



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Date: April 30, 2014

To: Recreation and Park Commission
Capital Committee

Through: Philip A. Ginsburg, General Manager
Dawn Kamalanathan, Capital and Planning Manager

From: Marvin Yee, Project Manager

Subject: Noe Courts Park – Park Improvement Plan

Agenda Wording:

Discussion and possible action to approve a park improvement plan for Noe Courts Park. Approval of this proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

Background:

Noe Courts Park, located at the 24th/Douglass Streets, is a small neighborhood park (0.925-acre) containing a basketball court, tennis court, multi-use lawn area, children's playground and restrooms. The multi-use lawn area is a *de facto* off-leash dog area, although Noe Courts Park does not have an official DPA. Both the basketball and tennis courts also function as multi-purpose spaces due to the diverse, recreational demand at this small, neighborhood park.

Under the Restroom Program of the 2008 Park Bond, the Noe Courts restroom building is slated for improvements, including a wheelchair-accessible ramp to the playground. Concurrently the Friends of Noe Courts obtained a Community Opportunity Fund grant in the amount of \$211,000 for general park improvements for lawn drainage and walkway improvements, terraced seating, site furnishings and landscaping. To coordinate these two funded projects and potential future ones, the Recreation and Park Department decided it would be most efficient to develop a park improvement plan.



Community Planning Process

The Recreation and Park Department held four community meetings from May 2013 to November 2013. All park users were equally encouraged to participate. Public notices were mailed to addresses within a 300' radius, and posted at Noe Courts Park and on the RPD website.

A common theme that arose in the first two meetings was the need for a clean, green space that is not dominated by dog activity, and a general need for more green space. In these same meetings, the participants overwhelmingly supported removal of the tennis court to create additional green space particularly for "people only" activities. However at the third community meeting, a showing of new participants expressed support in keeping the tennis court. In an effort to reassess the community's preference, a fourth (and last) community meeting was held to provide participants with options to change the park layout by removing the tennis court or by keeping a tennis court as part of a multi-use set up. Community participants also had the option to keep the tennis court by maintaining the status quo. Although the individual option to maintain the status quo received the most votes (34 votes), **the combined votes for all "change" options (41 votes) indicate a preference for a new layout because current conditions are not meeting the community's needs.**

Tennis Court Inventory

Noe Courts Park resides within the 94114 area code ("94114") with a total population of 31,124 (2011 Census). When applying the United States Tennis Association (USTA) standard of 1 tennis court per 10,000 people within a 6 miles radius area, 94114 should contain 3 tennis courts to meet the national standards. 94114 contains a total of 12 tennis courts including Noe Courts. (Please note that RPD will resurface the tennis courts on Flint Street to a playable condition.) Furthermore three additional tennis courts are in proximity to Noe Courts Park at Douglass Playground, Upper Noe Rec Center and Christopher Playground.

Noe Courts Park Improvement Plan Proposal

The "change" option receiving the most votes (29 votes) was presented as "Option A" at the last community meeting. It depicts relocating the basketball court in place of the tennis court to create new green space at the northwest area of the park for "people only" use. An existing lawn area resides to the east and functions as multi-use (includes on-leash dog walking). However the Recreation and Park Department recommends the following modifications in support of other park uses:

- 1) To maintain the tennis opportunity at Noe Courts, the Recreation and Park Department is proposing to combine basketball and tennis on the same court space. (Combined tennis/basketball court exists at Alta Plaza Park with no known problems.) RPD shall evaluate the best hours of use for each activity and will post a priority schedule for these activities. The priority schedule is subject to change.
- 2) To improve the proximity of the playground with the "people only" lawn, RPD is proposing to switch the "people only" lawn with the multi-use lawn space. A perimeter fence will surround the "people only" lawn area to exclude other uses.

The proposed Park Improvement Plan acknowledges current park uses while accommodating future needs. Implementation of the proposed plan would occur in phases based on the availability of funding.

Budget and Timeline:

The Recreation and Park Department budgeted a total of \$473,375 for implementation of Phase 1 improvements. Sources are the 2008 Park Bond for restroom improvements (\$262,375) and the Community Opportunity Fund (\$211,000). Phase 1 improvements include the following scope:

- Restroom renovation
- Wheelchair-accessible path between restroom and playground
- Lawn drainage
- Walkway improvements
- Terraced seating
- Site furnishings
- Landscaping

Construction of Phase 1 improvements is anticipated to begin in early 2015 and completed in fall of 2015.

Staff Recommendation:

RESOLVED, That this Commission does approve the park improvement plan for Noe Courts Park. Approval of this action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

Supported By:

Friends of Noe Courts
Supervisor Scott Wiener
See attachment emails in support as Exhibit D

Opposed By:

See attachment emails in opposition as Exhibit E

Attachments:

Exhibit A – Proposed Park Improvement Plan
Exhibit B – Tennis Court Inventory in 94114
Exhibit C – Community Meeting Public Notices and Sign-In Sheets
Exhibit D – Emails of Support
Exhibit E – Emails of Opposition
Exhibit F – Petition to Keep Asphalt
Exhibit G – Petition to Keep Tennis Court
Exhibit H – Letter of Support from Supervisor Wiener
Exhibit I – Letter of Support from the Friends of Noe Courts Park