File No. 120525 Committee Item No. 2
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight **Date** June 14, 2012

Board of Supervisors Meeting **Date** _____

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OTHER **(Use back side if additional space is needed)**

* ☒	☐	General Plan Referral Addendum
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Completed by: Alisa Miller **Date** June 8, 2012
Completed by: _____ **Date** _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

[General Obligation Bond Election - San Francisco Clean and Safe Neighborhood Parks - $195,000,000]

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 6, 2012, for the purpose of submitting to the voters of the City and County of San Francisco a proposition to incur the following bonded debt of the City and County: $195,000,000 for the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities and all other structures, improvements, and related costs necessary or convenient for the foregoing purposes and paying all other costs necessary and convenient for effectuating those purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Chapter 37 of the San Francisco Administrative Code; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefore by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest thereof; prescribing notice to be given of such election; making environmental findings and findings of consistency with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places and officers for the election; waiving the word limitation on ballot propositions imposed by San Francisco Municipal Elections Code Section 510; complying with Section 53410 of the California Government Code; incorporating the

provisions of the San Francisco Administrative Code, Sections 5.30 – 5.36; and waiving the time requirements specified in Section 2.34 of the San Francisco Administrative Code.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

A. City and County of San Francisco ("City") staff has identified several park, open space, and recreation improvement projects to address public safety hazards, improve disabled access, improve water quality in the Bay and enhance the condition of neighborhood and waterfront park facilities and lands, and other issues facing the City's park system.

B. This Board of Supervisors (this "Board") now wishes to describe the terms of a ballot measure seeking approval for the issuance of a general obligation bond (the "Bond") to finance all or a portion of the projects described above.

Section 2. A special election is hereby called and ordered to be held in the City on Tuesday, the 6th day of November, 2012, for the purpose of submitting to the electors of the City a proposition to incur bonded indebtedness of the City for the project hereinafter described in the amount and for the purposes stated:

"SAN FRANCISCO CLEAN AND SAFE NEIGHBORHOOD PARKS BOND. $195,000,000 of bonded indebtedness to fund certain costs associated with improving the safety and quality of neighborhood parks across the City and waterfront open spaces, enhancing water quality and cleaning up environmental contamination along the Bay, replacing unsafe playgrounds,

fixing restrooms, improving access for the disabled, and ensuring the seismic safety of park and recreation facilities under the jurisdiction of, or maintained by, the Recreation and Park Commission or the jurisdiction of the Port Commission or any other projects, sites or properties otherwise specified herein, and all other structures, improvements and related costs necessary or convenient for the foregoing purpose and paying other costs necessary and convenient for effectuating those purposes, including costs connected with or incidental to the authorization, issuance and sale of the bonds."

The Bond also authorizes landlords to pass-through to residential tenants in units subject to Chapter 37 of the San Francisco Administrative Code (the "Residential Stabilization and Arbitration Ordinance") 50% of the increase in the real property taxes attributable to the cost of the repayment of the bonds.

The special election hereby called and ordered shall be referred to herein as the "Bond Special Election."

Section 3. Proposed Projects.

The capital projects and related activities eligible for financing under this Bond (the "Projects") include the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities, under the jurisdiction of or maintained by the Recreation and Parks Commission or the Port Commission or any other projects, sites or properties otherwise specified herein and all works, property and structures necessary or convenient for the foregoing purposes, as summarized and further described in the subsections below.

All expenditures of bond funds shall be made in accordance with applicable Federal, State, and local laws governing the management and expenditure of bond proceeds, including those governing the expenditure of bond proceeds on capital projects. To the extent permitted by law, the City shall ensure that contracts funded with the proceeds of

bonds are administered in accordance with S.F. Administrative Code 6.22(G), the City's local hiring policy. This Bond finances both specific projects at specified locations and also sets up a funding mechanism to be used for certain kinds of work, where specific projects at specified locations will be determined following a design and planning process. Except for those Projects specifically identified under the Neighborhood Parks Repairs and Renovations, Section 3A, the remainder of the financing program set forth in this Bond is excluded from the California Environmental Quality Act ("CEQA"), as described below. The proposed program can be summarized as follows:

A. Neighborhood Park Repairs and Renovations =	$98,805,000
B. Waterfront Park Repairs, Renovations, and Development =	$34,500,000
C. Failing Playgrounds =	$15,500,000
D. Citywide Parks =	$21,000,000
E. Water Conservation =	$5,000,000
F. Park Trail Reconstruction =	$4,000,000
G. Community Opportunity Fund =	$12,000,000
H. Park Forestry =	$4,000,000
I. Citizens' Oversight Committee Audits=	$195,000
Total Bond Funding =	$195,000,000

A. NEIGHBORHOOD PARK REPAIRS AND RENOVATIONS (approximately $99 million). The City plans to pursue neighborhood park projects to be financed by the Bonds with the goal of improving the access of residents of the City to safe and high quality parks and recreation facilities. The City has identified the following projects (the "Identified Projects") for funding from the proceeds of the proposed Bonds. In connection with Section 3A.7., the Board of Supervisors, in Motion No. 11-91, affirmed certification of the North Beach Public Library and Joe DiMaggio Playground Master Plan Project Final

Environmental Impact Report (State Clearinghouse Number 2009042130) and, in Ordinance No. 102-11, adopted CEQA findings related to approvals in furtherance of the abovementioned Master Plan. For purposes of this Ordinance, the Board relies on said actions and their supporting documents, including the Master Plan, copies of which are in Clerk of the Board of Supervisors File Nos. 110615 and 110312, respectively, and incorporates these documents by reference. In addition and upon approval of the voters voting on this proposition, this Ordinance shall specifically authorize the design, uses, and facilities contained in the Master Plan, including relocation of the new North Beach Public Library to Assessor's Block 74, Lot 01, a parcel within the Master Plan site, as approved in Recreation and Park Commission Resolution No. 1104-023. Said Resolution is incorporated herein by reference and is subject, without limitation, to revision by the Recreation and Park Commission in its sole discretion. The other Identified Projects set forth in this Section 3A have been determined to be categorically exempt under CEQA as set forth in the Planning Department's memoranda dated April 30, 2012 and May 14, 2012, which determination is hereby affirmed by this Board.

1. Angelo J. Rossi Playground
2. Balboa Park
3. Garfield Square
4. George Christopher Playground
5. Gilman Playground
6. Glen Canyon Park
7. Hyde/Turk Mini Park
8. Joe DiMaggio Playground
9. Margaret S. Hayward Playground
10. Moscone Recreation Center

11. Mountain Lake Park
12. Potrero Hill Recreation Center
13. South Park
14. West Sunset Playground
15. Willie "Woo Woo" Wong Playground

B. WATERFRONT PARK REPAIRS, RENOVATIONS, and DEVELOPMENT (approximately $34.5 million). The City plans to construct, repair, demolish, replace, remediate, and seismically upgrade structures and areas along the City's waterfront to create waterfront parks and open space and improve water quality in various neighborhoods on property under the jurisdiction of the Port Commission, with the goal of providing safe and high quality parks, open space, recreation facilities, nature restoration, and improved management of stormwater runoff to the Bay. Specific projects will be developed in various locations along the City's waterfront, but the Port has not yet determined the scope of, or how Bond proceeds would be allocated to, some of the specific projects. The use of Bond proceeds to finance any such project will be subject to approval of the City's Board of Supervisors upon completion of identification, planning and design of proposed projects and completion of required environmental review under CEQA. Some waterfront parks that could be financed under this section following further public review and comment, and completion of environmental review under CEQA, may include but are not limited to:

1. Islais Creek
2. Warm Water Cove
3. Northeast Wharf Plaza and Pier 27-29 Tip
4. Agua Vista Park
5. Pier 43 Plaza
6. Pier 70 Parks

C. FAILING PLAYGROUNDS ($15.5 million). A portion of the proceeds of the proposed bond shall be used to construct, reconstruct, and rehabilitate failing, dilapidated, and outdated playground equipment and play facilities, and related amenities, in the City's neighborhood parks on property under the jurisdiction of the Recreation and Park Commission. After identification and development of specific projects, environmental review required under CEQA will be completed.

D. CITYWIDE PARKS ($21 million). A portion of the proceeds of the proposed bond shall be used to improve a variety of activities in Citywide Parks, including $9 million in Golden Gate Park, $2 million in Lake Merced Park and all adjacent public rights-of-way, and $10 million in John McLaren Park and those properties contiguous to it under the Recreation and Park Commission's jurisdiction. After identification and development of specific projects, environmental review required under CEQA will be completed.

E. WATER CONSERVATION ($5 million). A portion of the proceeds of the proposed bond shall be used to construct, reconstruct, or improve irrigation equipment, drainage, water delivery and/or storage facilities, and related amenities in park areas throughout the City on property under the jurisdiction of the Recreation and Park Commission. The proposed expenditures for this purpose are intended to enhance water conservation and reduce irrigation needs by modernizing irrigation systems. After identification and development of specific projects, environmental review required under CEQA will be completed.

F. TRAILS RECONSTRUCTION ($4 million). A portion of the proceeds of the proposed bond shall be used to repair and reconstruct park nature trails, pathways, and connectivity in the City's parks and open space properties under the jurisdiction of, or maintenance responsibility of, the Recreation and Park Commission. After identification and

development of specific projects, environmental review required under CEQA will be completed.

G. COMMUNITY OPPORTUNITY FUND ($12.0 million). A portion of the proceeds of the proposed bond shall be used to create a program for the purpose of completing community-nominated projects. Community resources, including, but not limited to, in-kind contributions, sweat equity, and non-City funds, applied to a park, recreation or open space improvement project on property under the jurisdiction of the Recreation and Park Commission from non-City sources, can be matched by Bond proceeds. After identification and development of specific projects, environmental review required under CEQA will be completed.

H. PARK FORESTRY ($4.0 million). A portion of the proceeds of the proposed bond shall be used to plan and perform park reforestation, including tree removal, tree planting and other measures, to sustain the health of the forest on property under the jurisdiction of the Recreation and Park Commission. After identification and development of specific projects, environmental review required under CEQA will be completed.

I. CITIZENS' OVERSIGHT COMMITTEE AUDITS ($0.195 million). A portion of the proceeds of the proposed bond shall be used to perform audits of the bond program, as further described below in Section 14.

Section 4. Bond Program Accountability.

The proposed bond program shall operate under the following administrative rules and shall be governed according to the following principles:

A. OVERSIGHT. Pursuant to S.F. Administrative Code §5.31, the Citizens' General Obligation Bond Oversight Committee shall conduct an annual review of bond spending, and shall provide an annual report on the management of the program to the Mayor, Board of Supervisors, the Recreation and Park Commission and the Port Commission. To the

extent permitted by law, one-tenth of one percent (0.1%) of the gross proceeds of the Bonds shall be deposited in a fund established by the Controller's Office and appropriated by the Board of Supervisors at the direction of the Citizens' General Obligation Bond Oversight Committee to cover the costs of this committee and this review process.

B. COMMITMENT TO PROJECTS; SEVERABILITY. The proposed Bond proceeds shall be used towards completion of the projects described in Section 3 above. $1 million of the funds specified in Section 3, Subsection G, above, and $500,000 of the funds specified in Section 3, Subsection H, above, shall be set aside as a reserve (the "Reserve") and shall not be spent until all of the contracts have been awarded for the Identified Projects in Section 3, Subsection A. In the event that any of the Identified Projects cannot be completed due to lack of funds, funds from the Reserve shall be used to complete any such Identified Project. Should all projects described be completed under budget, unused bond proceeds shall be applied to other projects within any project category as approved by the Recreation and Parks Commission and/or Port Commission, as applicable. In the event any provision of this Bond, including but not limited to any of the Identified Projects, is held invalid, such invalidity shall not affect any other provisions of this Bond that can be given effect without the provision held invalid, and to this end the provisions of this Bond are severable. Should the City be able to cure such invalidity in accordance with applicable law, Bond proceeds may be expended to address such provision or Identified Projects. Bond proceeds allocated herein to any project or purpose that is held to be invalid may be expended on any other project or purpose specified herein, as approved by the Recreation and Parks Commission and/or the Port Commission as applicable.

C. PROGRAM TRANSPARENCY. The annual report of the Citizens' General Obligation Bond Oversight Committee shall be made available on the Controller's website. Additionally, the Recreation and Park Commission shall hold regular public hearings, not

less than quarterly, to review the implementation of the bond program. Annually, the Recreation and Park Commission and the Port Commission shall hold a meeting to review their respective capital plans. Additionally, the Capital Planning Committee shall hold a public review of the program not less than once a year.

Section 5. The estimated cost of the bond financed portion of the project described in Section 2 hereof was fixed by the Board of Supervisors of the City (the "Board of Supervisors") by the following resolution and in the amount specified below:

Resolution No. _____, $195,000,000.

Such resolution was passed by two-thirds or more of the Board of Supervisors and approved by the Mayor of the City (the "Mayor"). In such resolution it was recited and found that the sum of money specified is too great to be paid out of the ordinary annual income and revenue of the City in addition to the other annual expenses thereof or other funds derived from taxes levied for those purposes and will require expenditures greater than the amount allowed therefor by the annual tax levy.

The method and manner of payment of the estimated costs described herein are by the issuance of bonds of the City not exceeding the principal amount specified.

Such estimate of costs as set forth in such resolution is hereby adopted and determined to be the estimated cost of such bond financed improvements and financing, as designed to date.

Section 6. The Bond Special Election shall be held and conducted and the votes thereafter received and canvassed, and the returns thereof made and the results thereof ascertained, determined and declared as herein provided and in all particulars not herein recited such election shall be held according to the laws of the State of California and the Charter of the City (the "Charter") and any regulations adopted pursuant thereto, providing

for and governing elections in the City, and the polls for such election shall be and remain open during the time required by such laws and regulations.

Section 7. The Bond Special Election is hereby consolidated with the General Election scheduled to be held in the City on Tuesday, November 6, 2012. The voting precincts, polling places and officers of election for the November 6, 2012 General Election are hereby adopted, established, designated and named, respectively, as the voting precincts, polling places and officers of election for the Bond Special Election hereby called, and reference is hereby made to the notice of election setting forth the voting precincts, polling places and officers of election for the November 6, 2012 General Election by the Director of Elections to be published in the official newspaper of the City on the date required under the laws of the State of California.

Section 8. The ballots to be used at the Bond Special Election shall be the ballots to be used at the November 6, 2012 General Election. The word limit for ballot propositions imposed by San Francisco Municipal Elections Code Section 510 is hereby waived. On the ballots to be used at the Bond Special Election, in addition to any other matter required by law to be printed thereon, shall appear the following as a separate proposition:

"SAN FRANCISCO CLEAN AND SAFE NEIGHBORHOOD PARKS BOND, To improve the safety and quality of neighborhood parks across the city and waterfront open spaces, enhance water quality and clean up environmental contamination along the Bay, replace unsafe playgrounds, fix restrooms, improve access for the disabled, and ensure the seismic safety of park and recreation facilities, shall the City and County of San Francisco issue $195 million dollars in General Obligation bonds, subject to independent oversight and regular audits?"

Each voter to vote in favor of the issuance of the foregoing bond proposition shall mark the ballot in the location corresponding to a "YES" vote for the proposition, and to vote

against the proposition shall mark the ballot in the location corresponding to a "NO" vote for the proposition.

Section 9. If at the Bond Special Election it shall appear that two-thirds of all the voters voting on the proposition voted in favor of and authorized the incurring of bonded indebtedness for the purposes set forth in such proposition, then such proposition shall have been accepted by the electors, and bonds authorized thereby shall be issued upon the order of the Board of Supervisors. Such bonds shall bear interest at a rate not exceeding applicable legal limits.

The votes cast for and against the proposition shall be counted separately and when two-thirds of the qualified electors, voting on the proposition, vote in favor thereof, the proposition shall be deemed adopted.

Section 10. For the purpose of paying the principal and interest on the bonds, the Board of Supervisors shall, at the time of fixing the general tax levy and in the manner for such general tax levy provided, levy and collect annually each year until such bonds are paid, or until there is a sum in the Treasury of said City, or other account held on behalf of the Treasurer of said City, set apart for that purpose to meet all sums coming due for the principal and interest on the bonds, a tax sufficient to pay the annual interest on such bonds as the same becomes due and also such part of the principal thereof as shall become due before the proceeds of a tax levied at the time for making the next general tax levy can be made available for the payment of such principal.

Section 11. This ordinance shall be published in accordance with any state law requirements, and such publication shall constitute notice of the Bond Special Election and no other notice of the Bond Special Election hereby called need be given.

Section 12. The Board of Supervisors, having reviewed the proposed legislation, finds, affirms and declares (i) that in regard to the Joe DiMaggio Playground (as defined in

Section 3A.7. of this Ordinance), the Board of Supervisors, in Motion No. 11-91, affirmed certification of the North Beach Public Library and Joe DiMaggio Playground Master Plan Project Final Environmental Impact Report (State Clearinghouse Number 2009042130) and, in Ordinance No. 102-11, adopted CEQA findings related to approvals in furtherance of the abovementioned Master Plan; (ii) the other Identified Projects are categorically exempt from CEQA as described in the memoranda dated April 30, 2012 and May 14, 2012 from the Planning Department, (iii) that the remainder of the proposed Project is excluded from CEQA because the program is not defined as a "project" under CEQA Guidelines section 15378(b)(4), but is the creation of a government funding mechanism that does not involve any commitment to any specific project, (iv) that the proposed Project is in conformity with the priority policies of Section 101.1(b) of the City Planning Code and, (iv) in accordance with Section 2A.53(f) of the City Administrative Code, that the proposed Project is consistent with the City's General Plan, and hereby adopts the findings of the City Planning Department, as set forth in the General Plan Referral Report, dated _____, and incorporates said findings by reference. For purposes of Section 12(i), the Board relies on the abovementioned Motion and Ordinance and their supporting documents, copies of which are in Clerk of the Board of Supervisors File Nos. 110615 and 110312, respectively, and incorporates these documents by reference.

Section 13. Pursuant to Section 53410 of the California Government Code, the bonds shall be for the specific purpose authorized herein and the proceeds of such bonds will be applied only to the Project described herein. The City will comply with the requirements of Sections 53410(c) and 53410(d) of the California Government Code.

Section 14. The Bonds are subject to, and incorporate by reference, the applicable provisions of San Francisco Administrative Code Sections 5.30 – 5.36 (the "Citizens' General Obligation Bond Oversight Committee"). Pursuant to Section 5.31 of the Citizens'

General Obligation Bond Oversight Committee, to the extent permitted by law, one-tenth of one percent (0.1%) of the gross proceeds of the Bonds shall be deposited in a fund established by the Controller's Office and appropriated by the Board of Supervisors at the direction of the Citizens' General Obligation Bond Oversight Committee to cover the costs of said committee.

Section 15. The time requirements specified in Section 2.34 of the San Francisco Administrative Code are hereby waived.

Section 16. The appropriate officers, employees, representatives and agents of the City are hereby authorized and directed to do everything necessary or desirable to accomplish the calling and holding of the Bond Special Election, and to otherwise carry out the provisions of this ordinance.

Section 17. Documents referenced herein are on file with the Clerk of the Board of Supervisors in File No. , which is hereby declared to be a part of this ordinance as if set forth fully herein.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: Kenneth David Roux
KENNETH DAVID ROUX
Deputy City Attorney

FILE NO. 120525

LEGISLATIVE DIGEST

[General Obligation Bond Election - San Francisco Clean and Safe Neighborhood Parks - $195,000,000]

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 6, 2012, for the purpose of submitting to the voters of the City and County of San Francisco a proposition to incur the following bonded debt of the City and County: $195,000,000 for the construction, reconstruction, renovation, demolition, environmental remediation and/or improvement of park, open space, and recreation facilities and all other structures, improvements, and related costs necessary or convenient for the foregoing purposes and paying all other costs necessary and convenient for effectuating those purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants in accordance with Chapter 37 of the San Francisco Administrative Code; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefore by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest thereof; prescribing notice to be given of such election; making environmental findings and findings of consistency with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places and officers for the election; waiving the word limitation on ballot propositions imposed by San Francisco Municipal Elections Code Section 510; complying with Section 53410 of the California Government Code; incorporating the provisions of the San Francisco Administrative Code, Sections 5.30 - 5.36; and waiving the time requirements specified in Section 2.34 of the San Francisco Administrative Code.

Existing Law

General Obligation Bonds of the City and County of San Francisco may be issued only with the assent of two-thirds of the voters voting on the proposition.

Ballot Proposition

This ordinance authorizes the following ballot proposition to be placed on the November 6, 2012 ballot:

> SAN FRANCISCO CLEAN AND SAFE NEIGHBORHOOD PARKS BOND, To improve the safety and quality of neighborhood parks across the city and waterfront open spaces, enhance water quality and clean up environmental contamination along the

Bay, replace unsafe playgrounds, fix restrooms, improve access for the disabled, and ensure the seismic safety of park and recreation facilities, shall the City and County of San Francisco issue $195 million dollars in General Obligation bonds, subject to independent oversight and regular audits?

The ordinance fixes the maximum rate of interest on the Bonds, and provides for a levy and a collection of taxes to repay both the principal and interest on the Bonds. The ordinance also describes the manner in which the Bond Special Election will be held, and the ordinance provides for compliance with applicable state and local laws.

Background Information

The Board of Supervisors found that the amount of specified for this project is and will be too great to be paid out of the ordinary annual income and revenue of the City, and will require expenditures greater than the amount allowed therefor by the annual tax levy.

BOS-11
B+F Clerk
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Capital Planning Committee

Naomi M. Kelly, City Administrator, Chair

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BOARD OF SUPERVISORS
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MEMORANDUM

May 8, 2012

To: Supervisor David Chiu, Board President

From: Naomi Kelly, City Administrator and Capital Planning Committee Chair

Copy: Members of the Board of Supervisors
Angela Calvillo, Clerk of the Board
Capital Planning Committee

Regarding: Recommendation of the 2012 San Francisco Safe & Clean Neighborhood Parks General Obligation (G.O.) Bond

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In accordance with Section 3.21 of the Administrative Code, on May 5, 2012, the Capital Planning Committee (CPC) reviewed the following action items. The CPC's recommendations are set forth below.

1. **Board File Numbers TBD:** **(1) Resolution of Public Interest and Necessity establishing the need for and (2) Ordinance submitting for voter consideration the San Francisco Clean & Safe Neighborhood Parks G.O. Bond ($195,000,000).**

   Recommendation: Support adoption of the Resolution of Public Interest and Necessity and Ordinance.

   Comments: The CPC recommends approval of this item by a vote of 10-0.

   Committee members or representatives in favor include Naomi Kelly, City Administrator; Phil Ginsburg, Recreation and Parks Department; Elaine Forbes, SF Port; Ed Reiskin, SFMTA; John Martin, San Francisco International Airport; Ben Rosenfield, Controller's Office; Mohammed Nuru, Department of Public Works, Judson True, Board President's Office; Kate Howard, Mayor's Budget Office; and Alicia JohnBaptiste, Planning Department.

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

March 29, 2012

Sarah Jones
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Rec Park Bond's Funding Programs

Dear Ms. Jones:

This is a request for determination on the CEQA needed, if any, for the following citywide programs for which funding would be established within a proposed General Obligation Bond ("Bond") for park and open space improvements owned or managed by the Recreation and Parks Department under consideration for placement on the November 2012 ballot. As you know, the proposed Bond contains two different kinds of programs that will be funded with this Bond for use by the Recreation and Parks Department, if approved by the voters. This letter describes one of the programs included in the Bond.

The following city-wide funding programs are proposed for inclusion in the Bond.

- Funding for a community opportunity program: This program would allow for communities to nominate parks for improvements.
- Funding for a forestry program: This program would remove, prune and replace hazardous trees in our park system.
- Funding for a trail improvements, landscape restoration, and pathway program: This program would improve trails, pathways and landscapes in the City's park system.
- Funding for a replacement of dilapidated children's play areas program: This program would renovate dilapidated children's play areas and their related features.
- Funding for a water conservation program: This program would make improvements to irrigation systems improvements and other water conservation projects.
- Funding for a leveraging resources program: This program would provide matching and other funding for not-yet-identified projects.
- Funding for a citywide resources and larger parks program: This program would provide funding for projects in larger parks such as McLaren Park (including adjacent parks), Golden Gate Park, Lake Merced or other city parks. McLaren Park and its adjacent properties may be listed separately or combined with other parks.

None of these funding programs would involve a commitment of the Bond proceeds to a particular project at a particular site. Instead, the Bond provides a financing mechanism to fund projects that meet the general criteria stated above. Specific projects would be determined, reviewed and funded under these programs after the Bond is passed.

In addition to these funding programs, we have separately submitted a list of site-specific projects with defined scopes of work for CEQA review. Both elements, this funding program and those specific projects, would be included in the same Bond proposed for submittal to the voters in November 2012.

Please contact me at (415) 575-5601 if you have any questions.

Not a project per CEQA Guidelines Section 15378(b)(4).

Regards,

Karen Mauney-Brodek
Deputy Director for Park Planning

Brett Bollinger 5/15/12
Approved Planning Dept. Brett Bollinger

cc: Dawn Kamalanathan, Director of Planning and Capital Management

2011.1359E

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

March 29, 2012

Sarah Jones
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Please contact me at (415) 575-5601 if you have any questions.

Statutory exempt per CEQA Guidelines Section 15273: Rates, Tolls, Fares, & Charges.

Regards,

Karen Mauney-Brodek
Deputy Director for Park Planning

Brett Bollinger 4/20/12
Approved Planning Dept. Brett Bollinger

cc: Dawn Kamalanathan, Director of Planning and Capital Management

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

May 11, 2012

Sarah Jones
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Ms. Jones:

Please find attached two project descriptions and additional information for environmental review for two possible site-specific projects for the Recreation and Park Department's portion of the General Obligation Bond for park and open space improvements. The proposed site-specific project scopes are dependent on available funding.

The Recreation and Park Department will consult with the Environmental Planning and Preservation staff of the Planning Department during the design stage of each project to verify the consistency of the project proposals with the applicable project descriptions and assumptions.

Please contact me at (415) 575-5601 if you have any questions.

Regards,

Karen Mauney-Brodek
Deputy Director for Park Planning

cc: Dawn Kamalanathan, Director of Planning and Capital Management
Brett Bollinger, San Francisco Planning Department
Tina Tam, San Francisco Planning Department
Shelly Caltagirone, San Francisco Planning Department

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1- Existing Facilities

CEQA State Guidelines Section 15301(a) Provides an exemption from environmental review for exterior alterations to an existing park.

Brett Bollinger 05/14/12
Approved Planning Dept. Brett Bollinger 2011.1359E

SOUTH PARK
Block 3775/ Lot 103

Existing Site Description

South Park is located at 64 South Park Avenue. The park is approximately 34,097 square feet and has two playgrounds, a walkway, natural lawn and landscaped areas, benches, and picnic tables. This site is owned by the San Francisco Recreation and Parks Department.

Proposed Project Scope

The proposed project would include in kind improvements to the park's playgrounds, pathways, picnic areas, and natural lawn areas, described in further detail below. The existing playgrounds would be replaced in-kind and new surface materials would be included in order to meet current ADA standards. The proposed site work would also involve improvements to the pathways where needed in order to meet current ADA standards as well as provide replacement of playground benches, picnic areas, and natural lawn areas, in-kind and as needed. All features in the site are expected to remain in their current locations and configuration.

Pahtways
The existing paths are asphalt. In limited areas, the slope of the pathways may need to be adjusted by 3% as required to meet ADA codes, but this will be slight and not change their character. The pathways would remain asphalt and remain in their current configuration and width.

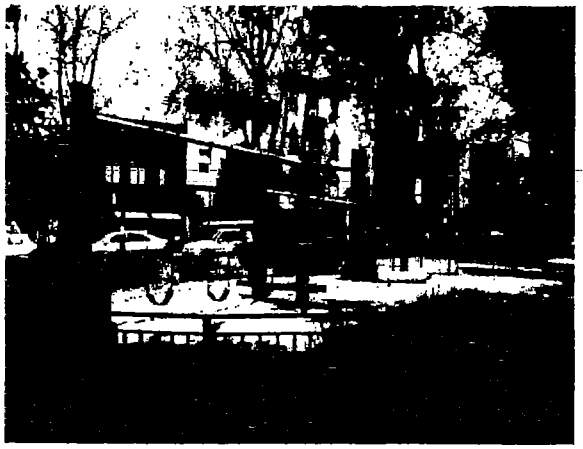
Benches/Picnic Areas
The existing picnic tables and benches are a combination of metal and painted wood; they are not original. They would be replaced with metal and wood tables and benches.

Play Equipment
The existing play equipment is a combination of painted wood and metal with a sand surface; it is not original. The new equipment would be required to meet current safety, ADA and maintenance standards. The new equipment would be metal. The new surface material in the play areas would be safety rubber matting. The play areas would remain in their existing location and areas, maintaining the same configuration, materials and height.

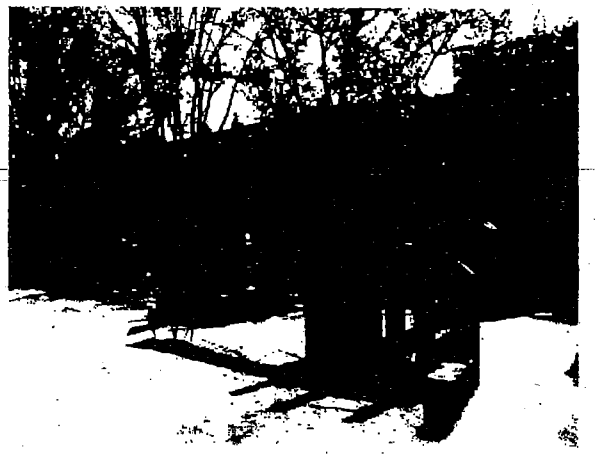
Fencing
There is fencing in limited areas (around the play areas) of the park, which is not original. This metal fencing would be replaced, as needed and in-kind, with metal fencing. The location, height, and configuration of the fencing would not change.

Lawns and Landscaped Areas
The natural lawns would be smoothed and seeded or sodded in areas to improve their appearance and drainage. Existing planting beds would remain. Irrigation (which is broken in areas) would be repaired or replaced to provide adequate irrigation.

SITE PHOTOS: SOUTH PARK



Playground #1

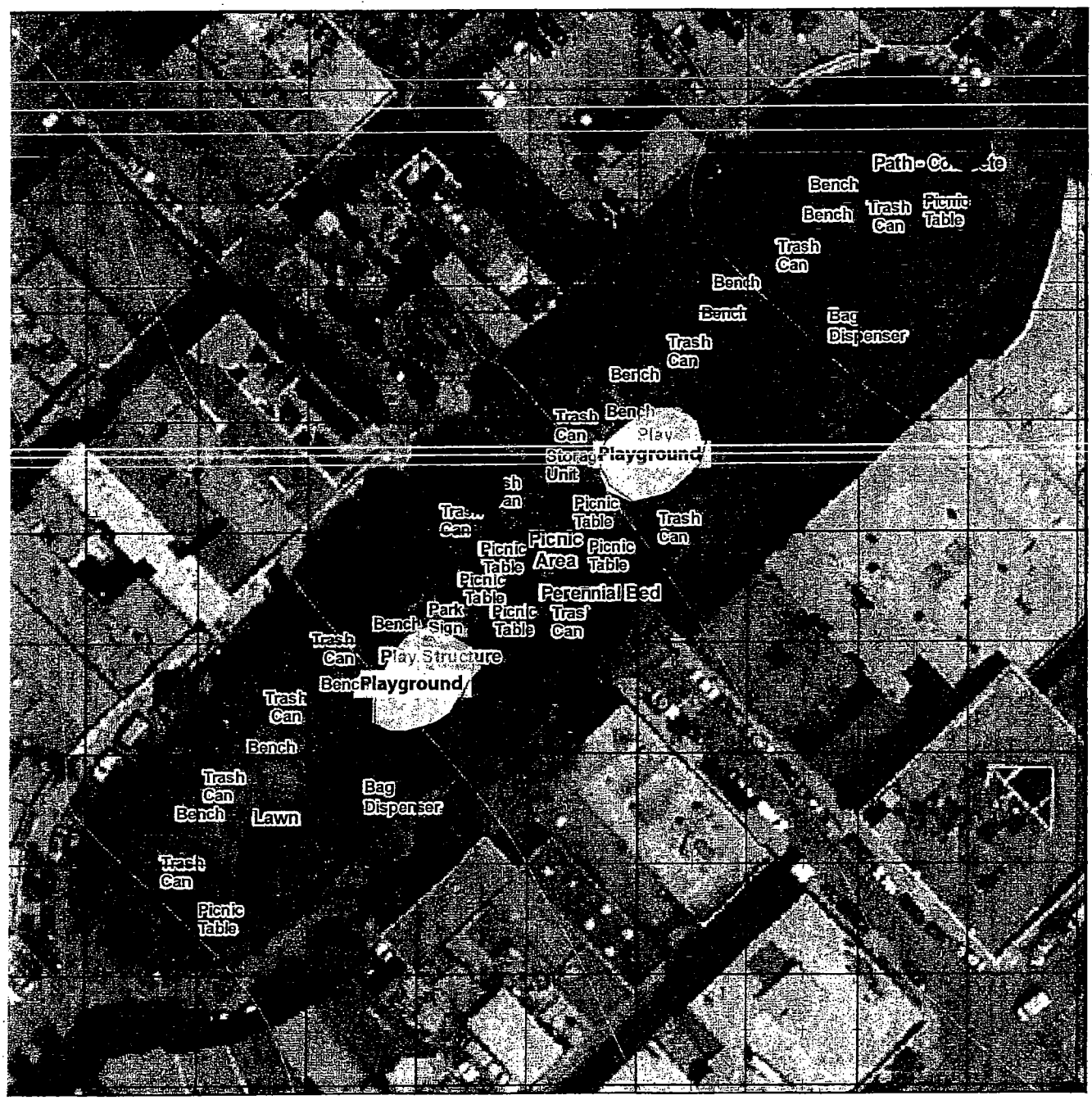


Playground #2

Picnic Area

Pathways & Natural Lawn Area

SITE MAP: SOUTH PARK



Main access point

Playground locations

SAN FRANCISCO
PLANNING DEPARTMENT

General Plan Referral Addendum

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	May 31, 2012
Case	**2011.1359R Addendum** **$160,000,000 General Obligation Bond for Park and Open Space Improvements on Property Owned and Managed by the Recreation and Park Department – the Addendum Adds $10,000,000 to the Bond, two additional Candidate Park Sites and makes other minor changes**
Block/Lot No.:	Various, Citywide
Project Sponsor:	Karen Mauney-Brodek Recreation and Park Department 30 Van Ness Avenue San Francisco, CA 94102
Staff Contact:	Stephen Shotland – (415) 558-6308 stephen.shotland@sfgov.org
Recommendation:	Finding the proposed General Obligation Bond, as revised, on balance, in conformity with the General Plan. The bond would provide up to $160,000,000 (rather than $150,000,000) in funds, and include two additional candidate park renovation sites (South Park and Hyde & Turk Mini Park). This Addendum describes the bond as proposed to be revised and provides additional analysis.
Recommended By:	John Rahaim, Director of Planning

PROJECT DESCRIPTION

This is an addendum to Case 2011.1359R, a General Plan Referral on the proposed General Obligation Bond found in-conformity with the General Plan in a Planning Department Memorandum for Case 2011.1359R dated April 26, 2012. On May 8, 2012, the Recreation and Park Department proposed changes to the General Obligation Bond for park and open space improvements, increasing the bond by $10,000,000 to $160,000,000 and adding two additional candidate park sites for potential funding by the General Obligation Bond: South Park and Hyde &Turk Minipark, and other minor revisions. The addendum considers the increased Bond amount ($160,000,000) incorporating two additional candidate Recreation and Park Department sites, and providing additional analysis and comment. As described earlier, the Bond would provide funds for renovation of specific parks, and would include a Citywide Funding Program that could be used to fund park elements citywide. The addendum makes no changes to other project elements reviewed and described in the Planning Department Memorandum dated

** Complete copy of document is located in

File No. 120525

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: May 10, 2012

TO: File

FROM: Shelley Caltagirone, Preservation Planner, NW

RE: Parks General Obligation Bond - South Park Project
Case No. 2011.1359E
Historic Resource Evaluation

This memo is an addendum to the Historic Resource Evaluation Response memo issued by the Planning Department on April 25, 2012 to analyze an additional element of the Parks General Obligation Bond Project. The project under review is the renovation of South Park, located on Lot 103 in Assessor's Block 3775 and bounded by South Park Avenue between 2nd and 3rd Streets. The park was evaluated in 2009 and found to be eligible for listing local designation as a contributing feature of the South Park Historic District. As such, South Park is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. The following excerpts are taken from the DPR 523D Form prepared by Page & Turnbull in June 2009.

> *The Historic District includes a total of thirty-four buildings and thirty-seven parcels. There are twenty-four contributing resources: twenty-three buildings and the park. The remaining thirteen properties are non-contributing. The South Park Historic District generally conforms to the block bounded by Taber Place to the northwest, 2nd Street to the northeast, Varney Place to the southeast, and 3rd Street to the southwest. It is situated just south of Rincon Hill and a block south of the I-80 approach to the San Francisco-Oakland Bay Bridge.*
>
> *Designed in 1854, South Park is an ovoid open space measuring 550 feet long and 75 feet wide, and tapering at either end. It is oriented northeast-southwest, following the diagonal street pattern of the South of Market area. The park may be loosely described as oval-shaped or lozenge-shaped, but in fact, it features long, straight sides with rounded ends. Its shape and relationship to the surrounding buildings resembles Louisburg Square on Beacon Hill in Boston (developed in the 1840s), though Louisburg Square is only about 200 feet long and 45 feet wide. South Park is bordered by a high, non-original, concrete curb. The outer edges of the park are ringed with shrubs and trees, including poplars and elms. The center space contains a lush lawn. Paved paths ring and criss-cross the park. Wood benches are placed at intervals along the paths. Additional benches and wood picnic tables are located at the center of the park, amidst a cluster of trees and plaza, and two playgrounds with climbing structures and sand are positioned in the northern and southern halves.*
>
> *The period of significance for related important events (National Register Criterion A) is 1854 to 1935, while the period of significance for important architectural trends of the extant resources (National Register Criterion C) is 1906 to 1935. Within the broader period of time, the most pronounced periods of construction occurred from 1854 to about 1869 (of those resources, only the*

park remains), 1906 to 1913, and 1920 to 1925. The Historic District's periods of significance end at 1935 because by this time, South Park was largely built out and development nearly halted. Only two buildings were constructed between 1935 and 1959, which at the present time (2009) is the fifty-year mark that qualifies buildings as historic resources. The ending date of 1935 also corresponds to the general drop-off in development in the South of Market area as a whole, which is reflected in the end dates of the locally- and National Register-designated South End Historic District, the potential South End Historic District Addition, and the potential Western SoMa Light Industrial and Residential Historic District. The South Park Historic District contains twenty-four contributing properties and fourteen non-contributing properties.

The proposed project would include the following work: improvements to the asphalt-paved pathways to meet current ADA standards, maintaining the current configuration and materials while slightly modifying grade; in-kind replacement of site seating, tables, and fencing; replacement of playground equipment and surface materials in order to meet current ADA and safety standards; replacement of natural lawn with seed and/or sod. All features in the sites are expected to remain in their current locations and configuration. The Recreation and Park Department will consult with the Environmental Planning Division and Preservation staff of the Planning Department during the design stage of each project to verify the consistency of the project proposals with the applicable project descriptions and assumptions.

The work consists of in-kind replacement of primarily non-historic features of the park, including the seating, tables, fencing, and playground equipment. While it is unknown if the current pathway alignment dates from the period of significance for the historic district, the path alignment would not be altered and the grade would only be minimally altered. In sum, the work would result in no significant change in the appearance of the park and would have no impact to the overall character of the South Park Historic District. Therefore, the project would not cause any significant adverse impacts to known or potential historic resources.

G:\DOCUMENTS\Cases\CEQA\CatEx\South Park memo.doc

HYDE & TURK MINI PARK
Block 0336/ Lot 003

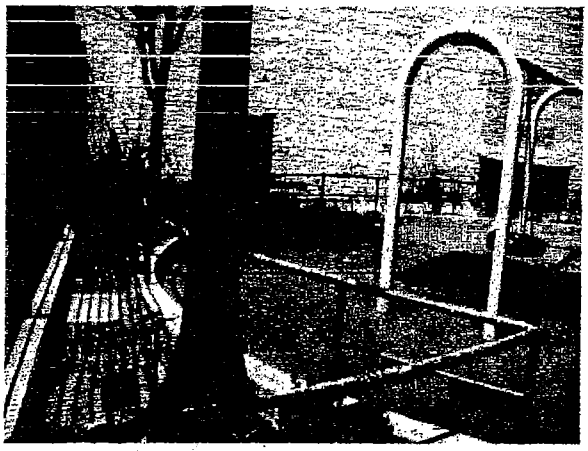
Existing Site Description

Hyde & Turk Mini Park is located at 201 Hyde Street. The park is approximately 6,552 square feet and has a playground, landscaping, and related amenities. This site is owned by the San Francisco Recreation and Parks Department.

Proposed Project Scope

The proposed project would include improvements to the site playground, landscaping, and fencing. The existing playground would be replaced in-kind and new surface materials would be included in order to meet current ADA standards. The proposed site work would also involve improvements to access where needed in order to meet current ADA standards as well as provide improvements to existing planting areas, in-kind and as needed. All features in the site are expected to remain in their current locations and configuration.

SITE PHOTOS: HYDE & TURK MINI PARK



Fencing and Plantings

Children's Play Area Equipment

Children's Play Area Equipment

Children's Play Area Equipment

SITE MAP: HYDE & TURK MINI PARK

Main access point

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2011.1359E**
Project Title:	**Recreation & Park Department 2012 General Obligation Bond**
Zoning:	P (Public)
Block/Lot:	Various
Project Sponsor	Karen Mauney-Brodek, Recreation & Park Department (RPD) (415) 575-5601
Staff Contact:	Brett Bollinger – (415) 575-9024 Brett.Bollinger@sfgov.org

PROJECT DESCRIPTION:

San Francisco Recreation and Park Department (RPD) General Obligation Bond ("Bond") funds would be used to address improvement needs at park facilities. If passed by the electorate, the General Obligation Bond would fund improvements to parks including playgrounds, recreation buildings, outdoor courts, fields, pathways, lawns, landscaped planted areas and other open space areas. The proposed Bond involves two types of funding programs; a project-specific program, which is addressed in this Categorical Exemption certificate and a city-wide funding program, which is exempt from environmental review by statute (see Remarks).

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a]

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for

BILL WYCKO
Environmental Review Officer

4/30/12
Date

cc: Project Sponsor
Supervisor Mar, District 1
Supervisor Farrell, District 2
Supervisor Chiu, District 3
Supervisor Chu, District 4
Supervisor Olague, District 5
Supervisor Kim, District 6
Supervisor Elsbernd, District 7
Supervisor Weiner, District 8
Supervisor Campos, District 9
Supervisor Cohen, District 10
Supervisor Avalos, District 11

REMARKS:

Project-Specific Program: The Recreation and Park Department General Obligation Bond ("Project") implementation of the proposed site-specific projects would involve repairs and improvements to following 17 parks throughout the City and County of San Francisco:

1. Christopher Playground
2. Douglass Playground
3. Excelsior Playground
4. Gilman Playground
5. Glen Canyon Park
6. Golden Gate Heights Park
7. Richmond Playground
8. Willie "Woo Woo" Wong Playground
9. Allyne Park
10. Angelo J. Rossi Playground
11. Balboa Park
12. Garfield Square
13. Margaret Hayward Playground
14. Potrero Hill Playground
15. West Sunset Playground
16. Mountain Lake Park
17. Moscone Recreation Center/East Playground

The Recreation and Park Department would consult with Environmental Planning and Preservation staff of the Planning Department during the design stage of each park project to verify the consistency of the project proposals with the applicable project descriptions and assumptions.

The Project would also fund renovation and reorganization of the Joe DiMaggio Park/North Beach Playground (Block 0075/Lot 001). An Environmental Impact Report was prepared for this project (Planning Department Case No 2008.0968E) and certified by the Planning Commission in April 2011. Improvements at this site are not addressed in this Certificate of Determination.

City-Wide Funding Program: Also included as part of the proposed Bond, the City-Wide Funding Program involves the establishment of funding for park and open space improvements on property owned or managed by the Recreation and Parks Department.

The following city-wide funding programs are proposed for inclusion in the Bond.

- Funding for a community opportunity program: This program would allow for communities to nominate parks for improvements.
- Funding for a forestry program: This program would remove, prune and replace hazardous trees in our park system.
- Funding for a trail improvements, landscape restoration, and pathway program: This program would improve trails, pathways and landscapes in the City's park system.
- Funding for a replacement of dilapidated children's play areas program: This program would renovate dilapidated children's play areas and their related features.
- Funding for a water conservation program: This program would make improvements to irrigation systems improvements and other water conservation projects.
- Funding for a leveraging resources program: This program would provide matching and other funding for not-yet-identified projects.
- Funding for a citywide resources and larger parks program: This program would provide funding for projects in larger parks such as McLaren Park (including adjacent parks), Golden Gate Park, Lake Merced or other city parks.

None of these funding programs would involve a commitment of the Bond proceeds to a particular project at a particular site. Instead, the Bond provides a financing mechanism to fund projects that meet

the general criteria stated above. Specific projects would be determined, reviewed and funded under these programs after the Bond is passed.

For CEQA compliance, the City-Wide Funding Program was evaluated separately from the Project-Specific Program and was determined that the statutory exemption provided under CEQA Guidelines Section 15273: Rates, Tolls, Fares, and Charges would apply.[1]

Project-Specific Program Project Descriptions

The following are the proposed project descriptions for each individual park under the Project-Specific Program:

Christopher Playground
Block 7521/Lot 007

The proposed project would include improvements to the site pathways, tennis courts, baseball field, exterior clubhouse restrooms, and playground. The proposed site work would involve slight re-grading of the pathways in order to meet current ADA standards, as well as repaving of the existing tennis courts. The softball field would be replaced with seed and/or sod and re-graded, and the irrigation system would be replaced. The existing field backstop would also be replaced in order to meet current ADA standards. The proposed project would also provide in-kind replacement of seating, pedestrian lighting, picnic areas, and signage. The existing clubhouse restrooms would receive minor modifications to meet current ADA standards, and the existing playground would be replaced and new surface materials would be included in order to meet current ADA and safety standards. All proposed improvements to park features are expected to remain in their current locations and configuration. None of the proposed improvements would occur inside of the adjacent Glen Canyon Park Natural Areas.

Douglass Playground
Block 7500/Lot 001

The proposed project includes improvements to the dog play area, sport courts, accessibility for ADA access, playground and exterior clubhouse restrooms. The proposed site work involves replacement of the natural lawn in the dog play area and lawn areas in the lower level with new seed and/or sod. The sport courts would be repaved, and park accessibility would be improved for ADA access. The proposed project would also provide in-kind replacement of site benches, picnic tables, paving and fencing, and the existing playground would be replaced with new play equipment and appropriate surface materials to meet ADA and safety standards. Improvements to slope stabilization and erosion control would also be made. The existing clubhouse restrooms would receive minor modifications to meet current ADA standards. All features on the site would be expected to remain in their current locations and configuration.

Excelsior Playground
Block 6088/Lot 008

The proposed project includes improvements to the site perimeter, landscaping, natural turf, sport courts, and exterior clubhouse restrooms. The proposed site work involves overall site accessibility improvements to the park perimeter which include in-kind repair and/or replacement of the sidewalk,

[1] On file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of project file 2011.1359E.

fencing, and retaining walls to meet current ADA standards. The site landscaping would be replaced in-kind as necessary. The natural turf would be replaced with new seed and/or sod and the irrigation system would be upgraded. The site's seating would be replaced in-kind and some playground elements would be repaired or replaced as needed to meet ADA and safety standards. The existing sport courts would be repaved as well as repairs to their surrounding fencing, as needed. The exterior facing restrooms would receive minor modifications to meet current ADA standards. All features in the site are expected to remain in their current locations and configuration.

Gilman Playground
Block 4963/Lot 003
The proposed project includes improvements to the playfield, basketball courts, lighting, picnic area, playground, and minor improvements to the exterior restrooms. The proposed site work involves in-kind repairs and/or replacement to landscaping, pathways, and fencing throughout site as needed. The softball field would be replaced with seed and/or sod, and the irrigation system would be replaced. The existing basketball court would be resurfaced and the lighting would be replaced in-kind. The proposed project would also provide in-kind replacement of site picnic tables and benches. The existing playground would be replaced and new surface materials would be included in order to meet current ADA standards. The exterior facing restrooms would receive minor modifications to meet current ADA standards. All features in the site would be expected to remain in their current locations and configuration.

Glen Canyon Park
Block 7560/Lot 002
The park's natural turf fields and lawn areas would be repaired and/or replaced with seed and/ or sod. Minor grading, irrigation and drainage repair would be performed. There would also be in-kind replacement of the backstop, fencing, and benches around the ball fields. The ball fields would remain approximately the same size and footprint. None of the improvements or construction would occur inside of designated Natural Areas as identified in the Significant Natural Resource Areas Management Plan.

The project would also include the renovation of the existing Glen Canyon Park's Recreation Center, as described below:

- The Recreation Center would retain its overall configuration, circulation, and massing in the renovation.
- The historic character of the Recreation Center would be retained through the preservation of its character-defining features, which include the following: complex massing, high roofs, chimneys, multi-lite steel sash windows, gymnasium and large, multi-purpose auditorium.
- All deteriorated historical features would be repaired with in-kind materials, rather than replaced, if possible.
- Rooflines and appearance would remain the same for the gymnasium and auditorium space and the connecting smaller spaces and hallways.
- The repair or replacement of the building systems (electrical, plumbing, and mechanical) would be done in their current locations to minimize visual intrusion on the main spaces and limit alteration of existing fabric. Most of these locations are in non-visible utility rooms.
- The openness of primary interior spaces (auditorium/multipurpose room and gymnasium) would be retained. Where possible and feasible, repair of deteriorated features such as finishes and materials would be done. In other areas, replacement of the materials due to rot or other degradation may be

necessary. Where new materials are provided, they would match the original materials in design, color, material and texture.

- In the repair or replacement of glazing and windows, new windows would have a higher level of transparency than the current panels in order to restore more of the building's original appearance (Original documentation is extant to show existing glazing patterns and materials).
- Any structural seismic reinforcement would be additive, and augment existing steel, wood and concrete structural systems rather than replacing them. The existing structural systems would remain visible and the gymnasium and auditorium spaces would remain open in feel and character. These additions would match the existing structural system in material, appearance and character.

The project would also include two new additions totaling approximately 4,500 sf to provide more classroom space and gymnasium seating, as described below:

- The proposed additions would both be differentiated from and compatible with the historic materials and features of the recreation center. Materials include wood, glass, metal and concrete, all of which are used in the current structure. The multi-purpose classroom additions would be glass, steel and concrete structures, clearly different than the existing, with different but compatible roof lines. One of the new additions would have a green roof.
- The two multi-purpose classroom additions, each approximately 1900 sf, would attach to the existing structure at two distinct areas on secondary facades and would not block existing windows. Approximately 400 sf of existing wall materials would be removed to attach the additions to the existing building.
- The gym seating addition would remove approximately 400 sf of the northern wall of the gym but would not affect the existing windows. The gym addition would be approximately 700 sf.
- All of the additions would be 10'-15' in height, much lower than the gym auditorium roof lines, which are approximately 50' in height. The height of the building additions would be similar to the height of the minor connecting hallways and rooms between the gym and the auditorium, which range from 10'-20' in height.
- The existing exterior entry sequence and circulation would remain.
- The two main entries and entry sequence would remain as currently configured.

Golden Gate Heights Park
Block 2132A/Lot 001

The proposed project includes improvements to the lawn, accessibility, tennis courts, and playground. The proposed site work involves replacement of the existing natural lawn with seed and/or sod within the existing boundaries, tree pruning and hazard related pruning, removal and/or replacement, as well as replacement and/or upgrades to the irrigation system. Existing site paving, fencing, trail and site access would be improved as necessary to meet current ADA standards. The tennis courts would be repaved as well as repairs to their surrounding fencing, and the existing playground would be replaced and new safety surface materials would be included in order to meet current ADA and safety standards. All features in the site are expected to remain in their current locations and configuration. None of the improvements would occur inside of designated Natural Areas as defined in the Significant Natural Resource Areas Management Plan.

Richmond Playground
Block 1378/Lot 007

The proposed project would include improvements to accessibility and site furnishings, sport courts, playground and exterior clubhouse restrooms. The proposed site work involves improvements to site

pathways to meet current ADA standards. The proposed project would also provide garbage and recycling storage enclosure, and in-kind repair and/or replacement of benches and drinking fountains. The existing sport courts would be repaved, and repairs to their surrounding fencing would be made as needed and in-kind. The playground would be replaced and new surface materials would be included in order to meet current ADA and safety standards. The clubhouse exterior-facing restrooms would receive minor modifications to meet current ADA standards. All features on the site are expected to remain in their current locations and configuration.

Willie "Woo Woo" Wong Playground
Block 0225/Lot 018
The proposed project includes improvements to site accessibility, site perimeter, access routes (including the adjacent alley which runs from Sacramento Street to Clay Street), sport courts, playground and clubhouse. The proposed site work involves re-grading and re-paving existing walkways, and upgrades to ramps and stairways to meet current ADA standards. Site fencing and retaining walls would be repaired and/or replaced as needed and in-kind. The existing sport courts would be repaved, and repairs to their surrounding fencing would be made as needed and in-kind. The playground would be replaced and repaired as needed and new surface materials would be included in order to meet current ADA and safety standards. The proposal would also renovate, remove or replace existing clubhouse. If removed, additional open space features would be provided such as picnic area, seating, sport court, or a covered open air pavilion. All work proposed is confined to existing constructed site features such as playground, courts, and building structures. Excavation required would work in areas and at depths that were previously excavated at original construction.

Allyne Park
Block 0544/Lot 003
The proposed project would include improvements to the natural lawn areas, site pathways, and site amenities. The proposed site work involves replacing the natural lawn areas with seed and/or sod, and replacing the irrigation system. The proposed site work also involve slight re-grading of the pathways where needed in order to meet current ADA standards. The proposed project would also provide in-kind replacement of site seating and fencing, and would add a separate and distinct garbage storage area within current green waste area and equipment storage. All features on the site are expected to remain in their current locations and configuration.

Angelo J. Rossi Playground
Block 1140A/Lot 001
The proposed project would include improvements to pool building, maintenance storage facility, playfields, and improved park accessibility to meet ADA standards. The proposed site work would include upgrades to pool building which include plumbing, mechanical, and electrical systems. The degraded roof element would be replaced in-kind, and interior partitions in staff and restroom areas would be adjusted to meet current ADA standards. The playfields would be replaced with seed and/or sod and re-graded, and the irrigation system would be replaced. All features in the site are expected to remain in their current locations and configuration.

The renovations of the pool and building would be proposed as follows:

- The pool would retain its current size, general configuration, principal interior circulation patterns, exterior walls, and overall massing in the renovation.
- The openness of the primary interior space, the natatorium, would be retained.

- The repair or replacement of the building systems (electrical, plumbing, mechanical, and filtration) would be done in their current locations in order to minimize visual intrusion on the main natatorium space and limit alteration of existing fabric. Most of these locations are in non-visible utility rooms.
- Pool shell and liner would be replaced, waterproofed, and sealed to match existing.
- ADA upgrades needed to reach the pool entrance or exits, or to provide a lift at the edge of the pool, would be done in a consolidated area to minimize removal of existing materials.
- Where possible and feasible, repair of deteriorated features such as finishes and materials would be done; in other areas, replacement of the materials due to rot or other degradation may be necessary. Where new materials are provided, they will match the original materials in material, design, color, and texture.
- In the repair or replacement of glazing and windows, new windows would have a higher level of transparency than the current panels (most of which are not original) in order to restore more of the building's original appearance (Original documentation is extant to show existing glazing patterns and materials). The renovation would use glazing with wood and metal frames.
- Rooflines would remain the same and maintain the same appearance.
- Any structural/seismic reinforcement would be additive, and augment existing structural systems rather than replacing them. The work would include adding steel plates to the existing roof diagram, which would be attached to the existing ceiling and painted to match the ceiling. The existing structural systems (concrete and steel system) would remain visible and the natatorium would remain open in feel and character. Along the side walls, individual steel cross braces elements of 4"x6" in thickness would be added between the concrete frames to provide additional reinforcement to the existing structural system.
- The existing exterior entry sequence and circulation would remain the same. Additional ADA access may be added to from the main entry area, with the addition of a ramp along the side of Arguello Street, connecting to entry pathways but the existing stairs, main entry and entry sequence would remain.

Balboa Park
Block 3179/Lot 011

The proposed project would include renovations to the pool, surrounding access routes, and related adjacent amenities. The proposed site work includes improvements to mechanical, electrical and pool equipment; renovation to path of travel within and directly adjacent to pool building to meet current ADA accessibility standards; and a possible addition of 800 square foot multiuse space on the northwest side of building on existing un-programmed lawn space. All features on the site are expected to remain in their current locations and configuration.

The renovations of the pool and building would be proposed as follows:

- The pool would retain its current size, general configuration, principal interior circulation patterns, exterior walls, and overall massing in the renovation.
- The openness of the primary interior space, the natatorium, would be retained.
- The repair or replacement of the building systems (electrical, plumbing, mechanical, and filtration) would be done in their current locations in order to minimize visual intrusion on the main natatorium space and limit alteration of existing fabric. Most of these locations are in non-visible utility rooms.
- Pool shell and liner would be replaced, waterproofed, and sealed to match existing.

- ADA upgrades needed to reach the pool entrance or exits, or to provide a lift at the edge of the pool, would be done in a consolidated area to minimize removal of existing materials.
- Where possible and feasible, repair of deteriorated features such as finishes and materials would be done; in other areas, replacement of the materials due to rot or other degradation may be necessary. Where new materials are provided, they would match the original materials in material, design, color, and texture.
- In the repair or replacement of glazing and windows, new windows would have a higher level of transparency than the current panels (most of which are not original) in order to restore more of the building's original appearance (Original documentation is extant to show existing glazing patterns and materials). The renovation would use glazing with wood and metal frames.
- Rooflines would remain the same and maintain the same appearance.
- Any structural/seismic reinforcement would be additive, and augment existing structural systems rather than replacing them. The work would include adding steel plates to the existing roof diagram, which would be attached to the existing ceiling and painted to match the ceiling. The existing structural systems (concrete and steel system) would remain visible and the natatorium would remain open in feel and character. Along the side walls, individual steel cross brace elements of 4"x6" in thickness would be added between the concrete frames to provide additional reinforcement to the existing structural system.
- A single-level addition of approximately 800 sf of multi-purpose space for pool users is proposed. This new space would be differentiated from the existing structure, yet compatible. It would be placed adjacent to the west façade (a secondary elevation) and attach in one location with a 8' long glass hyphen connector to limit the loss of existing materials and clearly delineate new from old. The opening to the main pool space would be limited to one opening within an area of 12'x10' (120 sf) where the original materials of the west façade would be removed (concrete wall, there are no windows in the area of where the proposed would connect).
- The addition would be one level, with a roof line about 12' above the existing level of the main floor. This would be considerably lower than the existing roofline height of the main natatorium space, which is approximately 30' in height from the main first floor slab. This would also be lower than the approximately 20' tall entry structure. The addition would use a combination of concrete, wood, metal, and glass to reference design elements of the existing building, but not duplicate its design. The addition would have a roof lower than the natatorium's roof and would be relatively small compared to the large main natatorium structure to protect the integrity of the property and its environment.
- No work on the concrete planter attached to the southwest corner of pool building is included in the project scope.
- The existing exterior entry sequence and circulation and ramp would remain. One additional ramp designed to be similar in appearance would be added behind the right ramp, which would provide ADA access and connect to the main entry exterior platform and main entry door to the facility.

Garfield Square
Block 6523/Lot 001

The proposed project would include improvements to the park's perimeter, pathways, site amenities, sport courts, and pool and clubhouse complex. The proposed site work involves overall site accessibility improvements to the park perimeter which include in-kind repair and/or replacement of the sidewalk, pathways, and benches to meet current ADA standards. Irrigation replacements and/or upgrades would be made as necessary and in-kind. The existing sport courts would be repaved in-kind as well as repairs to their surrounding fencing, as needed. The site project may include demolition of the existing clubhouse

and restroom buildings and construction of an approximately 3,000 sf addition that would include restrooms accessible from the exterior of the building for park use. The existing sports courts would be replaced in this scenario.

The renovations of the pool and clubhouse would be proposed as follows:

- The pool would retain its current size, general configuration, principal interior circulation patterns, exterior walls, and overall massing in the renovation.
- The openness of the primary interior space, the natatorium, would be retained.
- The repair or replacement of the building systems (electrical, plumbing, mechanical, and filtration) would be done in their current locations in order to minimize visual intrusion on the main natatorium space and limit alteration of existing fabric. Most of these locations are in non-visible utility rooms.
- Pool shell and liner would be replaced, waterproofed, and sealed to match existing.
- ADA upgrades needed to reach the pool entrance or exits, or to provide a lift at the edge of the pool, would be done in a consolidated area to minimize removal of existing materials.
- Where possible and feasible, repair of deteriorated features such as finishes and materials would be done, in other areas, replacement of the materials due to rot or other degradation may be necessary. Where new materials are provided, they would match the original materials in material, design, color, and texture.
- In the repair or replacement of glazing and windows, new windows would have a higher level of transparency than the current panels (most of which are not original) in order to restore more of the building's original appearance (Original documentation is extant to show existing glazing patterns and materials). The renovation would use glazing with wood and metal frames.
- Rooflines would remain the same and maintain the same appearance.
- Any structural/seismic reinforcement would be additive, and augment existing structural systems rather than replacing them. The work would include adding steel plates to the existing roof diagram, which would be attached to the existing ceiling and painted to match the ceiling. The existing structural systems (concrete and steel system) would remain visible and the natatorium would remain open in feel and character. Along the side walls, individual steel cross brace elements of 4"x6" in thickness would be added between the concrete frames to provide additional reinforcement to the existing structural system.
- A single-level addition to the pool of approximately 3,000 sf of multi-purpose space is proposed. This new space would be differentiated from the existing structure, yet compatible with the existing design. It would be placed adjacent to the west façade and attached in two locations where there are current door openings with two 8' long glass hyphen connectors, limiting the loss of existing materials and clearly delineating the new construction from the old. The openings to the main natatorium space would be limited to two openings of 12'x10', resulting in the removal of a total of 240 sf of the existing wall materials at the west façade.
- The addition would be one level, with a roof line about 12' above the existing level of the main floor. This would be considerably lower than the existing roofline height of the main pool space, which is approximately 30 feet in height from grade. This would also be lower or similar to the 12'-14' height of the entry portion of the pool structure. The addition would use a combination of concrete, wood, metal, and glass to reference design elements of the existing building, but not duplicate its design. The addition would have a roof lower than the natatorium's roof and would be relatively small compared to the large main pool structure to protect the integrity of the property and its environment.
- The existing exterior entry sequence and circulation would remain the same.

Margaret Hayward Playground
Block 0759/Lot 001
The proposed project would include improvements to the site pathways, sport courts, playfields, playground, and recreational buildings. The proposed building -related work includes renovation of both clubhouses, the multipurpose/storage building, or replacement of the three structures with a combined facility of same size.

The bleachers would be renovated or replaced in-kind. If renovated, the bleachers would be renovated for ADA access and the interior rooms and storage areas would be re-configured for additional storage purposes. Key decorative elements would be retained: decorative gates, stone veneer, concrete planters (Turk Street Entrance), and accessibility upgrades consolidated to minimize alteration of historic fabric. Any additional storage adjacent to current building would be subordinate in design (ornamentation, materials, color) to existing structure. If replaced, the bleachers would be replaced with a similar bleachers and storage structure.

The proposed site work involves in-kind repairs and/or replacement to pathways throughout site as needed to meet current ADA standards. The sport courts would be resurfaced and the lighting would be replaced in-kind. The playfields would be replaced with seed and/or sod, and the irrigation system would be replaced. The existing playground would be replaced and new surface materials would be included in order to meet current ADA standards.

Potrero Hill Playground
Block 4163/Lot 001
The proposed project would include improvements to the existing clubhouse and immediately surrounding areas to meet current code and ADA standards, as well as improvements to the playfields. The proposed site work involves repair and/or upgrading of electrical, plumbing, and mechanical building systems to meet current code. The playfields would be replaced with seed and/or sod and re-graded, and the irrigation system would be replaced. All work is confined to existing footprint. Excavation required would occur in areas and at depths that were previously excavated at original construction. All improvements to park features are expected to remain in their current locations and configuration.

The renovations of the recreation center would be proposed as follows:

- The facility would retain its current size, general configuration, principal interior circulation patterns, exterior walls, and overall massing in the renovation.
- The openness of primary interior spaces (auditorium/multipurpose room and gymnasium) would be retained.
- The repair or replacement of the building systems (electrical, plumbing, and mechanical) would be done in their current locations to minimize visual intrusion on the main spaces and limit alteration of existing fabric. Most of these locations are in non-visible utility rooms.
- Where possible and feasible, repair of deteriorated features such as finishes and materials would be done. In other areas, replacement of the materials due to rot or other degradation maybe necessary. Where new materials are provided, they would match the original materials in design, color, material and texture.
- In the repair or replacement of glazing and windows, new windows would have a higher level of transparency than the current panels (most of which are not original) in order to restore more of the

building's original appearance (Original documentation is extant to show existing glazing patterns and materials). The renovation would use glazing with wood and metal frames.

- Rooflines and the domed gym roof would remain the same and maintain the same appearance.
- Proposed structural seismic reinforcement would be additive, and augment existing structural systems rather than replacing them. The existing structural systems would remain visible and the gymnasium and auditorium spaces would remain open in feel and character. The structural work would add additional wooden beams alongside the existing wooden beams which run the length of the half dome ceiling on the interior. These would match the existing structural system in material, appearance and character.
- The existing exterior entry sequence and circulation would remain.

West Sunset Playground
Block 2094/Lot 005

The proposed project includes certain improvements to the plantings, retaining walls, lighting, bleachers, and sports courts, as described in further detail below. The proposed site work involves overall site accessibility improvements to the park perimeter and paths which include in-kind repair and/or replacement of the sidewalk, fencing, and retaining walls to meet current ADA standards. The existing sport courts would be repaved in-kind and their surrounding fencing would be repaired, as needed. The field and court lighting would be replaced in-kind and as-needed. The playfields would be replaced with seed and/or sod and re-graded, and the irrigation system would be replaced. The bleacher seating would be renovated and repaired. The bleachers storage would be renovated to provide additional storage, restrooms and administrative space for field management. All improvements to park features are expected to remain in their current locations and configuration.

Mountain Lake Park
Block 1345/Lot 001

The proposed project would include improvements to the playground. The existing playground would be replaced in-kind and new surface materials would be included in order to meet current ADA standards. The proposed project would also provide replacement of adjacent playground benches, in-kind and as needed. All park features would remain in their current locations and configuration.

Moscone Recreation Center/East Playground
Block 0469/Lot 001

The proposed project would include improvements to the East playground, near the corner of Chestnut and Laguna Streets. The existing playground would be replaced in-kind and new surface materials would be included in order to meet current ADA standards. The proposed project would also provide replacement of adjacent playground benches, in-kind and as needed. All park features would remain in their current locations and configuration.

CEQA ARCHEOLOGICAL RESOURCE(S) EVALUATION

No recorded archaeological sites are located on or near the project sites and none are expected to occur in the location of the proposed ground disturbance for the various park projects. Soil disturbance resulting from the proposed project would require excavation below the existing ground surface (bgs) for the various project elements. The Planning Department reviewed all proposed park projects for impacts to archeological resources and determined that no CEQA-significant archeological resources are expected within project-affected soils.[2]

CEQA HISTORICAL RESOURCE(S) EVALUATION

As noted in a memorandum dated April 25, 2012[3] prepared to assess the potential impacts of the Project on historical resources, the Project involves repairs and improvements to 17 parks and open spaces throughout the City and County of San Francisco (see properties listed under Category B and C Properties below). Of these sites, none (0) contain known historic resources, thirteen (13) contain age-eligible buildings, structures or features that have not yet been evaluated for historical significance, and four (4) contain buildings, structures or features that are less than 50 years in age and are not eligible for listing on the California Register of Historic Resources (CRHR).

Category A Properties:
None of the park properties have been previously evaluated and found to be eligible for listing in the California Register of Historic Places. There are no buildings, structures or features considered "Category A" properties (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Category B Properties:
The following thirteen (13) properties are not included in any historic resource surveys or listed in any local, state or national registries. These buildings are considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to their age (constructed prior to 1962).[4]

- Angelo Rossi Park (1140A/001) – Park created 1933; Pool constructed 1956
- Balboa Park (3179/011) – Park created 1854; Pool constructed 1956; Stadium constructed 1957
- Douglas Playground (7500/001) – Clubhouse constructed 1920-1930
- Excelsior Playground (6088/008) – Clubhouse constructed 1927
- Garfield Square (6523/001) – Park created 1881; Pool constructed 1956; Clubhouse constructed 1966
- Glen Canyon Park (7560/002) – Recreation Center constructed 1938
- Golden Gate Heights Park (2132A/001) – Date unknown
- Margaret Hayward Park/James P. Lang Field (0759/001) – Park created 1922; Old Clubhouse constructed 1918; Bleachers constructed 1954
- Moscone Recreation Center/East Playground (0469/001) – Park created circa 1860; Playground constructed circa 1960

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[2] Archeological Response for SF RPD 2012 General Obligation Bond, Memorandum from Don Lewis/Randall Dean, Environmental Planning, April 23, 2012. This document is available for public review at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2011.1359E.

[3] Historic Resource Evaluation Response Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, issued April 25, 2012. A copy of this memorandum is attached.

[4] All dates provided by the Recreation and Parks Department.

- Mountain Lake Park (1345/001) – Park created circa 1867; Playground constructed circa 1960
- Potrero Hill Park (4163/001) – Park created 1926; Recreation Center constructed 1949
- Richmond Playground (1378/007) – Clubhouse constructed 1950
- West Sunset Playground (2094/005) – Bleachers, Clubhouse, and Restroom building constructed 1953

Category C Properties:
The following four (4) properties have either been affirmatively determined not to be historical resources due to their age (less than 50 years of age) or are properties for which the City has no information indicating that the property qualifies as an historical resource.

- Allyne Park (0544/003) – Park created circa 1965
- Christopher Playground (7521/007) – Clubhouse constructed 1969
- Gilman Playground (4963/003) – Clubhouse constructed 1969
- Willie "Woo Woo" Wong Playground (0225/018) – Clubhouse constructed 1977

Planning Department staff has determined that eleven (11) of the thirteen (13) Category B properties under the current environmental review application do not require an evaluation of historical significance per the Planning Department's CEQA review procedures, as the proposed work at these sites would not result in any substantial changes in the appearance of the buildings, structures or features located at the park sites. Since there is no potential for an adverse impact to potential historic resources in these locations, evaluations of historical significance are not necessary at this time. Such evaluations are only required per the Department's CEQA review policy when there is a potential risk to an identified or potential historic resource. The remaining two (2) Category B properties have been evaluated for historical significance as the work proposed in these areas involves possible demolition and could result in substantial changes to these sites. The properties are:

- Glen Canyon Park – Recreation Center [5]
- Margaret S. Hayward Playground/James P. Lang Field – Old Clubhouse and Bleachers [6]

Based on information in the Planning Department's files and provided by the project sponsor, both sites are historically significant per one or more of the California Register criteria.

Glen Canyon Park Glen Canyon Recreation Center, completed in 1938, was evaluated for historical significance by Carey & Company in August 2011 and determined to be eligible for listing in the CRHR as an individual resource under Criteria 1/A and 3/C for its association with the San Francisco Recreation Commission's 1930s expansion of the City's recreation facilities and implementation of New Deal programs. The clubhouse is also the work of master architect William G. Merchant. The center has undergone few modifications and appears to retain its integrity. No other historic resources have been identified at the Glen Canyon Park site.

The character-defining features of Glen Canyon Park Recreation Center include the following:

- Complex massing
- High roof forms

[5] Carey & Co, Inc. *Historic Resources Evaluation, Glen Park Recreation Center*, August 29, 2011 and on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of project file 2011.1359E.

[6] Hahn, Sara, Garavaglia Architecture Inc. *Historic Resources Evaluation, Margaret S. Hayward Playground Old Clubhouse and James P. Lang Field Bleachers*, April 12, 2012 and on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of project file 2011.1359E.

- Multi-lite steel casement windows
- L-shaped plan and partially enclosed courtyard, gymnasium, and auditorium
- Chimneys

Glen Canyon Park Recreation Center retains a high level of integrity in location, setting, association, feeling, design, materials, and workmanship, having undergone few alterations since its construction.

Margaret S. Hayward Playground Clubhouse and James P. Lang Field Bleachers, completed in 1918 and 1954 respectively, were both evaluated for historical significance by Sara Hahn, Garavaglia Architecture, Inc. in April 2012. Hahn determined that the overall site, including both the Margaret S. Hayward Playground and James P. Lang Field, would be eligible for listing on the CRHR as a cultural landscape under Criterion 1/A for its association with the 'reform park' playground movement that became popular in the nation at the turn of the 20th century. The Old Clubhouse was built during the period of development and would contribute to the site's historical significance if the site retained its integrity (see below). The Field Bleachers, however, date from the post-war period and do not contribute to the site's historical significance and do not qualify as individual resources outside of the 'reform park' context. Therefore, only the Old Clubhouse is potentially eligible for listing on the CRHR as a contributing resource to the Margaret S. Hayward Playground, but would not be eligible as an individual resource.

Margaret S. Hayward Playground does not retain integrity having undergone significant alterations in its original layout, architectural features, topography, and circulation patterns. Therefore, neither the playground nor the Old Clubhouse building is eligible for listing on the CRHR.

Historical Project Evaluation

The Parks General Obligation Bond Project can be divided into four (4) basic scopes of work:

Safety and ADA Upgrades – For projects falling under this scope of work, all features in the sites are expected to remain in their current locations and configuration. The projects would include in part or whole, the following work: improvements to the site pathways to meet current ADA standards; re-paving of sports courts; re-grading and seeding of lawn and natural turf areas; replacement of the irrigation system; in-kind replacement of site seating, pedestrian lighting, picnic areas, fencing, and signage; minor modification of restrooms to meet current ADA standards; replacement of playground equipment and surface materials in order to meet current ADA and safety standards; replacement of natural lawn with seed and/or sod; in-kind replacement of windows to match the original configuration, materials, and details; in-kind replacement of deteriorated roofing systems; and, reinforcement of existing structural systems for seismic stability.

- Allyne Park
- Angelo Rossi Pool
- Christopher Playground
- Douglass Playground
- Excelsior Playground
- Gilman Playground
- Golden Gate Heights Park
- Mountain Lake Park
- Moscone Recreation Center/East Playground
- Potrero Hill Park
- Richmond Playground
- West Sunset Playground

Rehabilitation with Multiple Additions - Rehabilitation with Minor Addition – In addition to safety and ADA upgrades, these projects include minor building additions at the secondary facades of the pool buildings. The following two (2) sites are proposed to undergo this scope of work as detailed below:

- Balboa Park
- Garfield Square

Rehabilitation with Multiple Additions – In addition to safety and ADA upgrades, the **Glen Canyon Park** project includes multiple additions.

Demolition – The projects in this scope of work would include the possible demolition and/or replacement of select buildings, structures or features in addition to safety and ADA upgrades (described above) for the following three (3) sites:

- Garfield Square – Clubhouse
- Margaret S. Hayward Playground/James P. Lang Field – Old Clubhouse and Bleachers
- Willie "Woo Woo" Wong Playground - Clubhouse

The proposed scopes of work listed below would not have a significant impact on any historic resources; including Glen Canyon Park Recreation Center which is the single (1) identified historic resource under the current Environmental Evaluation, or on the eleven (11) unevaluated properties that are considered potential historic resources for the purposes of this review.

Safety and ADA Upgrades/Rehabilitation with Minor Addition – The work outlined under the Safety and ADA Upgrade and Rehabilitation with Minor Addition scopes of work would affect eleven (11) potential historic resources and three (3) properties that have been found not to be historic resources. The work would not result in any substantial change in the appearance of the buildings, structures, or features at the park sites; therefore, it was determined that there will be no potential for significant adverse impact to known or potential historic resources.

Rehabilitation with Multiple Additions - The work outlined under the *Rehabilitation with Multiple Additions* scope of work would affect the single identified historic resource, the Glen Canyon Recreation Center. Staff has reviewed the proposal and found that the work would be in keeping with the *Secretary of the Interior Standards* for the Rehabilitation of historic resources and would, therefore, have no significant adverse impact to the historic resources. An analysis of the project scopes per the applicable Standards is listed below:

> *Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
>
> The proposed projects would maintain the park and recreation uses of the properties and would retain their distinctive materials, features, spaces, and spatial relationships through appropriate repairs and in-kind replacement.
>
> *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
>
> The historic character of the sites would be retained and preserved through the careful preservation and retention of all distinctive features, spaces, and spatial relationships that characterize the property. No character-defining features or materials are proposed for alteration or removal.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
The projects would not add new exterior features to the sites or alter the facades in a way that would create a false sense of historical development.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the properties would be preserved.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
The proposed project will repair rather than replace deteriorated features or replace in-kind features that have deteriorated beyond repair.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
The proposed new additions would be contemporary in their materials and design to differentiate the new work from the old and would be subordinate to the historic building in terms of siting, height, and massing so that they do not detract from the character-defining features of the resource.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
The proposed additions would attach to the historic building at secondary facades and with minimal removal of historic material so that in the event that the additions are removed in the future, the area could be restored without harming the form and integrity of the historic building.

Demolition – Selective demolition is proposed for the four (4) buildings/structures at three (3) sites: the Old Clubhouse and the Field Bleachers at Margaret S. Hayward Playground/James P. Lang Field, the Clubhouse at Garfield Square' and the Clubhouse at Willie "Woo Woo" Wong Playground. As noted above, the Margaret S. Hayward Playground/James P. Lang Field structures are not eligible for listing on the CRHR. The clubhouses at Garfield Square and Willie "Woo Woo" Wong Playground were constructed in 1966 and 1977 respectively and are not age-eligible for listing on the CRHR. Therefore, the work would have no impact to historic resources.

Conclusions

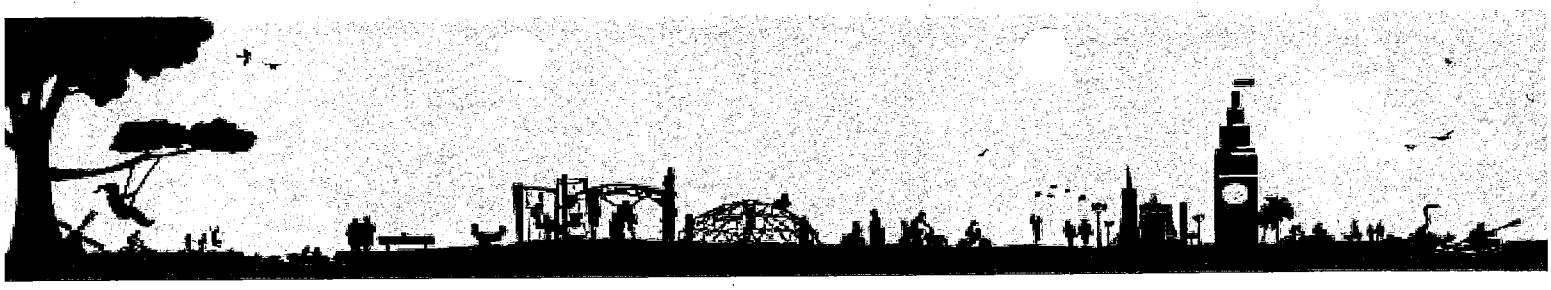
CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior and exterior alterations to an existing park structure and/or park configuration, including demolition of small structures. Therefore, the proposed implementation of the Recreation and Park Department 2012 Bond Project-Specific Program would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, each individual park project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO CLEAN & SAFE NEIGHBORHOOD PARKS BOND

SAN FRANCISCO
RECREATION
& PARKS



San Francisco Clean and Safe Neighborhood Parks Bond

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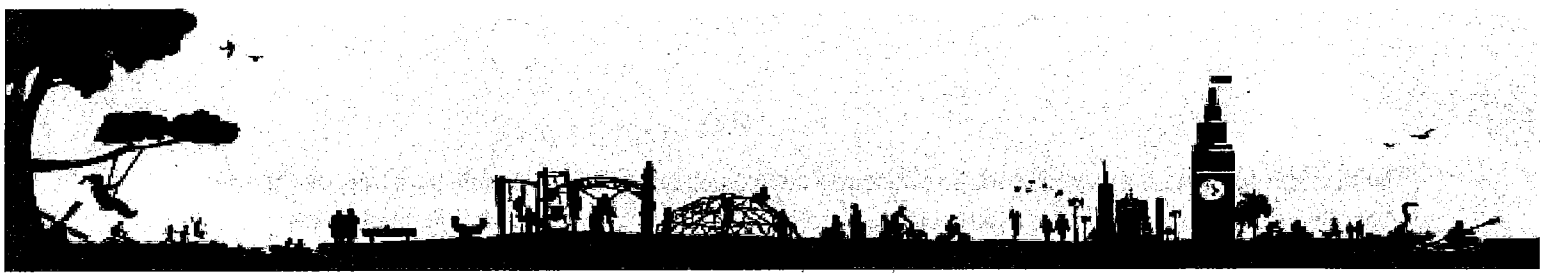


EXECUTIVE SUMMARY

Parks and open spaces are San Francisco's most unique and precious asset. Our extensive and diverse system of parks is rare for a city of this density and size, making us the envy of many other municipalities. Great city parks like Golden Gate Park, McLaren Park, Mission Dolores, and the many smaller neighborhood parks which dot the City – these are the places where we play, relax, enjoy nature, and spend time with our friends and families. We can boast that San Francisco offers easy access to the best urban amenities, AND the best parks and open spaces.

San Francisco Clean and Safe Neighborhood Parks Bond	Budget $M
Neighborhood Parks	
Angelo J. Rossi Playground	8.2
Balboa Park	7
Garfield Square	11
George Christopher Playground	2.8
Gilman Playground	1.8
Glen Canyon Park	12
Hyde & Turk Mini Park	1
Joe DiMaggio Playground	5.5
Margaret S. Hayward Playground	14
Moscone Recreation Center	1.5
Mountain Lake Park	2
Potrero Hill Recreation Center	4
South Park	1
West Sunset Playground	13.2
Willie "Woo Woo" Wong Playground	6
Program Contingency	6
Issuance and Oversight	2
	99
Citywide Parks	
Lake Merced Park	2
Golden Gate Park	9
John McLaren Park	10
	21
Citywide Programs	
Community Opportunity Fund	12
Failing Playgrounds	15.5
Forestry	4
Trails	4
Water Conservation	5
	40.5
Waterfront Parks	
Pier 43 Plaza	2.5
Northeast Wharf Plaza & Pier 27/29	16
Agua Vista Park	2.5
Pier 70 Parks	10
Warm Water Cove Park	2
Islais Creek Improvements	1.5
	34.5
TOTAL	$195.0

A park system as large and diverse as ours requires continued and consistent investment. San Francisco's over 220 parks are spread over 3,000 acres, and contain 178 playgrounds, 25 recreation centers, 9 swimming pools, and numerous tennis courts, ball diamonds, soccer fields, and other sports venues. Many of these facilities have been "loved to death". Dilapidated playgrounds, worn out playfields, and deteriorating swimming pools all show signs of excessive wear and tear due to a lifetime of use. In addition, aging infrastructure exacerbates existing maintenance challenges, stretching thin already scarce staff and financial resources to deal with inefficient and wasteful irrigation systems, urban forestry emergencies, and outdated playgrounds. A study conducted of the condition of the City's parks reveals that we still have over $1 billion in capital needs.

The City proposes a $195 million General Obligation bond to address outstanding capital needs in the city's parks. The proposal includes funding for specific neighborhood parks, long awaited investment in Golden Gate Park, McLaren, and Lake Merced, as well as renovations to the parks' support infrastructure. Specifically, the proposal allocates:

- $99 million for Neighborhood Parks, selected based on community feedback, their physical condition, the variety of amenities offered, seismic safety risk, and neighborhood density
- $34.5 million for Waterfront Open Spaces
- $15.5 million for Failing Playgrounds
- $12 million for the Community Opportunity Fund
- $21 million for Golden Gate Park, Lake Merced Park, and McLaren Park
- $13 million for forestry, trails, and water conservation

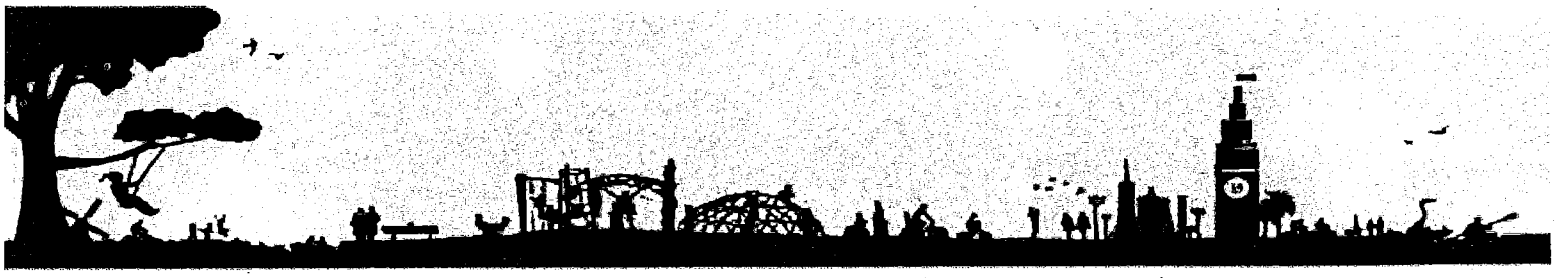
With voter support, we can continue to efficiently and effectively deliver valuable park improvements. The City has adopted a strategic and thoughtful approach to capital management that emphasizes accountability and transparency. This approach, in conjunction with a positive bidding climate, has ensured that projects from the 2008 Clean and Safe Neighborhood Parks Bond remain on or under budget, and that all projects identified in that bond will be delivered. The 2012 San Francisco Clean and Safe Neighborhood Parks Bond will build on that successful precedent.

The 2012 San Francisco Clean and Safe Neighborhood Parks Bond is part of the City's Ten Year Capital Plan and will not result in new taxes. First adopted by the Mayor and Board of Supervisors in 2005, the Ten-Year Capital Plan is a constrained expenditure plan for city-owned facilities that ensures property tax rates from new general obligation bond debt will not increase above 2006 levels. The plan prioritizes basic, critical capital projects that impact the public's safety and well-being, places strong emphasis on accountability and transparency, and most importantly, demonstrates the highest level of fiscal restraint and responsibility. The document guides policymakers to make strategic decisions about how to fund renewal, replacement, and expansion of capital assets. The Ten-Year Capital Plan marked a new, fiscally responsible and prudent approach to the City's debt management – one that ensured key investments in the City's much needed infrastructure. The City only sells new bonds as old bonds are repaid, and this will hold true for the 2012 Parks bond.

During the development of the 2008 Clean and Safe Neighborhood Parks Bond, **voters helped us to develop more robust fiscal accountability measures**. Those measures have been incorporated into the 2012 bond proposal, and include:

- Strong bond ordinance language specifying projects and budgets. Voters will have a clear understanding of how funds will be used, and have a guarantee that the city will complete projects.
- Extensive cost estimating to ensure realistic, deliverable project budgets. Neighborhood park project budgets have been reviewed by 3rd party professional engineering and construction management firms.
- Established procedures for the unexpected. Whether there are bid savings or cost overruns, clear public protocols exist to guide any re-allocation of funds.
- Citizen oversight of Bond expenditures and program implementation. The Citywide Capital Planning Committee, the Citizen's General Obligation Bond Oversight Committee (CGOBOC), the Parks, Recreation and Open Space Advisory Committee (PROSAC), the Recreation and Park Commission, the Port Commission, the Mayor and Board of Supervisors all provide regular oversight and offer forums for public comment and feedback.

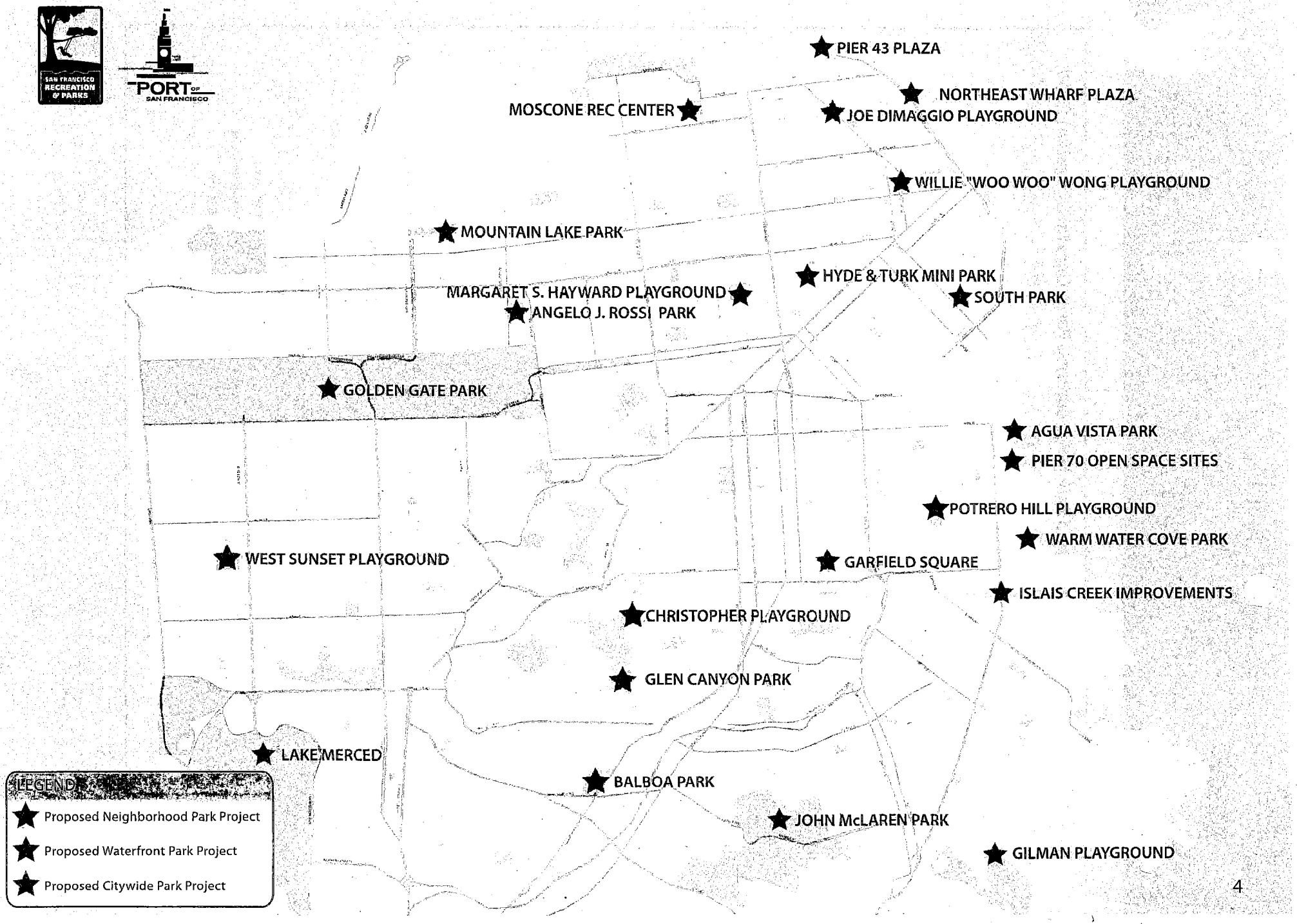
Ultimately, an investment in San Francisco's parks is an investment in the City and its neighborhoods. We look forward to working with you to deliver as many park improvements – and the enjoyment that comes with them – with your continued support.



San Francisco Clean and Safe Neighborhood Parks General Obligation Bond

Project Site Name	Budget	Project Description
Neighborhood Parks		
Angelo J. Rossi Playground	8.2	Renovate pool, pool building and related amenities and improve park access
Balboa Park	7	Renovate pool, pool building and related amenities and improve park access
Garfield Square	11	Renovate the pool, reconfigure park facilities, and improve park access
George Christopher Playground	2.8	Replace children's play area, restrooms, and improve park access
Gilman Playground	1.8	Replace children's play area, restrooms, and improve park access
Glen Canyon Park	12	Renovate existing recreation center and related amenities
Hyde & Turk Mini Park	1	Renovate children's play area, landscaping and related amenities, and improve park access
Joe DiMaggio Playground	5.5	Reorganize and renovate children's play area, courts, access, and related amenities
Margaret S. Hayward Playground	14	Replace park play structures, replace sports courts, upgrade playfields, and improve park access
Moscone Recreation Center	1.5	Replace children's play area on the east side
Mountain Lake Park	2	Replace children's play area, and improve park access
Potrero Hill Recreation Center	4	Replace and renovate natural turf playfields and dog play area
South Park	1	Renovate children's play area, landscaping and related amenities, and improve park access
West Sunset Playground	13.2	Renovate sports courts, natural turf fields including bleachers, storage, restrooms and park access
Willie "Woo Woo" Wong Playground	6	Renovate site facilities, restore sports courts, replace playground, and improve park access
Neighborhood Parks Contingency	6	Reserve funds to ensure completion of bond projects
Issuance and Oversight	2	Costs of issuance and oversight/audit by CGOBOC
	$ 99.0	
Citywide Parks		
John McLaren Park	10	Fund improvements to park
Golden Gate Park	9	Fund improvements to park
Lake Merced Park	2	Fund improvements to park
	$ 21.0	
Citywide Programs		
Community Opportunity Fund	12	Funds for community-driven projects to improve parks and leverage private resources
Failing Playgrounds	15.5	Funds to replace and restore dilapidated, outdated, failing playgrounds
Forestry	4	Funds to assess and abate hazardous trees and replant to enhance urban forest
Trails	4	Funds to repair and restore trails to allow residents to experience and enjoy nature
Water Conservation	5	Funds to replace outdated irrigation
	$ 40.5	
Waterfront Parks		
Pier 43 Plaza	2.5	New public plaza adjacent to Pier 43 Trail Promenade
Northeast Wharf Plaza & Pier 27/29	16	Construct new 2.7 acre park with large lawn and view areas
Agua Vista Park	2.5	Renovated and connected shoreline access with walking, biking, and view areas
Pier 70 Open Space Sites	10	Shoreline restoration, environmental remediation, landscaping, and new public access
Warm Water Cove Park	2	Renovate and expand park, with improvements to park access and amenities
Islais Creek Improvements	1.5	Construct new public access with walkway and scenic lookouts
	$ 34.5	
TOTAL	**$ 195.0**	million in General Obligation Bonds

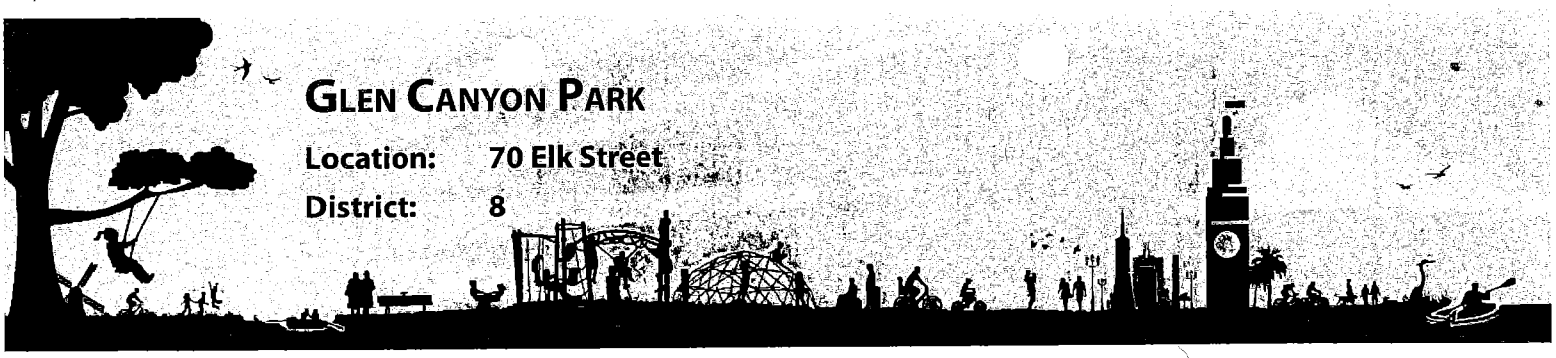
SAN FRANCISCO CLEAN & SAFE NEIGHBORHOOD PARK SITES



2012 San Francisco Clean and Safe Neighborhood Parks Bond Schedule

- [illegible]
- Design
- Bid / Award
- [illegible]
- Close Out
- # of months in phase

Neighborhood Parks	Start	Finish	2013	2014	2015	2016	2017	2018
			M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
Glen Canyon Park	Mar-13	Oct-16		12		3		
Joe DiMaggio Playground	Mar-13	Jun-16		12		3		
Balboa Park	Mar-13	Oct-16		12		3		
Gilman Playground	Feb-15	Jul-18		10		3		
West Sunset Playground	Mar-13	Dec-16		12		3		
Mountain Lake Playground	Mar-13	Oct-16		12		3		
Garfield Square	Jun-14	Nov-17			6	6	3	
Moscone Recreation Center	Feb-15	Nov-17			8	6	3	
George Christopher Playground	Mar-13	Oct-16			12	6		3
Margaret S. Hayward Playground	Feb-15	Nov-18			12	6		3
Willie "Woo Woo" Wong Playground	Feb-15	Sep-18				12 6		3
Potrero Hill Recreation Center	Feb-15	Sep-18				12 6		3
Angelo J. Rossi Park	Jun-15	Jan-19				12	6	3
Hyde & Turk Mini Park	Jan-16	Dec-18				10	6	3
South Park	Jan-16	Dec-18				10	6	3
Waterfront Parks								
Pier 43 Plaza	Pre-12	Sep-16		12	6	3		
Northeast Wharf Plaza	Pre-12	Jun-15		3	3			
Agua Vista Park	Mar-13	Aug-15		8 4	3			
Pier 70 Open Space Sites	Pre-12	Dec-15	8	4	3			
Warm Water Cove Park	Jun-13	Nov-15		8 4	3			
Islais Creek Improvements	Mar-13	Jul-15	9	4	3			

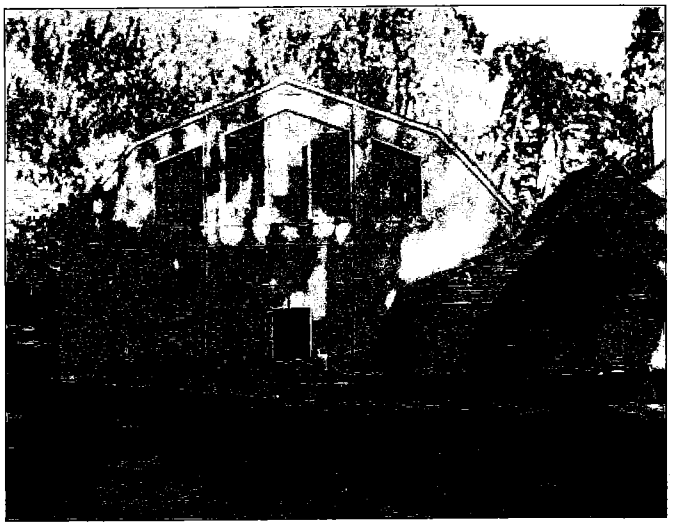


Glen Canyon Park

Location: 70 Elk Street
District: 8

SITE DESCRIPTION:

Glen Canyon Park is located off of O'Shaughnessy Boulevard and Elk Street. The approximately 67-acre park offers visitors a recreation center, including a gymnasium, auditorium, offices, and related amenities; a two-story Silver Tree Day Camp building; hiking trails, open space, and a creek; two baseball fields; two tennis courts; a children's play area; and a picnic area.



PROJECT SCOPE:

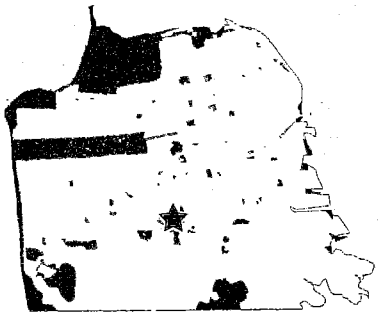
The proposed project may include renovations of the existing recreation center to provide an additional 4,500 square feet of multi-purpose space, gymnasium seating, and related amenities.

PROPOSED PHASE BUDGET:

Planning	$600,000
Design	$2,400,000
Construction	$9,000,000
Total	**$12 Million**

PROPOSED SCHEDULE FOR GLEN CANYON PARK

MILESTONE	SCHEDULE
Start Planning	March 2013
Start Construction	March 2015
Open to Public	**July 2016**



JOE DIMAGGIO PLAYGROUND

Location: 651 Lombard Street

District: 3

SITE DESCRIPTION:

Joe DiMaggio Playground is located at the corner of Mason Street and Lombard Street. The approximately 110,000 square foot park has a children's play area, tennis courts, bocce courts, pool building and sport courts.

PROJECT SCOPE:

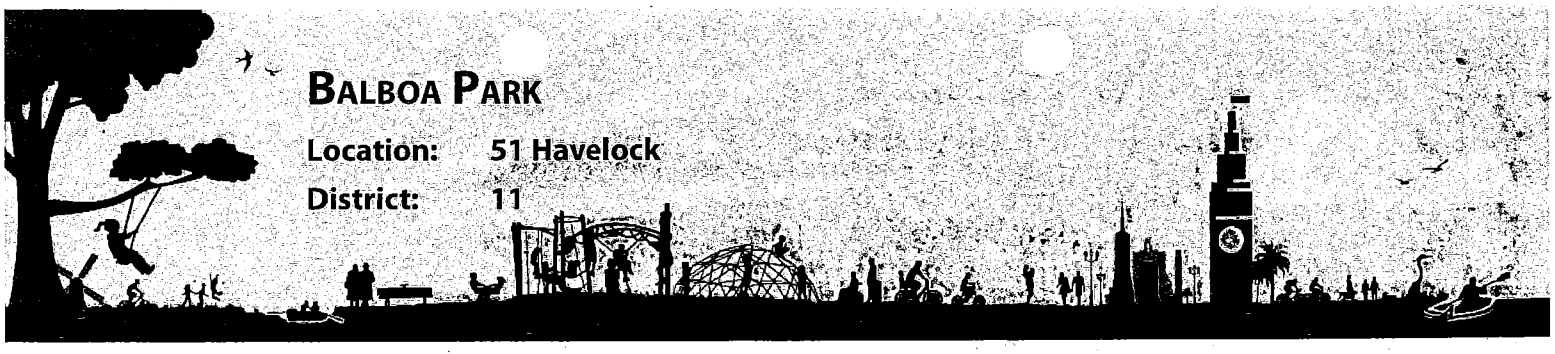
The proposed project may include the reorganization and renovation of the children's play area, tennis courts, paved play areas and pathways, access improvements, and related amenities, landscaping and seating improvements to the new open space provided adjacent to the future North Beach Branch Library.

PROPOSED PHASE BUDGET:

Planning	$275,000
Design	$1,100,000
Construction	$4,125,000
Total	**$5.5 Million**

PROPOSED SCHEDULE FOR JOE DIMAGGIO PLAYGROUND

MILESTONE	SCHEDULE
Start Planning	March 2013
Start Construction	March 2015
Open to Public	**March 2016**

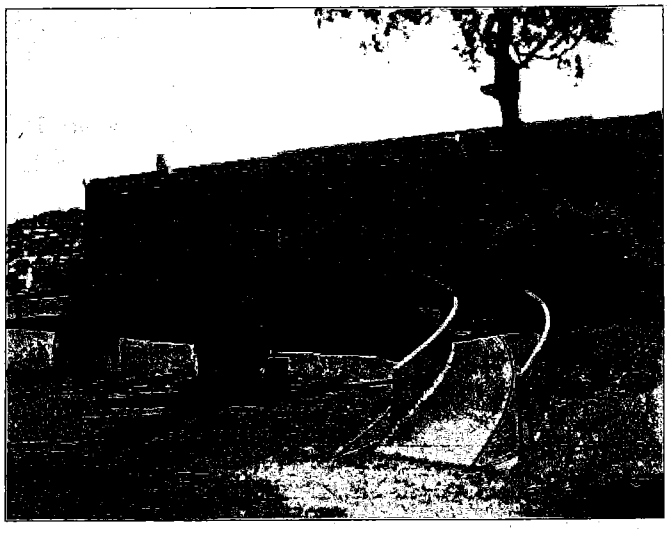


Balboa Park

Location: 51 Havelock
District: 11

SITE DESCRIPTION:

Balboa Park and Pool is located at 51 Havelock Street at San Jose and Ocean Avenues. The approximately 1,100,000 square foot park has multiple fields for soccer and baseball, tennis and basketball courts, a children's play area, skateboard park (under construction), and a pool.



PROJECT SCOPE:

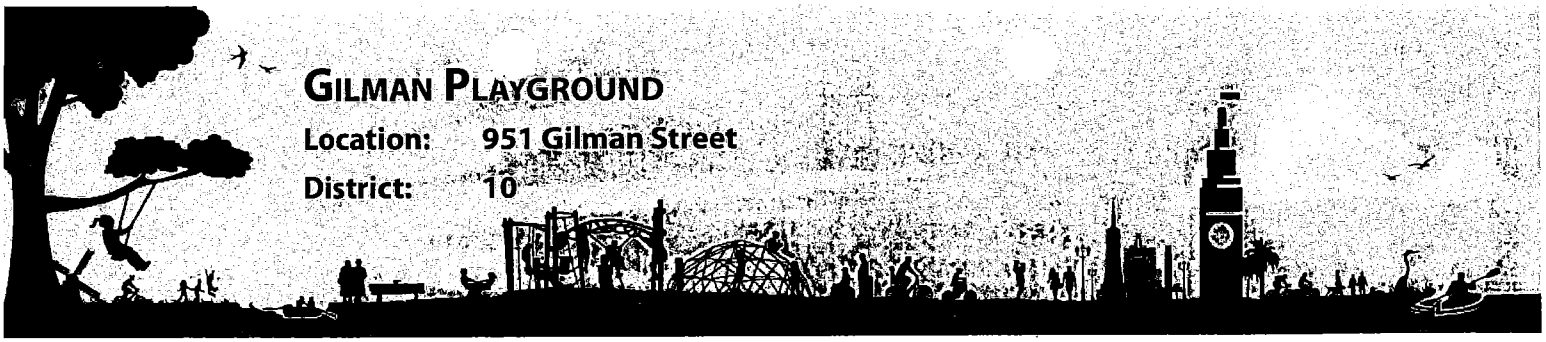
The proposed project may include the renovation of the pool, pool building, the potential addition of an 800 square foot multi-purpose space, and site improvements to related amenities.

PROPOSED PHASE BUDGET:

Planning	$350,000
Design	$1,400,000
Construction	$5,250,000
Total	**$7 Million**

PROPOSED SCHEDULE FOR BALBOA PARK

MILESTONE	SCHEDULE
Start Planning	March 2013
Start Construction	March 2015
Open to Public	**July 2016**



GILMAN PLAYGROUND

Location: 951 Gilman Street

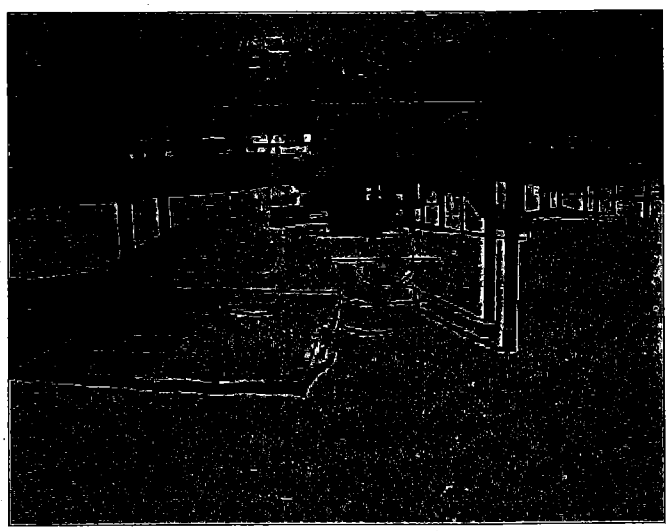
District: 10

SITE DESCRIPTION:

Gilman Playground is located at the intersection of Gilman and Ingerson Avenues. The park is approximately 224,000 square feet and includes playfields, picnic areas, basketball court, children's play area, and a clubhouse.

PROJECT SCOPE:

The proposed project may include improvements to the children's play area, exterior clubhouse restrooms for improved access, and related amenities.

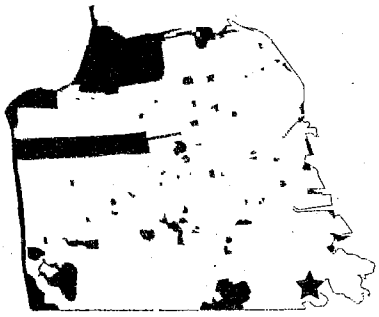


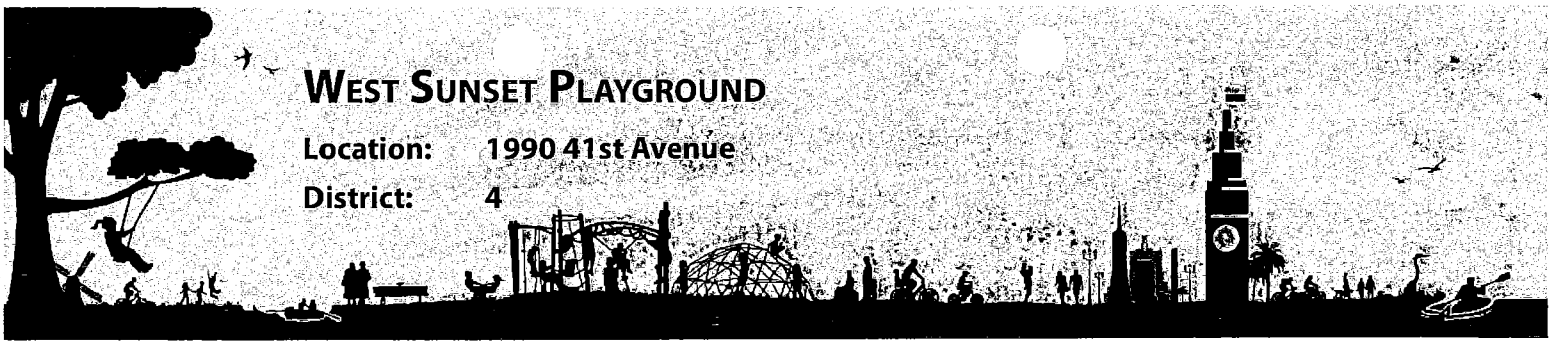
PROPOSED PHASE BUDGET:

Planning	$90,000
Design	$360,000
Construction	$1,350,000
Total	**$1.8 Million**

PROPOSED SCHEDULE FOR GILMAN PLAYGROUND

MILESTONE	SCHEDULE
Start Planning	March 2013
Start Construction	March 2015
Open to Public	**May 2016**





West Sunset Playground

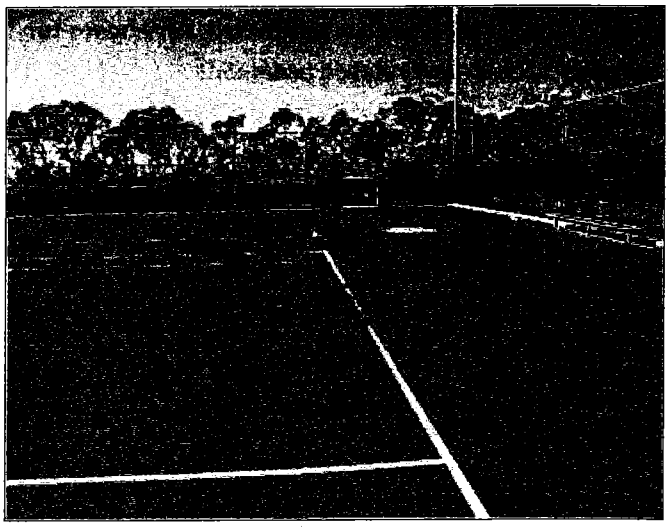
Location: 1990 41st Avenue
District: 4

SITE DESCRIPTION:

West Sunset Playground is located between Sunset Elementary School and A.P. Giannini Middle School, at Ortega and Quintara Streets. The park is approximately 738,000 square feet and has a clubhouse, children's play area, sport courts, multiple playfields, and related amenities.

PROJECT SCOPE:

The proposed project may include the renovation of sports courts, natural turf fields including the bleachers, storage facility, restrooms, support space, and related park amenities.

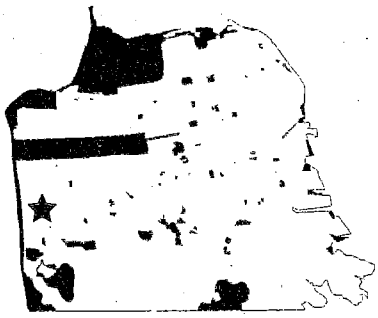


PROPOSED PHASE BUDGET:

Planning	$660,000
Design	$2,640,000
Construction	$9,900,000
Total	**$13.2 Million**

PROPOSED SCHEDULE FOR WEST SUNSET PLAYGROUND

MILESTONE	SCHEDULE
Start Planning	March 2013
Start Construction	May 2015
Open to Public	**September 2016**

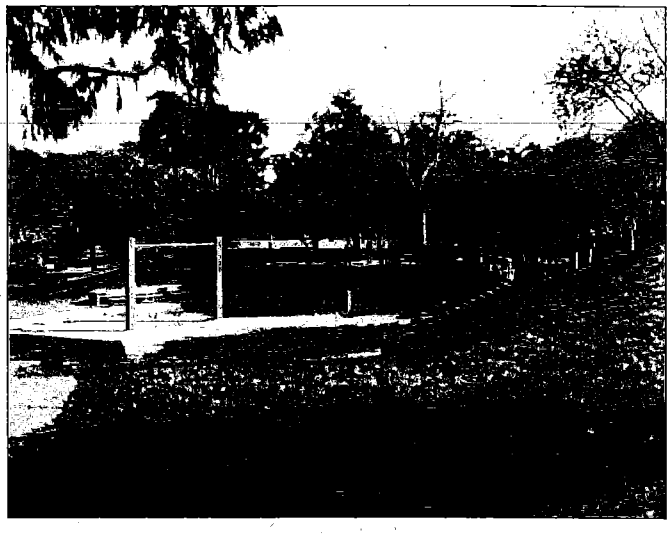


Mountain Lake Park

Location: 1000 Lake Street
District: 2

SITE DESCRIPTION:

Mountain Lake Park is located at 1000 Lake Street. The park is approximately 1,000,000 square feet and has a lake, pathways, children's play area, tennis courts, and large natural lawn areas.



PROJECT SCOPE:

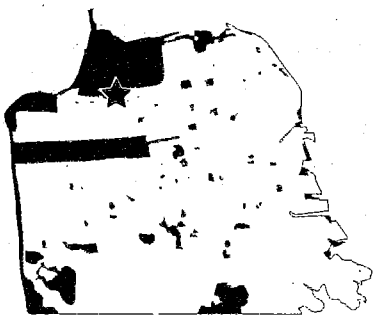
The proposed project may include renovation and/ or replacement of the children's play area and related amenities.

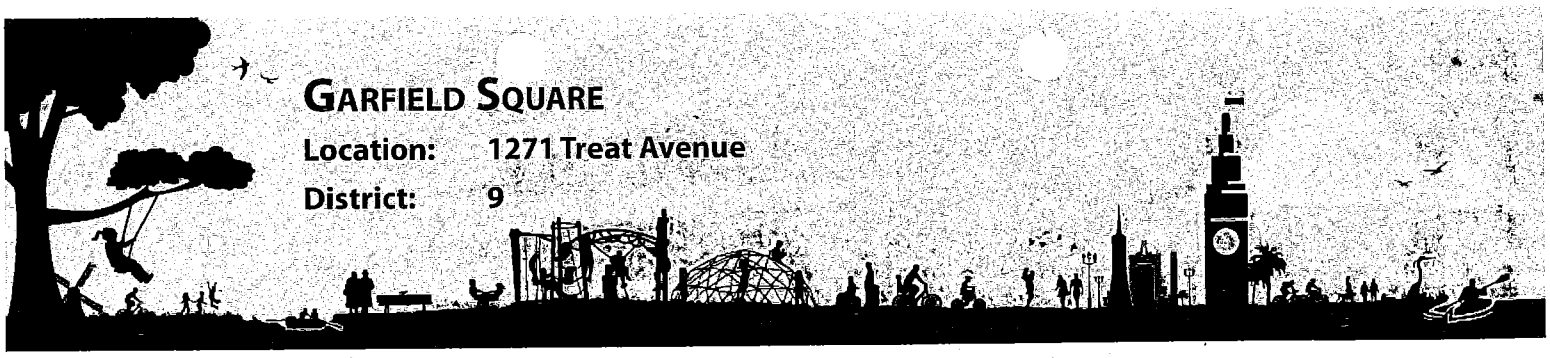
PROPOSED PHASE BUDGET:

Planning	$100,000
Design	$400,000
Construction	$1,500,000
Total	**$2 Million**

PROPOSED SCHEDULE FOR MOUNTAIN LAKE PARK

MILESTONE	SCHEDULE
Start Planning	March 2013
Start Construction	May 2015
Open to Public	**May 2016**





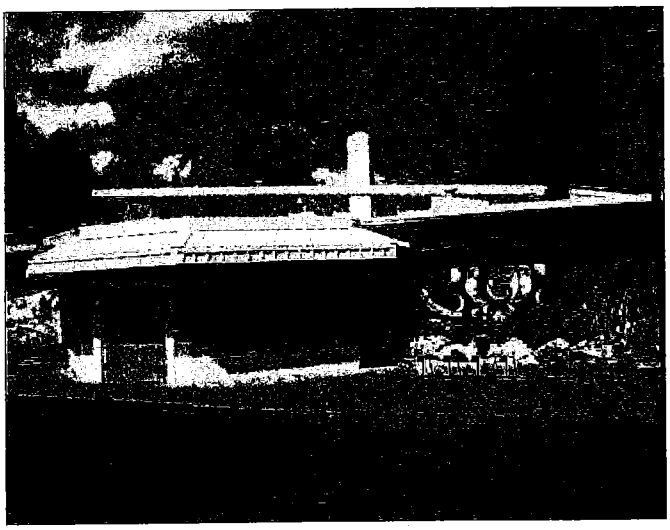
GARFIELD SQUARE

Location: 1271 Treat Avenue

District: 9

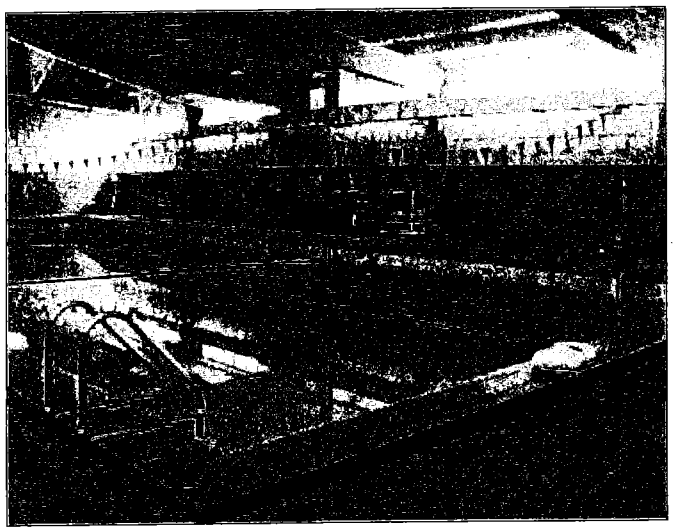
SITE DESCRIPTION:

Garfield Square is located at Harrison Street and 26th Street. The park is approximately 169,000 square feet and has a pool building and adjacent club house, sport courts, synthetic fields for soccer, children's play area, picnic area, landscaping, and related amenities.



PROJECT SCOPE:

The proposed project may include the renovation of the pool, pool building, and reconfiguration of park indoor facilities, improved park accessibility, and related amenities.



PROPOSED PHASE BUDGET:

Planning	$550,000
Design	$2,200,000
Construction	$8,250,000
Total	**$11 Million**

PROPOSED SCHEDULE FOR GARFIELD SQUARE

MILESTONE	SCHEDULE
Start Planning	June 2014
Start Construction	June 2016
Open to Public	**August 2017**

Moscone Recreation Center- East Playground

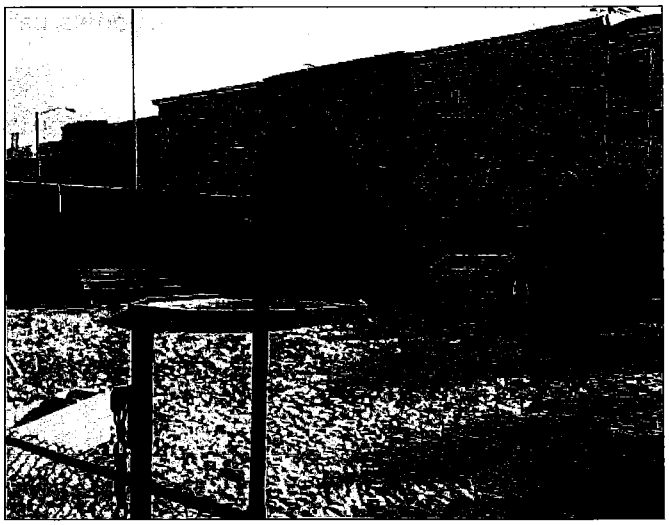
Location: 1800 Chestnut Street
District: 2

SITE DESCRIPTION:

Moscone Recreation Center is located between Laguna and Chestnut Streets and is approximately 567,000 square feet. The park includes a mini driving range, putting greens, basketball courts, tennis courts, children's play areas, four ball fields, grassy areas, a recreation center, and other related recreational amenities and support facilities.

PROJECT SCOPE:

The proposed project may include improvements to the eastern children's play area, improved access, and related amenities.

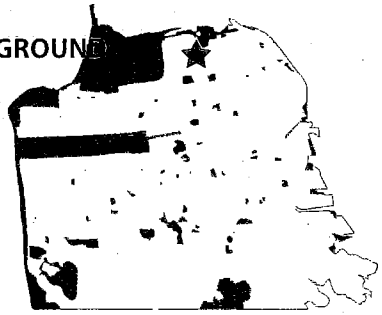


PROPOSED PHASE BUDGET:

Planning	$75,000
Design	$300,000
Construction	$1,125,000
Total	**$1.5 Million**

PROPOSED SCHEDULE FOR MOSCONE RECREATION CENTER- EAST PLAYGROUND

MILESTONE	SCHEDULE
Start Planning	February 2015
Start Construction	October 2016
Open to Public	**August 2017**

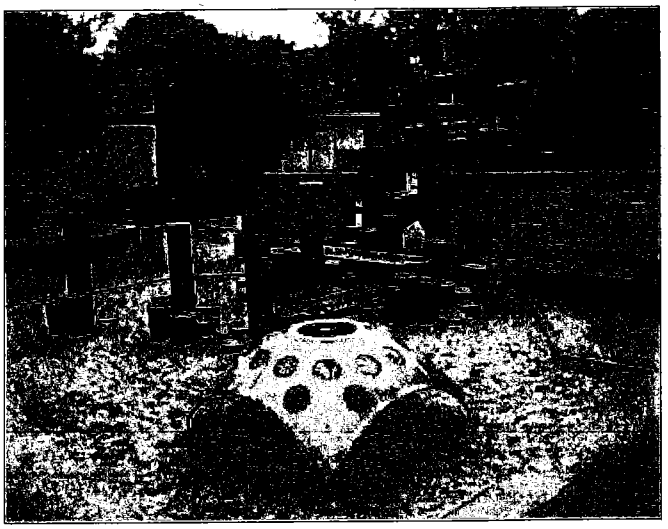


George Christopher Playground

Location: 1098 Douglass Street
District: 8

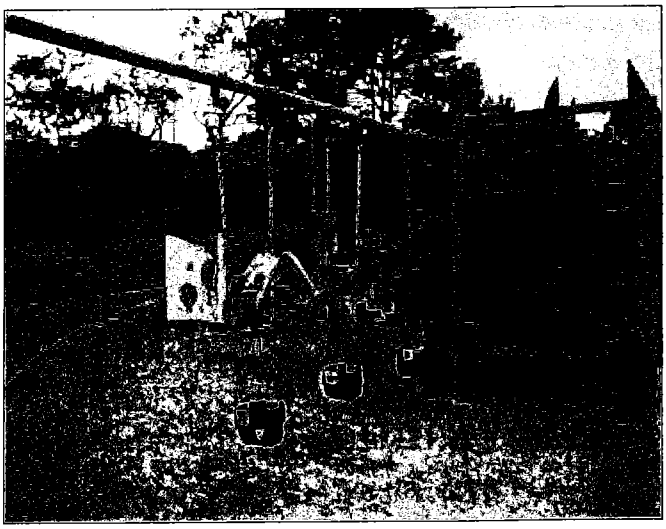
SITE DESCRIPTION:

George Christopher Playground is located near Duncan Street and Diamond Heights Boulevard. The park is approximately 310,000 square feet and has a clubhouse, baseball field, pathways, tennis courts, playgrounds, and related amenities.



PROJECT SCOPE:

The proposed project may include improvements to the children's play area, exterior clubhouse restrooms, park access, and related amenities.

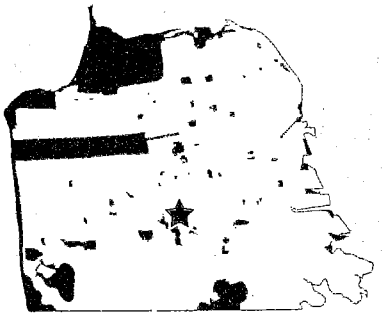


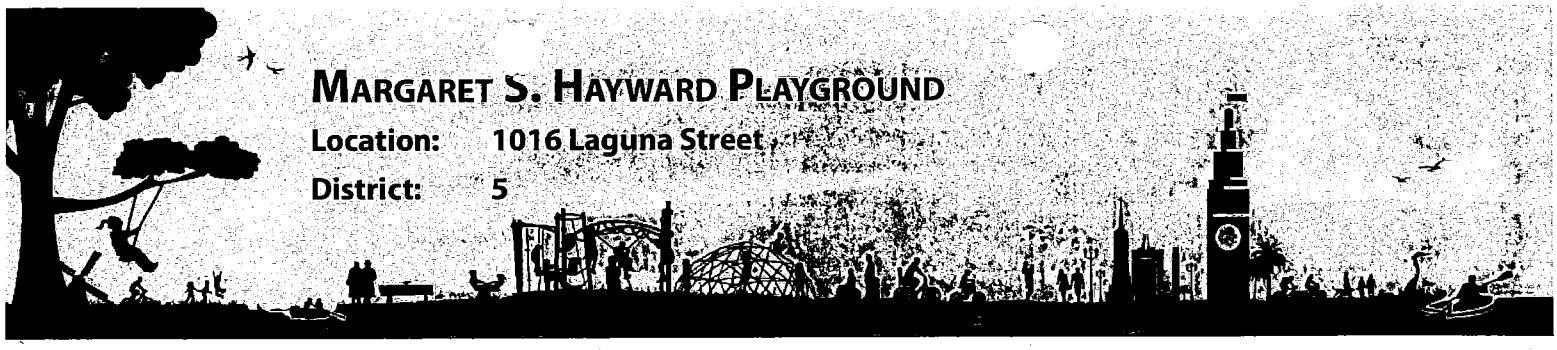
PROPOSED PHASE BUDGET:

Planning	$140,000
Design	$560,000
Construction	$2,100,000
Total	**$2.8 Million**

PROPOSED SCHEDULE FOR GEORGE CHRISTOPHER PLAYGROUND

MILESTONE	SCHEDULE
Start Planning	February 2015
Start Construction	April 2017
Open to Public	**April 2018**





MARGARET S. HAYWARD PLAYGROUND

Location: 1016 Laguna Street

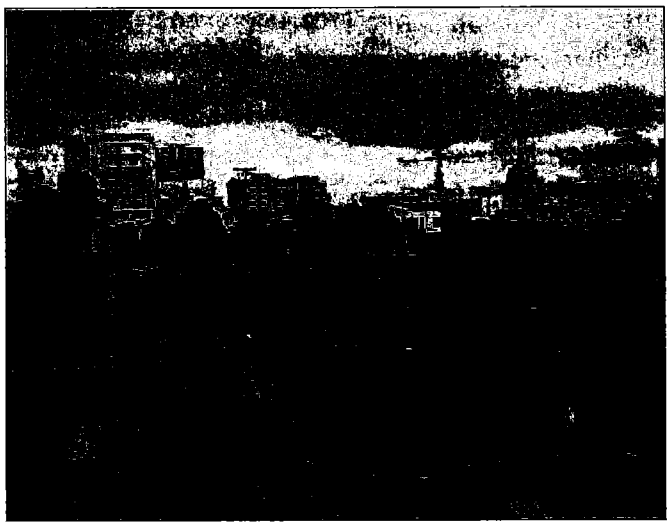
District: 5

SITE DESCRIPTION:

Margaret S. Hayward Park is located at the corner of Turk and Gough Streets. The park is approximately 265,000 square feet. It offers recreation facilities including indoor recreation space, storage, and related amenities; sport courts; playfields including bleachers with storage and office space; children's play area; and an emergency operations facility owned and operated by the Department of Emergency Management.

PROJECT SCOPE:

The proposed project may include renovations and/or consolidation of park structures including recreational buildings, storage, and restrooms; improved park access; replacement of sport courts, playfields, children's play area, and related amenities.

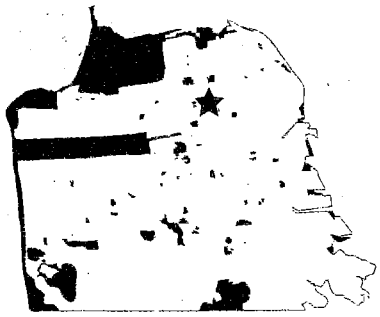


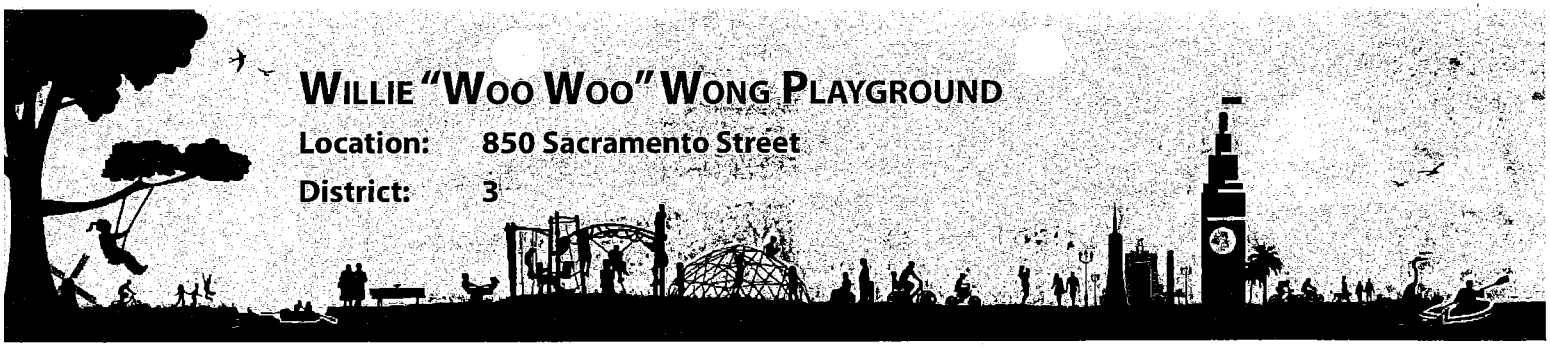
PROPOSED PHASE BUDGET:

Planning	$700,000
Design	$2,800,000
Construction	$10,500,000
Total	**$14 Million**

PROPOSED SCHEDULE FOR MARGARET S. HAYWARD PLAYGROUND

MILESTONE	SCHEDULE
Start Planning	February 2015
Start Construction	April 2017
Open to Public	**August 2018**





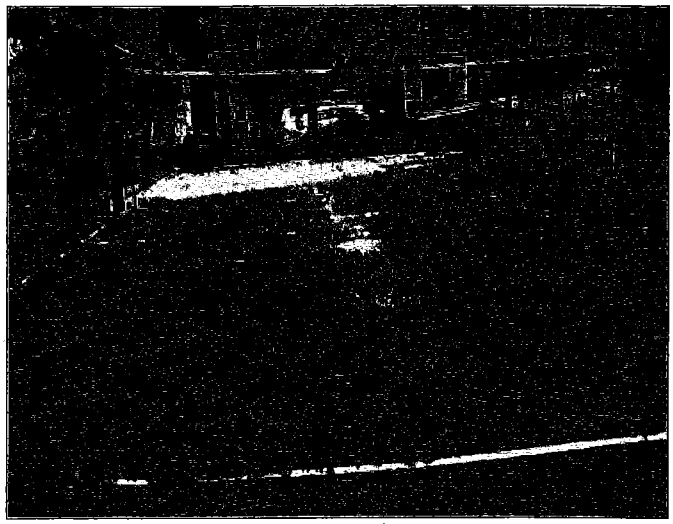
Willie "Woo Woo" Wong Playground

Location: 850 Sacramento Street

District: 3

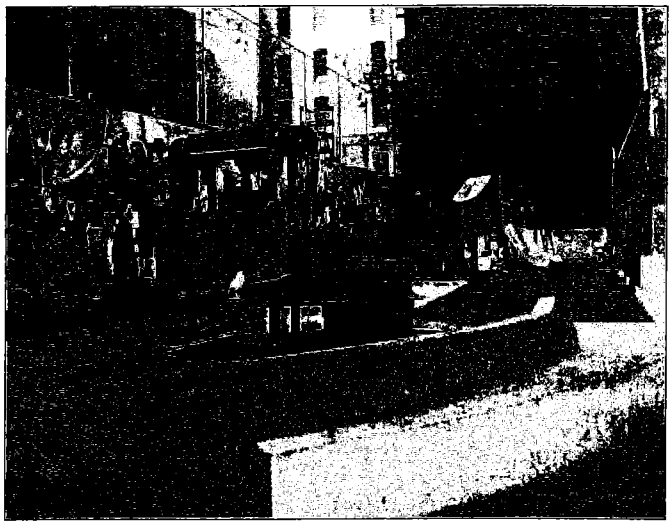
SITE DESCRIPTION:

Willie "Woo Woo" Wong Playground is located between Sacramento and Stockton Streets. The park is approximately 24,000 square feet and has a clubhouse, sport courts, children's play area, alley open space, and related amenities.



PROJECT SCOPE:

The proposed project may include the renovation of courts and children's play area, improved park access including the adjacent alleyways, and related amenities, and reconfiguration of park features.

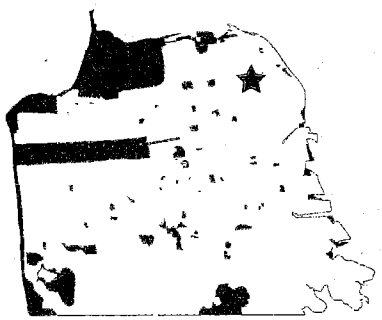


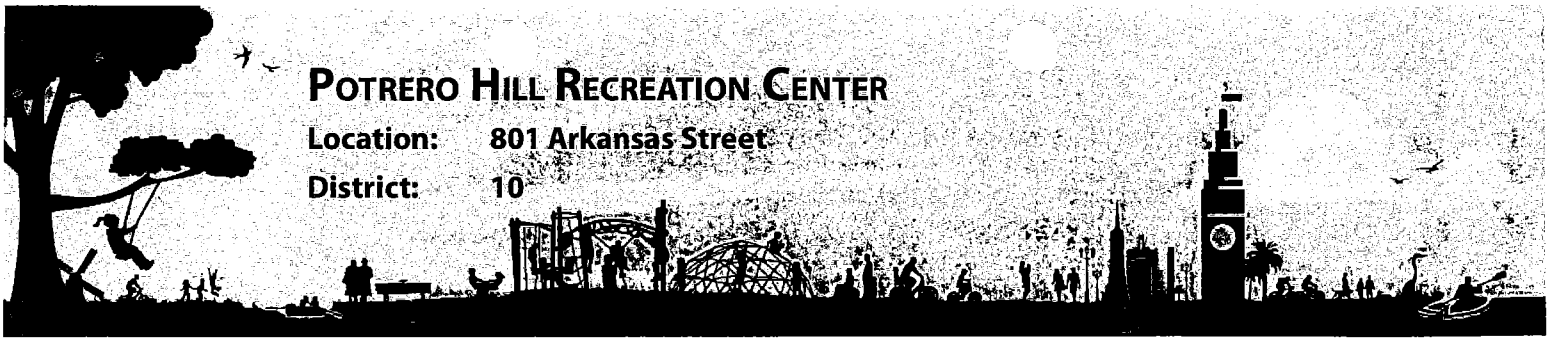
PROPOSED PHASE BUDGET:

Planning	$300,000
Design	$1,200,000
Construction	$4,500,000
Total	**$6 Million**

PROPOSED SCHEDULE FOR WILLIE "WOO WOO" WONG PLAYGROUND

MILESTONE	SCHEDULE
Start Planning	February 2015
Start Construction	April 2017
Open to Public	**June 2018**





Potrero Hill Recreation Center

Location: 801 Arkansas Street
District: 10

SITE DESCRIPTION:

Potrero Hill Recreation Center is located at 801 Arkansas Street. The park is approximately 455,000 square feet and includes playfields, tennis courts, dog play area, playground and a recreation center.

PROJECT SCOPE:

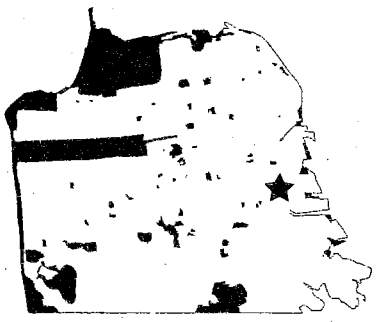
The proposed project may include improvements to the natural turf playfields and the dog play area.

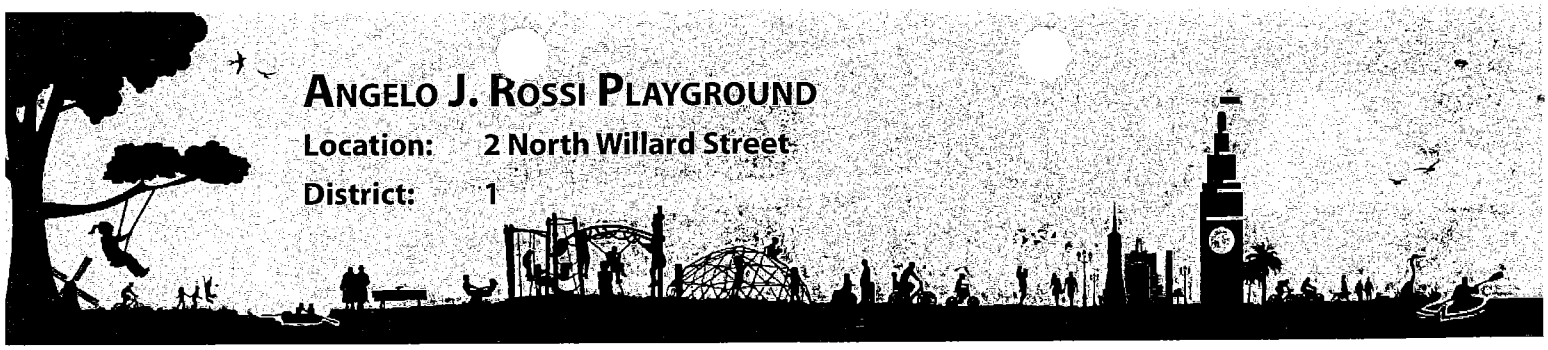
PROPOSED PHASE BUDGET:

Planning	$200,000
Design	$800,000
Construction	$3,000,000
Total	**$4 Million**

PROPOSED SCHEDULE FOR POTRERO HILL RECREATION CENTER

MILESTONE	SCHEDULE
Start Planning	February 2015
Start Construction	April 2017
Open to Public	**July 2018**





Angelo J. Rossi Playground

Location: 2 North Willard Street

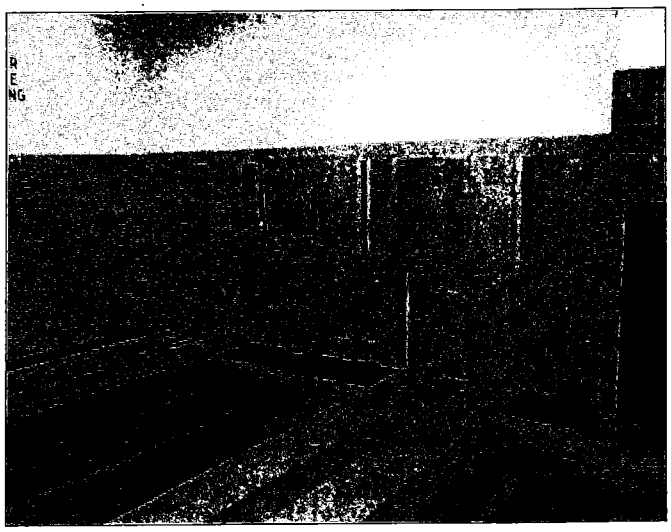
District: 1

SITE DESCRIPTION:

Angelo J. Rossi Playground is located at the corner of Anza Street and Arguello Boulevard. The approximately 300,000 square foot park has a large lawn area for baseball and other field sports, children's play area, pool building, maintenance building, and sport courts.

PROJECT SCOPE:

The proposed project may include the renovation of the pool, pool building, and maintenance storage facility, improved park accessibility, and related amenities.

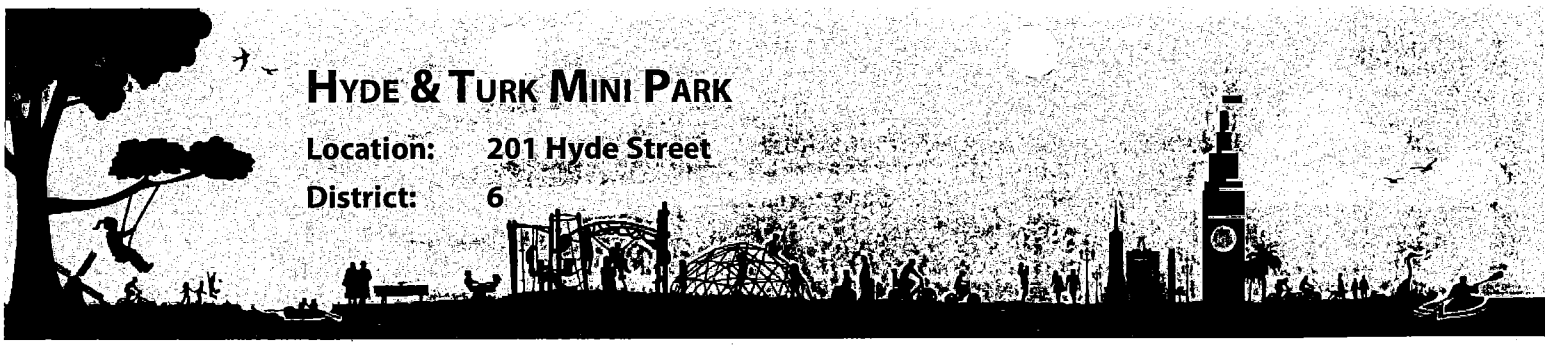


PROPOSED PHASE BUDGET:

Planning	$410,000
Design	$1,640,000
Construction	$6,150,000
Total	**$8.2 Million**

PROPOSED SCHEDULE FOR ANGELO J. ROSSI PLAYGROUND

MILESTONE	SCHEDULE
Start Planning	June 2015
Start Construction	June 2017
Open to Public	**October 2018**

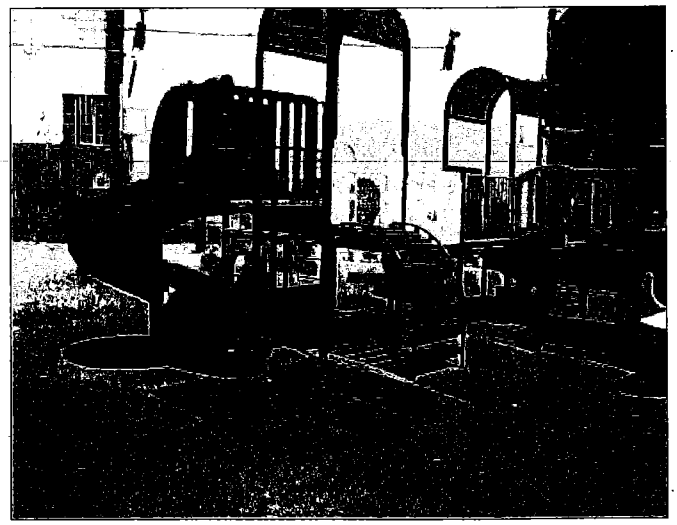


Hyde & Turk Mini Park

Location: 201 Hyde Street
District: 6

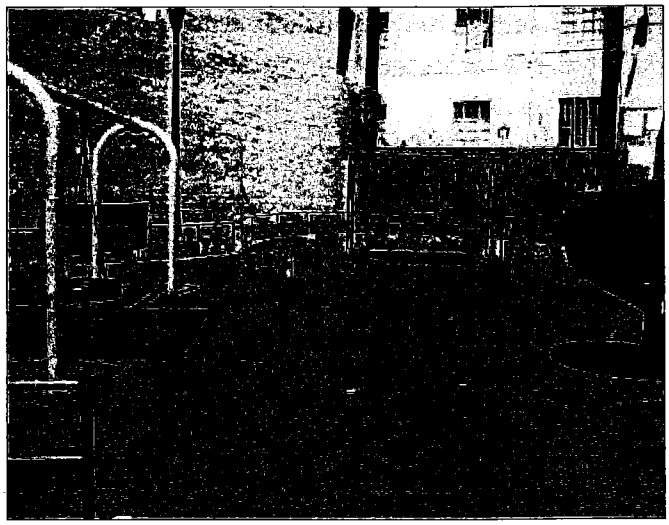
SITE DESCRIPTION:

Hyde & Turk Mini Park is located at 201 Hyde Street. The park is approximately 6,500 square feet and has a children's play area, landscaping, and related amenities.



PROJECT SCOPE:

The proposed project may include renovations of the children's play area, landscaping, site accessibility, and related amenities.

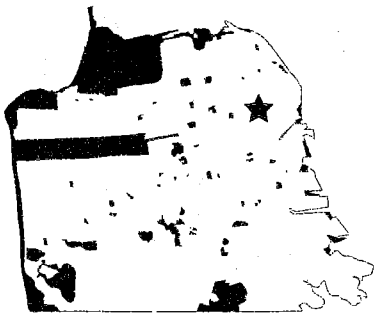


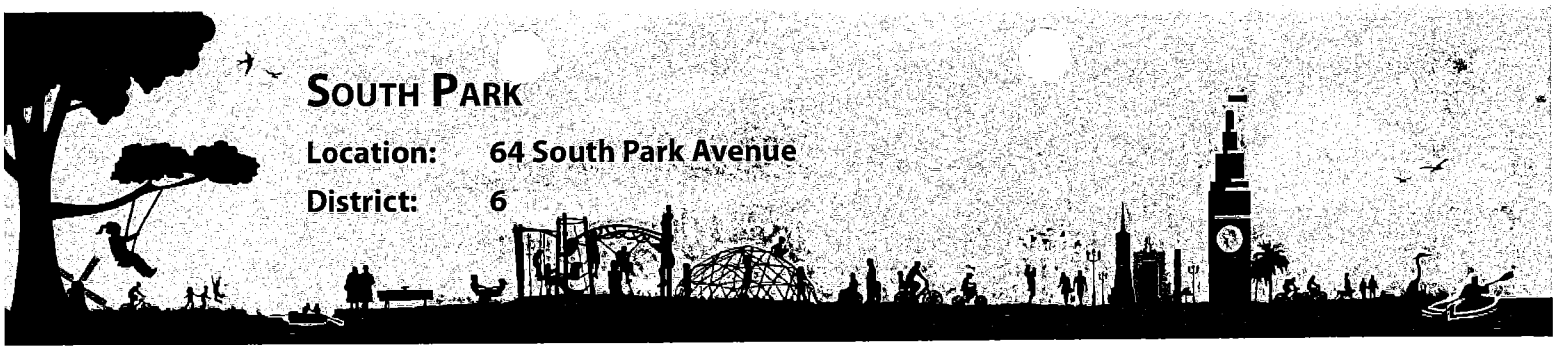
PROPOSED PHASE BUDGET:

Planning	$50,000
Design	$200,000
Construction	$750,000
Total	**$1 Million**

PROPOSED SCHEDULE FOR HYDE & TURK MINI PARK

MILESTONE	SCHEDULE
Start Planning	January 2016
Start Construction	November 2017
Open to Public	**November 2018**





South Park

Location: 64 South Park Avenue
District: 6

SITE DESCRIPTION:

South Park is located at 64 South Park Avenue. The park is approximately 34,000 square feet and has children's play areas, a walkway, natural lawn, landscaping, and related amenities.

PROJECT SCOPE:

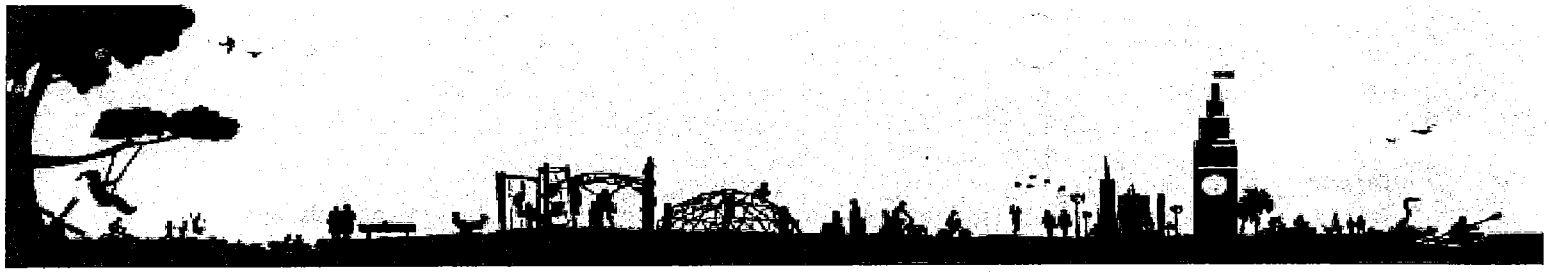
The proposed project may include renovations of the children's play areas, landscaping, site accessibility, and related amenities.

PROPOSED PHASE BUDGET:

Planning	$50,000
Design	$200,000
Construction	$750,000
Total	**$1 Million**

PROPOSED SCHEDULE FOR SOUTH PARK

MILESTONE	SCHEDULE
Start Planning	January 2016
Start Construction	November 2017
Open to Public	**November 2018**



CITYWIDE PROGRAMS

The goals of the Citywide Program areas are defined in detail below, but specific sites, budgets, and schedules will be determined after passage of the bond by various citizen advisory or task force groups. Such groups will conduct community outreach to get feedback on priorities and collaborate with the Parks, Recreation and Open Space Advisory Committee (PROSAC) to optimize schedules, scopes, and budgets. Every program expenditure plan will be reviewed and approved by the RPD Commission in a regular public meeting with additional opportunity for public participation.

Failing Playgrounds

The $15.5 million Failing Playgrounds program will focus on renovating, replacing, and remediating dilapidated playgrounds throughout the City. Playgrounds will be selected for funding by a Citizen's Advisory Committee (CAC) that should include stakeholders from citywide open space organizations, the school district, children's advocacy and parent organizations, the Parks, Recreation and Open Space Advisory Committee (PROSAC) as well as child development experts. The CAC will be appointed by the Recreation and Park Commission.

Within 6 months of the bond's passage, the CAC will make recommendations to the RPD Commission on how to prioritize and expend funds for this program based on consideration of, but not limited to, the following sources of data:

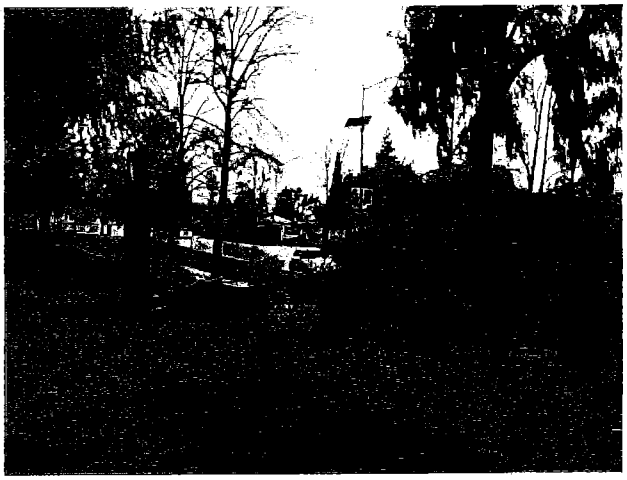
- 2012 SF Playground Scorecard
- 2010 Census Data
- Physical condition of the sites
- Presence of Pressure Treated Lumber
- Analysis of disabled access
- San Francisco Unified School District playground locations
- Controller's Office Proposition C Park
- Evaluation Data
- Analysis of open space and playground deficient neighborhoods

San Francisco parks have over 170 children's play areas, scattered throughout the City, serving a variety of children's age groups, neighborhoods, and needs. Examples of playgrounds that may be analyzed as potential renovation sites under this program include: Alice Chalmers Playground, Crocker Amazon Playground, Golden Gate Heights Park, Herz Playground, Juri Commons, Laurel Hill Playground, Merced Heights Playground, Miraloma Playground, Panhandle Children's Playground, Richmond Playground, Washington Square, and Youngblood Coleman Playground. This list is not exhaustive and other playgrounds not included may also be funded through the Failing Playground Program. The Recreation and Parks Commission, informed by recommendations of the CAC, will select projects for funding.

Forestry

Trees are a critical element of San Francisco's parks, cleaning the air, providing shelter to animals, and contributing to the aesthetic character of each park. The Recreation and Park Department's forest is estimated to contain well over 100,000 trees – most of which have not received assessment or attention since planting.

In 2010 RPD staff consulted with professional arborists and park stakeholders to develop a Tree Hazard Area Prioritization and Implementation Plan (the Plan) to guide the expenditure of bond funds. Accepted urban forest management techniques such as the hazard rating system were applied to park properties, identifying those parks, areas and trees most in need of tree repair.



The Plan relies upon tree hazard assessment and risk abatement principles, focusing on those trees which are deemed hazardous and nearby a high use area (e.g. playground, or major thoroughfare). Trees are **not** selected for removal based on their species or location, only due to the risk posed to life or property.

Upon passage of the bond, RPD staff will develop a capital plan based on the Tree Hazard Area Prioritization with scopes, budgets, and schedules to guide the allocation of this $4 million in Forestry program funds. This plan will be reviewed and approved by the RPD Commission prior to expenditure.

Water Conservation

In 2009, the SF Public Utilities Commission conducted an audit of the highest water using parks and prepared the "Water Conservation Plan" to assess problems and recommend solutions. Many neighborhood parks operate with antiquated irrigation systems, installed with the original park development, that result in millions of gallons of water lost due to uneven spray coverage and leaking pipes. Most of these water-wasting systems also require manual operation, which is labor intensive and inefficient.

The 2012 Park Bond funds $5 million in conservation measures, which may include installing new irrigation lines; redesigning irrigation heads for uniform coverage; replacing irrigation heads, valves, flow sensors, and "smart" controllers; and installing water conserving landscapes that will result in millions of gallons of water savings. Selection of sites for this investment will be performed by a collaboration of PUC water conservation and RPD operations staff.

Trails

The 2004 Recreation Assessment identified walking and biking trails as the #1 most desired amenity by San Francisco residents. However, trails in San Francisco parks are in poor shape – frequently in need of erosion control and other improvements to the condition of the surrounding landscape. These funds will improve access and opportunities to walk and hike, allowing residents to better enjoy and experience nature in San Francisco parks.

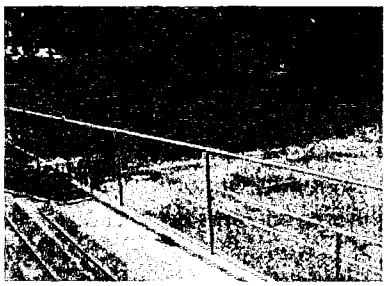
This $4 million trails program will build from the criteria established by the Parks, Recreation, and Open Space Advisory Committee (PROSAC) and other park stakeholders to guide trail investments. These criteria include:

- Access – trails best connected to other park facilities, major trails and trail networks.
- Conservation - trails that improve protection of fragile wildlife and plant habitat.
- Safety – trails in poor physical condition that pose most risk to loss of property or life.

Within six months of the bond's passage, RPD staff, in consultation with PROSAC, trail building experts, and park stakeholders, will make recommendations on proposed trail projects to the Recreation and Park Commission for approval prior to the expenditure of these funds.

Citywide Parks

The San Francisco Recreation and Park Department cares for and stewards many of the city's most beautiful and cherished landscapes. Each of these parks contributes immeasurably towards our quality of life in the city, and helps to define each neighborhood's identity.



Our citywide serving parks, which include – Golden Gate Park, McLaren Park, and Lake Merced Park – define the City of San Francisco's special identity as an urban oasis that offers both the best urban amenities and convenient access to unique open spaces. Together, these three parks comprise almost 2,000 acres of open space, each with capital needs just as vast. Golden Gate Park alone is estimated to need over $500 million in capital investment to renovate and improve park features.

The Citywide Parks program allocates $21 million for investment as follows: Golden Gate Park $9 million, McLaren Park (and those properties contiguous to it under the Recreation and Park Commission's jurisdiction) $10 million, and Lake Merced Park $2 million. These funds can be used for capital improvements at these parks, and may include, but are not limited to, the following types of projects:

- Restoration of natural features, including lakes, meadows, and landscapes
- Recreational Assets, such as playgrounds, playfields, courts, and picnic areas
- Connectivity and Access, such as roads, pedestrian safety, paths, and trails

$6.5 million of funds allocated to Golden Gate Park, and $1.5 million of funds allocated to John McLaren Park, shall be allocated to projects that create or restore:

- Natural features, such as lakes, meadows, and landscapes
- Habitat for the park's many species of plants and animals

Upon passage of the bond, RPD staff will make recommendations to PROSAC and the RPD Commission on a capital plan to guide expenditure of these funds. These recommendations will be informed by:

- Community process and outreach
- Existing master plans and policy documents
- Scoping by RPD capital staff
- Overall project readiness

Community Opportunity Fund

The Community Opportunity Fund Program provides an opportunity for neighborhoods, community groups, and park partners to nominate capital projects for funding from the San Francisco Clean and Safe Neighborhood Parks Bond. The Community Opportunity Fund (COF) has three main policy goals:

- Foster community stewardship
- Enhance park identity and experience
- Leverage additional resources from the community

Established in the 2008 Clean and Safe Neighborhood Parks Bond, the COF has already leveraged an additional $13.7 million in donations, in kind resources, sweat equity, and philanthropic investment against the $5 million allocated within the 2008 bond. Funded projects include a community skate park in Balboa Park, renovation of the lawn bowling green in Golden Gate Park, and a new youth play area in Duboce Park.

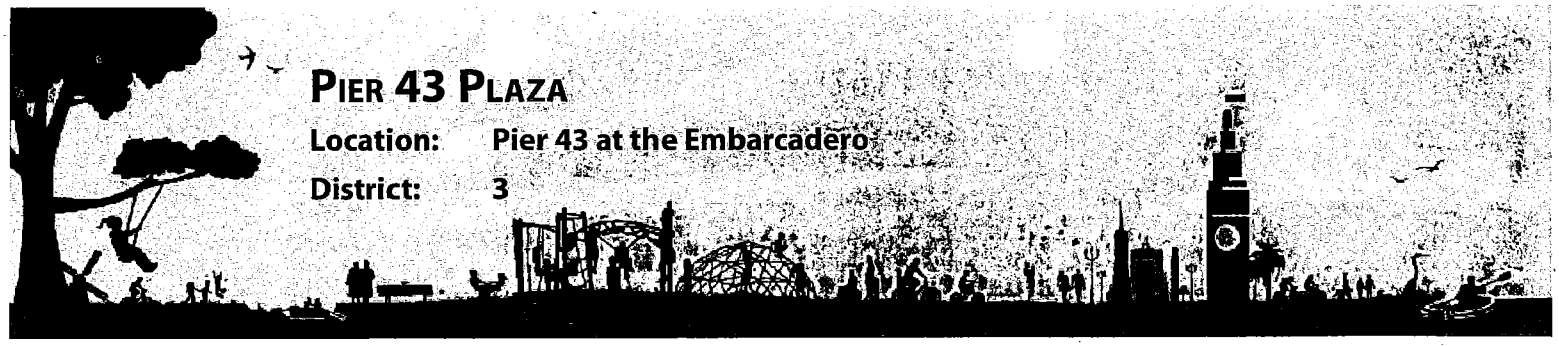
Encouraged by the success of this program, the Recreation and Park Department proposes an expansion of the Community Opportunity Fund, allocating $12 million from the San Francisco Clean and Safe Neighborhood Parks Bond 2012.

Of the $12 million allocated, $6 million will be used to continue funding projects under the existing COF selection process. A Citizen's Advisory Committee, appointed by the Recreation and Park Commission, will review existing guidelines, project match requirements, and application deadlines for the COF, and make recommendations for any suggested revisions to the RPD Commission within six months of the bond's passage.

With the remaining $6 million, the RPD Commission will establish a Partnership Projects fund. The Partnership Projects fund will support larger scale projects that have:

- Completed environmental review, as governed by the California Environmental Quality Act
- Provided evidence of broad based community support
- Obtained commitments of significant match in philanthropic funding against requested bond funds
- Demonstrated consistency with existing department and city policy and capital planning documents

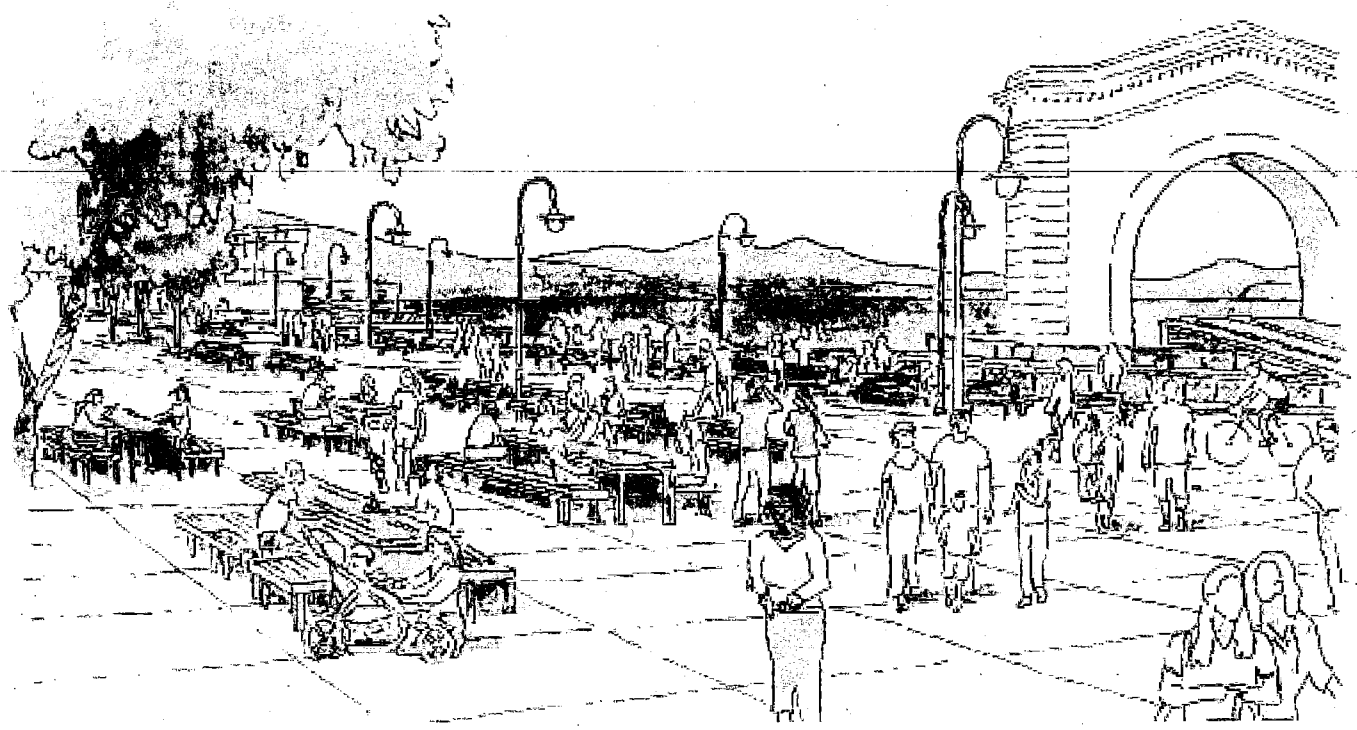
Selection of projects for funding from the Partnership Projects fund will not occur until FY 2014-2015, to allow potential applicants to meet the above requirements.



Pier 43 Plaza

Location: Pier 43 at the Embarcadero

District: 3



PROJECT SCOPE:

Working through a community planning process, the Port may design and add a public plaza adjacent to the Pier 43 Bay Trail Promenade (improved with 2008 Neighborhood Parks Bond). The new Plaza is expected to offer places to sit, picnic or stroll, along with dramatic views of the historic Pier 43 Ferry Arch and Alcatraz Island.

SITE DESCRIPTION:

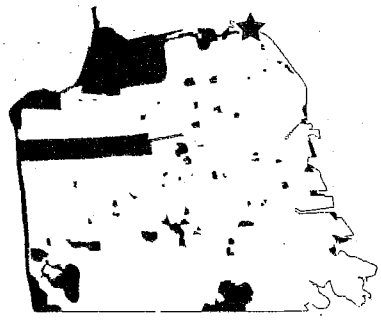
The site is a flat area that presently consists of a segment of the Embarcadero Roadway adjacent to the Pier 43 Promenade, a parking lot, and the seawall below.

PROPOSED PHASE BUDGET:

Planning	$200,000
Design	$300,000
Construction	$2,000,000
Total	**$2.5 Million**

PROPOSED SCHEDULE FOR PIER 43 PLAZA

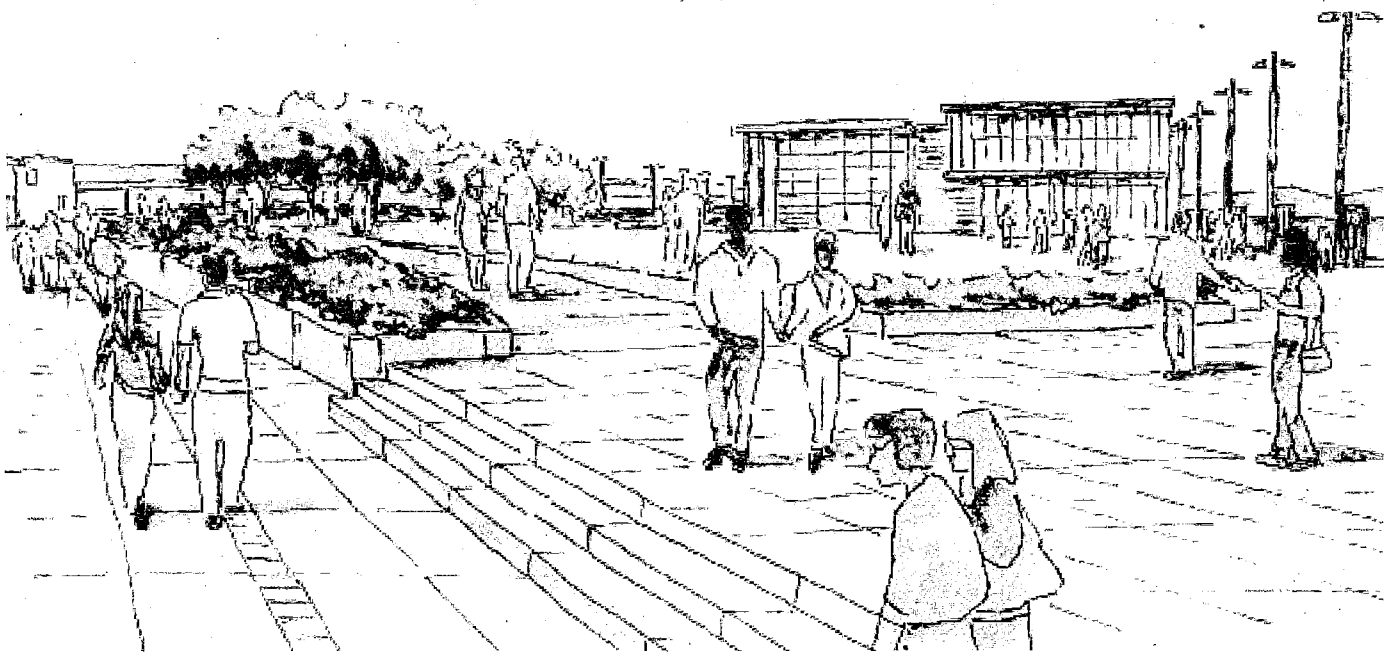
MILESTONE	SCHEDULE
Start Planning	March 2013
Start Construction	September 2014
Open to Public	**September 2016**



NORTHEAST WHARF PLAZA & PIER 27/29 TIP

Location: Pier 27 at the Embarcadero

District: 3



PROJECT SCOPE:

At Pier 27 the Northeast Wharf Plaza is expected to be a new 2.7 acre park bordering The Embarcadero Promenade, the Bay and the new James R. Herman Cruise Terminal. The Plaza is expected to feature a large lawn for informal recreation and many places to enjoy views of the Bay and cruise ships. The Pier 27/29 Tip is expected to be a public space for observation of ship provisioning and views across the Bay. The Northeast Wharf Plaza and Pier 27/29 Tip are expected to complete the public space envisioned in the Port and Bay Conservation and Development Commission plans for this part of the northern waterfront.

SITE DESCRIPTION:

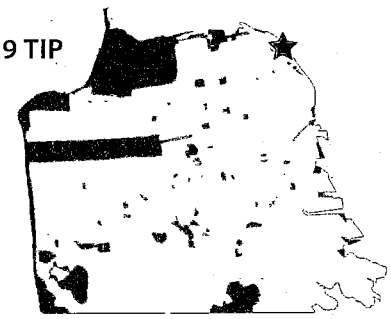
The site is a triangle on Pier 27 bordered by the Bay, the Embarcadero Promenade and a central portion of the pier to be used for ground transportation by the cruise terminal. There are two levels to the site as a result of its past use as a truck loading dock. The pier is a concrete deck supported by concrete piles, part of which was substantially reconstructed in the 1960s.

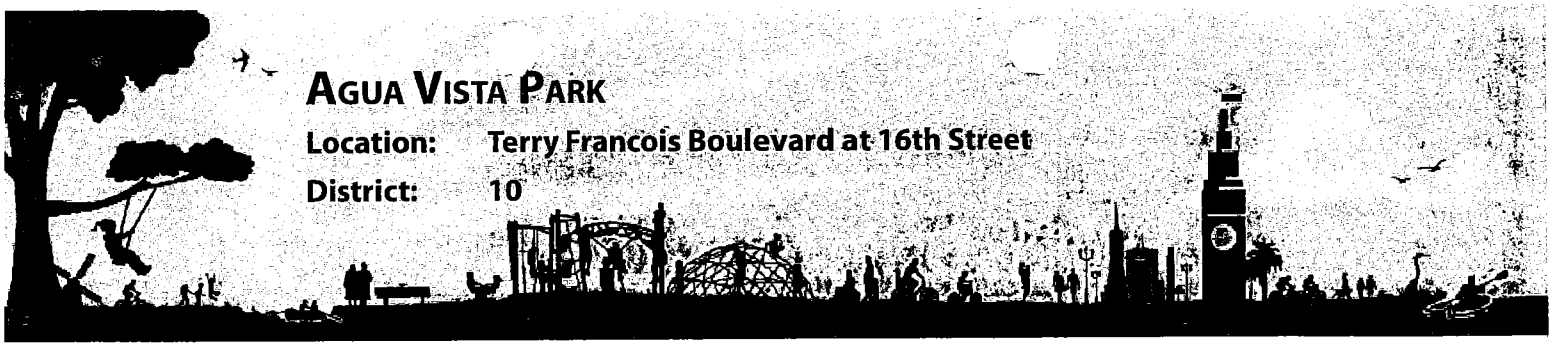
PROPOSED PHASE BUDGET:

Planning	Complete
Design	Complete
Construction	$16,000,000
Total	**$16 Million**

PROPOSED SCHEDULE FOR NORTHEAST WHARF PLAZA & PIER 27/29 TIP

MILESTONE	SCHEDULE
Start Planning	Complete
Start Construction	March 2014
Open to Public	**March 2015**

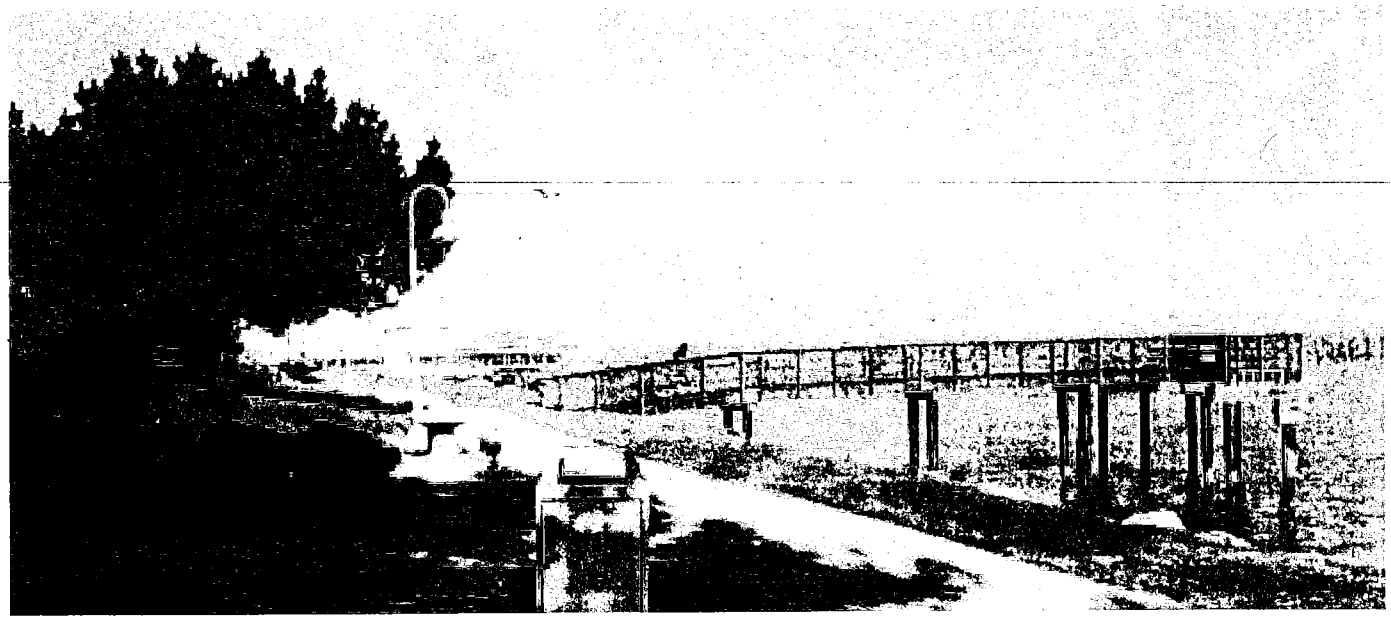




Agua Vista Park

Location: Terry Francois Boulevard at 16th Street

District: 10



PROJECT SCOPE:

The 20,000 square foot park within 2,000 linear feet of shoreline access would be renovated and connected to the recently improved edge of Bayfront Park (with 2008 Neighborhood Parks bond proceeds). When completed, Agua Vista Park and the future Bayfront Park combined are expected to include 2,000 linear feet of new shoreline access, continuous walking and bike paths, and dramatic views of ships being worked on at the Pier 70 ship yard and dry dock. Improvements may include new pathways, seating areas, interpretation and fishing facility improvements.

SITE DESCRIPTION:

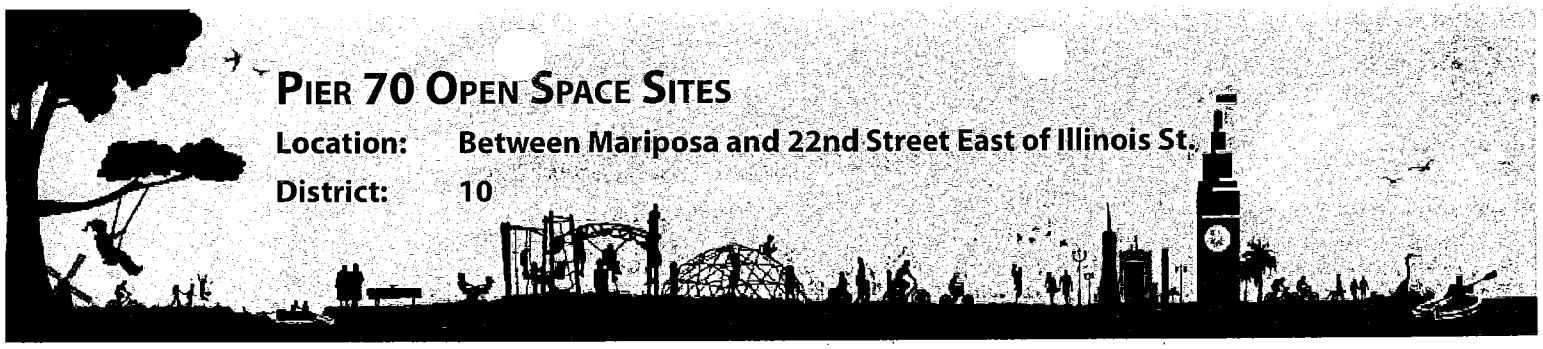
Agua Vista is a waterfront park at the southern edge of Mission Bay that was originally improved in the 1970s. It is located on Terry Francois Boulevard at 16th Street.

PROPOSED PHASE BUDGET:

Planning	$100,000
Design	$240,000
Construction	$2,160,000
Total	**$2.5 Million**

PROPOSED SCHEDULE FOR AGUA VISTA PARK

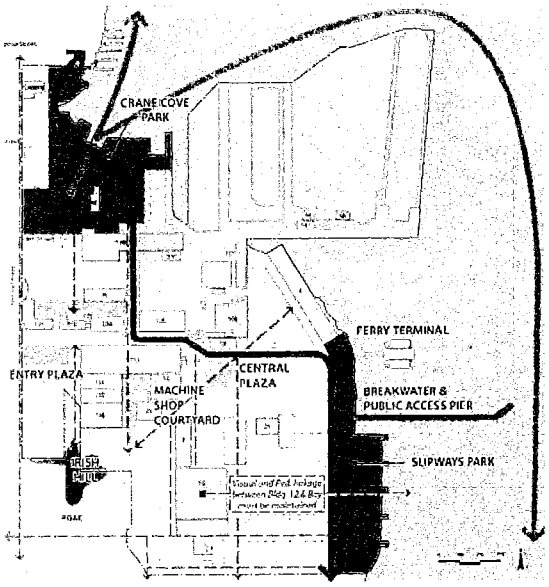
MILESTONE	SCHEDULE
Start Planning	March 2013
Start Construction	September 2014
Open to Public	**August 2015**



Pier 70 Open Space Sites

Location: Between Mariposa and 22nd Street East of Illinois St.

District: 10



PROJECT SCOPE:

Pier 70 has a variety of open spaces planned including Crane Cove Park, Slipways Park, Machine Shop Courtyard and Central Plaza. Each site has an opportunity to provide significant benefit to the Blue Greenway and allow the public to enjoy and learn about the history of Pier 70. These projects allow for shoreline restoration and hazardous material remediation, bay access, bay water quality improvements, shoreline and upland native landscaping, historic interpretation and public art. Further planning would determine, which project(s) would utilize 2012 GO Bond funds.

SITE DESCRIPTION:

Pier 70 is located in the City's Central Waterfront generally east of Illinois between Mariposa and 22nd Streets. It is an eligible National Register Historic District and is home to the nations longest continually operated civilian ship repair yard. The Port has developed a plan to revitalize and reactivate the area to its historic activity level. The Pier 70 Open space system plan identifies approximately $40 million in new open space improvements, further included are a system of open spaces to complete a significant gap in the Blue Greenway, connect the site to the adjacent neighborhood and allow for site access and interpretation.

PROPOSED PHASE BUDGET:

Planning	Complete
Design	$1,500,000
Construction	$8,500,000
Total	**$10 Million**

PROPOSED SCHEDULE FOR PIER 70 OPEN SPACE SITES

MILESTONE	SCHEDULE
Start Planning	Complete
Start Construction	March 2014
Open to Public	**December 2015**

Warm Water Cove Park

Location: 24th Street East Terminus at Bay

District: 10

PROJECT SCOPE:

This Park is expected to be renovated and expanded as a bay-side open space for gathering, walking, picnicking and historic interpretation. Originally improved in the 1970's, the park is in need of new plantings, site furnishings, pathways and lighting. The park also is expected to be expanded to connect with 25th Street to close a gap in the Blue Greenway and San Francisco Bay Trail network.

SITE DESCRIPTION:

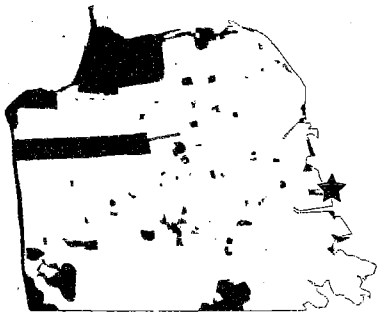
Agua Vista is a waterfront park at the southern edge of Mission Bay that was originally improved in the 1970s. It is located on Terry Francois Boulevard at 16th Street.

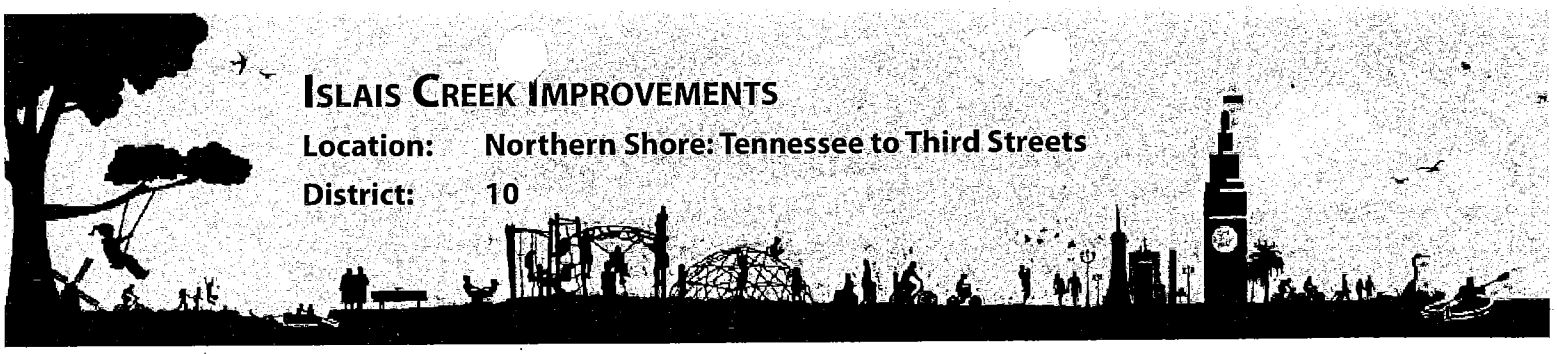
PROPOSED PHASE BUDGET:

Planning	$100,000
Design	$300,000
Construction	$1,600,000
Total	**$2 Million**

PROPOSED SCHEDULE FOR WARM WATER COVE

MILESTONE	SCHEDULE
Start Planning	June 2013
Start Construction	November 2014
Open to Public	**August 2015**

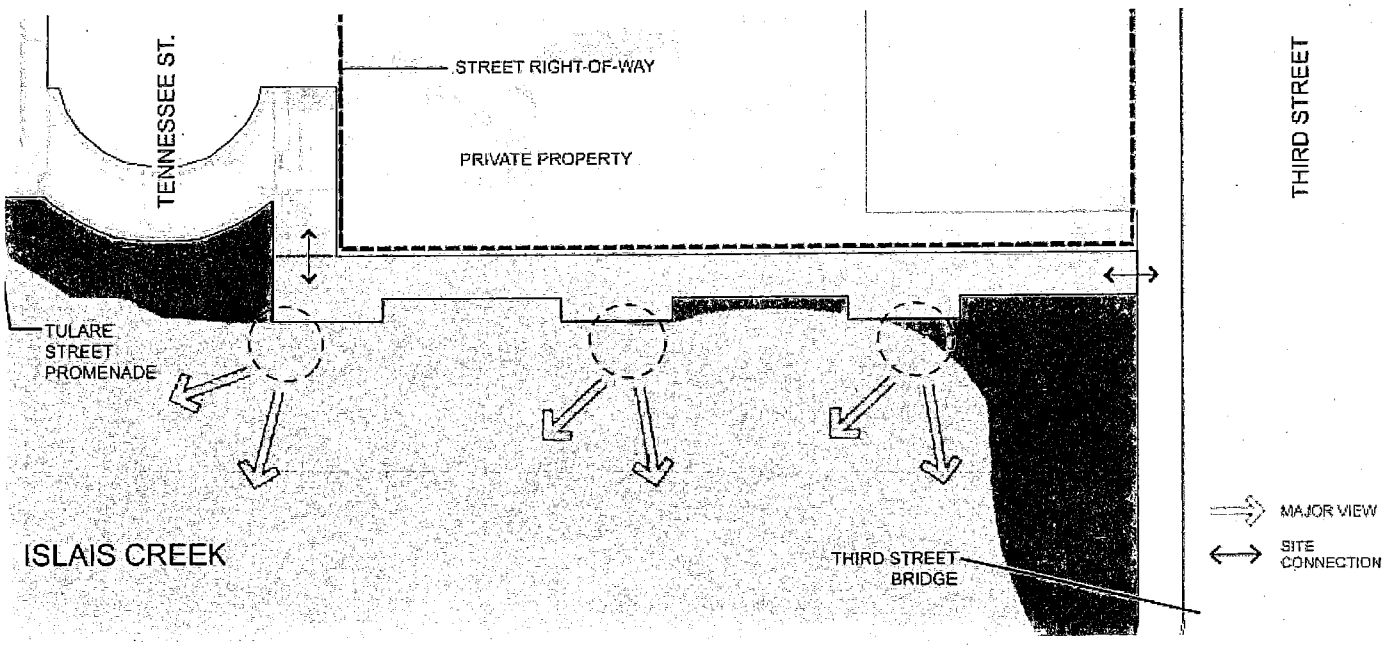




Islais Creek Improvements

Location: Northern Shore: Tennessee to Third Streets

District: 10



PROJECT SCOPE:

Islais Creek Shoreline Access improvement is expected to complete the pathway system along the northern shore of Islais Creek from I-280 to Illinois Street. New public access would connect the Islais Creek Promenade at Tennessee Street to the historic Third Street Bridge. Improvements are expected to include a new waterfront walkway a scenic look out points.

SITE DESCRIPTION:

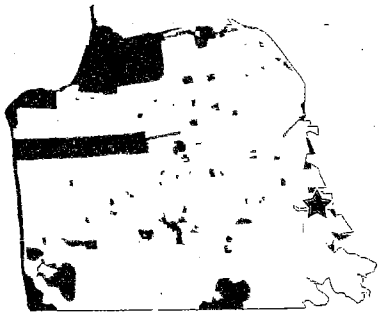
This site is currently partially submerged, but improvements would close a gap in the Islais Creek system of opens paces, the Blue Greenway and Bay Trail.

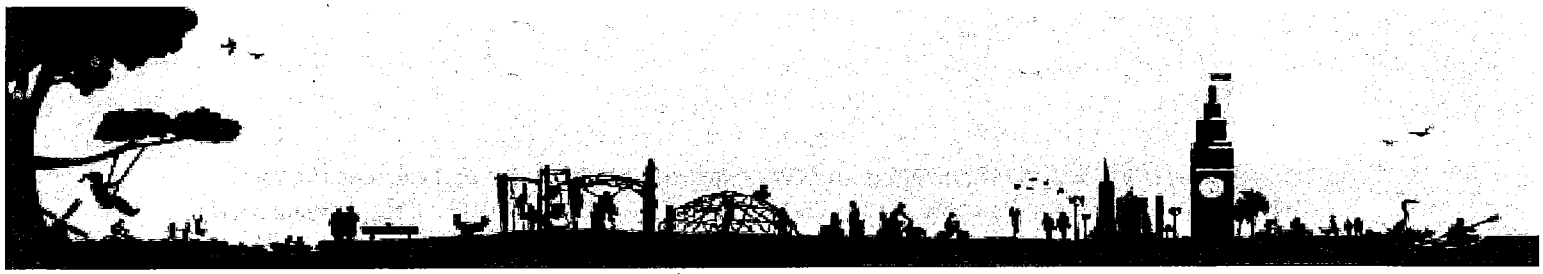
PROPOSED PHASE BUDGET:

Planning	$75,000
Design	$225,000
Construction	$1,200,000
Total	**$1.5 Million**

PROPOSED SCHEDULE FOR ISLAIS CREEK IMPROVEMENTS

MILESTONE	SCHEDULE
Start Planning	March 2013
Start Construction	July 2014
Open to Public	**April 2015**





ACCOUNTABILITY

The San Francisco Clean and Safe Neighborhood Parks Bond (the "Bond") includes strict standards of accountability, fiscal responsibility, and transparency. In addition to complying with applicable federal and state legal restrictions, the Bond is subject to a comprehensive public oversight and accountability process.

The following principles apply to all projects and programs funded through the Bond:

- Each of the projects in the Neighborhood Parks program is identified by name and location, with a realistic scope, schedule, and budget (with an inflation factor tied to the time of construction). The Recreation and Parks Department is committed to each of these specific projects.

- The Bond includes specific funding for the Citizen's General Obligation Bond Oversight Committee (CGOBOC) to conduct regular audits of bond expenditures as required by the Administrative Code Section 5.30 to 5.36. CGOBOC will conduct a quarterly review of bond spending in a public hearing and issue an annual report on the bond program to various public bodies including: the Parks, Recreation, and Open Space Advisory Committee (PROSAC), Recreation and Park Commission, Port Commission, Board of Supervisors, and the Mayor.

- The Recreation and Parks Department and Port of San Francisco will jointly present on the Bond's expenditures and the program schedule in an annual public hearing before the Capital Planning Committee. This will allow for public participation and an open forum for the community to provide feedback.

- Proposed changes in budget, scope, or priorities in the bond programs will be presented before the Recreation and Parks Commission or Port Commission, Capital Planning Committee or other regulatory approvals as required, and undergo a public hearing, review, and approval process, should any changes be necessary. These changes will be incorporated into the City's 10-year Capital Plan.

  - If any project in the Neighborhood Parks and Citywide Program categories exceeds its total budget by no more than 10%, then such additional funding may be allocated from Program Contingency funds, subject to approval of the revised budget by the General Manager of the Recreation and Parks Department.

  - Any project in the Neighborhood Parks and Citywide Program categories that exceeds the total project budget by more than 10% and up to 15% then such additional funding may be allocated from Program Contingency funds, pending approval from the Recreation and Parks Commission.

- Any project in the Neighborhood Parks and Citywide Program categories that exceeds the total project budget by more than 15% are required to adjust scope to within 15% of the original total budget, then pending approval of the revised scope from the Recreation and Parks Commission, such additional funding may be allocated from Program Contingency funds, pending approval of the revised scope from the Recreation and Parks Commission.

- Any and all savings from projects that are completed under the budgeted amount or which acquire additional revenue from other sources and, as such, require less bond funding than budgeted, shall allocate remaining proceeds or bonding authority to the Contingency Fund.

- Any remaining funds in the Program Contingency fund at the time of award of the construction contract for the last project will be allocated by the Recreation and Park Commission to one of the Citywide Programs.

- The sale and the issuance of all bonds for project s identified in this measure require review and approval by the Capital Planning Committee and the Board of Supervisors. At least 60 days prior to the approval of bonds after the initial sale and issuance, the Recreation and Park Department and Port of San Francisco will jointly submit a Bond Accountability Report to the Clerk of the Board of Supervisors, Controller, Treasurer, Director of Public Finance, and the Budget Analyst describing the current status, expenditure, and schedule for each project and confirm that expenditures are in conformance with the express will of the voters.

- The Recreation and Parks Department and the Port of San Francisco will each have accessible and visible portion for their respective websites dedicated to publishing information on the bond program, with status reports on project progress, expenditures, and schedules updated quarterly.