



Daniel Lurie, Mayor

Kat Anderson, Commission President
Philip A. Ginsburg, General Manager

Date: October 1, 2025

To: Recreation & Park Commission
Capital Committee

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

From: Tamar Barlev, Assistant Director of Partnerships

Subject: Koshland Park and Koshland Park Community Garden – Grants Accept and Expend and Associated Agreements

Agenda Wording: Discussion and possible action to recommend that the Board of Supervisors (1) authorize the Recreation and Park Department to accept and expend an in-kind grant valued at approximately \$332,000 from Trust for Public Land (TPL) for the design of improvements to the Koshland Park Community Garden; and (2) authorize RPD to accept and expend a cash grant valued at approximately \$1,293,000 from the Theodore & Frances Geballe Philanthropic Fund of the Jewish Community Federation and Endowment Fund (The Geballe Fund) for improvements to the park; and (3) approve the associated grant agreement between RPD, TPL and The Geballe Fund covering these contributions.

Strategic Plan References for Grants

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 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

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:

Koshland Park, a beloved green space located in the southeastern corner of the Western Addition, was established in the 1970s after neighborhood residents called for a community park on a property that had recently lost an apartment building due to a devastating fire. The Koshland Family, who wished to create a park in honor of their father, worked with Trust for Public Land (TPL), a then fledgling organization, and RPD to obtain this property at the corner of Page and Buchanan Streets. This park is treasured by the community but has not seen a major renovation since 2000.

RPD was thrilled when members of the Koshland Family approached the Department in 2022 via The Geballe Fund, asking about opportunities to address deferred maintenance within the park. RPD staff recommended that The Geballe Fund invest in developing a concept plan that assessed the community garden site, its needs and user priorities, while RPD assessed and estimated the costs associated with necessary improvements to Koshland Park.

Ultimately, RPD and The Geballe Fund determined that the project would be divided into two separate projects: 1) a concept plan and cost estimate for recommended improvements to Koshland Park Community Garden and the park, and (2) construction of the improvements identified in the concept plan (for the community garden) and by RPD's Operations and Maintenance staff (for the park). Given TPL's historic connection to Koshland Park and its expertise in creating and protecting parks on behalf of communities both locally and nationally, RPD turned to TPL to manage the concept plan project.

In late 2023, the Recreation and Park Commission authorized RPD to accept and expend a \$90,000 in-kind grant from TPL to develop a concept plan and cost estimate for Koshland Park Community Garden, which The Geballe Fund agreed to fund. TPL subsequently selected landscape architecture firm TS Studio to develop the concept plan and cost estimate.

Community Garden Project:

During the concept planning process, staff from RPD, TPL and TS Studio held community meetings and gathered feedback through an online survey to produce a concept plan for the community garden that meets community priorities by adding more gardening space and new planter boxes, improving terracing along the north side of the garden, improving garden infrastructure and creating ADA accessible pathways throughout the garden. TS Studio's cost estimate for design and construction associated with Koshland Park Community Garden totals \$1,144,000. For additional information about the concept plan, the Koshland Park concept plan staff report also being considered at this meeting delves further into the details of the plan.

Park Upgrades and Maintenance Project:

RPD Operations and Maintenance staff identified a scope of work and cost estimate for replacing or refurbishing park elements in need of upgrades including:

- the addition and replacement of fencing throughout the park that is failing, unsightly, or is needed to support maintenance of the park,
- refurbishment or replacement of park furniture that is in disrepair,
- replacement of the picket fence separating the community garden from the park with a security fence that will keep community gardeners safe while they garden,
- resurfacing the basketball court to smooth out and paint the cracked, fading blacktop,
- replacement of resilient surfacing and replenishment of sand in the children's play area due to material degradation, and

- improvements to park pathways that will improve ADA access through the park. These improvements are valued at \$481,000.

These improvements have broad community support, but some members of the community oppose replacing the existing, unlocked picket fence that separates the park from Koshland Park Community Garden with security fencing.

After supporting and engaging with RPD and TPL on this preliminary planning work for both the park and the community garden, The Geballe Family generously agreed to fund the design and construction of the recommended improvements to Koshland Park and Koshland Park Community Garden through two separate grants:

- 1) A grant for \$332,000 to TPL to support the continued design for Koshland Park Community Garden which RPD will accept as an in-kind grant. TS Studio will remain the designer on this project.
- 2) A Cash Grant to RPD for \$1,293,000 to fund:
 - RPD project management & construction management of the Koshland Park Community Garden project,
 - Construction of the community garden project, and
 - Implementation of the scope of work identified by Operations and Maintenance staff for improvements throughout the park.

Financial Impact:

Approximately \$1,625,000

Staff Recommendation:

Department staff recommends accepting these grants

Supported By:

Department Staff

Trust for Public Land

The Koshland/Geballe Family

Community Grows

Koshland Park Community Gardeners

Opposed By:

Bunny McFadden

Kim Hart

Jim Fox

Cary Sweeney

This opposition is limited to replacing the existing picket fence that separates the Koshland Park Community Garden from the rest of Koshland Park, with a security fence. For more information, see letters from the community.

ATTACHMENTS:

Attachment A: Project Location Map

Attachment B: Proposed Budget & Timeline

ATTACHMENT A
Project Location Map

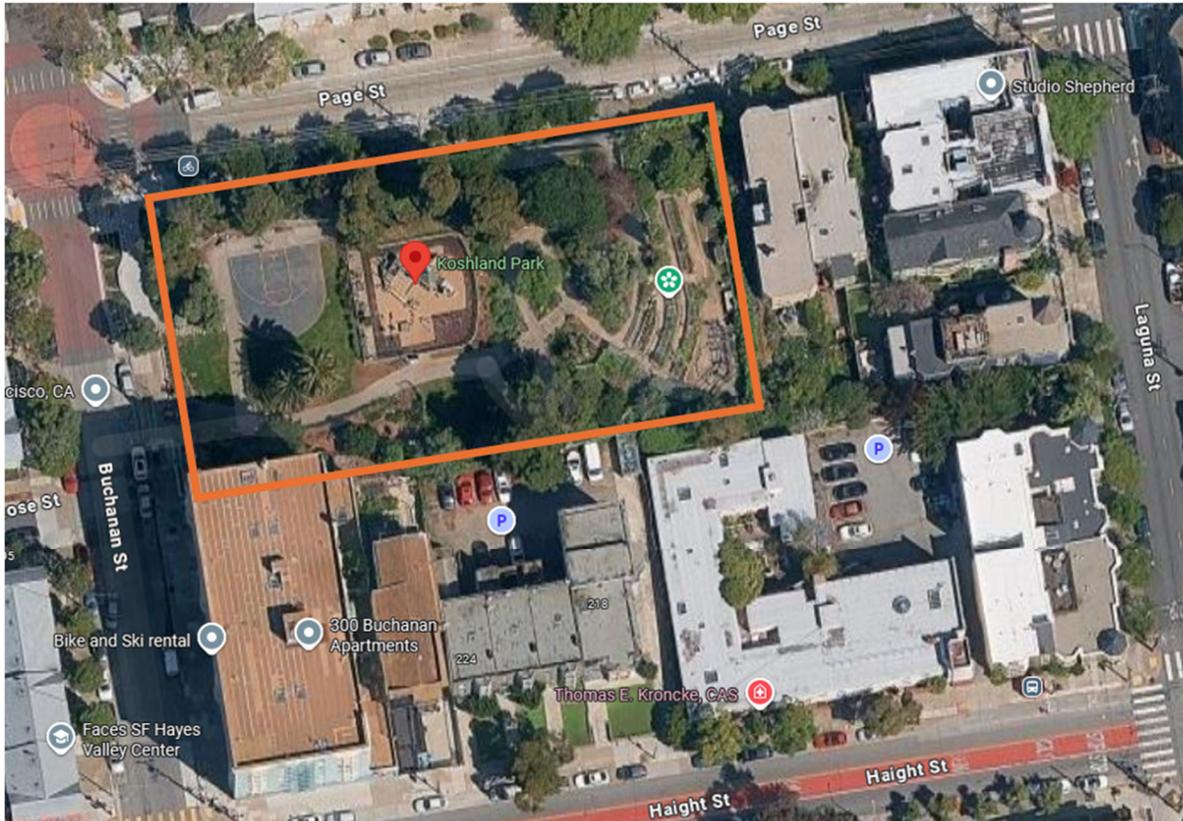


EXHIBIT B: PROPOSED BUDGET & TIMELINE

Project Budget

Costs	Value
In-Kind Grant (from TPL)	
TPL & Consultant Design Fees	\$332,000
Cash Grant (from The Geballe Fund)	
Soft Costs: Project Management/Permits, Testing/Reviews	\$130,000
Construction Costs: Community Garden	\$464,000
Construction Costs: Park Improvements	\$481,000
Contingency for Community Gardne Project	\$218,000
Total	\$1,625,000

Preliminary Timeline

Task	Timeframe
Design Process	Fall 2025- Spring 2026
Construction Preparation/Bid Process	Summer-Fall 2026
Construction	Winter-Spring 2027