

FILLMORE JAZZ DISTRICT COMMUNITY BENEFIT DISTRICT  
MANAGEMENT DISTRICT PLAN  
SAN FRANCISCO, CALIFORNIA

*Formed Under California Streets and Highway Code Section 36600 et seq.  
Property and Business Improvement District Law of 1994, Augmented by Article 15 of the San Francisco  
Business and Tax Regulations Code*

SUBMITTED TO:

THE FILLMORE JAZZ DISTRICT COMMUNITY BENEFIT DISTRICT  
(CBD) STEERING COMMITTEE;

THE PROPERTY OWNERS OF THE PROPOSED  
FILLMORE JAZZ DISTRICT CBD

THE SAN FRANCISCO BOARD OF SUPERVISORS

*PRESENTED BY:*

NEW CITY AMERICA INC. AND MJM MANAGEMENT GROUP

FILLMORE JAZZ DISTRICT  
COMMUNITY BENEFIT DISTRICT  
MANAGEMENT DISTRICT PLAN

AUGUST 14, 2006

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## A. EXECUTIVE SUMMARY OF FILLMORE JAZZ DISTRICT COMMUNITY BENEFIT DISTRICT

The Fillmore Jazz Preservation District ("Jazz District") is a mixed-use area with some of the oldest significant and historic buildings in San Francisco. Although its history dates back to before the 1906 earthquake, after the earthquake, many of the City's services and businesses were relocated to the Fillmore due to its lack of destruction resulting from the post earthquake fires.

The African American community in this district had a profound influence on the development of the neighborhood as the center of jazz music on the West Coast during the pre and post World War II era.

In 1964 the San Francisco Redevelopment Agency ("SFRA") formed the Western Addition Redevelopment Project Area A-2 ("Project Area"). The Project Area produced tax increment financing to support redevelopment of the Jazz District. The area is now comprised of high-density housing and mixed use developments with small businesses located along Fillmore Street.

The SFRA has used tax increment financing to replace sidewalks, plant trees, provide enhanced street cleaning services and other infrastructure investments. The Project Area will end in 2009 and SFRA tax increments will no longer support the enhanced maintenance of the sidewalk and streetscape, infrastructure improvements and other programs in the Jazz District SFRA has funded over the past few years. To ensure that the neighborhood continues to develop and grow, the commercial, institutional and residential property owners must look to new ways of cleaning up, beautifying, marketing and promoting the Jazz District and maintaining order after the tax increment financing ends and the contracts with the district sidewalk and public rights of way maintenance company expire.

Early in 2004, the Board of Supervisors unanimously adopted, and Mayor Newsom signed, a new law making it easier to establish special assessment districts in San Francisco, known locally as "*Community Benefit Districts*" (CBD). The first step in the formation of a CBD is to determine whether neighborhood property owners support assessing themselves to fund services and improvements that benefit the properties in the district over and above those provided by the City.

In November 2004, SFRA contracted with New City America, Inc., in partnership with MJM Management Group, to investigate the possible creation of a CBD in the Fillmore Jazz District.

The potential formation of the Fillmore Jazz District CBD has had wide spread discussion and debate throughout the community over the past thirteen months. In February 2005 property owners interested in forming a CBD formed the Fillmore Jazz District CBD Steering Committee. Since that time, the steering committee, with assistance from the New City America and MJM Management, conducted extensive outreach to the community and property owners, including property owner meetings, community meetings, one-on-one meetings, and periodic reports to the Western Addition Citizens Advisory Committee. The steering committee held community wide public meetings on June 29, 2005 and May 8, 2006 that provided an opportunity for residents, property owners and businesses to ask questions about the proposed CBD. The steering committee mailed two surveys to property owners, and held ten meetings with property owners on the following dates:

- 1) February 3, 2005 (Steering Committee established)
- 2) April 26, 2005

- 3) June 28, 2005
- 4) August 3, 2005
- 5) October 5, 2005
- 6) November 2, 2005
- 7) December 8, 2005
- 8) March 29, 2006
- 9) April 6, 2006
- 10) April 25, 2006
- 11) May 9<sup>th</sup>, 2006

Based upon the results of the two surveys mailed to Jazz District property owners, and feedback received from the community and property owner meetings, the Fillmore Jazz District CBD Steering Committee decided, by consensus, to move forward with the formation of the district. When formed, the CBD would provide the funding base to help re-establish this historic area as an important destination place and make it as dynamic and exciting as it once was. This Management District Plan represents the culmination of the investigative phase and the beginning of the formation stage of the Fillmore Jazz District CBD.

FILLMORE JAZZ DISTRICT CBD SUMMARY

<p>Location:</p>	<p><u>Proposed Boundaries (includes all properties on both side of the street unless otherwise noted)</u></p> <ul style="list-style-type: none"> <li>❑ Avery Street from Post St. to Geary Blvd.; (east side only)</li> <li>❑ Eddy Street, including all parcels on both sides from Steiner St. to the southeast and northeast corners of Fillmore and Eddy, including the parcels on each corner, but excluding all residential parcels beyond the corner parcels, both sides of the street, eastward to Webster St.;</li> <li>❑ Fillmore Street: from Post St. to Geary Blvd.. (west side only from Post St. to Geary Blvd.; and both sides of the street, Geary Blvd. to Golden Gate Avenue;</li> <li>❑ Geary Blvd.: from Steiner St. to Webster St. (south side only), and Avery to Fillmore, (north side only);</li> <li>❑ Golden Gate Avenue (north side of street only): including only the three parcels running eastward from the corner of Golden Gate and Steiner, excluding the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> parcels from the corner, but including the northwest and northeast parcels at the corner of Golden Gate and Fillmore and excluding all the balance of the parcels eastward to Webster St.</li> <li>❑ O'Farrell Street: both sides of the street from Steiner St. to Fillmore St.;</li> <li>❑ Post Street: from Steiner St. to Fillmore St.; (south side only)</li> <li>❑ Steiner Street: from Golden Gate Ave. to Geary Blvd. (east side only), excluding the parcel on the Southeast corner of Steiner St. and O'Farrell St., and the two parcels on Steiner St. immediately to the South, Block 726, lots 13, 14 and 14 A;</li> <li>❑ Turk Street: both sides of the street from Steiner including all four corners of the intersection at Fillmore and Turk, excluding the residential parcels on the north side of Turk from one parcel in from the corner, to Webster St.;</li> <li>❑ Webster Street.: from Geary Blvd. (west side only) including the two parcels to the southern property line of Safeway, skipping all other parcels fronting along Webster, and then including the full block parcel from Turk, southward to mid block Turk-Golden Gate;</li> </ul>
<p>Service Categories</p>	<ol style="list-style-type: none"> <li>1. Sidewalk Operations, Beautification and Order (SOBO)</li> <li>2. District Identity and Streetscape Improvements (DISI), (Marketing and Promotions)</li> <li>3. Administration, Organization and Corporate Operations</li> <li>4. Contingency/Reserve</li> </ol>
<p>Method of Financing:</p>	<p>Special assessments levied on properties within the district will account for up to 95% of the annual budget, and at least 5% will come from other sources such as donations, grants, fees for service, and in-kind contributions.</p>
<p>Benefit Zones</p>	<p>There will be four benefit zones within the proposed Fillmore Jazz District CBD:</p> <p>Zone 1 includes all parcels fronting on Fillmore Street, from Golden Gate Ave. to Post St., and the parcel upon which the Safeway Store on Webster St. is located (excluding parcels included in Zone 3 or Zone 4);</p> <p>Zone 2 includes all parcels not fronting on Fillmore Street (excluding the Safeway Store parcel on Webster St., and parcels included in Zone 3 and Zone 4);</p>

Zone 3 includes all parcels comprising the Fillmore Center development, which is characterized by its significant density, building height and publicly accessible open space areas.

Zone 4 includes the parcels in the block bounded by Geary St., Webster St. and Eddy St. that have a pedestrian public right of way fronting the parking lot for the Safeway Store (excluding the Safeway Store parcel on Webster St.), as listed for Zone 4 on Table D-1.

**Assessments**

The annual assessments are based on three property variables: square footage of the building; the gross square footage of the lot, and the linear frontage of the lot abutting any public right of way included within the boundaries of the district. The assessable square footage of the building shall be the gross square footage of the building less the square footage of parking spaces, ramps and common areas related to parking that are used exclusively for the residential tenants or offices within the same building. The rates for each of the three variables depends on the benefit zone in which the parcel is located and the type of use of the particular building. The building square footage of mixed-use buildings shall be assessed based upon the square footage and relevant rate for the different uses, (retail, office, residential, etc.).

The rates for the different property variables, benefit zones and building uses used to calculate the annual assessments are as follows:

**Building Square Footage: Zone 1**

<u>Building Use Code &amp; Description</u>	<u>Rate Per Square Foot</u>
A. Retail space, hotels, motels	\$ 0.16 sq./ft.
B. Office and commercial uses, free standing for profit parking structures	\$ 0.10 sq./ft.
C. Industrial/manufacturing/distribution/wholesale	\$ 0.03 sq./ft.
D. Institutional (city, county, school, public utility, parks, etc.)	\$ 0.03 sq./ft.
E. Church, non-profit public benefit corporations	\$ 0.03 sq./ft.
F. Multi-unit housing, condominiums, apartments	\$ 0.03 sq./ft.
G. Non-functional building structures, square footage of parking spaces, ramps and common areas related to parking that are used exclusively for the residential tenants or offices within the same building	\$ 0.00 sq./ft.
H. Amphitheater/auditorium with maximum occupancy of 1,000 or more	\$ 0.32 sq./ft.

**Building Square Footage: Zone 2**

<u>Building Use Code &amp; Description</u>	<u>Rate Per Square Foot</u>
A. Retail space, hotels, motels	\$ 0.10 sq./ft.
B. Office and commercial uses, free standing for profit parking structures	\$ 0.07 sq./ft.
C. Industrial/manufacturing/distribution/wholesale	\$ 0.03 sq./ft.
D. Institutional (city, county, school, public utility, parks, etc.)	\$ 0.03 sq./ft.
E. Church, non-profit public benefit corporations	\$ 0.03 sq./ft.
F. Multi-unit housing, condominiums, apartments	\$ 0.03 sq./ft.
G. Non-functional building structures, square footage of parking spaces, ramps and common areas related to parking that are used exclusively for the residential tenants or offices within the same building	\$ 0.00 sq./ft.

**Building Square Footage: Zone 3**

<u>Building Use Code &amp; Description</u>	<u>Rate Per Square Foot</u>
A. Retail space, hotels, motels	\$ 0.13 sq./ft.
B. Office and commercial uses, free standing for profit parking structures	\$ 0.08 sq./ft.
C. Industrial/manufacturing/distribution/wholesale	\$ 0.03 sq./ft.
D. Institutional (city, county, school, public utility, parks, etc.)	\$ 0.03 sq./ft.
E. Church, non-profit public benefit corporations	\$ 0.03 sq./ft.
F. Multi-unit housing, condominiums, apartments	\$0. 0175 sq./ft.
G. Non-functional building structures, square footage of parking spaces, ramps and common areas related to parking that are used exclusively for the residential tenants or offices within the same building	\$ 0.00 sq./ft

**Building Square Footage: Zone 4**

<u>Building Use Code &amp; Description</u>	<u>Rate Per Square Foot</u>
A. Retail space, hotels, motels	\$ 0.10 sq./ft.
B. Office and commercial uses, free standing for profit parking structures	\$ 0.07 sq./ft.
C. Industrial/manufacturing/distribution/wholesale	\$ 0.03 sq./ft.
D. Institutional (city, county, school, public utility, parks, etc.)	\$ 0.03 sq./ft.
E. Church, non-profit public benefit corporations	\$ 0.03 sq./ft.
F. Multi-unit housing, condominiums, apartments	\$ 0.03 sq./ft.
G. Non-functional building structures, square footage of parking spaces, ramps and common areas related to parking that are used exclusively for the residential tenants or offices within the same building	\$ 0.00 sq./ft

Exempt Building Use: Building square footage for parking spaces, ramps and common areas related to parking that are used exclusively for the residential tenants or offices within the same building will be excluded from the assessment attributable to building square footage.

Lot Square Footage:

- Zone 1 Lot Size: \$ 0.12 per square foot
- Zone 2 Lot Size: \$ 0.09 per square foot
- Zone 3 Lot Size: \$.0.096 per square foot
- Zone 4 Lot Size: \$ 0.05 per square foot

Linear Frontage: (linear frontage will be assessed on all sides of the lot abutting any public right of way included within the boundaries of the district.)

- Zone 1 Linear Frontage: \$ 14.00 per linear foot
- Zone 2 Linear Frontage: \$ 10.00 per linear foot
- Zone 3 Linear Frontage: \$ 10.00 per linear foot
- Zone 4 Linear Frontage: \$ 4.00 per linear foot

The assessment of each parcel for the first year is the sum of the amounts attributable to each of the three property variables, which are calculated by multiplying the square footage of the building (building size), square footage of the parcel (lot size), and linear frontage of all sides abutting any public right of way included within the boundaries of the district by the rates described above

	applicable to the particular parcel and benefit zone.
Annual Budget:	The proposed first year budget for the Fillmore Jazz District CBD is \$ 327,488.00 and includes special benefit assessments and general benefit contributions from sources other than assessments such as donations, grants, fees for service contracts. The special benefits assessments generated in the first year of the district are \$ 311,114.00. The annual budgets for subsequent years will be set forth in annual reports prepared by the management corporation and submitted to the Board of Supervisors as required by state law.
Annual Adjustment:	Assessments in all four benefit zones shall be maintained at the same rate for the first five years of the district, FY 2006-7 through FY 2010-2011.
City Services:	The Board of Supervisors, by adopting this Plan, will confirm its intention to ensure an existing level of municipal services equivalent to the level that is being provided elsewhere in the City.
Formation:	District formation requires submission of petitions from owners of property representing at least 30% of the total proposed assessments. Once the petitions have been submitted, the Board of Supervisors will adopt a Resolution of Intent to establish the district and levy the assessments for 5 years. The Department of Elections will mail out assessment ballots to all owners of property included in the proposed district. The Board of Supervisors will hold a public hearing between 45-90 days after adopting the Resolution of Intent. The Board may form the Fillmore Jazz District CBD if the weighted majority of returned ballots support the district formation. "Weight" is determined by the percentage of monetary contribution each property owner will make to the CBD, based upon the assessment methodology.
Duration:	The district will have a 5-year term.

B. FILLMORE JAZZ DISTRICT COMMUNITY BENEFIT DISTRICT BOUNDARIES

The street addresses of the properties included in the Fillmore Jazz District CBD are as follows:

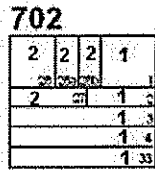
TABLE B – 1: STREET AND ADDRESS SERIES

Street	Address Series
Avery Street	8
Eddy Street	1510 - 1533
Ellis Street	1597 - 1600
Fillmore Street	1100 – 1665 (Benefit Zone 1 parcels)
Geary Blvd.	1839 - 1875
Golden Gate Avenue	1386 - 1392 (north side only)
O'Farrell Street	1700 – 1785
Post Street	1933 - 1949
Steiner Street	1110 - 1550 (east side only)
Turk Street	1301 – 1420
Webster Street	1428 - 1489 (west side only)

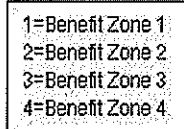
See table D-1 for breakdown of parcels by benefit zone. A map showing the district boundaries is shown in the following page.

# Fillmore Jazz District CBD

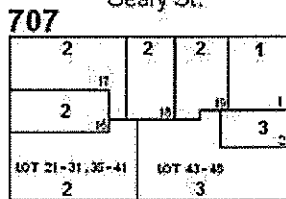
Post St.



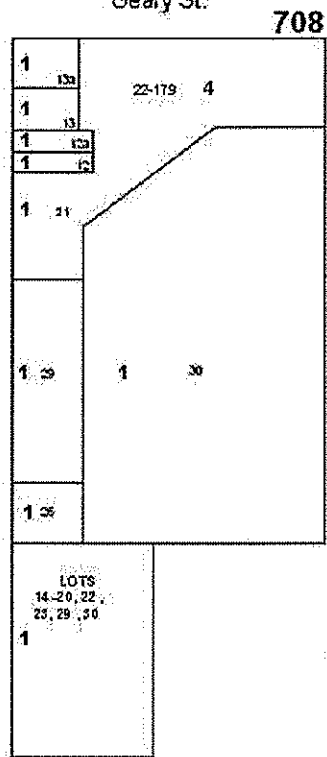
Post St.



Geary St.

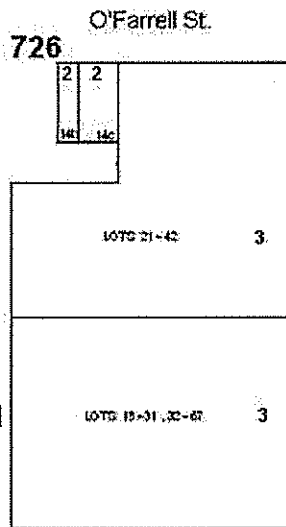


Geary St.



Steiner St.

**731**



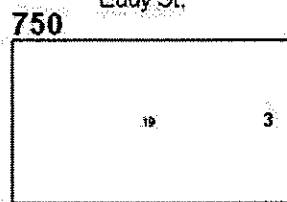
Fillmore St.

Fillmore St.

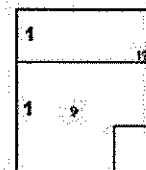
Webster St.

**732**

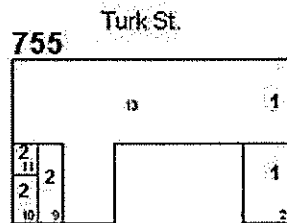
Eddy St.



Eddy St.

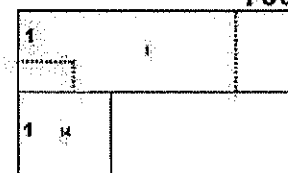


Steiner St.



Fillmore St.

Turk St.



Webster St.

Golden Gate Ave.

Golden Gate Ave.

## C. SERVICE PLAN AND BUDGET

### Service Plan

The Fillmore Jazz District CBD Steering Committee conducted two mail surveys of all property owners in the Jazz District in 2005. The purpose of the mail surveys was to ascertain the level of conceptual support for the creation of this Community Benefit District and to identify the services that were desired by property owners. The property owners identified the following services as the top priorities for the district:

#### SIDEWALK OPERATIONS, BEAUTIFICATION AND ORDER

Examples of these special benefit services and costs related to the provision of these services include but are not limited to:

- Regular sidewalk and gutter sweeping (five times per week in Benefit Zone 1, four times per week for Benefit Zone 2, four times per week for Benefit Zones 3 and 4;)
- Quarterly sidewalk steam cleaning;
- Spot steam cleaning as necessary;
- Safe passage programs for visitors and employees;
- Private security services;
- Beautification;
- Decorations;
- Supplemental trash removal in the public rights of way;
- Removal of bulky items;
- Graffiti removal;
- Installation and maintenance of banners and/or decorations;
- Tree and plant maintenance and planting;
- Equipment, supplies, tools;
- Vehicle maintenance and insurance;
- Salaries, benefits, payroll expenses related to maintenance staff and supervision;
- Maintenance of sidewalk furnishings;

#### DISTRICT IDENTITY AND STREETScape IMPROVEMENTS/MARKETING AND PROMOTIONS

Examples of these special benefit services and costs related to the provision of these services include but are not limited to:

- Special events;
- Marketing and promotions strategies;
- Personnel related to marketing and promotions;
- Logo development and web site;
- Pedestrian kiosks and way-finding signage system;
- Public space planning and implementation;
- Farmer's market;
- Walking map;
- Advertising;
- Historical markers and public art; and
- Replacement and upgrading of street furnishings.

ADMINISTRATION, ORGANIZATION AND CORPORATE OPERATIONS

Examples of these special benefit services and costs related to the provision of these services include but are not limited to:

- Staff and administrative costs;
- Insurance;
- Office related expenses;
- Financial reporting; and
- Communications.

CONTINGENCY/RESERVE

Examples of these special benefit services and costs related to the provision of these services include but are not limited to:

- Delinquencies due to non-payment of assessments by property owners;
- Hardship contributions; and
- Unallocated reserves;

TABLE C – 1 FREQUENCY SERVICES BY BENEFIT ZONE

CBD Services	Benefit Zone 1	Benefit Zone 2	Benefit Zone 3	Benefit Zone 4
Regular sidewalk and gutter sweeping	5 times per week	4 times per week	4 times per week	4 times per week
Sidewalk steam cleaning	6 times per year	Quarterly	6 times per year	6 times per year
Spot steam cleaning	As needed	As needed	As needed	As needed
Safe passage programs	As needed	As needed	As needed	As needed
Private security services	As determined	As determined	As determined	As determined
Beautification	As determined	As determined	As determined	As determined
Decorations	Seasonally	None	Seasonally	Seasonally
Frequent trash removal	5 times per week	4 times per week	4 times per week	4 times per week
Removal of bulky items	As needed	As needed	As needed	As needed
Graffiti removal	As needed	As needed	As needed	As needed
Installation of banners	Seasonally	Seasonally	Seasonally	Seasonally
Tree and plant maintenance	As needed	As needed	As needed	As needed
Special events	2 times per year	Not applicable	2 times per year	2 times per year
Marketing and promotions	As determined	Not applicable	As determined	As determined
Way-finding system	As determined	As determined	As determined	As determined
Public space planning	As determined	As determined	As determined	As determined
Advertising	As determined	Not applicable	As determined	As determined
Replacement of street furnishings	As needed	As needed	As needed	As needed

Continuation of existing City services.

Throughout the process of establishing the Fillmore Jazz District CBD, business and property owners have voiced concerns that the City and County of San Francisco maintain existing services at verifiable “existing”

service levels. The San Francisco Board of Supervisors, by adopting this Plan, will confirm its intention to ensure a level of services equivalent to the level that is being provided elsewhere in similar areas of the City. Refer to Appendix 1 for a matrix of existing City and SF Redevelopment Agency services in the proposed CBD.

Service Plan Operating Budget: The service plan budget for the first year of operations has been developed to provide the services identified as the highest priorities to the property owners in the Fillmore Jazz District CBD area. The operating budget for the first year of the Fillmore Jazz District CBD is estimated to be \$ 327,488.00. A breakdown of this budget is included in the table below. The service plan budget for subsequent years will be set forth in the annual reports prepared by the management corporation and submitted to the Board of Supervisors as required by state law.

Of the total service plan budget for the first year, 95% of the first year revenues, or \$ 311,114.00, will be generated from the special assessments on properties included in the district. The remaining 5%, or \$ 16,374.00, will be generated from other sources such as grants, donations, fees for service contracts and in-kind contributions. Up to 95% of the service plan budget for subsequent years may be funded by the special assessments, with the remainder funded by sources other than assessments.

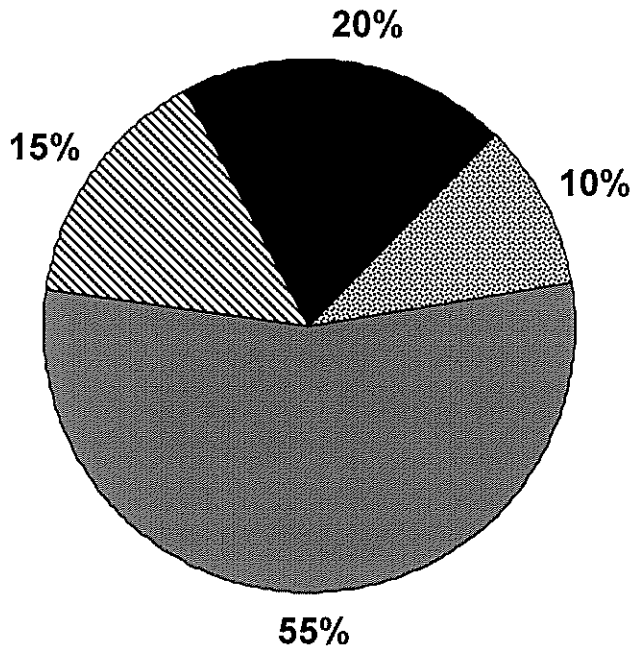
TABLE C-2: GENERATION OF FUNDS FROM EACH BENEFIT ZONE AND PROPERTY VARIABLE

Benefit Zone	Property Variable	Annual Revenues Generated from Assessments During the First Five Years of the District
1	Building Square Footage	\$43,064.00
1	Lot Size	\$60,819.00
1	Linear Frontage	\$71,680.00
	<b>Sub-Total Zone 1</b>	<b>\$175,563.00</b>
2	Building Square Footage	\$3,431.00
2	Lot Size	\$6,762.00
2	Linear Frontage	\$12,680.00
	<b>Sub-Total Zone 2</b>	<b>\$22,873.00</b>
3	Building Square Footage	\$27,896.00
3	Lot size	\$34,213.00
3	Linear Frontage	\$36,470.00
	<b>Sub-Total Zone 3</b>	<b>\$98,579.00</b>
4	Building Square Footage	\$7,105.00
4	Lot size	\$3,010.00
4	Linear Frontage	\$3,984.00
	<b>Sub-Total Zone 4</b>	<b>\$14,099.00</b>
	General Benefit Component for District	\$ 16,374.00
<b>Total</b>		<b>\$327,488.00</b>

TABLE C – 3: BREAKDOWN BY SPECIAL BENEFIT SERVICES  
(BREAKDOWN OF SERVICES BY BENEFIT ZONE IS TO BE FOUND IN TABLE C-1)

Special Benefits to be funded for All Four Benefit Zones	Percentage of first year budget	First year costs
Sidewalk Operations, Beautification and Order (SOBO)	55 %	\$ 180,118.00
District Identity and Streetscape Improvements/Marketing and Promotions (DISI)	15%	\$ 49,123.00
Administrative/Corporate operations	20%	\$ 65,498.00
Contingency/Reserve	10%	\$ 32,749.00
(surplus funds in this category, at the conclusion of the fiscal year, may be transferred to other service categories upon a vote of the Management Corporation Board of Directors)		(General Benefit portion included in this part of the budget)
<b>Total</b>	<b>100%</b>	<b>\$ 327,488.00</b>

Fillmore Jazz District CBD  
Allocation/Costs by Category



- Sidewalk Operations, Beautification, and Order (SOBO) \$180,118, 55%
- ▨ District Identity and Streetscape Improvements (DISI) \$49,123, 15%
- Administrative /Corporate Operations \$65,498, 20%
- ▩ Contingency/Reserve \$32,749, 10%
- TOTAL: \$327,488.00

Issuance of Bonds or Debt Service:

No bonds or related bond indebtedness will be issued.

**D. ASSESSMENTS AND ASSESSMENT METHODOLOGY**

Calculation of Assessments and Benefit Zones:

There are three property variables that are to be used in determining individual assessments. These factors are 1) linear frontage, (sidewalk frontage), 2) land area or lot size, and 3) gross building square footage (less the square footage of parking spaces, ramps and common areas related to parking that are used exclusively for the residential tenants or offices within the same building). The rate for building square footage calculation depends on the use of the building and the benefit zone in which the property is located. There is a total of 998,525 square feet in gross lot size, 11,031 feet in linear frontage and approximately 1,574,082 in gross building square footage throughout the district.

The building square footage is determined by a combination of County records, use of the Metroscan property database as well as property verification forms signed by relevant property owners that break down their percentage of various building uses (retail, office, residential, and parking).

TABLE D – 1 BREAKDOWN OF FILLMORE JAZZ DISTRICT CBD PARCELS BY BENEFIT ZONE

There will be four benefit zones within the proposed Fillmore Jazz District CBD:

**Benefit Zone 1**

APN (Block & Lot Number)	Street Address
0702 001	1651-1665 Fillmore St
0702 002	1641 Fillmore St
0702 003	1637 Fillmore St
0702 004	1633 Fillmore St
0702 033	1601 Fillmore St
0707 001	1539-1567 Fillmore St
0708 012	1520-1522 Fillmore St
0708 012A	1528-1530 Fillmore St
0708 013	1534-1546 Fillmore St
0708 013A	1548-1560 Fillmore St
0708 021	1489 Webster St
0725 026	1597 Ellis St
0725 029	1426 Fillmore St
0725 030	1400 Fillmore St
0732 014	1300 Fillmore St
0732 015	1300 Fillmore St
0732 016	1300 Fillmore St
0732 017	1300 Fillmore St
0732 018	1300 Fillmore St
0732 019	1300 Fillmore St
0732 020	1300 Fillmore St

0732 022	1300	Fillmore St
0732 023	1300	Fillmore St
0732 029	1300	Fillmore St
0732 030	1300	Fillmore St
0749 009	1200	Fillmore St
0749 019	1290	Fillmore St
0755 002	1101-1123	Fillmore St
0755 013	1125	Fillmore St
0756 001	1301-1343	Turk St
0756 001	1301-1343	Turk St
0756 001	1301-1343	Turk St
0756 014	1100	Fillmore St

## Benefit Zone 2

APN (Block & Lot Number)		Street Address
0702 027	8	Avery St
0702 028	1949	Post St
0702 028A	1933	Post St
0702 028B	1933	Post St
0707 016	1550	Steiner St
0707 017	1875	Geary Blvd
0707 018	1859	Geary Blvd
0707 019	1839	Geary Blvd
0707 021	1540	Steiner St #1
0707 022	1540	Steiner St #2
0707 023	1540	Steiner St #3
0707 024	1540	Steiner St #4
0707 025	1520	Steiner St #5
0707 026	1520	Steiner St #6
0707 027	1520	Steiner St #7
0707 028	1520	Steiner St #8
0707 029	1520	Steiner St #9
0707 030	1540	Steiner St #10
0707 031	1500	Steiner St #11
0707 032	1540	Steiner St #12
0707 033	1770	O'Farrell St #13
0707 035	1770	O'Farrell St #14
0707 036	1770	O'Farrell St #15
0707 037	1770	O'Farrell St #16
0707 038	1760	O'Farrell St #17
0707 039	1540	Steiner St #18
0707 040	1760	O'Farrell St #19
0707 041	1760	O'Farrell St #20
0726 014B	1785	O'Farrell St
0726 014C	1775	O'Farrell St
0755 009	1386-1388	Golden Gate Ave
0755 010	1392	Golden Gate Ave
0755 011	1110	Steiner St

### Benefit Zone 3

#### APN (Block & Lot Number) Street Address

0707 002	1515-1529	Fillmore St
0707 043	1501	Fillmore St
0707 044	1700-1758	O'Farrell St
0707 045	1700-1758	O'Farrell St
0707 046	1700-1758	O'Farrell St
0707 047	1700-1758	O'Farrell St
0707 048	1501	Fillmore St
0726 021	1455-1475	Fillmore St
0726 022	1600	Ellis St
0726 023	1755	O'Farrell St
0726 024	1445	Fillmore St
0726 025	1600	Ellis St
0726 026	1419	Fillmore St
0726 027	1405	Fillmore St
0726 028	1401	Fillmore St
0726 029	1401	Fillmore St
0726 030	1600	Ellis St
0726 031	1600	Ellis St
0726 032	1600	Ellis St
0726 033	1749	O'Farrell St
0726 034	1745	O'Farrell St
0726 035	1739	O'Farrell St
0726 036	1740	O'Farrell St
0726 037	1600	Ellis St
0726 038	1600	Ellis St
0726 039	1600	Ellis St
0726 040	1600	Ellis St
0726 041	1600	Ellis St
0726 042	1421	Fillmore St
0731 018	1525	Eddy St
0731 020	1510	Eddy St
0731 021	1530	Eddy St
0731 022	1375	Fillmore St
0731 023	1355	Fillmore St
0731 024	1325	Fillmore St
0731 025	1305	Fillmore St
0731 026	1309-1315	Fillmore St
0731 027	1521	Eddy St
0731 028	1533	Eddy St
0731 029	1301	Fillmore St
0731 030	1520	Eddy St
0731 031	1530	Eddy St
0731 032	1345	Fillmore St, #301
0731 033	1345	Fillmore St, #302
0731 034	1345	Fillmore St, #303
0731 035	1345	Fillmore St, #304
0731 036	1345	Fillmore St, #305

0731 037	1345	Fillmore St, #306
0731 038	1345	Fillmore St, #307
0731 039	1345	Fillmore St, #308
0731 040	1345	Fillmore St, #309
0731 041	1345	Fillmore St, #310
0731 042	1345	Fillmore St, #401
0731 043	1345	Fillmore St, #402
0731 044	1345	Fillmore St, #403
0731 045	1345	Fillmore St, #404
0731 046	1345	Fillmore St, #405
0731 047	1345	Fillmore St, #406
0731 048	1345	Fillmore St, #407
0731 049	1345	Fillmore St, #408
0731 050	1345	Fillmore St, #501
0731 051	1345	Fillmore St, #502
0731 052	1345	Fillmore St, #503
0731 053	1345	Fillmore St, #504
0731 054	1345	Fillmore St, #505
0731 055	1345	Fillmore St, #506
0731 056	1345	Fillmore St, #507
0731 057	1345	Fillmore St, #508
0731 058	1345	Fillmore St, #509
0731 059	1345	Fillmore St, #601
0731 060	1345	Fillmore St, #602
0731 061	1345	Fillmore St, #603
0731 062	1345	Fillmore St, #604
0731 063	1345	Fillmore St, #605
0731 064	1345	Fillmore St, #606
0731 065	1345	Fillmore St, #607
0731 066	1345	Fillmore St, #608
0731 067	1345	Fillmore St, #609
0750 019	1420	Turk St

#### Benefit Zone 4

APN (Block and Lot Number)	Street Address
0708 022	1489 Webster St
0708 023	1489 Webster St
0708 024	1489 Webster St
0708 025	1489 Webster St
0708 026	1489 Webster St
0708 027	1489 Webster St
0708 028	1489 Webster St
0708 029	1428 Webster St
0708 030	1489 Webster St
0708 031	1489 Webster St
0708 032	1489 Webster St
0708 033	1489 Webster St
0708 034	1489 Webster St

0708 035	1489	Webster St
0708 036	1489	Webster St
0708 037	1489	Webster St
0708 038	1489	Webster St
0708 039	1489	Webster St
0708 040	1489	Webster St
0708 041	1489	Webster St
0708 042	1489	Webster St
0708 043	1489	Webster St
0708 044	1489	Webster St
0708 045	1489	Webster St
0708 046	1489	Webster St
0708 047	1489	Webster St
0708 048	1489	Webster St
0708 049	1489	Webster St
0708 050	1489	Webster St
0708 051	1489	Webster St
0708 052	1489	Webster St
0708 053	1489	Webster St
0708 054	1489	Webster St
0708 055	1489	Webster St
0708 056	1489	Webster St
0708 057	1489	Webster St
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0708 060	1489	Webster St
0708 061	1489	Webster St
0708 062	1489	Webster St
0708 063	1489	Webster St
0708 064	1489	Webster St
0708 065	1489	Webster St
0708 066	1489	Webster St
0708 067	1489	Webster St
0708 068	1489	Webster St
0708 069	1489	Webster St
0708 070	1489	Webster St
0708 071	1489	Webster St
0708 072	1489	Webster St
0708 073	1489	Webster St
0708 074	1489	Webster St
0708 075	1489	Webster St
0708 076	1489	Webster St
0708 077	1489	Webster St
0708 078	1489	Webster St
0708 079	1489	Webster St
0708 080	1489	Webster St
0708 081	1489	Webster St
0708 082	1489	Webster St
0708 083	1489	Webster St
0708 084	1489	Webster St

0708 085	1489	Webster St
0708 086	1489	Webster St
0708 087	1489	Webster St
0708 088	1489	Webster St
0708 089	1489	Webster St
0708 090	1489	Webster St
0708 091	1489	Webster St
0708 092	1489	Webster St
0708 093	1489	Webster St
0708 094	1489	Webster St
0708 095	1489	Webster St
0708 096	1489	Webster St
0708 097	1489	Webster St
0708 098	1489	Webster St
0708 099	1489	Webster St
0708 100	1489	Webster St
0708 101	1489	Webster St
0708 102	1489	Webster St
0708 103	1489	Webster St
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0708 147	1489	Webster St
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0708 155	1489	Webster St
0708 156	1489	Webster St
0708 157	1489	Webster St
0708 158	1489	Webster St
0708 159	1489	Webster St
0708 160	1489	Webster St
0708 161	1489	Webster St
0708 162	1489	Webster St
0708 163	1489	Webster St
0708 164	1489	Webster St
0708 165	1489	Webster St
0708 166	1489	Webster St
0708 167	1489	Webster St
0708 168	1489	Webster St
0708 169	1489	Webster St
0708 170	1489	Webster St
0708 171	1489	Webster St
0708 172	1489	Webster St
0708 173	1489	Webster St
0708 174	1489	Webster St
0708 175	1489	Webster St
0708 176	1489	Webster St
0708 177	1489	Webster St
0708 178	1489	Webster St
0708 179	1489	Webster St

**Zone 1** includes all parcels fronting on Fillmore Street, from Golden Gate Ave. to Post St., and the parcel upon which the Safeway Store on Webster St. is located (excluding parcels included in Zone 3 or Zone 4);

**Zone 2** includes all parcels not fronting on Fillmore Street (excluding the Safeway Store parcel on Webster St., and parcels included in Zone 3 and Zone 4);

**Zone 3** includes all parcels comprising the Fillmore Center development, which is characterized by its significant density, building height and publicly accessible open space areas.

**Zone 4** includes the parcels in the block bounded by Geary St., Webster St. and Eddy St. that have a pedestrian public right of way fronting the parking lot for the Safeway Store (excluding the Safeway Store parcel on Webster St.), as listed for Zone 4 on Table D-1.

TABLE D - 2: DATA ON PROPERTY VARIABLES BY BENEFIT ZONE

Benefit Zone	Gross Building Square Footage	Gross Lot Size Square Feet	Gross Linear Frontage
1	393,711	506,822	5,120
2	65,683	75,128	1,268
3	945,907	356,383	3,647
4	168,781	60,192	996
Total	1,574,082	998,525	11,031

The assessment for the five years will be calculated as follows:

TABLE D - 3: FIRST YEAR PROPERTY ASSESSMENTS BY BENEFIT ZONE AND PROPERTY VARIABLE

Benefit Zone	Gross Building Square Footage, First Year	Gross Lot Size First Year	Gross Linear Frontage (All sides), First Year
1	Per Square foot (A/Retail): \$ 0.16 (see table D-3 for Building Use Categories)  Per Square foot (B/Office): \$ 0.10  Per square foot (C – F): \$ 0.03  Per square foot (G) – no charge  Per square foot (H) Amphitheater/auditorium with maximum occupancy of 1,000 or more: \$0.32	\$0.12 per square foot	\$14.00 per linear foot
2	Per square foot (A/Retail): \$ 0.10  Per Square foot (B/Office): \$0. 07	\$0.09 per square foot	\$10.00 per linear foot

	Per Square foot (C-F): \$ 0.03		
	Per square foot (G) no charge		
3	Per square foot (A/Retail): \$ 0.13 Per square foot (B/Office): \$ 0.08 Per square foot (C – F): \$ 0.0175 Per square foot (G) – no charge	\$ 0.096 per square foot	\$10.00 per linear foot
4	Per square foot (A/Retail): \$ 0.10 Per square foot (B/Office): \$ 0.07 Per square foot (C – F): \$ 0.03 Per square foot (G) – no charge	\$ 0.05 per square foot	\$4.00 per linear foot

*Benefit Zone 1 parcels* will derive the most benefit from the creation of the Jazz District CBD due to the fact that those properties, including the Safeway Store, represent the focal point of this district. These parcels generate the most vehicular and pedestrian traffic in the district and are in need of higher levels of service. Based upon the increased frequency of key services (see Table C-1), those parcels will derive the most benefit from the special benefits funded from the establishment of the Fillmore Jazz District CBD.

*Benefit Zone 2 parcels* will also benefit from the establishment of the district, albeit at a lower level. Benefit Zone 2 parcels are predominantly residential, public or ecumenical in nature and do not enjoy the same foot traffic as Benefit Zone 1 parcels. In addition, their assessment rates are lower due to a lower frequency of key special benefit services.

*Benefit Zone 3 parcels* include the parcels comprising the Fillmore Center. This is a unique and one-of-a-kind development in the Fillmore, possessing the highest concentration of retail and residential building square footage in the district. The Fillmore Center contains a lot of publicly accessible open space that is maintained by the Fillmore Center staff itself. The Fillmore Center also provides ongoing public rights of way maintenance and security, as a component of its management of its development, consistent with agreements made with the San Francisco Redevelopment Agency.

*Benefit Zone 4* includes the parcels in the block bounded by Geary St., Webster St. and Eddy St. that have a pedestrian public right of way fronting the parking lot for the Safeway Store (excluding the Safeway Store parcel on Webster St.), as listed for Zone 4 on Table D-1.

For example, under the proposed assessment methodology, a 5,000 square foot lot, with 50 feet of frontage and 4,000 square feet of usable retail building use in *Benefit Zone 1* would yield an annual assessment for the Fillmore Jazz District CBD of:

BENEFIT ZONE 1:

5,000 x \$ 0.12	= \$ 600.00 in lot size
50 x \$ 14.00	= \$ 700.00 in linear frontage, and
4,000 x \$ 0.16	= \$ 640.00 in building square footage

*or a total first year assessment of: \$ 1,940.00 per year*

BENEFIT ZONE 2:

5,000 x \$0.09	= \$ 450.00 in lot size
50 x \$10.00	= \$ 500.00 in linear frontage, and
4,000 x \$ 0.10	= \$ 400.00 in building square footage

*or a total first year assessment of: \$ 1,350.00 per year*

BENEFIT ZONE 3:

5,000 x \$0.096	= \$ 480.00 in lot size
50 x \$10.00	= \$ 560.00 in linear frontage, and
4,000 x \$0.13	= \$ 520.00 in building square footage

*or a total first year assessment of: \$ 1,560 per year*

BENEFIT ZONE 4:

5,000 x \$0.05	= \$ 250.00 in lot size
50 x \$ 5.00	= \$ 250.00 in linear frontage, and
4,000 x \$0.10	= \$ 400.00 in building square footage

*or a total first year assessment of: \$ 900.00 per year*

This assessment methodology has been endorsed by the Fillmore Jazz District CBD Steering Committee as the most fair and equitable for apportionment of assessments to parcels included in the district.

Linear frontage will be assessed on *all sides fronting the public rights of way*. Both linear frontage and lot size will be assessed based upon the data from the City and County of San Francisco; and the gross building square footage and use will be determined by field survey and data from the City and County of San Francisco.

Building Uses in District

- Building uses in Benefit Zones 1, 2 and 3 have been categorized through field surveys and property verification forms signed by the property owners.

**TABLE D - 4: BUILDING USE CATEGORIES**

Building Use Code	Description of Use
A	Retail space, hotels, motels;
B	Office and Commercial uses, free standing for-profit parking structures;
C	Industrial/Manufacturing/Distribution/Wholesale;
D	Institutional (City, County, School, public utility, parks, etc.);
E	Church, non-profit public benefit corporations;
F/Residential	Multi-unit housing, condominiums, apartments
G (exempt)	Non-functional building structures, the building square feet comprising a parking structure that services the residential or office population within the building
H	Amphitheater/Auditorium with maximum occupancy of 1,000 or more

The building square footage of mixed use buildings shall be assessed based upon the square footage and relevant rate for the different uses, (retail, office, residential, etc.).

Publicly Owned Parcels and Government Assessments:

Public property owners such as the City and County of San Francisco, the Redevelopment Agency and the State of California are subject to assessments for the special benefits conferred upon government owned property within the boundaries of the CBD. Article XIID(4) of the California Constitution, (Proposition 218), requires that government owned parcels be assessed unless they receive no special benefit from the improvements and activities funded by the assessments:

*“Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from Assessments unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.”*

Exemptions and Exclusions:

Consistent with Article XIID of the State Constitution, (Proposition 218), it has been determined that all parcels within the proposed district will derive special benefits from the assessments. Therefore, no parcels will be exempted from payment, regardless of use or ownership. As noted above, the square footage of any parking that supports residential tenants or offices in the same building will be excluded from the building square footage when calculating the assessment for the particular parcel.

Annual Assessment

Assessments in all four benefit zones shall be maintained at the same rate for the five years of the district, FY 2006-7 through FY 2010-2011.

TABLE D - 5: PROJECTION OF ASSESSMENTS OVER THE LIFE OF THE DISTRICT

Fiscal Year of Operation	Total Budget from Assessments	Total Budget
2006-2007	\$ 311,114.00	\$ 327,488.00
2007-2008	\$ 311,114.00	\$ 327,488.00
2008-2009	\$ 311,114.00	\$ 327,488.00
2009-2010	\$ 311,114.00	\$ 327,488.00
2010-2011	\$ 311,114.00	\$ 327,488.00

E. TIME AND MANNER OF COLLECTING ASSESSMENTS

The Fillmore Jazz District CBD assessment will appear as a separate line item on the annual property tax bills prepared by San Francisco County Tax Collector. A special assessment bill will also be issued annually by the Tax Collector's office to parcels that are exempt from payment of property taxes. Payment of property taxes is due on November 1 and February 1, with the bill becoming delinquent at the close of business December 10 and April 10, respectively. The total bill may be paid with the first installment. The San Francisco Tax Collector shall distribute the assessments collected by the City and County of San Francisco to the management corporation pursuant to the management agreement between the City and the owners' association for the district.

F. NUMBER OF YEARS ASSESSMENTS WILL BE LEVIED

The Fillmore Jazz District CBD will be established for five years. Services will commence at the beginning of the 2007 calendar year following the first disbursement of assessments to the CBD management corporation.

Disestablishment of the District

Each year that the Fillmore Jazz District CBD is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the CBD. This 30-day period begins each year on the anniversary date the Board of Supervisors established the CBD. Within that 30-day period, if a written petition is submitted by the owners of real property who pay 50% or more of the assessments levied, the CBD may be disestablished by the Board of Supervisors.

A majority of the Board of Supervisors, may initiate disestablishment for improper actions by the CBD management corporation. Eight members of the Board of Supervisors may initiate disestablishment proceedings for any reason.

All outstanding indebtedness must be paid prior to disestablishment of the CBD.

G. TIMELINE FOR IMPLEMENTATION AND COMPLETION OF THE FILLMORE JAZZ DISTRICT COMMUNITY BENEFIT DISTRICT MANAGEMENT DISTRICT PLAN

The timeline for formation and completion of the Fillmore Jazz District CBD and its Management District Plan is as follows:

Task	Date of Completion
Fillmore Jazz District CBD Steering Committee, meeting to review 1 <sup>st</sup> draft Management District Plan	November 2005
Approval of final draft Management District Plan by CBD Steering Committee	May 2006
Mail out final Management District Plan and petition endorsing plan to affected Jazz District property owners	May 2006
Submit minimum 30% weighted petitions endorsing the Management District Plan and related assessments to the Mayor's Office of Economic and Workforce Development	May 2006
Ballots distributed by mail to property owners upon Resolution of the Board of Supervisors	June 2006
Ballots due, public hearing, ballots counted, CBD formed	August 15, 2006
Management Corporation created by Fillmore Jazz District CBD Steering Committee, incorporation papers filed with Secretary of State, Internal Revenue Service and other government agencies. Special assessment district management contract with City executed.	August – November 2006
First assessments disbursed to CBD management corporation	December 2006 – January 2007

## H. PROPOSED RULES AND REGULATIONS TO APPLIED TO THE DISTRICT

### Management of the District:

The Non-profit owners' association ("Management Corporation") for this CBD must make accommodations for the participation of all property owners paying into the CBD, as well as taking into account that at least 25% of the Management Corporation Board seats must be set aside for non-property owning merchants within the proposed CBD boundaries, (Article 15, Section 1511 (f) of the San Francisco Business Tax and Regulations Code) and 25% of the Management Corporation Board seats must be set aside for individuals who do not own real property in the district and are not merchants within the district. Once the CBD has been established, the Fillmore Jazz District CBD Steering Committee will continue its work to form the Management Corporation and prepare to commence operations, including preparing articles of incorporation and bylaws, registering with the Secretary of State, applying to the Internal Revenue Service for tax exempt status, obtaining a business registration certificate from the Tax Collector's Office, obtaining insurance and completing other requirements by law and/or the management contract with the City.

The Steering Committee will be open to all community business and property owners and other stakeholders interested in developing the rules and regulations of the new Management Corporation administering the CBD consistent with the Management District Plan.

The Management Corporation will be a non-profit corporation with provision for election or appointment of members of the board of directors, who shall serve as volunteers. The Management Corporation may have paid staff. The Management Corporation may hire sub-contractors to implement the services as outlined in the plan. The Management Corporation is required to comply with California open meeting and public records laws.

The Management Corporation may reallocate funding within the service categories, not to exceed 10% of the annual budgeted amount for the category consistent with the Management District Plan.

Annual Report: The Management Corporation shall submit an annual report to the Board of Supervisors and to the Mayor's Office of Economic and Workforce Development. The annual report will report on the requirements under section 36650 of the Streets and Highways Code as well as a provide information on all hardship waivers or assessment reductions requested, the waivers and reductions granted in the prior year, the criteria used by the owners' association to make decisions thereon, and the criteria to be used to decide such requests in the following year. The annual report will also include information about pass through of annual assessments from property owners to their tenants.

The Management Corporation shall aim to meet the following operational objectives for the Fillmore Jazz District CBD:

- *Create and manage programs that best respond to the top priorities of Fillmore Jazz District CBD stakeholders;*
- *Maximize coordination of the City/County government to avoid duplication of services and to leverage resources;*

- *Deliver services through a cost-effective, non-bureaucratic and easy to access organizational structure; and*
- *Provide accountability and responsiveness to those who pay assessments into the district.*
- *Seek opportunities in which the Fillmore CBD funds, consistent with the programs as defined in the Management District Plan, may be used in the community to foster job growth, economic opportunities and self-help programs.*

The Management Corporation may establish rules and regulations that uniquely apply to the district. A few initial rules and regulations will be employed by the Fillmore Jazz District CBD Management Corporation in the administration of the CBD such as:

*Competitive Bidding:*

Following the formation of the CBD, the Management Corporation Board shall consider developing a policy for competitive bidding as it pertains to contracted services for the Fillmore Jazz District CBD. The policy will aim to maximize service quality, efficiency and cost effectiveness.

*Conflict of Interest:*

Except for approved eligible administrative or personnel costs, no Board member who exercises any functions or responsibilities with respect to the actions of the Board and/or the Management Corporation, or who is in a position to participate in a decision making process or gain inside information shall obtain a personal or financial interest in or benefit from any contract, subcontract or agreement entered into or recommended by the Board and/or the Management Corporation or the proceeds there under, either for himself or herself or for those with whom they have family or business ties, during his or her tenure or for two years thereafter.

Any Board member of the Fillmore Jazz District CBD Management Corporation shall recuse themselves from any vote in which a potential financial conflict of interest exists. Such potential conflicts include, but are not limited to, prioritizing capital improvement projects which result in special benefit to specific property owners, prioritization of services to benefit a particular owner or group of owners, hiring or selecting the relatives of Board members for a contract.

*Public Access to Meetings and District Records*

Meetings of the management corporation board are subject to the Ralph and Brown Act and must be open to the public. Annual budgets and financial reports shall be submitted to the board members and to the Board of Supervisors for approval. Records concerning the district are subject to public inspection in accordance with the California Public Records Act.

## APPENDICES

APPENDIX 1

Existing City Services  
 Existing San Francisco Redevelopment Agency-Sponsored Services  
 Fillmore Jazz Preservation District

PRE JANUARY 1, 2009		POST JANUARY 1, 2009				
Existing City and/or Agency Service	Primary Provider:	Frequency	Expiration Date	Primary Provider:	Frequency	Expiration Date
Promotions:						
Juneteenth Celebration	SFRA	1 event	July 2006			
Fillmore Fridays Concert Series	SFRA	Up to 7 concerts	December 2006			
Jazz District Signature Event	SFRA	1 event	December 2006			
Jazz District Film Festival	SFRA	1 event	December 2006			
Black History Event	SFRA	1 event	February 2007			
Merchant Marketing Activities	SFRA	TBD	February 2007			
Maintenance:						
Sidewalk sweeping/litter pick-up	SFRA	Daily	March 31, 2007			
Enhanced trash receptacle emptying and garbage removal	SFRA	Daily	March 31, 2007			
Enhanced graffiti removal	SFRA	Daily	March 31, 2007			
Cleaning street furniture	SFRA	Daily	March 31, 2007			
Maintain trees, shrubs, groundcover	SFRA	Daily	March 31, 2007			
Tree well / flower box maintenance	SFRA	Daily	March 31, 2007			

<sup>1</sup> Maintenance services are conducted in the public right of way on Fillmore Street between McAllister and Post Streets and include Gene Suttle Plaza at O'Farrell and Fillmore Streets.

		PRE JANUARY 1, 2009				POST JANUARY 1, 2009			
<u>Existing City and/or Agency Service</u>	<u>Primary Provider:</u>	<u>Frequency</u>	<u>Expiration Date</u>	<u>Primary Provider:</u>	<u>Frequency</u>	<u>Expiration Date</u>			
Pressure/Power Washing Sidewalks	SFRA	Weekly	March 31, 2007						
Tree Pruning	SFRA	Annually	March 31, 2007						
Tree Fertilizing	SFRA	As-Needed	March 31, 2007						
Soil testing	SFRA	Annually	March 31, 2007						
Street Lighting Control	SFRA	As-Needed	March 31, 2007						

Repair of Capital Improvements: Sidewalks & Walk of Fame Pavers	SFRA	As-Needed if Hazardous Conditions Exist	January 1, 2009				
Street Trees	SFRA	As-Needed	January 1, 2009				
Street Lighting	SFRA	As-Needed	January 1, 2009	City/PUC			
Street Furniture/Trash Receptacles (FF&Es)	SFRA	As-Needed	January 1, 2009				
The Blue Bridge	SFRA	As-Needed	January 1, 2009	City/DPW			
Mechanical Street Sweep	DPW	3-4 days/week on Fillmore. 1 time/week on side streets	Continuing, Ongoing Service	DPW	3-4 days/week on Fillmore. 1 time/week on side streets	Continuing, Ongoing Service	
Graffiti Removal on street furniture, bus shelters, utility boxes, etc.	DPW, MUNI, PUC and other city agencies	As needed or by request. DPW responds within 48 hrs. to graffiti reported on their property.	Continuing, Ongoing Service	DPW, MUNI, PUC and other city agencies	As needed or by request. DPW responds within 48 hrs. to graffiti reported on their property.	Continuing, Ongoing Service	
28-clean (415-282-5326) is a 24/7 hotline for reporting graffiti, illegal dumping & for pick-up of bulky items or other debris.	DPW	2 Litter Patrol vehicles available to respond to calls 7 days/week.	Continuing, Ongoing Service	DPW	2 Litter Patrol vehicles available to respond to calls 7 days/week.	Continuing, Ongoing Service	
Public litter receptacles: Emptying	Sunset Scavenger	Once daily	Continuing, Ongoing Service	Sunset Scavenger	Once daily	Continuing, Ongoing Service	
Repairs/maintenance	DPW	As needed	Continuing, Ongoing Service	DPW	As needed	Continuing, Ongoing Service	
Cleaning/washing	DPW	1 time per/month	Continuing, Ongoing Service	DPW	1 time per/month	Continuing, Ongoing Service	

Code enforcement: Environmental, safety, cleanliness, and litter laws	DPW	As needed or by request	Continuing, Ongoing Service	DPW	As needed or by request	Continuing, Ongoing Service
Geary Street Bridge – Sweep, steam clean & remove debris/debris	DPW	As needed	Continuing, Ongoing Service	DPW	As needed	Continuing, Ongoing Service
Landscaping on Webster Street median from Golden Gate Ave. to Post St.	DPW	As needed	Continuing, Ongoing Service	DPW	As needed	Continuing, Ongoing Service
Maintain Wisteria plants on Geary Street overpass and clean sidewalks underneath overpass	DPW	As needed	Continuing, Ongoing Service	DPW	As needed	Continuing, Ongoing Service
Mini Park: On Fillmore Street between Turk Street and Golden Gate Avenue	Rec/Park	1 Gardener, Mon- Fri from 1:00-1:30 p.m. (total of 2.5 hr/week)	Continuing, Ongoing Service	Rec/Park	1 Gardener, Mon-Fri from 1:00-1:30 p.m. (total of 2.5 hr/week)	Continuing, Ongoing Service
Safety: Beat Officers	SFPD: Northern Station <sup>2</sup>	1 beat officer on Fillmore Street from Turk to Washington Streets	Continuing, Ongoing Service	SFPD: Northern Station	1 beat officer on Fillmore Street from Turk to Washington Streets	Continuing, Ongoing Service
Radio Cars	SFPD: Northern Station	5 radio cars staffed with 1-2 officers 24 hours/day, 7 days/week	Continuing, Ongoing Service	SFPD: Northern Station	5 radio cars staffed with 1-2 officers 24 hours/day, 7 days/week	Continuing, Ongoing Service

SFRA/San Francisco Redevelopment Agency • DPW/Department of Public Works • PUC/Public Utilities Commission • San Francisco Recreation and Park Department (Rec/Park)  
• SFPD/San Francisco Police Department

<sup>2</sup> Northern Station boundaries are San Francisco Bay/Steiner Street/Market Street/Larkin Street

**LIST OF PROPERTIES TO BE ASSESSED & ASSESSMENT AMOUNTS**

APN	Site Number	St Name	Assessment	Percent
0702 001	1651-1665	Fillmore St	\$ 3,884.16	1.2485%
0702 002	1641	Fillmore St	\$ 1,011.12	0.3250%
0702 003	1637	Fillmore St	\$ 2,514.32	0.8082%
0702 004	1633	Fillmore St	\$ 2,150.52	0.6912%
0702 027	8	Avery St	\$ 462.40	0.1486%
0702 028	1949	Post St	\$ 2,034.98	0.6541%
0702 028A	1933	Post St	\$ 502.23	0.1614%
0702 028B	1933	Post St	\$ 418.57	0.1345%
0702 033	1601	Fillmore St	\$ 4,651.64	1.4952%
0707 001	1539-1567	Fillmore St	\$ 14,671.56	4.7158%
0707 002	1515-1529	Fillmore St	\$ 1,638.62	0.5267%
0707 016	1550	Steiner St	\$ 1,991.78	0.6402%
0707 017	1875	Geary Blvd	\$ 4,778.96	1.5361%
0707 018	1859	Geary Blvd	\$ 1,850.87	0.5949%
0707 019	1839	Geary Blvd	\$ 1,939.75	0.6235%
0707 021	1540	Steiner St #1	\$ 195.07	0.0627%
0707 022	1540	Steiner St #2	\$ 195.07	0.0627%
0707 023	1540	Steiner St #3	\$ 191.83	0.0617%
0707 024	1540	Steiner St #4	\$ 191.83	0.0617%
0707 025	1520	Steiner St #5	\$ 191.83	0.0617%
0707 026	1520	Steiner St #6	\$ 191.83	0.0617%
0707 027	1520	Steiner St #7	\$ 191.83	0.0617%
0707 028	1520	Steiner St #8	\$ 191.83	0.0617%
0707 029	1520	Steiner St #9	\$ 191.83	0.0617%
0707 030	1540	Steiner St #10	\$ 191.83	0.0617%
0707 031	1500	Steiner St #11	\$ 193.81	0.0623%
0707 032	1540	Steiner St #12	\$ 193.81	0.0623%
0707 033	1770	O'Farrell St #13	\$ 191.83	0.0617%
0707 035	1770	O'Farrell St #14	\$ 191.83	0.0617%
0707 036	1770	O'Farrell St #15	\$ 191.83	0.0617%
0707 037	1770	O'Farrell St #16	\$ 191.83	0.0617%
0707 038	1760	O'Farrell St #17	\$ 191.83	0.0617%
0707 039	1540	Steiner St #18	\$ 191.83	0.0617%
0707 040	1760	O'Farrell St #19	\$ 191.83	0.0617%
0707 041	1760	O'Farrell St #20	\$ 191.83	0.0617%
0707 043	1501	Fillmore St	\$ 3,043.30	0.9782%
0707 044	1700-1758	O'Farrell St	\$ 293.73	0.0944%
0707 045	1700-1758	O'Farrell St	\$ 1,001.28	0.3218%
0707 046	1700-1758	O'Farrell St	\$ 366.96	0.1180%
0707 047	1700-1758	O'Farrell St	\$ 270.35	0.0869%
0707 048	1501	Fillmore St	\$ 3,871.74	1.2445%
0708 012	1520-1522	Fillmore St	\$ 1,458.60	0.4688%
0708 012A	1528-1530	Fillmore St	\$ 2,031.40	0.6529%
0708 013	1534-1546	Fillmore St	\$ 1,559.76	0.5013%
0708 013A	1548-1560	Fillmore St	\$ 8,436.04	2.7116%
0708 021	1489	Webster St	\$ 3,858.76	1.2403%
0708 022	1489	Webster St	\$ 7,413.30	2.3828%

0708 023	1489	Webster St	\$ 2,778.28	0.8930%
0708 024	1489	Webster St	\$ 25.05	0.0081%
0708 025	1489	Webster St	\$ 25.05	0.0081%
0708 026	1489	Webster St	\$ 25.05	0.0081%
0708 027	1489	Webster St	\$ 25.05	0.0081%
0708 028	1489	Webster St	\$ 25.05	0.0081%
0708 029	1428	Webster St	\$ 25.05	0.0081%
0708 030	1489	Webster St	\$ 25.05	0.0081%
0708 031	1489	Webster St	\$ 25.05	0.0081%
0708 032	1489	Webster St	\$ 25.05	0.0081%
0708 033	1489	Webster St	\$ 25.05	0.0081%
0708 034	1489	Webster St	\$ 25.05	0.0081%
0708 035	1489	Webster St	\$ 25.05	0.0081%
0708 036	1489	Webster St	\$ 25.05	0.0081%
0708 037	1489	Webster St	\$ 25.05	0.0081%
0708 038	1489	Webster St	\$ 25.05	0.0081%
0708 039	1489	Webster St	\$ 25.05	0.0081%
0708 040	1489	Webster St	\$ 25.05	0.0081%
0708 041	1489	Webster St	\$ 25.05	0.0081%
0708 042	1489	Webster St	\$ 25.05	0.0081%
0708 043	1489	Webster St	\$ 25.05	0.0081%
0708 044	1489	Webster St	\$ 25.05	0.0081%
0708 045	1489	Webster St	\$ 25.05	0.0081%
0708 046	1489	Webster St	\$ 25.05	0.0081%
0708 047	1489	Webster St	\$ 25.05	0.0081%
0708 048	1489	Webster St	\$ 25.05	0.0081%
0708 049	1489	Webster St	\$ 25.05	0.0081%
0708 050	1489	Webster St	\$ 25.05	0.0081%
0708 051	1489	Webster St	\$ 25.05	0.0081%
0708 052	1489	Webster St	\$ 25.05	0.0081%
0708 053	1489	Webster St	\$ 25.05	0.0081%
0708 054	1489	Webster St	\$ 25.05	0.0081%
0708 055	1489	Webster St	\$ 25.05	0.0081%
0708 056	1489	Webster St	\$ 25.05	0.0081%
0708 057	1489	Webster St	\$ 25.05	0.0081%
0708 058	1489	Webster St	\$ 25.05	0.0081%
0708 059	1489	Webster St	\$ 25.05	0.0081%
0708 060	1489	Webster St	\$ 25.05	0.0081%
0708 061	1489	Webster St	\$ 25.05	0.0081%
0708 062	1489	Webster St	\$ 25.05	0.0081%
0708 063	1489	Webster St	\$ 25.05	0.0081%
0708 064	1489	Webster St	\$ 25.05	0.0081%
0708 065	1489	Webster St	\$ 25.05	0.0081%
0708 066	1489	Webster St	\$ 25.05	0.0081%
0708 067	1489	Webster St	\$ 25.05	0.0081%
0708 068	1489	Webster St	\$ 25.05	0.0081%
0708 069	1489	Webster St	\$ 25.05	0.0081%
0708 070	1489	Webster St	\$ 25.05	0.0081%
0708 071	1489	Webster St	\$ 25.05	0.0081%
0708 072	1489	Webster St	\$ 25.05	0.0081%





0708 173	1489	Webster St	\$ 25.05	0.0081%
0708 174	1489	Webster St	\$ 25.05	0.0081%
0708 175	1489	Webster St	\$ 25.05	0.0081%
0708 176	1489	Webster St	\$ 25.05	0.0081%
0708 177	1489	Webster St	\$ 25.05	0.0081%
0708 178	1489	Webster St	\$ 25.05	0.0081%
0708 179	1489	Webster St	\$ 25.05	0.0081%
0725 026	1597	Ellis St	\$ 1,791.00	0.5757%
0725 029	1426	Fillmore St	\$ 13,714.96	4.4083%
0725 030	1400	Fillmore St	\$ 34,616.40	11.1266%
0726 014B	1785	O'Farrell St	\$ 895.65	0.2879%
0726 014C	1775	O'Farrell St	\$ 1,424.35	0.4578%
0726 021	1455-1475	Fillmore St	\$ 6,831.58	2.1958%
0726 022	1600	Ellis St	\$ 4,917.45	1.5806%
0726 023	1755	O'Farrell St	\$ 3,669.27	1.1794%
0726 024	1445	Fillmore St	\$ 411.11	0.1321%
0726 025	1600	Ellis St	\$ 429.31	0.1380%
0726 026	1419	Fillmore St	\$ 1,960.56	0.6302%
0726 027	1405	Fillmore St	\$ 3,189.12	1.0251%
0726 028	1401	Fillmore St	\$ 1,398.55	0.4495%
0726 029	1401	Fillmore St	\$ 25.92	0.0083%
0726 030	1600	Ellis St	\$ 144.28	0.0464%
0726 031	1600	Ellis St	\$ 144.48	0.0464%
0726 032	1600	Ellis St	\$ 258.91	0.0832%
0726 033	1749	O'Farrell St	\$ 508.77	0.1635%
0726 034	1745	O'Farrell St	\$ 428.94	0.1379%
0726 035	1739	O'Farrell St	\$ 428.94	0.1379%
0726 036	1740	O'Farrell St	\$ 2,709.35	0.8709%
0726 037	1600	Ellis St	\$ 121.05	0.0389%
0726 038	1600	Ellis St	\$ 239.42	0.0770%
0726 039	1600	Ellis St	\$ 78.34	0.0252%
0726 040	1600	Ellis St	\$ 82.94	0.0267%
0726 041	1600	Ellis St	\$ 95.42	0.0307%
0726 042	1421	Fillmore St	\$ 124.75	0.0401%
0731 018	1525	Eddy St	\$ -	0.0000%
0731 020	1510	Eddy St	\$ 115.01	0.0370%
0731 021	1530	Eddy St	\$ 115.01	0.0370%
0731 022	1375	Fillmore St	\$ 2,599.84	0.8357%
0731 023	1355	Fillmore St	\$ 2,261.45	0.7269%
0731 024	1325	Fillmore St	\$ 2,543.81	0.8176%
0731 025	1305	Fillmore St	\$ 2,268.86	0.7293%
0731 026	1309-1315	Fillmore St	\$ 2,369.48	0.7616%
0731 027	1521	Eddy St	\$ 2,658.34	0.8545%
0731 028	1533	Eddy St	\$ 2,335.94	0.7508%
0731 029	1301	Fillmore St	\$ 2,295.38	0.7378%
0731 030	1520	Eddy St	\$ 2,381.96	0.7656%
0731 031	1530	Eddy St	\$ 2,555.12	0.8213%
0731 032	1345	Fillmore St, #301	\$ 115.01	0.0370%
0731 033	1345	Fillmore St, #302	\$ 115.01	0.0370%
0731 034	1345	Fillmore St, #303	\$ 115.01	0.0370%

0731 035	1345	Fillmore St, #304	\$	115.01	0.0370%
0731 036	1345	Fillmore St, #305	\$	115.01	0.0370%
0731 037	1345	Fillmore St, #306	\$	115.01	0.0370%
0731 038	1345	Fillmore St, #307	\$	115.01	0.0370%
0731 039	1345	Fillmore St, #308	\$	115.01	0.0370%
0731 040	1345	Fillmore St, #309	\$	115.01	0.0370%
0731 041	1345	Fillmore St, #310	\$	115.01	0.0370%
0731 042	1345	Fillmore St, #401	\$	115.01	0.0370%
0731 043	1345	Fillmore St, #402	\$	115.01	0.0370%
0731 044	1345	Fillmore St, #403	\$	115.01	0.0370%
0731 045	1345	Fillmore St, #404	\$	115.01	0.0370%
0731 046	1345	Fillmore St, #405	\$	115.01	0.0370%
0731 047	1345	Fillmore St, #406	\$	115.01	0.0370%
0731 048	1345	Fillmore St, #407	\$	115.01	0.0370%
0731 049	1345	Fillmore St, #408	\$	115.01	0.0370%
0731 050	1345	Fillmore St, #501	\$	115.01	0.0370%
0731 051	1345	Fillmore St, #502	\$	115.01	0.0370%
0731 052	1345	Fillmore St, #503	\$	115.01	0.0370%
0731 053	1345	Fillmore St, #504	\$	115.01	0.0370%
0731 054	1345	Fillmore St, #505	\$	115.01	0.0370%
0731 055	1345	Fillmore St, #506	\$	115.01	0.0370%
0731 056	1345	Fillmore St, #507	\$	115.01	0.0370%
0731 057	1345	Fillmore St, #508	\$	115.01	0.0370%
0731 058	1345	Fillmore St, #509	\$	115.01	0.0370%
0731 059	1345	Fillmore St, #601	\$	115.01	0.0370%
0731 060	1345	Fillmore St, #602	\$	115.01	0.0370%
0731 061	1345	Fillmore St, #603	\$	115.01	0.0370%
0731 062	1345	Fillmore St, #604	\$	115.01	0.0370%
0731 063	1345	Fillmore St, #605	\$	115.01	0.0370%
0731 064	1345	Fillmore St, #606	\$	115.01	0.0370%
0731 065	1345	Fillmore St, #607	\$	115.01	0.0370%
0731 066	1345	Fillmore St, #608	\$	115.01	0.0370%
0731 067	1345	Fillmore St, #609	\$	115.01	0.0370%
0732 014	1300	Fillmore St	\$	1,165.44	0.3746%
0732 015	1300	Fillmore St	\$	1,165.44	0.3746%
0732 016	1300	Fillmore St	\$	1,165.44	0.3746%
0732 017	1300	Fillmore St	\$	1,165.44	0.3746%
0732 018	1300	Fillmore St	\$	1,165.44	0.3746%
0732 019	1300	Fillmore St	\$	1,165.44	0.3746%
0732 020	1300	Fillmore St	\$	1,165.44	0.3746%
0732 022	1300	Fillmore St	\$	1,165.44	0.3746%
0732 023	1300	Fillmore St	\$	1,165.44	0.3746%
0732 029	1300	Fillmore St	\$	1,165.44	0.3746%
0732 030	1300	Fillmore St	\$	1,165.44	0.3746%
0749 009	1200	Fillmore St	\$	11,525.14	3.7045%
0749 019	1290	Fillmore St	\$	5,884.32	1.8914%
0750 019	1420	Turk St	\$	31,253.93	10.0458%
0755 002	1101-1123	Fillmore St	\$	5,433.25	1.7464%
0755 009	1386-1388	Golden Gate Ave	\$	671.25	0.2158%
0755 010	1392	Golden Gate Ave	\$	1,215.20	0.3906%

0755 011	1110	Steiner St	\$ 839.53	0.2698%
0755 013	1125	Fillmore St	\$ 20,335.36	6.5363%
0756 001	1301-1343	Turk St	\$ 8,961.00	2.8803%
0756 001	1301-1343	Turk St	\$ 4,968.00	1.5968%
0756 001	1301-1343	Turk St	\$ 2,481.16	0.7975%
0756 014	1100	Fillmore St	\$ 6,804.72	2.1872%