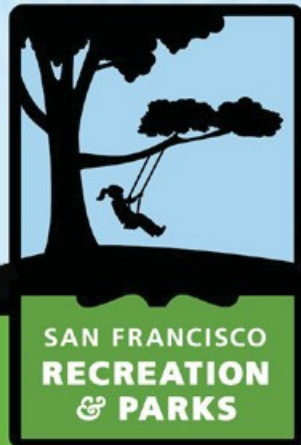


San Francisco Recreation & Parks Department

# 2020 Parks Bond

## CPC Update

Monday November 18, 2019



Inspire, Connect, Play!



# San Francisco Rec & Park

**4,113** acres of recreational and open space

**3,400** acres within San Francisco

**671** marina slips

**222** neighborhood parks

**181** playgrounds and play areas

**151** tennis courts

**72** basketball courts

**82** recreation centers and clubhouses

**59** soccer/playfields

**37** community gardens

**31** natural areas

**29** off-leash dog areas

**9** swimming pools

**6** golf courses

**2** stadiums



# City Parks provide...

## HEALTH IMPROVEMENTS



Support Mental Health through Physical Activity

Reduce Healthcare Costs



People **Exercise More** if they have access to parks.

Physical activity can reduce or prevent serious health problems

## ECONOMIC BENEFITS



+5-20% Increase Property Values

Spur Private Investment & Increase Job Opportunities



+50% Attract Residents & Businesses

## ENVIRONMENTAL BENEFITS



Clean the Air

Clean the Water



Save Money on Infrastructure  
Manage Stormwater & Prevent Flooding

Source: City Parks Alliance





99% spent or encumbered

# 2008 & 2012

## CLEAN AND SAFE NEIGHBORHOOD PARKS BOND

130+ TOTAL PROJECTS



78% spent or encumbered

27 NAMED

### Neighborhood Parks

- |                                 |                                  |
|---------------------------------|----------------------------------|
| BETTY ANN ONG RECREATION CENTER | ROSSI PLAYGROUND                 |
| MISSION PLAYGROUND              | BALBOA PARK                      |
| PALEGA RECREATION CENTER        | GARFIELD SQUARE                  |
| CAYUGA PLAYGROUND               | GEORGE CHRISTOPHER PLAYGROUND    |
| MCCOPPIN SQUARE                 | GILMAN PLAYGROUND                |
| SUNSET PLAYGROUND               | GLEN CANYON PARK                 |
| FULTON PLAYGROUND               | HYDE & TURK MINI PARK            |
| MISSION DOLORES PARK            | JOE DIMAGGIO PLAYGROUND          |
| CABRILLO PLAYGROUND             | MARGARET S. HAYWARD PLAYGROUND   |
| GLEN CANYON PARK                | MOSCONE RECREATION CENTER        |
| LAFAYETTE PARK                  | MOUNTAIN LAKE PARK               |
| RAYMOND KIMBELL PLAYGROUND      | POTRERO HILL RECREATION CENTER   |
|                                 | SOUTH PARK                       |
|                                 | WEST SUNSET PLAYGROUND           |
|                                 | WILLIE "WOO WOO" WONG PLAYGROUND |

### Citywide Programs



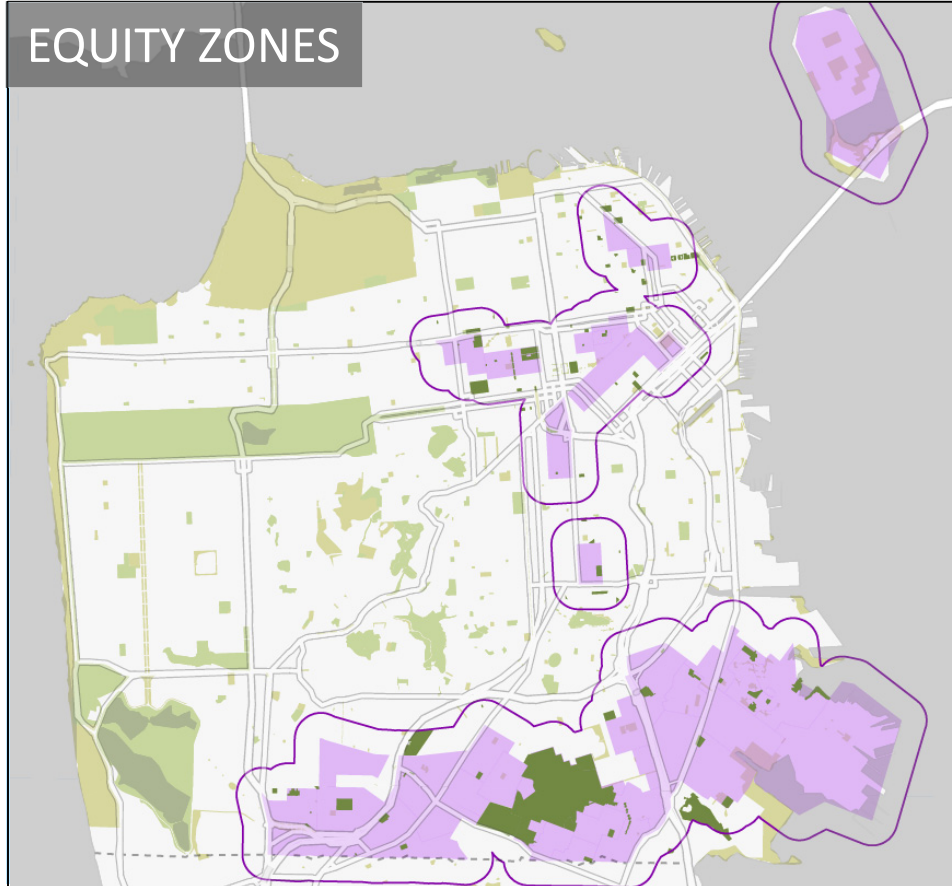
- GOLDEN GATE PARK
- JOHN MCLAREN PARK
- LAKE MERCED





# Our Park System

## Citywide Needs



- Underserved Populations in Equity Zones
- New Population Growth
- Deferred Maintenance = \$950M
- +8,000 Identified improvements systemwide
- 36 Parks in Poor or Deficient condition




# Best Practices


What Worked Well in 2008 and 2012

## COMPREHENSIVE OUTREACH PROCESS

Stakeholder Working Group  
50+ Community Meetings  
Briefing Policymakers



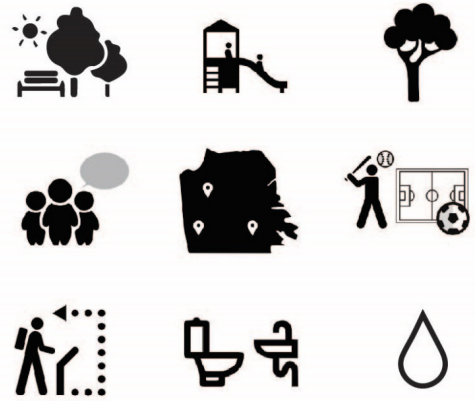
criteria  
quantitative  
data  
objective



values  
qualitative  
local interests  
subjective

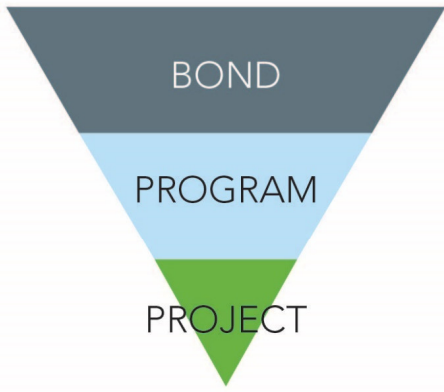
## PROJECTS & PROGRAMS

Bond includes both projects and programs.




## PROJECT SELECTION CRITERIA

Seismic Safety  
Asset Condition  
High Needs  
Multi-use Sites



## MULTIPLE LEVELS OF CONTINGENCY

Contingency at the bond, programs and project level





# Lessons Learned

What We Could Do Better for 2020 Bond

DEEPER ANALYSIS  
OF EXISTING  
SITE CONDITIONS



REGULATORY  
ROADBLOCKS =  
SCHEDULE  
DELAY



PRE-PLANNING  
FOR  
LARGE PROJECTS



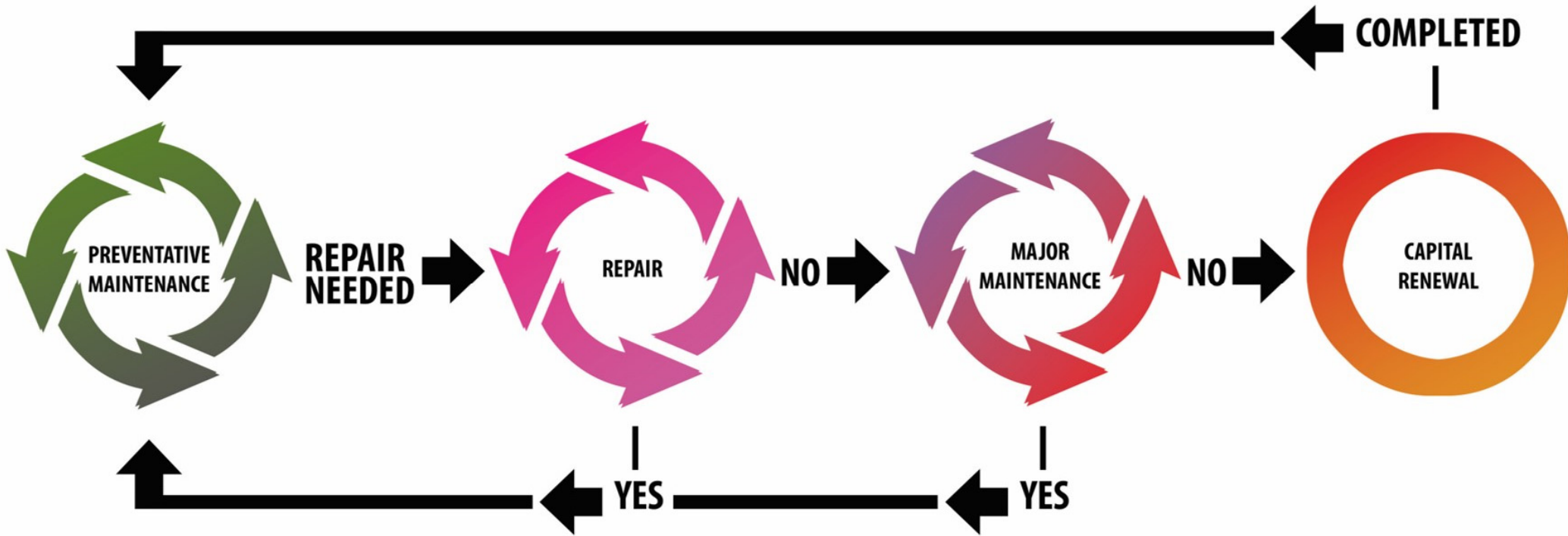
MORE CONTINGENCY  
& RESERVE



APPROPRIATE  
RESOURCES



# Conditions Assessment



## CRITERIA





# Conditions Assessment

Assessing  
Our Built  
Environment



Conditions Assessment focuses on built environment – **buildings, courts, fields, playgrounds, paving, landscaping, etc.**

Visual inspections by trained engineers at **190** sites:

- **5,000,000 square feet** of structural assets at 350 structures
- **52,000,000 square feet** of linear assets



# THE VFA SYSTEM - CUSTOM & STANDARD REPORTS



### Property Executive Summary Report

**Region Name:** PSA2      **Property Name:** Hamilton Recreation Center


**Supervisorial District:** 05      **Total Size (Sq. Ft):** 193,565

**Total Requirement Cost:** \$1,892,594      **Property FCI:** 0.05

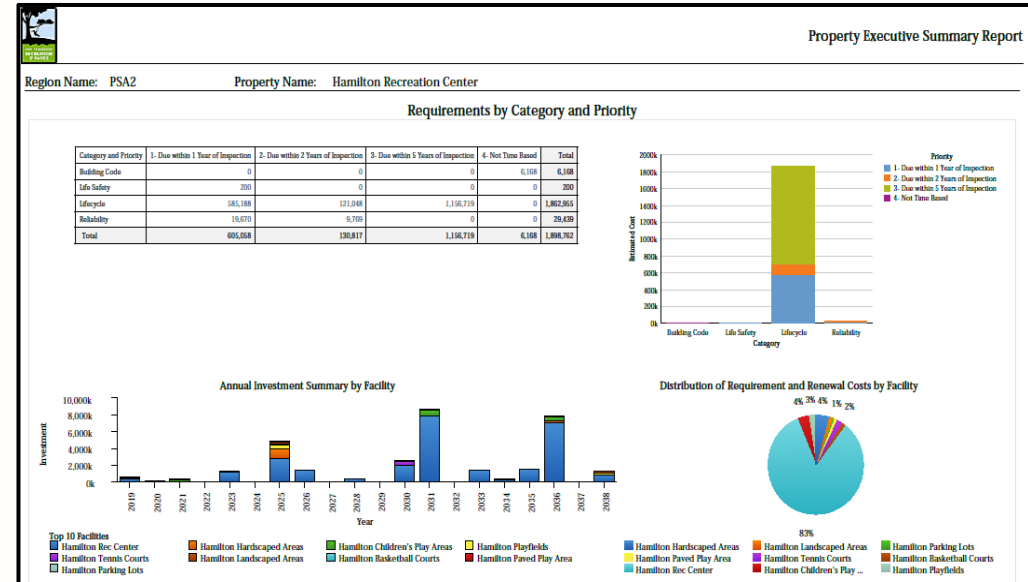
**Number of Facilities:** 12      **Current Replacement Value:** \$39,111,197

**Date of Most Recent Assessment:** 03/05/2018      **Age of Oldest Facility:** 519

**Historical/Landmark:** No      **Equity Zone:** YES



Facility	Year Constructed	Year Renovated	Size	Replacement Value	% of Property RV	FCI Cost	FCI	Requirement Cost (RC)	% of Property RC
Hamilton Apparatus Area - TO BE DELETED	1500		1	\$0	0.00%	\$0	0.00	\$0	0.00%
Hamilton Basketball Courts	1970		6,140	\$150,922	0.39%	\$121,048	0.80	\$121,048	6.40%
Hamilton Children's Play Areas	1964	2011	6,865	\$722,274	1.85%	\$199,839	0.28	\$199,839	10.56%
Hamilton Gymnasium & Clubhouse - TO BE DELETED	2018		1	\$0	0.00%	\$0	0.00	\$0	0.00%
Hamilton Hardscaped Areas	1955		45,125	\$1,408,185	3.60%	\$0	0.00	\$0	0.00%
Hamilton Landscaped Areas	1970	2010	32,861	\$179,145	0.46%	\$64,091	0.36	\$64,091	3.39%
Hamilton Parking Lots	1964		3,851	\$114,476	0.29%	\$87,973	0.77	\$87,973	4.65%
Hamilton Paved Play Area	1964	2011	7,048	\$195,800	0.50%	\$0	0.00	\$0	0.00%
Hamilton Playfields	1970		50,337	\$375,879	0.96%	\$114,481	0.30	\$114,481	6.05%
Hamilton Pool Administration Bldg - TO BE DELETED	1970	2010	185	\$0	0.00%	\$0	0.00	\$0	0.00%
Hamilton Rec Center	1955	2011	27,924	\$35,638,318	91.12%	\$1,234,875	0.03	\$1,234,875	65.25%
Hamilton Tennis Courts	1964	2010	13,227	\$326,198	0.83%	\$70,287	0.22	\$70,287	3.71%



- Custom Reports

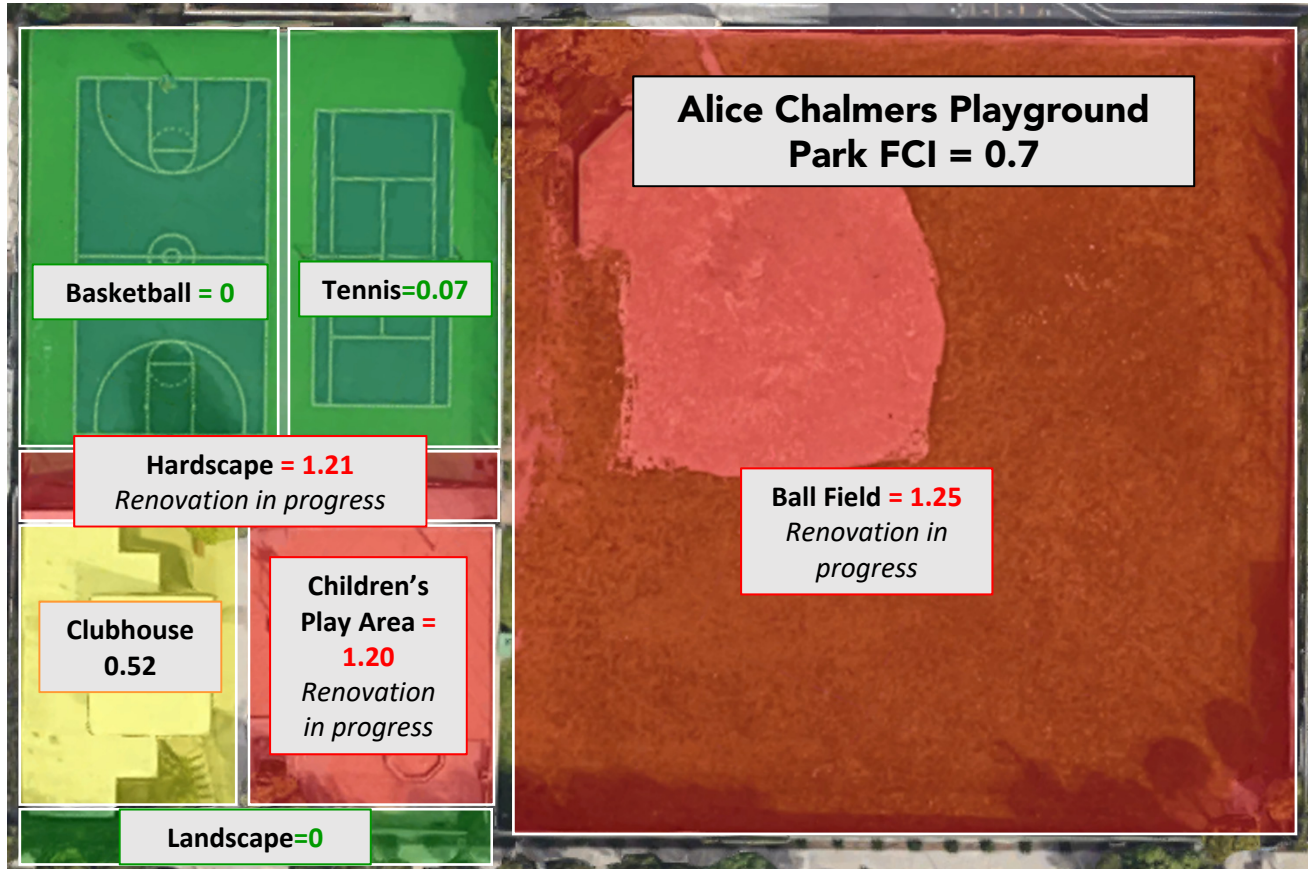
- RPD staff designed 3 reports tailored to our needs:
  - Property Executive Summary
  - Property List
  - Facility Type & Use





# Conditions Assessment

Property FCI	=	TOTAL (RELEVANT) REQUIREMENTS \$	=	\$ 1,965,053	=	0.7
		REPLACEMENT VALUE \$		\$ 2,817,460		



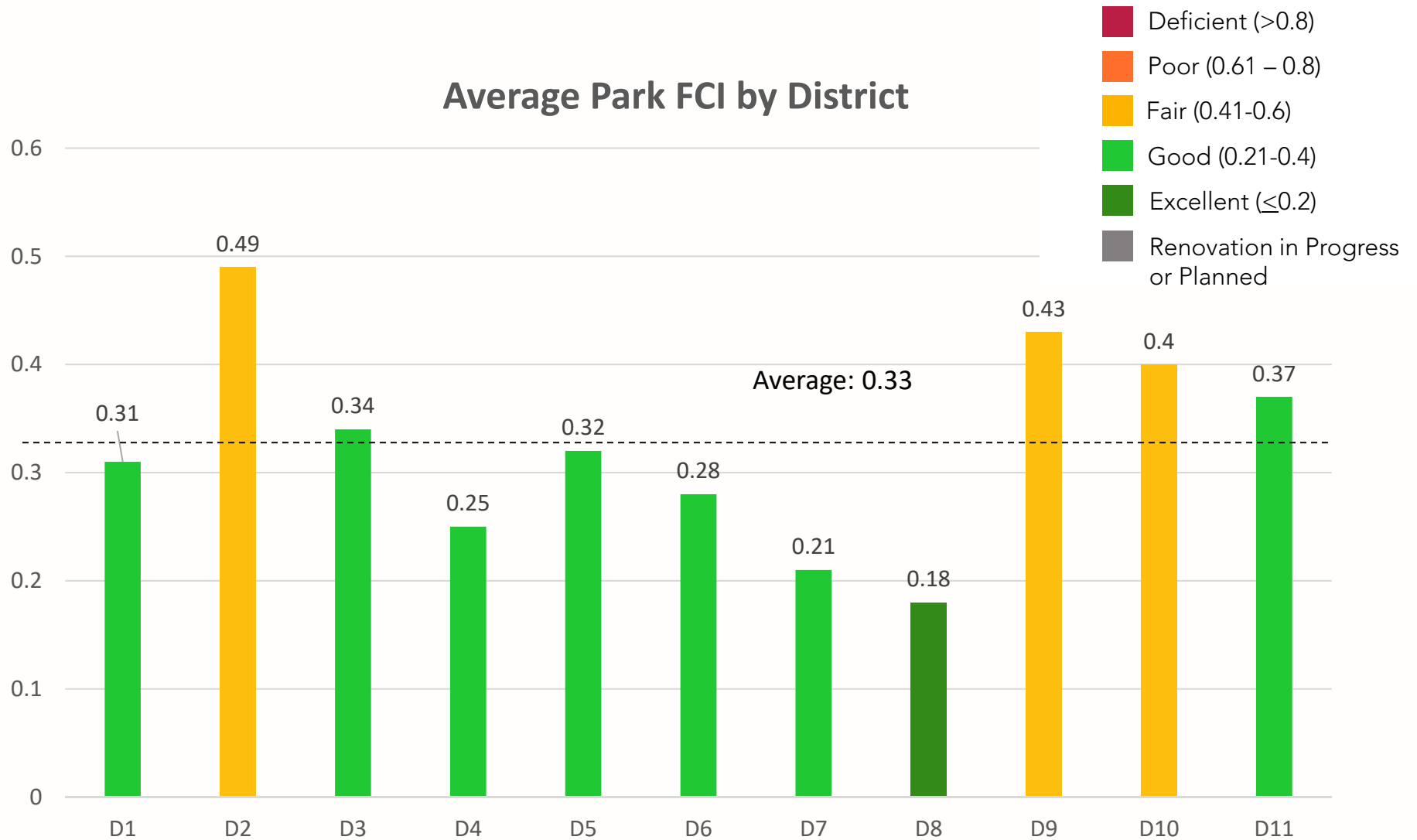
- Deficient (>0.8)
- Poor (0.61 – 0.8)
- Fair (0.41-0.6)
- Good (0.21-0.4)
- Excellent (≤0.2)

## CRITERIA



# Conditions Assessment

### Average Park FCI by District



\*excludes FCI of parks with renovations in progress





# Project Selection Criteria



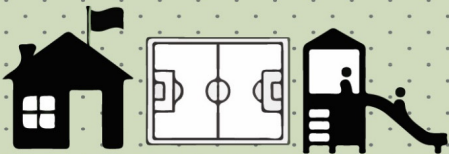
HIGH NEEDS:  
EQUITY



HIGH NEEDS:  
HIGH GROWTH



CONDITIONS  
ASSESSMENT



MULTI-USE  
COMMUNITY HUB



LIFE SAFETY  
& SEISMIC



PROJECT  
READINESS



ENGAGED  
WITH  
COMMUNITY



DESIGN  
IN  
PROGRESS



LEVERAGED  
FUNDING



# Project Readiness

READY TO DELIVER

## What is "Project Readiness"?



Understanding of Existing Site Conditions



Concept Design with True-to-Bidding-Climate Cost Estimate



Regulatory Approvals

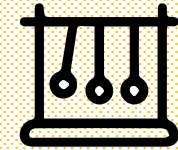


Active Constituency for Project Support and Stewardship

## Why is Project Readiness Critical for Successful Project Delivery?



Managing Costs



Continuing Project Momentum



Scale & Complexity of Projects



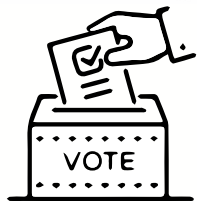
If possible, having projects as close to shovel ready when bond passes

## CRITERIA





# Leveraged Funds



## GO BONDS

### Voter-approved

Community-driven, large renovations & comprehensive programs

- Rec Centers
- Transformational projects
- Climate Resilience Programs



## GRANTS & PHILANTHROPY

### State, Local, Federal, Private

Dependent on grant requirements

- Aligning scope with grantor's mission
- Expanding scope
- Remediation



## CITY DOLLARS

### General & Open Space Funds

Baseline Capital addresses

Deferred maintenance:

- Court resurfacing
- Fence replacement
- Supplement projects

OS Fund (Property Tax Set-Aside) supports on-going operations

- Preventative Maintenance
- General Maintenance



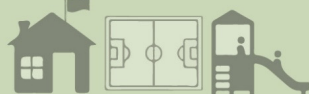
## IMPACT FEES

### Developer-provided

Expanded service for new residents

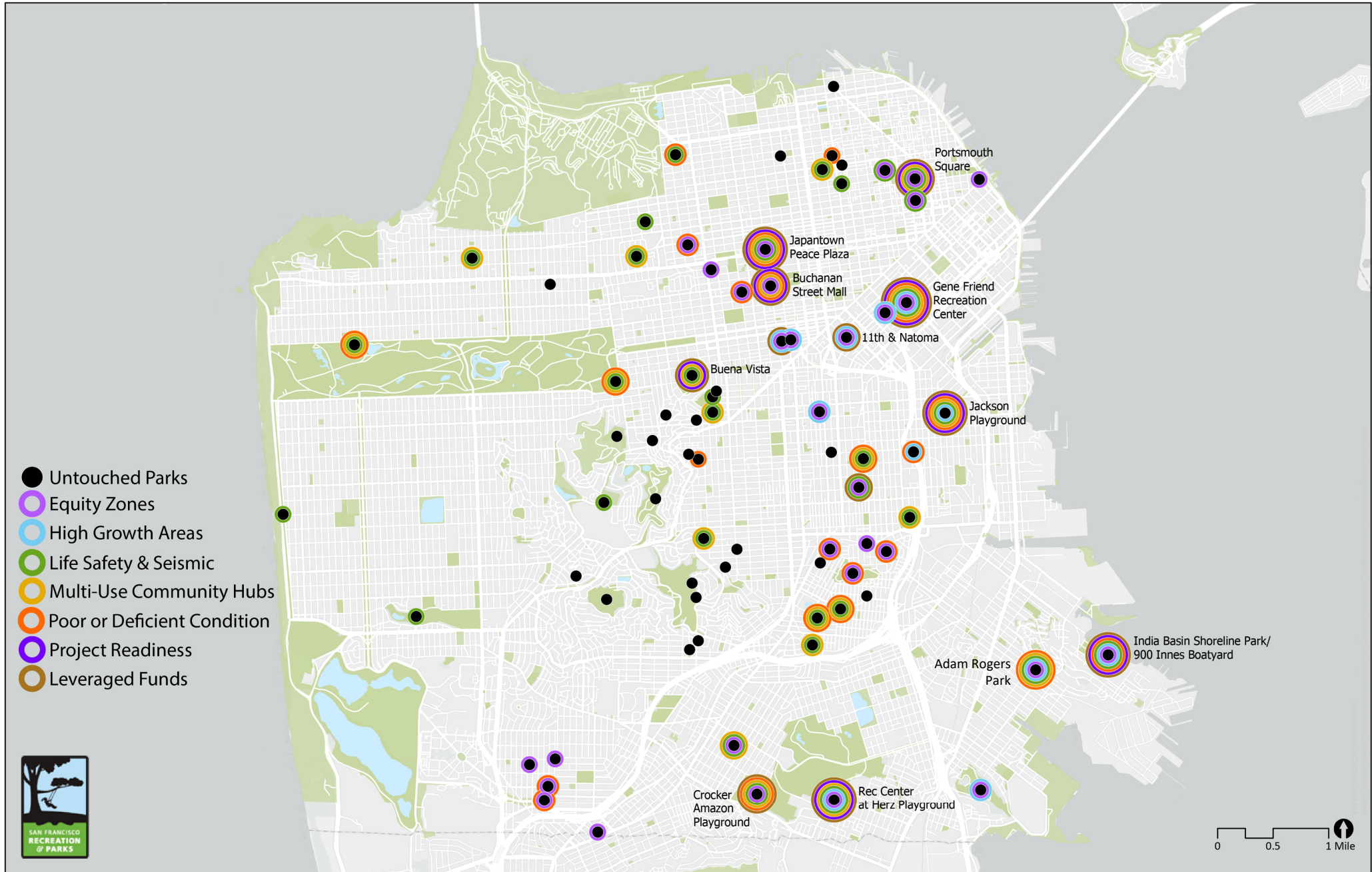
- New Parks
- Extending Play
- New Amenities

## CRITERIA



# 2020 Bond

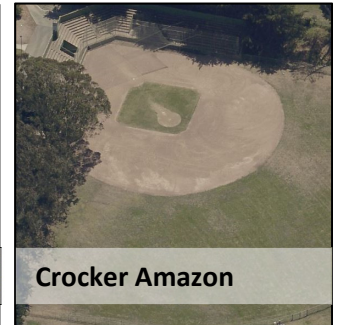
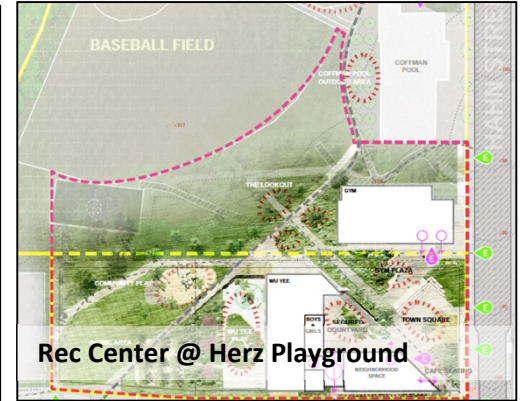
## Project Selection Criteria





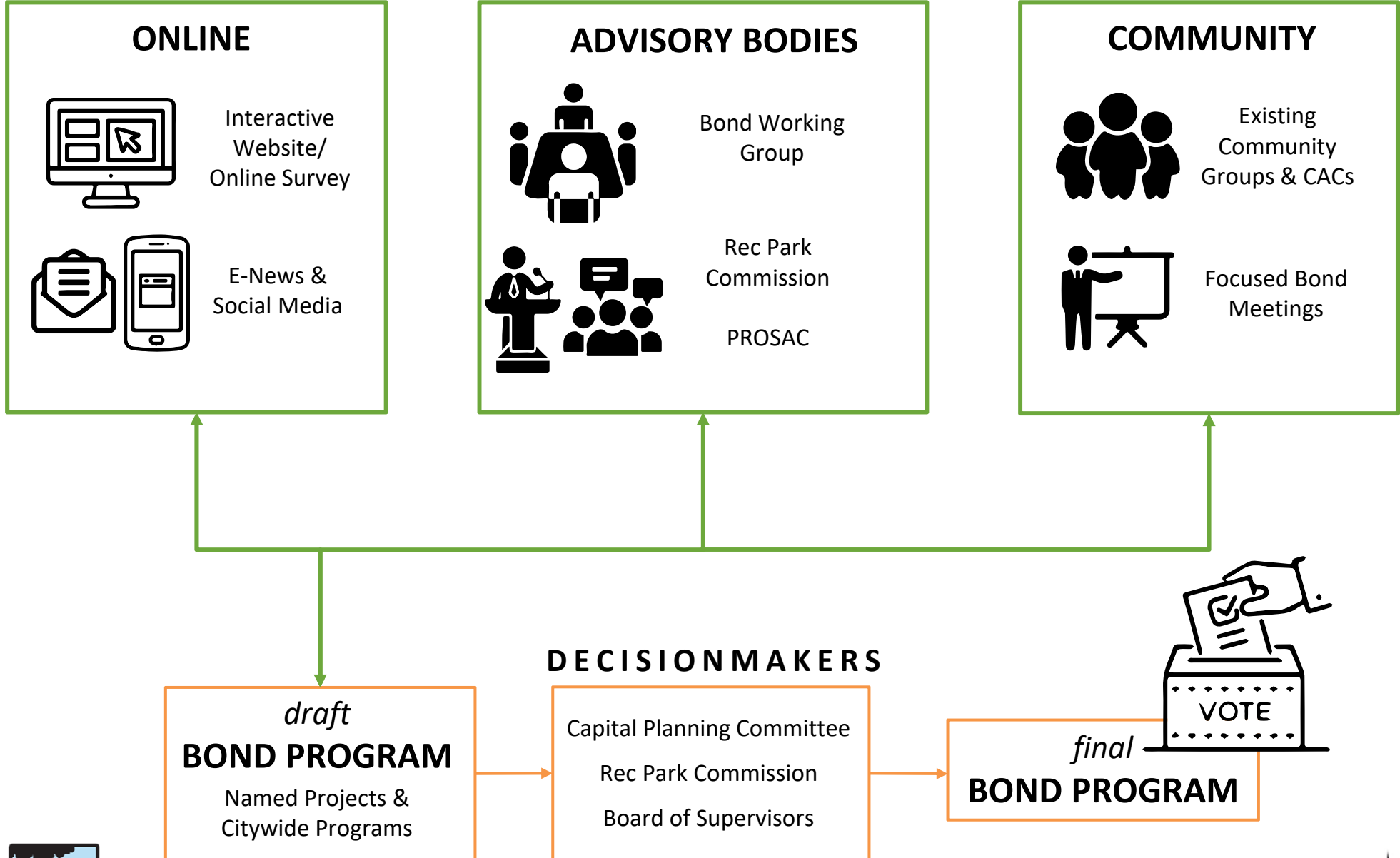
# 2020 Bond

## Potential Project Candidates



# 2020 Bond

## Community Engagement Strategy







### Who?

15-member group who represent a broad perspective and expertise on parks and recreational facilities that will provide informational direction for the public outreach bond process.

### Mission Statement

Assembling a long-term plan for San Francisco park system for the next few decades; which will include anticipating a **growth** in population, improving **sustainability**, preserving **natural resources**, and providing **equitable** park access for all

SEP

Meeting 1

OCT

Meeting 2

NOV

Site Tours  
1 & 2

DEC

Meeting 3

# 2020 Bond

## Schedule Overview



### Determine Bond Program

In coordination with Stakeholders

November  
2019  
TODAY

Public Planning  
Process

Early Spring 2020  
RPD Commission  
Approval

June 2020  
Ballot Measure at  
Board of Supervisors

Nov 3, 2020  
Election Day

2019

2020



PLANNING &  
SITE ASSESSMENTS

SPRING 2020  
CPC and BOS Introduction





# 2020 Bond

## Potential Projects & Programs

projects



programs



Named Projects



Community Opportunity Fund (COF)



Children's Play Areas



Citywide Parks  
Golden Gate Park  
McLaren Park  
Lake Merced



Water Conservation



Community Gardens



Mini Parks



Urban Forestry



Sustainability



Trails





Thank You

