



MEMORANDUM

Public Works Department

DATE: June 9, 2021

TO: Parks and Recreation Commission and Urban Forestry Board

FROM: Rey S. Rodriguez, Senior Project Manager
Robert Gonzales, Principal Civil Engineer

SUBJECT: **Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48**

RECOMMENDATION

Review and comment on the proposed plan for the Rengstorff Park restroom/tennis/maintenance buildings and pedestrian drop-off layout and recommend approval of the 100% draft plans to the City Council.

BACKGROUND

The Parks and Recreation Commission reviewed the conceptual plan for the All-Inclusive Magical Bridge playground at their meeting on June 10, 2020, and Council subsequently approved the concept on September 22, 2020. Approved by Council as part of the 2020-21 Capital Improvement Program, Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48 (Project), will replace the restroom and maintenance building and the tennis building at Rengstorff Park. Following removal of the maintenance/restroom building, a pedestrian drop-off will be constructed (see Figure 1 – Project Site Map). These improvements to the park infrastructure were identified in the 2014 Rengstorff Park Master Plan.

Between the northerly side of the playground and the maintenance building are the Hetch Hetchy water pipelines owned by the San Francisco Public Utilities Commission (SFPUC). The SFPUC's use restrictions on this property constrain the size and placement of the proposed playground and the proposed pedestrian drop-off area.

On April 14, 2021, the Project update was presented to the PRC to obtain input concurrent with development of the plans. Input from the PRC has been incorporated and noted in this report.

Existing Buildings

The restroom building was constructed in 1964 and included a locker room for men and women and an office with a service window at the front. Currently, the restrooms are the only portion available for public use and the remainder is used for parks maintenance staff to store equipment and provide a small office and lunch area. In December 2020, the men's restroom was vandalized by an arson fire. Facilities staff made temporary repairs to reopen the restroom, but the building has reached the end of its useful life. The exterior has a fenced yard (2,100 square feet) for maintenance equipment/materials and City vehicle parking. A 40' storage container owned by the American Red Cross (Red Cross) is located within the fenced yard. The Red Cross informed staff a new container measuring 20' in length will replace the existing unit. The new storage location will be behind The View Teen Center, and Red Cross concurs with the new site.

Until 2018, the maintenance building was the main electrical distribution center for all electrical services in Rengstorff Park. The main PG&E power entered the maintenance building and was distributed to the Community Center, park lighting, Aquatics Center, tennis building, etc. In 2018, a freestanding electrical panel was installed in the landscaping area near the maintenance building and the electrical services were rerouted to this panel for distribution to the New Community Center. Other park electrical services that are still run into the maintenance building will be rerouted to the new freestanding electrical panel before the building is demolished.

Storage units will be temporarily located in the landscaping area between the child-care parking lot and pickleball courts to store parts and equipment when the maintenance building is demolished.

The tennis building, located near the tennis courts, was also constructed in 1964 and is past its useful life. The structure is 400 square feet (20'x20') and consists of a utility room in the rear and an open space with a service window at the front. Originally intended to be a "service" counter for the tennis courts, it is now an inefficient storage space. This facility is primarily used by the Mountain View Tennis Club to store equipment and supplies for tournaments and programs with occasional use for Recreation Division summer camps.



Figure 1 – Project Site Map

ANALYSIS

Since the update to the PRC in April, draft floor plans were developed for the restroom/tennis building and restroom/maintenance building, and new pedestrian drop-off area. Staff will coordinate with the SFPUC to obtain agreements needed to install improvements on the property and for heavy construction equipment to cross the SFPUC water lines safely.

New Restroom/Tennis Building

A prefabricated building is planned for the new restroom/tennis building. The new building is 517 square feet (22'x23.5') and includes three all-gender restrooms, a utility/storage chase, and a storage space for the Mountain View Tennis Club (see Figure 2—Restroom Floor Plan). Following demolition of the existing tennis building, new utilities will be installed. Sewer and potable water lines will be trenched and may possibly be installed under the existing pathway adjacent to the tennis courts. Following the installation, a new asphalt path will be installed as part of the Project.

Staff provided the Mountain View Tennis Club with an opportunity to review the proposed building layout provided within this report. The Club provided feedback on their needs for the space, which includes adequate space to store their tournament and program equipment and a display case on the exterior to post Club news. The final design will incorporate this feedback.

The concrete masonry building will be painted with a raised seam metal roof.

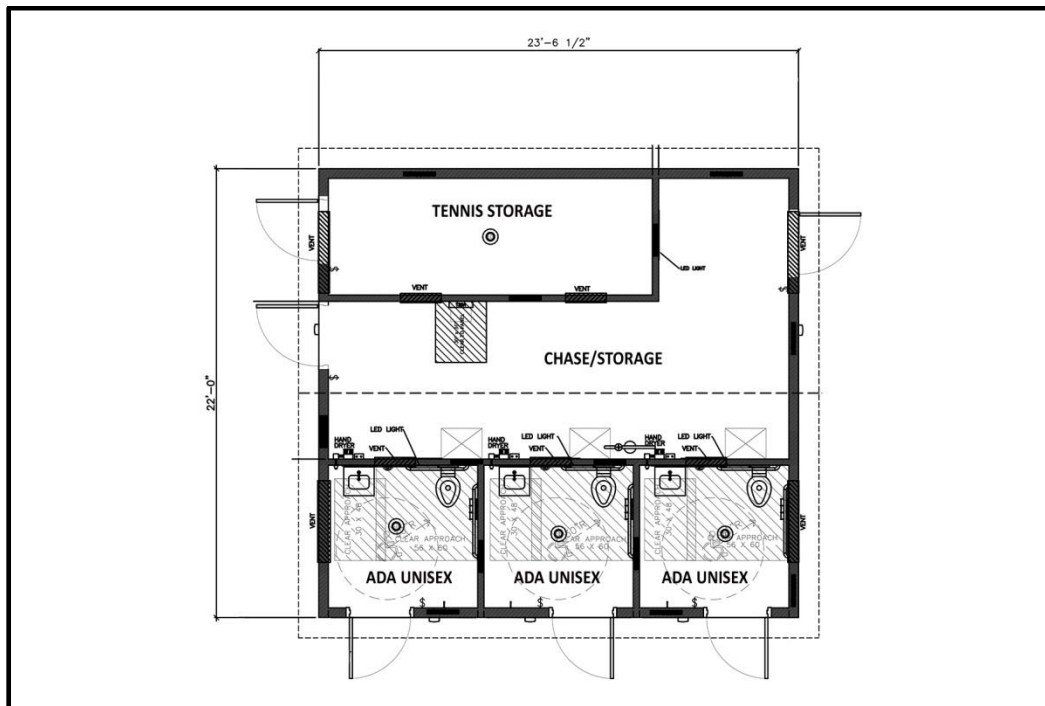


Figure 2— Restroom Floor Plan

New Maintenance Building

The site for the new maintenance building is located near the barbecue parking lot. See Figure 1 – Project Site Map. A portion of the site is currently occupied by the City’s Well No. 17, which shut down in 2014 and is scheduled for demolition in fall 2021. The Project includes removal of the well head and casing, electrical equipment, and fence. A study is currently underway to determine the location for a replacement well in the vicinity. The design and construction of a new well has not been scheduled.

The 1,260 square foot building (18’x70’) floor plan is shown in Figure 3. The floor plan includes two all-gender restrooms situated facing the barbecue area, utility/storage chase accessible outside of the maintenance fenced area, parks maintenance storage, and staff restroom and shower. Since maintenance staff works full-time at the park, included in the building are an office and lunch area and garage for parking two electric vehicles with a charging station. The concrete masonry building will be painted with a raised seam metal roof to match the restroom/tennis building.

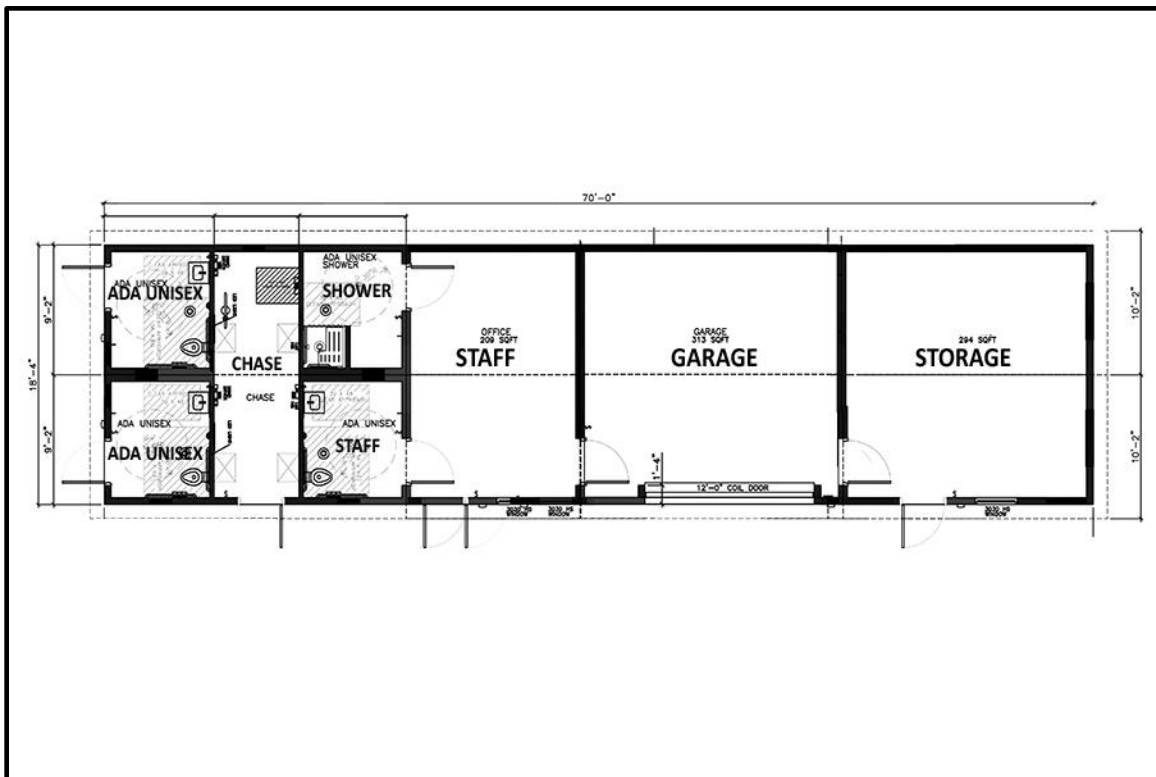


Figure 3 – New Maintenance Building Floor Plan

Provided as part of the facility, a fenced exterior yard (1,600 square feet) is included for storage of materials, equipment, and City vehicles. The fence is proposed to be an 8' tall wire mesh with planting to incorporate into the park. A fabric can be installed until the landscape planting matures and achieves maturity to screen the yard (see Figure 4— Sample Fence Image with Screen Material).



Figure 4 – Sample Fence Image with Screen Material

Pedestrian/Drop-Off

A new pedestrian drop-off area is proposed to replace the existing restroom/maintenance building. The proposed layout includes six additional accessible parking spaces. The new use and configuration will serve the future All-Inclusive Magical Bridge playground as well as the entire park. See Figure 5—Pedestrian Drop-Off.

Following the demolition of the maintenance building, the site will be graded and used for construction staging by the All-Inclusive Magical Bridge playground contractor. At

the end of construction, the parking/drop-off area will be constructed including landscaping.

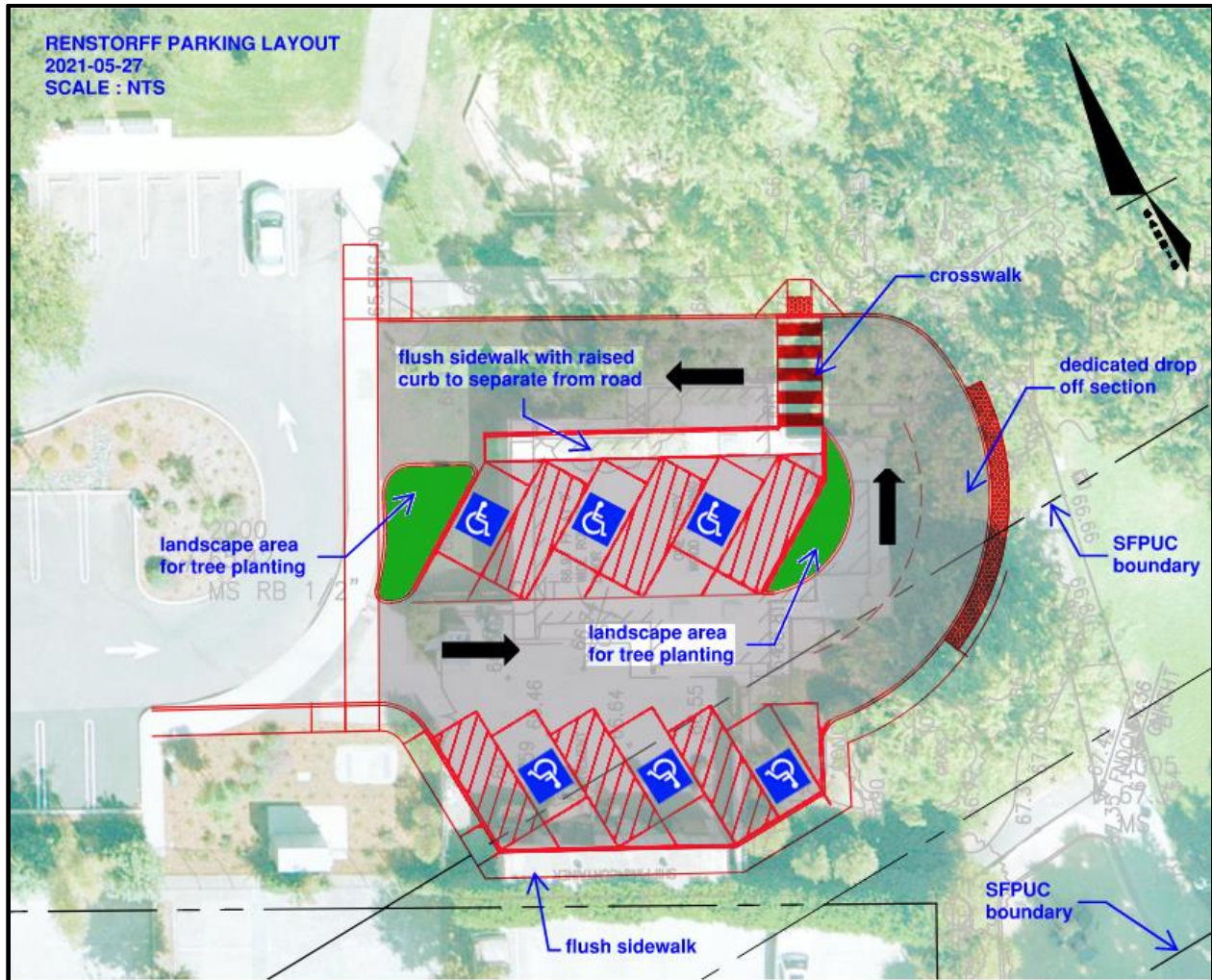


Figure 5 – Pedestrian Drop Off

Tree Impact and Mitigation

At the proposed restroom/tennis building and new pedestrian drop-off area, a total of 11 trees are designated for removal.

Two trees located near the new restroom/tennis building are designated for removal due to proximity of the All-Inclusive Magical Bridge playground. Five trees that do not comply with the license agreement between the City and SFPUC for property use at the park will be removed. One of the five trees is a Heritage tree. Four non-Heritage trees

are impacted by implementation of the new pedestrian drop-off area. See Table 1 – Tree List Restroom/Tennis Building/Pedestrian Drop-Off Area.

Staff considered the impact of the new restroom/tennis building located near the silk oak trees and determined the building may be located away from the roots, and the trees can remain and be pruned. Although improper tree pruning many years ago adversely affected the trees and should be addressed, staff recommends adjusting the building placement and not removing the trees at this time. A long-term plan for the silk oaks will be developed by staff at a later date. This Project will not impact these trees at this time.

Table 1 – Tree List Restroom/Tennis Building/ Pedestrian Drop-Off Area

<u>No.</u>	<u>Common Name</u>	<u>Heritage/Non-Heritage</u>	<u>Reason for Removal</u>
1	Liquidambar	Non-Heritage	Proximity to Magical Bridge play area
2	Liquidambar	Non-Heritage	Proximity to Magical Bridge play area.
3	Unknown	Non-Heritage	Located over SFPUC land
4	Unknown	Non-Heritage	Located over SFPUC land
5	Unknown	Non-Heritage	Located over SFPUC land
6	Tulip	Non-Heritage	Located over SFPUC land
7	Red Oak	Heritage	Located over SFPUC land
8	Magnolia	Non-Heritage	Impacted by pedestrian drop-off layout
9	Mayten	Heritage	Impacted by pedestrian drop-off layout
10	Mayten	Heritage	Impacted by pedestrian drop-off layout
11	Mayten	Heritage	Impacted by pedestrian drop-off layout

At the proposed maintenance/restroom building site, a total of five trees are designated for removal. Two trees have died and the remaining three trees are in poor health. All five trees are Monterey pines.

Staff recommends mitigation of 1:1 for all non-Heritage trees and 2:1 for Heritage trees removed, which will provide a total of 15 trees. Trees can be incorporated in the new improvements and will include California native species. Staff is reviewing possible locations for a specimen oak at the pedestrian drop-off area.

Green Space

The project site footprint for the restroom/tennis building will not change the landscape square footage. The new building will remain within the existing area. At the future maintenance building site, the existing landscaped area (3,050 square feet) is anticipated to be reduced approximately 1,400 square feet or 54%. The total area of hardscape (4,480 square feet) for the new site is smaller than the existing site (6,510 square feet) and uses 70% of the current location of the building.

The new pedestrian drop-off area will increase the hardscape with a net loss of 1,330 square feet of landscaping. The net loss with all projects sites combined is a decrease in landscaping of 28%.

FISCAL IMPACT

The Project is currently funded in the amount of \$600,000 from the Park Land Dedication Fund. The PRC committed \$2,840,000 for the construction phase as part of the Park Land Dedication Fund commitments made at the May 12, 2021 meeting. This funding is in the Capital Improvement Program for Fiscal Year 2021-22, which is expected to be approved by Council on June 22, 2021, for a total budget of \$3,440,000.

PROJECT SCHEDULE

The next step is to complete the plans and specifications and obtain Council approval to bid the Project in September 2021. Following bidding in the fall, construction could begin by the end of 2021.

PUBLIC NOTICING

Agenda posting. Lawn signs were placed throughout the park to notify park users of the planned projects. The City website was updated and postcards mailed to residents/property owners within 750' of the park.

RSR-RG/AF/1/PWK

999-06-09-21M

cc: PWD, APWD – Arango, POSM, FRM, PCE – Gonzales, SPM – Rodriguez, F/c