



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Notice of Electronic Transmittal

Planning Department Response to the Appeal of Categorical Exemption for Washington Square Water Conservation Project

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: October 22, 2018

TO: Angela Calvillo, Clerk of the Board of Supervisors

FROM: Lisa Gibson, Environmental Review Officer - (415) 575-9032
Chelsea Fordham, Staff Contact, Principal Planner - (415) 575-9071
Sherie George, Staff Contact, Environmental Planner - (415) 575-9039

RE: BOS File No. 180836 [Planning Case No. 2018-003700COA]
Appeal of Categorical Exemption for the Washington Square Water
Conservation Project

HEARING DATE: October 30, 2018

In compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents," the Planning Department has submitted a multi-page response to the Appeal of Categorical Exemption for the Washington Square Water Conservation Project [BF 180836] in digital format. Hard copies of this response have been provided to the Clerk of the Board for distribution to the appellants and project sponsor by the Clerk of the Board. A hard copy of this response is available from the Clerk of the Board. Additional hard copies may be requested by contacting the Sherie George of the Planning Department at 415-575-9039.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Categorical Exemption Appeal

Washington Square Water Conservation Project

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: October 22, 2018
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Lisa Gibson, Environmental Review Officer – (415) 575-9032
 Sherie George – (415) 575-9039
RE: Planning Case No. 2018-003700COA
 Appeal of Categorical Exemption for
 600 Columbus Avenue, Washington Square Water Conservation Project
HEARING DATE: October 30, 2018
ATTACHMENTS: Attachment A – Certificate of Appropriateness Case Report, Historic Landmark
 No. 226: Washington Square, March 13, 2018
 Attachment B – Recreation and Park Department Agenda and Case Report,
 Washington Square Water Conservation Project, August 16, 2018

PROJECT SPONSOR: Levi Conover, San Francisco Recreation and Park Department, (415) 581-2572
APPELLANT: Mr. Marc Bruno, (415) 434-1528, and Save North Beach

INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (the “Board”) regarding the San Francisco Planning Department’s (the “department”) issuance of a categorical exemption under the California Environmental Quality Act (“CEQA”) for the proposed 600 Columbus Avenue, Washington Square Water Conservation Project (the “project”).

The department, pursuant to section 15301 of the CEQA Guidelines, issued a categorical exemption for the project on May 17, 2018 finding that the proposed project is exempt from CEQA as a Class 1 categorical exemption.

The decision before the Board is whether to uphold the department’s decision to issue a categorical exemption and deny the appeal, or to overturn the department’s decision to issue a categorical exemption and return the project to the department staff for additional environmental review.

SITE DESCRIPTION & EXISTING USE

Washington Square is located on an irregular shaped block bounded by Columbus Avenue, Filbert, Stockton, Union, and Powell Streets in the North Beach neighborhood of San Francisco (Assessor’s Block 0102; Lot 001). The subject property is located within the P (Public) Zoning District with an OS (Open Space)

Height and Bulk District. Washington Square was locally designated as San Francisco Landmark No. 226 under Article 10 of the Planning Code in 1999. The 2.26-acre city park includes a large central lawn transected by concrete walking paths, benches, monuments, a playground, and large trees and smaller shrubs and plantings. A Certificate of Appropriateness for renovation of the playground area was approved under 2016-011144COA in March 2017 and construction of that project has commenced.

PROJECT DESCRIPTION

The objective of the proposed project is to reduce the park's existing irrigation water use. The majority of work would entail removal and replacement of the park's existing irrigation system (mainlines, branch lines, sprinkler heads, controllers), the removal and replacement of the existing sub-lawn drain infrastructure, and the replanting of the grass/sod on the existing main lawn. Specifically, the project scope would include the following items:

Base Scope:

- Install a new weather sensing irrigation system
- Removal and replacement of seven (7) trees recommended for removal per the Recreation and Park Department tree assessment.
- Planting of four (4) new trees that were previously removed due to disease/hazard.

Optional Scope Items:

- Americans with Disabilities Act (ADA) upgrades to pathways: regrading of the existing non-conforming cross slope of pathways, and installation of a new 6"-12" tall concrete curb along planters.
- Removal of all existing asphalt pathways and replacement with stained concrete.
 - Stain would be dark to match the existing asphalt color and include a waterjet finish.
 - Concrete finish would match the concrete finish as approved in the playground project.
- Installation of perimeter cobble pavers at the lawn and planting bed edges.
- Installation of perimeter low fencing on outer planter bed edges.
- Removal and replacement of existing wood benches in-kind with new benches as needed. No change to bench locations. The intent is to retain as many existing benches as possible. It is likely that at minimum that replacement of all of the masonry and concrete bench legs would be necessary. Benches that cannot be reinstalled after leg repair or those that are beyond repair would be replaced with matching detailing to the existing wood benches and legs and painted to match existing.

Optional scope items are dependent on securing additional project funding, but all items, including these optional scope items, were included and analyzed in the scope of work as part of the Certificate of Appropriateness and the exemption from CEQA. The park plan, layout of pathways, and layout of planting bed perimeters would remain unchanged for both base scope and optional scope items.

BACKGROUND

On March 13, 2018, Levi Conover of the San Francisco Recreation and Parks Department ("project sponsor") filed an application with the San Francisco Planning Department for a Certificate of Appropriateness for alterations to Washington Square as described in the project description above.

On May 13, 2018, the department issued the Certificate of Appropriateness Case Report, which noted that the project is categorically exempt under CEQA Class 1- Existing Facilities, and that no further environmental review is required.

On May 16, 2018, the Historic Preservation Commission conducted a duly noticed public hearing on the project's consistency with Article 10 of the San Francisco Planning Code, Case No. 2018-003700COA. At that hearing, the Historic Preservation Commission granted the Certificate of Appropriateness, in conformance with plans dated March 31, 2018.

On May 17, 2018, the department issued its determination that the project is categorically exempt under CEQA Class 1- Existing Facilities, and that no further environmental review is required.

On June 15, 2018, Marc Bruno and the North Beach Business Association filed an appeal of the categorical exemption determination. (Note that this is a separate appeal from the appeal that is the subject of this appeal response, and that the appeal was later withdrawn on August 22, 2018, as noted below.)

On June 26, 2018, the department determined that the appeal of the categorical exemption determination filed by Marc Bruno and North Beach Business Association on June 15, 2018, was not timely. (Note that this is a separate appeal from the appeal that is the subject of this appeal response, and that the appeal was later withdrawn on August 22, 2018, as noted below.)

On August 16, 2018, the Recreation and Park Commission approved the concept plan for the Washington Square Water Conservation Project.

On August 16, 2018, Marc Bruno and the Save North Beach Association ("appellant") filed an appeal of the categorical exemption determination.

On August 22, 2018, Marc Bruno and North Beach Business Association formally withdrew the appeal of the categorical exemption determination filed on June 15, 2018.

On August 27, 2018, the department determined that the appeal of the CEQA determination filed by Marc Bruno and Save North Beach Association was timely.

CEQA GUIDELINES

Categorical Exemptions

Section 21084 of the California Public Resources Code requires that the CEQA Guidelines identify a list of classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review.

In response to that mandate, the State Secretary of Resources found that certain classes of projects, which are listed in CEQA Guidelines sections 15301 through 15333, do not have a significant impact on the environment, and therefore are categorically exempt from the requirement prepare further environmental review.

CEQA Guidelines section 15301 (Existing Facilities), or Class 1, provides an exemption from environmental review for minor alterations to existing facilities that consist of interior or exterior alterations involving such things as “interior partitions, plumbing, and electrical conveyances” and “existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purposes of public safety).”

Pursuant to CEQA Guidelines section 15064(f), whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA Guidelines 15064(f)(5) offers the following guidance: “Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumption predicated upon facts, and expert opinion supported by facts.”

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

The concerns raised in the August 16, 2018 Appeal Letter are cited below and are followed by the department’s responses.

Issue 1: The appellant contends that the issuance of a categorical exemption for the project violates the landmark designation of the park.

Response 1: The Planning Department correctly applied the *Secretary of the Interior’s Standards for the Treatment of Historic Prosperities* (secretary’s standards) in reviewing the proposed project pursuant to CEQA and section 1006.2 of the Planning Code. Because the proposed project meets the secretary’s standards, it is compatible with the landmark designation.

Washington Square is a locally designated as San Francisco Landmark No. 226 under Article 10 of the Planning Code. The Historic Preservation Commission determined that the project complied with the

secretary's standards and granted a Certificate of Appropriateness for the project on May 16, 2018 (see Attachment A).

The secretary's standards contain different sets of standards for preserving, rehabilitating, restoring, and reconstructing historic buildings. Specifically, *preservation* standards focus on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time; *rehabilitation* standards acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character; *restoration* standards depict a property at a particular period of time in its history, while removing evidence of other periods; and *reconstruction* standards re-create vanished or non-surviving portions of a property for interpretive purposes.

In reviewing the proposed project for historical impacts, the department applied the secretary's rehabilitation standards because the proposal would modify an existing and locally designated landmark; thus, the rehabilitation standards was considered the most appropriate to address the scope of this project. The rehabilitation standards are the standards applied most often by the department to projects that involve changes to existing structures and park facilities. The secretary's standards define rehabilitation as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."¹

The project plans dated March 31, 2018 and received by the department on April 12, 2018 were reviewed by department staff using the secretary standards for rehabilitation. The project was determined to comply with the secretary's standards because the proposed work is compatible with the character-defining features identified for Washington Square, Landmark Number 226. As described in the Certificate of Appropriateness designation and case report, the project would maintain the existing use of the park as a public open space and would maintain the park's historic character. The project would maintain and not alter or destroy the park's character-defining features or materials and the project meets the requirements of Planning Code Article 10. Because this project was determined to comply with the secretary's standards, pursuant to CEQA Guidelines section 15064.5(b)(3), any impacts on historical resources were determined to be less than significant and the project was determined to be eligible for a categorical exemption, with no further CEQA review required.

Please see response to Issue 5, below, which further addresses the eligibility of the proposed project for a categorical exemption.

Issue 2: The appellant contends that the city inadequately provided public notification on the project per standards of the Administrative Code chapter 31 and the CEQA Guidelines.

Response 2: The department correctly complied with the applicable notification sections of CEQA, the CEQA Guidelines, and chapter 31 of the Administrative Code.

¹ National Park Service, Technical Preservation Services website: <https://www.nps.gov/tps/standards.htm>, accessed on October 2, 2018.

The appellant contends the department did not adequately notify the public of the CEQA determination of this project. For all exemption determinations, such as the one prepared for the project, San Francisco Administrative Code section 31.08(e)(2) requires that, when the Environmental Review Officer issues a “Certificates of Exemption from Environmental Review,” a copy shall be posted in the “offices of the Planning Department and on the Planning Department website,” and copies mailed “to the applicant, board(s), commission(s), or Department(s) that will carry out or approve the project.” Accordingly, the department duly posted a paper copy of the exemption at the offices of the department, as well an electronic website link as on the department’s website.²

Administrative Code section 31.08(f)(1) establishes that, when the department or other City department provides notice of a public hearing for a project that it has determined to be exempt from CEQA, it must identify the Approval Action. The department provided this language on the Historic Preservation Commission notice of public hearing, which incorrectly identified the Approval Action for the project, as the approval of the Certificate of Appropriateness. While unfortunate, this error did not render the categorical exemption inadequate. As discussed under Response 5, below, the project meets the criteria for a Class 1 categorical exemption.

For this project, that Approval Action occurred when the Recreation and Parks Commission approved the concept plans for the project at a public hearing on August 16, 2018. The Recreation and Parks Department calendar for that hearing correctly identified the approval of the concept plan as the Approval Action for the project (see Attachment B). A copy of the exemption was included for public review as part of the Recreation and Parks Department hearing packet materials.

For informational purposes, the department correctly followed the Planning Code procedures regarding the notification of a public hearing for the Certificate of Appropriateness for the May 16, 2018 Historic Preservation Commission hearing. Pursuant to section 1006.3 of the Planning Code, if a public hearing before the Historic Preservation Commission on a Certificate of Appropriateness is required, the department must set a time and place for said hearing within a reasonable period, and notice of the time, place and purpose of the hearing shall be given by the department as follows: (1) By mail to the applicant not less than 20 days prior to the date of the hearing; (2) By mail to any interested parties who so request in writing to the department; (3) For landmark sites: by mail not less than 20 days prior to the date of the hearing to all owners and occupants of the subject property and owners and occupants of properties within 150 feet of the subject property; (4) By posting notice on the site not less than 20 days prior to the date of the hearing; and (5) Such other notice as the department deems appropriate.

Therefore, the department complied with the notification requirements for the projects exemption.

Issue 3: The appellant contends the department has failed to accurately identify the Approval Action of the project and that this led to uncertainty in determining the timeliness of the appeal.

² San Francisco Planning Department. *CEQA Exemptions Map*. Online: <http://sf-planning.org/ceqa-exemptions-map> and *San Francisco Property Information Map*. Online: <http://propertymap.sfplanning.org/>

Response 3: The department's categorical exemption identified the Approval Action as "Commission Hearing," without specifying a commission. The notice of public hearing for the Certificate of Appropriateness identified the approval action as the Historic Preservation Commission hearing. On June 26, 2018, the department acknowledged this error and correctly notified the appellant in writing that the Recreation and Park Commission's approval of the concept plan for the project is the Approval Action. While confusing and regrettable, this error did not prevent the appellant from filing a timely appeal of the categorical exemption.

As described in the Background section above, Marc Bruno, one of the two parties comprising the appellant for this appeal, filed a separate appeal of the categorical exemption with a different co-appellant on June 15, 2018, after the May 16, 2018 Historic Preservation Commission's approval of the Certificate of Appropriateness. Mr. Bruno and the other party withdrew that appeal on August 22, 2018. Prior to the withdrawal, the department determined that the first appeal of the CEQA determination was untimely. As stated in the June 26, 2018, timeliness determination memorandum issued by the Environmental Review Officer, the Recreation and Park Commission had not yet approved the concept plan for the Washington Square Water Conservation Project, thus there had not yet been a first approval action for the whole of the project – a prerequisite for scheduling an appeal hearing at the Board of Supervisors. The Clerk of the Board notified Mr. Bruno and the former co-appellant on June 26, 2018 that the appeal would be held on file until there was an approval action for the project.

Mr. Bruno and the North Beach Business Association withdrew their appeal of the categorical exemption on August 22, 2018. Therefore, the timeliness of that appeal filing is moot.

Nonetheless, the appellant for the current appeal claims that the department is legally bound to consider the Historic Preservation Commission's approval of the Certificate of Appropriateness on May 16, 2018, as the Approval Action. However, the appellant is incorrect in this assertion.

Section 31.04 (h) of the Administrative Code defines "Approval Action" as:

For a private project seeking an entitlement from the City and determined to be exempt from CEQA: (A) The first approval of the project in reliance on the exemption by the City Planning Commission following a noticed public hearing, including, without limitation, a discretionary review hearing as provided for in Planning Code section 311 or section 312, or, if no such hearing is required, either: (B) The first approval of the project in reliance on the exemption by another City commission, board or official following a noticed public hearing granting an Entitlement of Use for the Whole of the Project; or (C) The issuance of the Building Permit or other Entitlement of Use for the Whole of the Project in reliance on the exemption without a noticed public hearing.

For all other projects determined to be exempt from CEQA: (A) The first approval of the project in reliance on the exemption by a City decision-making body at a noticed public hearing; or (B) If approved without a noticed public hearing, the decision by a City department or official in reliance

on the exemption that commits the City to a definite course of action in regard to a project intended to be carried out by any person.

When determining the timeliness of appeal of an exemption under CEQA, it is the department's practice to consider the Approval Action as an approval for the whole of the project for both public and private projects. The Recreation and Park Commission's approval of the concept plan for the Washington Square Water Conservation Project was the first Approval Action for the project as a whole. The Historic Preservation Commission's Certificate of Appropriateness was necessary for the project to proceed, but it was not an approval of the project as a whole, and it does not authorize any project work to commence, including project construction activities or commitment of funds for project construction. Therefore, it is not the Approval Action for the purposes of chapter 31 in determining whether the appeal is timely to be heard at the Board of Supervisors. It merely evaluates whether one aspect of the project—work affecting a designated landmark—conforms with Planning Code Article 10 and the secretary's standards. Accordingly, the Historic Preservation Commission's action of the Certificate of Appropriateness does not trigger an appeal period for the CEQA determination.

The appellant is not denied the right to appeal the categorical exemption. As stated in the Clerk of the Board letter to the appellant dated June 26, 2018, the Clerk would schedule the appeal hearing once the department notified the Office of the Clerk of the Board that the Approval Action of the project had occurred. The Approval Action occurred on August 16, 2018 by the Recreation and Parks Commission. In fact, the appellant's appeal of the CEQA exemption is now being considered by this Board. The appellant's right to appeal has been preserved and they have not been harmed.

Additionally, the determination of the timeliness of an appeal is unrelated to the adequacy or accuracy of the CEQA determination issued for the proposed project.

Issue 4: The appellant contends the department misdirected and prevented the appellant from appealing the Certificate of Appropriateness to the Board of Appeals.

Response 4: The department did not inhibit or prevent any member of the public from appealing the project's Certificate of Appropriateness to the Board of Appeals, nor the project's exemption from CEQA.

The appeal letter states that the department misdirected the appellant from filing an appeal of the Certificate of Appropriateness.

Section 1006.7(a) and (b) of the San Francisco Planning Code provides the deadline and procedures for an appeal of a Certificate of Appropriateness:

- (a) Right of Appeal. The HPC's or the Planning Commission's decision on a Certificate of Appropriateness shall be final unless appealed to the Board of Appeals, which may modify the decision by a 4/5 vote; provided however, that if the project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use authorization, the decision shall not be appealed to the Board of Appeals but rather to the Board of Supervisors, which may modify the

decision by a majority vote. Any Certificate of Appropriateness so appealed shall not become effective unless and until approved by the Board of Appeals or Board of Supervisors in accordance with this Section. Nothing in this Section shall be construed to authorize the appeal of any decision under section 1006.5 of this Article 10 to suspend action on an application.

(b) Any appeal under this [Appeals of a Certificate of Appropriateness] Section shall be taken by filing written notice of appeal with the Board of Appeals or Clerk of the Board of Supervisors, whichever entity is appropriate under the requirements of subsection (a), within 30 days after the date of action by the Historic Preservation Commission or Planning Commission. This section follows closely the requirements of the Charter. (See Charter section 4.135).

The department provided clear directions on this appeal process for a Certificate of Appropriateness in the motion approving the Certificate of Appropriateness itself. That motion stated: "The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter section 4.135)." This language notified interested members of the public, including the appellant, of the deadline and process for appeal in front of the Board of Appeals.

The approval of a Certificate of Appropriateness and a categorical exemption are two different determinations, and each has a separate process for appeal. The approval of a Certificate of Appropriateness by the Historic Preservation Commission confirms that a project's proposed construction, addition, major alteration, relocation, removal or demolition of a structure, object, or feature on designated landmark property is consistent with Article 10 and meets the secretary's standards. Pursuant to section 1006.4 of the Planning Code, and as stated in the Certificate of Appropriateness, any appeal of a Certificate of Appropriateness is to be heard by the Board of Appeals, unless a proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use.

A categorical exemption determines that a project is exempt from CEQA environmental review. Under state law and chapter 31, an appeal of the determination of exemption is to be heard by the elected decisionmakers, the Board of Supervisors.

Department staff emails indicate that the appellant was in regular communication with the department and the Recreation and Parks Department and exchanged several emails and verbal communication to clarify the procedures and timelines for appealing the Certificate of Appropriateness. The information provided to the appellant regarding appeal procedures for a Certificate of Appropriateness was accurate.

The department did not inhibit the appellant's ability to appeal the Certificate of Appropriateness concurrently with the appellant's appeal of the project's CEQA exemption.

It is common practice for an individual or party to appeal more than one approval or determination for a project. Here, however, the appellant elected to appeal the CEQA categorical exemption only, rather than appeal both determinations.

The Planning Department has been responsive to the appellant's request for information throughout the entirety of their involvement with the proposed project. The fact that the appellant did not appeal the Certificate of Appropriateness, for whatever reason, is unrelated to the adequacy of the CEQA determination for the proposed project.

Issue 5: The appellant incorporates by reference as an attachment the previous appeal letter and contend that the project is not exempt from CEQA and that the department failed to adequately analyze the project's impacts to traffic, parking, air quality, noise, and the cumulative impact from construction. The appellant also contends that the written description of the categorical exemption was inadequate, and that the department did not publish the exemption prior to the HPC hearing.

Response 5: The appellant has not provided substantial evidence to support a reasonable possibility that the project could result in significant traffic, parking, air quality, noise impacts nor a cumulative impact from construction. The proposed project qualifies for a categorical exemption under Class 1, Existing Facilities and no unusual circumstances exist that could result in significant environmental impacts. Therefore, an Initial Study or Environmental Impact Report (EIR) is not required. The department met all of the requirements of chapter 31 of the San Francisco Administrative Code when issuing the exemption certificate for the project.

The appellant states in the August 22nd appeal letter that the June 15th appeal letter is incorporated by reference.

Within the referenced appendices submitted by the appellant, the appellant claims that the project is not exempt from CEQA because it would result in traffic, parking, air quality, and noise impacts due to the construction period associated with the project.

The determination of whether a project is eligible for a categorical exemption is based on a two-step analysis: 1) Determining whether the project meets the requirements of a categorical exemption; and 2) Determining whether any of the exceptions listed under CEQA Guidelines section 15300.2, such as unusual circumstances or impacts to historic resources, apply to the project.

First, as described in the categorical exemption, the project is categorically exempt from CEQA because it meets the criteria for a Class 1, Existing Facilities exemption. "Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." The proposed project includes the minor alteration and maintenance of one existing public facility with no expansion of use. Therefore, the proposed work would be exempt under Class 1. The appellant is not provided any substantial evidence supported by facts that the proposed project does not meet the criteria for a categorical exemption under Class 1.

Second, CEQA Guidelines section 15300.2(c) states that a “categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” CEQA, establishes a two-part test to determine whether there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances:

- 1) The lead agency first determines whether unusual circumstances are present. If a lead agency determines that a project does not present unusual circumstances, that determination will be upheld if it is supported by substantial evidence. CEQA Guidelines define substantial evidence as “enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached.”
- 2) If the lead agency determines that a project does present unusual circumstances, then the lead agency must determine whether a fair argument has been made supported by substantial evidence in the record that the project may result in significant effects due to the unusual circumstances.

CEQA Guidelines section 15384 states that whether “a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.”

In part one, the department found there are no unusual circumstances surrounding this project. The categorical exemption is consistent with determinations for other projects in San Francisco with similar characteristics, and do not involve any unusual circumstances that could result in a reasonable possibility of a significant effect. CEQA Guidelines section 15300.2(a) states that a categorical exemption is qualified by consideration of where the project is to be located; that is, a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Washington Square is not a particularly sensitive environment for CEQA purposes, in that it is an urban park with no value for sensitive plants and wildlife or other environmental resources. The appellant has not submitted any evidence to demonstrate unusual circumstances with regard to location for the project.

In part two, the department also found that there is no substantial evidence to suggest that there exists a reasonable possibility of any significant direct or cumulative environmental effects as a result of the project, including traffic, parking, air quality, noise, and the cumulative topics. Contrary to the appellant’s claim, the department considered both construction and operations in making its determination and concluded that the proposed project could not result in significant impacts related to traffic air quality, noise or any other CEQA topics due to unusual circumstances, or otherwise. As documented in the categorical exemption, the project would not exceed local and regional significance thresholds for emissions and other air pollutants or result in significant transportation impacts. Given the nature of the project, which is the upgrade and maintenance of an existing park, no new vehicle trips would be generated. A substantial diversion of vehicular travel or substantial construction impacts would need to occur in order to result in substantial project-related impacts on these abovementioned topics. Staff also determined that the project’s construction activities are anticipated to be minor and temporary in both duration and magnitude. Nor

would the project increase any building volume or density, or increase the population associated with the project site. Accordingly, the project would not result in transportation, parking, air quality, noise, or other environmental impacts. The appellant has not provided substantial evidence to suggest that there exists a reasonable possibility of any significant impacts on these topics.

In addition to unusual circumstances, because Washington Square is a City Landmark, another relevant exception to the exemption relates to impacts to historic resources. Under CEQA, an exemption cannot be used for a project that may cause a substantial adverse effect in the significance of a historic resource (CEQA Guidelines section 15300.2(f).) As discussed in Response 1, the project would meet the secretary's standards and would have a less-than-significant impact on the historic resource. The appellants has provided no evidence to the contrary. This "exception to the exemption" therefore does not apply and does not take the project out of the scope of Class 1.

Within the referenced appendices (Letter of Appeal of categorical exemption filed on June 15, 2018), the appellant seeks specific mitigation measures that should be taken to ameliorate the effects of the project on the traffic air quality and noise (Letter of Appeal June 15, 2018, pgs. 2-3). As discussed during the Recreation and Park Commission review of the Washington Square Water Conservation Project Concept Design, the project includes several actions that would minimize the project's less-than-significant impact of this type. These measures include: 1) construction contract that will specify a park closure duration of six months and ensure the contractor has fully planned the project before closing the park; 2) contractor parking plan; 3) dust and noise reduction plan; 4) traffic and pedestrian safety plan; and 5) local business and alternative park resources.³ Therefore, the project sponsor has incorporated measures to reduce the construction impacts to the neighborhood. These measures, however, are not mitigation measures since the project has less-than-significant impacts. They are good construction practices to make already less-than-significant impacts even further reduced.

Additionally, the appellant contends the written description of the categorical exemption is inadequate and the department did not provide the Historic Preservation Commission with adequate time to review the exemption determination. Neither the CEQA Statute nor the Guidelines require a written determination that a project is exempt from CEQA review. Thus, an exemption need not provide information regarding the project description or approvals, pursuant to CEQA.

Chapter 31 of the San Francisco Administrative Code establishes local procedures and requirements necessary to implement CEQA. The CEQA determination issued for the proposed project provides the required information in compliance to section 31.08(1)(a) of the San Francisco Administrative Code, which states that "a project that is determined to be exempt from CEQA must include: (1) a project description in sufficient detail to convey the location, size, nature and other pertinent aspects of the scope of the proposed project as necessary to explain the applicability of the exemption; (2) the type or class of exemption determination applicable to the project; (3) other information, if any, supporting the exemption determination; (4) the Approval Action for the project, as defined in section 31.04(h); and (5) the date of the exemption." The CEQA determination contains sufficient detail in the project description to confirm that

³ Item 8, Washington Square Park Staff Report, August 16, 2018, website: <http://sfrecpark.org/about/recreation-park-commission/full-commission-documents/#>

the project is exempt from CEQA, identifies the applicable class of exemption (CEQA Class 1, Existing Facilities), and provides applicable information to support the exemption determination. As noted above under Response 3, the categorical exemption identifies the Approval Action for the project as “Commission hearing.”

The Certificate of Appropriateness case report dated May 13, 2018 states that the project is categorically exempt and contained an analysis of the project’s impacts to historic resources. Therefore, the Historic Preservation Commission had adequate time to review the department’s determination that the project is exempt. Although the department did not include a separate categorical exemption determination document, the Certificate of Appropriateness case report did not prevent the Historic Preservation Commission from understanding the department’s determination that the project is exempt from environmental review and would not have a significant impact on a historic resource.

CONCLUSION

The project fits squarely within the scope of the Class 1 exemption, and there are no unusual circumstances that would preclude the use of the exemption, nor would the project result in an impact to a historic resource (Washington Square). Moreover, the appellant has pointed to no substantial evidence supporting a fair argument that a significant environmental effect may occur as a result of the project. The department has found that the proposed project is consistent with the cited exemption. The appellant has not provided any substantial evidence or expert opinion to refute the conclusions of the department.

For the reasons stated above and in the categorical exemption, the CEQA determination complies with the requirements of CEQA and the project is exempt from environmental review pursuant to the cited exemption. The department therefore recommends that the Board uphold the categorical exemption and deny the appeal.

Appeal Response Attachment A

HISTORIC LANDMARK NO.226: WASHINGTON SQUARE CERTIFICATE OF APPROPRIATENESS CASE REPORT



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report HEARING DATE: MAY 16, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: March 13, 2018
Case No.: 2018-003700COA
Project Address: **Filbert Street and Columbus Avenue**
Historic Landmark: **No. 226: Washington Square**
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 0102/001
Applicant: Levi Conover, Project Manager
San Francisco Recreation and Park Department
30 Van Ness Avenue, 3rd Floor
San Francisco, CA 94102
Staff Contact: Elizabeth Gordon Jonckheer - (415) 575-8728
elizabeth.gordon-jonckheer@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

Washington Square is located on an irregular shaped block bounded by Columbus Avenue, Filbert, Stockton, Union and Powell Streets in the North Beach neighborhood of San Francisco (Assessor's Block 0102; Lot 001). The subject property is located within the P (Public) Zoning District with an OS (Open Space) Height and Bulk District. Washington Square was locally designated as San Francisco Landmark No. 226 under Article 10 of the Planning Code in 1999.

Washington Square was established in 1850 and re-designed in 1958 according to a master plan by Douglas Baylis and Francis Joseph McCarthy, both prominent master designers of the Mid-Century Modern period. The 2.26-acre city park includes a large central lawn transected by concrete walking paths, benches, monuments, a playground, and large trees and smaller shrubs and plantings. A Certificate of Appropriateness for renovation of the playground area was approved under 2016-011144COA in March 2017.

PROJECT DESCRIPTION

The Washington Square Water Conservation Project seeks to reduce the park's existing irrigation water use. The majority of work entails removal and replacement of the park's existing irrigation system (main lines, branch lines, sprinkler heads, controllers), the removal and replacement of the existing sub-lawn drain infrastructure, and the replanting of the grass/sod on the existing main lawn. The designating ordinance for Washington Square outlines specific scopes of work that require a hearing before the Historic Preservation Commission. These scopes include replacement or alteration to the appearance of the park's benches; fencing, barriers, or walls; hard-edged, raised planting beds; mature trees; and

changes to the existing paving plan including paving material. For further detail, please see the attached exhibit titled "*Procedures for Review of Alterations to Washington Square for Incorporation into the Designation Ordinance*".

The project scope requiring a Certificate of Appropriateness includes:

Base Scope Items:

- Removal and replacement of seven (7) trees recommended for removal per the Recreation and Park Department tree assessment.
- Planting of four (4) new trees that were previously removed due to disease/hazard.

Alternate Scope Items:

In the event additional project funding is secured, some or all of the following scope items would be included in the scope of work and are part of the Certificate of Appropriateness request:

- ADA upgrades to pathways: regrading of the existing non-conforming cross slope of pathways, and installation of a new 6"-12" tall concrete curb along planters.
- Removal of all existing asphalt pathways and replacement with stained concrete.
 - Stain would be dark to match the existing asphalt color and include a waterjet finish.
 - Concrete finish would match the concrete finish as approved in the playground project.
- Installation of perimeter cobble pavers at the lawn and planting bed edges.
- Installation of perimeter low fencing on outer planter bed edges.
- Removal and replacement of existing wood benches in-kind with new benches as needed. No change to bench locations. The intent is to retain as many existing benches as possible. It is likely that at minimum that replacement of all of the CMU bench legs would be necessary. Benches that cannot be reinstalled after leg repair or those that are beyond repair would be replaced with matching detailing to the existing wood benches and legs, and painted to match existing.

The park plan, layout of pathways, and layout of planting bed perimeters would remain unchanged.

OTHER ACTIONS REQUIRED

No other actions are required for approval of the associated building permit application.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project complies with all aspects of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the

Historic Preservation Commission must find that the proposed work is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

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 project would retain the subject property's use as a public open space, and would maintain the area's historic character. The project also maintains the dimensions and configuration of the historic design of the park and the pathways. The character of the park as a whole will not be changed as a result of the project.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the property would be retained. No distinctive materials, architectural or landscape elements, or spaces that characterize the property would be removed or altered. The configuration of the park and pathways would retain their historic dimensions. Benches will be repaired or replaced in-kind with wood and concrete painted to match as necessary in existing locations. The proposed low level, open, post and chain fencing is light in character and will not block views or impair the open quality of the landscape. The proposed project will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize the landmark.

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 proposed project involves the installation of new trees and new planting materials in borders along existing pathways, new curb and paving edges along these pathways, and the repaving of the pathways themselves. Post and chain fencing will be installed along planting beds in various locations. Benches will be replaced in-kind as necessary in existing locations. The proposed trees, landscape materials, in-kind benches, fencing and hardscaping will be compatible with the existing park materials, and those proposed for the playground. The proposed project will not create a false sense of history and no conjectural features will be added.

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

No distinctive materials, features, finishes, construction or craftsmanship examples would be removed from the historic site. The replacement paving, benches, trees and other landscape will be compatible with the existing park materials, and those proposed for the playground renovation.

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 proposal will not destroy historic materials, features, and spatial relationships that characterize the property. The new features are compatible with the park's historic character and materials. The pathway paving and edging material, and the cobblestone plant bed borders will be compatible with the park's hardscaping and would not alter character-defining features of the landscape. The proposed low level, open, post and chain fencing is light in character and will not impair the open quality of the landscape proportion or the integrity of the property and its environment.

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 concrete curbs, fencing, benches and hardscaping, as well as the new trees and new planting materials in borders could be removed in the future without harming the integrity of the open space and landscape. The project maintains the dimensions and configuration of the historic design of the park and the pathways; therefore, the essential form and integrity of the historic property and its environment would not be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received public correspondence related to this project in regard to the duration of the closure of the park due to the remodel, and the dislocation of the park's homeless population.

STAFF ANALYSIS

As identified in the 1999 Landmark Designation Report, Washington Square's character defining features include:

- the circuitous interior pathways and perimeter sidewalks;
- broad open lawn and plazas;
- planting beds and tree clusters;
- public art, ornamental and sculptural features;
- playground; and wood benches.

Based on the requirements of Article 10 and the Secretary of Interior's Standards for Rehabilitation, staff has determined that the proposed work is compatible with the character-defining features of Washington Square, Landmark Number 226.

The new trees, shrubs and bushes in the perimeter planting beds, perimeter cobble pavers at the lawn and planting bed edges, concrete curb along the planter beds, perimeter fencing on the planter bed edges, and replacement benches would not alter character-defining features of the landscape and could be removed in the future without impacting the integrity of the property. The work proposed as part of the Water Conservation Project maintains the historic configuration and visual appearance of the park. The hardscaping, including the paving material for the walkways, the concrete curbs and the cobblestone borders is compatible with existing paving and stone found at the park, which is comprised of concrete walkways and smooth finish concrete curbs and rusticated stone planting bed borders. The proposed fencing will not impact views or the open character of the landscape. The proposed trees, shrubs and other groundcover are in keeping with the existing plant palette. Staff finds the project consistent with Washington Square's character, and that the essential form and integrity of the landmark will be unimpaired by the proposed project. The character defining features of the property, including the wood benches and playground, planting beds and pathways, will remain in their historic locations. The historic design and configuration of the park and walkways will be retained and the new materials, including the finish and texture of the planting bed borders and walkway paving, will match the character of the landscape's existing hardscaping.

Conditions of Approval

1. *That prior to issuance of Building permits, final materials, including the post and chain fencing, walkway paving material, cobblestone for planting bed borders, and the bench material will be forwarded for review and approval by Planning Department Preservation Staff.*

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One – Minor Alteration) because the project includes a minor alteration of an existing structure that meets the Secretary of the Interior's Standards.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion

Parcel Map

1998 Sanborn Map

Zoning Map

Site Photographs

Resolution No. 14879

Landmark No. 226 Designating Ordinance

- Procedures for Review of Alterations to Washington Square for Incorporation into the Designation Ordinance

Project Sponsor Submittal
- COA Application and plans



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: MAY 18, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2018-003700COA
Project Address: **Filbert Street and Columbus Avenue**
Historic Landmark: **No. 226: Washington Square**
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 0102/001
Applicant: Levi Conover, Project Manager
San Francisco Recreation and Park Department
30 Van Ness Avenue, 3rd Floor
San Francisco, CA 94102
Staff Contact: Elizabeth Gordon Jonckheer - (415) 575-8728
elizabeth.gordon-jonckheer@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10, TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0102, WITHIN A P (PUBLIC) ZONING DISTRICT AND AN OS (OPEN SPACE) HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on March 13, 2018 Levi Conover of the San Francisco Recreation and Parks Department ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for alterations to Washington Square, including: the removal and replacement of existing trees and the addition of new trees, removal of all existing shrubs and bushes in the perimeter planting beds, replacement of existing benches in-kind, replacement of all existing asphalt pathways, installation of perimeter cobble pavers at the lawn and planting bed edges, installation concrete curbs along the planter beds, and installation of perimeter low fencing on outer planter bed edges.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission ("Commission") has reviewed and concurs with said determination.

WHEREAS, on May 16, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2018-003700COA (“Project”) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department’s case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the plans dated March 31, 2018 labeled Exhibit A on file in the docket for Case No. 2018-003700COA based on the following findings:

CONDITIONS OF APPROVAL

1. Specifications for final materials, including the post and chain fencing, walkway paving material, cobblestone for planting bed borders, and the bench material will be forwarded for review and approval by Planning Department Preservation Staff prior to the issuance of Building Permit Applications.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report.

- That the proposed project is compatible with the Washington Square, Landmark Number 226 since the project does not affect the design and form of the site.
- That the project would maintain the existing use of the park as a public open space and would maintain the park’s historic character.
- That the proposed project maintains and does not alter or destroy the park’s character-defining features or materials.
- The proposed project meets the requirements of Article 10.
- On balance, the proposed project meets the following Secretary of Interior’s Standards for Rehabilitation: The proposed project meets the following *Secretary of Interior’s Standards for Rehabilitation*:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved..

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.

Standard 10.

New additions and adjacent or related new construction shall 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.

- 3. General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of Washington Square, Landmark Number 226 for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will have no effect on existing neighborhood-serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the site and landmark in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will have no effect on preparedness against injury and loss of life in an earthquake. The work will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 001 in Assessor's Block 0102 for proposed work in conformance with the plans labeled Exhibit A on file in the docket for Case No. 2018-003700COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on May 16, 2018.

Jonas P. Ionin
Commission Secretary

AYES: X

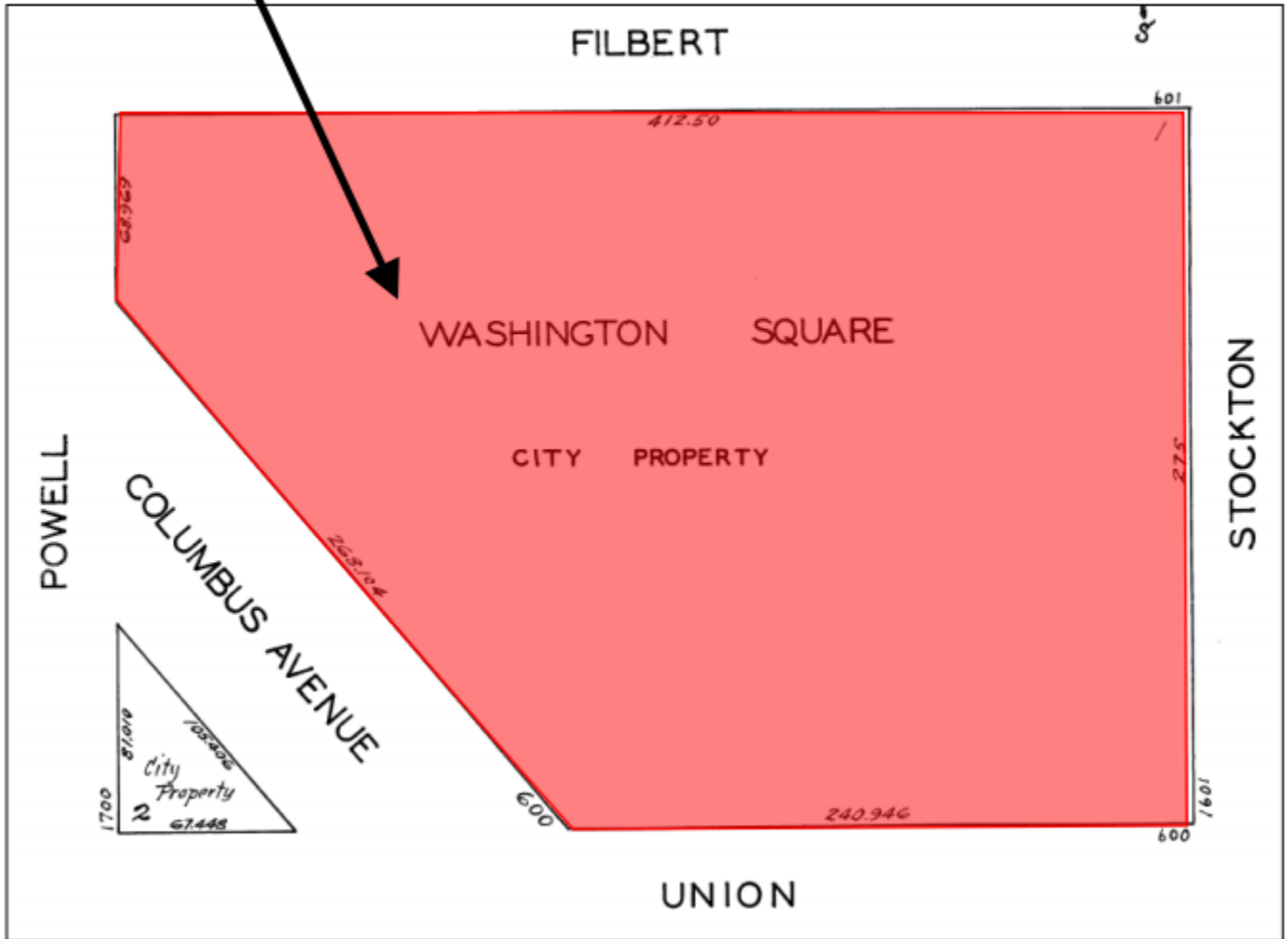
NAYS: X

ABSENT: X

ADOPTED: May 16, 2018

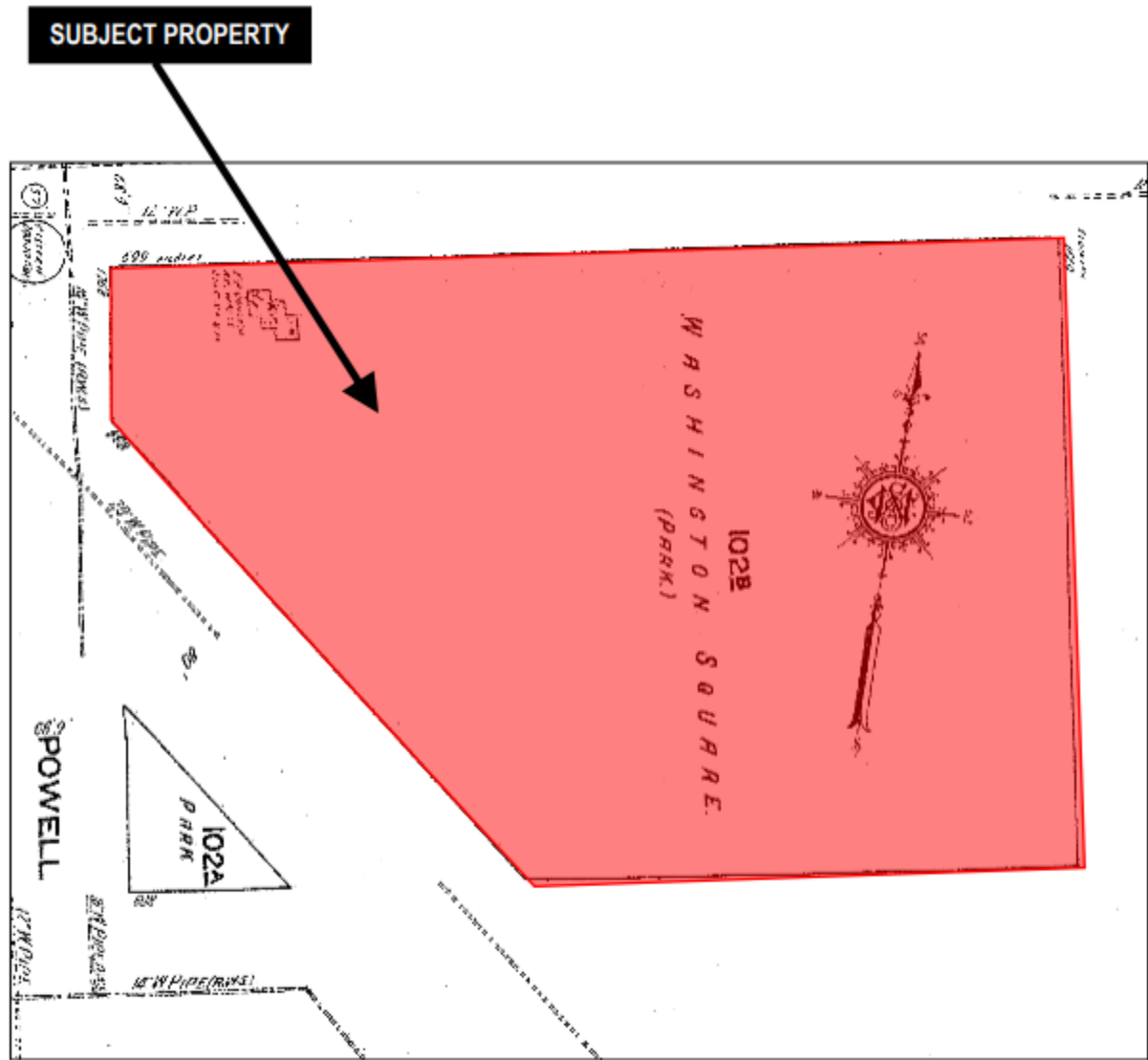
Parcel Map

SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2018-003700COA
Washington Square

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness
Case Number 2018-003700COA
Washington Square

Zoning Map



Certificate of Appropriateness
Case Number 2018-003700COA
Washington Square

Aerial Photo

SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2018-003700COA
Washington Square

Aerial Photo



Certificate of Appropriateness
Case Number 2018-003700COA
Washington Square

Site Photo



Certificate of Appropriateness
Case Number 2018-003700COA
Washington Square

Site Photo



Certificate of Appropriateness
Case Number 2018-003700COA
Washington Square

Site Photo



Certificate of Appropriateness
Case Number 2018-003700COA
Washington Square



File Number: 990140

Date Passed:

Resolution urging the Planning Department, Planning Commission, Arts Commission, Recreation and Parks Commission, and the Landmarks Preservation Advisory Board to expeditiously designate Washington Square a landmark.

February 1, 1999 Board of Supervisors - SEVERED FROM FOR ADOPTION WITHIN
COMMITTED REFERENCE AGENDA

February 1, 1999 Board of Supervisors - ADOPTED
Ayes: (8) - Amunado, Brennan, Becerra, Brown, Katz, Kaufman, Leung, Newsom,
Yaki, Yee
Absent: (1) - Ferguson

RECEIVED
MAR 04 1999
CITY & COUNTY OF S.F.
OFFICE OF CITY CLERK



- 1 (Landmarking of Washington Square)
2 URGING THE PLANNING DEPARTMENT, PLANNING COMMISSION, ARTS
3 COMMISSION, RECREATION AND PARKS COMMISSION, AND THE LANDMARKS
4 PRESERVATION ADVISORY BOARD TO EXPEDITIOUSLY DESIGNATE WASHINGTON
5 SQUARE A LANDMARK
6 WHEREAS, Washington Square is one of San Francisco's oldest and most beloved
7 parks, and,
8 WHEREAS, In 1847 Washington Square was one of 3 blocks identified as public
9 squares, and,
10 WHEREAS, Washington Square was subsequently set aside as public open space and has
11 remained that way for over 150 years, and,
12 WHEREAS, Washington Square is associated with important events in local and state
13 history, and,
14 WHEREAS, Washington Square is significant for its overall design, and also because it
15 contains historically significant public art, and,
16 WHEREAS, Washington Square makes an important contribution to the character of
17 the North Beach Neighborhood, and,
18 WHEREAS, SAN Francisco civic organizations have taken a keen interest in
19 improvement and protection of the park; now, therefore, be it
20 RESOLVED, that the Board of Supervisors does hereby urge the Planning
21 Department, Planning Commission, Arts Commission, Recreation and Parks Commission,
22 and the Landmarks Preservation Advisory Board to expeditiously designate Washington
23 Square a landmark.

Supervisors Yee, Becerra

SAN FRANCISCO

PLANNING COMMISSION

RESOLUTION NO. 14879

ADOPTING FINDINGS RELATED TO AN APPROVAL OF LANDMARK DESIGNATION OF WASHINGTON SQUARE AS LANDMARK NO. 226.

1. **WHEREAS**, On October 21, 1998, the Landmarks Preservation Advisory Board (Landmarks Board) established its landmark designation work program for fiscal year 1998-1999. Ten sites were chosen to have Landmark designation reports developed and brought to the Landmarks Board for consideration of landmark designation. Included on that list was Washington Square; and
2. On November 8, 1998 the Telegraph Hill Dwellers requested that the Landmarks Board consider initiating landmark designation of Washington Square Park; and
3. On February 1, 1999, the Board of Supervisors adopted Resolution 84-99 "urging the Planning Department, Planning Commission, Arts Commission, Recreation and Parks Commission, and the Landmarks Preservation Advisory Board to expeditiously designate Washington Square a Landmark;" and
4. On March 15, 1999, the Civic Design Review Committee of the Art Commission adopted a motion in support of the landmark designation of Washington Square; and
5. On April 15, 1999, the Recreation and Park Commission adopted a motion in support of the landmark designation of Washington Square; and
6. On April 21, 1999, the Landmarks Board held a public hearing and adopted Landmarks Board Resolution No. 512 initiating landmark designation and recommending that the Planning Commission approve the designation of Washington Square as City Landmark No. 226; and
7. A draft Washington Square Landmark Designation Report, prepared by Kate Nichol, was reviewed by the Landmarks Board at its regular meeting of April 21, 1999, and such documentation was considered a final Washington Square Landmark Designation Report by the Landmarks Board; and
8. The Landmarks Board, in considering landmark designation of Washington Square, employed the "Kalman Methodology" rating criteria, modified for special application to landscape features. The Landmarks Board made the following rating determinations for Washington Square: Five of ten modified Kalman criteria received a rating of "Excellent" - Age, Relation to Historic Events, Relation to Historic Patterns, Character/Continuity/Setting, and Visual Significance. Four of ten modified Kalman criteria received a rating of "Very Good" - Use, Design, Designers, and Relation to Historic Persons. One of Ten modified Kalman criteria received a rating of "Good/Very Good" - Integrity; and
9. Concurrent with this proposed Washington Square landmark designation is proposed a text amendment to Article 10 that will provide for Certificate of Appropriateness approval of alterations to City-owned parks, squares, plazas or gardens on a landmark site, where the designating ordinance identifies the alterations that require such approval. This text amendment will enable the implementation of the "Procedures for Alterations to Washington Square" that are proposed for incorporation into the Washington Square designation ordinance; and

10. The Planning Department developed these procedures in consultation with Recreation and Park Department staff, Art Commission staff, and the Telegraph Hill Dwellers. The purpose of these procedures is to identify the types of work to Washington Square requiring Certificate of Appropriateness approval, prior to commencement of work, pursuant to Planning Code Section 1006. It is intended that the Certificate of Appropriateness review process be reserved for alterations that may significantly affect the special historic character of Washington Square, for the purposes of Article 10. It is not intended that work undertaken in the ordinary maintenance and management of Washington Square, or in the interest of public safety, be subject to review under Article 10; and
11. The Planning Commission reviewed this case and all supporting documents and heard testimony in a regularly scheduled, duly noticed public hearing on September 9, 1999; and
12. The Planning Commission concurs with the findings and recommendation of the Landmarks Board as set forth in Landmarks Preservation Advisory Board Resolution No. 512; and
13. The Planning Commission finds that the subject property met the criteria for landmark designation set forth in Planning Code Section 1004 (a)(1) having a "special character or special historical, architectural and aesthetic interest or value;" and
14. The Planning Commission finds that the Washington Square Landmark Designation Report describes the location and boundaries of the landmark site, describes the characteristics of the landmark or historic district which justify its designation, and describes the particular features that should be preserved meeting the requirements of Planning Code Section 1004(b). It is fully incorporated into this resolution by reference; and
15. The "Procedures for Review of Alterations to Washington Square" are proposed for incorporation into the designation ordinance pursuant to proposed, amended Planning Code, Section 1004(c)(3). Such procedures are fully incorporated into this resolution by reference.

THEREFORE BE IT RESOLVED that the Planning Commission hereby **approves** the landmark designation of Washington Square as Landmark No. 226, pursuant to Planning Code Section 1004.3, limited to and comprising all of Lots 1 and 2 in Assessor's Block 102; and

BE IT FURTHER RESOLVED that this Resolution of Approval be forwarded to the Board of Supervisors.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Planning Commission on September 9, 1999.

Jonas Ionin
Commission Secretary

AYES: Commissioners Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NOES: None

ABSENT: Commissioner Mills

ADOPTED: September 9, 1999

SAN FRANCISCO

LANDMARKS PRESERVATION ADVISORY BOARD

RESOLUTION #512

ADOPTING FINDINGS RELATED TO AN INITIATION OF LANDMARK DESIGNATION AND A RECOMMENDATION OF APPROVAL OF THE LANDMARK DESIGNATION OF WASHINGTON SQUARE.

1. On October 21, 1998, the Landmarks Preservation Advisory Board (Landmarks Board) established its Landmark Designation Work Program for fiscal year 1998-1999. Ten sites were chosen to have Landmark Designation Reports developed and brought to the Landmarks Board for review and comment, and consideration of initiation of landmark designation. Included on that list was Washington Square.
2. On November 8, 1997 the Telegraph Hill Dwellers requested that the Landmarks Board consider initiating landmark designation of Washington Square Park.
3. On February 1, 1999, the Board of Supervisors adopted Resolution 84-99 "urging the Planning Department, Planning Commission, Arts Commission, Recreation and Parks Commission, and the Landmarks Preservation Advisory Board to expeditiously designate Washington Square a Landmark."
4. On March 15, 1999, the Civic Design Review Committee of the Art Commission adopted a motion in support of the landmark designation of Washington Square.
5. On April 15, 1999, the Recreation and Park Commission adopted a motion in support of the landmark designation of Washington Square.
6. A draft Washington Square Landmark Designation Report, prepared by Kate Nichol, was reviewed by the Landmarks Board at its regular meeting of April 21, 1999, and such documentation was considered a final Washington Square Landmark Designation Report by the Landmarks Board.
7. The Landmarks Board, in considering landmark designation of Washington Square employed the "Kalman Methodology" rating criteria, modified for special application to landscape features. After reviewing recommendations on the ratings for the modified criteria in the draft Washington Square Designation Report at its regular meeting on April 21, 1999, the Landmarks Board made the following rating determinations for Washington Square: Five of ten modified Kalman criteria received a rating of "Excellent" - Age, Relation to Historic Events, Relation to Historic Patterns, Character/Continuity/Setting, and Visual Significance. Four of ten modified Kalman criteria received a rating of "Very Good" - Use, Design, Designers, and Relation to Historic Persons. One of Ten modified Kalman criteria received a rating of "Good/Very Good" - Integrity.
8. A "Policy Regarding the Types of Alterations to Washington Square Requiring Certificate of Appropriateness Authorization" was reviewed and adopted by the Landmarks Board at its regular meeting of April 21, 1999, and is proposed for incorporation into the landmark designation. Such policy clarifies the types of alterations in Washington Square that would require a Landmarks

Board hearing and Certificate of Appropriateness authorization before commencement of the work. It is intended by this Policy that the Certificate of Appropriateness regulatory process be reserved only for major changes to the Square that may significantly affect its special historic character as described in the Washington Square Landmark Designation Report. It is not the intent of this policy to regulate work undertaken in the ordinary maintenance and management of the Square or its fixtures.

9. The Landmarks Board has reviewed documents and correspondence from the elected officials, other City departments, neighborhood residents, community organizations, and received oral testimony on matters relevant to the proposed landmark designation, in a duly noticed Public Hearing on April 21, 1999.

The Landmarks Preservation Advisory Board hereby initiates landmark designation of Washington Square, in Assessor's Block 102, Lots 1 and 2 as Landmark No. 226, pursuant to Article 10 of the Planning Code.

The Landmarks Preservation Advisory Board hereby recommends that the Planning Commission approve the landmark designation of Washington Square, in Assessor's Block 102, Lots 1 and 2 as Landmark No. 226, pursuant to Article 10 of the Planning Code.

The Landmarks Preservation Advisory Board hereby directs its Recording Secretary to transmit this Resolution, the Washington Square Landmark Designation Report, the "Policy Regarding the Types of Alterations to Washington Square Requiring Certificate of Appropriateness Authorization," and other pertinent materials in the Case file 98.270L to the Planning Commission.

I hereby certify that the foregoing Resolution was adopted by the Landmarks Preservation Advisory Board on April 21, 1999.

Andrea Green
Recording Secretary

AYES: Members Dearman, Finwall, Kelly, Kotas, Levitt, Magrane, Reidy, Shatara
NOES: None
ABSENT: Member Ho-Belli
ADOPTED: April 21, 1999

**WASHINGTON SQUARE:
FINAL LANDMARK DESIGNATION CASE REPORT
CASE NO. 1998.270L**

APRIL 1999

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1. Summary	1
2. Architecture	2
3. Historic Context	5
4. Physical Context	7
5. Integrity	7
6. Threats to Site	9
7. Representation in Existing Surveys	9
8. Figures	9
9. Submittal Information	27
10. Bibliography	27

1. SUMMARY

1.1 Identifying Information/Landmarks Preservation Advisory Board Action

HISTORIC AND POPULAR NAME: Washington Square

OWNER: City and County of San Francisco

LOCATION: Block 102, bounded by Union, Filbert, Stockton, Powell Streets

ZONING: Public (Open Space)

ORIGINAL AND CURRENT USE: Public Park

DATE ESTABLISHED: January 3, 1850

LANDMARK NO: 226 **LPAB VOTE:** 8-0; 1 absent

1.2 Statement of Significance

Washington Square is one of San Francisco's oldest and most beloved parks. Dedicated as public open space even before the incorporation of the City of San Francisco, it remained a tranquil, natural oasis as the City sprang up around it. In pre-Gold Rush California, Juana Briones, one of California's noteworthy pioneers, grew vegetables on this land. In 1847, when Jasper O'Farrell was commissioned to lay out the city's streets, he identified three city blocks as public squares, including the city block which later became known as Washington Square. In 1849, William Eddy re-surveyed the City and published a widely distributed map showing the public squares. In 1850, the sites were set aside for the public by John W. Geary.

Washington Square is associated with important events in local and state history. The park was given its name during the fervently patriotic years leading up to the Civil War and was the site of Fourth of July ceremonies. In 1906-7, 600 earthquake refugees were sheltered in the park. As a public park, Washington Square has hosted many special events, such as Fourth of July and Columbus Day celebrations, the start of the annual Blessing of the Fishing Fleet procession, and the North Beach Festival. The park is home to historically significant public art which recalls facets of California history--a granite block placed in 1869 as a U.S. Coast and Geodetic Survey Station; the Ben Franklin Statue, moved to the park in 1904, originally erected on Market Street in 1879 as a water fountain by temperance activist Henry G. Cogswell; a bronze sculpture of a man drinking water, crouched next to an artificial pond, a gentle reminder of the streams which once ran nearby; and the Volunteer Firemen Memorial, in honor of the Volunteer Fire Department of 1849-1866.

San Francisco civic organizations have taken a keen interest in improvement and protection of the park. While the park's plantings and layout have undergone changes, neighborhood organizations have guarded the essential qualities of Washington Square. Thus, after almost 150 years, Washington Square is the only one of San Francisco's three original parks that has not been made into a roof top for an underground parking garage. As it has for well over a century, Washington Square continues to serve as a green oasis as well as a cultural focal

point for San Francisco's lively North Beach. Its continuing natural condition makes it highly significant as an historic resource within a densely urbanized area.

1.3 Kalman Methodology

The Planning Department and the Landmarks Preservation Advisory Board (Landmarks Board) apply the Kalman Methodology criteria, modified for use in San Francisco, in the identification and evaluation of cultural resources. This methodology is organized by four broad topics--architecture, historic context, physical context, and integrity--which are then further broken down into subcategories. This Designation Report contains ratings (noted in parentheses) based on the Kalman criteria. However, because this methodology was developed primarily for the evaluation of buildings, some interpretation was necessary for application to an outdoor landscaped space.

2. ARCHITECTURE

2.1. Use Category

Washington Square is significant as an urban park which has been in continuous public use since the mid 19th century (Rating: VG, Good Example.)

Washington Square was mapped as a public square in 1847 and developed to its current state over a hundred year period. Until the 1860's, the Square, adjacent to neighborhood cemeteries, lay neglected, an unofficial waste dump for the city. Although the Square was used for public events in the early 1860's, few physical improvements were made. By 1872, with the help of neighborhood boosters, the adjacent cemeteries were removed, the user-defined cross pattern of paths was improved with gravel, and some landscaping was planted. By the 1880's, Washington Square (il Giardino, the garden, as it was called) was the central social gathering place for the Italian community of North Beach. By the turn of the century, Washington Square was well-established as an informal, bucolic open space with scattered groves of trees. Ample seating could be found on the long benches placed on the sides of each major walkway.

A noteworthy aspect of Washington Square's use has been the active involvement of neighborhood groups in the park's improvement. In the 1950's, Washington Square was re-landscaped through a project initiated by the Committee for the Beautification of Washington Square, a coalition that included the Columbus Civic Club, Italian Federation of California, Italian Welfare Society, North Beach Merchants and Boosters, North Beach Lions, Church of Saints Peter and Paul, Salesian Boys Club, Telegraph Hill Dwellers, Telegraph Hill Neighborhood Association, and The Misses Marini. In the 1960's, neighborhood activists successfully protected the park from a proposal to transform it into the roof of an underground parking garage. In the early 1990's, the Committee for the Illumination of Washington Square ensured that the park had adequate and attractive lighting. Many individuals have initiated plantings, new benches, and fund-raising for needed repairs or improvements.

For almost 150 years, Washington Square has been used as a village green, the civic center of North Beach. The park's major recreational uses in the 19th century--strolling, enjoyment of the outdoors, informal play and socializing--continue today.

2.2 Age

Washington Square is one of San Francisco's oldest parks. (Rating: E, established before April 1906.)

Washington Square was identified in Jasper O'Farrell's survey of 1847 and William Eddy's resurvey of 1849. On January 3, 1850, it was deeded to the Town of San Francisco by the town's alcalde, John W. Geary. Its establishment as a public open space predated the formal incorporation of the City of San Francisco and the admission of California into the Union. When Washington Square was established, the setting aside of public open space was still a rarity in urban America. The major American parks movement did not begin until the second half of the 19th century and generally produced parks located on the outskirts rather than in the heart of the city. Thus, Washington Square represents a very early American era of urban public open space.

2.3 Design

Washington Square is significant not only for its overall design, but also because it contains historically significant public art. (Rating: VG, Very Good)

2.3.1 In terms of American park design, Washington Square Park represents a 19th century pattern and scale of public open space. Its overall dimensions (a rectangular city block), perimeter promenade, and landscaping are in the tradition of a 19th century American town square or village green. A symmetrical path system formed the park's overall design for its first one hundred years. The symmetrical pattern was established by pedestrians taking the most direct routes across the square. Later, the dirt and gravel paths were paved, resulting in the appearance of a formal Beaux-Arts design. The park featured several large lawn areas and informal groups of shade trees.

In 1957, at the request of the Committee for the Beautification of Washington Square (a coalition of neighborhood organizations), the park was redesigned by Lawrence Halprin and Douglas Baylis. The 1957 design featured a circuitous walking path, a large lawn area, tree clusters, and children's playgrounds. According to Halprin, this free-form design "encourages vigorous participation in a wide range of activities." (Halprin: *Choreography of Gardens*.) Clusters of evergreen and deciduous trees act as screens to wind and heat, while offering a soft transition to the surrounding buildings. The strategic arrangement of benches and expanse of pavement on the Filbert Street side of the park defined a plaza in front of the district's main architectural focal point, the Church of Saints Peter and Paul.

More than twenty years later, in the early 1990's, another group of neighbors, the Committee to Illuminate Washington Square, worked with a design team to create a new lighting plan for Washington Square. The lighting plan, which has been implemented, features "up-lights" that subtly illuminate the tree canopies from the ground below and replica lamp posts within the park that are similar to traditional street lamp posts on Filbert Street.

The small triangular area bounded by Columbus, Union, Filbert, and Powell was part of the original Public Square, but was cut off from the main park by the construction of Columbus Avenue (originally named Montgomery Avenue) in the 1870's. This part of Washington Square Park has featured the Drinking Man sculpture at the edge of a pond since 1905. The concrete bench on the Powell Street side is visible in photographs dating from the early 1920's. The triangle was dedicated as "Marini Plaza" in 1952. It features art works which honor the Italian presence in North Beach: a sculpture depicting Frank Marini, a well-known benefactor of the North Beach community, and a fountain bird bath, which was a gift to San Francisco from its sister city, Assisi, Italy. The triangle was not affected by the 1957 redesign of the main park.

2.3.2 Washington Square is home to several historically significant pieces of public art.

A simple granite block was placed as a **Survey Marker** in 1869 by Dr. George Davidson (the surveyor and prominent natural scientist for whom Mount Davidson is named) of the U.S. Coast and Geodetic Survey. Latitude and longitude were carved on the survey monument in 1937. The monument reads: "U.S. Coast & Geodetic Survey, Astronomical & Telegraphic Longitude Station, Washington Square, 1869-1880; Latitude: 37.47'59"n, Longitude: 122.24'37" W."

The **Benjamin Franklin Statue** was erected in 1879 on Market and Kearny Streets by temperance activist Henry Cogswell and moved to the park in 1904. The statue originally was a drinking fountain intended to provide an alternative to San Francisco's many bars. Instead, the fountain was used by earthquake refugees in 1906. A time capsule was placed in the statue in 1879 and opened by North Beach neighbors in the park in 1979; participants in the 1979 event placed objects in another time capsule in the statue, to be opened in the year 2079.

The **Drinking Man** statue, a bronze figure of a man crouching on large granite boulders next to a pond, was donated to the City by the artist, Park Commissioner M. Earl Cummings, in 1905. The San Francisco Chronicle announced, "Sculptor's Art to Adorn Square--Park Commissioners to Give Work of Art to Breathing Space in City's North End" and described the crouched figure with "head bent forward...eagerly drinking of water from his firmly clasped and scooped hands." The model who posed in Paris for "the Drinking Man" was the same person who posed for the famed "St. John the Baptist" by Rodin.

The **Volunteer Firemen Memorial**, created by Haig Patigian in 1932, is a tribute to San Francisco's Volunteer Fire Department of 1849-1866. The sculpture, which stands 14 feet tall in the northwest section of the Square, depicts three firemen, one holding a supine woman, one kneeling with a hose and one pointing with an outstretched arm. While the monument was originally intended to be erected on Telegraph Hill, next to Coit Tower, Patigian, in a letter to the President of the Art Commission, said that an "appropriate location from the start was to have the monument erected in that section of the city which embraced the early settlement so frequently ravaged by fire." The Memorial evokes images of North Beach during the City's early eras of fire-prone wooden buildings.

2.4 Designers

Washington Square is associated with prominent designers and artists. (Rating: VG, of considerable importance.)

Landscape architects **Lawrence Halprin** and **Douglas Baylis** redesigned Washington Square in 1957. Lawrence Halprin, a landscape architect in San Francisco since 1945, was nominated in 1953 by Time Magazine and San Francisco Chamber of Commerce as "One of San Francisco's leaders of Tomorrow," and became nationally and internationally renowned for his "choreography of gardens" theory, designing places to "determine the movement of the people in them." Washington Square is an early predecessor to Halprin's numerous works, including Levi's Plaza, Embarcadero Plaza and Fountain, Ghirardelli Square, and Hallidie Plaza, in San Francisco, as well as his works outside of San Francisco, including Seattle Freeway Park, Washington; FDR Memorial, Washington D.C.; Lovejoy Plaza, Oregon; and parks in Italy and Jerusalem.

Haig Patigian, sculptor of the Volunteer Firemen Memorial, was a member of the San Francisco community from 1899 until his death in 1950 and was a prominent figure nationally in

the arts. Within San Francisco, his works include the General Pershing Statue in Golden Gate Park, the "Liberty" bas relief on the Security Pacific National Bank's main Grant Avenue facade, decorative panels on the Bohemian Club, and interior art work at 300 Montgomery Street (originally American National Bank).

3. HISTORIC CONTEXT

3.1 Persons

Washington Square has been associated with people who have made significant contributions to the community, state, and nation. (Rating: VG, person of primary importance loosely connected or person of secondary importance intimately connected.)

Juana Briones (1802-1889), a pioneer and humanitarian who was one of the most noteworthy figures in pre-Gold Rush San Francisco (Yerba Buena), built an adobe house in 1836 on the Northeast corner of Powell and Filbert Streets. Here she had a small farm that included the land which later became known as Washington Square. Briones grew vegetables, raised cattle and sold produce and milk to ship crews in the harbor. Indications are that she lived in North Beach from 1836 to 1847. Aside from her marketing skills, Briones was revered for her skills as a healer, mid-wife and long-term provider of care. Briones also offered assistance to sick and deserting sailors, hiding them in her loft and transporting them to the East Bay. Briones purchased a ranch in Santa Clara in 1844, but did not sell her North Beach home until 1858. The **Juana Briones California State Historical Marker** was placed in Washington Square in 1997 to honor this pioneer settler. Although the connection of Juana Briones to Washington Square is significant, the exact location of the plaque is not particularly significant, especially since there is no evidence that she used the location of the plaque for her vegetable garden.

John White Geary, who was the Town of San Francisco's alcalde (which means magistrate or mayor, in Spanish), set aside the land for Portsmouth, Union and Washington Squares in 1850, months before the City's incorporation. Shortly after, he became the City of San Francisco's first mayor. Later, he served terms as governor of Kansas and Pennsylvania.

In the 1850's **Dr. Henry Cogswell** settled in San Francisco and established his dentistry practice. His dentistry practice and real estate dealings Cogswell a prosperous man. As a strong advocate of the temperance movement in a city full of bars, When Cogswell donated the Ben Franklin Fountain to San Francisco in 1879, it was Cogswell's intention to "supply San Francisco with one fountain for every 100 saloons." In 1904 the Ben Franklin Fountain was relocated to Washington Square from its original site at Market and Kearny Streets. Of all the statues Cogswell donated to San Francisco, Ben Franklin is the only one that remains today. In addition to being active in the temperance movement, Cogswell founded a college that bears his name.

Lillie Hitchcock Coit, an unconventional but beloved socialite, was made an honorary member of her favorite Knickerbocker Volunteer Fire Company No. 5 in 1863 for her help in fighting a fire on Telegraph Hill. Upon her death in 1929, Lillie Coit donated two-thirds of her fortune to the Universities of California and Maryland, and the remaining \$118,000 for the beautification of the city she loved so much. Her gift's effect on the City's landscape was dramatic, resulting in construction of Coit Tower on Telegraph Hill and the Volunteer Fire Department monument in Washington Square.

3.2 Events

Washington Square is associated with events that have made a significant contribution to the community, state, and nation. (Rating: E, patterns of primary importance intimately connected with the resource.)

During the Civil War era, San Francisco gave names to Washington and Union Squares that expressed the City's loyalty to the North and the prevailing patriotic fervor. Washington Square was the location of enthusiastic Fourth of July celebrations.

Washington Square provided essential refuge for those made homeless by the 1906 San Francisco earthquake and fire. For a year after the catastrophe, over 600 refugees lived in Washington Square Park.

Washington Square has been the traditional location for many community events, festivals, political rallies, concerts and other social and cultural activities. The procession for the Blessing of the Fishing Fleet, on the first Sunday after October 1, commences in Church of Saints Peter and Paul and proceeds down Columbus Avenue, past reviewing stands in Washington Square. During the Columbus Day parade and pageant, thousands of people follow the procession from the Civic Center into Washington Square, where they receive High Mass. In addition, the North Beach Festival and the San Francisco Mime Troupe performances are annual events held in the park. The Square has been used as a "village green" by residents of the North Beach neighborhood for many years.

In 1979, hundreds of citizens turned out to Washington Square to witness the opening of a time capsule planted in the base of Ben Franklin during its construction in 1879. An inscription on the Ben Franklin statue reads "P.O. Box with mementos for the historical society in 1979. From H.D.C." The 1979 crowd placed mementos of their own into two plastic tubes and sealed them back into Ben Franklin for the citizens of San Francisco 2079, when the next time capsule will be opened in Washington Square.

3.3 Patterns

(Rating: E, Patterns of primary importance intimately connected with the resource.)

Washington Square is associated with and illustrative of broad patterns of the City's cultural, socio-political, and physical development. The Square represents a land use transition unique to 19th century California, in which garden plots and corrals of early Spanish and Mexican settlers became logical sites for public open space under American rule. It was reserved as unbuilt land in the 1840's, probably because the water drainage from surrounding hills made it more suitable for use as a garden than as a building site. In pre-Gold Rush California, the site was part of a natural swale, draining water from the surrounding hills into streams which ran north to the Bay. The natural irrigation may explain why Juana Briones, one of California's noteworthy pioneers, grew vegetables on this land.

When Washington Square was set aside as public open space in the mid-19th century, it was a far-sighted civic decision that predated San Francisco's rise to national prominence and the building boom that was to occur in the second half of the 19th century.

The Square is a setting for recreational and civic activities by the many different ethnic groups--from annual Columbus Day events to daily Tai Chi practice. Thus, Washington Square has been central to the City's cultural development.

4. PHYSICAL CONTEXT

4.1 . Character/Continuity/Setting

Washington Square makes important contributions to the character of the North Beach Neighborhood. (Rating: E, Of particular importance in establishing the character of a distinguished area)

Washington Square is nestled within a hollow between Telegraph and Russian Hills, a green valley which serves as a visual counterpoint to the hilltops. The park offers panoramic views of Coit Tower, downtown buildings (notably the Transamerica Building) and the residences on the hills.

The park is central to the North Beach neighborhood and is often called the “heart” of North Beach. Three-story buildings, with two floors of living quarters or office over ground floor restaurants and shops, predominate on the park’s periphery. Placid, flat, and green, the park serves as the front yard for the Church of Saints Peter and Paul (constructed 1922-24). With its solid Italianesque design and its twin spires rising 190 feet from ground level, the church both anchors the park and provides a dramatic architectural focus for the North Beach District.

4.2 Visual Significance

Washington Square is significant as a visual landmark to the neighborhood, city, and region. (Rating: E, A place which may be taken as a symbol for the city or region as a whole.)

Washington Square is very visible from public viewing points and private residences on Telegraph and Russian Hills and from many downtown buildings. It is a soft space, a lush green lawn protected by peripheral clusters of trees, which provides visual relief from the densely built surroundings.

Washington Square is a place that expresses the identity of San Francisco. It is the quintessential urban park: a lush green square, set against a backdrop of small to medium-scale historic buildings, in a thriving multi-cultural community. Pictures of the Square, especially with backgrounds featuring Coit Tower on Telegraph Hill, the downtown Transamerica Pyramid building, or the twin towers of Saints Peter and Paul, are instantly recognizable as San Francisco.

5. INTEGRITY

Although Washington Square has undergone design changes throughout its 150 year history, for at least the last century it has maintained the character-defining features which have made it the tranquil, green oasis treasured by San Franciscans. (Rating: G/VG, Alterations which do not destroy overall character.)

5.1 Overall Park Design

The primary features that make Washington Square a “green oasis” are its high ratio of “soft” area (plantings/landscape) to “hard” area (paving/structures), its generous lawns, and its large scale shade trees.

Section 8.3 of this report contains site plans and photographs which show how the park's overall design has changed over time. (The sidewalks are considered to be part of the park, since they form a perimeter "promenade" and are integral to the park's functioning.) The 1849 survey map designated the entire rectangular city block as a "public square." In the 1870's, the construction of Columbus (originally Montgomery) Avenue separated a small triangle (now known as "Marini Plaza") from the main part of the park.

The layout of the Marini Plaza's landscaped area has changed little since the installation of the Drinking Man sculpture in 1905. However, the construction of diagonal parking spaces on the Powell Street side has resulted in the sidewalk being narrowed to 5' wide, with an effective width of less than 3' due to telephone poles and other obstructions.

The earliest available site plan showing the main part of Washington Square dates from 1949. The 1949 site plan shows a symmetrical path layout which had been the park's overall design for many years. Fortunately for Washington Square, the use of nearby North Beach Playground (constructed in 1910) for active recreation had satisfied the demand for paved play areas in the neighborhood. In 1949, the landscaped area was approximately 67% of the total area bounded by the roadways of Columbus Avenue, Filbert, Stockton, and Union Streets. The park was divided into several large grassy areas.

The 1957 redesign reduced the landscaped area to approximately 59% of the total area. Although the 1957 redesign transformed the layout of the main part of Washington Square, and the planted area was somewhat reduced, important qualities of the park were preserved and enhanced. The designers changed the path system, but retained a high ratio of planted area, a generous central lawn, and large scale trees. The park's perimeter sidewalk continued to function as a "promenade" much as it did at the turn of the century. The designers also preserved or planted large scale perimeter trees which buffer the lawn area from the street and accentuate the park's position in the bowl-shaped valley between Telegraph and Russian Hills.

In the 1960's, a major political battle was fought over the integrity of Washington Square, when neighborhood activists rebuffed an attempt to transform Washington Square into a roof for an underground parking garage. In an article in Cry California Quarterly (Winter 1966-67), Mel Wax expressed how the garage proposal would damage the park, writing: "Parks and garages do not mix well...Trees--big trees--can't grow...on a garage roof. Underground garages need extensive ventilation systems that protrude above park surfaces. They demand massive entrances and exits. They breed traffic and smells, not tranquility." Although the Board of Supervisors narrowly approved the 535-car garage, Mayor John F. Shelley vetoed the ordinance in October 1966. A second proposal for an underground garage was defeated two years later. Of San Francisco's original three public squares, today Washington Square is the only one which has not been transformed into a roof for underground parking. It retains an authenticity of place which adds to its significance.

The park changed very little between 1957 and 1971, the date of the most recent overall site plan for Washington Square. Between 1971 and the present, there also have been few modifications. The modifications to the paved areas have consisted of paving around the Volunteer Firemen Memorial, construction of stairs at the corner of Columbus Avenue and Filbert Streets, and the installation of the Juana Briones bench and an additional asphalt pad for a park bench on the Stockton Street side.

Overall, "the present landscape...is so sympathetic to its surroundings and to the activities of the square that it seems as though it had always existed" (noted by Sally and John Woodbridge in their book, San Francisco Architecture).

5.1 Public Art

Major pieces of public art have been an enduring feature of Washington Square; they have stayed in their original locations as the park underwent transformations. The Ben Franklin has characteristic of San Francisco Franklin Statue and Volunteer Firemen Monument in their original locations, and did not touch the small triangular park space known as "Marini Plaza."

6. **THREATS TO SITE:** NONE () DEVELOPMENT () ZONING () VANDALISM (X)
PUBLIC WORKS PROJECT (X) OTHER ()

7. REPRESENTATION IN EXISTING SURVEYS:

Representation in Existing Surveys indicated by "X" or "Yes" below: National: () State: (X) Local: (X) California State Register: Yes Here Today: Heritage Surveys: DCP 1976 Survey: Yes Other:
--

8. FIGURES (pages 10 - 26)

- 8.1 Property Maps
- 8.2 Historical Photographs
- 8.3 Overall Park Design - site plans and photographs
- 8.4 Current Photographs

9. SUBMITTAL INFORMATION

9.1 Author

Kate Nichol, AICP, Planner, 1430 Hopkins Street, Berkeley, CA 94702.
Phone: 510/526-2776.

9.2 Contributors

Emily Lin, Cornell University intern;
Vincent Marsh, Preservation Planner, San Francisco Planning Department;
June Osterberg and Rhoda Robinson, Telegraph Hill Dwellers.

9.3 Dates submitted

First Draft submitted October 1998;
Second draft submitted April 1999.

10. BIBLIOGRAPHY

Bloomfield, Anne. "North Beach Historical Project, Cultural Resources Survey." Prepared for the North Beach Association of Merchants and Professionals," 1981-1982.

Charlsen, David. San Francisco Art Collection, San Francisco Arts Commission, San Francisco, California, 1989.

Committee for the Beautification of Washington Square. "The Design for Washington Square," March 1957.

Crowe, Michael, President, San Francisco Landmarks Preservation Advisory Board. Letter to Vince Rovetti, President, Recreation and Park Commission, January 3, 1997.

Crowley, Gerry, President, Telegraph Hill Dwellers. Letter to Alicia Becerril, LPAB, November 8, 1997.

Curtin, Andrew. "Frankly, Old Ben's Time has Finally Come," San Francisco Examiner, March 6, 1979.

Delehanty, Randolph. San Francisco: The Ultimate Guide, Chronicle Books, San Francisco, California, 1995.

Dillon, Richard. North Beach: The Italian Heart of San Francisco, Presidio Press, Novato, California, 1985.

Eddy, William. Official Map of San Francisco, 1849

Green, George. "Getting Around Washington Square," *California Living Magazine*, 23 June 1974.

Halprin, Lawrence. "The Choreography of Gardens," 1960.

Halprin, Lawrence. "A Report on the Preliminary Master Plan for Washington Square Park," 1957.

Hansen, Gladys. San Francisco: A Guide to the Bay and Its Cities, Hastings House Publishers, New York, 1973.

Hockday, Joan. The Gardens of San Francisco, Timber Press, Portland, Oregon, 1988.

Hughes, Edan Milton. Artists in California, 1786-1940, Hughes Publishing Company, San Francisco, California, 1989.

Jameson, E.O. "The Cogswells in America," 1884.

Jewett, Masha Zakheim. Coit Tower, San Francisco, Volcano Press, San Francisco, California.

Knopf. San Francisco, Alfred A. Knopf, Inc., New York, 1993.

Kortum, Jean, President, San Francisco Landmarks Board. Letter to Kathryn Gualtieri, State Historic Resources Commission, May 25, 1989.

Myrick, David P. San Francisco's Telegraph Hill, Howell North Books, Berkeley, California, 1972.

Patigian, Haig. Letter to Lewis Hobart, President, Art Commission, January 14, 1933.

Patterson Doss, Margot. The New San Francisco at Your Feet, Grove Weidenfield, New York, 1991.

Pogash, Carol. "Colorful History of San Francisco's Many Hassles Over Its Civic Art," San Francisco Examiner, December 6, 1981.

Recreation and Park Commission, City and County of San Francisco. "Resolution establishing Marini Memorial." December 11, 1952.

Reed, Merrill A. Historical Statues and Monuments in California, Merrill Reed, Burlingame, California, 1956.

San Francisco Museum of Modern Art. Lawrence Halprin: Changing Places, San Francisco Museum of Modern Art, San Francisco, California, 1986.

San Francisco Board of Park Commissioners. "Annual Report," June 30, 1910.

San Francisco Board of Park Commissioners. "Annual Report," June 30, 1902.

San Francisco Board of Supervisors. Real Estate Owned by the City and County of San Francisco, July 1, 1909.

Teiser, Ruth. "Dr. Cogswell's Unloved Statues," Westways, July, 1949.

Unknown. "Sculptor's Art to Adorn Square," San Francisco Chronicle, February 18, 1905.

Unknown. "A Guide to San Francisco's Public Art Works," San Francisco Chronicle, February 17, 1975.

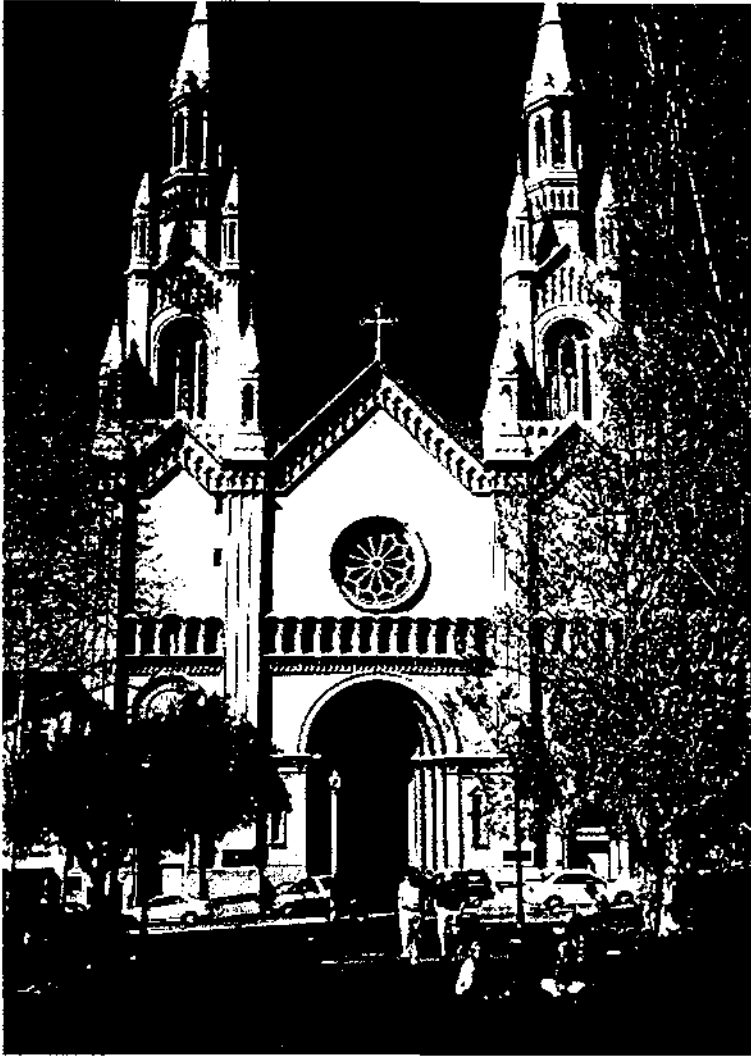
Walter, Edgar, Art Commissioner. Letter to Lewis Hobart, President, Art Commission, January 24, 1933.

Watkins, T.H. San Francisco in Color. Profiles of America, Hastings House Publishers, New York, 1968.

Wax, Mel. "Skulduggery at Washington Square," Cry California Quarterly, Winter 1966-67.

Women's Heritage Museum. "The Remarkable Story of Juana Briones, First Woman Settler of San Francisco," 1989.

8.4 Current Photographs



Washington Square, 1999:
View north towards Church of
Saints Peter and Paul.



Washington
Square,
1999: View
east towards
Telegraph
Hill.

**Procedures for Review of Alterations to Washington Square
For Incorporation Into the Designation Ordinance**

SECTION 2: The property shall be subject to following further controls and procedures, pursuant to Planning Code Section 1004(c)(3), in addition to those generally set forth in Article 10 of the Planning Code:

- (a) Alterations that Require a Certificate of Appropriateness: The following alterations shall require Certificate of Appropriateness approval pursuant to Planning Code, Sections 1005 through 1006.8:
 - (1) A plan or proposal involving the introduction, moving, removal, replacement or significant alteration to the appearance of Major Fixed Elements. Major Fixed Elements shall mean:
 - (A) Buildings, sheds, shelters, arbors, pavilions;
 - (B) Monuments, sculpture, ornamental fountains, masonry and concrete benches;
 - (C) Fencing, railing, gates, barriers, walls;
 - (D) Designated playground areas;
 - (E) Hard-edged, raised planting beds;
 - (F) Mature trees with a trunk diameter of six inches or greater measured at chest height.
 - (2) A plan or proposal involving Major Changes to the Existing Pavement Plan. Major Changes to the Existing Paving Plan shall mean:
 - (A) Any change to the existing type of paving material;
 - (B) Introduction of paved surface to area(s) not paved at designation, cumulatively totaling 1000 square feet or more in area.
 - (3) A plan or proposal involving a new standard parkwide design for Minor Fixed Elements as defined below in (c)(2).

- (b) Alterations that do not Require a Certificate of Appropriateness:
 - (1) Ordinary Maintenance. Ordinary Maintenance shall mean:
 - (A) Removal of any dead, diseased or overcrowded tree and shrub consistent with accepted horticultural practice or public safety;
 - (B) Repainting, cleaning, rehabilitation, and conservation;
 - (C) Pruning, fertilizing, mulching, seeding, planting, mowing, watering.
 - (2) The introduction, moving, removal, replacement or alteration of Minor Fixed Elements. Minor Fixed Elements shall mean:
 - (A) Lamps;
 - (B) Benches;
 - (C) Drinking fountains;
 - (D) Trash receptacles;
 - (E) Signs and plaques;
 - (F) Play equipment within an existing playground area;
 - (G) Soft-edged planting beds;
 - (H) Plants, shrubs and trees with a trunk diameter of less than six inches measured at chest height.

- (3) Temporary Installations. Temporary Installations shall mean:
 - (A) Movable furniture;
 - (B) Tents;
 - (C) Temporary art installations and displays;
 - (D) Portable performance stages and equipment.
- (4) Minor Changes to the Existing Pavement Plan. Minor Changes to the Existing Paving Plan shall mean:
 - (A) Repaving and resurfacing with same material;
 - (B) Introduction of paved surface to area(s) not paved at designation, cumulatively totaling less than 1,000 square feet in area.



**San Francisco Recreation & Parks
Department**

**Tree Assessment
Washington Square Park**

Prepared for:
Recreation & Park Department
City of San Francisco
30 Van Ness Avenue
San Francisco CA 94102

Prepared by:
HortScience, Inc.
325 Ray Street
Pleasanton, CA 94566

July 6, 2017



Tree Assessment
Washington Square Park
Recreation & Park Department
San Francisco CA

Table of Contents

	Page
Introduction and Overview	1
Assessment Methods	1
Description of Trees	2
Suitability for Preservation	5
Tree Risk Assessment	7
Summary and Recommendations	9

List of Tables

Table 1. Species present and tree condition.	2
Table 2. Suitability for preservation.	6
Table 3. Proposed action.	10

Attachments

Tree Assessment Form

Tree Risk Rankings

Tree Assessment Map

Tree Assessment
Washington Square Park
Recreation & Park Department
San Francisco CA

Introduction and Overview

The San Francisco Recreation & Parks Department requested that HortScience assess trees at Washington Square Park and the nearby Mariani Plaza. This report presents the following information:

1. Evaluation of tree health and structural condition.
2. Assessment of the risk of tree failure.
3. Recommendations for action.

Assessment Methods

HortScience previously assessed trees at Washington Square Park in 2007. Trees were re-assessed in June 2017. The assessment was limited to trees greater than 5" diameter. The assessment procedure was a visual assessment from the ground, consisting of the following steps:

1. Verifying the species.
2. Verifying the presence of a numerically coded metal tag attached to the trunk of each tree. If the tag was missing, it was replaced. Trees new to the assessment were also tagged.
3. Recording the tree's location on a map.
4. Measuring the trunk diameter at a point 54" above grade.
5. Evaluating the health and structural condition using a scale of 0 – 5:
 - 5** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4** - Tree with slight decline in vigor, small amount of twig dieback, or minor structural defects that could be corrected.
 - 3** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormic shoots (secondary shoots that arise along the trunk and branches); extensive structural defects that cannot be abated.
 - 0** - Tree is dead.
6. Commenting on the presence of defects in structure, insects or diseases and other aspects of development.
7. Evaluating suitability for preservation as low, moderate and high.
8. Identify the part of the tree most likely to fail and hit a target within the next year.
9. Identify the target(s) that would be impacted by that failure (e.g. street, sidewalk, landscaping).
10. Rate the potential risk using the method described in *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas*.
11. Identify arboricultural treatments to reduce the likelihood of failure and improve tree health, structure, stability and longevity.

Description of Trees

Sixty-eight (68) trees were evaluated, representing 14 species (Table 1). All trees had been planted as part of landscape development. Tree species were generally typical of those found in San Francisco landscapes. Sixteen (16) trees assessed in 2007 had been removed. Fifteen (15) trees (#70 – 84) that were not assessed in 2007 were added. Included in this group were eight figs located along Columbus Avenue.

Table 1. Species present and tree condition. Washington Square Park. SF Recreation & Parks Department. San Francisco CA.

Common name	Scientific name	Condition				No. of Trees
		Poor (1,2)	Fair (3)	Good (4)	Excell. (5)	
Deodar cedar	<i>Cedrus deodara</i>	--	1	3	--	4
Paul's scarlet hawthorn	<i>Crataegus laevigata</i> 'Paul's Scarlet'	--	--	1	--	1
Fig	<i>Ficus microcarpa</i>	--	2	6	--	8
Monterey cypress	<i>Hesperocyparis macrocarpa</i>	--	1	--	--	1
Primrose tree	<i>Lagunaria pattersonii</i>	--	1	2	--	3
Southern magnolia	<i>Magnolia grandiflora</i>	--	--	1	--	1
Mayten	<i>Maytenus boaria</i>	1	--	--	1	2
Olive	<i>Olea europaea</i>	1	2	4	--	7
Canary Island pine	<i>Pinus canariensis</i>	--	5	4	1	10
Italian stone pine	<i>Pinus pinea</i>	1	6	--	--	7
Victorian box	<i>Pittosporum undulatum</i>	--	2	--	--	2
London plane	<i>Platanus x hispanica</i>	--	3	5	1	9
Lombardy poplar	<i>Populus nigra</i> 'Italica'	2	3	3	4	12
Coast redwood	<i>Sequoia sempervirens</i>	--	--	1	--	1
Total, all trees assessed		5	26	30	7	68

Lombardy poplar was the most frequently occurring species with 12 trees (Photo 1, following page). Poplars were located in the two areas: 1) the center of the Square (#39, 40, 59, 60, 61, and 62) and 2) Mariani Plaza (#63, 64, 66, 67, 68, and 69). Trees in the center of the Square were smaller in size with trunk diameters between 23" and 34". Trees at Mariani Plaza had trunk diameters between 36" and 53". Trees at Mariani had been topped many years ago and allowed to resprout. Tree condition was generally better for trees in the center of the Square than those at Mariani. Trees were younger, had adequate irrigation, and had not been topped. An exception was tree #40 which was in poor condition with decay at the base. At Mariani, trees #63 and 67 were 52" and 53" respectively. Tree #63 had resprouted following topping with a large stem on the Columbus Avenue side of the tree. Tree #67 leaned to the south and east with decay at the base.

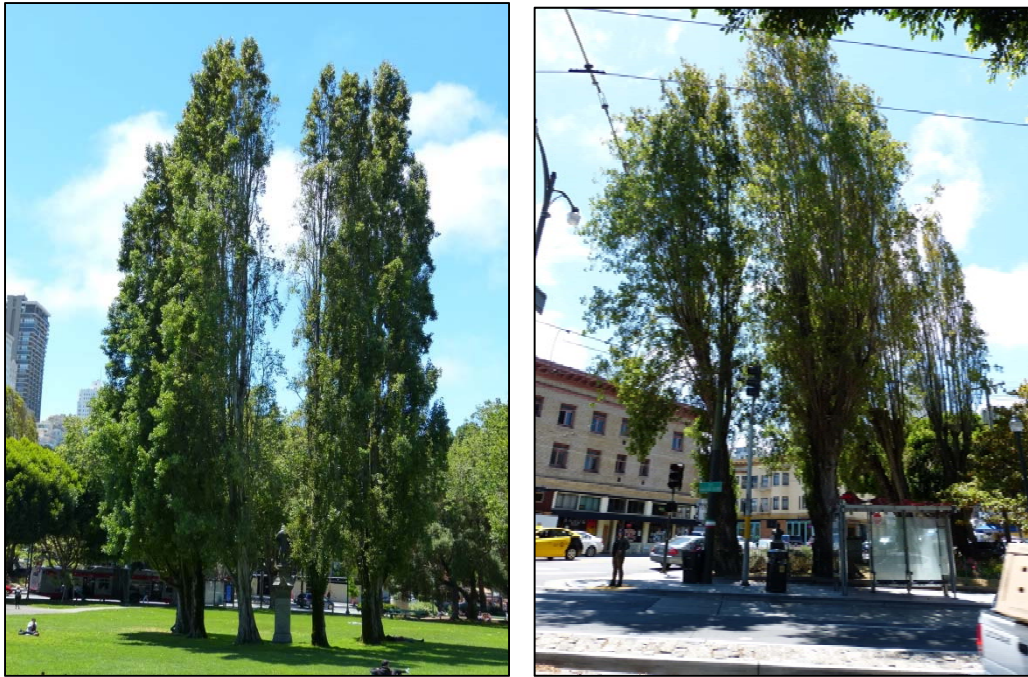


Photo 1. Lombardy poplars. **Left:** interior of Washington Square. **Right:** Mariani Plaza.

Ten (10) Canary Island pines were present near the children's play area in the northwest corner of the park (Photo 2). Trees formed an arc around the play area, separating it from Columbus Avenue and Filbert Street. With the exception of tree #76, Canary Island pines were mature in development with trunk diameters between 20" and 31".

Photo 2. Looking northwest across play area at Canary Island pines.



Condition of Canary Island pines was either fair (5) or good (4). Tree condition varied due to overall form and structure with trees in fair condition having smaller crowns than those in good condition. Pine #76 was newly planted, 6" in diameter, and in excellent condition.

Nine (9) London planes were present, largely in the northwest section of the Square (Photo 3). Trees were generally mature in development with trunk diameters between 17" and 37". Tree condition varied from fair (3 trees) to good (5) to excellent (#27). Differences in tree condition were due largely to general size, stature and overall symmetry. Trees in fair condition had small, asymmetric crowns.



Photo 3 (above). Looking west at London plane trees. The bathroom is in the center right of the photograph.

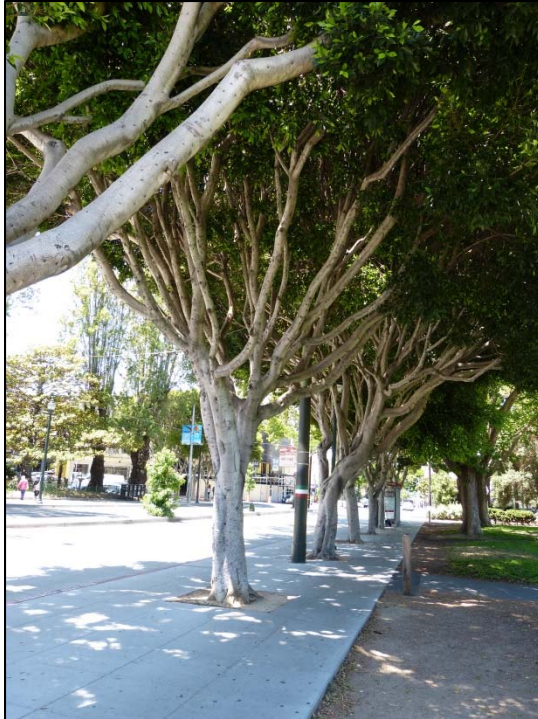


Photo 4 (right). Fig trees along Columbus Avenue.

Eight (8) figs were street trees along Columbus Avenue (Photo 4) and formed a continuous canopy. All were located in 6' by 6' cutouts in the sidewalk. Trees had the rounded form and multiple attachments that are typical of the species. Tree canopies had been lifted to provide clearance over the sidewalk and street. Tree condition was good for six trees and fair for #80 and 84. Tree #80 had an asymmetric crown due to competition from nearby London planes. Tree #84, located at the intersection with Union Street, had experienced two branch failures. The south side of the crown was missing.

Seven (7) olives were located behind the sidewalk along Filbert St. Trees were fairly typical in form and structure. Olives #22, 33, and 41 had a single stem while trees #32, 42, 43 and 44 had two or more stems that arose at or near ground level. Tree condition ranged from good (4) to fair (#32, 43) to poor (#44).

Seven Italian stone pines were located along Stockton Street (Photo 5). Trees were either newly planted (#70, 71, 74) or mature in development (#8, 9, 10, 11). Mature trees had trunks that were from 39" to 48" in diameter. Mature trees had high crowns, codominant or multiple attachments, and leaning trunks. Italian stone pines #9, 10 and 11 were in fair condition while #8 was poor.

Photo 5. Looking north along Stockton Street.

Young trees were 6" to 10" and in fair condition.



No other species was represented by more than four trees. Included in this group were;

- Deodar cedars #4 and 6 were 28" and 17" in diameter. Tree #4 was in good condition while #6 was fair. Cedars #72 and 73 were young trees in good condition.
- Primrose trees #16, 17 and 18 were located in a planter area at the intersection of Filbert and Stockton Streets. Trees were mature in development. Trees #16 and 18 were in good condition while #17 was fair.
- Mayten #1 was 29" and in poor condition. Extensive decay was present at the base of the trunk. Mayten #75 was a young tree in excellent condition.
- Victorian boxes #5 and 7 were mature trees in fair condition with high crowns.
- Coast redwood #3 was 28" and in good condition. The central leader appeared to have been lost but the canopy was full and dense.
- Monterey cypress #12 was 62" and mature in development. Lower branches had been removed resulting in a high crown. The main stem divided high in the crown forming two codominant stems. The attachment of the west stem to the trunk was weak. Overall tree condition was fair.
- Paul's scarlet hawthorn was a small flowering tree in good condition.
- Southern magnolia #65 was located in Mariani Plaza. Overall tree form was excellent but the tree lack vigor.

Description of individual trees is found on the enclosed **Tree Assessment Form**. Tree locations are found on the **Tree Assessment Map**. Both are included as **Attachments**.

Suitability for Preservation

Trees that are preserved on sites where development or other improvements are planned, must be carefully selected to make sure that they may survive construction impacts, adapt to a new environment, and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability and longevity.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. Trees in good condition are in better health than those in poor condition.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. Defects such as codominant or multiple stems, lean and other deviations from the vertical, heavy branches and decay are problematic and may increase the potential for a tree to fail.

- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. Monterey cypress is sensitive to impacts from construction while London plane has good tolerance.
- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Species invasiveness**
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/paf/>) lists species identified as having being invasive. San Francisco is part of the Central West Floristic Province. Olive is present at Washington Square Park and has been listed as invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2).

Table 2. Tree suitability for preservation. Washington Square Park. SF Recreation & Parks Department. San Francisco CA.

High	Trees with good health and structural stability that have the potential for longevity at the site. Fifteen (15) trees were rated as having high suitability for preservation: Lombardy poplar #59, 60, 61, 62; London plane #25, 27, 35, 36; Canary Island pine #52, 55, 76; coast redwood #3, mayten #75, and primrose tree #16.
Moderate	Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Thirty-three (33) trees were rated as having moderate suitability for preservation: fig #78 - 83; Canary Island pine #47, 48, 49, 50, 54; Deodar cedar #4, 72, 73; Italian stone pine #70, 71, 74; olive #22, 32, 33, 41, 42, 43; primrose tree #17, 18; Paul's scarlet hawthorn #13, and southern magnolia #65.
Low	Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Twenty (20) trees were rated as having low suitability for preservation: Lombardy poplar #40, 63, 64, 66, 67; Italian stone pine #8, 9, 10, 11; London plane #28, 34; Victorian box #5, 7; Canary Island pine #51, 53; Deodar cedar #6, fig #84, mayten #1, Monterey cypress #12, and olive #44.

We consider trees with high suitability for preservation to be the best candidates for preservation during development. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Tree Risk Assessment

Tree Risk Assessment is the systematic process of evaluating the potential for a tree or one of its parts to fail and, in so doing, injure people or damage property. All trees have the potential to fail. The degree of risk will vary with the size of the tree, type and location of the defect, tree species, and the nature of the target. Tree risk assessment involves three components:

1. a tree with the potential to fail,
2. an environment that may contribute to that failure, and
3. a person or object that would be injured or damaged (i.e. the target).

The San Francisco Recreation and Park Department employs a standardized procedure for risk assessment.

Tree Risk Rating System

All of the surveyed trees were assessed using the procedure outlined in *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas* (N. Matheny & J. Clark 1994 (2nd edition). International Society of Arboriculture. Champaign IL). Following a visual inspection of tree health and structural condition, the part of the tree most likely fail within the next year was identified (e.g. branch, stem, or whole tree). The target that would be impacted by this part of the tree was then identified.

The risk associated with the tree was evaluated using the following components:

Failure potential (4 points) - identifies the most likely failure and rates the likelihood that the structural defect(s) will result in failure within the next year. The part of the tree most likely to fail was assessed using the following scale:

- 1 - low - defects are minor (e.g. dieback of twigs, small wounds with good woundwood development)
- 2 - medium - defects are present and obvious (e.g. lean or bow that has developed over time, cavity encompassing 10-25% of the circumference of the stem, codominant stems without included bark)
- 3 - high - compounding and/or significant defects present (e.g. severe lean, cavity encompassing 30-50% of the circumference of the stem, multiple pruning wounds with decay along a branch)
- 4 - severe - defects are very severe (e.g. partial uprooting of leaning tree, decay conks along the main stem, cavity encompassing more than 50% of the stem)

Size of defective part (4 points) - rates the size of the part most likely to fail. Larger parts present a greater potential for damage. Therefore, the size of the failure affects the potential for injury or damage. The scoring system was as follows:

- 1 - most likely failure less than 6" in diameter
- 2 - most likely failure 6 - 18" in diameter
- 3 - most likely failure 18 - 30" in diameter
- 4 - most likely failure greater than 30" in diameter

Target rating (4 points) - rates the use and occupancy of the area that would be struck by the defective part. For the project areas, the following scoring was employed:

- 1 - occasional use (e.g. lawn or landscaped area)
- 2 - intermittent use (e.g. sidewalk, table)
- 3 - frequent use (e.g. street parking)
- 4 - constant use (e.g. playground structure, high volume streets).

The points in each category were added to obtain the overall hazard rating, with 3 being the minimum and 12 being the maximum value.

Risk ranking = failure potential + size of defective part + target rating

For trees in Washington Square, the most likely failure was a branch for 51 trees, a stem for 9 and the whole tree for 8. Potential targets included general landscape (12 trees), sidewalk (14), city streets (10), bench (22), street parking (5), bus stop (4) and the bathroom (1). Risk rankings ranged from 3 to 10 on a scale from 3 to 12 (see **Tree Risk Assessment Form** in the **Attachments**). Fifty-four (54) of the 68 trees assessed were rated as 7 or lower. Ten (10) trees received ratings of 8 including seven figs, Monterey cypress #12, London plane #30 and Lombardy poplar #40. Italian stone pine #8 and Lombardy poplar #63 were ranked as 9 while mayten #1 and Lombardy poplar #67 were ranked as 10 (Photo 6).



Photo 6. Trees with risk ranking of 10. **Left:** mayten #1 had a large cavity at the base with extensive decay. **Right:** Lombardy poplar #67 leaned to the south and east with decay at the base.

The City of San Francisco Recreation and Park Department abates risk for trees ranked 9 or greater and for trees in poor condition with a risk ranking of 8.

Summary and Recommendations

Sixty-eight (68) trees were assessed at Washington Square Park. Sixteen (16) trees assessed in 2007 had been removed while 15 new trees were added. Lombardy poplar, Canary Island pine, London plane, fig and olive were the most frequently observed species. Eight species were represented by four or fewer trees. Previously assessed trees were mature in development while many new trees were young.

Tree condition was predominantly fair (26 trees) and good (30). Five trees were in poor condition while seven were excellent.

Risk rankings ranged from 3 to 10 on a scale of 3 to 12. The trees received rankings of 8 (Table 3). Approximately 80% of trees were ranked as 7 or lower. Ten (10) trees received rankings of 8, two were ranked as 9, and two were ranked as 10.

Fifty-four (54) of the 68 trees assessed were rated as 7 or lower. Ten (10) trees received ratings of 8 including seven figs (Table 3). Italian stone pine #8 and Lombardy poplar #63 were ranked as 9 while mayten #1 and Lombardy poplar #67 were ranked as 10 (Photo 6).

Based on my observations and assessment, I recommend the following:

1. Remove mayten #1 and Lombardy poplar #67 due to risk rankings of 10.
2. Remove Italian stone pine #8 due to risk ranking of 9.
3. Prune Lombardy poplar #63 to reduce the size and weight on the west side of the tree that extends over Columbus Street. Alternatively, remove and replace the tree due to a risk ranking of 9.
4. Remove Lombardy poplar #40 due to a risk ranking of 8 and poor condition.
5. Prune Monterey cypress #12 to reduce the size and weight on the west side of the tree. While in the tree, the climber shall inspect the codominant attachment for cracks, decay and other defects. The attachment may require installation of a support system.
6. Prune London plane #37 to reduce the weight on long heavy scaffold branches particularly that extend over the bathroom.
7. Continue the program of replacing trees that must be removed.

HortScience, Inc.



James R. Clark, Ph.D.
Certified Arborist WE-0846
Registered Consulting Arborist #357

Table 3. Proposed action. Trees with risk rankings of 8, 9, and 10. Washington Square Park. San Francisco CA.

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excell.	Likely Failure	Risk Ranking Target	Sum	Proposed Action
1	Mayten	29	2	Whole tree	Bus stop	10	Remove
8	Italian stone pine	47	2	Whole tree	Bench	9	Remove
12	Monterey cypress	62	3	Stem on W., high in tree	Sidewalk	8	Prune to reduce weight of west side tree
30	London plane	37	4	Stem	Bathroom	8	Prune to reduce length & weight of any long heavy branches
40	Lombardy poplar	31	2	Whole tree	Landscape	8	Remove
63	Lombardy poplar	52	3	Stem	Columbus	9	Prune to reduce weight of west side tree
67	Lombardy poplar	53	2	Whole tree	Union	10	Remove
77	Fig	18	4	Branch	Columbus	8	No treatment needed
78	Fig	16	4	Branch	Columbus	8	No treatment needed
80	Fig	15	3	Branch	Columbus	8	No treatment needed
81	Fig	19	4	Branch	Columbus	8	No treatment needed
82	Fig	23	4	Branch	Columbus	8	No treatment needed
83	Fig	20	4	Branch	Columbus	8	No treatment needed
84	Fig	20	3	Branch	Columbus	8	No treatment needed

ATTACHMENTS

Tree Assessment Form

Tree Risk Rankings

Tree Assessment Map

Tree Assessment Form

Washington Square Park
 SF Recreation & Parks Department
 San Francisco CA
 June 2017



TREE No.	LOCATION	SPECIES	TRUNK DIAMETER (in.)	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	STATUS	COMMENTS
1	Union St.	Mayten	29	2	Low	Mature	Codominant trunks @ 6' & 8', both with included bark; <i>Ganoderma</i> conk @ attachment on S.; ext. decay in lower trunk; can see thru base; leans S.
2	--	Angel's trumpet	4,2	--	--	--	2017: removed.
3	Union St.	Coast redwood	28	4	High	Mature	Typical form & structure; surrounded by pavement; lcl; dense canopy.
4	Union St.	Deodar cedar	28	4	Moderate	Mature	Partial failure to SE.; main trunk & laterals sweep upright; lost central leader high in crown.
5	Union St.	Victorian box	18	3	Low	Mature	Strong lean SE.; corrected; high thin crown; basal wounds.
6	Union St.	Deodar cedar	17	3	Low	Mature	One-sided to W.; lost central leader.
7	Stockton St.	Victorian box	20,15	3	Low	Mature	Codominant trunks @ 1', 5' & 7'; generally upright form; high thin crown.
8	Stockton St.	Italian stone pine	47	2	Low	Mature	Codominant trunks @ 7', 10' & 14'; 7' poor attachment with included bark; no basal flare; crown heavy over sidewalk; leans SE. & appears to be increasing.
9	Stockton St.	Italian stone pine	39	3	Low	Mature	Corrected lean SE.; codominant trunks @ 6'; really a low branch; okay form; high crown.
10	Stockton St.	Italian stone pine	48	3	Low	Mature	Multiple attachments @ 6'; heavy lateral limb to E. & NW.; high crown.

Tree Assessment Form

Washington Square Park
 SF Recreation & Parks Department
 San Francisco CA
 June 2017



TREE No.	LOCATION	SPECIES	TRUNK DIAMETER (in.)	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	STATUS	COMMENTS
11	Stockton St.	Italian stone pine	40	3	Low	Mature	Corrected lean SE.; multiple attachments arise @ 6' with included bark; asymmetric form; high crown.
12	Stockton St.	Monterey cypress	62	3	Low	Mature	Codominant trunks high in crown; high crown; no basal flare.
13	Filbert St.	Paul's scarlet hawthorn	7	4	Moderate	Semi-mature	Multiple attachments @ 4.
14	--	Italian stone pine	37	--	--	--	2017: removed.
15	--	Italian stone pine	33	--	--	--	2017: removed.
16	Stockton St.	Primrose tree	16,15,12	4	High	Mature	Multiple attachments @ 3'; upright; nice tree.
17	Stockton St.	Primrose tree	19	3	Moderate	Mature	Center tree; narrow upright form.
18	Stockton St.	Primrose tree	24	4	Moderate	Mature	Codominant trunks @ 4'; multiple attachments @ 6'; upright form; nice tree.
19	--	Japanese black pine	12	--	--	--	2017: removed.
20	--	Japanese black pine	14	--	--	--	2017: removed.
21	--	Italian stone pine	13,11	--	--	--	2017: removed.
22	Filbert St.	Olive	10	4	Moderate	Semi-mature	Typical form & structure.
23	--	Evergreen pear	10	--	--	--	2017: removed.
24	Interior	London plane	17	3	Moderate	Mature	Flat form to E./W.
25	Interior	London plane	24	4	High	Mature	Multiple attachments @ 10'; one-sided to S.
26	Interior	Evergreen pear	13	--	--	--	2017: removed.
27	Interior	London plane	34	5	High	Mature	Multiple attachments @ 10'.
28	Interior	London plane	17	3	Low	Mature	Small crown; slight lean E.

Tree Assessment Form

Washington Square Park
 SF Recreation & Parks Department
 San Francisco CA
 June 2017



TREE No.	LOCATION	SPECIES	TRUNK DIAMETER (in.)	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	STATUS	COMMENTS
29	Interior	London plane	31	4	Moderate	Mature	Multiple attachments @ 10'; codominant stem failed on SE.; one-sided to E.
30	Interior	London plane	37	4	Moderate	Mature	Multiple attachments @ 8'; crowded; nice form.
31	--	Evergreen pear	11	--	--	--	2017: removed.
32	Interior	Olive	19,17	3	Moderate	Mature	Codominant trunks @ base; trunks kiss @ 4'; 19" stem vertical & good; 17" stem bowed horizontal to W. with strong end weight; slight gap in canopy.
33	Interior	Olive	22	4	Moderate	Mature	High rounded crown; codominant trunks high in crown.
34	Interior	London plane	18	3	Low	Mature	Multiple attachments @ 15'; thin canopy; rangy form.
35	Interior	London plane	34	4	High	Mature	Multiple attachments @ 14'.
36	Interior	London plane	32	4	High	Mature	Multiple attachments @ 12'.
37	--	Mayten	18	--	--	--	2017: removed.
38	--	Italian stone pine	23	--	--	--	2017: removed.
39	Interior	Lombardy poplar	23	4	Moderate	Mature	Good tree.
40	Interior	Lombardy poplar	31	2	Low	Mature	Leans SE.; decay @ base on tension side; sounded hollow.
41	Filbert St.	Olive	13	4	Moderate	Mature	Stem x'd @ base; leans SW.; scaffold branch failure.
42	Filbert St.	Olive	11,11,10	4	Moderate	Mature	Multiple attachments @ base; bowing apart; trunk cavity.

Tree Assessment Form

Washington Square Park
 SF Recreation & Parks Department
 San Francisco CA
 June 2017



TREE No.	LOCATION	SPECIES	TRUNK DIAMETER (in.)	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	STATUS	COMMENTS
43	Filbert St.	Olive	14,10	3	Moderate	Mature	Codominant trunks @ 2'; 10" stem bowed S.
44	Filbert St.	Olive	11,10,9	2	Low	Mature	Poor form & structure; high, one-sided crown to E.
45	--	Scots pine	19	--	--	--	2017: removed.
46	--	Scots pine	13	--	--	--	2017: removed.
47	Filbert St.	Canary Island pine	31	4	Moderate	Mature	One-sided to E.; lost central leader.
48	Filbert St.	Canary Island pine	23	3	Moderate	Mature	Crown a narrow wedge to N.
49	Filbert St.	Canary Island pine	27	3	Moderate	Mature	Crown a narrow wedge to N.
50	Filbert St.	Canary Island pine	24	3	Moderate	Mature	Crown a wedge to NW.
51	Columbus Ave.	Canary Island pine	20	3	Low	Mature	Narrow flat form; heavy laterals low in crown.
52	Columbus Ave.	Canary Island pine	27	4	High	Mature	Nice tree; one-sided crown to W.
53	Columbus Ave.	Canary Island pine	21	3	Low	Mature	Narrow flat form with sinuous trunk; bleeding on lower trunk.
54	Columbus Ave.	Canary Island pine	30	4	Moderate	Mature	One-sided crown to W.; codominant trunks @ 24'; corrected lean S.; circling root.
55	Columbus Ave.	Canary Island pine	24	4	High	Mature	Slight lean & one-sided to S.
56	--	Canary Island pine	23	--	--	--	2017: removed.
57	--	Scots pine	10	--	--	--	2017: removed.
58	--	Photinia	5	--	--	--	2017: removed.
59	Interior	Lombardy poplar	29	5	High	Mature	Good tree; multiple attachments @ 8'.
60	Interior	Lombardy poplar	24	5	High	Mature	Good tree.
61	Interior	Lombardy poplar	25	5	High	Mature	Good tree; upright laterals.
62	Interior	Lombardy poplar	34	5	High	Mature	Good tree; one-sided to SW.

Tree Assessment Form

Washington Square Park
 SF Recreation & Parks Department
 San Francisco CA
 June 2017



TREE No.	LOCATION	SPECIES	TRUNK DIAMETER (in.)	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	STATUS	COMMENTS
63	Mariani Plaza	Lombardy poplar	52	3	Low	Mature	Previously topped; codominant trunks @ 12'; stem on street side with slight bow & weight.
64	Mariani Plaza	Lombardy poplar	47	3	Low	Mature	One-sided crown to S.; previously topped; open center.
65	Mariani Plaza	Southern magnolia	30	4	Moderate	Mature	Excellent form & structure; thin canopy; lacks vigor.
66	Mariani Plaza	Lombardy poplar	43	3	Low	Mature	Previously topped; thin canopy.
67	Mariani Plaza	Lombardy poplar	53	2	Low	Mature	Ext. decay @ base; sounded hollow in several places; leans SE.; previously topped.
68	Mariani Plaza	Lombardy poplar	36	4	Moderate	Mature	Previously topped; leans SE.; decay in surface root.
69	Mariani Plaza	Lombardy poplar	44	4	Moderate	Mature	Previously topped; base cracking curb; decay @ old pruning wounds; codominant trunks @ 16'; vertical.
70	Stockton St.	Italian stone pine	9	3	Moderate	Semi-mature	Leans S.; lost central leader.
71	Stockton St.	Italian stone pine	10	3	Moderate	Semi-mature	Lost central leader.
72	Stockton St.	Deodar cedar	6	4	Moderate	Young	Typical form & structure.
73	Filbert St.	Deodar cedar	6	4	Moderate	Young	Typical form & structure; foliage to ground.
74	Filbert St.	Italian stone pine	6	3	Moderate	Young	Leans S.; lost central leader.
75	Interior	Mayten	6	5	High	Young	Good young tree.
76	Columbus Ave.	Canary Island pine	6	5	High	Young	Good young tree.

Tree Assessment Form

Washington Square Park
 SF Recreation & Parks Department
 San Francisco CA
 June 2017



TREE No.	LOCATION	SPECIES	TRUNK DIAMETER (in.)	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	STATUS	COMMENTS
77	Columbus Ave.	Fig	18	4	Moderate	Mature	Street tree; 6' by 6' cutout; typical form & structure; multiple attachments @ 8'.
78	Columbus Ave.	Fig	16	4	Moderate	Mature	Street tree; 6' by 6' cutout; typical form & structure; multiple attachments @ 6'.
79	Columbus Ave.	Fig	13	4	Moderate	Mature	Street tree; 6' by 6' cutout; typical form & structure; codominant trunks @ 7'.
80	Columbus Ave.	Fig	15	3	Moderate	Mature	Street tree; 6' by 6' cutout; overtopped by adj. plane; asymmetric form; multiple attachments @ 6'.
81	Columbus Ave.	Fig	19	4	Moderate	Mature	Street tree; 6' by 6' cutout; typical form & structure; multiple attachments @ 8'.
82	Columbus Ave.	Fig	23	4	Moderate	Mature	Street tree; 6' by 6' cutout; typical form & structure; multiple attachments @ 6'; crown heavier to E. over sidewalk.
83	Columbus Ave.	Fig	20	4	Moderate	Mature	Street tree; 6' by 6' cutout; typical form & structure; multiple attachments @ 7'.
84	Columbus Ave.	Fig	20	3	Low	Mature	Street tree; 6' by 6' cutout; typical form & structure; multiple attachments @ 6'; several branch failures on S.

Tree Risk Rankings

Washington Square Park
 SF Recreation & Parks Department
 San Francisco CA
 June 2017



Tree No.	Location	Species	Trunk Diameter (in.)	Condition 1=poor 5=excell.	Likely Failure	Risk Ranking				Sum
						Target	Failure Potential	Size of Part	Target	
1	Union St.	Mayten	29	2	Whole tree	Bus stop	4	3	3	10
2	--	Angel's trumpet	4,2	--	--	--	--	--	--	--
3	Union St.	Coast redwood	28	4	Branch	Bench	2	1	2	5
4	Union St.	Deodar cedar	28	4	Branch	Bench	2	2	2	6
5	Union St.	Victorian box	18	3	Whole tree	Sidewalk	2	2	2	6
6	Union St.	Deodar cedar	17	3	Branch	Bench	2	1	2	5
7	Stockton St.	Victorian box	20,15	3	Branch	Sidewalk	2	1	2	5
8	Stockton St.	Italian stone pine	47	2	Whole tree	Bench	4	3	2	9
9	Stockton St.	Italian stone pine	39	3	Branch	Parking	2	1	3	6
10	Stockton St.	Italian stone pine	48	3	Branch	Parking	2	2	3	7
11	Stockton St.	Italian stone pine	40	3	Branch	Parking	2	2	3	7
12	Stockton St.	Monterey cypress	62	3	Stem on W., high in tree	Sidewalk	3	3	2	8
13	Filbert St.	Paul's scarlet hawthorn	7	4	Branch	Landscape	1	1	1	3
14	--	Italian stone pine	37	--	--	--	--	--	--	--
15	--	Italian stone pine	33	--	--	--	--	--	--	--
16	Stockton St.	Primrose tree	16,15,12	4	Branch	Bench	2	2	2	6
17	Stockton St.	Primrose tree	19	3	Branch	Bench	2	2	2	6
18	Stockton St.	Primrose tree	24	4	Branch	Sidewalk	2	1	2	5
19	--	Japanese black pine	12	--	--	--	--	--	--	--
20	--	Japanese black pine	14	--	--	--	--	--	--	--
21	--	Italian stone pine	13,11	--	--	--	--	--	--	--
22	Filbert St.	Olive	10	4	Stem	Sidewalk	2	1	2	5
23	--	Evergreen pear	10	--	--	--	--	--	--	--
24	Interior	London plane	17	3	Branch	Bench	2	1	2	5

Tree Risk Rankings

Washington Square Park
 SF Recreation & Parks Department
 San Francisco CA
 June 2017



Tree No.	Location	Species	Trunk Diameter (in.)	Condition 1=poor 5=excell.	Likely Failure	Risk Ranking				
						Target	Failure Potential	Size of Part	Target	Sum
25	Interior	London plane	24	4	Branch	Bench	2	1	2	5
26	Interior	Evergreen pear	13	--	--	--	--	--	--	--
27	Interior	London plane	34	5	Branch	Bench	2	2	2	6
28	Interior	London plane	17	3	Branch	Bench	2	1	2	5
29	Interior	London plane	31	4	Branch	Bench	2	2	2	6
30	Interior	London plane	37	4	Stem	Bathroom	2	3	3	8
31	--	Evergreen pear	11	--	--	--	--	--	--	--
32	Interior	Olive	19,17	3	Stem	Sidewalk	2	2	2	6
33	Interior	Olive	22	4	Branch	Bench	2	2	2	6
34	Interior	London plane	18	3	Branch	Bench	2	2	2	6
35	Interior	London plane	34	4	Branch	Bus stop	2	2	3	7
36	Interior	London plane	32	4	Branch	Sidewalk	2	2	2	6
37	--	Mayten	18	--	--	--	--	--	--	--
38	--	Italian stone pine	23	--	--	--	--	--	--	--
39	Interior	Lombardy poplar	23	4	Branch	Landscape	2	2	1	5
40	Interior	Lombardy poplar	31	2	Whole tree	Landscape	3	4	1	8
41	Filbert St.	Olive	13	4	Whole tree	Bench	2	1	2	5
42	Filbert St.	Olive	11,11,10	4	Stem	Sidewalk	2	2	2	6
43	Filbert St.	Olive	14,10	3	Stem	Sidewalk	2	2	2	6
44	Filbert St.	Olive	11,10,9	2	Stem	Sidewalk	2	2	2	6
45	--	Scots pine	19	--	--	--	--	--	--	--
46	--	Scots pine	13	--	--	--	--	--	--	--
47	Filbert St.	Canary Island pine	31	4	Branch	Sidewalk	2	1	2	5
48	Filbert St.	Canary Island pine	23	3	Branch	Sidewalk	2	1	2	5
49	Filbert St.	Canary Island pine	27	3	Branch	Bench	2	2	2	6

Tree Risk Rankings

Washington Square Park
 SF Recreation & Parks Department
 San Francisco CA
 June 2017



Tree No.	Location	Species	Trunk Diameter (in.)	Condition 1=poor 5=excell.	Likely Failure	Risk Ranking				Sum
						Target	Failure Potential	Size of Part	Target	
50	Filbert St.	Canary Island pine	24	3	Branch	Bench	2	2	2	6
51	Columbus Ave.	Canary Island pine	20	3	Branch	Bench	2	2	2	6
52	Columbus Ave.	Canary Island pine	27	4	Branch	Bench	2	2	2	6
53	Columbus Ave.	Canary Island pine	21	3	Branch	Bench	2	1	2	5
54	Columbus Ave.	Canary Island pine	30	4	Stem on W.	Sidewalk	3	2	2	7
55	Columbus Ave.	Canary Island pine	24	4	Branch	Bench	2	2	2	6
56	--	Canary Island pine	23	--	--	--	--	--	--	--
57	--	Scots pine	10	--	--	--	--	--	--	--
58	--	Photinia	5	--	--	--	--	--	--	--
59	Interior	Lombardy poplar	29	5	Branch	Landscape	2	2	1	5
60	Interior	Lombardy poplar	24	5	Branch	Landscape	2	2	1	5
61	Interior	Lombardy poplar	25	5	Branch	Landscape	2	2	1	5
62	Interior	Lombardy poplar	34	5	Branch	Landscape	2	2	1	5
63	Mariani Plaza	Lombardy poplar	52	3	Stem	Columbus	3	2	4	9
64	Mariani Plaza	Lombardy poplar	47	3	Branch	Parking	2	2	3	7
65	Mariani Plaza	Southern magnolia	30	4	Branch	Sidewalk	2	1	3	6
66	Mariani Plaza	Lombardy poplar	43	3	Branch	Parking	2	2	3	7
67	Mariani Plaza	Lombardy poplar	53	2	Whole tree	Union	3	3	4	10
68	Mariani Plaza	Lombardy poplar	36	4	Branch	Bus stop	2	2	3	7
69	Mariani Plaza	Lombardy poplar	44	4	Branch	Bus stop	2	2	3	7
70	Stockton St.	Italian stone pine	9	3	Whole tree	Bench	2	1	2	5
71	Stockton St.	Italian stone pine	10	3	Branch	Landscape	1	1	1	3
72	Stockton St.	Deodar cedar	6	4	Branch	Landscape	1	1	1	3
73	Filbert St.	Deodar cedar	6	4	Branch	Landscape	1	1	1	3
74	Filbert St.	Italian stone pine	6	3	Whole tree	Bench	2	1	2	5

Tree Risk Rankings

Washington Square Park
 SF Recreation & Parks Department
 San Francisco CA
 June 2017



Tree No.	Location	Species	Trunk Diameter (in.)	Condition 1=poor 5=excell.	Likely Failure	Risk Ranking				Sum
						Target	Failure Potential	Size of Part	Target	
75	Interior	Mayten	6	5	Branch	Landscape	1	1	1	3
76	Columbus Ave.	Canary Island pine	6	5	Branch	Landscape	1	1	1	3
77	Columbus Ave.	Fig	18	4	Branch	Columbus	2	2	4	8
78	Columbus Ave.	Fig	16	4	Branch	Columbus	2	2	4	8
79	Columbus Ave.	Fig	13	4	Branch	Columbus	2	1	4	7
80	Columbus Ave.	Fig	15	3	Branch	Columbus	2	2	4	8
81	Columbus Ave.	Fig	19	4	Branch	Columbus	2	2	4	8
82	Columbus Ave.	Fig	23	4	Branch	Columbus	2	2	4	8
83	Columbus Ave.	Fig	20	4	Branch	Columbus	2	2	4	8
84	Columbus Ave.	Fig	20	3	Branch	Columbus	2	2	4	8

Tree Assessment Map

Washington Square Park San Francisco, CA

Prepared for:
City of San Francisco Recreation
and Park Department
San Francisco, CA

May 2007
Updated April 2012
Updated June 2017

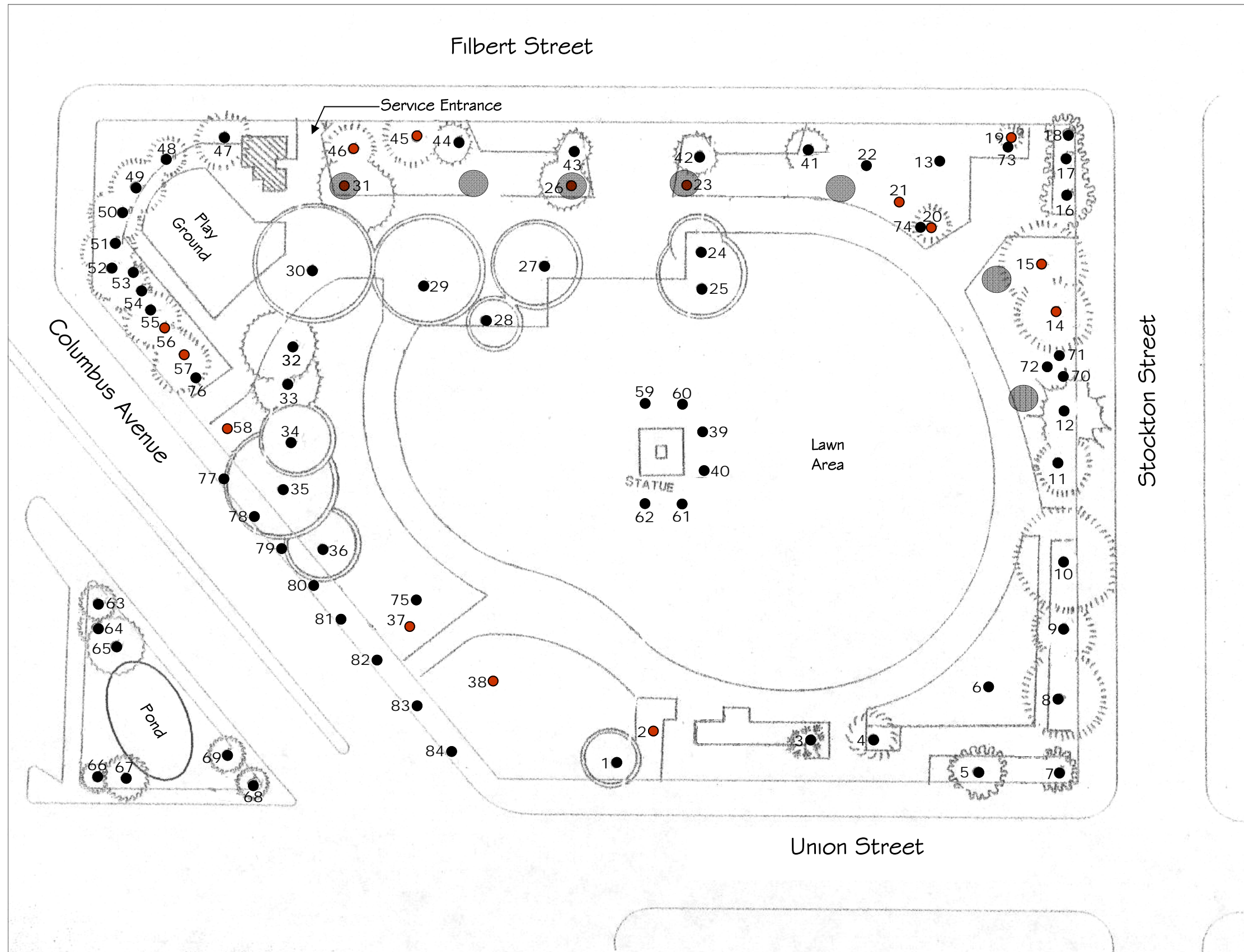


No Scale

Notes:
Base map provided by:
The Friends of Washington
Square Park
San Francisco, CA

Driplines and numbered tree locations
are approximate.

- = Tree has been removed
- = *Michelia doltsopa*
(Planted 2/18/2011)



325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
Fax 925.484.0596

Tree Assessment Map

Washington Square Park San Francisco, CA

Prepared for:
City of San Francisco Recreation
and Park Department
San Francisco, CA

May 2007
Updated April 2012
Updated June 2017



No Scale

Notes:
Base map provided by:
The Friends of Washington
Square Park
San Francisco, CA

Driplines and numbered tree locations
are approximate.

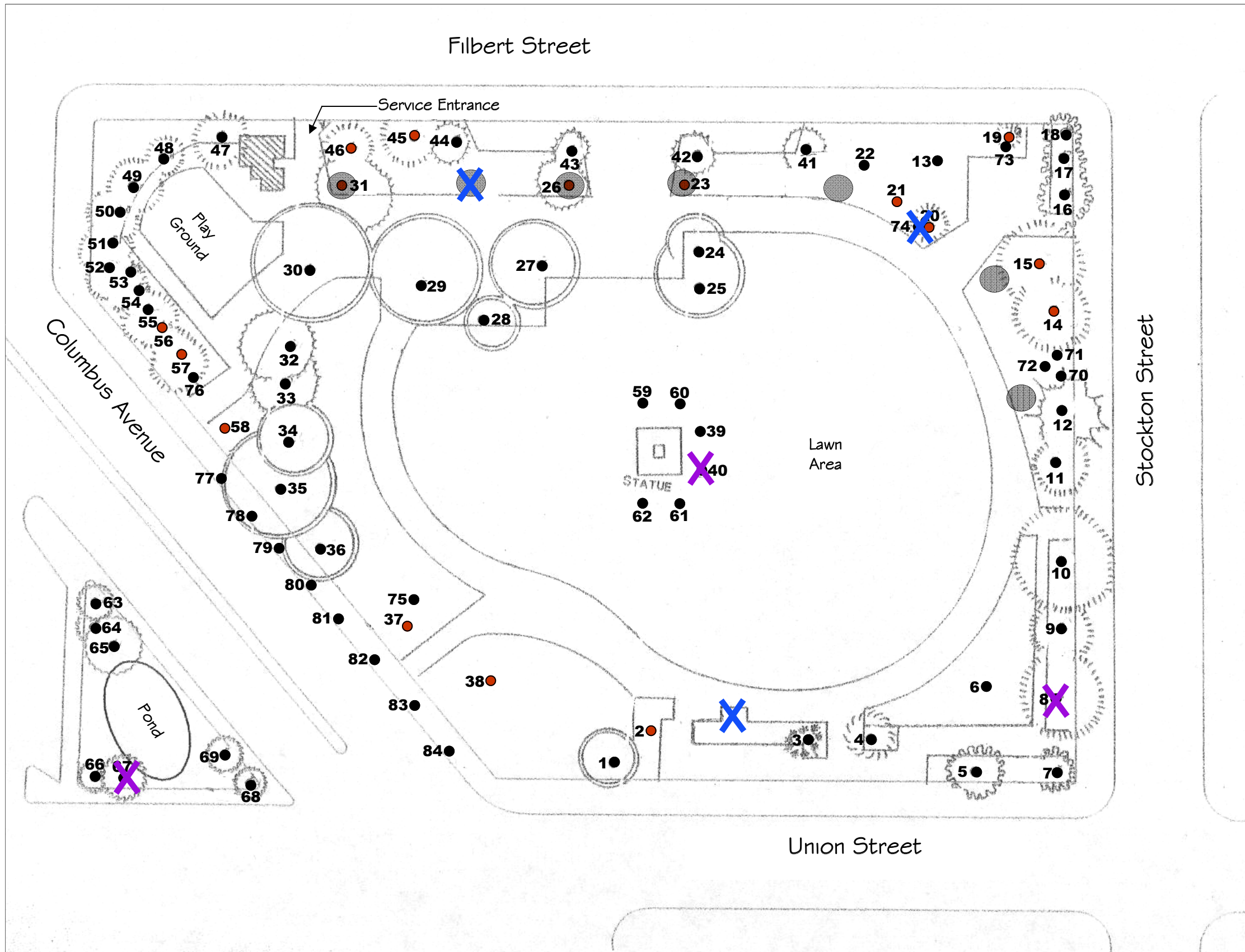
- = Tree has been removed
- = *Michelia doltsopa*
(Planted 2/18/2011)



325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
Fax 925.484.0596

Mark ups prepared on 1/30/16 by
SF Public Works for
Washington Square Water
Conservation Project

- X = Insignificant Tree to remove
(>10" caliper)
- X = Significant Tree to remove
(<10" caliper)



APPLICATION FOR Certificate of Appropriateness

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: CCSF Recreation and Parks Department	
PROPERTY OWNER'S ADDRESS: 501 Stanyan Street, San Francisco CA 94117	TELEPHONE: (415) 831-2700 EMAIL:

APPLICANT'S NAME: Levi Conover, RPD Project Manager Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 30 Van Ness Avenue, 3rd Floor, Suite 3000 San Francisco CA 94102	TELEPHONE: (415) 581-2572 EMAIL: levi.conover@sfgov.org

CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
CONTACT PERSON'S ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: Washington Square	ZIP CODE: 94133
CROSS STREETS: Filbert Street and Columbus Avenue	

ASSESSORS BLOCK/LOT: 102 / 1	LOT DIMENSIONS: Irregular	LOT AREA (SQ FT): 95,762	ZONING DISTRICT: P - Public	HEIGHT/BULK DISTRICT: OS - Open Space
ARTICLE 10 LANDMARK NUMBER: Landmark #: 226			HISTORIC DISTRICT: N/A	

3. Project Description

The Washington Square Water Conservation Project seeks to reduce the park's existing irrigation water use by two thirds and improve saturated soils conditions on the main lawn.

Building Permit Application No. TBD

Date Filed: TBD

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential	N/A			
Retail	N/A			
Office	N/A			
Industrial / PDR Production, Distribution, & Repair	N/A			
Parking	N/A			
Other (Specify Use)	lawn, planters, paths	90,609		90,609
Total GSF	lawn, planters, paths	90,609		90,609
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units	N/A			
Hotel Rooms	N/A			
Parking Spaces	N/A			
Loading Spaces	N/A			
Number of Buildings	N/A			
Height of Building(s)	N/A			
Number of Stories	N/A			
<p>Please provide a narrative project description, and describe any additional project features that are not included in this table:</p> <p>Please see project narrative attached at the end of this application.</p>				

Findings of Compliance with Preservation Standards

	FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS	YES	NO	N/A
1	Is the property being used as it was historically?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular the *Guidelines for Rehabilitation* and will retain character-defining features of the building and/or district:

Replacement of the irrigation and drainage infrastructure will not result in any changes in historic use to the park, and the layout and location of the existing pathways and planting areas will remain unchanged.

Findings of Compliance with General Preservation Standards

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The 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 park layout and use will remain unchanged.

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 the property will be avoided;

Every effort will be made to avoid changes to distinctive features, paces and spacial relationships.

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;

No design features will be included with the intent of creating a false sense of historic development.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved;

No changes are proposed to historically significant features.

5. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved;

No changes are proposed to distinctive materials, finishes, or construction techniques.

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;

N/A

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used;

N/A

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken;

The Recreation & Parks Department does not anticipate the discovery of archeological resources in the course of this project. If archeological resources are discovered they will go undisturbed until mitigation measures can be taken.

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 shall 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;

Existing spatial relationships will be maintained. Every effort will be made for new work to complement to the historic context of the park, but not to convey a false sense of being a historic element.

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 not be impaired;

N/A

PLEASE NOTE: For all applications pertaining to buildings located within Historic Districts, the proposed work must comply with all applicable standards and guidelines set forth in the corresponding Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1006.6. In the event of any conflict between the standards of Section 1006.6 and the standards contained within the Appendix which describes the District, the more protective shall prevail.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

This project does not influence neighborhood-serving retail uses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

This project does not influence housing. This project is not anticipated to have any influence on the cultural or economic diversity of the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced;

This project does not influence the supply of affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

This project does not influence the level of commuter traffic and does not impede upon Muni service. We do not anticipate that it will result in an increase in neighborhood parking as it does not change the existing use of the site.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

This project does not influence the industrial or service sectors of the City. It does not involve commercial office development and is not result in any change to future opportunities for employment of ownership.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

This project will in increase safety at the park.

7. That landmarks and historic buildings be preserved; and

This project maintains the historic use of the park.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

This project will not affect open space and access to sunlight.

Estimated Construction Costs

TYPE OF APPLICATION:	
OCCUPANCY CLASSIFICATION: TBD	
BUILDING TYPE:	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 90,609	BY PROPOSED USES: Irrigation and drainage replacement, replanting of landscape, and potential repaving alternate scope
ESTIMATED CONSTRUCTION COST: \$1,100,000	
ESTIMATE PREPARED BY: Rec & Park Department Project Manager	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: _____



Date: 2/12/2018 _____

Print name, and indicate whether owner, or authorized agent:

Levi Conover, Project Manager, SFRPD

Owner / Authorized Agent (circle one)

Certificate of Appropriateness Application Submittal Checklist

The intent of this application is to provide Staff and the Historic Preservation Commission with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, the Department will review the application to determine whether the application is complete or whether additional information is required for the Certificate of Appropriateness process. Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	CERTIFICATE OF APPROPRIATENESS
Application, with all blanks completed	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Department	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.

PLEASE NOTE: *The Historic Preservation Commission will require additional copies each of plans and color photographs in \ reduced sets (11" x 17") for the public hearing packets. If the application is for a demolition, additional materials not listed above may be required. All plans, drawings, photographs, mailing lists, maps and other materials required for the application must be included with the completed application form and cannot be "borrowed" from any related application.*

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



Mayor Mark Farrell
Phil Ginsburg, General Manager

Project Narrative

2/13/18

Application for Certificate of Appropriateness

Re: Washington Square Water Conservation Project

The Washington Square Water Conservation Project seeks to reduce the park's existing irrigation water use by two thirds and improve saturated soils conditions on the main lawn. Project scope includes replacement of the existing irrigation and drain infrastructure throughout the park. The park plan, layout of pathways, and layout of planting bed perimeters would remain unchanged.

Base Scope Items:

1. Remove and replace existing irrigation system (main lines, branch lines, sprinkler heads, controllers)
2. Remove and replace existing sub-lawn drain infrastructure
3. Remove and replace three trees recommended for removal on tree assessment, identified in plan (item #12 on plan legend), tree assessment attached for reference
4. Plant four new trees that were previously removed due to disease/hazard (item #11 on plan legend)
5. Removal of all existing shrubs and bushes in perimeter planting beds, and replacement with low water use and durable planting (item #14 on plan legend)
6. Replant grass/sod on existing main lawn

Alternate Scope Items:

In the event additional project funding is secured, some or all of the following scope items would be included in the scope of work:

1. ADA upgrades to pathways – regrade existing non-conforming cross slope of pathways (item #8 on plan legend), and install a new 6"-12" tall concrete curb along planter beds to accommodate cross-slope mitigation measures (item #7 on plan legend)
2. Remove all existing asphalt pathways and replace with stained concrete. Stain would be dark to maintain the aesthetic of the existing asphalt color, and include a waterjet finish. Concrete finish would match approved concrete finish in Playground Replacement project Cat-EX. See attached Cat-EX for reference. (item #9 on plan legend)
3. Installation of perimeter cobble pavers at lawn and planting bed edges (item #6 on plan legend) to match Cat-EX approval from Playground Replacement
4. Installation of perimeter low fencing on outer planter bed edges (item #4 on plan legend) to match Cat-EX approval from Playground Replacement
5. Remove and Replace existing benches in-kind with new benches (item #3 on plan legend)



SF REC & PARK | WASHINGTON SQUARE PARK WATER CONSERVATION PROJECT

January 31, 2018



Project Manager

Levi Conover

Recreation and Parks Department

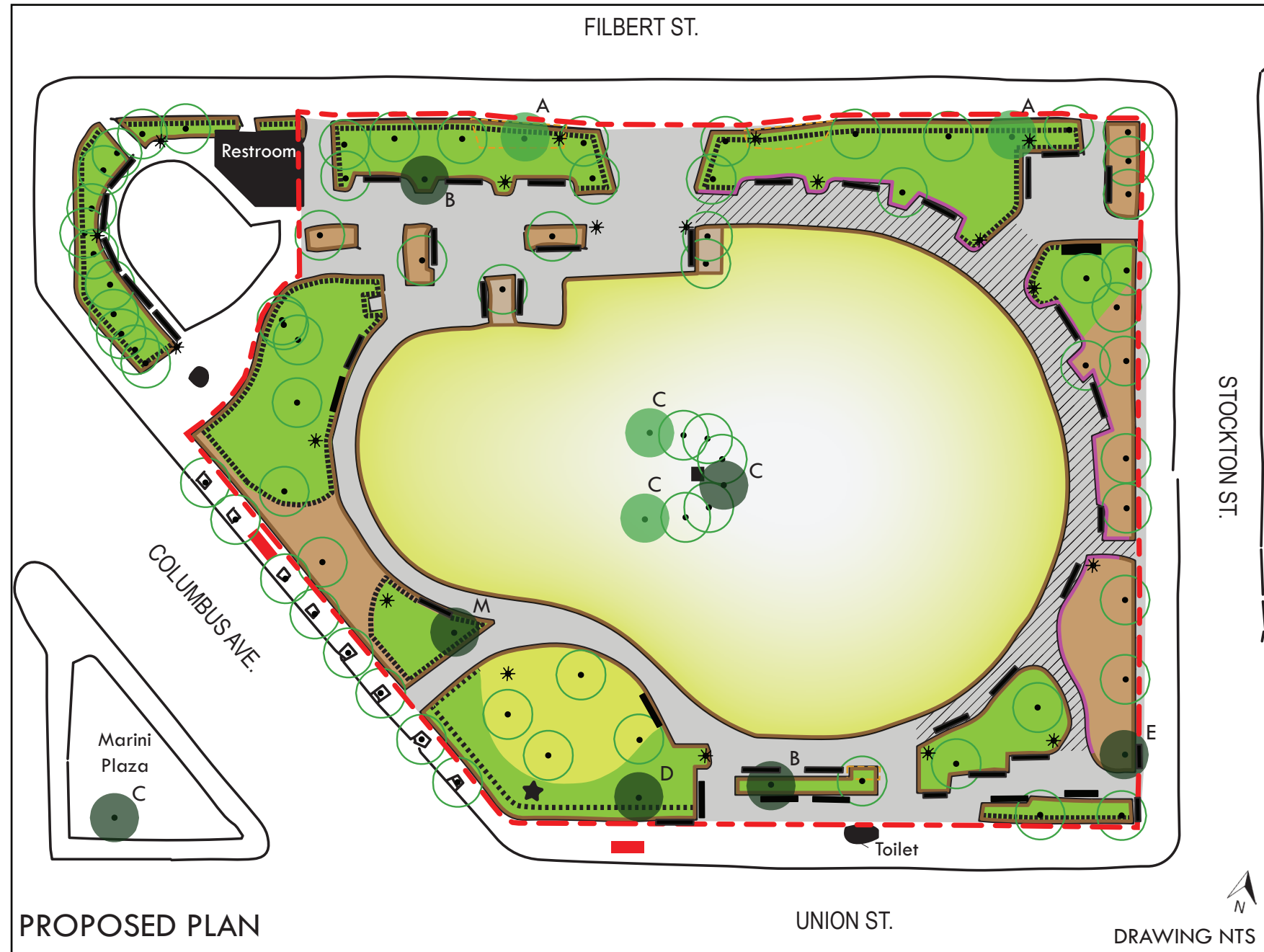
Design Team

Edward Chin, Landscape Architect

Andrea Alfonso, Landscape Architect

San Francisco Public Works





Tree Legend

- A- *Olea Europaea*, European Olive (Qty.2)
- B- *Michelia doltsopa*, Sweet Michelia (Qty.2)
- C- *Populus nigra*, Black Poplar (Qty.4)
- D- *Platanus racemosa*, CA Sycamore (Qty.1)
- E- *Pinus Pinea*, Stone Pine (Qty.1)
- M- *Maytensus boaria*, Mayten (Qty.1)

Legend

- | | | | | | |
|---|------------------------------|----|--------------------------|----|--------------------------------|
| 1 | Existing Tree | 5 | Existing Bus Stop | 11 | New Tree |
| 2 | Existing Light Pole | 6 | Proposed Cobble Paving | 12 | Tree to Be Removed/Replaced |
| 3 | Proposed Bench, as necessary | 7 | Proposed Concrete Curb | 13 | Proposed Grass |
| 4 | Proposed Low Fencing | 8 | Proposed Grading Area | 14 | Proposed Low Shrub/Groundcover |
| | | 9 | Proposed Concrete Paving | 15 | Remove AC paving |
| | | 10 | Proposed Mulch | 16 | Park Sign |

PLANTING RECOMMENDATIONS

Plant species selected for the palette meet several underlying criteria, which are: low water use, provide habitat for insects and birds and low maintenance. Additionally, their profile grows under three feet tall to maintain clear site lines for park safety.

It is recommended that the planting beds be filled with drifts of plant massings that seamlessly blend together. This will allow specific plants to define planting beds and give structure and character to the perimeter of the park.

Temporary protective fencing should be installed at the perimeter of new planting beds until new permanent perimeter fencing can be installed.



PLANTING PRECEDENTS

FOUNDATION PLANTING: MAX 3' HIGH



Olea europaea 'little ollie'
Little Ollie Dwarf Olive
☀️



Prunus Laurocerasus 'Otto Luyken'
Cherry Laurel
☀️ 🦋 ☀️



Correa 'Dusky Bells'
Red Australian Fuchsia
☀️ 🦋 ☀️



Rhamnus californica 'Mt. San Bruno'
Dwarf Coffeeberry
☀️ 🦋 ☀️



Ceanothus 'Concha'
Concha Ceanothus
☀️ 🦋



Berberis thunbergii
Berberis
☀️

GROUNDCOVER



Baccharis pilularis 'Twin Peaks'
Dwarf Coyote Brush
☀️ 🦋



Sollya heterophylla
Australian Bluebell Creeper
☀️ 🦋 ☀️



Ceanothus gloriosus 'Anchor Bay'
Anchor Bay Ceanothus
☀️ 🦋

Legend

- ☀️ Shade Tolerant
- ☀️ Spring Bloom
- ☀️ Summer Bloom
- ☀️ Fall Bloom
- ☀️ Winter Bloom
- 🦋 Attracts Insects and/or birds

SHRUBS + SUCCULENTS



Ribes Sanguineum
Pink Flowered Currant
☀️ 🦋 ☀️



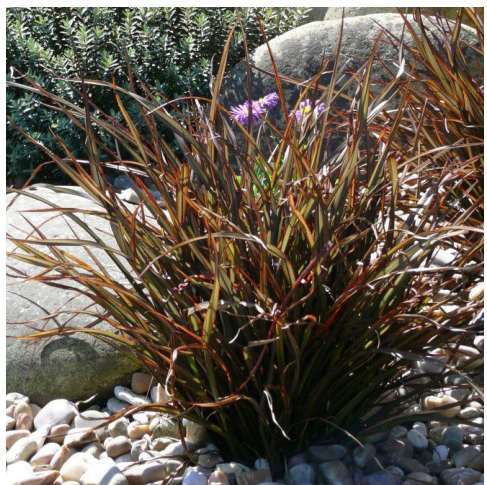
Woodwardia fimbriata
Chain Fern
☀️



Agave bracteosa
Spider Agave



Punica granatum 'nana'
Dwarf Pomegranate
☀️ 🦋



Phormium tenax spp.
Dwarf Flax
☀️



Cotinus coggygia
Smoketree
☀️ 🦋

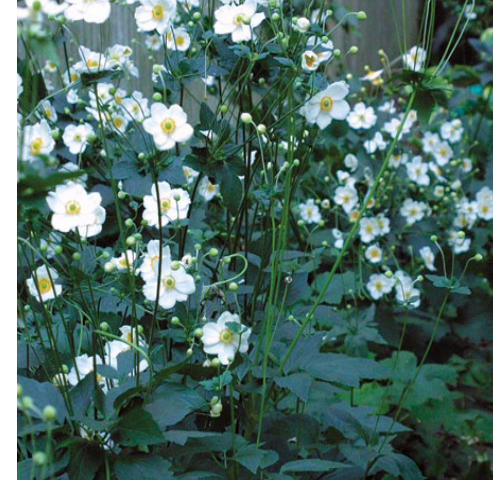
PERENNIALS



Heuchera maxima
Island Alum Root
☀️ 🦋



Helleborus spp.
Lenten Rose
☀️ ☀️ 🦋 ☀️



Anemone x hybrida 'Honorine Jober'
Japanese Anemone
☀️ ☀️ 🦋 ☀️



Zauschneria californica
California Fuchsia
☀️ ☀️ 🦋



Euphorbia characias 'wulfenii'
Spurge
☀️ 🦋



Santolina chamaecyparissus
Lavender Cotton
☀️ 🦋



Rosmarinus officinalis 'Prostratus'
Creeping Rosemary
☀️ 🦋



Penstemon heterophyllus 'BOP'
Blue Bedder
☀️ ☀️ 🦋



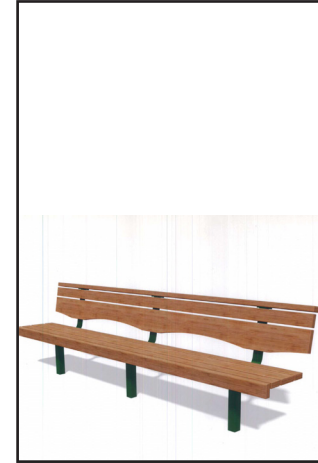
Lavendula spp.
Lavender
☀️ 🦋

Legend

- ☀️ Shade Tolerant
- ☀️ Spring Bloom
- ☀️ Summer Bloom
- ☀️ Fall Bloom
- ☀️ Winter Bloom
- 🦋 Attracts Insects and/or birds



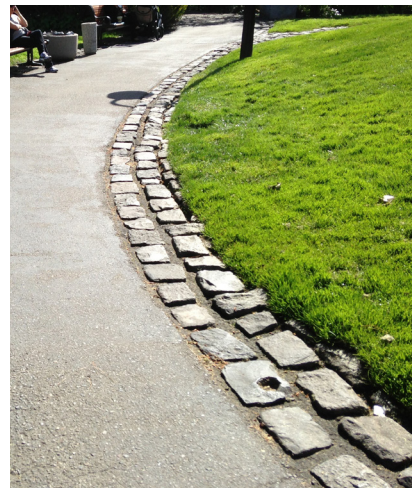
Plant Protection Fence



Historic Bench
replace to match existing



Paving
waterjet concrete with
integral color



Paving Edge
basalt pavers



Curb at Sidewalk

Appeal Response Attachment B

RECREATION AND PARK COMMISSION AUGUST 16, 2018 AGENDA AND WASHINGTON SQUARE WATER CONSERVATION PROJECT CASE REPORT



Mark Buell, *President*
Allan Low, *Vice President*

Kat Anderson
Gloria Bonilla
Tom Harrison
Larry Mazzola, Jr.
Eric McDonnell

London N. Breed
Mayor

Philip A. Ginsburg, *General Manager*
Margaret A. McArthur, *Commission Liaison*

RECREATION AND PARK COMMISSION
THURSDAY, AUGUST 16, 2018
10:00 A.M.
CITY HALL, ROOM 416

1. ROLL CALL

COMMUNICATIONS

Note: Each item on the Consent or Regular agenda may include the following documents:

- a) Legislation
- b) Budget Analyst report
- c) Legislative Analyst report
- d) Recreation and Park Department cover letter and/or report
- e) Consultant report
- f) Public correspondence
- g) Report or correspondence from other Department or Agency

These items will be available for review at McLaren Lodge, 501 Stanyan St., Commission Room. If any materials related to an item on this agenda have been distributed to the Recreation and Park Commission after distribution of the agenda packet, those materials are available for public inspection at McLaren Lodge, Commission Room, 501 Stanyan Street, San Francisco, CA during normal office hours. The documents for each item may be found on the website at:

<http://sfrecpark.org/about/recreation-park-commission/>

Note: The Commission will hear public comment on each item on the agenda before or during consideration of that item.

2. PRESIDENT'S REPORT (DISCUSSION ONLY)

- a) Openings and Events
- b) Commission Administrative Matters
- c) Acknowledgements

3. GENERAL MANAGER'S REPORT (DISCUSSION ONLY)

- a) Financial Matters
- b) Capital Report
- c) Property Management
- d) Recreation Programs
- e) Park, Recreation and Open Space Advisory Committee Report
- f) Events
- g) Legislation

4. **GENERAL PUBLIC COMMENT - UP TO 15 MINUTES – THIS ITEM WILL BE CONTINUED TO ITEM 12**
At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission and that do not appear on the agenda. With respect to agenda items, you will have opportunity to address the Commission when the item is reached in the meeting.

5. **CONSENT CALENDAR (ACTION ITEM)**

A. **MINUTES**

Discussion and possible action to approve the minutes from the June and July commission meetings.

B. **SAN FRANCISCO ZOOLOGICAL SOCIETY ANIMAL TRANSACTIONS**

Discussion and possible action to approve the following animal transactions for the San Francisco Zoological Society, which were processed under Resolution No. 13572.

DONATION FROM:	ANIMAL SPECIES	PRICE	TOTAL DUE
Zoological Society of San Diego	0.1 mandrill	NIL	NIL
P.O. Box 120551	Mandrillus sphinx		
San Diego, CA 92112			

C. **ACCEPTANCE OF GRANTS**

Discussion and possible action to accept and expend a cash grant in the amount of approximately \$30,000 from the San Francisco Parks Alliance, on behalf of the Friends of Alta Plaza Park, for new plants and materials for a volunteer planting event in Alta Plaza Park.
Staff: Nathan Tinclair – 831-6842

D. **SAN FRANCISCO ZOOLOGICAL SOCIETY- BUDGET FY 2018-19**

Discussion and possible action to approve the Fiscal Year 2018-19 budget of the San Francisco Zoological Society.
This item was referred from Joint Zoo Committee to the consent calendar

E. **807 FRANKLIN SHADOW ON JEFFERSON SQUARE PARK**

Discussion and possible action to adopt a resolution recommending to the Planning Commission regarding whether or not the new shadow cast by the proposed project at 807 Franklin Street will have a significant adverse impact on the use of Jefferson Square Park, pursuant to Planning Code Section 295 (the Sunlight Ordinance).

Staff: Yael Golan – 575-5612

This item was referred from Capital Committee to the consent calendar

F. **MASTER AGREEMENTS FOR HISTORIC RESOURCES EVALUATION**

Discussion and possible action to authorize the General Manager to enter into four Master Agreements for As-Needed Historic Resource Evaluation and/or Archeological Review, each for a maximum amount of \$600,000 with a maximum combined amount of \$1,800,000, to Architectural Resources Group, ICF Jones & Stokes, Inc., Garavaglia Architecture, Inc., and Page & Turnbull.

Staff: Yael Golan – 575-5612

This item was referred from Capital Committee to the consent calendar

GENERAL CALENDAR

6. **SAN FRANCISCO ZOO**

Presentation and discussion only to update the Commission on operational and management issues at the San Francisco Zoo. (DISCUSSION ONLY)

7. **INDIA BASIN PARKS CONCEPT PLAN APPROVALS**

Discussion and possible action to: 1) adopt CEQA Findings for the India Basin Mixed-Use Project; and 2) approve the Concept Design for 900 Innes/India Basin Shoreline Park. (ACTION ITEM)

Staff: Nicole Avril – 305-8468

This item was referred from Capital Committee to the general calendar with recommendation to approve

8. **WASHINGTON SQUARE WATER CONSERVATION PROJECT**
Discussion and possible action to approve the proposed concept design for the Washington Square Water Conservation Project. Approval of this proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31. (ACTION ITEM)
Staff: Levi Conover – 581-2572
This item was referred from Capital Committee to the general calendar with recommendation to approve
9. **MARGARET HAYWARD PLAYGROUND RENOVATION – AWARD OF CONTRACT**
Discussion and possible action to award a construction contact for Margaret Hayward Playground Renovation (Contract No. 10000009883; Project No. 3247V) to the lowest responsive, responsible bidder within project budget from among of the following bidders: Robert A. Bothman Construction, in the amount of \$19,329,000; Thompson Builders Corporation, in the amount of \$19,885,230; Build Group, Inc., in the amount of \$20,650,614. (ACTION ITEM)
Staff: Marien Coss – 581-2557
10. **GENEVA CAR BARN PROJECT – CONTRACT TIME INCREASE**
Discussion and possible action to amend the contract with Roebuck Construction for the Geneva Car Barn and Powerhouse Phase One project to extend the schedule by 169 calendar days. (ACTION ITEM)
Staff: Reem Assaf – 575-5653
11. **LET'SPLAYSF!**
Presentation and discussion only on the status of the Let'sPlaySF! playgrounds initiative to renovate the 13 playgrounds prioritized by the Playgrounds Task Force. (DISCUSSION ONLY)
Staff: Melinda Stockmann – 581-2548
12. **GENERAL PUBLIC COMMENT – CONTINUED FROM ITEM 4 IF NECESSARY**
At this time members of the public who were not able to address the Commission on item 4 may address the Commission on items that are within the subject matter jurisdiction of the Recreation and Park Commission and that do not appear on the agenda.
13. **CLOSED SESSION – CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION**
- A. Public comment on all matters pertaining to the closed session.
- B. Vote on whether to hold closed session to confer with legal counsel regarding pending litigation. (ACTION ITEM)
- C. Possible closed session held pursuant to Gov't Code Section 54956.9(a) and Admin. Code Section 67.10(d):
- CONFERENCE WITH LEGAL COUNSEL (ACTION ITEM)**
Cui Ying Zhou v. City and County of San Francisco
San Francisco Superior Court, Case No. CGC-16-555523 (filed November 28, 2016)
Plaintiff to dismiss claims with prejudice in exchange for City payment of \$14.5 million.
- D. Reconvene in open session.
- E. Possible report on actions taken in closed session (Gov't Code Section 54957.1 and Admin. Code Section 67.12) (ACTION ITEM).
- F. Vote to elect whether to disclose any or all discussions held in closed session. (Gov't Code Section 54957.1; Admin. Code Section 67.12(a)). (ACTION ITEM)
14. **COMMISSIONERS' MATTERS**
This item is designed to allow Commissioners to raise issues they believe the Commission should address at future meetings. There will be no discussion of these items at this time.
15. **NEW BUSINESS/AGENDA SETTING (DISCUSSION ONLY)**
- Lincoln Park Golf Course
 - Golden Gate Park Stables
 - Community Gardens Policy

- South End Rowing Club
- Dolphin Club
- Golden Gate Yacht Club
- Commemorative Bench Program
- Esprit Park
- Golden Gate Park Tennis Fees
- Golden Gate Park, Alvord Lake

16. **COMMUNICATIONS (DISCUSSION ONLY)**

From Phil Chin in regard to Portsmouth Square Re-envisioning
 From Lillian Sing in regard to the Comfort Women Memorial First Anniversary
 From Barbara Hill in regard to park issues
 From Christopher Seguire in regard to Potrero del Sol Park

17. **ADJOURNMENT**

For questions about the meeting please contact 415-831-2750. The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For information on your rights under the Sunshine Ordinance (Chapters 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, please contact:

Sunshine Ordinance Task Force Administrator
 City Hall – Room 244 1 Dr. Carlton B. Goodlett Place
 San Francisco, CA 94102-4683
 415-554-7724 (Office); 415-554-7854 (Fax)
 E-mail: SOTF@sfgov.org

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Public Library and on the City's website at www.sfgov.org. Copies of explanatory documents are available to the public online at <http://www.sfbos.org/sunshine> or, upon request to the Commission Secretary, at the above address or phone number.

ACCESSIBLE MEETING POLICY

Per the American Disabilities Act and the Language Access Ordinance, interpreters will be available for American Sign Language, Chinese, Spanish, Filipino, and other languages upon request. Additionally, every effort will be made to provide a sound enhancement system, meeting materials in alternative formats, and/or a reader. Minutes may be translated after they have been adopted by the Commission. For all these requests, please contact Margaret McArthur, Commission Liaison, at least 48 hours before the meeting at 415-831-2750. Late requests will be honored if possible. The hearing room is wheelchair accessible.

De acuerdo con la Ley sobre Estadounidenses con Discapacidades y la Ordenanza de Acceso a Idiomas, intérpretes para la Lengua de Signos Estadounidense, chino, español, filipino y otros idiomas estarán disponibles a petición. Además, se hará todo lo posible para proporcionar un sistema de refuerzo de sonido, los materiales de la reunión en formatos alternativos y un lector. Las actas se pueden traducir después de que la Comisión las haya adoptado. Para realizar todas estas peticiones, por favor contacte con Margaret McArthur, Coordinadora de la Comisión, por lo menos 48 horas antes de la reunión al 415-831-2750. Si es posible, se honrarán las solicitudes tardías. La sala de audiencias es accesible para sillas de ruedas.

依據「美國殘疾人士法案」(American Disabilities Act)與「語言服務條例」(Language Access Ordinance)，傳譯員將根據請求予以提供美國手語、中文、西班牙文、菲律賓文或其他語言的傳譯服務。此外，亦將竭誠提供音效增強系統、其他形式的會議資料，和/或閱讀器。翻譯版本的會議記錄會在委員會通過後提供。所有的上述要求，請於會議前最少48小時致電**415-831-2750**聯絡委員會聯絡員，**Margaret McArthur**。逾期提出的請求，若可能的話，亦會被考慮接納。聽證室設有輪椅通道。

Ayon sa American Disabilities Act at Language Access Ordinance may nakalaang mga tagapagsalin sa American Sign Language, Intsik, Espanyol, Filipino at sa iba pang wika kapag ito'y ini-reqwest. Dagdag pa, pagsisikapang lahat upang mapahusay ang

sistema para sa mas malinaw na marinig ang mga ito, mga materyales ng pagpupulong sa alternatibong pormat, at/o tagapagbasa. Ang katitikan (minutes) ng pulong ay maaaring maisalin kapag ito'y inaprubahan na ng Komisyon. Sa lahat ng mga ganitong rekwest, kontakin lamang po si Margaret McArthur, Commission Liaison, sa [415-831-2750](tel:415-831-2750) sa panahong di bababa sa 48 oras bago magpulong. Hangga't maaari, ang mga rekwest na nahuli (late) ay pagbibigyan. Ang silid pulongan ay may access para sa mga naka- wheelchair.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

DISABILITY ACCESS

The Recreation and Park Commission meeting will be held in Room 416 at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco. The meeting location is between Grove and McAllister Streets and is wheelchair accessible. The closest BART and Muni Metro Station is Civic Center, about three blocks from the meeting location. Accessible Muni lines nearest the meeting location are: 42 Downtown Loop, 49 Van Ness-Mission, F-Market & Muni Metro (Civic Center Station). For more information about Muni accessible services call 415-923-6142. There is accessible on-street parking available in the vicinity of the meeting location.

For assistance call 415-831-2750. In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that others may be sensitive to various chemical based products. Please help the City accommodate these individuals.

LOBBYIST ORDINANCE

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, (415) 252-3100, FAX (415) 252-3112, website: sfgov.org/ethics.

CEQA APPEALS

CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code If the Commission approves an action identified by an exemption or negative declaration as the Approval Action (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA decision prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. Typically, an appeal must be filed within 30 calendar days of the Approval Action. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Planning Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

WRITTEN COMMENTS

Persons attending the meeting and those unable to attend may submit written comments regarding the subject of the meeting. Such comments will be made part of the official public record and will be brought to the attention of the Commission. Written comments should be submitted to:

Mark Buell, President
Recreation and Park Commission
McLaren Lodge, Golden Gate Park
501 Stanyan Street
San Francisco, CA 94117-1898
recpark.commission@sfgov.org
Fax Number: 415-831-2096



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

Date: August 1, 2018

To: Recreation and Park Commission

Through: Philip A. Ginsburg, General Manager
Toks Ajike, Interim Director of Capital and Planning Division

From: Levi Conover, Project Manager

Subject: Washington Square Water Conservation Project – Concept Design Approval

Agenda Wording

Discussion and possible action to approve the proposed concept design for the Washington Square Water Conservation Project. Approval of this proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

Strategic Plan

Strategy 1: Inspire Public Space: Keep today’s parks safe, clean, and fun; promote our parks’ historic and cultural heritage; and build the great parks of tomorrow.
Objective: 1.2.: Strengthen the quality of existing parks and facilities.

Strategy 4: Inspire Stewardship, Objective 4.1 Conserve and strengthen natural resources. Continue water conservation plan with fixtures, pathways, landscape, recycled water, and irrigation modernization.

Background Information

Washington Square is located the North Beach neighborhood, at the intersection of Columbus Avenue, Powell Street, and Filbert Street. Established in 1847, Washington Square is one of the city’s oldest parks, and was issued Landmark Designation status by the San Francisco Planning Department in 1999. The Square is a community gathering place – highly utilized by residents throughout the neighborhood, with a history of hosting festivals and other special events throughout the year.

In 2012 the Recreation and Park Department (RPD) partnered with the San Francisco Public Utilities Commission (SFPUC) to develop a Parks Water Conservation Plan for twelve parks with the greatest potential for water savings, including Washington Square. In July of 2017 the



RPD Commission approved a Memorandum of Understanding between RPD and SFPUC for the implementation of the Washington Square Water Conservation Project, and SFPUC Grant Assistance for Large Landscape Retrofits.

Of the 12 parks surveyed for the Parks Water Conservation Plan, Washington Square was the highest user of water on an annual per-acre basis (2,205,840 gallons/acre/year). The site area is 2.26 acres, and contains 1.5 acres of irrigated lawn and garden. Metered irrigation use from January 2014-January 2015 was recorded at 3,308,760 gallons. The current irrigation system was installed in the late 1950's, approximately 65 years ago. Contributing factors to the high water consumption rate are: poor layout of irrigation zones and controllers, inefficient sprinkler heads, and insufficient water pressure regulation.

The project scope will replace the antiquated manual and automatic irrigation systems, install a new smart controller with rain and flow sensors, and replace high water-using plants and lawn. It is estimated the project will conserve 2.2 million gallons of potable water annually.

In addition to the aging irrigation system, the park suffers from oversaturated soil on the main lawn and deteriorating pathways that do not meet current ADA standards. The project scope also seeks to replace the park's sub-drain infrastructure beneath the main lawn and fully replace the existing pathways with new ADA compliant concrete pathways.

Community Process

The department has worked closely with the Friends of Washington Square to develop the water conservation project from its early inception in 2016. Their advocacy for the project, and support from Supervisor Peskin, was central to obtaining the SFPUC Grant Assistance award, and for the inclusion of the drainage and pathway improvement scope in the project.

The larger community outreach effort for the project began in February 2018, with the goal of messaging the project and obtaining community feedback. Outreach has included presentations to neighborhood community groups, individual discussions/meetings with community members, meetings with business owners on the square, an on-line survey (approximately 200 responses), flyers passed out at the North Beach Festival, and a community meeting.

The department has met or engaged with the following community groups:

- Friends of Washington Square
- North Beach Neighbors
- Telegraph Hill Dwellers
- Russian Hill Neighbors
- Chinatown community at large
- North Beach Business Association
- Online Survey (200+ responses)
- Businesses & Organizations on the Square
- Engaged community members
- Community Meeting on 7/25/2018

Early in the outreach process the community raised concerns regarding project impacts on the neighborhood caused by the closure of the park. Following our first presentation to North Beach Neighbors, the group engaged with the department to outline the concerns they heard from their members. North Beach Neighbors has been an invaluable community advocate, assisting the department with outreach to other key stakeholders in the neighborhood, and have helped shape the project's mitigation plans to reduce project impacts on the neighborhood.

Proposed Project Scope

The project scope seeks to replace the park's existing irrigation system, with the goal of reducing existing water use by two-thirds; from approximately 3.3 million gallons per year, to 1.1 million gallons per year. Additionally the project seeks to address saturated soil conditions on the main lawn and replace the pathways.

Proposed scope of work includes:

- Install a new weather sensing irrigation system
- Plant new draught tolerant landscaping
- Install new sub-drain infrastructure to reduce saturated soil conditions
- Pathway repaving and ADA improvements
- Tree maintenance and pruning throughout, and removal/replacement of 11 trees
- Maintenance to existing benches, replace in-kind only when necessary

The neighborhood was almost unanimously concerned with the duration of the park closure, and requested that the department either phase the project or take measure to reduce the duration of the closure. Phasing the project proved infeasible due to concerns over quality control, budget limitations, and prolonged construction disturbance to the neighborhood.

The department is putting measures in place to limit the duration of the park closure. In addition to closure period, the three most prominent concerns raised by the community during outreach include, 1) homeless outreach and impacts of displacement, 2) pest and rodent control, and 3) control of construction debris, dust, noise and parking.

Proposed neighborhood impact mitigation measures include:

- **Construction Duration** – The construction contract will specify a park closure duration of 6 months.
 - The department will utilize Best Value Bidding to ensure a qualified contractor is selected.
 - An Early Completion Bonus will be utilized to incentivize a shorter closure duration, and Liquidated Damages will be included to discourage late completion.
 - A contract submittals period will be planned prior to the park closure to ensure the contractor has fully planned the project before closing the park.
- **Homeless Outreach** – the department is coordinating with SF Department of Homelessness and Supportive Housing and the Police Department to engage with the park's homeless population prior to the park closure to ensure they are informed and aware of available services. This outreach effort will continue during the park closure, in addition to continual monitoring of homelessness in the neighborhood.

- **Pest Control** – the department will undertake a large rodent elimination effort a week prior to construction start. This will include pre-trapping and other pest control measures when the construction fence is in place. Continual pest control monitoring will occur during construction.
- **Dust and Noise Mitigation Plan** – a plan will be provided to business groups and the community for review and comment before commencement of the construction contract.
- **Parking Plan** – project specifications will require the contractor to use the Vallejo St Garage for parking, and construction equipment and debris will be stored on-site at all times. The contractor will be limited to taking two street parking spaces.
- **Traffic and pedestrian safety plan** – a plan will dictate entry points to the park to reduce neighborhood traffic impacts, and requirements for traffic control personnel will ensure pedestrian safety at vehicle entrances.
- **Archeological** – an archeological consultant contract will be in-place prior to construction to limit potential schedule impacts due to unforeseen archeological items.
- **Local Businesses** – the department will work with businesses that front the square to develop construction fence signage reminding the community that businesses are still open around the square.
- **Alternate Park Resources** – the department will provide space at nearby Joe DiMaggio Playground for Tai Chi and other informal uses being displaced by the park closure, and will collaborate with neighborhood community partners to explore opportunities for access to alternate recreational areas.

Sources & Uses of Funding

Sources:	SFPUC Large Landscape Grant Program	\$625,700
	2012 Clean & Safe Neighborhood Park Bond	\$1,025,700
	General Fund	\$1,400,000
	<hr/>	
	Total	\$3,051,400
Uses:	Estimated Construction Cost	\$2,000,000
	Estimated Construction Contingency	\$200,000
	Estimated Soft Costs	\$851,400
	<hr/>	
	Total	\$3,051,400

Construction Cost Estimate Summary

Irrigation replacement scope	\$360k
Drainage system replacement	\$280k
Replanting lawn, planters, tree work	\$330k
Soil removal/replacement on main lawn	\$250k
Pathway replacement & benches	\$780k
<hr/>	
Construction Contingency	\$2.0M

Anticipated Project Schedule

Planning Phase: July 2017 – November 2017
Design Phase: December 2017 – September 2018
Bid Phase: October 2018 – January 2019
Construction Phase: February/March 2019 – July/August 2019 (6 month closure)

Environmental Review

The project has been reviewed by the Planning Department and was issued a Categorical Exemption under Class 1 – Existing Facilities (Case No. 2018-003700PRJ). As part of the Environmental Review, the project was presented to the San Francisco Historic Preservation Commission, where it was granted approval.

Staff Recommendation

Staff recommends that the Commission approve the proposed concept design for the Washington Square Water Conservation Project. Approval of this proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

Supported By

Friends of Washington Square
North Beach Neighbors
Russian Hill Neighbors
Supervisor Peskin (District 3)
San Francisco Public Utilities Commission
San Francisco Parks Alliance

Opposed By

Marc Bruno

Attachments

A – Concept Design
B – Park Closure Diagram
C – Categorical Exemption
D – LTAP Report
E – Letters of Support from:
a. Friends of Washington Square
b. North Beach Neighbors
c. Russian Hill Neighbors