



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Downtown Park Fund Allocation

HEARING DATE: MAY 5, 2016

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Date: April 28, 2016
Case No.: **2016-004634CWP**
Project Name: Allocation of \$4,000,000 from the Downtown Park Fund for the Renovation of Willie Wong Playground
Zoning: P/OS
Block/Lot: 0225/018
Project Sponsor: Recreation and Park Department
McLaren Lodge, Golden Gate Park
501 Stanyan Street
San Francisco, CA 94117
Staff Contact: Sue Exline – (415) 558-6332
Susan.exline@sfgov.org
Recommendation: *Recommend Approval*

PROJECT DESCRIPTION

The proposed resolution would allocate \$4,000,000 from the Downtown Park Fund for the renovation of Willie Wong Playground.

The Downtown Park Fund (Fund) was created in 1985 to fund the creation of park and open space areas for the growing downtown daytime population. Planning Code section 412.5 requires a joint public hearing of the Recreation and Park Commission and the Planning Commission to allocate monies in the Fund for acquisition or development of park property. The RPC alone administers the development of the recreation and park facilities.

The Downtown Park Fund had an available balance of \$5,000,000. The funding for this project will withdraw \$4,000,000.

BACKGROUND

Fund allocations are to be approved jointly by the Recreation and Park and Planning Commissions. The attached draft resolution would approve the expenditure for these proposed renovation costs.

ENVIRONMENTAL REVIEW

Statutorily exempt from CEQA under CEQA Guidelines Section 15273 -- rates, tolls, fares, and charges.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 15, 2016	April 14, 2016	21 days

PUBLIC COMMENT

- The Department has not received any support or opposition to the project.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must adopt the attached resolution and allocate \$4,000,000 from the Downtown Park Fund.

BASIS FOR RECOMMENDATION

The Department supports the recommendations of this Resolution and believes that this allocation should occur per Section 412.5 of the Planning Code for the following reasons:

- The Project will add capacity to an existing recreational facility.
- The Project improves open space within walking distance of the C-3 district.
- The Project serves the daytime population of the C-3 district.

RECOMMENDATION: Approval
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Attachments:

Draft Resolution

Recreation and Parks Commission Memo

Attachment Checklist

- ☒ Executive Summary
- ☒ Draft Motion
- ☐ Block Book Map
- ☐ Sanborn Map
- ☐ Zoning District Map

- ☐ Aerial Photo
- ☐ Context Photos
- ☐ Project sponsor submittal
- Drawings: Existing Conditions
- ☐ Check for legibility

Exhibits above marked with an "X" are included in this packet

SME
Planner's Initials



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Date: April 21, 2016

To: Recreation and Park Commission

Through: Philip A. Ginsburg, General Manager

From: Dawn Kamalanathan, Director of Planning and Capital Division

Subject: Willie “Woo Woo” Wong Playground – allocation of Downtown Park Fund

Agenda Item

Downtown Park Fund Allocation – Willie “Woo Woo” Wong Park Renovation. Consideration of Allocation of \$4,000,000 from the Downtown Special Park Fund for the renovation of Willie “Woo Woo” Wong Park, located on the blocks bounded by Hang Ah Street, Pagoda Place and Sacramento Streets Assessor's Block and Lot 0225/018, as required by Section 412.5 of the Planning Code, discussion and possible action to approve an allocation of \$4,000,000 in funds from the Downtown Park Special Fund. Funds would be used for renovation of Willie “Woo Woo” Wong Park.

Background

The 2012 San Francisco Clean and Safe Neighborhood Parks Bond allocates \$6 million for the renovation of Willie “Woo Woo” Wong Park. The Park is approximately 24,000 ft.² and has a clubhouse, sports courts, children’s play area, and related amenities. The proposed scope of work for the Willie “Woo Woo” Wong project called for the full renovation of the non-building features and minimal repairs to the clubhouse.

Staff met regularly with community stakeholders to plan for the renovation of the Park over the past year. Given the density of the neighborhood surrounding Willie “Woo Woo” Wong Park and the overall lack of recreational facilities in Chinatown, stakeholders urged the Department to consider a more substantial renovation of the clubhouse.

Staff returned to the design team with a request to evaluate the cost of a clubhouse renovation that would bring the facility up to current code as well as improve overall functionality. Preliminary estimates generated by the design team revealed the need for an additional \$4 million to fund the desired clubhouse renovation.



To address this funding gap, staff recommend that the Recreation and Park Commission and City Planning Commission allocate \$4 million of the Downtown Park Fund to the Willie “Woo Woo” Wong renovation project. The Downtown Park Fund, established by Section 412.5 of the Planning Code, collects impact fees for the acquisition and development of public recreation and park facilities “for use by the daytime population of the C– 3use districts.” As of October 12, 2015, the Downtown Park Fund had \$5,085,115 in existing fund balance.

Upon allocation of additional funding, the San Francisco Recreation and Park Department will continue project planning and design. Staff intends to present a final concept plan design for Recreation and Park Commission approval in summer 2016. Construction is scheduled to begin November 2017, with substantial completion in December 2018.

Staff Recommendation

Approve allocation of \$4 million of Downtown Park Fund for the renovation of Willie “Woo Woo” Wong Park.

Supported By

Committee for Better Parks and Rec in Chinatown
Chinatown Community Development Corporation

Opposed By

None



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution ALLOCATION OF \$4,000,000 FROM THE DOWNTOWN PARK FUND FOR RENOVATIONS TO WILLIE "WOO WO" WONG PLAYGROUND

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Date: April 28, 2016
Case No.: **2016-004634CWP**
Project Name: Allocation of \$1,375,000 from the Downtown Park Fund for the Willie "Woo Woo" Wong Playground renovation
Zoning: P/OS
Block/Lot: 0225/018
Project Sponsor: Recreation and Park Department
McLaren Lodge, Golden Gate Park
501 Stanyan Street
San Francisco, CA 94117
Staff Contact: Sue Exline – (415) 558-6332
Susan.exline@sfgov.org
Recommendation: *Recommend Approval*

RECOMMENDING THAT THE PLANNING COMMISSION ADOPT A RESOLUTION ALLOCATING \$4,000,000 FROM THE DOWNTOWN PARK FUND TO FUND THE RENOVATION OF WILLIE "WOO WO" WONG PLAYGROUND, LOT 0225/018 LOCATED ON THE BLOCKS BOUNDED BY HANG AH STREET, PAGODA PLACE AND SACRAMENTO STREETS; FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.

WHEREAS, the Board of Supervisors established the Downtown Park Fund on September 17, 1985; and

WHEREAS, the purpose of the Downtown Park Fund is to pay for acquisition and development of public recreation and park facilities for use by the daytime population of the C-3 Use District; and

WHEREAS, Planning Code Section 412.5 provides that the Fund shall be administered by the Planning Commission and the Recreation and Park Commission acting jointly; and

WHEREAS, on May 5, 2016 the Recreation and Parks Commission and the Planning Commission held a joint hearing to allocate funding; and

WHEREAS, Planning Code Section 412.5 further provides that the Fund shall be administered by the Recreation and Park Commission alone for the development of recreation and park facilities on any acquired property designated for park use by the Board of Supervisors; and

WHEREAS, the Willie "Woo Woo" Wong Park serves the Downtown population and the clubhouse renovation is a necessary park improvement; and

WHEREAS, the Downtown Park Fund is an appropriate source for funding the improvements; and

MOVED, that the Planning Commission hereby approves the following:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes and determines as follows:

1. The proposed resolution will allow the Recreation and Park Department to complete the renovations as proposed by the community.
2. **General Plan Compliance.** The proposed Resolution is consistent with the Objectives and Policies of the General Plan.

RECREATION AND OPEN SPACE ELEMENT

POLICY 4.1

Make better use of existing facilities.

POLICY 4.3

Renovate and renew the City's parks and recreation facilities.

The project would allocate funds to renovate the clubhouse in the Willie “Woo Woo” Wong Playground. Willie Wong Playground is a very well-utilized park in the neighborhood and these improvements are necessary for the aging facility.

DOWNTOWN AREA PLAN

OBJECTIVE 10

ASSURE THAT OPEN SPACES ARE ACCESSIBLE AND USABLE.

POLICY 10.1

Develop an open space system that gives every person living and working downtown access to a sizable sunlit open space within convenient walking distance.

POLICY 10.4

Provide open space that is clearly visible and easily reached from the street or pedestrian way.

While the proposed park renovation is not within the boundaries of the Downtown Area Plan, the park does serve the downtown population and does meet the goals of the Downtown Area Plan.

The Project is consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The project will improve a neighborhood park and thereby enhance any existing neighborhood serving retail uses in the neighborhood.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The project would conserve, protect and improve physical neighborhood character by improving the Willie Wong playground.

3. That the City’s supply of affordable housing be preserved and enhanced;

The project will renovate an aging facility and will thereby enhance nearby market level and affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The project will not affect the streets or MUNI transit service..

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The project will not result in commercial office development or affect future opportunities for resident employment.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The projects funding for improvements to the clubhouse with protect against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The project will not affect historic resources, buildings or landmarks. .

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The project will fund improvements to Willie Wong Playground.

WHEREAS, the Planning Commission and the Recreation and Park Commission met jointly on May 5, 2016 to elicit public comment on the proposal to use monies from the Downtown Park Fund to fund the Willie Wong improvements; now, therefore be it

NOW THEREFORE BE IT RESOLVED that the Commission hereby approves the allocation of \$4,000,000 from the Downtown Park Fund for the Willie Wong renovation project..

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 5, 2016.

Jonas Ionin

Commission Secretary

AYES:

NOES:

ABSENT:

**Resolution XXXXXX
May 5, 2016**

**CASE NO. 2016-004634.
Willie “Woo Woo” Wong Playground Renovation**

ADOPTED: