San Francisco Recreation & Parks Department

10-YEAR CAPITAL PLAN
2019 Update
Presented December 17, 2018 to Capital Planning Committee
TOWARDS A MORE EQUITABLE CITY

RPD Strategic Plan

Strategy 1 – Inspire Public Space
Objective 1.1: Develop more open space to address population growth in high-needs areas and emerging neighborhoods
Objective 1.2: Strengthen the quality of existing parks and facilities
Objective 1.4: Preserve and celebrate historic and cultural resources

Strategy 3 – Inspire Investment
Objective 3.1: Increase public investment to better align with infrastructure needs and service expectations

Annual Capital Expenditure Plan

10-year Capital Plan
Baseline for Deferred Maintenance

Over the past 3 years, the Department has dedicated General Fund dollars to deferred maintenance and improvements throughout the city.

- General Fund dollars have gone to resurfacing and repainting over 30 basketball, tennis, and volleyball courts
- Created 6 pickleball courts
- Replaced fencing
- Added or improved paving and/or irrigation at more than 20 parks
Making data-driven decisions

Facility Condition & Lifecycle Assessments – Complete
(assessments complete, data still under review)

FCI Index → Identify property condition consistently across facility types

Prioritize Projects for Bond Planning, Deferred Maintenance & General Fund
INVESTING IN OUR FUTURE  GROWTH, EQUITY, CONDITION

High Needs
Density → Equity Zones Growth

Condition Assessment
Update underway

Multi-use Sites/Community Hubs

Seismic Safety

GROWTH

EQUITY ZONES
Investing in San Francisco Parks
A LOOK BACK POOLS

9 of 9
Renovated or In Progress
A LOOK BACK TURF PLAYFIELDS

10 of 10
Installed

4 of 10
Renewed or In Progress
A LOOK BACK RESTROOMS

Portsmouth Square Restroom

Great Highway Restrooms

Washington Square Restroom

38 of 43
Renovated or In Progress
A LOOK BACK RECREATION CENTERS

Glen Canyon Rec Center

Sunset Rec Center

Palega Rec Center

16 of 27 Renovated
A LOOK BACK  CHILDREN'S PLAY AREAS

South Park

Mountain Lake Playground

Larsen Playground

94 of 130
Renovated or
In Progress
PLAN HIGHLIGHTS WITHIN EQUITY ZONE

Margaret Hayward Playground

Sgt John Macaulay

Excelsior Playground

Jose Coronado

Alice Chalmers Playground

Hilltop Park

Equity Zones
Equity Zones Service Area
BOND BUDGETS FOR RPD PROJECTS

<table>
<thead>
<tr>
<th>Year</th>
<th>Budget</th>
<th>Expended &amp; Encumbered</th>
<th>Expended</th>
<th>Allocated to Active Projects</th>
<th>Remaining</th>
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<tr>
<td>2000</td>
<td>$120M</td>
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<tr>
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<td>$153M</td>
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<td>1%</td>
<td>26%</td>
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<td>2012</td>
<td>$160M</td>
<td>62%</td>
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150th Anniversary in 2020
Kickoff - April 2019

Current Projects:
- Recycled Water Irrigation
- Stanyan St. Edge
- Waller St. Skate Park
- Tennis Center
- Oak Woodlands Trail
- Alvord Bridge repair

Remaining Need:
- Kezar Pavilion
- Senior Center
- McLaren Lodge
- Paving & Irrigation
- Gateways & Entrances
- Habitat Improvements
- Historic Structures
- Conservatory of Flowers (back of house)
**Existing Conditions** Underutilized parks with industrial core which needs remediation

**Project Relevance** This project provides a tremendous opportunity for recreational activities and Bay access, improve health outcomes for the community and environment and address systemic inequities.

**Project Features** Create a community hub with gathering spaces and play/fitness areas. Project will preserve history, restore natural areas with a resilient design.

**Schedule Highlights**
- Community engagement since 2010 with over 30 meetings
- Acquired 900 Innes in 2014 – RPC & Board approval
- Various grant A&Es for remediation from EPA, Coastal Conservancy and (expected) SF Bay Restoration Authority
- EIR Certification (Planning & Board) and concept plan approval (RPC) in 2018
- Remediation expected in 2020

**Funding in place**
- RPD and Project Partners have contributed and raised $14.8 m for site acquisition, planning and design, remediation and activation.

**Key Partners**
- APRI, Trust for Public Land, Hunters Point Family, Parks 94124, IBNA, SFPA
INDIA BASIN

Affordable Housing Sites within a Fifteen Minute Walk of India Basin Parks

Legend
- RPD Parks
- Other Public Parks

India Basin
Portsmouth Square
Gene Friend Rec Center
Kezar Pavilion
Japantown Peace Plaza

Hunters View Apartments
Ridgeview Terrace Townhouses
Robinson Affordable Housing
Northridge Cooperative Homes
Shoreview Apartments
Westbrook Apartments
La Salle Apartments
Hunters Point East West
Roardon Heights Apartments

India Basin
Shoreline Park (RPD)
900 Innes (RPD)
India Basin Build Project (Future)

0 500 Feet

LA FACRIS VISUALIZATION SERVICES, 2019
**Existing Conditions** Waterproofing under plaza is failing; resulting in leaks to the parking garage underneath park. Not enough open plaza space, indoor space, or shade. Poor visibility & lighting.

**Project Relevance** Park in densest neighborhood with limited open space in Equity Zone. Community desires an improved identity for “Chinatown's Living Room,” a safe environment and a central community hub.

**Project Features** Larger open upper terrace, more shade, new clubhouse that opens into the park, consolidated playground and exercise area, greater visibility across the park, improved lighting.

**Highlights**
- Impact fees approved by Board as part of Transbay Development 2011
- Restroom renovation 2015
- Existing Conditions & Feasibility Report in 2014
- Community-driven design process 2017-18

**Funding in place**
- $1.865M for planning and design from impact fees

**Key partners**
- Chinatown Community Development Corporation,
- Self Help for the Elderly,
- Committee for Better Parks in Chinatown,
- Sustainable Chinatown
Gene Friend Rec Center

Existing Conditions  Critical safe community gathering, recreation and outdoor space for SoMa residents, particularly underserved residents

Project Relevance  High growth area in Equity Zone; poor facility condition index; vision and program priorities identified with stakeholders; will expand existing 16,500 sf facility to 28,000 sf as a welcoming, modern facility for users of all ages

Project Features  Two indoor courts, more multi-purpose rooms, and improved outdoor amenities. Emergency staging site.

Highlights  
- IPIC allocated funding for project design, 2014
- Design services accepted by RPC & Board, 2014
- Existing Conditions & Feasibility Report, 2015
- Community-focused design process 2016-18
- Central SoMa EIR and Implementation Plan, identifies Gene Friend renovation as the key OS priority, approved in 2018 by Planning and Board

Funding in place  
- $3.2M for planning and design from impact fees & in kind philanthropy
- Expected $25M from Central SoMa

Key Partners  
- Trust for Public Land, United Playaz, West Bay Pilipino Center
**KEZAR PAVILION**

**Existing Conditions** Historic building used for SFUSD programming, ADA access issues, aging infrastructure; known seismic issue

**Project Relevance** Youth programming hub in a historic resource; **high seismic hazard rating** & poor condition facility index score; 1.5-2 mi away from other gymnasiums; Pavilion will be 100 years old in 2026

**Project Features** Modernize facility to respond to growing demands in city

**Highlights**
- Directed by Mayor Lee to assess site in 2013
- Conditions Assessment by Public Works in 2013
- Historic Resource Evaluation underway
- Public Works engaged for planning
- Ancillary improvements from 2015 to today at Kezar Stadium, Stanyan St Edge, Alvord Tunnel, Waller St Skate Park

**Funding in place**
- $300K General Fund commitment for planning and design

**Key Partners**
- SFUSD
**Existing Conditions**  Crumbling plaza surface, water feature inoperable, water intrusion into garage below

**Project Relevance**  Only public gathering space for Japantown community; last renovation removed original design that connected plaza to community; Within Equity Zone

**Project Features**  Improved plaza design

**Highlights**
- Since 2009, community has organized three studies to help inform improvements
- Conditions Assessment in 2016
- Landmarking Effort by Planning in 2017
- Vision Plan underway with next community meeting in July 2018

**Funding in place**
- $600K General Fund commitment for planning and design

**Key Partners**
- Japantown Task Force
**Existing Conditions** Adjacent to McLaren Park, this facility serves surrounding community including Visitacion Valley Middle and Elementary schools.

**Project Relevance** This project coincides with several nearby in McLaren Park that will revitalize underserved local community and HOPE SF residents.

**Project Features** Add a gym to complement the existing pool, to-be-renovated playground, field complex and new community-focused hub at HOPE SF Sunnydale

**Highlights**
- HOPE SF EIR and Project approved 2017 at Rec Park Commission, Planning Commission and Board

**Funding in place**
- RPD and Project Partners have contributed and raised $2.75 m for site planning and design, renovation and activation for the Herz Playground Renovation.

**Key Partners**
- HOPE SF, Boys & Girls Club, Wu Yee
**Existing Conditions** Buena Vista Park requires restoration of the park’s overlooks, erosion control, and water management systems.

**Project Relevance** This park provides a natural open space and children’s play area for the Haight community and requires improvements to provide a better experience for users.

**Project Features** The project at Buena Vista Park will include entry and pathway renovations, water management and erosion control improvements, forest management, and improvements to the children’s play area and restroom.

**Highlights**
- Capital Improvement Plan, August 2015
- Grant funding for forest restoration received in 2015

**Funding in place**
- $150 k identified for a priority and funding plan

**Key Partners**
- Buena Vista Neighborhood Association
CROCKER AMAZON PLAYGROUND

**Existing Conditions** Host to numerous fields and playgrounds, baseball fields are in need of major renovation

**Project Relevance** Regional Hub for ground sports athletics, soccer, lacrosse, baseball and softball, Important park access to the local neighbors

**Project Features**
- Upgrading modernizing the athletic fields and related amenities.
- Youth classroom space for enrichment program
- Leveraging private funds

**Key Partners**
- SF Giants, Giants Community Fund,
  Good Tiding Foundation
CHALLENGES & RISKS

✓ **Unfavorable bidding environment:**
  - Bids are coming back 20-40% above engineers estimate; Pursuing the development of a bid reserve to ensure we can deliver scope as promised.

✓ **Coordination with PG&E**
  - Ongoing challenges in procuring power from PGE on numerous projects

✓ **Planning Phase**
  - Extensive community engagement
  - Historic review and site analysis

✓ **Building stewardship for Citywide Programs**
  - Developing consensus on remaining city wide programs requires robust (and lengthy) community outreach process
Thank You
## PLAN HIGHLIGHTS 2012 BOND STATUS UPDATE

### Open to Public, Design, Bid/Award, Construction

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<th>Open to Public</th>
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<th>Bid/Award</th>
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<td>Hyde &amp; Turk Mini Park</td>
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*Indicates Equity Zone Park*