

BUENA VISTA PARK

Needs Assessment and Cost Analysis

COMMUNITY MEETING #1

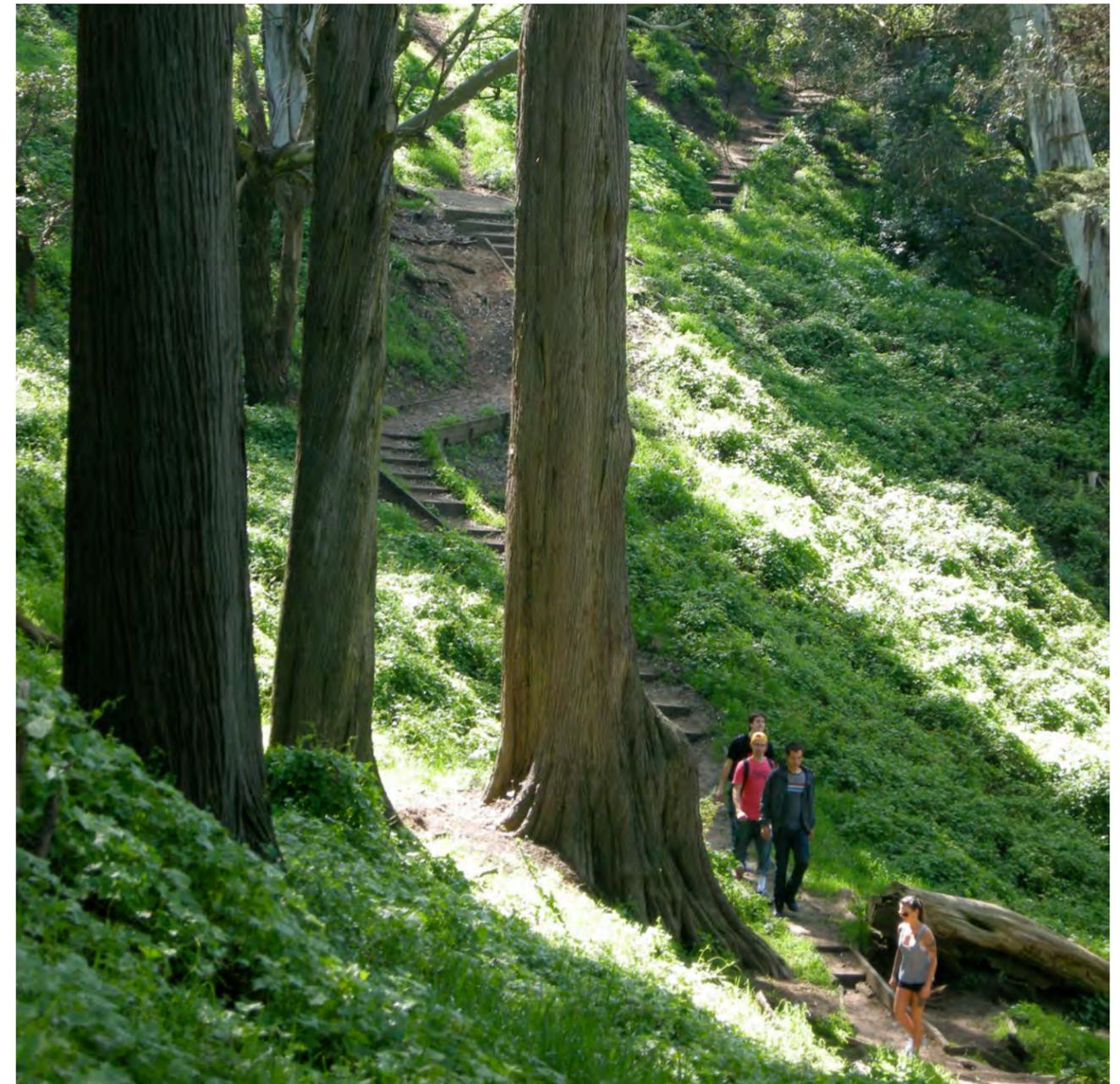
October 7, 2019

A Partnership of
San Francisco Recreation and Parks &
Buena Vista Neighborhood Association

Primary Consultant:
Miller Company Landscape Architects



MILLER COMPANY
landscape architects



PROJECT TEAM

SF Recreation and Parks

Capital & Planning Division

Toks Ajike, Director

Cara Ruppert, Supervising Project Manager

Brett Desmarais, Project Manager

Maintenance & Operations Division

Carol Sionkowski, Parks Service Area Manager

Francisco Macuer, Parks Section Supervisor

Natural Resource Division

Lisa Wayne, Director

Christopher Campbell, Natural Resources Supervisor

Buena Vista Neighborhood Association

Miller Company Landscape Architects

Jeffrey Miller, Principal Landscape Architect

Maya Nagasaka, Project Manager

Sherwood Design Engineers

Elizabeth Lo, Project Civil Engineer

Urban Forestry Associates

Ben Anderson, Urban Forester

Josiah Clark Habitat Restoration

Josiah Clark, Ecologist

MLee Corporation

Franklin Lee, Cost Estimator

PROJECT GOALS:

Conduct a parkwide needs assessment and cost analysis based on the 2015 Buena Vista Park Capital Improvement Plan & Community Consultation Report.

- Identify and document the park, investigate design solutions, and present options to the community.
- Incorporate community input, maintenance needs, and future visions for potential park improvements.
- Provide detailed cost estimates for the highest priority areas to identify project funding needs.



BUDGET

Funding Sources

Grant / Buena Vista Neighborhood Association	\$ 50,000
Budget Add-back/ Supervisor Sheehy	\$ 50,000
2012 Recreation & Park Bond	\$ 162,952

Total Project Funding Sources **\$ 262,952**

Funding Uses

Consultant Contracts	\$ 168,480
Project Administration	\$ 94,472

Total Project Funding Uses **\$ 262,952**



PROJECT SCHEDULE

Meeting #1: Introduction, Existing Condition Analysis & Public Input
October 7, 2019

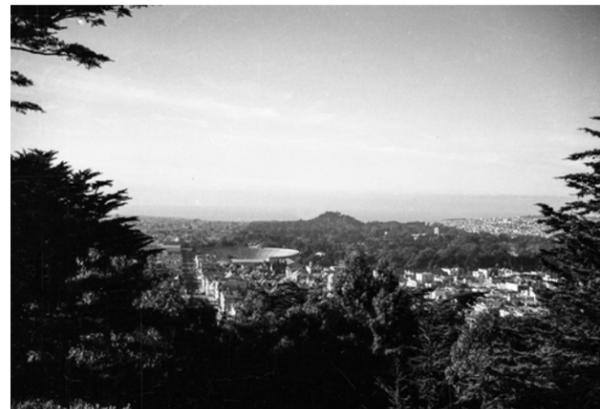
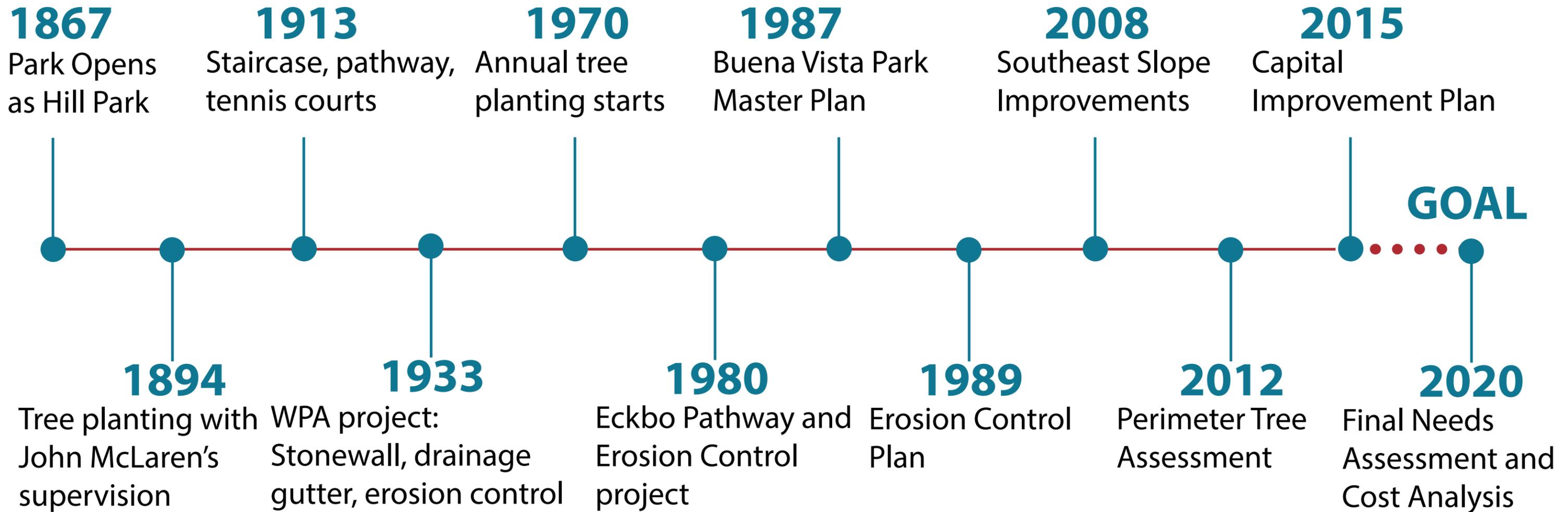
Community Site Walk: November 17, 2019 10 a.m. - 12 p.m.

Meeting #2: Draft Recommendations & Public Input - December 2019

Meeting #3: Final Report & Public Review - Early March 2020



PARK HISTORY AND TIMELINE



2015 CAPITAL IMPROVEMENT PLAN RECAP

Seven general project typologies were developed based on community input. Following are the projects that were ranked from highest to lowest priority:

1. **Perimeter Apron Improvements / Pathways**
2. **Water Management**
3. **Soil Management / Erosion Control**
4. **Tree Management**
4. **Primary Entry Improvement**
6. **Perimeter Pathway Lighting**
7. **Playground Improvements**

* #4 had an equal vote numbers.



1 16 votes
1. **Perimeter Apron Improvements**

SCOPE: 1. Plant apron with consistent palette of low-water use plants
2. Install water-conserving irrigation system
3. Repair walk and brick edging where needed

4 11 votes
2. **Primary Entry Improvements**

SCOPE: 1. Install historic pole lights at the 5 main entries
2. Plant entries with consistent palette of low-water use plants
3. Repair stairs and walls where needed

10 votes
3. **Perimeter Pathway Lighting**

SCOPE: 1. Install historic pole lights at 100' spacing along perimeter path

8 votes
4. **Playground Improvements**

SCOPE: 1. Renovate existing playground with new play equipment and play surfacing OR
2. Create a new larger playground at prominent north-west corner of park

4 11 votes
5. **Tree Management**

SCOPE: 1. Remove hazardous trees
2. Prune hazardous branches
3. Remove fallen trees
4. Reforestation of critical areas

2 13 votes
6. **Water Management**

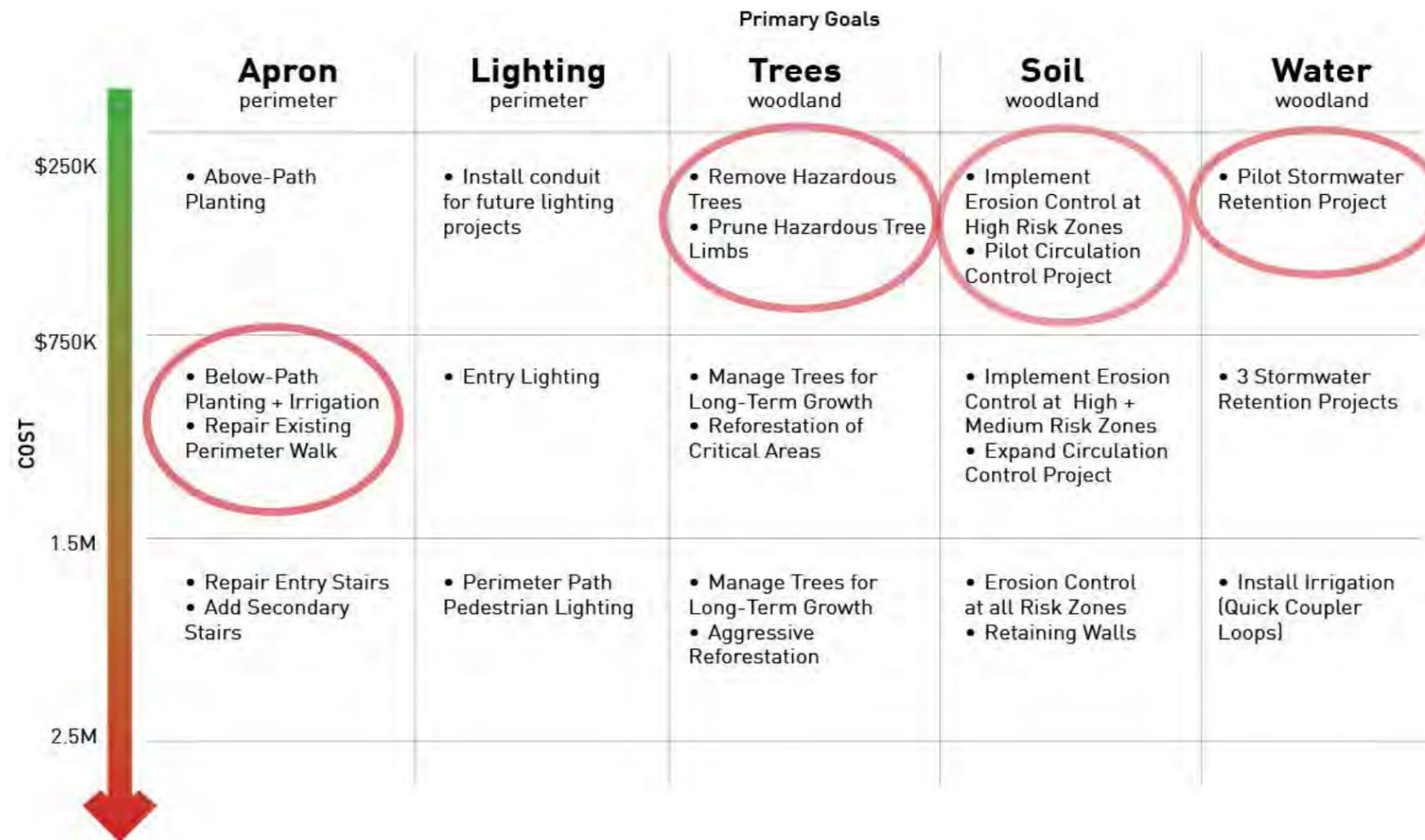
SCOPE: 1. Stormwater retention strategy aimed at recharging groundwater on-site
2. install quick-coupler irrigation system for short-term establishment of planting

3 12 votes
7. **Soil Management**

SCOPE: 1. Improve soil health and control erosion at slopes
2. Remove non-critical paths
3. Install erosion control fencing to deter foot traffic

2015 CAPITAL IMPROVEMENT PLAN RECAP - BUDGET AND PRIORITIES

1. Short-term immediate priority projects range from between approximately \$250,000.- and \$1.5 million.
2. Long-term comprehensive park improvements are estimated to cost between \$25 million - \$30 Million



FOCUS OF NEEDS SITE ASSESSMENT PROJECT

1. CIRCULATION / HARDSCAPE

- Entries
- Perimeter stairs
- Interior asphalt pavement
- Rustic hillside stairs
- Sand Path
- Perimeter sidewalks
- Walls
- Emergency Road
- Lookouts / Vista Points

2. FOREST MANAGEMENT / HABITAT ENHANCEMENT PLANTING OPPORTUNITIES

- Identify hazardous trees
- Identify overall state of trees
- Prioritize reforestation
- Vision and goals for the forest and ecology
- Perimeter Planting

3. WATER MANAGEMENT / EROSION CONTROL

- Identify severe erosion areas
- Assess circulation
- Erosion and soil management
- Stormwater and irrigation management
- Re-establishment of understory planting

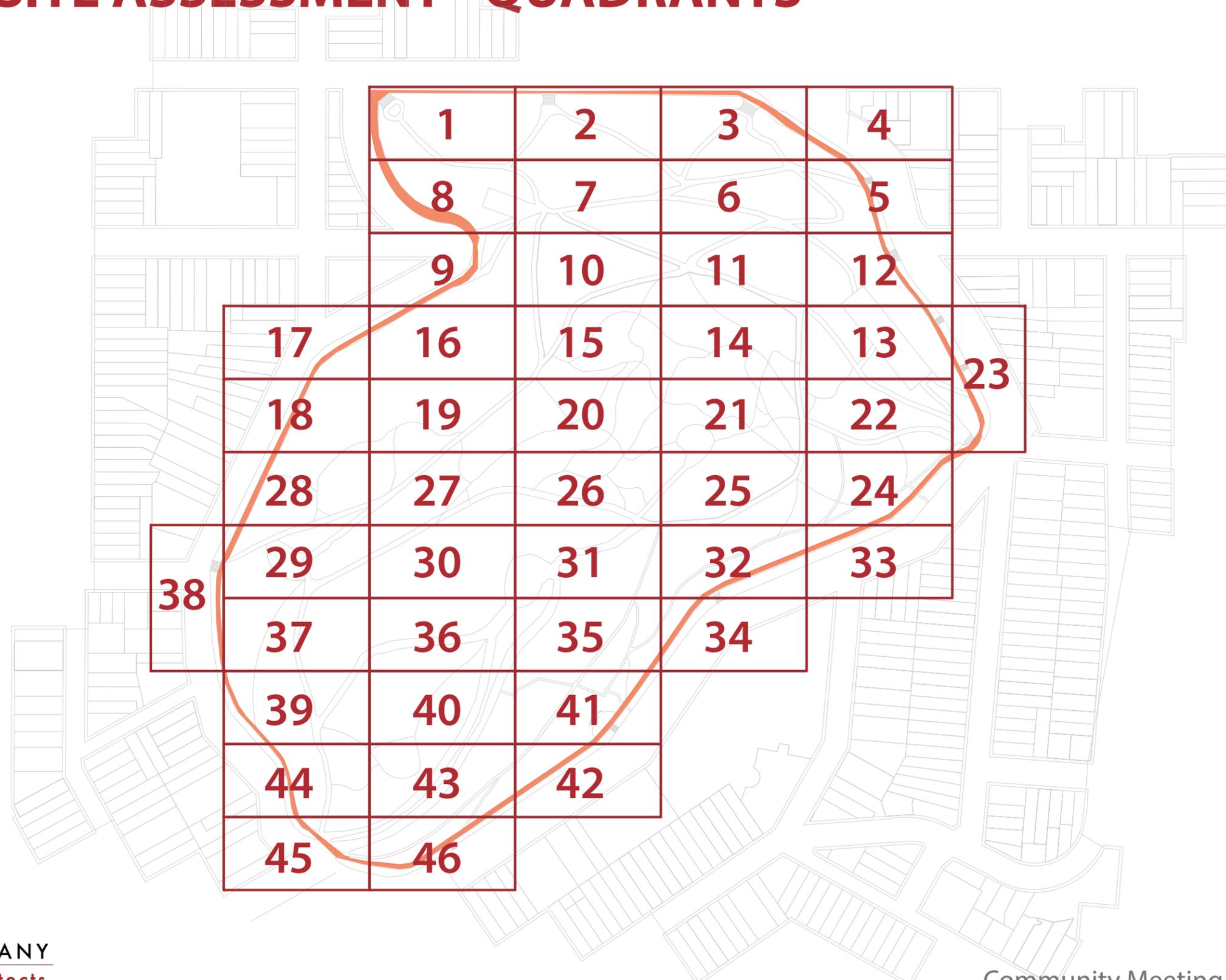


OTHER SPECIFIC IMPROVEMENT OPPORTUNITIES TO ASSESS

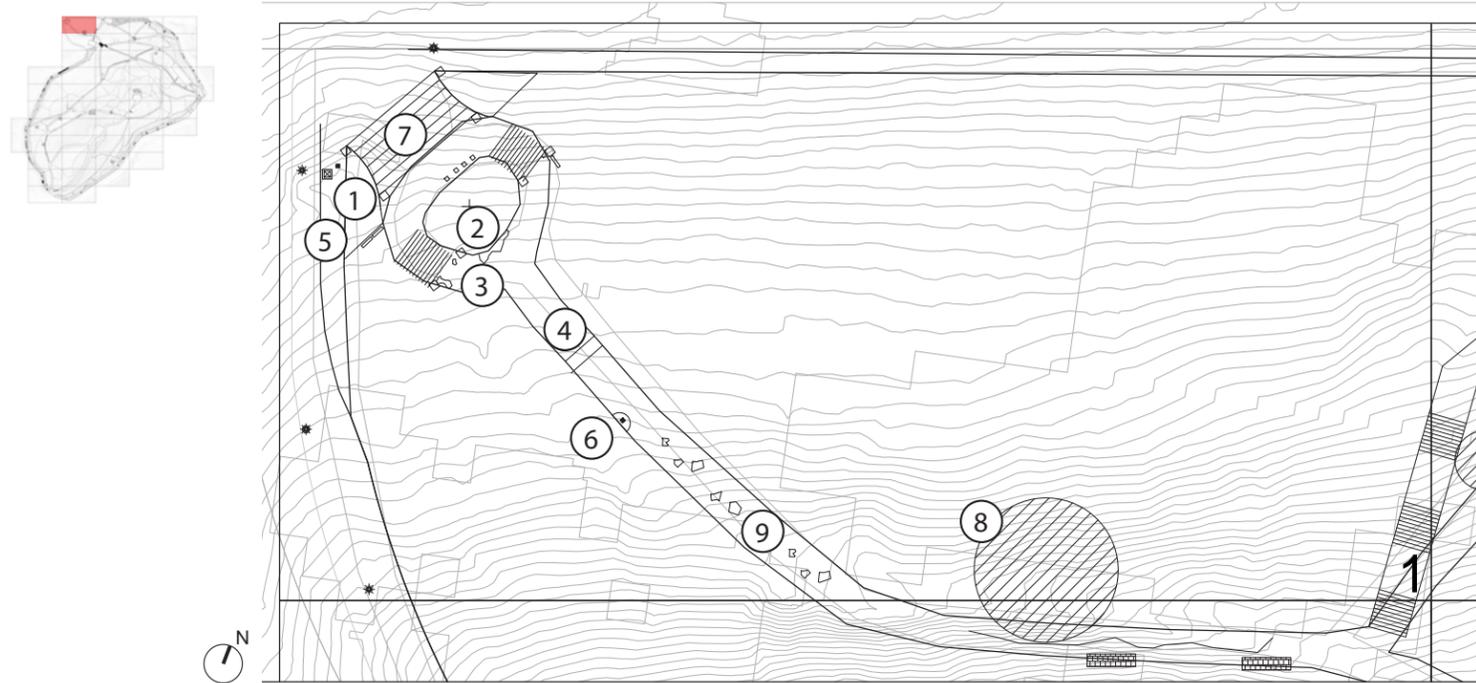
- Wayfinding and park signage
- Playground area adjacent to Buena Vista West
- Lawn along Haight Street
- Designated dog play area
- Park summit
- Park perimeter lighting
- Maintenance facility



EXISTING SITE ASSESSMENT - QUADRANTS



EXAMPLE OF QUADRANT SITE ASSESSMENT: AREA 1



Panel 1 is located in the North-east of the park, on the corner of Haight and Buena Vista Avenue East including the historic west entry, asphalt paving and perimeter sidewalks.



1. Log edge around historic entry planting.



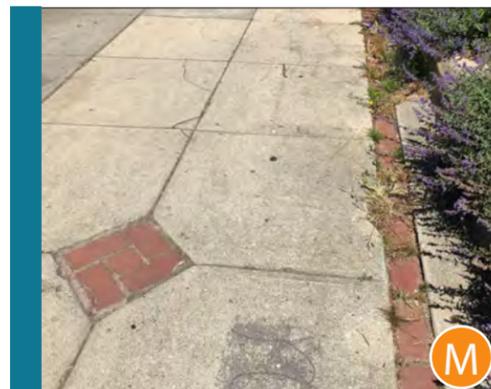
2. Willow fence and wattle at historic entry planting.



3. Asphalt paving spalling and cracking at entrance walkway.



2. Patched asphalt paving after trenching.



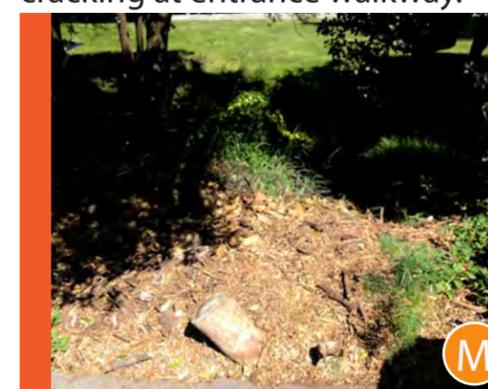
5. Brick accent and edges at sidewalk and weeds growing



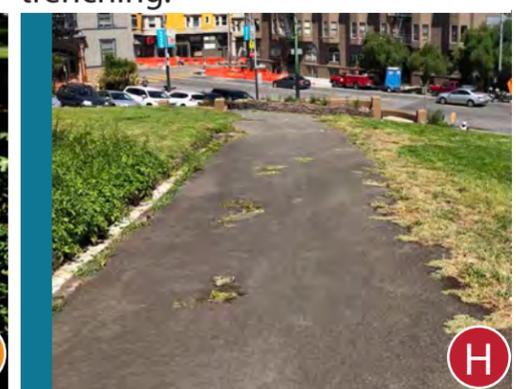
6. Asphalt paving near historic drain cracking and spalling.



7. Entry staircase concrete cracking and patch work



8. Erosion on side of main pathway



9. Asphalt paving spalling



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Circulation / Hardscape

Forestry Management / Habitat Enhancement Planting Opportunities

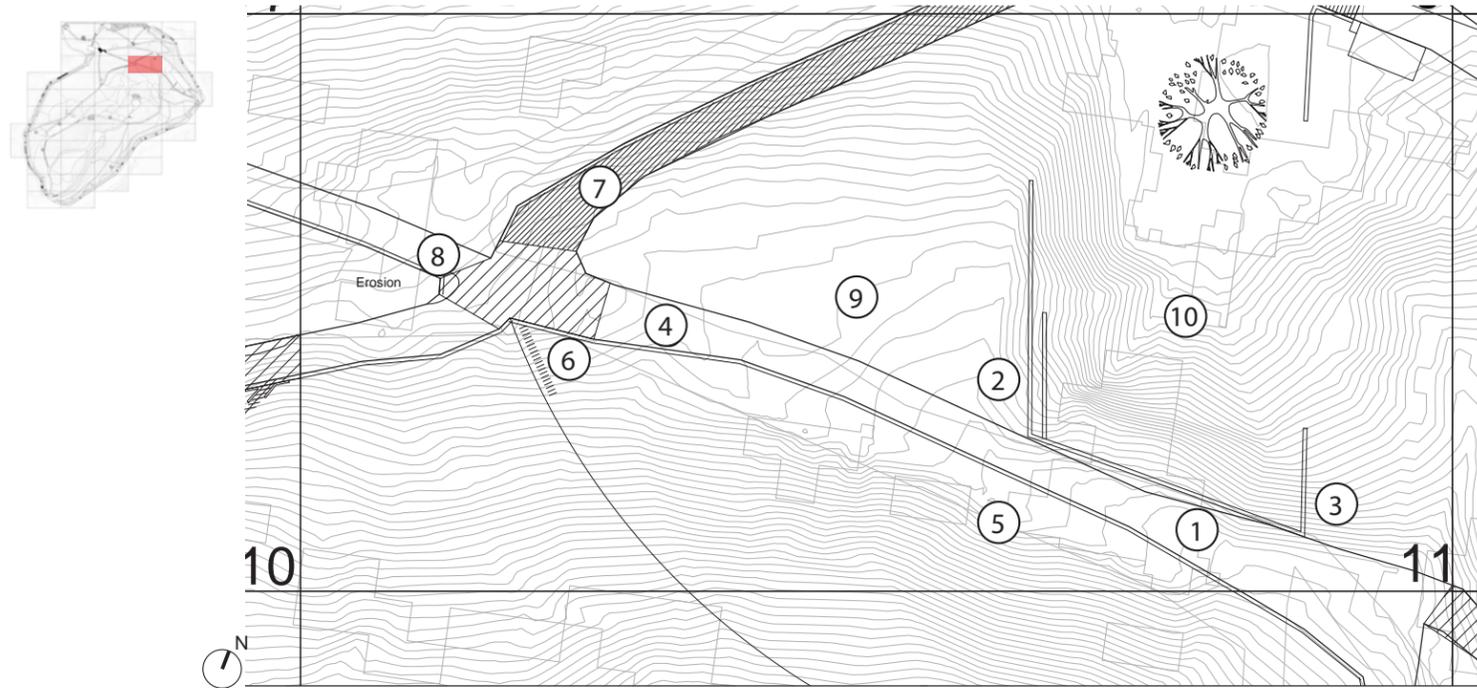
Water Management and Erosion Control

H High Degradation

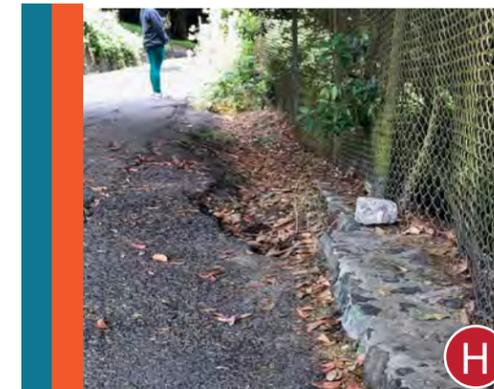
M Medium Degradation

L Low Degradation

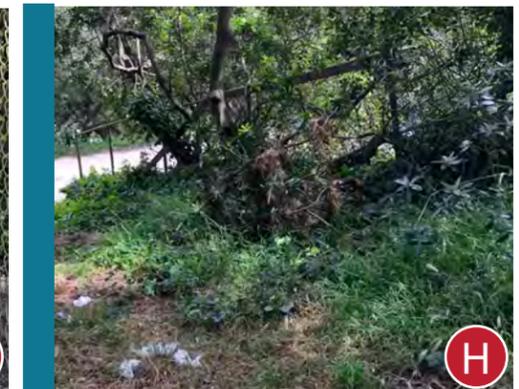
EXAMPLE OF QUADRANT SITE ASSESSMENT: AREA 11



Panel 11 is experiencing significant erosion causing the major retaining wall around the maintenance area to shifting down the hill. Pathway and intersection area in need of repair and/or replacement.



1. Retaining wall shifting down hill



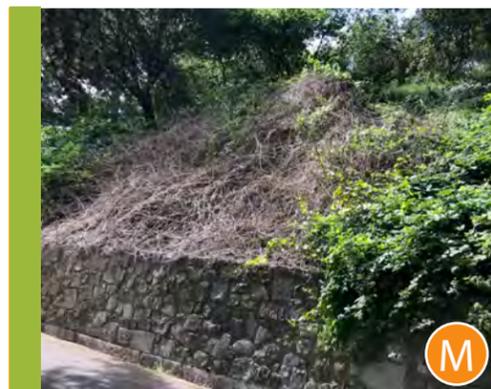
2. Northwest side of retainign wall and rusted chainlink fence



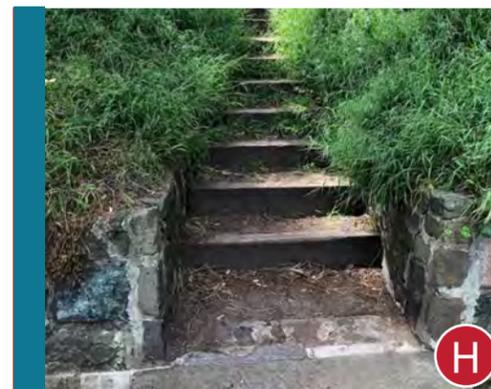
3. Extreme erosion and wall failing at maintenance area



4. Asphalt pavement spalling and additional new pavement



5. Wide spread dead planting



6. Overgrown and deteriorated historic wall



7. Asphalt trail in disrepair: cracking, spalling, deteriorating edge corners



8. Planting opportunity at intersection



9. Strands of redwood trees and mulched area



CIRCULATION AND HARDSCAPE PLAN

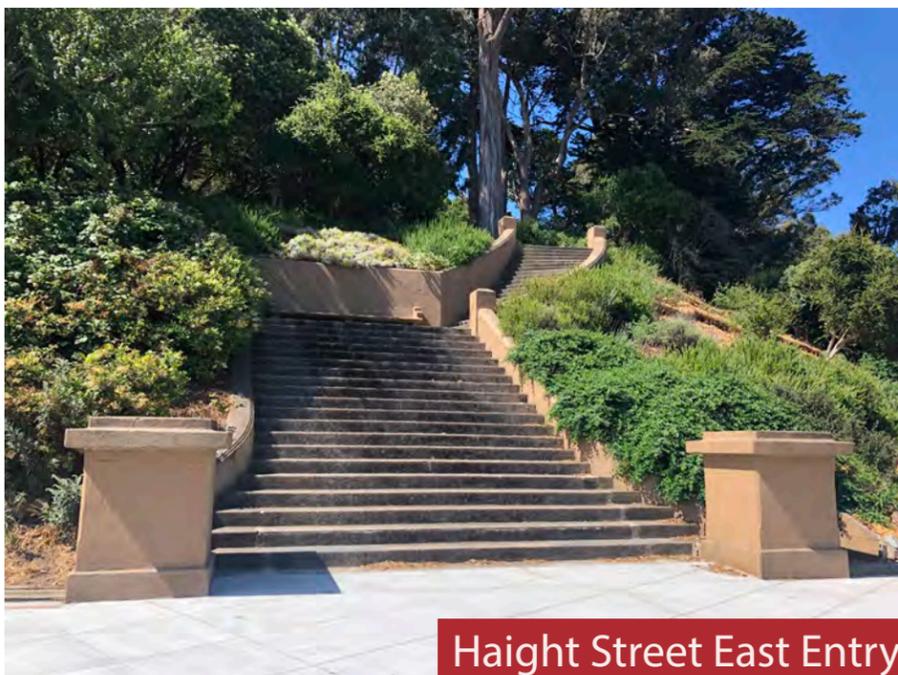


LEGEND

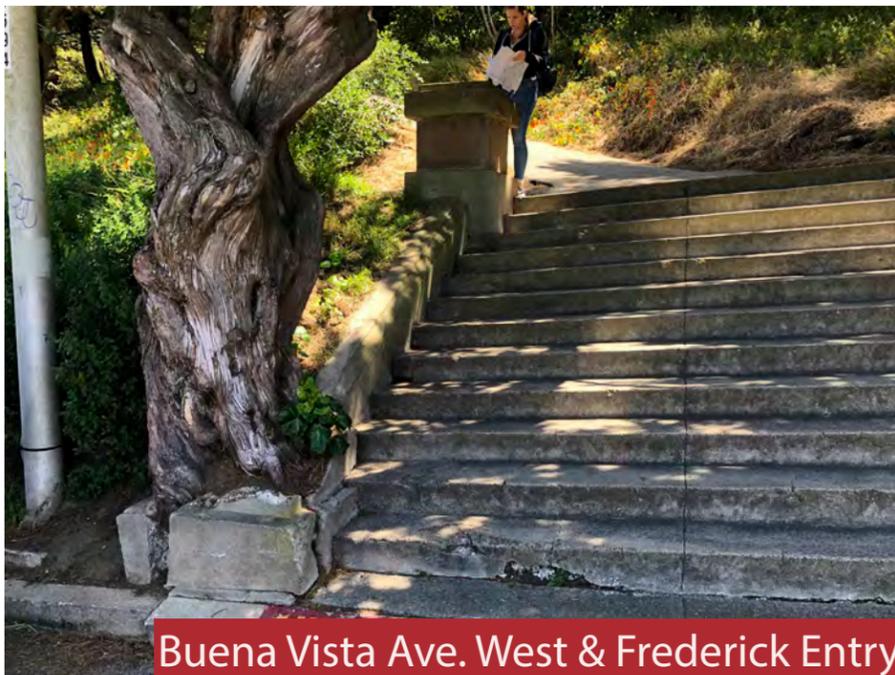
-  Historic Primary Entrance
-  Secondary Historic Entry
-  Accessible Entry
-  Informal Stairs:
Wood, Concrete, and Stone
-  Asphalt Pavement
-  Accessible Pathway:
Resin Paving, Wood Deck,
Asphalt Pavement
-  Perimeter walkway w/ Brick
Accents and Edges
-  Secondary Path
-  Wood Stairs
-  Lookout



CIRCULATION AND HARDSCAPE: ENTRIES



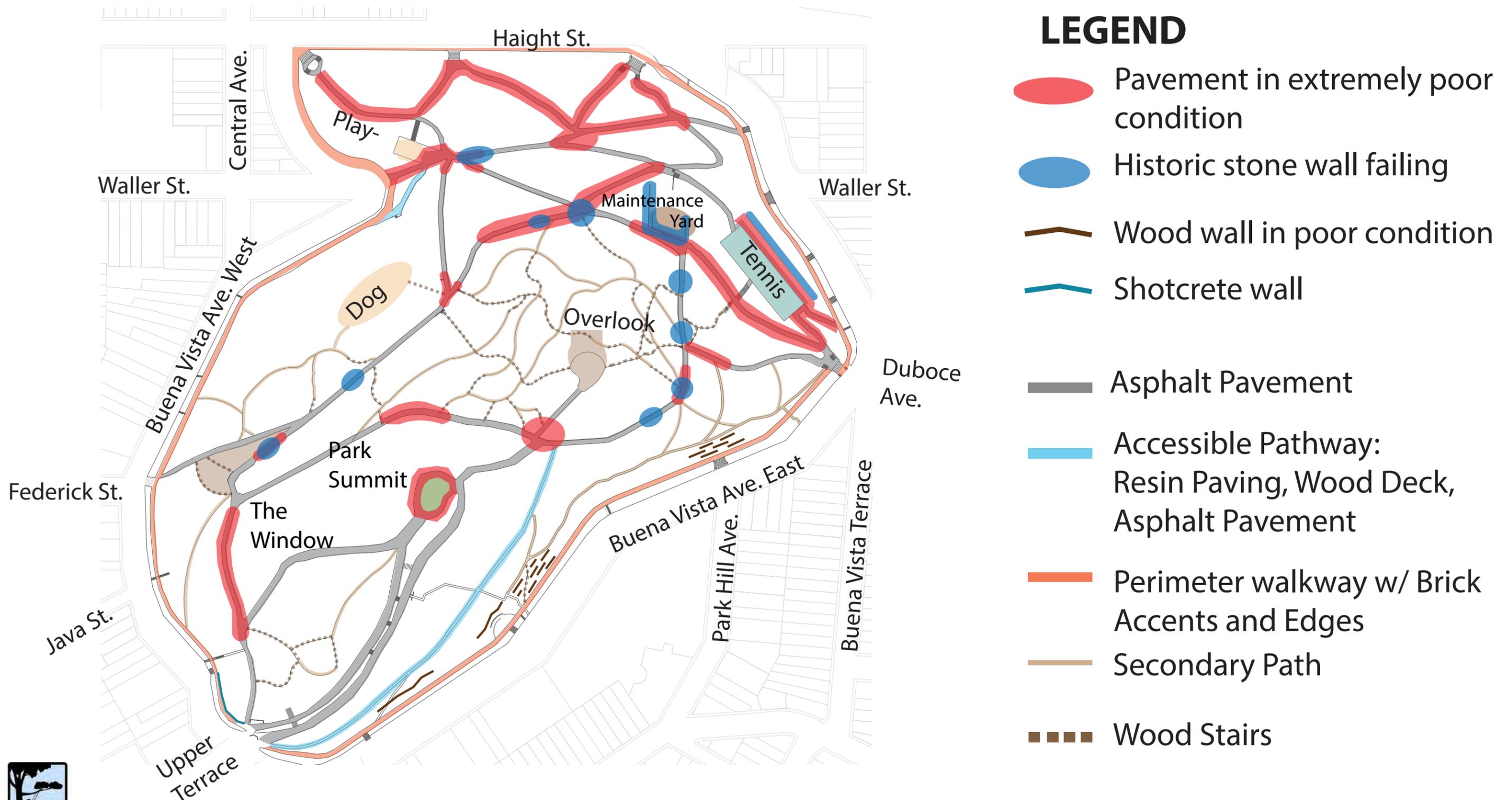
CIRCULATION AND HARDSCAPE: ENTRIES



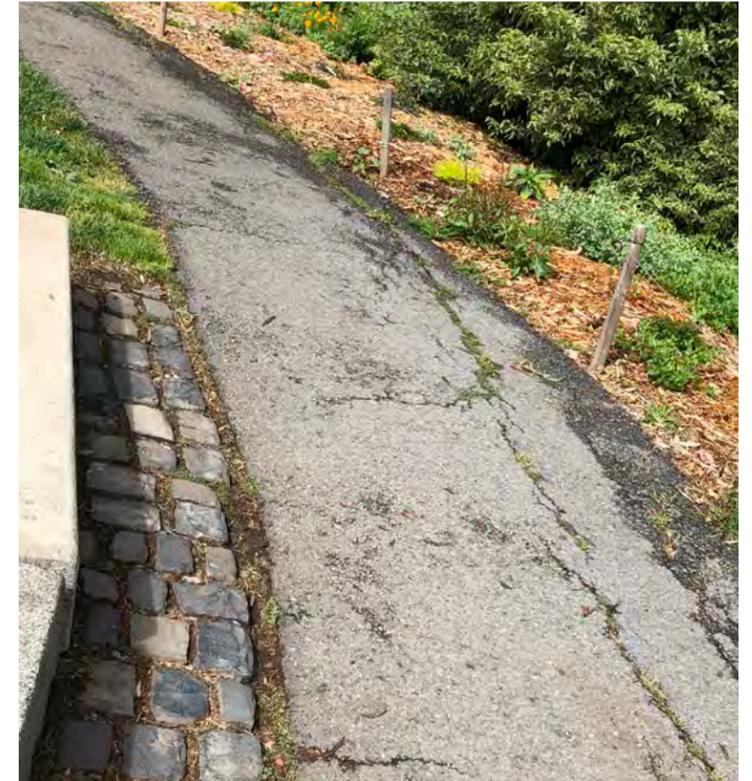
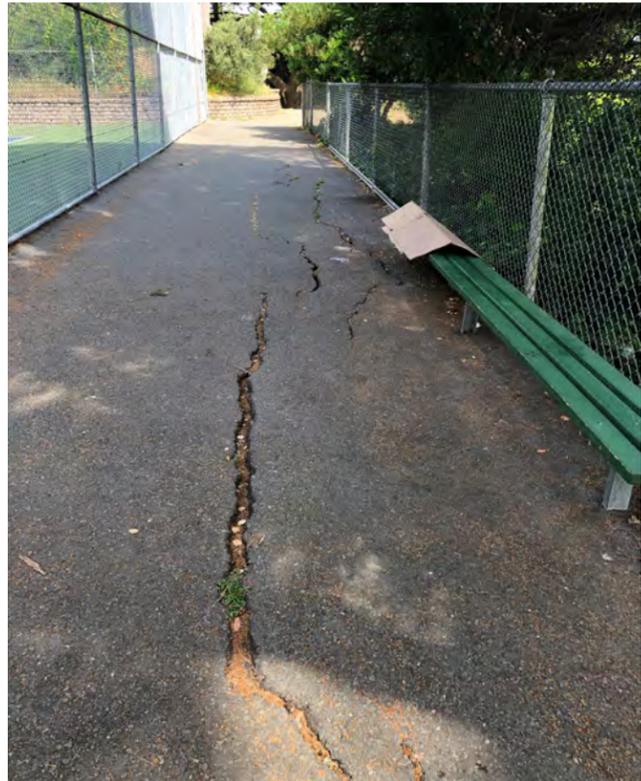
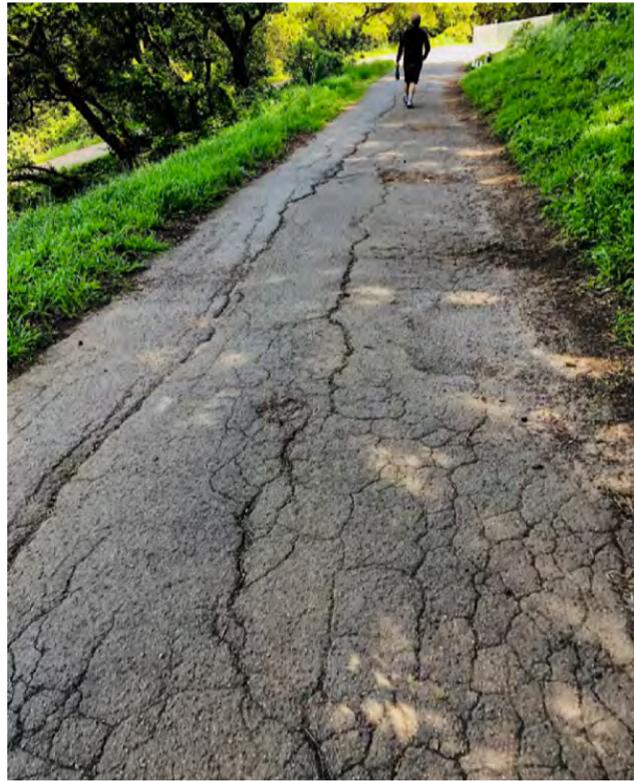
CIRCULATION AND HARDSCAPE: PERIMETER STAIRS



CIRCULATION AND HARDSCAPE CONDITIONS: PAVEMENT AND WALL



CIRCULATION AND HARDSCAPE: PAVING CONDITIONS



CIRCULATION AND HARDSCAPE: DRAINAGE



CIRCULATION AND HARDSCAPE: HISTORIC WALLS



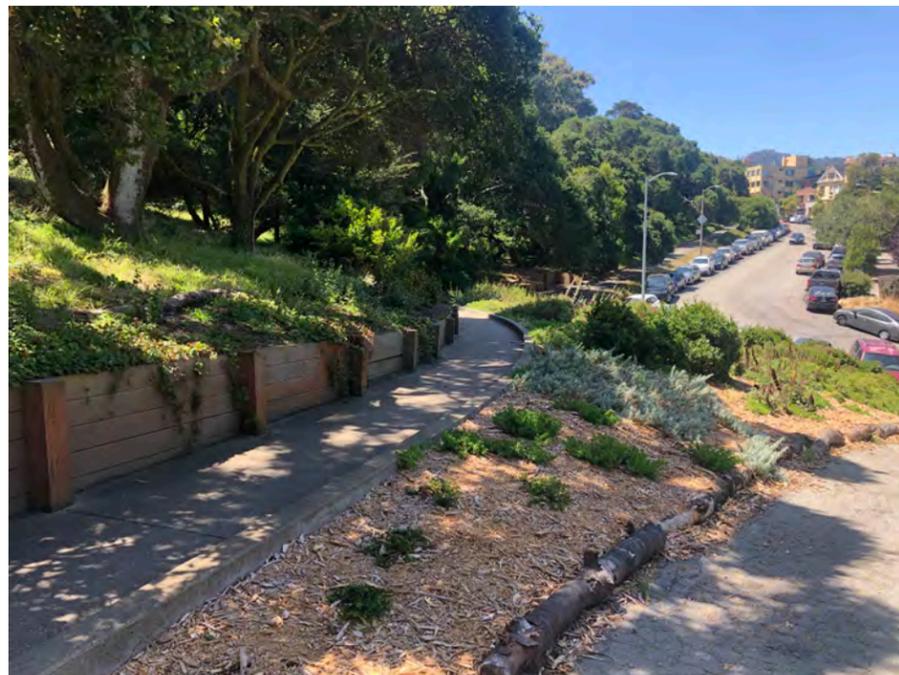
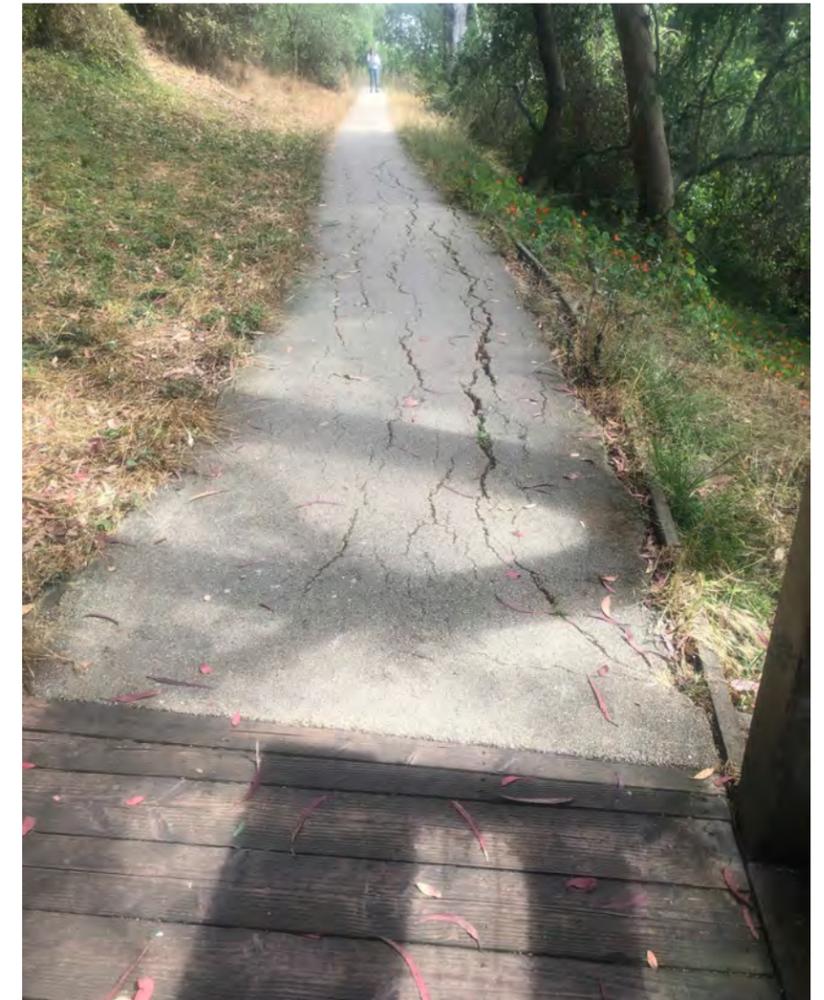
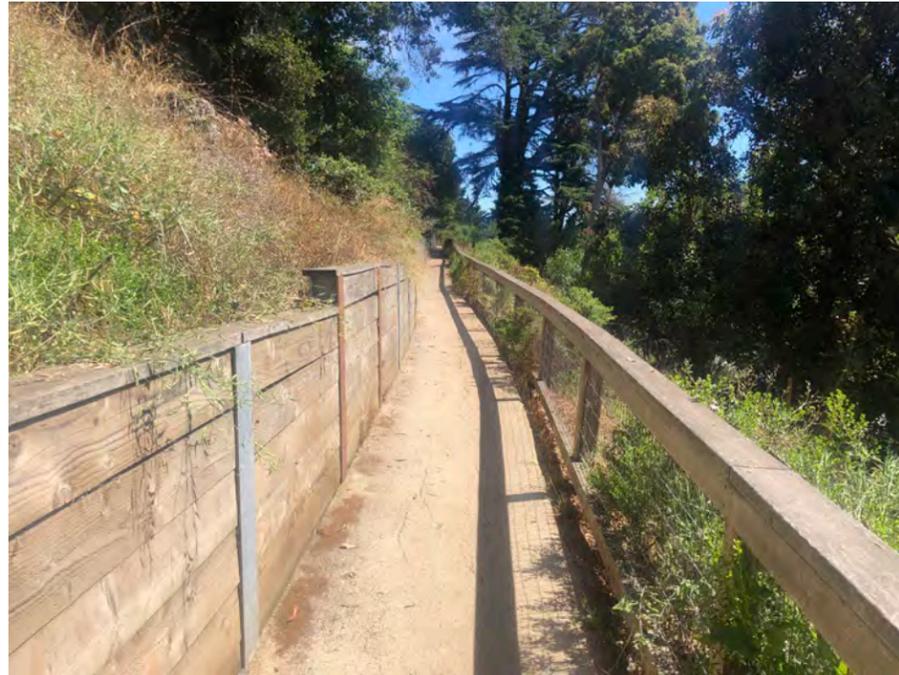
CIRCULATION AND HARDSCAPE: WOOD AND SHOTCRETE WALLS



CIRCULATION AND HARDSCAPE: TRAILS AND WOOD STAIRS



CIRCULATION AND HARDSCAPE: ACCESSIBLE PATHWAY / STAIRS / ROAD



URBAN FORESTRY: MAP



Coast live Oak



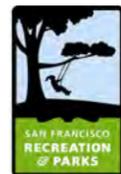
Scrub Oak



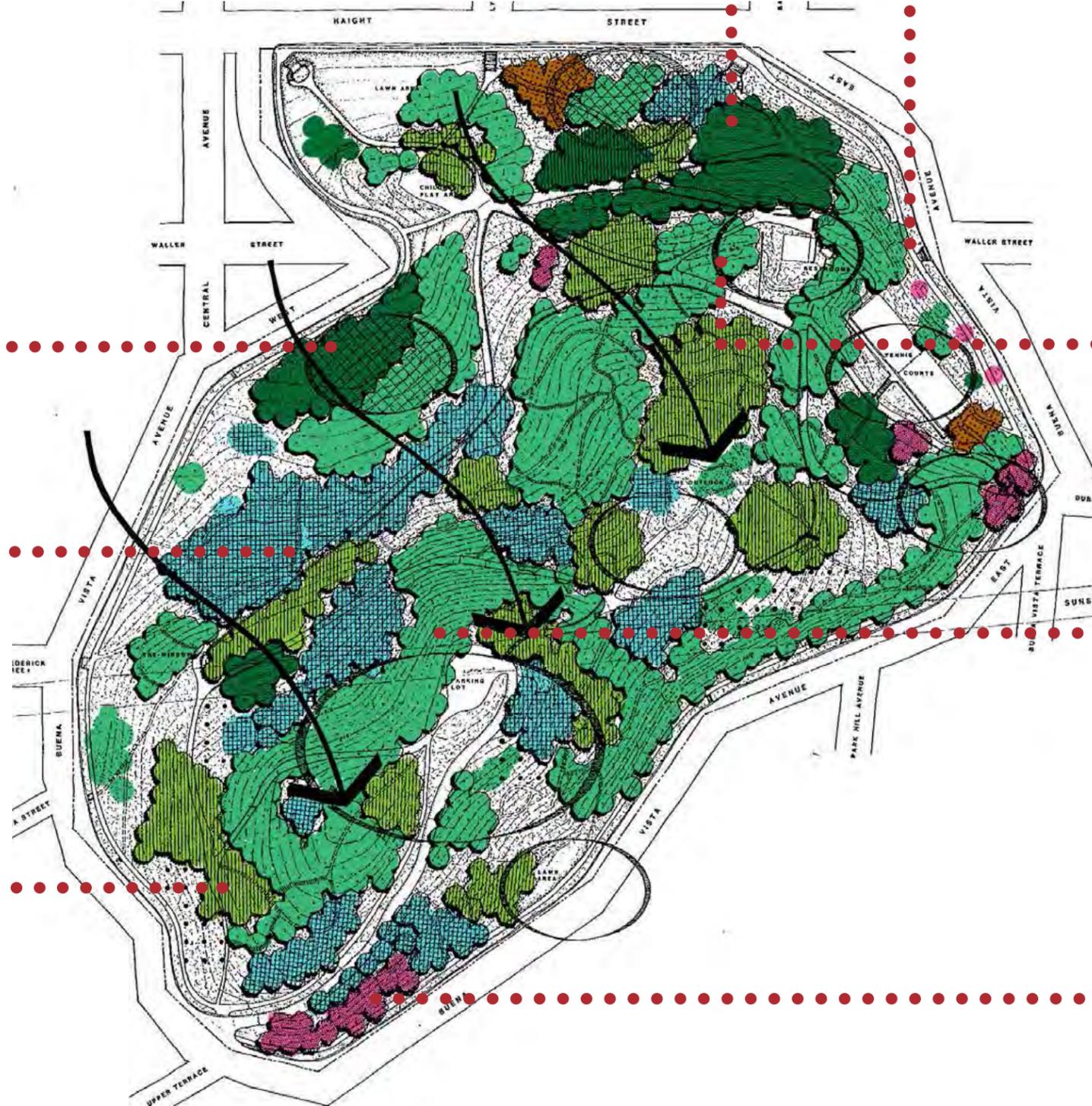
Eucalyptus



Monterey Pine



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Mayten and Olive Trees



Coast Redwood



Monterey Cypress



Catalina Ironwood

URBAN FORESTRY: FINDINGS OF EXISTING TREE HEALTH

- Monterey Cypress (*Hesperocyparis macrocarpa*) are generally healthy.
- Coast Live Oak (*Quercus agrifolia*) performing well.
- Scrub Oak (*Quercus durata*) performing well.
- Coast Redwood (*Sequoia sempervirens*) not extremely large or healthy, but survives.
- Monterey Pine (*Pinus radiata*) in poor condition.
- Eucalyptus species aging out.
- Mayten trees (*Maytenus boaria*) performing well.
- Olive trees (*Olea europeae*) performing well.
- Catalina Ironwood (*Lyonothamnus floribundus*) performing well.



URBAN FORESTRY: URBAN FORESTRY PROBLEMS

- Invasive and highly active Tree of Heaven (*Ailanthus altissima*)
- Invasive Eucalyptus globulus
- Invasive Green Wattle Acacia (*Acacia decurrens*)
- Monterey Pine (*Pinus radiata*)
- Invasive cotoneaster (*Cotoneaster* sp.)
- Lack of multi-layered canopy
- Many aged trees throughout the park



URBAN FORESTRY: INITIAL RECOMMENDATION

- Diversify species of trees
- Reinforce aging trees communities with new trees
- Plant appropriate size trees
- Add associative species such as Toyon in Oak Woodland.
- Consider mixing other oak species
- Plant scrub oak species provide food for wildlife
- Replace Monterey Pine with other species
- Remove invasive species in southeast sector.
- Enhance native wildlife habitat



HABITAT MANAGEMENT CONCEPTS AND OPPORTUNITIES



West Coast Lady



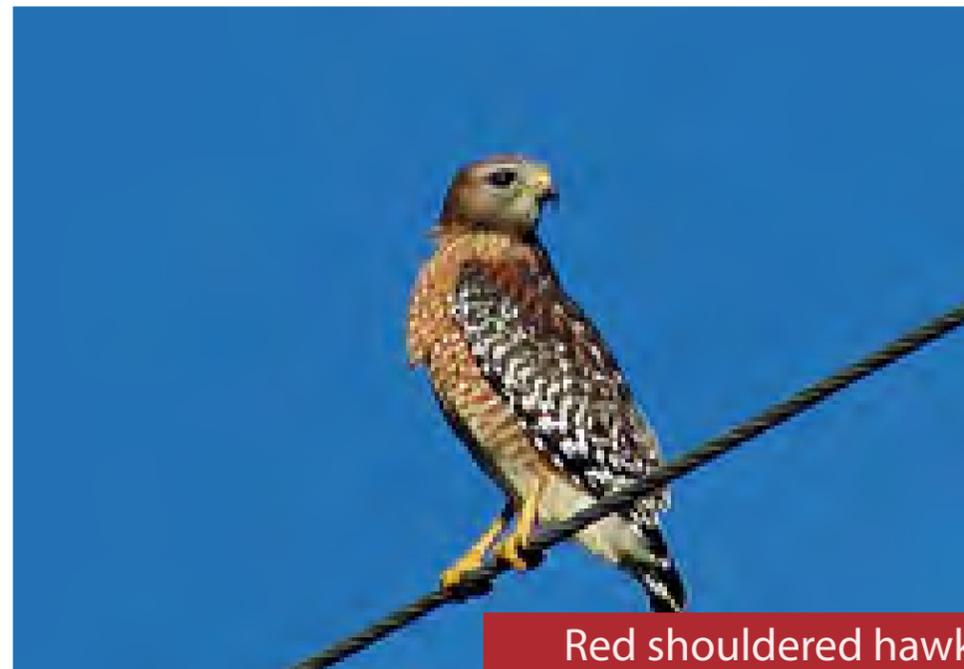
Dark eyed Junco



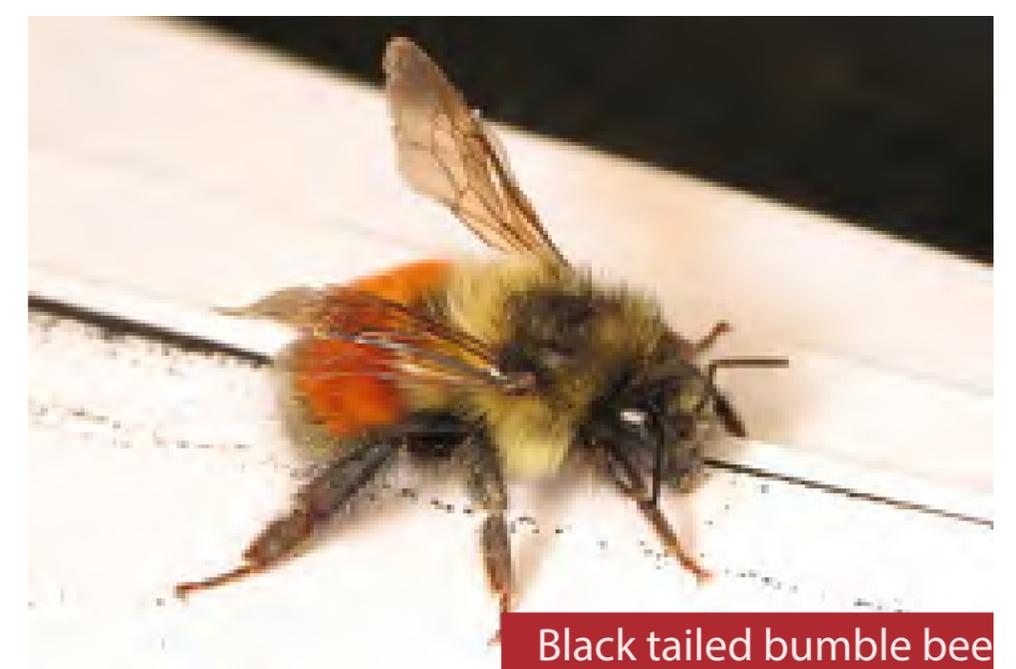
Bushtit



Anise swallow tail



Red shouldered hawk



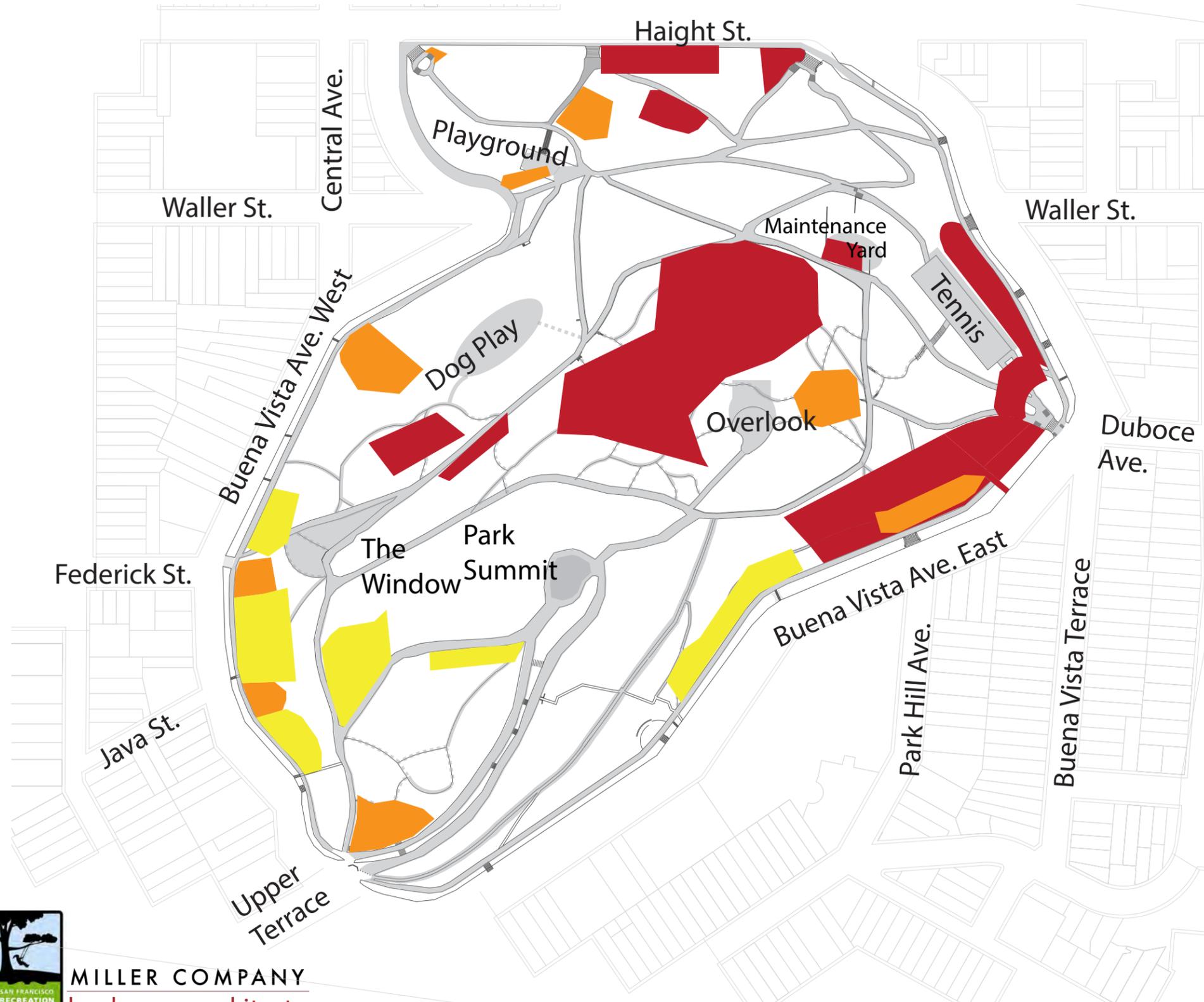
Black tailed bumble bee



INCONSISTENT AND INVASIVE PLANTING AREA



EROSION CONTROL AND WATER MANAGEMENT



LEGEND

-  High Erosion Area
-  Medium Erosion Area
-  Low Erosion Area



EROSION CONTROL AND WATER MANAGEMENT: EXISTING CONDITIONS



Erosion at drainage inlets



Shifting hillside sand



Exposed tree roots



Erosion at perimeter



planting opportunities for erosion



Erosion at stairs



SPECIFIC IMPROVEMENT OPPORTUNITIES TO ASSESS



SPECIFIC IMPROVEMENT OPPORTUNITIES TO ASSESS: SIGNAGE/AMENITIES



Drinking fountain nearby Tennis court



Benches



Wildlife Proof Trash Can



NEXT STEPS:

- Community Site Walk: November 17, 2019
- Create an overall analysis
- Provide recommendations and solutions
- Preliminary cost estimate studies
- Gather public input

- Meeting #2: December 2019

