



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

Date: August 7, 2019
To: Recreation and Park Capital Committee
Through: Philip A. Ginsburg, General Manager
Toks Ajike, Director of Capital and Planning Division
From: J. Marien Coss, Project Manager
Subject: Bay View Playground Approval of Conceptual Design

Agenda Wording

Discussion and possible action to approve the conceptual design improvements to Bay View Park. Approval of this proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

Strategic Plan

Strategy 1: Inspire Public Space: Keep today's parks safe, clean, and fun; promote our parks' historic and cultural heritage; and build the great parks of tomorrow.

Objective 1.2: Strengthen the quality of existing parks and facilities.

Strategy 2: Inspire Play: Promote active living, well-being and community for San Francisco's diverse and growing population.

Objective 2.2: Strengthen and promote the safety, health and well-being of San Francisco's youth and seniors.

Strategy 3: Inspire Investment: Through community engagement, advocacy, and partnerships, cultivate more financial resources to keep San Francisco's parks and programs accessible for all.

Objective 3.3: Cultivate increased philanthropic support.

Background Information

Located in the Bayview neighborhood, the park is surrounded by Third and Keith Streets and Carroll and Armstrong Avenues. The existing amenities on the 4.4-acre site are Martin Luther King Jr. Pool, KC Jones athletic baseball field, children's playground, a public restroom and site features to encourage sitting, picnicking, gathering etc.



A limited scope of this project has been previously presented and Recreation and Park Commission approved the following actions:

- In October 2014, approval of the Community Opportunity Fund Award of \$301,836 to improve and activate Bay View Park guided by the community's vision.
- In February 2018, approval of the conceptual design to replace and expand the playground, install a walking path within the park and adult exercise equipment to encourage multigenerational use.

This project was delayed because a federal grant award, administered by California Department of Parks and Recreation, took several years to formalize at the federal level. The delay proved beneficial because it allowed the community to express their desire for an outdoor gathering space to hold large neighborhood events adjacent to Keith Street. This request initiated the Recreation and Park Department (RPD) design team to rethink the previously Commission approved design, to redesign the park to meet community requests and secure funding for the larger scope.

Proposed Design:

The new proposed design builds on the conceptual design to replace and expand the playground, install a walking path within the park and adult exercise equipment and create a gathering lawn area 12,000 square feet entered from Keith Street by relocating the baseball infield to Third Street. The north perimeter of the park will receive new fencing from the restroom building, along Armstrong Street, to the Third Street entrance near MLK pool, and all park amenities within this northern zone. The existing restroom, currently entered from the Keith Street sidewalk, will receive minor accessible improvements to its interior accessories; however, if funding allows, the building will be remodeled to be entered from within the park and the sidewalk entrance permanently closed.

Renovation to the existing main entry plaza, paths, lawn and planters leading to MLK Pool entrance will remain a future scope.

Environmental Review:

Categorical Exemption 2016-013490ENV (Cat Ex) under CEQA was received on December 21, 2017 for the reduced scope.

SF Planning Department issued a new Categorical Exemption 2019-011852ENV (Cat Ex) under CEQA on July 25, 2019 for the expanded scope presented here and completed the Preservation Ream Review (PTR) Form, also attached, noting historical summary of the property.

Community Outreach

This new proposed design has been well received by the community. The key stakeholders and original applicants of the COF provided initial feedback to moving the ball field and community lawn area. In the past year, San Francisco Recreation and Park Department staff has successfully presented the project to seniors, youth, health organizations and housing HOA collaborative leads at neighborhood meetings such as:

- BMAGIC Meetings (Bayview Mobilization for Adolescent Growth In our Communities)
- Bayview Hunter's Point Parks Collaborative Meeting

- Bayview Hill Neighborhood Association Meeting
- Bayview Hunter’s Point Citizen Advisory Committee Meeting
- Parks 94124
- Department of Public Health
- Armstrong Place Senior Housing
- Public Health Foundation
- Bayview Senior Services/Dr. George W. Davis Senior Center
- Friends of Martin Luther King Jr. Pool and Park

Sources & Uses of Funding

Sources

2012 Clean and Safe Neighborhood Parks Bond	\$	541,836
CA Parks and Recreation Grant (federal)	\$	375,225
DPH-Public Health Foundation	\$	179,000
General Fund Operations	\$	42,000
Forestry Funds	\$	365,229
Open Space Fund	\$	800,000
Community Opportunity Fund -2012 Parks Bond	\$	300,000
General Fund	\$	2,650,000
Downtown Park Fund	\$	550,000
		<hr/>
	Total Sources	\$ 5,803,290

Uses

Construction (incl contingency)	\$	3,680,000
Soft Cost	\$	1,830,955
Reserve	\$	292,335
		<hr/>
	Total Uses	\$ 5,803,290

Project Schedule

Planning Phase:	Current – Spring 2019
Design Phase:	Spring 2019 – Late 2019
Bid & Award Phase:	Early 2019 – Spring 2020
Construction Phase:	Spring 2020 – Early 2021

Staff Recommendation

Staff recommends that the Commission approve the conceptual design improvements to Bay View Park. Approval of this proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

Supported By

Including Community Supporters from COF application:

- Supervisor Shamann Walton
- Parks 94124 (has absorbed Bayview HEAL Zone, COF applicant)

- 3rd Street Youth Center and Clinic
- Department of Public Health
- Public Health Foundation
- 5800 Third Street Owner's Association
- Habitat for Humanity
- Pastor Kenneth R Reece
- Economic Development on Third
- Hunter's Point Family
- CA Parks and Recreation
- BMAGIC Meetings (Bayview Mobilization for Adolescent Growth In our Communities)
- Bayview Hunter's Point Parks Collaborative Meeting
- Bayview Hill Neighborhood Association Meeting
- Bayview Hunter's Point Citizen Advisory Committee Meeting
- Armstrong Place Senior Housing
- Bayview Senior Services/Dr. George W. Davis Senior Center
- Friends of Martin Luther King Jr. Pool and Park
- leeshea Romero, Seat 11, SF PROSAC Member

Opposed By

None known

Attachments

Attachment A. Concept Design Package

Attachment B. Categorical Exemption 2019-011852ENV, July 25, 2019

Attachment C. Preservation Ream Review (PTR) Form, July 23, 2019

Attachment D Categorical Exemption 2016-013490ENV, December 21, 2017