Date: December 16, 2021
To: Recreation and Park Commission
Through: Philip A. Ginsburg, General Manager
        Stacy Bradley, Interim Director, Capital & Planning Division
From: Toni Moran, Senior Administrative Analyst
Subject: Buchanan Mall and India Basin Specified Grant Resolution to Apply, Accept, and Expend

Agenda Wording
Discussion and possible action to: 1) adopt resolutions approving the applications to California Department of Park and Recreation Specified Grant Program for a total of $4,800,000 for the Buchanan Mall Project and $25,000,000 for the India Basin Project; 2) recommend that the Board of Supervisors authorize the Recreation and Park Department to accept and expend the grant funds for the purposes of the Projects; and 3) recommend that the Board of Supervisors authorize the Recreation and Park Department to enter into agreements with the California Department of Parks and Recreation to administer the Grant funds.

Strategic Plan
These Recreation and Parks projects both support the following objectives in the 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 & Facilities
  - Objective: 1.4: Preserve and celebrate historic and cultural resources

- **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
  - Objective 2.3: Work with partners and neighborhood groups to activate parks through organized events, activities, and unstructured play

- **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 3.1: Increase public investment to better align with infrastructure needs and service expectation.
Objective 3.3: Cultivate increased philanthropic support

Background
India Basin and Buchanan Street Mall are two projects in historically marginalized neighborhoods. The Department is partnering with community organizations for enhanced public engagement and with other city Departments for additional project and neighborhood benefits. In order to realize the inspiring vision of these communities, the Department seeks additional funding through special grants in order to design and construct both projects.

In June 2021 Senator Scott Weiner and Assembly Member Phil Ting worked with the Recreation and Park Department to identify priority park projects with substantial community support that could be completed within three years. This outreach resulted in General Fund allocations to the City and County of San Francisco in the amount of $4,800,000 for Buchanan Street Mall Project and $25,000,000 for India Basin project. These General Fund Specified Grants will be administered by the California State Department of Parks and Recreation (CDPR).

The CDPR requested that we enter into grant agreements for the projects as soon as feasible to help secure the state funding. One of the preliminary grant requirements is to adopt a resolution to apply (Attachment 1), which delegates the authority to the General Manager, and their designee, to conduct grant related business. Thereafter, the Recreation and Park Department (“RPD”) staff will prepare separate project information packets for state review and approval.

Both projects have already received environmental clearance and Recreation and Park Commission (“Commission”) approval. There will be additional public meetings for the Buchanan Street Mall project in order to refine the design for the McAllister – Fulton block, prior to proceeding with design development.

India Basin Project Description
At India Basin, the Recreation and Park Department (RPD) endeavors to build a park that is meaningful, equitable, and essential to the health of San Francisco’s southeast communities, which have been historically underserved. In August 2014, the City of San Francisco (the “City”) acquired the 900 Innes property with the goals of rehabilitating a contaminated site and connecting to existing waterfront spaces.

At full build out, the renovated parks will result in 10 acres of improved park space at 900 Innes and India Basin Shoreline Park and will feature 1.7-miles of open space and trail network, and connect 64 acres of parkland from Heron’s Head Park (owned by the Port of San Francisco) to the future Northside Park. The work itself further fulfills the promise of the Blue Greenway, a portion of the San Francisco Bay Trail that will provide pedestrian and bicycle connections from the Embarcadero all the way to Candlestick Point. These parks will offer amenities, environmental education and economic opportunities for the approximately 5,000 residents that live within a 10-minute walk of this park and the 35,000 residents that live within one mile of the park.
The Specified Grant will support Phase 2 of the India Basin Parks initiative, which is the buildout of a waterfront park at 900 Innes Avenue. Upon completion of remediation, the Department will break ground on the new park. The design proposes to preserve the historic character of the boatyard, while providing modern amenities that create safe access to the waterfront, including Americans with Disabilities Act (ADA)-accessible paths, trails, and buildings, and will also provide opportunities for education programming. The Commission approved the design in 2018.

Along Innes Avenue, an ADA-accessible entry path is proposed to provide an entrance into the park that will be flanked by the restored Shipwright’s Cottage and a new food pavilion. The Shipwright’s Cottage would serve as the welcome center for the India Basin network of parks, as well as a gallery and community space. The food pavilion, an enclosed building with an outdoor deck, would open onto Innes Avenue overlooking the park and India Basin. Its intent is to provide aspiring Bayview merchants, restauranteurs, and chefs with economic opportunities through food-serving retail uses that celebrate the Bayview’s culture. The future site will also feature a maintenance building that will allow for streamlined maintenance and operations of the existing parks, as well as future parks expected to come online as part of the City and County’s approved Development Agreement with BUILD Inc.

On the boatyard level, park users will be able to access multiple, single-stall public restrooms. Other public amenities include a segment of the SF Bay Trail, gathering spaces off the waterfront through two publicly accessible piers, lookout decks, and a multi-purpose building for events and community programs. The post-remediated site will be restored with native plants and wetlands species that have long been impacted by environmental pollution. The remediation includes new grading, removal of concrete, and planting palette, which is expected to provide an overall increase in habitat function.

**India Basin Funding Sources**

**Phase 2 – 900 Innes Park Buildout**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Specified Grant</td>
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<tr>
<td>Prop 68 Statewide Parks Bond</td>
<td>$8,500,000</td>
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<tr>
<td>California Dept of Finance</td>
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<tr>
<td>Private Grants JPFF</td>
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<td>2020 Healthy &amp; Recovery Bond</td>
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<td>General Fund</td>
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<td>Cosco Busan</td>
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<td><strong>Total of Phase 2 Sources:</strong></td>
<td><strong>$41,217,078</strong></td>
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Phase 2, the 900 Innes Park Buildout is projected to cost $27M. Additional budget of 20% has been established for construction contingency, including unforeseen conditions and market factors $5.4M. Soft costs and soft cost reserve, which include fees/work associated with permits, engineering, PM, CM, grant management, and inspections, on-going environmental monitoring and mitigation measure compliance are expected to cost approximately $8.9M.
Buchanan Street Mall Project Description

Buchanan Street Mall spans the full width of Buchanan Street, between Grove and Eddy Streets, in the Western Addition. Community leaders initiated a visioning process in 2014, and the Commission approved a conceptual design for renovations of all five blocks of Buchanan Street Mall in April 2020. Project Goals include: safety, lighting, and beautification; connecting all blocks and unifying the community; telling the story of the community and neighborhood; social interaction and multi-generational recreation; and skills training and jobs creation. In addition to new lighting, gardens, and a featured segment of the Memory Walk, the McAllister – Fulton block contains a program garden, a small storage area, a stage, a large lawn, and a small plaza with seating and artwork.

The Department is working with Public Works to complete the design for Buchanan Street Mall renovations, and the project workplan includes an additional period of engagement to refine the design for each block, as funding for design and construction is secured. The schematic design for Turk – Golden Gate was completed in Summer 2021, and after additional community process and design work this winter, the McAllister – Fulton and Turk – Golden Gate blocks will move into design development, with a plan to bid in early fall 2022 and start Phase 1 construction on the two blocks in early 2023.

Buchanan Street Mall Funding Sources

**Secured Funding for Phase 1 (Turk – Golden Gate and McAllister – Fulton)**

<table>
<thead>
<tr>
<th>Source</th>
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<td>City General Fund</td>
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<td>Let’sPlaySF!</td>
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<td>Development Impact Fees</td>
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<td>Trust for Public Land</td>
<td>$ 900,000</td>
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<td>2020 Health and Recovery Bond</td>
<td>$2,000,000</td>
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<td>2021 State Budget (Sen. Wiener secured)</td>
<td>$4,800,000</td>
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<tr>
<td>Total</td>
<td><strong>$9,635,000</strong></td>
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Total project cost for Buchanan Street Mall renovations is anticipated to be approximately $5 million per block and $25 million total. The Department and community partners are working to close the approximately $15.5 million gap in funding.

**Recommendation**

Staff recommends the Recreation and Park Commission 1) adopt resolutions approving the applications to California Department of Park and Recreation Specified Grant Program for a total of $4,800,000 for the Buchanan Mall Project and $25,000,000 for the India Basin Project: 2) recommend that the Board of Supervisors authorize the Recreation and Park Department to accept and expend the grant funds for the purposes of the Projects; and 3) recommend that the Board of Supervisors authorize the Recreation and Park Department to enter into agreements with the California Department of Parks and Recreation to administer the Grant funds.
(Buchanan Street Mall) Supported By
Citizen Film
Green Streets
The Trust for Public Land
Exploratorium’s Studio for Public Spaces
Mayor London Breed
Supervisor Dean Preston
San Francisco Public Utilities Commission

(India Basin) Supported By
The Trust for Public Land (TPL)
San Francisco Parks Alliance (SFPA)
A. Philip Randolph Institute (APRI)
Hunters Point Family
NOW Hunters Point
Parks 94124
San Francisco Municipal Transportation Agency Livable Streets Division (SMTA)

Opposed By
None known at this time

Attachment
Resolutions to Apply