

JULY 25, 2018



**Project Manager**

Levi Conover

Recreation & Park Department

**Project Team**

Toks Ajike, Interim Director Capital

Zack Taylor, Park Manager



# GROUND RULES

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- PLEASE SIGN
- TURN OFF CELL PHONES
- DIRECT COMMENTS TO THE FACILITATOR
- RAISE YOUR HAND TO SPEAK
- KEEP TO THE AGENDA
- PLEASE HOLD ALL QUESTIONS FOR THE END



# AGENDA

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WELCOME, INTRODUCTIONS, AND OBJECTIVES

**PART 1:** PROJECT OVERVIEW, CONCEPT DESIGN, &  
PUBLIC OUTREACH/FEEDBACK TO DATE

**PART 2:** PROPOSED NEIGHBORHOOD IMPACT MITIGATION MEASURES

**PART 3:** QUESTION & ANSWER - PUBLIC FEEDBACK

- HOMELESS OUTREACH
- OVERALL PROJECT & MITIGATION MEASURES



## PROJECT OVERVIEW

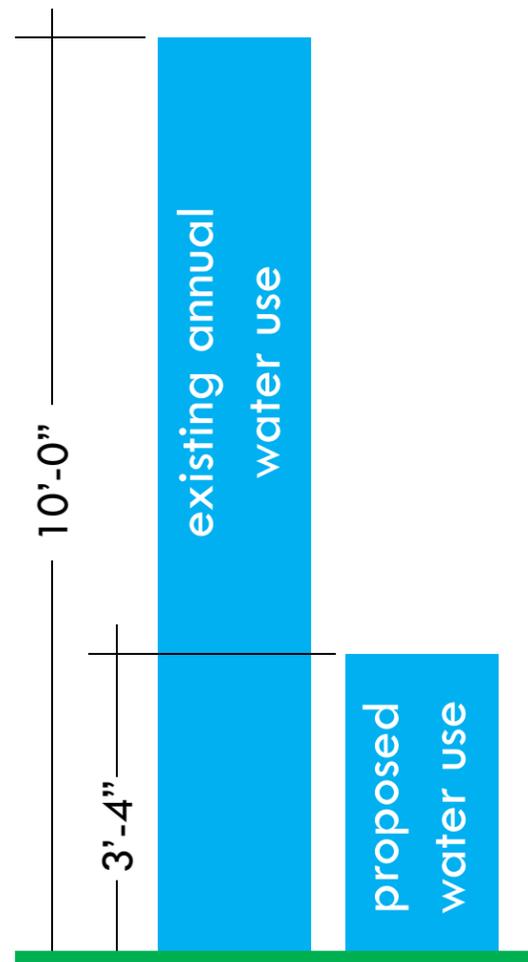
In 2012 the Recreation and Park Department partnered with the San Francisco Public Utilities Commission to develop a Parks Water Conservation Plan for twelve parks with the greatest potential for water savings, including Washington Square.

Of the 12 parks surveyed for the Parks Water Conservation Plan, Washington Square was the highest user of water on an annual per-acre basis.

The project scope seeks to replace the Washington Square's existing irrigation system, with the goal of reducing existing water use by two-thirds; from approximately 3.3 million gallons per year, to 1.1 million gallons per year.

**Saving 2.2 million gallons of water per year.**

Additionally the project seeks to address saturated soil conditions on the main lawn, perform tree maintenance, and replace the pathways.



Main lawn

Current annual water use is equivalent to 10'-0" of standing water on the 1.2 acre main lawn



# SITE CONDITIONS

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## IRRIGATION

Current irrigation system was installed in late 1950's, contributing factors to the high water consumption rate are:

- Poor layout of irrigation zones and controllers (2 irrigation zones)
- Inefficient sprinkler heads
- Insufficient water pressure regulation
- In 2015 PUC commissioned the Landscape Technical Assistance Program water use report to help form the basis of the new irrigation design.

## OVERSATURATED SOIL

- Hydrophobic soils cause water to sit on surface and slowly infiltrate, resulting in ponding on the lawn
- Site topography and lack of irrigation zones result in overwatering
- Exposed area drains get clogged with debris and trash
- Wet lawn is vulnerable to damage

## PATHWAYS

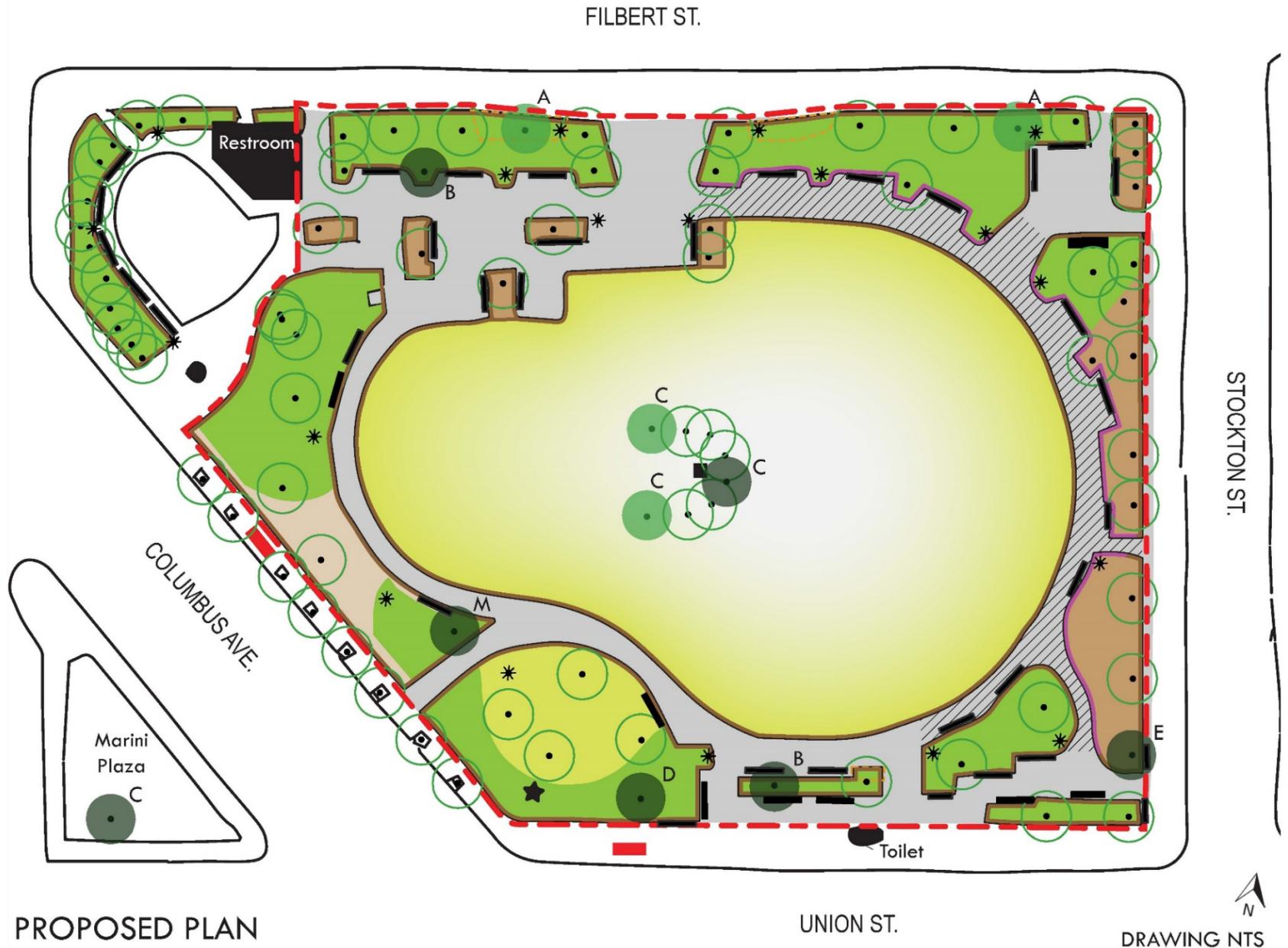
- Condition of the asphalt pathways are in decline
- Cross-slope of the pathway near Stockton Street is not in conformance with ADA regulations



# CONCEPT DESIGN

## SCOPE OF WORK SUMMARY

1. Install a new weather sensing irrigation system. 20 new irrigation zones vs. 2 existing enables appropriate water delivery to each zone of the park, reducing overall water use
2. Plant new draught tolerant landscaping
3. Install new sub-drain infrastructure to reduce saturated soil conditions
4. Pathway repaving and ADA improvements
5. Tree maintenance and pruning throughout, and removal/replacement of 11 trees
6. Maintenance to existing benches, replace in-kind only when necessary



### Tree Legend

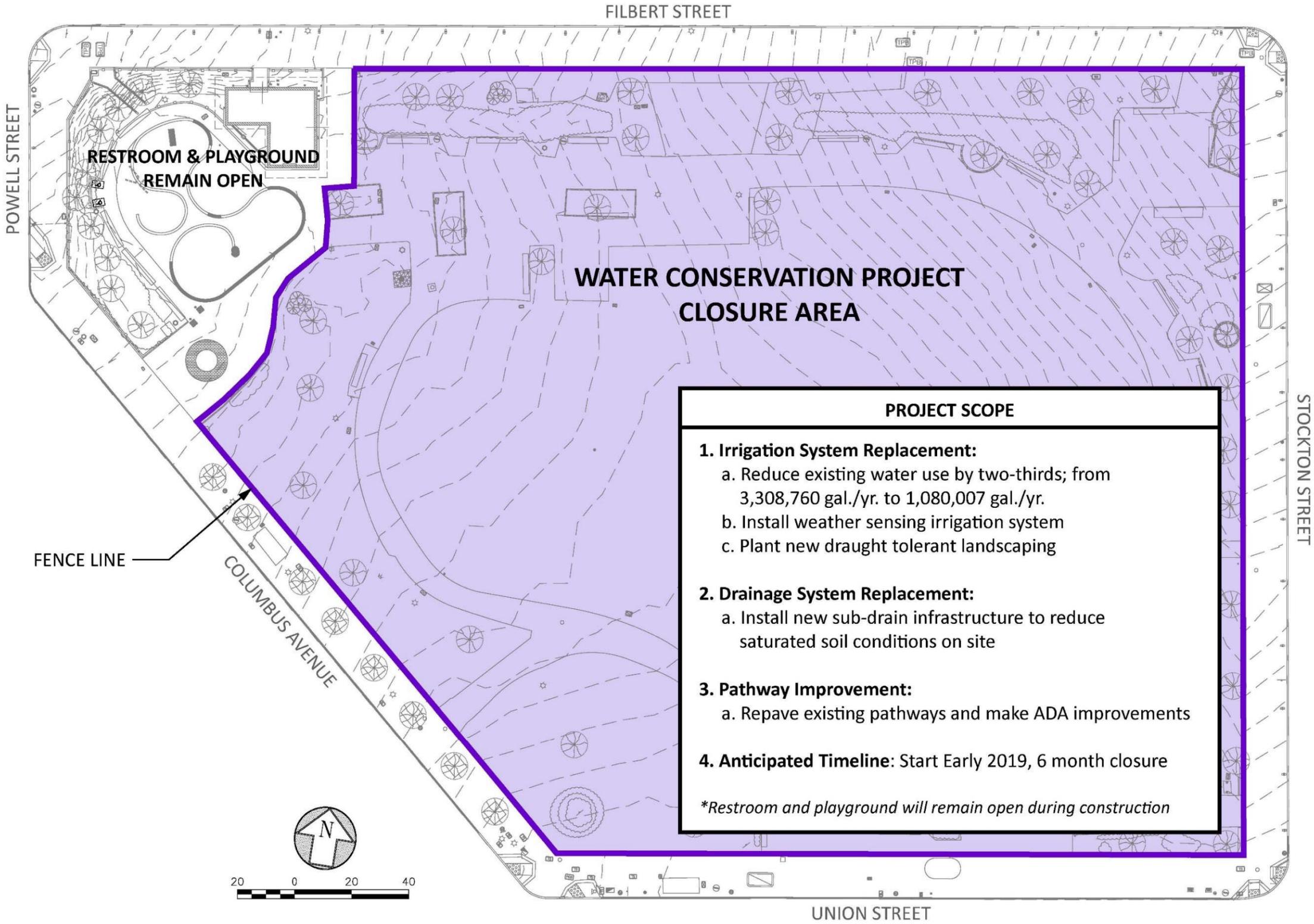
- A- *Olea Europaea*, European Olive (Qty.2)
- B- *Michelia doltsopa*, Sweet Michelia (Qty.2)
- C- *Populus nigra*, Black Poplar (Qty.4)
- D- *Platanus racemosa*, CA Sycamore (Qty.1)
- E- *Pinus Pinea*, Stone Pine (Qty.1)
- M- *Maytensus boaria*, Mayten (Qty.1)

### Legend

- Limit of Work
- 1 Existing Tree
- 2 Existing Light Pole
- 3 Proposed Bench, as necessary
- 4 Existing Bus Stop
- 5 Proposed Cobble Paving
- 6 Proposed Concrete Curb
- 7 Proposed Grading Area
- 8 Proposed Concrete Paving
- 9 Proposed Mulch
- 10 Proposed Decomposed Granite
- 11 New Tree
- 12 Tree to Be Removed/Replaced
- 13 Proposed Grass
- 14 Proposed Low Shrub/Groundcover
- 15 Remove AC paving
- 16 Park Sign



# PARK CLOSURE DIAGRAM



**PROJECT SCOPE**

- 1. Irrigation System Replacement:**
  - a. Reduce existing water use by two-thirds; from 3,308,760 gal./yr. to 1,080,007 gal./yr.
  - b. Install weather sensing irrigation system
  - c. Plant new draught tolerant landscaping
- 2. Drainage System Replacement:**
  - a. Install new sub-drain infrastructure to reduce saturated soil conditions on site
- 3. Pathway Improvement:**
  - a. Repave existing pathways and make ADA improvements
- 4. Anticipated Timeline:** Start Early 2019, 6 month closure

*\*Restroom and playground will remain open during construction*



## ANTICIPATED SCHEDULE & BUDGET

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### ANTICIPATED SCHEDULE:

Rec & Park Commission – Concept Design Approval: August 2018

Design Completion & Construction Bid: October/November 2018

Rec & Park Commission – Approval of Construction Contract: November/December 2018

Construction Start: February/March 2018

Construction Duration: 6 months

**TOTAL PROJECT BUDGET: \$3.05M**

Estimated Construction Budget: \$2.2M

<i>Irrigation Scope:</i>	\$360k
<i>Drainage System replacement:</i>	\$280k
<i>Replanting lawn, planters, tree work:</i>	\$330k
<i>Soil removal &amp; replacement on main lawn:</i>	\$250k
<i>Pathway replacement work:</i>	\$780k
<i>Construction Contingency:</i>	\$200k

Estimated Soft Cost Budget: \$850k

*Includes: project management, design and engineering services, construction management, permits, surveys, reports, testing and regulatory reviews*



# COMMUNITY OUTREACH

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The department has worked closely with the Friends of Washington Square to develop the water conservation project from its early inception in 2016.

The larger community outreach effort for the project began in February 2018, with a presentation to North Beach Neighbors. North Beach Neighbors engaged with the department to outline questions and concerns from the community to ensure community feedback was heard. RPD has also worked closely with the North Beach Business Association to ensure neighborhood quality of life issues and small business issues are addressed during construction.

## **COMMUNITY OUTREACH TO DATE:**

- Friends of Washington Square
- North Beach Neighbors
- Telegraph Hill Dwellers
- Russian Hill Neighbors
- Chinatown community at large
- North Beach Business Association
- Online Survey (200+ responses)
- Businesses & Organizations on the Square
- Engaged community members

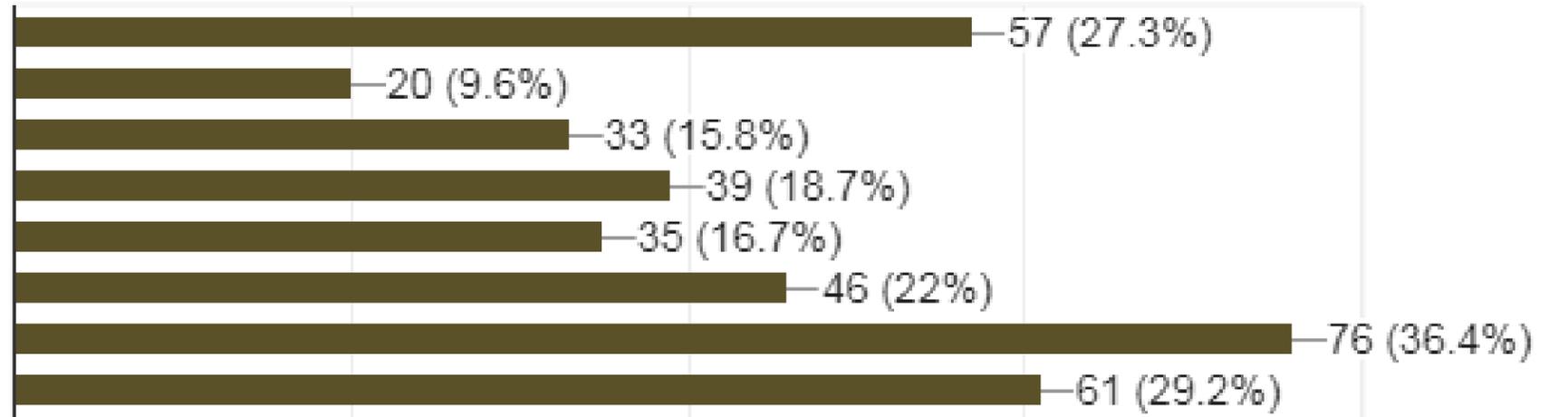
## **COMMUNITY FEEDBACK HAS DIRECTLY RESULTED IN:**

- Addition of the drainage system replacement to mitigate saturated soil
- Addition of the pathway replacement and ADA compliance improvements
- Removal of the perimeter fencing from the plan
- Development of a construction impact mitigation plan



# ONLINE SURVEY (200+ RESPONSES)

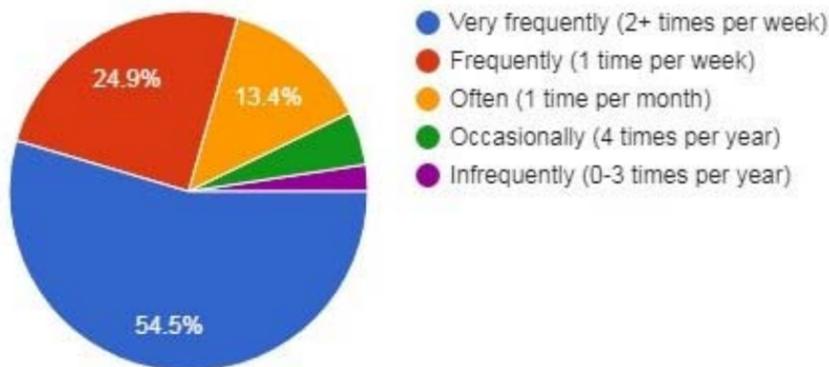
1. Pest control and rodent abatement
2. Additional resources at nearby parks
3. Partner to increase access to alternate rec areas
4. Street closures to bring neighbors together
5. Temporary dog parks to accommodate dog owners
6. Events to lessen the impact on nearby merchants
7. Homeless outreach - support the homeless population
8. Reduce construction debris and parking impacts



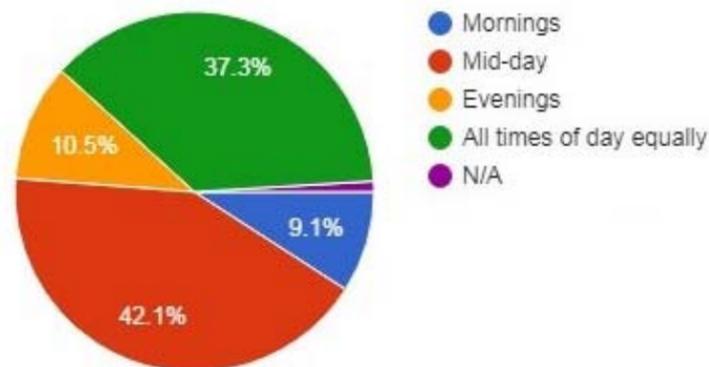
## SUMMARY OF OTHER ONLINE SURVEY FEEDBACK

1. Hard to pick two options, all are important issues
2. Neighborhood needs space for dogs, better enforcement of off-leash dog use at park
3. Why is the closure so long, can you phase the project? Why does this have to happen now?
4. Provide native plants, low water use
5. Lots of City and other construction work has occurred in North Beach in recent years, neighborhood needs a break
6. Perimeter fences are not good for the park

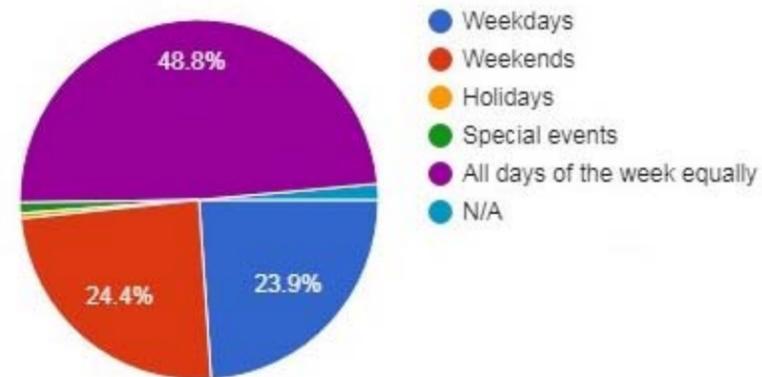
On average how often do you use/visit Washington Square?



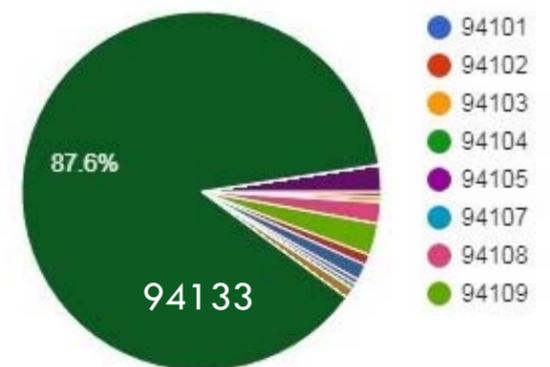
What time of day do you typically visit the park?



What days do you typically use the park?



In what zip code do you live?



# NEIGHBORHOOD IMPACT MITIGATION MEASURES

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**Construction Duration** – The construction contract will specify a **park closure of 6 months**.

- The department will utilize Best Value Bidding to ensure a qualified contractor is selected.
- An Early Completion Bonus will be utilized to incentivize a shorter closure duration, and Liquidated Damages will be included to discourage late completion.
- A contract submittals period will be planned prior to the park closure to ensure the contractor has fully planned the project before closing the park.

**Homeless Outreach** – the department is coordinating with SF Department of Homelessness and Supportive Housing and the Police Department to engage with the park's homeless population prior to the park closure to ensure they are informed and aware of available services. This outreach effort will continue during the park closure, in addition to continual monitoring of homelessness in the neighborhood.

**Pest Control** – the department will undertake a large rodent elimination effort a week prior to construction start. This will include pre-trapping and other pest control measures when the construction fence is in place. Continual pest control monitoring will occur during construction.



## NEIGHBORHOOD IMPACT MITIGATION MEASURES

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**Dust and Noise Mitigation Plan** – a plan will be provided to business groups and the community for review and comment before commencement of the construction contract.

**Parking Plan** – project specifications will require the contractor to use the Vallejo St Garage for parking, and construction equipment and debris will be stored on-site at all times. The contractor will be limited to taking two street parking spaces.

**Traffic and pedestrian safety plan** – a plan will dictate entry points to the park to reduce neighborhood traffic impacts, and requirements for traffic control personnel will ensure pedestrian safety at vehicle entrances.

**Archeological** – an archeological consultant contract will be in-place prior to construction to limit potential schedule impacts due to unforeseen archeological items.

**Local Businesses** – the department will work with businesses that front the square to develop construction fence signage reminding the community that businesses are still open around the square.

**Alternate Park Resources** – the department will provide space at nearby Joe DiMaggio Playground for Tai Chi and other informal uses being displaced by the park closure, and will collaborate with neighborhood community partners to explore opportunities for access to alternate recreational areas.



## PUBLIC FEEDBACK, QUESTION & ANSWER

1. HOMELESS OUTREACH
2. OVERALL PROJECT & MITIGATION MEASURES

**Please submit additional comments to:**

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Recreation & Parks Department

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Email: [levi.conover@sfgov.org](mailto:levi.conover@sfgov.org)

Project Website:

<http://sfrecpark.org/project/washington-square-water-conservation-project/>

