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Planning Director
Kari Svanstrom
Associate Planner
Alan Montes
Senior Administrative Assistant
Rebecca Mansour

City of Sebastopol Planning Commission Staff Report

Meeting Date: July 14, 2020
Agenda Item: 7A
To: Planning Commission
From: Kari Svanstrom, Planning Director
Subject: Ives Parks Pathway Preliminary Design
Recommendation: Receive report and provide direction to staff

Introduction:

The Planning Commission serves as the City's Park Commission. As such, staff is requesting input from the Commission on the preliminary design for the replacement of the main east-west pathway through the park (from High Street to the southwest corner of the site) project.

Background

The Ives Park Master Plan was adopted in 2013; there are three key projects either underway, or being initiated this fiscal year for the implementation of various components of the master plan:

- Ives Park pathway replacement – this will upgrade the pathway to meet current ADA requirements, to comply with Master Plan). A portion of the pathway is anticipated to be constructed this Fiscal Year (July 2020-June 2021) using a State Prop 68 grant, with future phases anticipated to complete the project. The priority portion will be beginning at the southwest corner, where the ADA accessible picnic tables are located.
- The Public Arts Committee is working on the Sculpture Garden area slated for south of the trail along the north side of the Veteran's Building parking lot to High Street, and funding for the sculpture would come from the Public Art Fund. Funding is budgeted for this year for concrete bases and other minor site prep (approx. \$5,500).
- Hydrology study of the creek, and preliminary design of how the channel may change is needed to confirm feasibility and as the first steps of the creek naturalization part of the Master Plan ("Phase 1" for creek naturalization) as included in his years budget as well.

This will help determine the feasibility, design, and costs for creek naturalization component of the master plan.

Discussion

Staff is requesting the Planning Commission receive a presentation and provide any input to staff and the consultant prior to commencing construction drawings for the project.

The goal of the project is to design a pathway that meets three goals:

- ADA compliance. This includes regrading in some areas to achieve the required slope and cross-slope, as well as repaving to replace areas that have deteriorated with cracks, potholes, etc.
- Revise to be consistent with the Master Plan. Note, there is an area in the southwest which is not shown on the Master Plan, but required to make the picnic tables in the southwest area ADA compliant, which has been included in the design.
- Reduce the amount of paving, while still accommodating Park Maintenance needs. There are areas that include very wide areas of paving, much wider than needed to accommodate park maintenance vehicles. The Consultant was asked to look at removing asphalt where possible while still achieving ADA requirements. The plans include a net decrease of approximately 5,585 square feet of paving (current paving for this area is 15,047 SF), about a third less paving than currently on the site.

Summary:

Staff is requesting the Planning Commission review the proposed design and provide input to staff and the consultant.

Attachments:

Ives Park Master Plan diagram
Ives Park Pathway Redesign Concept Drawings

Creek improvements

1. Remove chain link fencing & guardrails. Remove safety hazards from creek walls. Patch and repair creek wall as necessary. Restore natural channel in meadow area and rose garden area; underground creek in picnic area. Expand to rose garden area. Remove central bridge and relocate northern bridge. Add natural creek edge and seating.

Site improvements

2. Install sculpture garden along entry walk from High Street.

3. Install new ADA ramp and stairs, develop new entry node.

4. Install new ADA ramp.

5. Update flatwork to be ADA compliant & develop a new entry node.

6. Convert existing park restrooms into storage for pool needs.

7. Remove selected billboards at baseball field to increase visibility and add shrubs.

8. Provide new large central green space by relocating playground (see 14).

9. Cap creek to form a large central green space and relocate picnic areas along a new perimeter walk.

10. Install new stage.

11. Install a new perimeter path behind the baseball field.

12. Relocate pool fencing along Willow Street to allow more space for pedestrians. Install planting to screen chain link fencing. Replace sections of the perimeter pool screen with transparent panels to allow for more visibility and park connection

13. Remove existing baseball restroom structure and install new prefabricated restroom structure with new drinking fountain that accommodates the park and baseball users.

14. Install new trellis/seating/performance area

15. Install new entrance gateway features

Playground improvements

16. Relocate new playground adjacent to open turf park area and restrooms. Install diverse types of play equipment to encourage a variety of active play as well as social and creative play.

Planting improvements

17. To improve security and access, reduce or remove areas of perimeter planting along Jewell Ave. and Willow St.

18. To improve security and access, reduce or remove areas of perimeter planting between the Veterans Hall and the park

19. Replace redwood trees that are in declining state. Move to edge of turf to open up area for informal use.

20. Remove and thin out planting at the "onion patch."

21. Remove and thin out planting between the baseball field and residential lots. Coordinate with home owners.

22. Install edible gardens.

23. Install bio-basin / stormwater filter

24. Remove concrete stage at west end of pool.

25. Convert turning lane to parkland and interpretive garden.

Off-site improvements

26. Look for opportunities to provide direct pedestrian access to South Main Street

27. Improve pedestrian safety by adding bulb outs and crosswalks at major crossings.

General

- Update irrigation system and incorporate water savings strategies.
- Install educational signage about park history and ecology.
- Replace park lighting with improved security lights.
- New site furnishings (lighting, benches, trash receptacles, recycling, drinking fountains).
- New park planting to be native.
- Asphalt & concrete flatwork to be replaced; install root barriers.



PROJECT/CLIENT NAME

Ives Park Improvements

7400 Willow St
Sebastopol, CA 95472

PROJECT NUMBER

20003A

CONSULTANT

SUBMITTAL

100% Design Development

DATE

July 14 2020

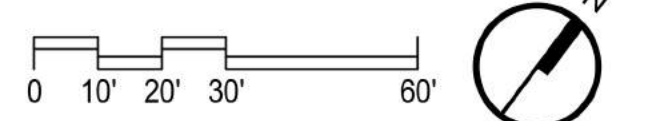
REVISIONS

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REGISTRATION AND SIGNATURE

NOT FOR CONSTRUCTION

SCALE



SHEET TITLE

SITE PLAN

DRAWN BY: PF, CA

CHECKED BY: DN

L-101

Date Plotted: 7/9/2020 10:26 AM



LAYOUT LEGEND

- PROPOSED ASPHALT PAVING
- (E) ASPHALT PAVING
- + 100.00 SPOT GRADE
- + (100.00) EXISTING SPOT GRADE
- x- (E) FENCE
- - - - - LIMIT OF WORK

NOTES:

11,000 SF OF PROPOSED ASPHALT PAVING
3,476 SF OF PROPOSED LANDSCAPE AREA

PROJECT/CLIENT NAME

Ives Park Improvements

7400 Willow St
Sebastopol, CA 95472

PROJECT NUMBER

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CONSULTANT

SUBMITTAL

100% Design Development

DATE

July 14 2020

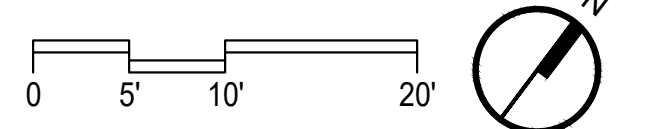
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NOT FOR CONSTRUCTION

SCALE





SHEET TITLE

SITE ENLARGEMENT 1

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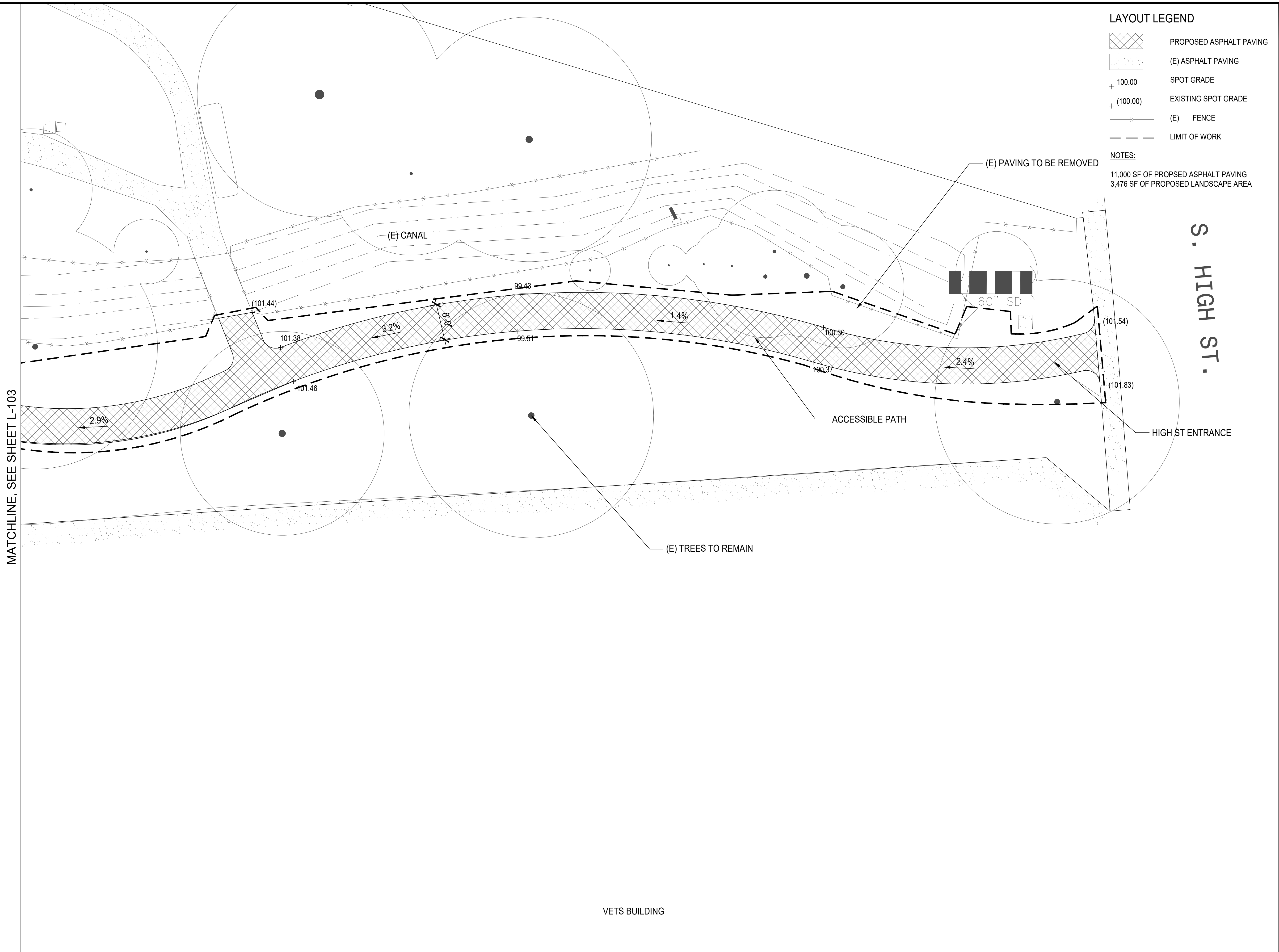
L-102

LAYOUT LEGEND

-  PROPOSED ASPHALT PAVING
-  (E) ASPHALT PAVING
- + 100.00 SPOT GRADE
- + (100.00) EXISTING SPOT GRADE
- - - - (E) FENCE
- - - - LIMIT OF WORK

NOTES:

11,000 SF OF PROPOSED ASPHALT PAVING
3,476 SF OF PROPOSED LANDSCAPE AREA



MATCHLINE, SEE SHEET L-103

VETS BUILDING

PROJECT/CLIENT NAME

Ives Park Improvements

7400 Willow St
Sebastopol, CA 95472

PROJECT NUMBER

20003A

CONSULTANT

SUBMITTAL

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DATE

July 14 2020

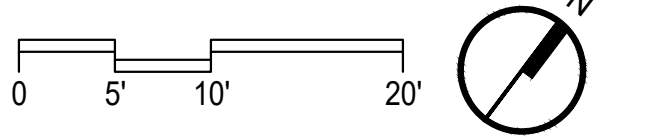
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No.	Date	Description
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REGISTRATION AND SIGNATURE

NOT FOR
CONSTRUCTION

SCALE

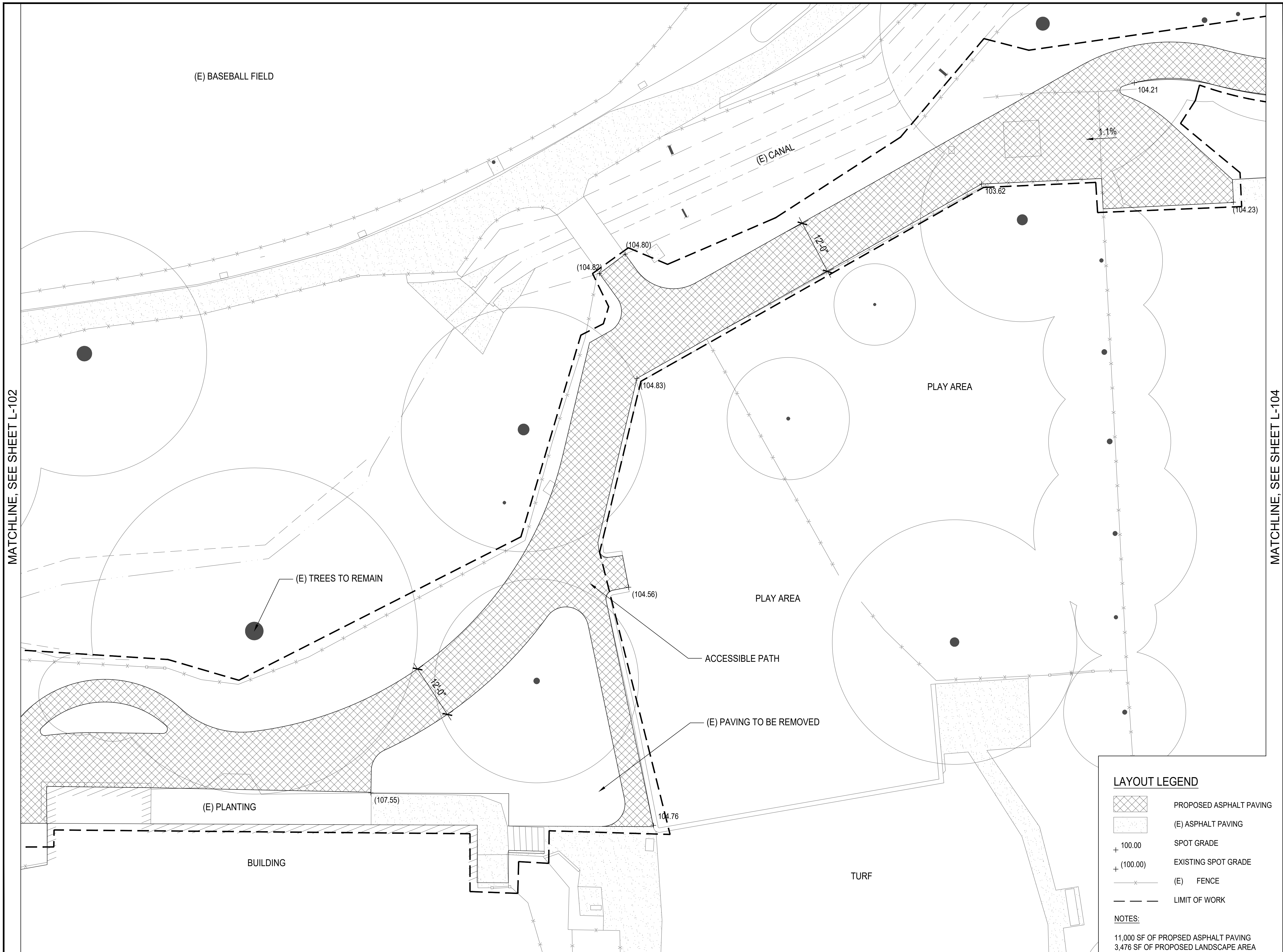


SHEET TITLE

SITE ENLARGEMENT 2

DRAWN BY: PF, CA CHECKED BY: DN

L-103



LAYOUT LEGEND

- PROPOSED ASPHALT PAVING
- (E) ASPHALT PAVING
- + 100.00 SPOT GRADE
- + (100.00) EXISTING SPOT GRADE
- x- (E) FENCE
- - - - - LIMIT OF WORK

NOTES:
11,000 SF OF PROPOSED ASPHALT PAVING
3,476 SF OF PROPOSED LANDSCAPE AREA

MATCHLINE, SEE SHEET L-102

MATCHLINE, SEE SHEET L-104

Date Plotted: 7/9/2020 11:34 AM

PROJECT/CLIENT NAME

Ives Park Improvements

7400 Willow St
 Sebastopol, CA 95472

PROJECT NUMBER

20003A

CONSULTANT

SUBMITTAL

100% Design Development

DATE

July 14 2020

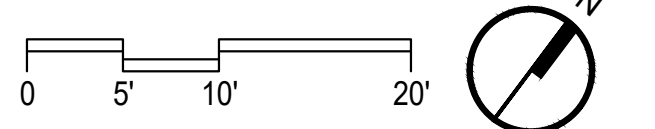
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REGISTRATION AND SIGNATURE

NOT FOR
CONSTRUCTION

SCALE

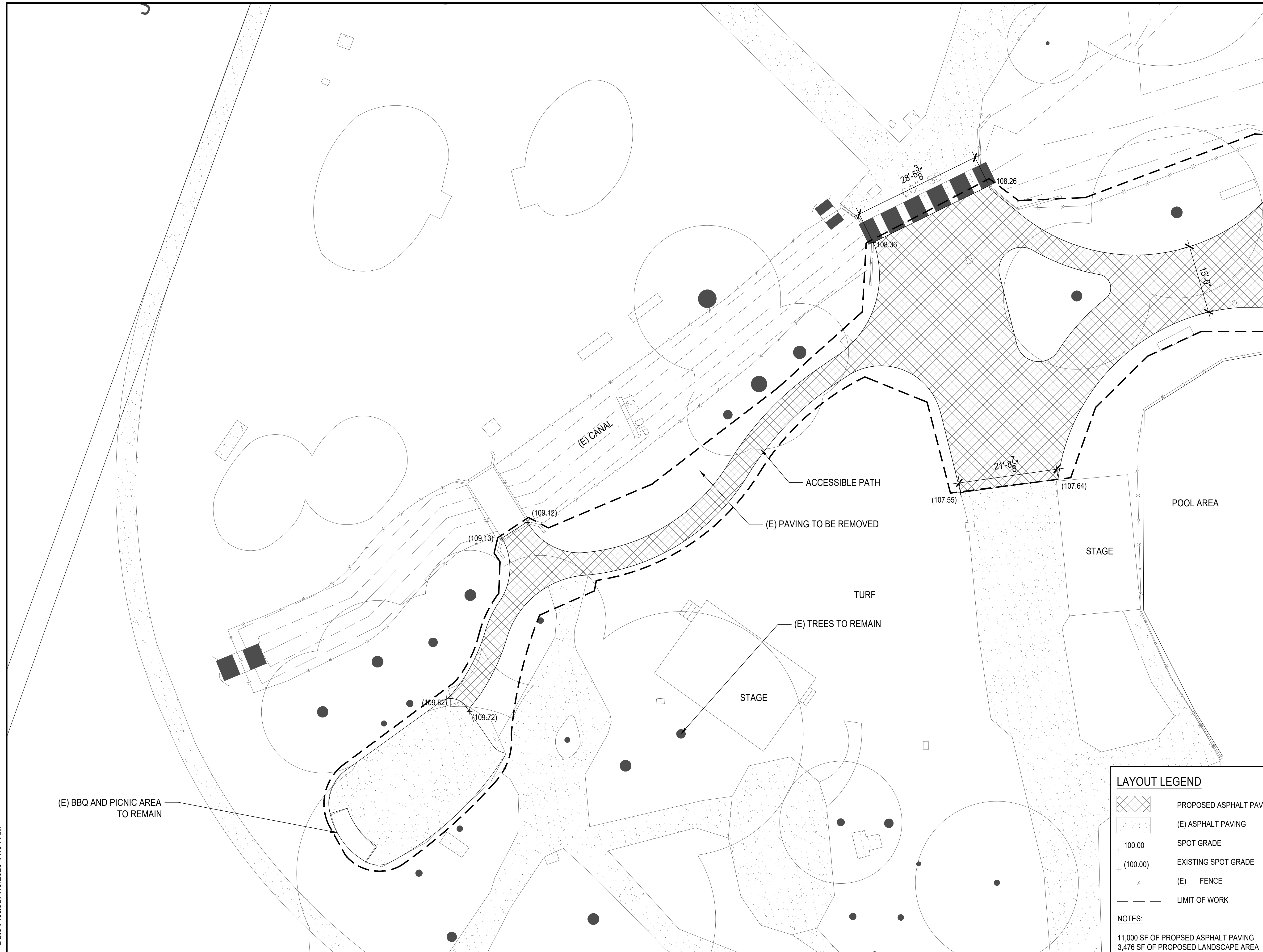


SHEET TITLE

SITE ENLARGEMENT 3

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L-104



LAYOUT LEGEND

- PROPOSED ASPHALT PAVING
- (E) ASPHALT PAVING
- + 100.00 SPOT GRADE
- + (100.00) EXISTING SPOT GRADE
- x- (E) FENCE
- - - - - LIMIT OF WORK

NOTES:

11,000 SF OF PROPOSED ASPHALT PAVING
 3,476 SF OF PROPOSED LANDSCAPE AREA

MATCHLINE, SEE SHEET L-103