



# CITY OF PIEDMONT

Joint Park Commission and  
Recreation Commission Agenda  
Wednesday, November 7, 2018  
7:00 p.m.

City Council Chambers, 120 Vista Avenue, Piedmont, CA

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## Call to Order

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### Public Forum

This is an opportunity for members of the audience to speak on an item not on the agenda. The 10 minute period will be divided evenly between those wishing to address the Commissions.

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### Regular Agenda

1. Approval of Joint Park Commission and Recreation Commission Minutes – September 5, 2018
  2. Receipt of a Report on the Revised Conceptual Plan for the Linda Beach Master Plan and Consideration of a Recommendation to the City Council on Next Steps
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### Adjourn

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Materials related to an item on this agenda submitted to the Park Commission and Recreation Commission are available for public inspection in the City Clerk's office during normal business hours.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (510) 420-3040. Notification at least two business days preceding the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

In accordance with G.C. Sec. 54954.2(a) this notice and agenda were posted on the City Hall bulletin board and also in the Piedmont Police Department on November 2, 2018.

**DRAFT**

**JOINT PIEDMONT PARK COMMISSION AND RECREATION COMMISSION**

Special Meeting Minutes for Wednesday, September 5, 2018

A Special Joint Session of the Piedmont Park Commission and Piedmont Recreation Commission was held September 5, 2018, in the City Hall Council Chambers at 120 Vista Avenue. In accordance with Government Code Section 54954.2(a) the agenda for this meeting was posted for public inspection on August 23, 2018.

**CALL TO ORDER**

Recreation Commission Chairperson Steve Roland called the meeting to order at 6:00 p.m.

**ROLL CALL**

Park Commissioners Present: Chairperson Betsy Goodman; Commissioners Amber Brumfiel, Patty Dunlap, Jim Horner, Brian Mahany and Robin Wu

Recreation Commissioners Present: Chair Steve Roland; Vice Chair Carrie Graham Lee; Commissioners Glyn Burge, Jeff Dorman, Vincent Fisher and Conna McCarthy

Absent: Park Commission Vice Chairperson Eileen Ruby

Staff Present: Recreation Director Sara Lillevand; Parks and Project Manager Nancy Kent, Public Works Director Chester Nakahara, and Public Works Superintendent Dave Frankel

**PUBLIC FORUM**

There were no speakers for Public Forum.

**REGULAR AGENDA**

The Commissions considered the following item of regular business.

**Linda Beach  
Master Plan**

Recreation Commission Chairperson Steve Roland introduced the item and stated that an additional joint meeting of the Park Commission and Recreation Commission to discuss this item has been scheduled on November 7, 2018.

Recreation Director Sara Lillevand provided background on the process which has led to tonight's meeting, beginning with a recommendation from the Capital Improvement Projects Review Committee in 2016 that the City review the Linda Park in a broader context. She indicated that Groundworks Office, Landscape Architects was hired by the City Council to create a flexible plan which will meet present and future resident needs. The initial concept was presented to the Park Commission, the Recreation Commission, and the City Council in separate meetings in the spring and provided feedback regarding the initial plan.

Ms. Lillevand indicated that following these meetings, Groundworks spent time looking at a concept to keep the tot lot at the north end of the park but the team decided moving it was the best way to activate the south end of the park and expand multi-generational recreational opportunities for the future and this will be the concept presented tonight. Ms. Lillevand reiterated the plan was conceptual at this time and Commissioners and the public are looking at how to make the best use of available space in a neighborhood park.

Sara Peschel, Principal at Groundworks Office, provided an overview of the site and project scope. Between now and the next joint meeting on November 7<sup>th</sup>, the team will meet with the neighborhood on September 12<sup>th</sup> to receive feedback and then return to the Commission with a second revised iteration of the plan.

Ms. Peschel reviewed the various sections of the park as contained in the plan, including the “pocket park”, the tot lot, the tennis courts, and the existing athletic field.

Commissioners asked clarifying questions about the sizing and location of the tennis courts, the indoor/outdoor space in the original plan, the tot lot, the play area, ADA access, the entrances and egress from the park from Howard and Linda Avenues, possible uses of the space under the Oakland Avenue bridge, utility lines, shade, the restroom facilities, bocce ball, and other topics.

**Public Testimony** was received from:

Patty Siskind, President of Piedmont Beautification Foundation, indicated that PBF has committed to three years of fundraising to support the tot lot. She also indicated support for the removal of the skate spot and urged the City to move forward with the plan.

Clark Smith urged the Commissioners to take parking concerns into account on both Howard and Linda Avenues, which currently have parking issues. He also urged pedestrian safety be a high priority, given the geography of the area. He made additional comments regarding bocce ball and the tot lot.

Venus French indicated that she had participated in the first two community planning events and asked that the plan address the needs of the older population and 10-16 year old children. She asked for an area with more unstructured play where kids can make noise, as well.

Arleta Chang, a park neighbor and architect, provided an alternative design for the park, which she created. She suggested that the park be required to follow the same setbacks as residential properties. She indicated that her design was based upon her perceptions of the more popular uses of the park. She suggested that tot lot users and neighbors receive a higher priority in the design.

The Commissions discussed the proposal at length. Commissioners expressed appreciation for the work of Groundworks Office and staff to be responsive to community and neighbor concerns. Commissioners indicated that the revised iteration of the plan took the guiding principles resulting from the earlier Commission and Council meetings were well represented in this iteration of the plan.

Commissioners urged Groundworks Office and staff to continue to take community and neighbor concerns into account when continuing their work on the design. Emphasis was placed, in no particular order, upon ADA Access, seating, preservation of foliage and landscaping, noise reduction measures, and flexibility of use, among others.

Park Commission Chairperson Goodman summarized Commissioner comments as follows:

1. The current iteration of the design would create a park with diverse activities and be respectful of neighbors. The design team should continue along these lines.
2. The changes to the design showed the City’s desire to be a good neighbor by reducing noise heavy activities. Additional study of how the noise might affect the neighborhood would be warranted.
3. The current iteration of the plan creates a large buffer area on Howard Avenue which will be appreciated by that neighborhood.

4. The current iteration of the plan has a net gain of 20 trees over the current number in the park, which is appreciated by the Commissioners.
5. The current iteration of the design did a good job of focusing on circulation concerns on Linda Avenue.
6. The design needs to be fleshed out with regard to ADA circulation, study of walls, fences, heights, and ramps prior to the Council moving forward
7. Commissioners have heard very positive responses about relocating the tot lot and the proposed increase to its size. Staff should continue to be cognizant of the age range of the tot lot. The location of the tot as well as the addition of play areas for older ages should be carefully considered.
8. The design of the north side of the park should be carefully considered and fleshed out in future iterations of the master plan.
9. Additional seating options should be considered.
10. The Current iteration of the master plan preserves the character of the park, reduced hardscape, and preserved more trees that the design considered earlier this year.

The Commissioners thanked City staff and Groundworks Office, Landscape Architects for their hard work on the plan and indicated they are looking forward to seeing the next iteration of the plan.

**ADJOURNMENT:**

There being no further business, Recreation Commission Chairperson Roland adjourned the meeting at 7:15 p.m.

City of Piedmont  
COMMISSION AGENDA REPORT

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DATE: November 7, 2018

TO: Park Commission and Recreation Commission

FROM: Sara Lillevand, Recreation Director  
Nancy Kent, Parks and Project Manager

SUBJECT: Receipt of a Progress Report on the Revisions to the Linda Beach Master Plan and Consideration of Recommendation to City Council

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RECOMMENDATION

Review the second revised iteration of the Linda Beach Master Plan and consider a recommendation that the City Council review this iteration of the plan.

BACKGROUND

Linda Beach Playfield & Park sits adjacent to Egbert W. Beach School and has been an active play space for roughly a century. The current playfield has seen significant transformation in recent decades from 1989 when natural grass replaced a bi-level asphalt playground and basketball court to 2004 when artificial turf replaced the natural grass. However, the spaces surrounding the field have received very little attention over the years. In particular, the area adjacent to the Oakland Avenue Bridge has never been developed and the bathroom building is outdated, inaccessible and in need of renovation. During its deliberations in the spring of 2016, the Capital Improvements Projects (CIP) Review Committee discussed the need for improvements to Linda Beach tot lot. The tot lot is recognized as one of the most used and appreciated City recreation facilities. Unfortunately, this facility suffers from old and outdated equipment as well as lack of ready access to bathrooms.

The CIP Review Committee recommended the City Council take a broader view than simply replacing tot lot equipment and suggested a master plan be undertaken to address all areas of the park from the Oakland Avenue Bridge to Beach School and from Howard Avenue to Linda Avenue with the exception of the playing field. After a thorough RFP process, Council awarded a contract to Groundworks Office, Landscape Architects on September 5, 2017 to develop the Linda Beach Master Plan.

The intent of the Master Plan is to create a logical and flexible plan to meet the present and future needs of the City of Piedmont within the context of the neighborhood, the needs of the community, and the constraints of the existing site. The goal of the project is to fully address and optimize the various uses of the park, both for scheduled and unscheduled activity, as well as, to serve a diversity of interests for Piedmonters of all ages. New uses and activities based on public

input and City needs are being considered, as is the desire to significantly improve the aesthetic quality of the park. Additionally, the Master Plan is being developed to integrate seamlessly with the existing artificial turf field and the area under the Oakland Avenue Bridge. The consultant will also provide preliminary cost estimates for the construction of the proposed improvements in a way that allows for phased construction.

This project kicked off with a well-attended community meeting on November 16, 2017 in the Beach School auditorium where community members shared their positive and negative perceptions of the existing park as well as their wishes for future improvements. Based on this feedback, Groundworks presented three conceptual ideas at a second community meeting on January 18, 2018. Robust feedback from this meeting combined with an online survey which received over 250 responses guided Groundworks to develop a preliminary conceptual plan which was presented to the Recreation Commission, the Park Commission and to City Council in March, April and May of 2018 respectively. In addition, a meeting for neighbors of Linda Beach Park was held in April in order to provide a forum for those who live closest to the park to share their feedback on the developing concept.

Based on robust community input at these four meetings, 12 guiding principles were developed and widely distributed in June as a framework for making revisions to the conceptual plan. In response to neighborhood concerns, the skate spot was removed from the master plan and a subcommittee of the Recreation Commission was formed in May to study other spaces to serve a clearly articulated need for safe and accessible skating in Piedmont. Neighbors also voiced concerns about noise associated with pickleball. How and where to best serve the emerging community desire for pickleball in Piedmont is being examined by another subcommittee of the Recreation Commission as a broader community recreation issue.

Out of this process, Staff and Groundworks forged over-arching design goals that balanced community input, recreation programming needs, and City park improvement goals. These became the major design goals for this master plan.

1. Creation of a unified “family zone” that promotes activities for various ages where parents/caregivers can enjoy and observe multiple activities at once.
2. Creation of additional and flexible recreation programming space to address unfulfilled programming needs for community members of all ages.
3. Transformation of the current park into a more aesthetically pleasing and unified landscape plan.

With these design goals and the framework as guides, Groundworks Office developed the next iteration of the Master Plan which was reviewed by the Park Commission and Recreation Commission at a joint meeting on September 5, 2018 and was presented on September 12 at a Beach Neighbors meeting hosted by the City at Beach School Auditorium. Commissioners indicated overall support for the revised concept and acknowledged Groundworks for their responsiveness to neighborhood and Commission concerns expressed the previous spring. Neighbors voiced appreciation for adjustments made in the revised concept but also voiced concerns about the location of the tot lot at the south end of the park near the bridge.

Based on Commission direction to staff as well as neighborhood feedback, Groundworks Office together with City staff developed another revised iteration of a conceptual plan for Linda Beach Park (exhibit A).

A summary of the distinguishing attributes of the revised plan are as follows:

- A California Playscape designed with landscape buffers near the Oakland Avenue Bridge and along Howard Avenue fills the now dormant south end of the park with natural adventure play for all ages
- Creation of a new enclosed tot lot (~4000 sq. ft.) for children age 3 and younger at the north end of the park within the existing tot lot footprint with a new restroom building to serve the tot lot, flex space and tennis courts
- A Sport Court Flex Space that can serve as multipurpose outdoor recreation program space for all ages (e.g. weekday adult/senior programs such as tai chi, outdoor fitness and painting; afterschool enrichment activities such as jump rope, martial arts, arts and crafts; outdoor and overflow space for Schoolmates)
- An artificial turf bocce ball court that makes efficient use of space required for ADA access grading
- Multiple picnic areas suitable for small family gatherings
- New modern restrooms and storage for community youth sports organizations at the south end
- Significant landscape buffers at the south end of the park
- Two ADA entrances from Linda Avenue and stair access from the north end of the pedestrian path near Beach School to the tot lot and stair access from the tennis courts to the sports field
- Retention of the notable trees on site including the Melaleucas along Linda Avenue and the mature redwoods below the play field
- Two tennis courts with north-south orientation and slightly larger offsets than existing courts
- The use of permeable surfaces for hardscape areas and paths to create options for green infrastructure allowing for appropriate storm water treatment options to be integrated into the landscape
- Phasing approach that allows for the long neglected south end of the park to be constructed first
- Allows for a third phase of the project which would add a multi-purpose recreation building to the northwest corner of the park expanding indoor recreation programming opportunities for Piedmonters of all ages (bridge, mahjong, book club, yoga, art, lego, knitting, carpentry, ballet etc.)
- Phase three building also creates an indoor/outdoor interface that will accommodate robust and complete full day summer camp offerings as well as after school enrichment activities and small evening and weekend gatherings
- Fencing plan allows for controlling park use after hours

NEXT STEPS:

If the Park Commission and Recreation Commission are in support of the conceptual plan as presented, staff would suggest recommending that the Council review the current iteration of the conceptual master plan for Linda Beach Park.

Attachments: A) Revised Site Plan



