



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Date: February 7, 2017
To: Park, Recreation and Open Space Advisory Committee (PROSAC)
From: Janice Lau Perez, Planner, Capital and Planning Division
Subject: Possible Action on Potential Acquisition of Shoreview Park

Background

Shoreview Park, a 0.5-acre site that is currently owned by the Office of Community Investment and Infrastructure (OCII), is located at 1 Lillian Court (Block 4713/Lot 008) between Beatrice and Rosie Lee Lanes in the Bayview neighborhood.

In the late 1960s and early 1970s, San Francisco Redevelopment Agency (SFRA) acquired large blocks of land in the Hunters Point Redevelopment Project Area from the San Francisco Housing Authority (SFHA) and the City to implement the redevelopment program envisioned in the Hunters Point Plan, which primarily consisted of new affordable residential development and open spaces. In 1979, Shoreview Park was constructed as one of the multiple mini parks built to serve the public housing residents. See **Attachment A** for a location map.

After the San Francisco Redevelopment Agency (SFRA) dissolved in February 2012 by order of the California Supreme Court, the Office of Community Investment and Infrastructure (OCII) was formed to serve as the successor to the former San Francisco Redevelopment Agency. OCII's Long-Term Property Management Plan (PMP) includes the disposition of seven mini-parks located in the former Hunters Point Redevelopment Project Area. The mini-parks were developed to serve adjacent affordable housing projects in the early 1970s. The PMP identifies two mini-parks that will be transferred to the City and County of San Francisco—Shoreview Park and a small addition to Adam Rogers Park.

For almost two decades, Shoreview Park has not been a fully functioning public park. The original design included a concrete children's play area with sand fill, a large lawn area, and several trees, with picnic tables and barbecue areas. See **Attachment B** for an existing park diagram. In the early 2000s, a playground safety inspection deemed the existing children's play area as unsafe and subsequently fenced it off from use. It did not meet federal ADA requirements, and there were also safety concerns with the presence of buried needles in the sand at the play area. The playground currently remains fenced off. Over time, the irrigation system failed somewhere below grade, and maintenance staff were unable to find the leak. The result was inefficient



watering, and the water was completely turned off at the site around 2009. See **Attachment C** for existing photos of Shoreview Park. SFRA staff tried to improve Shoreview Park for several years, but lacked adequate funding to complete the project scope.

With the property transfer, OCII will transfer approximately \$2.1 million to the RPD from Community Development Block Grant (CDBG) program income to fund the capital improvements at Shoreview Park. The money will be transferred pending Recreation and Park Commission approval of the Shoreview acquisition.

During summer of 2016, in preparation for the property transfer, staff from OCII and RPD had a site walk and determined there were many dying and dead trees on the premises. OCII, in consultation with RPD, hired Bartlett Trees to remove unsafe trees and to prune back vegetation to ensure a safe park for the community to enjoy in the interim during the property transfer and before planned capital improvements are complete.

OCII is currently in the process of finalizing a transfer agreement and obtaining an appraisal and property survey for the park. OCII is tentatively scheduled to bring the transfer agreement for approval at their Commission later this month.

Acquisition Policy Analysis

RPD has an official Acquisition Policy, which provides direction on how to identify, evaluate, and acquire real property for the Recreation and Parks Department using Open Space Acquisition Funds. The Acquisition Policy defines three distinct policy goals:

1. Acquire properties that are found within or serve a High Needs Area¹ and/or an open space deficient area.
2. Acquire properties that have identified funding for the purchase, development, and maintenance of the property.
3. Acquire properties that encourage a variety of recreational and open space uses.

Park Needs Analysis

As shown in **Attachment E**, High Needs Map, Shoreview Park is located within an area of greater need according to Map 7, High Needs Areas, of the Recreation and Open Space Element. As shown in the Site Analysis (**Attachment F**), Shoreview Park is located in a neighborhood within the lowest median income bracket in San Francisco and abuts an area of high youth and overall population density. It is located within a short distance of an area that is identified as High Needs in the Recreation and Open Space Element of the General Plan. Shoreview Park is also located within the Department's identified Equity Zone.

Shoreview Park has identified funding for the development of the park. No additional funding has been identified for the operations and maintenance of the park.

¹ The Recreation and Open Space Element of the San Francisco General Plan defines "High Needs Areas" as those areas of the city that have (a) high population density, (b) a high percentage of children and/or seniors, (c) a high percentage of low-income households, and (d) low access to open space, and areas with high growth projections between 2014 and 2040.

Payment Terms

Since the proposed acquisition will cost \$0, no payment terms are needed.

Next Steps

The Capital Committee of the Recreation and Park Commission is tentatively scheduled to consider the potential acquisition on March 1st. The Full Commission will tentatively consider the proposal on March 16th.

Supported By:

Shoreview Tenant Association
Supervisor Malia Cohen

Opposed By:

None known

Attachments:

Attachment A: Location Map of Shoreview Park
Attachment B: Shoreview Park Diagram
Attachment C: Shoreview Park Existing Photos
Attachment D: Shoreview Park High Needs Map
Attachment E: Site Analysis for Shoreview Park
Attachment F: Shoreview Park Property Evaluation Worksheet

