



MEMORANDUM

Public Works Department

DATE: February 24, 2021

TO: Parks and Recreation Commission and Urban Forestry Board

FROM: Marichrisse Hoang, Associate Civil Engineer
Robert Gonzales, Principal Civil Engineer
Dawn S. Cameron, Public Works Director

**SUBJECT: San Antonio Mini-Park Conceptual Review and Recommendation,
Project 20-48**

RECOMMENDATION

1. Review and comment on the revised San Antonio Mini-Park Conceptual Plan and recommend approval to the City Council.
2. Provide a recommendation to the City Council to commit an additional \$300,000 from the Park Land Dedication Fund (Park Land Dedication In-Lieu Fees from June 2017) to Capital Improvement Program Project 20-48, 400 San Antonio Park Design and Construction, for a total project cost of \$2,129,000.

BACKGROUND AND ANALYSIS

The proposed 0.45-acre park site located on Fayette Drive at San Antonio Road was dedicated to the City for park use by the developers of the 400 San Antonio Road development project (see Figure 1–Project Location). The proposed park is located across the street from the future Fayette Park and is adjacent to a lot owned by the San Francisco Public Utilities Commission (SFPUC).

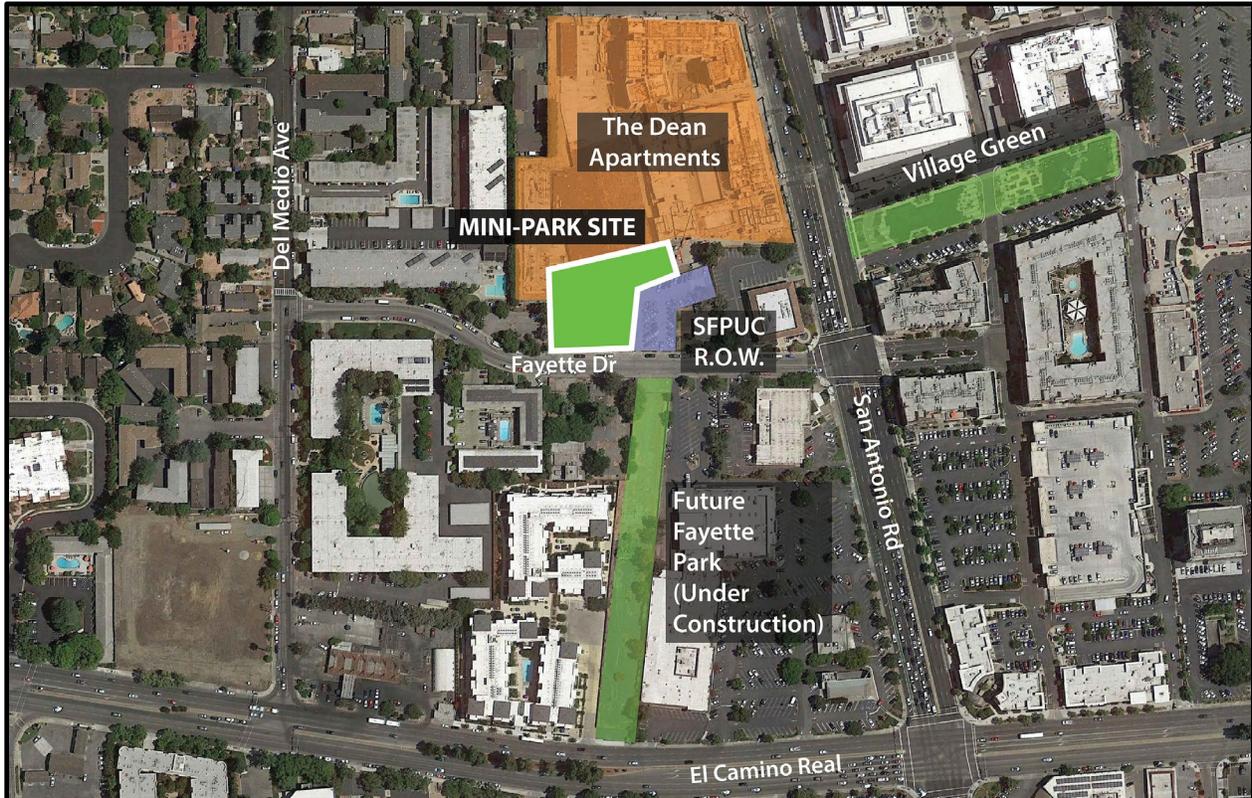


Figure 1: Project Location

In June 2019, Council approved San Antonio Mini-Park, Project 20-48, as part of the 2019-20 Capital Improvement Program (CIP). Council approved a professional design services agreement with Callander Landscape Architects on May 5, 2020.

Two community meetings were held to obtain input in August 2020 and November 2020, in which attendees expressed a preferred concept.

Parks and Recreation Commission Meeting

On January 13, 2021, the concepts for the new park were presented to the Parks and Recreation Commission (PRC) to obtain a recommendation to Council for the conceptual plan and for naming the new park. The PRC discussed the concepts presented at the meeting and requested staff to return with additional options.

ANALYSIS

Following the staff presentation of the three concepts and discussion, the PRC provided the following comments to assist with a revised concept development:

- Provide appearance of public park compared to what may look like a private park for development residents;
- Shift play area closer towards Fayette Drive;
- Provide fencing that fit into context of neighborhood to make it more “welcoming”;
- Make the specimen oak tree a feature/focal point and surround it with planting;
- Show varying amounts of space dedicated to lawn;
- Consider tying look and feel of this park to Fayette Park (plantings, site furnishings, etc.);
- Provide more information about lighting (paseo lighting and proposed lighting within the park);
- Show potential crosswalk location and how it would link to public access in the area (Fayette Park, the paseo, and the pathway to Miller Avenue);
- Get Police Department input on park design; and
- Consider moving away from a fitness cluster. At most, do individual pieces around the park or integrate with play.

Three revised concepts were prepared to address the comments received (see Figures 2 through 4).

Similar to the concepts reviewed and commented on at the January 13 PRC meeting, the following concepts include a play area, open lawn, benches, picnic tables, and a perimeter fence. Park amenities include a pet station, bike racks, and a drinking fountain.

The revised concepts reflect the PRC’s preferred location for the play area, a central location for the proposed specimen oak tree, and a new fencing layout that helps provide a more open look along Fayette Drive and the paseo. Concept Plan D (see Figure 2) proposes a native garden with a loop path and provides the largest lawn area. Concept

Plan E (see Figure 3) includes a bosque, or group trees, to provide a shaded gathering space. Concept Plan F (see Figure 4) is similar to Concept Plan E in the features provided but proposes a different location for the picnic area, a reduced-size bosque, and a larger play area.



Figure 2: Concept Plan D



Figure 3: Concept Plan E



Figure 4: Concept Plan F

Lighting

The developer installed light posts at the perimeter of the park parcel to light the paseo. The lighting from the perimeter and apartment complex both provide ambient light to the project site. No other overhead lighting is proposed because the park closes at sunset and is consistent with other neighborhood parks.

Crosswalk

A raised crosswalk is proposed as part of the development plans for 2645-2655 Fayette Drive, located across the street from the park site, to be installed by the developer as a condition of approval. The development plans are in the process of planning approval. The final location of the crosswalk has not been determined but will be finalized upon approval of the development plans. It is the intent to have a raised crosswalk with bulb-outs, pedestrian-actuated enhanced LED signs, and high-visibility crosswalk markings along the frontage of the proposed development and park. The constraints to install the raised crosswalk include: placement as far east as possible to create improved sight lines from the curve on Fayette Drive; must be located outside of the SFPUC right-of-way to avoid conflicts with the foundation of the LED sign and SFPUC pipeline; and avoid existing utilities in the street such as sewer and storm drain manholes and water valves.

Input from Police Department

Per PRC's request, staff provided the revised concepts to the Police Department for additional input on the designs, and their feedback is shown below:

- The location of picnic tables in Concept Plan E may cause people to congregate where it may be darker;
- A fence around the play area is good; and
- The plaza entry off Fayette Drive is good as well. Suggest keeping shrubs 2' and less in height.

The Police Department also reviewed photos provided by staff of the site during the evening and came to the conclusion that the ambient lighting from the paseo is adequate for the park.

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. An additional \$300,000 is recommended for commitment for a total project cost of \$2,129,000 (see Attachment 1). Additional funding commitment was forecasted in the Park Land Fund and will not impact the funding availability for future projects.

PROJECT SCHEDULE

The next step is to submit the PRC-recommended concept and park names to Council for final approval in April 2021. Following Council approval, the design consultants will prepare detailed plans, which are scheduled to be completed in fall 2021.

PUBLIC NOTICING

In addition to the standard agenda posting, property owners and residents within 750' of the park received notices of the PRC meeting. A notice was also placed on the City's website and Nextdoor.

MH-RG-DSC/6/PWK
921-02-24-21M

Attachment: 1. Park Land Fund Commitment

cc: PWD, APWD – Arango, POSM, PCE – Gonzales, ACE – Hoang, F/c