



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

**Date:** March 16, 2023

**To:** Recreation and Park Commission

**Through:** Philip A. Ginsburg, General Manager  
Stacy Bradley, Director of Capital and Planning Division

**From:** Noah Levy, Project Manager

**Subject:** Jackson Playground - Conceptual Design

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### **Agenda Wording**

Discussion and possible action to approve a conceptual design for the renovation of Jackson Playground. Approval of this proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

### **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 and 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 expectations.

### **Background Information**

Jackson Playground is a 4.4-acre neighborhood park, located at the bottom of the north slope of Potrero Hill. It was built in 1912 and has historically served the neighborhood as an active recreation park. The Park serves as a precious open space resource for the neighborhood as well as a key citywide recreational asset, sporting both a baseball and softball field. This project is a



partnership with Friends of Jackson Park (FoJP) who are committed to developing Jackson in coordination with San Francisco Recreation and Parks Department.

The purpose of the Jackson Playground Renovation Project is to ensure Jackson's continued operation as an important resource for the community, to improve accessibility for the public, and to create a vibrant and safe open space for children and adults to enjoy for generations to come. This project will renovate and reinvigorate the entire park, including ball fields, clubhouse, playgrounds, amenity spaces, trees, and gardens and will greatly enhance urban life in this community.

### **Proposed Design**

The Jackson Playground Renovation will renovate the entire existing park and create a beautiful and functional reinvigorated outdoor space and clubhouse.

The proposed project scope includes the following:

- Reorient and reposition the existing sports fields to improve safety, access, and viewing as well as allowing simultaneous games.
- Provide a new children's playground.
- Provide an exterior multi-use ball court.
- Provide sports viewing areas.
- Provide a dog play area.
- Provide space for community learning gardens.
- Relocate and renovate the historic clubhouse from the southeast corner of the site to mid-block along Carolina Street.
- Provide a clubhouse building addition.

The Clubhouse building's exterior will be refinished, repainted and interior spaces will be renovated, including an updated and expanded kitchen, renovated restrooms, and improved stage area. As a result of interior improvements, flexible common space will be reduced within the existing clubhouse and a new addition will be constructed. This clubhouse addition will provide space for flexible use and access by the public. The addition will add approximately 1,850 gross SF to the 4,750 gross SF of the existing clubhouse, for a total of 6,600 gross SF.

### **Environmental Review**

Categorical Exemption 2016-008072ENV (Cat Ex) under CEQA was received on June 17, 2022.

### **Community Outreach**

This project is supported by many dedicated allies and partners, including Rec and Park and Friends of Jackson Park (FoJP) who have been working collaboratively on the park's redesign since 2014. The Recreation and Park Department and FoJP conducted a comprehensive community and stakeholder outreach process over multiple years. This new proposed design has been well received by the community and key stakeholders, who provided feedback on the proposed design. Friends of Jackson Park and San Francisco Recreation and Park Department staff successfully presented the project to community organizations, seniors, youth, local businesses, and educational leads at community meetings on the following dates for a total of nine public community meetings:

Community Meeting #1: February 25, 2014  
 Community meeting #2: March 1, 2014  
 Community meeting #3: March 13, 2014  
 Community meeting #4: March 16, 2016  
 Community meeting #5: April 28, 2016  
 Community meeting #6: June 18, 2016  
 Community meeting #7: September 27, 2018  
 Community meeting #8: July 16, 2020  
 Community meeting #9: October 21, 2021  
 Community meeting #10: October 20, 2022

**Funding**

<b>SOURCES:</b>	
Private Funding - Received to Date	\$2,797,500
Private Funding - Fundraising	\$9,643,235
Public Funding - FoJP advocated Development Fees	\$4,600,000
Public Funding - Development Impact Fees - ENCAC	\$8,000,000
Public Funding - General Fund	\$5,024,398
Public Funding - Open Space Fund	\$7,000
Public Funding - 2020 Health & Recovery Bond	\$10,000,000
<b>TOTAL PROJECT FUNDING SOURCES:</b>	<b>\$40,072,133</b>

<b>USES:</b>	
Hard Costs	\$25,119,384
Soft Costs including Contingencies and Escalation	\$14,952,749
<b>TOTAL PROJECT BUDGET USES:</b>	<b>\$40,072,133</b>

**Project Schedule**

Planning: 2018 – Mid 2022  
 Design: Mid 2022 – Early 2026  
 Bid/Award: Early 2026 – Mid 2026  
 Construction: Mid 2026 – Early 2028  
 Closeout: Early 2028 – Mid 2028

Note: Bid Award date contingent on delivery of full construction contract funding.

**Staff Recommendation**

Staff recommends that the Commission approve a conceptual design for the renovation of Jackson Playground. Approval of this proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

**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

**Opposed By**

None known

**Attachments**

Attachment A. Concept Design Images

Attachment B. Categorical Exemption 2016-008072ENV (Cat Ex)