



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

Date: September 19, 2019
To: Recreation and Park Commission
Through: Philip A. Ginsburg, General Manager
Toks Ajike, Director of Capital and Planning Division
From: J. Marien Coss, Project Manager
Subject: Fillmore Turk Mini Park - Approval of Conceptual Design

Agenda Wording

Discussion and possible action to approve the conceptual design for Fillmore Turk Mini Park Renovation, a Community Opportunity Fund Project. Approval of this proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

Strategic Plan

Strategy 1: Inspire Public Space: Keep today's parks safe, clean, and fun; promote our parks' historic and cultural heritage; and build the great parks of tomorrow.

Objective 1.2: Strengthen the quality of existing parks and facilities.

Strategy 2: Inspire Play: Promote active living, well-being and community for San Francisco's diverse and growing population.

Objective 2.2: Strengthen and promote the safety, health and well-being of San Francisco's youth and seniors.

Strategy 3: Inspire Investment: Through community engagement, advocacy, and partnerships, cultivate more financial resources to keep San Francisco's parks and programs accessible for all.

Objective 3.3: Cultivate increased philanthropic support.

Background Information

Located in the Western Addition neighborhood, on Fillmore Street between Turk Street and Golden Gate Avenue, this 10,000 square foot park is nestled by a three-story landmark brick building (north), three-story private housing (east), and a one-story restaurant parking lot (south). A small oval stage sits at the end of the central lawn area that is surrounded by benches and game tables, which encourages neighborhood event gathering, sitting, and picnicking.



In early 2015, Friends of Fillmore Mini Park Committee, in partnership with SF Beautiful, had a successful outreach effort with four successful public meetings, multiple interviews, surveys, and information tables to identify and prioritize the improvements needed to enrich the park experience for Fillmore neighbors. The committee reached over 200 local participants, who provided valuable feedback, including increasing the capacity for community gatherings, events, programming, and activities.

Community feedback gave rise to seven important themes:

- Community;
- Celebrating culture;
- Educational and social events;
- Small tables for games;
- A place of peace and relaxation;
- A dedicated community liaison for the park; and
- That park use be primarily for people who reside in the neighborhood.

In November 2016, the Recreation and Park Commission approved a Community Opportunity Fund (COF) Award for \$330,000 to improve landscaping, drainage, seating and other improvement to revitalize this park. Later, the Friends of Fillmore Mini Park Committee transformed itself into the New Community Leadership Organization, who in partnership with SF Beautiful, have been fundraising to expand the COF award scope from landscape improvements to replace the stage, backdrop and lighting.

The existing mini park has a small, 800 SF, inaccessible stage with an unstable surface of loose decomposed granite. Performing artists, teachers, and the community avoid using the stage due to its current condition. The lawn, often muddy and inconsistent, keeps users from picnicking or gathering informally. The existing landscaping does not provide a sense of peace and relaxation, nor does it provide habitat for beneficial insects or wildlife.

Proposed Design

The Fillmore Turk Mini Park improvements have two proposed scopes initiated by the community. The COF approved scope (phase 1) includes grading the property for proper drainage, replacing lawn, seating and landscape with new planting beds and trees and installing access to the existing small, oval stage. If community fundraising is successful, the expanded scope (phase 2), increases the COF scope by removing and replacing the existing stage, backdrop wall and stage lighting with a new larger stage, backdrop and lighting, and new game tables. In addition, the new stage and backdrop will shift to the property line capturing the unusable and unsafe area behind the existing stage and increase the lawn gathering area in front. Both COF and expanded scopes are graphically represented in Attachment A, Concept Design Package, dated September 4, 2019.

The intent is to encourage multi-generational use of the facility with programming and activities that bring children and youth to the park, which is currently used primarily by the senior community. The neighbors envision replacing the existing 800 SF deteriorating stage with a large, 1,000 SF wooden, fully accessible stage spanning the width of the park; and creating multi-purpose space for community activation that can include health and fitness activities, the performing arts, public speaking, movies, and events. The central lawn will be expanded, and sections planted with native drought

resistant plants, flowering pollinator species, and trees. The landscape will be transformed into one large space, along with mini garden spaces for everyday use, while maintaining the capacity for larger events. Several types of seating, such as curved benches surrounding the planted beds, picnic tables, and the stage steps will diversify the park’s informal use.

Environmental Review

The project required additional SF Planning submittals due to its proximity to San Francisco Landmark #105, Market Street Railway Substation, a 1902 brick building located on the corner, of Fillmore and Turk Streets. The current park boundary was once part of the substation operations and appears to have been an open space for many years before the park acquired the land.

This proposed and expanded renovation project received Categorical Exemption (Cat Ex) under CEQA on August 27, 2019; number 2019-006534ENV. Both SF Planning Department’s signed CEQA Determination and Preservation Team Review Form are attached.

Community Outreach

In addition to the extensive community outreach prior to the COF award, the New Community Leadership Foundation in partnership with SF Beautiful and SF Recreation and Park Department held two community meetings in June to review the project and provide a current status. The project’s reintroduction and initiation were well received.

Sources & Uses of Funding

Sources		
2012 Parks Bond Allocation, COF		\$700,000
Supervisor General Fund		\$100,000
2012 Parks Bond Allocation, Contingency		\$260,000
Supervisor General Fund		\$ 50,000
TBD		\$848,000
	Total Sources	\$1,958,000
Uses		
Hard Costs (includes contingency)		\$1,158,000
Soft Costs		\$800,000
	Total Uses	\$1,958,000

Project Schedule

Planning Phase	August 2018	August 2019
Design Phase	Summer 2019	Early 2020
Bid & Award Phase	Summer 2020	Fall 2020
Construction Phase	Fall 2020	Summer 2021

Staff Recommendation

Staff recommends that the Commission approve the conceptual design for Fillmore Turk Mini Park Renovation, a Community Opportunity Fund Project. Approval of this proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

In addition, on September 4, 2019, Recreation and Park Capital Committee recommended that the Commission approve the expanded park design and concept plan and authorized the Department to proceed with architectural drawings for phase 1, with the alternative for phase 2 to incorporate the expanded version, subject to the funding at the award of contract, see attached resolution.

Supported By

Including Community Supporters from COF application:

- Mayor London N. Breed
- Supervisor Vallie Brown, District 5
- Majeid Crawford, New Community Leadership Foundation
- Darcy Brown, San Francisco Beautiful
- Captain Greg McEachern, Commanding Officer, SFPD
- Charles Melancon, Fillmore Neighborhood Association
- Jason Henderson, Hayes Valley Neighborhood Association
- Gus Hernandez, Alamo Square Neighborhood Association
- Denis Mosgofian, resident and former PROSAC (D5)
- J. Lee Stickles, TS Studio
- Dan Martin, Resident
- Bria Larson, Resident
- Sara Amaral, Resident
- Danielle Reed, Resident
- Jacqueline Marquez, Resident
- Abigail Granbery, Resident

Opposed By

None known

Attachments

Attachment A. Concept Design Package, September 4, 2019

Attachment B. CEQA Categorical Exemption Determination August 27, 2019; Number 2019-006534ENV.

Attachment C. SF Planning Department Preservation Team Review Form, August 26, 2019, Number 2019-006534ENV

Attachment D. Draft Resolution