



Cabrillo Playground Renovation

A 2008 Clean and Safe Neighborhood Parks Bond Project

Community Meeting #2

September 22 , 2010

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Paulina Araica, Project Manager

Andy Maloney, Architect

Jasmine Kaw, Landscape Architect

Existing Site & Neighborhood Context



Cabrillo Street ↑

Ocean
Beach



North

Fulton Street ↓



Existing Conditions



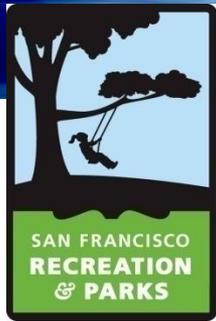
**Children's Play Areas
Picnic Area**



Existing Conditions



Tennis and Basketball Courts

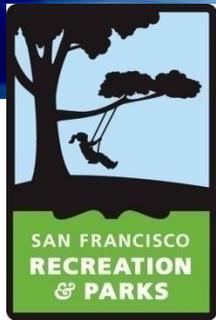


Existing Conditions



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





Clubhouse



- The 1,234 square foot 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.



Historical Character-Defining Features

Exterior

- **Setting on a raised plinth**
- **Steeply pitched interlocking roof forms**
- **Large central mass with projecting wings**
- **Projecting bay window at center mass**
- **Dentils and wood trim surrounding the bay window**
- **Multi-lite windows**
- **Rainwater leader heads**

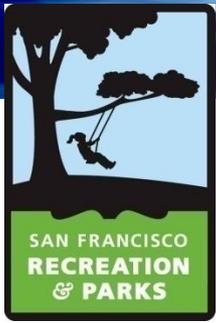
Interior

- **Main room with exposed ceiling joists, chained trusses, knotty pine wall cladding, bay window with built-in seating, and light sconces**
- **Wood plank and paneled doors**



Clubhouse Exterior





Clubhouse Exterior





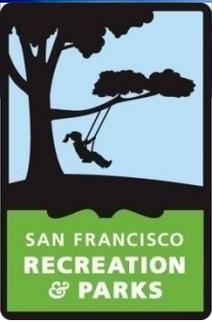
Clubhouse Exterior





Clubhouse Interior





Clubhouse Interior





Clubhouse Interior



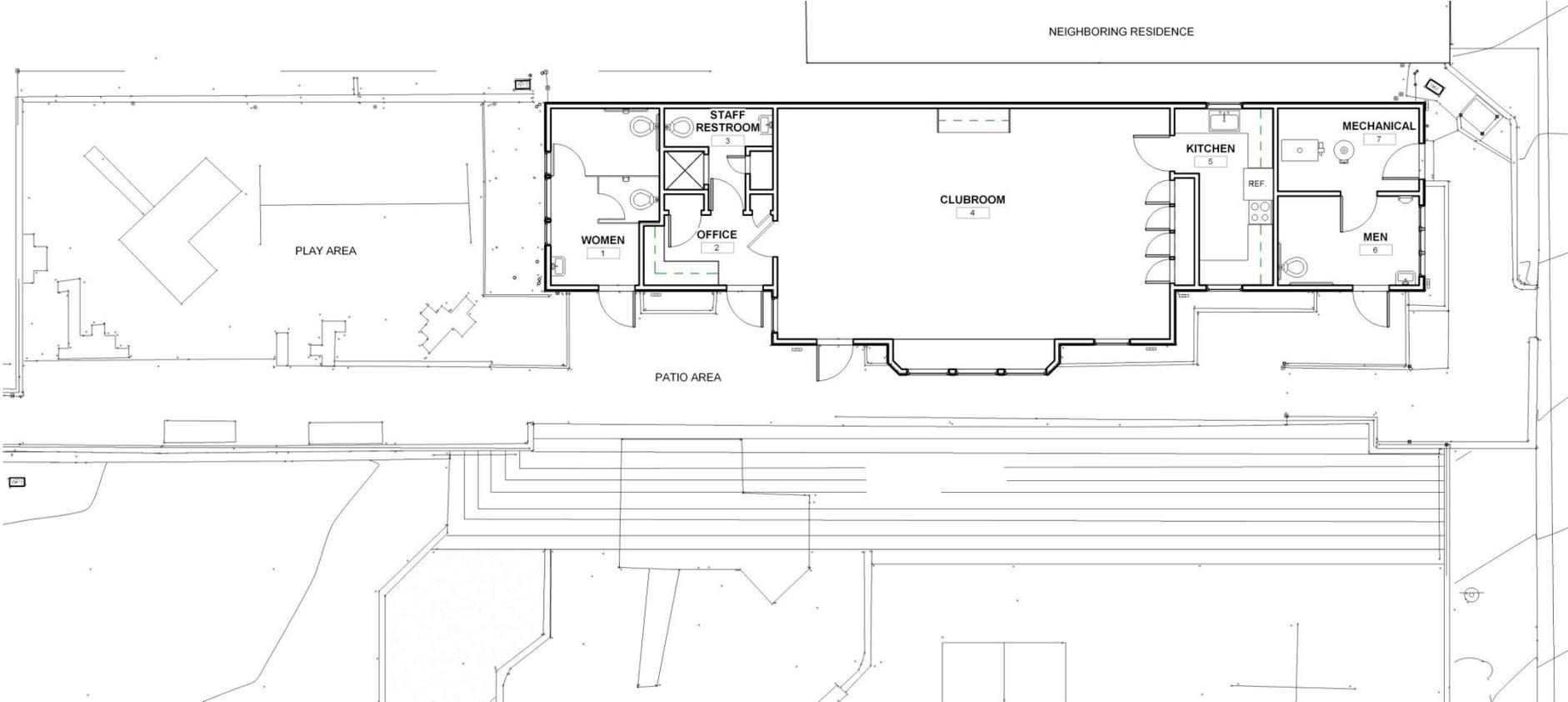


Clubhouse Interior



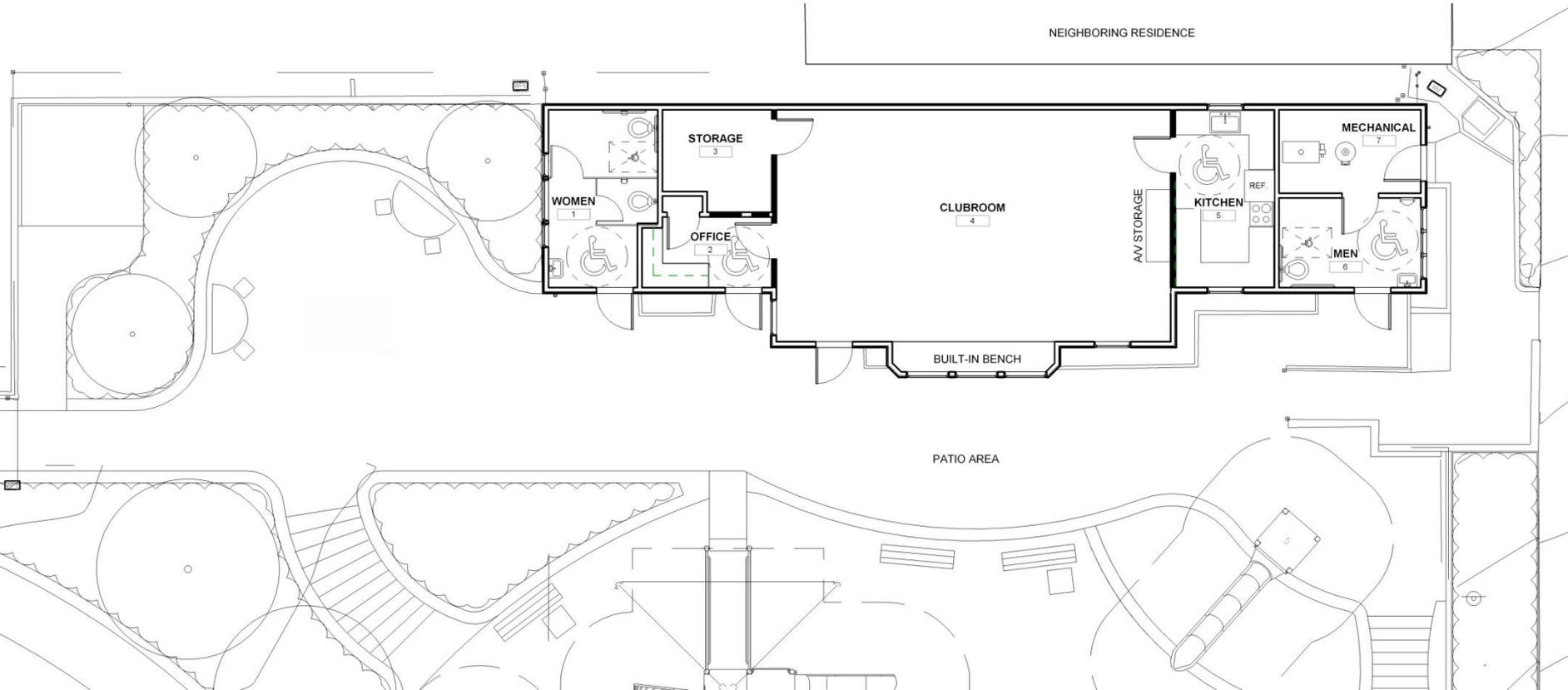


Existing Floor Plan



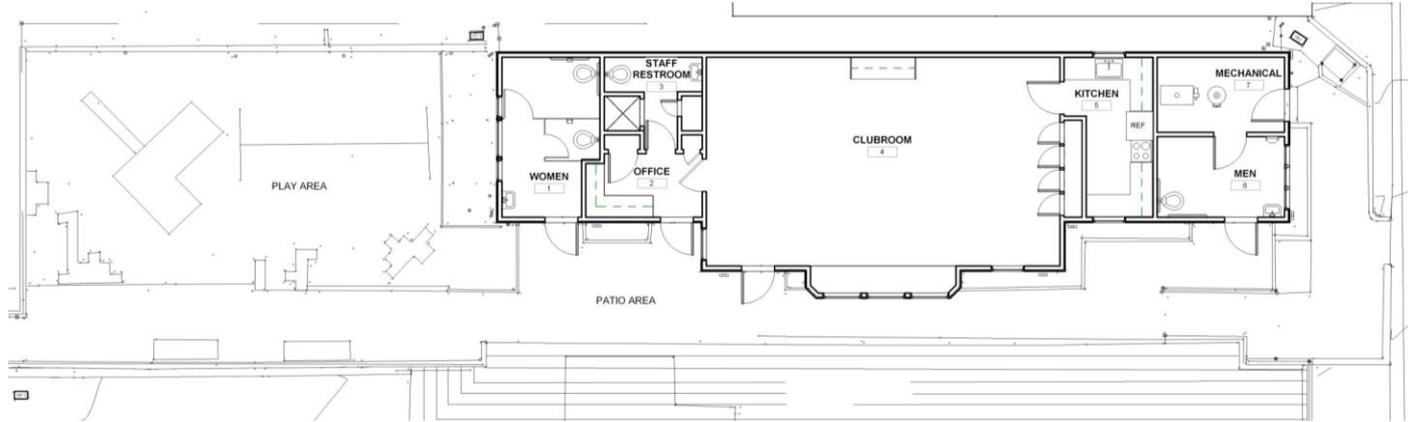


Proposed Floor Plan

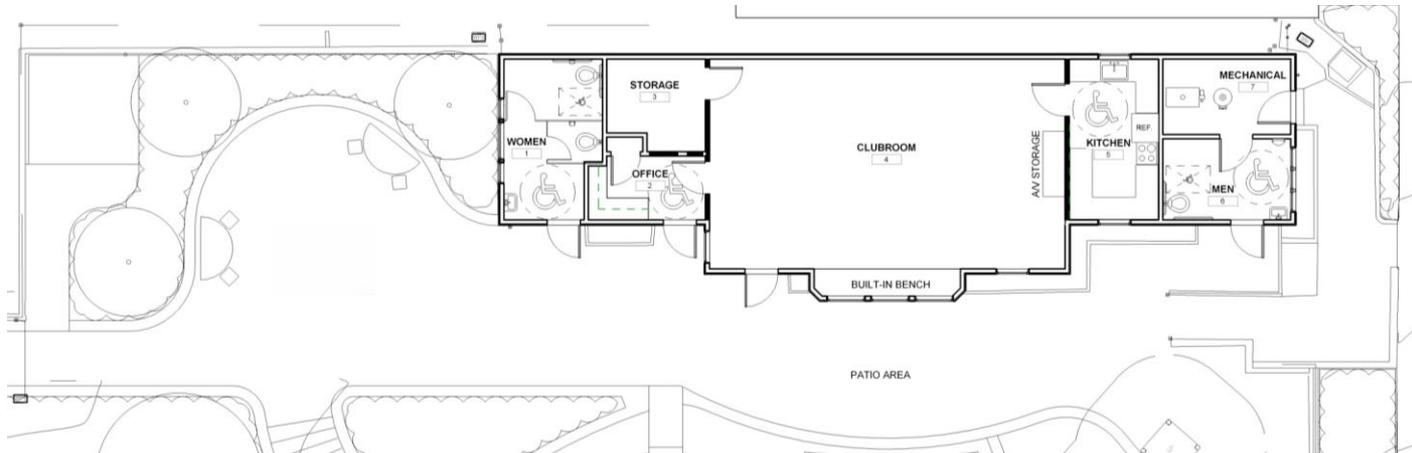




Existing & Proposed Floor Plans



Existing



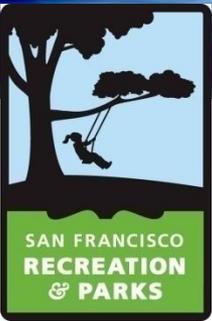
Proposed



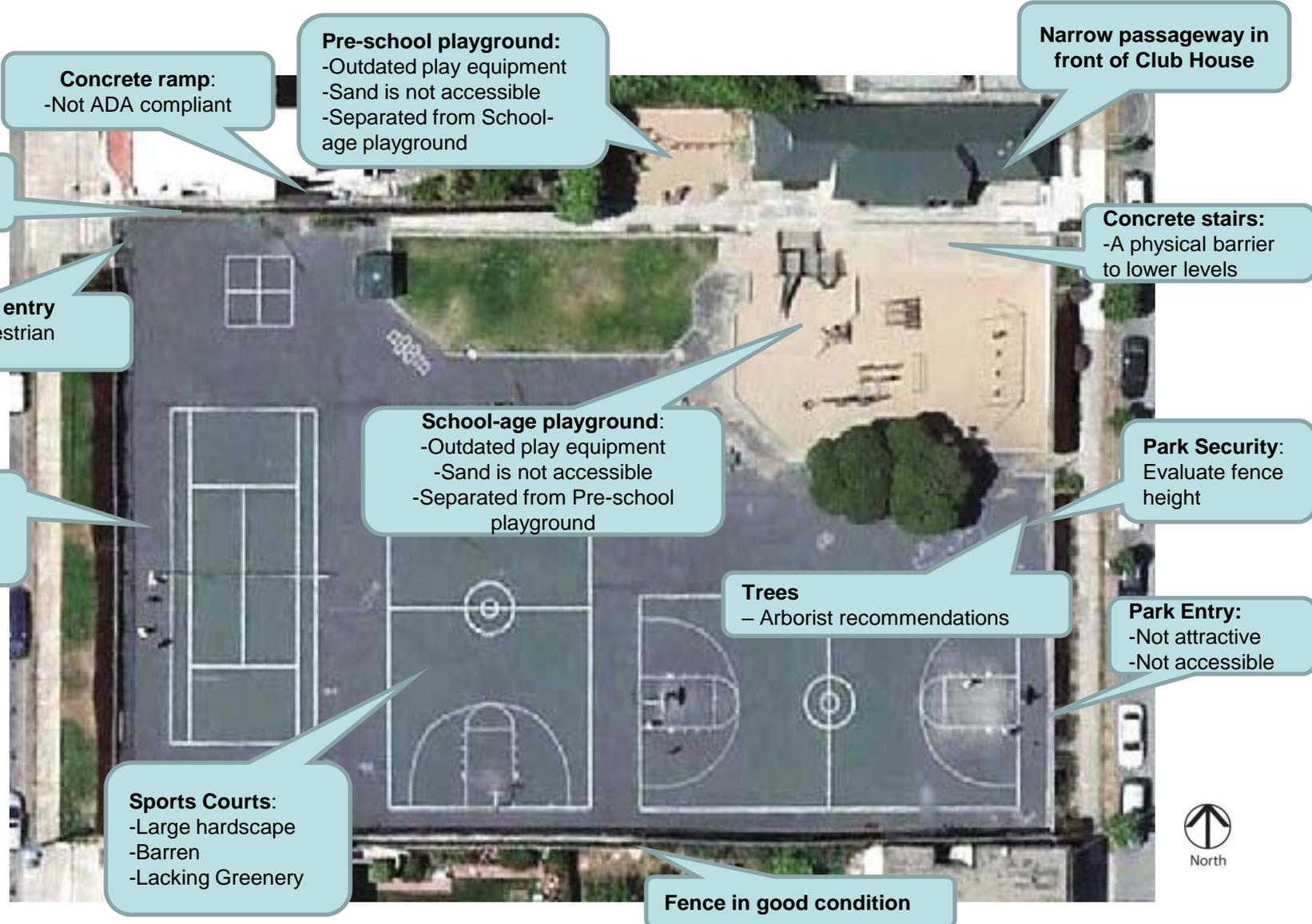


Clubhouse Questions

- AV (Audio Video) capability – Movie night etc. Yes/No?
- Kitchen pass-thru – Yes/No?
- Both – Yes/No?



Site Opportunities & Constraints



Concrete ramp:
-Not ADA compliant

Pre-school playground:
-Outdated play equipment
-Sand is not accessible
-Separated from School-age playground

Narrow passageway in front of Club House

Fence is leaning

Concrete stairs:
-A physical barrier to lower levels

Maintenance/Park entry combined, not pedestrian accessible

School-age playground:
-Outdated play equipment
-Sand is not accessible
-Separated from Pre-school playground

Park Security:
Evaluate fence height

Park Security:
Evaluate fence height

Trees
- Arborist recommendations

Park Entry:
-Not attractive
-Not accessible

Sports Courts:
-Large hardscape
-Barren
-Lacking Greenery

Fence in good condition

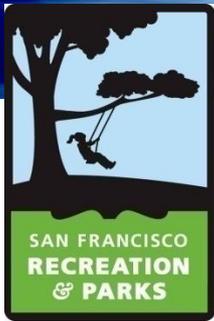




Community Mtg #1 & Individual Comments

Play Areas

- Tunnels
- Slides, uncovered and as tall as possible
- Stuff to climb on / Climbing wall / Cargo net
- Mini houses
- Play structure bridging lower level playground with upper
- Separation of play areas for younger and older children
- Taking lighting into consideration have play areas facing north/south
- Sculptural Play Equipment
- One of those carousels that spin around and multiple kids use at once
- Slide that twists “goes around as it goes down”
- Swings that can be shared with others, like tire swings, those swinging discs at Julius Kahn
- Teeter+totter from Berliner so that kids of different weights can still balance
- The Spinning rope tower at Lincoln & the Tall Climbing rope structure at Kahn are great
- Monkey bars of different heights for kids of different ages



Community Mtg #1 & Individual Comments

Sports Courts

- Handball
- Areas for skate boarders / skateboard ramp
- Floor games: Four square and Hopscotch
- Concrete ping-pong table
- Tennis is desired
- Basketball – 1 full court is desired at a minimum
- Can live with less basketball court, perhaps 1.5 courts
- Multi –use sports field
- Areas for kids to ride bikes/tricycles
- Signs that clearly state the court rules and the time limits of use

Seating

- Central Gathering Area with tables and benches
- Seating arranged so the parents can watch children of different ages at play
- Long seating
- Amphitheatre
- BBQ?



Community Mtg #1 & Individual Comments

Planting

- Landscaping in play areas
- Grassy open space - flat softscape
- No Astroturf – artificial turf
- Low maintenance/hardy plants
- Plants at grade do not work well

Passive Space

- Sheltered Space with wind screens
- Community garden in existing toddler space
- Stone patio or courtyard

Entrances, Fences & Gates

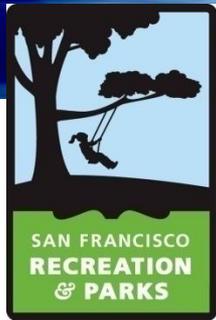
- Fences around entire perimeter of park that are difficult to climb over/ 1" mesh
- Curtain element around tennis courts
- Equal emphasis on both 38th & 39th Ave entrances
- Clear signage
- Decorated to reflect theme of playground
- Gate to protect children from running out onto the street from the toddler area



Community Mtg #1 & Individual Comments

Miscellaneous

- Existing concrete steps are not desired. Replace with a climbing wall, decorative tiles, handball area , mural, or some other element that makes use of the vertical space.
- Creative art installation that is both decorative and functional like a low wall to sit on with mosaic tile
- Utility/storage room that is not an unsightly storage container
- Skateboard prevention devices
- Ocean theme
- Open sight lines / no hiding places
- Family restrooms
- No water feature, too high maintenance, cold and wet



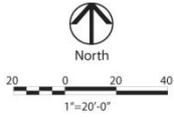
Key Concerns

- Play areas at one level
- Two separate play areas to serve younger age 2-5 and older age 5-12
- A passive/park space for seating and community gathering
- Sports fields to be multi-use/multi-purpose: 1½ basketball court is fine.
- Entries to the park at 38th & 39th Ave should be equally significant
- Greenery is desired

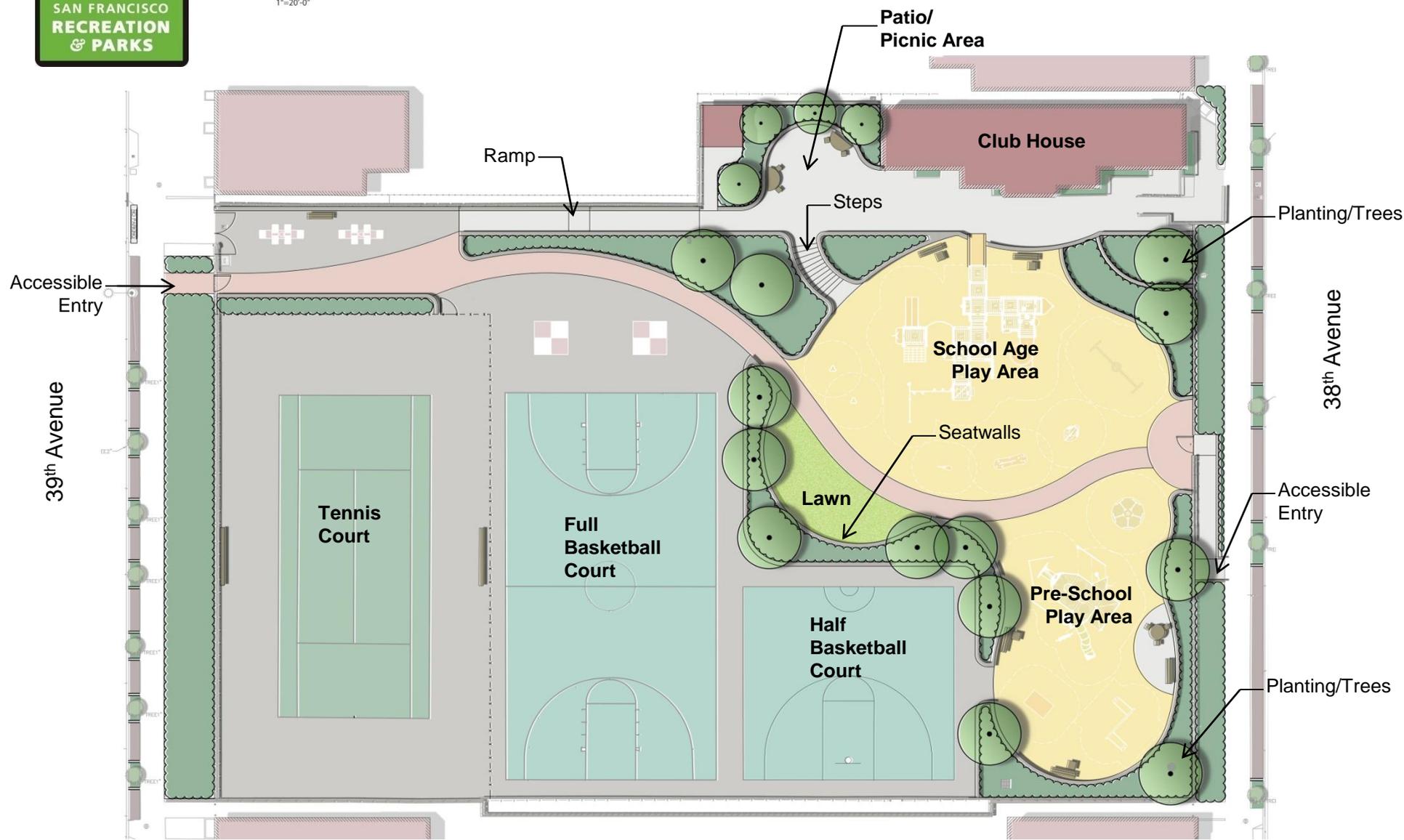


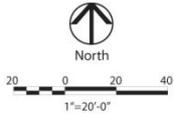
Proposed Site Layouts

- Layout 1
- Layout 2

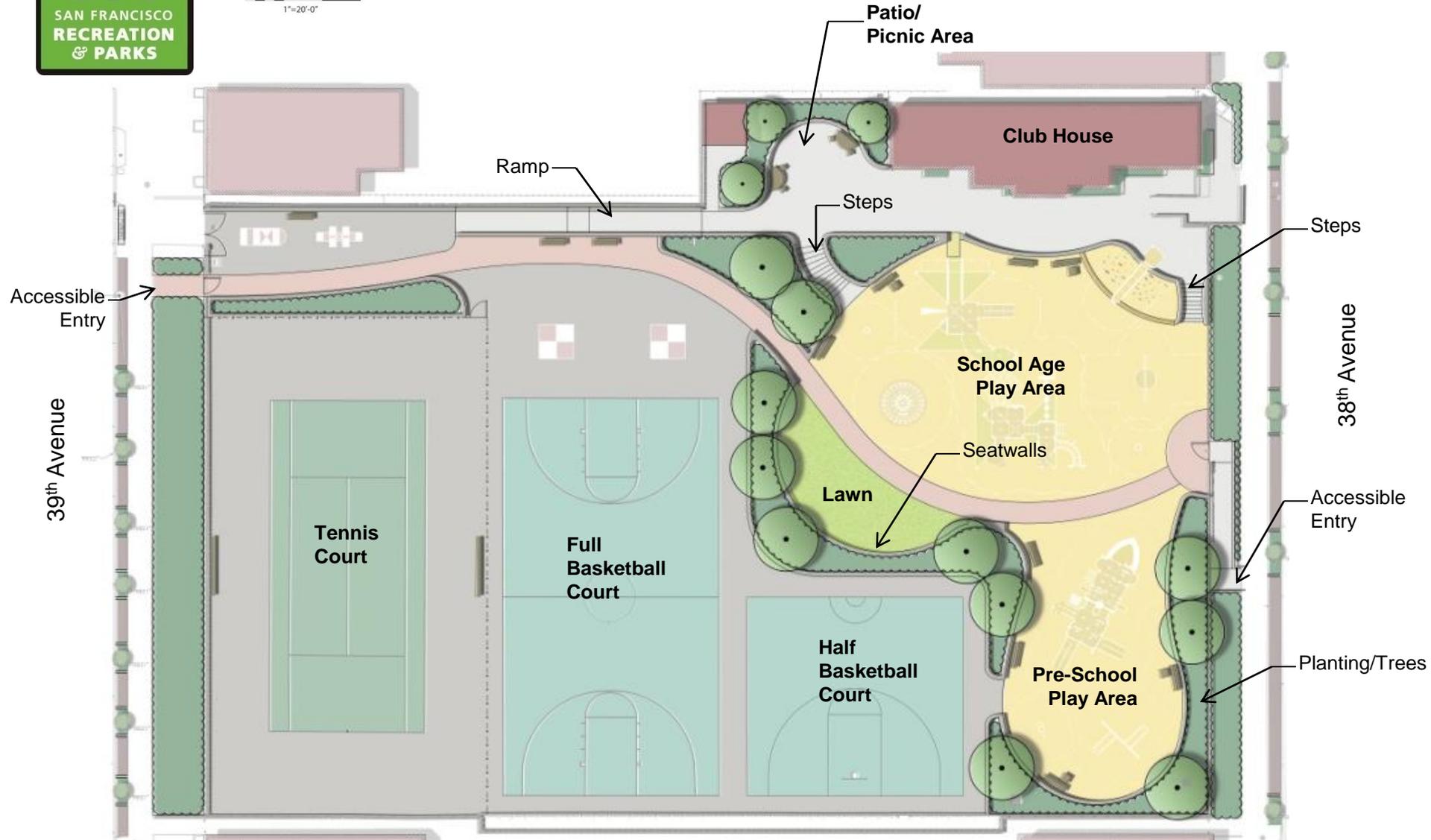


Proposed Layout 1





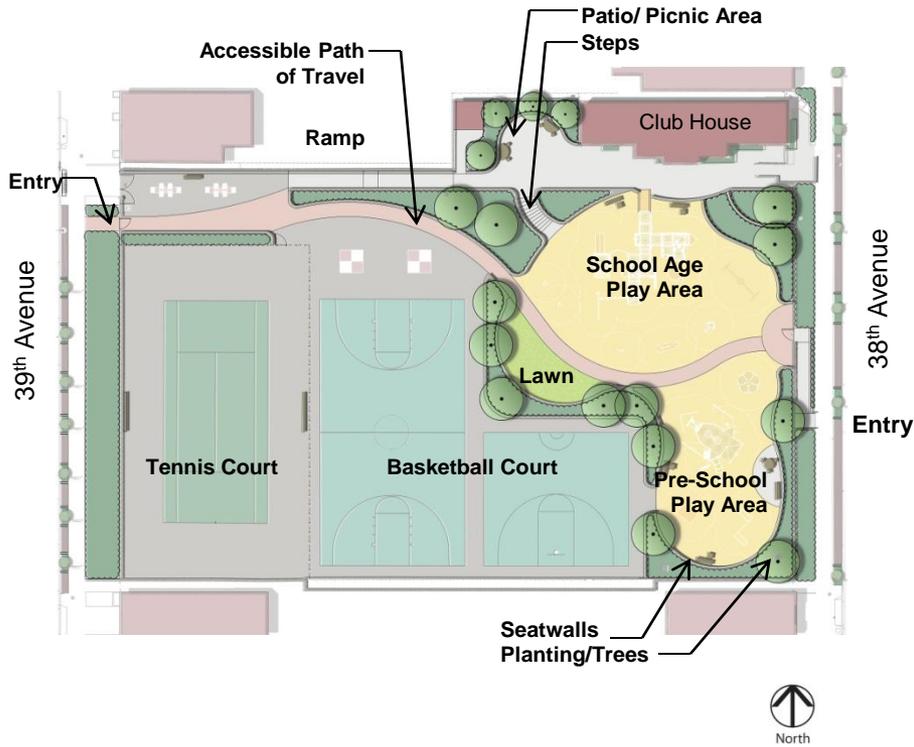
Proposed Layout 2



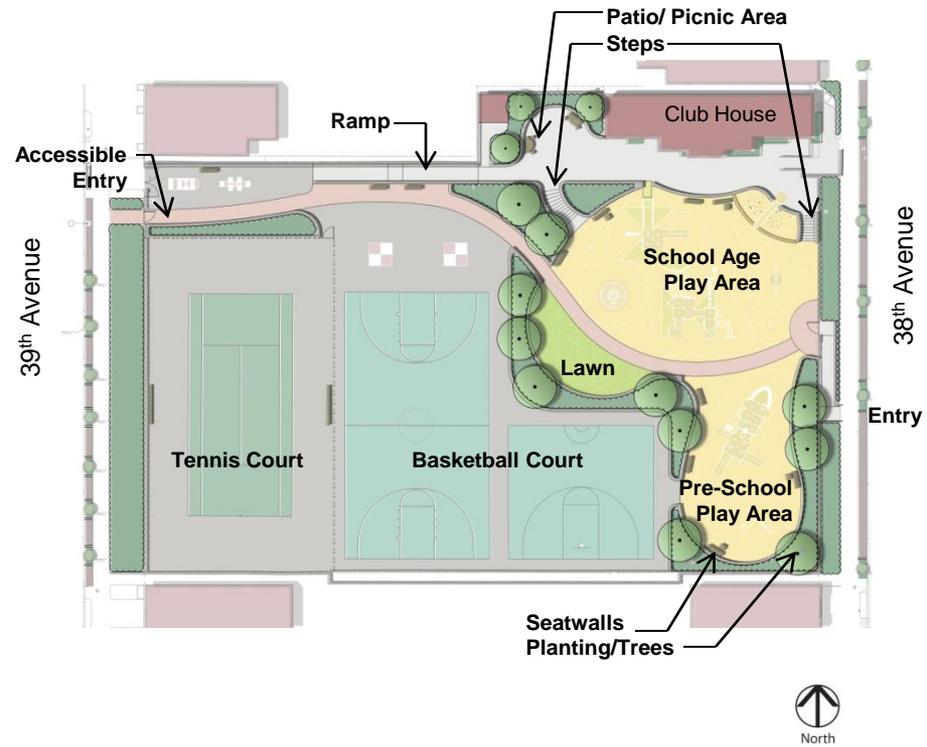


Layout Plan Review

Layout 1



Layout 2





Play Area Concepts

- Traditional Post & Deck
- Sea Creature
- Net Bridge
- Net Climber



Play Areas: Traditional Post & Deck Concept



Pre-School Age: Small Ship Structure

- Imaginative play
- Theme
- Good circulation



See-saw



Saddle Spinner



Bucket Swing



School-Age Structure

- Straight forward layout and connection to deck
- Fully accessible on one route



Galaxy Whirl



Whirl



Abakus See-saw



Tire Swing



Play Areas: Sea Creature Concept

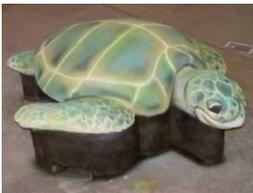


Pre-School Age: Small Ship Structure

- Imaginative play
- Theme
- Good circulation



Whirl



Sea-Turtle Climber



Bucket Swing



School-Age Structure

- Imaginative play
- Variety
- Mostly accessible on one route



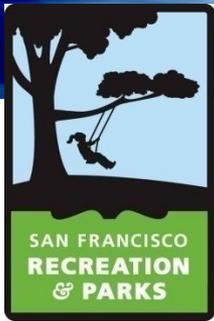
Tire Swing



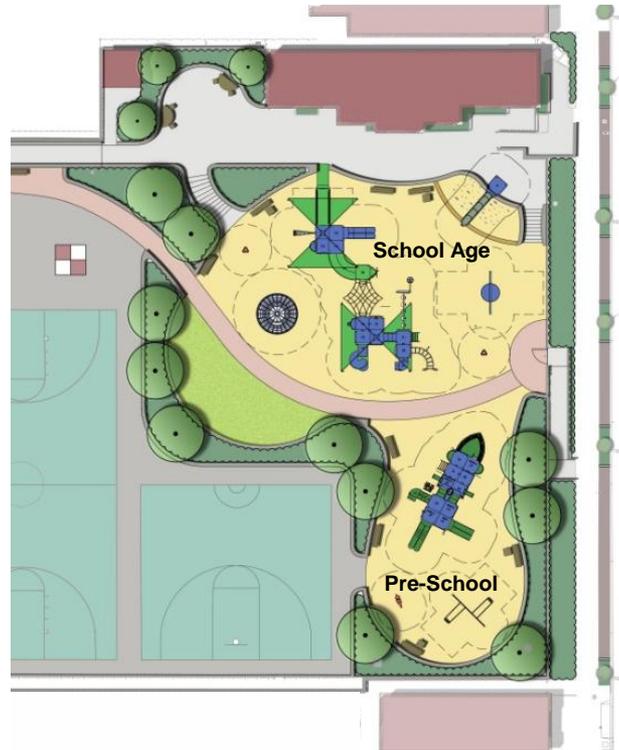
Saddle Spinner



Sea Creature



Play Areas: Net Bridge Concept



School-Age Structure

- Imaginative play
- Theme-based
- Variety
- Challenging-high decks
- Spacious



Whirl



Slide Winder

Pre-School Age: Big Ship Structure

- Imaginative play
- Theme
- Variety
- Spacious



Bucket Swing



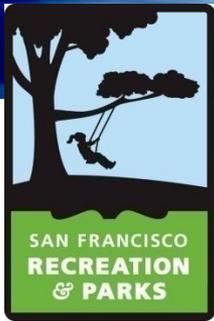
Dolphin See-Saw



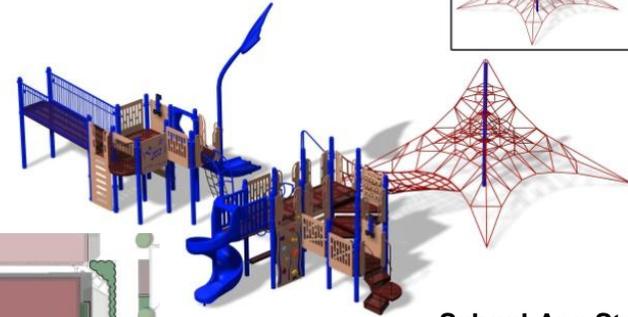
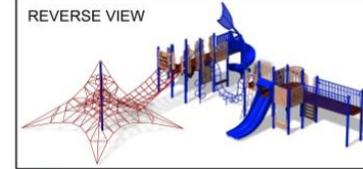
Solo Swing



Saddle Spinner



Play Areas: Net Climber Concept



School-Age Structure

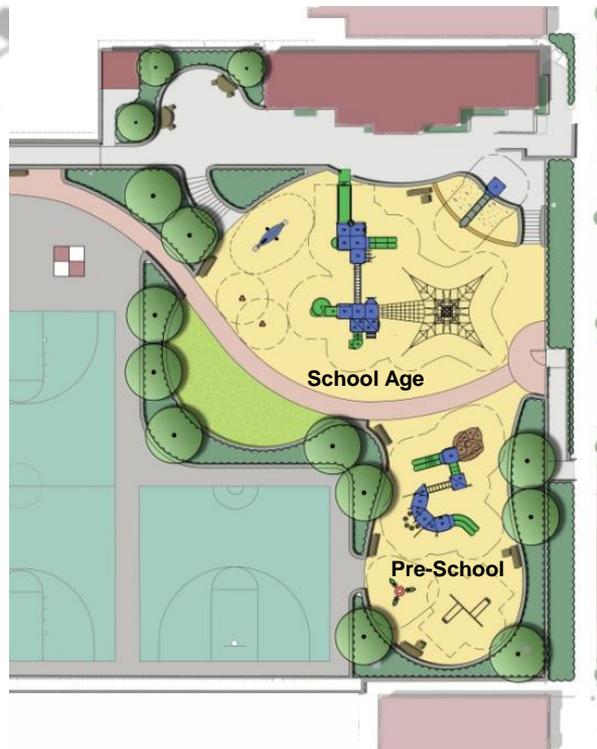
- Imaginative play
- Variety
- Challenging-high decks
- Spacious

REVERSE VIEW



Pre-School Age Structure

- Imaginative play
- Variety
- Challenging
- Accessible at multiple points



See-Saw



Bucket Swing



Saddle Spinner



Slide Winder



Play Area Concepts



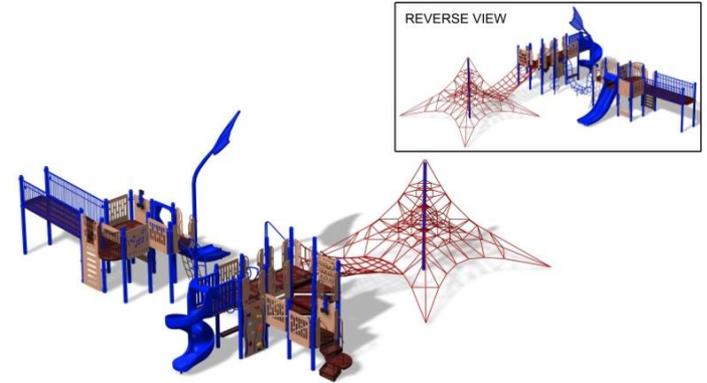
Traditional Post & Deck



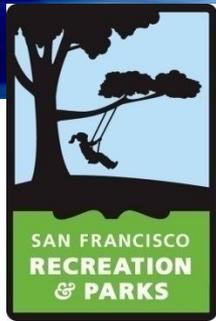
Sea Creature



Net Bridge



Net Climber

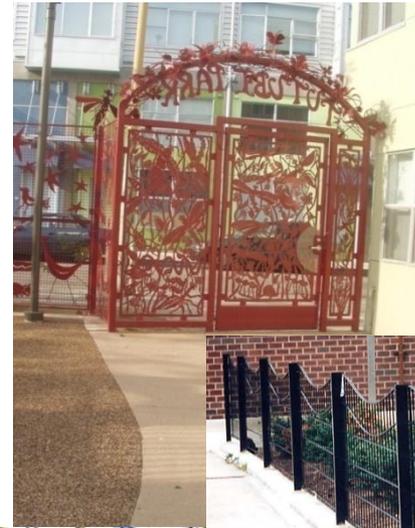


Paving Options





Fence, Gate and Guardrail Options



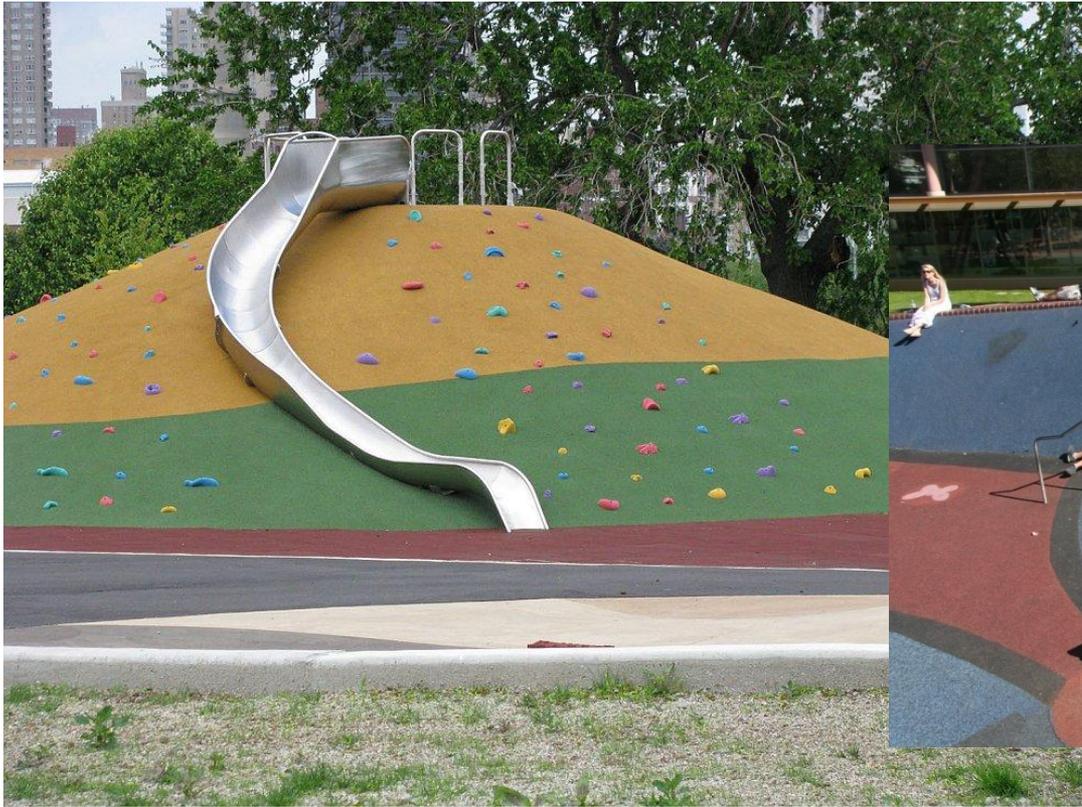


Sculptural Play Options





Slides/ Transitional Element Options





Next Steps

- Visit RPD parks to evaluate play areas and vote for your favorite play area concept design for Cabrillo Playground.
- Send your comments to the Project Manager by Monday, October 4th via e-mail: Paulina.Araica@sfgov.org or fax at (415) 581-2540
- Public Meeting #3 in October to review final design concept, date to be determined.



Thank you!