



Edwin M. Lee, Mayor  
Philip A. Ginsburg, General Manager

**Date:** September 4, 2014

**To:** Recreation and Park Commission  
Operations Committee

**Through:** Philip A. Ginsburg, General Manager  
Dana Ketcham, Director of Property Management

**From:** Jeff Suess

**Subject:** Father Alfred E. Boeddeker Clubhouse Lease

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### **Agenda Wording:**

**Alfred E. Boeddeker Lease.** Discussion and possible action to approve the terms and conditions for a five year lease agreement between the San Francisco Recreation and Parks Department and Boys & Girls Club of San Francisco, for the lease of the Alfred E. Boeddeker Clubhouse as the proposed terms are reflected in the Term Sheet for Lease Agreement dated August 27, 2014, and authorize the General Manager of the Recreation and Park Department to prepare and approve the Lease Agreement consistent with the approved Term Sheet.

### **Background**

Father Alfred E. Boeddeker Park ("Boeddeker Park") is the largest open space in the Tenderloin. In 2008, The Trust for Public Land ("TPL") partnered with the San Francisco Recreation and Parks Department (the "Department") to redesign and develop Boeddeker Park including the clubhouse (the "Clubhouse") as part of its national "Parks for People" program which focuses on urban parks in underserved neighborhoods. TPL and the Department have together raised over \$8 million in private donations and public funds for the planning, design, community outreach and construction of this park renovation. Intensive and ongoing community outreach was conducted to create a participatory design process for the park.

After construction documents, permits and bidding, the project broke ground in 2013 with completion expected in October of 2014. The one acre park, previously an uninviting maze of brick walkways, surrounded by iron fences, has been transformed into a multi-zone park with play area, basketball and volleyball courts, lawn, seating areas, fitness equipment, walking track, community garden and a clubhouse.

Boeddeker Park will represent an incredible resource for the Tenderloin community. However, due to its location in the heart of the Tenderloin, the park will require constant monitoring while it is open so that it is a safe and welcoming location for all in the community, ranging from children



through seniors. The sustainability of this valuable neighborhood resource will be dependent upon continued community participation in the programming and activation of the clubhouse to ensure that it remains a safe, clean, healthy and vibrant resource in the Tenderloin.

## **Community Process**

A series of community meetings were held to identify the community needs and desires in the activation of the 4,200 square foot Clubhouse. These meetings were well attended by the community and various stakeholders. Over six meetings were held specifically on programming over a 9 month period. The community feedback indicated a wide variety of activations for all age groups. The most popular programming needs were as follows:

- 1) Teen and youth programs including basketball, dance, theatre and movement, volleyball, after school programs, leadership classes;
- 2) Senior programs including exercise, dance, movement;
- 3) Programs for all ages including gardening and cooking on a budget; and
- 4). Babies and Tot classes including Mommy and me, families in transition.

In addition the community wanted regular events held such as Movies in the Park, Music and Art events, National Night Out, Basketball Tournaments and the return of a Halloween event that had previously been held in the Clubhouse.

The consensus in the public meetings was that intensive positive activation would increase the probability of the success of this park. Rather than have one organization attempt to meet the needs of the community, it was determined to select a master tenant who, in collaboration with other organizations and the Department, would provide a rich spectrum of diverse programming in alignment with the community needs that had been identified through this community process and would ensure that the Clubhouse was open and staffed from 9 to 7 every day of the week.

## **Proposed Activation Structure**

The community discussions identified various roles that local community organizations could take to ensure full activation. It was determined that a master tenant (the "Master Tenant") would be identified who would hold the lease for the Clubhouse with the Department. The Master Tenant will be required either directly or through other organizations to ensure that the Clubhouse is open from 9 am to 7 pm daily with oversight of the Park and that a minimum of 200 hours of programming is provided each month.

The Master Tenant will be required to select, coordinate, schedule, evaluate, oversee and administer all of the other tenants/partners. Anchor Tenants will be chosen who will contribute on-site staff to provide oversight and monitoring of the Clubhouse and the Park. Finally, programming partners would conduct programs in the clubhouse. The Master Tenant will form and will maintain a Community Action Committee made up of key stakeholders in the Tenderloin to provide support, vision, guidance, and resources in support of the continued positive activation of the Clubhouse and Park.

The following organizations were identified to serve in various roles:

Master Tenant: After numerous discussions with various community organizations, Boys & Girls Clubs of San Francisco (the "BGCSF") was chosen as the Master Tenant. The BGCSF established their

Tenderloin Clubhouse in 1996, and it has served youth and families in the Tenderloin for 18 years. Their clubhouse is located in Mercy Housing on 115 Jones and 205 Jones Street and the supervising office is located in Chinatown Community Development Center at 201 Turk Street. The BGCSF Tenderloin Clubhouse has a long history of collaboration and leadership in the Tenderloin Community. The BGCSF has the resources and staffing to serve the significant role required of the Master Tenant.

Recreation and Parks Department: The Department received funding for 20 hours of programming as part of a Supervisor “add back” that has been designated to support Boeddeker Park for the next two years. Since the Department has the broadest spectrum of programming available, it is the Department’s intent to fill in programming gaps once the other programming has been identified and scheduled. The Department can increase or decrease programming based on available funding.

Anchor Tenants: The following organizations have indicated that they wish to serve as Anchor Tenants:

The YMCA Shih-Yu-Lang Central Branch: Founded in 1895, the Shih Yu-Lang Central YMCA (SYLC YMCA), a branch of the YMCA of San Francisco has a historical significance to residents of the Tenderloin. As a cornerstone of the community, the SYLC YMCA provides an open door for new experiences, social supports, and personal development. Through collaborating with neighborhood partners and community leaders, their goal is to be seen as a safe and healthy place where each person who walks through their doors is treated equally with dignity and respect regardless of background, gender, age or economic status. Their vision is to provide the Tenderloin with programs, activities, and critical resources that put the possibilities for growth in the hands of community residents. The SYLC YMCA is expected to enter into an agreement with the BGCSF to serve as an Anchor Tenant.

Tenderloin Safe Passage: Tenderloin Safe Passage is a coalition of Tenderloin community stakeholders including but not limited to schools, after-school programs, police, parent’s groups, youth serving agencies and providers of affordable housing. Despite their various backgrounds and areas of expertise they are united in their dedication to providing a better, safer neighborhood for Tenderloin residents. Tenderloin Safe Passage is expected to enter into an agreement with the BGCSF to serve as an Anchor Tenant.

Programming Partners: The following organizations have indicated that they will provide programming:

- San Francisco Senior Center
- Janice Mirikitani Family, Youth and Childcare Services (Glide)
- A.C.T. through BGCSF
- City Studios through BGCSF
- The Friends of Boeddeker Park

Community Groups and Organizations:

Community members that are likely to be high park users have also been engaged to coordinate the use of the park. It is expected that local schools like City Academy of San Francisco and De Marillac Academy will use the park and by coordinating with them, we can minimize Park overcrowding at peak periods.

**Key Lease Terms:**

**Term:** Five (5) years

**Base Rent:** Monthly Base Rent shall be \$2,400

**Monthly Credit:** A monthly credit of \$2,400 shall be provided for each full month that the BGCSF either directly or through other community organizations ensures that the Clubhouse is open and the Park is monitored from the hours of 9 am to 7 pm daily.

**Use:** The Clubhouse shall be used for academic and recreational programming services and other community based programs and related events. The BGCSF shall select, coordinate, schedule, evaluate, oversee and administer programming subject to review and oversight by a Community Action Committee (as defined below). The BGCSF shall ensure that the Clubhouse is open from 9 am to 7 pm daily with oversight of the Park and that a minimum of 200 hours of programming is provided each month. In no event shall the BGCSF use the Clubhouse for administrative functions for programs operated outside of Boeddecker Park, without the prior written consent of the General Manager.

**Community Action Committee:** Lessee will form and will maintain a Community Action Committee made up of key stakeholders in the Tenderloin to provide support, vision, guidance, resources, etc. in support of the continued positive activation of the Clubhouse and surrounding areas.

**Public Access:** The Clubhouse will be available for weekend rentals, and weeknights for community meetings, through the Department's Permits and Reservations Division.

**Other Community Organizations:** The Parties anticipate that certain of BGCSF's obligations to provide programming or staffing will be performed by other neighborhood organizations, to be approved by the Department. The form of agreement under which such other organizations operate in the Clubhouse shall be subject to approval by the Department.

**Community Outreach:**

Over 12 community meetings were held, covering design, programming and activation, and Park security. E-mails were sent through Supervisor Kim's office, The Friends of Boeddecker Park and the Trust for Public Land. In addition, flyers were printed in seven languages and posted around the neighborhood.

The following is a list of organizations that were contacted as part of the outreach process:

Delivering Innovation in Supportive Housing (DISHSF)  
Cavalry Street Ministries  
SF City Impact  
Glide  
Tenderloin Walking Tours  
North of Market Tenderloin Central Business District NOM-TL-CBD  
Boys and Girls Club of San Francisco  
Youth with a Mission San Francisco  
Tenderloin Neighborhood Development Corporation TNDC  
Vietnamese Youth Development Center  
San Francisco City Academy  
De Marillac Academy  
Safe  
Chinatown CDC  
Federacion Yucateca Mexicana  
Supervisor Kim  
San Francisco Department of Public Health  
Presentation and Marlton Manor Senior Center  
Tenderloin Housing Clinic  
Youth with a Mission  
La Voz Latina  
Demonstration Gardens  
TL-HIP  
The Trust for Public Land  
Friends of Boeddeker Park  
San Francisco Police Department  
San Francisco Recreation and Parks Department  
Central City SRO  
San Francisco Senior Center  
Presentation Senior Center  
Marlton Manor Senior Center

**Staff Recommendation:**

Approval of the Lease with Boys and Girls Club of San Francisco as Master Tenant

**Supported By:**

Friends of Boeddeker Park  
NOM-TLCBD  
Supervisor Kim  
Safe Passage  
The Trust for Public Land  
RPD Staff

**Opposed By:**

None known

**Attachments:**

Term Sheet