



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

**Date:** March 1, 2023

**To:** Recreation and Park Commission, Capital Committee

**Through:** Philip A. Ginsburg, General Manager  
Lisa Bransten, Director of Partnerships

**From:** Abigail Maher, Deputy Director of Partnerships

**Subject:** Jackson Playground – Grant Agreement and Accept and Expend

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**Agenda Wording:**

Discussion and possible action to: (1) recommend that the Board of Supervisors approve a Grant Agreement between the Recreation and Park Department and the Friends of Jackson Park for cash and in-kind grants valued at approximately \$12,440,735 for the renovation of Jackson Playground; and (2) recommend that the Board of Supervisors authorize RPD to accept and expend these grants.

**Strategic Plan References:**

**Strategy 1, Inspire Place:** 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 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**

Jackson Playground is a 4.4-acre park located at 17<sup>th</sup> Street and Arkansas Street in the Potrero Hill neighborhood. The park, which features two of the City’s nine lit baseball fields, sport courts, a playground, and a historic clubhouse, was last renovated in 1998 and is in need of maintenance and improvements.

The Friends of Jackson Park (“FoJP”) is a community-led, 501c3 non-profit organization whose mission is to foster community support and advocate for a renovated, well-maintained, and vibrant Jackson Park that will serve as a fun and safe place for children and adults to enjoy for generations to come. Friends of Jackson Park was formed in 2013 to advocate for a park



renovation project to address the increasing need for green open space, accessibility compliance, and restoration and improvement of the clubhouse.

Beginning in 2014, FoJP led a community planning process in partnership with the Recreation and Parks Department (RPD) to develop a scope and budget for the project. FoJP held nine publicly-noticed community meetings resulting in the proposed concept design, which is being brought to the Recreation and Park Commission for approval concurrently with this grant.

**Grant and Project Budget**

FoJP and RPD estimate the budget to implement the design presented in the concept plan to be approximately \$40 million as outlined below. As part of this project partnership, FoJP agreed to supplement the project budget with a grant valued at up to \$12,440,735, including an in-kind grant of the design documents and services, and a cash grant towards construction. FoJP has raised approximately \$2.8 million to date, and will be launching a robust fundraising campaign in the coming months to raise the remaining funds needed by 2025 when the City anticipates that the development impact fees will be available.

In addition to the grant from FoJP, RPD anticipates receiving the below public funding for the project.

| <b>Source</b>                           | <b>Amount</b>       |
|---|---------------------|
| Other Development Fees                  | \$4,600,000         |
| ENCAC-Allocated Development Impact Fees | \$8,000,000         |
| General Fund                            | \$5,024,398         |
| Open Space Fund                         | \$7,000             |
| 2020 Health & Recovery Bond             | \$10,000,000        |
| <b>Subtotal City Funds</b>              | <b>\$27,631,398</b> |
| <b>Subtotal Grant Funds</b>             | <b>\$12,440,735</b> |
| <b>Total Anticipated Funds</b>          | <b>\$40,072,133</b> |

| <b>Use</b>  | <b>Amount</b>       |
|---|---------------------|
| Hard costs  | \$25,119,384        |
| Soft Costs including contingencies and escalation | \$14,952,749        |
| <b>Total Anticipated Cost</b>                     | <b>\$40,072,133</b> |

## **Grant Agreement Highlights**

- FoJP commits to providing up to \$12,440,735 in cash and in-kind grants for delivery of the project. The cash grant is approximately \$8.5 million for construction and the in kind grant is approximately \$3.9 million for architectural and engineering services.
- FoJP will provide RPD with extensive design and consulting services from licensed design professionals and other consultants including development of conceptual plans, construction documents, assistance with the bid-award process and provision of support services during construction of the project.
- FoJP will ensure that designers and other consultants comply with City insurance and indemnification requirements.
- RPD will provide a project manager to coordinate City reviews and approvals, facilitate regularly scheduled design coordination meetings, manage community outreach, and coordinate the preparation and administration of the construction contract.
- FoJP will track all campaign funds, provide regular updates to RPD, and comply with the disclosure, recordkeeping and audit requirements developed by the Controller's Office developed to ensure transparency around private funds raised to support public projects.
- RPD will provide FoJP with guidance in the development of a donor recognition plan and bring that plan to the Commission for approval prior to being incorporated into the agreement.
- Neither party will be obligated to cover any funding shortfall for the project unless such party expressly agrees to do so in writing.
- RPD is not obligated to put the project out to bid until FoJP provides evidence that the grant funding is in place.

## **Financial Impact**

\$12,440,735

## **Staff Recommendation:**

Department staff recommend that the Commission: (1) recommend that the Board of Supervisors approve a Grant Agreement between the Recreation and Park Department and the Friends of Jackson Park for cash and in-kind grants valued at up to \$12,440,735 for the renovation of Jackson Playground; and (2) recommend that the Board of Supervisors authorize RPD to accept and expend these grants.

## **Supported By:**

Scott Wiener, Senator, 11th District  
Shamann Walton, D10 Supervisor  
Matt Haney, Assemblymember, District 17  
Art Agnos, Former Mayor of San Francisco  
Potrero Boosters Association  
Dogpatch Neighborhood Association  
Potrero Dogpatch Merchants Association  
The Neighborhood House  
Friends of Franklin Square  
Carolina Green Space

Friends of McKinley Park  
Friends of Esprit Park  
Potrero Gateway  
Live Oak School  
California College of the Arts  
Anchor Brewing  
Mason on Mariposa  
88 on the Park  
The Onyx  
Alta Potrero  
Department Staff  
Friends of Jackson Park

**Opposed By:**

None known at this time

**Attachment:**

Proposed Grant Agreement