Cabrillo Playground Renovation
A 2008 Clean and Safe Neighborhood Parks Bond Project

Community Meeting #2

September 22, 2010

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Paulina Araica, Project Manager
Andy Maloney, Architect
Jasmine Kaw, Landscape Architect
Existing Conditions

Children’s Play Areas
Picnic Area
Existing Conditions

Tennis and Basketball Courts
Existing Conditions

Accessibility, fencing, gates, trees and paving
• The 1,234 square feet Clubhouse was built in the early 1940’s and it was designed by Architect William Gladstone Merchant, while being Recreation Commission’s consulting architect.

• The renovation of the Clubhouse will include repair and/or renovation of the assembly room, kitchen, office and bathroom and exterior men’s and women’s bathrooms and mechanical room. Storage/maintenance area will be provided on site.

• A Historic Resource Evaluation Report (HRER) is being prepared for Environmental Review to assess the historic significance of the clubhouse and determine the environmental impacts of the proposed renovation.
**Historical Character-Defining Features**

**Exterior**
- Setting on a raised plinth
- Steeply pitched interlocking roof forms
- Large central mass with projecting wings
- Projecting bay window at center mass
- Dentils and wood trim surrounding the bay window
- Multi-lite windows
- Rainwater leader heads

**Interior**
- Main room with exposed ceiling joists, chained trusses, knotty pine wall cladding, bay window with built-in seating, and light sconces
- Wood plank and paneled doors
Clubhouse Exterior
Clubhouse Exterior
Clubhouse Interior
Clubhouse Interior
Clubhouse Interior
Existing Floor Plan
Existing & Proposed Floor Plans

Existing

Proposed
Clubhouse Questions

- AV (Audio Video) capability – Movie night etc. Yes/No?
- Kitchen pass-thru – Yes/No?
- Both – Yes/No?
Site Opportunities & Constraints

- **Pre-school playground:**
  - Outdated play equipment
  - Sand is not accessible
  - Separated from School-age playground

- **Sports Courts:**
  - Large hardscape
  - Barren
  - Lacking Greenery

- **School-age playground:**
  - Outdated play equipment
  - Sand is not accessible
  - Separated from Pre-school playground

- **Concrete ramp:**
  - Not ADA compliant

- **Concrete stairs:**
  - A physical barrier to lower levels

- **Narrow passageway in front of Club House**

- **Trees**
  - Arborist recommendations

- **Fence in good condition**

- **Fence is leaning**

- **Maintenance/Park entry combined, not pedestrian accessible**

- **Park Security:**
  - Evaluate fence height

- **Park Entry:**
  - Not attractive
  - Not accessible

- **North**
Play Areas

- Tunnels
- Slides, uncovered and as tall as possible
- Stuff to climb on / Climbing wall / Cargo net
- Mini houses
- Play structure bridging lower level playground with upper
- Separation of play areas for younger and older children
- Taking lighting into consideration have play areas facing north/south
- Sculptural Play Equipment
  - One of those carousels that spin around and multiple kids use at once
  - Slide that twists “goes around as it goes down”
  - Swings that can be shared with others, like tire swings, those swinging discs at Julius Kahn
  - Teeter-totter from Berliner so that kids of different weights can still balance
  - The Spinning rope tower at Lincoln & the Tall Climbing rope structure at Kahn are great
- Monkey bars of different heights for kids of different ages
Community Mtg #1 & Individual Comments

Sports Courts
- Handball
- Areas for skateboarders / skateboard ramp
- Floor games: Four square and Hopscotch
- Concrete ping-pong table
- Tennis is desired
- Basketball – 1 full court is desired at a minimum
- Can live with less basketball court, perhaps 1.5 courts
- Multi-use sports field
- Areas for kids to ride bikes/tricycles
- Signs that clearly state the court rules and the time limits of use

Seating
- Central Gathering Area with tables and benches
- Seating arranged so the parents can watch children of different ages at play
- Long seating
- Amphitheatre
- BBQ?
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<th><strong>Community Mtg #1 &amp; Individual Comments</strong></th>
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| **Planting** | • Landscaping in play areas  
• Grassy open space - flat softscape  
• No Astroturf – artificial turf  
• Low maintenance/hardy plants  
• Plants at grade do not work well |
| **Passive Space** | • Sheltered Space with wind screens  
• Community garden in existing toddler space  
• Stone patio or courtyard |
| **Entrances, Fences & Gates** | • Fences around entire perimeter of park that are difficult to climb over/ 1” mesh  
• Curtain element around tennis courts  
• Equal emphasis on both 38th & 39th Ave entrances  
• Clear signage  
• Decorated to reflect theme of playground  
• Gate to protect children from running out onto the street from the toddler area |
• Existing concrete steps are not desired. Replace with a climbing wall, decorative tiles, handball area, mural, or some other element that makes use of the vertical space.

• Creative art installation that is both decorative and functional like a low wall to sit on with mosaic tile

• Utility/storage room that is not an unsightly storage container

• Skateboard prevention devices

• Ocean theme

• Open sight lines / no hiding places

• Family restrooms

• No water feature, too high maintenance, cold and wet
Key Concerns

- Play areas at one level
- Two separate play areas to serve younger age 2-5 and older age 5-12
- A passive/park space for seating and community gathering
- Sports fields to be multi-use/multi-purpose: 1½ basketball court is fine.
- Entries to the park at 38th & 39th Ave should be equally significant
- Greenery is desired
Proposed Site Layouts

- Layout 1
- Layout 2
Proposed Layout 1

- School Age Play Area
- Pre-School Play Area
- Tennis Court
- Full Basketball Court
- Half Basketball Court
- Club House
- Accessible Entry
- Ramp
- Patio/Picnic Area
- Steps
- Lawn
- Seatwalls
- Planting/Trees
- 39th Avenue
- 38th Avenue
Layout Plan Review

Layout 1
- Accessible Path of Travel
- Ramp
- School Age Play Area
- Pre-School Play Area
- Tennis Court
- Basketball Court
- Club House
- Lawn
- Patio/ Picnic Area
- Steps
- 39th Avenue
- 38th Avenue
- Entry
- Seatwalls
- Planting/Trees

Layout 2
- Accessible Entry
- Ramp
- School Age Play Area
- Pre-School Play Area
- Tennis Court
- Basketball Court
- Club House
- Lawn
- Patio/ Picnic Area
- Steps
- 39th Avenue
- 38th Avenue
- Entry
- Seatwalls
- Planting/Trees
Play Area Concepts

- Traditional Post & Deck
- Sea Creature
- Net Bridge
- Net Climber
Play Areas: Traditional Post & Deck Concept

Pre-School Age: Small Ship Structure
- Imaginative play
- Theme
- Good circulation

School-Age Structure
- Straight forward layout and connection to deck
- Fully accessible on one route

- See-saw
- Saddle Spinner
- Bucket Swing
- Galaxy Whirl
- Abakus See-saw
- Tire Swing
- Whirl
Play Areas: Sea Creature Concept

Pre-School Age: Small Ship Structure
- Imaginative play
- Theme
- Good circulation

School-Age Structure
- Imaginative play
- Variety
- Mostly accessible on one route

Whirl
Sea-Turtle Climber

Bucket Swing

Tire Swing

Saddle Spinner
Sea Creature
Play Areas: Net Bridge Concept

Pre-School Age: Big Ship Structure
- Imaginative play
- Theme
- Variety
- Spacious

School-Age Structure
- Imaginative play
- Theme-based
- Variety
- Challenging-high decks
- Spacious

Dolphin See-Saw
Bucket Swing
Solo Swing
Saddle Spinner
Whirl
Slide Winder
Play Areas: Net Climber Concept

Pre-School Age Structure
- Imaginative play
- Variety
- Challenging
- Accessible at multiple points

School-Age Structure
- Imaginative play
- Variety
- Challenging-high decks
- Spacious

See-Saw
Bucket Swing
Saddle Spinner
Slide Winder
Play Area Concepts

Traditional Post & Deck

Sea Creature

Net Bridge

Net Climber
Paving Options
Wall Treatment, Mosaic Options
Fence, Gate and Guardrail Options
Sculptural Play Options
Next Steps

- Visit RPD parks to evaluate play areas and vote for your favorite play area concept design for Cabrillo Playground.

- Send your comments to the Project Manager by Monday, October 4th via e-mail: Paulina.Araica@sfgov.org or fax at (415) 581-2540

- Public Meeting #3 in October to review final design concept, date to be determined.
Thank you!