



CITY OF MARTINEZ

**CITY COUNCIL AGENDA
May 21, 2014**

TO: Mayor and City Council
FROM: Tim Tucker, City Engineer
SUBJECT: Approval of Schematic Plans for Measure H Park projects
DATE: May 14, 2014

RECOMMENDATION:

Approve by motion the schematic design plans for Measure H Park Projects: Susana Street Park, Mt. View Park and Waterfront Park.

BACKGROUND:

The City Council has approved a design contract with Kluber and Associates for the design of the Susana Street and Mt. View Renovation Project. In addition The Council approved a contract with Dillingham and Associates for the preliminary design of Waterfront Park. Schematic designs for all three projects are complete. The designers have been working with City staff, the PRMCC's Park Subcommittee and the public to finalize the schematic layout for the projects.

Susana Street Park: The park is known for its unique mature trees. Art in the Park is a popular event held in the park each year. The center of the park currently has vegetation and high backed rock and mortar benches in a circular seating area. The design blocks the view of the interior area of the park. This is viewed as a security issue and makes some potential park users uncomfortable.

To avoid impacts to the trees, the interior path system will remain in the same configuration as it is now but will be replaced with concrete. Meandering sidewalks will border the park and the damaged curbs and gutters will be replaced. The center of the park will be opened up. Decorative metal Victorian benches and wheelchair companion seating will replace the current rock area. The Park Subcommittee has chosen a historical theme for this park. Four interpretive panels will be placed within the project along with a brass plate honoring the parks namesake, Susana Martinez, in the central park plaza. The park entry monument sign will include an inscription on the back side attributed to Colonel William M. Smith.

As part of the project, the City is having a certified arborist (Horte Science) submit a report on an evaluation of the trees. Although the preliminary report does not call for any tree removal, it is anticipated that special pruning will be done under their supervision along with special long term care. Some small invasive volunteer sapling trees will be removed.

Mt. View Park: The renovation of Mt. View Park will focus on the replacing of the play equipment. The basketball courts were recently resurfaced and the restrooms meet current ADA standards. The tot area is located near the restrooms and baseball field and is in disrepair. The school age children's area play equipment is located approximately 150 feet south of the tot area and does not meet current safety standards. In addition, sidewalks surrounding this play equipment are uneven or broken.

The new design will centralize the tot and the school age children's areas. This benefits many parents that have children of different ages and climbing abilities. The Subcommittee is refining the play equipment that will be placed in the park; however, it will include climbing walls and rocks, large and small slides, along with swings. New paths and picnic areas will replace the existing play areas and be incorporated in the design. The large field area will remain for free play. The baseball seating area access along Parkside Drive will also be fixed as part of the project.

Waterfront Park: The Waterfront Park Renovation Project is the largest of the current projects and will be one of the largest projects built through Measure H. Currently the park is segmented into two halves. The west area generally accommodates picnics, large community events, bocce and playground equipment. The eastern section includes four baseball/softball fields and a soccer/football field with an overlapping baseball field. The skate park borders the park to the north and has some negative impacts on the use of the park.

The goal of the project is to fold the two halves of the park together, improve the fields for softball, baseball and soccer, and better accommodate large events. Other goals include improving circulation, parking and signage. Relocating the entrance to the skate park and providing some shade will likely be included in the project. The bocce courts are not a part of the renovation project nor are the nearby restrooms that were recently reconstructed.

Staff held three workshops on the project. The first workshop was to listen to the public's needs and desires for the park. Several park layouts were developed based on the public's input. These options were analyzed and narrowed down by staff and the PRMCC. Three layouts were presented to the public at a second workshop. During the second workshop many of the nearby residents focused on their concerns regarding lights and noise from the park. The public chose the layout currently recommended by staff (see attached) that places the fields furthest from the homes located south of Marina Vista. The fields are rotated to minimize sun problems currently experienced near sunset with the existing layout. The recommended layout increases parking and expands the meadow area to the east. The group picnic area will be improved along with new picnic areas being added. Paths will accommodate maintenance trucks and mobilization for large events through the park. At the second workshop the attendees requested a third workshop that focused on the proposed lights and noise.

A third and final public workshop was held on April 21st from 7pm to 8:30 pm in the Council Chambers. The goal of the meeting was to review the preferred alternative and discuss lights and noise. In preparation for the meeting, the City had LSA complete a preliminary noise analysis and Musco Lighting complete a preliminary lighting analysis. These documents, along with the preferred alternative, are posted on the City web site under the Engineering Departments Measure H Park Improvements tab.

http://www.cityofmartinez.org/depts/engineering/measure_h_park_improvement_projects.asp

The preferred alternative places the soccer field adjacent to Joe DiMaggio Drive. This moves the softball fields further from the residential area located south of the railroad tracks. The noise reports indicate that the project will have little or no impact on the nearby neighborhood compared to existing noise levels. The report concludes:

“Due to distance attenuation and the existing noise environment, implementation of the proposed project would not result in a perceptible increase in ambient noise levels at the nearest off-site sensitive receptors.”

The lighting study shows the lighting levels near residents that back onto Marina Vista range from the equivalent of a full moon (0.03 lumens/s.f.) to the equivalence of street light lighting (0.11 lumens/s.f). Potential glare will be the primary concern with the lighting design. Other communities have done extensive lighting studies. One study had four differing lighting system mounted for comparison. Lighting technology has improved drastically over the last ten years. Lights similar to what was installed at Tavan Field and what will likely be installed at Waterfront Park, should the Council approve, showed drastically reduced glare over conventional (pre 2005) lighting.

Some of the objections to the lighting are related to the concern of increased activity level and duration. At the second workshop most participants thought a 10 pm curfew on lights to be acceptable. There was a strong concern with having park activity after 10 pm; although a couple of the participants pointed out that lights are on until 11 pm in Pleasant Hill and Concord sports fields.

FISCAL IMPACT:

Preliminary cost estimates will be developed during the early stages of the final design phase.

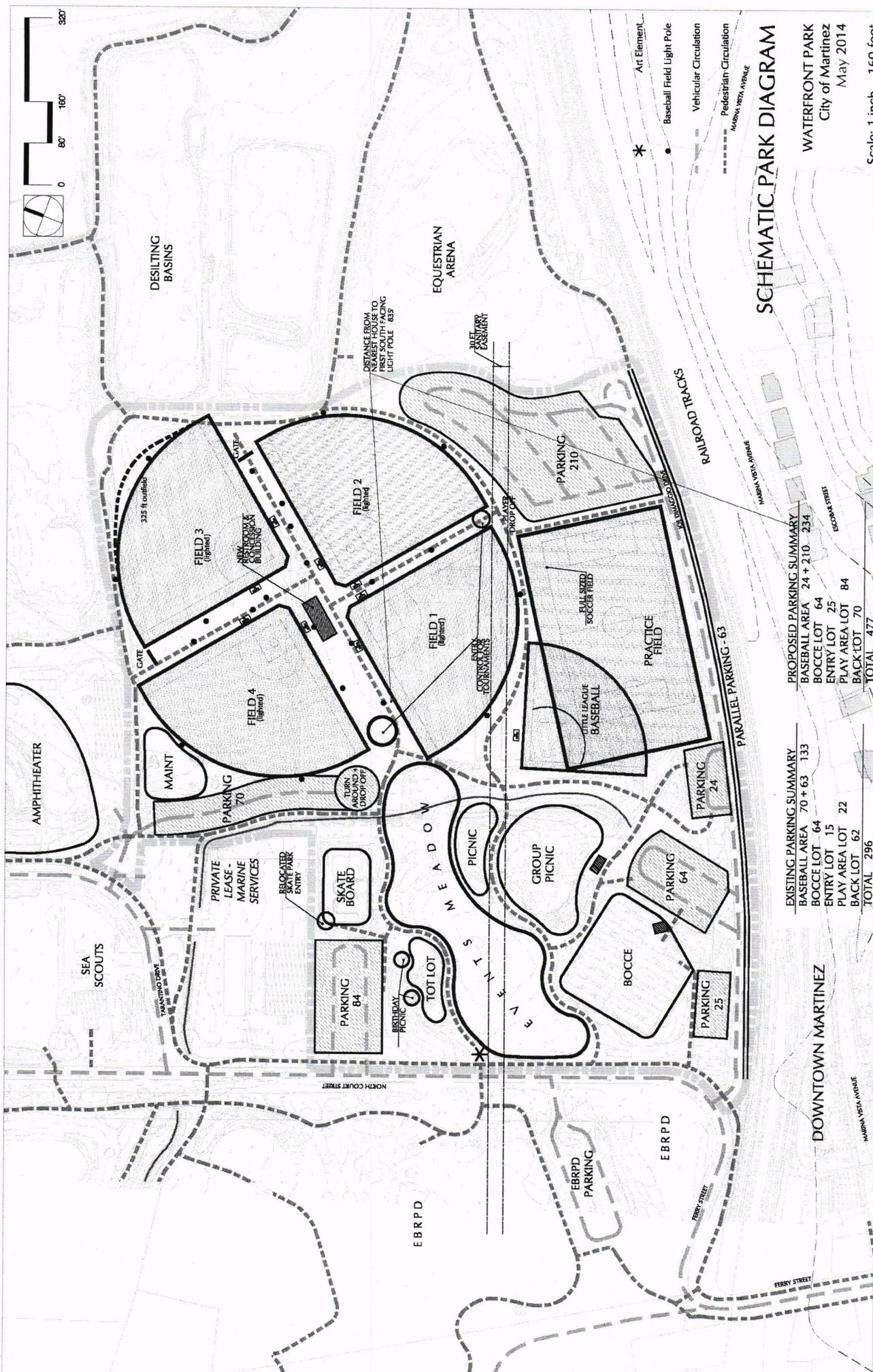
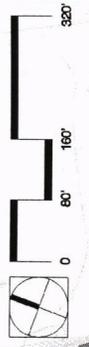
ACTION:

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Attachment:
Schematic layouts

APPROVED BY:


Interim City Manager



SCHEMATIC PARK DIAGRAM

WATERFRONT PARK
City of Martinez
May 2014

Scale: 1 inch = 160 feet

PROPOSED PARKING SUMMARY

BASEBALL AREA	24 + 210	234
BOCCE LOT	64	
ENTRY LOT	25	
PLAY AREA LOT	84	
BACK LOT	70	
TOTAL	477	

EXISTING PARKING SUMMARY

BASEBALL AREA	70 + 63	133
BOCCE LOT	64	
ENTRY LOT	15	
PLAY AREA LOT	22	
BACK LOT	62	
TOTAL	296	

DOWNTOWN MARTINEZ