

EXCERPTED INITIATIVE MEASURE TALKING POINTS

The goal of the Initiative is to:

Protect San Francisco's short supply of recreational facilities from being diminished further by real estate redevelopment. This Initiative establishes policies and modifications to the San Francisco Planning Code that would require Conditional Use Authorization by the Planning Commission for the change in use, demolition or other removal of a public or privately owned Recreational Facility (as defined per SF Planning Code Section 890.81) of at least 10,000 square feet (indoor area or outside space) as part of a redevelopment of a site for office, mixed use, or attached condominium uses.

We propose that a new Conditional Use Authorization (per Section 303 of the Municipal Code) will require:

- (1) Replacing the Recreational Facility. Replacement of the Recreational Facility that was subject to a change in its use, demolition or other removal ("Demolished Facility") requires a facility of substantially equivalent size and similar services ("Replacement").
- (2) Locating the Replacement nearby. The Replacement shall be located as close to the Demolished Facility as possible, so as to serve the same general population as before. This distance shall not exceed the reasonable walking distance of three fourths of a mile.
- (3) No interrupted service. The Replacement should be open at the same time or before the Demolished Facility is closed, so as to provide uninterrupted recreational facilities and services. The Demolished Facility shall remain open until the Replacement has a certificate of occupancy and is fully equipped and open for use.

Sports and recreation face increasing economic pressure to be replaced by real estate development. This comes about because:

- (1) Limited available land exists for development.
- (2) The City has approximately 60,000 new residents since 2010.

- (3) Approximately 11,000 net new housing units have been built since 2010.
- (4) According to a 2015 report by the *San Francisco Business Times*, there were approximately 20 million square feet of office space under construction, approved or being planned for San Francisco. By comparison, this square footage is roughly the combined area of the San Francisco Zoo, Ft. Mason, and the following City parks: Palace of Fine Arts, Candlestick, Stern Grove, Alamo, Mission Dolores, Lafayette, Balboa, Park Presidio, Buena Vista, Mountain Lake, Alta, Bernal Heights, Mt. Davidson and Ocean View.
- (5) San Francisco is consistently ranked the first or second most expensive real estate market in the country.
- (6) San Francisco is the second most densely populated city in the country (after New York City).
- (7) Real estate investors see recreational facilities as lower density uses that can be profitably redeveloped as higher density new Class A offices or condominiums.

Realize that recreational opportunities are already inadequate and shrinking in San Francisco, both in number and relative to its increasing population.

- (1) The budget for the Recreation and Park Department was 2.1% of the City budget in the year 2000. In comparison, the 2016 budget for the Recreation and Park Department is only 1.2 % of the total budget. The City can barely maintain existing facilities and cannot afford to add more total facilities without raising taxes or taking on more debt paid through property tax increases.
- (2) The 21 tennis courts in Golden Gate Park have been in need of major renovation for several years. The City does not have funds to take care of them. They represent 1 out of every 7.5 courts in the City's inventory of tennis courts.
- (3) The City has 9 public swimming pools, but Balboa has been closed since December 2015 until sometime in 2017 due to needed renovation and lack of budget. National Recreation and Parks Association 2015 standards would expect twice as many swimming pools based on San Francisco's population.

- (4) The Mission Bay Golf Center closed and was replaced by offices and condominiums as part of the Mission Bay Development.
- (5) The children's playground at Laguna and Oak Streets was replaced by apartments.
- (6) Kezar Stadium is used for children's soccer leagues which are now competing with professional soccer for time slots.
- (7) The Yerba Buena indoor ice skating rink is so over-used that hockey teams practice after midnight on weeknights.
- (8) The swimming pool and tennis courts at Washington and Drumm Streets have been targeted several times for demolition by condominium developers.
- (9) The City has 27 youth baseball diamonds. According to the National Recreation and Parks Association 2016 standards, there should be 20% more. Instead one youth baseball diamond on Treasure island is likely to be lost.