Implementing Our Community Plans

The **Plan Implementation Team** manages and facilitates the implementation of the City’s adopted area plans, working with the community, agencies, project sponsors, and other stakeholders.
Chapter 36 of Administrative Code:

**Major tasks:**

- Prioritize projects and funding
- Coordinate with CAC(s)
- Develop & implement capital programs
- Inform the Capital Planning Committee process
- Annual Committee reports
IPIC Major Work Products

**IPIC Expenditure Plan / Report**
- Prepared annually to coincide with City Budget
- Includes only projects funded by impact fees
- Five-year time frame with emphasis on proposed budget years

**Mini Capital Plans**
- Prepared bi-annually with City-wide Ten Year Capital Plan
- Identifies exhaustive project list for each plan area
- Prioritization of projects originally proposed in Area Plans
IPIC Process

July - Aug

Previous Year’s Revenue Projections

Pipeline

DBI Fee Revenue

Revised Revenue Projections for Current Cycle

+/-

Sept - Oct

Previous Year’s 5-Year Expenditure Plan

+/-

Consultation: CACs

Consultation: Agencies

Nov - Dec

New 5-Year Expenditure Plan

CAC Endorsement

IPIC Endorsement

Capital Planning Committee

Jan - March

Planning Commission

BOS Land Use

FY21 and FY22 Agency Budgets

Implementation
Projecting Revenue

- Based on actual projects in development pipeline

- Projection based on best information available
  - Past timing of pipeline milestones, consultation with planners, project sponsors
  - Future revenue is hard to gauge
IPIC Current Spending Categories

Transit

**Purpose:** to fund transit-related infrastructure to accommodate the increased need for bus, BRT, and LRT needed to maintain and improve the level of transit services.

**Use:** The fee will be used to enhance transit service through transit-related street infrastructure, and increasing transit capacity.

Complete Streets

**Purpose:** to fund streetscape and pedestrian infrastructure to accommodate the growth in street activity.

**Use:** The streetscape infrastructure fees will be used to enhance the pedestrian network in the areas surrounding new development – whether through sidewalk improvements, construction of complete streets, or pedestrian safety improvements.

Recreation and Open Space

**Purpose:** to help maintain adequate park capacity required to serve new service population resulting from new development.

**Use:** to be used to fund projects that directly increase park capacity in response to demand created by new development. Park and creational capacity can be increased either through the acquisition of new park land, or through capacity enhancement to existing parks and open space.

Child Care

**Purpose:** to support the provision of childcare facility needs resulting from an increase in San Francisco’s residential and employment population.

**Use:** The childcare impact fee will be used to fund capital projects related to infants, toddler, preschool-age childcare. Funds will pay for the expansion of childcare slots for infants, toddler, and preschool children.

Administration

**Use:** Administration of this fund includes maintenance of the fund, time and materials associated with processing and approving fee payments and expenditures from the Fund (including necessary hearings), reporting or informational requests related to the Fund, and coordination between public agencies regarding determining and evaluation appropriate expenditures of the Fund.

*Note: Housing category also in EN only for Mission NCT and MUR Zoning Districts – payment goes directly to MOHCD*

*Previous categories retired: Community Facilities, Library, General*
Key Issues and Considerations

- Timing of revenue for public improvements as development timelines slow down (made worse by COVID)
- Integrating New Plan Areas (Central SoMa, Hub)
- Integrating Community Facilities Districts (Transit Center, Central SoMa) for holistic public improvements plans
- Balancing privately-provided in-kind improvements with publicly-delivered infrastructure
Key Issues and Considerations

- Eastern Neighborhoods Impact Fee – New SoMa CAC and Implementation of Central SoMa Plan
## Revenue Cumulative through FY 21

<table>
<thead>
<tr>
<th>Category</th>
<th>Balboa Park</th>
<th>Eastern Neighborhoods</th>
<th>Market Octavia</th>
<th>SoMa</th>
<th>Rincon Hill</th>
<th>Transit Center</th>
<th>Visitation Valley</th>
<th>Total</th>
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## Revenue FY 22 – FY 26

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<th>SoMa</th>
<th>Rincon Hill</th>
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<th>Visitation Valley</th>
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Balboa Park

Infrastructure Projects

1. Unity Plaza
2. Ocean & Geneva Corridor Design
3. Ingleside Library Garden
4. Lee Avenue and Brighten Avenue
5. Balboa Park Station Area and Plaza Improvements
6. Geneva Car Barn
Balboa Park

<table>
<thead>
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<th>THROUGH FY 21</th>
<th>FY 22 and FY 23</th>
<th>FY24 – FY 26</th>
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Pedestrian Improvements at Balboa Bart Station

Pedestrian Safety Improvements

Play Equipment at Unity Plaza

[Images of Pedestrian Improvements at Balboa Bart Station, Pedestrian Safety Improvements, Play Equipment at Unity Plaza]
Eastern Neighborhoods

9. 16th Street Streetscape Improvements
10. 2nd Street Improvements
11. Folsom Street/Howard Street Improvements
12. 22nd Street Green Connections Improvements
13. Potrero Avenue Improvements
16. Ringold Alley Improvements
24. Bartlett Street / Mission Mercado Improvements
25. Central Waterfront Short Term Improvements (Bridge Lighting)
27. The Loop and Open Space
28. Central Waterfront and Showplace Potrero Streetscapes
33. Chan Kaajal Park (17th and Folsom)
34. South Park Rehabilitation
35. Franklin Square Par-Course
37. Potrero Rec Center Trail Lighting Improvements
38. Gene Friend Park Rehabilitation
39. Mission Rec Center Rehabilitation
40. Jackson Playground Rehabilitation
41. Garfield Square Aquatic Center
42. Juri Commons
43. Jose Coronado Playground
44. 11th Street Park (New SoMa Park)
45. Central Waterfront Recreation and Open Space
46. Esprit Park Rehabilitation
48. Community Challenge Grant
   a. Tunnel Top Park
   b. Angel Alley
   c. Connecticut Friendship Garden
   d. Fallen Bridge Park
50. Daggett Park
51. Dogpatch Art Plaza
52. Eagle Plaza
58. Potrero Kids Child Care Center
## Eastern Neighborhoods

<table>
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<th>THROUGH FY 21</th>
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<th>FY24 – FY 26</th>
<th>TOTAL THROUGH FY 26</th>
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<td><strong>Net</strong></td>
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<td>4,449,000</td>
<td>22,747,000</td>
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### Projects
- **Potrero Gateway (The Loop):**
  - $2.8M Total / $1.8M IPIC
- **Garfield Square Aquatics Center:**
  - $20.5M Total / $8.7M IPIC
- **Juri Commons:**
  - $1.6M Total / $1M IPIC
South of Market

IPIC Programmed Projects

- 2nd Street Streetscape Improvements
- Ringold Alley Improvements
- South Park Rehabilitation
- Gene Friend Recreation Center Rehabilitation
- 11th Street and Natoma Street New Park
- Eagle Plaza
- SOMA Local Transit Improvements
- SOMA Regional Capacity Transit Improvements
- MTA Design, Plan and Prioritization of SoMa Projects
- Public Works Design, Plan and Prioritization of SoMa Projects
- SOMA Street Improvement Projects
- New Park at Welsh/Freelon/598 Brannan
- Gene Friend Aquatic Center Annex at 88 Bluxome
- Bluxome Linear Park
South of Market

<table>
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<td><strong>2,565,000</strong></td>
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Gene Friend Recreation Center:
$58.2 Total / $27.8M IPIC

SoMa Streetscape Projects:
$35.4M through FY26
**Market Octavia**

**IPIC Programmed Projects**

2. Haight Two-Way Transportation and Streetscape
3. Muni Forward
4. Light Rail Service Enhancement
5. Polk Street Northbound Bicycle Improvements
8. Valencia Bikeway
9. Western Addition CBTP Improvements
19. Dolores and Market Intersection Improvements (In-Kind)
20. Oak Plaza (In-Kind)
21. 12th/Otis Plaza (Potential In-Kind)
22. Gough Plaza (Potential In-Kind)
23. Hayes Two-Way
24. Living Alleys Community Challenge Grants
25. Better Market Street – 10th to Octavia
26. Page Street Neighborway
27. Patricia’s Green Rotating Art Project
28. Market/Octavia Plazas Rotating Art Project
29. Franklin/Gough Pedestrian Improvements
30. Upper Market Pedestrian Improvements
31. Predevelopment – Upper Market Ped. Improvements
32. Re-establish Octavia Blvd. ROW with Hayward Park
33. Sidewalk Greening Program
35. Koshland Park Access Improvements
36. Van Ness BRT – Van Ness Miss Ped. Improvements
38. Octavia Blvd. Irrigation System
44. Hayward Park Rehabilitation
45. Brady Block Park – Design
47. Re-connect Buchanan St. Mall ROW Study
## Market Octavia

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<th>FY24 – FY 26</th>
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<td><strong>65,000</strong></td>
<td><strong>5,391,000</strong></td>
<td><strong>-5,430,000</strong></td>
<td><strong>26,000</strong></td>
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Margaret Hayward Playground Rehabilitation: $28M Total / $7.9M IPIC
Rincon Hill

IPIC Programmed Projects

6. Streetscape Priority 1 – Harrison St. and Fremont St.
7. Streetscape Priority 2 Projects
   a. Living Streets
   b. Guy Place Streetscape
   d. First Street
8. Guy Place Park
12. Harrison Street, between Essex and First (In-Kind)
13. Mid-block Ped. Path. Folsom and Harrison (In-Kind)
14. First Street and Harrison Street (In-Kind)
15. Rincon Hill Park
## Rincon Hill

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<th>FY 22 and FY 23</th>
<th>FY24 – FY 26</th>
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Guy Place Park: $6.9M total / $4.8M RH IPIC + $1.5M TC IPIC
Transit Center

3. Transit Center Streetscape
5. Transit Center and DTX
9. Better Market Street
10. SODA Streetscape
11. Mid-block Crossings (In-Kind)
12. Natoma Streetscape (In-Kind)
13. Bus Boarding Island on Mission (In-Kind)
14. Transit Center (In-Kind)
20. Salesforce Park (AKA City Park)
21. Downtown / Chinatown Parks
22. Central Subway Open Space
23. Portsmouth Square Improvements

IPIC Programmed Projects
## Transit Center – Impact Fees

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<th>FY24 – FY 26</th>
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- **Transit Center Streetscape**  
  $39.6M (TC and South of Downtown Area)

- **Guy Place Park**  
  $1.5M IPIC /
## Transit Center - CFD

### Transit Center – CFD for TJPA

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### Transit Center – CFD for City Projects

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|                      | 143,400       | 11,427,974       | 66,876,000   | 78,447,374          |

### City projects funded by CFD:
- Transit Center Streetscape
- Folsom Street
- 2nd Street
- Bart Embarcadero and Montgomery Station Capacity Enhancements
- Portsmouth Square
- Congestion Pricing Study

### City projects that could be funded by CFD in the future:
- Transit Center Streetscape
- Bart Embarcadero and Montgomery Station Capacity Enhancements
- Transit Mitigation (new buses)
- New Park / Plaza at 2nd and Howard

*CFD revenue includes projected potential revenue from both bonds and pay-go
Visitacion Valley

IPIC Programmed Projects

1. Visitacion Avenue Sidewalks to McLaren Park
2. Visitacion Valley Greenway mid-block crossings
3. Aleta Avenue intersection improvements
4. Blanken Avenue improvement
5. Herz Playground Renovation
6. Blanken underpass art mural
7. Visitacion Valley Ballfield Renovation
8. Elliot Street Stair
9. Visitacion Valley Playground Renovation
10. Bike Routes to Bay Trail and Candlestick Point
11. Leland and Cora bulbout and sidewalk widening
## Visitacion Valley

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Herz Playground Improvements

![Herz Playground Improvements Image]
In-Kinds

Daggett Park

Waller Pedestrian Park

Dogpatch Art Plaza

Ringold Alley
IPIC Next Steps

- **Winter – Spring 2021**
  - Budget Requests and Expenditure Authorization
  - New Soma CAC
  - Completion of LOS and Nexus Study

- **Spring – Summer 2021**
  - New IPIC Cycle
  - Fee Legislation

- **Revisions to IPIC**
  - IPIC’s Role in CFDs
THANK YOU

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San Francisco Planning

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