COMMUNITY OPPORTUNITY FUND
A Program of the 2008 Clean and Safe Parks General Obligation Bond
Application Checklist

☐ Project Overview Form
☐ Menu Form (if applicable)
☑ Budget / Match Commitment Form
☑ Project Narrative (Menu: 1 page max / Custom: 3 page max)
☐ Map / Site Design
☐ Park Service Area Manager Review Form

Name (please print)  Julienne M. Christensen  Signature  
Telephone  415-552-7774  Date  September 14, 2010
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Project Overview

Please submit 10 (ten) hard copies of your application and attachments (as described in the Application Checklist) to: ATTN: Community Opportunity Fund San Francisco Recreation and Parks 501 Stanyan St. San Francisco, CA 94117. E-mail and fax will not be accepted. Applications and all copies must be received by 4pm September 24, 2010. Late applications will not be accepted.

<table>
<thead>
<tr>
<th>Project Information</th>
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</thead>
<tbody>
<tr>
<td>Park Name</td>
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<tr>
<td>Neighborhood</td>
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</table>

Brief Project Description (1-3 Sentences):
Elements - fencing, irrigation & drainage systems, retaining wall repair- that will support ongoing reforestation efforts at the very steep and heavily trafficked park. New light fixtures to improved security, and reduce vandalism, energy and maintenance costs and light spill.

<table>
<thead>
<tr>
<th>Applicant Information</th>
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<tbody>
<tr>
<td>Applicant</td>
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<tr>
<td>Contact Person</td>
</tr>
<tr>
<td>Address</td>
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<tr>
<td>Daytime Phone</td>
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<tr>
<td>Cell Phone</td>
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<table>
<thead>
<tr>
<th>Funding Request</th>
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<tbody>
<tr>
<td>Project type</td>
</tr>
<tr>
<td>TOTAL Funding Request from Community Opportunity Fund</td>
</tr>
<tr>
<td>TOTAL Funding Commitment (in-kind and cash) from Applicant</td>
</tr>
</tbody>
</table>

The signatory certifies that s/he is authorized to sign on behalf of the applicant group and the information in this application accurately and fairly represents the goal, scope, and details of the project, and commits to honoring the applicant match.

Name (please print) | Julienne M. Christensen  
Signature | [Signature]  
Address | 26 Child Street, San Francisco, CA 94133  
Phone | 415-552-7774  
Date | September 14, 2010
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Budget and Match Commitment Form

- Volunteer hours are calculated at $12/hr. Professional Services donation of time is calculated at $70/hr.

- All work accomplished with power tools or heavy machinery to be accomplished by RPD Staff or RPD contractor. RPD Policy prohibits volunteers from using power tools.

- Attach letters of commitment for donation of materials, labor, and funding to this form.

<table>
<thead>
<tr>
<th>Proposed Item / Improvement</th>
<th>Funding Request</th>
<th>Applicant Commitment</th>
<th>Total Item Cost</th>
<th>Notes</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Donated Materials</td>
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<tr>
<td></td>
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<td>Funds for materials</td>
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<td>purchase</td>
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<td></td>
<td></td>
<td>Volunteer Labor</td>
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<td></td>
<td></td>
<td>Total Hours @ $12/hr</td>
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<td>Total Hours @ $70/hr</td>
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<tr>
<td></td>
<td></td>
<td>Total Labor Cost</td>
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<tr>
<td>Custom Fencing</td>
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<td>$15,000</td>
<td>$34,200</td>
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<tr>
<td>Lighting</td>
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<td>$20,000</td>
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TOTAL $35,000 $35,000 $6,300 $76,300
Park: Pioneer Park
Applying Group: Pioneer Park Project

Project Site
Pioneer Park/Coit Tower is one of the top 3 tourist destinations in San Francisco and the Tower is a significant source of revenue for the Recreation & Parks Department. The park is surrounded by the densest US residential district outside of Manhattan - a district with only 1/6 of the minimum recommended amount of open space per capita – and so is also an important neighborhood amenity. Pioneer Park is one of San Francisco’s oldest parks. Its original parcels were saved from development by private citizens who purchased the land to preserve it from development and then donated it to the City as a public park in 1873.

The Pioneer Park Project
The Pioneer Park Project volunteer organization was founded in 1996 by a group of concerned citizens to assist the Recreation and Parks Department with some of the serious and intractable problems at Pioneer Park. The initial project, completed in 2001, provided ADA-compliant access to Coit Tower without compromising the building’s historical integrity; provided clearer and safer pedestrian access and reduced erosion through the construction of hillside stairways; retained and planted the barren south side of the tower; installed a water-saving, low erosion irrigation system and path lighting; and added drought-tolerant and native plants to provide backup for the hill’s aging non-native forest.

The Pioneer Park Project, one of the earliest and best examples of the modern wave of San Francisco’s public/private park partnerships, raised over $700,000 in private donations and pursued grant funding for an additional $400,000 to offset the cost of the project. Volunteers did tens of thousands of hours of pro bono planning, design and community outreach as well as working in the park itself during the initial 6 years of the Phase 1 portion of the project alone.

Pioneer Park Project volunteers have remained involved with the park through work parties, planning and fund raising. In 2009 the group commissioned a tree survey and assessment. Landscape professionals recruited by the group worked with the Recreation and Park Department to craft strategy regarding long-term tree management. Continuing their cooperation with the department, the group funded the removal of 20 aging and problematic cypress trees and the purchase of erosion-control materials and replacement native plants for the opened sites.

As an extension of the 2009 project, volunteers are now responding to requests by staff for crowd control above the opened areas, repaired retaining walls and extended irrigation. Once again, the Pioneer Park Project is offering to pair with the City to sustain Pioneer Park.
Proposed Project Scope

Custom Fencing
Cut and remove the existing pipe railing along the north to east perimeter of the Coit Tower parking area (bleachers area); Repair the concrete curb; Fabricate and install a new fence: Use galvanized, powder coated bar stock steel to match the existing fence surrounding the Decaux toilet except dark brown in color, approx 48" high including curb; Approx 150 linear feet plus returns.
Goal: Discourage visitors and miscreants from clamoring down the steep hillside, endangering themselves and others and severely damaging the hill, destroying vegetation and increasing erosion. Reforestation cannot succeed unless traffic on the hillside is reduced. Further erosion of the former quarry edge could undermine the hillside and the concrete bleachers and walls above.

Lighting
Remove 14 existing mid-height bollard light fixtures along the path at the west and south of Coit Tower; Replace with new fixtures using the existing footings and wiring.
Goal: Improve security and safety by offering more reliable lighting. Reduce vandalism and general maintenance costs. Reduce energy usage. Maintain low levels of light spill and glare affecting surrounding residences.

Grant Criteria

Project Planning & Readiness
The fencing project is part of the phase 2 stage of the carefully planned 2001 renovation. Needs and potential solutions have been thoroughly and carefully vetted with RecPark staff (Jacob Gilchrist, Marvin Yee, PSA Marianne Bertuccelli, supervisor Maggie Cleveland, gardeners Mark Tilley and Milo Linaman), adjacent neighbors and neighborhood organizations.
The Pioneer Park Project has a 14-year history of successful collaboration with the Recreation and Park Department.
Our volunteer professionals have greatly offset the costs of the planning and community outreach portions of the project and freed department staff to concentrate on other needs.
We have the proposed matching funds banked and available.

Leveraged Resources
We will make a dollar-for-dollar (100%) match for any allocated Community Opportunity Fund grant.
We pledge to continue to build on our 14 year history of pro bono, community outreach, work party and park advocacy hours.

**Park Experience & Identity**

The addition of the fence and improvements to lighting are 2 of 6 priority capital projects that have been identified in Pioneer Park. (The others involve retaining wall repair and erosion control; extension, upgrade and repair of the irrigation system; and drainage issues.)

Our primary goal, and the focus of the park’s gardeners, is the sustentation and reforestation of the park – the gradual replacement of the aging ivy and cypress monoculture with native, drought-tolerant plants that will serve as habitat plants and that will sustain the park’s aesthetic value into its second century. All of the capital projects identified are designed to aid that reforestation plan and to avoid further degradation of the park and associated higher maintenance and repair expenses.

We are a dense, park-deficient neighborhood, with less than one-half acre of open space per 1,000 residents and a high percentage of low-income families.

**Stewardship & Community Building**

In addition to “typical” park volunteers, Pioneer Park Project members have succeeded in engaging neighbors across the spectrum, from Chinatown families to wealthy residents on Telegraph Hill, from students to grandparents, connecting them to the park and to each other.

We have a long and excellent record of positive interaction with all tiers of RecPark staff.

**Bonus Points**

As with many parks in San Francisco, Pioneer Park has a long list of significant capital needs. This is an extremely high profile park that reflects on San Francisco as a whole. Completion of these projects will prevent further degradation of the park’s infrastructure and reduce future, more costly repairs. The capital repairs and upgrades will facilitate the ongoing greening of the park.
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Park Service Area Manager Review Form

Park Service Area (PSA) Managers are responsible for the maintenance and operation of regional and neighborhood parks as well as trails and open space. Applicants must review their project with their PSA Manager prior to submitting an application. A map of Park Service Areas and contact information is available at parks.sfgov.org/cof.

### Project Information

<table>
<thead>
<tr>
<th>Park Name</th>
<th>PIONEER PARK</th>
<th>Park Address</th>
<th>TELEGRAPH HILL</th>
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<tbody>
<tr>
<td>Neighborhood</td>
<td>NORTH BEACH</td>
<td>District</td>
<td>2</td>
</tr>
</tbody>
</table>

PSA Manager | M. PERTUCELLI | Telephone | (415) 292-2048 |

PSA Manager comments/questions for applicant:

PSA Manager comments/questions for RPD Operations/Capital/Planning regarding plans for future park improvements:

PSA Manager Checklist

- [x] Proposed project complements or is consistent with the existing use of the park or open space
- [x] Proposed project contributes and/or enhances the visitors experience
- Proposed project complements existing plantings and does not contradict, infringe, or otherwise negatively impact existing ecological system

By signing this form, I acknowledge my awareness of this project application at the above stated park. The applicant has provided me with an overview of the project and I understand that this project may be selected for funding. My comments and signature are advisory and should not be interpreted as my endorsement or rejection of the application.

Name (please print) MARIANNE PERTUCELLI

Signature [Signature]

Date 09/7/10