San Francisco Planning Department
55 Laguna St In-Kind Agreement

Market & Octavia CAC
September 18, 2017
55 Laguna Street In-Kind Agreement
55 Laguna In-Kind Components

- Three public improvements
- Operations plan for each improvement:
  - Programming & public accessibility
  - Standards of operation
  - Maintenance
  - Monitoring
Adaptive Reuse + New Construction
In-Kind Agreement

1. **WALLER PARK**: ~28,000 sq ft terraced plaza

2. **COMMUNITY GARDEN**: ~10,600 sq ft garden with 56 raised beds and fruiting trees

3. **WOODS HALL ANNEX**: Seismic upgrade of an existing historic ~12,000 space for use as a community facility (provided rent-free to Haight Street Art Center).
Community Garden
Haight Street Art Center
(Community Facility)
Operations Plans Process

- Interagency Review:
  - Mayor’s Office of Housing & Community Development
  - San Francisco Arts Commission
  - Public Works
  - Rec & Park
  - City Attorney
Key discussion topics in Operations Plans

- **Accessibility** (hours of operation, “prohibited” activities, garden lottery process)
  - Waller Park hours: 7am-7pm (10/1-3/31); 7am-9pm (4/1-9/30)
  - Community garden: sunrise to sunset
  - HSAC: 5 days/week, 6 hours/day (plus workshops)

- **Monitoring & enforcement**
  - Wood Partners will report to M&O CAC at the end of 2017, 2019, 2021, and 5-year intervals thereafter to update the community and hear feedback.
Key discussion topics in Operations Plans (cont.)

- Community facility operator & activities (Haight Street Art Center)
  - Initially, art studio was planned to be available to “qualified artists” only; eventually HSAC agreed to add public programs (see Exhibit 1 of Operations Plan)
  - Did not demonstrate sufficient public process
## HSAC Programming Plan

### Haight Street Art Center Plan

<table>
<thead>
<tr>
<th>Description</th>
<th>Yrs 1-2</th>
<th>Yrs 3-4</th>
<th>Yrs 5+</th>
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<tbody>
<tr>
<td>Facilities and Support to Artists</td>
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<tr>
<td>Provide state of the art traditional, digital printmaking equipment</td>
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<td>Establish an Artist in Residence Program</td>
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<td>Establish an Internship Program</td>
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<td>Establish a Docent / Volunteer Program</td>
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<td>Publish Online Digital Poster Archive (35,000 records)</td>
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<tr>
<td>Make available HSAC’s Museum Collection (mid-1950s to present)</td>
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<tr>
<td>Create Professional Gallery Space</td>
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<td>Create Organizational Website</td>
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<td>Art Center Galleries, Kadish Mural open to public - 30 hrs / wk</td>
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<tr>
<td>Art Center Production Facility open to members - 30 hrs / wk</td>
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<tr>
<td><strong>Community Sponsored Programs</strong></td>
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<tr>
<td>Minimum Community Partner Activity Days Per Year</td>
<td>30</td>
<td>56</td>
<td>76</td>
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<tr>
<td>Minimum Public Served Per Year from Community Partner Activities</td>
<td>360</td>
<td>620</td>
<td>820</td>
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<td><strong>Community Art Classes</strong></td>
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<tr>
<td>Minimum HSAC Member / Affiliated Artist Courses Per Year</td>
<td>43</td>
<td>61</td>
<td>79</td>
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<tr>
<td>Minimum HSAC Member / Affiliated Artist Class Days Per Year</td>
<td>93</td>
<td>176</td>
<td>259</td>
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<tr>
<td>Minimum Public Served Per Year from HSAC Artists Courses</td>
<td>1,775</td>
<td>2,680</td>
<td>3,585</td>
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</table>
Lessons Learned

- Seek other partners (City agencies, etc.) for advice on programming and operations
- Require a public RFP or City program to fill nonprofit spaces
- Understand that developer & City motivations around public access are misaligned
- Require status updates during implementation process
- Consider requiring 3rd party / CBO for outreach and programming
- Work to preserve community continuity for longer / complex projects