



## ***JUNGLE STREET STAIRS***

*APPLICATION FOR THE  
2013 SPRING GRANT CYCLE  
SUBMITTED TO THE*

**COMMUNITY CHALLENGE GRANT PROGRAM**



**MARCH 29, 2013**



**March 29, 2013**

Lanita Henriquez  
City of San Francisco- CCG Program  
1 Dr. Carlton B. Goodlet Place  
Clty Hall, Room 362  
San Francisco, CA 94102

Dear Members of the Selection Committee,

We are excited for the opportunity to submit this proposal and grant request for the Jungle Stairs project. We aspire to produce a meaningful community amenity for our neighborhood that will contribute to the beautiful urban fabric of San Francisco. Our group is energized with the possibility of improving our neighborhood through hard work and the opportunity to connect with our neighbors. We are dedicated to this project and feel strongly about the direction we are headed. We have partnered with Groundwork Office, a landscape architecture firm led by Brennan Cox, who is also lives in the neighborhood.

Our philosophy and approach to the improvement of the 22nd Street Jungle Stairs is very simple:

**Change Can Happen.** We share the philosophy that this project should improve the physical environment of our neighborhood. Primarily a greening project, we feel that this initial progress and improvement may serve as a catalyst for further improvements that are currently not financially feasible.

**It's About Community.** Community is an essential element of this project, not only is it our hope to improve the physical environs of our neighborhood but to improve the personal bond between neighbors. Having a strong community also promotes a stewardship of the neighborhood.

**Education in Ecology.** Lastly our project seeks to use education as a basis for community improvement. We see all types of opportunities to strengthen the connection that people have to the land and the many environmental systems around us. Whether is cultivating a small urban watershed with stormwater collection or improving bird habitat we see this project giving back to the community in many ways.

We are enthusiastic and hopefully about the possible future improvement of our neighborhood and hope that the committee sees the potential of the 22nd Street Jungle Stairs as not only a great neighborhood benefit but a potential urban gem for the City of San Francisco.

If for any reason you have questions or would like to request additional information, please do not hesitate to contact us.

Warm Regards,

Ken Fisher  
22nd Street Jungle Stairs  
Project Director

Brennan Cox  
Groundworks Office  
Landscape Architect





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### Community Challenge Grant Program Application

Submit one **original and eight (8) double-sided copies** of the application and attachments to the CCG Office, 1 Dr. Carlton B. Goodlett Place, City Hall, Room 362, San Francisco, CA, 94102, Attention: Lanita Henriquez, Program Manager.

The application and copies must be received by **NO Later than 5:00 P.M. on Friday, March 29, 2013.**

Project Identification Information	
<b>Project Name:</b> 22 <sup>nd</sup> Street Jungle Stairs	
<b>Project Address:</b> 22 <sup>nd</sup> Street between Diamond and Castro Streets	
Brief Project Description: 22nd Street Jungle Stairs is on a mission to rehab and beautify the staircases on 22nd Street between Diamond & Castro.	
<b>Supervisory District:</b> 8	<b>Neighborhood:</b> Noe Valley

Applicant Contact Information			
<b>Applicant:</b>	22 <sup>nd</sup> Street Jungle Stairs		
<b>Contact Person:</b>	Ken Fisher		
<b>Mailing Address:</b>	3978 22d Street	<b>Zip Code:</b>	94114
<b>Day/Work Phone:</b>	415-516-0708	<b>E-Mail Address</b>	kenhfisher@gmail.com
<b>Nonprofit Sponsor</b>	San Francisco Parks Alliance		
<b>Sponsor Contact:</b>	Steve Schweigerdt		
<b>Mailing Address:</b>	451 Hayes Street, 2 <sup>nd</sup> Floor	<b>Zip Code:</b>	94012
<b>Day/Work Phone:</b>	415-621-3260 X 118	<b>E-Mail Address</b>	<a href="mailto:steves@sfparksalliance.org">steves@sfparksalliance.org</a>

Project Funding Request Amounts	
<b>Project Funding Level &amp; requested amount:</b>	<input type="checkbox"/> Small <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Large      \$ 30,000
<b>TOTAL value of neighborhood match:</b>	\$ 10,500

Supplemental Information	
<b>Is this project referenced in a neighborhood plan (yes/no)? (The answer to this question does not affect the award decision.)</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>If yes, which plan?</b>	
<b>Does your organization have a current CCG award?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>If yes, what is the project?</b>	

The signatory declares that s/he is authorized to sign on behalf of the applying group and the information enclosed fairly represents the goals; scope and details of the project, including the neighborhood match, and assures that any funds received as a result of the application will be used only for purposes set forth herein.

<b>Name (print):</b> Ken Fisher <hr/> 3978 22 <sup>nd</sup> Street <b>Address/Zip:</b> San Francisco, CA 94114	<b>Signature:</b> <hr/> <b>Day Phone:</b> 415-516-0708
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*PROJECT DESCRIPTION*

## Project Description

22nd Street Jungle Stairs is a neighborhood project to improve the appearance and safety of the City staircases and hillsides on 22nd Street between Diamond and Castro Streets. The project will add ecological and artistic interest to the stairs, create small neighborhood gathering spaces, and add native, drought tolerant plantings as habitat for the Mission Blue Butterfly.



UPPER SECTION OF WESTERN STAIRS

Our neighborhood group was formed in early 2012 to address the deteriorated conditions of the stairs. We volunteered our time to clean up the hillsides and remove trash and debris. We worked closely with the Department of Public Works to remove graffiti and repair corroded metal stair railings. We have identified and developed plans to prune overgrown invasive brush, limit soil erosion, and fix inadequate drainage that has encouraged mosquito proliferation.

The 22nd Street Jungle Stairs offer a potential urban oasis of greenery and natural habitat in a section of the City that has minimal open space. The closest open space of any significant size is Douglass Playground at Clipper Street. Unlike the playground and tennis courts there and at Noe Courts, the 22nd Street Jungle Stairs offer hillsides of pure greenery and city vistas.

We recently received a \$10,000 grant from the San Francisco Public Utilities Commission to install a metered water service that will facilitate planting to will transform bare hillsides into a beautiful oasis that we can pass along to future generations.

The project addresses the unique physical quality of the neighborhood, its steep hillside, by providing erosion control through planting and dry stack rock retaining walls. It will include pruning of areas that have become overgrown, removal of dead trees, and planting of areas that are bare and erosion prone. The environment will benefit from increasing the urban forest, creating habitat using native plants that will attract the Mission Blue Butterfly, and reducing runoff with terracing and bio-infiltration.



The community will benefit not only from the enhanced beauty of the hillsides, but from the process that brings neighbors together in outdoor manual labor and fulfilling a shared vision. The cleaned and safe staircases have already brought neighbors together for spontaneous gatherings and shared sunsets on the broad west staircase.

Safety will be enhanced by improved visibility, less debris on the stairs, increased neighborhood involvement and awareness, improved handrails, and, eventually, improved staircase lighting. We will also create proper drainage to prevent the pooling of water on the west side landing during rainy season.

Our plan includes an educational component. During our site preparation work we plan to have a workshop to teach pruning and maintenance techniques to neighbors. Our focus on native, drought tolerant plants will also teach neighbors and visitors about plant selection and environmentally conscious landscaping. We will include a demonstration garden for native edibles on the flat, lower Diamond Street plot.

We have included a plan for public art on the site in the form of murals on the concrete retaining walls that will reflect our “jungle” theme in images of plants and animal life. Future projects may include installation of appropriate sculptural art. We hope this art will discourage graffiti taggers.

While the staircases are steep and not accessible to those in wheelchairs, anyone who can access the neighborhood streets will be able to appreciate the enhanced beauty of the hillsides. The improved condition of the stairs and attractiveness of the space will encourage more residents and visitors to access the stairs and enjoy the area.

Our project will be phased, beginning with the installation of metered water service and landscaping on the hill's west side. The rectangular area near the Collingwood Street/22nd Street curve, 20 X 40 feet, with a



slope of about 25 degrees, currently supports a few trees, but is largely unplanted and subject to erosion. We will use dry stack rock to support the planting of native, drought tolerant shrubs to support the hillside, beautify the space, and minimize erosion.

The second area for work is the steep hillside along both sides of the wide concrete staircase on 22nd Street between Diamond and Collingwood Streets. Several areas need rock to retain the earth. Some areas are overgrown and require pruning; others are empty and would benefit from appropriate planting.

The third focus of our 22nd Street Jungle Stairs project is the eastern hillside. Several pine trees are dead or dangerously leaning. One pine tree fell across the staircase a few months ago, requiring an emergency

crew with chain saws to re-open the staircase to pedestrians. Much of the hillside is barren, except for oxalis during the winter months. The microclimate of the east side of the hill differs from that of the western slope, especially in regards to wind, and we would like to establish plantings that will evolve into a beautiful tapestry that future neighbors and visitors will cherish.

### *Neighborhood Involvement*

The 22nd Street Jungle Stairs project has evolved from neighbors working together over the past year to improve our community open space. The process has helped build our identity as a community and has given neighbors a chance to meet, share ideas, and work together. Our



group ranges in age from 2 to 90+, and includes residents who recently moved to Noe Valley as well as someone who has lived here more than 60 years.

Neighbors on 22nd Street between Diamond and Castro Streets, and on Collingwood Street between 21st and 22nd Streets were notified by flyers and email about group meetings and clean-up days, and about 20 individuals have donated time and pledged money to our efforts. We have created a website, <http://junglestairs.wordpress.com>, to keep neighbors informed and solicit input, and maintain an email list of approximately 40 people who communicate about this project as well as other issues of mutual concern.

In the past year we have organized three neighborhood clean-up days, graffiti abatement training, multiple community meetings to develop our vision and plan, and several site visits to San Bruno Mountain Watch and Mission Blue Nursery, Hidden Garden Steps Project, Pennsylvania Street Garden, Storie Street Garden, Arlington Street Garden, and Chenery Street Garden. We have also met and developed a relationship with San Francisco Parks Alliance, our fiscal sponsor. We look forward to future relationships with Friends of the Urban Forest, Permaculture Guild of SF, the Noe Valley Voice, and Friends of Noe Valley.

The neighbors on 22nd Street have a long history of an annual winter pot-luck dinner which will be expanded this year to include our friends and neighbors on Collingwood Street.

### ***Project Maintenance***

The nature of the planting we envision will only require irrigation to establish native, drought tolerant plants. We are working with Brennan Cox, a landscape architect at Groundworks Office, to complete a master plan and select appropriate plants for the site that will require minimal ongoing maintenance. The group is committed to maintain the site through community clean-ups, weeding and plant maintenance, probably on a quarterly basis. Future efforts will include plans to improve lighting along the staircases and consideration of the feasibility of benches on selected landings on each side of the hill. As an established Street Park, Jungle Stairs can call on DPW for major assistance with projects that we are unable to complete as volunteers.





*WORK PLAN / TIMELINE*

## Work Plan & Timeline

The work plan that we developed can be broken down into 3 simple tasks. Task One of the work addresses immediate maintenance and safety issues including tree removal, pruning and slope stabilization. We have spoken with an Urban Forester from the City about the removal of the dangerous trees and are moving forward with that process. Also included in this task of work is the installation of a water meter and back flow device for the future irrigation system.

Task Two of our project consist of design and implementation of new landscape planting and other site features. Working with Brennan Cox , a landscape architect from Groundworks Office, we intend to develop a site master plan for both the east and west hillsides that can be implemented over time.

Task Three of the work is focused on the public art component of the project. We have selected an artist that is helping us to develop a mural plan and vision for the retaining walls on site. Once we have developed a mural plan for the site we intend to implement the vision over time with the help of local artist and community members.

## Task Details and Numbers

### Task 1

#### Tree Removal

Eastern Slope	4 Trees
Western Slope	2 Trees

### Task 2

#### Landscape Planting

Eastern Slope	2700 Sq. Ft - 600 Plants
Western Slope	6600 Sq. Ft - 1500 Plants

#### Tree Planting

Eastern Slope	4 Trees
Western Slope	2 Trees

#### Seating Elements

Eastern Slope	2 Benches
Western Slope	2 Benches

### Task 3

#### Mural Painting

Eastern Slope	28 Sq. Ft (7' x 4')
Western Slope	14 Sq. Ft (7' x 2')



Activity	Responsible Person/Group	Date Done
Finalize Design - outreach to neighbors to solicit input, priorities	Jungle Stairs Steering Group, Groundworks Office - Brennan Cox	August 2013
Installation of water meter, back-flow prevention device, irrigation	Ken Fisher	August 2013
Removal of dead trees, pruning workshop	Arborist (to be determined)	September 2013
Site preparation for planting, stone work	Steering Group, stone mason	October 2013
Planting of new shrubs and trees	Steering Group, Brennan Cox	November 2013
Block Party	Steering Group	December 2013
Selection of muralist/mural plan	Steering Group	February 2014
Painting of handrails	Steering Group	March 2014
Painting of murals	To Be Determined	March 2014

**Critical Work Elements**

We see a few critical work elements that we intend to address immediately with the procurement of this grant. Those elements are listed below.

Tree Removal A number of trees on the eastern and western hillsides are in danger of dropping limbs and toppling over which has caused a health and safety issue on site. With the grant money we intend to hire an arborist to trim and remove the problem trees.

Slope Stabilization With the loss of a few significant trees combined with the extreme slope of the east and west hillsides the slope has become unstable and is in need of new landscape planting to stabilize the slopes. It is our intent to re-plant each hillside with drought tolerant and native material along with plant species that increase the potential for wildlife habitat.

## Existing Site Plan

We are currently in the process of developing a master plan vision for both hillsides with Groundworks Office, we have included an existing site plan for your reference.

It is our goal to develop a planting plan that responds to the environmental conditions of the site but also contributes to the sites natural urban ecology. Native and drought tolerant plants will be used throughout with special consideration given to plants that are able to adapt to the tough growing conditions of the site. Critical to plant selection is the creation of a rich habitat for all types of fauna.

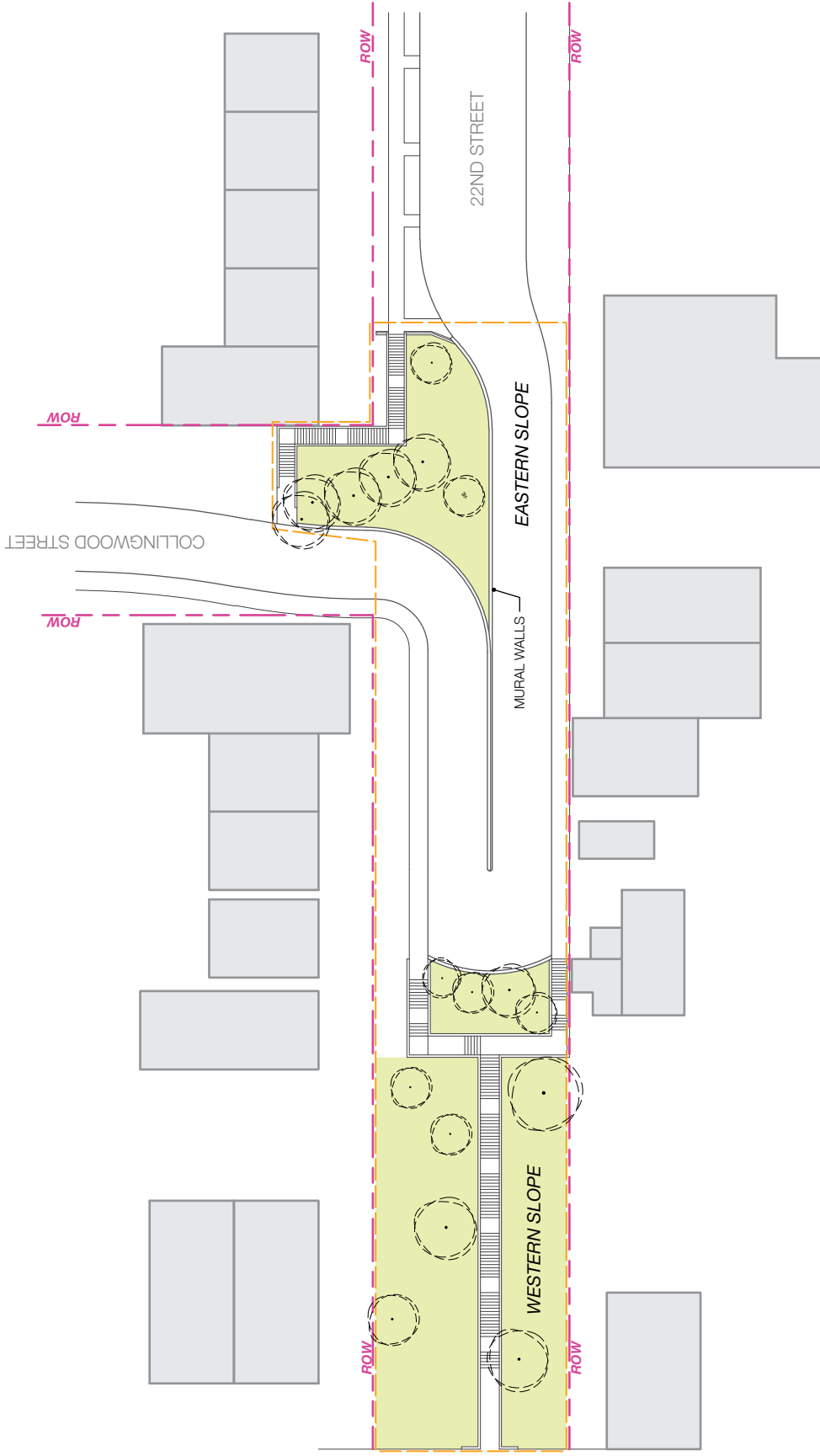
The Mission Blue Butterfly, currently an endangered species, has been spotted on the slopes of the Jungle Stairs and we see this as an opportunity to strengthen it habitat.

The plant palette will also feature plants that will help with soil stabilization and are low maintenance. We intend to develop a stormwater collection system on site that will help with watering during the dry summer months.





It is also our goal to develop a site elements plan that will add possible signage and seating elements to the site. We see a great opportunity to add to the urban fabric with a number of elements that promote community gathering and areas for respite. Possible seating elements would also be planned to take advantage of the site many great views and sheltered areas.

Signage is also planned as an important element of the vision. We intend to use signage for educational purposes, orientation and view landmarking.





PLAN LEGEND

-  RIGHT OF WAY
-  PROJECT BOUNDARY
-  LANDSCAPE AREAS
-  EXISTING TREES

DIAMOND STREET

22ND STREET

COLLINGWOOD STREET

EASTERN SLOPE

MURAL WALLS

WESTERN SLOPE







*PROJECT BUDGET & FUNDING*



## ***Project Budget and Funding***

At this time we have developed a budget of \$40,500, which we believe will enable us to accomplish all of our goals for the Jungle Stairs project. As part of that overall budget we have secured \$10,500 in community and neighborhood funding in the form of volunteer labor and in-kind donations. This community-raised money represents our strong dedication to our neighborhood and its overall improvement.

( As of the printing of the document we have increased our volunteer hours to 868, making our cash and in-kind contribution a total of \$13,591. )

*Project Budget and Funding*

A	B	C			D	E
Expenses (describe items)	CCG Request	Community/Neighborhood Match			Total Budget (B + C = D)	Other Sources not Counted as Match
		Volunteer Match	In-Kind Match (Donated supplies, services or other non-cash donations)	Cash Match		
Landscape Design	\$4500		\$1575		\$6075	
Plumbing	\$4000				\$4000	
Irrigation	\$500				\$500	
Tree removal	\$3000	\$360		\$965	\$4325	
Site preparation		\$1200			\$1200	
Soil amendments	\$1000				\$1000	
Stone work	\$3000			\$3000	\$6000	
Trees, shrubs	\$9000				\$9000	
Block party			\$1000		\$1000	
Murals	\$5000			\$1200	\$6200	
Handrail painting		\$1200				
<b>Grand Total</b>	<b>\$30,000</b>	<b>\$2760</b>	<b>\$2575</b>	<b>\$5165</b>	<b>\$40,500</b>	

**City Department(s) and/or Other Source of Funding**

List the City Department(s) and/or Other Sources from which your organization has obtained funds for the proposed project and/or during the past two (2) years.

<u>City Department</u>	<u>Project</u>	<u>Year</u>	<u>\$ Requested</u>	<u>\$ Received</u>
SF PUC	Pilot Community Garden	2012	\$10,000	\$10,000
	Water Meter Grant			

**Permits/Permission**

List the governmental permits that must be secured for the project(s). Attach proof of project approval/permission located on City-owned property from Department Head and/or Department Commission.

Water meter installation – permit pending

Back-flow prevention device – permit pending

Tree removal – permit pending

List name(s), address (es) and telephone number(s) of any private property owner who owns property on which the project will take place. Attach proof of project approval/permission from private-property owner(s).

Not applicable. All project work will take place on City property.



**CCG Match Pledge Form For: 22<sup>nd</sup> St. Jungle Stairs**

(Name of Project)

The individuals, businesses, or organizations listed below commit to donate volunteer time, materials, or services as described below for the above project. (Make additional copies if necessary.)

Sarah Davidson Sarah Davis Rainwater catchment

Name (Please Print)	Signature	Item or Number of Hours Pledged	Value	Kinds of Activities
Ken Fisher		145		Clean-up, Planting, Painting
Renee Fisher		75		Clean-up, Planting, Painting
Marc Snyder		40		Clean-up, Planting, Painting
Ben Snyder		60 75		C, planting, painting, etc.
Barry Taylor		50		Clean-up, Planting, Maintenance
Mary Comerio		30		Clean-up, Planting, Watering
Juliette Tang		40		Painting, Fundraising
Carol Guerrero		30		Birding
Pat Holleran		65		Clean-up - Planting
Grace O'Connor		50		Clean-up, Planting, Painting
Marie Carluccio		65		" " " "
Brennan Cox		100, in-kind design services	\$1575	Clean-up, planting, painting, pruning
Larry Madsen		30		Clean-up, Planting, Painting
Rod Wessel		30		" "

Clean up.

Clean up + painting, planting

Michael Teitz  
CCG 2013 Spring Grant Application

Jonathan Patrizio

Mari Betta

20

30

40





*APPENDIX*







**GROUNDWORKS Office**

420 COLLINGWOOD STREET  
SAN FRANCISCO, CA 94114  
(415) 294-1090  
[info@groundworksoffice.com](mailto:info@groundworksoffice.com)

**GROUNDWORKSOFFICE.COM**