



DATE: April 13, 2021

CATEGORY: Consent

DEPT.: Public Works

TITLE: **San Antonio Mini-Park, Project 20-48 – Approve Conceptual Plan and Select Name for Park**

RECOMMENDATION

1. Approve the recommended conceptual plan for San Antonio Mini-Park, Project 20-48.
2. Select Fayette Park as the name for the new park on Fayette Drive and rename the current Fayette Park to Fayette Greenway.

BACKGROUND

The proposed 0.45-acre park site located on Fayette Drive between Del Medio Avenue and San Antonio Road was dedicated to the City for the purpose of providing a public park by the 400 San Antonio Road development project (see Figure 1 – Project Location). On May 5, 2020, Council authorized a professional services agreement with Callander Landscape Architects in the amount of \$243,000 for the design phase of the park.

The park site is adjacent to a fenced parking lot that is owned by the San Francisco Public Utilities Commission (SFPUC). Across San Antonio Road from the park site is the Village Green, a greenway on SFPUC property.

Fayette Park, which is also on property owned by the SFPUC, is currently under construction and scheduled for completion in May 2021. It is located on the other side of Fayette Drive from the new proposed park site. Amenities on Fayette Park are limited to park benches, a drinking fountain, landscaping, and fencing due to restrictions imposed by the SFPUC.



Figure 1: Project Location

ANALYSIS

Site Description

The proposed park site is relatively flat, does not have any trees, and is currently landscaped with temporary turf.

Community Meetings

Two community meetings have been held. The first virtual community meeting on August 27, 2020 was attended by approximately 11 people. The design team presented opportunities for the park design and the amenities that are typically included in a mini-park. Attendees expressed interest in having an open lawn that includes mounds and flat space for flexible use, providing a contemporary playground that provides play opportunities for children of all ages and abilities, and placing a central feature within the park.

At the second community meeting on November 5, 2020 (15 attendees), three conceptual plans were presented for the park that included preferred features and amenities discussed at the first meeting (see Attachment 1). Attendees selected Conceptual Plan C (see Figure 2) to move forward to the Parks and Recreation Commission (PRC). Concept C includes a plaza with picnic tables, a play area with contemporary play equipment for climbing, an open lawn area, and a large specimen oak tree within a seat-wall planter. Community meeting participants selected it because of the following features:

- Visibility to the play area;
- Play area's proximity to the 400 San Antonio Road development and Fayette Drive;
- Separation between the play area and the existing dog park; and
- The mixed grass area providing mounds and flat space for flexible use.



Figure 2: Conceptual Plan C

Parks and Recreation Commission

On January 13, 2021, staff presented Conceptual Plans A, B, and C and community feedback to the PRC to obtain a recommendation. The PRC received additional public input during the meeting. The PRC provided staff with a number of comments on the concepts and requested staff to return with additional options. The general direction from the PRC was to develop a concept with more of a public park appearance from Fayette Drive. The PRC comments included relocating the play area closer to Fayette Drive and considering changes to the fence along the frontage to achieve the goal. Attachment 2 summarizes the PRC's comments and how each comment was addressed in subsequent concepts.

Three revised concepts were presented to the PRC on February 24, 2021 in response to their comments (see Attachment 3), and the PRC unanimously recommended Conceptual Plan F to the City Council. Additionally, members from the community attending the PRC meeting provided support toward Conceptual Plan F, specifically favoring the addition of the bosque (group of trees) and the layout of the play area.



Figure 3: Conceptual Plan F (Recommended Concept)

The Recommended Concept includes the following:

- A lawn and play area;
- A bosque area, or group of trees, to provide a shaded gathering space;
- A large Specimen Oak tree with a seat wall;
- Picnic tables and benches; and
- A “plaza” entry off of Fayette Drive.

The PRC also expressed interest in incorporating a native plant palette and fencing similar to Fayette Park. These are details that the design team will consider during the final design phase.

Staff recommends that Council approve the PRC-recommended Conceptual Plan F.

Park Naming

Staff initiated the park naming process at the second community meeting on November 5, 2020 and solicited responses through January 5, 2021. City Council Policy K-17 states that a park may be named for a school on which it is located, a street it is adjacent to, a local landmark, or a historical figure. Other park names will be considered only if one of the above criteria does not provide a name suitable for the park.

The following park names were received and presented at the PRC meeting in January.

Table 1: Suggested Park Names

SUGGESTED PARK NAMES	RELEVANCE
Ada Lovelace Park	Historical figure
Sherman Fairchild Park	Historical figure
Robert Noyce Park	Historical figure
Shockley Park	Historical figure
Rehoboth Park	

On January 13, 2021, the PRC recommended the following two naming options for City Council consideration:

1. Name the new mini-park Fayette Park so that the parks on both sides of Fayette Drive have the same name.
2. Use the name Fayette Park for the new mini-park and change the name of what is currently called Fayette Park, located on the south side of Fayette Drive on SFPUC property, to Fayette Greenway.

Staff recommends Option 2. When Council selected the name of Fayette Park on February 25, 2020, Fayette Green was an option that was not selected at the time. However, the name “Fayette Park” would be better suited to the new mini-park. The term “greenway” is used for land that restricts structures but allows public use, such as a trail. The currently named Fayette Park is on SFPUC property and, per the existing Memorandum of Agreement between the City and SFPUC, is not allowed to have the typical elements of a neighborhood park, such as play structures, exercise equipment, and picnic tables. Therefore, renaming the currently named Fayette Park to Fayette Greenway would be an appropriate and accurate name, and using the names Fayette Greenway and Fayette Park will both differentiate and link these two park sites.

Public Art

Pursuant to Council Policy K-5, with a construction budget in excess of \$1 million, 1 percent of the construction budget is allocated for public art. After Council approval of a conceptual design, staff will work with the Visual Arts Committee to initiate the public art selection process and make a recommendation to Council for approval of public art in fall 2021.

Use of SFPUC Property

Numerous questions have arisen in different public forums regarding the use of SFPUC property, including the possibility of using the parking lot adjacent to the new mini-park for park, trail, and other recreational uses. The City has regular and open communications with SFPUC regarding these potential uses. The City does have a license agreement with SFPUC for the use of certain SFPUC properties, and, in 2019, SFPUC and the City entered into a Memorandum of Agreement that stipulates the allowed uses of these properties. While some parcels have existing allowed uses, such as playgrounds that predate the 2019 Memorandum of Agreement, in most cases, placement of new permanent structures, including play structures or park amenities, is strictly limited.

Additionally, SFPUC has elected to keep the adjacent parking lot for its own use and will not consider expansion for park or recreational uses at this time. Staff will continue discussions with SFPUC about possible joint use of the parking lot property as opportunities arise.

NEXT STEPS

Should Council approve the conceptual plan for the park, staff will work with the design consultants to complete final design of the project by fall 2021. At that time, staff will return to Council for approval of Plans, Specifications, and Estimate for construction. Park construction is anticipated to begin in winter 2021 and be completed in summer 2022.

FISCAL IMPACT

San Antonio Mini-Park, Project 20-48, is currently funded in the amount of \$1,829,000 from the Park Land Dedication Fund and is sufficiently funded through the end of design. Staff will return for final Plans, Specifications, and Estimate approval in the fall. Should additional funding be needed for construction, an appropriation and fund transfer request will be made at that time.

ENVIRONMENTAL CLEARANCE

In accordance with the California Environmental Quality Act (CEQA), this project has been determined to be categorically exempt as a Class 4, Minor Alterations to Land, for the new park.

CONCLUSION

The Recommended Concept was prepared following the PRC's review of the original conceptual plans presented at the community meetings. The PRC supports the Recommended Conceptual Plan F, indicating that it fits well into the adjacent development while also providing an inviting frontage along Fayette Drive. Participating community members and staff agree the revisions requested by PRC produced improved concepts.

The PRC and staff recommend renaming the existing Fayette Park to "Fayette Greenway" and naming the new San Antonio Mini-Park "Fayette Park."

ALTERNATIVES

1. Approve a different conceptual plan or modify the recommended conceptual plan.
2. Select a different name for the park and do not rename the current Fayette Park to Fayette Greenway.
3. Provide other direction.

PUBLIC NOTICING

Agenda posting. Noticing for this meeting included a mailer to residents and property owners within 750' of the project site and an announcement on the City website.

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- Attachments:
1. Conceptual Plans Presented in the January 13, 2021 PRC Meeting
 2. January 2021 PRC Comments to the Concepts
 3. Revised Conceptual Plans Presented in the February 24, 2021 PRC Meeting