



Cabrillo Playground Renovation

A 2008 Clean and Safe Neighborhood Parks Bond Project

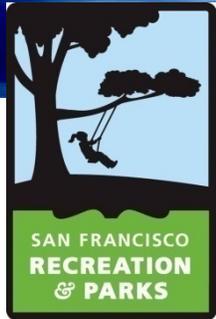
Community Meeting #1

July 14, 2010

District Supervisor Eric Mar

Paulina Araica, Project Manager

Jasmine Kaw, Landscape Architect & Andy Maloney, Architect



Project Background

2008 Clean & Safe Neighborhood Parks Bond Program Summary

In February of 2008, the citizens of San Francisco passed Proposition A, \$185 Million General Obligation Bond, known as the 2008 Clean and Safe Neighborhood Parks Bond.

The \$185M in bond funding is divided into two allocations based on the jurisdiction of the parks and facilities scheduled to receive funding, with \$151.3M committed to the Recreation and Parks Department and \$33.5M dedicated to the San Francisco Port.

The objectives of this bond program are:

- Fix and improve park restrooms citywide
- Eliminate serious earthquake safety risks in neighborhood and waterfront park facilities
- Renovate parks and playgrounds in poor physical condition
- Replace dilapidated playfields
- Repair nature trail systems in the city's park
- Attract matching community and philanthropic support



Project Background

2008 Clean and Safe Neighborhood Parks Bond Budget Summary

Neighborhood Parks	\$117.4
Waterfront Parks	\$33.5
Restroom Repair & Renovation	\$11.4
Community Opportunity Grants	\$5.0
Park Forestry Program	\$4.0
Park Trail Reconstruction	\$5.0
Playfields	\$8.5
CGOBOC Audit	\$0.2
TOTAL	\$185M



Project Background





Project Background

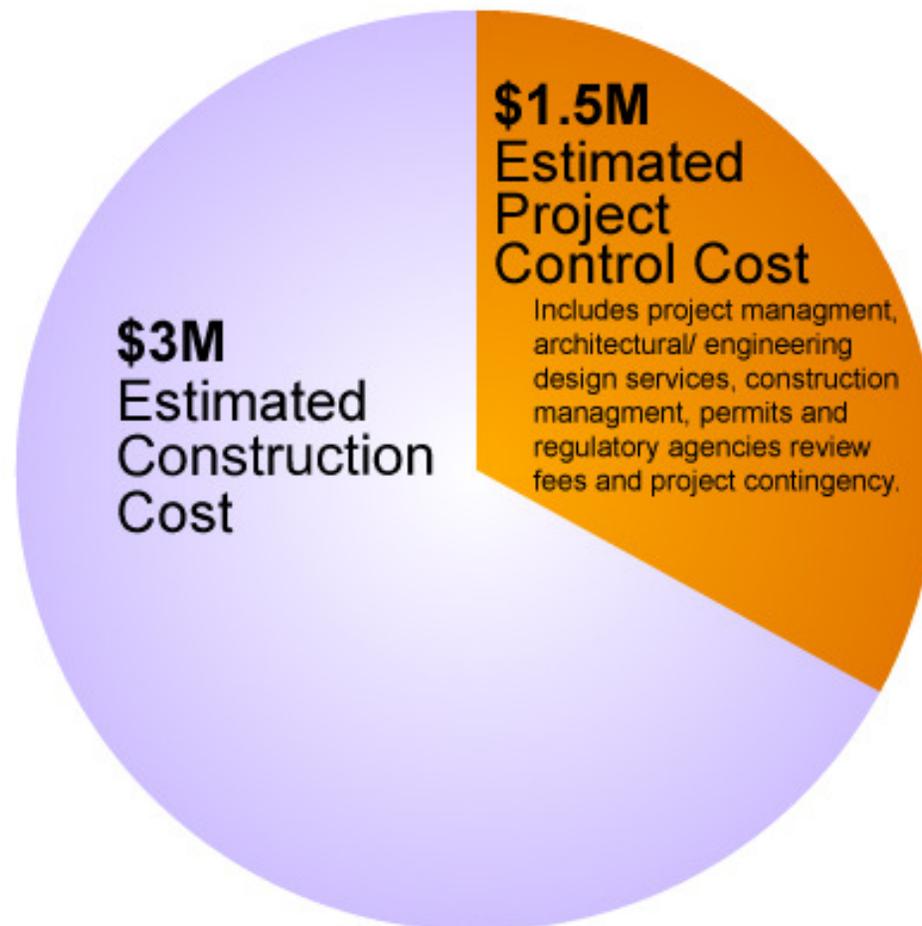
Project Overview

- ❑ Location: 851 38th Avenue in the Richmond District part of Supervisorial District 1 of the City and County of San Francisco.
- ❑ 1 acre parcel park between 38th and 39th Avenues and midway between Cabrillo and Fulton Avenues.
- ❑ Project Scope of Work is the Repair and/or Renovation of :
 - Clubhouse
 - Children's Play Areas
 - Basketball and Tennis Courts
 - Picnic Area
 - Paving and pathways
 - Infrastructure including drainage and lighting
 - Site to remove barriers and improve accessibility
 - Overall reconditioning of the park landscape



Project Background

Project Budget \$4.5M



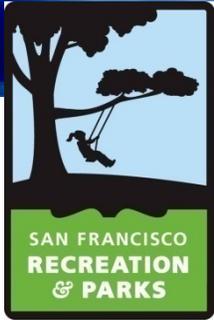
Existing Site Plan



39 TH. AVE.



38 TH. AVE.

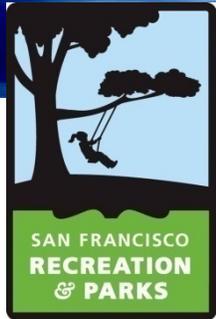


Existing Conditions



Clubhouse





Clubhouse

- The 1,234 square feet Clubhouse was built in the early 1940's and it was designed by Architect William Gladstone Merchant, while being Recreation Commission's consulting architect.
- The renovation of the Clubhouse will include repair and/or renovation of the assembly room, kitchen, office and bathroom and exterior men's and women's bathrooms and mechanical room. Storage/maintenance area will be provided on site.
- A Historic Resource Evaluation Report (HRER) is being prepared for Environmental Review to assess the historic significance of the clubhouse and determine the environmental impacts of the proposed renovation.

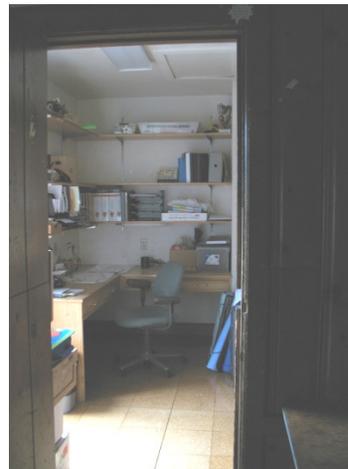


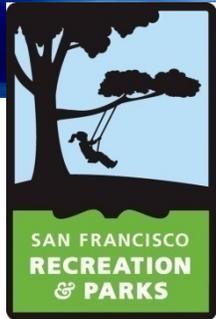
Clubhouse

Clubhouse Interior Existing Conditions



Views of Assembly Room , Kitchen, Office and Bathrooms

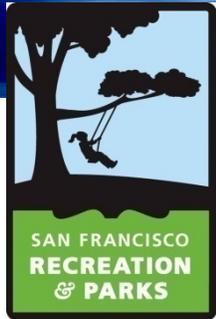




Clubhouse

Clubhouse Scope of Work

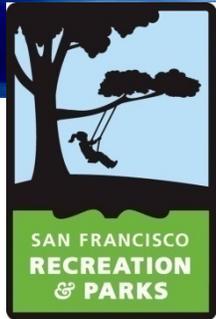
- New roof, gutters & flashing
- Repair water damaged wood trim
- Replace cork floor with new flooring throughout
- Demo existing restrooms and replace with new ADA compliant restrooms
- Make doors ADA compliant as required
- Refinish existing wood interior trim
- Add new electrical outlets, rewire building as required and replace/add new lighting
- Replace HVAC equipment and ductwork
- Replace plumbing pipes that are impacted with the new work
- Demo and replace all kitchen casework, kitchen equipment and finishes
- Remove all hazardous materials
- Remove grills on existing windows
- Paint interior & exterior
- Voluntary structural upgrade work based on a design which has minimal impact to existing historical finishes.



Existing Conditions



**Children's Play Areas
Picnic Area**

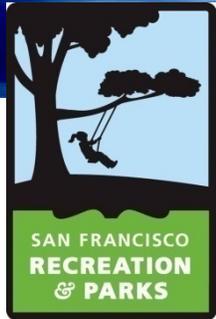


Existing Conditions



Tennis and Basketball Courts





Existing Conditions

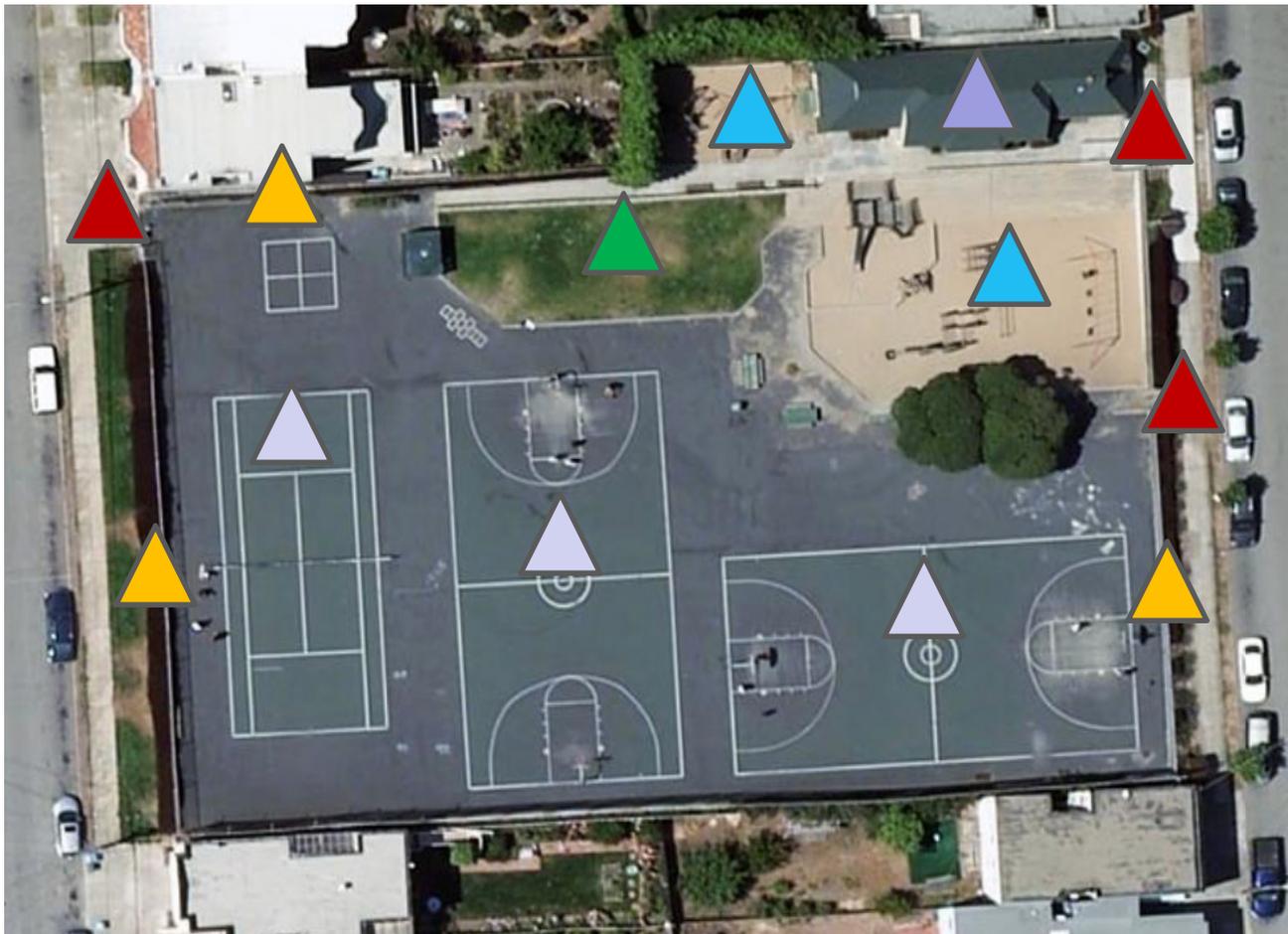


**Accessibility,
fencing, gates,
trees and
paving**

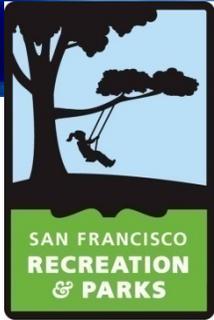




Design Goals

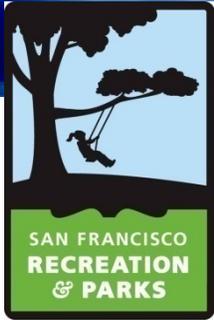


-  Entrances/Gates
-  Fence
-  Clubhouse
-  Play Areas: Pre-School & School-Age
-  Basketball/ Tennis Courts
-  Passive Park Space: Landscape/ Seating/ Picnic Areas
-  Operational Needs: Storage/ Maintenance



Lincoln Playground





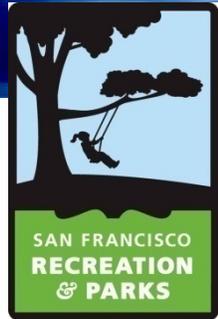
Argonne Playground



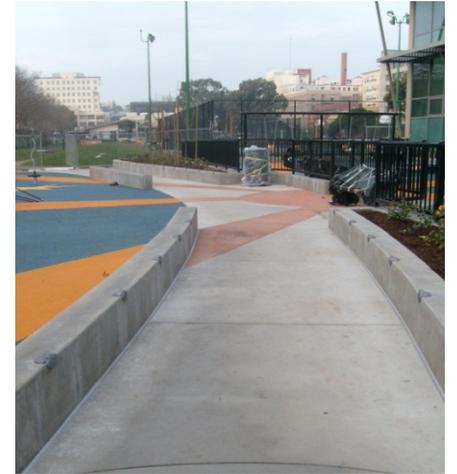


Rossi Playground





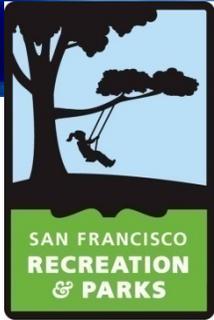
Hamilton Square





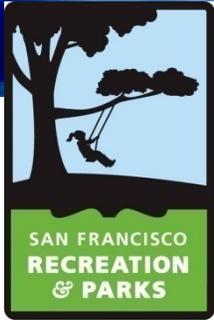
Franklin Square





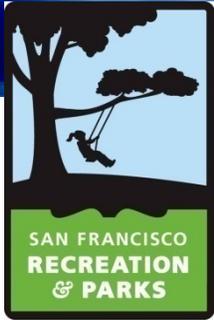
J.P. Murphy Playground





Sunnyside Playground





St. Mary's Playground



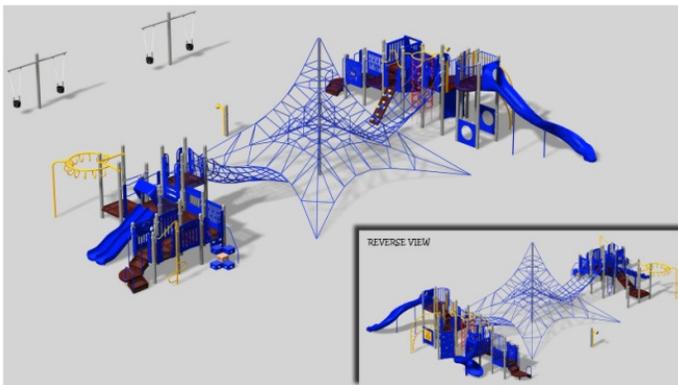
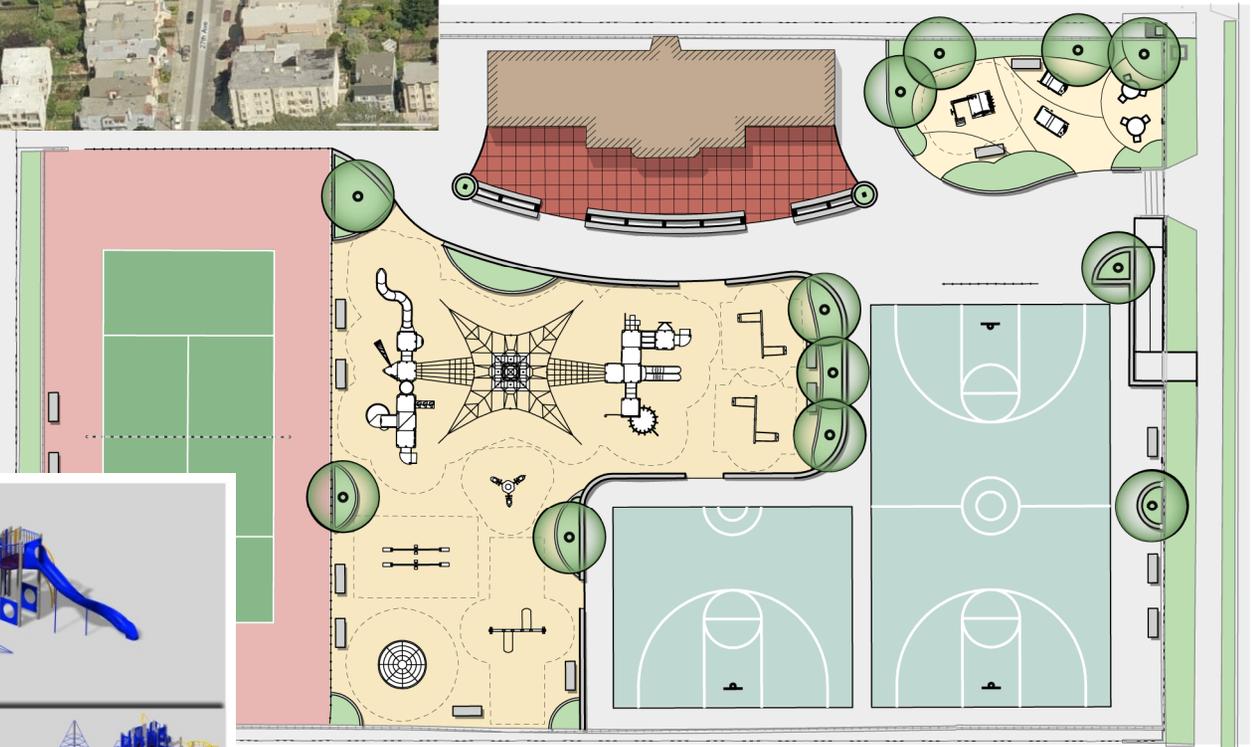


Fulton Playground



28th Avenue

27th Avenue

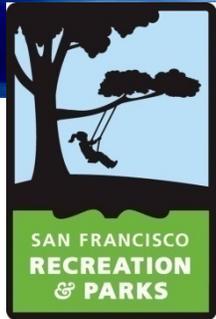




Comments and Questions

- **Entrances/Gates**
- **Fence**
- **Clubhouse**
- **Play Areas: Pre-School & School-Age**
- **Basketball/ Tennis Courts**
- **Passive Park Space: Landscape/ Seating/Picnic Areas**
- **Operational Needs: Storage/ Maintenance**





Next Steps

- Visit RPD parks to evaluate play structures and get inspiration and ideas for Cabrillo Playground Renovation.
- Send your comments to the Project Manager by Monday, August 16th. via e-mail: Paulina.Araica@sfgov.org or fax at (415) 581-2540
- Public Meeting #2 in September to review design options, date to be determined.



Thank you!