

**JACKSON PLAYGROUND**

**CIVIC DESIGN REVIEW PHASE 1: SCHEMATIC DESIGN**

**OCTOBER 21, 2024**



# PROJECT TEAM



## Project Management

SF Recreation & Parks - *Noah Levy*  
SF Recreation & Parks - *Stacy Bradley*  
SF Recreation & Parks - *Yael Golan*  
SF Recreation & Parks - *LaMonté Bishop*  
SF Recreation & Parks - *Nathan Tinclair*  
SF Recreation & Parks - *Peter Moore*



## Community Partner

Friends of Jackson Park - *Jude Deckenbach*



## Landscape Architect / Prime Consultant

Fletcher Studio - *David Fletcher*  
Fletcher Studio - *Lauren Ewald*



## Architect / Prime Consultant

Jackson Liles Architecture - *Brian Liles*  
Jackson Liles Architecture - *Julie Jackson*

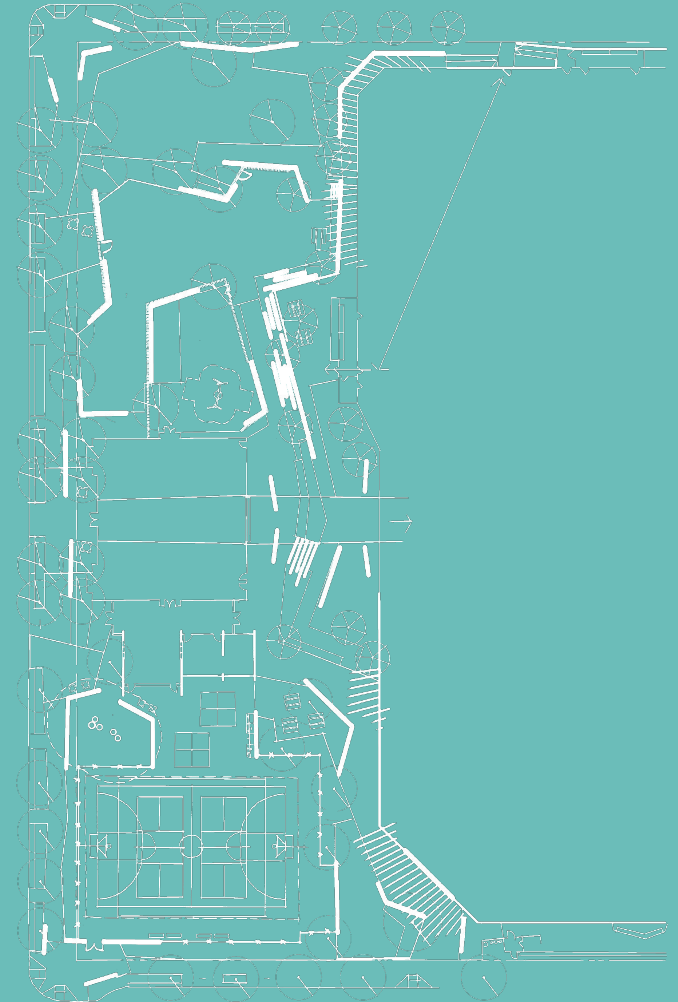


## Sports Field Design

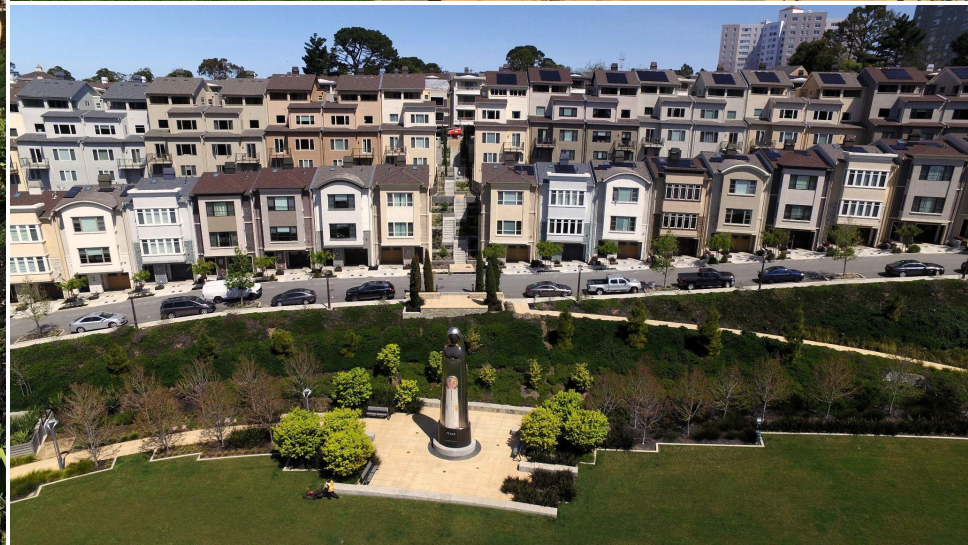
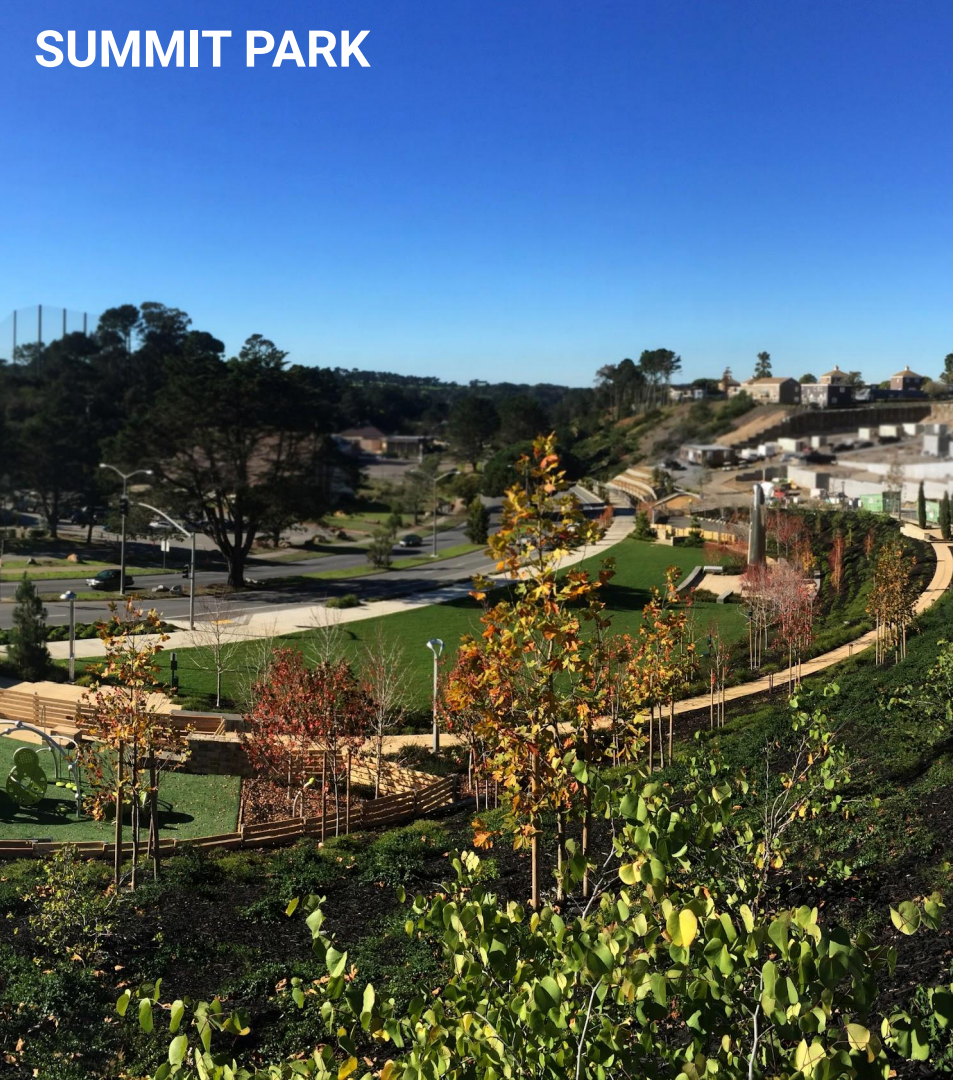
Verde Design - *Mark Baginski*

# AGENDA

1. **Introductions**
2. **Site Context**
3. **Community Outreach**
4. **Schematic Design**
  - a. **Masterplan Strategy**
  - b. **Aerial Renderings**
  - c. **Materials**
  - d. **Art Opportunities**
5. **Architectural Design**
  - a. **Building History**
  - b. **Inspiration + Design Strategies**
  - c. **Programming + Layout**
  - d. **Materials**
6. **Questions & Next Steps**



# SUMMIT PARK



# SOUTH PARK



AMERICAN  
SOCIETY OF  
LANDSCAPE  
ARCHITECTS

CoDA  
AWARDS  
Collaboration of Design + Art



AF

APR



ASLA 5

# CHORUS PLAZA @ 30 OTIS



# EMBEDDED IN THE NEIGHBORHOOD

MASON ON MARIPOSA



SF FLOWER MARKET



FRIENDS OF POTRERO HILL PRESCHOOL

# JACKSON PARK



SOMA

DESIGN DISTRICT

MISSION BAY

MISSION

US-101

I-280

SITE

POTRERO HILL



# NEIGHBORING ELEVATIONS

PARKSIDE



LIVE OAK

MASON ON MARIPOSA

ANCHOR STEAM



ANCHOR STEAM

ONYX



# MARIPOSA GREENWAY



# EXISTING CONDITIONS



SOFTBALL

CLUBHOUSE

BASEBALL

PLAY AREA

BASKETBALL

TENNIS

LEARNING GARDEN

CAROLINA ST.

MARIPOSA ST.

STOP

STOP

# SITE PHOTOS



# COMMUNITY OUTREACH (2014-NOW)



(10) COMMUNITY MEETINGS



(9) STAKEHOLDER MEETINGS



# JACKSON PARK PROJECT MOMENTUM



# PROJECT GOALS

## Community Priorities:

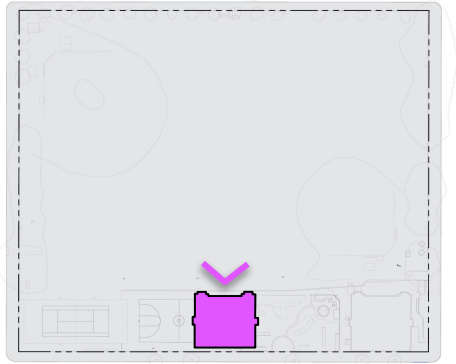
- + #1 Increased passive open / green space
- + #2 Improved Community Center space
- + addition of a dog play area
- + increase safety of the ball fields
- + increase the size and improve access to learning garden
- + improve playground
- + improve the existing historic clubhouse through upgrades and ADA compliance
- + increase open space for safe socializing
- + be a model of a public-private partnership



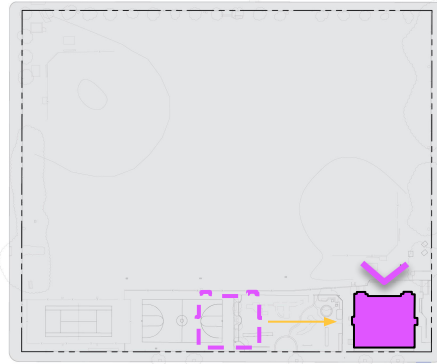
# DESIGN STUDIES

## CLUBHOUSE SITING

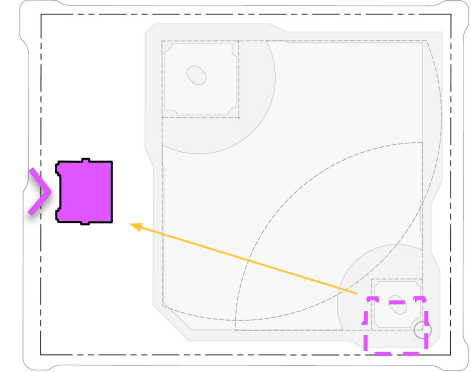
ORIGINAL CLUBHOUSE SITING,  
BUILT 1911-1912



RELOCATED FIELDHOUSE,  
COMPLETED 1961



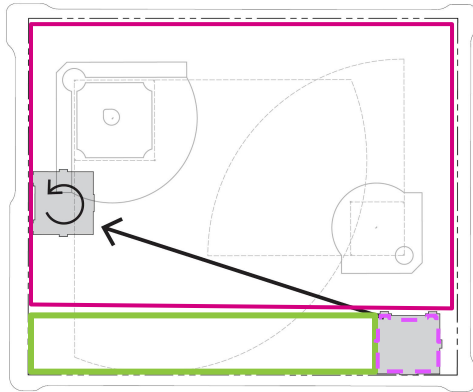
PROPOSED LOCATION





# MASTERPLAN STRATEGY

## MOVE, IMPROVE & EXPAND CLUBHOUSE



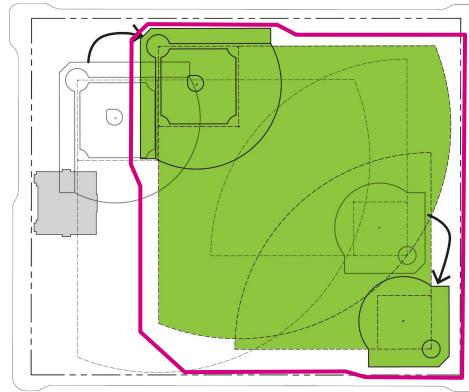
### CHALLENGES ADDRESSED

- + Clubhouse already needs an improved foundation and seismic upgrade

### PRIORITIES ACCOMPLISHED

- + improve Community Center space
- + improve the existing historic clubhouse through upgrades and ADA compliance

## MOVE BALL FIELDS & ACTIVATE PERIMETER



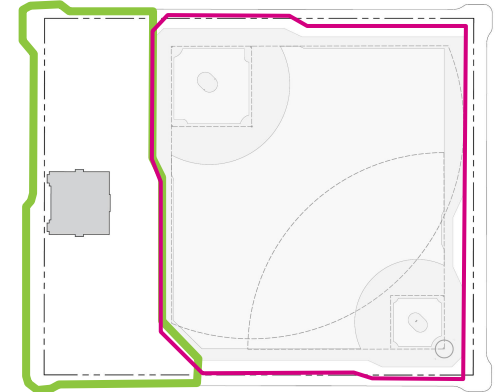
### CHALLENGES ADDRESSED

- + Ball field outfields are dangerously overlapped, and do not meet standards

### PRIORITIES ACCOMPLISHED

- + addition of a dog play area
- + increase safety of the ball fields
- + increase the size and improve access to learning garden

## CONSOLIDATE PROGRAM AREA



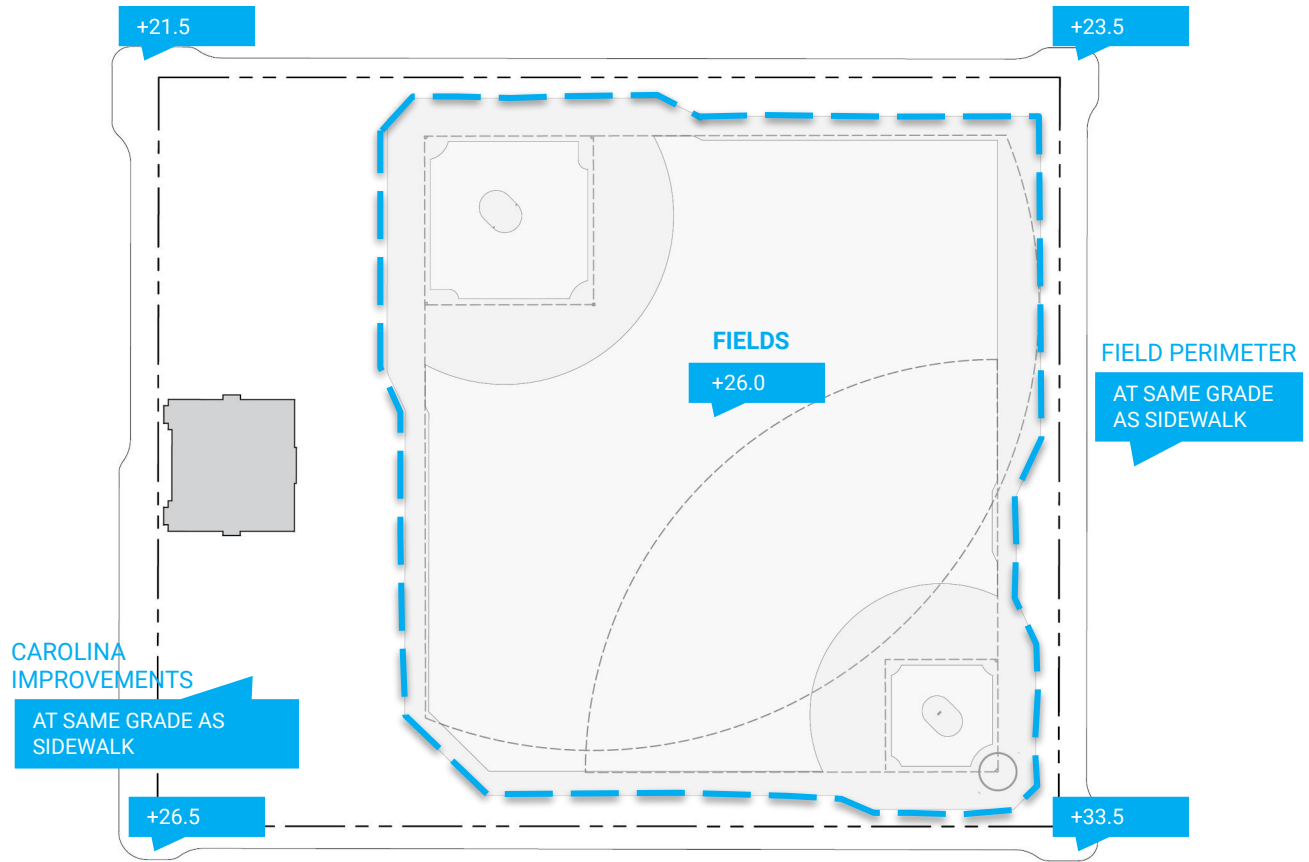
### CHALLENGES ADDRESSED

- + No passive space available

### PRIORITIES ACCOMPLISHED

- + increase passive open / green space
- + improve playground
- + increase open space for safe socializing

# SITE GRADING



CAROLINA  
IMPROVEMENTS  
AT SAME GRADE AS  
SIDEWALK

FIELDS  
+26.0

FIELD PERIMETER  
AT SAME GRADE  
AS SIDEWALK

+21.5

+23.5

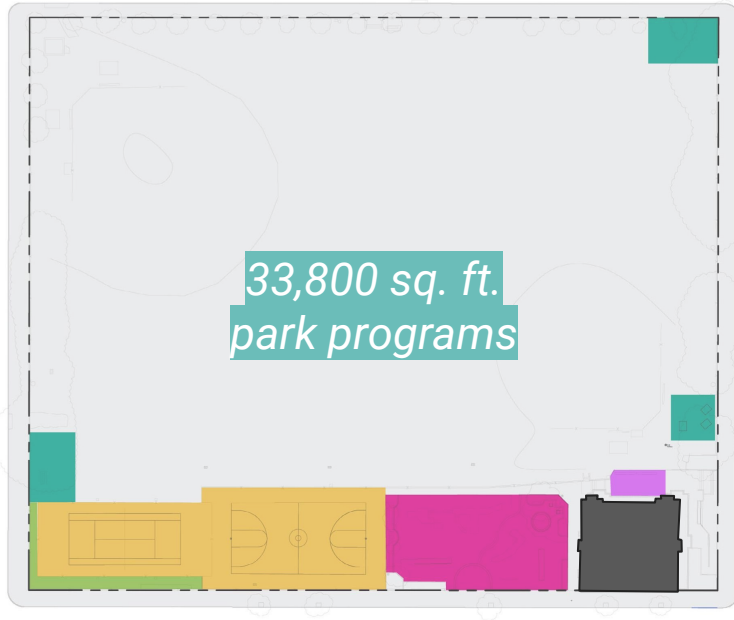
+26.5

+33.5

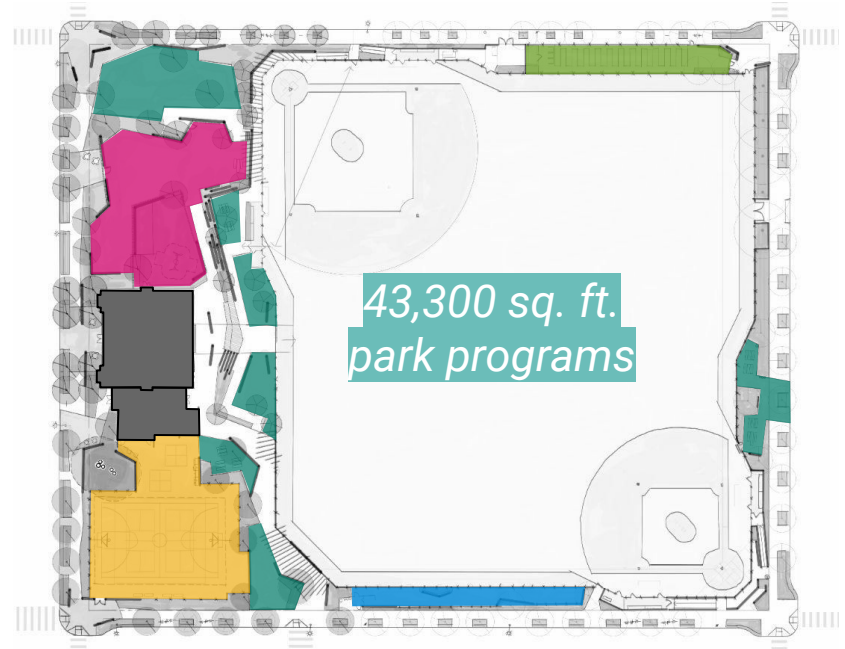
# AREA ANALYSIS

9,500 sq. ft. increase in park program areas (28% increase)

## EXISTING



## UPDATED



- CLUBHOUSE
- 'HARDSCAPE' PASSIVE SPACE
- DEDICATED DOG PLAY AREA
- LEARNING GARDEN
- 'GREEN' PASSIVE SPACE
- PLAY AREA
- SINGLE-USE COURTS (existing) vs. MULTI-PURPOSE COURT (proposed)

# CONCEPT PLAN

① CLUBHOUSE (RELOCATED)

② ADDITION

③ MULTI-PURPOSE COURT

- (1) Basketball Court
- (1) Futsal Court
- (2) Pickleball Courts
- (1) Tennis Backboard
- (2) Traverse Walls

④ FLEXIBLE OPEN SPACE

⑤ PLAY AREA (0-6 YRS.)

⑥ PLAY AREA (7-12 YRS.)

⑦ BASEBALL FIELD

⑧ SOFTBALL FIELD

⑨ PLAZA

⑩ LEARNING GARDEN

⑪ DOG PLAY AREA

⑫ PICNIC AREA

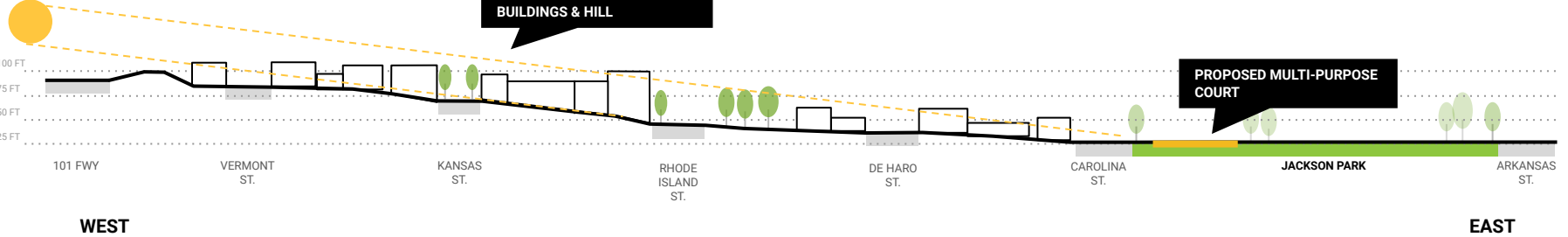
⑬ EXISTING OLIVES



# MULTI-PURPOSE COURT ORIENTATION



AFTERNOON SUN



# CONCEPT PLAN

- ① CLUBHOUSE (RELOCATED)
- ② ADDITION
- ③ MULTI-PURPOSE COURT
  - (1) Basketball Court
  - (1) Futsal Court
  - (2) Pickleball Courts
  - (1) Tennis Backboard
  - (2) Traverse Walls
- ④ FLEXIBLE OPEN SPACE
- ⑤ PLAY AREA (0-6 YRS.)
- ⑥ PLAY AREA (7-12 YRS.)
- ⑦ BASEBALL FIELD
- ⑧ SOFTBALL FIELD
- ⑨ PLAZA
- ⑩ LEARNING GARDEN
- ⑪ DOG PLAY AREA
- ⑫ PICNIC AREA
- ⑬ EXISTING OLIVES



## KEY PLAN



# SOUTHWEST CORNER

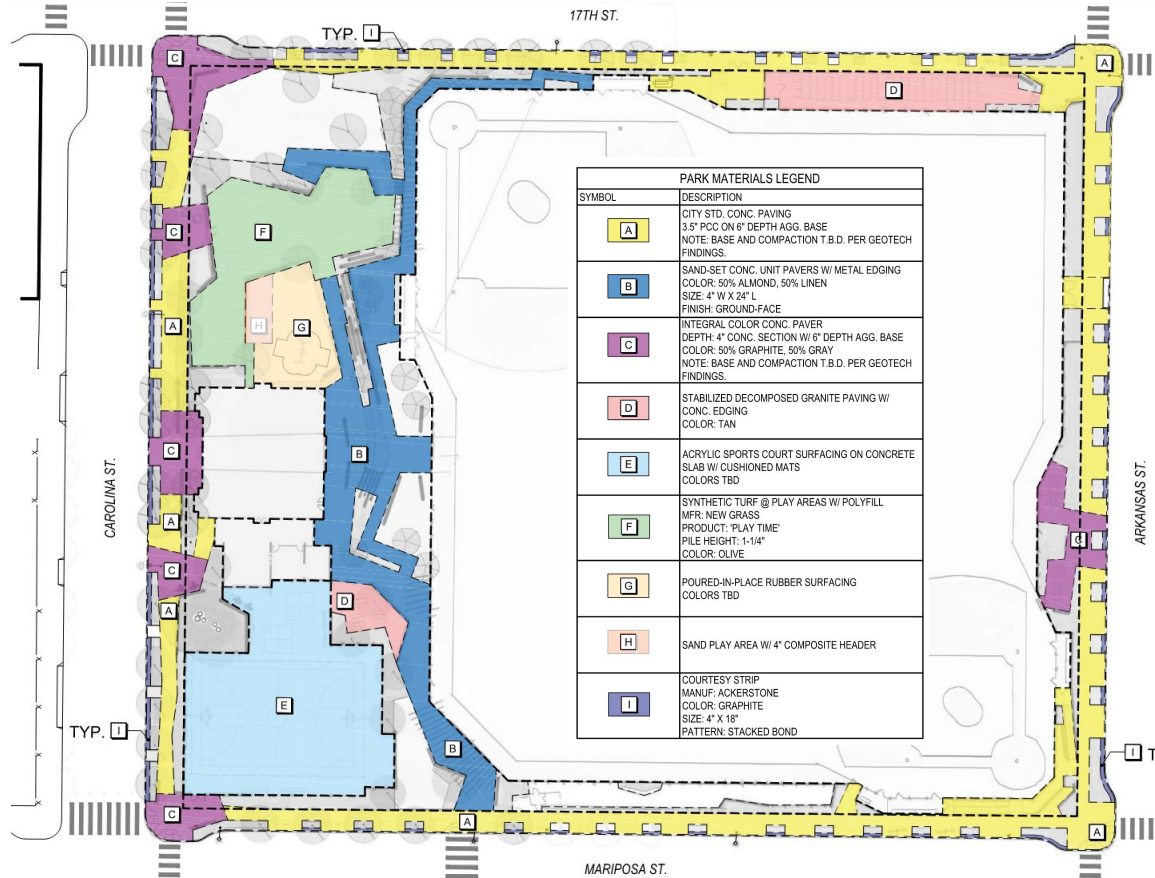
- ① CLUBHOUSE (RELOCATED)
- ② ADDITION
- ③ MULTI-PURPOSE COURT
  - (1) Basketball Court
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- ⑨ PLAZA
- ⑩ LEARNING GARDEN
- ⑪ DOG PLAY AREA
- ⑫ PICNIC AREA
- ⑬ EXISTING OLIVES



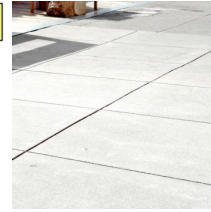
## KEY PLAN



# SITE MATERIALS



**A**



CITY STD. CONC. PAVING

**B**



SAND-SET CONC. UNIT PAVERS

**C**



INTEGRAL COLOR CONCRETE

**D**



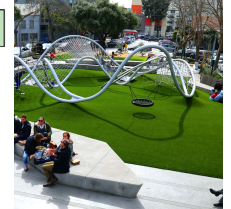
DECOMPOSED GRANITE

**E**



SPORTS COURT SURFACING/  
STRIPING

**F**



SYNTHETIC TURF

**G**



RUBBERIZED PLAY SURFACE

**I**



COURTESY STRIP



# FURNITURE



WRAPPING WOOD SEAT ELEMENT/ AMPHITHEATER SEATING



CONCRETE SEAT WALLS  
WITH TILE VENEER TBD



PICNIC TABLES  
(WITH ACCESSIBLE SEATING)



SEAT BENCHES



SFRPD HISTORIC SIGN



DONOR RECOGNITION  
WRAPPING PLAQUES



MULTI-SPOT LIGHT STANDARDS

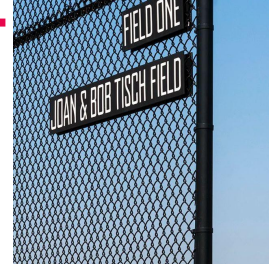
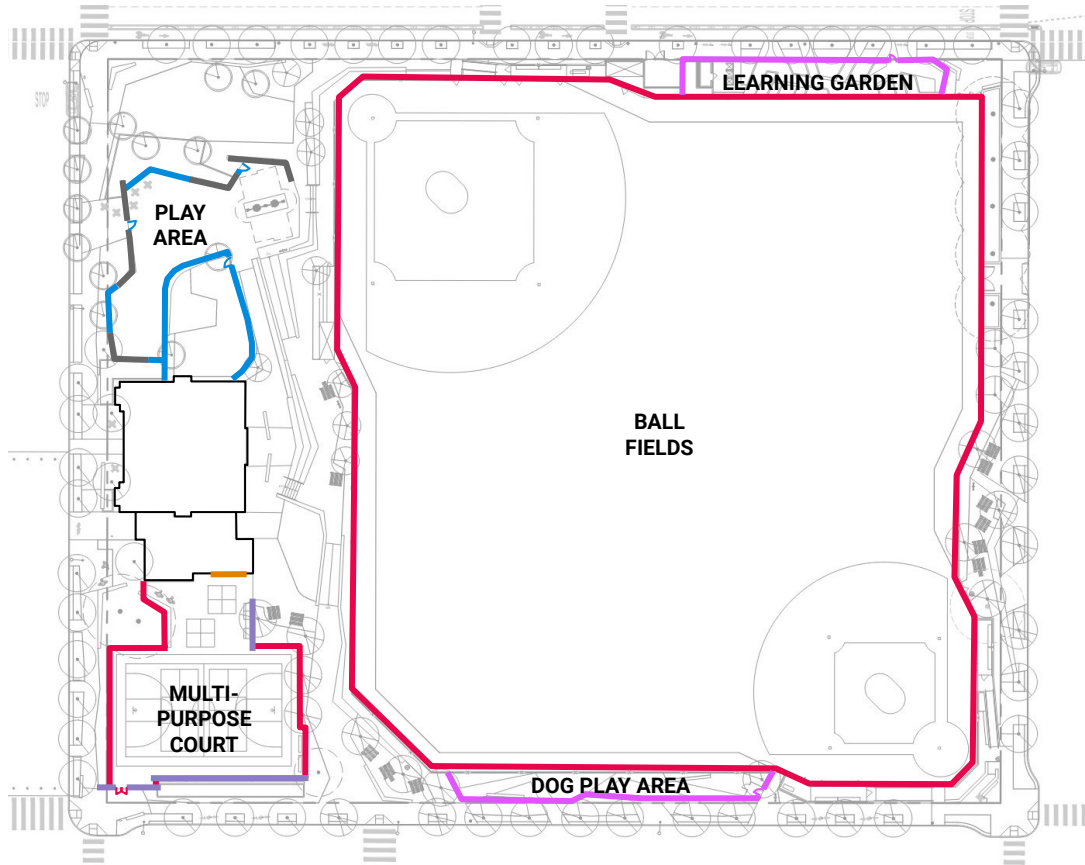


DRINKING FOUNTAINS



TRASH/ RECYCLING RECEPTACLES

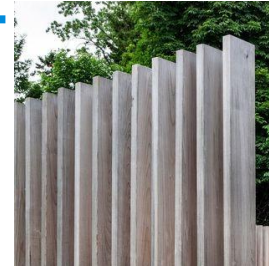
# FENCES



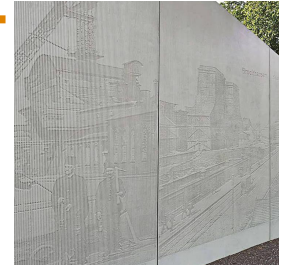
FIELD FENCING



CMU WALLS



PLAY AREA FENCING



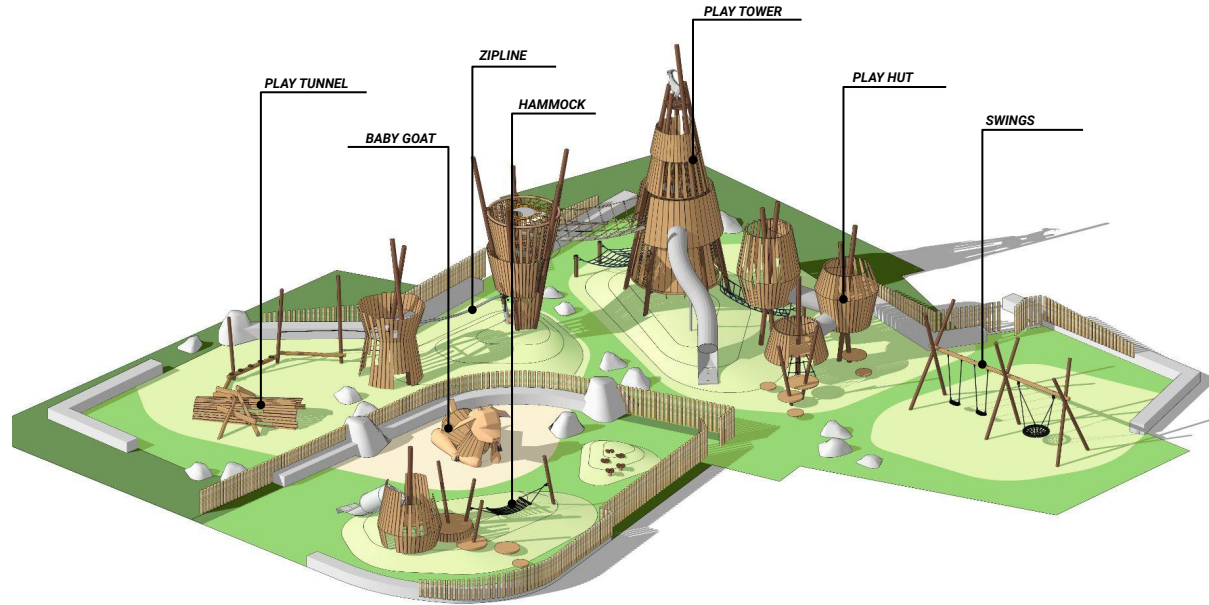
PUBLIC ART  
CONCRETE FORMLINER



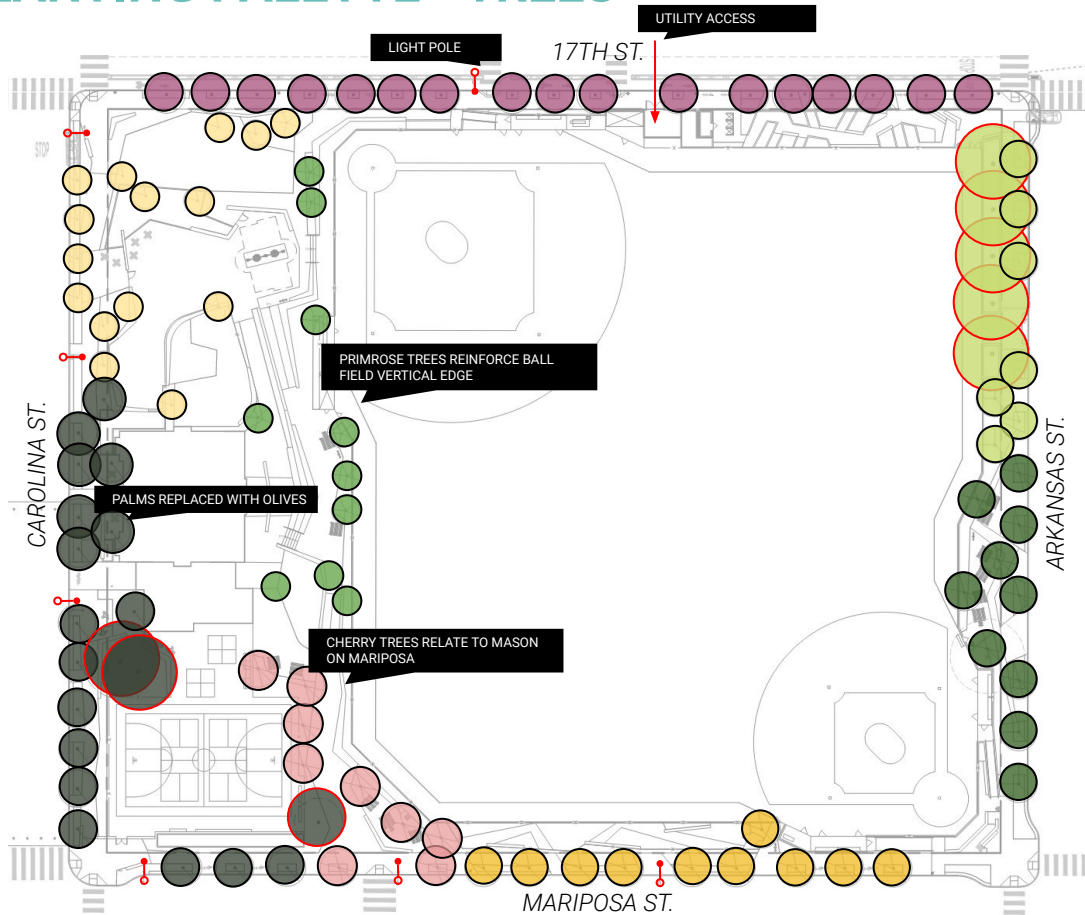
DOG PLAY/ LEARNING GARDEN FENCING



# PLAY AREA



# PLANTING PALETTE - TREES



(E) *PLATANUS X ACERIFOLIA*  
LONDON PLANE TREE



*CASSIA LEPTOPHYLLA*  
GOLD MEDALLION TREE



*LAGUNARIA PATERSONII*  
PRIMROSE TREE



*MAGNOLIA GRANDIFLORA* 'ST. MARY'  
SAINT MARY SOUTHERN MAGNOLIA



*PLATANUS ACERIFOLIA*  
'COLUMBIA' COLUMBIA SYCAMORE



(E) *OLEA EUROPAEA*  
OLIVE TREE



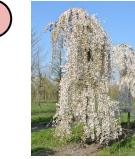
*GINKGO BILOBA* 'AUTUMN GOLD'  
AUTUMN GOLD MAIDENHAIR TREE



*LOPHOSTEMON CONFERTUS*  
BRISBANE BOX



*OLEA EUROPAEA* 'SWAN HILL'  
SWAN HILL FRUITLESS OLIVE



*PRUNUS SERRULATA* 'SNOW FOUNTAINS'  
WEeping FLOWERING CHERRY



# PLANTING PALETTE - SHRUBS

## STREETSCAPE



*ERIGERON  
KARVINSKIANUS*  
SANTA BARBARA DAISY



*WESTRINGIA  
FRUTICOSA*  
COAST ROSEMARY



*ROSMARINUS  
OFFICINALIS*  
ROSEMARY

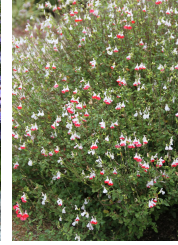
## PARK PERIMETER



*LOMANDRA  
CONFERTIFOLIA*  
SMALL MAT RUSH



*SYMPHYOTRICHUM  
CHILENSE 'POINT ST  
GEORGE'*  
POINT ST. GEORGE  
ASTER



*SALVIA  
MICROPHYLLA*  
'HOT LIPS'  
HOT LIPS SAGE

## PARK ENTRIES



*LOMANDRA  
CONFERTIFOLIA*  
SMALL MAT RUSH



*ARCTOSTAPHYLOS  
X 'PACIFIC MIST'*  
PACIFIC MIST  
MANZANITA



*FESTUCA  
CALIFORNICA*  
CALIFORNIA FESCUE

## BIORETENTION GARDEN



*CHONDROPETALUM  
TECTORUM*  
CAPE RUSH



*MIMULUS  
AURANTIACUS*  
STICKY  
MONKEYFLOWER



*PHORMIUM TENAX*  
NEW ZEALAND FLAX

## POLLINATOR GARDEN



*ACHILLEA  
MILLEFOLIUM*  
'LAVENDER  
BEAUTY'  
LAVENDER BEAUTY  
YARROW



*CEANOTHUS  
GLORIOSUS*  
'HEART'S DESIRE'  
HEART'S DESIRE  
MOUNTAIN LILAC



*VERBENA LILACINA*  
LILAC VERBENA

## PLAY AREA



*EPILOBIUM CANUM*  
CALIFORNIA FUCHSIA

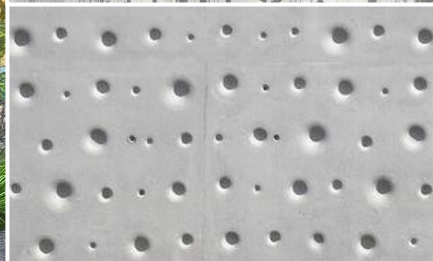
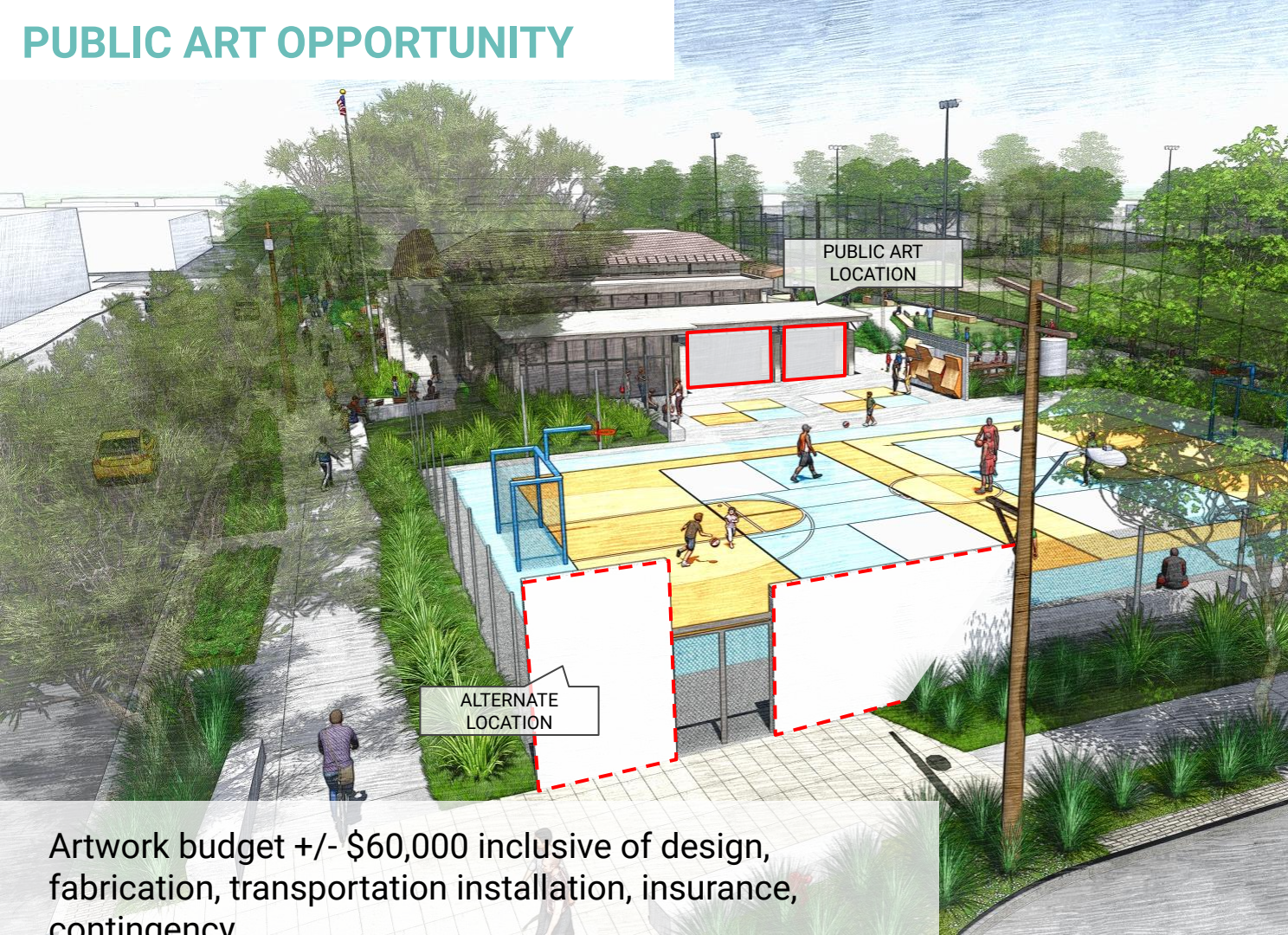


*STACHYS  
BYZANTINA*  
LAMB'S EAR



*BUDDLEJA DAVIDII*  
'PINK DELIGHT'  
PINK DELIGHT  
BUTTERFLY BUSH

# PUBLIC ART OPPORTUNITY



Artwork budget +/- \$60,000 inclusive of design, fabrication, transportation installation, insurance, contingency

# THE CLUBHOUSE + ADDITION



## CHALLENGES ADDRESSED

- + 1960's Clubhouse Relocation resulted in significant settlement and is not seismically braced
- + Clubhouse is aged and in poor condition with inefficient systems
- + Elevated decks were not part of the original historic Clubhouse design and isolate the Clubhouse from park activities
- + Clubhouse size cannot accommodate community needs
- + Blank wall currently faces public sidewalk and main entry is hidden

## PRIORITIES ACCOMPLISHED

- + Clubhouse stabilized and seismically upgraded with new foundations
- + Rehabilitate the building to be more sustainable, with modern amenities
- + Restore the building's historic relationship to grade, promoting indoor - outdoor programmatic connections
- + Provide space for flexible community uses while maintaining and improving space for After School
- + Orientation is optimized for public view, creating welcoming entrance

# EXISTING CLUBHOUSE EXTERIOR



BLANK WALL FACES STREET, ENTRY CONCEALED



DECKS, RAMPS AND RAILINGS OBSCURE BUILDING ENTRY, ISOLATE FROM PARK



RAMPS & STAIRS ISOLATE BUILDING FROM PARK AND CREATE INACCESSIBLE CONDITIONS



MANY WINDOWS BROKEN AND BOARDED UP



# EXISTING CLUBHOUSE INTERIOR



CLUBHOUSE HAS SIGNIFICANT SETTLEMENT, SEISMIC UPGRADE REQ'D



SPACE IS VERY LIMITED



KITCHEN ANTIQUATED



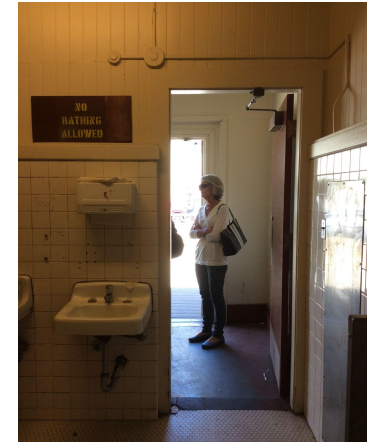
MEP SYSTEMS INEFFICIENT



FOUNDATION REQUIRES UPGRADES



RESTROOMS INADEQUATE IN FIXTURE COUNT + NOT ACCESSIBLE



# THE CLUBHOUSE + ADDITION



## COMMUNITY CENTER PROGRAMS

- + After-school programming
- + Indoor-outdoor space connects to multi-purpose court
- + Flexible interior program areas (e.g. ping pong)
- + Flexible storage areas to support programs
- + Event rentals (parties, community meetings, etc.)
- + Designated community gathering area for emergencies

# CASE STUDY

PALEGA ADDITION, PORTOLA/ EXCELSIOR  
SF RECREATION & PARKS PROJECT

ARCHITECT: MARK CAVAGNERO ASSOCIATES

**Challenge** - addition proximate to multi-tiered historic building massing

**Solution** - addition mediates between levels, allowing full view of lower level wall to roof transition, with roof fitting between upper and lower tiers

**Challenge** - create new multi-use space connected to exterior play yard

**Solution** - utilize mix of steel and glazing in tradition of park pavilions to define contemporary space in respectful approach to existing historic structure

**Challenge** - relate to and deferential to existing historic structure

**Solution** - utilize key alignments and proportions of historic structure to guide design of new pavilion. Use steel, glazing and cast-in-place concrete to relate but be distinct from the historic building



Exterior view of the Palega Recreation Center

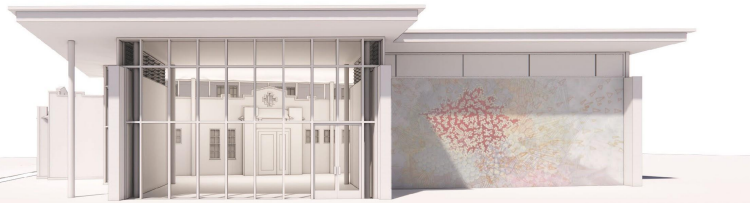


Interior view of the Palega Recreation Center Addition



Interior view of the Palega Recreation Center Addition

# CLUBHOUSE + ADDITION DESIGN FOR CONNECTIVITY



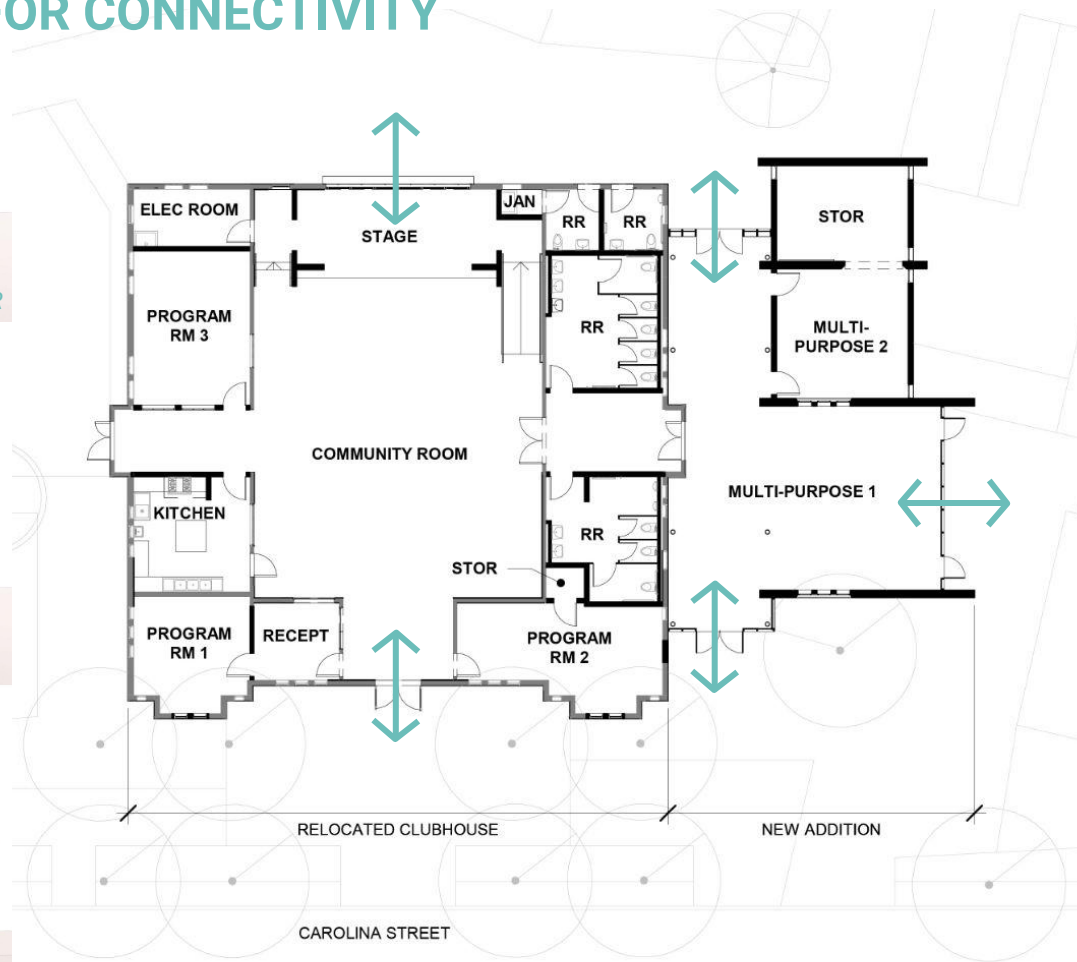
SOUTH ELEVATION, EXAMPLE MURAL SHOWN BY HUGHEN/ STARKWEATHER



EAST ELEVATION

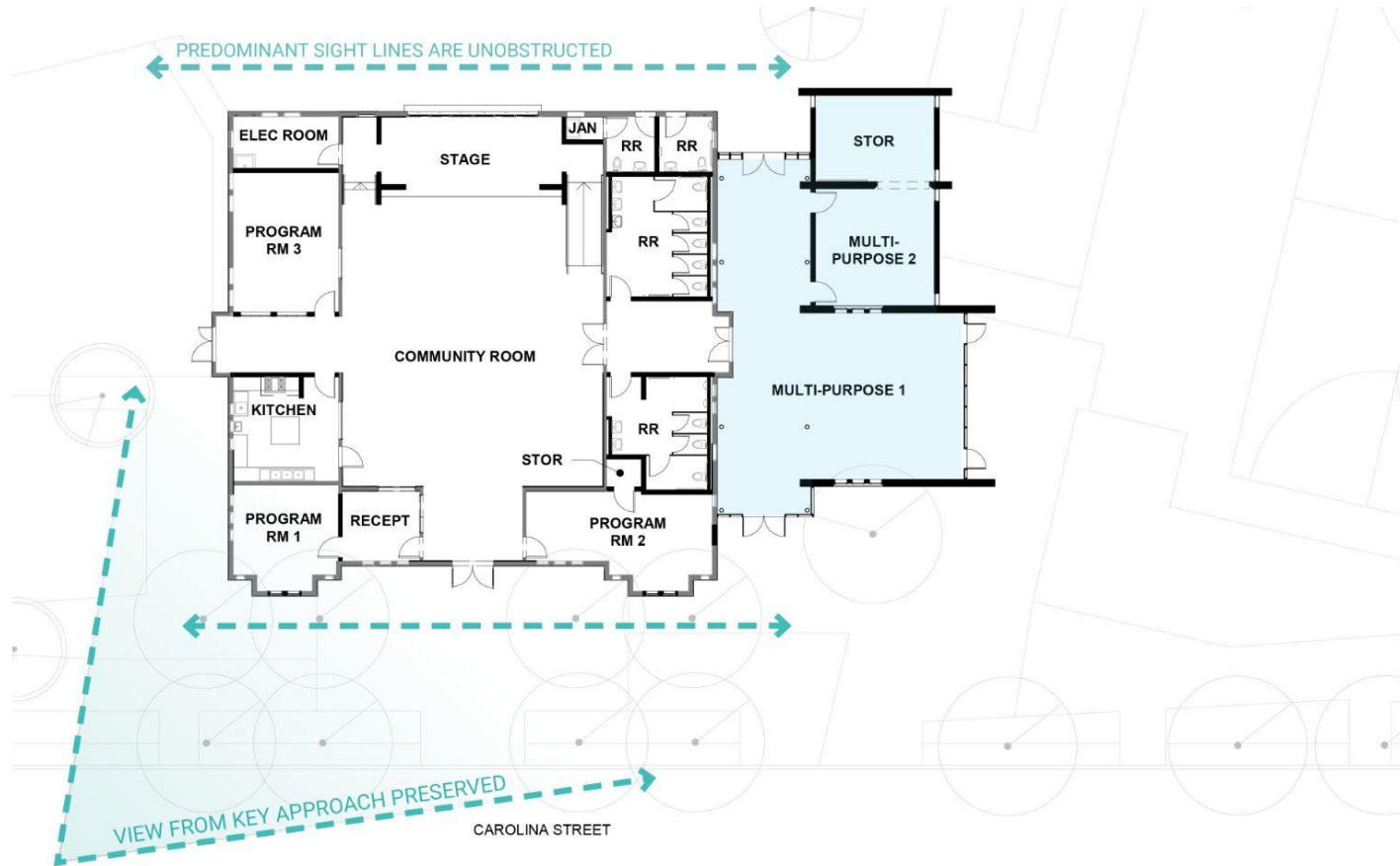


WEST ELEVATION



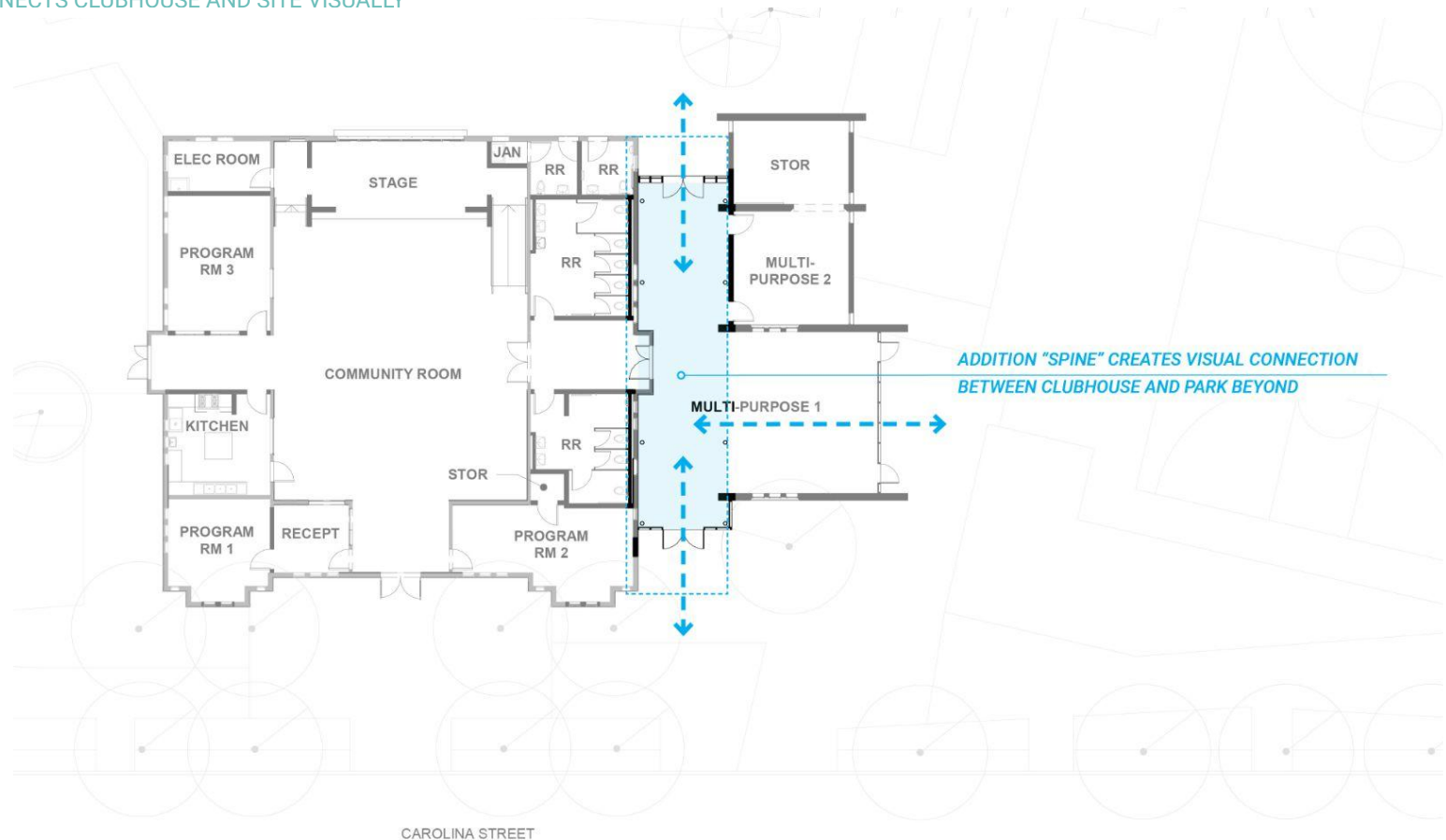
# COMPATIBILITY STRATEGIES

## SIGHT LINES



# COMPATIBILITY STRATEGIES

BUILDING CONNECTS CLUBHOUSE AND SITE VISUALLY

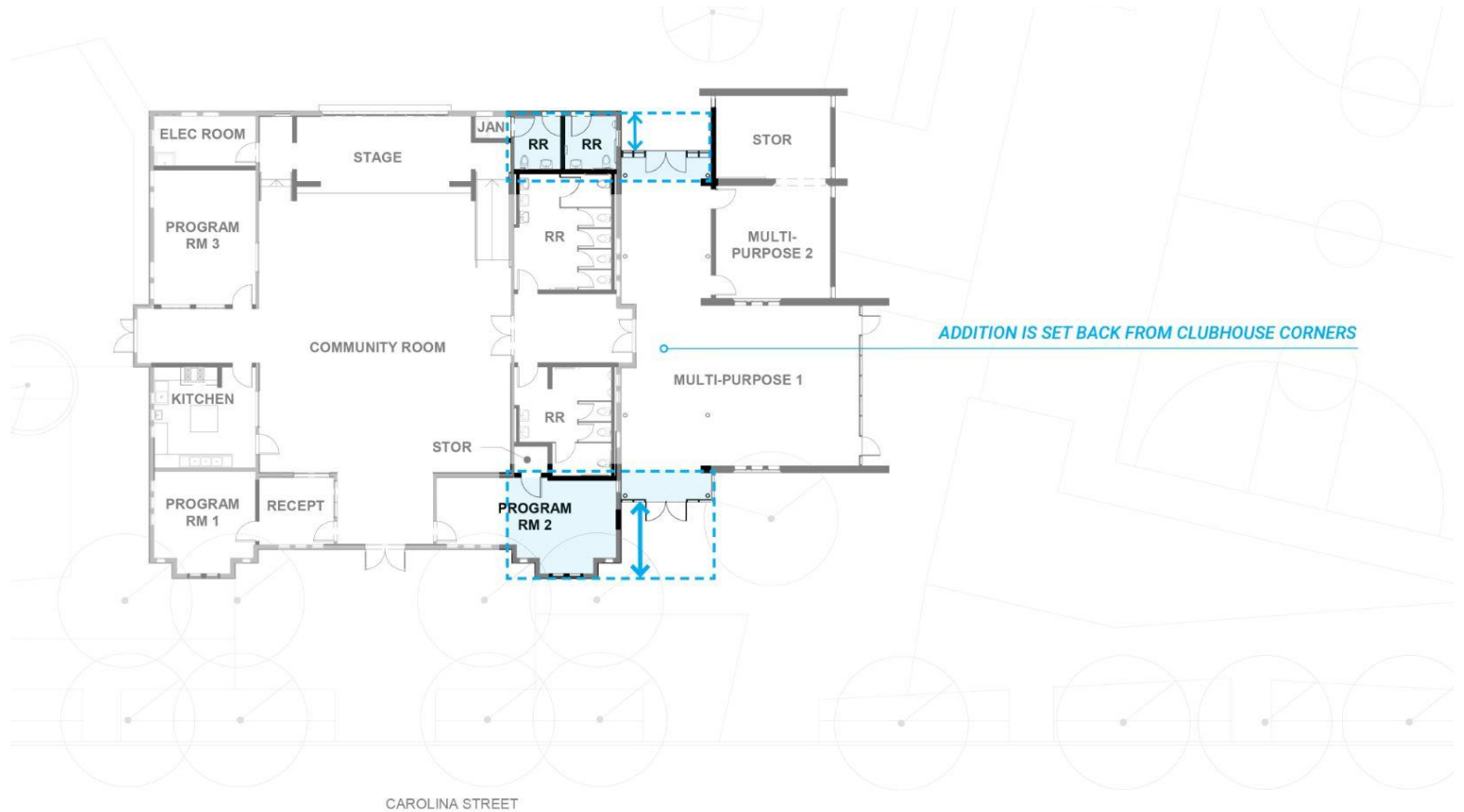


CAROLINA STREET

ADDITION "SPINE" CREATES VISUAL CONNECTION  
BETWEEN CLUBHOUSE AND PARK BEYOND

# COMPATIBILITY STRATEGIES

## ENTRY SETBACKS

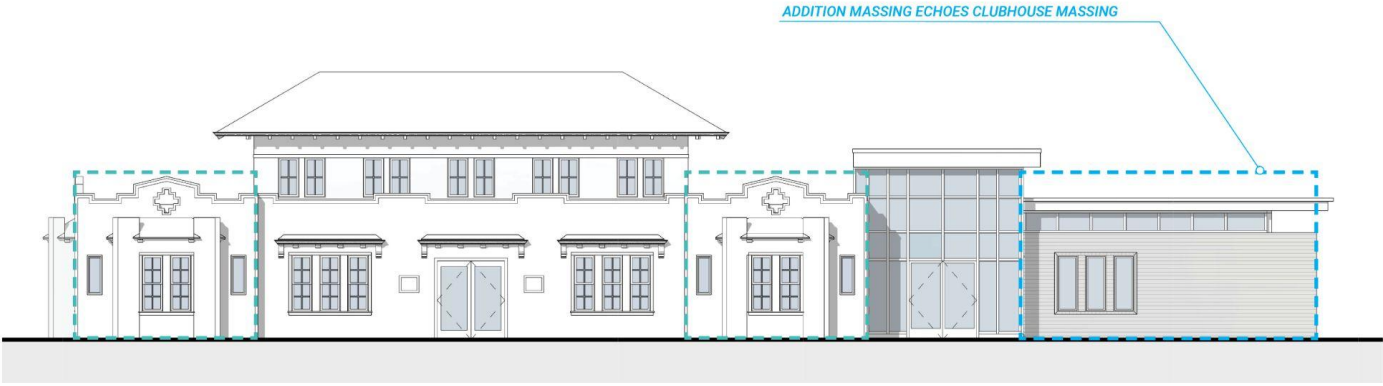
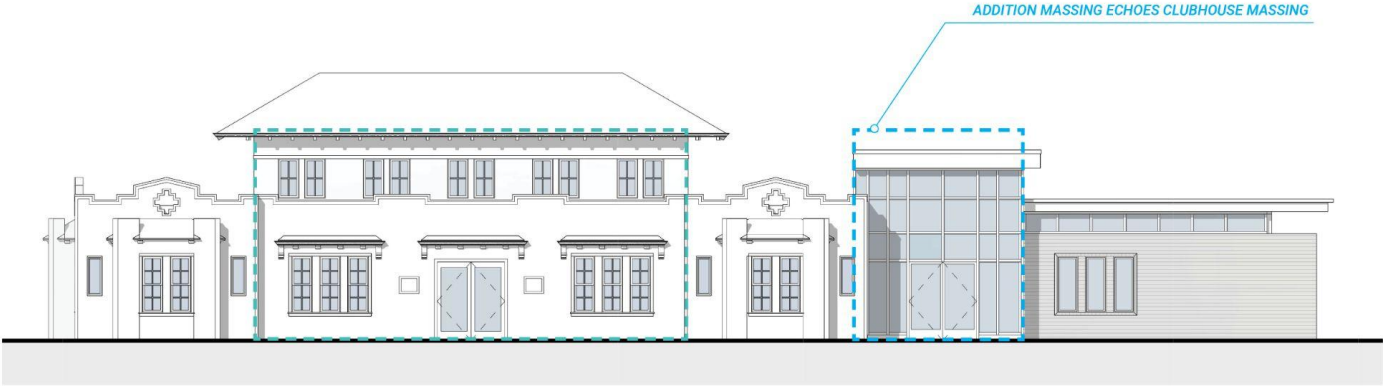


ADDITION IS SET BACK FROM CLUBHOUSE CORNERS

CAROLINA STREET

# ELEVATIONS

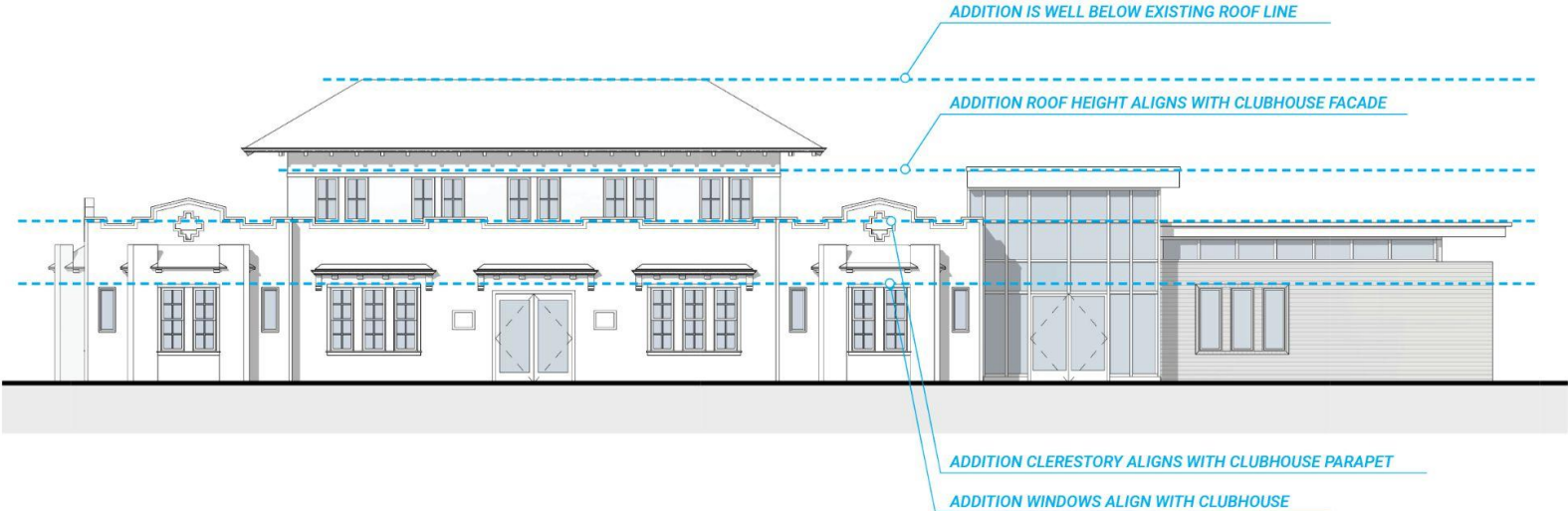
SCALE & PROPORTION





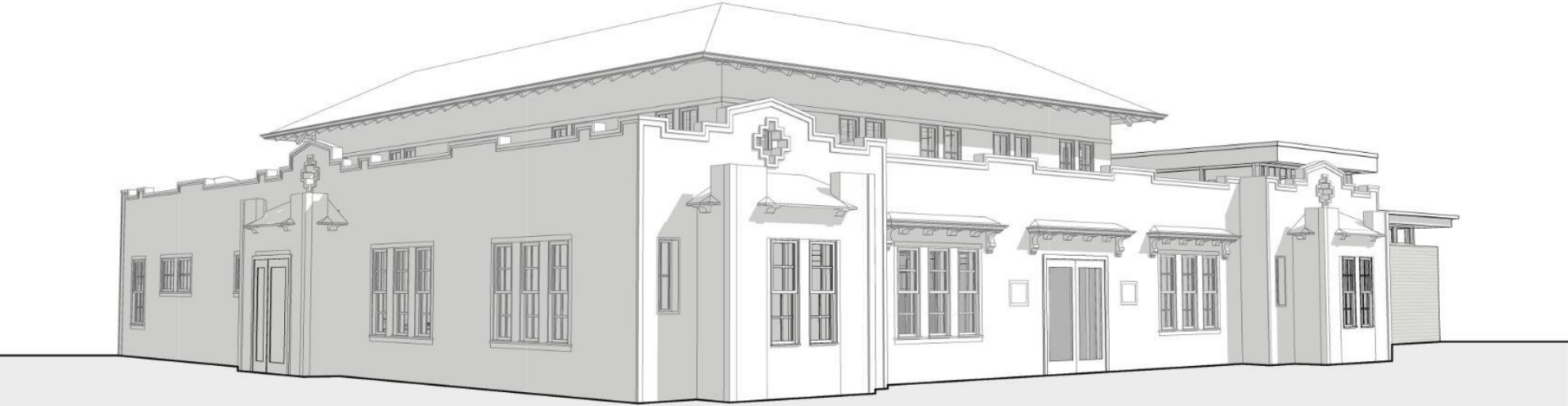
# ELEVATIONS

## ROOFLINE RELATIONSHIPS



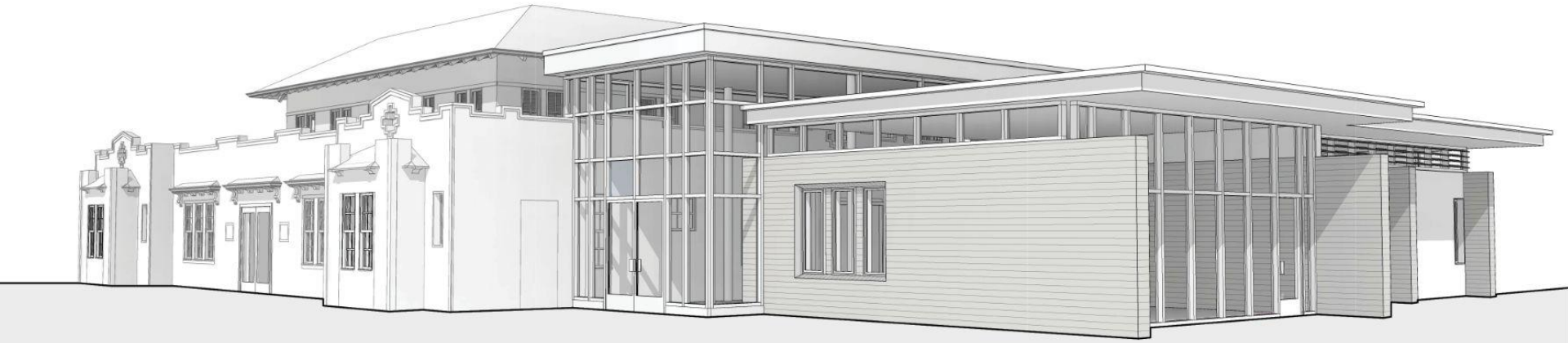
# CLUBHOUSE + ADDITION

VIEW FROM NORTHWEST



# CLUBHOUSE + ADDITION

VIEW FROM SOUTHWEST



# MATERIALITY

**Board form concrete walls** incorporated into the Addition reinterprets scale and texture of existing Clubhouse siding

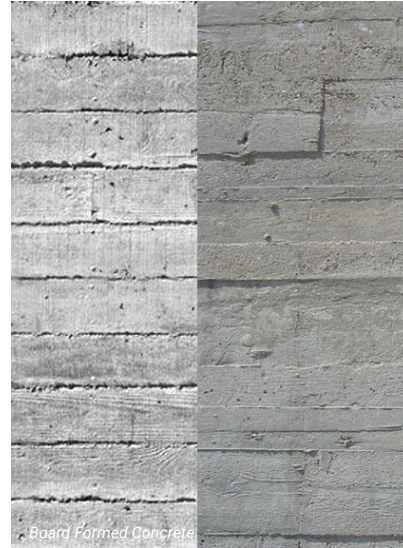
**Glazing system** provides visual transparency, highlighting Historic Building and showcasing Clubhouse facade featured at the interior of the Addition

**Bird Safe Glass** will be provided at the Addition, utilizing either fritted or transparent certified bird safe glass products that are energy efficient

**Simple Structure and Roof Forms** provide compatible massing and deferential design priority to historic building



Existing Clubhouse Siding



Board Formed Concrete



Board Formed Concrete



Storefront System Glazing & Simple Roof forms



Bird Safe Glass



# THE CLUBHOUSE + ADDITION



# THE CLUBHOUSE + ADDITION



**JACKSON PLAYGROUND**

**CIVIC DESIGN REVIEW PHASE 1: SCHEMATIC DESIGN**

**OCTOBER 21, 2024**

**QUESTIONS?**

