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Proposition C. In 2000, San Francisco voters approved Proposition C, extending the Open Space Fund that is used to finance acquisitions and capital improvements for Recreation and Park Department (RPD). The legislation created an annual set aside from the tax levy, for an additional thirty years starting with Fiscal Year 2000-2001. This set aside is an amount equivalent to an annual property tax of two and one-half cents ($0.025) for each one hundred dollars ($100) assessed valuation.

The Capital Plan. The legislation further stipulates that an allocation of not less than 5 percent of the monies be dedicated to the acquisition of property identified in the Capital Plan. Any portion of these allocated monies that remains unspent or uncommitted at the end of any fiscal year shall be carried forward, with any interest, for the purpose of acquisition. Any real property acquired with monies from the Open Space Fund shall be placed under the jurisdiction of the Recreation and Park Commission. Proposition C has provided the Recreation and Parks Department (RPD) with a unique opportunity to set aside and bank monies that are protected exclusively for the purpose of land acquisition. The Charter notes the Department’s Capital Plan process listing Capital and acquisition plans.

Ten years of Acquisitions. In the past ten years, Recreation and Park Department has added over 16 acres of park land for an estimated $15.2 million. In 2011 the Parks, Recreation and Open Space Advisory Committee (PROSAC) reviewed and updated the 2006 Acquisition Policy and acquisition roster. The revised policy provides the public and the department with a clear guidebook to the latest process and acquisition policies.
PART II

PURPOSE AND OBJECTIVES

In an effort to support the goals of the General Plan and promote equitable recreational and open space opportunities, the Recreation and Park Department has prepared the Acquisition Policy. The purpose of this policy is to provide guidance and clarity to Commission members, PROSAC, members of the public, and Recreation and Park staff in the pursuit of property.

Recognizing the necessity for a comprehensive policy that addresses all of the open space needs throughout the City, the Commission supports planning for a variety of experiences to meet the department's goals with a long range vision for property acquisition. Objectives such as identifying property in high needs areas, pursuing all available funding sources, the promotion of inter-jurisdictional cooperation and community support all provide a methodology for property selection and eventual acquisition.

Section 13.02 of the San Francisco Park Code states that "In identifying properties for acquisition under the Capital Plan, the Department shall consider, among other things, the following criteria, in this order:
1. Acquisition of open space, facilities and other real property in neighborhoods designated as "high need areas" in the "Recreation and Open Space Element" of the City's General Plan;
2. Acquisition of open space, facilities and other real property in neighborhoods that are experiencing a significant increase in residential population and that have few open space or recreational resources; and
3. Acquisition of significant natural areas that are not otherwise protected from degradation or development."

These three criteria are incorporated within this policy as discussed within part IV of the Acquisition Policy.
PART III

METHODS AND PROCESS OF ACQUISITION

Types of Acquisition

Property transactions are performed in one of three ways:

- **Land Purchase**
- **Donations and Gifts**
- **Jurisdictional Transfer**

When the department purchases real property from a private party or entity it is called a **Land Purchase**. This transaction may include development agreements as specified in area or neighborhood plans.

**Donations and Gifts** are presented to the department as a voluntary contribution without payment in return. This method of acquisition is site and/or project specific and may include development agreements.

A **Jurisdictional Transfer** is used to acquire real property that is already owned by the City through a transfer from one agency or department to another.

*See appendix for “Types of Acquisitions” Diagrams*

Acquisition Process

RPD staff shall continue to seek out possible land acquisitions on an on-going basis. The following diagrams outline the process used in identifying and reviewing potential acquisitions.
Overview of Process and Steps

**STEP ONE:** Form submittal – By submitting a form, the property is formally introduced and initiates a preliminary property review. Each acquisition begins with the Identification form seen below. The completed form is submitted to RPD planning staff for review.

**STEP TWO:** Review and Evaluation- Using the Property Evaluation Worksheet and the Draft Site Information Sheet, department staff evaluates and classifies a property to be desirable, more desirable, most desirable or no recommendation. Once classified as desirable, more desirable or most desirable, properties are listed on the roster which includes all worksheet information. Staff submits findings to PROSAC with proposed site visit date. PROSAC reviews staff evaluation and provides feedback and recommendations about staff classification. If PROSAC disagrees with staff evaluation, PROSAC may vote to remove property from roster. Staff presents evaluations and classifications to PROSAC every 6 mos. or as necessary.

**STEP THREE:** Site Analysis, Research - Continued site research is conducted and may include environmental reviews, appraisals, cost negotiations and other analyses.

**STEP FOUR:** Determination – Commission recommends acquisition to the Board of Supervisors.
STEP ONE: Form submittal – By submitting a form, the property is formally introduced and initiates a preliminary property review. Each acquisition begins with the Identification form seen below. The completed form is submitted to RPD planning staff for review.

SUGGESTED SITE ACQUISITION IDENTIFICATION FORM
San Francisco Recreation and Park Department

To initiate the process please answer the following questions to the best of your knowledge. Please contact Recreation and Park Planning Division staff if you have any questions regarding this form. Please provide photographs of the site and the surrounding area when submitting this form to Recreation and Park Planning Division.

PROPERTY DESCRIPTION

Property Address: ___________________________________________________________________________

Block and Lot Number _______________________________________________________________________
(Please see: http://www.sfplanning.org/ if not known)

Site Location (Please provide nearest cross streets):
__________________________________________________________________________________________

Supervisor District: _________________________________________________________________________
(Please see: http://www.sfplanning.org/ if not known)

Property size: ______________________________________________________________________________

Existing Use: ______________________________________________________________________________

Suggested Use: _____________________________________________________________________________

SURROUNDING CONTEXT

1.) What is the nearest park or public open space? Please list what they are.
__________________________________________________________________________________________
__________________________________________________________________________________________

OTHER COMMENTS
__________________________________________________________________________________________
__________________________________________________________________________________________

Please submit this completed form with your contact information to:

San Francisco Recreation and Park Department
Deputy Director of Park Planning
30 Van Ness, 4TH Floor
San Francisco, CA
94102

Today’s Date:  
Name:  
Phone number:  
Community Organization (if applicable):
**STEP TWO:** Review and Evaluation- Using the Property Evaluation Worksheet and the Draft Site Information Sheet, department staff evaluates and classifies a property to be desirable, more desirable, most desirable or no recommendation. Once classified as desirable, more desirable or most desirable, properties are listed on the roster which includes all worksheet information. Staff submits findings to PROSAC with proposed site visit date. PROSAC reviews staff evaluation and provides feedback and recommendation about staff classification. If PROSAC disagrees with staff evaluation, PROSAC may vote to remove property from roster. Staff presents evaluations and classifications to PROSAC every 6 mos. or as necessary.

<table>
<thead>
<tr>
<th>IMPORTANT ATTRIBUTES</th>
<th>PROJECT INFORMATION</th>
<th>DOES NOT MEET POLICY GOALS</th>
<th>POLICY GOALS 1-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Description and Site Location</td>
<td>NO RECOMMENDATION</td>
<td>DESIRABLE</td>
<td>MORE DESIRABLE</td>
</tr>
<tr>
<td>Property Size</td>
<td>Project Title</td>
<td>Property Does Not Meet RPD Acquisition Policy Goals 1-3</td>
<td>Special Attributes (Scenic Views, Accessibility to Water)</td>
</tr>
<tr>
<td>Address / Block and Lot</td>
<td>Leverages Other Funding for Maintenance</td>
<td>Located near an Open Space Deficit</td>
<td>Located within a High Needs Area</td>
</tr>
</tbody>
</table>
SITE INFORMATION SHEET

Property Title
Block and Lot #:  
Property Size: sq. ft. / acres

Geographic Analysis

• Is this site in a High Need Area?
• Is this site in an Open Space Deficient Area?
• Is this site located within a Neighborhood Plan Area?
• Is the site located adjacent to existing RPD property?

Potential Funding Sources:

• What are the funding sources for the acquisition of this property?
• What are the funding sources for capital improvements to this property?
• What are the funding sources for maintenance of the property?
• Are there any revenue opportunities for RPD on this site?

Possible Uses for the Property (Please refer to Park Uses Suitability Design Criteria and Definition of Terms)

• Is the property suitable for Passive Recreation?
• Is the property suitable for Active Recreation?
• Does the property have any significant natural resources that require protection? Please explain.
• Does the property have any special or unique features (such as water access or scenic views)?
• Does this site provide an opportunity for unique recreational uses and / or experiences?

Site Accessibility

• Is the site accessible from a public street or public property?
• Is the topography of the site adequate to the proposed use of the site as well as to accessing the site? (Please refer to Park Uses Suitability Design Criteria)
Historic and Cultural Resources

- Are there any historic or cultural resources located on property?
- Are there significant costs related to the presence of historical or cultural resources on site?

Connectivity and Trails

- Does the property provide linkages between existing parks and open spaces?
- Is this property part of an existing or proposed local or regional trail alignment?
- Does the property provide a greater opportunity for trails development for recreation or commuting?

Sun, Shadow and Shade

- Upon initial observations, does the site experience shade or shadow during daylight hours?

Community Partnerships

- What is the maintenance plan for the future park on the property?
- Who are our potential community partners for this property?

Challenges to Acquisition, Development and Maintenance

- Is it known if the acquisition of this property requires Eminent Domain?
- Are there significant costs associated with the acquisition or development of this property known at this time?
- Would the property size present challenges to maintenance considering limited resources (limiting access to site for maintenance equipment)?

Health and Safety

- Is the property located near a notable and significant source of pollution?
- Are there any known hazards on and / or around the property?

END OF FORM
STEP THREE: Site Analysis and Research - Continued site research is conducted and may include environmental reviews, appraisals, cost negotiations and other analyses. Staff presents to PROSAC any significant new findings that may affect classification.

STEP FOUR: Determination – Commission reviews and considers staff recommendations and roster findings and determines whether to recommend acquisition to the Board of Supervisors.

(Also see “Sample Project” located in the appendix section of this document)
SITE EVALUATION AND ACQUISITION PROCESS

STEP I: FORM SUBMITTAL

Suggested Site Acquisition Identification Form is submitted, the property is formally introduced and preliminary property review is initiated. **The completed form is submitted to RPD Planning Staff for review.**

STEP II: REVIEW, Evaluation and Site Visit

**Staff evaluates and classifies the proposed site** using the Property Evaluation Worksheet based on the Acquisition Policy and the Site Information Sheet. Properties are classified on the worksheet as:

- Most Desirable
- More Desirable
- Desirable
- No Recommendation

Properties classified as Most Desirable, More Desirable, or Desirable are listed on the Acquisition Roster with information from the worksheet. **Staff presents evaluations and classification to PROSAC** every 6 months or as necessary and proposes a date for site visit. **PROSAC reviews and provides feedback.** (If PROSAC disapproves of staff’s determination, **PROSAC may vote to remove property from the Acquisition Roster.**)

STEP III: SITE ANALYSIS and RESEARCH

**Staff conducts further detailed Site Analysis** in accordance with standard real estate practice and includes: environmental review, the property appraisal process, cost negotiations and other required research.

STEP IV: DETERMINATION

**Findings are presented to the Recreation and Park Commission.** The Commission recommends the Board of Supervisors approves acquisition.

Final Steps Detailed in Diagrams of Purchase and Jurisdictional Transfer
Sites are selected based on their ability to satisfy the policy standards defined below.

**Policy I:** Acquire open space in locations that meet High Needs and/or Distribution deficiencies. Both High Needs and Distribution Deficiency maps are provided in the Recreation and Open Space Element of the City of San Francisco General Plan. Attached are the latest High Needs and Distribution Deficiency maps.

1. **High needs area (see appendix - High Needs Map)**

   High Needs Areas are new parks as defined as within or serving:
   - Places of high population density
   - Places with a high percentage of children and/or seniors
   - Areas where households are categorized as low income
   - Areas within an Area Plan *(for full list of Area Plans see SF General Plan)*

2. **Distribution deficiency (see appendix - Distribution Deficiency Map)**

   The distribution deficiency map also referred to as the “Gap Analysis”, identifies some parts of the city that are deficient in certain types of open spaces. Sufficient open space is commonly considered to be within the walking distance required to access both active and passive recreation. For adults that distance is one half mile (roughly a 10 minute walk). For activities involving playgrounds or small children, this distance is reduced to 1/4 mile (roughly a five minute walk).

The updated Recreation and Open Space Element (ROSE) of the General Plan Policy 2.1 confirmed that “areas in the City with the highest densities, and highest concentrations of children, youth and seniors, and households with the lowest incomes tended not to be well-served by the City’s parks, open space, and natural areas, both in terms of walking distance and in terms of the range of open space activities available.” These areas are identified as “high need areas” and the Department will prioritize Open Space Funds for acquiring new open space within High Needs Areas. Priority renovations and acquisitions are based on the following information.
Policy II: Acquire properties that have identified funding for the purchase, development and support maintenance of new acquisitions

This includes all major project costs:

- Acquisition
- Site development
- Maintenance and operations

Although the Open Space Fund is a consistent source of funds, it cannot nearly meet all of the open space needs of the City. The City must identify alternative funding sources for acquiring land for open space and recreation facilities. For example, the California Department of Parks and Recreation provides a directory of grant funding sources and identifies over nine sources for land acquisition (Source: California Department of Parks and Recreation Planning Division, Directory of Grant Funding Sources for California Park and Recreation Providers, June 2004). Other sources such as impact fees, state bonds, private and not for profit fund raising, and no-cost transfers or gift bequests are also available. The following policy addresses the need to pursue all funding sources with immediate and long term goals in mind.

Policy III: Acquire properties that encourage a variety of potential recreational and open space uses (In alphabetical order, also see appendix - Park Uses Suitability Design Criteria)

- Active Recreation uses - see chart “Park Uses Suitability Design Criteria”
- Natural Resources Protection such as wetlands, uplands, and native gardens
- Passive Recreation uses - see chart “Park Uses Suitability Design Criteria”
- Special Features (accessibility to water, views)

Policy three addresses the Department’s goal of providing the highest quality of recreational opportunities for its residents. Responding to changing demographics, neighborhood demand, and emerging industry trends as it plans for and expands its open space network, the Department should encourage a variety of property options in its goal to provide an equitable distribution of facilities and services. It is anticipated that properties under consideration by this policy would meet, at a minimum, one of the categories noted in Policy III.

Other Important Attributes for Consideration (In alphabetical order, see also appendix for Definition of Terms)

- Challenges for development / use of site
- Community Support
- Existing trees and vegetation
- Health and Safety
- Presence of Historic/Cultural Resources
- Proximity to Public Transit
- Site is located adjacent to RPD property (expand existing use)
- Site is located within an Area Plan
- Site accessibility
- Site Topography, soil stability
- Trails and Connectivity
A. HIGH NEEDS MAP WITH GAP ANALYSIS
B. LIST OF TERMS
C. TYPES OF ACQUISITIONS
D. PARK USES SUITABILITY DESIGN CRITERIA
E. SAMPLE PROJECT
HIGH NEEDS MAP - (Called “Priority Renovation and Acquisition Map” in the 2011 Recreation and Open Space Element of the San Francisco General Plan)

Priority Acquisition Areas

Source: 2011 Draft Update of the Recreation and Open Space Element of the San Francisco General Plan
Distribution Deficiency Maps

Active Use / Sports Fields

0.5 MILE BUFFER

Source: 2011 Draft Update of the Recreation and Open Space Element of the San Francisco General Plan
Distribution Deficiency Maps

Playgrounds

0.25 MILE BUFFER

Source: 2011 Draft Update of the Recreation and Open Space Element of the San Francisco General Plan
Distribution Deficiency Maps

Passive Use / Tranquil Spaces

0.5 MILE BUFFER

Source: 2011 Draft Update of the Recreation and Open Space Element of the San Francisco General Plan
LIST OF TERMS

Acquisition Funding – Money used for the purchase or transfer of real property. Also includes the indirect costs associated with the acquisition process.

Acquisition Roster – A list of properties that have been determined to be desirable, more desirable or most desirable using the Recreation and Park Department Acquisition Policy procedures.

Active Recreation – Organized recreational uses. Examples include team sports and athletics, children’s play areas, courses and courts, bike, pedestrian and equestrian paths. (See Site Uses Suitability Chart)

Community Support or Partnerships – The community has expressed a desire and/or an interest in utilizing the property as a public open space of some kind.

Distribution Deficiency (Gap) – Areas located outside a .5 mile radius for existing passive and active uses and .25 miles for playgrounds.

Dog Play Areas – Areas dedicated to free play for dogs.

Focus Area – An area roughly identified in the high needs map.

Health and Safety – Site should be evaluated for notable facilities that pollute and other notable dangers or hazards.

High Needs Area – Areas in which there is a high density of population relative to existing open spaces. Generally this equates to less than .5 acres per 1000 people within ¼ mile radius.

Maintenance and Operations – Funding used to maintain the site after development.

Natural Resource Protection – Protection of natural areas that are undeveloped and provide habitat for endangered, threatened or significant species.

Passive Recreation – Recreational areas used for general enjoyment of outdoors. Activities may include sitting, gardening, picnicking, pastoral landscape use, sunbathing or other similar activities. (See Site Uses Suitability Chart)

Presence of Historic/Cultural Resources – Historically significant resources as determined by the City, State or Federal register of historic places.

Property is Adjacent to RPD Property – Property shares a boundary with an existing park or is across from a public right of way from an existing park.

Property Located within an Area Plan – Property is located within the boundary of one of the area Plans adopted by the Planning Department.

Proximity to Transit – Site is within ¼ mile of transit stop- bus, train or light rail.
Site Accessibility – Site is fronted by a right of way or other public property allowing access to the property by the public. Conforms to current ADA and universal access standards.

Site Development Funding – Funding used to develop site into its intended use, including remediation costs.

Site Topography – Topography is such that the slope meets ADA standards when developed for the intended use.

Special Features – Elements of a site that provide distinct and unique qualities including water access and scenic views.

Trails and Connectivity – Property is located within the alignment of existing or proposed trail segment and or offers link between existing open spaces.
Diagram of Recreation and Parks Department’s Acquisition Process for the Purchase of Property and for the Gifting of Property

RPD completes Site Evaluation and PROSAC provides feedback on evaluation and Staff’s determination (See Site Evaluation Flow Chart)

RPD:
- Authorize Real Estate Dept to investigate a potential acquisition
- Request Official Appraisal
- Preliminary title report, as needed

Real Estate Department:
- Environmental review of property: Phase I, Phase II analysis as needed, details driven by findings
- Appraisal (based on highest & best use)
- Initial offer to acquire
- Negotiation
- Secure final Purchase & Sale Agreement (PSA) (contingent on other approvals)

RPD/Planning Department:
- General Plan Referral and environmental review pursuant to CEQA as needed

Various procedures and processes may occur concurrently.

| [Various procedures and processes may occur concurrently.] |
| Real Estate Department: |
| - Environmental review of property: Phase I, Phase II analysis as needed, details driven by findings |
| - Appraisal (based on highest & best use) |
| - Initial offer to acquire |
| - Negotiation |
| - Secure final Purchase & Sale Agreement (PSA) (contingent on other approvals) |

RPD Commission
Approval of PSA

- Introduced to Board of Supervisors
- Budget analyst report issued
- Board Committee Hearing and Recommendation
- Board of Supervisors Review & Approval
- Mayor Review & Approval
- Director of Property signs PSA

- Open and close escrow
- Secure property

Contracting & bidding: 3 weeks
Appraisal: 3-10 weeks
- $3,000 to $10,000*
Real Estate acceptance of the report: 1-2 weeks

Phase I: two months
- $2,000 to $20,000*
Phase II: weeks - years
- $10,000 to unknown - depends on recommendations of Phase I.

* Estimated Cost Range for the Acquisition Process (All else held constant) Depends on complexity and timing of assignment.
Diagram of Recreation and Parks Department’s Acquisition Process for Jurisdictional Transfer

RPD completes Site Evaluation and PROSAC provides feedback on evaluation and Staff’s determination (See Site Evaluation Flow Chart)

Transfer of Real Property:
- Department having Jurisdiction no longer finds real property advantageous. OR
- Real property can be more advantageously used by another Department

File Request of Transfer:
- Board, officer, or commission of requesting Department files request in writing to Mayor and Director of Property
- Request contains description of:
  - Real Property
  - Purpose for which property is to be used

Director of Property Report
- Prepared w/in 30 days of request
- Report:
  - Estimates the for market value
  - Character of improvements
  - Evaluation of whether property can be advantageous to requesting department

Transfer w/ Consent
- Mayor finds property to be advantageous to dept. requesting transfer
- Dept. having jurisdiction of property gives consent

Transfer w/out Consent
- Mayor finds property continues to be advantageous to dept. w/ jurisdiction
- Dept. having jurisdiction of property does not give consent

Board of Supervisors considers Request

Board of Supervisors (or Committee of) holds Public Hearing

Resolution Authorizing Transfer
- BOS finds property is no longer necessary / advantageous to the dept. having jurisdiction and can be more so used by requesting dept.

Payment of Fair Market Value for Property Or at least Historic Cost

Prepared by:
RPD Planning Division Staff February 2011
### PARK USES SUITABILITY DESIGN CRITERIA

<table>
<thead>
<tr>
<th>Source: Recreation and Park Planning Unit, June 2011</th>
</tr>
</thead>
</table>

#### Active Recreation

<table>
<thead>
<tr>
<th><strong>PARK ACTIVITY</strong></th>
<th><strong>MIN. DIMENSIONS/AREA</strong></th>
<th><strong>PARK USES SUITABILITY DESIGN CRITERIA</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SPORTS FIELDS</strong></td>
<td>1 per 5,000</td>
<td>1/4 - 1/2 mile; level site, large open space, proximity to residential areas</td>
</tr>
<tr>
<td></td>
<td>1 per 25,000</td>
<td>1/4 - 1/2 mile; level site, large open space, proximity to residential areas</td>
</tr>
<tr>
<td><strong>SPORTS COURTS</strong></td>
<td>1 per 2,500</td>
<td>1/4 - 1/2 mile; level site, large open space, proximity to residential areas</td>
</tr>
<tr>
<td><strong>BIKE PATH / MULTI-USE TRAIL</strong></td>
<td>1 per 30,000</td>
<td>1/4 - 1/2 mile; street access and possible connections to existing transportation networks</td>
</tr>
<tr>
<td><strong>PEDESTRIAN PATH</strong></td>
<td>1 per 15,000</td>
<td>1/4 - 1/2 mile; street access and possible connections to existing transportation networks</td>
</tr>
<tr>
<td><strong>BASEBALL/SOFTBALL</strong></td>
<td>1 per 4,000</td>
<td>1/4 - 1/2 mile; level site, proximity to residential areas</td>
</tr>
<tr>
<td><strong>SOCCER/FOOTBALL</strong></td>
<td>1 per 2,000</td>
<td>1/4 - 1/2 mile; level site, proximity to residential areas</td>
</tr>
<tr>
<td><strong>BASKETBALL</strong></td>
<td>1 per 5,000</td>
<td>1/4 - 1/2 mile; level site, proximity to residential areas</td>
</tr>
<tr>
<td><strong>TENNIS</strong></td>
<td>1 per 2,500</td>
<td>1/4 - 1/2 mile; level site, proximity to residential areas</td>
</tr>
<tr>
<td><strong>PLAYGROUND</strong></td>
<td>1 per 1,000</td>
<td>1/4 - 1/2 mile; away from traffic, somewhat protected area, proximity to residential area</td>
</tr>
<tr>
<td><strong>SKATE PARK/BMX BICYCLE AREA</strong></td>
<td>1 per 20,000</td>
<td>1/4 - 1/2 mile; large open area; lighting, fencing, seating, restrooms and drinking fountain recommended</td>
</tr>
</tbody>
</table>

#### Circulation

| **WATERFRONT PROMENADE** | 15 - 16 ft wide; length varies |
| **VIEWING PLATFORM** | 150 ft²; near water, along pedestrian path |
| **WATERFRONT PLATFORM** | 150 ft²; near water, along pedestrian path |
| **TUGBOAT LANDING** | 20 x 12 ft wide; 200 ft minimum |
| **Fishing Pier** | 20 x 12 ft wide; 200 ft minimum |

#### Active Recreation Requirements

<table>
<thead>
<tr>
<th><strong>PARK ACTIVITY</strong></th>
<th><strong>MIN. DIMENSIONS / AREA</strong></th>
<th><strong>SITE LOCATION LIMITATIONS</strong></th>
<th><strong>SERVICE RADII</strong></th>
<th><strong>PROJECTED PRODUCTION</strong></th>
<th><strong>NO. OF UTILS PER</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SMALL CRAFT LAUNCH</strong></td>
<td>20' long and 12 ft wide, 30' turning radius**</td>
<td>need shoreline with 10-15 percent slope, street and water access. Minimum 4 ft water depth at slope end.</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
</tr>
<tr>
<td><strong>FISHING PIER</strong></td>
<td>70'+ long, 15' wide * *need spot with a bay floor with features that attract fish cleaning station, seating, lighting</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
<td><strong>Circulation</strong></td>
</tr>
<tr>
<td><strong>BOAT STORAGE</strong></td>
<td>varies, depends on space near water, parking, and other boat related amenities; fencing or storage structure</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
<td><strong>Circulation</strong></td>
</tr>
<tr>
<td><strong>URBAN BEACH</strong></td>
<td>Beach area should have 50 sq ft. of land and 50 sq. ft. of water per user. Turnover rate is 3. There should be 3 - 4 A of supporting land per A of beach. **needs protected waterfront area, away from rough waters and large ships. If swimming desired should have sand bottom with slope maximum of 5% (flat preferable), boating areas completely segregated from swimming areas, and no contamination.</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
<td><strong>Circulation</strong></td>
</tr>
<tr>
<td><strong>VIEWING PLATFORM</strong></td>
<td>150 ft²; near water, along pedestrian path</td>
<td>seating, lighting</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
</tr>
<tr>
<td><strong>WATERFRONT PROMENADE</strong></td>
<td>15 - 16 ft wide; length varies</td>
<td>along water, protected from active recreation and near high pedestrian traffic</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
</tr>
<tr>
<td><strong>BIKE PATH / MULTI-USE TRAIL</strong></td>
<td>8 ft wide, length varies</td>
<td>street access and possible connections to existing transportation networks</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
</tr>
<tr>
<td><strong>PEDESTRIAN PATH</strong></td>
<td>8 ft wide desirable, length varies</td>
<td>street access and possible connections to existing transportation networks</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
</tr>
<tr>
<td><strong>BASEBALL/SOFTBALL</strong></td>
<td>1. Official Baselines – 90' Pitching distance 60 ½' foul lines – min. 320' Center field – 400+'</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
<td><strong>Circulation</strong></td>
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<td><strong>SOCCER/FOOTBALL</strong></td>
<td>195' to 225'x330' to 360' with a minimum 10' clearance all sides.</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
<td><strong>Circulation</strong></td>
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<tr>
<td><strong>BASKETBALL</strong></td>
<td>50' x 84', with 5' unobstructed space on all sides</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
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<tr>
<td><strong>TENNIS</strong></td>
<td>36'x78', 12' clearance on both sides; 21' clearance on both ends</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
<td><strong>Circulation</strong></td>
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<tr>
<td><strong>PLAYGROUND</strong></td>
<td>1000  ft²</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
<td><strong>Circulation</strong></td>
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<tr>
<td><strong>SKATE PARK/BMX BICYCLE AREA</strong></td>
<td>10,000 ft²</td>
<td><strong>NO. OF UTILS PER</strong></td>
<td><strong>PROJECTED PRODUCTION</strong></td>
<td><strong>MIN. DIMENSIONS / AREA</strong></td>
<td><strong>Circulation</strong></td>
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**Fishing Pier**
- Need a spot with a bay floor with features that attract fish cleaning station, seating, lighting.

**Boat Storage**
- Varies, depends on space near water, parking, and other boat related amenities; fencing or storage structure.

**Urban Beach**
- Beach area should have 50 sq ft. of land and 50 sq. ft. of water per user. Turnover rate is 3. There should be 3 - 4 A of supporting land per A of beach. Needs protected waterfront area, away from rough waters and large ships. If swimming desired should have sand bottom with slope maximum of 5% (flat preferable), boating areas completely segregated from swimming areas, and no contamination.

**Viewing Platform**
- 150 ft²; near water, along pedestrian path; seating, lighting.

**Waterfront Promenade**
- 15 - 16 ft wide, length varies; along water, protected from active recreation and near high pedestrian traffic; landscaping, lighting, seating, pedestrian access points, guardrail, wayfinding signage.

**Bike Path / Multi-Use Trail**
- 8 ft wide, length varies; street access and possible connections to existing transportation networks; lighting, separation from roadway with pavement markings or physical barrier, wayfinding signage.

**Pedestrian Path**
- 8 ft wide desirable, length varies; street access and possible connections to existing transportation networks; lighting, separation from roadway with pavement markings or physical barrier, wayfinding signage.

**Baseball/Sofball**
- 1. Official Baselines – 90' Pitching distance 60 ½' foul lines – min. 320' Center field – 400+'.

**Soccer/Football**
- 195' to 225'x330' to 360' with a minimum 10' clearance all sides. 1 per 4,000c1/4 - 1/2 mileselevel site, large open space, proximity to residential areas. Irrigation, drainage, equipment storage, fencing, seating, restrooms and drinking fountain recommended.

**Basketball (High School)**
- 50' x 84', with 5' unobstructed space on all sides 1 per 5,000b1/4 - 1/2 mileblevel site, proximity to residential areas. Lighting, equipment storage, seating, fencing, restrooms and drinking fountain recommended.

**Tennis**
- 36'x78', 12' clearance on both sides; 21' clearance on both ends 1 per 2,000b1/4 - 1/2 mileblevel site, proximity to residential areas. Lighting, seating, equipment storage, fencing, restrooms and drinking fountain recommended.

**Playground**
- 1000  ft² 1 per 1,000d1/4 mileeaway from traffic, somewhat protected area, proximity to residential area. Safety surface, fencing, seating, restrooms and drinking fountain recommended.

**Skate Park/Bmx Bicycle Area**
- 10,000 ft² 1 per 20,000d2 -5 milese large open area; lighting, fencing, seating, restrooms and drinking fountain recommended.
Note: The minimum area for single, passive use type is typically 1000 sf.

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Area Requirement</th>
<th>Infrastructure / Staff</th>
<th>Natural Resource Protection</th>
<th>Public Art</th>
<th>Outdoor Entertainment</th>
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<td>Bicycle Parking</td>
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<td>Nature Education Facility</td>
<td>3000 ft²</td>
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<td>Maintenance/Storage Center</td>
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<td>Café or Food Court</td>
<td>250 ft²</td>
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<td>Clubhouse/Recreation Center</td>
<td>2 ft² per person</td>
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<tr>
<td>Community Gardens</td>
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<tr>
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<td>600 ft²</td>
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<tr>
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<td>50,000 ft²</td>
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<tr>
<td>Outdoor Art Pavilion</td>
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<td>Wildlife Center</td>
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<td>Native Garden</td>
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<td>Natural Conditions (e.g. soil quality)</td>
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SUGGESTED SITE ACQUISITION IDENTIFICATION FORM
San Francisco Recreation and Park Department

To initiate the process please answer the following questions to the best of your knowledge. Please contact Recreation and Park Planning Division staff if you have any questions regarding this form. Please provide photographs of the site and the surrounding area when submitting this form to Recreation and Park Planning Division.

PROPERTY DESCRIPTION

Property Address: 501 Stanyan Street

Block and Lot Number 1700/001
(Please see: http://www.sfplanning.org/ if not known)

Site Location (Please provide nearest cross streets):

Stanyan x Oak St.

Supervisor District: Dist. 1
(Please see: http://www.sfplanning.org/ if not known)

Property size: 4,100 sf

Existing Use: Vacant Lot

Suggested Use: Community garden and public plaza

SURROUNDING CONTEXT

1.) What is the nearest park or public open space? Please list what they are.

Golden Gate Park

OTHER COMMENTS

Please submit this completed form with your contact information to:

San Francisco Recreation and Park Department
Deputy Director of Park Planning
30 Van Ness, 4TH Floor
San Francisco, CA
94102

Today’s Date: Jan. 1, 2011
Name: Jane Goodwyn
Phone number: 415-444-2345
Community Organization (if applicable): The Jane Goodwyn Foundation
<table>
<thead>
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<td>.85 acres / 37,026 sq ft</td>
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<th>PROPERTY EVALUATION WORKSHEET</th>
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<td>Form 2 of 6 pages</td>
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</table>
SITE INFORMATION SHEET

Property Title: “Park B”
Block and Lot #: 0002 / 002
Property Size: 43,560 sq. ft. / 1 acres

Geographic Analysis

• Is this site in a High Need Area or serve a High Needs Area?

The site is located within the Southwestern portion of the city. Please see the attached site location map. The site is not located within an area designated as High Needs by the Recreation and Open Space Element of the General Plan and shown on the attached High Needs Map.

• Is this site in an Open Space Deficient Area?

The site is not located within an area deficient of Open Space as shown on the attached surrounding parks map. Nearby Parks and Open spaces include: Twin Peaks, Glen Canyon, Portola Open Space and Douglass Playground.

• Is this site located within a Neighborhood Plan Area?

The site is located within the Southwestern portion of the city. Please see the attached site location map. The site is not located within an adopted Neighborhood Plan Area.

• Is the site located adjacent to existing RPD property?

The site is located adjacent to an RPD natural area. The property is adjacent to Twin Peaks and can potentially expand the natural areas program.

Potential Funding Sources:

• What are the funding sources for the acquisition of this property?

The site is eligible for Proposition 84 grant funding available through the Sate of California for natural resources protection, local park developments and improvements, and public access to natural areas.

• What are the funding sources for capital improvements to this property?

There are no funding sources identified for capital improvements at this time. Minimal improvements are proposed for this property including natural / non motorized trails, interpretive signage, staging / picnicking area near the adjacent street.

• What are the funding sources for maintenance of the property?
There are no funding sources identified for maintenance of the property at this time. Minimal maintenance is anticipated to be required on this property.

- **Are there any revenue opportunities for RPD on this site?**
  
  At the present time, revenue opportunities for RPD on this site are still being explored.

**Possible Uses for the Property (Please refer to Park Uses Suitability Design Criteria and Definition of Terms)**

- **Is the property suitable for Passive Recreation?**
  
  The site is suitable for passive recreation in the form of a picnic site. Additionally, the site is adequate for nature and non motorized trails to be used by pedestrians.

- **Is the property suitable for Active Recreation?**
  
  The property is not suitable for Active Recreation. The site’s terrain makes active recreation infeasible. Additionally, natural resources located on the site make habitat protection a more suitable use.

- **Does the property have any significant natural resources that require protection? Please explain.**
  
  The property has natural resources deemed significant by local, state or federal agencies. These include migratory birds, butterflies and other wildlife. The site provides a variety of habitat types such as grass lands, small stands and cluster of trees, and rock outcroppings. Additional natural resources are found on site that have intrinsic value.

- **Does the property have any special or unique features (such as water access or scenic views)?**
  
  The site is located near a summit and offers scenic views of the eastern portions of the city and the San Francisco Bay.

- **Does this site provide an opportunity for unique recreational uses and / or experiences?**
  
  The site provides an opportunity for wildlife and scenic viewing.

**Site Accessibility**

- **Is the site accessible from a public street or public property?**
  
  The northern portion of site is adjacent to existing RPD property. The southwestern portion of the property is adjacent to a public street. This public street can be used as an access point into the site.
Historic and Cultural Resources

- Are there any historic or cultural resources located on property?
  There are no known historic or cultural resources located on the property.

- Are there significant costs related to the presence of historical or cultural resources on site?
  There are no known historic or cultural resources located on the property.

Connectivity and Trails

- Does the property provide linkages between existing parks and open spaces?
  The property links two existing RPD natural areas, Twin Peaks and Glen Canyon Park.

- Is this property part of an existing or proposed local or regional trail alignment?
  At this time the property is not part of a proposed local or regional trail alignment.

- Does the property provide a greater opportunity for trails development for recreation or commuting?
  The property will provide greater opportunity for the development of recreational hiking trails. Terrain is such the proposed trails will be limited to pedestrian use, unpaved, and constructed of natural materials (i.e. compacted earth). The trails network will not be design to enhance commuting patterns. The sites natural resources and views make the trails suitable for wildlife and scenic viewing.

Sun, Shadow and Shade

- Upon initial observations, does the site experience shade or shadow during daylight hours?
  The site receives sun during the majority of the day. The site is located on an eastern slope and lies in the shadow of the peak from the late afternoon until sundown.

Community Partnerships

- What is the maintenance plan for the future park on the property?
  The property will be managed under the RPD natural area’s program.
Who are our potential community partners for this property?

Community groups such as xxx, have worked directly with RPD to identify this site as a potential acquisition.

**Challenges to Acquisition, Development and Maintenance**

- **Is it known if the acquisition of this property requires Eminent Domain?**

  At this time, the property acquisition requiring Eminent Domain is undetermined. However, the practice of Eminent Domain does not seem likely.

- **Are there significant costs associated with the acquisition or development of this property known at this time?**

  The current use of the property suggests that clean up of the site will not be necessary. However, at this time, significant clean up costs associated with the acquisition of the property is undetermined. Environmental review pursuant to standard real estate practice will be conducted.

**Health and Safety**

- **Is the property located near a notable and significant source of pollution?**

  The property is part of a natural area and not located near a notable and significant source of pollution. It is reasonable to assume that the site has remained in this conditions and never been used for industrial uses.

- **Are there any known hazards on and / or around the property?**

  There are no known hazards on or around the site. However, precautions may be required near the street to protect pedestrians from potential exposure to vehicular traffic. Additionally, trail assessments will be evaluated to contend with the property’s varying slope.
### Property Description and Site Location

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<th>Date Listed on Roster</th>
<th>PROSAC Findings</th>
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<td>.65 acres / 27,060 sq ft</td>
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### PROSAC Findings

Located within a High Needs Area

Located within an Open Space Deficient Area

Leverages Other Funding for Acquisition

Leverages Other Funding for Construction

Leverages Other Funding for Maintenance
For additional information or questions about this policy, please contact the Recreation and Park Department:

San Francisco Recreation and Park Department | Planning Division
30 Van Ness Avenue 4th Floor
San Francisco, CA 94102

www.parks.sfgov.org