

**RESOLUTION NO. 21-2010**

*Adopted March 16, 2010*

**AUTHORIZING THE APPLICATION FOR STATEWIDE PARK PROGRAM  
GRANT FUNDS, OF AN AMOUNT NOT TO EXCEED \$750,000, FOR  
IMPROVEMENTS TO AND RENOVATIONS OF SHOREVIEW PARK,  
LOCATED AT THE NORTHEAST CORNER OF BEATRICE LANE AND  
LILLIAN COURT**

**BASIS FOR RESOLUTION**

1. The Redevelopment Agency of the City and County of San Francisco (“Agency”) is submitting an application to the State of California Department of Parks and Recreation (“CADPR”) for \$750,000 in funding from the Statewide Park Development and Community Revitalization Program of 2008 for improvements to and renovation of Shoreview Park, as authorized by 2006 California Proposition 84.
2. CADPR has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Program, setting up necessary procedures governing the application.
3. CADPR has requested eligible project sponsors to submit applications nominating projects to be programmed for Statewide Park Program Grant Funds. Applications to CADPR must be submitted consistent with procedures, conditions, and forms it provides to transportation project sponsors.
4. CADPR requires the Agency to certify by resolution the approval of the application submitted to the State.
5. The Agency, as fee simple owner of Shoreview Park and a local government agency, is a sponsor of transportation projects eligible for Statewide Park Program Grant Funds.
6. The Statewide Park Grant Application package, attached hereto as Attachment A and incorporated herein as though set forth at length, lists the project, purpose, schedule and budget for which the Agency is requesting that CADPR award for Shoreview Park.
7. If awarded funds, the Agency will enter into a contract with the State of California to complete the grant scope for Shoreview Park.
8. Applying for, and if selected, accepting the Statewide Park Program Grant Funds allows the Agency to provide funding for improvements to and renovation of Shoreview Park. This activity, which includes the repair of damaged facilities and the replacement of other existing facilities, would not cause any significant

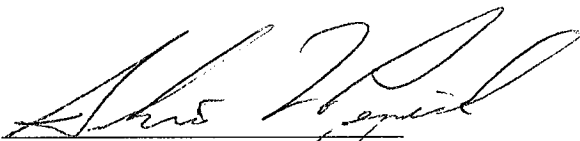
adverse change in the physical environment and is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15301(d) and 15302.

## RESOLUTION

**ACCORDINGLY, IT IS RESOLVED** by the Redevelopment Agency of the City and County of San Francisco that:

1. The Executive Director is authorized to apply for Statewide Park Program Grant Funds in an amount not to exceed \$750,000, for improvements to and renovation of Shoreview Park located at the northeast corner of Beatrice Lane and Lillian Court.
2. The Agency certifies that, prior to commencement of any work on the project included in this application, sufficient funds will be available to complete the project.
3. The Agency further certifies that the Agency has or will have sufficient funds to operate and maintain the project.
4. The Agency has reviewed, understands, and agreed to the General Provisions contained in the contract shown in the Grant Administration Guide.
5. The Agency delegates authority to the Deputy Executive Director of Finance and Administration (or his/her designee, including other City departments) to conduct all negotiations, sign and submit all documents, including but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope.
6. The Agency agrees to comply with all applicable federal, state, and local laws, ordinances, rules, regulations and guidelines (including but not limited to California Health and Safety Code Section 33445).
7. A copy of this Resolution shall be transmitted to CADPR in conjunction with the filing of the Agency application referenced herein.

### APPROVED AS TO FORM:

  
for James B. Morales 3/11/10  
Agency General Counsel

Attachment A: Statewide Park Grant Application Package

Statewide Park Development and Community Revitalization Program of 2008

**San Francisco Redevelopment Agency—Shoreview Park**

Project Application Packet Table of Contents

1. Application Form

2. Nonprofit Requirements—N/A

*The San Francisco Redevelopment Agency is State-approved local government, not a non-profit.*

3. Authorizing Resolution

*The draft resolution included is intended to be a placeholder. This item will be heard before the Redevelopment Agency Commission on March 16, 2010.*

4. Grant Scope/Cost Estimate

5. Funding Sources

6. California Environmental Quality Act (CEQA) Compliance

7. Land Tenure Requirement

8. Assessor Parcel Map and Willing Seller Letter—N/A

*The site is owned by the San Francisco Redevelopment Agency in fee simple.*

9. Sub-Leases or Agreements—N/A

*There are no other agreements affecting the project property or its operation and maintenance.*

10. Concept Level Site Plan

11. Project Location Map

12. Photos of the Project Site

13. Project Selection Criteria

*Please note section numbers in top right corner of each page.*



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**Statewide Park Development and Community Revitalization Program of 2008  
Project Application Form**

PROJECT NAME Shoreview Park	Requested GRANT Amount	\$ <u>750,000</u>
	Other Funding Sources	\$ <u>500,000</u>
PROJECT PHYSICAL ADDRESS (including zip code) northeast corner of Beatrice Lane and Lillian Court (no address)	Estimated TOTAL PROJECT COST \$ <u>1,250,000</u>	
	Nearest Cross Street Rosie Lee Lane	County of Project Location San Francisco
GRANT APPLICANT (entity applying for the grant) Redevelopment Agency of the City and County of San Francisco	GRANT APPLICANT'S Mailing Address One South Van Ness Avenue, 5th Floor San Francisco, CA 94103	
AUTHORIZED REPRESENTATIVE AS SHOWN IN RESOLUTION OR CERTIFICATION LETTER		
<u>Amy Lee, Dep Director of Finance</u> Name (typed or printed) and Title	<u>amy.lee@sfgov.org</u> Email address	<u>415 . 749 . 2465</u> Phone
<u>Fred Blackwell, Executive Director</u> Name (typed or printed) and Title	<u>fred.blackwell@sfgov.org</u> Email address	<u>415 . 749 . 2588</u> Phone
DAY-TO-DAY CONTACT for ADMINISTRATION of the GRANT (if different from AUTHORIZED REPRESENTATIVE)		
<u>Licinia McMorrow, Asst Proj Mgr</u> Name (typed or printed) and Title	<u>licinia.mcmorrow@sfgov.or</u> Email address	<u>415 . 749 . 2412</u> Phone
For ACQUISITION: Total land acquired will be _____ acres _____ Acres to be acquired in fee simple by Applicant _____ Acres to be acquired in other than fee simple (attach explanation)	For DEVELOPMENT: Total acreage of the PARK will be <u>1</u> (include land to be acquired if applicable) <u>1</u> Acres owned in fee simple by Applicant _____ Acres available under a _____ year lease or easement.	
GRANT SCOPE: I represent and warrant that this APPLICATION PACKET describes the intended use of the requested GRANT to complete the RECREATION FEATURES and MAJOR SUPPORT AMENITIES listed in the attached GRANT SCOPE/Cost Estimate Form. I declare under penalty of perjury, under the laws of the State of California, that the information contained in this APPLICATION PACKET, including required attachments, is accurate.		
<u>[Signature]</u> Signature AUTHORIZED REPRESENTATIVE as shown in Resolution		<u>03/01/2010</u> Date
Print Name	<u>Amy Lee</u>	
Title	<u>Deputy Director of Finance and Admin</u>	

**\*\*Placeholder Resolution. Resolution set to be adopted by Redevelopment Agency Commission on March 16, 2010.\*\***

**RESOLUTION NO.**

*Adopted December*

**AUTHORIZING THE APPLICATION FOR STATEWIDE PARK PROGRAM GRANT FUNDS, OF AN AMOUNT NOT TO EXCEED \$750,000, FOR IMPROVEMENTS TO AND RENOVATIONS OF SHOREVIEW PARK, LOCATED AT THE NORTHEAST CORNER OF BEATRICE LANE AND LILLIAN COURT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA**

**BASIS FOR RESOLUTION**

1. The Redevelopment Agency of the City and County of San Francisco ("Agency") is submitting an application to the State of California Department of Parks and Recreation ("CADPR") for \$750,000 in funding from the Statewide Park Development and Community Revitalization Program of 2008 for improvements to and renovation of Shoreview Park, as authorized by 2006 California Proposition 84.
2. CADPR has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Program, setting up necessary procedures governing the Application.
3. CADPR has requested eligible project sponsors to submit applications nominating projects to be programmed for Statewide Park Program Grant Funds. Applications to CADPR must be submitted consistent with procedures, conditions, and forms it provides to transportation project sponsors.
4. The Agency, as fee simple owner of Shoreview Park and a local government agency, is a sponsor of transportation projects eligible for Statewide Park Grant Funds.
5. The Statewide Park Grant Application package, attached hereto as Attachment A and incorporated herein as though set forth at length, lists the project, purpose, schedule and budget for which the Agency is requesting that CADPR award for Shoreview Park.
6. If awarded funds, the Agency will enter into a contract with the State of California to complete the grant scope for Shoreview Park.

7. Applying for, and if selected, accepting the Statewide Park Grant Funds allows the Agency to provide funding for improvements to and renovation of Shoreview Park. This activity would not independently result in a physical change in the environment, and is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301(d).

## **RESOLUTION**

**ACCORDINGLY, IT IS RESOLVED** by the Redevelopment Agency of the City and County of San Francisco that:

1. The Executive Director is authorized to apply for, and if accepted to expend, Statewide Park Grant Funds in an amount not to exceed \$750,000, for improvements to and renovation of Shoreview Park located at the northeast corner of Beatrice Lane and Lillian Court.
2. The Agency certifies that, prior to commencement of any work on the project included in this application, sufficient funds will be available to complete the project.
3. The Agency has reviewed, understands, and agreed to the General Provisions contained in the contract shown in the Grand Administration Guide.
4. The Agency delegates authority to the Deputy Executive Director of Finance and Administration, to conduct all negotiations, sign and submit all documents, including but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope.
5. The Agency agrees to comply with all applicable federal, state, and local laws, ordinances, rules, regulations and guidelines.
6. A copy of this Resolution shall be transmitted to CADPR in conjunction with the filing of the Agency application referenced herein.

### **APPROVED AS TO FORM:**

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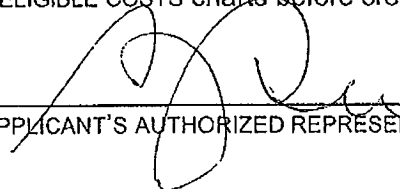
James B. Morales  
Agency General Counsel

Attachment A: Statewide Park Grant Application Package

GRANT SCOPE/Cost Estimate Form

<b>GRANT SCOPE ITEMS:</b>  ACQUISITIONS: List each parcel number, acreage, estimated date of purchase, cost  DEVELOPMENT: List each RECREATION FEATURE and MAJOR SUPPORT AMENITY	<b>Estimated Cost</b>
Demolition and Site Cleaning	\$ 58,000
Site Preparation/Grading and Drainage	\$ 125,220
CONSTRUCT NEW ADA compliant children's play structure	\$ 188,550
CONSTRUCT NEW standalone children's play equipment and climbing wall	\$ 60,830
CONSTRUCT NEW swing set	\$ 98,000
RENOVATE existing benches, barbecue areas, and concrete seat walls	\$ 64,200
Install new efficient irrigation system	\$ 113,700
Planting/landscaping for general project site (including community garden planters/storage)	\$ 162,000
Retaining walls, concrete, and sidewalk improvements (including mosaics and murals)	\$ 83,000
Site lighting and furnishing of general project site	\$ 131,500
	\$
	\$
	\$
	\$
	\$
<b>Total Estimated Cost for the RECREATION FEATURES and MAJOR SUPPORT AMENITIES</b>	<b>\$ 1,085,000</b>
<b>Total Estimated PRE-CONSTRUCTION COST</b>	<b>\$ 165,000</b>
<b>Total PROJECT Cost</b>	<b>\$ 1,250,000</b>
<b>Requested GRANT Amount</b>	<b>\$ 750,000</b>

The APPLICANT understands that this form will be used to establish the expected GRANT deliverables, and that all of the RECREATION FEATURES and MAJOR SUPPORT AMENITIES listed on this form must be completed and open to the public before final GRANT payment is processed as specified in the "Grant Process - End of GRANT PERFORMANCE PERIOD" section found in the GRANT ADMINISTRATION GUIDE. The APPLICANT also understands that no more than 25% of the GRANT amount may be spent on PRE-CONSTRUCTION costs. See the ELIGIBLE COSTS charts before creating a cost estimate.

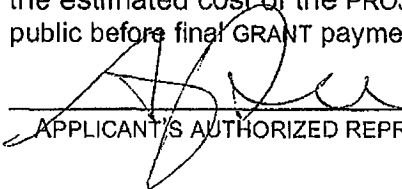
  
 \_\_\_\_\_  
 APPLICANT'S AUTHORIZED REPRESENTATIVE Signature

3.1.2010  
 \_\_\_\_\_  
 Date

Funding Sources Form

Funding Source	Date	Amount
Statewide Park Program GRANT Request	TBD	\$ 750,000
San Francisco Redevelopment Agency	06/01/2009	\$ 500,000
		\$
		\$
		\$
		\$
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		\$
		\$
<b>Grand Total All Funding Sources</b> (Estimated TOTAL PROJECT COST)		\$ 1,250,000

The APPLICANT understands that the PROJECT cannot be funded unless the requested GRANT equals the estimated cost needed to complete the PROJECT, or, the requested GRANT plus the total amount of additional COMMITTED FUNDS equals the estimated cost of the PROJECT. The PROJECT must be completed and open to the public before final GRANT payment is processed.

  
 \_\_\_\_\_  
 APPLICANT'S AUTHORIZED REPRESENTATIVE Signature

3-1-2010  
 \_\_\_\_\_  
 Date

6



**CEQA Compliance Certification Form**

**Applicant/Grantee:** Redevelopment Agency of the City and County of San Francisco

**Project Name:** Shoreview Park

**Project Address:** northeast corner of Beatrice Lane and Lillian Court

**When was CEQA analysis completed for this project? Date:** 02/26/2010

**What documents were filed for this project's CEQA analysis: (check all that apply)**

- Initial Study     Notice of Exemption     Negative Declaration
- Mitigated Negative Declaration     Environmental Impact Report
- Other \_\_\_\_\_

**Please attach the Notice of Exemption or the Notice of Determination as appropriate.**

**If these forms were not completed please attach a letter from the Lead Agency explaining why, certifying the project has complied with CEQA and noting the date that the project was approved by the Lead Agency.**

**Lead Agency Contact Information:**

**Agency Name:** Redevelopment Agency of the City and County of San Francisco

**Contact Person:** Stanley Muraoka

**Mailing Address:** 1 S. Van Ness Ave., 5th Floor, San Francisco, CA 94103

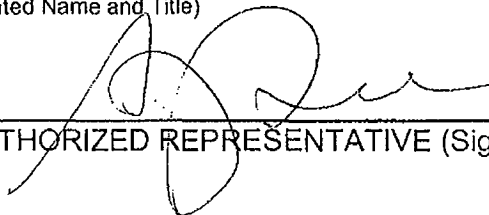
**Phone:** 415 - 749 - 2,577    **Email:** stanley.muraoka@sfgov.org

**Certification:**

I hereby certify that the Lead Agency listed above has determined that it has complied with the California Environmental Quality Act (CEQA) for the project identified above and that the project is described in adequate and sufficient detail to allow the project's construction or acquisition.

I certify that the CEQA analysis for this project encompasses all aspects of the work to be completed with grant funds.

Amy Lee, Deputy Director of Administration and Finance  
(Printed Name and Title)

  
\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE (Signature)

03/01/2010  
DATE



# CERTIFICATE OF DETERMINATION



## SAN FRANCISCO REDEVELOPMENT AGENCY

Date: March 1, 2010

CASE NO: EX03.01.10

Project Title: Renovation of Shoreview Park, an existing 0.9-acre park owned by the Redevelopment Agency.

Project Location-Specific: Northwestern side of Lillian Court between Beatrice Lane and Rosie Lee Lane

Project Location-General: City and County of San Francisco

Description of Nature, Purpose, and Beneficiaries of Project: Renovation of Shoreview Park will include replacement of the deteriorated children's play area that is currently fenced off, along with modifications of play surfacing, pathways, and sidewalks to comply with the Americans with Disabilities Act, replanting of existing vegetation, replacement of the irrigation system and a series of retaining walls surrounding the play area, and installation of a small flower garden, a climbing wall, swings, park benches, picnic tables, and trash collection facilities. Renovation of the Park will allow the children's play area to be used by local area residents and improve the character of the vicinity for nearby residents and the general public.

Name of Public Agency Approving Project: San Francisco Redevelopment Agency

Name of Person or Agency Carrying Out Project: San Francisco Redevelopment Agency

Exempt Status (pursuant to California Environmental Quality Act Guidelines)

- Ministerial (Section 15268)
- Emergency Project (Section 15269)
- Categorical Exemption (State type and section number): Repair of damages facilities, Section 15301(d); Replacement of existing facilities, Section 15302
- Statutory Exemption (State type and section number): \_\_\_\_\_
- Other (State section number): \_\_\_\_\_

CERTIFICATE OF DETERMINATION  
SAN FRANCISCO REDEVELOPMENT AGENCY

Reason why project is exempt: Renovation of Shoreview Park would not cause any significant adverse change in the physical environment and is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15301(d) and 15302.

Lead Agency Contact Person:

Name: Stanley Muraoka

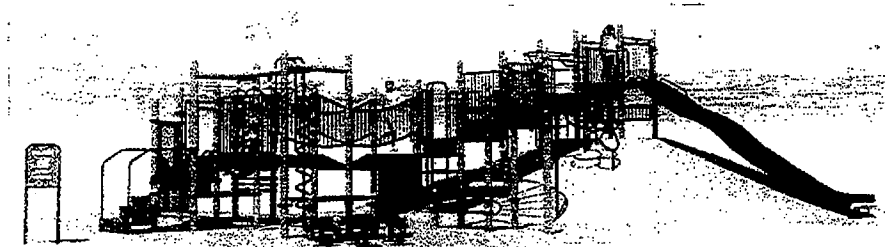
Title: Environmental Review Officer

Telephone: (415) 749-2577

Signature:

A handwritten signature in black ink, appearing to read "Stanley Muraoka", is written over a horizontal line.





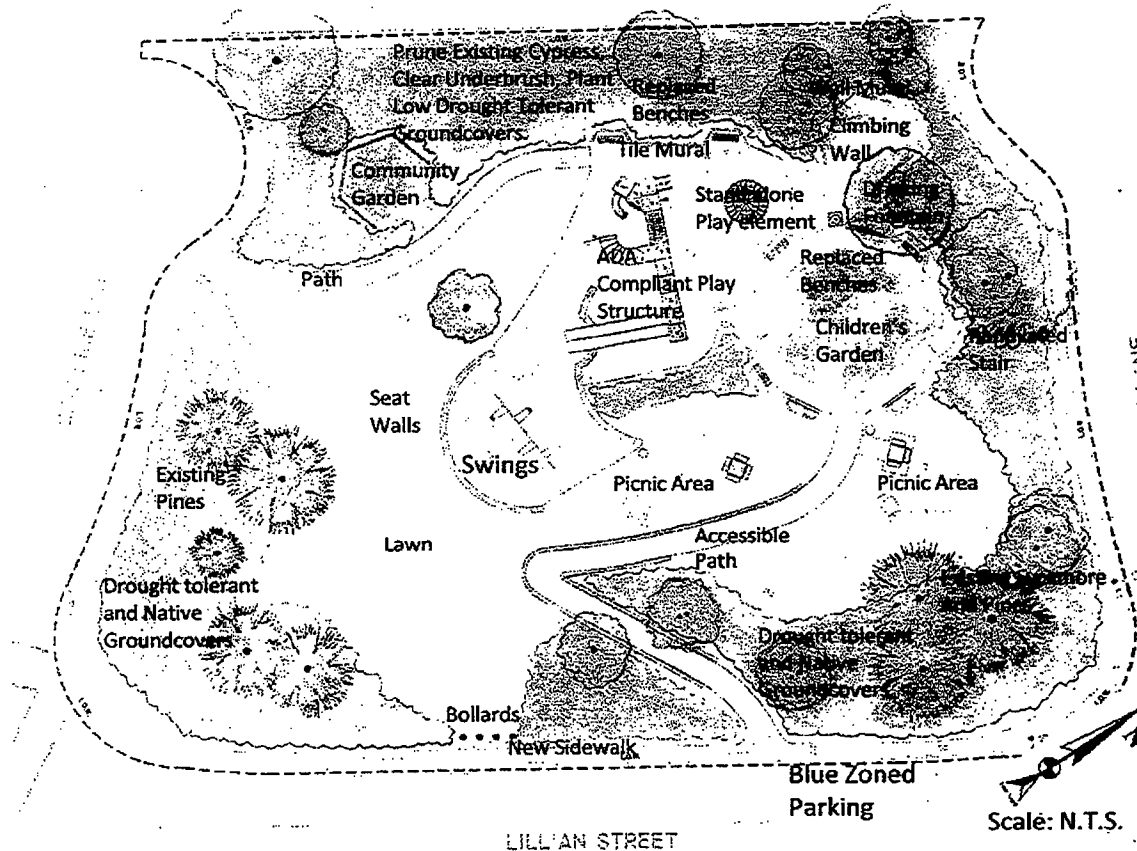
ADA Compliant Children's Custom Play Structure



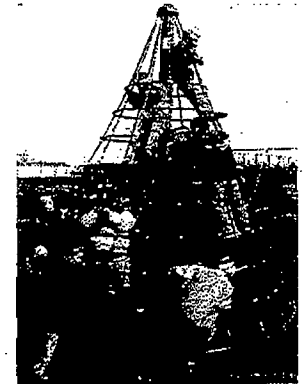
Swings



Children's Climbing Wall



Stalalone Play Element



Community Garden

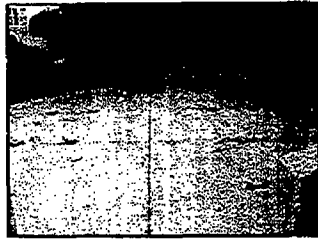


Children's Garden

# Shoreview Park Renovation: Community Approved Design

Client: Redevelopment Agency  
 Designer: Department of Public Works

February 23, 2010



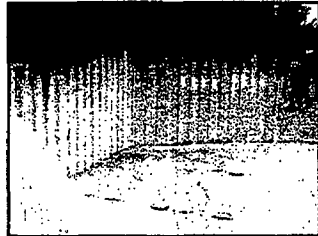
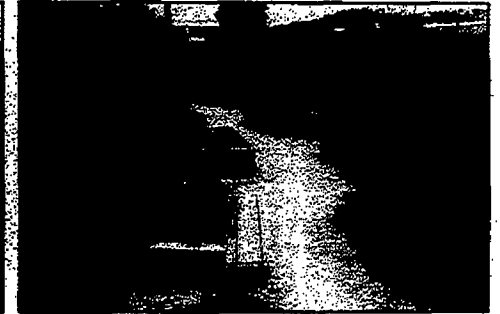
**Existing Enclosed Area with Low Retaining Walls**



**Formalized Garden Area**



**Community Garden Area with Raised Planters**



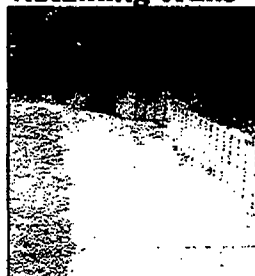
**Existing Enclosed Area with High Retaining Walls**



**Wall Tile Mural**



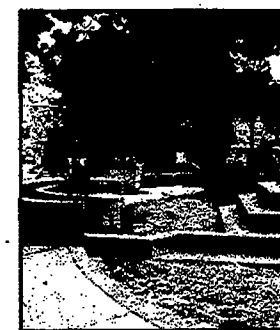
**Wall Painted Mural**



**Existing Low Retaining Walls**



**Seat Wall Tile Mural**



**Existing Play Area**

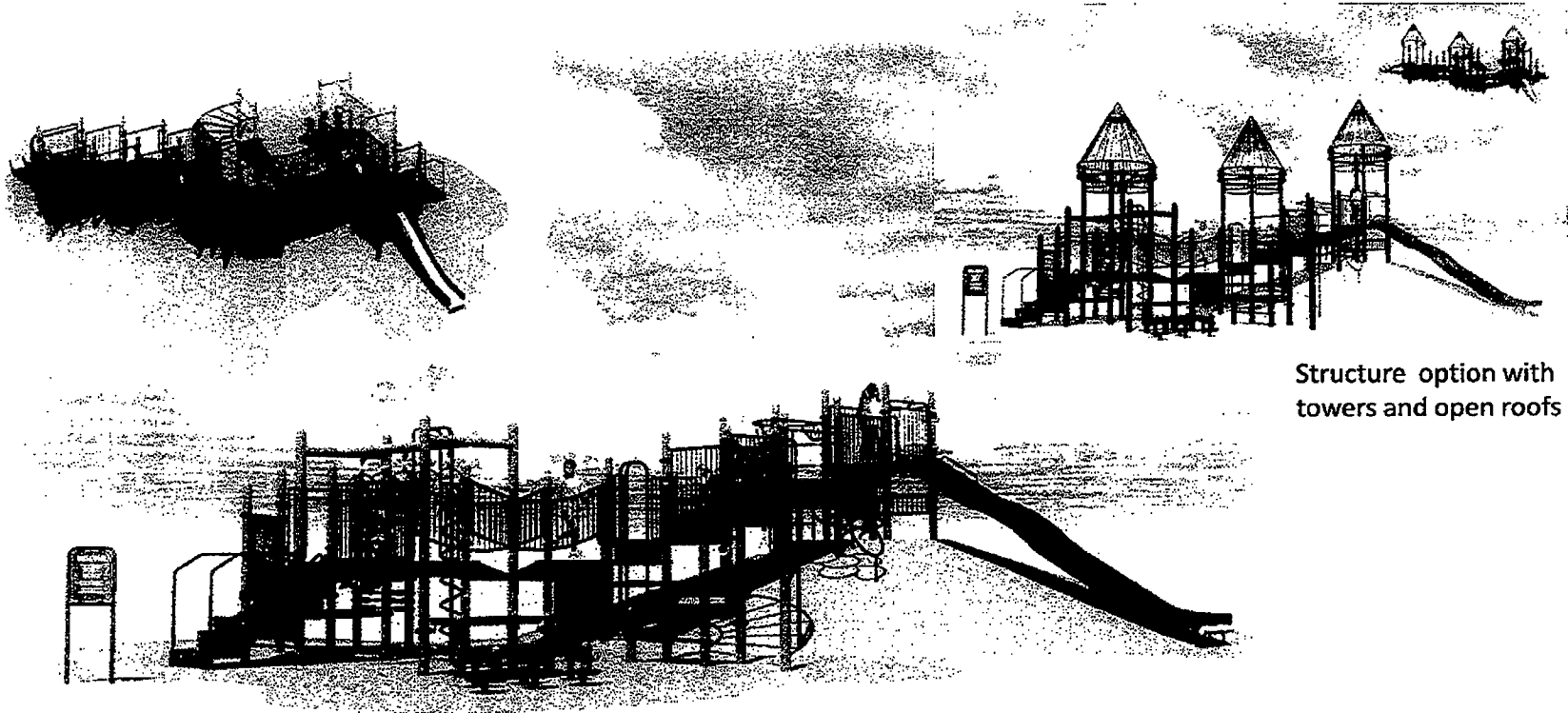


**New Children's Garden**

## Shoreview Park Renovation: Community Project Opportunities

Client: Redevelopment Agency  
Designer: Department of Public Works

February 23, 2010



Structure option with towers and open roofs

 <b>Columbia Cascade Company</b> Makers of TimberForm® & PipeLine® Playground Equipment and Outdoor Fitness Systems, TimberForm Site Furniture and CycLoops® & CycLocker® Bicycle Management Products. 1300 S.W. Sixth Avenue, Suite 310 Portland, Oregon 97201-3464, U.S.A. See more at <a href="http://www.timberform.com">www.timberform.com</a>	Telephone 503/223-1157 Facsimile 503/223-4530 E-mail <a href="mailto:HQ@timberform.com">HQ@timberform.com</a>		Title: PipeLine Playground Equipment Shoreview Park San Francisco, California	
	This drawing reveals the copyrighted intellectual property of Columbia Cascade Company U.S.A. Not for use by others without our express, written authorization.		ParkPacific, Inc. - Walnut Creek, CA Drawn by: Ian    Date: 01-04-10    Rev. by:    Date:    Scale: None Drawing No: P-09190-R    Sheet: 2 of 2	

## Shoreview Park Renovation: Custom Play Structure on Existing Hillside

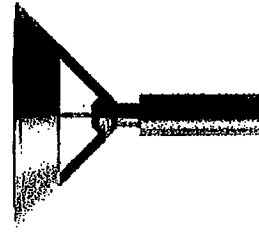
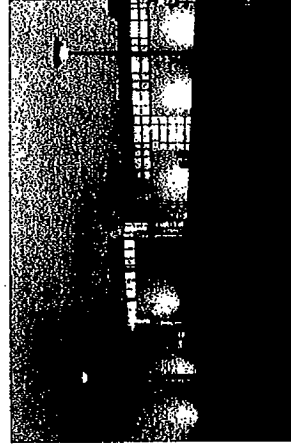
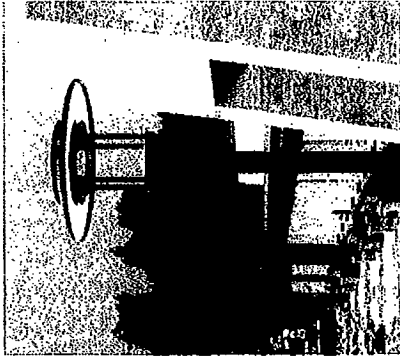
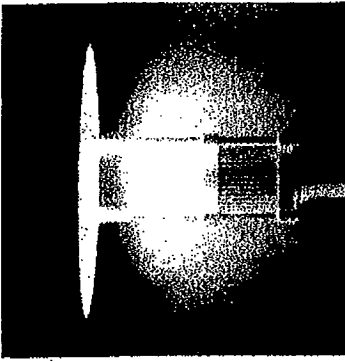
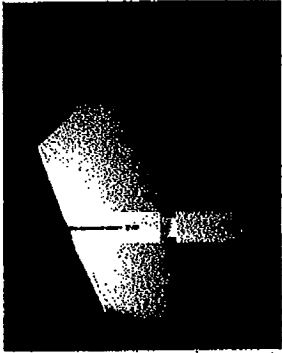
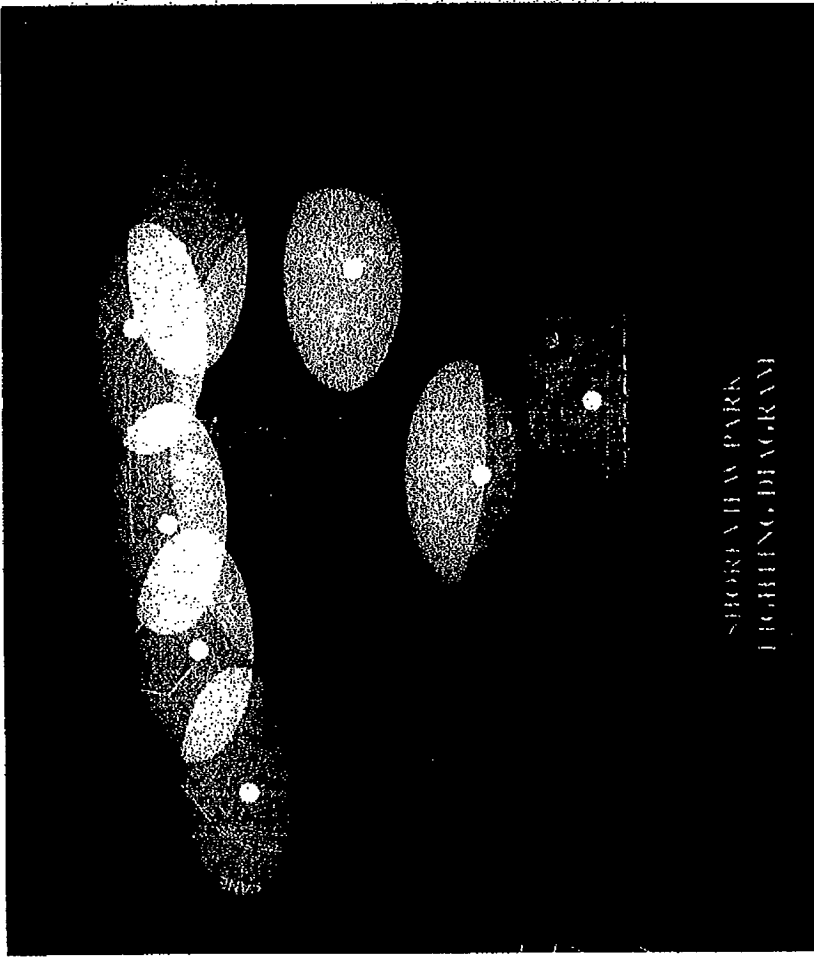
Client: Redevelopment Agency  
 Designer: Department of Public Works

February 23, 2010



**Shoreview Park Renovation: Drought Tolerant Plant Palette**

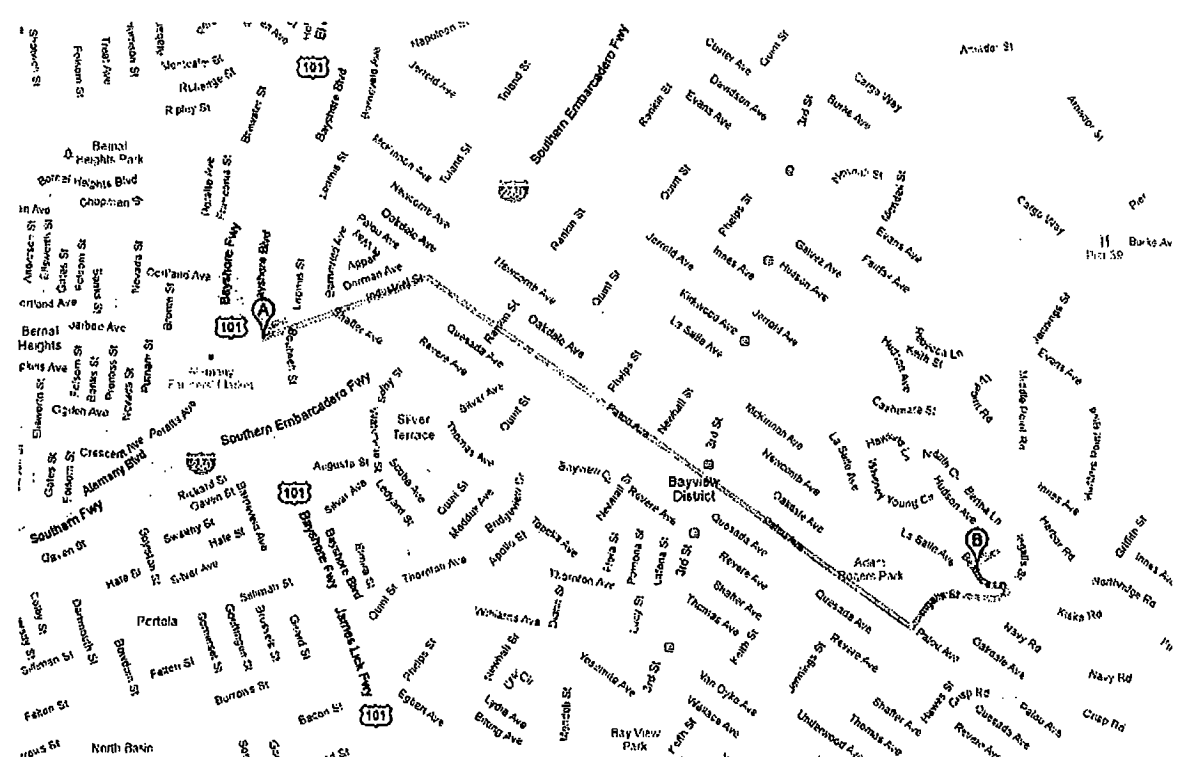
February 23, 2010



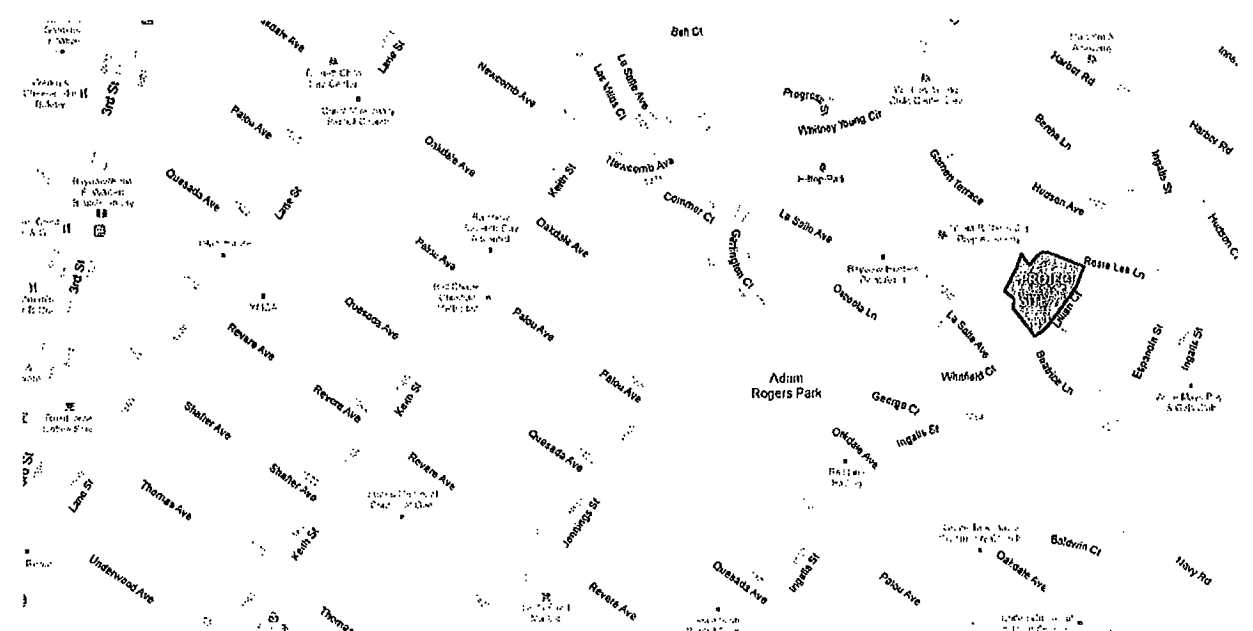
# Shoreview Park Renovation: Pathway Pole Light Options

February 23, 2010

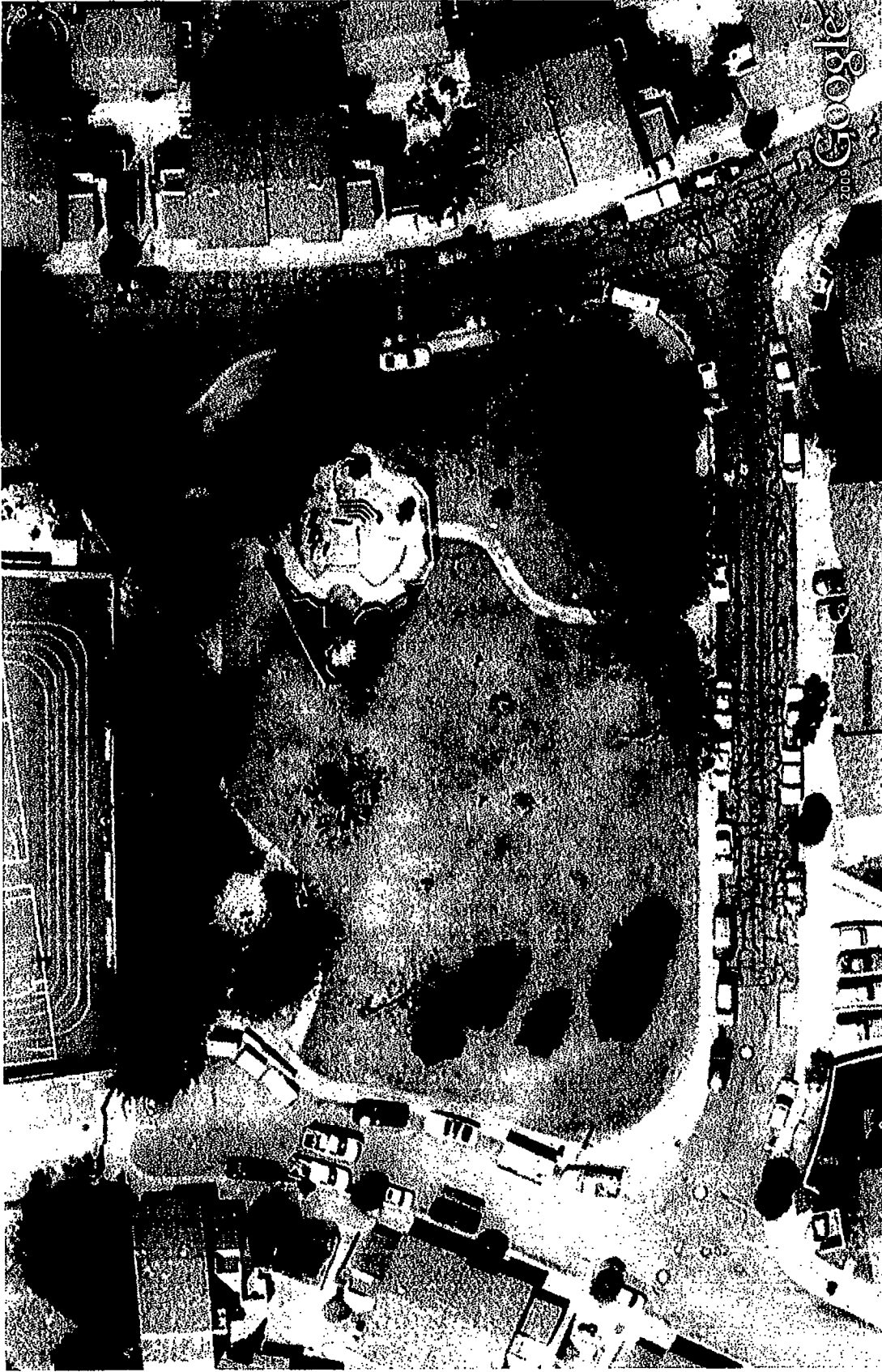
### SHOREVIEW PARK LOCATION MAPS



Shoreview Park Freeway Access (from CA-101)



Shoreview Park Neighborhood Street Access



## Shoreview Park Renovation: Existing Site Aerial Photo

Client: Redevelopment Agency

Designer: Department of Public Works

February 23, 2010



Play Area is not ADA Compliant



Sloped Lawn Areas difficult to Maintain



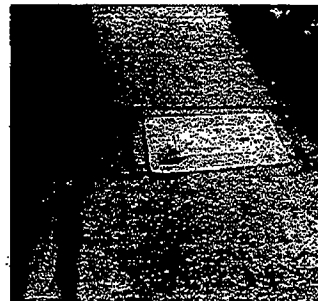
Failed Irrigation 30 yr old Irrigation System



Cracked and Lifted Sidewalks surround Park



Curb Ramps are not Compliant



Overgrown Invasive Plants create an Attractive Nuisance

# Shoreview Park Renovation: Existing Conditions

Client: Redevelopment Agency

Designer: Department of Public Works

February 23, 2010



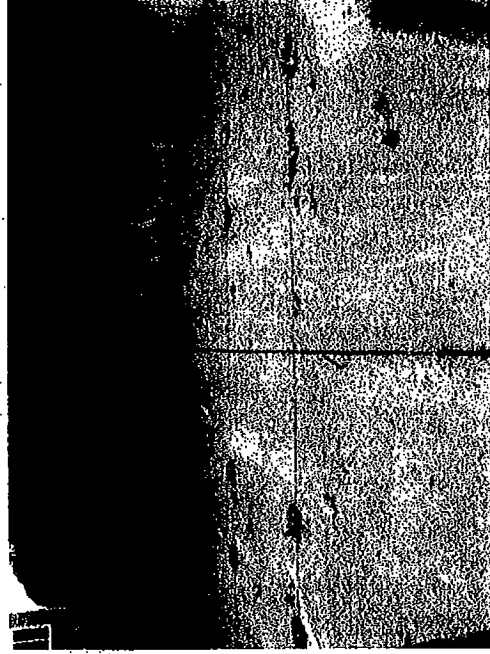
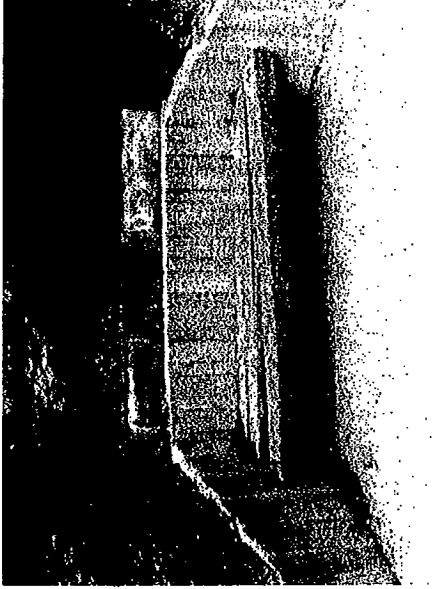
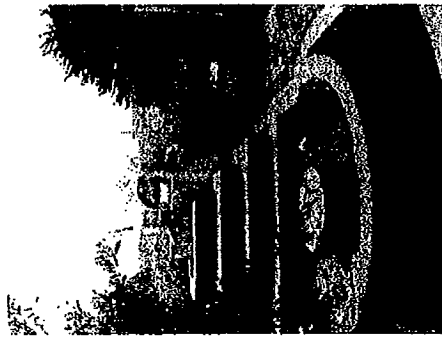
## Shoreview Park Renovation: Mature Trees and Picnic Areas to Remain and Existing Views of Bay Maintained

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Client: Redevelopment Agency

Designer: Department of Public Works

February 23, 2010



# Shoreview Park Renovation: Existing Concrete Walls to be Maintained

Client: Redevelopment Agency

Designer: Department of Public Works

February 23, 2010

# California State Parks Community FactFinder Report

This is your Community FactFinder report for the project you have defined. Please refer to your Project ID in any future communications about this project.

Project ID: **7173**

Date created: **February 26, 2010**

County: **San Francisco**

City: **San Francisco**

Coordinates: **37.732134, -122.381043**

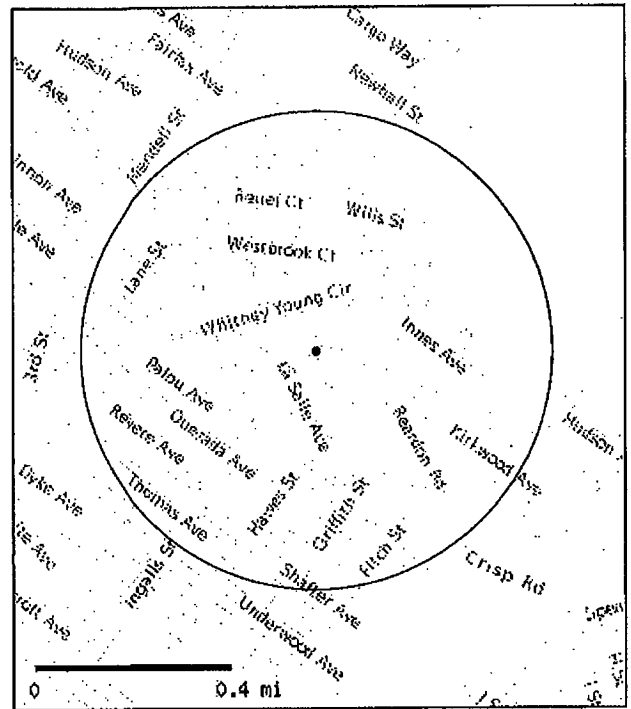
Total Population: **9,000**

Median Household Income: **\$36,434**

Number of people below poverty line: **2,879**

Park acreage: **28.22**

Park acres per 1,000 population: **3.14**



Project Site

All numbers above have been calculated based on a 1/2 mile radius from the point location of your project. Demographics are figured by averaging population numbers over selected census block groups and using the percent of the block group within the project circle to determine the actual counts.

Parks and park acres are based on best available source information but may not always contain exact boundaries or all parks in specific locations. Parks acreage does not include major lakes or ocean. Users can send update information to: [parkupdates@parks.ca.gov](mailto:parkupdates@parks.ca.gov)

**Data Sources:**  
Demographics - Claritas Pop-Facts, block group level (Apr. 2008)  
Parks - Calif. Protected Areas Database v. 1.3 (Aug. 2009)



Community FactFinder is a service of the California Department of Parks and Recreation  
[www.parks.ca.gov](http://www.parks.ca.gov)

Community FactFinder created by GreenInfo Network  
[www.greeninfo.org](http://www.greeninfo.org)

## PROJECT SELECTION CRITERIA

**1. Critical Lack of Park Space:** According to the “California State Parks Community Fact Finder” (Fact Finder) report, **3.14 acres of park acreage exist per 1,000 residents** within ½ mile of Shoreview Park. While this is above the eligibility criterion for this grant, an introduction to the area’s topography paints a different picture. Shoreview Park is located at the highest point of Hunters Point Hill, at approximately 260 feet above sea level. Much of the existing open space is along the San Francisco Bay Shoreline at India Basin, which is accessible to the neighborhood surrounding Shoreview Park by a **series of winding roads, or by aging staircases** constructed down the hillside. Two of the larger recreation areas shown on the map (on Oakdale Avenue and on Kirkwood Avenue) are recreation centers for programmed activities. While this is public recreation space, it **does not afford the most public of opportunities** for recreation. In addition, steep grade changes and retaining walls make much of the park land near the Shoreview Park site of very minimal use.

**2.a Significant Poverty: Median Household Income:** According to Fact Finder, the median household income within ½ mile of Shoreview Park is **\$36,434, far below the eligibility criterion of \$47,331**. Within the ½ mile radius are three San Francisco Housing Authority public housing sites, as well as 602 units of Section 8 housing. The housing development that surrounds Shoreview Park on three sides is also 100% affordable. **Shoreview Park directly serves a very low-income population** within its immediately proximity.

The number shown here should likely even be lower. This neighborhood has historically suffered from very low response to attempts to collect demographic

information, such as voter registration and Census counts. Clearly identifying the population that lives in this neighborhood continues to be a challenge. A heightened effort for U.S. Census 2010 is underway to more accurately portray this population.

**2.b. Significant Poverty: Number of People Below Poverty:** Fact Finder states that 2,879 people within the vicinity of Shoreview Park are living below poverty. Using the total population of 9,000, also given by Fact Finder, this equates to **31.9% of the surrounding population**. Given the large number of public housing units and Section 8 units in the immediate vicinity, this number is expected. As noted above, the numbers are likely even low because of low response rates to requests for demographic information in this neighborhood.

**3.c. Type of Project: Substantially Improving Existing Park Space:** The existing condition of the park includes a children’s play structure which is condemned for safety and seismic concerns, a system of concrete pathways that is cracked, broken, and does not meet the Americans with Disabilities Act, withering, water-intensive plant material, and crumbled retaining walls. In some locations where retaining walls are needed, none are extant. The scope of modifications would create two or more **new recreation opportunities** through the following: (1) replacement, expansion, and updating of the children’s play structure, (2) construction of new standalone children’s play equipment, and (3) installation of a new swing set. The scope also includes renovation of existing park and picnic tables, rehabilitated barbecue areas, and concrete seat walls, and supplementing the existing with new benches, including an ADA accessible picnic table.

The proposed changes to Shoreview Park include **design improvements for safe public use and park beautification** through the following: (1) modifications of

play surfacing, pathways, drinking fountains, and sidewalks to comply with ADA, (2) a new irrigation system and replanting of existing vegetation, including a food-producing community garden, (3) installation of an educational, interactive children’s garden, (4) engineered retaining walls to adequately maintain grade and build a seismically safe park, and (5) security lighting and environmental crime prevention measures to increase public safety in the park. Proposed vegetation includes native drought-tolerant ground cover around the steeper perimeter of the park, and manicured sod lawn for the remainder, with the exception of the play area, which is a combination of concrete and resilient play surface, in compliance with ADA.

The Agency is actively pursuing new park sites in the area, and much of the vicinity is included in active planning processes. At this time, however, it is **not feasible to create a new park** because the adjacent sites are occupied with affordable housing, which is another important priority in San Francisco. Given the built environment in the existing area, Shoreview Park occupies a very advantageous location, and once renovated, could become the nexus for community interaction in this established neighborhood. The **adjacent school** is under San Francisco Unified School District ownership, and is not currently available for purchase by the Agency. As fee simple owners of Shoreview Park's existing footprint, the Agency is committed to improving Shoreview Park to benefit the existing residential community.

**4. Community based Planning**

**a. How many meetings were held in the community for design of the park and why were they convenient for the residents?**

Meeting #	Meeting Type, Venue, Address	Time am-pm	Day of Week	Date/Year
1	Bayview PAC Health and Environment/Education Subcommittee Southeast Community Facility	5:00 pm	Tuesday	Nov 18, 2008
2	Bayview PAC Land Use Subcommittee Southeast Community Facility 5800 Oakdale Avenue, San Francisco, 94124	6:00 pm	Monday	Jan 4, 2010
3	Bayview PAC Executive Subcommittee Southeast Community Facility	6:00 pm	Thursday	Feb 18, 2010
4	Design Meeting with Adjacent Residents	6:00 p.m.	Tuesday	Feb 23, 2010

This project has been in the planning stages for at least ten years. Due to lack of funding, the project did not move forward. Residents and tenant association representatives went through a substantive process with Agency staff to define how the park would look and feel as a result of renovation. In this most recent planning process, the majority of the **large components had been decided through this previous community process**. Since the project was put on hiatus, it has come up in public meeting settings several times over the years. Community members have been consistently frustrated with the lack of available funding, and are advocating strongly for the completion of this park. Renovation of Shoreview Park is recognized by the Agency as well as the community as a high priority.

Since the project planning came back on track in 2009, the project has appeared before the Bayview Hunters Point Project Area Committee (PAC). The PAC is a 21-member body consisting of community residents, business owners, tenants, and community organizations elected by the community itself to advise the Redevelopment Agency. The project appeared as an agenda item in a November 2008 Health and Environment/Education Subcommittee meeting for an update. At that point, funding for the project had been set aside in the overall BVHP 2008-2009 project area budget, and the community was seeking an update. The Shoreview project was then presented with the Land Use Subcommittee in January 2010, followed by the Executive Subcommittee in February. A design meeting was also held with residents within a 300 foot radius of the park in February.

The Agency's standard practice is to hold meeting in the evenings, so that they are **convenient for area residents**. In this way, we hope to ensure that residents can attend after working or school hours. Children are welcome at all meetings, and frequently attend. In addition, we record all PAC meetings and take minutes, which are available to the public following each meeting, both in an office in the community and online at [www.bvhp-pac.org](http://www.bvhp-pac.org). In addition, translation services are available by request at any time.

**b. What methods were used to invite residents? Was there a broad representation?**

Meeting #	Description of the method(s) used to invite residents to this meeting	# of residents who participated in this meeting	General description of the residents
1	Post on web calendar, Email to wide community distribution list, post in Bayview branch library, Mail to PAC members and others who requested to receive regular mail	4	All PAC members, 3 female African-American adults (1 senior), 1 male African-American adult
2	Post on web calendar, Email to wide community distribution list, post in Bayview branch library, Mail to PAC members and others who requested to receive regular mail	17	8 PAC members—2 female African-American adults (1 senior), 4 male African-American adults, 1 female white adult, 1 male white senior, and 9 community members—2 male African-American adults, 1 white male adults, 1 white female senior, and 5 of unknown race, sex, or age
3	Post on web calendar, Email to wide community distribution list, post in Bayview branch library, Mail to PAC members and others who requested to receive regular mail	9	8 PAC members—2 female African American seniors, 4 male African-American adults, 1 female white adult, 1 male white senior, and 1 male African-American male community member
4	Post on community boards, send flyer with resident newsletter, flyer individual doors, work with property managers to ensure flyer posting and announcement, mail to 300-foot radius around the park (+/- 900 mailings), and send through regular PAC avenues	3	2 female African-American adults, 1 male African-American adult

**c. How were the residents enabled to design the park?**

**Goal 1: Residents worked together to identify and prioritize recreation features that best meet their needs, and reached a general consensus on the type and design.**

Community residents and members of the PAC were involved in a design process to select the children’s play equipment during the public process for this project that ended in 2006, when earlier discussions about renovation took place.

Subsequently, in a meeting with surrounding residents in February 2010 as part of the current attempt to fund the park, the designs were reintroduced to the probable users of the site. While attendance at this meeting was small (there were only three people in attendance), Agency staff received several comments and significant valuable input. As one of the attendees is the president of the tenants’ association for the units surrounding the park, she was able to speak on the community’s behalf, and on behalf of the earlier planning process that had led to the current design. At the meeting, Agency staff presented concepts for the park renovation that could be completed with grant funding, and how grant funding would assist in realizing the complete vision for Shoreview Park.

Through both the PAC and the community process, the **community agreed on five major goals for the project:** 1) accessibility for seniors, 2) play elements for children of all ages, 3) opportunity for community exercise and activity, 4) hub of positive community interaction, and 5) significant artistic recognition of important historic figures from the neighborhood. Using these goals, Agency **staff was able to modify the park design to represent these goals.** Examples of these modifications include adding toddler play elements, opening discussions to pathway paving materials for input

on how to make them most accessible to seniors, changing locations of resting benches, and adding a mural location in the park. Some of these goals, in the case of community interaction and exercise, can likely be partially accomplished just by the act of renovating the park and providing the community with outdoor open space.

**Goal 2: The residents engaged in a process to reach a general agreement on the location of the recreation features in the park.**

Shoreview Park is a fairly small urban park site with existing features located on it. The current configuration of the park allows for some creative placement of new features, and also allows for some of the existing elements to remain. Community members overall have been supportive of retaining the existing concrete elements, as many of them remember playing on that equipment themselves as children, or having their children play on it in their younger years. Given the topography of the site, the location of the play structure is limited to the location where it is being proposed. **The community did suggest that the play structure be constructed to integrate into the existing topography.** As proposed, standing at the highest point of the play structure affords incredible view of both sides of the San Francisco Bay, as Shoreview sits on the highest elevation in this neighborhood.

**Goal 3: The residents engaged in a process to provide other park design ideas, including solutions for safe public use, and park beautification such as landscaping and art.**

Agency staff held a community meeting with the PAC and adjacent residents to specifically discuss design ideas for the park and crime prevention through environmental design (CPTED). Using CPTED techniques, such as natural surveillance, natural access control, and appropriate safety lighting, the Agency collected comments on safety issues in the park. The community, as well as the Agency, is **concerned**

**about safety issues in this park;** the neighborhood has experienced elevated violence rates, has high youth criminal attrition rates, and suffers from gang turf disputes. In creating this park, the community noted that the **priority groups to be served are children and the elderly**, to allow each a place to recreate safely and openly, without fear of violence.

To enable this vision, the proposed design includes cut-off lighting along all pathways, which allows for security lighting during dark hours, with the cut-off feature reducing glare. The light fixtures are also designed to fully house the bulbs, so that the lights are not vulnerable to breakage by rocks or bullets. The low ground cover allows for view from the sidewalk into the whole park, and reduces hiding spots and dark areas to the maximum extent possible. The first question asked by a community member was about lighting, and several individuals thought the lighting provided in the conceptual diagrams was too little. In response, the number of light poles was increased.

The community also strongly promoted including some kind of homage to important community figures. Some community members requested a plaque, while other wanted to install a painted mural in the park. Those neighbors closer to the park (and therefore, the probable users) favored the idea of a mural, and so it was included in the scope. Because of the low existing concrete walls, Agency staff proposes affixing a panel to the top of an existing seven-foot wall, in an attempt to avoid defacement and graffiti. In addition, the Agency also proposes a community youth tile mosaic project, where children from the neighborhood can design their own tile according to a theme of the community's preference. The tiles will then be mounted on some of the many existing concrete walls to add a public art element and create community ownership of

the park. Further community processes for selection of the theme and where to locate the mural and mosaics will be forthcoming as the construction of the park moves closer.

**5.a. Sustainable Techniques: Efficient Irrigation, Stormwater Infiltration, Recycled Materials, Native Landscaping**

5-A Sustainable Technique		Description of sustainable technique
Sub		
5.a.1	Efficient irrigation system	Replacing malfunctioning, leaking existing 30 year old irrigation system with new efficient irrigation system
5.a.1	Decrease 50% of lawn area	Decrease 50% of lawn area and replace with drought tolerant planting to reduce water use
5.a.2	Maximizing pervious surfacing	Over 80% of the park site is pervious material or planted area
5.a.3	Play surface includes recycled rubber content	The play surface is made with 100% recycled materials.
5.a.3	Bench repair using recycled wood	The proposed bench slats replacing the broken existing slats will be constructed of recycled lumber.
5.a.3	Steel pipe in play structure	Steel pipe used in play structure contains 95%-100% post-consumer recycled material.
5.a.4	Use of native planting materials	Plant 50% minimum of native plants to California to promote native wildlife, and reduce water, pesticide and fertilizer needs
5.a.4	Install Fescue/Kentucky blue grass blend w/o plastic netting	Drought tolerant and highly disease resistant blend decreases both the need for excessive watering and herbicides. This sod is grown without plastic netting thereby reducing plastic pollution.
5.a.4	Plant drought tolerant plants in prior lawn area and infill hillside with drought tolerant plants	Drought tolerant plants significantly reduce irrigation needs
5.a.4	Clear site of invasive species	Invasive grasses such as Pampas grass will be removed from the hillside to reduce future maintenance issues and promote native plants.

**5.b. Sustainable Techniques: Other Energy, Water, and Natural Resource Conservation Techniques**

5-B Sustainable Technique	Description of sustainable technique
Preservation of existing healthy mature trees	Approximately 80% of the existing trees will remain. The existing trees are all drought resistant species and most are native California species.
Reduction of landfill waste by preserving existing concrete features	All existing walls will remain. Where higher walls are required due to grade issues, those existing walls will be built up versus removed and rebuilt. Existing concrete walls become canvas for educational elements (such as decorative tiles painted by local children reflecting the culture of the area). The existing play area will be converted to a children's garden where the old concrete elements will become sculptural features in the garden. This reduces landfill waste significantly.
Dual Use/Reduction of Materials	Low structural retaining walls are built wide enough to be used as park seating as well.
Dual Use/Reduction of Materials	An existing retaining wall measuring between 5 and 7 foot retaining wall will be also used as a climbing wall. Decorative, colorful cleats will be bolted into existing retaining wall, reducing the need to build a separate structure.
Use of efficient security lighting	Adding lighting to site to provide minimum path lighting for security and accessible reasons. Reducing potential for light pollution with use of midsize pole light with minimum amount of footcandles required. Looking into possibility of LED lighting, not confirmed at this time.
Play structure spray finish contains NO volatile organic compounds.	The play structure's dry finish powder-coating process emits no volatile solvents to the atmosphere.

**6. Project Funding:** The Shoreview Park renovation requests \$750,000 through this grant application, to meet the total project budget of \$1,250,000 with the existing \$500,000 of committed Agency funds that currently exist. The Agency allocated \$500,000 to the renovation of Shoreview Park in the budget for the 2008-2009 fiscal year, which has since carried over to the current budget year. These funds are the remaining funds from Bayview Hunters Point Project Area A, which expired in January 2009. **Additional funds beyond the grant request are not needed.**

**7. Fees and Hours of Operation:** The park will be open Monday through Sunday, sunrise to sunset. Weekend and early evening hours **enable youth, seniors, and families to access the park.** There will be **no fee** for entrance into Shoreview Park. The park is **free and open to the public during all hours of operation.**

**8. Youth Outdoor Learning Employment of Volunteer Opportunities**

A	B
<b>Brief Description of the Employment of Volunteer Outdoor Learning Opportunity</b>	<b># of Residents or Corps Members</b>
Park demolition and construction activities	Goal of 50% of total project labor force
Ongoing park maintenance	Local hire will be strongly pushed during maintenance contracting process.
Community garden/ Children's garden maintenance/programming	Unique opportunity for community partnership; number of residents included unknown

The Agency has **ambitious goals for local hiring** that are put in place for all projects funded by the Agency. The Bayview Employment and Contracting Policy (ECP) was drafted for the BVHP neighborhood in 2006, and now governs hiring and contracting for Agency projects (and some non-Agency projects) in the neighborhood. The ECP has a goal of 50% of workforce hires to be qualified San Francisco residents, with first priority given to BVHP residents.

For ongoing park maintenance, the same policy applies, as it would likely be let by the Agency as a contract. The community has strongly voiced their desire that the **maintenance be done by local residents**, and that park maintenance is a perfect opportunity to provide employment to individuals who may lack employment experience

or skills in other areas. The Agency strongly agrees with this position, and will work within legal parameters to further this possibility.

The largest opportunity for the local residents to engage in this park will likely be through the community garden and children's garden components. Sustaining a community garden requires the work of each person who owns a plot in the garden, as well as a manager/gardener to program events and work days, and to facilitate the establishment of the gardens. Agency staff has been in discussions with other groups running community gardens in BVHP to define how this process might work. At this stage in the planning process, the Agency foresees entering into a partnership with a local community group with community garden experience that can then assist interested neighbors in creating their plots. While the extent of this process is as yet undetermined, we have included approximately \$20,000 in predevelopment costs for continued outreach and capacity building for this portion of Shoreview Park. In addition to providing employment and ownership opportunities for some residents, a community garden and programmed children's garden would activate the park on a regular basis, thereby deterring negative behavior.

## **9. Community Challenges and Project Benefits**

### **a. What challenges that contribute to the need for a new park or new recreational opportunities are present in the community?**

The community has **significant challenges that contribute to the need for a new park**, ranging from basic demographics and income levels, availability of other open space in the community, and funding availability.

Perhaps the most compelling lens through which to view the community around Shoreview Park is through **demographic and income information**. Bayview Hunters

Point is a uniquely diverse neighborhood in San Francisco, owing to its rich history as a center of heavy industrial and military operations. A working class community for most of its history, Bayview Hunters Point has seen tidal in- and out-migration as job bases expanded and protracted on the nearby Hunter Point Naval Shipyard, slaughterhouse district, and other light and heavy industry and manufacturing. The Bayview Hunters Point neighborhood today houses a **disproportionate share of public housing and Section 8 developments** compared to the rest of the City, outmoded industrial buildings, brownfield sites, and abandoned warehouses. It is also a **gem of multiculturalism**, and burgeoning small business community with one of the highest homeownership rates in San Francisco.

The neighborhood immediately surrounding Shoreview Park is a collection of **four HUD-assisted multi-family units** constructed and operated by Apartment Investment and Management Company (AIMCO), for a total of 602 family rental units. Each **property has a project-based Section 8 contract** for nearly all of the units that originally expired between 1996 and 1998, but have been renewed each year since then. Just south of the AIMCO development is a San Francisco Housing Authority public housing site; a separate public housing site is just east of the AIMCO development as well. According to Fact Finder, **the median income is \$36,551**, 54% of the U.S. Census Bureau's 2007 estimate of the City of **San Francisco's median household income of \$67,333**. The neighborhood is severely economically distressed, and additionally, experiences high income segregation compared to the rest of the City.

The area surrounding Shoreview Park is also home to a **large minority population, with African-Americans representing 74% of the population in the**

**twelve U.S. Census block groups that form Hunters Point Hill (U.S. Census, 2000).**

The second largest ethnic group is **Pacific Islanders, who make up 14%** of the population. Furthermore, **59% of the population is female**, and **45% are children** under age eighteen. The disproportionate number of women and children is also reflected in the **high number of single-parent, female-headed families**; 40% of households are included in this statistic. Given the intersection of low median incomes and high minority populations in this neighborhood, public parkland is desperately needed. A brief analysis of current open space opportunities adds to this argument.

FactFinder shows the basic layout of existing open space in the neighborhood around Shoreview Park. There are several important notes on the open space shown on this map. First, the large park shown at Kirkwood Avenue, as well as the one shown in the northwestern section of the map on Oakdale, are **community recreation centers, with the majority of activities pre-programmed, and, generally, are not open to the general public on a drop-in basis**. Of the parks outlined within a ½ mile radius, only Hilltop Park (bordered by Whitney Young Circle) and India Basin Shoreline Park (bound by the San Francisco Bay and Innes Avenue) are open to the public with unrestricted access during all operating hours. This fact, coupled with the large number of low-income residents densely populating this hillside with no private open space (i.e., rear yards, etc), signals a **need for additional recreational opportunities in the community**.

Another major challenge is the **ability of the Agency to finance this park renovation**. The \$500,000 in Agency funds for this project were committed in 2009-2009, and represent the final funds available from Bayview Hunters Point Project Area

A of the BVHP, within which Shoreview Park lies. Because the Redevelopment Plan for Project Area A expired in January 2009, no additional Agency tax increment finds can be allocated for this project. Because of this limitation, the Agency **must seek additional outside funding to make this project happen.**

**b. How will the project benefit the health and quality of life for youth, seniors, and families by improving the community's recreational, social, cultural, educational, and environmental conditions?**

The renovation of Shoreview Park will result in several benefits for the residents of the neighborhood. The park design's recreational features, including a playground, climbing wall, turf area, educational garden, barbeque areas, benches, picnic tables, etc create much expanded **and improved recreational and social opportunities at the site, specifically for children, families, and seniors.** Additionally, the park will promote universal design and be ADA compliant, making it **accessible to people of all abilities.** The design of the space is intended to serve children and seniors, specifically through the play area and seating areas, while minimizing negative social elements that could discourage these populations from being true users of the space. The design attempts to **make the park easily visible from the street,** which will assist with community policing and deter negative behavior. Increased nighttime lighting is also included in the design to further this goal.

Both the play structure and the children's garden introduce educational components into the park. The proposed play structure is manufactured by Columbia Cascade, and is made up of products in the PipeLine play equipment series. It includes several **interactive elements that are designed to improve children's cognitive, behavioral, and social development.** Examples of such elements that are proposed at

Shoreview Park include a balance beam, chime wall, abacus, net climber, talk tubes, and a suspension bridge.

The children’s **tile mosaic project will also bring a cultural, social and educational element into the design** and construction of the park. The selection process for the tile theme will be a positive social exercise for community members, and the design process that the children undertake following the selection is a **tangible opportunity for the existing community to reflect their cultural reference** into this park. The community has also requested incorporation of some Afro-Centric themes into the park design, to reflect the rich history of African-Americans living in this neighborhood. This detail will be forthcoming as design documents move closer to construction. Of foremost importance is having the community feel ownership of this park and desire to use it.

The proposed plant palate and new sprinkler system will introduce new water-saving measures into the park, using drought-tolerant, low-water species into the park. In addition, the design retains the existing large trees, which provides natural shade from the canopy of 30-year old trees.

**c. What administrative and operational experience or capacity does the applicant have to ensure project completion and long term operation and maintenance of the project?**

The Redevelopment Agency has **significant experience administering grant funding, constructing small to very large developments, and maintaining open space**. The Agency currently operates in ten project areas throughout San Francisco, with the mission of spurring economic development, building affordable housing, and increasing the quality of life for neighborhood residents and residents of San Francisco.

Included in the mission of increasing quality of life, the Agency has built, and continues to maintain, several parks within the City and County of San Francisco. The Shoreview Park renovation project is already nearing the end stages of design, and, with these grant funds, will quickly be ready to go out to bid for construction. The Agency has established contracting and bidding procedures for construction, and will ensure the completion of the project through its own oversight, as well as the vigilance of the community. For the Shoreview Park project specifically, long-term maintenance of the park will be funded through lease revenues of private businesses located on other Agency-owned property.