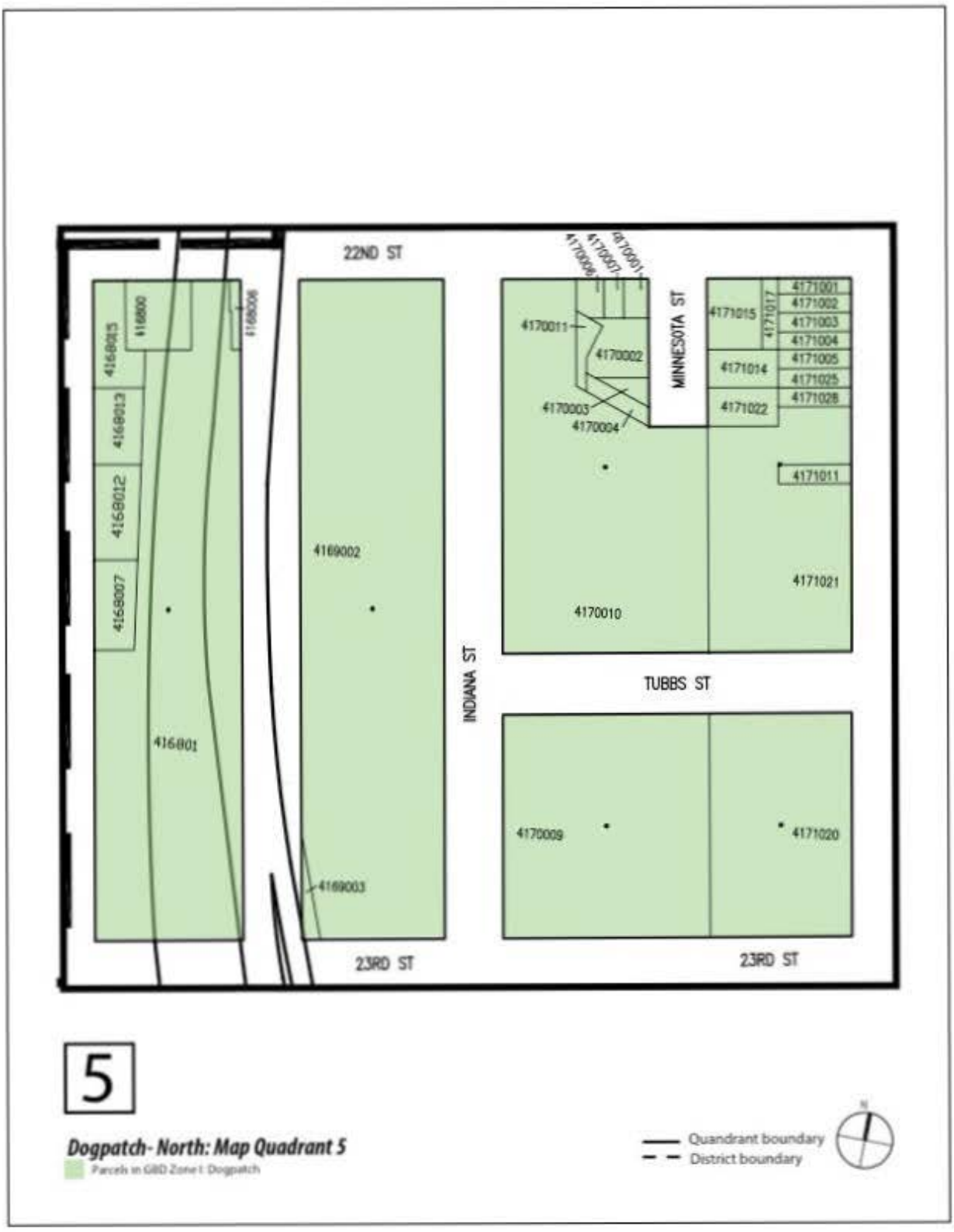
**Dogpatch- North: Map Quadrant 4**

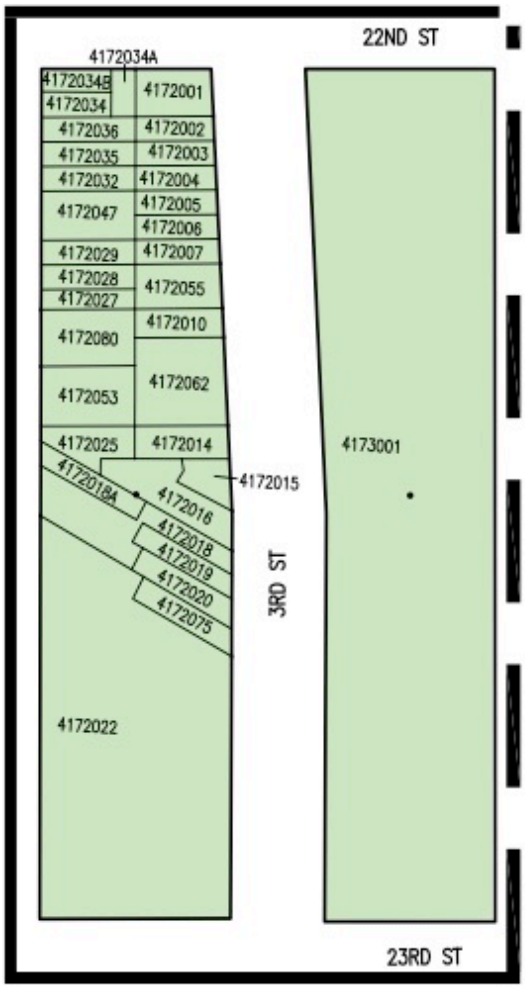
Parcels in GBD Zone I: Dogpatch

Quandrant boundary

District boundary

N


22ND ST
4170011
4170002
4170003
4170004
MINNESOTA ST
4171015
4171017
4171001
4171002
4171003
4171004
4171014
4171005
4171025
4171022
4171028
4171011
4171021
4170010
4169002
INDIANA ST
TUBBS ST
4170009
4171020
4169003
23RD ST
23RD ST
4168015
4168013
4168012
4168007
416800
4168006
416801
5
Dogpatch- North: Map Quadrant 5
Parcels in GBD Zone I: Dogpatch
Quandrant boundary
District boundary




6

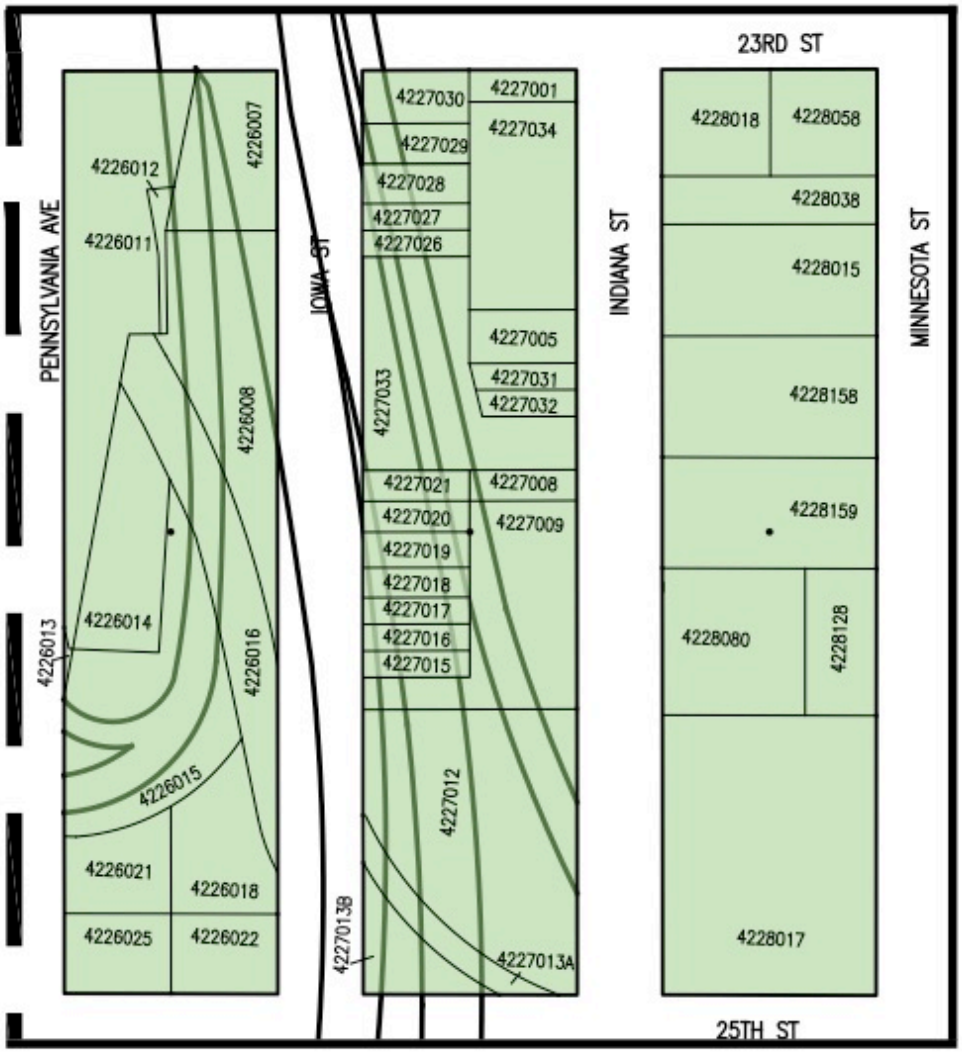
***Dogpatch- North: Map Quadrant 6***

Parcels in GBD Zone I: Dogpatch

Quandrant boundary

District boundary

N




# 7

***Dogpatch- South: Map Quadrant 7***

Quandrant boundary
District boundary


8

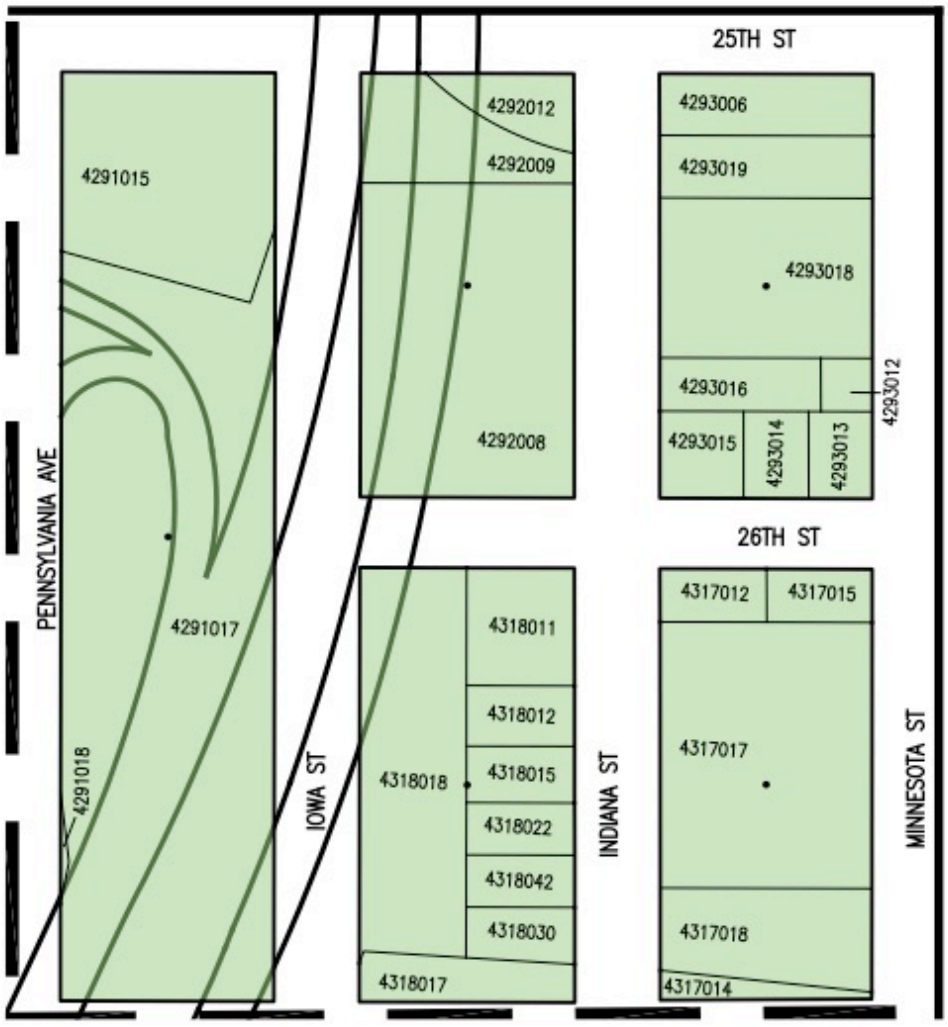
***Dogpatch- South: Map Quadrant 8***

Parcels in GBD Zone I: Dogpatch

Quandrant boundary

District boundary

N




9

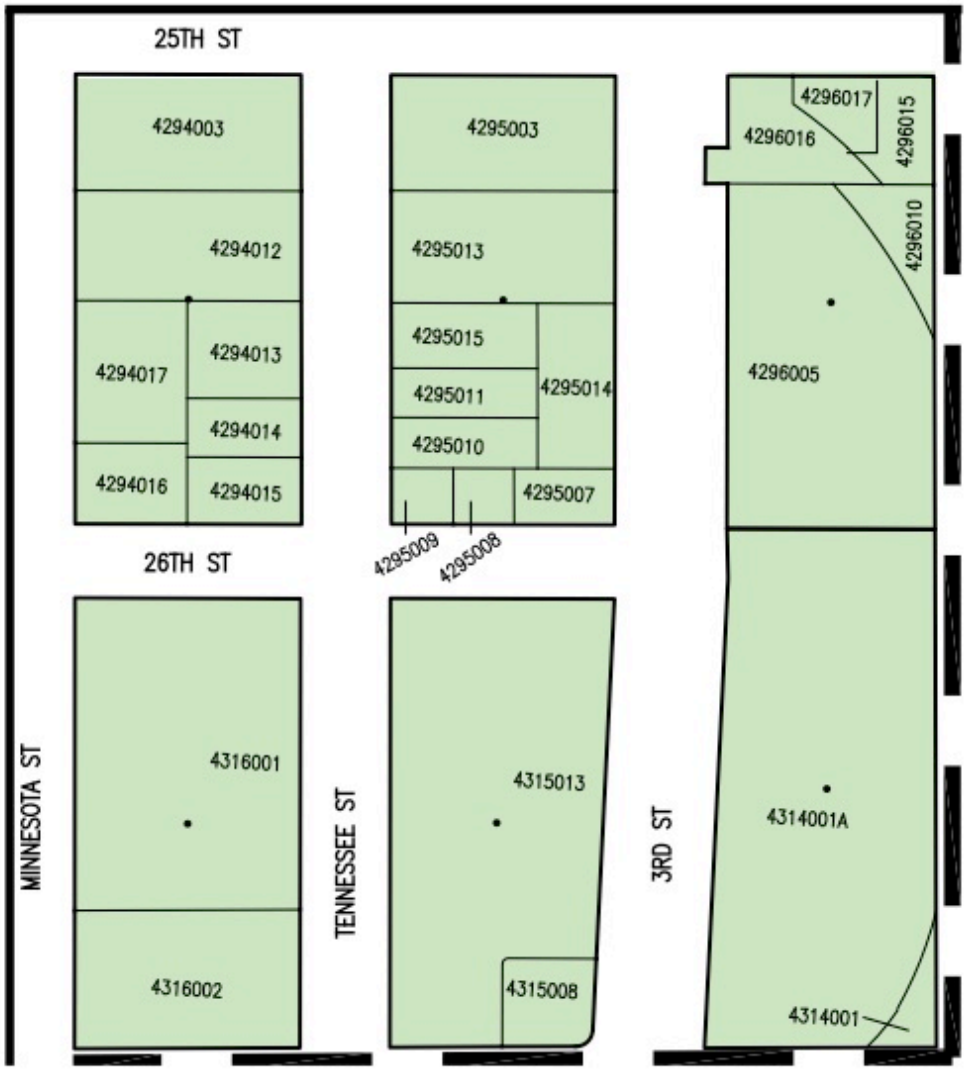
***Dogpatch- South: Map Quadrant 9***

Parcels in GBD Zone I: Dogpatch

Quandrant boundary

District boundary

N




10

***Dogpatch- South: Map Quadrant 10***

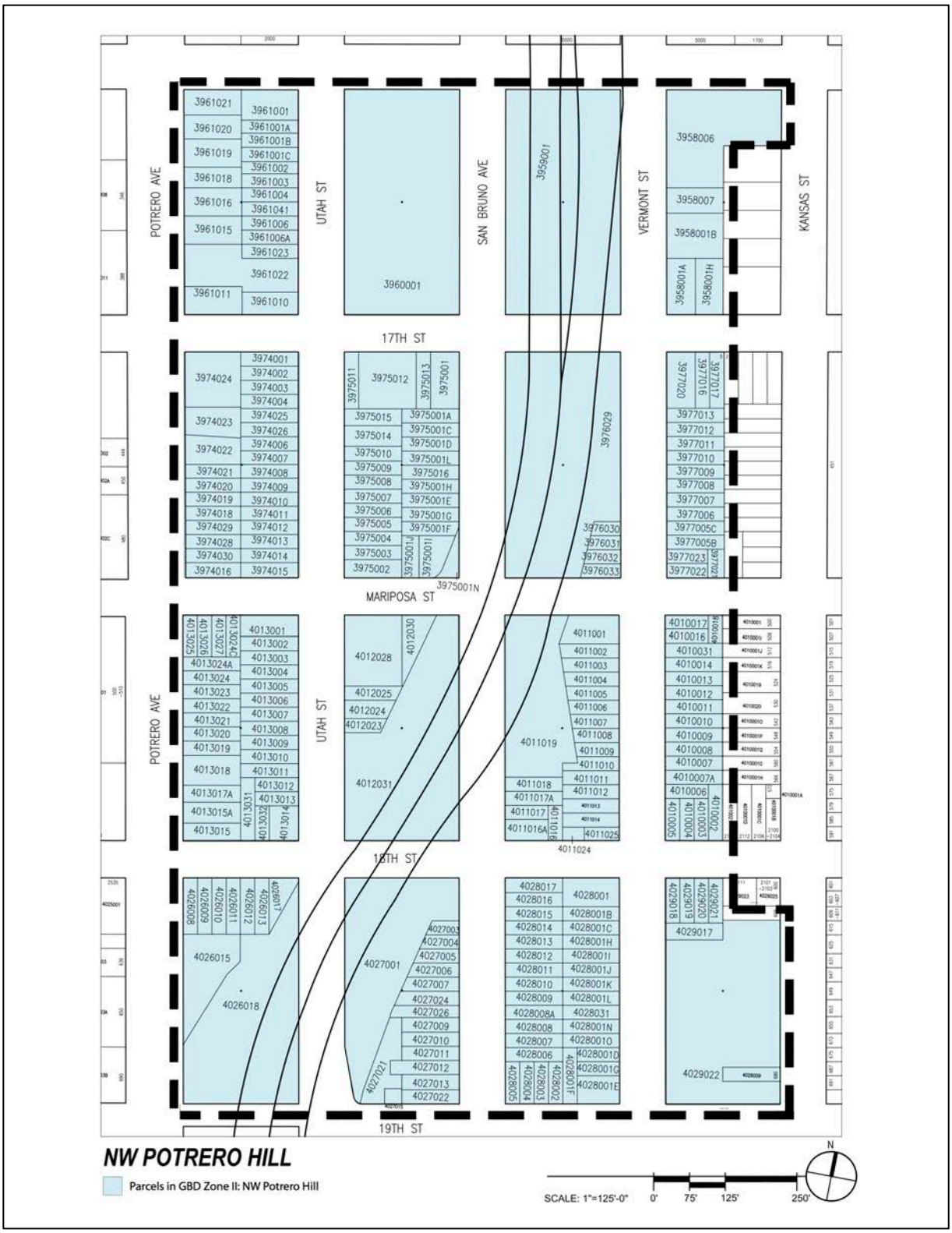
Parcels in GBD Zone I: Dogpatch

Quandrant boundary

District boundary

N

## *Map 8 – Northwest Potrero Hill Parcel Map*



## E. GLOSSARY OF TERMS

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

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

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

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

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

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

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

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

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

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

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

**Dog Runs and Dog Parks**
A neighborhood park designed specifically for use by dogs and their owners.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Public Realm Improvements**
Any improvements to Public Realm areas, as defined above.

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

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

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

agency prohibits public access to the property.

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

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

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

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

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

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

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

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

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

**Street Furniture**

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

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

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

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

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

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

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

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

## F. GBD PARCEL DATABASE

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

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

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

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

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

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

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

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

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

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

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

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

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|---|---|---|---|---|---|---|---|
| 4107 -002L | 905 MINNESOTA ST | Zone 1 | 1,598 | 860 | OTHER | $81.79 | 0.016% |
| 4107 -002M | 903 MINNESOTA ST | Zone 1 | 1,598 | 915 | OTHER | $87.02 | 0.017% |
| 4107 -002N | 1002 TENNESSEE ST | Zone 1 | 1,598 | 874 | OTHER | $83.12 | 0.016% |
| 4107 -004 | 1036 TENNESSEE ST | Zone 1 | 2,495 | 1,162 | OTHER | $110.51 | 0.021% |
| 4107 -005 | 1042 TENNESSEE ST | Zone 1 | 2,495 | 1,240 | OTHER | $117.92 | 0.023% |
| 4107 -006 | | Zone 1 | 29,999 | 12300 | GREEN | $713.23 | 0.139% |
| 4107 -007 | 1074 - 1076 TENNESSEE ST | Zone 1 | 2,500 | 2,720 | OTHER | $258.67 | 0.050% |
| 4107 -008 | 1078 - 1080 TENNESSEE ST | Zone 1 | 2,495 | 2,750 | OTHER | $261.52 | 0.051% |
| 4107 -009 | 800 - 802 22ND ST | Zone 1 | 2,287 | 5,354 | OTHER | $509.16 | 0.099% |
| 4107 -010 | 804 - 806 22ND ST | Zone 1 | 2,286 | 3,642 | OTHER | $346.35 | 0.067% |
| 4107 -011 | 808 - 810 22ND ST | Zone 1 | 2,287 | 2,550 | OTHER | $242.50 | 0.047% |
| 4107 -012 | 812 - 814 22ND ST | Zone 1 | 2,286 | 2,280 | OTHER | $216.83 | 0.042% |
| 4107 -013 | 816 - 818 22ND ST | Zone 1 | 2,287 | 2,250 | OTHER | $213.97 | 0.042% |
| 4107 -014 | 820 - 824 22ND ST | Zone 1 | 2,287 | 4,095 | OTHER | $389.43 | 0.076% |
| 4107 -015 | 836 - 840 22ND ST | Zone 1 | 2,287 | 3,990 | OTHER | $379.45 | 0.074% |
| 4107 -016 | 894 - 898 22ND ST | Zone 1 | 2,286 | 4,530 | OTHER | $430.80 | 0.084% |
| 4107 -017 | 949 - 953 MINNESOTA ST | Zone 1 | 2,500 | 3,750 | OTHER | $356.62 | 0.069% |
| 4107 -018 | 945 - 947 MINNESOTA ST | Zone 1 | 2,495 | 3,148 | OTHER | $299.37 | 0.058% |
| 4107 -019 | 923 MINNESOTA ST | Zone 1 | 2,495 | 1,487 | OTHER | $141.41 | 0.027% |
| 4107 -020 | 921 MINNESOTA ST | Zone 1 | 2,500 | 1,942 | OTHER | $184.68 | 0.036% |
| 4107 -021 | 917 - 919 MINNESOTA ST | Zone 1 | 3,350 | 3,660 | OTHER | $348.07 | 0.068% |
| 4107 -022 | 901 MINNESOTA ST | Zone 1 | 11,800 | 11,300 | IND | $537.31 | 0.104% |
| 4107 -023 | 907 MINNESOTA ST | Zone 1 | 2,000 | 932 | OTHER | $88.63 | 0.017% |
| 4107 -026 | 801 MINNESOTA ST #1 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -027 | 801 MINNESOTA ST #2 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -028 | 801 MINNESOTA ST #3 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -029 | 801 MINNESOTA ST #4 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -030 | 801 MINNESOTA ST #5 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -031 | 801 MINNESOTA ST #6 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -032 | 801 MINNESOTA ST #7 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -033 | 801 MINNESOTA ST #8 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -034 | 801 MINNESOTA ST #9 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -035 | 801 MINNESOTA ST #10 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -036 | 801 MINNESOTA ST #11 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -037 | 801 MINNESOTA ST #12 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -038 | 801 MINNESOTA ST #13 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -039 | 801 MINNESOTA ST #14 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -040 | 801 MINNESOTA ST #15 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -041 | 801 MINNESOTA ST #16 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -042 | 801 MINNESOTA ST #17 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -043 | 801 MINNESOTA ST #18 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -044 | 801 MINNESOTA ST #19 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -045 | 801 MINNESOTA ST #20 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -046 | 801 MINNESOTA ST #21 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -047 | 801 MINNESOTA ST #22 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4107 -048 | 825 MINNESOTA ST #1 | Zone 1 | 500 | 1,184 | OTHER | $112.60 | 0.022% |
| 4107 -049 | 825 MINNESOTA ST #2 | Zone 1 | 500 | 895 | OTHER | $85.11 | 0.017% |
| 4107 -050 | 825 MINNESOTA ST #3 | Zone 1 | 500 | 898 | OTHER | $85.40 | 0.017% |
| 4107 -051 | 825 MINNESOTA ST #4 | Zone 1 | 500 | 885 | OTHER | $84.16 | 0.016% |
| 4107 -052 | 825 MINNESOTA ST #5 | Zone 1 | 500 | 764 | OTHER | $72.66 | 0.014% |
| 4107 -053 | 825 MINNESOTA ST #6 | Zone 1 | 500 | 834 | OTHER | $79.31 | 0.015% |
| 4107 -054 | 825 MINNESOTA ST #7 | Zone 1 | 500 | 740 | OTHER | $70.37 | 0.014% |
| 4107 -055 | 825 MINNESOTA ST #8 | Zone 1 | 500 | 782 | OTHER | $74.37 | 0.014% |
| 4107 -056 | 825 MINNESOTA ST #9 | Zone 1 | 500 | 768 | OTHER | $73.04 | 0.014% |
| 4107 -057 | 825 MINNESOTA ST #10 | Zone 1 | 500 | 700 | OTHER | $66.57 | 0.013% |
| 4107 -058 | 1018 TENNESSEE ST | Zone 1 | 500 | 1,480 | OTHER | $140.75 | 0.027% |
| 4107 -059 | 1016 TENNESSEE ST | Zone 1 | 500 | 1,651 | OTHER | $157.01 | 0.030% |
| 4108 -003 | 2350 3RD ST | Zone 1 | 2,369 | 3,070 | IND | $145.98 | 0.028% |
| 4108 -003A | 2342 - 2344 3RD ST | Zone 1 | 2,395 | 4,530 | OTHER | $430.80 | 0.084% |
| 4108 -003B | 2368 3RD ST | Zone 1 | 2,556 | 4,500 | OTHER | $427.95 | 0.083% |
| 4108 -003C | 1025 TENNESSEE ST | Zone 1 | 9,550 | 9,550 | IND | $454.10 | 0.088% |

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

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

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

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

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|---|---|---|---|---|---|---|---|
| 4228 -057 | 1207 INDIANA ST #20 | Zone 1 | 500 | 1,318 | OTHER | $125.34 | 0.024% |
| 4228 -058 | 1011 23RD ST #UNIT 1 | Zone 1 | 500 | 1,084 | OTHER | $103.09 | 0.020% |
| 4228 -059 | 1011 23RD ST #2 | Zone 1 | 500 | 1,223 | OTHER | $116.31 | 0.023% |
| 4228 -060 | 1011 23RD ST #3 | Zone 1 | 500 | 1,092 | OTHER | $103.85 | 0.020% |
| 4228 -061 | 1011 23RD ST #4. | Zone 1 | 500 | 1,565 | OTHER | $148.83 | 0.029% |
| 4228 -062 | 1011 23RD ST #5 | Zone 1 | 500 | 1,084 | OTHER | $103.09 | 0.020% |
| 4228 -063 | 1011 23RD ST #6 | Zone 1 | 500 | 1,565 | OTHER | $148.83 | 0.029% |
| 4228 -064 | 1011 23RD ST #7 | Zone 1 | 500 | 1,605 | OTHER | $152.64 | 0.030% |
| 4228 -065 | 1011 23RD ST #8 | Zone 1 | 500 | 894 | OTHER | $85.02 | 0.017% |
| 4228 -066 | 1011 23RD ST #9 | Zone 1 | 500 | 1,004 | OTHER | $95.48 | 0.019% |
| 4228 -067 | 1011 23RD ST #10 | Zone 1 | 500 | 668 | OTHER | $63.53 | 0.012% |
| 4228 -068 | 1011 23RD ST #11 | Zone 1 | 500 | 1,884 | OTHER | $179.17 | 0.035% |
| 4228 -069 | 1011 23RD ST #12 | Zone 1 | 500 | 1,498 | OTHER | $142.46 | 0.028% |
| 4228 -070 | 1011 23RD ST #13 | Zone 1 | 500 | 1,888 | OTHER | $179.55 | 0.035% |
| 4228 -071 | 1011 23RD ST #14 | Zone 1 | 500 | 1,706 | OTHER | $162.24 | 0.032% |
| 4228 -072 | 1011 23RD ST #15 | Zone 1 | 500 | 1,888 | OTHER | $179.55 | 0.035% |
| 4228 -073 | 1011 23RD ST #16 | Zone 1 | 500 | 1,705 | OTHER | $162.15 | 0.031% |
| 4228 -074 | 1011 23RD ST #17 | Zone 1 | 500 | 2,712 | OTHER | $257.91 | 0.050% |
| 4228 -075 | 1011 23RD ST #18 | Zone 1 | 500 | 1,541 | OTHER | $146.55 | 0.028% |
| 4228 -076 | 1011 23RD ST #19 | Zone 1 | 500 | 1,701 | OTHER | $161.76 | 0.031% |
| 4228 -077 | 1011 23RD ST #20 | Zone 1 | 500 | 1,178 | OTHER | $112.03 | 0.022% |
| 4228 -080 | 1325 INDIANA ST | Zone 1 | 500 | 1,578 | OTHER | $150.07 | 0.029% |
| 4228 -081 | 1325 INDIANA ST 102 | Zone 1 | 500 | 1,403 | OTHER | $133.43 | 0.026% |
| 4228 -082 | 1325 INDIANA ST #103 | Zone 1 | 500 | 1,419 | OTHER | $134.95 | 0.026% |
| 4228 -083 | 1325 INDIANA ST #104 | Zone 1 | 500 | 1,318 | OTHER | $125.34 | 0.024% |
| 4228 -084 | 1325 INDIANA ST #105 | Zone 1 | 500 | 1,121 | OTHER | $106.61 | 0.021% |
| 4228 -085 | 1325 INDIANA ST #6 | Zone 1 | 500 | 1,121 | OTHER | $106.61 | 0.021% |
| 4228 -086 | 1325 INDIANA ST #7 | Zone 1 | 500 | 1,121 | OTHER | $106.61 | 0.021% |
| 4228 -087 | 1325 INDIANA ST #8 | Zone 1 | 500 | 1,121 | OTHER | $106.61 | 0.021% |
| 4228 -088 | 1325 INDIANA ST #9 | Zone 1 | 500 | 1,121 | OTHER | $106.61 | 0.021% |
| 4228 -089 | 1325 INDIANA ST #110 | Zone 1 | 500 | 1,121 | OTHER | $106.61 | 0.021% |
| 4228 -090 | 1325 INDIANA ST #11 | Zone 1 | 500 | 1,121 | OTHER | $106.61 | 0.021% |
| 4228 -091 | 1325 INDIANA ST #112 | Zone 1 | 500 | 1,121 | OTHER | $106.61 | 0.021% |
| 4228 -092 | 1325 INDIANA ST #113 | Zone 1 | 500 | 1,121 | OTHER | $106.61 | 0.021% |
| 4228 -093 | 1325 INDIANA ST #114 | Zone 1 | 500 | 1,121 | OTHER | $106.61 | 0.021% |
| 4228 -094 | 1325 INDIANA ST #115 | Zone 1 | 500 | 986 | OTHER | $93.77 | 0.018% |
| 4228 -095 | 1325 INDIANA ST #116 | Zone 1 | 500 | 1,124 | OTHER | $106.89 | 0.021% |
| 4228 -096 | 1325 INDIANA ST #17 | Zone 1 | 500 | 914 | OTHER | $86.92 | 0.017% |
| 4228 -097 | 1325 INDIANA ST #202 | Zone 1 | 500 | 870 | OTHER | $82.74 | 0.016% |
| 4228 -098 | 1325 INDIANA ST #203 | Zone 1 | 500 | 865 | OTHER | $82.26 | 0.016% |
| 4228 -099 | 1325 INDIANA ST #20 | Zone 1 | 500 | 797 | OTHER | $75.79 | 0.015% |
| 4228 -100 | 1325 INDIANA ST #21 | Zone 1 | 500 | 945 | OTHER | $89.87 | 0.017% |
| 4228 -101 | 1325 INDIANA ST #22 | Zone 1 | 500 | 945 | OTHER | $89.87 | 0.017% |
| 4228 -102 | 1325 INDIANA ST 207 | Zone 1 | 500 | 945 | OTHER | $89.87 | 0.017% |
| 4228 -103 | 1325 INDIANA ST #24 | Zone 1 | 500 | 945 | OTHER | $89.87 | 0.017% |
| 4228 -104 | 1325 INDIANA ST #25 | Zone 1 | 500 | 945 | OTHER | $89.87 | 0.017% |
| 4228 -105 | 1325 INDIANA ST #26 | Zone 1 | 500 | 945 | OTHER | $89.87 | 0.017% |
| 4228 -106 | 1325 INDIANA ST #211 | Zone 1 | 500 | 945 | OTHER | $89.87 | 0.017% |
| 4228 -107 | 1325 INDIANA ST #212 | Zone 1 | 500 | 945 | OTHER | $89.87 | 0.017% |
| 4228 -108 | 1325 INDIANA ST #213 | Zone 1 | 500 | 945 | OTHER | $89.87 | 0.017% |
| 4228 -109 | 1325 INDIANA ST #214 | Zone 1 | 500 | 945 | OTHER | $89.87 | 0.017% |
| 4228 -110 | 1325 INDIANA ST #215 | Zone 1 | 500 | 810 | OTHER | $77.03 | 0.015% |
| 4228 -111 | 1325 INDIANA ST #216 | Zone 1 | 500 | 948 | OTHER | $90.15 | 0.018% |
| 4228 -112 | 1325 INDIANA ST 301 | Zone 1 | 500 | 906 | OTHER | $86.16 | 0.017% |
| 4228 -113 | 1325 INDIANA ST #34 | Zone 1 | 500 | 800 | OTHER | $76.08 | 0.015% |
| 4228 -114 | 1325 INDIANA ST #35 | Zone 1 | 500 | 943 | OTHER | $89.68 | 0.017% |
| 4228 -115 | 1325 INDIANA ST #36 | Zone 1 | 500 | 810 | OTHER | $77.03 | 0.015% |
| 4228 -116 | 1325 INDIANA ST #305 | Zone 1 | 500 | 943 | OTHER | $89.68 | 0.017% |
| 4228 -117 | 1325 INDIANA ST #306 | Zone 1 | 500 | 943 | OTHER | $89.68 | 0.017% |
| 4228 -118 | 1325 INDIANA ST #307 | Zone 1 | 500 | 943 | OTHER | $89.68 | 0.017% |
| 4228 -119 | 1325 INDIANA ST 308 | Zone 1 | 500 | 943 | OTHER | $89.68 | 0.017% |

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

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

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|---|---|---|---|---|---|---|---|
| 4231 -005 | 2797 3RD ST | Zone 1 | 4,575 | 9150 | IND | $435.08 | 0.085% |
| 4245 -001 | 2833 3RD ST | Zone 1 | 36,329 | 5,040 | IND | $239.65 | 0.047% |
| 4245 -002 | 2895 3RD ST | Zone 1 | 35,666 | 17,200 | IND | $817.86 | 0.159% |
| 4246 -001 | 2800 3RD ST | Zone 1 | 40,000 | 35,160 | IND | $1,671.86 | 0.325% |
| 4246 -003 | 2890 3RD ST | Zone 1 | 18,750 | 1,250 | OTHER | $118.87 | 0.023% |
| 4246 -004 | 1495 TENNESSEE ST | Zone 1 | 21,265 | 9,700 | IND | $461.23 | 0.090% |
| 4247 -002 | 1000 25TH ST | Zone 1 | 39,996 | 24,621 | IND | $1,170.73 | 0.227% |
| 4247 -003 | 1410 TENNESSEE ST | Zone 1 | 20,000 | 19,200 | IND | $912.96 | 0.177% |
| 4247 -004 | 1444 TENNESSEE ST | Zone 1 | 20,000 | 20,000 | IND | $951.00 | 0.185% |
| 4291 -015 | 1111 PENNSYLVANIA AVE | Zone 1 | 38,289 | 1,400 | OTHER | $133.14 | 0.026% |
| 4291 -017 | 1111 V | Zone 1 | 129,175 | | GREEN | $3,071.13 | 0.597% |
| 4291 -018 | 1111 V | Zone 1 | 825 | | VACANT | $78.46 | 0.015% |
| 4292 -008 | 1111 V | Zone 1 | 59,398 | | GREEN | $1,412.19 | 0.274% |
| 4292 -009 | | Zone 1 | 15,390 | | GREEN | $365.90 | 0.071% |
| 4292 -012 | 1201 25TH ST | Zone 1 | | 5,001 | IND | $237.80 | 0.046% |
| 4293 -006 | 1405 INDIANA ST | Zone 1 | 11,595 | 12,378 | IND | $588.57 | 0.114% |
| 4293 -012 | 1440 MINNESOTA ST | Zone 1 | 2,450 | 2450 | IND | $116.50 | 0.023% |
| 4293 -013 | 1496 MINNESOTA ST | Zone 1 | 5,051 | 5051 | IND | $240.17 | 0.047% |
| 4293 -014 | 1050 26TH ST | Zone 1 | 5,093 | 5093 | IND | $242.17 | 0.047% |
| 4293 -015 | 1090 26TH ST | Zone 1 | 6,554 | 6554 | IND | $311.64 | 0.061% |
| 4293 -016 | 1475 INDIANA ST | Zone 1 | 7,550 | 7550 | IND | $359.00 | 0.070% |
| 4293 -018 | 1400 MINNESOTA ST | Zone 1 | 30,000 | 32,536 | IND | $1,547.08 | 0.300% |
| 4293 -019 | 1415 INDIANA ST #101 | Zone 1 | 500 | 1,438 | OTHER | $136.75 | 0.027% |
| 4293 -020 | 1415 INDIANA ST #102 | Zone 1 | 500 | 890 | OTHER | $84.64 | 0.016% |
| 4293 -021 | 1415 INDIANA ST #103 | Zone 1 | 500 | 2,157 | OTHER | $205.13 | 0.040% |
| 4293 -022 | 1415 INDIANA ST #104 | Zone 1 | 500 | 1,409 | OTHER | $134.00 | 0.026% |
| 4293 -023 | 1415 INDIANA ST #105 | Zone 1 | 500 | 1,429 | OTHER | $135.90 | 0.026% |
| 4293 -024 | 1415 INDIANA ST #106 | Zone 1 | 500 | 1,488 | OTHER | $141.51 | 0.027% |
| 4293 -025 | 1415 INDIANA ST #201 | Zone 1 | 500 | 1,403 | OTHER | $133.43 | 0.026% |
| 4293 -026 | 1415 INDIANA ST #202 | Zone 1 | 500 | 1,459 | OTHER | $138.75 | 0.027% |
| 4293 -027 | 1415 INDIANA ST #203 | Zone 1 | 500 | 1,507 | OTHER | $143.32 | 0.028% |
| 4293 -028 | 1415 INDIANA ST #204 | Zone 1 | 500 | 1,531 | OTHER | $145.60 | 0.028% |
| 4293 -029 | 1415 INDIANA ST #205 | Zone 1 | 500 | 1,451 | OTHER | $137.99 | 0.027% |
| 4293 -030 | 1415 INDIANA ST #206 | Zone 1 | 500 | 1,519 | OTHER | $144.46 | 0.028% |
| 4293 -031 | 1415 INDIANA ST #301 | Zone 1 | 500 | 1,524 | OTHER | $144.93 | 0.028% |
| 4293 -032 | 1415 INDIANA ST #302 | Zone 1 | 500 | 1,459 | OTHER | $138.75 | 0.027% |
| 4293 -033 | 1415 INDIANA ST #303 | Zone 1 | 500 | 1,507 | OTHER | $143.32 | 0.028% |
| 4293 -034 | 1415 INDIANA ST #304 | Zone 1 | 500 | 1,531 | OTHER | $145.60 | 0.028% |
| 4293 -035 | 1415 INDIANA ST #305 | Zone 1 | 500 | 1,451 | OTHER | $137.99 | 0.027% |
| 4293 -036 | 1415 INDIANA ST #306 | Zone 1 | 500 | 1,519 | OTHER | $144.46 | 0.028% |
| 4294 -003 | 1001 - 1061 25TH ST | Zone 1 | 20,599 | 16,600 | OTHER | $1,578.66 | 0.307% |
| 4294 -012 | 1500 TENNESSEE ST | Zone 1 | | 12,000 | IND | $570.60 | 0.111% |
| 4294 -013 | 1520 TENNESSEE ST | Zone 1 | 8,710 | 7,029 | IND | $334.23 | 0.065% |
| 4294 -014 | 1550 TENNESSEE ST | Zone 1 | 5,262 | 4,246 | IND | $201.90 | 0.039% |
| 4294 -015 | 1580 TENNESSEE ST | Zone 1 | 5,993 | 4,836 | IND | $229.95 | 0.045% |
| 4294 -016 | 1425 MINNESOTA ST | Zone 1 | 7,174 | 6,121 | IND | $291.05 | 0.057% |
| 4294 -017 | 1407 - 1411 MINNESOTA ST | Zone 1 | | 12,642 | IND | $601.13 | 0.117% |
| 4295 -003 | 901 - 971 25TH ST | Zone 1 | 20,599 | 17,490 | OTHER | $1,663.30 | 0.323% |
| 4295 -007 | 2990 3RD ST | Zone 1 | 4,547 | 4,547 | IND | $216.21 | 0.042% |
| 4295 -008 | 826 26TH ST | Zone 1 | 2,696 | 2,696 | IND | $128.19 | 0.025% |
| 4295 -009 | 1599 TENNESSEE ST | Zone 1 | 2,748 | 2,748 | IND | $130.67 | 0.025% |
| 4295 -010 | 1551 TENNESSEE ST | Zone 1 | 5,845 | 5,845 | IND | $277.93 | 0.054% |
| 4295 -011 | 1525 TENNESSEE ST | Zone 1 | 5,719 | 5,719 | IND | $271.94 | 0.053% |
| 4295 -013 | 1501 TENNESSEE ST | Zone 1 | 19,998 | 19,998 | IND | $950.90 | 0.185% |
| 4295 -014 | 2930 3RD ST | Zone 1 | 10,288 | 59,000 | IND | $2,805.45 | 0.545% |
| 4295 -015 | 1501 TENNESSEE ST | Zone 1 | 7,535 | 7,535 | IND | $358.29 | 0.070% |
| 4296 -005 | 2955 3RD ST | Zone 1 | 51,039 | | VACANT | $4,853.80 | 0.943% |
| 4296 -010 | 2901V 3RD ST | Zone 1 | 5,949 | | VACANT | $565.75 | 0.110% |
| 4296 -015 | | Zone 1 | 5,066 | 3,800 | OTHER | $361.38 | 0.070% |
| 4296 -016 | 2945 3RD ST | Zone 1 | 9,301 | 4,656 | IND | $221.39 | 0.043% |
| 4296 -017 | | Zone 1 | 3,554 | | VACANT | $337.98 | 0.066% |

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

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

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

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

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|---|---|---|---|---|---|---|---|
| 3975 -012 | 2235 17TH ST | Zone 2 | 9,997 | 20,994 | OTHER | $1,997.37 | 0.388% |
| 3977 -005B | 479 VERMONT ST | Zone 2 | 2,500 | 1,615 | OTHER | $153.65 | 0.030% |
| 4029 -017 | | Zone 2 | 3,000 | 0 | OTHER | $0.00 | 0.000% |
| 4029 -009 | | Zone 2 | 2,495 | 0 | OTHER | $0.00 | 0.000% |
| 3975 -001G | 466 SAN BRUNO AVE | Zone 2 | 2,495 | 1,525 | OTHER | $145.09 | 0.028% |
| 4013 -015A | 585 - 587 POTRERO AVE | Zone 2 | 3,698 | 4,329 | OTHER | $411.87 | 0.080% |
| 4026 -012 | 2415 - 2417 18TH ST | Zone 2 | 2,495 | 1,906 | OTHER | $181.34 | 0.035% |
| 4011 -006 | 536 VERMONT ST | Zone 2 | 2,160 | 2,180 | OTHER | $207.41 | 0.040% |
| 4011 -025 | 594 - 598 VERMONT ST | Zone 2 | 1,555 | 1,200 | OTHER | $114.17 | 0.022% |
| 3974 -015 | 496 - 498 UTAH ST | Zone 2 | 2,696 | 2,684 | OTHER | $255.36 | 0.050% |
| 4010 -007 | 563 VERMONT ST | Zone 2 | 2,500 | 2,145 | OTHER | $204.08 | 0.040% |
| 4013 -023 | 509 POTRERO AVE | Zone 2 | 2,495 | 4,276 | OTHER | $406.82 | 0.079% |
| 3976 -033 | 490 VERMONT ST | Zone 2 | 1,685 | 1,500 | OTHER | $142.71 | 0.028% |
| 4011 -001 | 2101 MARIPOSA ST | Zone 2 | 4,700 | 8,000 | OTHER | $761.13 | 0.148% |
| 4013 -024 | 507 POTRERO AVE | Zone 2 | 2,443 | 1,694 | OTHER | $161.17 | 0.031% |
| 3977 -008 | 455 - 457 VERMONT ST | Zone 2 | 2,500 | 3,210 | OTHER | $305.40 | 0.059% |
| 4011 -019 | 501 - 569 SAN BRUNO AVE | Zone 2 | 29,869 | 0 | GREEN | $710.44 | 0.138% |
| 4027 -001 | 615 - 691 UTAH ST | Zone 2 | 41,760 | 0 | GREEN | $993.28 | 0.193% |
| 4026 -018 | | Zone 2 | 50,599 | 0 | GREEN | $1,203.51 | 0.234% |
| 4012 -031 | | Zone 2 | 56,902 | 0 | GREEN | $1,353.43 | 0.263% |
| 3976 -029 | | Zone 2 | 74,156 | 0 | GREEN | $1,763.83 | 0.343% |
| 3959 -001 | 347 - 359 SAN BRUNO AVE | Zone 2 | 79,997 | 0 | GREEN | $1,902.76 | 0.370% |
| 4029 -019 | 2137 18TH ST | Zone 2 | 1,999 | 1,018 | OTHER | $96.85 | 0.019% |
| 4027 -011 | 630 SAN BRUNO AVE | Zone 2 | 2,495 | 3,075 | OTHER | $292.56 | 0.057% |
| 4010 -007A | 567 VERMONT ST | Zone 2 | 2,495 | 1,775 | OTHER | $168.88 | 0.033% |
| 4010 -006 | 575 VERMONT ST | Zone 2 | 1,873 | 920 | OTHER | $87.53 | 0.017% |
| 4011 -003 | 520 - 522 VERMONT ST | Zone 2 | 2,417 | 2,800 | OTHER | $266.40 | 0.052% |
| 4010 -003 | 2128 18TH ST | Zone 2 | 1,873 | 1,252 | OTHER | $119.12 | 0.023% |
| 4010 -021 | 2116 18TH ST | Zone 2 | 1,875 | 3,093 | OTHER | $294.27 | 0.057% |
| 4013 -026 | 2365 MARIPOSA ST | Zone 2 | 1,837 | 3,330 | OTHER | $316.82 | 0.062% |
| 4013 -027 | 2345 MARIPOSA ST | Zone 2 | 1,837 | 3,330 | OTHER | $316.82 | 0.062% |
| 4028 -013 | 609 SAN BRUNO AVE | Zone 2 | 2,495 | 1,365 | OTHER | $129.87 | 0.025% |
| 4011 -016A | 2240 - 2242 18TH ST | Zone 2 | 2,809 | 1,115 | OTHER | $106.08 | 0.021% |
| 4028 -015 | 605 - 605 SAN BRUNO AVE | Zone 2 | 2,500 | 1,905 | OTHER | $181.24 | 0.035% |
| 4028 -032 | 656 VERMONT ST | Zone 2 | 500 | 1,249 | OTHER | $118.83 | 0.023% |
| 4012 -030 | 504 SAN BRUNO AVE | Zone 2 | 3,746 | 1,821 | OTHER | $173.25 | 0.034% |
| 4013 -025 | 2375 MARIPOSA ST | Zone 2 | 1,837 | 3,981 | OTHER | $378.76 | 0.074% |
| 4010 -012 | 531 VERMONT ST | Zone 2 | 2,495 | 1,393 | OTHER | $132.53 | 0.026% |
| 3961 -021 | 301 POTRERO AVE | Zone 2 | 4,500 | 5,405 | IND | $257.12 | 0.050% |
| 3975 -001J | 2208 MARIPOSA ST | Zone 2 | 2,247 | 1,406 | OTHER | $133.77 | 0.026% |
| 4013 -009 | 534 UTAH ST | Zone 2 | 2,495 | 1,700 | OTHER | $161.74 | 0.031% |
| 3974 -001 | 400 - 402 UTAH ST | Zone 2 | 2,500 | 2,560 | OTHER | $243.56 | 0.047% |
| 3960 -001 | 2222 17TH ST | Zone 2 | 79,997 | 266,657 | IND | $12,685.05 | 2.464% |
| 4026 -010 | 2421 18TH ST | Zone 2 | 2,495 | 1,100 | OTHER | $104.66 | 0.020% |
| 4013 -024A | 505 POTRERO AVE | Zone 2 | 2,452 | 1,712 | OTHER | $162.88 | 0.032% |
| 3974 -004 | 414 - 416 UTAH ST | Zone 2 | 2,495 | 3,010 | OTHER | $286.38 | 0.056% |
| 4013 -003 | 510 UTAH ST | Zone 2 | 2,495 | 2,900 | OTHER | $275.91 | 0.054% |
| 4013 -006 | 520 - 522 UTAH ST | Zone 2 | 2,500 | 1,940 | OTHER | $184.57 | 0.036% |
| 3977 -011 | 437 - 439 VERMONT ST | Zone 2 | 2,495 | 4,134 | OTHER | $393.31 | 0.076% |
| 4029 -020 | 2131 18TH ST | Zone 2 | 1,999 | 1,840 | OTHER | $175.06 | 0.034% |
| 4028 -031 | 654 VERMONT ST | Zone 2 | 500 | 1,331 | OTHER | $126.63 | 0.025% |
| 3975 -010 | 439 - 441 UTAH ST | Zone 2 | 2,600 | 1,759 | OTHER | $167.35 | 0.033% |
| 3977 -023 | 491 VERMONT ST | Zone 2 | 1,775 | 2,600 | OTHER | $247.37 | 0.048% |
| 3961 -019 | 321 - 331 POTRERO AVE | Zone 2 | 5,000 | 8,048 | OTHER | $765.70 | 0.149% |
| 4027 -004 | 612 - 612 SAN BRUNO AVE | Zone 2 | 1,585 | 2,017 | OTHER | $191.90 | 0.037% |
| 4013 -012 | 546 UTAH ST | Zone 2 | 1,875 | 1,560 | OTHER | $148.42 | 0.029% |
| 3977 -013 | 425 - 429 VERMONT ST | Zone 2 | 2,495 | 3,060 | OTHER | $291.13 | 0.057% |
| 4013 -015 | 593 - 595 POTRERO AVE | Zone 2 | 3,197 | 5,040 | OTHER | $479.51 | 0.093% |
| 4027 -010 | 628 SAN BRUNO AVE | Zone 2 | 2,500 | 1,600 | OTHER | $152.23 | 0.030% |
| 3974 -026 | 426 UTAH ST | Zone 2 | 2,495 | 1,312 | OTHER | $124.83 | 0.024% |

# G. BASELINE SERVICES: STREET SWEEPING SCHEDULE

## Dogpatch Sweeping Schedule

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

| STREET | SIDE OF STREET | | ODD/EVEN | ADDRESS | ROUTE # | DAY | | | BLOCK |
|---|---|---|---|---|---|---|---|---|---|
| 03rd St : 22nd St - 23rd St | L | East | Odd | 24 | Night Routes, Various | Thu | 2 | 6 | 1 03rd St, Block of 2500 - 2699 |
| 03rd St : 22nd St - 23rd St | R | West | Even | 35 | NIGHT UNCONTROLLED A | Mon | 23 | 7 | 9 03rd St, Block of 2500 - 2699 |
| 03rd St : 22nd St - 23rd St | R | West | Even | 36 | NIGHT UNCONTROLLED B | Mon | 1 | 7 | 3 03rd St, Block of 2500 - 2699 |
| 03rd St : 22nd St - 23rd St | R | West | Even | 36 | NIGHT UNCONTROLLED B | Mon | 1 | 7 | 4 03rd St, Block of 2500 - 2699 |
| 03rd St : 22nd St - 23rd St | R | West | Even | 24 | Night Routes, Various | Mon | 2 | 6 | 1 03rd St, Block of 2500 - 2699 |
| 03rd St : 22nd St - 23rd St | R | West | Even | 24 | Night Routes, Various | Wed | 2 | 6 | 1 03rd St, Block of 2500 - 2699 |
| 03rd St : 22nd St - 23rd St | R | West | Even | 24 | Night Routes, Various | Fri | 2 | 6 | 1 03rd St, Block of 2500 - 2699 |
| 03rd St : 22nd St - 23rd St | R | West | Even | 24 | Night Routes, Various | Sat | 2 | 6 | 3 03rd St, Block of 2500 - 2699 |
| 03rd St : 22nd St - 23rd St | R | West | Even | 24 | Night Routes, Various | Sun | 2 | 6 | 3 03rd St, Block of 2500 - 2699 |
| 03rd St : 23rd St - 24th St | L | East | Odd | 24 | Night Routes, Various | Tues | 2 | 6 | 1 03rd St, Block of 2700 - 2799 |
| 03rd St : 23rd St - 24th St | L | East | Odd | 24 | Night Routes, Various | Thu | 2 | 6 | 1 03rd St, Block of 2700 - 2799 |
| 03rd St : 23rd St - 24th St | R | West | Even | 35 | NIGHT UNCONTROLLED A | Mon | 23 | 7 | 9 03rd St, Block of 2700 - 2799 |
| 03rd St : 23rd St - 24th St | R | West | Even | 36 | NIGHT UNCONTROLLED B | Mon | 1 | 7 | 3 03rd St, Block of 2700 - 2799 |
| 03rd St : 23rd St - 24th St | R | West | Even | 36 | NIGHT UNCONTROLLED B | Mon | 1 | 7 | 4 03rd St, Block of 2700 - 2799 |
| 03rd St : 23rd St - 24th St | R | West | Even | 24 | Night Routes, Various | Mon | 2 | 6 | 1 03rd St, Block of 2700 - 2799 |
| 03rd St : 23rd St - 24th St | R | West | Even | 24 | Night Routes, Various | Wed | 2 | 6 | 1 03rd St, Block of 2700 - 2799 |
| 03rd St : 23rd St - 24th St | R | West | Even | 24 | Night Routes, Various | Fri | 2 | 6 | 1 03rd St, Block of 2700 - 2799 |
| 03rd St : 23rd St - 24th St | R | West | Even | 24 | Night Routes, Various | Sat | 2 | 6 | 3 03rd St, Block of 2700 - 2799 |
| 03rd St : 23rd St - 24th St | R | West | Even | 24 | Night Routes, Various | Sun | 2 | 6 | 3 03rd St, Block of 2700 - 2799 |
| 03rd St : 24th St - 25th St | L | East | Odd | 24 | Night Routes, Various | Tues | 2 | 6 | 1 03rd St, Block of 2800 - 2899 |
| 03rd St : 24th St - 25th St | L | East | Odd | 24 | Night Routes, Various | Thu | 2 | 6 | 1 03rd St, Block of 2800 - 2899 |
| 03rd St : 24th St - 25th St | R | West | Even | 35 | NIGHT UNCONTROLLED A | Mon | 23 | 7 | 9 03rd St, Block of 2800 - 2899 |
| 03rd St : 24th St - 25th St | R | West | Even | 36 | NIGHT UNCONTROLLED B | Mon | 1 | 7 | 3 03rd St, Block of 2800 - 2899 |
| 03rd St : 24th St - 25th St | R | West | Even | 36 | NIGHT UNCONTROLLED B | Mon | 1 | 7 | 4 03rd St, Block of 2800 - 2899 |
| 03rd St : 24th St - 25th St | R | West | Even | 24 | Night Routes, Various | Mon | 2 | 6 | 1 03rd St, Block of 2800 - 2899 |
| 03rd St : 24th St - 25th St | R | West | Even | 24 | Night Routes, Various | Wed | 2 | 6 | 1 03rd St, Block of 2800 - 2899 |
| 03rd St : 24th St - 25th St | R | West | Even | 24 | Night Routes, Various | Fri | 2 | 6 | 1 03rd St, Block of 2800 - 2899 |
| 03rd St : 24th St - 25th St | R | West | Even | 24 | Night Routes, Various | Sat | 2 | 6 | 3 03rd St, Block of 2800 - 2899 |
| 03rd St : 24th St - 25th St | R | West | Even | 24 | Night Routes, Various | Sun | 2 | 6 | 3 03rd St, Block of 2800 - 2899 |
| 03rd St : 25th St - 26th St | L | East | Odd | 24 | Night Routes, Various | Tues | 2 | 6 | 1 03rd St, Block of 2900 - 2999 |
| 03rd St : 25th St - 26th St | L | East | Odd | 24 | Night Routes, Various | Thu | 2 | 6 | 1 03rd St, Block of 2900 - 2999 |
| 03rd St : 25th St - 26th St | R | West | Even | 35 | NIGHT UNCONTROLLED A | Mon | 23 | 7 | 9 03rd St, Block of 2900 - 2999 |
| 03rd St : 25th St - 26th St | R | West | Even | 36 | NIGHT UNCONTROLLED B | Mon | 1 | 7 | 3 03rd St, Block of 2900 - 2999 |
| 03rd St : 25th St - 26th St | R | West | Even | 36 | NIGHT UNCONTROLLED B | Mon | 1 | 7 | 4 03rd St, Block of 2900 - 2999 |
| 03rd St : 25th St - 26th St | R | West | Even | 24 | Night Routes, Various | Mon | 2 | 6 | 1 03rd St, Block of 2900 - 2999 |
| 03rd St : 25th St - 26th St | R | West | Even | 24 | Night Routes, Various | Wed | 2 | 6 | 1 03rd St, Block of 2900 - 2999 |
| 03rd St : 25th St - 26th St | R | West | Even | 24 | Night Routes, Various | Fri | 2 | 6 | 1 03rd St, Block of 2900 - 2999 |
| 03rd St : 25th St - 26th St | R | West | Even | 24 | Night Routes, Various | Sat | 2 | 6 | 3 03rd St, Block of 2900 - 2999 |
| 03rd St : 25th St - 26th St | R | West | Even | 24 | Night Routes, Various | Sun | 2 | 6 | 3 03rd St, Block of 2900 - 2999 |
| 03rd St : 26th St - Cesar Chavez St | L | East | Odd | 24 | Night Routes, Various | Tues | 2 | 6 | 1 03rd St, Block of 3000 - 3099 |
| 03rd St : 26th St - Cesar Chavez St | L | East | Odd | 24 | Night Routes, Various | Thu | 2 | 6 | 1 03rd St, Block of 3000 - 3099 |
| 03rd St : 26th St - Cesar Chavez St | L | East | Odd | 24 | Night Routes, Various | Sat | 2 | 6 | 3 03rd St, Block of 3000 - 3099 |
| 03rd St : 26th St - Cesar Chavez St | L | East | Odd | 24 | Night Routes, Various | Sun | 2 | 6 | 3 03rd St, Block of 3000 - 3099 |
| 03rd St : 26th St - Cesar Chavez St | R | West | Even | 35 | NIGHT UNCONTROLLED A | Mon | 23 | 7 | 9 03rd St, Block of 3000 - 3099 |
| 03rd St : 26th St - Cesar Chavez St | R | West | Even | 36 | NIGHT UNCONTROLLED B | Mon | 1 | 7 | 3 03rd St, Block of 3000 - 3099 |
| 03rd St : 26th St - Cesar Chavez St | R | West | Even | 36 | NIGHT UNCONTROLLED B | Mon | 1 | 7 | 4 03rd St, Block of 3000 - 3099 |
| 03rd St : 26th St - Cesar Chavez St | R | West | Even | 24 | Night Routes, Various | Mon | 2 | 6 | 1 03rd St, Block of 3000 - 3099 |
| 03rd St : 26th St - Cesar Chavez St | R | West | Even | 24 | Night Routes, Various | Wed | 2 | 6 | 1 03rd St, Block of 3000 - 3099 |
| 03rd St : 26th St - Cesar Chavez St | R | West | Even | 24 | Night Routes, Various | Fri | 2 | 6 | 1 03rd St, Block of 3000 - 3099 |
| 03rd St : 26th St - Cesar Chavez St | R | West | Even | 24 | Night Routes, Various | Sat | 2 | 6 | 3 03rd St, Block of 3000 - 3099 |
| 03rd St : 26th St - Cesar Chavez St | R | West | Even | 24 | Night Routes, Various | Sun | 2 | 6 | 3 03rd St, Block of 3000 - 3099 |
| Tennessee St : Mariposa St - 18th St | L | East | Odd | 21 | Industrial | Mon | 0 | 6 | 4 Tennessee St, Block of 600 - 699 |
| Tennessee St : Mariposa St - 18th St | R | West | Even | 21 | Industrial | Wed | 0 | 6 | 7 Tennessee St, Block of 600 - 699 |
| Tennessee St : 18th St - 19th St | L | East | Odd | 21 | Industrial | Mon | 0 | 6 | 4 Tennessee St, Block of 700 - 799 |
| Tennessee St : 18th St - 19th St | R | West | Even | 21 | Industrial | Wed | 0 | 6 | 7 Tennessee St, Block of 700 - 799 |
| Tennessee St : 19th St - 20th St | L | East | Odd | 21 | Industrial | Mon | 0 | 6 | 4 Tennessee St, Block of 800 - 899 |
| Tennessee St : 19th St - 20th St | R | West | Even | 21 | Industrial | Wed | 0 | 6 | 7 Tennessee St, Block of 800 - 899 |
| Tennessee St : 20th St - 22nd St | L | East | Odd | 21 | Industrial | Mon | 0 | 6 | 4 Tennessee St, Block of 900 - 1099 |
| Tennessee St : 20th St - 22nd St | R | West | Even | 21 | Industrial | Wed | 0 | 6 | 7 Tennessee St, Block of 900 - 1099 |
| Indiana St : Mariposa St - 19th St | L | East | Odd | 21 | Industrial | Mon | 0 | 6 | 4 Indiana St, Block of 500 - 699 |
| Indiana St : Mariposa St - 19th St | R | West | Even | 21 | Industrial | Wed | 0 | 6 | 7 Indiana St, Block of 500 - 699 |
| Indiana St : 19th St - 20th St | L | East | Odd | 21 | Industrial | Mon | 0 | 6 | 4 Indiana St, Block of 700 - 799 |
| Indiana St : 19th St - 20th St | R | West | Even | 21 | Industrial | Wed | 0 | 6 | 7 Indiana St, Block of 700 - 799 |
| Indiana St : 20th St - 22nd St | L | East | Odd | 21 | Industrial | Mon | 0 | 6 | 4 Indiana St, Block of 800 - 999 |
| Indiana St : 20th St - 22nd St | R | West | Even | 21 | Industrial | Wed | 0 | 6 | 7 Indiana St, Block of 800 - 999 |
| Indiana St : 22nd St - Tubbs St | L | East | Odd | 21 | Industrial | Fri | 0 | 6 | 3 Indiana St, Block of 1000 - 1099 |
| Indiana St : 22nd St - Tubbs St | R | West | Even | 21 | Industrial | Mon | 0 | 6 | 4 Indiana St, Block of 1000 - 1099 |
| Indiana St : Tubbs St - 23rd St | L | East | Odd | 21 | Industrial | Fri | 0 | 6 | 3 Indiana St, Block of 1100 - 1199 |
| Indiana St : Tubbs St - 23rd St | R | West | Even | 21 | Industrial | Mon | 0 | 6 | 4 Indiana St, Block of 1100 - 1199 |
| Indiana St : 23rd St - 25th St | L | East | Odd | 21 | Industrial | Fri | 0 | 6 | 3 Indiana St, Block of 1200 - 1399 |
| Indiana St : 23rd St - 25th St | R | West | Even | 21 | Industrial | Mon | 0 | 6 | 4 Indiana St, Block of 1200 - 1399 |
| Indiana St : 25th St - 26th St | L | East | Odd | 21 | Industrial | Fri | 0 | 6 | 3 Indiana St, Block of 1400 - 1499 |
| Indiana St : 25th St - 26th St | R | West | Even | 21 | Industrial | Mon | 0 | 6 | 4 Indiana St, Block of 1400 - 1499 |
| Indiana St : 26th St - Cesar Chavez St | L | East | Odd | 21 | Industrial | Fri | 0 | 6 | 3 Indiana St, Block of 1500 - 1599 |
| Indiana St : 26th St - Cesar Chavez St | R | West | Even | 21 | Industrial | Mon | 0 | 6 | 4 Indiana St, Block of 1500 - 1599 |

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

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

## NW Potrero Hill Sweeping Schedule

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

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

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

# Appendix B – Resolution to Establish

# City and County of San Francisco

## Certified Copy

## Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

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

**Sponsor:** Cohen

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

12/8/2015 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Tang, Wiener, Yee and Peskin

12/16/2015 Mayor - APPROVED

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

I do hereby certify that the foregoing Resolution is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the offical seal of the City and County of San Francisco.

December 21, 2015
Date

Peggy Nevin
for Angela Calvillo
Clerk of the Board

FILE NO. 151189 RESOLUTION NO. 476-15

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESOLVED, That the Board of Supervisors declares as follows:

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

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

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

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

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

# City and County of San Francisco
## Tails
## Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

**File Number:** 151189 **Date Passed:** December 08, 2015

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

December 03, 2015 Government Audit and Oversight Committee - RECOMMENDED AS COMMITTEE REPORT

December 08, 2015 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Tang, Wiener, Yee and Peskin

File No. 151189

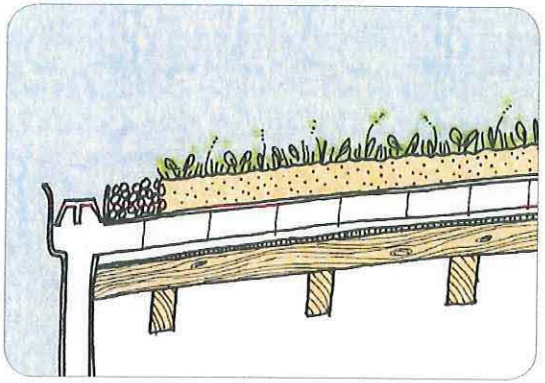
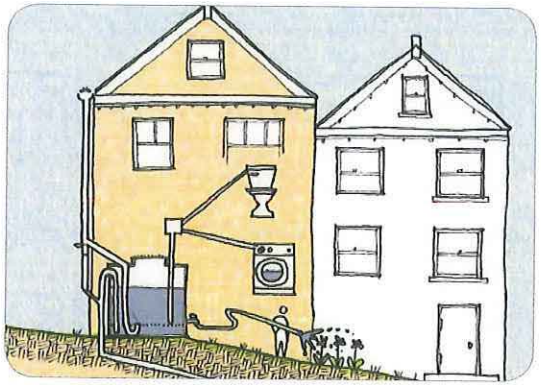
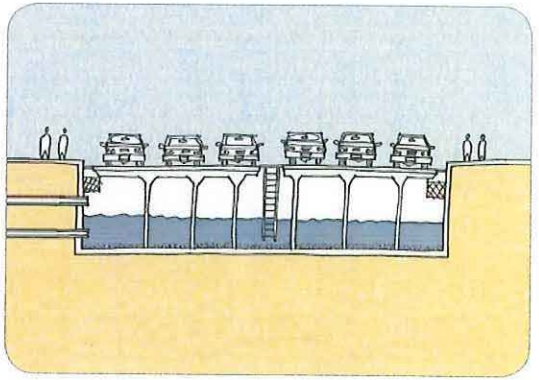
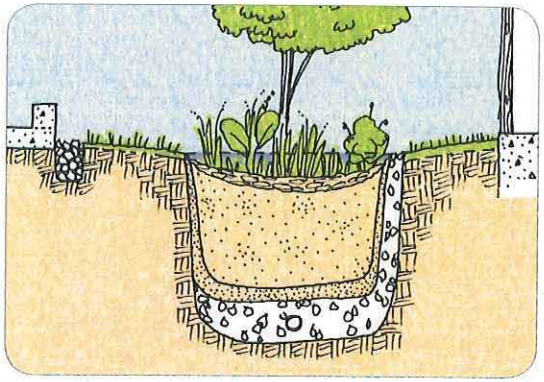
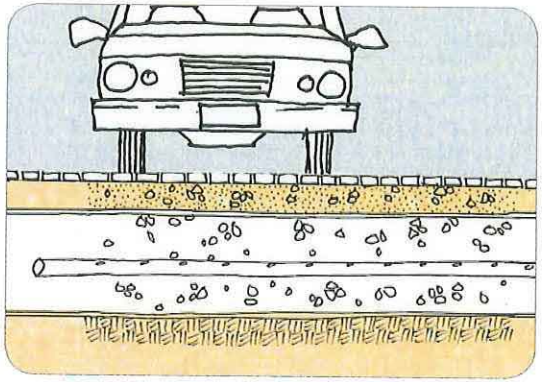
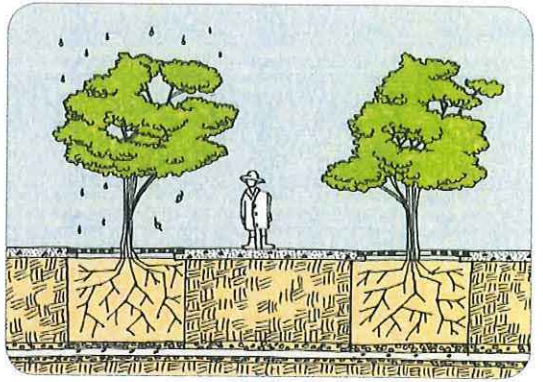
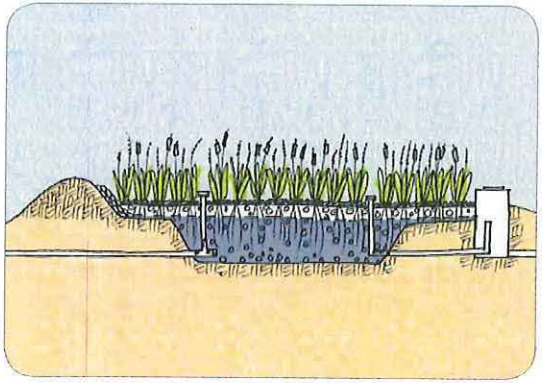
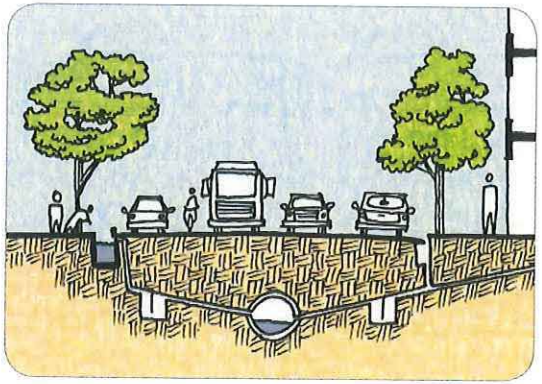
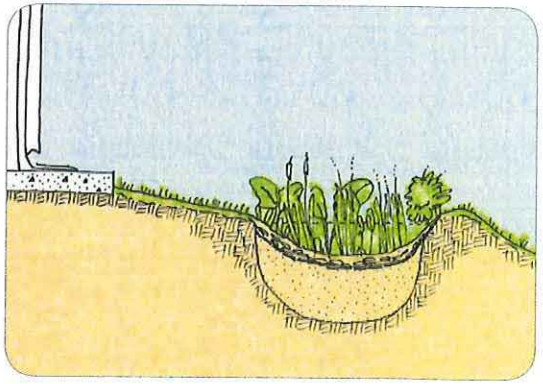
**I hereby certify that the foregoing Resolution was ADOPTED on 12/8/2015 by the Board of Supervisors of the City and County of San Francisco.**

**Angela Calvillo**
**Clerk of the Board**

**Mayor**

12/16/15
**Date Approved**

# Appendix C – San Francisco Stormwater Design Guidelines

SAN FRANCISCO

# stormwaterdesignguidelines

*November 2009 Version - Updates and errata will be published as necessary*

SAN FRANCISCO
stormwater design guidelines

## City of San Francisco

Gavin Newsom, Mayor
Astrid Haryati, Director of City Greening

## San Francisco Public Utilities Commission

Ed Harrington, General Manager
Tommy T. Moala, Assistant General Manager
Jon Loiacano, Principal Engineer

## Port of San Francisco

Monique Moyer, Executive Director
Ed Byrne, Chief Harbor Engineer
Byron Rhett, Deputy Director, Planning and Development

# ACKNOWLEDGEMENTS

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

# PROJECT TEAM

## City of San Francisco

David Beaupre
Rosey Jencks
Sarah Minick
John Mundy
Arleen Navarret

## Project Interns

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Alicia Omlid
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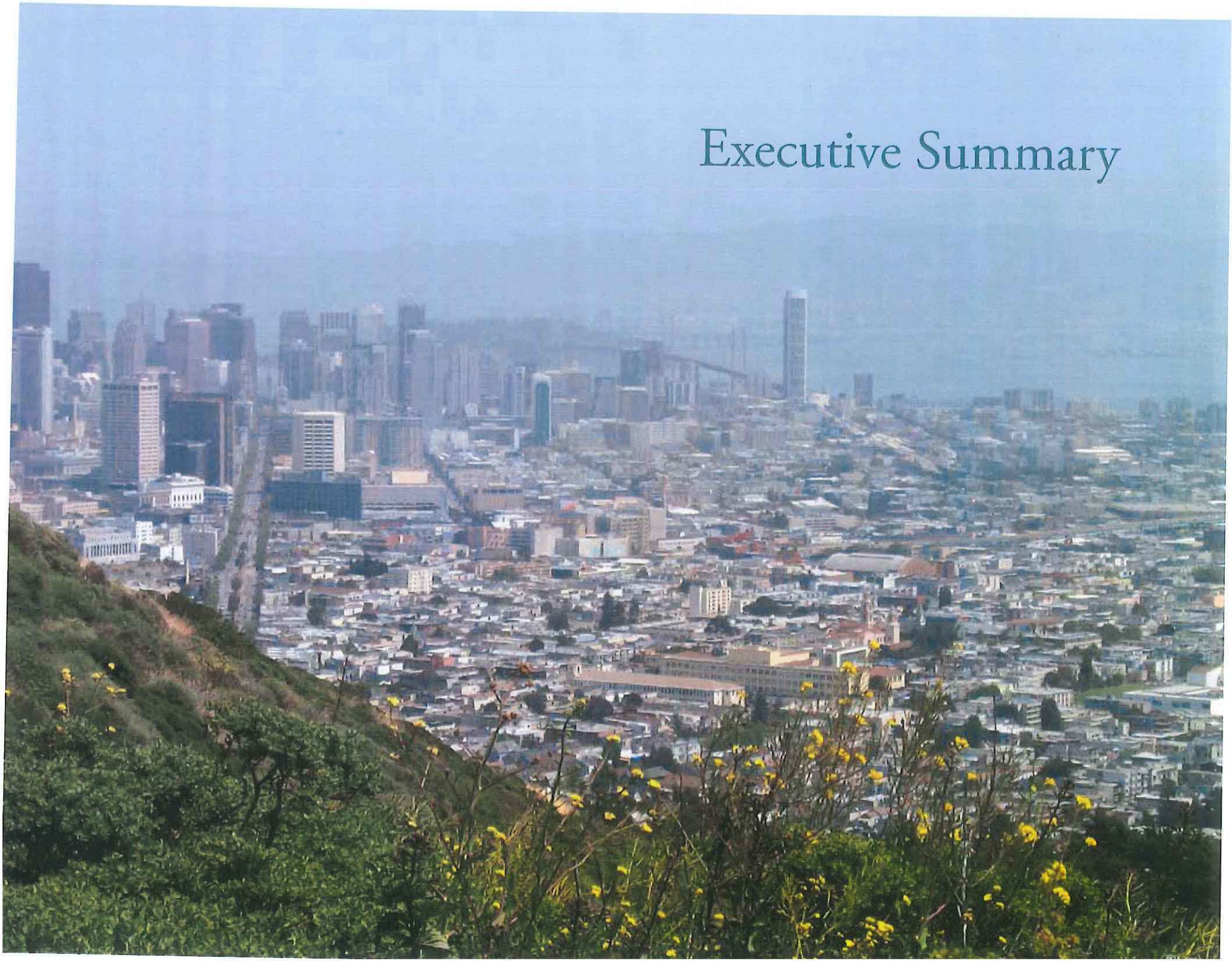
Greg Pasquali
Jonah Chiarenza

## Sustainable Watershed Designs

Scott Durbin

# CONTENTS

# Executive Summary

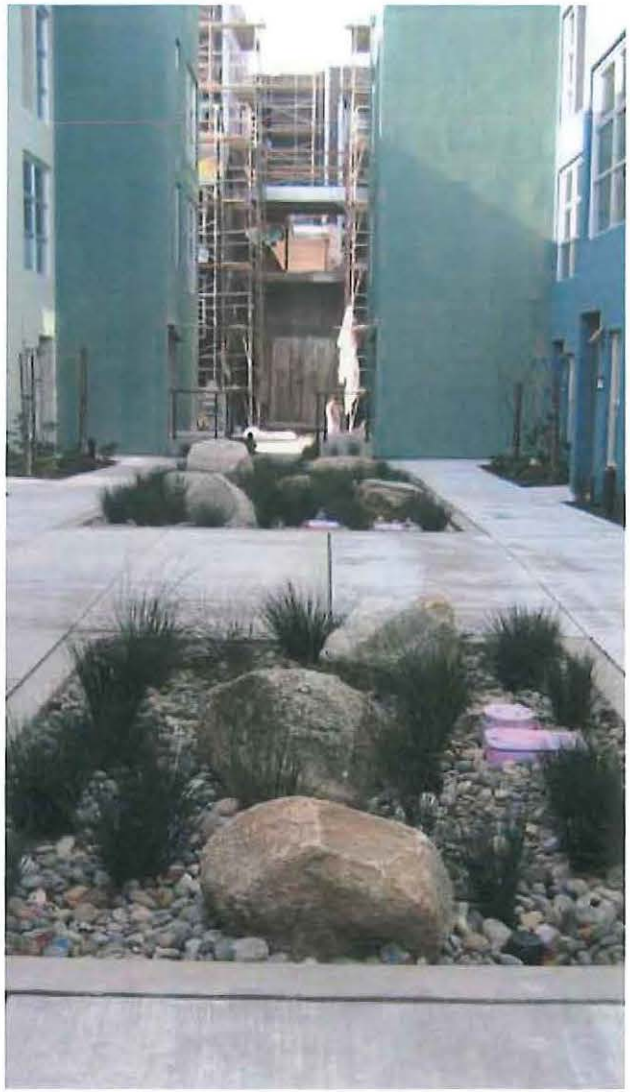


*Stormwater management is a critical municipal responsibility that has a direct impact on public health and safety, surface water quality, and wildlife habitat.*

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

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

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



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

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

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

## Low Impact Design

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

## Master-planned or Multi-Parcel Projects

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

## Using the Stormwater Design Guidelines

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

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

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

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

# Introduction

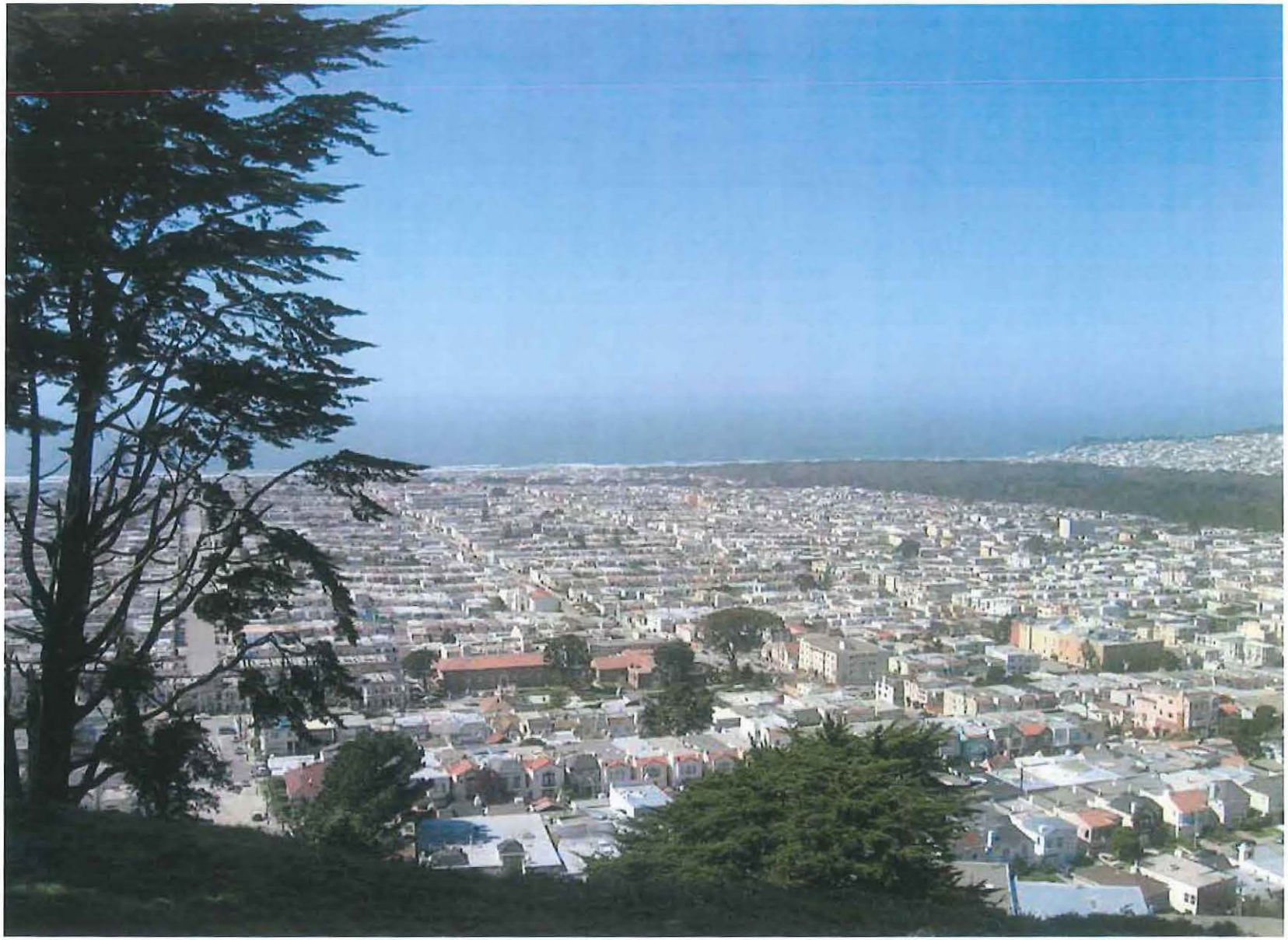
*San Francisco's location adjacent to the Pacific Coast and San Francisco Bay, the largest estuary on the west coast of the United States, gives the City significant environmental, social, and economic advantages; it also confers unique responsibilities for water quality protection upon the City and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

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

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

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

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



# Regulatory Context

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

## The Clean Water Act

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

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


***Figure 1.*** *Separate storm sewer areas and jurisdictions*

## Best Management Practices

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

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

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

## The General Permit

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

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

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

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

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

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

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

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

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

## Requirement

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

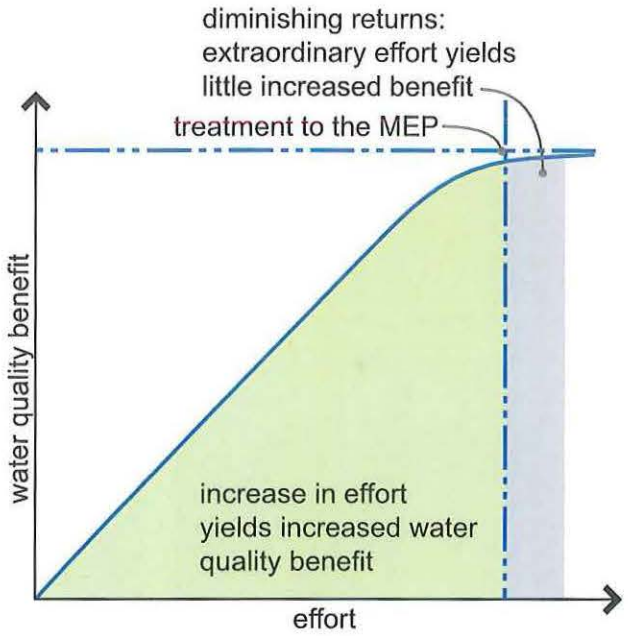



***Figure 2.*** *As the maximum extent practicable (MEP) standard is approached, additional investment in BMPs yields reduced benefit.*

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

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

## The Maximum Extent Practicable Treatment Standard

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

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

## Pollutants of Concern

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

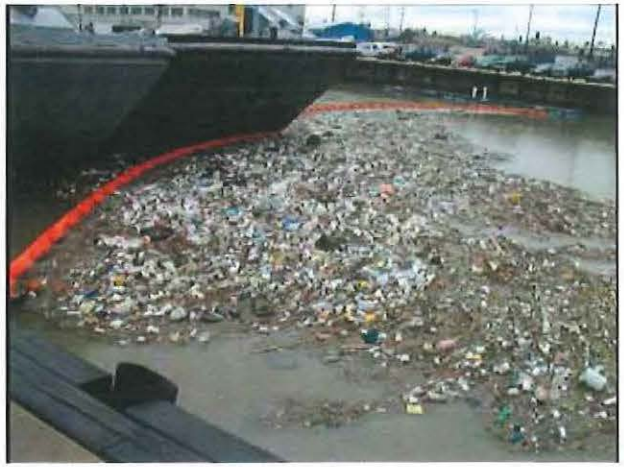
**Gross pollutants** mobilized by stormwater include litter, plant debris and floatable materials. Gross pollutants often harbor other pollutants such as heavy metals, pesticides, and bacteria. They also pose their own environmental impacts; they degrade wildlife habitat, water quality, the aesthetic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

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

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

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

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



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

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

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

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

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

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

## Synergy with other Regulations and Initiatives

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

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

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

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

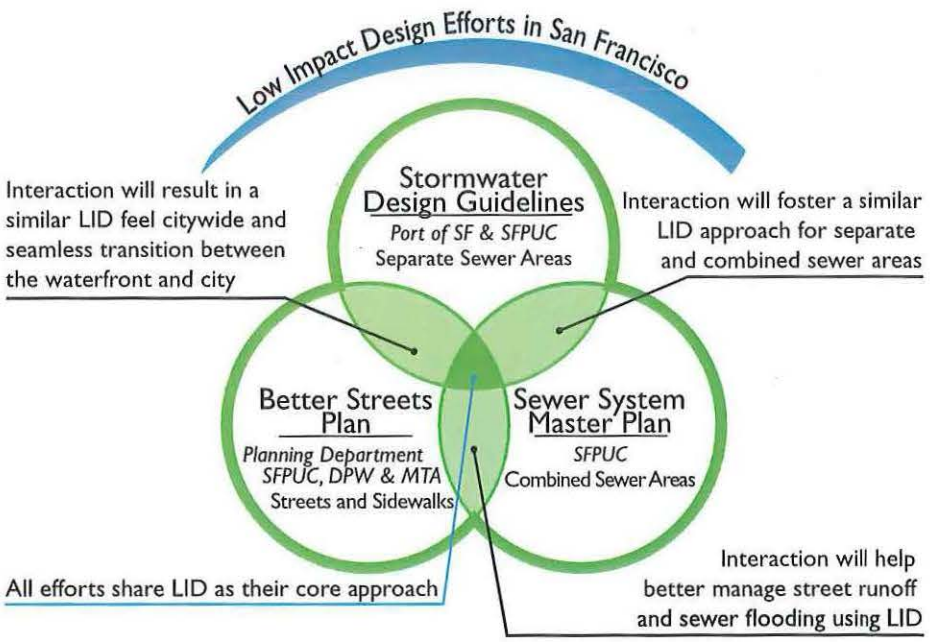



***Figure 3.*** *LID is the common thread linking a number of major planning efforts currently underway in San Francisco.*

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

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

## San Francisco Building Code Requirements

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

They now read as follows:

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

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

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

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

## Regulatory Context

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

***Table 2.*** *Relevant jurisdictions, codes, and ordinances*

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

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


San Francisco Context

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

## The Urban Watershed

### Watershed function

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

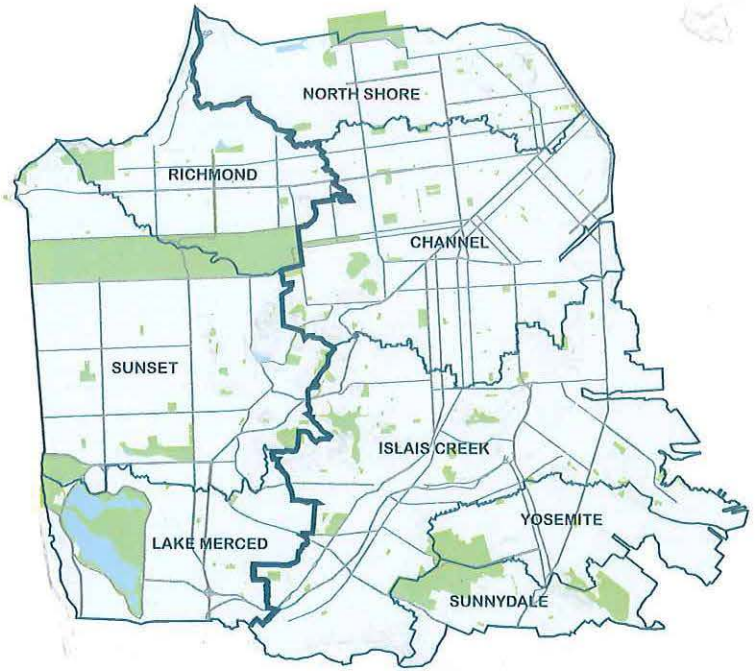



***Figure 4.*** *San Francisco's topography divides the Westside Basins from the Eastside Basins.*

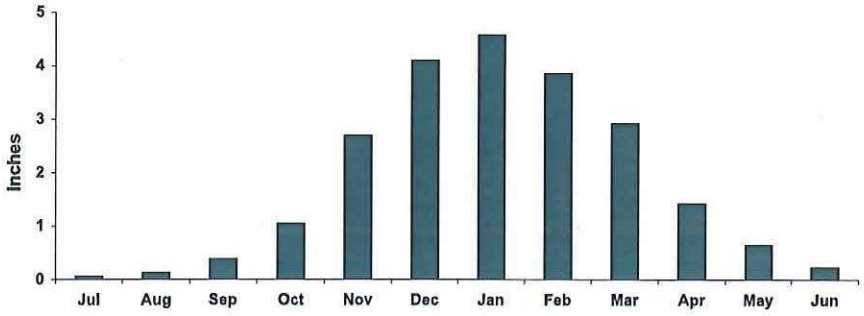



***Figure 5.*** *Average monthly rainfall for San Francisco.*
*Source: National Weather Service Gage, Federal Office Building, July 1907 to June 1978*

## Environment

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

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

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

## San Francisco's Stormwater Infrastructure

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

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

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

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

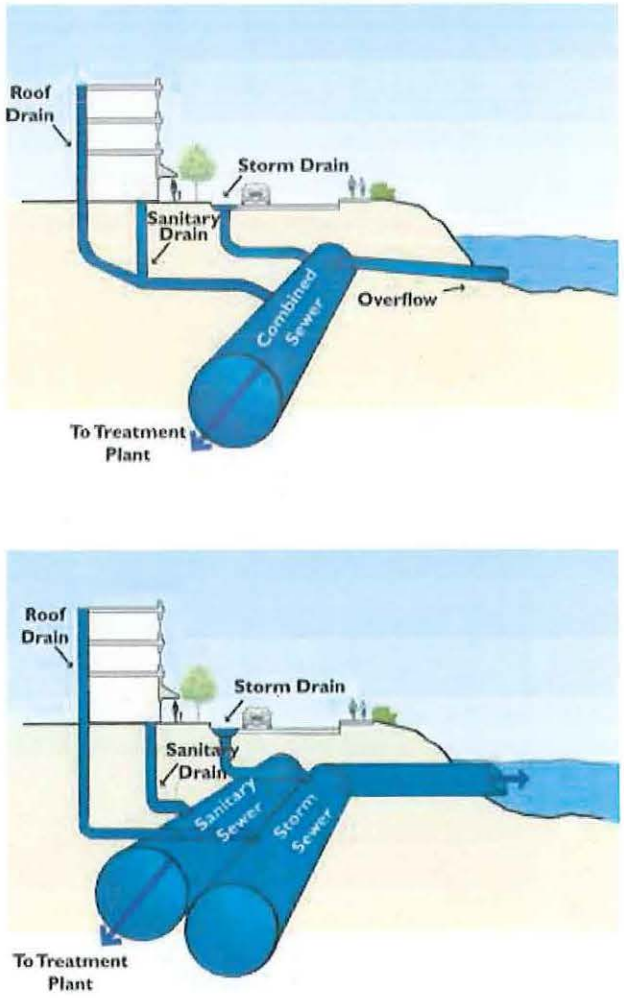



***Figure 6.*** *Combined sewer systems (top) serve 90% of San Francisco. Separate sewer systems (bottom) serve 10%. Image: modified from King County Wastewater Management Division*

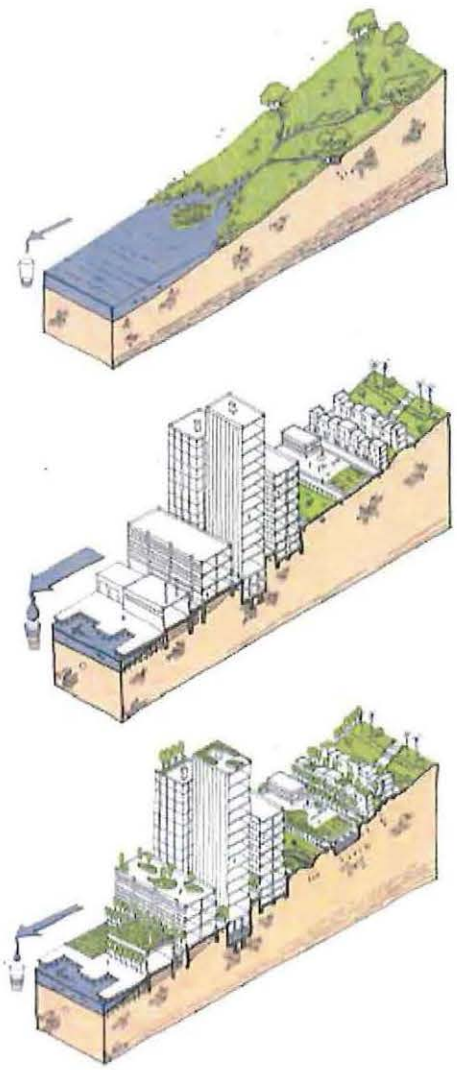


***Figure 7.*** *Low Impact Design seeks to reduce runoff and restore hydrologic function through effective site planning, increased permeability, and landscape-based BMPs.*

# Managing Stormwater in San Francisco

## Low Impact Design

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

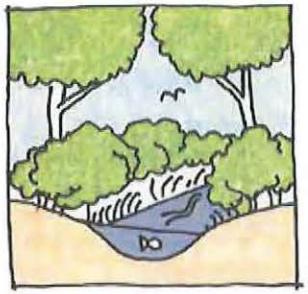
LID strategies direct runoff to BMPs such as flow-through planters, swales and rain gardens. These BMPs capture, filter, and slow stormwater runoff, thereby improving stormwater quality and reducing the quantity of runoff. Strategic placement of BMPs helps to ameliorate the negative water quality and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

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

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

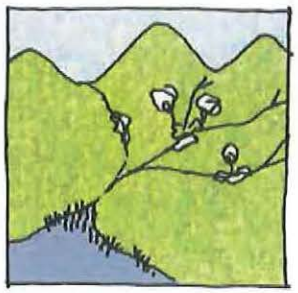
*Mint Plaza, San Francisco, CA is an example of how LID can be integrated into an ultra-urban setting. The design includes rain gardens, permeable paving, and a subsurface infiltration gallery.*

# Figure 8. Site Design Goals



## 1. Do no harm: preserve and protect existing waterways, wetlands, and vegetation.

Creeks and wetlands are natural drainage features that can define the character and aesthetic value of a site. Moreover, they are already designed to convey and treat stormwater. Trees and ground cover act as natural stormwater management measures. They capture rainwater in their foliage, slow its progress through the landscape, and facilitate its infiltration into the soil.



## 2. Preserve natural drainage patterns and topography and use them to inform design.

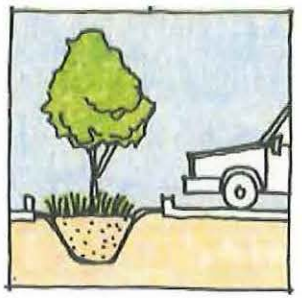
Existing topography and drainage networks can be used as a framework around which to organize development. Changing the topography of a site through grading significantly increases the chances of diminishing water quality by delivering sediment to receiving waters; it also increases project costs.

## 3. Think of stormwater as a resource, not a waste product.

Stormwater has traditionally been viewed as a nuisance to be eliminated. It is actually an untapped resource that can offset potable water use for irrigation, toilet flushing, cooling towers, and many other applications. It also offers opportunities to create interesting and site-specific designs using water features, rain-irrigated landscapes, and educational elements.

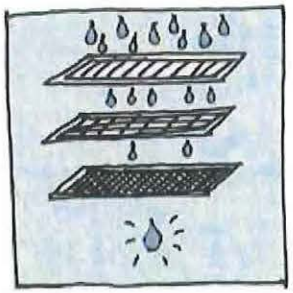
## 4. Minimize and disconnect impervious surfaces.

Minimizing and disconnecting impervious surfaces allows designers to treat relatively small volumes of runoff from multiple surfaces on a site, rather than treating relatively large volumes of stormwater that have mobilized diverse pollutants from impervious surfaces across an entire site. Disconnecting impervious surfaces and directing runoff to BMPs can be thought of as creating an obstacle course for stormwater; it increases the time needed for runoff to travel from its source to its discharge point, thereby increasing opportunities for treatment, flow reduction, and volume reduction.



## 5. Treat stormwater at its source.

Treating stormwater pollutants at their source can reduce the need to treat multiple pollutants or higher pollutant loads further downstream in the drainage area. Treating at the source can result in smaller, less costly and more effective stormwater treatment facilities.

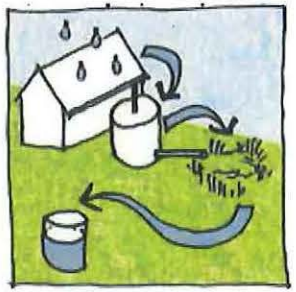


## 6. Use treatment trains to maximize pollutant removal.

In most scenarios, treatment to the MEP cannot always be achieved with a single BMP. In most cases, a series of linked BMPs called a treatment train must be used to maximize pollutant removal. Like a series of ever-finer sieves, treatment trains clean stormwater by running it through a series of BMPs, each designed to remove specific pollutants, from large pieces of trash, to suspended solids, to dissolved pollutants.

## 7. Design the flow path of stormwater on a site all the way from first contact to discharge point.

It is important to delineate the path of travel of stormwater from its first surface contact (where it changes from rain to stormwater runoff) to its final discharge point after treatment. All BMPs must have an approved overflow discharge location for storm flows that exceed the design criteria and in case of clogging.



*The Ekostaden residential development in Malmo, Sweden, channels all stormwater runoff through BMP treatment features such as bioswales, ponds, and wetlands as shown here. Photo: Brooke Ray Smith*

During the site design process, designers should identify potential sources of stormwater pollution and select appropriate source controls to minimize their impacts. Source controls are stormwater management measures that prevent pollutants from entering stormwater runoff. Source controls can be design measures, such as enclosing trash areas to prevent trash from contacting stormwater; materials choices, such as using non-toxic roofing materials to prevent runoff from entraining pollutants from roof contact; and operational procedures, such as sweeping streets. See page 81 of the *Guidelines* for a description of how to select and locate source controls.

Site design strategies and source control measures minimize the quantity and improve the quality of stormwater runoff from a site. However, it is impossible to eliminate all surfaces that will contribute runoff. Treatment controls must therefore be implemented to accommodate the remaining runoff from the site. Treatment controls are permanent stormwater facilities such as vegetated swales or flow-through planters that are designed to receive and treat runoff from the site. Treatment control BMPs are typically designed to accomplish one or more of the following five stormwater treatment strategies: infiltration, detention, biofiltration, harvesting or retention, or bioretention. Each of these treatment strategies is described in Appendix A. Infiltration is typically the easiest and most cost-effective strategy for managing stormwater but, in areas where this is not feasible, designers can use a combination of the other four strategies. See page 83 of the *Guidelines* for a description of how to select, locate, and size treatment controls.

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# Multi-Purpose Design

*Low Impact Design can be integrated into the site design process in a way that protects water quality, contributes to the quality of the site design, and meets the stormwater performance measures required by the Port and SFPUC.*

LID is the multi-purpose integration of infrastructure, architecture, and landscape and can be a catalyst for design innovation in all three disciplines. LID can integrate water quality protection with improvements to the public realm, create and enhance urban wildlife habitat, promote responsible use of water, and advance environmental education and watershed stewardship.

Traditional urban design goals can also be achieved through the implementation of stormwater BMPs. Stormwater facilities can enhance the aesthetics of the built environment, increase pedestrian safety, calm traffic, make streets and public spaces greener, and provide structure, texture, and identity to the City's streets and other public spaces.

Stormwater BMPs bring designers a diverse palette of paving surfaces, vegetation, and drainage strategies, and also a new purpose that can inform design: to improve water quality and restore ecological function.

Open space is a valuable amenity in San Francisco, now the second densest city in the nation. LID measures can double as **civic spaces, open spaces and recreational areas**: a constructed wetland filters stormwater and could be the center of a neighborhood nature

*Rain gardens and a creek daylighting project are the centerpieces of open space adjacent to the Headwaters development in Portland, OR.*

*A community in Germany integrates LID into the parking.*

area; a vegetated roof that reduces stormwater discharge can also be a gathering area. At Potsdamer Platz, Berlin, Germany, stormwater management strategies include rainwater harvesting for non-potable uses such as toilet flushing and fire safety, vegetated treatment modules, and water features. Stormwater management forms the centerpiece of this major civic space.

LID can also contribute to San Francisco's **urban ecosystem** by enhancing existing wildlife habitats and creating new ones. San Francisco's trees are concentrated in its parks, not on its streets; the city has roughly 40% fewer street trees per mile than the national average and many of its tree lawns and tree wells have been paved over. Expanding the City's urban forest with careful attention to species selection would simultaneously address stormwater issues, increase wildlife habitat, improve air quality, and create a network of green corridors that would contribute to the aesthetics and health of the City's neighborhoods. Habitat can also be created by implementing stormwater BMPs on the roofs and walls of buildings. In London, England, and Basel, Switzerland, vegetated roofs are being used to provide patches of foraging, breeding, and nesting habitat for endangered wildlife. See Appendix D for a vegetation palette listing climate appropriate plants and their habitat value.

Integrating LID into the **streetscape** yields a more attractive pedestrian realm through the inclusion of vegetated curb extensions, sidewalk planters, street trees, pervious surfaces, and other stormwater BMPs that add attractive, pedestrian-scale details. These elements can simultaneously achieve stormwater management goals and improve streets for pedestrians and local residents by encouraging walking, reducing noise, and calming traffic. They can improve neighborhood aesthetics, safety, quality of life, and even property values. In Vancouver, B.C., Canada, a stormwater management project on Crown Street eliminated curbs, added clustered parking, and designed infiltration areas underneath the parking. The narrow street and clustered parking allows more space to be dedicated to biofiltration areas and plantings, which create a lush and pleasant streetscape.

Stormwater is also a valuable **water resource**. Using stormwater on-site rather than releasing it downstream decreases demand for potable water and can protect receiving waters by reducing runoff rates, volumes, and pollutant loads. Rain barrels and cisterns collect stormwater and store it for later use in irrigation and toilet flushing, uses that unnecessarily burden potable water supplies. Stormwater can even contribute to future potable water supplies, by recharging underground aquifers. In Cambria, California, a two-million gallon cistern beneath an athletic field harvests rainwater from the Cambria

Elementary School site. The water is sufficient for year-round irrigation of the multiple athletic fields.

LID can also be a useful tool for **environmental education** when it is integrated into school curricula, public outreach, or interpretive signs. LID concepts can be presented at many different levels of complexity, from an introduction to watersheds to an explanation of the hydrologic cycle and environmental stewardship. LID concepts touch upon numerous disciplines, including biology, ecology, watershed planning, engineering, design, and resource management. The Eco-Center at Heron's Head Park in the Bayview-Hunters Point neighborhood is an environmental education center for local students of all ages. Educational programs at the Eco-Center focus on habitat conservation and community stewardship. A collaboration between Literacy for Environmental Justice, the Port of San Francisco, and the San Francisco Department of the Environment, the Eco-Center includes a vegetated roof, rainwater harvesting, photovoltaic panels, solar hot water generation, native planting, and other LID features. At the time of writing these *Guidelines*, this project was under construction.

Lastly, LID can help the design and development community achieve **environmental performance measures**, which aim to minimize the environmental impacts of development and provide high quality, healthy environments. In San Francisco, both Leadership in Energy and Environmental Design (LEED®), a green building rating system developed by the U.S. Green Building Council, and the GreenPoint Rated system, a rating system developed by the non-profit Build It Green, are being used to assess the environmental quality of site and building design. In both systems, stormwater management facilities can earn points toward certification.

## Environmental Justice

Over the past decade, increased attention has been given to the disproportionate impact of environmental pollution on socio-economically disadvantaged communities. The USEPA defines environmental justice as "the fair treatment of people of all races, cultures and income, regarding the development of environmental laws, regulations and policies." This issue is of concern in many areas of San Francisco, and in particular the Bayview-Hunters Point neighborhood, former home to Hunters Point Shipyard, the only federal Superfund site in San Francisco.

The Bayview-Hunters Point neighborhood contains over 100 brownfield sites. The residents of the primarily African-American neighborhood have borne the environmental and health impacts of these brownfield sites. The *Guidelines* proposes LID measures that can effectively manage stormwater runoff at the Shipyard and other areas of Bayview-Hunters Point, while at the same time improving the quality and safety of neighborhoods by providing attractive landscape features, traffic calming measures, and a safer pedestrian realm.


*A vegetated roof and other LID features at the Eco-Center at Heron's Head Park help illustrate sustainable design practices to students in San Francisco's Bayview-Hunters Point neighborhood.*

| LEED Category | Credits | | Points |
|---|---|---|---|
| Sustainable Sites | SS6.1 | Stormwater quantity control | 1 |
| | SS6.2 | Stormwater quality control | 1 |
| | SS5.1 | Protect or restore habitat | 1 |
| | SS5.2 | Maximize open space | 1 |
| | SS7.1 | Urban heat island effect - non-roof | 1 |
| | SS7.2 | Urban heat island effect – roof | 1 |
| Water Efficiency | WE1.1 | Water efficient landscaping - reduce by 50% | 1 |
| | WE1.2 | Water efficient landscaping - no potable water use or no irrigation | 1 |
| | WE2 | Innovative wastewater technologies | 1 |
| | WE3.1 | Water use reduction - 20% reduction | 1 |
| | WE3.1 | Water use reduction - 30% reduction | 1 |
| | | **Total stormwater-related credits** | **11** |

***Table 3.*** *LEED® credits related to stormwater in LEED-NC® Version 2.2.*

In Southern California, Santa Monica's Main Library used an innovative stormwater management design to help achieve its water-saving goals and receive a LEED Gold rating: a 225,000-gallon cistern under the building stores stormwater for irrigation of both landscaping at the library and adjacent street plantings.

Many of the LEED certification systems include credits that explicitly address stormwater. In LEED for New Construction, these credits are in the Sustainable Sites category (see Table 3). Implementing LID measures such as habitat enhancement, reduction of impervious surfaces,

*The Academy of Sciences in Golden Gate Park is targeting LEED Platinum certification and includes a 2.5 acre vegetated roof.*
*Photo: Rana Creek - Living Architecture*

vegetated roofs, and rainwater harvesting can also help project applicants earn credits in other areas.

The GreenPoint Rated system includes many measures that are related to stormwater, although it does not propose any quantitative performance measures for stormwater management (Table 4). Stormwater-related points can be earned in the areas of site design, landscaping, exterior finishing, and innovation in the water category. To be considered GreenPoint Rated, a home must achieve 50 total points, with a minimum number of points in each of the five environmental categories (Community, Energy Efficiency, Indoor Air Quality, Water Conservation and Resource Conservation). Single family projects require at least eight points earned in the water category, while multifamily projects require at least three points earned in the water category. The GreenPoint Rating system specifically encourages rainwater harvesting and water efficient landscaping.

| GreenPoint Checklist | Feature | | Points (Category) |
|---|---|---|---|
| Multifamily | A.3.a. | Protect soil & existing plants & trees | 1 (Community) |
| | A.7.c. | Specify drought-tolerant California natives, Mediterranean or other appropriate species | 1 (Water) |
| | A.7.d.i. | Mulch all planting beds to a depth of 2 inches or greater as per local ordinance | 1 (Water) |
| | A.7.d.ii. | Amend with 1 inch of compost or as per soil analysis to reach 3.5 % soil organic matter | 1 (Water) |
| | A.7.e.i. | Specify smart (weather-based) irrigation controllers | 1 (Water) |
| | A.7.e.ii. | Specify drip, bubblers, or low-flow sprinklers for all non-turf landscape areas | 1 (Water) |
| | A.7.f. | Group plants by water needs (hydrozones) | 1 (Water) |
| | A.9. | Cool site through permeable paving (minimum of 30% of site) | 1 (Community) |
| | C.12.a. | A portion of the low-slope roof area is covered by a vegetated or "green" roof (25% or greater) | 1(Community)<br>1(Water) |
| | D.14.b. | Use captured rainwater for landscape irrigation or to flush 5% of toilets and/or urinals | 4 (Water) |
| | F.2.a. | Provide O & M manual to building maintenance staff | 1 (Energy) |
| | F.2.b. | Provide O & M manual to occupants | 1 (Energy)<br>1(Water) |
| | | **Total points:** | **17** |
| Single Family | A.1.a. | Protect topsoil from erosion & reuse after construction | 1 (Community)<br>1 (Water) |
| | A.1.b. | Limit & delineate construction footprint for maximum protection | 1 (Water) |
| | C.1.a. | No invasive species listed by Cal-IPC are planted | 1 (Water) |
| | C.1.c. | 75% of plants are California natives or Mediterranean species or other appropriate species | 3 (Water) |
| | C.4. | Plant shade trees | 3 (Water) |
| | C.5. | Group plants by water needs (hydrozoning) | 2 (Water) |
| | C.6.a. | System uses only low-flow drip, bubblers or low-flow sprinklers | 2 (Water) |
| | C.6.b. | System has smart (weather-based) controllers | 3 (Water) |
| | C.7. | Incorporate 2 inches of compost in the top 6-12 inches of soil | 3 (Water) |
| | C.8. | Mulch all planting beds to the greater of 2 inches or local water ordinance requirement | 2 (Water) |
| | | **Total points:** | **22** |

***Table 4.*** *GreenPoint Rated credits related to stormwater*

*If stormwater is clean enough, it can be used to fill swimming pools.*
*Photo: Bassin Takis in Paris, KMD Architects*

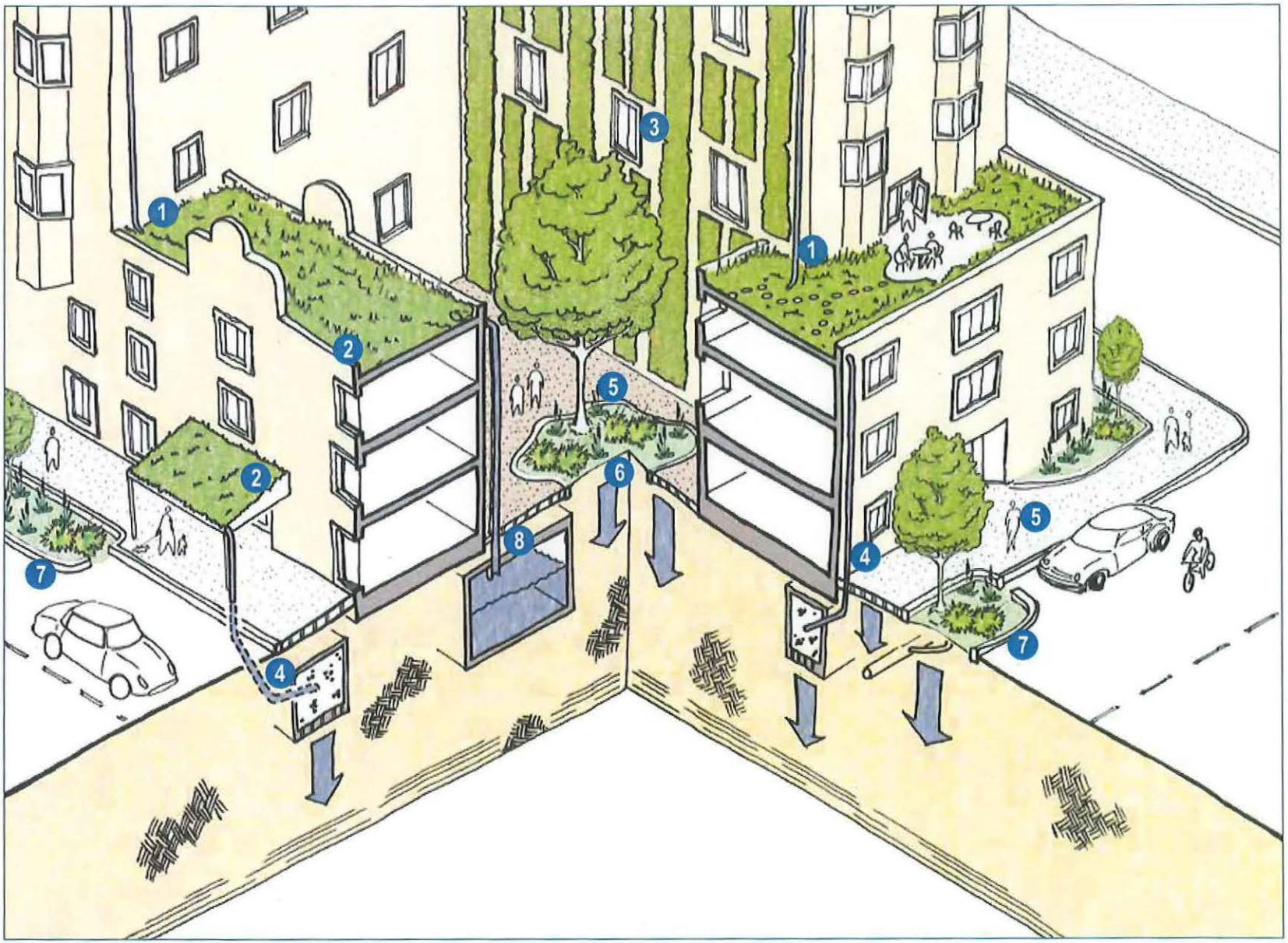
## Integrating LID into San Francisco's Urban Landscape

The illustrations on the following pages show how LID can be integrated into San Francisco's diverse land uses to both protect water quality and contribute to the character of a given location. The figures illustrate stormwater management strategies appropriate for each of the following land uses:

- High-density Residential
- Low-density Residential
- Mixed Use
- Industrial
- Open Space and Natural Areas
- Piers over Water
- Former Shipyards

The figures are not meant to provide a comprehensive list of stormwater design solutions that are possible in San Francisco. Rather, they offer ideas and examples of the benefits that result from the implementation of multi-purpose LID.

*A creek daylighting project in Zurich, Switzerland protects and improves water quality, by keeping it out of the sewer, and transforms the streetscape.*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# Figure 9. High-density Residential

In San Francisco, high-density residential development is classified as 40 or more living units per acre. Some defining characteristics of high-density residential are zero-lot line development, reduced, public open space, and high levels of imperviousness. In this context, the greatest opportunities for stormwater management reside in replacing impervious surfaces with pervious surfaces and adding green space to roofs and interior courtyards. Ample roof space with relatively low pollutant loads provides opportunities for eco-roofs and rainwater harvesting. Interior courtyards can accommodate landscape-based BMPs, permeable paving, and subsurface treatment or capture systems. Sidewalks and streets adjacent to high-density residential development are often the nearest public open spaces available to residents. As such, they are ideal places to site stormwater management BMPs that also improve streetscape aesthetics and provide wildlife habitat, such as biofiltration areas, street trees, green walls, and bioretention bulbouts. All of these measures help to manage stormwater runoff; they also reduce the volumes of stormwater generated by the site in the first place.

1. Downspout Discharges to Vegetated Roof to Reduce Runoff
2. Vegetated Roof to Reduce Runoff
3. Green Wall to Slow Runoff
4. Downspout Connected to Dry Well
5. PermeablePaving in Pedestrian Areas
6. Rain Garden for Bio-Infiltration
7. Bio-Retention Planter with Curb Cuts
8. Downspout Connected to Large-Scale Cistern for Rainwater Harvesting


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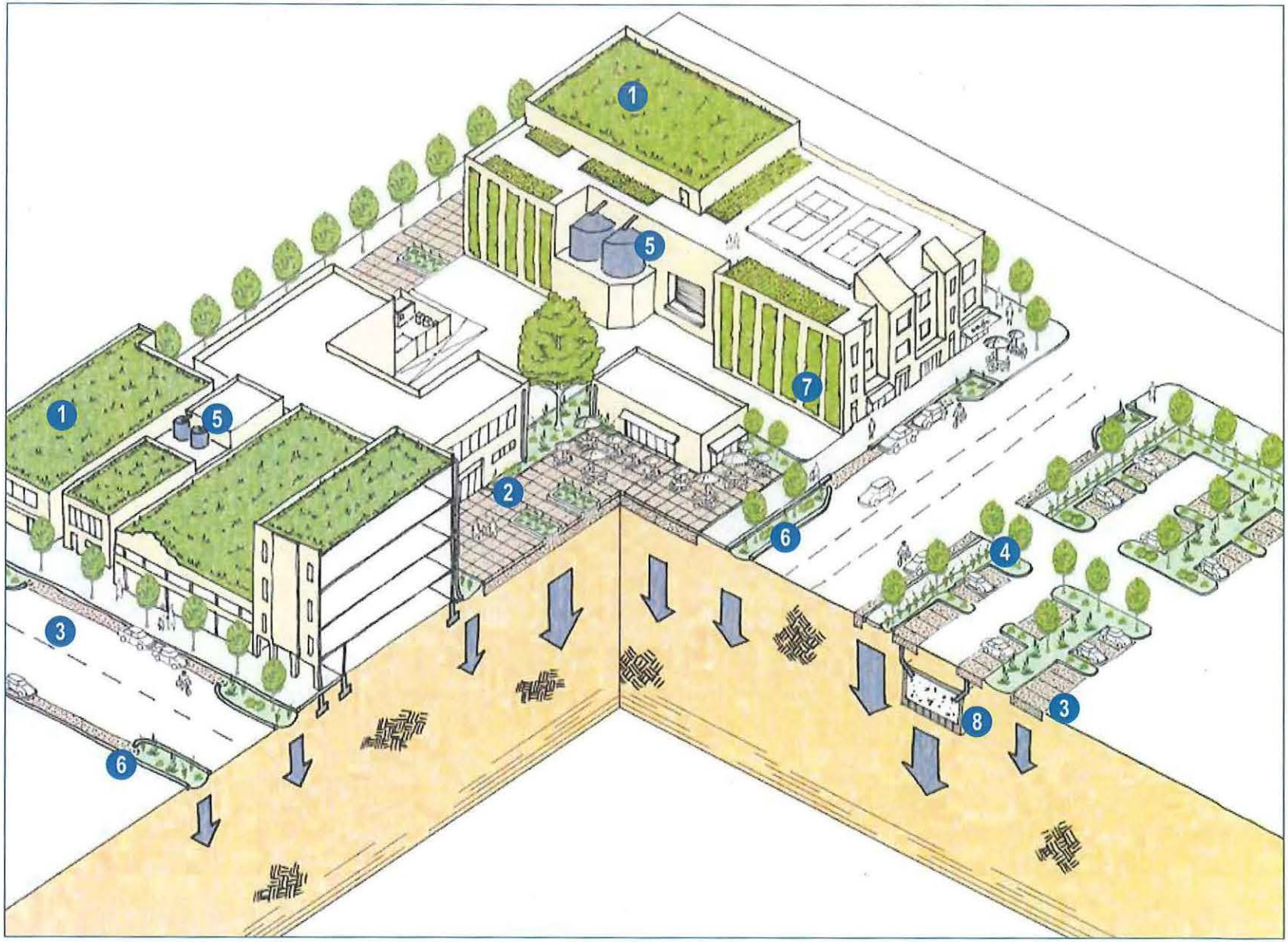
# Figure 10. Low-density Residential

In San Francisco, low-density residential development refers to 24 living units per acre or fewer. Low-density residential parcels typically include open space in the form of yards and setbacks, wider sidewalks than those found in high-density residential, and rooftops that are more likely to be under the control of a single owner. Low-density residential parcels therefore tend to both generate less stormwater and have more space in which to manage stormwater than high-density areas. Diverse parcel sizes and shapes, along with variability in building footprints, provide opportunities for site-specific stormwater management designs.

1. Rain Garden for Bio-Infiltration
2. Downspout Connected to a Rain Barrel
3. Cistern to Store Rainwater for Irrigation
4. Vegetated Roof to Reduce Runoff
5. Infiltration Trench
6. Permeable Paving
7. Bio-Retention Planter with Curb Cuts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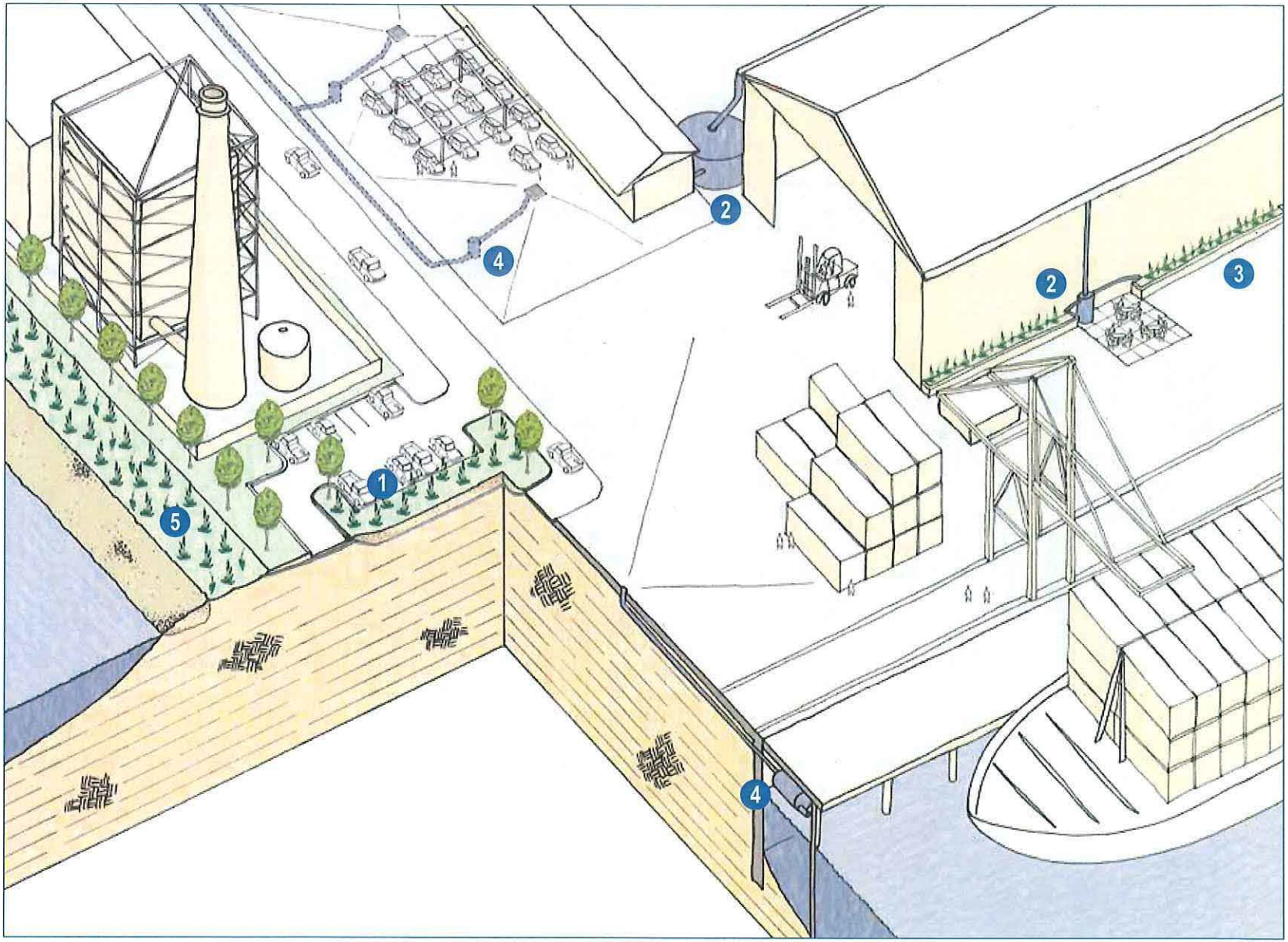
# Figure 11. Mixed Use

Many new, redevelopment, and infill projects in San Francisco include mixed-use areas. Mixed use development fosters a high level of activity throughout the day, resulting in an active public realm. Roofs, public plazas, setbacks, parking lots, and the public right-of-way are all spaces that can double as LID measures that improve the quality of the public realm and achieve stormwater management goals. Of these spaces, roofs generally have the lowest pollutant loads while streets have the highest. The commercial elements of mixed use development sometimes require special attention. For example, restaurants and light industrial activities will need to implement source controls targeting grease, litter, and other food wastes.

1. Vegetated Roofs to Reduce Runoff
2. Permeable Paving in Pedestrian Areas
3. Permeable Paving in Parking Areas
4. Swales in Parking Lots
5. Cistern to Store Rainwater for Toilet Flushing
6. Bio-Retention Planter with Curb Cuts
7. Green Wall to Slow Runoff
8. Dry Well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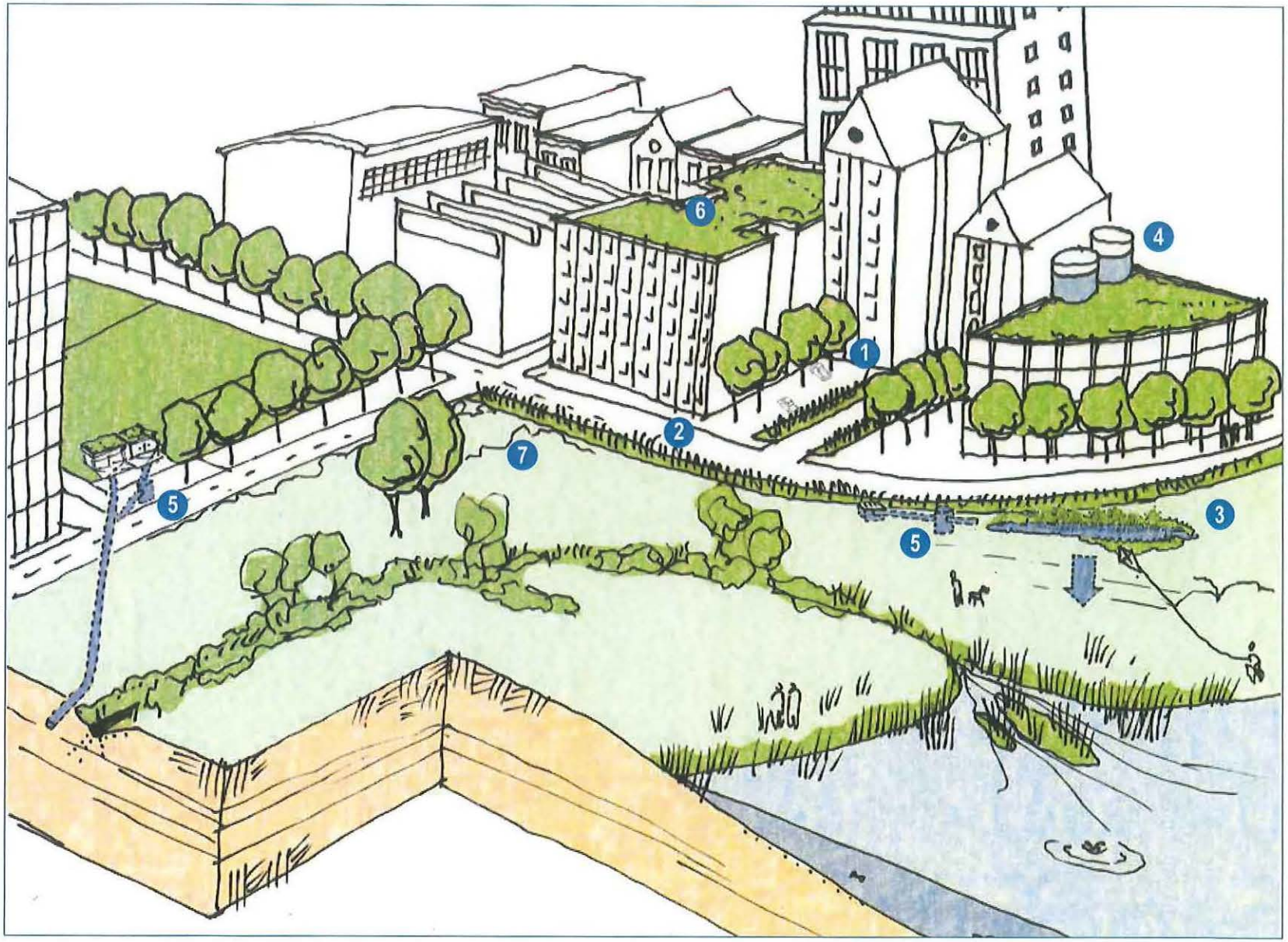
# Figure 12. Industrial

Industrial land uses in San Francisco are concentrated in the Bayside watersheds. Because industrial areas often contain potentially polluting activities coupled with large impervious areas, treating stormwater on-site in these areas is essential. Industrial land use is generally characterized by large, low-density structures that provide ample space for treatment measures. Stormwater management strategies in industrial areas can serve not only to protect water quality but also to provide high quality rest areas for workers, act as a buffer for adjacent land uses, and maintain public access to waterfront open space where appropriate. Pollutants associated with industrial activities – chemical waste storage, for example – require special source control strategies such as hydraulic isolation and treatment in areas where polluting activities occur.

1. Swales in Parking Lots
2. Cisterns to Store Rainwater for Vehicle Washing
3. Flow-through Planters to Improve Water Quality
4. Vortex/Swirl Separator or Media Filter
5. Vegetated Buffer Strip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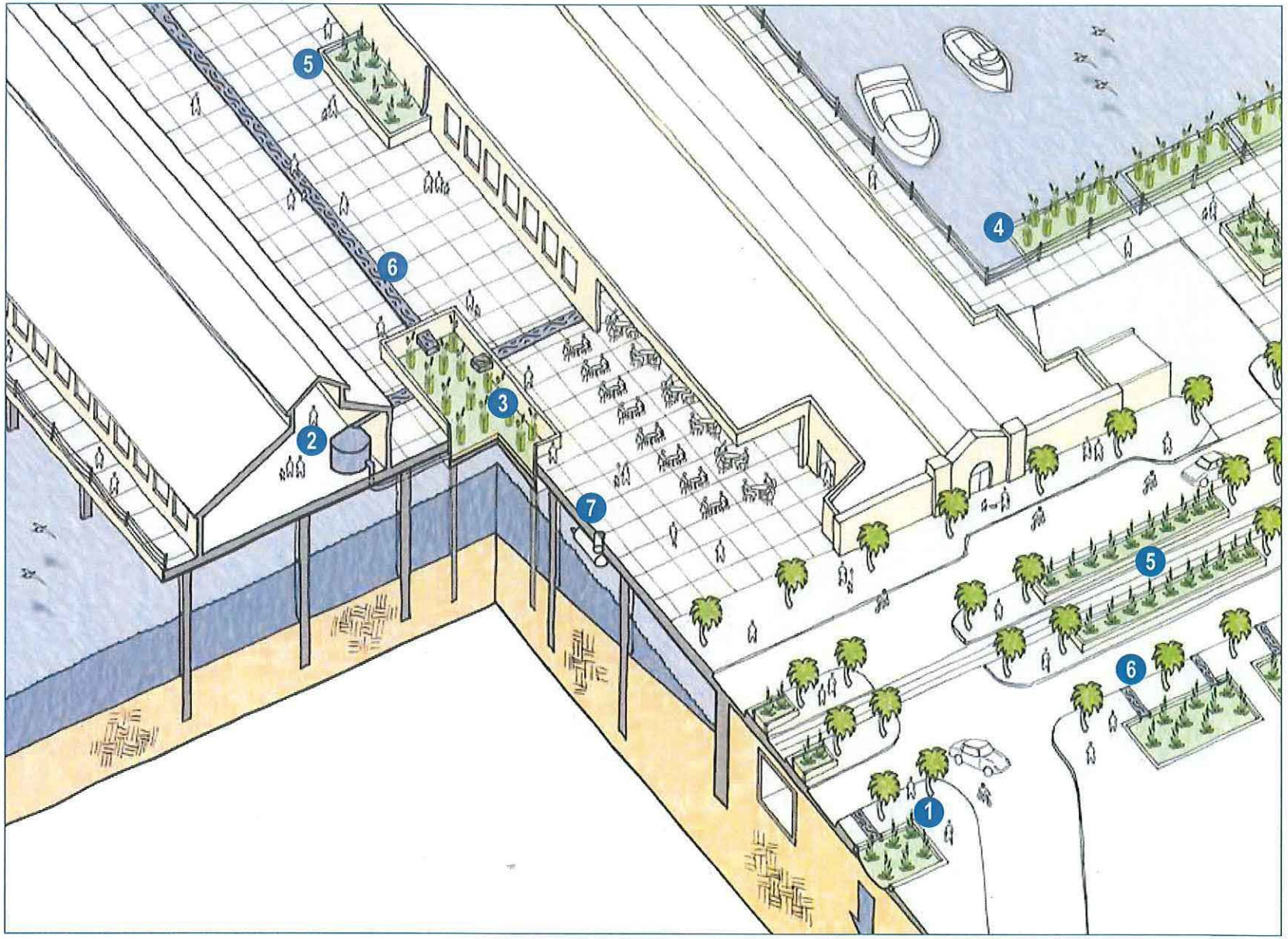
# Figure 13. Open Space

San Francisco's open spaces provide space for passive and active recreation, wildlife habitat, and environmental education. Open space areas also contribute to air and water quality protection. Some open space areas, most notably Lake Merced, include water bodies whose health and function depend upon protection from adjacent polluting activities. To that end, stormwater BMPs can be sited on less sensitive open spaces to protect the more sensitive core areas. Open spaces can often accommodate larger stormwater treatment trains that integrate stormwater management with other ecological functions. Because of this, stormwater management in open spaces can make significant contributions toward restoring natural hydrology and ecosystem health. Open spaces that are opportunity sites for LID include parks, recreational areas, school playfields, and natural areas.

1. Swales in Parking Lots and Roadways
2. Swales to Buffer Open Space from Development
3. Constructed Wetlands to Buffer Open Space from Development
4. Cistern to Store Rainwater for Irrigation
5. Street Drains to Wetland via Swirl Separator; Trash Area Drains to Sewer via Swirl Separator
6. Vegetated Roof to Reduce Runoff
7. Vegetated Slope to Reduce Erosion/Sedimentation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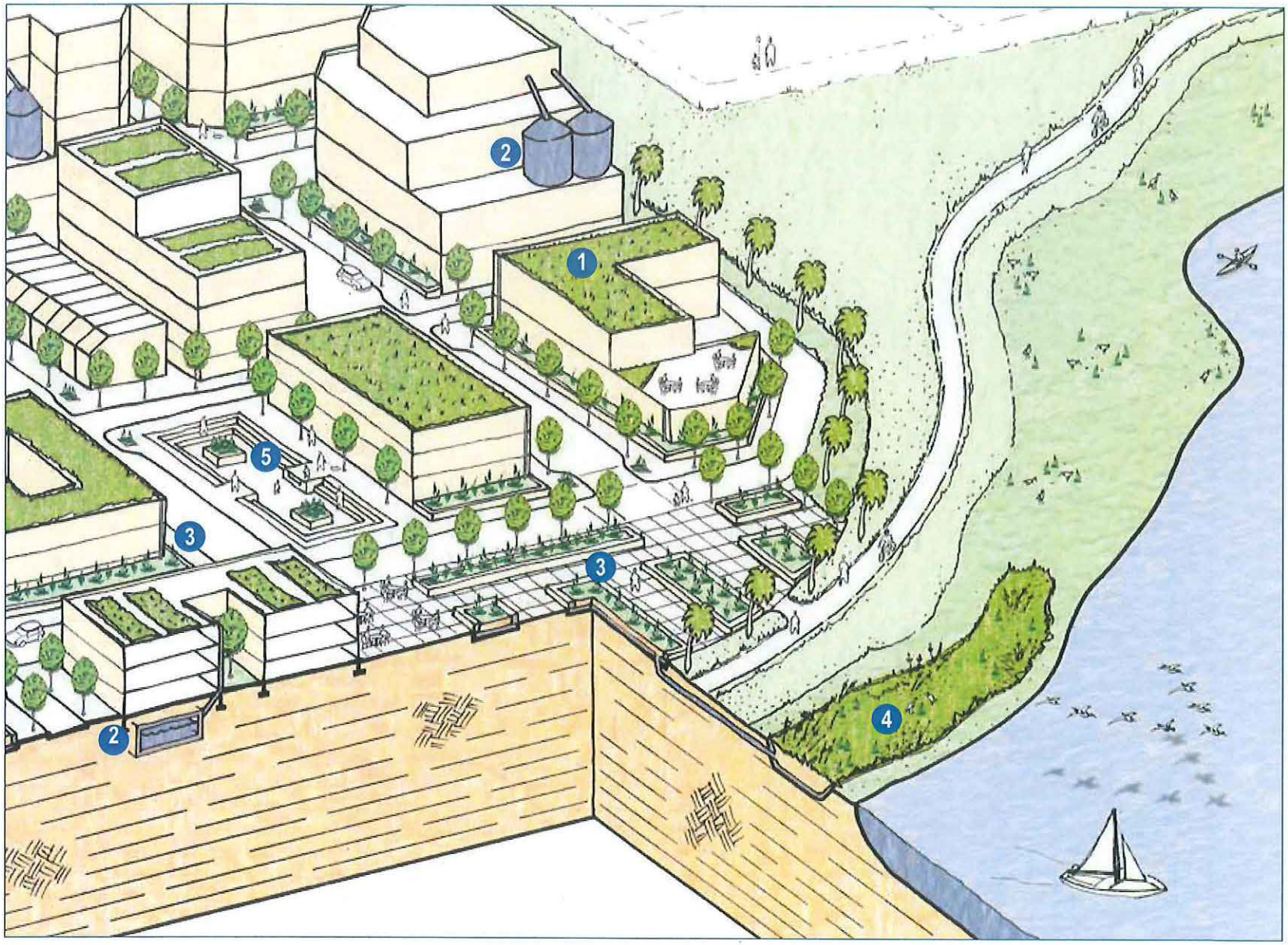
## Figure 14. Piers Over Water

Piers over water are common along San Francisco's waterfront. They are frequently the site of redevelopment projects seeking to adaptively reuse attractive and unique historic properties. Development on piers over water includes a wide variety of land uses, including commercial, recreational, industrial, and maritime uses. Because runoff from piers over water often flows directly to the Bay without the benefit of dedicated conveyance structures, stormwater management on piers over water requires creative infrastructure solutions. Limited space, cultural and historic preservation requirements, and public access goals all impose additional design constraints. The transition between piers and streetscape may provide opportunities for landscape-based stormwater management strategies that may not be feasible on the piers themselves. In some cases, media filtration devices may be the only feasible option for certain aspects of pier redevelopment.

1. Rain Gardens in the Streetscape
2. Cistern for Rainwater Harvesting
3. Detention Pond
4. Vegetated Pontoons for Biofiltration*
5. Above Ground Planter for Biofiltration
6. Trench Drains for Conveyance
7. Vortex/Swirl Separator or Media Filter

* See the Emerging Technologies factsheet in Appendix C for more about vegetated pontoons.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# Figure 15. Former Shipyards

A number of San Francisco's redevelopment areas are former shipyards. Former shipyards have a variety of challenging conditions associated with them, such as a high water table, uncompacted fill, and legacy pollutants from historic shipyard activities. Historic pollution can limit the feasibility of certain LID measures, and those LID measures that are implemented will often require engineered liners to prevent mobilization of subsurface contaminants. Despite these challenges, redevelopment of former shipyards offers significant opportunities for innovative and comprehensive stormwater management because it often requires building new infrastructure systems.

1. Vegetated Roofs to Reduce Runoff
2. Cisterns to Harvest Rainwater for Heating and Cooling
3. Rain Gardens for Biofiltration
4. Constructed Wetland to Buffer Water from Urban Development
5. Urban Stormwater Plaza/Detention Pond

# References and Resources

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# Port Plan Approval

*To ensure consistent implementation of LID in new and redevelopment projects in San Francisco's separate sewer areas, the Port requires all projects disturbing 5,000 square feet or more to comply with stormwater performance measures in order to gain plan approval.*

Project applicants subject to these *Guidelines* will be required to complete a Stormwater Control Plan (SCP) to demonstrate that they have met San Francisco's stormwater requirements. The requirements are performance-based and are very similar to those used in other Bay Area Cities. The stormwater performance measures for projects served by separate storm sewer systems under Port jurisdiction require the capture and treatment of:

- The flow of stormwater runoff resulting from a rain event equal to at least 0.2 inch per hour intensity; **or**
- Eighty percent or more of the annual stormwater runoff volume, determined from unit basin storage volume curves for San Francisco.

Project applicants developing or redeveloping properties subject to these performance measures must complete a SCP for project approval. The SCP will allow the Port, the SFPUC, and the Planning Department to certify compliance with these requirements. The contents of the SCP are described in the next section, and a SCP template is provided in Appendix C.

Project applicants must also ensure compliance with other stormwater regulations that may apply to their project. For instance, construction sites greater than 1 acre are generally required to seek coverage under the *California Statewide General Permit for Stormwater Discharges Associated with Construction Activities*. Specific types of commercial and industrial operations must seek coverage under the *California Statewide General Permit for Stormwater Discharges Associated with Industrial Activities.*

## Port Requirement

All qualifying projects in the separate storm sewer area that disturb 5,000 square feet or more of the ground plane are required to capture and treat rainfall from a 0.2-inch per hour event **or** eighty percent or more of the annual stormwater runoff volume, determined from unit basin storage volume curves for San Francisco. Disturbed area includes any movement of earth, or a change in the existing soil cover or the existing topography. Land disturbing activities include, but are not limited to, clearing, grading, filling, excavation, or addition or replacement of impervious surface.

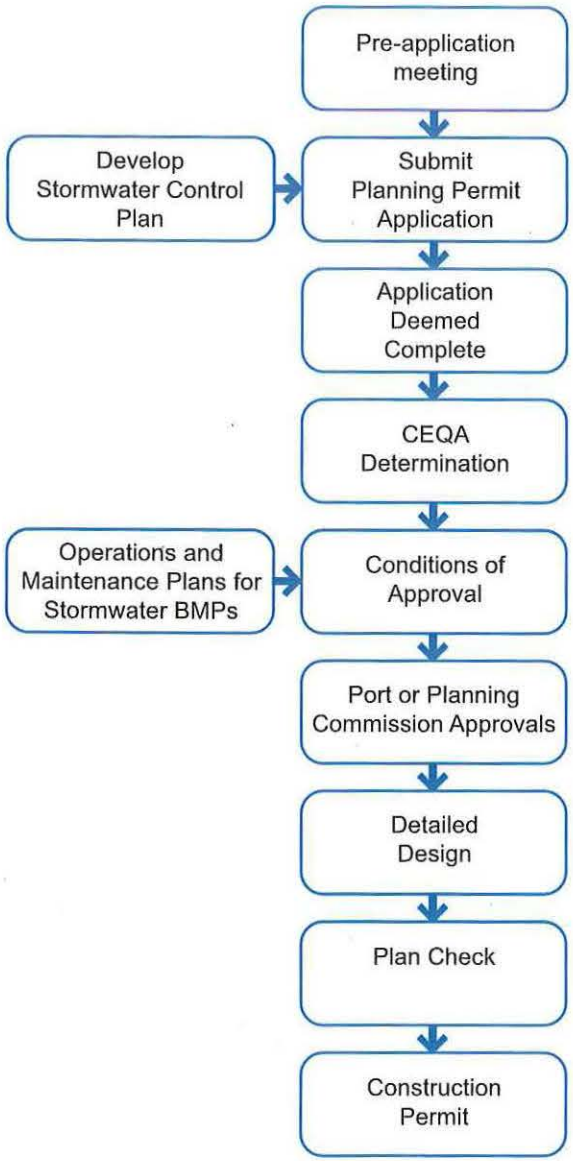


***Figure 16.*** *The SCP submittal and plan approval process.*

## The Development Review Process

The Port has integrated SCP review into its existing development review processes. A simplified diagram for a typical development review process is shown in Figure 16.

The SCP must be submitted along with the development application for Planning Review. Planning Department staff will often request that applicants provide a preliminary site layout, preliminary landscaping plan, elevation drawings, or other illustrations for review at a pre-submittal meeting. Project applicants will also discuss their preliminary SCP at the pre-submittal meeting. At this stage project applicants should bring a drainage plan with proposed locations for BMPs.

## CEQA

Most projects subject to the requirements of these *Guidelines* will also require some level of CEQA review. The California Environmental Quality Act (CEQA) environmental review imposes both procedural and substantive requirements for environmental protection. CEQA requires local jurisdictions to identify and evaluate the environmental impacts of their actions, including zoning decisions and discretionary land-use approvals. The CEQA process provides decision-makers and members of the public with information about potentially adverse environmental impacts and requires implementation of feasible alternatives and mitigation measures in order to reduce those impacts.

CEQA is intended to minimize the environmental impacts of development activities, which is consistent with the objectives of these *Guidelines*. The basic purposes of CEQA are to:

- Inform decision-makers and the public about the potential significant environmental effects of proposed activities.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

## The CEQA Initial Study Checklist

The Phase II General Permit requires local municipalities to evaluate water quality effects and identify appropriate mitigation measures when conducting environmental review of proposed projects. This effort can be integrated into the completion of the CEQA Initial Study Checklist. The CEQA Initial Study Checklist is used to determine whether a given project will have significant impacts on the environment.

The San Francisco Planning Department's Initial Study Checklist contains questions that link potentially significant project impacts to requirements under the CWA and the California Water Code:

- Question 14.a: **"Would the project violate any water quality standards or waste discharge requirements?"** This question evaluates a project's compliance with water quality standards and considers the project's potential effect on water bodies on the Section 303(d) list.
- Question 14.d: **"Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?"** This question investigates the potential effects of increased runoff peak flows and durations.
- Question 14.e: **"Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial new sources of polluted runoff?"** This question evaluates the potential impacts of pollutants in runoff and increased stormwater flows to the collection system.
- Question 14.f: **"Would the project otherwise substantially degrade water quality?"** This question is the most tightly linked to the *Guidelines*. The intent of these *Guidelines* is to ensure that projects do not degrade water quality.

Port, SFPUC, and City Planning staff will work with project applicants to ensure that the CEQA Initial Study Checklist clearly articulates potential impacts that the project may have on the quantity and quality of stormwater runoff. BMPs required by the *Guidelines* will reduce stormwater impacts by controlling sources of pollution, reducing site imperviousness, and providing for treatment facilities that retain, detain, or treat runoff.

The CEQA process is generally administered in several steps:

1. Review of the CEQA checklist to determine the appropriate level of review.

2. Issuance of a Categorical Exemption for projects exempt from CEQA review.

3. Preparation of an Initial Study to characterize the environmental effects of the project.

4. Preparation of an Environmental Impact Report (EIR) or Negative Declaration.

In cases where a higher level of environmental review is required for project approval, such as a Mitigated Negative Declaration or an EIR, the CEQA process may require the consideration of project alternatives. Because the final project configuration is uncertain, it may not be possible to complete a SCP prior to CEQA approval. In such cases, a preliminary SCP would be required to be completed once the project configuration is finalized. The SCP must be completed and approved before the applicant begins final design drawings for the project.

If CEQA approval for a project includes mitigation measures, project applicants will be required to participate in a mitigation monitoring and reporting program (MMRP). CEQA requires the MMRP to ensure compliance with adopted mitigation measures during project implementation. The MMRP specifies the required actions and monitoring that are required for each mitigation measure recommended in the EIR. The requirements for the construction and maintenance of stormwater BMPs described in the SCP can be used in the MMRP for EIRs and Mitigated Negative Declarations.

The San Francisco Planning Department prepares CEQA documents for proposed City projects. If the CEQA analysis determines that a project would have a significant or potentially significant impact on hydrology and water quality, then the project would be required to administer mitigation measures that would reduce the impact to less than significant, or the City would need to make Findings of Overriding Considerations.

Project applicants must meet the stormwater performance measures described in these *Guidelines* to avoid negative impacts to water quality. By doing so, they may avoid triggering CEQA mitigation requirements. Projects receiving a Categorical Exemption or Negative Declaration under CEQA are still required to submit a complete SCP in order to gain project approval.

## Multi-Parcel Projects

While compliance with the *Guidelines* is required for all new and redevelopment projects greater than 5,000 square feet, master-planned and multi-parcel projects offer the greatest opportunity for regional LID elements (i.e., stormwater facilities serving more than one parcel) such as treatment wetlands, water features, and wet ponds. The Port and SFPUC will work with project applicants who are proposing large projects to develop a comprehensive Stormwater Control Plan (SCP) that integrates stormwater management approaches across multiple parcels.

Requirements for a comprehensive SCP and associated Operations and Maintenance Plan will follow the methodology for preparation of an SCP, as discussed in later sections of the *Guidelines*. During CEQA review for large projects, greater emphasis will be placed on the relationship between overall stormwater infrastructure development and the development of specific parcels. Please contact Port staff to initiate this process.

## References and Resources

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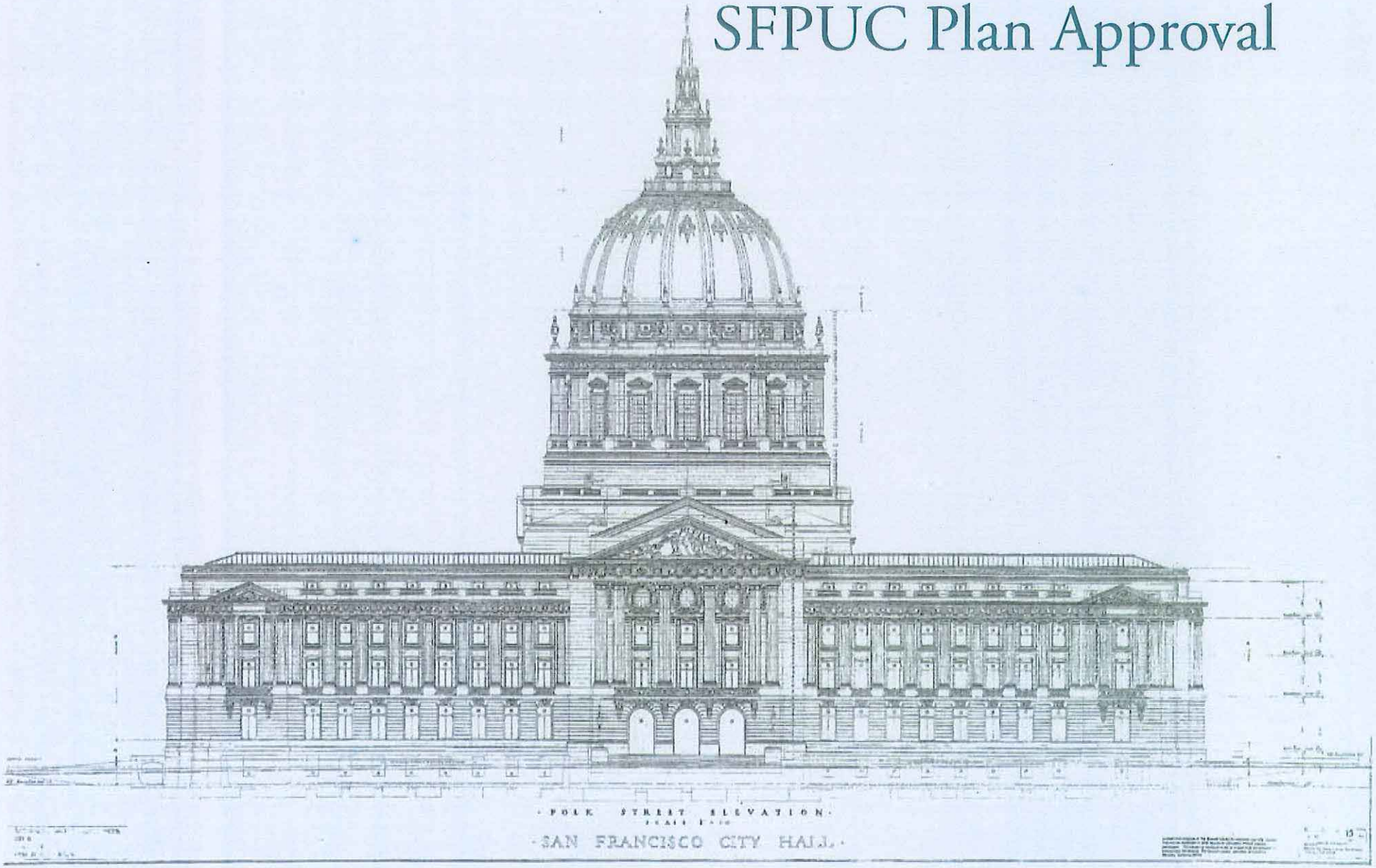
# SFPUC Plan Approval



*To ensure consistent implementation of LID in new and redevelopment projects in San Francisco, the SFPUC requires all projects disturbing 5,000 square feet or more to comply with stormwater performance measures in order to gain plan approval.*

In separate sewer areas under SFPUC jurisdiction, applicants proposing new or redevelopment projects that either a) disturb 5,000 square feet or more of the ground plane, or b) are subject to San Francisco's Green Building Ordinance, are required to:

- Capture and treat the rainfall from a design storm of 0.75 inch using acceptable best management practices (BMPs); and
- Complete a Stormwater Control Plan (SCP) demonstrating how the project will capture and treat rainfall from the 0.75-inch design storm.

This performance measure is equivalent to LEED Sustainable Sites Credit 6.2 titled "Stormwater Design: Quality Control." The rainfall depth of 0.75 inch is the LEED-based performance measure for semi-arid watersheds.

In combined sewer areas under SFPUC jurisdiction, applicants will be required to reduce the flow rate and volume of stormwater going into the combined system by achieving LEED Sustainable Sites Credit 6.1 titled "Stormwater Design: Quantity Control."

The SCP requirement will allow the SFPUC, the Department of Building Inspection (DBI), and the Planning Department to verify compliance with stormwater requirements. The *Guidelines* chapter entitled, "The Stormwater Control Plan," describes the required contents of a SCP and also provides sizing instructions for stormwater treatment BMPs to comply with this requirement. A SCP template is provided in Appendix C.

## SFPUC Requirement

Developments or redevelopments disturbing 5,000 square feet or more of the ground surface are required to manage stormwater on-site. Land disturbing activities include, but are not limited to, clearing, grading, filling, excavation, or addition or replacement of impervious surface.

In separate sewer areas, applicants must achieve LEED SS6.2 and demonstrate compliance in a SCP.

In combined sewer areas, applicants must achieve LEED SS6.1 and demonstrate compliance in a SCP.

## How does LEED Credit SS6.2 compare to the General Permit requirements?

San Francisco's GBO adopts performance measures drawn from LEED, a nationally-recognized standard. Analysis indicates that the performance measure listed in LEED 6.2 is roughly equivalent to the performance measures listed in the General Permit, with LEED 6.2 being slightly more stringent (by about 2%). The proposal to use LEED-based performance measures was approved by the RWQCB on December 19, 2008.

***GBO Project Thresholds***

*Midsize Residential*
*(5+ units and < 75 feet height to highest occupied floor)*

*High-Rise Residential*
*(5+ units and > or = 75 feet height to highest occupied floor)*

*Mid-Size Commercial Office Building of a B Occupancy*
*(>5,000 SF and <25,000 SF)*

*New Large Commercial Office Building of a B Occupancy*
*(>25,000 SF)*

***Table 5**. Projects required to achieve stormwater points under the Green Buliding Ordinance*

# The Green Building Ordinance

On November 3, 2008, the City of San Francisco's Building Code was amended to include Chapter 13C, "Green Building Requirements," known as the Green Building Ordinance (GBO). The code requires certain types of new and redevelopment projects constructed in San Francisco to meet green building standards developed by San Francisco's Green Building Task Force. Many of the standards are based on LEED, a green building rating system developed by the United States Green Building Council (USGBC). Projects that fall into one of four building categories listed in Table 5 must comply with the GBO by obtaining specified levels of LEED certification. For the full text of the GBO, go to http://www.sfenvironment.org/downloads/library/sf_green_building_ordinance_2008.pdf.

The GBO requires projects to obtain LEED's Sustainable Sites credit entitled "Stormwater Design: Quantity Control" (SS6.1) or "Stormwater Design: Quality Control" (SS6.2), depending on whether the site is in a separate or combined sewer area.

For the full text of Credits SS6.1 and SS6.2, see pages 75-87 of the "LEED for New Construction and Major Renovation Reference Guide, Version 2.2."

The GBO refers to both LEED and these *Guidelines* in Section 1304C.0.3:

*Stormwater management shall meet the "Best Management Practices" and "Stormwater Design Guidelines" of the San Francisco Public Utilities Commission, and shall meet or exceed the applicable LEED SS 6.1 and 6.2 guidelines.*

**The applicable LEED credit for separate sewer areas is SS6.2. while the applicable LEED credit for combined sewer areas is SS6.1.** SFPUC staff is currently in the process of modeling the impacts of SS6.1 on the combined sewer area and developing calculators for SS6.1. Until this modeling is completed, applicants with questions about projects in the combined sewer should contact SFPUC staff for direction.

Projects subject to stormwater requirements under the GBO that do not disturb 5,000 square feet of the ground surface must achieve LEED Certification and achieve either LEED SS6.1 or LEED SS6.2, but need not submit a Stormwater Control Plan. Only projects disturbing 5,000 square feet or more need to submit a SCP.

# The Development Review Process

The SFPUC has integrated the review of SCPs with the City's development review process. All projects disturbing 5,000 square feet or more must submit a SCP. A diagram showing how the SCP fits into a typical development review process is shown in Figure 17.

Project applicants must also ensure compliance with all stormwater regulations that may apply to their projects. For instance, construction sites greater than 1 acre are generally required to seek coverage under the California Statewide General Permit for Stormwater Discharges Associated with Construction Activities. Specific types of commercial and industrial operations must seek coverage under the California Statewide General Permit for Stormwater Discharges Associated with Industrial Activities.

Permit applicants that are also subject to the GBO will be required to receive third-party verification by the Green Building Certification Institute (GBCI), USGBC's official accreditation and certification body; or by the project's Green Building Compliance Professional of Record. The building permit application must include a complete LEED checklist, as stipulated in Administrative Bulletin for Chapter 13C (AB-093), which outlines administrative procedures for meeting green building requirements (see http://www.sfgov.org/site/dbi_index.asp?id=89703). The LEED Version 2.2 checklist includes Credits SS6.1 and SS6.2, and applicants must indicate their intent to comply in order to receive a building permit.

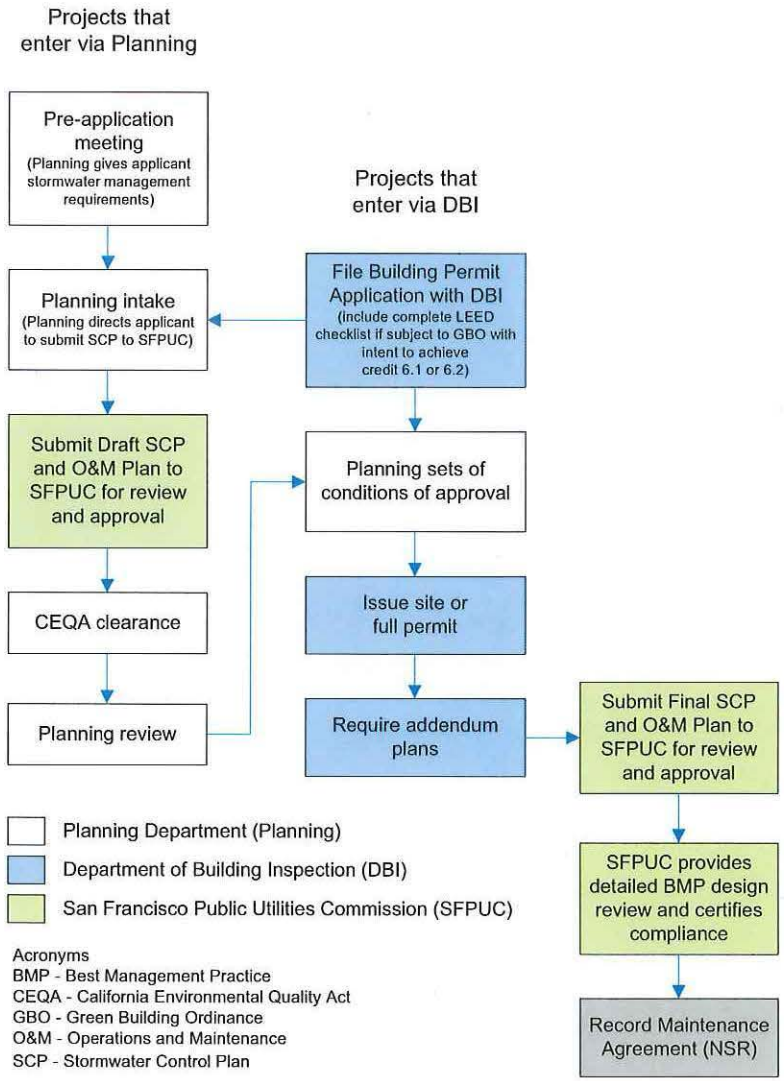
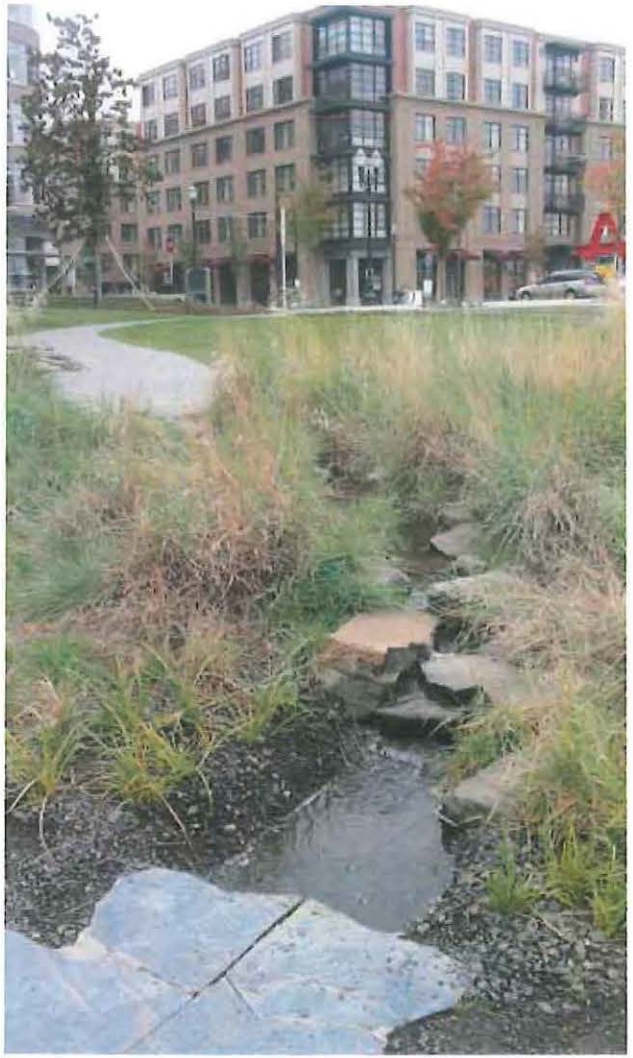



***Figure 17.*** *The Stormwater Control Plan submittal and approval process*



*LID measures like the stormwater wetland in Portland's Tanner Springs Park treat polluted street runoff, thereby minimizing negative impacts to water quality.*

## References and Resources

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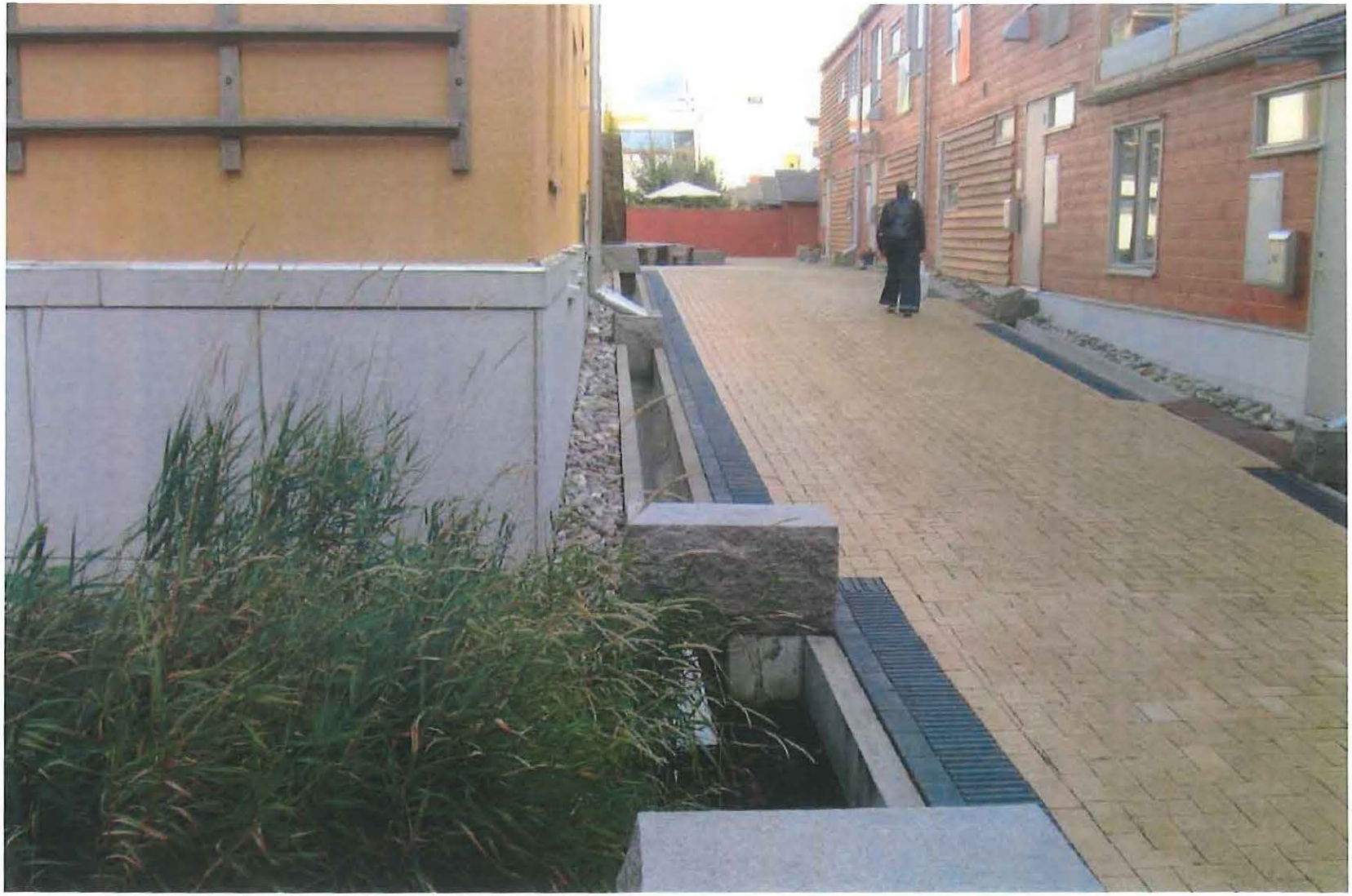


*The Western Harbor, located in Malmo, Sweden, conveys and treats stormwater by implementing both parcel and block-scale surface systems that direct runoff to vegetation and ponds, which double as amenities throughout the neighborhood. Habitat value is enhanced through the use of various vegetation types.*
*Photo: Andres Power*

# Inspection & Enforcement

*The SFPUC and the Port require periodic inspections to ensure that BMPs are properly maintained and continue to provide effective stormwater treatment.*

Once stormwater management facilities are incorporated into new development and redevelopment projects, the SFPUC and Port require periodic inspections to ensure that they are properly maintained and continue to provide effective stormwater treatment. There are three types of inspections under this operation and maintenance verification program: post-construction building permit inspections, annual self-certification inspections conducted by the property owner, and tri-annual inspections conducted by the Port or the SFPUC, depending on who has jurisdiction on the site. The Port and the SFPUC will also inspect BMPs in response to complaints or emergencies. If maintenance requirements identified through inspections are not completed in accordance with the protocols described in this chapter, the SFPUC or the Port will enact enforcement procedures.

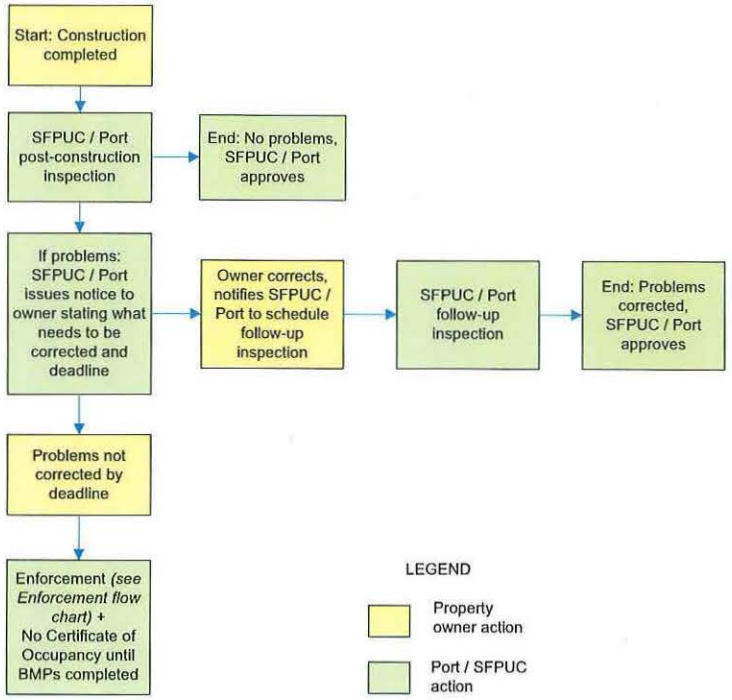



***Figure 18.*** *Post-construction inspections.*

# Inspections

## Post-construction inspections

The Port or the SFPUC will inspect stormwater BMPs upon completion of construction. These inspections will be based on a standardized inspection checklist. Inspection staff will confirm that stormwater facilities are built in conformance with approved plans.

If there are issues that require follow-up, the Port or the SFPUC will send the property owner a notice stating what corrective action needs to be taken and the timeframe for corrective action. The deadline will be between 24 hours and 30 days from the date of the notice, depending on the severity of the problem. The property owner is responsible for correcting these issues and scheduling a follow-up inspection by the Port or the SFPUC. If the issues are rectified by the time of the follow-up inspection, the Certificate of Occupancy will be issued. A diagram showing the post-construction inspection process is shown in Figure 18.

## Annual self-certification

Once BMPs are successfully built, the Port or the SFPUC will send self-certification inspection reminders to property owners at all sites with stormwater BMPs. The reminder will include a submittal deadline and a blank self-certification checklist. The property owner will perform the self-certification inspection and digitally submit the completed checklist and maintenance logs from that year to the SFPUC Collection System Division or to the Port. With this submittal, the property owner will propose either approval or maintenance they will perform if there are outstanding issues that have not been resolved by the submittal date. The Port or the SFPUC will either approve the submittal and renew the certificate of compliance or contact the property owner to schedule an inspection.

If a Port or SFPUC inspection is necessary, the property owner must be present and provide annual maintenance logs. If the issues are rectified by the time of the inspection, the certificate of compliance will be renewed.

For sites at which the property owner does not submit self-certification documents, the Port or the SFPUC will send a notice stating that the deadline has passed and will contact the property owner to schedule an inspection. The notice will include a fee to cover the cost of the inspection plus a penalty. If the inspection indicates that there no maintenance issues requiring follow-up action, the certificate of compliance will be renewed. A diagram showing the annual self-certification process is shown in Figure 19.

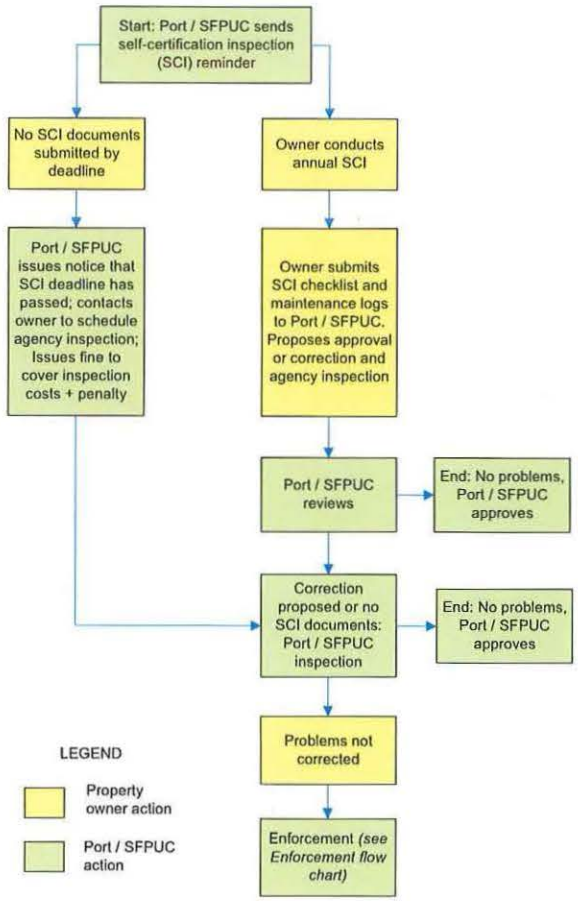



***Figure 19.*** *Annual self-certification inspections.*

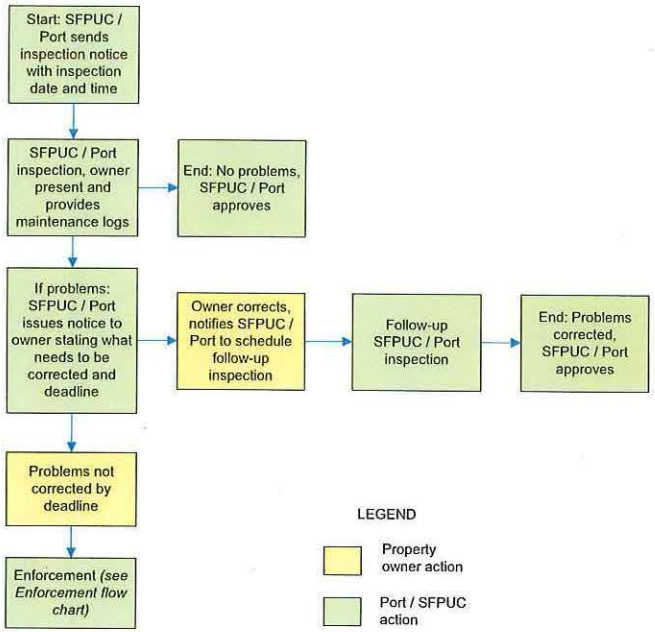



***Figure 20.*** *Tri-annual Port / SFPUC inspections.*

## Tri-annual Port / SFPUC inspections

Every third year, the Port or the SFPUC will inspect stormwater BMPs. The agency with jurisdiction on the project site will send inspection notices to property owners at sites due for inspection. The notice will include a proposed inspection date and time and a phone number to call should the proposed date not work for the property owner. The property owner must be present and provide annual maintenance logs. If the inspection indicates that there no maintenance issues requiring follow-up action, the certificate of compliance will be renewed.

If there are issues that require follow-up, the Port or the SFPUC will send the property owner a notice stating what corrective action needs to be taken and the deadline. The deadline will be between 24 hours and 30 days from the date of the notice, depending on the severity of the problem. The property owner is responsible for rectifying the issues and scheduling a follow-up inspection by the Port or the SFPUC within the time allotted. If the inspection indicates that the issues are rectified, the certificate of compliance will be renewed. A diagram showing the tri-annual Port or SFPUC inspection process is shown in Figure 20.

# Enforcement

For all three types of inspections, if the property owner is unresponsive or if maintenance issues are not rectified by prescribed deadlines, the Port or the SFPUC will carry out an enforcement action. If an enforcement action becomes necessary, the Port or the SFPUC will issue a warning with a 15-day deadline for the property owner to take corrective action and schedule a follow-up inspection. The warning will include a fee to cover the cost of the inspection plus a penalty. If the inspection indicates that maintenance issues requiring follow-up action have been rectified, the annual certificate of compliance will be renewed. If there are outstanding issues requiring maintenance action or if the owner is unresponsive, the Port or the SFPUC will issue a notice of violation stating that the property owner will be fined. Fines will be levied based upon Article 4.1 of the San Francisco Public Works Code.

If the issues have not been rectified by the end of 25 days, the Port or the SFPUC will perform the required maintenance and will bill the owner for the fine plus the cost of the work. If the owner does not pay the fine and the bill within 30 days, the Port or the SFPUC have the option to initiate lien proceedings against the property. A diagram showing the enforcement process is shown in Figure 21.

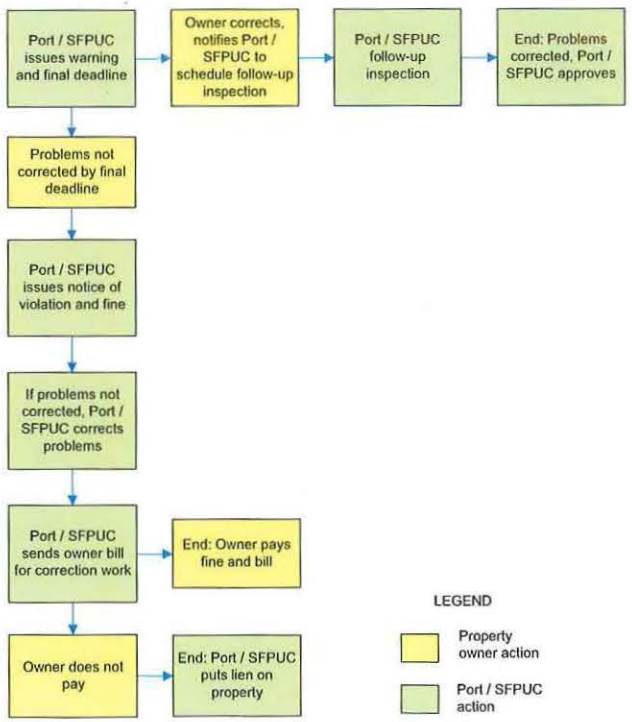
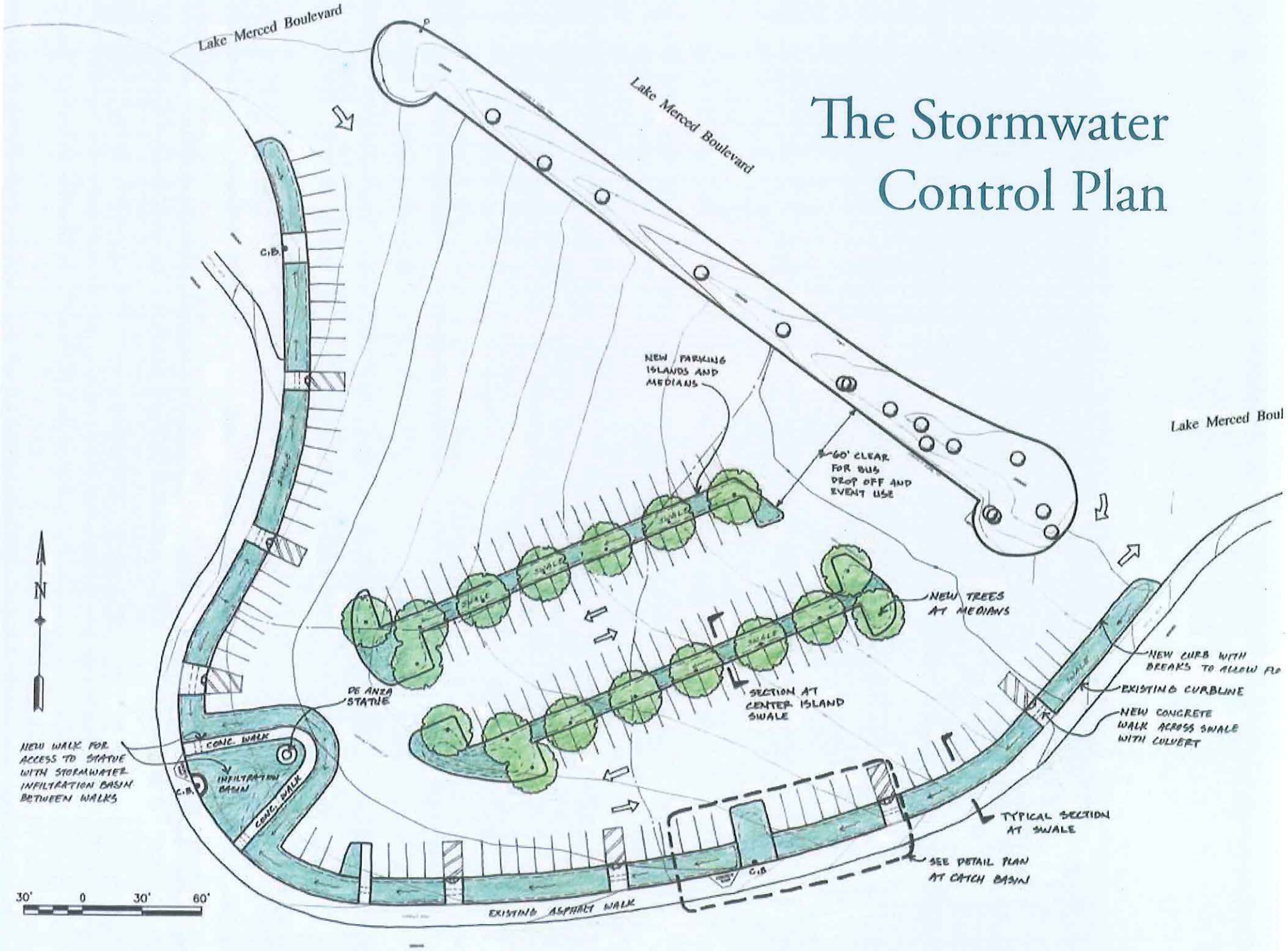



***Figure 21.*** *Enforcement.*

# The Stormwater Control Plan



*The Port and SFPUC require submittal of a Stormwater Control Plan (SCP) with every development application for discretionary planning approval in San Francisco for all projects disturbing 5,000 square feet or more of the ground plane.*

The Port and SFPUC require the submission of a Stormwater Control Plan (SCP). The SCP will allow the Port, the SFPUC, and the Planning Department to review projects that are subject to the *Guidelines* and ensure compliance with them. SCPs must be reviewed and stamped by a California licensed landscape architect, architect, or engineer.

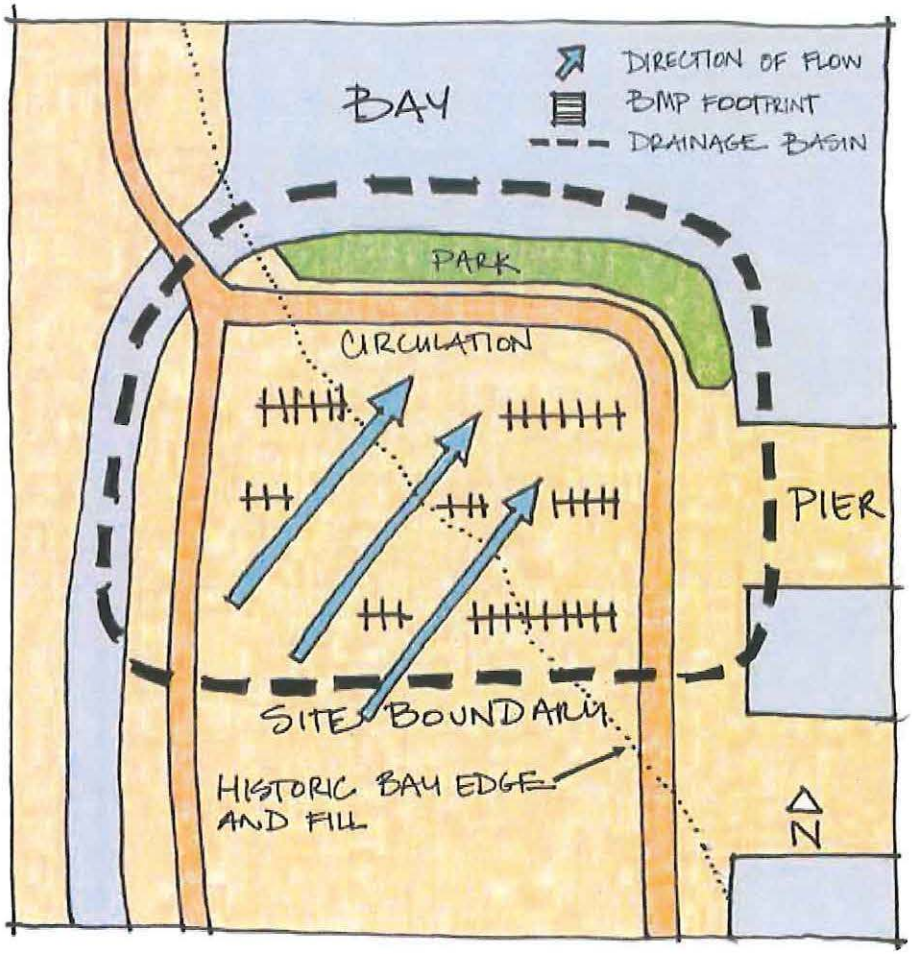
Project applicants must complete each of the following elements in their SCPs to be eligible for project approval:

1. Characterize existing site conditions
2. Identify design and development goals
3. Develop a site plan
4. Develop a site design
5. Select and locate source controls
6. Select and locate treatment BMPs
7. Size treatment BMPs
8. Check against design goals and modify as necessary
9. Develop an operations and maintenance plan
10. Compile the Stormwater Control Plan

**Requirement**

The Stormwater Control Plan (SCP) must be reviewed and stamped by a licensed landscape architect, architect, or engineer.

Although the elements of the SCP are presented as a series of steps, in practice they should be iterative. For example, although site design comes before BMP sizing in the SCP checklist, BMP sizing results may require designers to make changes to the original site design. The following section provides an overview of each element of the SCP, illustrated by a conceptual drawing. An example of a completed SCP is included in Appendix C.




# Step 1

## Characterize existing conditions

The stormwater management approach available to a given site is largely dictated by existing site conditions. Soil types, topography and drainage, vegetation types, wildlife habitat, proximity to receiving waters, existing structures, adjacent land uses, and historical and cultural features are all factors that project proponents should consider prior to initiating design of stormwater BMPs. A comprehensive checklist of site conditions that should be evaluated during the site analysis phase can be found in the SCP (Appendix C).

Jurisdictional concerns can influence a site as much as physical conditions. For example, parcels within 100 feet of the San Francisco Bay shoreline are subject to San Francisco Bay Conservation and Development Commission (BCDC) policies governing public access, circulation, and landscaping. Alterations to structures along most of the San Francisco Northern Waterfront are subject to the requirements of a National Historic Register District. Some properties may have deed restrictions establishing requirements for the management of residual soil and groundwater pollution. Port, SFPUC, and City Planning staff will work with project applicants to identify jurisdictional issues that are relevant to the site.

Characterizing existing conditions helps to define the opportunities and constraints that will shape the site design. Opportunities include existing drainage patterns and vegetation, oddly configured or otherwise unbuildable parcels, easements, and landscape amenities, including open spaces that can serve as locations for BMPs. Differences in elevation across the site

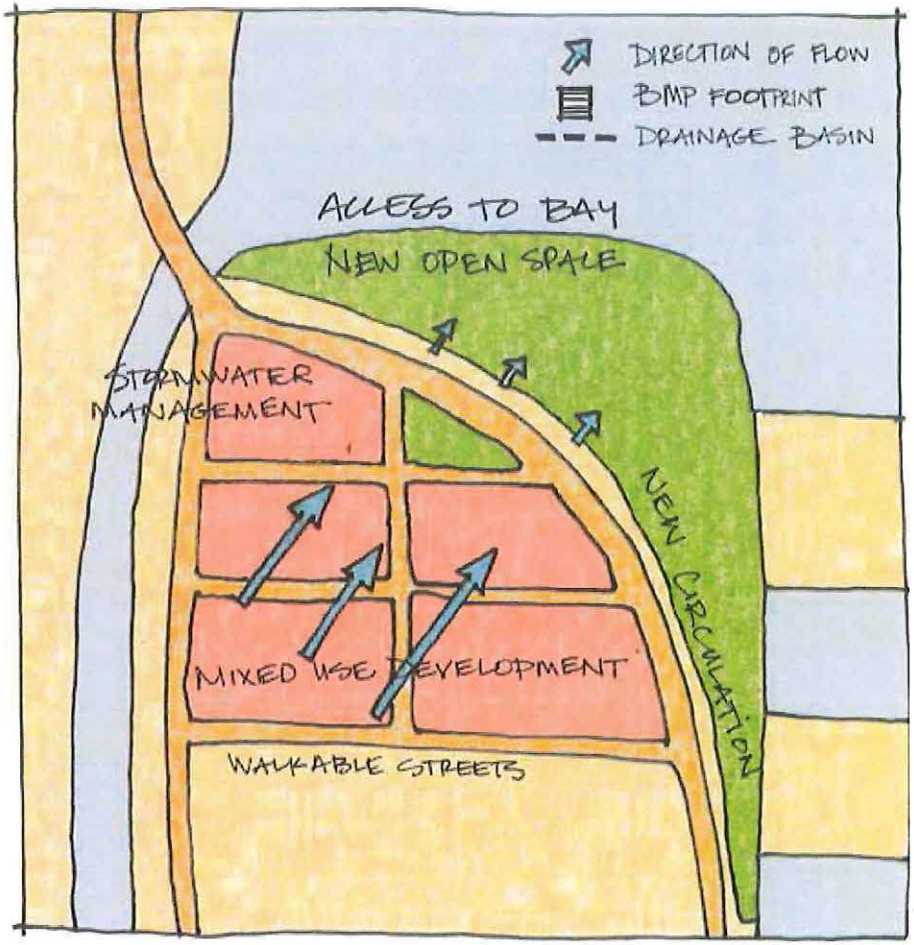
and existing low-lying areas present opportunities to implement BMPs that reduce or eliminate the need for pumping or other mechanical conveyance, a savings in both installation and long-term operation costs.

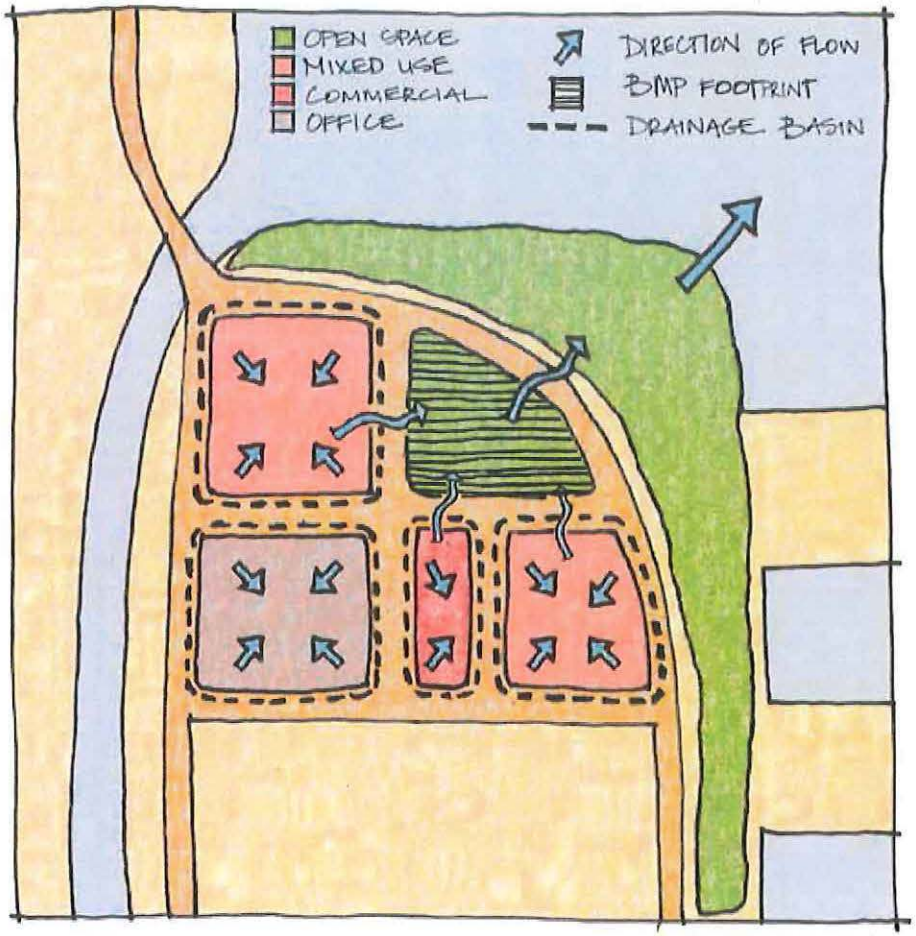
Constraints might include impermeable soils, a high water table, contaminated soils, geotechnical instability, existing utilities, and historic and cultural resources. Site-specific percolation tests and other geotechnical investigations by a certified engineer will be needed to ensure the most effective design solutions.

# Step 2

## Identify design and development goals

Every project applicant will begin the design process with a set of goals that will impact stormwater management requirements for the site. The program, density, and intensity of land use on a site present both opportunities and constraints for stormwater management. A project applicant intending to build a mixed-use development with high-density housing in the Bayview-Hunters Point neighborhood will approach the design process differently from a project applicant seeking to develop an industrial facility on a waterfront pier. The former might use stormwater to define the character of the public realm and create water features in community open spaces. The latter might use stormwater in cooling towers and wash-down areas to offset potable water use.






# Step 3

## Develop a site plan

Using the evaluation of existing conditions, along with the design and development goals, project applicants can begin to see how their project will integrate with or alter the hydrology of the site. The site plan should delineate the proposed land uses and major post-development drainage basins and should show, at the conceptual level, how water will move across the site.

# Step 4

## Develop a site design

Page 28 of this document introduced seven goals to guide the integration of stormwater management into site design. This section identifies strategies to achieve each goal.

### Goal 1: Preserve and protect creeks, wetlands, and existing vegetation and other wildlife habitat.

- Incorporate creeks, wetlands, and existing vegetation into the site design (See Appendix D for appropriate vegetation).
- Develop setbacks that protect creeks, wetlands, and sensitive wildlife habitats and also provide usable open space for the public.
- Concentrate development in already developed areas.

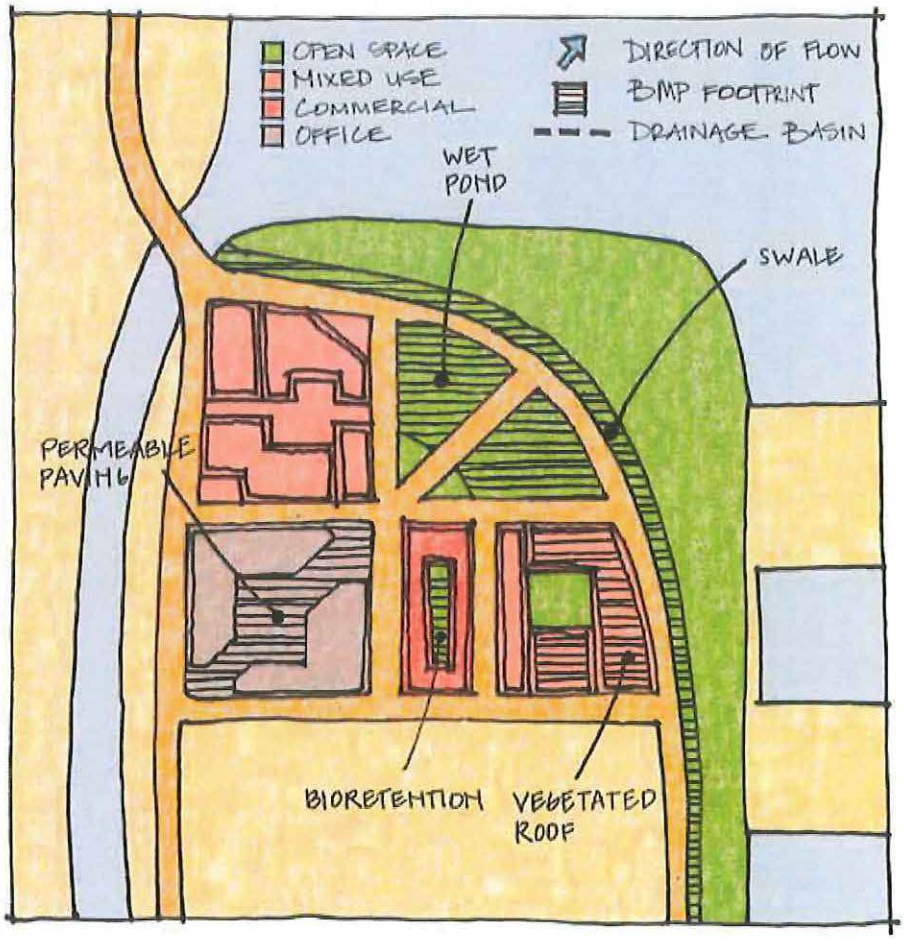
- Encourage high-density, transit-accessible development.
- Encourage clean-up and reuse of brownfield sites.
- Look at each site as an opportunity to protect, enhance, or create wildlife habitat.

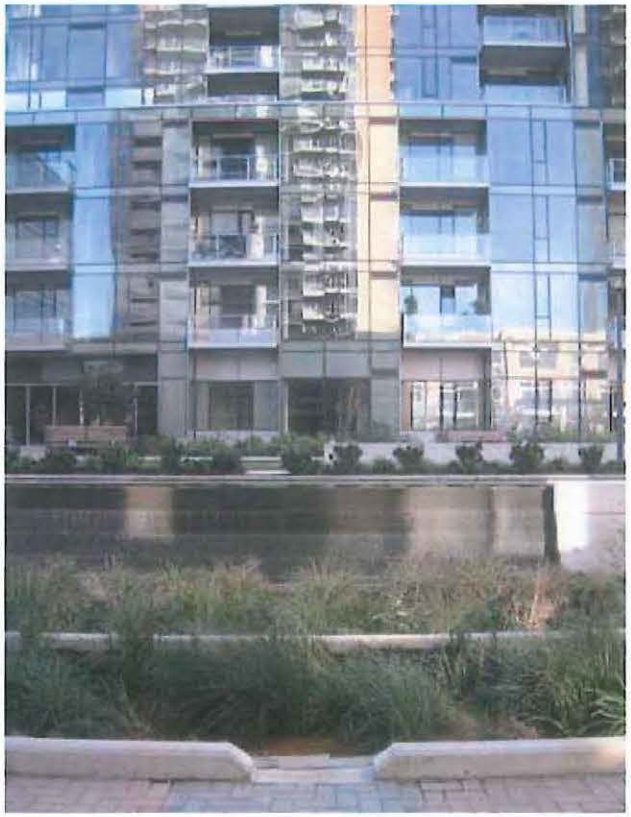
### Goal 2: Preserve natural drainage patterns and topography and incorporate them into site design.

- Daylight historic watercourses and make them a central element of site design.
- Design stormwater BMPs to take advantage of existing slopes and drainage paths.
- Minimize re-grading and soil impacts.
- Prioritize the use of infiltration-based BMPs where soils, groundwater, and geology allow.

### Goal 3: Minimize and disconnect impervious surfaces.

- Design compact, multi-story structures, as allowed by applicable zoning regulations.
- Cluster buildings to reduce the length of streets and driveways, minimize land disturbance, and protect natural areas.
- Design narrow streets and driveways, as allowed by the local jurisdiction.
- Use landscape and permeable paving materials rather than traditional hardscape. Plazas, sidewalks, driveways, streets, parking areas, and patios can be constructed from materials such as crushed aggregate, decomposed granite, turf block, unit pavers, porous asphalt, or pervious concrete.
- Install vegetated roofs to reduce runoff from buildings.
- Minimize parking lot footprints and impacts by building structured parking with alternative roof uses and designing compact parking spaces and space-efficient circulation patterns.





*Stormwater treatment facilities enhance public spaces in Portland's South Waterfront redevelopment area.*

## From the Site to the City

LID is implemented site by site, but each site should be considered in the context of its watershed-wide goals. Over time, incremental improvements will add up to long-term water quality protection for the Bay and Ocean, the restoration of hydrologic function in San Francisco's watersheds, and city-wide greening.

- Drain runoff from impervious areas to pervious areas. In cases where infiltration is not appropriate, landscape features can serve as treatment and conveyance structures and can be fitted with an underdrain to allow for discharge to the municipal storm sewer system or receiving waters.

### Goal 4: Design the flow path of stormwater on a site all the way from the first contact to the discharge point.

- Identify the location where stormwater will first enter a site. For example, the first point of contact is often a roof. How will the water travel from the roof to a BMP? In the event that the BMP overflows, where will it discharge?
- Identify an approved discharge location (downstream conveyance system, another BMP or receiving water body) to accommodate flows beyond the capacity of each BMP.
- Design and clearly identify an overflow conveyance system to accommodate flows beyond the BMP's treatment capacity and up to a 100-year storm. All BMPs must have an approved discharge location.

### Goal 5: Treat stormwater as a resource, not a waste product.

- Capture stormwater for irrigation, toilet flushing, cooling towers, vehicle wash-down areas, and other non-potable applications.
- Design multi-purpose BMPs that not only manage stormwater but also improve streetscape and public space design.
- Use stormwater for design inspiration.
- Incorporate environmental education and interpretation into LID where appropriate.

### Goal 6: Treat stormwater at its source.

- Identify pollutants of concern and their sources early in the design process and install source control measures where appropriate.
- Aim for ubiquitous infiltration of stormwater on site.
- Place treatment BMPs as close to the source of runoff as possible.

### Goal 7: Use treatment trains to address a broad array of pollutants.

- Combine stormwater BMPs that target different pollutants to create a treatment train. This strategy ensures higher levels of treatment and reduces the required size of each BMP in the treatment train.
- Pretreatment BMPs, such as sediment forebays, help reduce maintenance costs and improve the overall performance of stormwater BMPs.

# Step 5

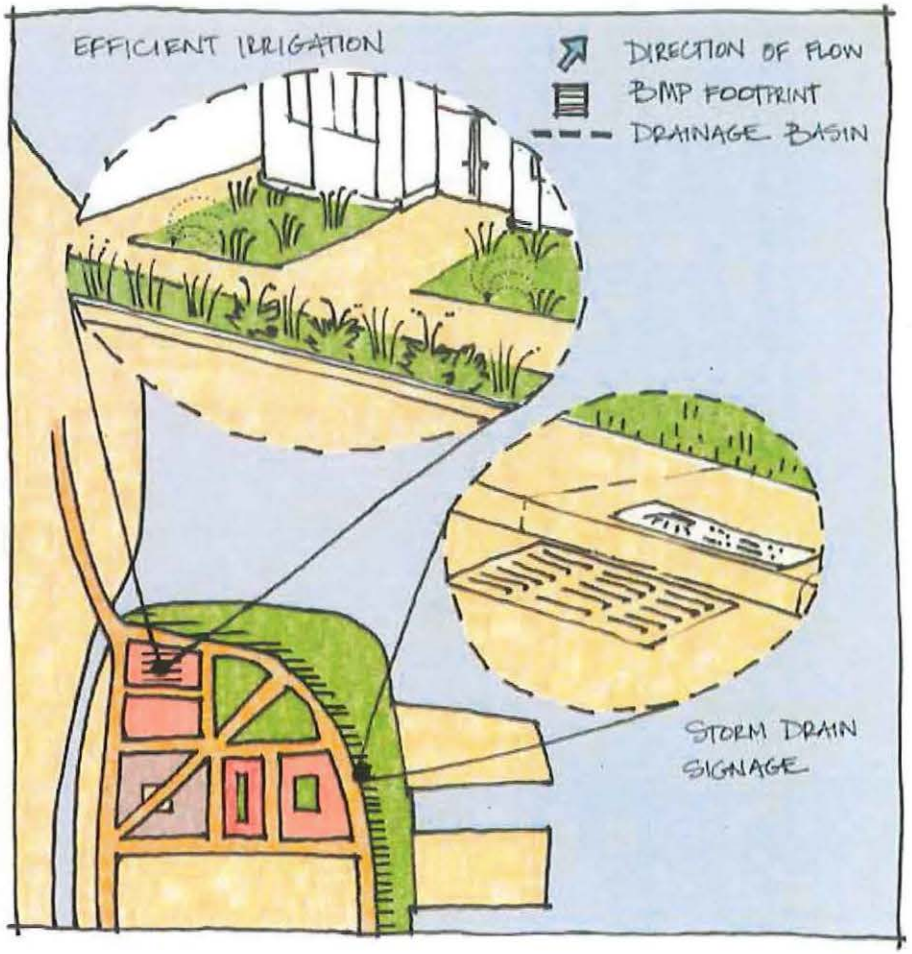
## Select and locate source controls

Everyday activities such as recycling, trash disposal, and vehicle and equipment washing generate pollutants such as trash, sediments, oil and grease, nutrients, pesticides, and metals that can be mobilized by stormwater runoff and carried to receiving waters. These pollutants can be minimized by applying source control BMPs. Source control BMPs prevent pollutant generation and discharge by controlling pollution at its source, or, at a minimum, limiting pollutant exposure to stormwater.

Source control BMPs include both structural features and operational practices. Typical structural source control BMPs involve covering, berming, or hydraulically isolating a potential pollutant source area.

Operational source control measures include routine pavement sweeping and substituting traditional materials with those that are less toxic; for example, replacing traditional anodized chain link fencing with vinyl coated fencing.

Specific requirements for land uses and activities that will need to implement source control measures are found in Attachment 4 of the Phase II General Permit (http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/final_attachment4.pdf). The Fact Sheets (Appendix A) include a list of resources for source control measures. Form A of the SCP (Appendix C) guides the project proponent through the source control BMP selection process.



## Source Control Requirement

The following uses and activities are required to implement specific source control measures as specified in Attachment 4 of the Phase II General Permit (http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/final_attachment4.pdf):

- 100,000 sq. ft. commercial developments
- Restaurants
- Retail gasoline outlets
- Automotive repair shops
- Parking lots

*A drain adjacent to a trash compactor is connected to the sanitary sewer system. A concrete berm surrounding the trash storage area hydraulically isolates stormwater runoff in this area from the rest of the site.*

### Hydraulic Isolation

Hydraulic isolation is the practice of separating one drainage area from surrounding areas such that fluids cannot pass between them. This can be done using grading or constructed barriers. Hydraulic isolation allows designers to treat runoff and waste from the isolated area according to the specific pollutants found there. In some cases, hydraulically isolated areas can be connected to the sanitary sewer system rather than the storm sewer system.

Vehicle wash racks and trash compactor areas are examples of areas that can be hydraulically isolated to protect surrounding areas from the soap, grease, oil, sediments, trash and other pollutants associated with those activities.

### Integrated Pest Management

Integrated Pest Management (IPM) is an ecological approach to suppressing pests. IPM uses information on the life cycle of pests, along with multiple pest control techniques, to keep pests at acceptable levels in an economical and environmentally safe way. IPM focuses on monitoring and preventing pests and using low-risk pest control techniques. Because pest problems are often symptomatic of ecological imbalances, the goal is to plan and manage ecosystems to prevent organisms from becoming pests in the first place. This means developing landscape plans that focus on the use of native or Mediterranean plant species suited to San Francisco's climate and soil conditions (Appendix D). IPM principles help to reduce or eliminate the use of pesticides; thereby reducing the risk that stormwater runoff will mobilize pesticides and carry them to collection systems or receiving water bodies.

# Step 6

## Select and Locate Treatment BMPs

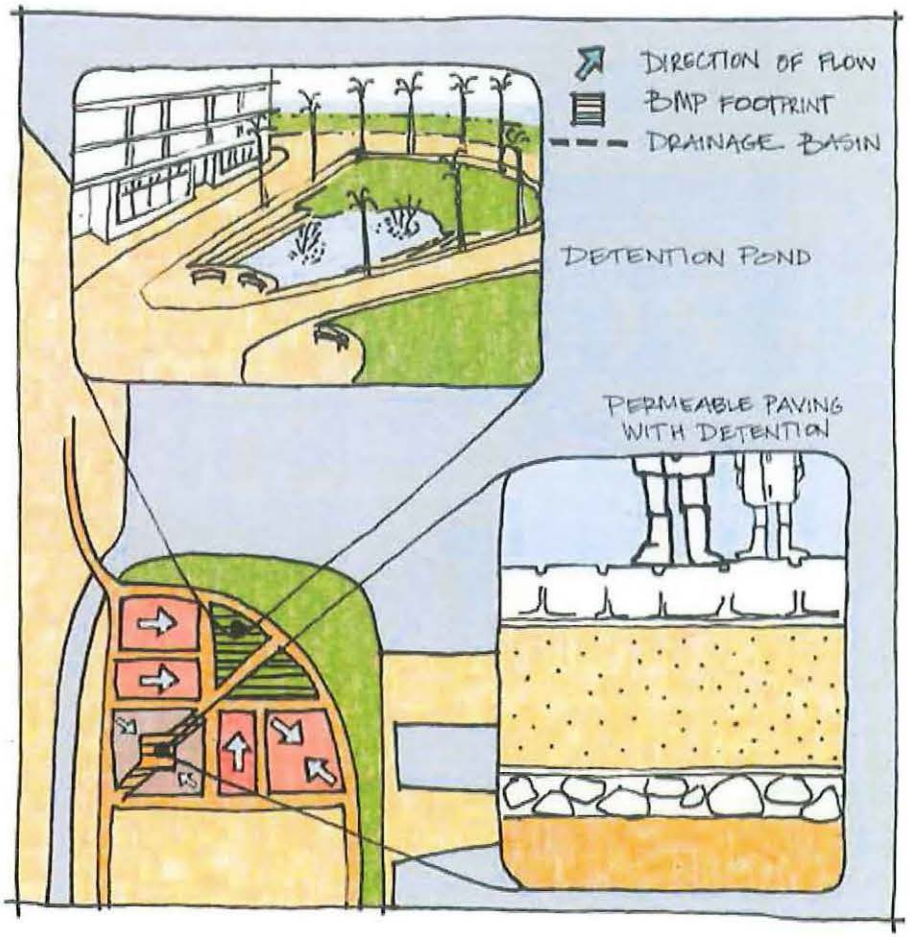
Site design and source control make significant contributions to effective stormwater management. But achieving treatment to the MEP also requires the implementation of treatment control BMPs. The selection of stormwater treatment BMPs is guided by existing site conditions, design and development goals, and the pollutants of concern for the site.

The two-step BMP selection process outlined here will help project applicants to identify a suite of site-specific treatment BMPs. The first step is to use the BMP Decision Tree (see Figure 22), to identify BMPs that are suitable for a given site. The second step is to narrow the list of suitable BMPs to the ones that target the pollutants of concern that have been identified for a given site.

### The BMP Decision Tree

The BMP Decision Tree will help project applicants use site-specific information to select the BMPs that are most appropriate given the conditions at their site. BMPs that are not suitable will be eliminated from consideration.

The BMP Decision Tree prompts the project applicant to consider specific site characteristics that affect BMP design. The answers narrow the field of appropriate BMPs. On-site percolation tests and geotechnical investigations must be done during the site analysis to determine whether infiltration-based BMPs are feasible for the site (for instance, is there adequate depth to groundwater, which for most sites will be 10 feet). However, infiltration-



*El Monte Sagrado Spa in Taos, New Mexico uses wetlands to treat stormwater so that it can be used to fill spa pools.*

*Permeable pavement can be integrated into a variety of hardscapes such as roads and sidewalks, plazas, terraces and patios.*

based BMPs need not always be eliminated based upon this information. Rather, a modified design solution can make a BMP feasible. Vegetated swales can be used for stormwater treatment in areas with poor infiltration or contaminated soils provided that they are lined with an impermeable liner, underdrained, and constructed with clean import soil. See the BMP Fact Sheets in Appendix A for information on liners and underdrains.

Steep slopes can limit the range of appropriate BMPs for a given site because they can cause high flow rates and instability. Terracing the site is one design solution that could allow the implementation of slope-dependent BMPs on a steep site. Check dams can also be used to mitigate problems caused by steep slopes.

After all of the information has been evaluated, the BMP Decision Tree will indicate one of three outcomes for a given site:

- All BMPs are feasible;
- A subset of BMPs is feasible for unconditional implementation; or
- A subset of BMPs is feasible with conditions.

The resulting list of BMPs can then be evaluated for their effectiveness in treating the pollutants of concern for the project. Project applicants should include the results of the Decision Tree process in their SCP.

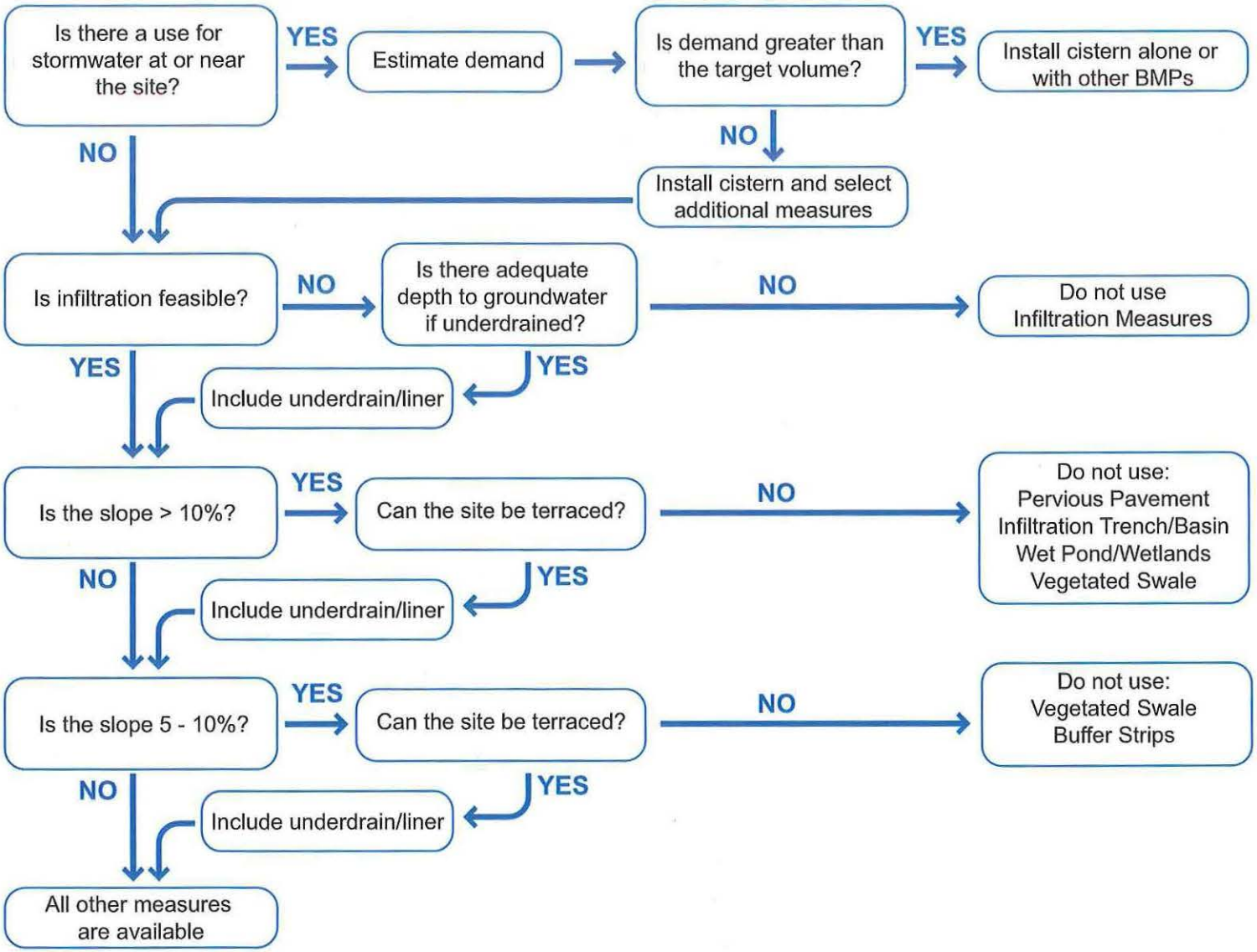
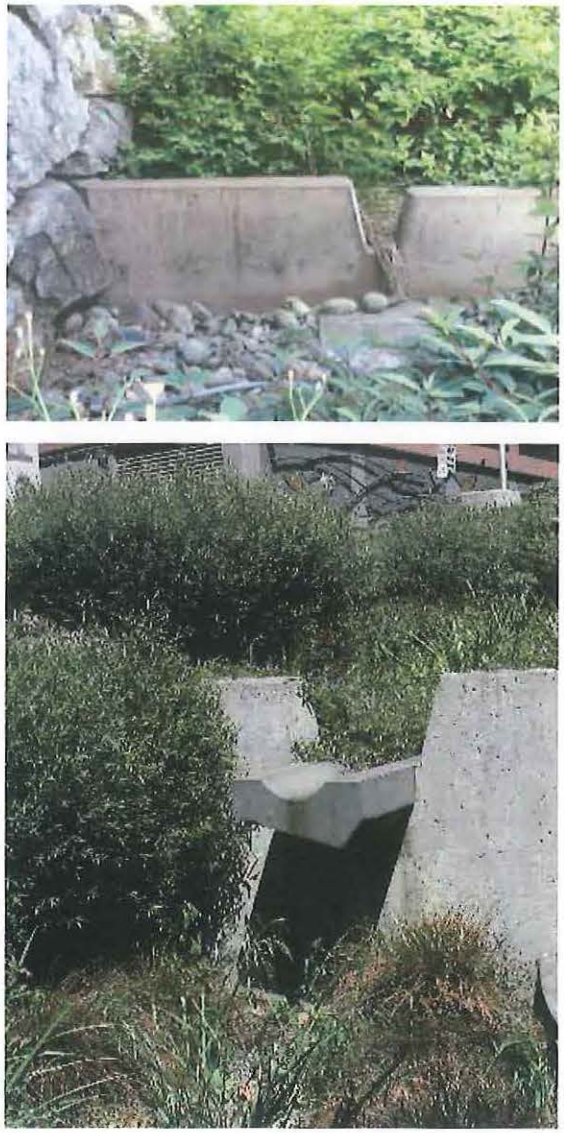



***Figure 22.*** *Stormwater BMP Decision Tree*



*Weirs (top) and cascades (bottom) make street-side bioretention possible on steep slopes in Seattle, WA.*

## Match BMPs with Pollutants of Concern

Table 6 includes a list of pollutants typically found in stormwater runoff and their association with common San Francisco land uses. Project applicants can use the table to screen for likely pollutants of concern, but identifying the specific commercial and industrial activities proposed for a site provides a better indication of which pollutants to target. For example, a restaurant would need to include BMPs to prevent oil and grease from contacting stormwater, and roadways in any project bring up concerns about metals, oil and grease, and sediments.

After project applicants consult Table 6 to anticipate the pollutants of concern for their proposed land uses, they can use Table 7 to identify BMPs that both treat pollutants of concern and are deemed appropriate for the physical site conditions by the BMP Decision Tree. To learn more about each BMP listed in the table, see the BMP Fact Sheets in Appendix A.

| Land Use Type | Metals | Sediments | Trash | Oil and Grease | Organics | Nutrients |
|---|---|---|---|---|---|---|
| High Density Residential | • | • | • | • | | • |
| Low Density Residential | • | • | • | • | | • |
| Mixed Use | • | • | • | • | • | • |
| Light Industrial | • | • | • | • | | |
| Heavy Industrial | • | • | • | • | • | |
| Open Space | | • | • | | • | • |
| Piers Over Water | • | • | • | | | |
| Former Shipyards | • | • | • | • | • | • |

***Table 6.*** *Typical pollutants associated with common San Francisco land uses*

| Treatment Control | | Metals | Sediments | Trash | Oil and Grease | Bacteria | Organics | Nutrients |
|---|---|---|---|---|---|---|---|---|
| **Infiltration** | | | | | | | | |
| | Dry Well | ● | | | ● | ● | ● | ● |
| | Infiltration Basin | ● | ○p | ○p | ● | ● | ● | ● |
| | Infiltration Trench | ● | ○p | ○p | ● | ● | ● | ● |
| | Permeable Pavement | ◒ | ●p | ○p | ○ | ◒ | ◒ | ● |
| **Detention** | | | | | | | | |
| | Constructed Wetland | ● | ●p | ○p | ● | ● | ● | ◒ |
| | Detention Pond | ◒ | ◒p | ○p | ◒ | ◒ | ◒ | ○ |
| | Detention Vault | ○ | ◒ | ○ | ◒ | ○ | ○ | ○ |
| | Wet Pond | ● | ●p | ○p | ● | ● | ● | ◒ |
| **Bioretention** | | | | | | | | |
| | Flow-through Planter | ● | ●p | ○p | ● | ● | ● | ◒ |
| | Rain Garden | ● | ●p | ●p | ● | ● | ● | ● |
| **Biofiltration** | | | | | | | | |
| | Vegetated Buffer Strip | ● | ●p | ◒p | ◒ | ○ | ◒ | ○ |
| | Vegetated Swale | ◒ | ◒ | ○ | ◒ | ○ | ◒ | ○ |
| | Media Filter | ● | ●p | ●p | ● | ● | ● | ● |
| | Sand Filter | ● | ● | ● | ● | ● | ◒ | ◒ |
| | Vegetated Rock Filter | ◒ | ●p | ○p | ● | ◒ | ● | ● |
| | Swirl Separator | ○ | ● | ● | ◒ | ○ | ○ | ○ |
| | Water Quality Inlet | ○ | ◒ | ◒ | ◒ | ○ | ○ | ○ |
| | Drain Insert | ◒ | ◒ | ● | ◒ | ○ | ○ | ○ |
| **Retention** | | | | | | | | |
| | Rainwater Harvesting* | | | | | | | |

○ Low ◒ Moderate ● High p Requires Pre-treatment

*Rainwater Harvesting does not provide stormwater treatment. However, it prevents polluted stormwater from reaching receiving water bodies.

***Table 7.*** *BMPs that capture or treat pollutants typically found in stormwater runoff.*

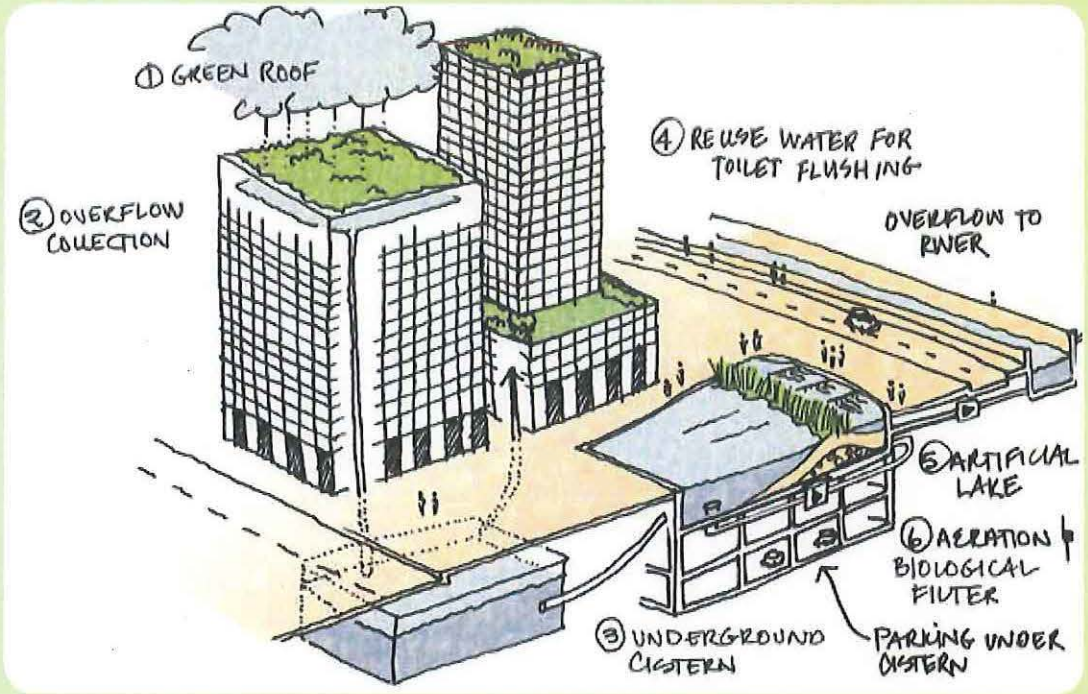
## Treatment Trains

A single treatment BMP may not adequately treat the entire range of pollutants from its contributing watershed, especially in large developments involving diverse activities. For example, some treatment BMPs are designed to remove fine suspended sediment but may not be able to remove dissolved metals. Because of this, a combination of several BMPs in succession may be needed to treat all of the pollutants on a given site.

A combination of BMPs, constructed in a series to target specific pollutants, is called a treatment train. Treatment trains not only improve water quality, they also improve the long-term efficiency and reduce the maintenance requirements for each treatment BMP involved in the train. Heavy sediments and trash can negatively impact BMP performance, thus silt traps and sediment forebays are commonly used as a first step in the treatment process. In the same way that pre-rinsing dirty dishes increases the efficacy and efficiency of a dishwasher, removing sediment prior to infiltration of stormwater will improve the long-term capacity of the underlying soils to infiltrate water by preventing sediment from clogging pore spaces that allow the movement of water through the soil.

Common treatment train configurations include:

- Silt trap → Swale → Wetland
- Cistern → Rain garden
- Retention basin → Sand filter
- Vegetated strip → Infiltration trench

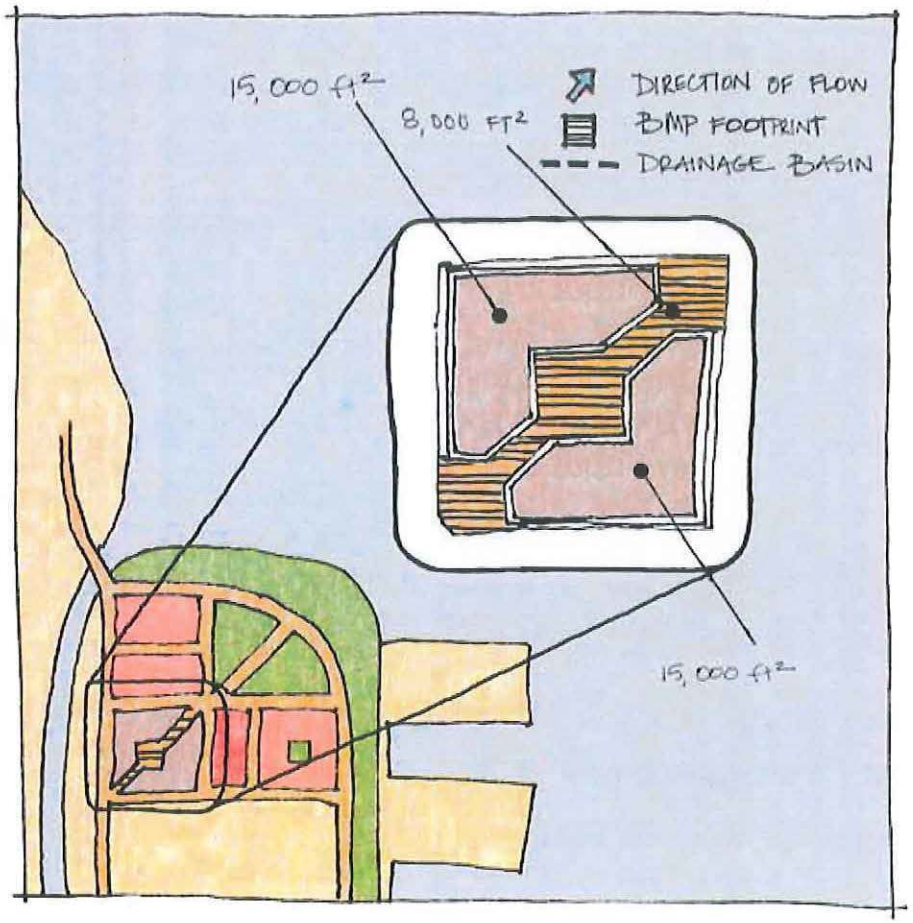



## Case Study: Berlin Treatment Train

The design for Potsdamer Platz, one of Berlin's most important public squares, includes a stormwater treatment train that uses multiple stormwater management strategies (indoor use, storage, biofiltration, and outdoor use) to control both the quality and the volume of stormwater on-site. The roofs of the development, some of which are vegetated roofs and some of which are traditional, harvest rainwater to be used in the buildings for toilet flushing and irrigation. During large storm events, five underground cisterns store rainwater and then release it slowly into a series of pools and planted 'biotopes' for filtration. In the summer months, additional filters can be added to remove algae. Treated rainwater then flows through a very popular outdoor waterscape where employees and visitors gather. Like San Francisco, Berlin has an average annual rainfall of 21 inches.

### Treatment Train Principles

- Think of each element in a treatment train as a separate functional unit.
- Before adding additional elements to a treatment train, analyze their performance relative to previous BMPs in the train. If the expected water quality benefits are limited, the increase in cost may outweigh the benefits.
- Do not alter or remove design measures used to reduce the size of stormwater treatment measures without a corresponding resizing of associated stormwater treatment BMPs, otherwise the capacity of the BMPs will be exceeded.




# Step 7

## Size Treatment BMPs

After selecting a suite of treatment BMPs that are appropriate for the site conditions and target the pollutants of concern, project applicants will need to size these BMPs to achieve the required stormwater performance standards. This section explains how to size treatment BMPs, but project applicants can also use the automated electronic sizing spreadsheets provided in Appendix B, which can also be found on the SFPUC and Port websites at www.sfwater.org and www.sfport.com. While the Port and SFPUC do not require the use of the sizing spreadsheets for BMP design, project applicants must complete Table 1 of the electronic sizing spreadsheet in Appendix B to document drainage parcels and design flow rates and volumes. This information is required in the SCP.

The performance measures discussed in this section aim to protect the water quality of receiving water bodies. They meet all regulatory requirements and are the foundation of the BMP sizing spreadsheet. For information about how the performance measures were developed, please see the resources at the end of this section.

*A rain garden at Glencoe Elementary in Portland, Oregon reduces stormwater flows to Portland's collection system.*

| Treatment Control | | Sizing Design Criteria | |
|---|---|---|---|
| | | Flow-based | Volume-based |
| Infiltration | Dry Well | | • |
| | Infiltration Basin | | • |
| | Infiltration Trench | | • |
| | Permeable Pavement | | • |
| Detention | Constructed Wetland | | • |
| | Detention Pond | | • |
| | Detention Vault | | • |
| | Wet Pond | | • |
| Bioretention | Flow-through Planter | • | |
| | Rain Garden | • | • (if infiltrating) |
| Biofiltration | Vegetated Buffer Strip | • | |
| | Vegetated Swale | • | |
| | Media Filter | • | |
| | Sand Filter | • | |
| | Vegetated Rock Filter | • | |
| | Swirl Separator | • | |
| | Water Quality Inlet | • | |
| | Drain Insert | • | |
| Retention | Rainwater Harvesting | | • |

***Table 8.*** *Treatment control measures and sizing methods*

# Port Requirements

Stormwater performance measures for areas in the separate sewers operated by the Port require the capture and treatment of:

(a) The flow of stormwater runoff resulting from a rain event equal to at least 0.2 inch per hour intensity; or

(b) Eighty percent or more of the annual stormwater runoff volume, determined from unit basin storage volume capture curves for San Francisco (see Figure 23).

Performance measure (a) should be used for sizing flow-based BMPs, such as vegetated swales or flow-through planters. These are BMPs whose primary mode of pollutant removal depends on the flow rate of runoff through the BMP. Performance measure (b) should be used for sizing volume-based BMPs, such as infiltration basins or detention basins. These are BMPs whose primary mode of

## Requirement

**The Port's stormwater performance measures for areas served by separate storm sewers require the capture and treatment of:**

**(a)** The **flow** of stormwater runoff resulting from a rain event equal to at least 0.2 inch per hour intensity; **or**

**(b)** Eighty percent or more of the annual stormwater runoff **volume** determined from design rainfall capture curves for San Francisco. The maximum drawn-down time for stormwater captured during a rain event is 48 hours.

pollutant removal depends on the volumetric capacity of the BMP. These performance measures are adapted from the General Permit.

Project applicants should determine which sizing criteria apply to each BMP and size the facility accordingly. Many BMPs can be designed to attain both flow-based and volume-based stormwater management goals, but they are most often categorized as one or the other (see Table 8).

## Flow-based Sizing

The recommended method for hydraulically sizing flow-based treatment BMPs is the Uniform Intensity Approach and is used in conjunction with the Rational Method for estimating stormwater flows. It is also described in the CASQA 2003 Stormwater Best Management Practice Handbook New Development and Redevelopment. Automated electronic sizing spreadsheets can be found at www.sfwater.org and www.sfport.com, and are described in Appendix B. The Rational Method is used as follows:

1. **Identify each drainage management area on the site.** A drainage management area is a discrete area or subwatershed. The runoff from each drainage management area will drain its own treatment control BMP(s). The steps below should be applied to each drainage management area.

2. **Determine the area in acres (A)** of the drainage management area that drains to the proposed BMP(s).

3. **Assign a Runoff Coefficient**, or C-factor, to each land surface in the drainage management area. The C-factor describes the percentage of runoff generated by different types of surfaces during rain events. Surfaces that produce higher volumes of runoff, such as concrete, have relatively higher C-factors, while surfaces that produce lower volumes of runoff, such as landscaped areas, have relatively lower C-factors. Table 9 lists established C-factor values for each land surface.

4. **Calculate the Composite C-factor (C)**, a weighted average of all the C-factors for all the surfaces in the drainage management area. Multiply each C-factor by the area of the surface it applies to. Add the results and divide by the total site area.

### Flow-Based Sizing

**The Rational Method: Q=CiA**

Where:

**Q** = flow in $ft^3$/second

**C** = composite runoff coefficient (composite C-factor)

**i** = rainfall intensity in inch/hour (0.2 inch/hr recommended)

**A** = drainage area in acres

| Type of Surface | Typical Range | Recommended Value |
|---|---|---|
| Asphalt | 0.7 - 0.95 | 0.8 |
| Concrete | 0.8 - 0.95 | 0.9 |
| Brick | 0.7 - 0.85 | 0.8 |
| Roofs | 0.75 - 0.9 | 0.85 |
| Pervious Concrete | 0.1 - 0.3 | 0.2 |
| Pervious Asphalt | 0.1 - 0.3 | 0.2 |
| Paving Stones | 0.1 - 0.7 | 0.4 |
| Grass Pavers/Turf Blocks | 0.15 - 0.6 | 0.35 |
| Lawns and Grass: | | |
| sandy soil, slope <2% | 0.05 - 0.1 | 0.08 |
| sandy soil, slope >7% | 0.15 - 0.2 | 0.17 |
| heavy soil, slope <2% | 0.13 - 0.17 | 0.15 |
| heavy soil, slope >7% | 0.25 - 0.35 | 0.3 |
| Landscaping | 0.15 - 0.3 | 0.2 |
| Crushed Aggregate | 0.15 - 0.3 | 0.25 |

***Table 9.*** *Typical runoff coefficients*

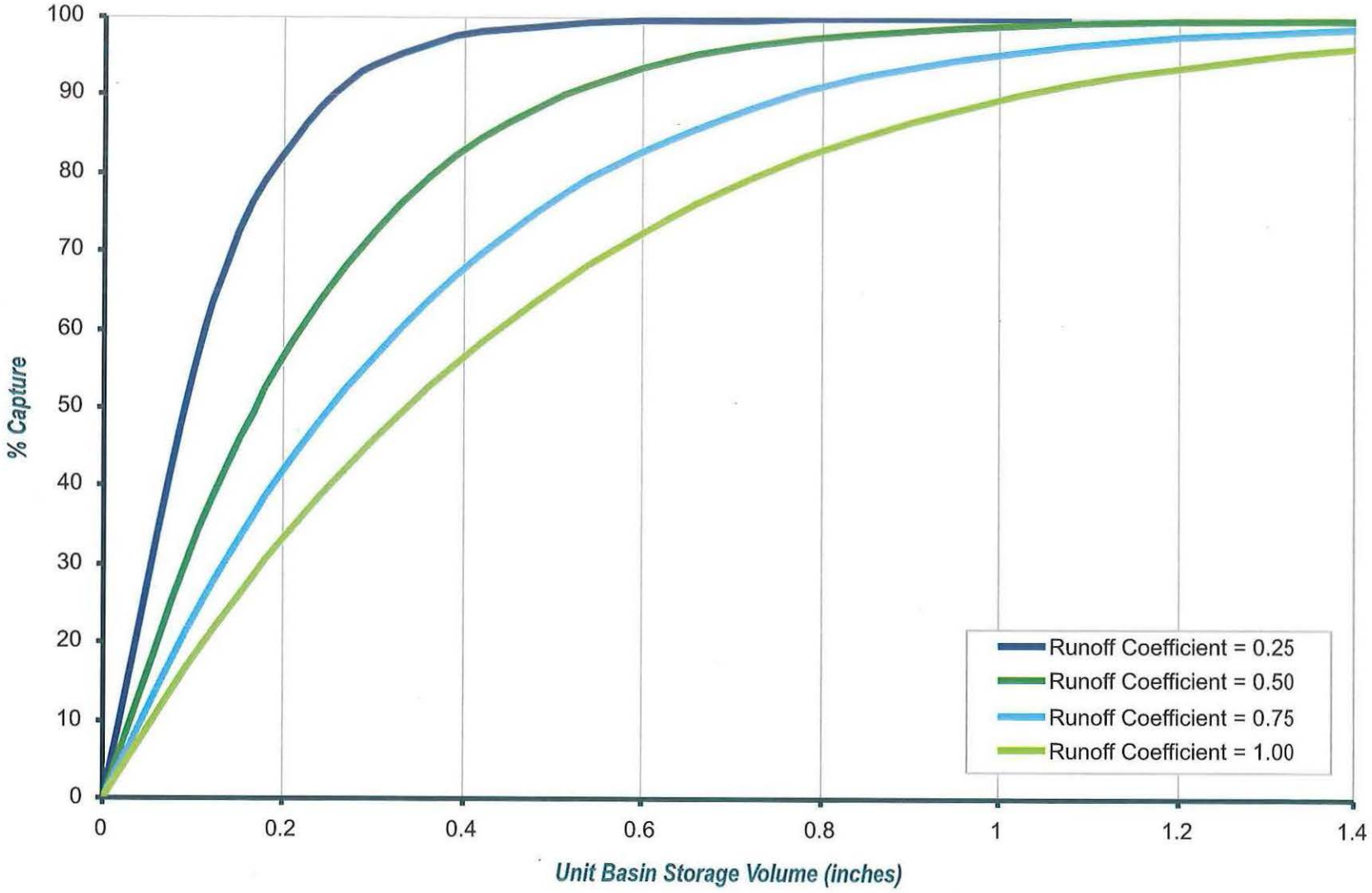



***Figure 23.*** *Composite runoff coefficients and unit basin storage volume for 80 percent capture with 48-hour drawdown*

5. **Use a design rainfall intensity (i) of 0.2 inch per hour.** This intensity represents twice the 85th percentile hourly depth, which can be derived by ranking the hourly depth of rainfall from storms over the period of record. The General Permit specifies that, for water quality protection, the design rainfall intensity be equal to or greater than twice the 85th percentile hourly depth.

**Q = CiA** yields the design flow rate **(Q)**, in cubic feet per second, that a BMP must accommodate to meet the performance measures. For more information on sizing flow-based treatment BMPs, see the Fact Sheets in Appendix A and the sizing spreadsheets in Appendix B.

## Volume-based Sizing

The recommended method for hydraulically sizing volume-based stormwater treatment BMPs is based upon a goal of 80% annual stormwater volume capture within a 48-hour draw-down period. This method is further described in CASQA's 2003 Stormwater Best Management Practice Handbook New Development and Redevelopment, which is available at www.cabmphandbooks.com.

The following steps explain how to calculate each variable.

1. **Identify each drainage management area on the site.** A drainage management area is a discrete area or subwatershed. The runoff from each drainage management area will drain its own treatment control BMP(s). The steps below should be applied to each drainage management area.

2. **Determine the area in acres (A)** of the drainage management area that drains to the proposed BMP.

3. **Calculate the Composite C-factor** for the drainage management area using the method described in steps 3 and 4 of the flow-based sizing section.

4. **Use the composite C-factor** to interpolate a Unit Basin Storage Volume value (in inches) from the unit basin storage volume curves in Figure 23. Interpolate between the reference C values as necessary to determine a Unit Basin Storage value. A 48-hour draw-down time is recommended, unless soils at the site are coarse.

### Volume-Based Sizing

**BMP Capture Volume =**
**BMP Drainage Area x Unit Basin Storage Volume**

Where:

**BMP Capture Volume** = the volume of water that the BMP must capture to achieve compliance with the volume-based performance measures.

**BMP Drainage Area** = the contributing drainage area for the BMP.

**Unit Basin Storage Volume** = the depth of rainfall, in inches, that is related to a percentage of annual runoff capture. It is determined for various runoff coefficients from historical rainfall records.

*Rainwater harvesting is a volume-based BMP that can be used to collect water for various types of industrial operations, resulting in reduced utility costs.*

5. **Calculate the BMP Capture Volume** by multiplying the **BMP Drainage Management Area** by the **Unit Basin Storage Volume**. Convert to cubic feet for easy interpretation.

The BMP Capture Volume is the volume needed to meet regulatory standards for stormwater treatment. This or a larger volume must be used for BMP design. The BMP Capture Volume must be recorded and submitted in the SCP. The BMP Fact Sheets in Appendix A and sizing spreadsheets in Appendix B also contain information pertinent to sizing volume-based treatment BMPs.

## SFPUC Requirements

Stormwater performance measures for areas in the separate sewers under the jurisdiction of the SFPUC require the capture and treatment of rainfall from a 0.75-inch design storm, which is equivalent to LEED Sustainable Sites Credit 6.2.

To meet the SFPUC performance measure and earn LEED Credit SS6.2, use the following calculation:

**V = CAd**, where **V** = Volume of water in cubic feet, **A** = size of the drainage management area in square feet, **C** = runoff coefficient, and **d** = rainfall depth in inches.

1. **Determine the area in square feet (A)** of the drainage management area, also known as a subwatershed, that drains to the proposed BMP.

2. **Calculate the Composite C-factor (C)** for the drainage management area using the method described in steps 3 and 4 of the flow-based sizing section.

3. **Use 0.75 inch as the design rainfall depth (d)** for the facility. This design rainfall depth corresponds to LEED Credit SS6.2 for semi-arid watersheds.

5. **Calculate the Volume** by multiplying **C**, **A**, and **d**. Divide by 12 to convert to cubic feet. The maximum allowable draw-down time is 48 hours.

The BMP must capture a volume of water equal to or greater than the volume calculated using the equation above to meet regulatory standards for stormwater treatment. The volume that the BMP will capture must be recorded and submitted in the SCP. The

### BMP Sizing

**V=CAd**

Where:

**V** = volume in $ft^3$

**C** = composite runoff coefficient (composite C-factor)

**A** = drainage area in square feet

**d** = design rainfall depth in inches

(use 0.75 inch)

"BMP Fact Sheets" in Appendix A and the sizing spreadsheets in Appendix B also contain information pertinent to sizing volume-based treatment BMPs.

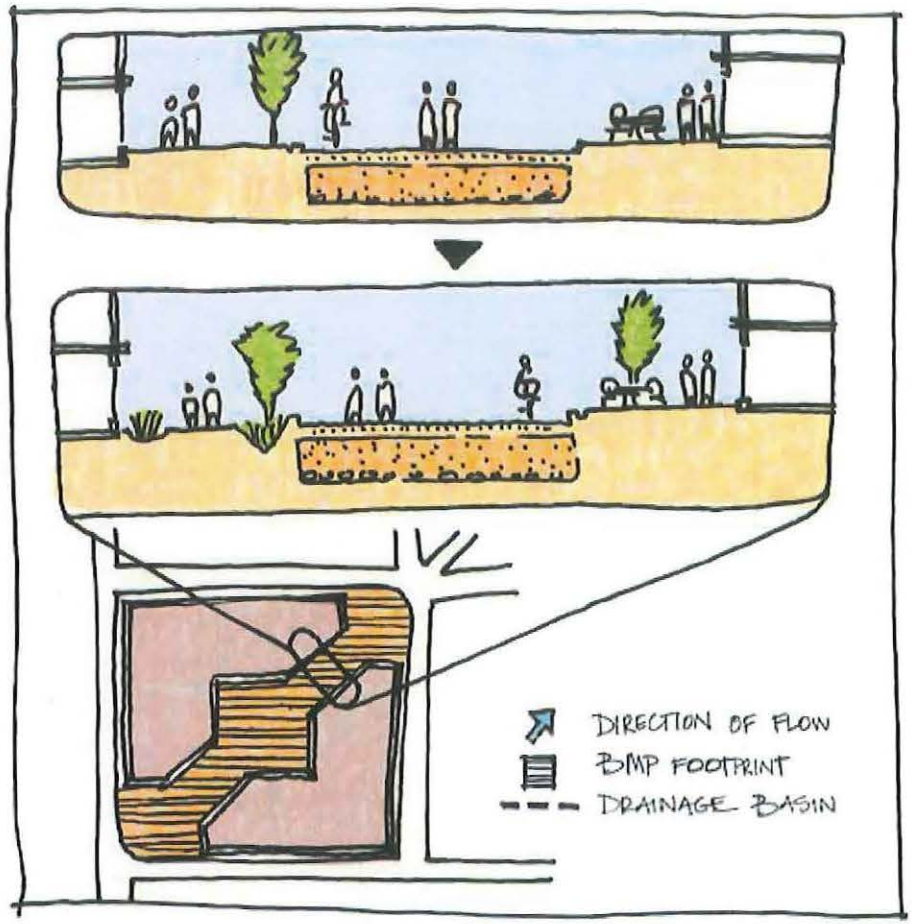
Project applicants in combined sewer areas under SFPUC jurisdiction must achieve LEED SS6.1 to reduce the flow and volume of stormwater into the collection system. SFPUC staff is in the process of creating additional guidance for achieving SS6.1. In the meantime project applicants are encouraged to consult *LEED for New Construction Version 2.2* and contact Urban Watershed Management Program staff if necessary.

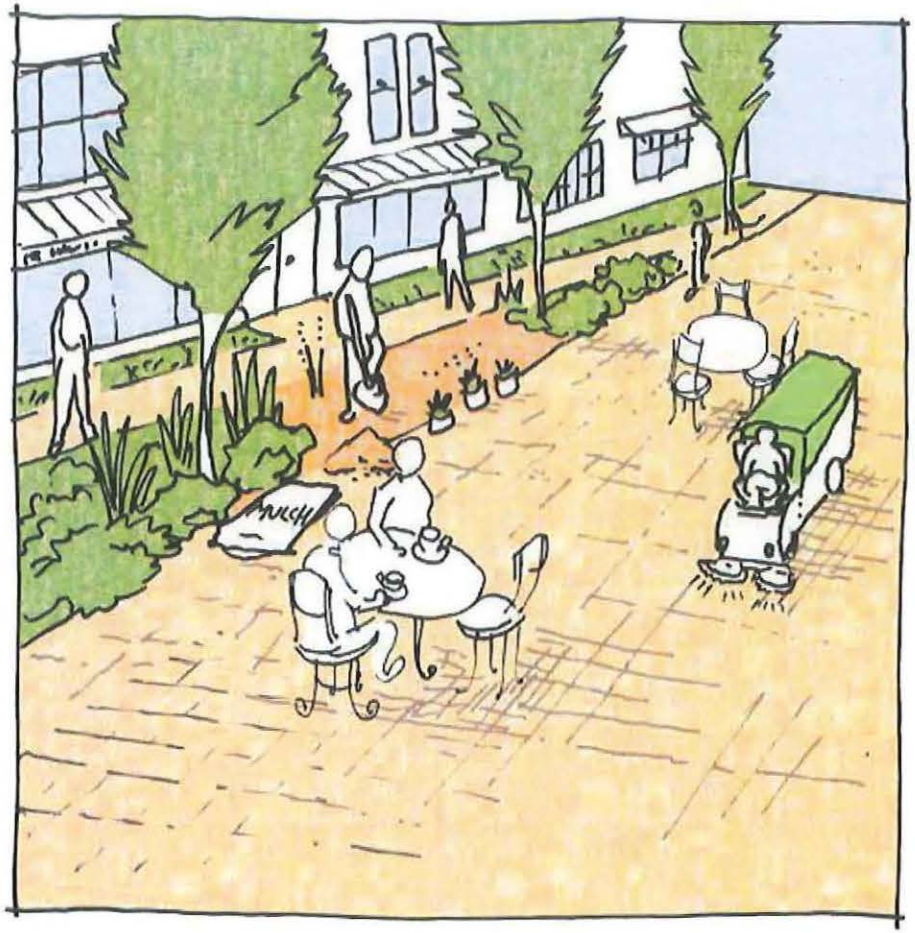
# Step 8

## Check against Design Goals and Modify if Necessary

After site design, source control, BMP selection, and BMP sizing are completed, project applicants should review the original design goals and evaluate whether they have been achieved. If not, an iterative design process that may include BMP relocation or resizing can ensure that the project achieves its design and development goals and complies with stormwater treatment requirements.

At this stage in the design process, there is a general understanding of how the runoff will move across the site, source control measures have been identified and located, treatment controls have been selected based on site conditions and pollutants of concern, and target water quality volumes and flow rates have been calculated. The next task is to locate and size the actual treatment controls. Sizing tools for each treatment control are





included with the Fact Sheets in Appendix B, and are available electronically at www.sfwater.org and www.sfport.com.

# Step 9

## Develop an Operations and Maintenance Plan

Treatment and control facilities must be regularly maintained to ensure that they continue to provide effective treatment and do not harbor mosquitoes, cause flooding, or otherwise create a nuisance. Improper maintenance is one of the most common reasons for BMP underperformance and failure.

The General Permit requires that project applicants provide verification of maintenance provisions "through such means as may be appropriate, including, but not limited to legal agreements, covenants, CEQA mitigation requirements and/or Conditional Use Permits." Stormwater facilities installed as part of new development or redevelopment projects will be incorporated into both the Port's and SFPUC's operation and maintenance verification program. An operations and maintenance plan is a required element of the SCP. To develop an operations and maintenance program for new facilities, follow these steps:

1. **Identify who will own or have operational responsibility** for the facility. In the case of Port facilities, operational responsibility will be assigned through lease and development agreements. In the case of privately owned facilities regulated by the SFPUC the property owner will be responsible for operations and maintenance.

2. **Identify applicable maintenance requirements** for each stormwater control at the facility and list the requirements into the SCP. The SCP must identify any title transfers, lease provisions, or maintenance agreements that will be executed before construction is complete.
3. **Develop an Operations and Maintenance Plan** (O&M Plan) for the site incorporating detailed requirements for each treatment and control BMP at the facility. The O&M Plan must be submitted before the building permit is finalized and a certificate of occupancy is issued. Any necessary agreements must be executed concurrent with submittal of the O&M Plan.
4. **Maintain the facilities** from the time of construction until ownership or lease is formally transferred.
5. **Formally transfer** operation and maintenance responsibilities to any new owner, occupant or lessee. **The transfer will require the new owner, occupant, or lessee to maintain facilities in perpetuity and comply with Port and SFPUC self-inspection, reporting, and verification requirements.**

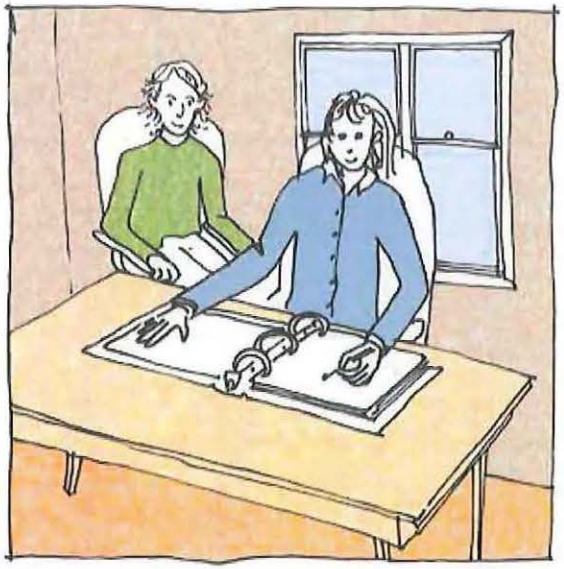
## Designing to Minimize Maintenance

Streamlined maintenance and maximized performance can be achieved by considering the following design features:

- Use pretreatment systems to remove coarse sediment and litter, particularly for infiltration systems. Pretreatment systems can also reduce the velocity of flows entering the treatment BMP, reducing wear on the BMP and extending its useful life.
- Use deeper rooted vegetation in conjunction with infiltration BMPs. Good root structure helps to maintain soil porosity and reduces the maintenance needs of the BMP. For a list of recommended vegetation species, see Appendix D.
- Whenever possible, select BMPs that do not require slow-release control structures. Such structures can clog and require periodic inspection and maintenance.
- Stormwater facilities that are above-ground are more likely to be visible and therefore receive maintenance.

Regular inspections are required in order to maintain the effectiveness of treatment control BMPs. Inspection and maintenance activities can be divided into two functions:

*Mulching is an important part of BMP maintenance.*



1. Scheduled routine inspection and maintenance, and
2. Non-routine repair and maintenance.

Routine inspection can reveal potential problems with BMP operations and help to ensure the highest level of pollutant removal. Routine maintenance refers to activities performed on a regular basis to keep the BMP in good working order. These activities are generally not complicated (sediment removal, landscape work, etc.) and can be performed by most facility maintenance staff. Typical maintenance activities are described in each of the BMP Fact Sheets included in Appendix A.

# Step 10

## Compile the Stormwater Control Plan

A Stormwater Control Plan (SCP) with exhibits – as described in the SCP template (Appendix C) – must be submitted to the Port or SFPUC as part of the planning approval process. The completed SCP must include the following information:

- Information on Project Owner/Developer and Design Team
- Project location
- Project description
- A site plan showing proposed project
- Any soils or geotechnical reports necessary to complete stormwater design
- Site analysis for locating and sizing BMPs
- A site drainage plan showing direction of stormwater flow to the point where it enters the storm sewer system or receiving waters
- Stormwater sizing calculations
- A post-construction O&M Plan
- Refer to Appendix C for a template of an SCP.

# References and Resources

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*San Francisco Stormwater Design Guidelines*
November 2009 Version - Updates and errata will be published as necessary

*"Water is the most critical resource issue of our lifetime and our children's lifetime. The health of our waters is the principal measure of how we live on the land."*
*- Luna Leopold*

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

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# Appendix D – Interests In Other City Contracts

**Dogpatch & Northwest Potrero Hill Green Benefit District Board of Directors**

**NAME & TITLE**: Michele Davis, Assistant Director of Community Engagement, University of California, San Francisco

| City Department or Commission | Date of Contract | Amount of Contract | Contract Description |
|---|---|---|---|
| Human Services Agency | Ongoing | Approx. $160,000 per year | Job training program |

**NAME & TITLE**: Jesse Herzog, Chief Investment Officer, AGI Avant

| City Department or Commission | Date of Contract | Amount of Contract | Contract Description |
|---|---|---|---|
| Planning Department and Commission, Recreation & Parks Department and Commission, Arts Commission, Department of Building Inspection, Department of Public Works, Municipal Transportation Agency, Fire Department, Public Utilities Commission, Board of Supervisors | Various | N/A | Development of housing at 1201 Tennessee Street with all pertinent City agreements |
| Planning Department and Commission, Recreation & Parks Department and Commission, Arts Commission, Department of Building Inspection, Department of Public Works, Municipal Transportation Agency, Fire Department, Public Utilities Commission, Board of Supervisors | Various | N/A | Development of housing at 1270 Mission Street with all pertinent City agreements |

**NAME & TITLE**: Phillip Pierce, Policy & Outreach Director, Friends of the Urban Forest

| City Department or Commission | Date of Contract | Amount of Contract | Contract Description |
|---|---|---|---|
| SF PUC | 5/11/15 | $80,000 | Sidewalk garden project |
| SF PUC | 11/4/14 | $110,000 | Sidewalk garden project |
| SF PUC | (pending certification) | $185,000 | Sidewalk garden project |
| Office of Economic and Workforce Development | 6/1/15 | $20,000 | Tenderloin street tree planting |
| SF Planning – Incl. DPW, Youth, District 8, Market/Octavia | 5/14/15 (updated NTP) | $1,000,000 | Urban Forest Plan |
| SF Planning – D8 | 7/1/14 | $25,000 | Urban Forest Plan |
| SF Environment – Carbon Fund | 9/9/14 | $50,000 | Urban Forest Plan |

| | | | |
|---|---|---|---|
| SF Community Challenge Grant Program | 6/1/15 | $32,000 | Street tree planting |
| Mayor's Office of Housing – Market/Octavia | 7/1/14 | $50,000 | Urban Forest Plan |
| SF General Hospital Wraparound Project | 4/11/13 | $85,000 | Hospital greening |

**NAME & TITLE**: Kat Sawyer, Founder, Tap the Rain

| City Department or Commission | Date of Contract | Amount of Contract | Contract Description |
|---|---|---|---|
| City Administrator's Office | July 2015 | $17,000 | Urban watershed stewardship |
| Public Utilities Commission, via Urban Farmer Store | January 2016 | $300,000 | Rainwater catchment & grey water treatment |

**NAME & TITLE**: Michael Yarne, Principal, Build Inc., and Board Chair, Build Public

| | City Department or Commission | Date of Contract | Amount of Contract | Contract Description |
|---|---|---|---|---|
| *via Build Inc.* | Planning Department and Commission, Recreation & Parks Department and Commission, Arts Commission, Department of Building Inspection, Department of Public Works, Municipal Transportation Agency, Fire Department, Public Utilities Commission, Board of Supervisors | Various – under construction | N/A | Development of 650 Indiana Street (116 units) |
| | Planning Department and Commission, Recreation & Parks Department and Commission, Arts Commission, Department of Building Inspection, Department of Public Works, Municipal Transportation Agency, Fire Department, Public Utilities Commission, Board of Supervisors | Various – entitled; undergoing Site Permit review | N/A | Development of 1532 Harrison (136 units) |
| | Planning Department and Commission, Recreation & Parks Department and Commission, Arts Commission, Department of Building Inspection, Department of Public Works, Municipal Transportation Agency, Fire Department, Public Utilities Commission, Board of Supervisors | Various – in entitlements process | N/A | Development of One Oak Street (300 units) |

| | | | | |
|---|---|---|---|---|
| | Planning Department, Department of Building Inspection, Department of Public Works, Municipal Transportation Agency, Fire Department, Public Utilities Commission | Various – in entitlements process | N/A | Development of 830 Eddy Street (120 units) |
| | Planning Department and Commission, Recreation & Parks Department and Commission, Arts Commission, Department of Building Inspection, Department of Public Works, Municipal Transportation Agency, Fire Department, Public Utilities Commission, Board of Supervisors | Various – in entitlements process | N/A | Development of India Basin (1,214 units; 270,000-sf commercial |
| *via Build Public* | Office of Economic and Workforce Development | 2013 | $40,000 | GBD formation grant |
| | City Administrator's Office | 2014 | $48,000 | DAP mobile planters/benches |
| | Mayor's Office on Housing and Community Development | 2015 | $100,000 | Complete Neighborhoods Grant 2015 for Eagle Plaza |
| | City Administrator's Office | 2015 | $100,000 | Eagle Plaza |

# Appendix E – Subcontracts