

SAN FRANCISCO RECREATION + PARKS DEPARTMENT MARGARET HAYWARD PLAYGROUND

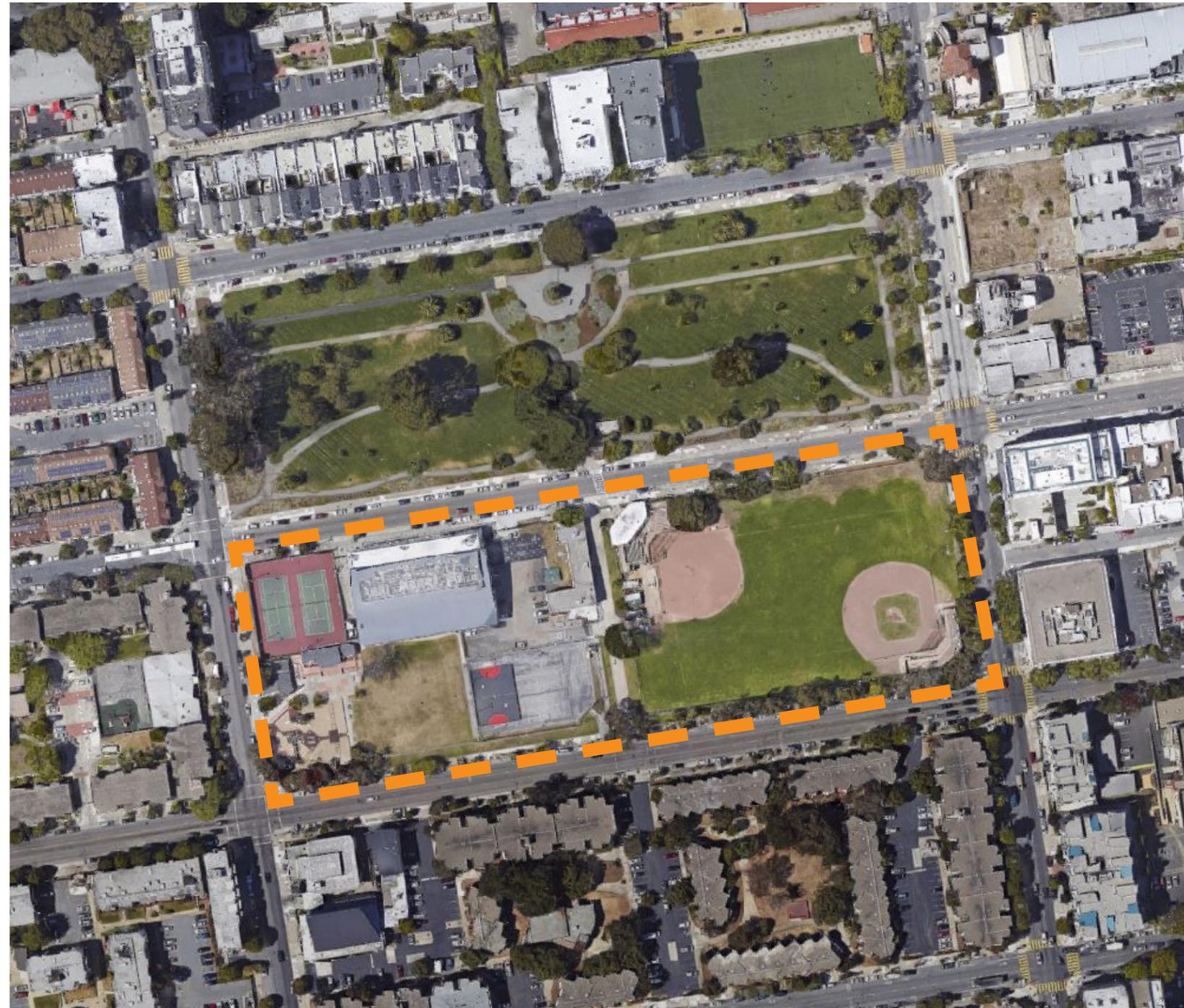
COMMUNITY WORKSHOP #3
WEDNESDAY, MAY 18, 2016



Supervisor
London Breed
District 5

Project Managers
Marien Coss
Jake Gilchrist
Recreation and Parks Department

Design Team
Lizzy Hirsch, Landscape Architect
Gabriel Meil, Design Associate
Paul De Freitas, Architect
Mayton Xu, Intern
San Francisco Public Works



Agenda

Welcome

Part I: Introductions & Results from Meeting #2

Part II: Athletic Fields and Community Room Activation

Part III: Review Conceptual Design Development

Part IV: Next Steps



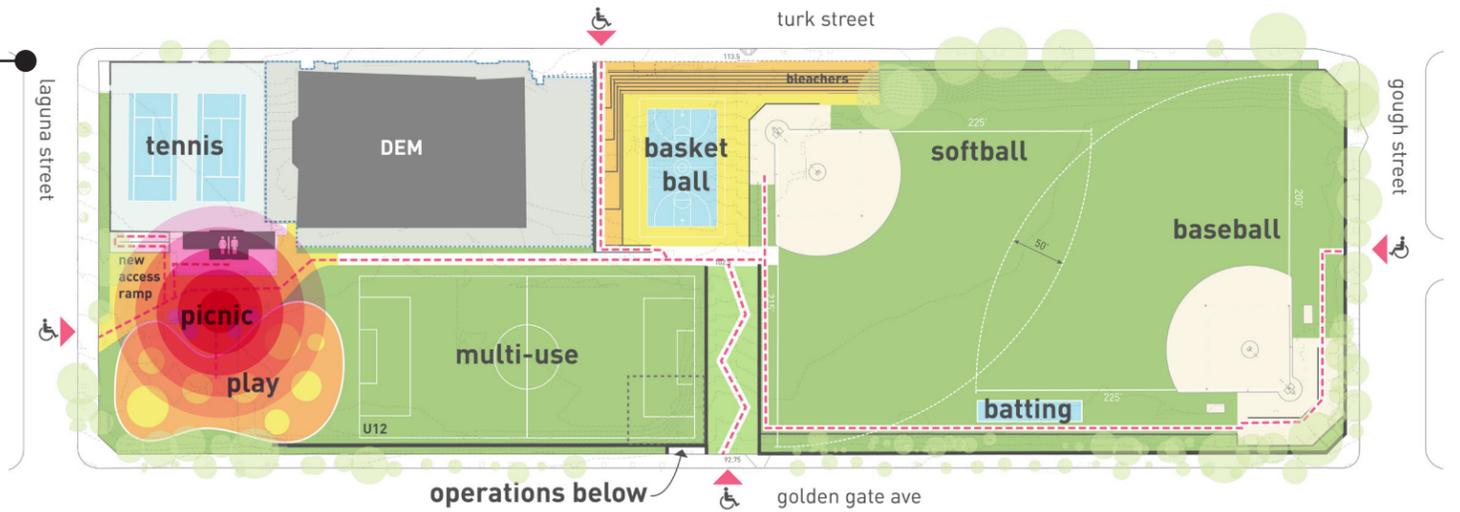
PART I

Introductions & Results from Meeting #2



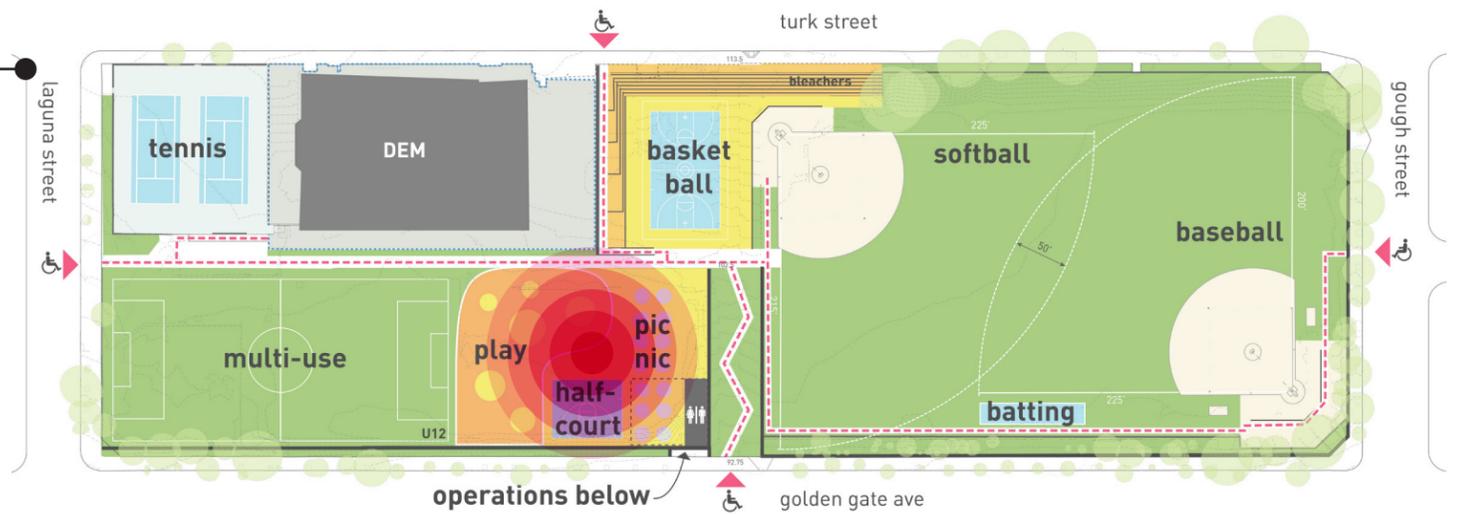
SCHEME A

- Hub (playground + restroom + picnic) at edge.
- There aren't enough basketball courts.
- Retains community building & space.



SCHEME B

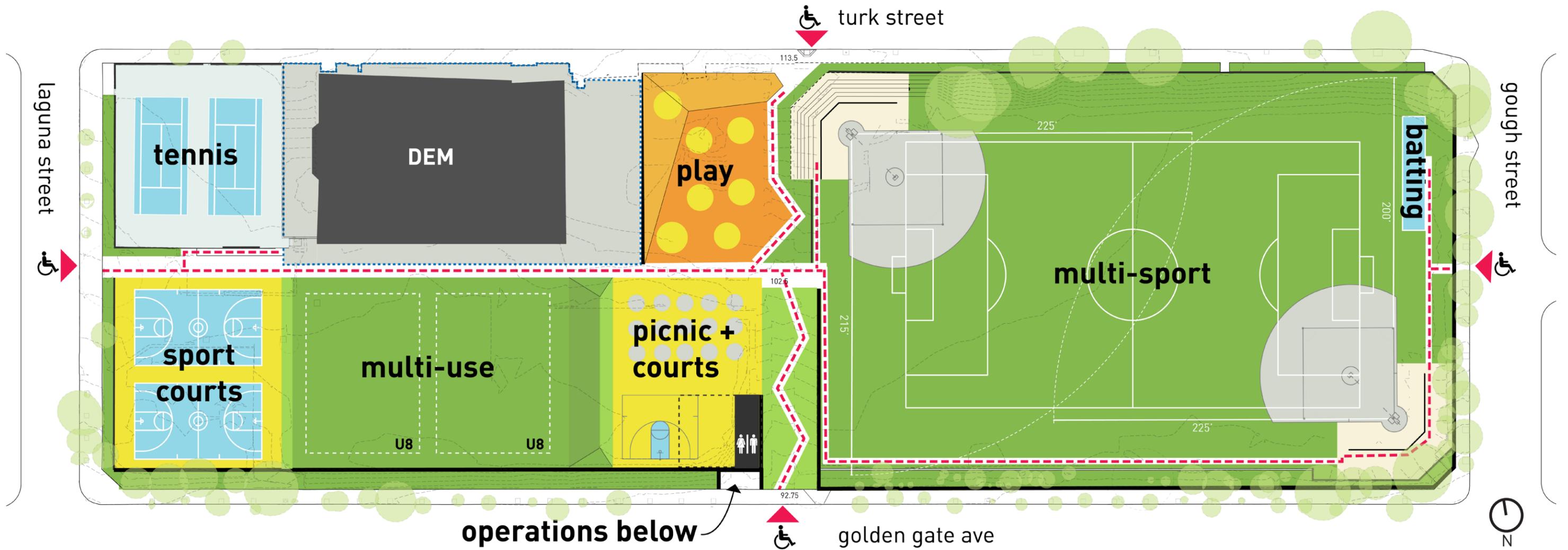
- Hub centrally located a plus!
- There isn't enough basketball.
- No community room.



* SCHEME C

- Hub centrally located a plus!
- Playground with elevation change seems more interesting!
- Basketball at corner activates park!
- More basketball courts!
- No community room.



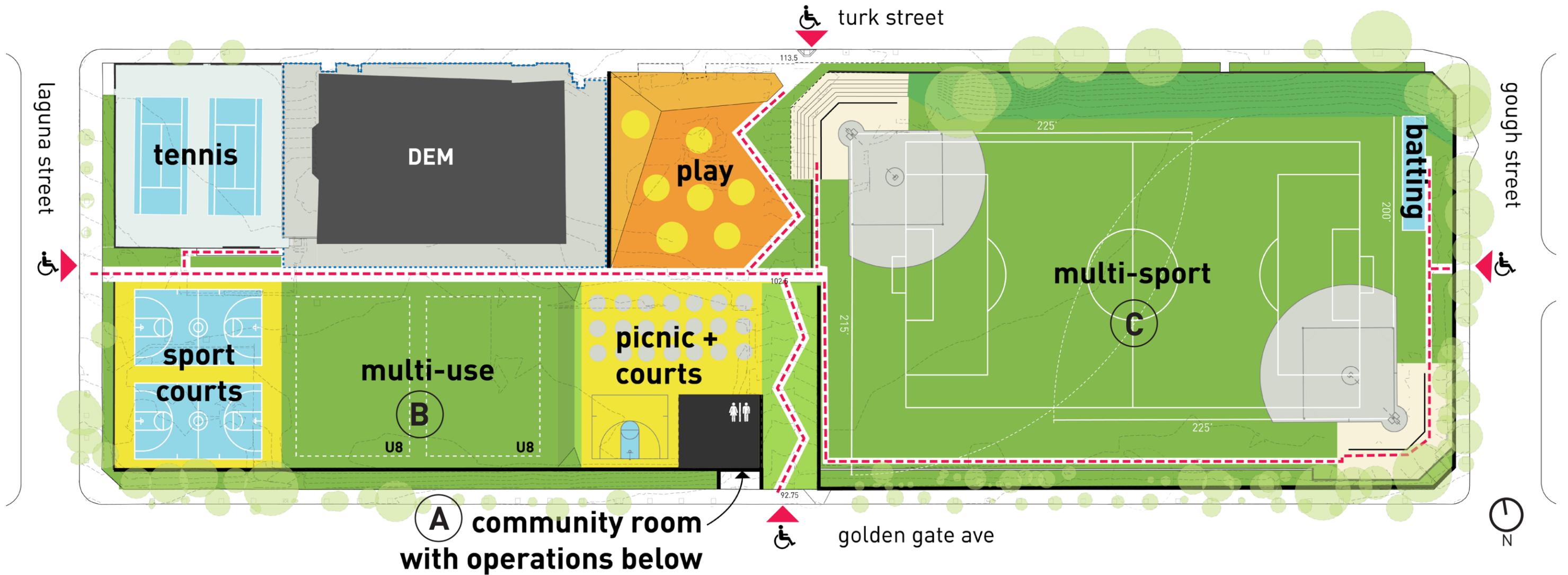


HIGHLIGHTS

- Hub centrally located brings amenities to heart of park - serving all.
- Playground location is more dynamic because of elevation change.
- Location of basketball at street corner helps bring activity and enlivens the edge of park.
- Provides more and varied basketball options.

CONCERNS

- Field fences should be higher on Gough Street
- Need a community room for kids' indoor activity
- Picnic area might invite public nuisance



BUDGET PARAMETERS/PRIORITIES FEEDBACK

- A. Community Room
- B. Multi-Use - Synthetic Field
- C. Multi-Sport - Synthetic Field

PART II

Athletic Fields and Community Room Activation



Programming of Athletic Fields

- Destination vs. Neighborhood Fields
- Grass vs. Synthetic Fields

Options for Community Room

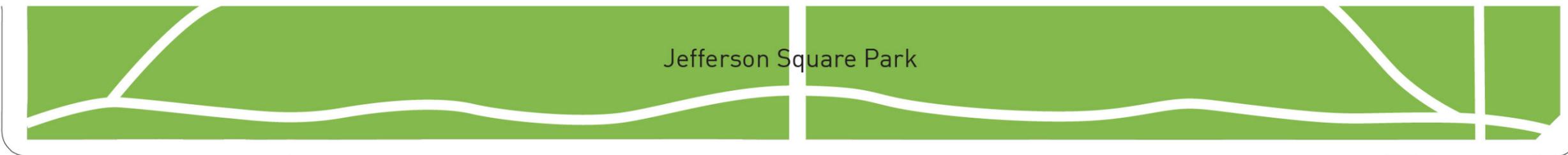
- Leases to a Single Tenant
- Lease to Multiple Tenants by Time
- Request For Proposal (RFP) Process
- For Multiple Users - Storage is Essential



PART III

Review Conceptual Design Development





turk street

laguna street

gough street

retain tennis courts

department of emergency management

consolidate connect and unify park facilities

reduce overlap in outfield

beautify edge and create safe entry

re-organize existing uses to maximize open space

golden gate ave

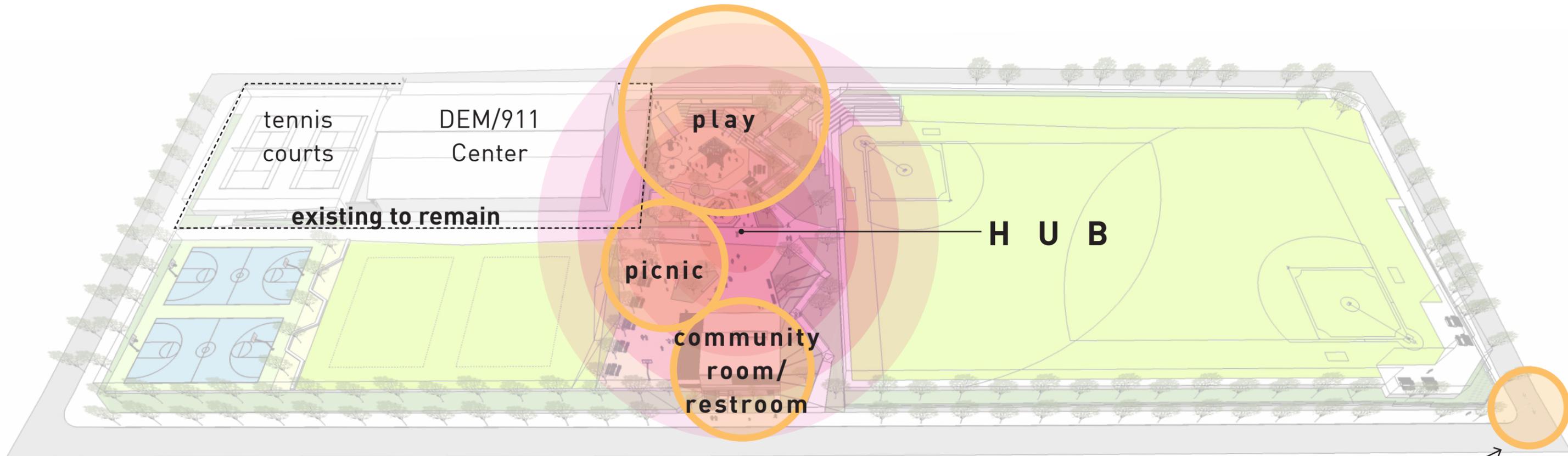
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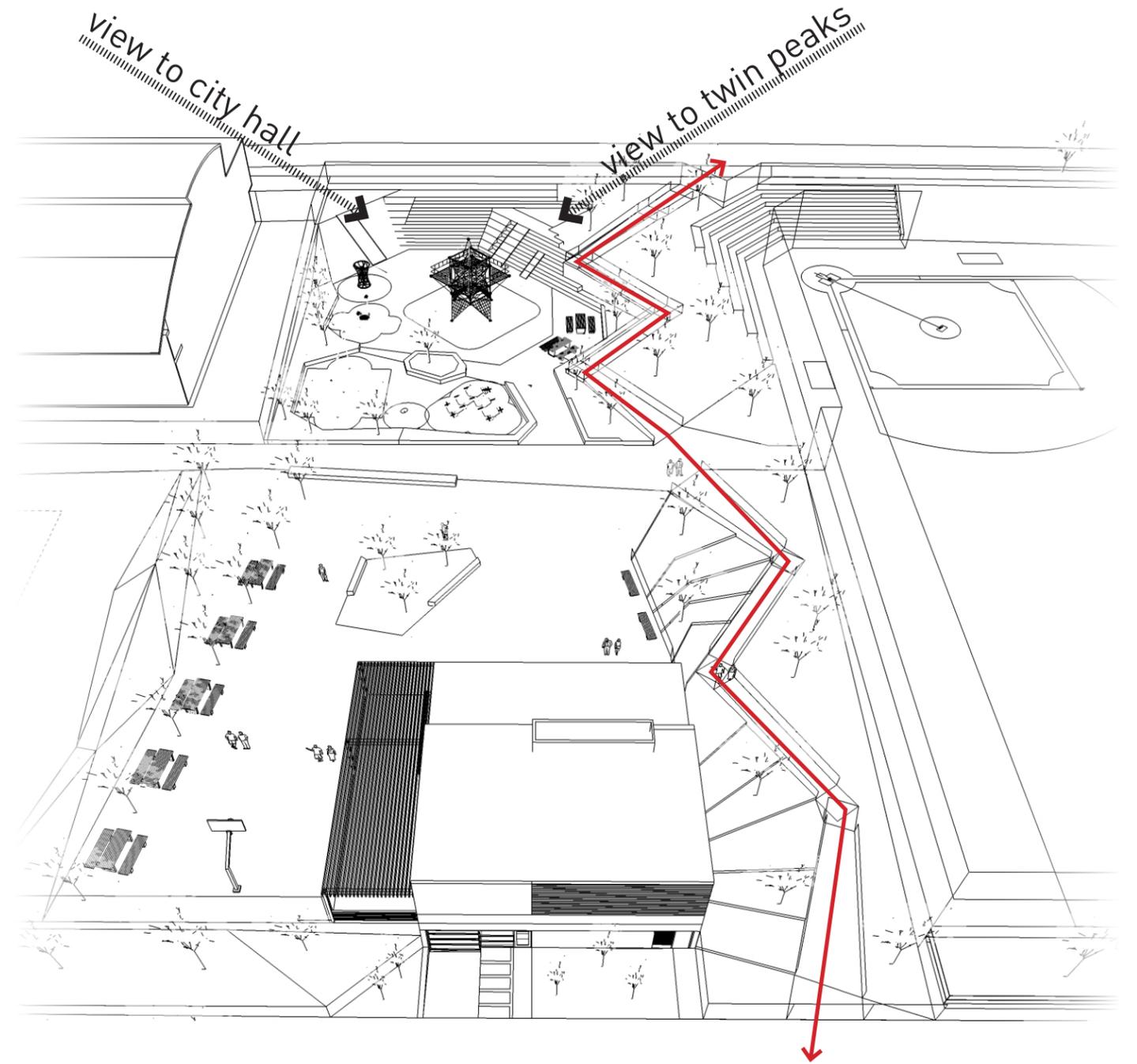
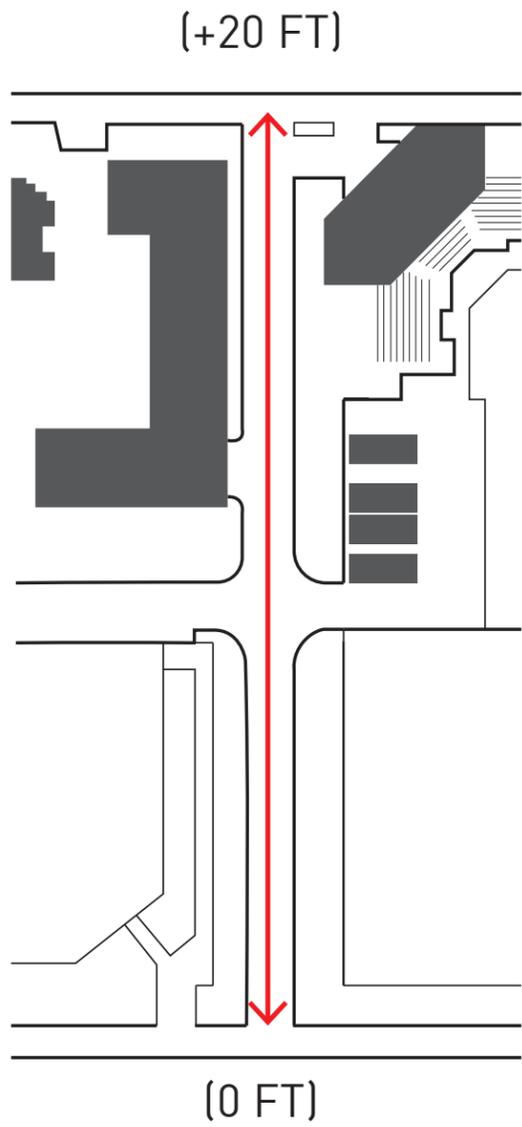
- Primary Neighborhood
- Park Entry

octavia

sun path







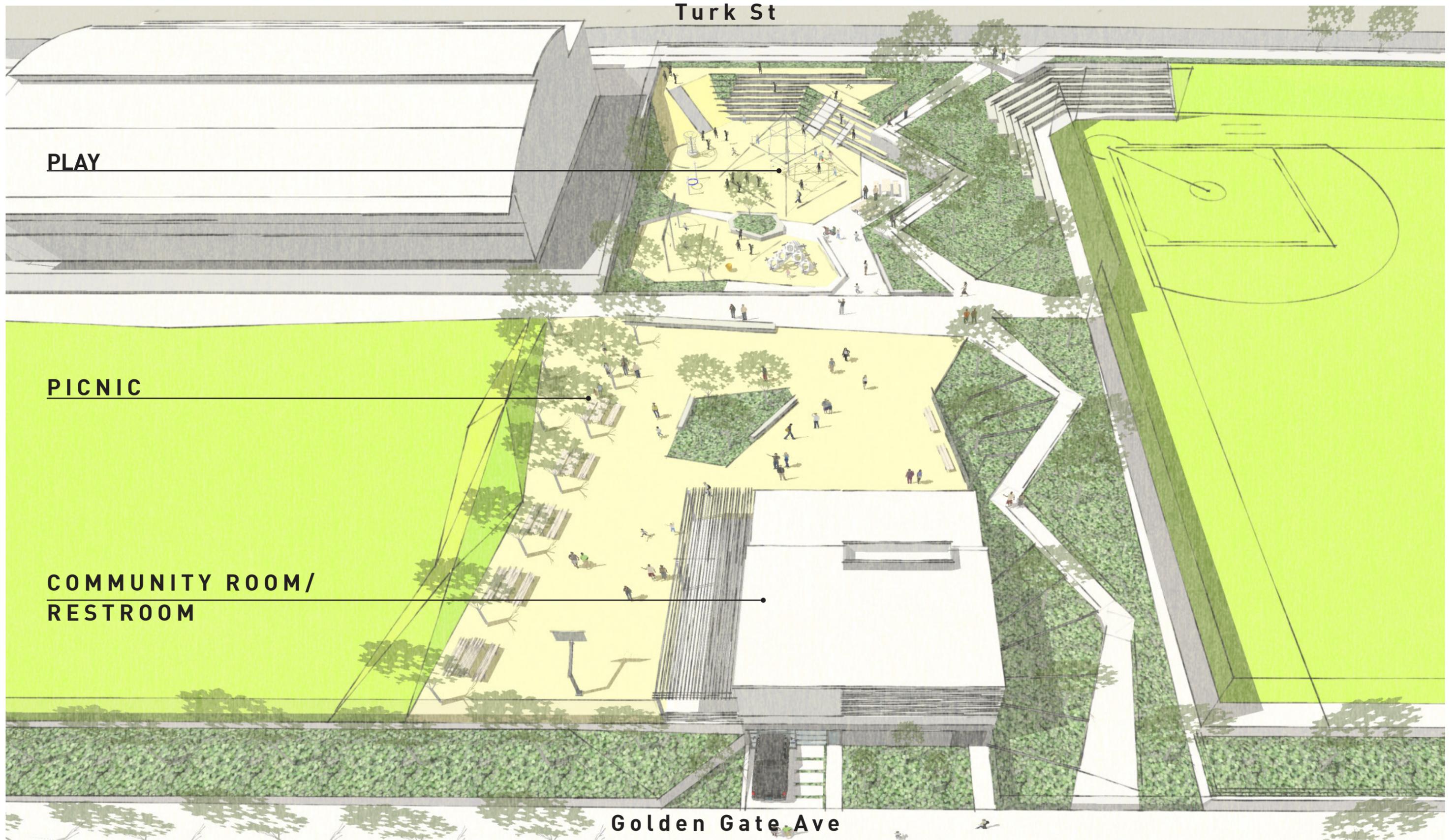
EXISTING



INSPIRATION



PROPOSED



PLAY

PICNIC

COMMUNITY ROOM/
RESTROOM

Turk St

Golden Gate Ave

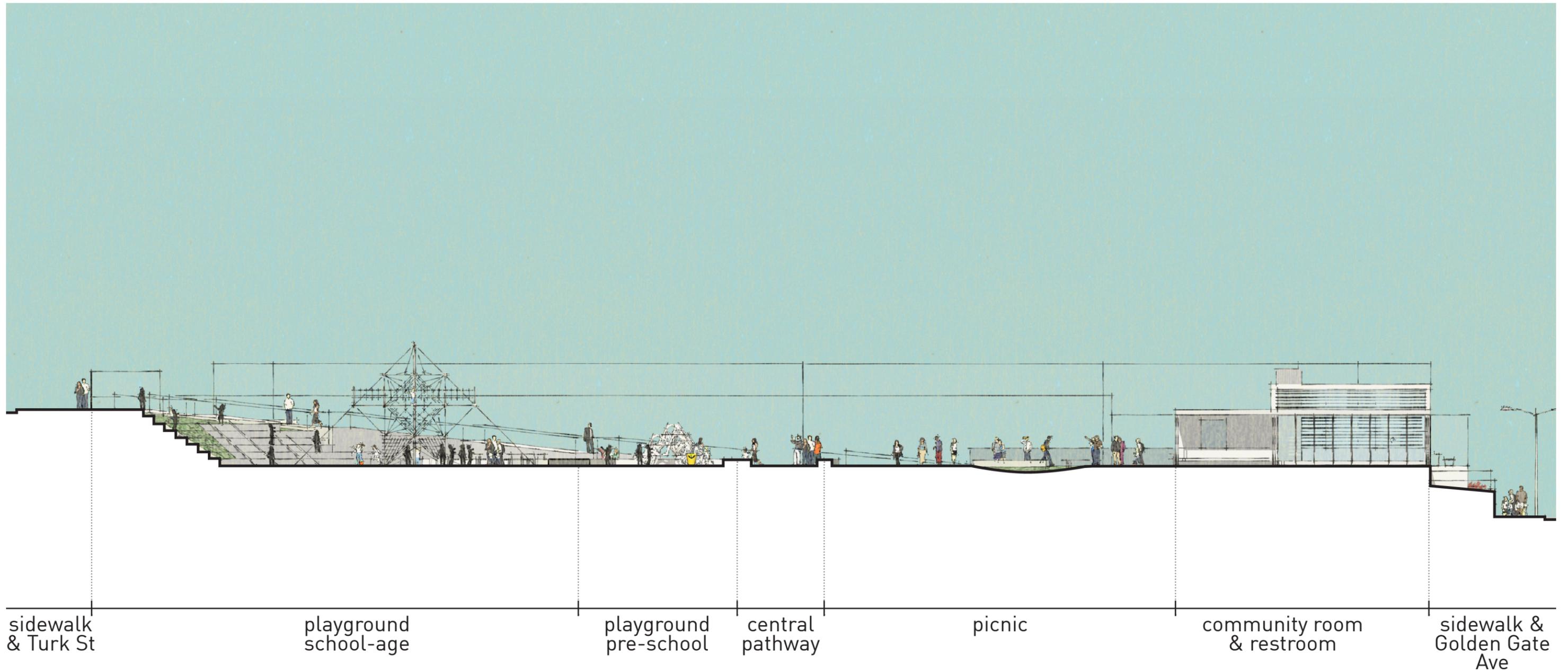


SAN FRANCISCO
**PUBLIC
WORKS**

Building Design & Construction

The Hub

Margaret Hayward Playground | Community Workshop #3 | 05.18.16



sidewalk
& Turk St

playground
school-age

playground
pre-school

central
pathway

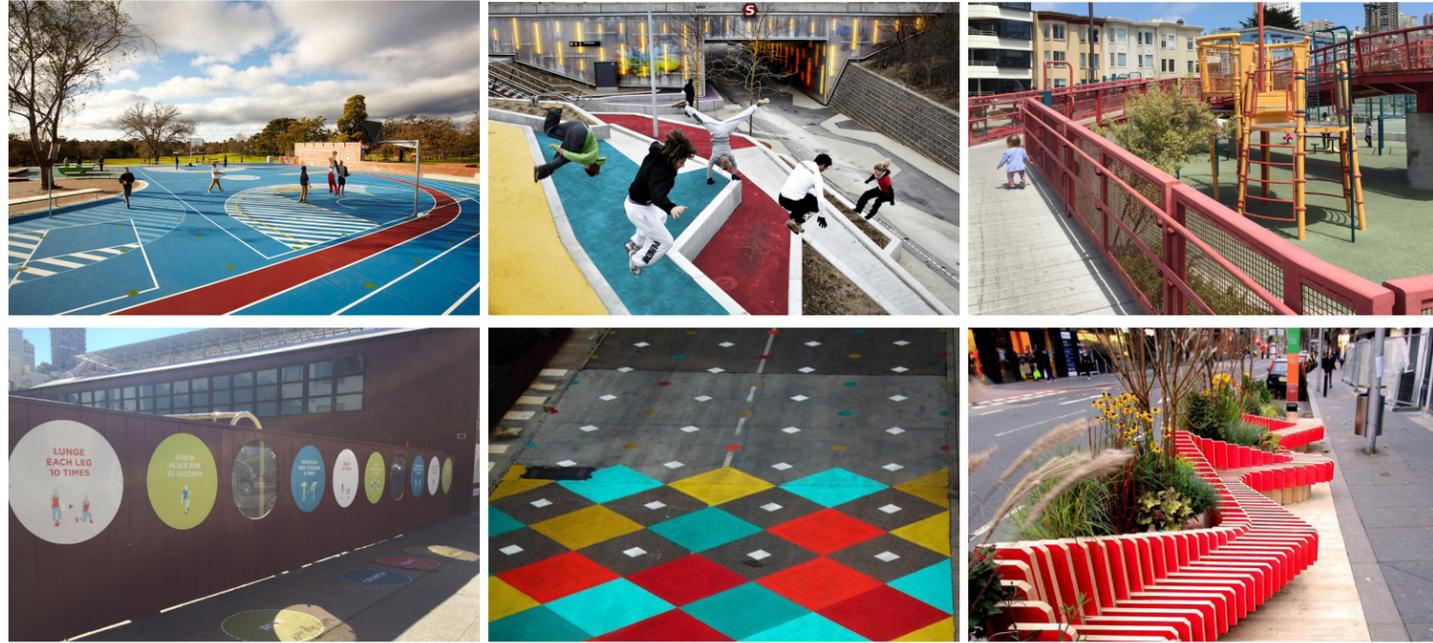
picnic

community room
& restroom

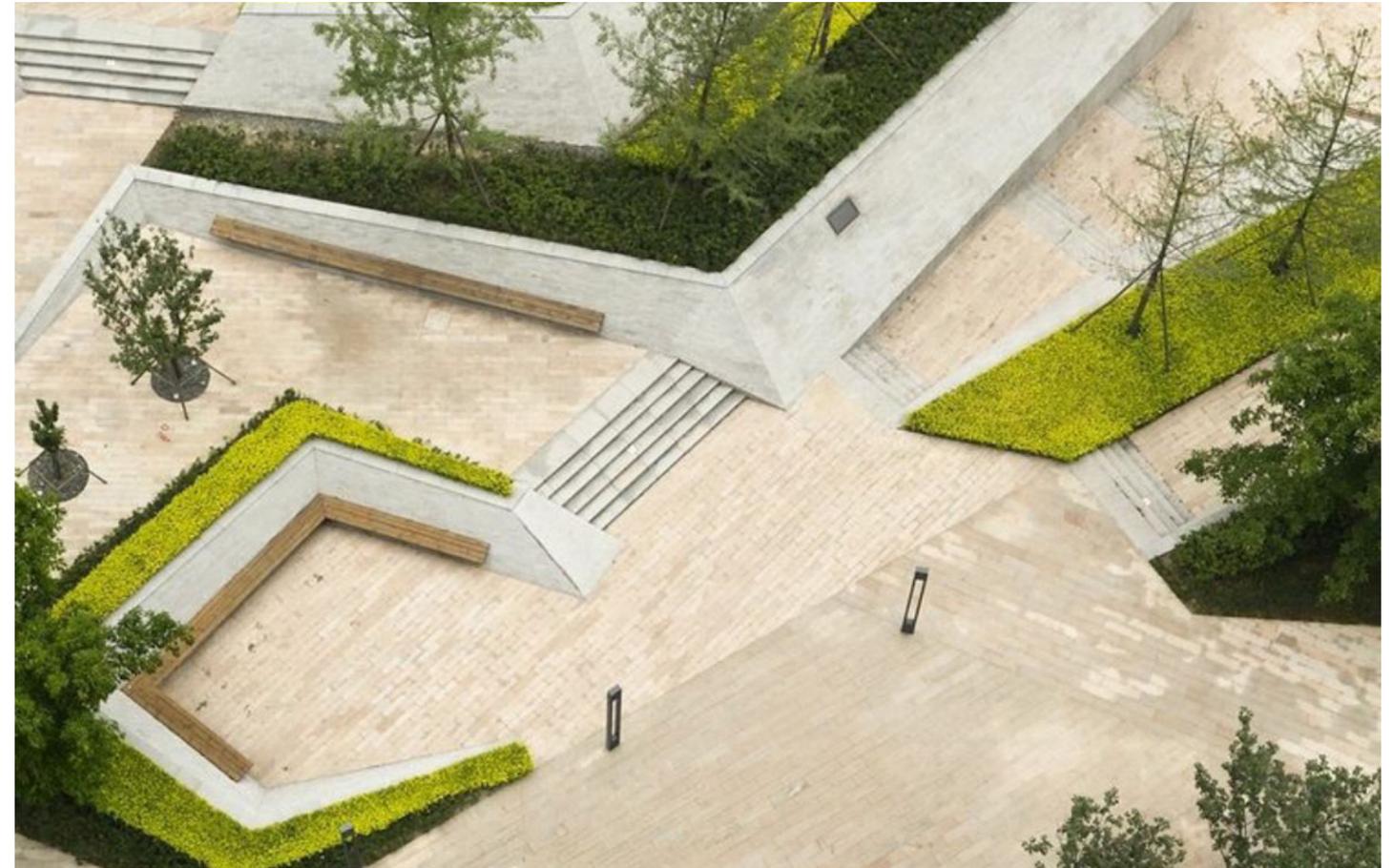
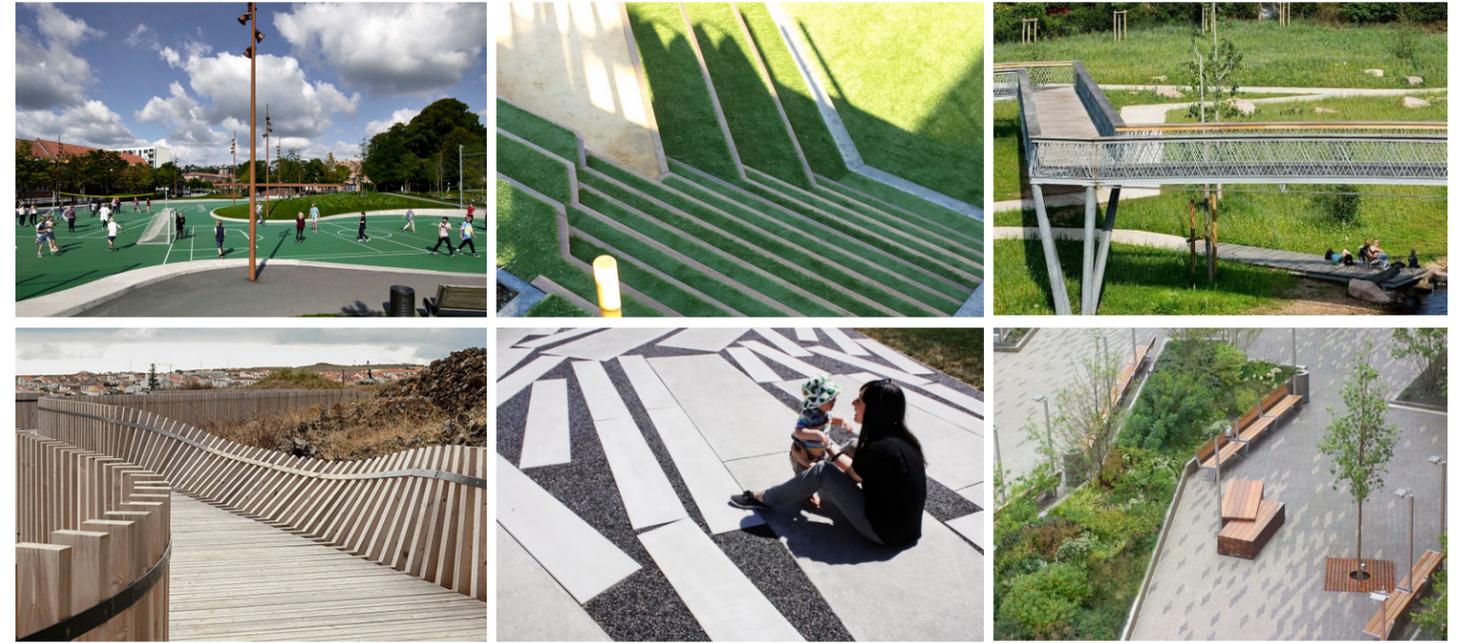
sidewalk &
Golden Gate
Ave



VIBRANT



TRANQUIL



MARGARET HAYWARD

12,900 SQ FT
MIXED AGE & PRESCHOOL
(PROPOSED)

LAFAYETTE

13,900 SQ FT
MIXED AGE & PRESCHOOL

KIMBELL PLAYGROUND

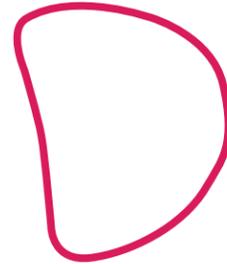
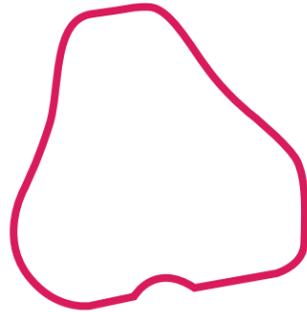
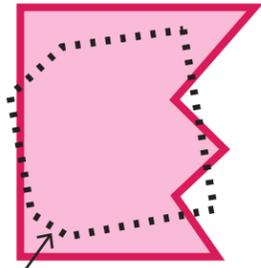
8,600 SQ FT
MIXED AGE & PRESCHOOL
0.6 miles

HAMILTON PLAYGROUND

8,600 SQ FT
MIXED AGE & PRESCHOOL
0.7 miles

HAYES VALLEY

3,000 SQ FT
MIXED AGE & PRESCHOOL
0.4 miles

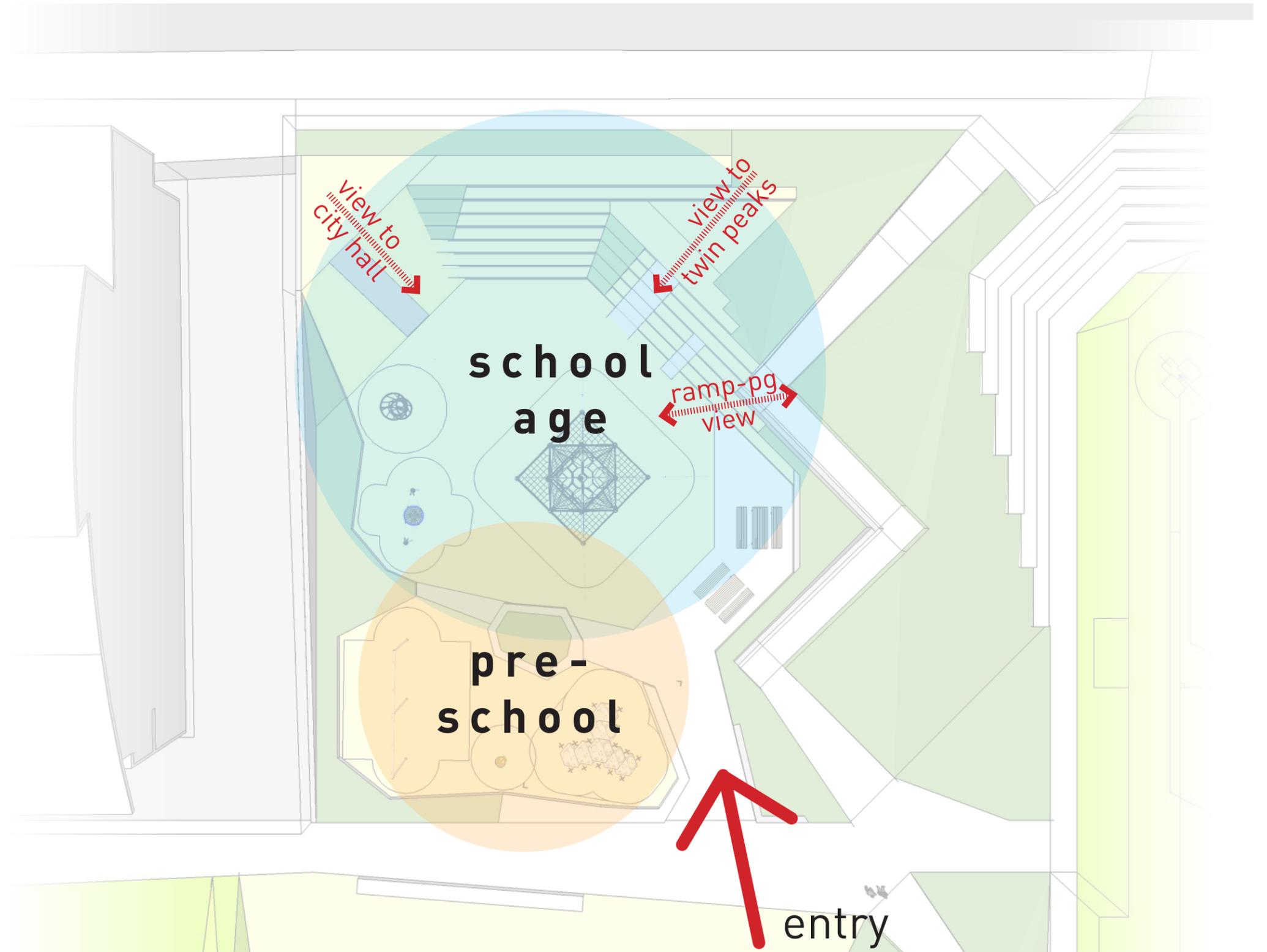


EXISTING
8,100 SQ FT
AREA



PLAYGROUND STRATEGIES

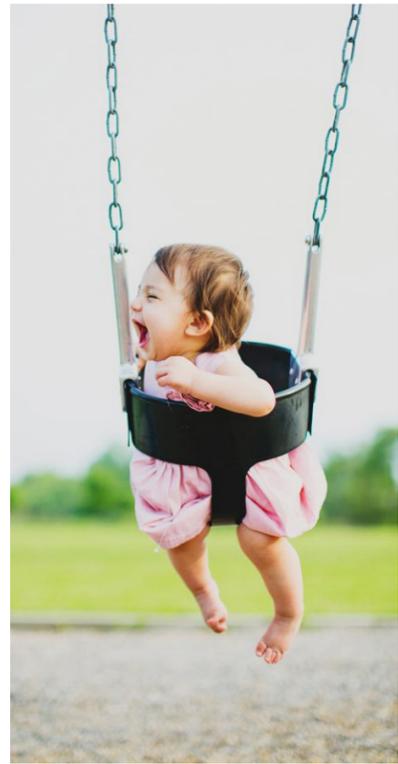
- Serves (Two) Age Groups
- Exploration
- Challenge
- Collaborative Play



PRE-SCHOOL



SCHOOL AGE





Existing



Proposed



EXISTING BUILDINGS

2,380 SQUARE FEET TOTAL

Recreation Building: 1,300 SF

- Community Room (550 sf)
- Unisex Restroom/Storage Room

Clubhouse: 1,080 SF

- Community Room (500 sf)
- Public Restrooms
- Small Kitchenette

PROPOSED BUILDING

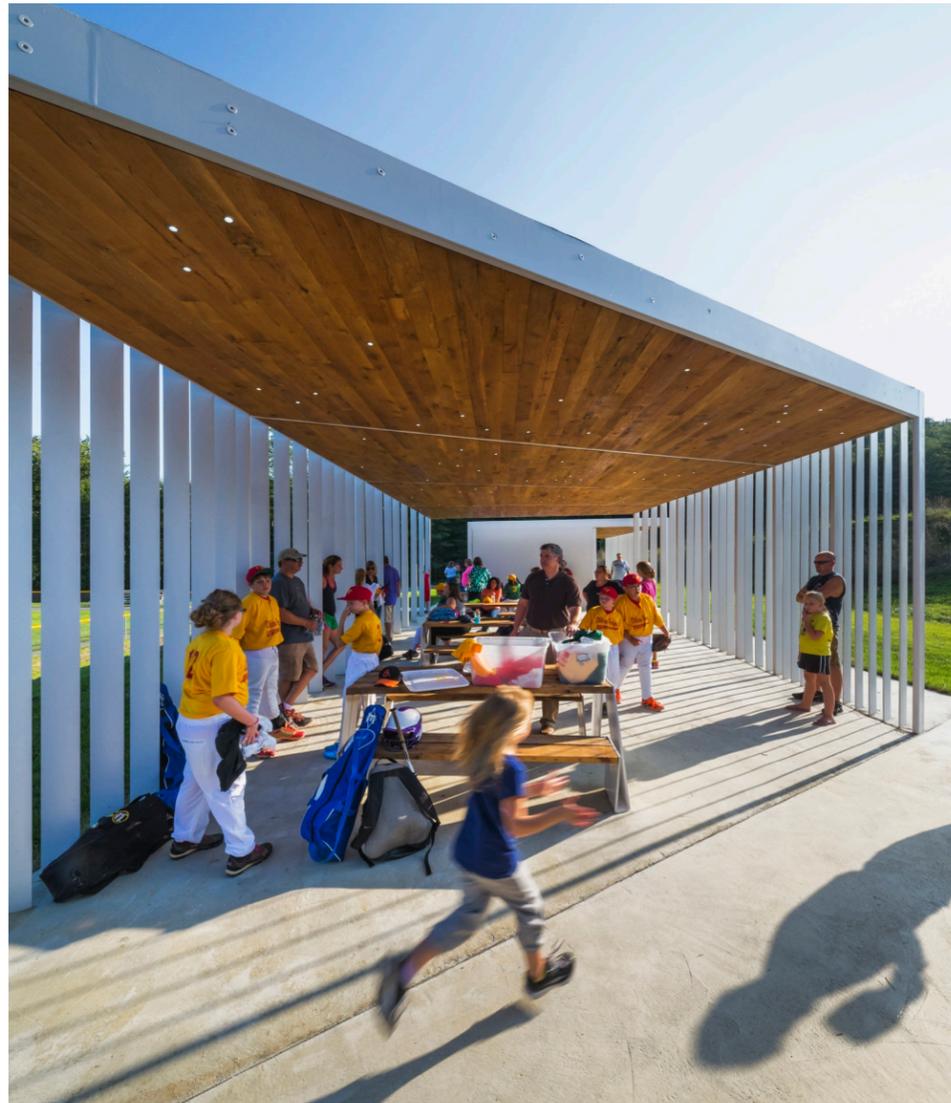
2,500 SQUARE FEET TOTAL

- Community Room (1,800 sf)
- Public Restrooms/Storage/
Janitor (700 sf)



PROJECT GOALS

- Flexible multi-use indoor space
- Fluid indoor-outdoor connection
- Visual Transparency







PART IV

Next Steps



Next Steps...

Development Process

City Reviews

- City Planning
- Civic Design
- Public Utility

Budget Assessment

Communication

Questions/Comments

Email: Jacob.Gilchrist@sfgov.org

Fax: (415) 581-2561

Updates

<http://sfrecpark.org/project/margaret-s-hayward-playground-improvement-project/>

Thank you!!!



Project Schedule

Planning

Spring 2016

Workshop #1 Review Site Assessment & Project Goals

January 2016

Workshop #2 Review Planning Options & Establish Preferred Approach

March 2016

Workshop #3 Review Conceptual Design Development

May 2016

Design

Summer '16 - Winter '17

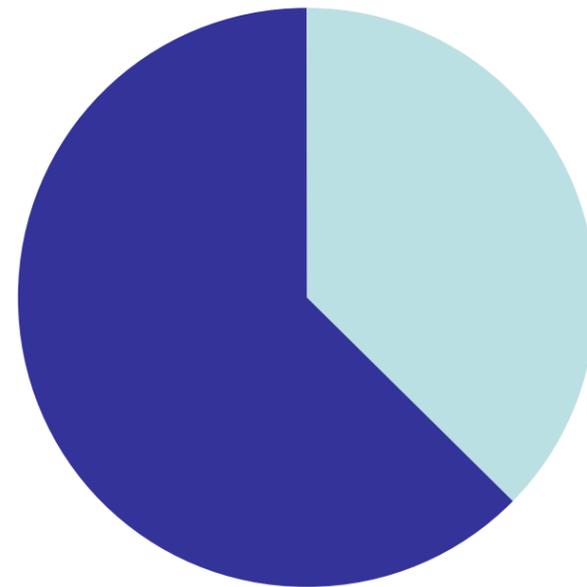
Bidding + Start Construction

Spring 2017

Construction Complete

Late 2018 - Early 2019

Project Budget \$14 million

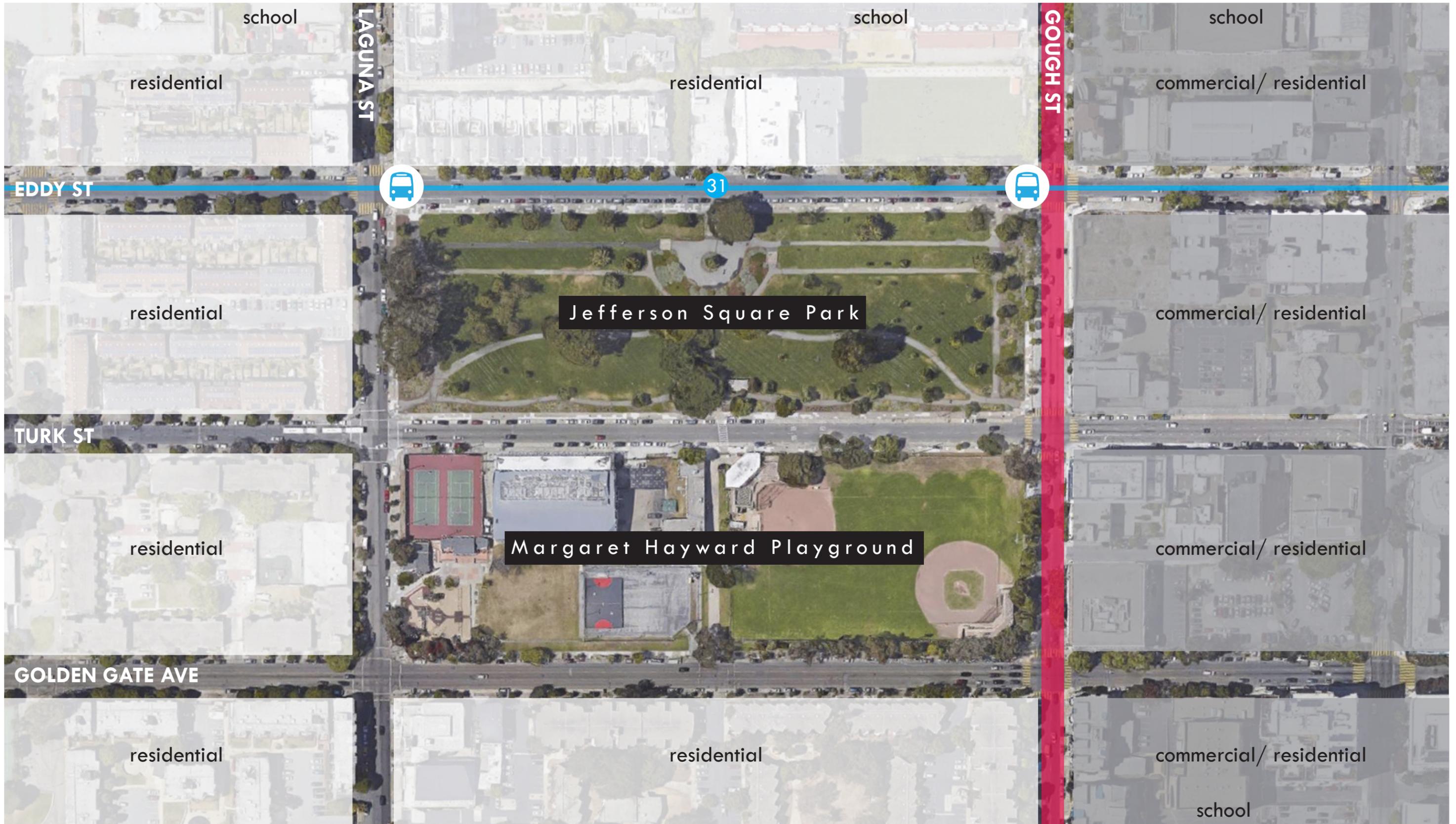


Estimated Construction Cost
\$10,00,000

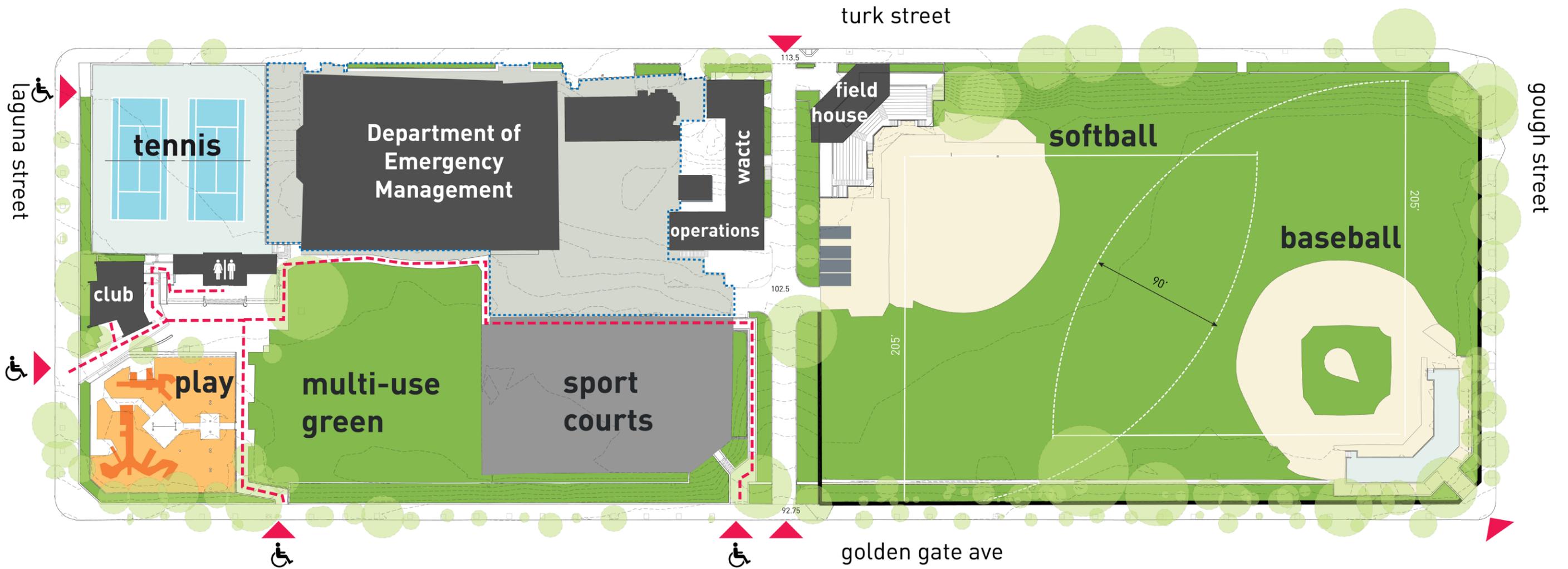
Estimated Project Control Cost
\$4,000,000

Includes project management, architectural/engineering design services, construction management, permits, testing and regulatory agencies review fees.





Jefferson Square Park



Legend:

-  Park Entry
-  ADA route
-  DEM Restricted Zone
-  Retaining wall
-  Operations Storage (+/- 960 sf)

