BUENA VISTA PARK
Needs Assessment and Cost Analysis
COMMUNITY MEETING #2
February 24, 2020

A Partnership of:
San Francisco Recreation and Parks & Buena Vista Neighborhood Association

Primary Consultant:
Miller Company Landscape Architects
### Buena Vista Neighborhood Association

### SF Recreation and Parks

### Capital & Planning Division
Toks Ajike, Director  
Dan Mauer, Supervising Project Manager  
Monica Scott, Project Manager

### Operations Division
Carol Sionkowski, Parks Service Area Manager  
Francisco Macuer, Parks Section Supervisor

### Natural Resource Division
Lisa Wayne, Natural Resources Manager  
Christopher Campbell, Natural Resources Supervisor

### Miller Company Landscape Architects
Jeffrey Miller, Principal Landscape Architect  
Maya Nagasaka, Project Manager  
Silvia Viola, Landscape Designer  
Johann Holvick-Thomas, Landscape Designer

### Sherwood Design Engineers
Elizabeth Lo, Project Civil Engineer

### Urban Forestry Associates
Ben Anderson, Urban Forester

### Josiah Clark Habitat Restoration
Josiah Clark, Ecologist

### MLee Corporation
Franklin Lee, Cost Estimator
MEETING AGREEMENTS

• Please Sign-in

• Turn off Cell Phones

• Direct Comments to the Facilitator

• Raise Your Hand to Speak

• Keep to the Agenda

• Please Hold all Questions to the End
PROJECT GOALS

Conduct a park-wide needs assessment and cost analysis based on the 2015 Buena Vista Park Capital Improvement Plan & Community Consultation Report.

- Identify and document the park, investigate design solutions, and present options to the community.
- Incorporate community input, maintenance needs, consultants’ recommendations and future visions for potential park improvements.
- Provide detailed cost estimates while prioritizing areas of high interest to identify project funding needs.
Community Meeting #2 - BUENA VISTA PARK

SCHEDULE

MEETING #1 - October 7, 2019
Intro, Existing Condition, Analysis & Public Input

COMMUNITY SITE WALK - November 17, 2019

MEETING #2 - February 24, 2020
Draft Recommendations & Public Input

MEETING #3 - April 2020
Final Report & Public Review

AGENDA

1. Community Meeting #1 Recap
2. Summarize Community Site Walk
3. Core Park Improvements
4. Additional Design Opportunities
5. Cost Summary
6. Next Steps
7. Questions and Answers
FOCUS OF THE PROJECT

1. CIRCULATION / HARDSCAPE
   - Entries
   - Perimeter Stairs
   - Perimeter Sidewalks
   - Interior Asphalt Paving
   - Rustic Stairs and Paths
   - Walls
   - Overlooks

3. WATER AND EROSION CONTROL
   - Identify Problem Erosion Areas
   - Stormwater Management
   - Irrigation

2. URBAN FOREST AND PLANTING
   - Identify Overall Tree Conditions
   - Vision for Reforestation and Ecology
   - Perimeter Planting

4. MISCELLANEOUS
   - Signage
   - Playground
   - Dog Area
   - Lighting
   - Maintenance Yard
   - Furniture
EXISTING SITE ASSESSMENT METHODOLOGY

SITE QUADRANTS

QUADRANT STUDY

more info at https://sfrecpark.org/DocumentCenter/View/14542/Buena-Vista-Park-Site-Assessment-Community-Meeting-1-Presentation-OCT2019
SUNDAY SITE WALK
- 30 participants
- 4 routes
- Survey handed out

IDENTIFIED NEEDS

- PAVING
- INVASIVE PLANT REMOVAL
- EROSION CONTROL
- SAFETY
- CIRCULATION
- TREE HEALTH
- RUSTIC STAIRS
- DOG RUN
- WALLS
- ADA

IDENTIFIED OPPORTUNITIES

- BUENA VISTA WEST
- MAINTENANCE YARD
- LIGHTING
- SIGNAGE
- WATER SOURCES
- ADA
- CIRCULATION
- IRIGATION
- RESTROOM
- FURNITURE
- PLAYGROUND
- OVERLOOKS
- PLAYGROUND
- RUSTIC PATHS
- DOG AREA
- BUENA VISTA WEST

SITE WALK SUMMARY OF SURVEY

NOV 17th
**SITE WALK**  WHAT PEOPLE LOVE

**views**

“Variety of open views through the trees and dense planting”
“Keep the park wild”

**forest**

“The wooded character”
“This beautiful “wild” forest”

**habitat**

“The park provides great habitat for a lot of bird species!”

**wilderness**

“Keep the park wild”
“Overall, it should be kept secluded, wooded and natural”

**history**

“The history of this park is very interesting!”
“Interpretive signage about the History of the park would be a benefit!”
ENTRIES HISTORIC

BEFORE - HISTORIC STAIR REPLACEMENT

BEFORE - HISTORIC STAIR REPAIR

AFTER - HISTORIC STAIR REPLACEMENT

AFTER - HISTORIC STAIR REPAIR

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ENTRIES PERIMETER

BEFORE - WALLER ENTRY

AFTER - WALLER ENTRY

BEFORE - PERIMETER STAIRS

AFTER - PERIMETER STAIRS
PERIMETER WALK IMPROVEMENT
PARALLEL PARKING CURBSIDE IMPROVEMENT
90 DEGREE PARKING CURBSIDE IMPROVEMENT
NO PARKING EDGE IMPROVEMENT

EXISTING WALKWAY

PERIMETER HARDSCAPE IMPROVEMENT MAP
PERIMETER HARDSCAPE IMPROVEMENT

90 DEGREE PARKING CURBSIDE IMPROVEMENT

- 30” PAVING BUFFER
- EXISTING CURB TO REMAIN
- PERIMETER PLANTING AREA
- STONE RETAINING WALL
- 90° PARKING

PARALLEL PARKING CURBSIDE IMPROVEMENT

- 18” PAVING BUFFER
- EXISTING CURB TO REMAIN
- PERIMETER PLANTING AREA
- STONE RETAINING WALL
- PARALLEL PARKING
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ASPHALT IMPROVEMENT MAP

- DETERIORATED EXISTING ASPHALT
- HEAVY VEHICLE ASPHALT REPLACEMENT
- LIGHT VEHICLE ASPHALT REPLACEMENT
- PEDESTRIAN ASPHALT REPLACEMENT
ASPHALT IMPROVEMENT

ASPHALT PAVING TYPES

PEDESTRIAN: 3” ASPHALT + 2” BASE

LIGHT VEHICULAR: 4.5” ASPHALT + 2” BASE

HEAVY VEHICULAR: 5” ASPHALT + 2” BASE

DRAINAGE SYSTEM

1. EXISTING STONE WALL
2. HISTORIC DRAINAGE GUTTER WITH EXTENDED STONE CURB
3. CROWNED ASPHALT PAVING
4. ASPHALT DIKE
5. DRY WELL
RUPTIC TRAIL SYSTEM  PARK TREAD PATHS AND STAIRS

BEFORE:

EXISTING WOOD STAIRS

EXISTING PATHWAYS

AFTER:

BOX STAIRS AT OAK WOODLANDS

PARK TREAD PATHWAYS AT OAK WOODLANDS
OVERLOOKS THE MAIN OVERLOOK

EXISTING CONDITIONS

KEY MAP
EROSION CONTROL IMPROVEMENT MAP

RAIN GARDEN AND SWALES

EROSION CONTROL

- Erosion Control Blanket & Coir at Rustic Pathways and Stairs
- Erosion Control Blanket & Coir
- Erosion Control Blanket
- Stormwater Feature

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EROSION CONTROL WALLS AND FENCING

GRAVITY BLOCK WALL

SUTTER WALL

TIMBER WALL

GABION WALL

TALL METAL FENCING

RUSTIC FENCING
FORREST & PLANTING

EXISTING CHARACTER

- MIXED SPECIES
- EUCALYPTUS
- PINES
- OAK WOODLAND
- CYPRESSSES
FOREST & PLANTING

SELECTIVE TREE REMOVAL & PRUNING,
INVASIVE SPECIES REMOVAL

GOLDEN WATTLE

DECAYING PINE TREE

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FOREST & PLANTING IMPROVEMENT MAP

- MIXED SPECIES
- EUCALYPTUS
- PINES
- OAK WOODLAND
- CYPRESSES
- PERIMETER POLLINATOR PLANTING
- REFORESTATION AND UNDERSTORY PLANTING
SIGNAGE IMPROVEMENT MAP

SIGNAGE EXAMPLES

- HISTORICAL SIGN
- VIEW SIGN
- ORIENTATIONAL SIGN
- DOG RUN SIGN
- ECOLOGICAL SIGN

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Community Meeting #2 - BUENA VISTA PARK

PLAYGROUND IMPROVEMENT PRECEDENT IMAGES

OUTDATED EXISTING PLAYGROUND

NATURE PLAY PRECEDENT

NATURE PLAY PRECEDENT

KEY MAP
OTHER IMPROVEMENTS

1. Furniture
2. Irrigation
3. Lighting

PICNIC TABLE
BENCH
PERIMETER LIGHTING
NEW QUICK COUPLERS NEARBY PATHS
POTENTIAL DESIGN OPPORTUNITIES

1) Perimeter Walkway Complete Replacement

2) Playground Relocation and Picnic Area

3) South Summit Glade

4) New Maintenance Facility Building

5) Amphitheater, Relocated Maintenance Facility, Relocated Playground
1 PERIMETER WALKWAY COMPLETE REPLACEMENT

WALKWAY REPLACEMENT

AREA OUTLINE

CONCRETE WALKWAY REPLACEMENT
PLAYGROUND RELOCATION AND PICNIC AREA

SLIDE PLAYGROUND

AREA OUTLINE
PLANTED AREA
RELOCATED PLAYGROUND
PICNIC AREA
3 SOUTH SUMMIT GLADE

AREA OUTLINE

FLAT AREA

ADULT EXERCISE PROGRAMMING

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NEW MAINTENANCE FACILITY BUILDING

LAFAYETTE PARK MAINTENANCE FACILITY

AREA OUTLINE
MAINTENANCE BUILDING
GRAVITY BLOCK WALL
YARD FENCING
5 AMPHITHEATER, RELOCATED MAINTENANCE AREA AND PLAYGROUND
# COST SUMMARY

## BASE DESIGN CORE FEATURES
*(INCLUDES HARD AND SOFT COST)*

<table>
<thead>
<tr>
<th>Feature</th>
<th>Cost</th>
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<tbody>
<tr>
<td><strong>HISTORIC ENTRANCES:</strong></td>
<td></td>
</tr>
<tr>
<td>Structural/Aesthetic Repair + Handrails</td>
<td>$1,900,000</td>
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<tr>
<td><strong>FULLY RENOVATED ENTRANCES:</strong></td>
<td></td>
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<tr>
<td>Waller St. Entry + Frederick St. Entry</td>
<td>$330,000</td>
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<tr>
<td><strong>ASPHALT PATH FOR ENTIRE SITE:</strong></td>
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<tr>
<td>Demolition + New Path Construction</td>
<td>$3,200,000</td>
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<tr>
<td><strong>CENTRAL RUSTIC TRAIL + STAIR SYSTEM</strong></td>
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<tr>
<td>1) Demolition + New Trail Construction + Rustic Fence</td>
<td>$3,600,000</td>
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<tr>
<td>2) Erosion Control</td>
<td>$4,200,000</td>
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<tr>
<td>3) Reforestation + Planting</td>
<td>$1,800,000</td>
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<tr>
<td><strong>TOTAL:</strong></td>
<td>$9,600,000</td>
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<tr>
<td><strong>HISTORIC STONEWALL RESTORATION</strong></td>
<td>$180,000</td>
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<tr>
<td><strong>PERIMETER COBBLESTONE WALL + CURB SIDE IMPROVEMENT</strong></td>
<td>$3,600,000</td>
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<tr>
<td><strong>PERIMETER WALKWAY REPAIR</strong></td>
<td>$1,500,000</td>
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<tr>
<td><strong>PERIMETER PLANTING</strong></td>
<td>$530,000</td>
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<tr>
<td><strong>PARK-WIDE FOREST MANAGEMENT</strong></td>
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<tr>
<td>1) Tree Removal, pruning, understory removal</td>
<td>$3,500,000</td>
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<tr>
<td>2) Reforestation + Planting (573,000 SF)</td>
<td>$7,000,000</td>
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## IRRIGATION SYSTEM
- $740,000

## LOOKOUTS:
1) MAIN OVERLOOK  
   - $240,000
2) THE WINDOW    
   - $160,000
3) THE SUMMIT    
   - $150,000
4) THREE SMALL OVERLOOKS  
   - $200,000

## PLAYGROUND RENOVATION @ CURRENT LOCATION
- $1,700,000

## ADDITIONAL DESIGN OPPORTUNITIES
*(INCLUDES HARD AND SOFT COST)*

<table>
<thead>
<tr>
<th>Design</th>
<th>Cost</th>
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<tbody>
<tr>
<td><strong>DESIGN 1:</strong></td>
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<tr>
<td>Perimeter Walkway Complete Replacement</td>
<td>$5,300,000</td>
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<tr>
<td><strong>DESIGN 2:</strong></td>
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<tr>
<td>Playground Relocation + Picnic Area</td>
<td>$3,000,000</td>
</tr>
<tr>
<td><strong>DESIGN 3:</strong></td>
<td></td>
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<tr>
<td>South Summit Glade Upgrade (Rustic Trail System, Erosion Control, Planting + Fitness Equipment)</td>
<td>$5,800,000</td>
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<tr>
<td><strong>DESIGN 4:</strong></td>
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<tr>
<td>New Maintenance Facility Building</td>
<td>$910,000</td>
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<tr>
<td><strong>DESIGN 5:</strong></td>
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<tr>
<td>Amphitheater, Relocated Maintenance Facility + Relocated Play Area</td>
<td>$7,800,000</td>
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Final Community Meeting: April 2020

Final Tasks:

• Complete Comprehensive Cost Estimate
• Complete Final Report

Send Comments to:
Monica Scott
monica.scott@sfgov.org
415-581-2546

For More Information about the Buena Vista Park Improvement Project, please visit:

https://sfrecpark.org/1372/Buena-Vista-Park-Needs-Assessment-Cost-A