

LARKSPUR MINI PARKS ACTION PLAN



CITY OF LARKSPUR
JANUARY 2015

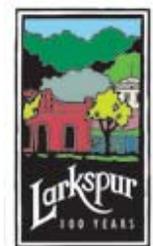




TABLE OF CONTENTS

SECTION 1 – INTRODUCTION

1-00

PARKS AND GREENWAYS LOCATION MAP	1-01
EXISTING PARKS	1-02
DESCRIPTION OF MINI PARK AND GREENWAYS	1-04

SECTION 2 – PARKS AND GREENWAYS

2-00

BON AIR LANDING PARK	2-01
CENTENNIAL PARK	2-08
DOLLIVER PARK	2-15
GREENBRAE SCHOOL PARK	2-22
HAMILTON PARK	2-29
HEATHERWOOD PARK	2-36
NEIGHBORHOOD PARK	2-43
NIVEN PARK	2-49
DOHERTY GREENWAY	2-56
HILLVIEW GREENWAY	2-61



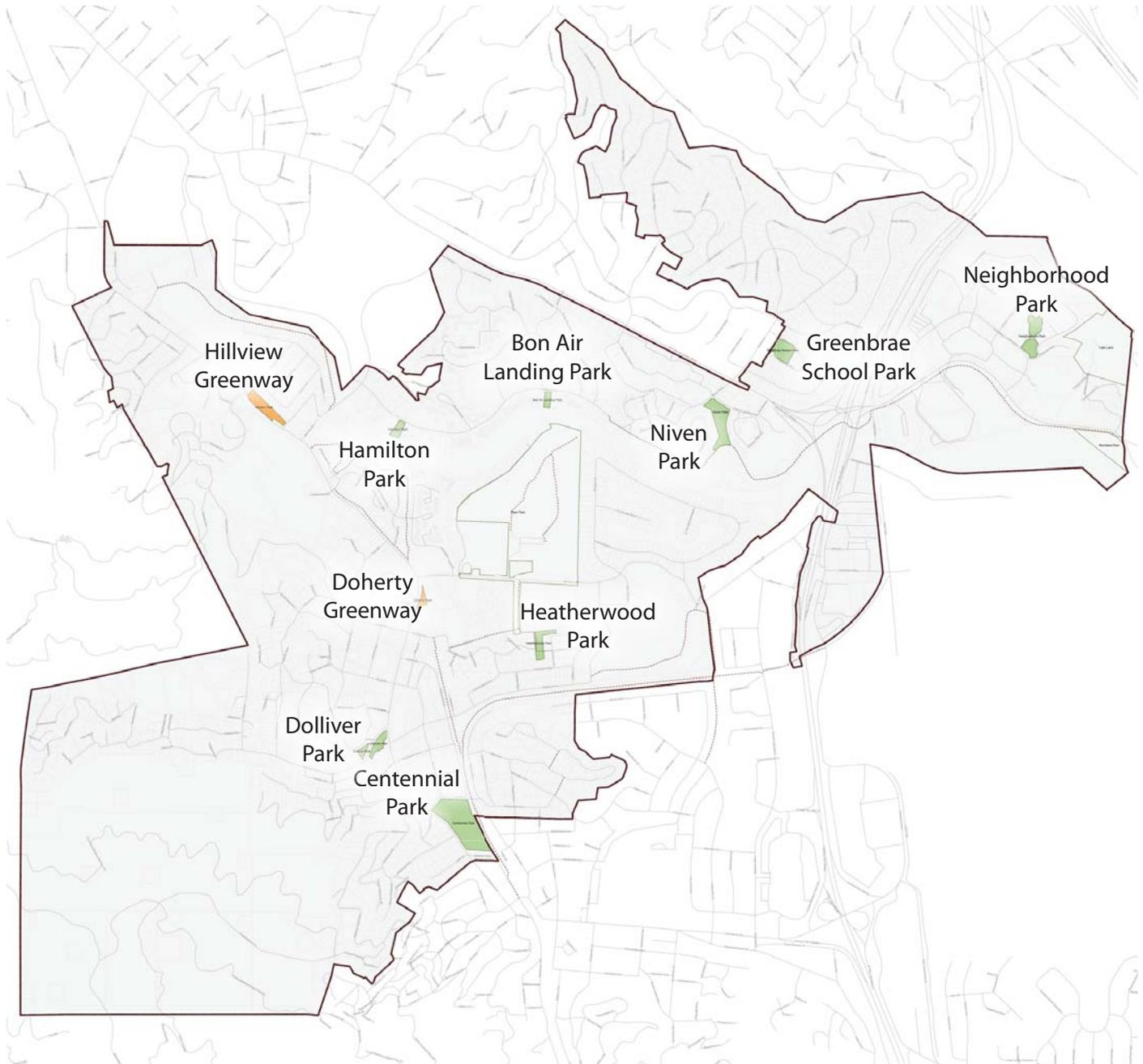
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SECTION 1

INTRODUCTION

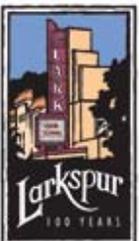


CITY OF LARKSPUR MINI PARKS AND GREENWAYS LOCATION MAP:



MINI PARKS OVERVIEW:

The City of Larkspur has an extensive mini park system integrated within the community. These parks and greenways serve not only local and/or adjacent residents but in many cases the community as a whole. In accordance with maintaining a high quality experience for all uses, the City has embarked on doing an extensive inventory and analysis of the mini park system. The following report will detail existing improvements in each of the parks and greenways, as well as proposing new improvements.



EXISTING PARKS AND GREENWAYS:

Bon Air Landing Park:

This is a small parklette located along South Eliseo Drive and abuts Corte Madera Creek as it winds through Larkspur on its way to the Bay. It has direct water access from a path and dock. It is bordered by existing residences on either side. There is significant slope from the street to the central area of the park. The park is run down, has accessibility issues, and landscape plants are overgrown and/or out of scale to the site.

Centennial Park:

Centennial Park is a relatively newly refurbished park located at the corner of Alexander and Magnolia Avenues. It shares uses with the Marin Primary and Middle School. The park primarily serves the school and adjacent neighborhood. However, the tennis courts are a regional draw. The park was recently upgraded so it is in good condition and does not need substantial improvements. Landscape plantings have overgrown their spaces which makes the park difficult to see from the streets. Some of the existing amenities need refurbishment which is consistent with typical park maintenance and upgrades.

Dolliver Park:

Dolliver Park is one of the most unique parks in the City and possibly anywhere. The dense grove of Redwoods and Madrones along the seasonal creek create a park that has the character of a large natural area out in the forest instead of the reality of a relatively small park directly adjacent to downtown Larkspur. Redwoods growing directly out of the street and sidewalk provide an unparalleled experience. Dolliver, or 'Dark' Park, is a heavily used park with several play areas, a restroom structure, picnic and seating areas, and sloped access to the seasonal creek. Part of the park is on the north side of Madrone Ave. and does not currently have much in the way of amenities. Parking is limited and many people walk to the park. Due to the shade, there is no traditional park landscape planting and therefore no need for irrigation. The majority of the park is covered by redwood duff and compacted earth. There are residences directly adjacent to the park. Surveillance and lighting is difficult due to the dense tree groves.

Greenbrae School Park:

Greenbrae School Park is located in a comfortable residential neighborhood accessed by Elise Drive and Parkside Way which loops through the neighborhood and fronts both the north and south sides of the park. It is a square shaded park, in relatively good conditions, with active recreation amenities and large multi-function lawn area. Large shade trees in the center of the park and open lawn areas create a comfortable park that is appropriate for neighborhood uses. Minimal improvements are needed to maintain the quality and function of the park.

Hamilton Park:

This is a small parklette located along South Eliseo Drive and abuts Corte Madera Creek connecting to the Bay. It has direct water views from a circular path. It is bordered by existing residences on the east and commercial uses on the west side. It is used by the local residences and by the community as a whole.

Heatherwood Park:

Heatherwood Park is a heavily used neighborhood park that is primarily hidden from view from surrounding streets. It is located along the main bike path that connects downtown Larkspur to Redwood High School that is on the north side of the park. There is a steep slope with stair access on the west side, a narrow flush walkway access on the east side, and the bike path on the north. The park has a large lawn area in the middle with multiple play areas and a picnic/gathering area to the south and a basketball court to the north. This park has strong interaction with surrounding neighborhood with weekly gatherings in the summer that brings the neighbors together. Surveillance is almost impossible from the streets so it relies on the surrounding neighbors for policing. The landscape and amenities are in fair condition, but could benefit from upgrades and replacements. There is a drainage problem on the north side of the park (swale).



EXISTING PARKS AND GREENWAYS CONT.:

Neighborhood Park:

This is a larger park located off Larkspur Landing Circle and Drake's Way and is located within a multi-family community. It is comprised primarily of a connecting path and lawn/open space. It is bordered by existing multi-family residences on either side and is used both by the local residences and by the community as a whole.

Niven Park:

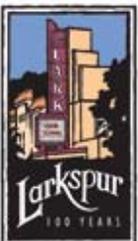
This is a larger park located at the intersection of Barry Way and Drake's Landing Road and abuts a canal connecting to the San Francisco Bay. It is comprised of an interconnecting path with large lawn areas, benches, a play structure and picnic areas. It is bordered by existing attached residences on either side and is used both by the local residences and is a draw for the community as a whole.

Doherty Greenway:

This greenway is found near the intersection of Magnolia Ave. and Doherty Dr. at the north end of the downtown area. It is a small triangularly shaped area with Magnolia Ave. on one side and a shopping center parking lot on the other. It is mostly covered in lawn that slopes down to the east with a small grove of large Redwood trees. The amenities consist of the bike path, benches, and a flag pole that is hidden in the redwoods.

Hillview Greenway:

This is a linear greenway along the northeast side of Magnolia Ave. and functions primarily as streetscape with sidewalks and landscape areas. There is a continuous sidewalk along the Magnolia Ave. curb as well as a meandering sidewalk through the middle of the greenway that connects back to the street sidewalk at several locations. Wood fences at the backyards of adjacent residences creates the edge opposite of the street. It is used both by the local residences and by the community as a whole as a walking trail.



MATRIX OF EXISTING PARK CONDITIONS:

	Parks									
	Bon Air Landing Park	Centennial Park	Dolliver Park	Greenbrae School Park	Hamilton Park	Heatherwood Park	Neighborhood Park	Niven Park	Doherty Greenway	Hillview Greenway
Walking Path	X	X	X	X	X	X	X	X	X	X
Bench	X	X	X	X	X	X	X	X	X	
Trash Can	X	X	X	X	X	X	X	X	X	
Picnic Table	X	X	X	X	X	X		X		
Play Structure			X	X		X		X		
Park Sign	X	X	X	X	X	X	X	X		
Historical Monument		X							X	
Steps/Stairs	X					X				
Bollard Light				X				X		
Pole Light in Park			X				X	X		
Street Light (adjacent)		X	X	X	X		X	X		X
Drinking Fountain		X	X	X	X	X		X		
Basketball Court				X		X				
Seat Wall						X		X		
Exercise Station							X			
Dock - Water Access	X									
Grade Change Ramp	X									
Bleachers		X								
Sandbox			X			X				
Restroom Building			X							
Bike Racks								X		
Fire Hydrant						X	X			
Flagpole								X	X	
Overhead Powerline						X				
Creek/Riparian	X		X		X			X		



SECTION 2

PARKS AND GREENWAYS



EXISTING CONDITIONS:



EXISTING PARK AMENITIES:

- (A) Walkways - primarily asphalt
- (B) Bench
- (C) Trash Receptacle
- (D) Picnic Table
- (E) Floating Dock with gangway
- (F) Grade Change Ramp - not ADA compliant
- (G) Steps - Wood
- (H) Transformers/Large Utility Boxes
- (I) Lawn Area/Green Space
- (J) Wood Retaining Walls
- (K) Wood Bench around Tree
- (L) Wood Fences
- (M) Open Area - Hard Packed Earth

ACCESSIBILITY REVIEW:

- Paving areas exceeding 5% slope to be revised or replaced by grinding, patching or regarding.
- Tread striping, and handrails for stairways to be revised or replaced to meet current codes requirements.
- Leveling landings, regrade or replace ramp, and install, raise or lower handrails, as needed, to meet current code requirements.
- Provide an accessible path of travel and at least one accessible table within the picnic area, to meet current accessibility codes.
- Provide an accessible path of travel between gangway and fixed pier ramp.

SPECIAL CONSIDERATIONS:

Landscape planting along the street should be replaced or pruned to allow for clear views into the park. Landscape on each side, adjacent to the residences, should remain to create a buffer to the residential buildings, but also needs selective pruning or replacement. Preserving the character of the park should be a primary concern upgrades and replacements.

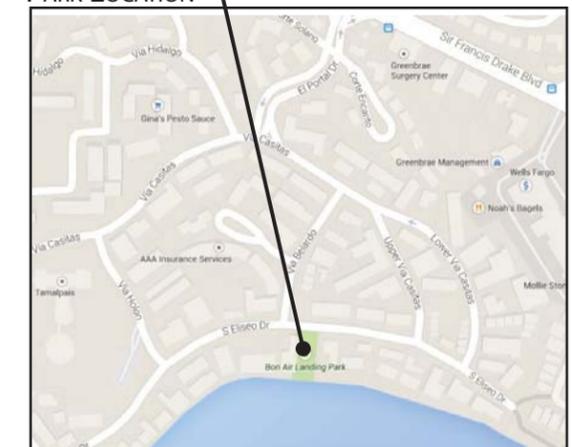
BON AIR PARK OVERVIEW:

This is a small parkette located along South Eliseo Drive and abuts Cortes Madera Creek as it winds through Larkspur on its way to the Bay. It has direct water access from a path and dock. It is bordered by existing residences on either side. There is significant slope from the street to the central area of the park. The park is run down, has accessibility issues, and landscape plants are overgrown and/or out of scale to the site.



PARK ENTRY FROM S. ELISEO DRIVE

PARK LOCATION



VICINITY MAP



PHOTOS OF THE EXISTING PARK:



BIRD'S EYE VIEW FROM THE SOUTH



RAMP AT S. ELISEO DRIVE



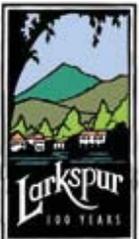
STEPS AND BENCH



ASPHALT PATH FROM STEPS TO PARK



BOTTOM OF RAMP TO PARK



PHOTOS OF THE EXISTING PARK:



VIEW SOUTH OF LAWN, GATHERING AREA AND DOCK



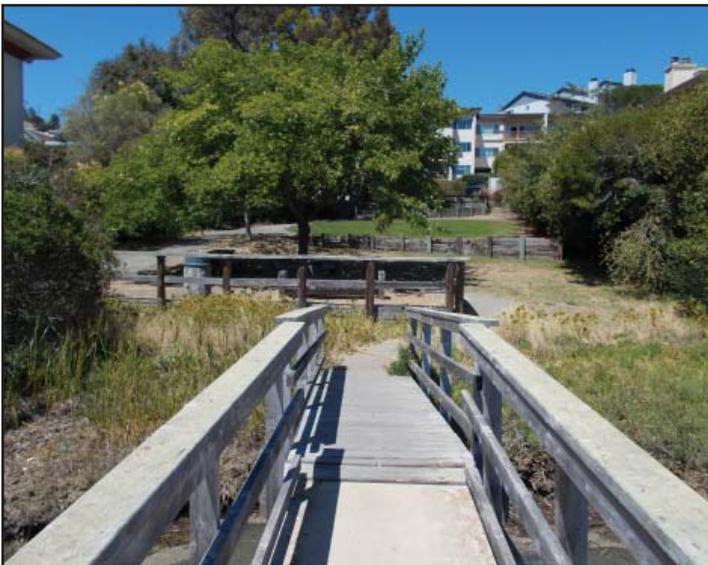
STEPS IN CENTER OF PARK



PACKED EARTH GATHERING SPACE & ENTRY TO DOCK



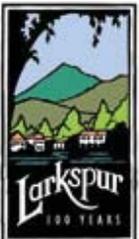
BENCH AROUND TREE



VIEW OF PARK FROM DOCK



DOCK - WATER ACCESS

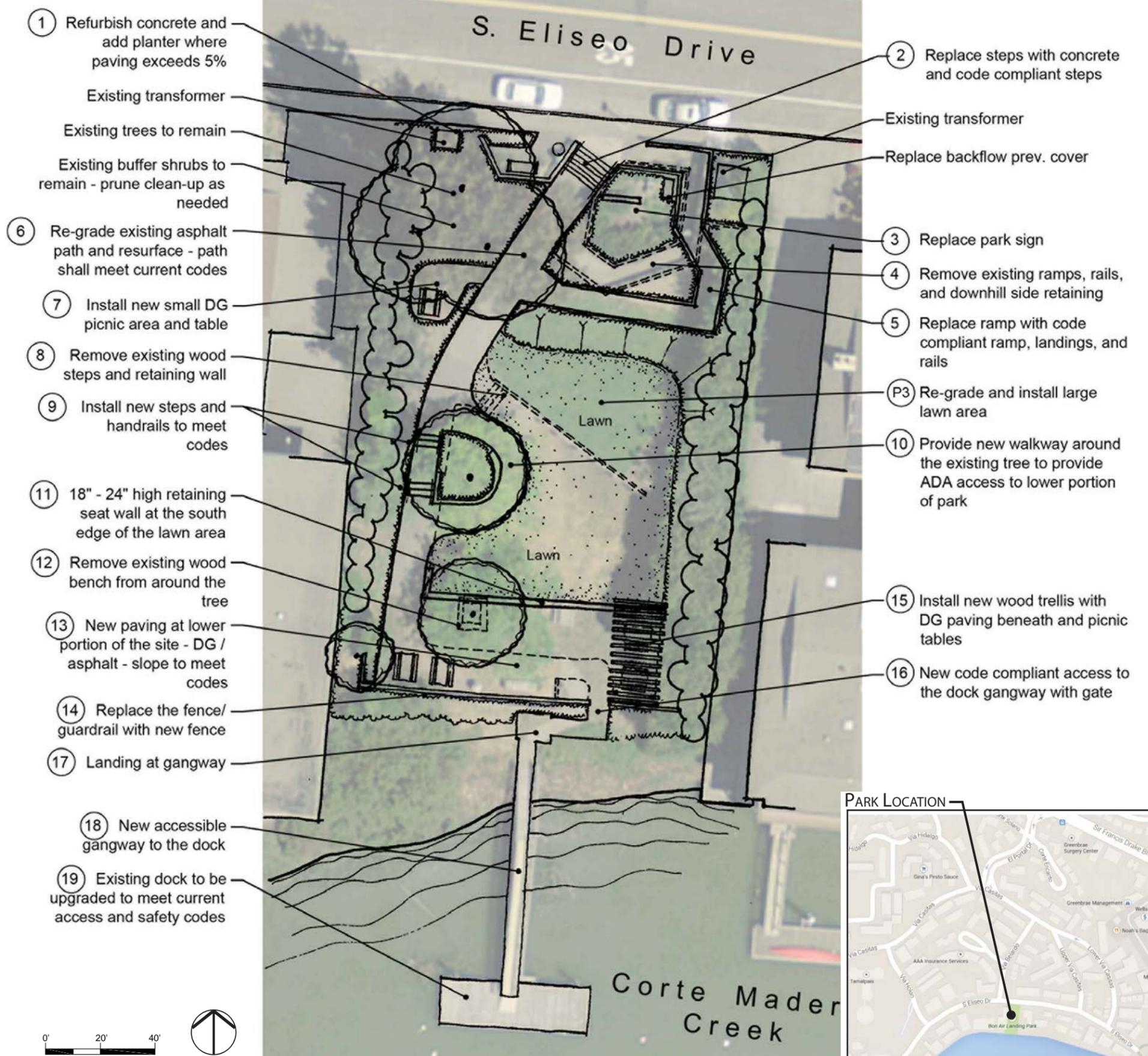


PARK IMPROVEMENTS:

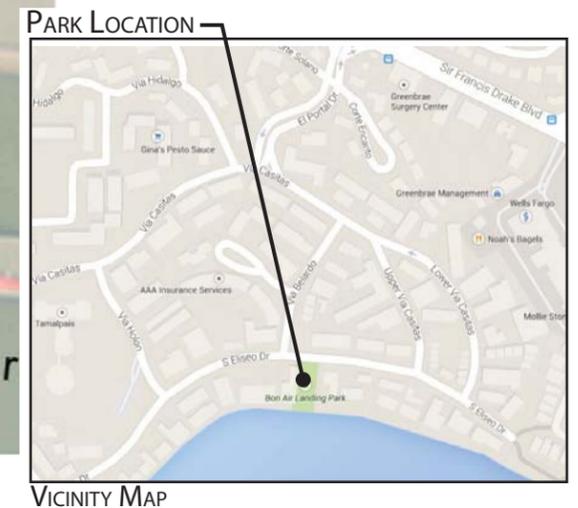
Following is a brief description of the improvements that are graphically shown in the plan on the right. For more detailed description of each of the recommended improvements see the following page(s).

Proposed Park Improvements		CM	CP	CI
Specific Improvement Recommendations				
1	Remove concrete paving that exceeds 5%	x		x
2	Refurbish steps and upgrade handrails	x		x
3	Replace park sign	x		
4	Remove existing ramp, rails, and some retaining walls			x
5	Install new code compliant ramps and rails			x
6	Re-grade and resurface existing asphalt path	x		x
7	Install DG area and picnic table	x		x
8	Remove existing wood steps and retaining wall			x
9	Install new steps and handrails			x
10	Install new accessible walkway around steps			x
11	Install 18" - 20" retaining seat wall			x
12	Remove wood bench around tree	x		
13	Install new paving at gathering area			x
14	Replace existing fence with new			x
15	Install wood shade trellis			x
16	Install new accessible walk to gangway			x
17	Install code-compliant landing for gangway			x
18	Install new accessible gangway			x
19	Upgrade dock to be accessible and code compliant			x
Overall Park Improvements				
P1	Replace irrigation controller	x		
P2	Refurbish existing irrigation	x		x
P3	Re-grade and add lawn to center of park			x
P4	Replace / refurbish park planting	x	x	x
P5	Install bark mulch in shrub areas	x	x	x
P6	Install new park furniture	x		

CM - CITY MAINTENANCE
 CP - COMMUNITY PROJECT
 CI - CAPITOL IMPROVEMENTS (CONTRACTOR)



0' 20' 40'



VICINITY MAP



PARK IMPROVEMENT RECOMMENDATIONS

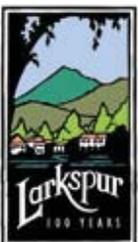
The following is a detailed description of the recommended park upgrades and refurbishments that are shown on the preceding page. These descriptions offer the overall intent and relative extent of the upgrades. Specific improvement plans may/will be needed for several of the items listed below. The matrix on the preceding page also provides direction as to how the improvements may be implemented.

City Maintenance (CM) are items that may be appropriate for City staff to perform.

Community Projects (CP) are improvements that may be appropriate to be performed by community groups or individuals.

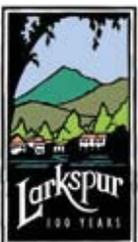
Capital Improvements (CI) are projects that are most likely too large or complicated for City staff and the community and may better be performed by a licensed contractor.

1. There is a steep slope in the concrete paving between the bench pad and the street sidewalk that appears to exceed 10%. We recommend that the steep portion be removed and replaced with groundcover planting. Maintain code-compliant access to and around the bench from the uphill side of the street sidewalk. Replace or refurbish the guardrail on top of the retaining wall to meet code. **(CM, CI)**
2. Refurbish or replace steps as needed for code-compliant even step tread with no grade differential between the wood and concrete portion of the tread. Install warning strip at tread nosing. Install code-complaint handrails. Revise paving as needed at the top and bottom for landings. **(CM, CI)**
3. Replace the park sign with a new sign that matches the uniform City design. Replace/install park rule signage. **(CM)**
4. Remove the existing non-compliant ramp. The ramp will need to be widened, so the retaining wall will need to be removed from one side of the ramp for the installation of a new ramp. **(CI)**
5. Install a new code-compliant ramp from the street level to the central level of the park. A complete grading plan will be needed to determine appropriate grade levels to get from high point to low point. New ramp to include slopes, cross slopes, widths, landings, rails, and wheel guides to meet code requirements. New ramp will need retaining near the transformer. In other portions, the grade can be met by retaining walls or be re-grading this portion of the site. **(CI)**
6. The asphalt path from the bottom of the steps to the lower portion of the site is to be resurfaced. Any portions of the existing walk that exceeds 5% will need to be re-graded to maintain slope of less than 5% and no cross slope greater than 2%. New steps are shown as callout #9 if needed for grade differential. **(CM, CI)**
7. Install new Decomposed Granite (DG) picnic area with edging. Picnic area to meet access requirements. Install picnic table or bench. **(CM, CI)**
8. Remove the existing wood steps and retaining wall in the middle of the site and re-grade that portion of the site to create a single large lawn area (P3). **(CM, CI)**
9. Install new code-compliant steps and handrails along the main path as needed for grade differential. **(CI)**
10. Install a code-compliant path or ramp around the steps to allow for accessibility to the lower portion of the site. Edge of path to join flush with lawn area. Path is shown to wrap around the existing tree if possible. **(CI)**
11. Construct a new 18" – 20" high concrete or wood retaining seat wall at the south edge of the lawn. Lawn to be level with the top of the seat wall. Top of wall to be relatively level, but slope slightly for drainage. **(CI)**



PARK IMPROVEMENT RECOMMENDATIONS *CONT.*

- 12.** Remove the existing wood frame and bench around the existing tree. Existing tree to remain. **(CM)**
 - 13.** Install new paving in the lower portion of the site. The new paving space to be designed to allow for large area that does not exceed 2% slope. Paving may be asphalt and/or DG. Provide asphalt link from main path to the dock access. **(CI)**
 - 14.** Replace or refurbish the existing fence along the south edge of the park. **(CI)**
 - 15.** Construct a wood trellis with concrete footings and angle-iron or column bases set into the concrete. Trellis to be large enough for at least two picnic tables. **(CI)**
 - 16.** Provide path to the dock gangway that meets access codes. Also provide a gate in the fence to be able to lock the dock off from the rest of the park. Gate to swing 180 degrees to be locked to the fence in the open position. **(CI)**
 - 17.** Install code compliant landing and anchoring for the gangway. If there is a drop-off greater than 30" provide for proper guardrails. **(CI)**
 - 18.** Install code and access compliant gangway to the dock. **(CI)**
 - 19.** Upgrade the existing dock as needed to meet current codes and to accept the gangway. **(CI)**
-
- P1.** Replace the existing irrigation controller with a new central control unit that is consistent with all other park improvements and can be operated remotely and adjusts automatically based on a weather sensor. **(CM)**
 - P2.** The improvements that are listed above may significantly impact the existing irrigation system which may require replacement of some or all of the irrigation. New irrigation shall meet Water-Efficient Landscape Ordinance requirements. New irrigation for lawn areas shall be pop-up spray or rotator and new irrigation for shrub areas shall be spot drip or bubbler. **(CM, CI)**
 - P3.** Install new lawn and new irrigation in the center of the park. Lawn to slope relatively evenly and shall not exceed 7:1. **(CI)**
 - P4.** The landscape plantings shall be pruned and/or replaced per the plant list in this Action Plan. **(CM, CP, CI)**
 - P5.** All shrub areas shall be refurbished with a minimum of 3" of bark mulch or compost. **(CM, CP, CI)**
 - P6.** Refurbish and/or replace park furniture per this Action Plan – benches, picnic tables, trash receptacles, pet station. **(CM)**



ESTIMATE OF PROBABLE COST

Bon Air Landing Park

City of Larkspur Mini-Parks Action Plan

Estimate of Probable Cost

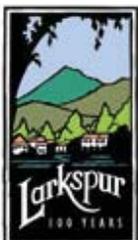
January, 2015

Specific Improvement Recommendations					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
1	Remove Concrete paving that exceeds 5%	40	sf	\$ 10.00	\$ 400.00
2	Refurbish steps and upgrade handrails	75	sf	\$ 25.00	\$ 1,875.00
3	Replace park sign	1	each	\$ 2,500.00	\$ 2,500.00
4	Remove existing ramps, rails, and some of the existing retaining walls for new ramps	260	sf	\$ 30.00	\$ 7,800.00
5	Install new code-compliant ramps, rails, and retaining walls	90	lf	\$ 175.00	\$ 15,750.00
6	Regrade and resurface existing asphalt path	1200	sf	\$ 6.00	\$ 7,200.00
7	Install new DG area	175	sf	\$ 6.00	\$ 1,050.00
7	New picnic table	1	each	\$ 2,400.00	\$ 2,400.00
8	Remove existing wood steps and retaining	1	allowance	\$ 1,500.00	\$ 1,500.00
9	Install new steps and handrails	61	sf	\$ 35.00	\$ 2,135.00
10	Install new accessible walkway around steps	260	sf	\$ 6.00	\$ 1,560.00
11	Install 18" - 20" high retaining wall	82	lf	\$ 100.00	\$ 8,200.00
12	Remove wood bench around tree	1	allowance	\$ 400.00	\$ 400.00
13	Install new DG paving at lower gathering area	675	sf	\$ 6.00	\$ 4,050.00
14	Replace existing fence with new fence along creek	80	lf	\$ 40.00	\$ 3,200.00
15	Install wood shade trellis	1	each	\$ 7,500.00	\$ 7,500.00
16	Install new accessible walkway to gangway	70	sf	\$ 10.00	\$ 700.00
17	Install new code-compliant landing for the new dock gangway	50	sf	\$ 20.00	\$ 1,000.00
18	Install new accessible gangway	1	each	\$ 5,000.00	\$ 5,000.00
19	Upgrade dock to be accessible and code-compliant	1	allowance	\$ 15,000.00	\$ 15,000.00

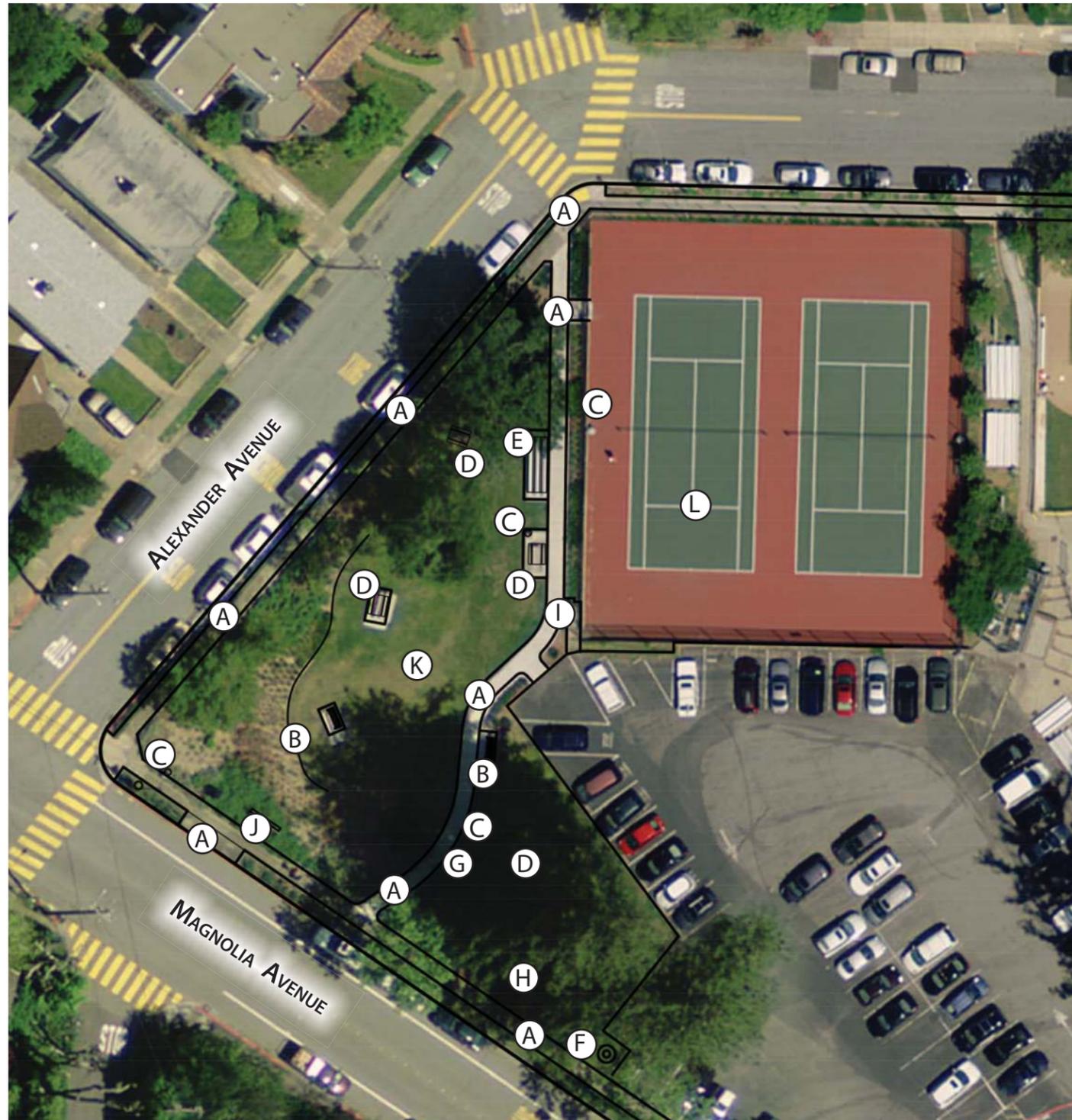
Overall Park Improvements					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
P1	Replace irrigation controller	1	each	\$ 4,000.00	\$ 4,000.00
P2	Refurbish existing irrigation	6850	sf	\$ 2.00	\$ 13,700.00
P3	Regrade and add lawn to center of park	2240	sf	\$ 3.50	\$ 7,840.00
P4	Replace / Refurbish park planting	4610	sf	\$ 1.00	\$ 4,610.00
P5	Install new bark mulch in shrub areas	4610	sf	\$ 0.60	\$ 2,766.00
P6	Install new benches	2	each	\$ 1,400.00	\$ 2,800.00
P6	Install new picnic tables	5	each	\$ 2,400.00	\$ 12,000.00
P6	Install new waste receptacles	2	each	\$ 1,500.00	\$ 3,000.00
P6	Install new pet waste stations	1	each	\$ 500.00	\$ 500.00

Sub-Total \$ **140,436.00**
 15% Contingency \$ 21,065.40

Total Park Improvements \$ 161,501.40



EXISTING CONDITIONS:



0' 20' 40'



EXISTING PARK AMENITIES:

- (A) Walkways - Concrete
- (B) Bench
- (C) Trash Receptacle
- (D) Picnic Table
- (E) Bleachers
- (F) Monument
- (G) Pet Wash Station
- (H) Plastic Weed Barrier under Redwoods
- (I) Drinking Fountain
- (J) Park Sign
- (K) Lawn Area/Open Space
- (L) Tennis Courts and Fencing

ACCESSIBILITY REVIEW:

- Reduce or eliminate grate openings along path of travel, and widen path as needed.
- Provide a level landing, install handrails, and regrade or replace ramp, as needed, to meet current codes requirements.
- Replace stairs, install handrails, and tread striping as needed, to meet current codes requirements.
- Provide bleachers for companion seating for the tennis courts.
- Increase or provide a clear floor area around picnic table.
- Provide the required number of accessible tables and seating within the picnic area, to meet current codes requirements.
- Install an additional high or low drinking fountain, or raise or lower existing to meet current accessibility codes.
- Increase or provide maneuvering or clear floor area for drinking fountain.
- Provide an accessible path of travel for fixed bench.

SPECIAL CONSIDERATIONS:

Landscape planting along the street should be replaced or pruned to allow for clear views into the park. Preserving the character and existing uses of the park should be a primary concern with upgrades and replacements. The lawn area, picnic areas, and view bleachers for the tennis courts should remain with upgrades only as needed.

CENTENNIAL PARK OVERVIEW:

Centennial Park is a relatively newly refurbished park located at the corner of Alexander and Magnolia Avenues. It shares uses with the Marin Primary and Middle School. The park primarily serves the school and adjacent neighborhood. However, the tennis courts are a regional draw. The park was recently upgraded so it is in good condition and does not need substantial improvements. Landscape plantings have overgrown their spaces which makes the park difficult to see from the streets. Some of the existing amenities need refurbishment which is consistent with typical park maintenance and upgrades.



PARK AREA/GATHERING SPACE

PARK LOCATION



VICINITY MAP



PHOTOS OF THE EXISTING PARK:



BIRD'S EYE VIEW FROM THE SOUTH



VIEW FROM ALEXANDER AVENUE FROM THE NORTH



SIDEWALK ALONG ALEXANDER AVENUE



TENNIS COURTS



MEANDERING WALK



PHOTOS OF THE EXISTING PARK:



REDWOOD GROVE



MAGNOLIA AVENUE SIDEWALK



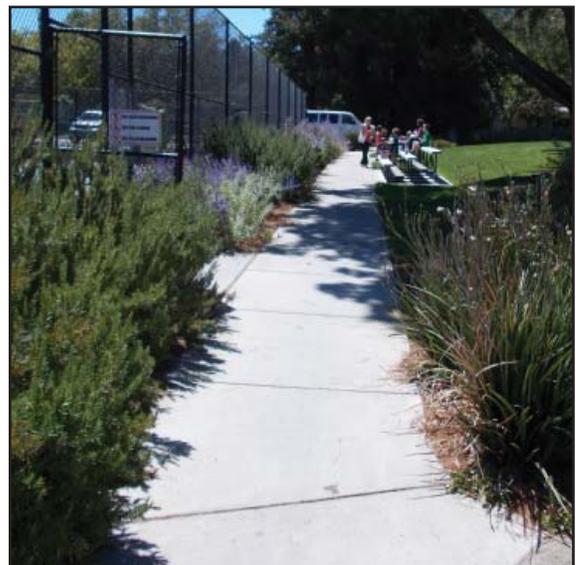
BENCH IN REDWOODS



CORNER OF MAGNOLIA AND ALEXANDER



SIGN IN LANDSCAPE



BETWEEN COURTS AND PARK

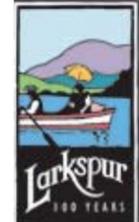
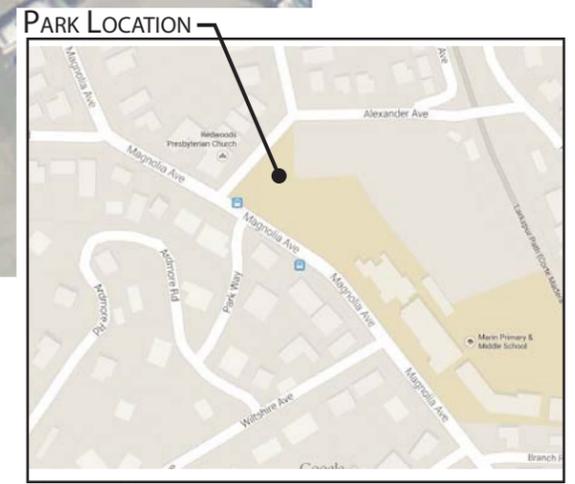
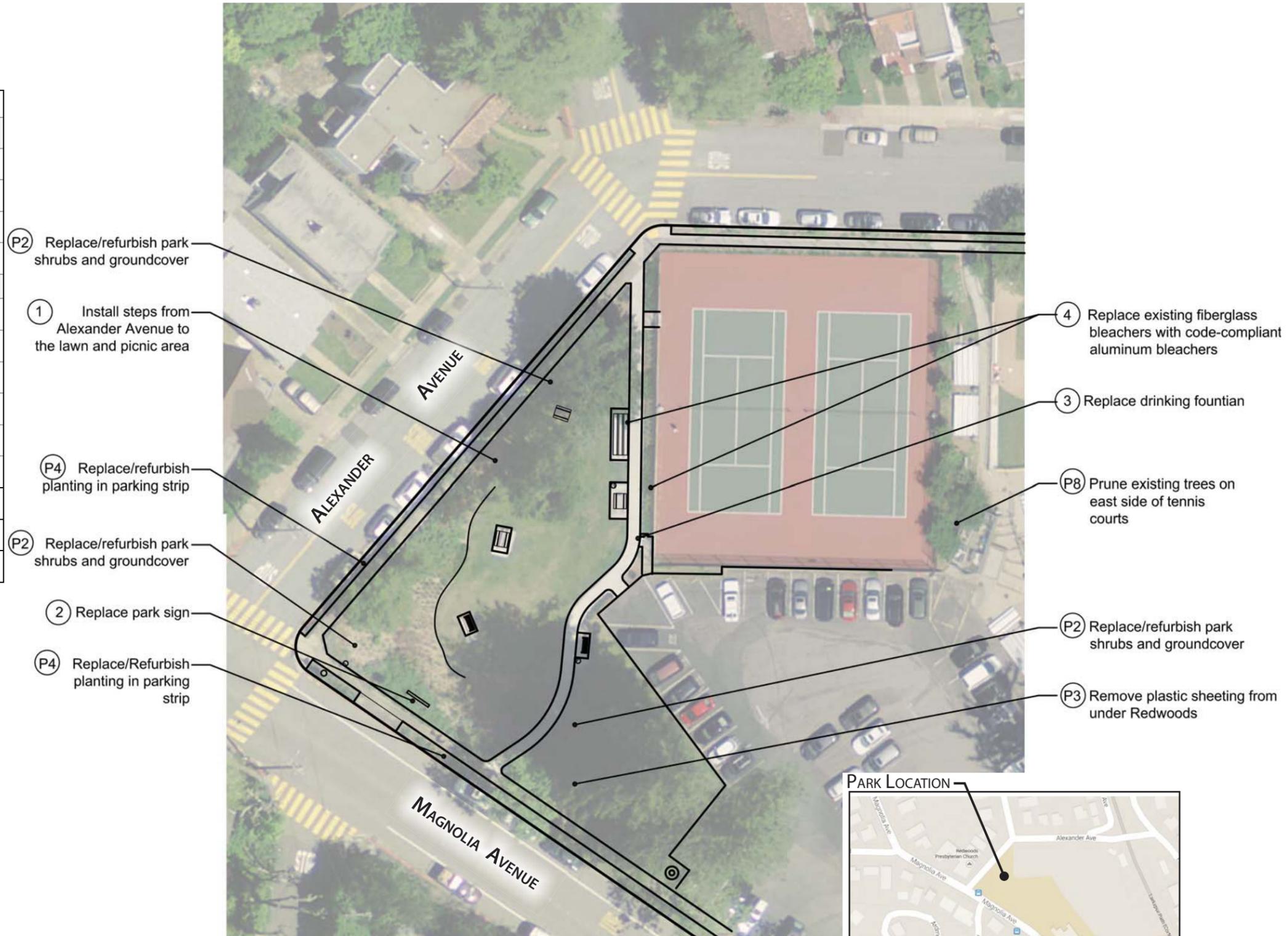


PARK IMPROVEMENTS:

Following is a brief description of the improvements that are graphically shown in the plan on the right. For more detailed description of each of the recommended improvements see the following page(s).

Proposed Park Improvements		CM	CP	CI
Specific Improvement Recommendations				
1	Install steps from Alexander Avenue to the lawn/picnic area			X
2	Replace park sign	X		X
3	Replace drinking fountain	X		X
4	Replace existing bleachers with code compliant material	X		X
Overall Park Improvements				
P1	Replace irrigation controller	X		
P2	Replace / refurbish park shrubs and groundcover planters	X	X	X
P3	Remove plastic sheeting from Redwoods	X	X	
P4	Replace / refurbish planting in parking strip	X		X
P5	Install bark mulch in shrub areas	X	X	X
P6	Install new park furniture	X		
P7	Install new separate irrigation meter	X		X
P8	Prune trees on the east side of tennis courts	X		
P9	Minor upgrades/refurbishment to irrigation	X		X

CM - CITY MAINTENANCE
 CP - COMMUNITY PROJECT
 CI - CAPITOL IMPROVEMENTS (CONTRACTOR)



PARK IMPROVEMENT RECOMMENDATIONS

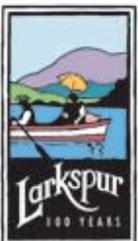
The following is a detailed description of the recommended park upgrades and refurbishments that are shown on the preceding page. These descriptions offer the overall intent and relative extent of the upgrades. Specific improvement plans may/will be needed for several of the items listed below. The matrix on the preceding page also provides direction as to how the improvements may be implemented.

City Maintenance (CM) are items that may be appropriate for City staff to perform.

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Capital Improvements (CI) are projects that are most likely too large or complicated for City staff and the community and may better be performed by a licensed contractor.

-
1. There is an existing trail through the landscape and up the slope from Alexander Ave. to the main lawn area of the park. Steps are to be placed in this location with a flush connection to the back of the existing sidewalk, landing, quantity of steps as needed to make the grade transition, code-compliant handrails, step nosing strips, and landing at the top of the steps. The landing at the top shall extend to the existing lawn or shall connect to the one of the existing concrete picnic table pads. **(CI)**
 2. Replace or refurbish the park sign to match the new uniform City design. Replace/install park rule signage in location deemed appropriate by the Parks Dept. See signage section of Action Plan. **(CM, CI)**
 3. Replace the existing drinking fountain with a new code-compliant hi-lo drinking fountain and dog bowl. Same location as existing, but provide sufficient area for accessibility requirements. Additional concrete paving may be needed. **(CM, CI)**
 4. Replace the existing steel frame and fiberglass bleachers with aluminum bleachers of roughly the same size. Provide adequate space adjacent to the bleachers for accessible viewing, additional concrete paving may be needed. **(CM, CI)**
-
- P1. Replace the existing irrigation controller with a new central control unit that is consistent with all other park improvements and can be operated remotely and adjusts automatically based on a weather sensor. **(CM)**
 - P2. The existing shrubs and groundcover may remain to the greatest extent possible, but in several areas such as at the corner of Alexander and Magnolia Avenues the plants have grown too large. Remove and replace with smaller species per the groundcover plant list in this Action Plan to allow views into the park and to not hide the sign. **(CM, CP, CI)**
 - P3. Remove the existing plastic sheeting from under the redwood trees. Replace with minimum 3" layer of bark mulch or redwood duff. Provide regular maintenance to keep root suckering down. **(CM, CP)**
 - P4. Replace/refurbish plantings in the parkway strips to use very low uniform groundcover that can handle light foot traffic. **(CM, CI)**
 - P5. All shrub areas shall be refurbished with a minimum of 3" of bark mulch or compost. **(CM, CP, CI)**
 - P6. Refurbish and/or replace park furniture per this Action Plan – benches, picnic tables, trash receptacles, pet station. **(CI)**
 - P7. Install a new water meter and code-compliant lead-free backflow preventer that services the park irrigation only. Final location of meter to be determined by the City. The backflow preventer shall be secured in a lockable cage. **(CM, CI)**



PARK IMPROVEMENT RECOMMENDATIONS *CONT.*

- P8. All trees throughout the park are to be pruned as part of the regular park maintenance (tree care). The trees on the east side of the tennis courts are to be pruned to reduce canopy by 'lacing' the branches out and reducing the canopy over the courts, but in a balanced manner. Sever pruning, or pollarding, is not allowed. **(CI)**
- P9. The existing irrigation distribution system appears to be operating effectively. Provide regular maintenance to ensure that all pop-up heads and nozzles and drip tubing/emitters are operating effectively without overspray onto hardscape. Replace and/or repair as needed. All nozzles on a single circuit are to have matching precipitation rates. **(CM, CI)**



ESTIMATE OF PROBABLE COST

Centennial Park

City of Larkspur Mini-Parks Action Plan

Estimate of Probable Cost

January, 2015

Specific Improvement Recommendations					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
1	Install steps from Alexander Ave. to lawn/ picnic area	75	sf	\$ 35.00	\$ 2,625.00
2	Replace park sign	1	each	\$ 2,500.00	\$ 2,500.00
3	Replace drinking fountain	1	each	\$ 3,600.00	\$ 3,600.00
4	Replace existing bleachers with code compliant bleachers	1	each	\$ 14,000.00	\$ 14,000.00

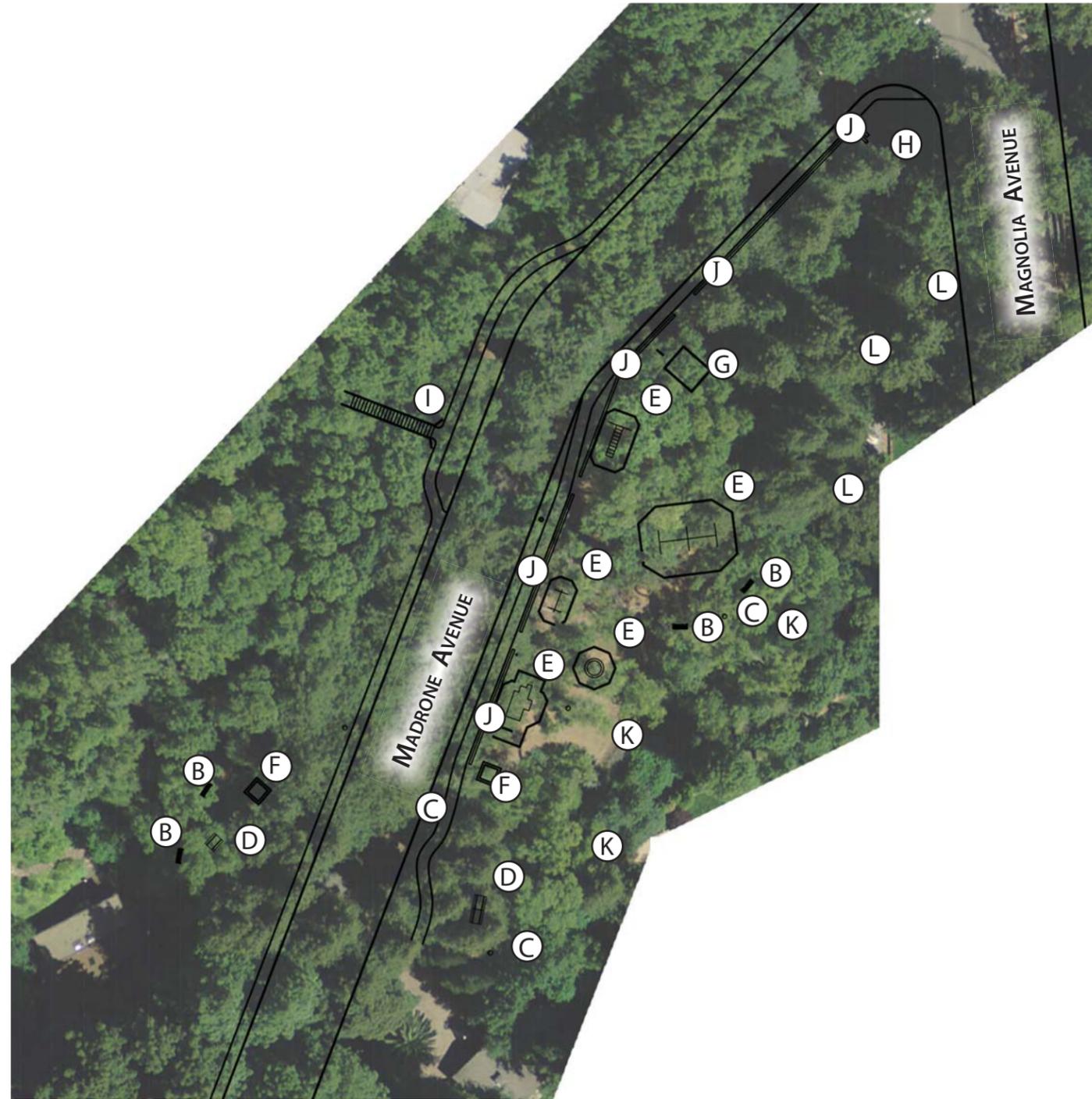
Overall Park Improvements					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
P1	Replace irrigation controller	1	each	\$ 4,000.00	\$ 4,000.00
P2	Refurbish shrubs and groundcover planters	6000	sf	\$ 2.50	\$ 15,000.00
P3	Remove plastic sheeting from under the Redwood grove	1	allowance	\$ 600.00	\$ 600.00
P4	Replace / Refurbish planting in the street frontage parkway strips	380	sf	\$ 3.00	\$ 1,140.00
P5	Install new bark mulch in shrub areas	6380	sf	\$ 0.60	\$ 3,828.00
P6	Install new benches	2	each	\$ 1,400.00	\$ 2,800.00
P6	Install new picnic tables	4	each	\$ 2,400.00	\$ 9,600.00
P6	Install new waste receptacles	3	each	\$ 1,500.00	\$ 4,500.00
P7	Install new separate irrigation meter	1	each	\$ 5,000.00	\$ 5,000.00
P8	Prune trees on east side of tennis courts	1	allowance	\$ 2,500.00	\$ 2,500.00
P9	Minor upgrades and refurbishments to irrigation system	1	allowance	\$ 5,000.00	\$ 5,000.00

Sub-Total \$ **76,693.00**
 15% Contingency \$ 11,503.95

Total Park Improvements \$ **88,196.95**



EXISTING CONDITIONS:



EXISTING PARK AMENITIES:

- (A) Walking Path
- (B) Bench
- (C) Trash Receptacle
- (D) Picnic Table
- (E) Play Structure
- (F) Sandbox
- (G) Restroom Building
- (H) Park Sign
- (I) Steps/Stairs
- (J) Wood Rail Fence
- (K) Creek Zone
- (L) Solid Wood Fence

ACCESSIBILITY REVIEW:

- Provide park wide, an accessible path of travel to benches, trash cans, and play areas.
- Enlarge door/gate opening for the multi-use restroom structure, existing to meet current accessibility codes.
- Install an additional high or low drinking fountain for wheelchair accessibility.
- Provide an accessible path of travel for multi-use restroom structure and play equipment area.
- Modify lavatory or counter clearances, replace urinal, modify stall partitions, and replace or reposition fixtures within multi-use restroom structure for accessibility and code compliance.
- Provide an accessible path of travel and at least one accessible table within the picnic area, to meet current accessibility codes.
- Improve play area surface, and provide required ground level play component, in play equipment area, to meet current accessibility codes.

SPECIAL CONSIDERATIONS:

See Sheet 2-18 for Special Considerations.

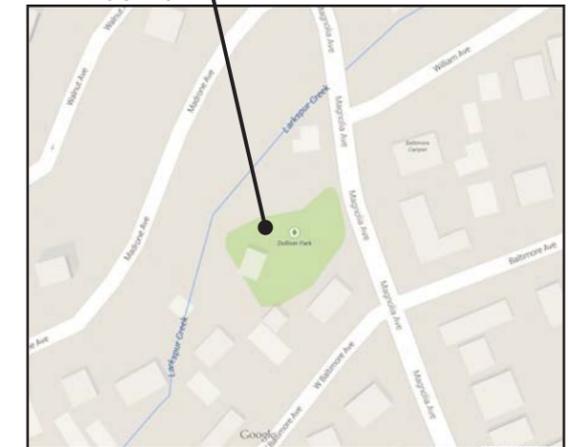
DOLLIVER PARK OVERVIEW:

Dolliver Park is one of the most unique parks in the City and possibly anywhere. The dense grove of Redwoods and Madrones along the seasonal creek create a park that has the character of a large natural area out in the forest instead of the reality of a relatively small park directly adjacent to downtown Larkspur. Redwoods growing directly out of the street and sidewalk provide an unparalleled experience. Dolliver, or 'Dark' Park, is a heavily used park with several play areas, a restroom structure, picnic and seating areas, and sloped access to the seasonal creek. Part of the park is on the north side of Madrone Ave. and does not currently have much in the way of amenities. Parking is limited and many people walk to the park. Due to the shade, there is no traditional park landscape planting and therefore no need for irrigation. The majority of the park is covered by redwood duff and compacted earth. There are residences directly adjacent to the park. Surveillance and lighting is difficult due to the dense tree groves.



PLAY AREA

PARK LOCATION



VICINITY MAP



PHOTOS OF THE EXISTING PARK:



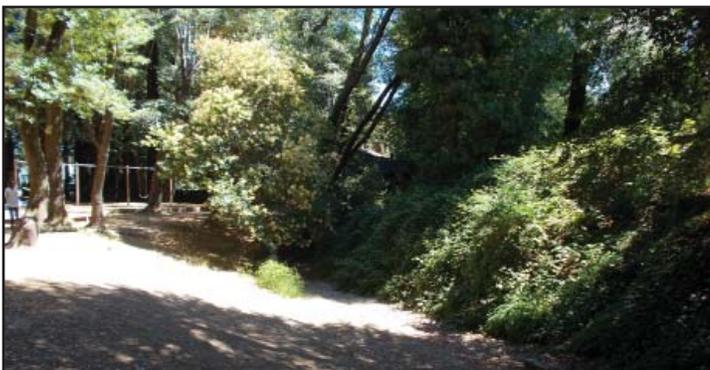
BIRD'S EYE VIEW FROM THE SOUTH



MADRONE AVENUE LOOKING NORTHEAST



PLAY AREAS AND SIDEWALK



CREEK



PARK SIGN



PHOTOS OF THE EXISTING PARK:



PLAY AREA



PLAY AREA



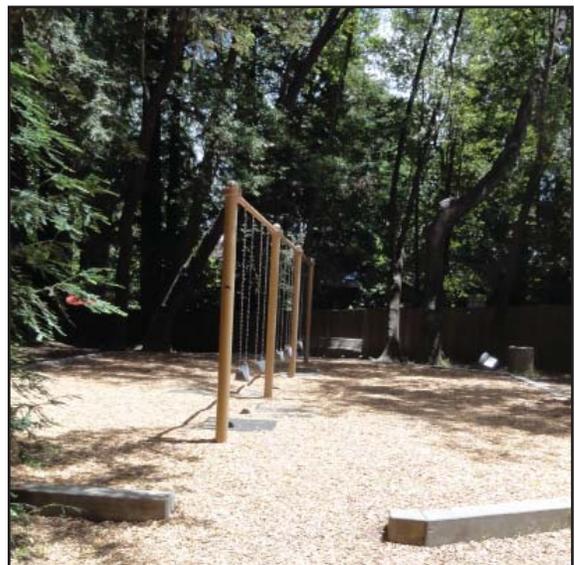
PLAY AREA AND RESTROOM STRUCTURE



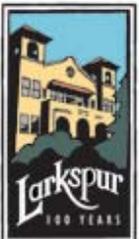
NORTH SIDE OF MADRONE AVENUE



NORTH SIDE OF MADRONE AVENUE



SWINGS



PARK IMPROVEMENTS:

Following is a brief description of the improvements that are graphically shown in the plan on the right. For more detailed description of each of the recommended improvements see the following page(s).

Proposed Park Improvements		CM	CP	CI
Specific Improvement Recommendations				
1	Replace play area surfacing	X	X	X
2	Provide accessibility to play areas and equipment			X
3	Replace/upgrade existing play equipment			X
4	Replace restroom structure, provide compliant access			X
5	Replace park sign	X		X
6	Provide nature walking trail with interpretive signage	X	X	
7	Replace/refurbish sidewalk	X		X
8	Replace/refurbish rail fence	X		X
9	Provide adult fitness equipment	X		X
10	Remove the existing sand boxes	X		
Overall Park Improvements				
P1	Provide additional native/non-irrigated planting	X	X	
P2	Install new park furniture	X		

CM - CITY MAINTENANCE

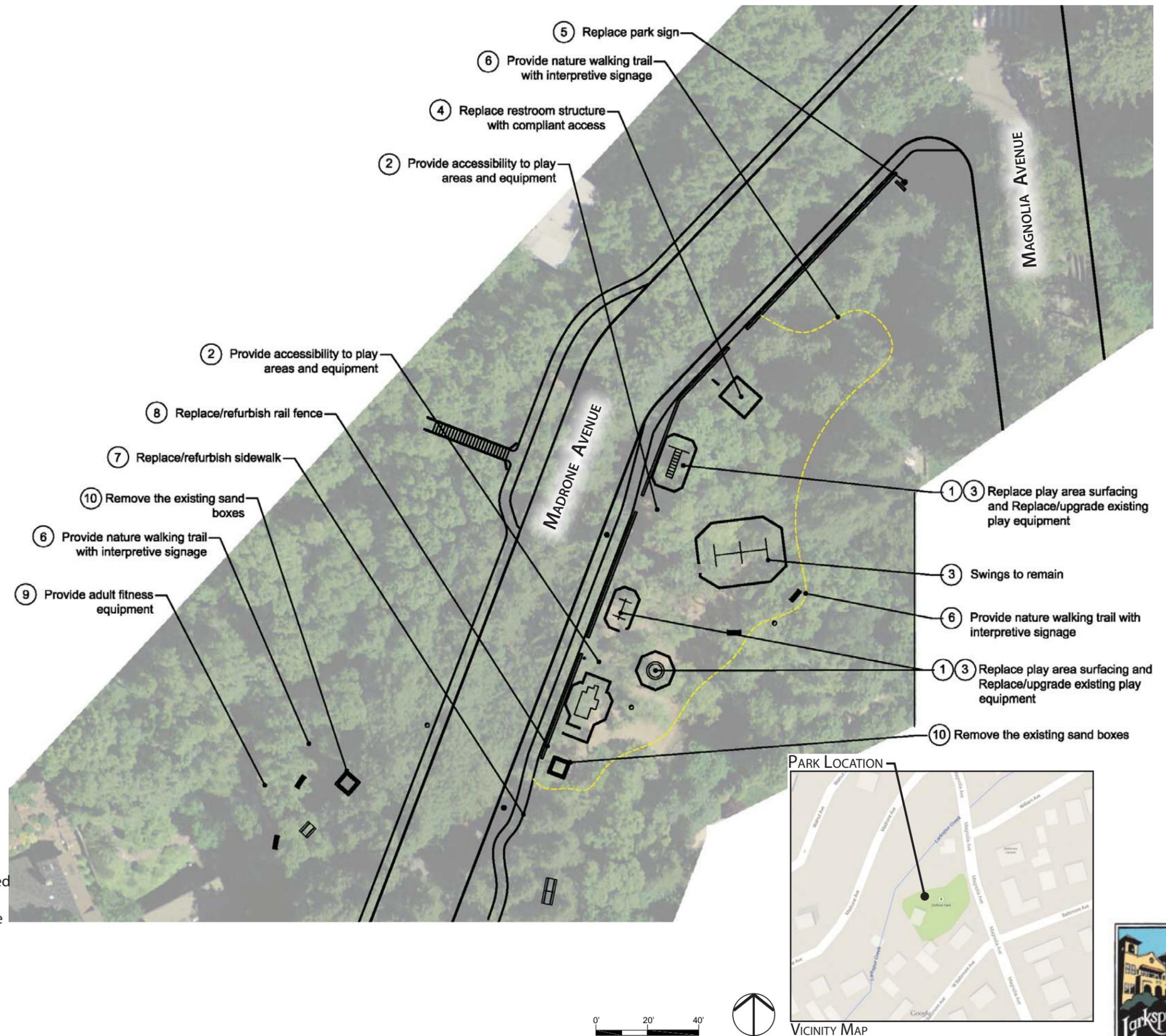
CP - COMMUNITY PROJECT

CI - CAPITOL IMPROVEMENTS (CONTRACTOR)

SPECIAL CONSIDERATIONS:

The character of Dolliver Park must be maintained with all improvements and upgrades. The dense grove of trees is to remain with minimal hardscape. The play areas and restroom structure are to be replaced/refurbished in their existing locations. Only native and naturalized planting is to be used (minimally) with no supplemental irrigation. Where possible include interpretive signage to describe the native Marin County plants and ecosystem. To the greatest extent, park furniture, play equipment, signage, and all other park amenities should reflect the character of the park by using natural materials such as wood and limit the use of concrete and steel. While play equipment is to meet code, the use of free-form, non-traditional play equipment is encouraged such as boulders, ropes, etc.

Lighting and fencing shall be kept to a minimum. However, since the visibility between the street and the park is difficult due to the trees, the rail fence that runs along the street sidewalk is to be removed and replaced with a new wood rail fence between the street and sidewalk in the parkway strip. Provide periodic openings as needed for access. This fence should be located on the south side of Madrone Ave only and should run from the restroom structure to the west end of the park.



PARK IMPROVEMENT RECOMMENDATIONS

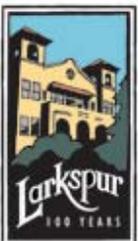
The following is a detailed description of the recommended park upgrades and refurbishments that are shown on the preceding page. These descriptions offer the overall intent and relative extent of the upgrades. Specific improvement plans may/will be needed for several of the items listed below. The matrix on the preceding page also provides direction as to how the improvements may be implemented.

City Maintenance (CM) are items that may be appropriate for City staff to perform.

Community Projects (CP) are improvements that may be appropriate to be performed by community groups or individuals.

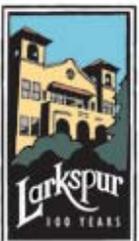
Capital Improvements (CI) are projects that are most likely too large or complicated for City staff and the community and may better be performed by a licensed contractor.

1. The existing sand play area surfacing is to be removed and replaced with new surfacing. Wood chip surfacing such as Fibar is recommended for Dolliver Park in the depths as needed for the height of the equipment and to the full extent of the fall zones. **(CM, CP, CI)**
2. Provide accessible access from the street sidewalk to each of the play areas with code-complaint access into the play area and play equipment. For Fibar surfacing, a code-compliant ramp shall be provided in at least one location to each of the play areas. To the greatest extent, remove the existing wood curbing that encloses the play areas to provide flush transition from the play areas to the remainder of the park. The play areas may need to be dug out to provide sufficient depth of new surfacing materials. **(CI)**
3. Replace and/or refurbish the existing play equipment in the same location as it is currently located and in roughly the same shape, provided that the shape meets fall-zone surfacing requirements. Swings to remain. New play equipment is to meet current code requirements at the time of installation and is to reflect the natural character of Dolliver Park and shall use bounders (manufactured), ropes, simulated wood, etc. While the materials may need to incorporate steel and plastic in order to offer long term durability and code compliance, the colors and finishes are reflect the character of the park. Discourage the use of typical brightly colored steel and plastic post and platform structures that are common in neighborhood parks. **(CI)**
4. Completely remove the existing restroom structure and replace with a new structure that provides code complaint facilities and access in the same location as the existing. The new restroom structure may be site-built or prefabricated and shall provide men's and women's restrooms, exterior drinking fountain, lighting, and storage room. Electrical, water, and sewer services are available and are to be reused for the new structure – upgrade as needed for ease of long-term maintenance and code compliance. New structure shall be durable, lockable, and provide ease of cleaning and long-term maintenance. While the new structure shall be minimal in terms of size and amenities, it shall use simple exterior materials that blend with Dolliver Park. **(CI)**
5. Replace or refurbish the park sign to match the new uniform City design. Replace/install park rule signage in location deemed appropriate by the Parks Dept. See signage section of Action Plan. **(CM, CI)**
6. Provide for a DG or compacted earth walking trail that meanders through the site and has interpretive signage that provides information about the native plant species and ecology of the park and region. The trail is to be minimally defined and shall not be constructed of impervious hardscape materials. **(CM, CP)**
7. Replace or refurbish the existing street sidewalk to ensure accessibility without grade differentials or non-compliant cross slopes. In some cases the sidewalk may need to be rebuilt to move away from large rees impacting the sidewalk. Maintain minimum 48" width. **(CM, CI)**



PARK IMPROVEMENT RECOMMENDATIONS *CONT.*

8. Refurbish and or replace the existing wood rail fence along the back of the sidewalk on Madrone Ave. Where the sidewalk separates from the street southwest of the restroom structure, removed the fence on the south side of the sidewalk and install a new matching fence in the parkway strip between the street and sidewalk so that the sidewalk is on the park side of the fence. Provide minimum 6' wide openings in the fence in selected locations for access. New fence to respect the existing trees and be placed between trees only. **(CM, CI)**
 9. Provide a meandering DG or compacted earth trail on the north side of Madrone Ave. with adult exercise/agility stations. **(CM, CI)**
 10. Remove the existing sand boxes and perimeter framing. **(CM)**
-
- P1. Provide additional non-irrigated native and regionally appropriate plantings in selected areas around the perimeter of the park. These are to be part of the interpretive trail and signage and described in Number 6 above. This is meant to be a minimal amount of additional planting. **(CM, CP)**
 - P2. Refurbish and/or replace park furniture per this Action Plan – benches, picnic tables, trash receptacles, pet station. **(CM)**



ESTIMATE OF PROBABLE COST

Dolliver Park

City of Larkspur Mini-Parks Action Plan

Estimate of Probable Cost

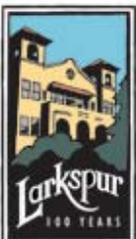
January, 2015

Specific Improvement Recommendations					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
1	Replace play area surfacing	2380	sf	\$ 15.00	\$ 35,700.00
1	New play area edging	400	lf	\$ 20.00	\$ 8,000.00
2	Provide accessibility to play areas and play equipment	500	sf	\$ 6.00	\$ 3,000.00
3	Replace / upgrade existing play equipment	1	allowance	\$ 80,000.00	\$ 80,000.00
4	Upgrade or replace the existing restroom structure	1	allowance	\$ 200,000.00	\$ 200,000.00
5	Replace park sign	1	each	\$ 2,500.00	\$ 2,500.00
6	Provide walking trail with interpretive signage	370	lf	\$ 15.00	\$ 5,550.00
7	Replace / refurbish existing sidewalk	210	lf	\$ 24.00	\$ 5,040.00
8	Replace / refurbish rail fence	180	lf	\$ 25.00	\$ 4,500.00
9	Provide adult fitness equipment	5	each	\$ 1,500.00	\$ 7,500.00
10	Remove the existing sand boxes	1	allowance	\$ 1,500.00	\$ 1,500.00

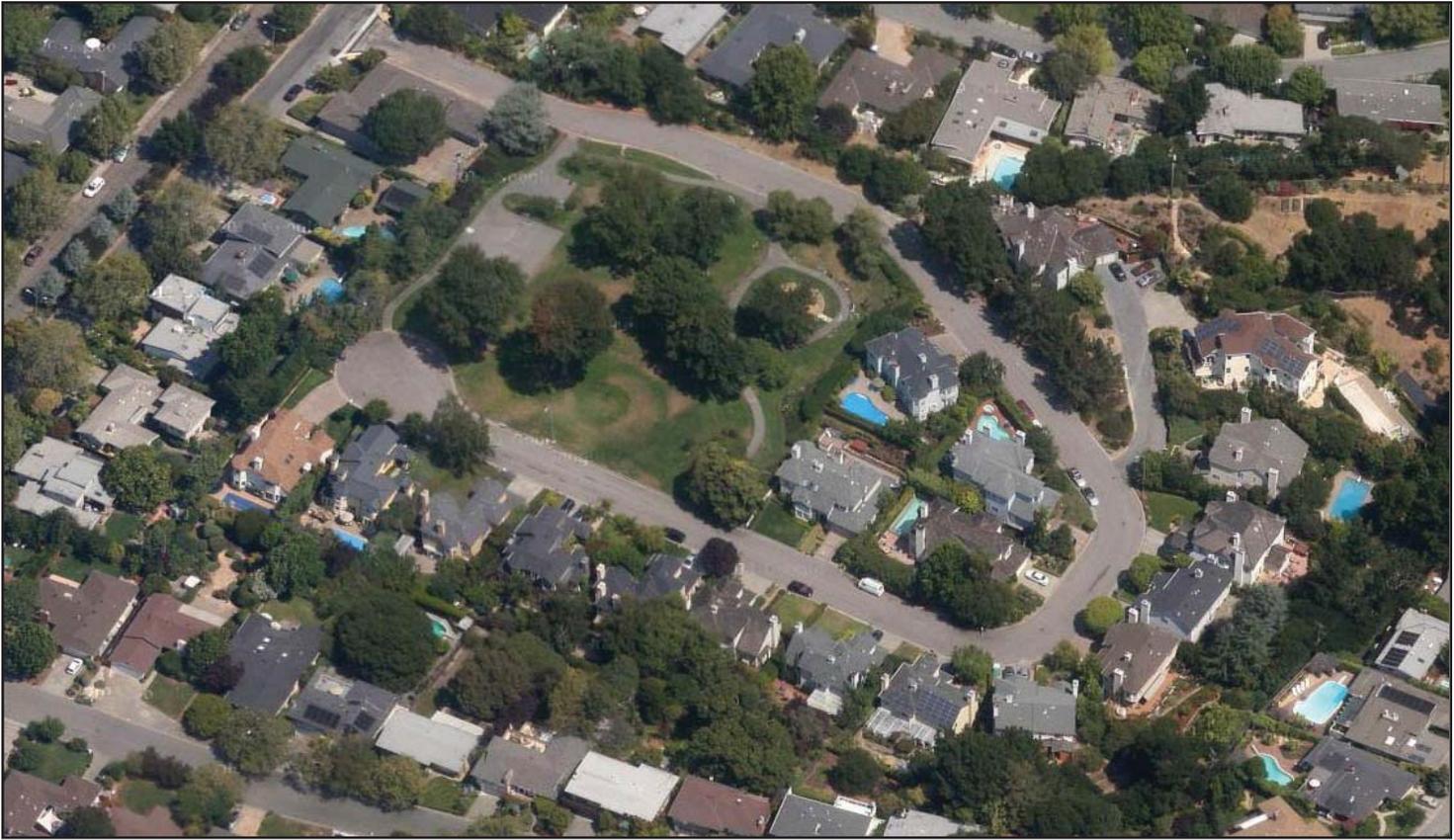
Overall Park Improvements					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
P1	Provide additional native and non-irrigated planting	2500	sf	\$ 1.75	\$ 4,375.00
P2	Install new benches	6	each	\$ 1,400.00	\$ 8,400.00
P2	Install new picnic tables	5	each	\$ 2,400.00	\$ 12,000.00
P2	Install new waste receptacles	4	each	\$ 1,500.00	\$ 6,000.00
P2	Install new pet waste stations	1	each	\$ 500.00	\$ 500.00

Sub-Total	\$ 384,565.00
15% Contingency	\$ 57,684.75

Total Park Improvements	\$ 442,249.75
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PHOTOS OF THE EXISTING PARK:



BIRD'S EYE VIEW FROM THE SOUTH



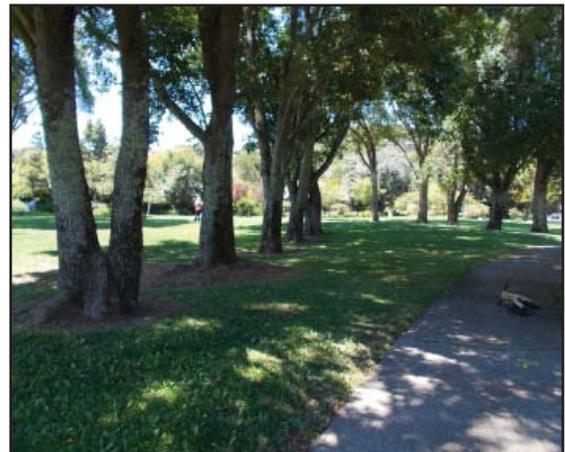
VIEW FROM PARKSIDE WAY (NORTH) LOOKING EAST



VIEW FROM PARKSIDE WAY (NORTH) LOOKING WEST



PLAY AREA



PATH LOOKING WEST



PHOTOS OF THE EXISTING PARK:



PARKSIDE WAY (SOUTH) CUL DE SAC LOOKING NORTH



PARKSIDE WAY (SOUTH) LOOKING NORTH



BASKETBALL COURT



SEATING AREA



NORTHWEST CORNER OF PARK



NORTHWEST CORNER OF PARK

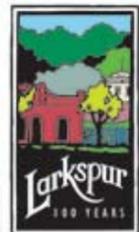
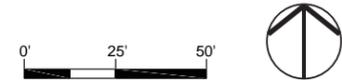
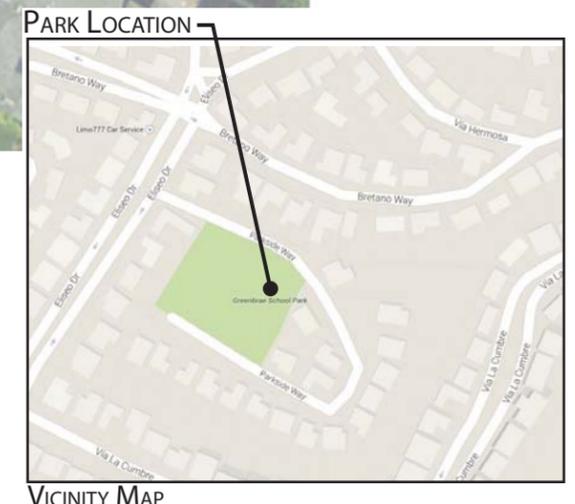
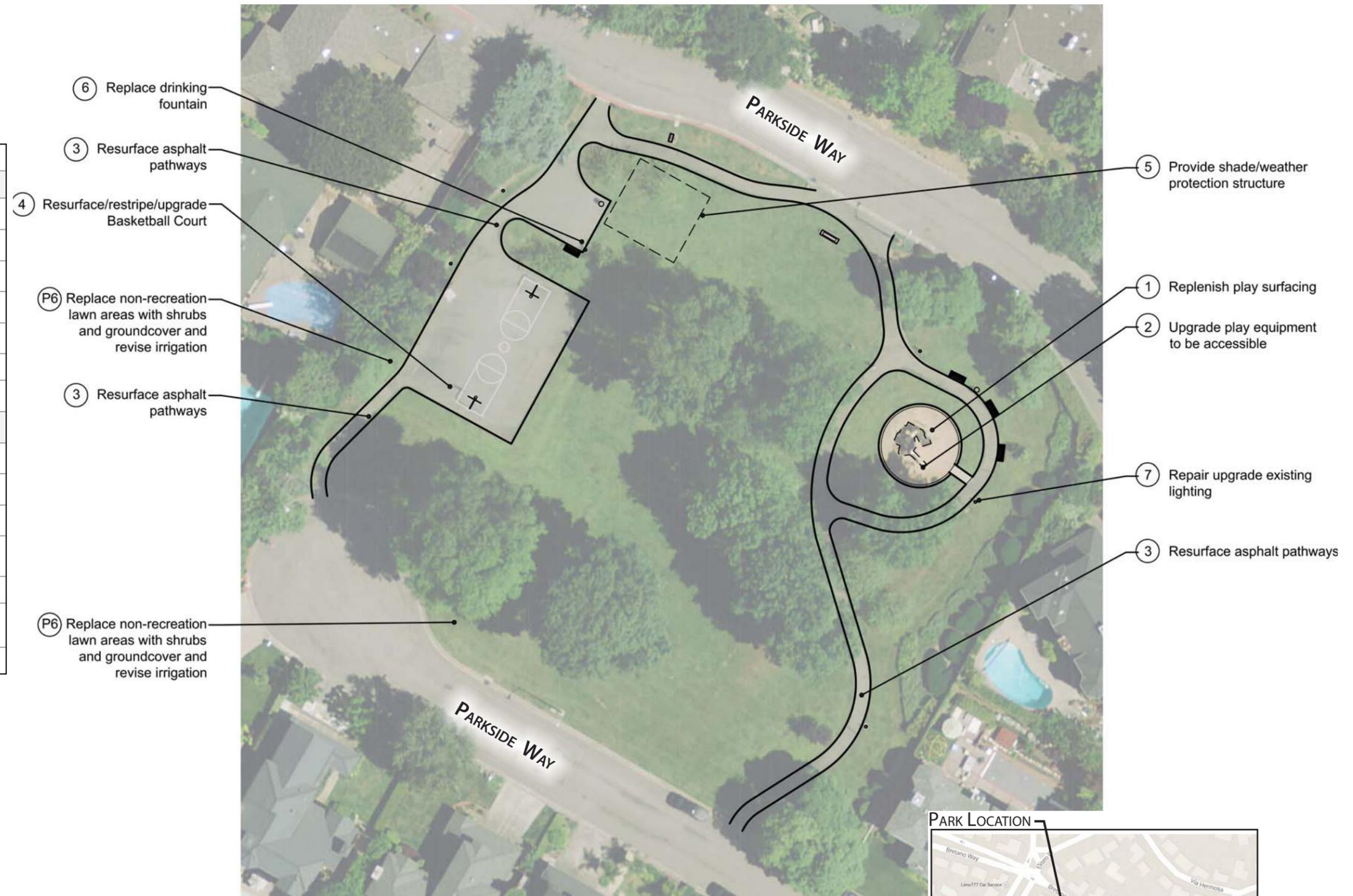


PARK IMPROVEMENTS:

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Proposed Park Improvements		CM	CP	CI
Specific Improvement Recommendations				
1	Replenish play surfacing	X	X	X
2	Upgrade play equipment to be accessible	X		X
3	Resurface asphalt pathways			X
4	Resurface/re-stripe/upgrade Basketball Court	X		X
5	Provide shade/weather protection structure			X
6	Replace drinking fountain	X		X
7	Repair/upgrade existing lighting	X		X
Overall Park Improvements				
P1	Replace irrigation controller	X		
P2	Upgrade Irrigation	X		X
P3	Maintenance upgrades for turf	X		
P4	Replace /refurbish shrub area	X	X	X
P5	Install bark/mulch	X	X	X
P6	Replace non-recreation lawn areas with shrubs and groundcover and revise irrigation	X		X
P7	Replace /refurbish site furniture	X		

CM - CITY MAINTENANCE
 CP - COMMUNITY PROJECT
 CI - CAPITOL IMPROVEMENTS (CONTRACTOR)



PARK IMPROVEMENT RECOMMENDATIONS

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Community Projects (CP) are improvements that may be appropriate to be performed by community groups or individuals.

Capital Improvements (CI) are projects that are most likely too large or complicated for City staff and the community and may better be performed by a licensed contractor.

-
1. Replenish the existing wood chip (Fibar) play area surfacing. Verify that the depth and extent of fall zone are appropriate for the existing play equipment. **(CM, CP, CI)**
 2. Upgrade the existing play equipment as needed to meet current code and accessibility requirements. Provide a code-compliant ramp into the Fibar at the sidewalk access location on the east side of the play area. **(CM, CI)**
 3. Repair and resurface the existing asphalt pathways. Areas where tree roots have pushed the pathway out of slope compliance will need to be reconstructed to be flush with the existing-to-remain path. Cross slopes to be verified and adjusted as needed to maintain maximum 2% slope. If path of travel slope exceeds 5% that path will need to be reconstructed to maintain slope 5% or less or will need to be reconstructed as an accessible ramp with landings, handrails, and wheel guides to meet code requirements. **(CI)**
 4. Resurface the existing basketball court with new court striping and goal posts and hoops. Court to remain the same size, slopes, and orientation with new goals in roughly the same location as the existing. **(CM, CI)**
 5. Provide solid roofed shade structure with concrete paving beneath and accessible sidewalks. New structure may be site-built or prefabricated and constructed of durable materials (steel) and provide ease of cleaning and long-term maintenance. While the new structure shall be minimal in terms of amenities, it shall use simple exterior materials and colors that blend with Greenbrae School Park and the surrounding neighborhood. The structure shall be approximately 20'x20', up to 40'x40' and shall have picnic tables beneath. A BBQ grill and ash container may be included at the periphery of the concrete paving outside of the roof canopy and downwind of prevailing winds. **(CI)**
 6. Replace the existing drinking fountain with a new code-compliant hi-lo drinking fountain and dog bowl. Same location as existing, but provide sufficient area for accessibility requirements. Additional concrete paving may be needed. **(CM, CI)**
 7. Repair and/or upgrade the existing park lighting – bollards and pole lights. **(CM, CI)**

-
- P1. Replace the existing irrigation controller with a new central control unit that is consistent with all other park improvements and can be operated remotely and adjusts automatically based on a weather sensor. **(CM)**
 - P2. The existing irrigation distribution system appears to be operating effectively. Provide regular maintenance to ensure that all pop-up heads and nozzles and drip tubing/emitters are operating effectively without overspray onto hardscape. Replace and/or repair as needed. All nozzles on a single circuit are to have matching precipitation rates. **(CM, CI)**



PARK IMPROVEMENT RECOMMENDATIONS *CONT.*

- P3. Refurbish and over-seed the existing lawn to diminish weeds and improve lawn grasses. **(CM)**
- P4. Most of the existing shrub and groundcover areas are in good condition and need minimal upgrades. Where plants have grown too large for the space, remove and replace from the plant list in this Action Plan. **(CM, CP, CI)**
- P5. All shrub areas shall be refurbished with a minimum of 3" of bark mulch or compost. **(CM, CP, CI)**
- P6. In lawn areas that are very narrow or are too steep to offer functional recreational uses such as the west side of the basketball court and the south side of the park near the cul-de-sac replace the lawn with low groundcover. Irrigation is to be revised in these areas to provide efficient irrigation for the shrubs that is separate from the lawn areas. **(CM, CI)**
- P7. Refurbish and/or replace park furniture per this Action Plan – benches, picnic tables, trash receptacles, pet station. **(CM)**



ESTIMATE OF PROBABLE COST

Greenbrae School Park

City of Larkspur Mini-Parks Action Plan

Estimate of Probable Cost

January, 2015

Specific Improvement Recommendations					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
1	Replenish play area surfacing	810	sf	\$ 8.00	\$ 6,480.00
2	Upgrade play equipment to be accessible	1	allowance	\$ 10,000.00	\$ 10,000.00
3	Resurface asphalt pathways	4500	sf	\$ 2.50	\$ 11,250.00
4	Resurface / re-stripe / upgrade the existing basketball court	1	allowance	\$ 4,000.00	\$ 4,000.00
5	Provide shade/weather protection structure	1	each	\$ 65,000.00	\$ 65,000.00
6	Replace frinking fountain	1	each	\$ 3,600.00	\$ 3,600.00
7	Repair/upgrade existing lighting	1	allowance	\$ 12,000.00	\$ 12,000.00

Overall Park Improvements					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
P1	Replace irrigation controller	1	each	\$ 4,000.00	\$ 4,000.00
P2	Refurbish existing irrigation	54000	sf	\$ 0.20	\$ 10,800.00
P3	Refurbish existing lawn areas	47000	sf	\$ 0.15	\$ 7,050.00
P4	Replace / refurbish shrub areas	7000	sf	\$ 1.00	\$ 7,000.00
P5	Install new bark mulch in shrub areas	7000	sf	\$ 0.60	\$ 4,200.00
P6	Replace non-recreation lawn areas with shrubs and groundcover and revise irrigation	6500	sf	\$ 3.50	\$ 22,750.00
P7	Install new benches	2	each	\$ 1,400.00	\$ 2,800.00
P7	Install new picnic tables	2	each	\$ 2,400.00	\$ 4,800.00
P7	Install new waste receptacles	2	each	\$ 1,500.00	\$ 3,000.00

Sub-Total \$ **178,730.00**
 15% Contingency \$ 26,809.50

Total Park Improvements \$ 205,539.50



EXISTING CONDITIONS:



EXISTING PARK AMENITIES:

- (A) Walking Path
- (B) Bench
- (C) Trash Receptacle
- (D) Drinking Fountain
- (E) Wood Box over Utilities
- (F) Wood Rail Fence
- (G) Lawn/Open Space
- (H) Pet Waste Station
- (I) Picnic Table
- (J) Wire Fence
- (K) Wood Bench around Tree

ACCESSIBILITY REVIEW:

- Grind or patch vertical change of grade, and repair surface to walking path.
- Install an additional high or low drinking fountain, or raise or lower existing fountain to meet current accessibility codes.
- Increase or provide maneuvering or clear floor area, provide wing walls, and replace or adjust water controls for drinking fountain.
- Modify operation mechanisms for Mutt Mitt areas, to meet accessibility codes.

SPECIAL CONSIDERATIONS:

The park is in good shape, offers quality and appropriate amenities, and has been well maintained. The neighborhood character and existing functions of the park are to be maintained. Some of the steeply sloped or narrow lawn areas may be transitioned to groundcover in order to reduce water usage.

HAMILTON PARK OVERVIEW:

This is a small parkette located along South Eliseo Drive and abuts Corte Madera Creek connecting to the Bay. It has direct water views from a circular path. It is bordered by existing residences on the east and commercial uses on the west side. It is used both by the local residences and by the community as a whole.



VIEW FROM S. ELISEO DRIVE LOOKING SOUTH

PARK LOCATION



VICINITY MAP



PHOTOS OF THE EXISTING PARK:



BIRD'S EYE VIEW OF THE PARK FROM THE SOUTH



S. ELISEO DRIVE LOOKING EAST



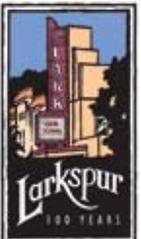
S. ELISEO DRIVE LOOKING WEST



EAST SIDE OF PARK



WEST SIDE OF PARK



PHOTOS OF THE EXISTING PARK:



SOUTHEAST CORNER OF PARK



WATER'S EDGE



SOUTHWEST CORNER OF PARK



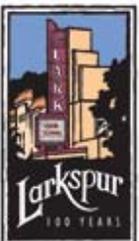
NORTHWEST CORNER OF PARK



SOUTH SIDE OF PARK



WEST SIDE OF PARK

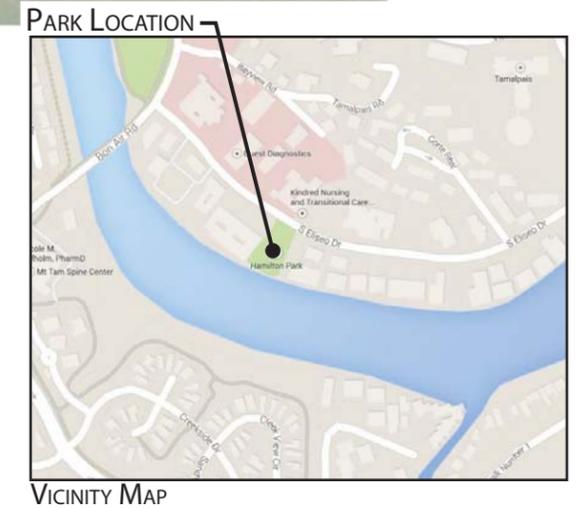


PARK IMPROVEMENTS:

Following is a brief description of the improvements that are graphically shown in the plan on the right. For more detailed description of each of the recommended improvements see the following page(s).

Proposed Park Improvements		CM	CP	CI
Specific Improvement Recommendations				
1	Replace irrigation point of connection	X		X
2	Resurface asphalt path	X		X
3	Repair/Replace fence along the creek	X		X
4	Replace drinking fountain	X		X
5	Repair/replace existing lighting	X		X
6	Install park signage	X		X
7	Install BBQ picnic area with grills and tables	X		X
8	Install adult fitness equipment	X		X
Overall Park Improvements				
P1	Replace irrigation controller	X		X
P2	Repair/refurbish existing irrigation	X		X
P3	Repair/refurbish shrub and groundcover areas	X	X	X
P4	Provide mulch in shrub and groundcover areas	X	X	X
P5	Provide riparian planting along creek	X	X	X
P6	Remove plastic sheeting from under mulch	X		
P7	Refurbish lawn area	X		X
P8	Replace/refurbish site furniture	X		X

CM - CITY MAINTENANCE
 CP - COMMUNITY PROJECT
 CI - CAPITOL IMPROVEMENTS (CONTRACTOR)



VICINITY MAP



PARK IMPROVEMENT RECOMMENDATIONS

The following is a detailed description of the recommended park upgrades and refurbishments that are shown on the preceding page. These descriptions offer the overall intent and relative extent of the upgrades. Specific improvement plans may/will be needed for several of the items listed below. The matrix on the preceding page also provides direction as to how the improvements may be implemented.

City Maintenance (CM) are items that may be appropriate for City staff to perform.

Community Projects (CP) are improvements that may be appropriate to be performed by community groups or individuals.

Capital Improvements (CI) are projects that are most likely too large or complicated for City staff and the community and may better be performed by a licensed contractor.

-
1. Replace the existing irrigation point of connection and equipment that is located in a wood framed box in the center of the entry paving. The meter can remain in the location, but should be raised to the level of the adjacent paving. The backflow preventer and any other equipment should be relocated to the planting area to the east or west and be screened from view with plantings. The area that previously contained the equipment is to be replaced with matching concrete or installed as a planter with low accent plants that allow views through to the park (no trees). Any saw cutting that may be needed for new piping is to be repaired with matching concrete paving. **(CM, CI)**
 2. Repair and resurface the existing asphalt pathways. Areas where tree roots have pushed the pathway out of slope compliance will need to be reconstructed to be flush with the existing-to-remain path. Cross slopes to be verified and adjusted as needed to maintain maximum 2% slope. **(CM, CI)**
 3. Repair and/or replace the existing wire fence along the creek with a new low (42") wood and grid wire fence. Fence to run the entire length of the creek frontage with only a lockable maintenance gate in discrete area. **(CM, CI)**
 4. Replace the existing drinking fountain with a new code-compliant hi-lo drinking fountain and dog bowl. Same location as existing, but provide sufficient area for accessibility requirements. Additional concrete paving may be needed. **(CM, CI)**
 5. Repair and/or upgrade the existing park lighting – bollards and pole lights. **(CM, CI)**
 6. Replace or refurbish the park sign to match the new uniform City design. Replace/install park rule signage in location deemed appropriate by the Parks Dept. See signage section of Action Plan. **(CM, CI)**
 7. Install new Decomposed Granite (DG) picnic area with edging. Picnic area to meet access requirements. In stall minimum two picnic tables and a BBQ grill and ash container at the periphery. **(CM, CI)**
 8. Provide adult exercise/agility stations along the outer edge of the circular path. No more than 5 or 6 station locations. Paving at each station to be DG or equal. **(CM, CI)**



PARK IMPROVEMENT RECOMMENDATIONS *CONT.*

- P1. Replace the existing irrigation controller with a new central control unit that is consistent with all other park improvements and can be operated remotely and adjusts automatically based on a weather sensor. **(CM, CI)**
- P2. The existing irrigation distribution system is to be upgraded to ensure that all pop-up heads and nozzles and drip tubing/emitters are operating effectively with head-to-head coverage and good plant coverage without overspray onto hardscape. Replace and/or repair as needed. All nozzles on a single circuit are to have matching precipitation rates. **(CM, CI)**
- P3. Replace the planting throughout much of the park with plant species from the plant list in this Action Plan. Most plantings are to be low to allow for views into and through the park. Larger shrubs are to be used to buffer and screen the adjacent buildings and parking lot. **(CM, CP, CI)**
- P4. All shrub areas shall be refurbished with a minimum of 3" of bark mulch or compost. **(CM, CP, CI)**
- P5. Provide native and/or appropriate naturalizing riparian planting along the edge of the creek (between fence and creek edge). New plants to be non-invasive to natural the creek edge and provide habitat. **(CM, CP, CI)**
- P6. Remove the existing plastic sheeting from under the redwood trees. Replace with minimum 3" layer of bark mulch or redwood duff. Provide regular maintenance to keep root suckering down. **(CM)**
- P7. Refurbish and over-seed the existing lawn to diminish weeds and improve lawn grasses. **(CM, CI)**
- P8. Refurbish and/or replace park furniture per this Action Plan – benches, picnic tables, trash receptacles, pet station. **(CM, CI)**



PARK IMPROVEMENT RECOMMENDATIONS *CONT.*

Hamilton Park

City of Larkspur Mini-Parks Action Plan

Estimate of Probable Cost
January, 2015

Specific Improvement Recommendations					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
1	Replace irrigation point of connection	1	each	\$ 6,000.00	\$ 6,000.00
2	Resurface the existing asphalt path	4400	sf	\$ 2.50	\$ 11,000.00
3	Repair / replace fence along creek	150	lf	\$ 25.00	\$ 3,750.00
4	Replace drinking fountain	1	each	\$ 3,600.00	\$ 3,600.00
5	Repair / replace existing park lighting	1	allowance	\$ 10,000.00	\$ 10,000.00
6	Install park sign	1	each	\$ 2,500.00	\$ 2,500.00
7	Install BBQ picnic area - DG with edging	450	sf	\$ 6.00	\$ 2,700.00
7	Install BBQ grills	2	each	\$ 500.00	\$ 1,000.00
7	Install picnic tables	2	each	\$ 2,400.00	\$ 4,800.00
8	Install adult fitness / agility equipment	4	each	\$ 1,500.00	\$ 6,000.00

Overall Park Improvements					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
P1	Replace irrigation controller	1	each	\$ 4,000.00	\$ 4,000.00
P2	Refurbish existing irrigation	19350	sf	\$ 0.75	\$ 14,512.50
P3	Refurbish existing park planting	14500	sf	\$ 1.00	\$ 14,500.00
P4	Install new bark mulch in shrub areas	14500	sf	\$ 0.60	\$ 8,700.00
P5	Provide riparian planting along creek	1500	sf	\$ 1.70	\$ 2,550.00
P6	Remove plastic sheeting from under mulch at Redwood trees	1	allowance	\$ 800.00	\$ 800.00
P7	Refurbish lawn area	4820	sf	\$ 0.25	\$ 1,205.00
P8	Install new benches	4	each	\$ 1,400.00	\$ 5,600.00
P8	Install new picnic tables	1	each	\$ 2,400.00	\$ 2,400.00
P8	Install new waste receptacles	2	each	\$ 1,500.00	\$ 3,000.00
P8	Install new pet waste stations	1	each	\$ 500.00	\$ 500.00

Sub-Total \$ **109,117.50**
15% Contingency \$ 16,367.63

Total Park Improvements \$ **125,485.13**



EXISTING CONDITIONS:



EXISTING PARK AMENITIES:

- (A) Walkway - Primarily Asphalt
- (B) Bench
- (C) Trash Receptacle
- (D) Picnic Table
- (E) Play Structure - Concrete Edging with Sand Surfacing
- (F) Park Sign
- (G) Basketball Court - Concrete Paving
- (H) Steps/Stairs - Concrete
- (I) Drinking Fountain
- (J) Overhead Powerline
- (K) Lawn/Open Space
- (L) Concrete Curb at base of Slope
- (M) Pet Waste Station
- (N) Chain Link Fence/Wire Fence
- (O) Solid Wood Fence
- (P) Concrete Seat Wall

ACCESSIBILITY REVIEW:

- Widen walkway, as needed to meet current codes requirements.
- Raise or lower existing handrails, and install tread striping on stairway, as needed, to meet accessibility codes.
- Install and additional high or low drinking fountain.
- Provide an accessible path of travel and the required amount of accessible picnic units within the picnic area, to meet current accessibility codes.
- Increase or provide clear floor area for Mutt Mitt areas, as needed, to meet current code compliance requirements.
- Provide an accessible paths of travel for the fixed bench, and the play area and its components.
- Maintenance needed for gaps in warped rubber tile path of travel surface.

SPECIAL CONSIDERATIONS:

Visibility from surrounding neighbors is important to maintain since street surveillance is almost impossible. The high use of the park lends to the need for more gathering space and potentially an additional remote (or separated) picnic area. The neighbors prefer to keep lighting minimal to discourage nighttime activities. Play areas need to be upgraded with sand removed. Landscape also needs to be upgraded. There are minimal trees to the west, so the park can get quite hot in the summer with minimal existing shade. Maintaining the neighborhood gathering space is a key elements and sets the character for Heatherwood Park.

HEATHERWOOD PARK OVERVIEW:

Heatherwood Park is a heavily used neighborhood park that is primarily hidden from view from surrounding streets. It is located along the main bike path that connects downtown Larkspur to Redwood High School that is on the north side of the park. There is a steep slope with stair access on the west side, a narrow flush walkway access on the east side, and the bike path on the north. The park has a large lawn area in the middle with multiple play areas and a picnic/gathering area to the south and a basketball court to the north. This park has strong interaction with surrounding neighborhood with weekly gatherings in the summer that brings the neighbors together. Surveillance is almost impossible from the streets so it relies on the surrounding neighbors for policing. The landscape and amenities are in fair condition, but could benefit from upgrades and replacements. There is a drainage problem on the north side of the park (swale).



PARK AREA/GATHERING SPACE

PARK LOCATION



VICINITY MAP



PHOTOS OF THE EXISTING PARK:



BIRD'S EYE VIEW FROM THE SOUTH



PLAY AREAS



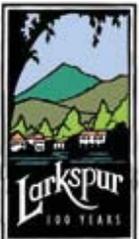
PARK FROM THE SOUTH



MIDWAY ROAD ENTRY



MIDWAY ROAD ENTRY



PHOTOS OF THE EXISTING PARK:



PARK FROM THE SOUTHEAST CORNER



BASKETBALL COURTS AND BIKE PATH



PARK FROM THE SOUTH



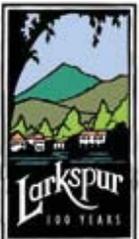
BASKETBALL COURTS AND BIKE PATH



SOUTHWEST CORNER OF PARK



STEPS UP TO MEADOWWOOD DRIVE



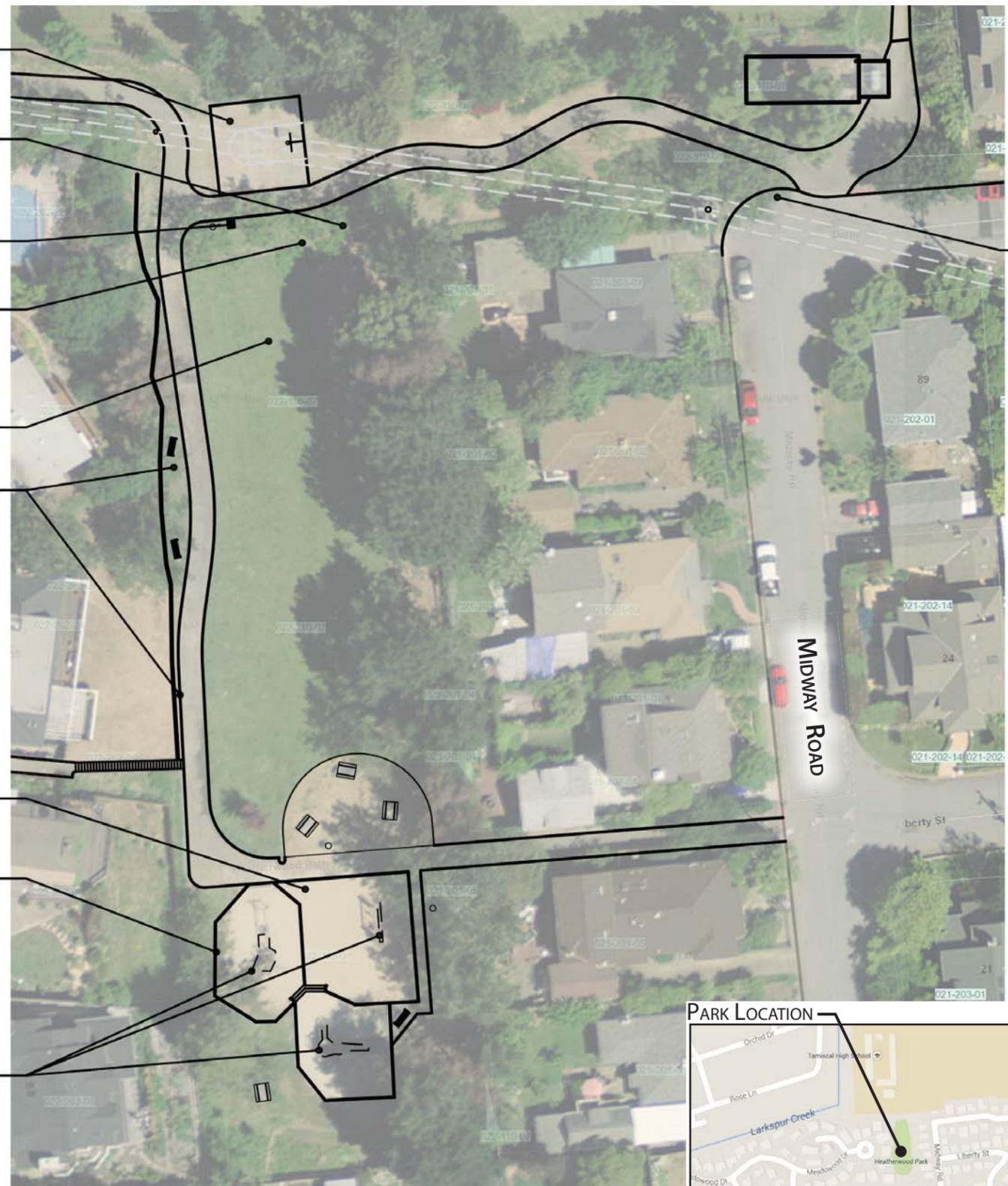
PARK IMPROVEMENTS:

Following is a brief description of the improvements that are graphically shown in the plan on the right. For more detailed description of each of the recommended improvements see the following page(s).

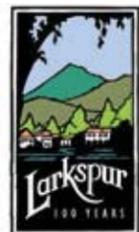
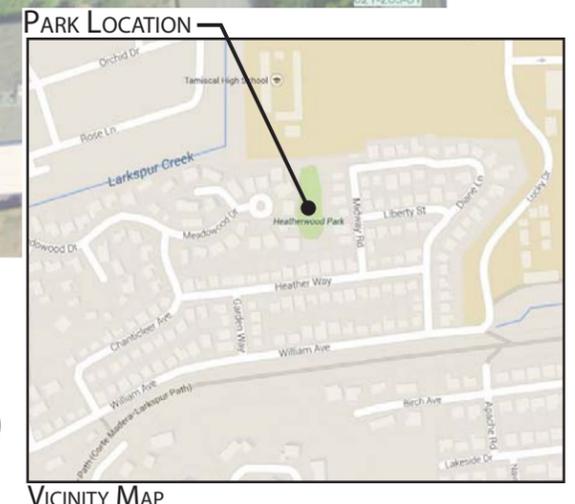
Proposed Park Improvements		CM	CP	CI
Specific Improvement Recommendations				
1	Replace/upgrade play equipment surfacing	X	X	
2	Replace/upgrade play equipment	X		X
3	Provide code-compliant access to play equipment			X
4	Provide low fence partially around play equipment	X		X
5	Replace drinking fountain with code compliant	X		X
6	Provide small picnic area and grill separate from the main area	X		X
7	Provide new park signage	X		
8	Refurbish existing basketball court	X		X
Overall Park Improvements				
P1	Replace irrigation controller	X		X
P2	Repair/refurbish existing irrigation	X		X
P3	Repair/refurbish shrub and groundcover areas	X	X	X
P4	Prune trees for visibility	X		
P5	Provide mulch in shrubs and groundcover areas	X	X	X
P6	Provide additional shade trees on the west side	X	X	X
P7	Replace/refurbish site furniture	X		X
P8	Repair/revise North side swale for better drainage	X		X
P9	Refurbish lawn areas	X		X

CM - CITY MAINTENANCE
 CP - COMMUNITY PROJECT
 CI - CAPITOL IMPROVEMENTS (CONTRACTOR)

- ⑧ Refurbish existing basketball court
- P8 Repair/revise north side swale for better drainage
- ⑤ Replace drinking fountain with code compliant
- ⑥ Provide small picnic area and grill separate from the main area
- P9 Refurbish lawn areas
- P6 Provide additional shade trees on west side
- ③ Provide code compliant access to play equipment
- ④ Provide low fence partially around play equipment
- ② ① Replace/upgrade play equipment surfacing and Repair/replace play equipment



⑦ Provide new park signage



PARK IMPROVEMENT RECOMMENDATIONS

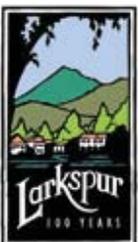
The following is a detailed description of the recommended park upgrades and refurbishments that are shown on the preceding page. These descriptions offer the overall intent and relative extent of the upgrades. Specific improvement plans may/will be needed for several of the items listed below. The matrix on the preceding page also provides direction as to how the improvements may be implemented.

City Maintenance (CM) are items that may be appropriate for City staff to perform.

Community Projects (CP) are improvements that may be appropriate to be performed by community groups or individuals.

Capital Improvements (CI) are projects that are most likely too large or complicated for City staff and the community and may better be performed by a licensed contractor.

-
1. Remove the existing sand play area surfacing and replace with new such as Fibar or recycled rubber surfacing. Verify that the depth and extent of fall zone are appropriate for the existing and new play equipment. **(CM, CP)**
 2. Replace and/or upgrade the play equipment as needed to meet current code and accessibility requirements. **(CM, C1)**
 3. Provide a code-compliant access from the street (Midway Road) and the bike path to the play area with flush access into play area surfacing. Where needed provide a flush ramp into the play area surfacing at the sidewalk access locations. **(CI)**
 4. Provide a low (36" high) wood or tubular steel fence along the north and east perimeter of the play area surfacing with minimum 6' wide openings as needed for access. **(CM, CI)**
 5. Replace the existing drinking fountain with a new code-compliant hi-lo drinking fountain and dog bowl. Same location as existing, but provide sufficient area for accessibility requirements. Additional concrete paving may be needed. **(CM, CI)**
 6. Install new Decomposed Granite (DG) picnic area with edging. Picnic area to meet access requirements. Install minimum two picnic tables and a BBQ grill and ash container at the periphery. The installation of the picnic area shall be designed in conjunction with improving the drainage and swale along the south side of the bike path. **(CM, CI)**
 7. Provide new park sign to match the new uniform City design. Replace/install park rule signage in location deemed appropriate by the Parks Dept. See signage section of Action Plan. **(CM)**
 8. Resurface the existing basketball court with new court striping and goal posts and hoops. Court to remain the same size, slopes, and orientation with new goals in roughly the same location as the existing. **(CM, CI)**
-
- P1. Replace the existing irrigation controller with a new central control unit that is consistent with all other park improvements and can be operated remotely and adjusts automatically based on a weather sensor. **(CM, CI)**
 - P2. The existing irrigation distribution system appears to be operating effectively. Provide regular maintenance to ensure that all pop-up heads and nozzles and drip tubing/emitters are operating effectively without overspray onto hardscape. Replace and/or repair as needed. All nozzles on a single circuit are to have matching precipitation rates. **(CM, CI)**



PARK IMPROVEMENT RECOMMENDATIONS *CONT.*

- P3. Replace the planting throughout much of the park with plant species from the plant list in this Action Plan. Most plantings are to be low to allow for views into and through the park. Medium size (36" height) shrubs are to be used to buffer and screen the adjacent residential fences. **(CM, CP, CI)**
- P4. Existing trees to be lightly pruned and 'laced' out to allow for shade canopy, but not too dense. Dead tree on west side of park to be removed. **(CM)**
- P5. All shrub areas shall be refurbished with a minimum of 3" of bark mulch or compost. **(CM, CP, CI)**
- P6. Provide additional deciduous shade trees on the west side of the park that will provide a high loose canopy that is not too dense. **(CM, CP, CI)**
- P7. Refurbish and/or replace park furniture per this Action Plan – benches, picnic tables, trash receptacles, pet station. **(CM, CI)**
- P8. The existing drainage swale on the north side of the park (south of the bike path) needs to be revised and improved to provide better drainage that does not back-up and leave substantial standing water. **(CM, CI)**
- P9. Refurbish and over-seed the existing lawn to diminish weeds and improve lawn grasses. **(CM, CI)**



ESTIMATE OF PROBABLE COST

Heatherwood Park

City of Larkspur Mini-Parks Action Plan

Estimate of Probable Cost

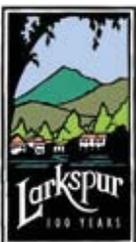
January, 2015

Specific Improvement Recommendations					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
1	Replace / upgrade play area surfacing	3600	sf	\$ 10.00	\$ 36,000.00
2	Replace / upgrade play equipment	1	allowance	\$ 25,000.00	\$ 25,000.00
3	Provide code-compliant access to play equipment	120	sf	\$ 6.00	\$ 720.00
4	Provide low fence around portion of play equipment areas	150	lf	\$ 30.00	\$ 4,500.00
5	Replace drinking fountain	1	each	\$ 3,600.00	\$ 3,600.00
6	Install BBQ picnic area - DG with edging	450	sf	\$ 6.00	\$ 2,700.00
6	Install BBQ grills	2	each	\$ 500.00	\$ 1,000.00
6	Install picnic tables	2	each	\$ 2,400.00	\$ 4,800.00
7	Install park sign	1	each	\$ 2,500.00	\$ 2,500.00
8	Resurface / re-stripe / upgrade the existing basketball court	1	allowance	\$ 4,000.00	\$ 4,000.00

Overall Park Improvements					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
P1	Replace irrigation controller	1	each	\$ 4,000.00	\$ 4,000.00
P2	Refurbish existing irrigation	29400	sf	\$ 0.20	\$ 5,880.00
P3	Repair / refurbish park planting	18300	sf	\$ 1.00	\$ 18,300.00
P4	Prune trees for visibility and health	1	allowance	\$ 8,000.00	\$ 8,000.00
P5	Install new bark mulch in shrub areas	18300	sf	\$ 0.60	\$ 10,980.00
P6	Provide additional shade trees on the west side of the park	6	each	\$ 250.00	\$ 1,500.00
P7	Install new benches	3	each	\$ 1,400.00	\$ 4,200.00
P7	Install new picnic tables	4	each	\$ 2,400.00	\$ 9,600.00
P7	Install new waste receptacles	3	each	\$ 1,500.00	\$ 4,500.00
P7	Install new pet waste stations	1	each	\$ 500.00	\$ 500.00
P8	Repair the swale on the north side of the park for better drainage	1	allowance	\$ 2,500.00	\$ 2,500.00
P9	Refurbish existing lawn area	11,100	sf	\$ 0.20	\$ 2,220.00

Sub-Total \$ **157,000.00**
 15% Contingency \$ 23,550.00

Total Park Improvements \$ 180,550.00



EXISTING CONDITIONS:



EXISTING PARK AMENITIES:

- (A) Walkway - Primarily Concrete
- (B) Bench
- (C) Trash Receptacle
- (D) Exercise Station
- (E) Park Sign
- (F) Informational Sign
- (G) Path Light
- (H) Street Light
- (I) Fire Hydrant
- (J) Monument Sign
- (K) Utility Boxes
- (L) Lawn/Open Space
- (M) Pet Waste Station

ACCESSIBILITY REVIEW:

- Grind or patch vertical change of grade, and repair surface to walking path, as needed, to meet current code compliance requirements.
- Provide an accessible path of travel, and increase or provide maneuvering or clear floor area provided at the exercise equipment fixtures.
- Increase or provide clear floor area for trash container openings, the bench for companion seating, and Mutt Mitt areas, as needed, to meet current code compliance requirements.
- Modify the operating mechanism for the Mutt Mitt areas, as needed, to meet accessibility codes.

SPECIAL CONSIDERATIONS:

The park is in good shape, offers quality and appropriate amenities, and has been well maintained. The neighborhood character and existing functions of the park are to be maintained. The large multi-function lawn should remain as the primary use and character of the park.

NEIGHBORHOOD PARK OVERVIEW:

This is a larger park located off Larkspur Landing Circle and Drake's Way and is located within a multi-family community. It is comprised primarily of a connecting path and lawn/open space. It is bordered by existing multi-family residences on either side and is used both by the local residences and by the community as a whole.



VIEW LOOKING SOUTH

PARK LOCATION



VICINITY MAP



PHOTOS OF THE EXISTING PARK:



BIRD'S EYE VIEW FROM THE SOUTH



LARKSPUR LANDING CIRCLE FRONTAGE



MAIN PATH LOOKING NORTH



VIEW TO THE EAST



VIEW TO THE SOUTHEAST



PHOTOS OF THE EXISTING PARK:



VIEW TO THE NORTH



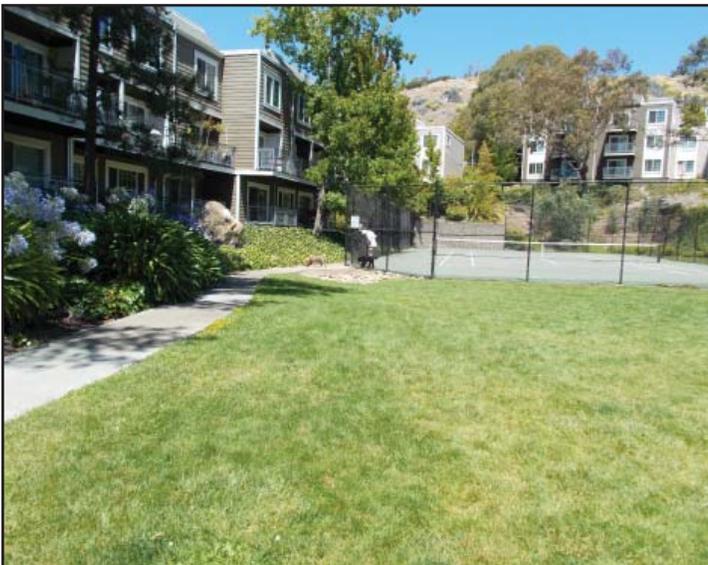
VIEW TO THE NORTH



NORTHWEST CORNER



VIEW LOOKING SOUTHEAST



TENNIS COURT (OFF-SITE) NORTHEAST



VIEW TO THE WEST

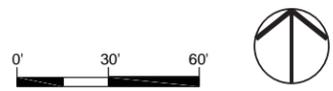
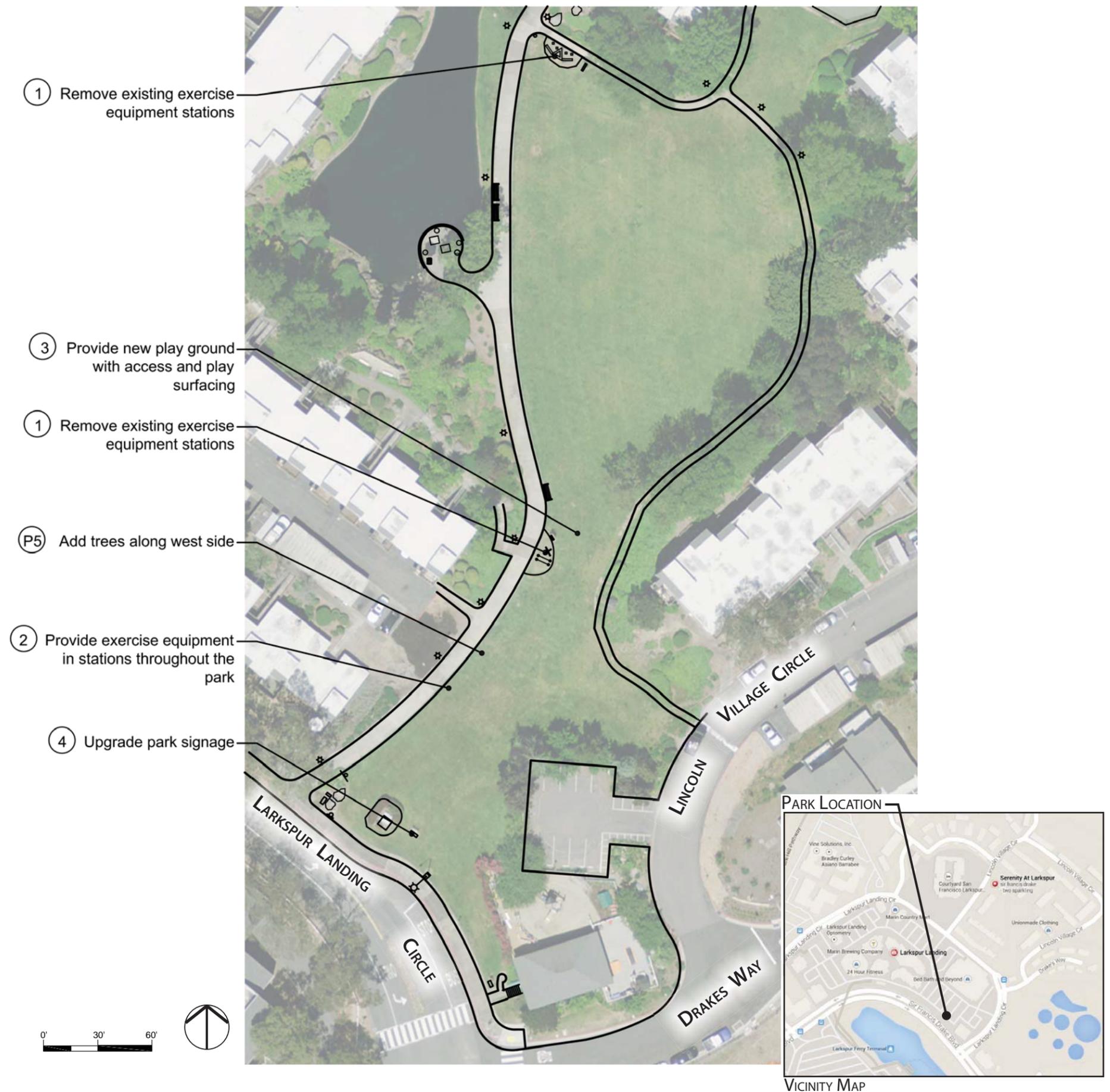


PARK IMPROVEMENTS:

Following is a brief description of the improvements that are graphically shown in the plan on the right. For more detailed description of each of the recommended improvements see the following page(s).

Proposed Park Improvements		CM	CP	CI
Specific Improvement Recommendations				
1	Remove existing exercise equipment structures	X		
2	Provide adult exercise equipment	X		X
3	Provide new play ground with access and play surfacing			X
4	Upgrade park signage	X		X
Overall Park Improvements				
P1	Replace irrigation controller	X		X
P2	Refurbish lawn area	X		X
P3	Repair/refurbish shrub and groundcover areas	X	X	X
P4	Provide mulch in shrubs and groundcover areas	X	X	X
P5	Add trees along west side	X	X	X

CM - CITY MAINTENANCE
 CP - COMMUNITY PROJECT
 CI - CAPITOL IMPROVEMENTS (CONTRACTOR)



PARK IMPROVEMENT RECOMMENDATIONS

The following is a detailed description of the recommended park upgrades and refurbishments that are shown on the preceding page. These descriptions offer the overall intent and relative extent of the upgrades. Specific improvement plans may/will be needed for several of the items listed below. The matrix on the preceding page also provides direction as to how the improvements may be implemented.

City Maintenance (CM) are items that may be appropriate for City staff to perform.

Community Projects (CP) are improvements that may be appropriate to be performed by community groups or individuals.

Capital Improvements (CI) are projects that are most likely too large or complicated for City staff and the community and may better be performed by a licensed contractor.

-
1. Remove the existing par-course equipment – there are two locations. **(CM)**
 2. Provide adult exercise/agility stations along the main path. No more than 4 or 5 station locations. Paving at each station to be DG or equal. **(CM, CI)**
 3. Provide new play areas with play equipment and play area surfacing. New play equipment and area shall meet current codes and access requirements. Provide sidewalk around new play area with 2 to 3 benches and low fence along the edge of the main existing sidewalk through the park. **(CI)**
 4. Refurbish the park sign to match the new uniform City design. Replace/install park rule signage in location deemed appropriate by the Parks Dept. See signage section of Action Plan. **(CM, CI)**
-
- P1. Replace the existing irrigation controller with a new central control unit that is consistent with all other park improvements and can be operated remotely and adjusts automatically based on a weather sensor. There shall be an irrigation controller and single point of connection that services the park independent from the surrounding multi-family community landscape. **(CM, CI)**
 - P2. Refurbish and over-seed the existing lawn to diminish weeds and improve lawn grasses. **(CM, CI)**
 - P3. Most of the existing shrub and groundcover areas are in good condition and need minimal upgrades. Where plants have grown too large for the space, remove and replace from the plant list in this Action Plan.
 - P4. All shrub areas shall be refurbished with a minimum of 3" of bark mulch or compost. **(CM, CP, CI)**
 - P5. Provide additional deciduous shade trees on the west side of the park that will provide a high loose canopy that is not too dense. **(CM, CP, CI)**



ESTIMATE OF PROBABLE COST

Neighborhood Park

City of Larkspur Mini-Parks Action Plan

Estimate of Probable Cost

January, 2015

Specific Improvement Recommendations					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
1	Remove existing exercise equipment structures	2	each	\$ 500.00	\$ 1,000.00
2	Install adult fitness / agility equipment	5	each	\$ 1,500.00	\$ 7,500.00
3	Provide new play area with play equipment, play area surfacing, edging, and sidewalk access/connection to existing site sidewalk	1	allowance	\$ 75,000.00	\$ 75,000.00
4	Upgrade park sign	1	each	\$ 2,500.00	\$ 2,500.00

Overall Park Improvements					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
P1	Replace irrigation controller	1	each	\$ 4,000.00	\$ 4,000.00
P2	Refurbish lawn area	47300	sf	\$ 0.15	\$ 7,095.00
P3	Refurbish existing park planting	3500	sf	\$ 1.00	\$ 3,500.00
P4	Install new bark mulch in shrub areas	3500	sf	\$ 0.60	\$ 2,100.00
P5	Install new trees along the west side of the park	6	each	\$ 250.00	\$ 1,500.00

Sub-Total	\$ 104,195.00
15% Contingency	\$ 15,629.25

Total Park Improvements	\$ 119,824.25
--------------------------------	----------------------



EXISTING CONDITIONS:



EXISTING PARK AMENITIES:

- (A) Walkway - Primarily Concrete
- (B) Bench
- (C) Trash Receptacle
- (D) Picnic Table
- (E) Play Structure - Concrete Curb with Wood Chip Surface
- (F) Park Sign
- (G) Seat Wall - Concrete
- (H) Bike Racks
- (I) Bollard Light
- (J) Street Light
- (K) Path Light
- (L) Flag Mast
- (M) Lawn/Open Space
- (N) Pet Waste Station
- (O) Solid Wood Fence

ACCESSIBILITY REVIEW:

- Grind or patch vertical change of grade, and repair surface to walking path, as needed, to meet current code compliance requirements.
- Install curb, barrier, or guardrail along the walkway, as needed to be code compliant.
- Install an additional high or low drinking fountain, or replace existing fountain.
- Increase or provide maneuvering or clear floor area for drinking fountain.
- Provide an accessible path of travel and the required amount of accessible picnic units within the picnic area, to meet current accessibility codes.
- Increase or provide clear floor area for the bench areas for companion seating, and Mutt Mitt areas, as needed, to meet current code requirements.
- Modify the operating mechanism for the Mutt Mitt areas, as needed, to meet accessibility codes.
- Provide an accessible path of travel at the fixed bench.
- Install or modify transfer system and provide an accessible path of travel for the play equipment area.

SPECIAL CONSIDERATIONS:

See Sheet 2-16 for Special Considerations.



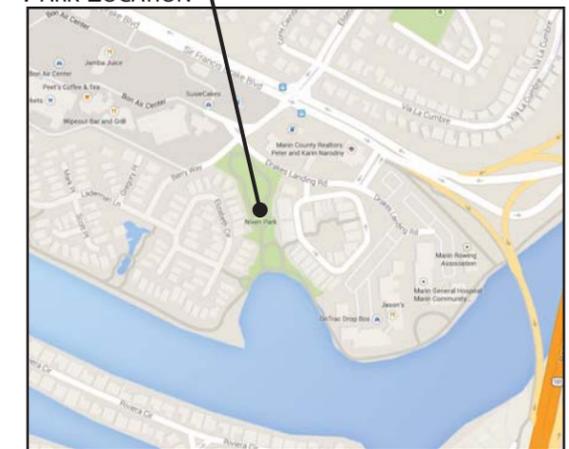
NIVEN PARK OVERVIEW:

This is a larger park located at the intersection of Barry Way and Drake's Landing Road and abuts Corte Madera Creek connecting to the Bay. It is comprised of an interconnecting path with large lawn areas, benches, a play structure and picnic areas. It is bordered by existing attached residences on either side and is used both by the local residences and is a draw for the community as a whole. There is a regional bike path along the south side of the park running along Corte Madera Creek.



VIEW LOOKING SOUTH

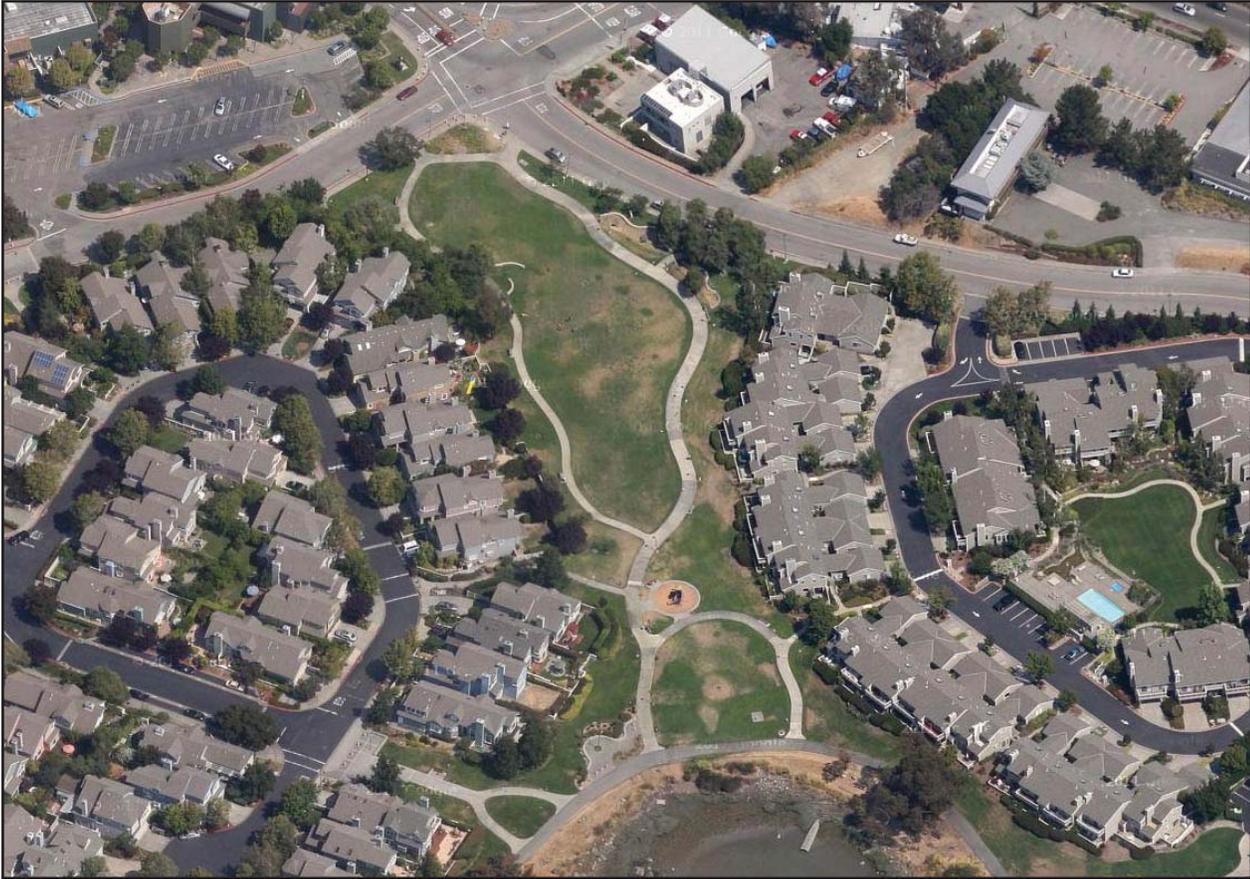
PARK LOCATION



VICINITY MAP



PHOTOS OF THE EXISTING PARK:



BIRD'S EYE VIEW FROM THE SOUTH



NORTHWEST CORNER OF PARK



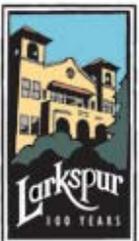
DRAKE'S LANDING ROAD FRONTAGE



NORTHEAST CORNER LOOKING SOUTHEAST



NORTHWEST CORNER



PHOTOS OF THE EXISTING PARK:



EAST SIDE OF PARK



BIKE PATH TO THE SOUTHWEST



PLAY AREA LOOKING SOUTH



PLAY AREA LOOKING NORTH



WATERS EDGE PICNIC AREA



PAVING AROUND MAST



PARK IMPROVEMENTS:

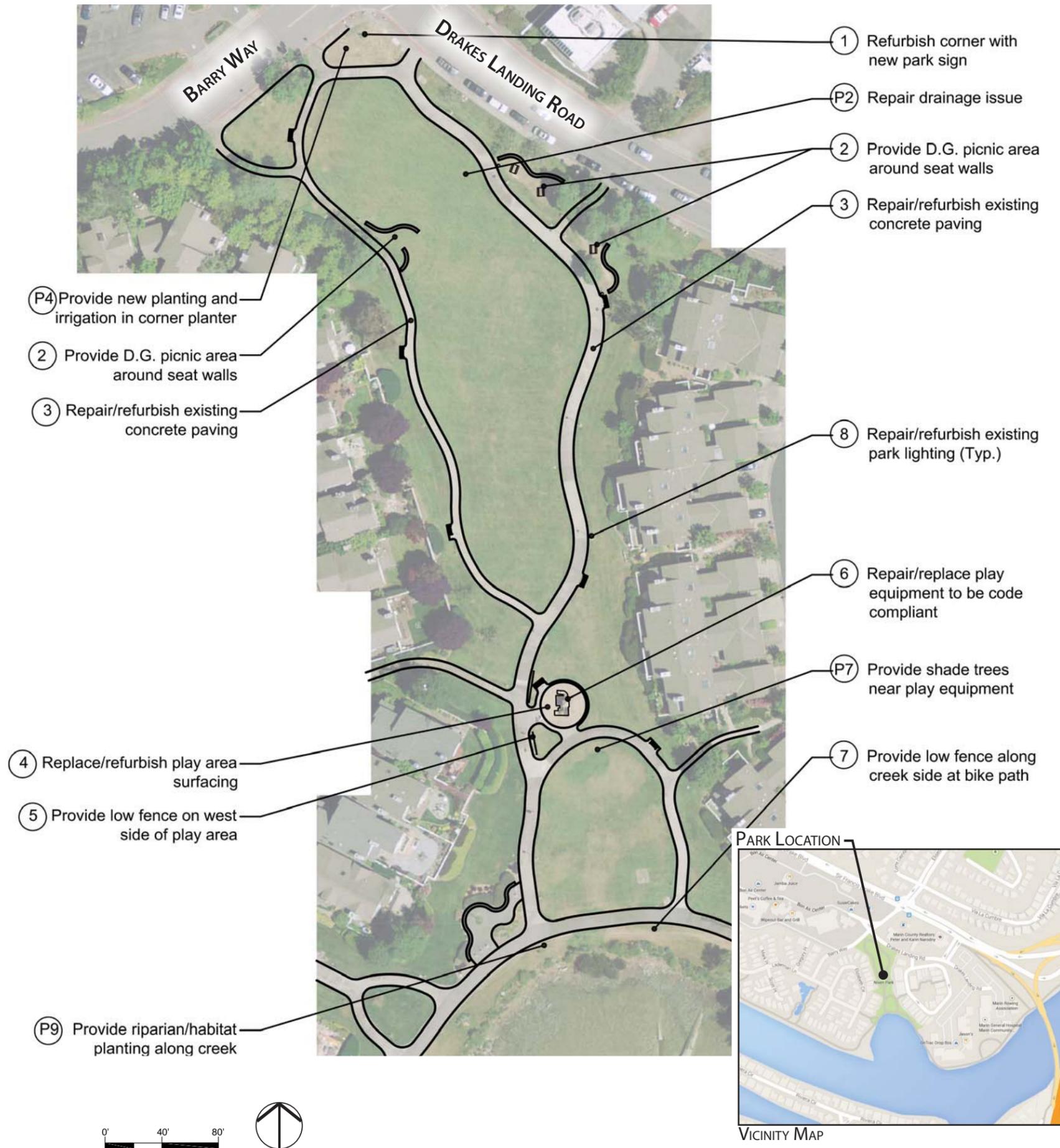
Following is a brief description of the improvements that are graphically shown in the plan on the right. For more detailed description of each of the recommended improvements see the following page(s).

Proposed Park Improvements		CM	CP	CI
Specific Improvement Recommendations				
1	Refurbish corner with new park sign	X		X
2	Provide D.G. picnic area around seat walls	X		X
3	Repair/refurbish existing concrete paving			X
4	Replace /refurbish play area surfacing	X	X	X
5	Provide low fence on west side of play area	X		X
6	Repair/replace play equipment to be code compliant			X
7	Provide low fence on creek side of bike path	X		X
8	Repair/refurbish existing park lighting			X
Overall Park Improvements				
P1	Replace irrigation controller	X		X
P2	Repair drainage issue	X		X
P3	Repair/refurbish existing irrigation	X	X	X
P4	Provide new planting and irrigation in corner planter	X	X	X
P5	Provide mulch in shrubs and groundcover areas	X	X	X
P6	Refurbish lawn	X		X
P7	Provide shade trees near play equipment	X	X	X
P8	Replace/refurbish site furniture	X		X

CM - CITY MAINTENANCE
 CP - COMMUNITY PROJECT
 CI - CAPITOL IMPROVEMENTS (CONTRACTOR)

SPECIAL CONSIDERATIONS:

The park is in good shape, offers quality and appropriate amenities, and has been well maintained. The large open lawn character and existing functions of the park are to be maintained. The landscape buffer adjacent to the existing homes is to be maintained and enhanced. The bike path to the south is to continue to function as a key entry to the park, but otherwise as a thoroughfare that passes through. Improvements to the creek edge could create wildlife and habitat improvements.



PARK IMPROVEMENT RECOMMENDATIONS

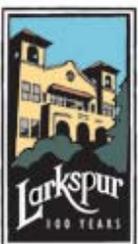
The following is a detailed description of the recommended park upgrades and refurbishments that are shown on the preceding page. These descriptions offer the overall intent and relative extent of the upgrades. Specific improvement plans may/will be needed for several of the items listed below. The matrix on the preceding page also provides direction as to how the improvements may be implemented.

City Maintenance (CM) are items that may be appropriate for City staff to perform.

Community Projects (CP) are improvements that may be appropriate to be performed by community groups or individuals.

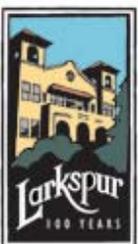
Capital Improvements (CI) are projects that are most likely too large or complicated for City staff and the community and may better be performed by a licensed contractor.

-
1. Refurbish the corner of Barry Way and Drakes Landing Road with new low shrub and groundcover landscape (see P4 below) and a new park sign to match the new uniform City design. Replace/install park rule signage in location deemed appropriate by the Parks Dept. See signage section of Action Plan. **(CM, CI)**
 2. Install new Decomposed Granite (DG) seating gathering area with edging at the locations that have the curved concrete seat walls. New DG areas to be flush with existing sidewalks and lawn areas and to meet access requirements. Existing irrigation will need to be revised as needed to allow for these new areas. Picnic tables can be added. Additionally, these areas can include precast concrete tables and chairs such as game tables to tie with the concrete seat wall character of the spaces. **(CM, CI)**
 3. Repair and/or refurbish existing concrete paths to be code compliant (cross slopes) with not grade differentials. Paths to remain in their existing locations. **(CI)**
 4. Replenish the existing wood chip (Fibar) play area surfacing. Other surfacing may be an acceptable substitute to Fibar, such as rubberized or recycled rubber chips. Verify that the depth and extent of fall zone are appropriate for the existing play equipment. **(CM, CP, CI)**
 5. Provide low powder coat painted tubular steel fence (36" high) along the east side of the existing north-south concrete sidewalk to create buffer between the play areas and bikes, etc. along the sidewalk. Approximately 60' of low fence. **(CM, CI)**
 6. Upgrade the existing play equipment as needed to meet current code and accessibility requirements. Provide a code-compliant ramp into the Fibar at the sidewalk access location on the east side of the play area. **(CI)**
 7. Provide low (36" high) wood rail fence along the creek side of the bike path that runs parallel to Corte Madera Creek. The new low fence should be set back 3' – 5' from the south side of the bike path edge and should run along the entire length of the park frontage. The new fence is to provide protection to the existing and proposed riparian planting along the creek (see P9 below). **(CM, CI)**
 8. Repair and/or upgrade the existing park lighting – bollards and pole lights. **(CI)**



PARK IMPROVEMENT RECOMMENDATIONS *CONT.*

- P1. Replace the existing irrigation controller with a new central control unit that is consistent with all other park improvements and can be operated remotely and adjusts automatically based on a weather sensor. There shall be an irrigation controller and single point of connection that services the park independent from the surrounding multi-family community landscape. **(CM, CI)**
- P2. Repair the existing low soggy area at the north end of the park in the lawn. May require some regarding and the installation of a percolation well to disperse irrigation water. **(CM, CI)**
- P3. The existing irrigation distribution system appears to be operating effectively. Provide regular maintenance to ensure that all pop-up heads and nozzles and drip tubing/emitters are operating effectively without overspray onto hardscape. Replace and/or repair as needed. All nozzles on a single circuit are to have matching precipitation rates. **(CM, CP, CI)**
- P4. Provide new low accent planting associated with park signage at the corner of Barry Way and Drakes Landing Road. The new planting should provide visual interest and should reflect the riparian character of the Corte Madera Creek edge – grasses, sedges, rushes, etc. – but in a more contemporary manner. **(CM, CP, CI)**
- P5. All shrub areas shall be refurbished with a minimum of 3” of bark mulch or compost. **(CM, CP, CI)**
- P6. Refurbish and over-seed the existing lawn to diminish weeds and improve lawn grasses. **(CM, CI)**
- P7. Provide additional deciduous shade trees around the play area that will provide a high loose canopy that is not too dense. **(CM, CP, CI)**
- P8. Refurbish and/or replace park furniture per this Action Plan – benches, picnic tables, trash receptacles, pet station. **(CM, CI)**
- P9. Provide native and/or appropriate naturalizing riparian planting along the edge of the creek (between fence and creek edge). New plants to be non-invasive to natural the creek edge and provide habitat. **(CM, CP, CI)**



ESTIMATE OF PROBABLE COST

Niven Park

City of Larkspur Mini-Parks Action Plan

Estimate of Probable Cost
January, 2015

Specific Improvement Recommendations					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
1	New park sign at street corner	1	each	\$ 2,500.00	\$ 2,500.00
2	DG with edging picnic area around the existing concrete seat walls	2400	sf	\$ 6.00	\$ 14,400.00
3	Repair / refurbish existing concrete paving	1	allowance	\$ 6,000.00	\$ 6,000.00
4	Replace / refurbish existing play area surfacing	810	sf	\$ 10.00	\$ 8,100.00
5	Provide low fence on the west side of the play area	50	lf	\$ 30.00	\$ 1,500.00
6	Repair play equipment to be code-compliant	1	each	\$ 6,000.00	\$ 6,000.00
7	Provide low rail fence on creek side of bike path	180	lf	\$ 30.00	\$ 5,400.00
	Replace drinking fountain	1	each	\$ 3,600.00	\$ 3,600.00
8	Repair / refurbish existing park lighting	1	allowance	\$ 12,000.00	\$ 12,000.00

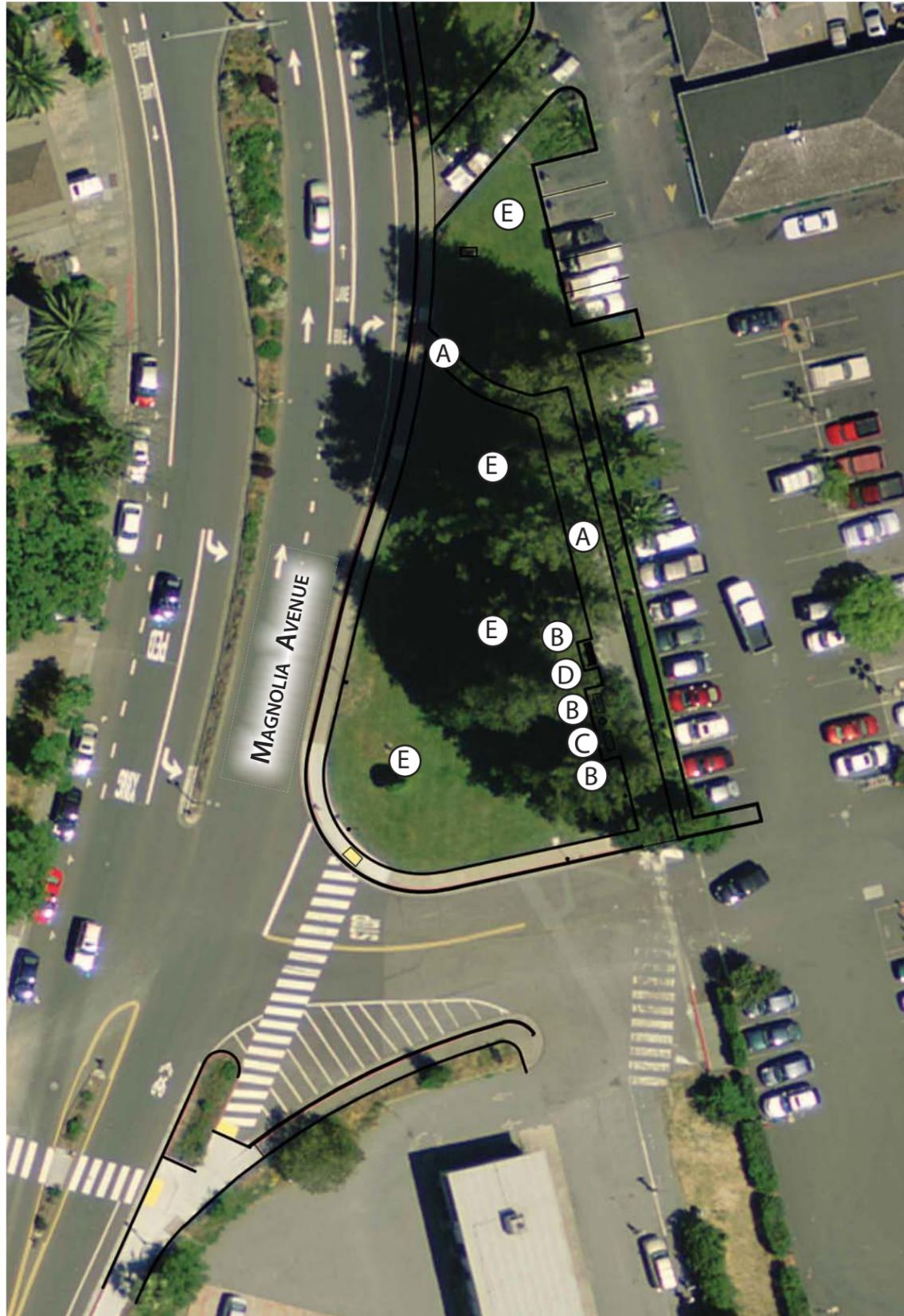
Overall Park Improvements					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
P1	Replace irrigation controller	1	each	\$ 4,000.00	\$ 4,000.00
P2	Repair drainage issue	1	allowance	\$ 2,500.00	\$ 2,500.00
P3	Refurbish existing irrigation	80,000	sf	\$ 0.20	\$ 16,000.00
P4	Provide new planting, irrigation, and bark mulch in corner planter with new sign	1260	sf	\$ 4.00	\$ 5,040.00
P5	Refurbish existing shrub and groundcover areas	4000	sf	\$ 1.00	\$ 4,000.00
P6	Refurbish existing lawn areas	76000	sf	\$ 0.15	\$ 11,400.00
P7	Provide new shade trees near the play area	5	each	\$ 250.00	\$ 1,250.00
P8	Install new benches	6	each	\$ 1,400.00	\$ 8,400.00
P8	Install new picnic tables	5	each	\$ 2,400.00	\$ 12,000.00
P8	Install new waste receptacles	6	each	\$ 1,500.00	\$ 9,000.00
P8	Install new pet waste stations	3	each	\$ 500.00	\$ 1,500.00

Sub-Total \$ **134,590.00**
15% Contingency \$ 20,188.50

Total Park Improvements \$ **154,778.50**



EXISTING CONDITIONS:



EXISTING GREENWAY AMENITIES:

- (A) Walkway - Concrete (Bike Path)
- (B) Bench
- (C) Trash Receptacle
- (D) Flag Pole with Monument
- (E) Lawn/Open Space

ACCESSIBILITY REVIEW:

- Upgrade all sidewalks, ramps, and site furniture to be compliant with current codes.

SPECIAL CONSIDERATIONS:

The greenways should remain predominately as it is. The lawn area should remain in the portions of the greenway that get good sun light, and the areas under the Redwood trees should be replaced with bark mulch and/or shade tolerant groundcover. The flag pole should be moved to a more visible location.

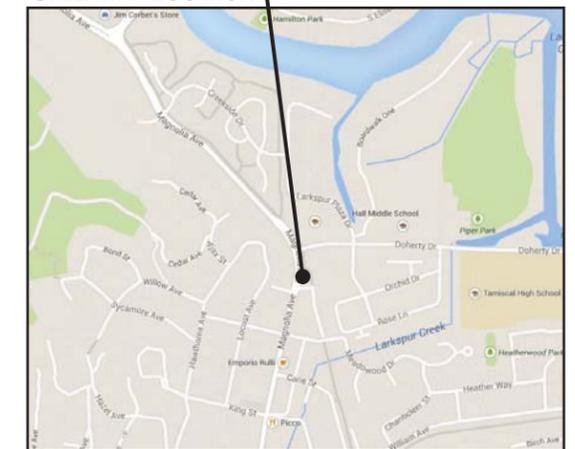
DOHERTY GREENWAY OVERVIEW:

This greenway is found near the intersection of Magnolia Ave. and Doherty Dr. at the north end of the downtown area. It is a small triangularly shaped area with Magnolia Ave. on one side and a shopping center parking lot on the other. It is mostly covered in lawn that slopes down to the east with a small grove of large Redwood trees. The amenities consist of the bike path, benches, and a flag pole that is hidden in the redwoods.



PARK ENTRY FROM S. ELISEO DRIVE

GREENWAY LOCATION



VICINITY MAP



PHOTOS OF THE EXISTING GREENWAY:



BIRD'S EYE VIEW FROM THE SOUTH



MAIN WALKWAY LOOKING NORTH



VIEW OF GREENWAY FROM THE SOUTHEAST



MAGNOLIA FRONTAGE



VIEW FROM NORTH

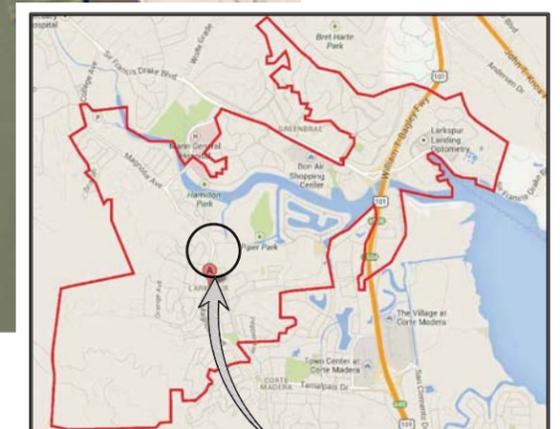


PARK IMPROVEMENTS:

Following is a brief description of the improvements that are graphically shown in the plan on the right. For more detailed description of each of the recommended improvements see the following page(s).

Proposed Park Improvements		CM	CP	CI
Specific Improvement Recommendations				
1	Remove concrete paving that exceeds 5%	X		X
2	Refurbish steps and upgrade handrails	X		X
3	Replace park sign	X		
4	Remove existing ramp, rails, and some retaining walls			X
5	Install new code compliant ramps and rails			X
6	Re-grade and resurface existing asphalt path	X		X
7	Install DG area and picnic table	X		X
8	Remove existing wood steps and retaining wall			X
9	Install new steps and handrails			X
10	Install new accessible walkway around steps			X
11	Install 18" – 20" retaining seat wall			X
12	Remove wood bench around tree	X		
13	Install new paving at gathering area			X
14	Replace existing fence with new			X
15	Install wood shade trellis			X
16	Install new accessible walk to gangway			X
17	Install code-compliant landing for gangway			X
18	Install new accessible gangway			X
19	Upgrade dock to be accessible and code compliant			X
Overall Park Improvements				
P1	Replace irrigation controller	X		
P2	Refurbish existing irrigation	X		X
P3	Re-grade and add lawn to center of park			X
P4	Replace / refurbish park planting	X	X	X
P5	Install bark mulch in shrub areas	X	X	X
P6	Install new park furniture	X		

CM - CITY MAINTENANCE
 CP - COMMUNITY PROJECT
 CI - CITY IMPROVEMENTS



Vicinity Map

Greenway Location



GREENWAY IMPROVEMENT RECOMMENDATIONS

The following is a detailed description of the recommended greenway upgrades and refurbishments. These descriptions offer the overall intent and relative extent of the upgrades. Specific improvement plans may/will be needed for several of the items listed below.

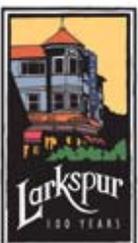
City Maintenance (CM) are items that may be appropriate for City staff to perform.

Community Projects (CP) are improvements that may be appropriate to be performed by community groups or individuals.

Capital Improvements (CI) are projects that are most likely too large or complicated for City staff and the community and may better be performed by a licensed contractor.

-
1. Upgrade the sidewalk, bike path, and ramps to be compliant with current codes. **(CM, CI)**
 2. Replace site furnishings with code-compliant furniture that matches other park and greenway upgrades. **(CM, CI)**
 3. Move the flag pole away from the canopy of the Redwood trees to a more prominent location, such as the south side of the greenway. **(CM, CI)**
 4. Provide a new sign that matches the uniform City design. Also, consider signage for Downtown Larkspur. **(CM, CI)**
-

- P1.** Replace the existing irrigation controller with a new central control unit that is consistent with all other park and greenway improvements and can be operated remotely and adjusts automatically based on a weather sensor. **(CM, CI)**
- P2.** Refurbish the existing-to-remain lawn areas. **(CM, CI)**
- P3.** Remove lawn from under the redwoods and replace with bark mulch and/or shade tolerant groundcover. **(CM, CP, CI)**
- P4.** All existing and new shrub areas shall be refurbished with a minimum of 3" of bark mulch. **(CM, CP)**
- P5.** Prune the lower branches of the Redwood trees to allow more sunlight and better visibility. **(CM)**
- P6.** Remove and replace the evergreen hedge between the bike path and the parking lot with a new evergreen hedge that compact and naturally maintains a 3' – 4' height. **(CM, CP, CI)**
- P7.** Refurbish the existing irrigation system with new heads or nozzles for even coverage with matched precipitation rates and minimal overspray. **(CM, CI)**



ESTIMATE OF PROBABLE COST

Doherty Greenway

City of Larkspur Mini-Parks Action Plan

Estimate of Probable Cost

January, 2015

Specific Improvement Recommendations					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
1	Upgrade the sidewalk, bikepath, and ramps for code compliance	1578	sf	\$ 2.00	\$ 3,156.00
2	Install new benches	3	each	\$ 1,400.00	\$ 4,200.00
2	Install new trash receptacles	1	each	\$ 1,500.00	\$ 1,500.00
2	Install new pet waste station	1	each	\$ 500.00	\$ 500.00
3	Move flag pole from under the tree canopy	1	each	\$ 1,500.00	\$ 1,500.00
4	Install park / City sign	1	each	\$ 3,000.00	\$ 3,000.00

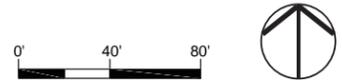
Overall Park Improvements					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
P1	Replace irrigation controller	1	each	\$ 4,000.00	\$ 4,000.00
P2	Refurbish the existing-to-remain lawn	7020	sf	\$ 0.25	\$ 1,755.00
P3	Remove lawn from under Redwoods and replace with bark mulch and groundcover	2,335	sf	\$ 1.20	\$ 2,802.00
P4	Install new bark mulch in existing shrub areas	700	sf	\$ 0.60	\$ 420.00
P5	Prune the lower branches of the trees	1	allowance	\$ 2,000.00	\$ 2,000.00
P6	Remove and replace the evergreen hedge	700	sf	\$ 4.00	\$ 2,800.00
P7	Refurbish the existing irrigation system	10055	sf	\$ 0.25	\$ 2,513.75

Sub-Total \$ **30,146.75**
 15% Contingency \$ 4,522.01

Total Park Improvements \$ 34,668.76



EXISTING CONDITIONS:



EXISTING GREENWAY AMENITIES:

- (A) Walkway - Primarily Asphalt
- (B) Utility Boxes
- (C) Solid Wood Fence
- (D) Concrete sidewalk along street
- (E) Lawn/Open Space
- (F) Pet Waste Station

ACCESSIBILITY REVIEW:

- Upgrade all sidewalks, ramps, and site furniture to be compliant with current codes.

SPECIAL CONSIDERATIONS:

The function and aesthetic of the greenway will remain primarily as a streetscape. However, there is potential to increase the uses to include storm water management, site furniture, native and naturalized plantings, and better visual aesthetic.

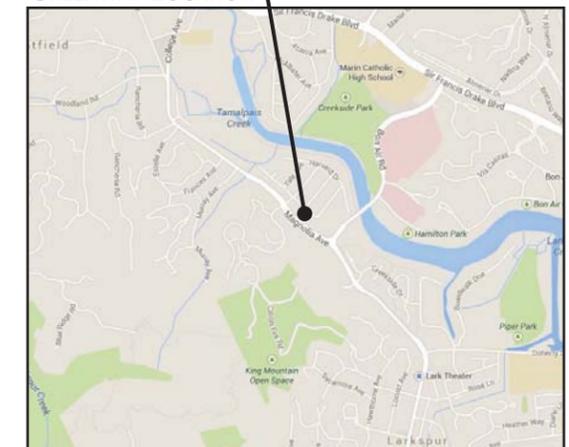
HILLVIEW GREENWAY OVERVIEW:

This is a linear greenway along the northeast side of Magnolia Ave. and functions primarily as streetscape with sidewalks and landscape areas. There is a continuous sidewalk along the Magnolia Ave. curb as well as a meandering sidewalk through the middle of the greenway that connects back to the street sidewalk at several locations. Wood fences at the backyards of adjacent residences creates the edge opposite of the street. The existing landscape consists of a variety of trees, some drought-hardy shrubs and groundcovers in a few areas, and seasonal grasses that are mowed down. The irrigation appears to be working at the two ends of the greenway only.



VIEW LOOKING SOUTHEAST

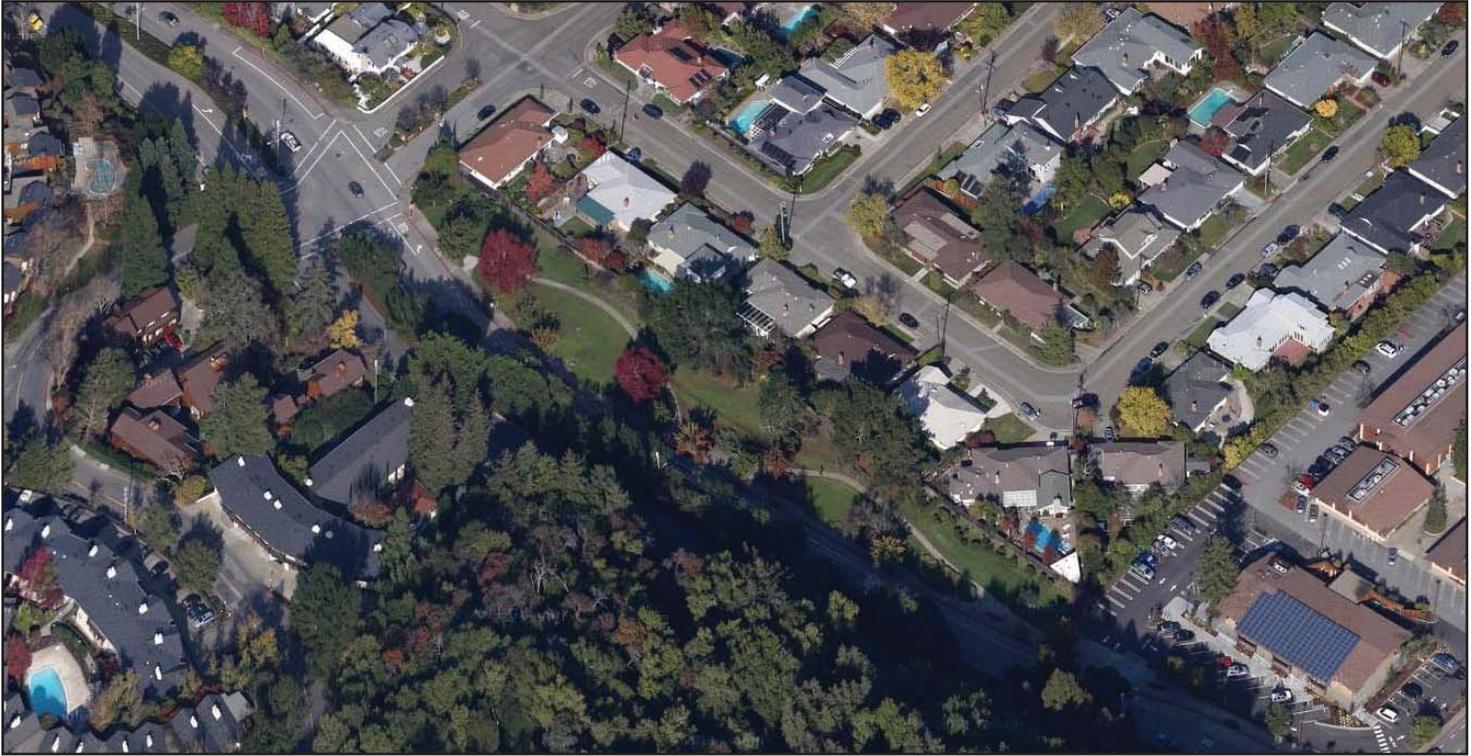
GREENWAY LOCATION



VICINITY MAP



PHOTOS OF THE EXISTING GREENWAY:



BIRD'S EYE VIEW FROM THE SOUTH



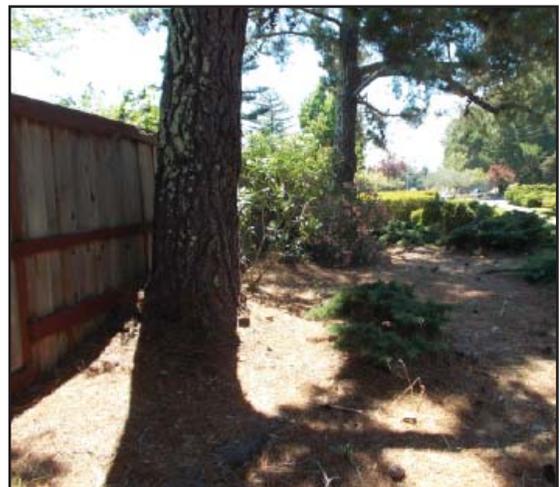
MAGNOLIA AVENUE STREET FRONTAGE



SOUTHSIDE OF GREENWAY



CORNER OF MAGNOLIA AND DARTMOUTH



PARK PERIMETER

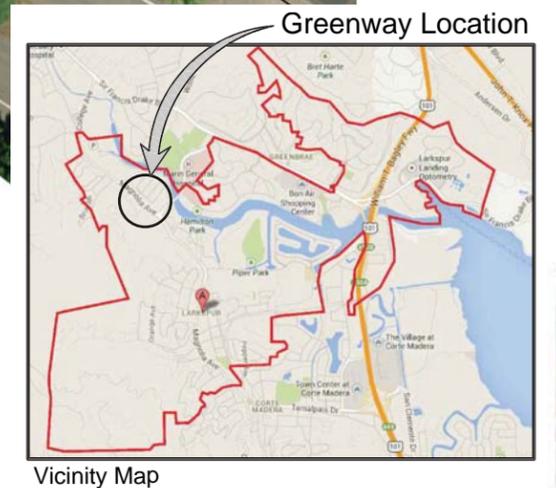
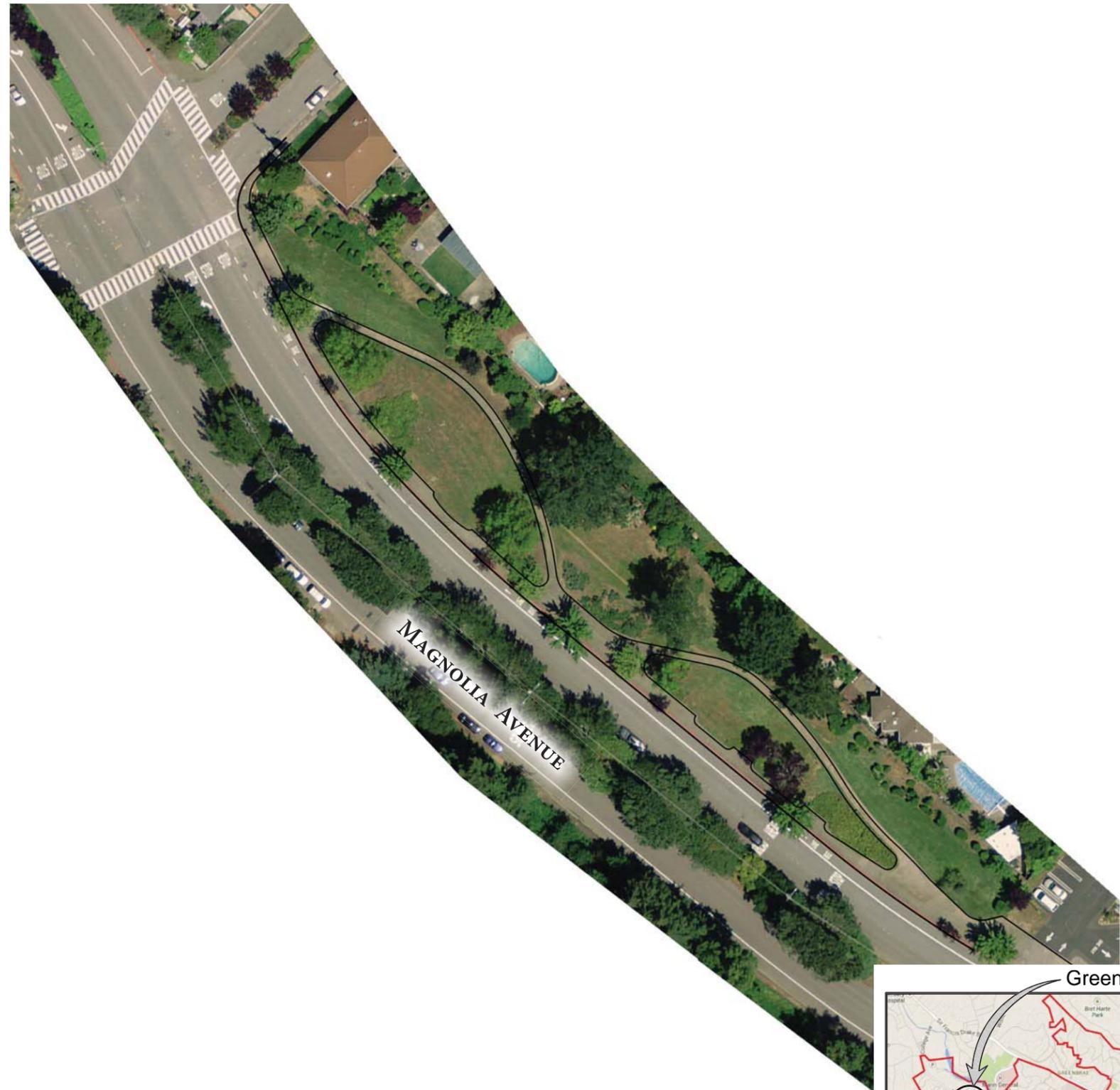


PARK IMPROVEMENTS:

Following is a brief description of the improvements that are graphically shown in the plan on the right. For more detailed description of each of the recommended improvements see the following page(s).

Proposed Park Improvements		CM	CP	CI
Specific Improvement Recommendations				
1	Remove concrete paving that exceeds 5%	X		X
2	Refurbish steps and upgrade handrails	X		X
3	Replace park sign	X		
4	Remove existing ramp, rails, and some retaining walls			X
5	Install new code compliant ramps and rails			X
6	Re-grade and resurface existing asphalt path	X		X
7	Install DG area and picnic table	X		X
8	Remove existing wood steps and retaining wall			X
9	Install new steps and handrails			X
10	Install new accessible walkway around steps			X
11	Install 18" – 20" retaining seat wall			X
12	Remove wood bench around tree	X		
13	Install new paving at gathering area			X
14	Replace existing fence with new			X
15	Install wood shade trellis			X
16	Install new accessible walk to gangway			X
17	Install code-compliant landing for gangway			X
18	Install new accessible gangway			X
19	Upgrade dock to be accessible and code compliant			X
Overall Park Improvements				
P1	Replace irrigation controller	X		
P2	Refurbish existing irrigation	X		X
P3	Re-grade and add lawn to center of park			X
P4	Replace / refurbish park planting	X	X	X
P5	Install bark mulch in shrub areas	X	X	X
P6	Install new park furniture	X		

CM - CITY MAINTENANCE
 CP - COMMUNITY PROJECT
 CI - CITY IMPROVEMENTS



GREENWAY IMPROVEMENT RECOMMENDATIONS

The following is a detailed description of the recommended greenway upgrades and refurbishments. These descriptions offer the overall intent and relative extent of the upgrades. Specific improvement plans may/will be needed for several of the items listed below.

City Maintenance (CM) are items that may be appropriate for City staff to perform.

Community Projects (CP) are improvements that may be appropriate to be performed by community groups or individuals.

Capital Improvements (CI) are projects that are most likely too large or complicated for City staff and the community and may better be performed by a licensed contractor.

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1. Upgrade the sidewalks and ramps to be compliant with current codes. **(CM, CI)**
 2. Increase the width of the meandering walkway with level DG or asphalt to create a 10'-12' wide multi-use trail. **(CM, CI)**
 3. Provide site furnishings with code-compliant furniture such as benches, trash receptacles, and pet waste stations that matches other park and greenway upgrades. **(CM, CI)**
 4. Use portions of greenway if deemed appropriate by the Public Works Dept. to create storm water filtration areas with applicable plantings of grasses and groundcovers. **(CI)**
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- P1.** Replace the existing irrigation controller with a new central control unit that is consistent with all other park and greenway improvements and can be operated remotely and adjusts automatically based on a weather sensor. **(CM, CI)**
 - P2.** Provide irrigation to newly created landscape areas. **(CM, CI)**
 - P3.** Provide a layering of shrubs, grasses, and groundcovers along the wood fences to screen the fences, but avoid creating hiding places. **(CM, CP, CI)**
 - P4.** All existing and new shrub areas shall be refurbished with a minimum of 3" of bark mulch. **(CM, CP)**
 - P5.** Prune the existing trees and remove dead or unhealthy trees and branches. **(CM, CI)**
 - P6.** Refurbish existing-to-remain lawn areas. **(CM, CI)**
 - P7.** Refurbish the existing irrigation system with new heads or nozzles for even coverage with matched precipitation rates and minimal overspray. **(CM, CI)**



ESTIMATE OF PROBABLE COST

Hillview Greenway

City of Larkspur Mini-Parks Action Plan

Estimate of Probable Cost

January, 2015

Specific Improvement Recommendations					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
1	Upgrade the sidewalk, bikepath, and ramps for code compliance	6300	sf	\$ 0.75	\$ 4,725.00
2	Install DG path with edging adjacent to meandering path	3200	sf	\$ 4.00	\$ 12,800.00
3	Install new benches	3	each	\$ 1,400.00	\$ 4,200.00
3	Install new trash receptacles	1	each	\$ 1,500.00	\$ 1,500.00
3	Install new pet waste station	1	each	\$ 500.00	\$ 500.00
4	Storm water filtration areas	1	allowance	NIC	NIC

Overall Park Improvements					
<i>Item Number</i>	<i>Proposed Improvement</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
P1	Replace irrigation controller	1	each	\$ 4,000.00	\$ 4,000.00
P2	Refurbish / upgrade irrigation along the wood fence	11200	sf	\$ 1.00	\$ 11,200.00
P3	Provide new shrubs, grasses, and groundcover along the fence	11200	sf	\$ 2.00	\$ 22,400.00
P4	Install new bark mulch in shrub areas	11200	sf	\$ 0.60	\$ 6,720.00
P5	Prune the lower branches of the trees	1	allowance	\$ 10,000.00	\$ 10,000.00
P6	Refurbish the existing-to-remain lawn	6950	sf	\$ 0.50	\$ 3,475.00
P7	Refurbish the irrigation system	18150	sf	\$ 0.50	\$ 9,075.00

Sub-Total \$ **90,595.00**

15% Contingency \$ 13,589.25

Total Park Improvements \$ 104,184.25

