

PARKS AND RECREATION COMMISSION AGENDA

**Thursday, May 30, 2013
7:00 P.M.**

City Council Chamber, 200 Old Bernal Avenue

CALL TO ORDER

- Pledge of Allegiance
- Roll Call

AGENDA AMENDMENTS

MEETING OPEN TO THE PUBLIC

1. Introductions/Awards/Recognitions
2. Public Comment from the audience regarding items not listed on the agenda. *Speakers are encouraged to limit comments to 3 minutes.*

MATTERS BEFORE THE COMMISSION

If necessary to assure completion of the following items, the Chairperson may establish time limits for the presentations by individual speakers.

3. Review of Preliminary Schematic Design for the Master Planning of Lions Wayside and Delucchi Parks

COMMUNICATIONS

COMMISSION REPORTS

4. Committee Meetings
 - A. Bernal Community Park Phase II
 - B. Bicycle, Pedestrian and Trails Committee
 - C. Community of Character
 - D. City/East Bay Regional Park District Liaison Committee
 - E. East Pleasanton Specific Plan Task Force
 - F. Heritage Tree Review Board
 - G. Kottinger Place/Kottinger Village Park
 - H. Lions Wayside Park
 - I. Parks and Recreation Master Plan
 - J. Public Art Selection Sub-committee
 - K. Sports Council
5. Other brief reports on any meetings, conferences, and/or seminars attended by the Commission members.

COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT

NEXT MEETING: July 11, 2013

FUTURE AGENDA TOPICS

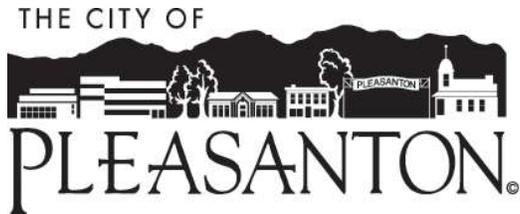
- A.
- B.
- C.

Notice

Under Government Code §54957.5, any writings/documents regarding an open session item on this agenda provided to a majority of the Commission after distribution of the agenda packet are available for public inspection at the Community Services Department, 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton will provide special assistance for citizens with disabilities to participate in public meetings upon advance notice. If you need an auxiliary hearing aid or sign language assistance at least two working days advanced notice is necessary. Please contact the Community Services Department, PO Box 520, Pleasanton, CA 94566 or (925) 931-5340.



Parks and Recreation Commission Staff Report

May 30, 2013
Item 3

SUBJECT: REVIEW OF PRELIMINARY SCHEMATIC DESIGN FOR THE MASTER PLANNING OF LIONS WAYSIDE AND DELUCCHI PARKS

SUMMARY

Although the Draft Schematic Plan was initially approved by the Parks and Recreation Commission in 2009, the project was put on hold due to the economy. Recently staff was requested to re-visit the project and continue the design planning process.

Following the Parks and Recreation Commission's review in early 2009, the design consultant, Richard Larson, met with staff to incorporate the Commission's feedback and update the Plan. The revised Draft Schematic Plan that is being presented to the Commission at tonight's meeting represents the best thinking of the consultant, staff, and stakeholders.

STAFF RECOMMENDATION

That the Parks and Recreation Commission take the following actions:

1. Conduct a Public Hearing to receive comments from park neighbors and the community at-large regarding the preliminary schematic design for Lions Wayside and Delucchi parks; and
2. Review and approve one of the two Preliminary Schematic Designs for the Master Plan – or - provide direction for its modification.

FINANCIAL STATEMENT

The Park CIP Budget for the Master Plan Design of Lions Wayside and Delucchi Park(s) (CIP 067019) has a current fund balance of \$165,000, which will be sufficient to fund the completion of the Master Plan and a portion of the construction document preparation. Preliminary estimates indicate that the cost of the Park construction would be approximately \$4.2 million, however, this should be considered a very preliminary number. Currently there is no funding available for the Park's construction.

BACKGROUND

In July 2002, the City Council approved the Master Plan for the Downtown Parks and Trails System (DPTS). The Plan was created as a guide for the design improvements of seven (7) park/recreation sites in the Downtown area, including Lions Wayside Park, Delucchi Park, Main Street Green (formerly the City's Vervais Corporation Yard), Fire Station No. 1 (now the Firehouse Arts Center), the Main Street Bridge, the Regional Trail Corridor and portions of the Arroyo Del Valle. Shortly after the Council's approval, the Plan was adopted in its entirety by the Downtown Specific Plan.

To maximize their usefulness and maintain visual integrity, the DPTS recommended that the land in both Lions Wayside and Delucchi parks, the adjoining portion of the Regional Trail Corridor, and the area around Fire Station No. 1, should all be treated as one single park area. The combined facility of Lions Wayside and Delucchi parks would serve the immediate neighborhood as well as the City as a whole. As the site of the Chan Henderson community bandstand and the Concert in the Park series, Lions Wayside Park is an important community gathering place and performance venue, while Delucchi Park supports and complements the functions of Lions Wayside Park and other nearby activities such as the Farmers' Market.

Following the completion of the Firehouse Arts Center and with the City's acquisition of the Regional Trail Corridor, development and improvement of Lions Wayside and Delucchi parks was considered the next logical next step, and a Master Plan process was begun. In December 2008, the City Council approved a consultant agreement with the firm of Richard Larson & Associates, Landscape Architects of Piedmont, to develop the Master Plan for this highly visible project. The firm's principal, Mr. Richard Larson, was the project Landscape Architect for the Firehouse Arts Center, and as he was also the principal consultant for the DPTS, his background and unique knowledge of the site - its constraints, opportunities and project program - made him the ideal consultant to prepare the Master Plan.

On April 9, 2009, the Parks and Recreation Commission held a public hearing to review two (2) schematic designs for the project, which had been prepared by Mr. Larson. The major difference between the two schemes was the disposition of the drainage ditch that runs through the site - and whether it should be piped and "undergrounded" or remain open and enhanced or embraced as a park feature. Although there was actually very little public input and the meeting was not well-attended, the Commission overwhelmingly supported undergrounding the ditch. Later that same year, in August, 2009, the Civic Arts Commission also reviewed the same two schematic plans that were considered by the Parks and Recreation Commission. The Civic arts Commission also supported undergrounding the ditch, citing the improved and enlarged audience area that it would afford the Concert in the Park series, as well as the enhanced pedestrian connection to the Firehouse Arts Center.

Shortly after the Civic Arts Commission reviewed the schematics, and due to general economic uncertainties, the project was placed "on hold," and has just recently regained momentum.

DISCUSSION

Jurisdictional Determination Report

One of the project's design uncertainties has always been the disposition of the drainage channel (sometimes referred to as a creek, a ditch, a waterway or other descriptor). Various agencies monitor and regulate the activities that may occur within waterways, including: The Army Corps of Engineers, the California Department of Fish and Wildlife and the Regional Water Quality Control Board. In order to determine what regulatory obstacles or opportunities might exist for our project, the City commissioned a Jurisdictional Determination Report (JDR), which is a first step and necessary component before approaching the agencies with a plan to develop or modify a waterway. The JDR – which catalogues and inventories all of the site features - was recently completed, and has a useful "life" of approximately five years.

Site Conditions

Lions Wayside and Delucchi parks are located opposite each other along First Street, and on either side of Neal Street. The parks have a combined area of 2.17 acres, and are generally flat, with the exception of a drainage swale or ditch which starts at the northeast corner of Lions Wayside Park and proceeds southwest into the Regional Trail Corridor. The ditch, which is steep-sided and approximately six (6) feet deep and 15 -20 feet wide, is culverted beneath Neal Street, and continues southward along the western edge of Delucchi Park where it is again undergrounded at the park's southern end.

Lions Wayside Park is currently a large flat expanse of grass with a sprinkling of trees, some of them magnificent. The park is adjacent to the new Firehouse Arts Center and is home to the Chan Henderson Bandstand. A Eucalyptus tree – the City's largest – measuring over 100 feet tall and more than 33 feet in circumference – is also located in the park at the edge of the drainage ditch.

Delucchi Park is also a flat expanse of turf, with a few trees along its western edge adjacent to the drainage ditch. A few years ago, the City constructed a public restroom building at the park's southern end to support activities in the downtown, such as the Farmers' Market. On a much smaller scale, the design of the restroom building mimics the form and massing of the Firehouse Arts Center building.

Project Description and Related Improvements

Both the DPTS and the Downtown Specific Plan recommend a number of improvements to the combined parks to enhance their appearance and usefulness so that they might better support and serve the community. "The combined facility of Lions Wayside and Delucchi parks should serve its immediate neighborhood (both downtown to the west and residential areas to the east) as well as the City as a whole." (DPTS, summer, 2003). The recommended improvements, as summarized from the DPTS would include:

- **Remove and Underground, or retain the Drainage Ditch?** The steep-sided ditch which bisects the park area in Lions Wayside Park greatly reduces the Park's active use area (the audience space for the Friday night concert series) and making pedestrian connections to the Firehouse Arts Center problematic. While the ditch is only above-

ground for the two (2) blocks where it passes through the parks, undergrounding it may present challenges due to the permitting required by various agencies, including the Army Corps of Engineers and the California Department of Fish and Game. If the ditch were to remain as a park feature, it would still require modification in order to make it safe.

- **Plaza Areas:** The addition of pedestrian plazas on either side of Neal Street would improve visibility into the parks and form a gateway entry into the downtown from the East. The plazas should have a “civic quality” and accommodate a flagpole, drinking fountain(s) shade trees, seating, trash receptacles, planter pots, special lighting and other enhancements. It is recommended that a third plaza should be located at the south end of Delucchi Park to accommodate overflow activity from the Farmers’ Market or other special events held on West Angela Street. This plaza should feature enhanced paving, shade, casual seating, lighting and an inviting access to the parks and lawn areas.
- **Water Feature:** The main plaza areas should include one or more water features or fountains on one or both sides of Neal Street. The fountain should also have a sturdy civic quality, appropriate for a major entry into downtown and it may also present a site for public art.
- **Rose Garden:** A rose garden is proposed for the northeast corner of Railroad Avenue and Neal Street (near the location of the existing Ice House). This corner may also be appropriate for some special focal element, such as a sign, monument or public sculpture.
- **Bandstand:** The Master Plan proposes a new bandstand which would retain the name of Chan Henderson. It is suggested that the new bandstand would be an open air structure in a park setting, and would be designed to provide a venue for a wide range of outdoor dramatic and musical performances. The size of the performance area would be approximately 1,000 square feet, and the stage should extend slightly into the audience area (thrust stage). The Downtown Specific Plan recommends that the bandstand be located close to Railroad Avenue. Although its precise location and orientation would depend upon whether or not the drainage ditch was undergrounded, it should also consider the audience area and provide for ease of access for equipment “load-in” and for the performers.
- **Group Picnic Area:** This should be an area with facilities for casual gatherings and should be located within Delucchi Park near Neal Street. The area should include small tables, trash receptacles and a drinking fountain, and may include other amenities, such as a shade arbor.
- **Open Pavilion Market:** The feasibility of developing an open pavilion market adjacent to the new restroom building at Delucchi Park should be explored. It should complement Lions Wayside Park, support the weekly Farmers’ Market, and co-exist with the Regional Trail.

- **Regional Trail:** It is recommended that a regional trail, suitable for non-motorized uses (pedestrians, equestrian, bicycles, roller-blades, etc.) should be incorporated into the park. This trail will eventually travel the length of the Regional Trail Corridor and connect to other segments of the City's trail system. The City is currently designing the first section of the Regional Trail Corridor from the north end of the Firehouse Arts Center to Spring Street. Approximately 110 parking spaces will be constructed in this area, along with separated trails for pedestrians/joggers and bicycles. Also included will be lighting, landscaping and pedestrian connections to the park and the east entrance to the Firehouse Arts Center.
- **Adventure Play:** It is recommended that an "adventure play area" for Lions Wayside and/or Delucchi Parks be developed. These would be linear areas appropriate for play for children over six (6) years of age. They should be designed to be visible from surrounding areas, safe and aesthetically attractive. They may accommodate free imaginative play and activities such as running, jumping, climbing, and sliding.
- **Other Improvements:** A number of other related improvements are recommended for the parks in order to enhance their function and aesthetics. These improvements include: signage, lighting, grading and paving, planting and related improvements.

An excerpt from the DPTS that addresses Lions Wayside and Delucchi parks has been attached to this report for reference. While the excerpt contains a very 'rudimentary' design for the combined parks, it provides a "starting point" for the Master Plan. In addition, a Preliminary Schematic Diagram and five (5) Park Elements Diagrams have been developed by the design consultant, Mr. Richard Larson of Richard Larson & Associates, and are attached for the Commission's reference.

The Master Plan for Lions Wayside and Delucchi Parks will guide the final design and eventual re-construction of the Parks. The City is once again ready to move forward with the Master Plan and the design effort is fully funded. With diligence, staff believes that the design document can be completed by the end of this calendar year. A Jurisdictional Determination Report has been prepared to begin the dialogue with regulatory agencies regarding the undergrounding or redesign of the waterway that runs through the parks. Over the past few weeks the design consultant has met with various City staff to discuss the Master Plan project's design and schedule. However, from these discussions, it was determined that additional input from the community and the Commission was needed before proceeding with additional design work.

Respectfully submitted,

/s/

Susan Andrade-Wax
Director of Community Services

- Attachments:
1. Excerpt from the Master Plan for the Downtown Parks and Trails System (DPTS), summer 2003
 2. Excerpt from the Downtown Specific Plan, March 2002
 3. LWDP Schematic Diagram
 4. Park Elements Diagrams
 5. LWDP Master Plan Design Options

**MASTER PLAN
FOR THE
DOWNTOWN PARKS
AND TRAILS SYSTEM**

**CITY OF PLEASANTON, CALIFORNIA
SUMMER, 2003**

CITY COUNCIL

BEN TARVER, MAYOR	BECKY DENNIS
KAY AYALA, VICE MAYOR	SHARRELL MICHELOTTI
TOM PICO	DEBORAH ACOSTA, CITY MANAGER

PARKS & RECREATION COMMISSION

DAVID CHOY, CHAIR	HOWARD NEELY
HOWARD SEEBACH	JERRY THORNE
MIKE SEDLAK	JIM DIBIASE, ALTERNATE

**PREPARED BY
RICHARD LARSON & ASSOCIATES
PIEDMONT, CALIFORNIA**

P R E V I O U S S T U D I E S

The DPTS Master Plan builds on, and follows from, the recommendations of previous studies and policies of the City of Pleasanton. These include the General Plan (1996), the Community Trails Master Plan (1993), and the Downtown Revitalization Plan (1992).

The General Plan recommends development of a Downtown activity center, such as a “town square park.” The program of this Master Plan for a Downtown Square (an element removed from the Master Plan midway through the DPTS Master Plan process) shows that there could be such a place. Also, the DPTS Master Plan describes renovations to Fire Station No. 1 and its surroundings in an expanded Wayside Park that, together, might also help to serve this function.

It is the policy of the General Plan that “a pedestrian and equestrian trail system” be developed to connect all major portions of the Planning Area. The DPTS Master Plan’s recommendations for the Regional Corridor can help fulfill that goal of the General Plan.

One objective of the Community Trails Master Plan is: “Provide the citizens of Pleasanton with a city-wide network of trails and routes that are, as much as possible, accessible to a variety of users, including, but not limited to, pedestrians, bicyclists, equestrians, and the physically disabled.” The DPTS Master Plan seeks to further this goal through its recommendations for the Regional Corridor, the parks, and for the Arroyo del Valle.

The Downtown Revitalization Plan’s objectives included incorporating elements in the downtown area that would “enhance the historical design of the area and create amenities for pedestrians.” The DPTS Master Plan seeks to begin the implementation of this goal in all parts of its recommendations.

The Downtown Revitalization Plan also described the goals of creating “parking lots in outer areas, such as the former Southern Pacific right-of-way,” and, “mid-block pedestrian walkways between Main St. and rear parking lots.” It suggested the incorporation of “. . . the Arroyo Trail System into Downtown by using Vervais Park [Main St. Green] as a staging area,” and “. . . to enhance the Wayside Park Bandstand.” The DPTS Master Plan shows how these goals can be implemented as well.

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P R O G R A M

I N T R O D U C T I O N

The Program for the Downtown Parks & Trails System, approved by the City Council at its March 3, 1998 meeting, provides a set of goals for the design of improvements to the Master Plan's sites.

As with any item of public process, this program has inspired discussion. At the Parks & Recreation and Planning Commissions, and the City Council meeting in which it was presented, members of the public commented on the uses and goal proposed. Most sentiment was favorable, and the Council approved the Program, asking that the comments be considered in the completion of the Master Plan.

P U R P O S E

The Program was developed to summarize the input of the citizen's Task Force for the Downtown Parks & Trails System. The Task Force developed these program requirements for each element of the Master Plan, based on observations at site visits and discussions at public meetings.

I N C L U D E S :

- A definition of the most important uses or characteristics for each of the project items.
- The lists of goals for each of the project items.

C O M M O N P R O J E C T G O A L S

The following goals are common to all the elements of the project:

- Meet current codes.
- Meet standards recommended by the ADA.
- Improve the esthetic quality of project elements, consistent with downtown Pleasanton's character, which has been established in the Downtown Specific Plan and the Downtown Revitalization Plan.

PROGRAM

I. LIONS WAYSIDE PARK

USES: The park should accommodate the following uses. Performing arts, passive use (non-organized activities, such as picnicking, walking, etc.).

GOALS:

- Construct a new Bandstand.
Improve acoustics, move and reorient to reduce effects of afternoon sun glare, provide facilities and utilities to the site to support performers (e.g., electrical power source, and improvements to audience seating).
- Enlarge park site.
Cover storm drainage ditch (to some extent) and make use of Alameda County Transportation Corridor.
- Retain the large Eucalyptus tree, but keep the park's design independent of it (design should be minimally affected when the tree eventually dies).
- Improve parking.
Increase number of available parking spaces by using Alameda County Transportation Corridor.
- Cover over or improve the safety of the storm drainage ditch.
- Accommodate Regional Trail, either at edge of park or in Alameda County Transportation Corridor.
- Determine the role of, and consider relocation or replacement of existing features, such as: barbecues, picnic tables, trash receptacles, flagpole, Lion's Club building, drinking fountain.
- Consider the addition of the following.
Paved area for formal gatherings, ceremonies, special events.
Installation of permanent restrooms, either on this site, at DeLucchi Park, and/or at the Fire Station.
Children's play area.

2. DELUCCHI PARK

USES: The park should accommodate the following uses.
Support of Farmers' Market and related activities, passive use (non-organized activities, such as picnicking, walking, etc.).

GOALS:

- Provide support for activities and uses related to the Farmers' Market.
- Cover over or improve the safety of the storm drainage ditch.
- Improve parking.
Increase number of available parking spaces by using Alameda County Transportation Corridor.
- Add shade trees.
- Accommodate Regional Trail, either at edge of park or in Alameda County Transportation Corridor.
- Determine the role of, and consider relocation or replacement of existing features, such as:
Picnic tables, trash receptacles, drinking fountain, seating.
- Consider the addition of the following:
Fountain or water feature, children's play area, chess tables, colorful planting.
Installation of permanent restrooms, on this site, at Lions Wayside Park, and/or at the Fire Station.
Means to improve connection to Lions Wayside Park.

3. FIRE STATION NO. 1

USES: The building should accommodate the following.
Multiple uses, daytime and evening use, handicap access.

GOALS:

- Support downtown area businesses by drawing people to the area during the day and in the evening.
- Support the outdoor performing functions at Lions Wayside Park, by providing such facilities as:
Electrical power, sound systems, etc.
Restrooms, a "backstage" area, storage.

- The building should be a multi-use facility, potentially including one or more of the following.
 - Downtown arts center.
 - Performing arts theater (black box-type theater).
 - Ticket office for events throughout the City (schools, non-profits, etc.).
 - Meeting space for non-profit organizations.
 - Play/activity center for children and/or teens.
 - City-owned, rentable facility for weddings, special events.
 - Gallery space.
 - Food venue.
 - Summer outdoor film festival.

4. REGIONAL TRAIL/TRANSPORTATION CORRIDOR

USES: The corridor should accommodate the following uses.
Pedestrian and bicycle circulation, parking, equestrian, access to commercial.

GOALS:

- Safe street crossings for bicyclists and pedestrians.
- Separation of conflicting uses (e.g., bicyclists from pedestrians).
- Accommodate parking to support downtown businesses.
- Replace any parking lost, if Downtown Square concept is supported.
- Encourage the removal or improvement of the existing in-place railroad exhibit.
- Improve the aesthetic appearance of the Corridor.
- Provide additional attractive entrances to the commercial area.

5. DOWNTOWN AREA ARROYO DEL VALLE

USES: The Arroyo should accommodate the following uses.
Hiking, nature study.

GOALS:

- Improve access to the Arroyo.
Restore trail where currently washed out.
Increase accessibility to Arroyo trail to all.
Accommodate maintenance vehicle access.
- Restore/improve habitat value of Arroyo.
Replace non-native plants with native planting.
- Improvements should be in keeping with the natural character of the Arroyo.

6. MAIN STREET BRIDGE

USES: The Bridge should accommodate the following uses.
Auto, pedestrian, and bicycle circulation.

GOALS:

- The bridge should be a major entry gateway to the downtown area.
- The design of new bridge improvements should:
Increase the civic quality of the bridge.
Increase the aesthetic quality of the bridge.
Complement existing downtown improvements.

7. ARROYO GREEN AT MAIN

USES: The Park should accommodate the following uses.
Access to the Arroyo, passive use (non-organized activities, such as picnicking, walking, etc.).

GOALS:

- Acquire the property between the Vervais Yd. and the City-owned residential lot to the east, to allow for a larger park site.
- Make the park part of the entrance to the downtown.
- Make the park the major access to the Arroyo trail.
Make the access to the Arroyo trail handicap accessible.
Make the access to the Arroyo inviting and in character with the Arroyo.
Maximize the exposure to the Arroyo.
- Introduce companion art piece at Arroyo Green at Main (the north end of downtown) to the Civic Park art piece at the south end of downtown.

8. DOWNTOWN SQUARE

The DPTS Master Plan will explore two locations for a Downtown Square and its potential uses.

USES: The Square should accommodate the following uses.
Special events, pedestrian traffic.

GOALS:

- Support the commercial businesses in the downtown area.
Encourage an active street life and pedestrian use downtown.
- Replace any parking lost in a location close by.
- Allow access between site and surrounding area.
- Explore different design concepts for the Downtown Square, describing the following possibilities:
 - A. Temporary Downtown Square with No New Commercial
 - No parking spaces are lost or relocated.
 - Special events are accommodated in existing, enhanced parking lot.
 - Accommodate temporary commercial activity for special events.
 - B. Permanent Downtown Square with New Commercial
 - Remove existing fences, and enhance access between Main St. and Railroad Ave.
 - Encourage new commercial business on-site around a permanent multi-use plaza area.

SCOPE REVISION

Although the DPTS Master Plan does not include design recommendations for the Downtown Square, the subject was included in initial meetings and phases. The Downtown Square would be a place on or near Main St. for outdoor community events. Two possible sites for it are shown on the project map, and it is included in the Program. After approval of the Program, it was determined that the issue of a Downtown Square would be more properly addressed in the context of the City's Downtown Specific Plan. The Downtown Specific Plan, a document that makes recommendations for land use goals, policies, and programs in the downtown area, has recommended a series of small plaza areas along Main St. and other locations in the Downtown area.

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DESIGN RECOMMENDATIONS

PROJECT-WIDE RECOMMENDATIONS SHARED BY ALL ELEMENTS OF THE MASTER PLAN

GENERAL SAFETY & ADA COMPLIANCE

- Emergency vehicle access ways (EVAW's) should be provided where surveillance, security, or secondary access are required; material to be vehicular concrete or a grasscrete-type surface; min. 10 ft. width.
- Location and depth of existing utilities, such as high-pressure steel gas lines within the Regional Corridor, should be indicated on construction documents for all work. Digging or excavation within 3 ft. of utilities should be done with caution, and as recommended by the utility company. No trees or permanent structures (including sculpture) should be located within 5 ft. of either side of high-pressure gas lines.
- All improvements should comply with the recommendations of the Americans with Disabilities Act (ADA).
- All improvements should comply with City, State, and Federal codes and regulations.

PLANTING

- Planting should be primarily drought-tolerant plant materials.
- Trees in lawn areas should be no closer than 12 ft. O.C., to allow for maintenance by large mowers.
- All trees should be irrigated by bubblers on a permanent automatic irrigation system.
- No trees should be planted above underground gas lines.
- Lawn areas should have a maximum slope of 20%.

MAINTENANCE

- All improvements should be designed with the goal that they should require a low level of maintenance.



*Above:
Lions Wayside Park
(looking south).*

*Middle:
DeLucchi Park
from First and
Neal Sts.*

*Below:
Lion's Club
Building and
bus shelter at
Lions Wayside Park.*

LIONS WAYSIDE & DELUCCHI PARKS EXISTING CONDITIONS

Lions Wayside Park is located on First St., between Neal St. and a commercial area to the north, adjacent to the Regional Trail Corridor. It is generally flat, approximately 1.44 acres overall. A drainage swale starts at the northeast corner of the park and proceeds to the southwest, into the SPRR right of way. The swale is very steep-sided, approximately 6 ft. deep, and 15 to 20 ft. wide at top of banks. Although the swale once seasonally carried storm water from neighborhoods to the east, it now remains dry year-round, due to recent City storm sewer improvements offsite.

In Lions Wayside Park are located the Lion's Club Building and the Chan Henderson Bandstand. A Eucalyptus, perhaps the city's largest tree, is located opposite Fire Station No. 1, at the edge of the drainage swale. A bus stop is located on Neal St. at the park's southwest corner.

DeLucchi Park is located on First St., between West Angela and Neal Streets, adjacent to the old SPRR right of way (the Regional Trail Corridor). It is generally flat, and is an approximately 0.73 acre site. Most of its area is lawn, with street trees along First St., and a few trees at the western edge. It is adjacent to the drainage ditch, which is on the property of the Regional Trail Corridor. A bus stop is located on Neal St., at the park's northwest corner.



The Bandstand described in the DPTS Master Plan is intended to replace the existing Chan Henderson bandstand in Lions Wayside Park. The existing Bandstand, while a beloved part of the park's history and the summer outdoor concert series, is not an ideal venue for the performance of music or drama. It has inadequate lighting and little provision for electrical amplification of voice or music. It is oriented with its narrow side facing the audience, and its location allows for a relatively small distance from the stage to First St., creating a narrow audience area, placing many viewers far from the stage.

The Bandstand has functioned for many years. During its existence, Pleasanton has grown, and the demands placed on the structure have increased. Without the existing Bandstand, the summer concerts could not have happened. It is perhaps fair to say that the existing Bandstand has been so successful that it now needs to be replaced.



*Above:
Chan Henderson
Bandstand.
Middle:
DeLucchi Park
adjacent to
drainage ditch.
Below:
Summer concert
at DeLucchi Park.*





*Above:
Proposed design
for Lions Wayside and
DeLucchi Parks.*

LIONS WAYSIDE & DELUCCHI PARKS RECOMMENDATIONS

Lions Wayside and DeLucchi Parks are located opposite each other on the north and south sides of Neal St. A basic recommendation of the DPTS Master Plan is that the land in both parks, the adjoining portion of the Regional Trail Corridor, and the area around Fire Station No. 1 all be treated as one park area. For this reason, the DPTS Master Plan recommends covering the drainage swale in and adjacent to Lions Wayside Park. (It bisects the proposed park area, is difficult to see into and to maintain, and no longer carries water from nearby storm sewers.)

The combined facility of Lions Wayside and DeLucchi Parks should serve its immediate neighborhood (both downtown to the west and residential areas to the east) as well as the city as a whole. Lions Wayside and DeLucchi Parks would be a focus location on the Regional Trail. The civic plazas on Neal St. would form a gateway entry into the downtown area from the east.

As the site of the Bandstand, Lions Wayside Park is an important community gathering place and performance venue. The expanded Lions Wayside Park would include parking, and the site of the renovated Fire Station No. 1 (a recreation, performance, and activity center), making it a park which should support many potential uses.

DeLucchi Park should support and complement the functions of Lions Wayside Park and other nearby activities, such as the Farmers' Market. It should also accommodate activities of its own. The park would have a small parking area, public rest rooms, and a group picnic area. The addition of many shade trees would substantially enhance the ambience of the park in hot weather.

The DPTS Master Plan recommends removal of the existing train tracks, caboose, and boxcar, on the old SPRR right of way next to DeLucchi Park, to accommodate the proposed park improvements. In order to treat the land in the old SPRR right of way as part of the park, and to protect the safety of the public, it is also recommended that the drainage ditch (currently with vertical stone walls and no railings) adjacent to DeLucchi Park be covered.



*Above:
Plazas at
Lions Wayside
and DeLucchi
Parks.*

■ **PLAZA AREAS**

Concrete paving should be light strength vehicular concrete, with special treatment, such as color, scoring, banding, etc. Paving should be integrated into overall park design, by use of the same or complementary patterns, colors, etc. in the plaza as are designed in other areas of the park. Special paving may include such materials as stone or pre-cast concrete pavers.

The plaza area on Neale St. should accommodate at least one flagpole, a drinking fountain, shade trees, seating, trash receptacles, planter pots, and special lighting. The plaza area should include one bus shelter on each side of Neal St. The intersection of First St. and Neal St should include enhancements to improve pedestrian safety, such as illuminated crosswalks and audible crossing indicators.

Another plaza should be located at the south end of DeLucchi Park to accommodate overflow activity from special events held on West Angela St. The plaza should be similar to the plaza at Neale St., and should accommodate picnic tables. The plaza at the south end of the park should include paving at or near the sidewalk, shade, casual seating, lighting, and an inviting access to the parks and lawn areas.

WATER FEATURE The plaza area should include at least one water feature fountain, (on one or both sides of Neal St). The fountain should have a civic quality appropriate for a major entry into downtown. It may include features of active user participation and sculptural form.

■ **ROSE GARDEN**

A rose garden is proposed at the northeast corner of the intersection of Railroad Ave. and Neal St. Special consideration should be given to the view of the park from the west on Neal St. (as one approaches from Main St.). This corner may be an appropriate location for a focal element, such as a sign, monument, or public sculpture.



*Above:
Proposed design
for Bandstand at
Lions Wayside Park.*

■ **BANDSTAND**

The DPTS Master Plan proposes a new bandstand, which would retain the name of Chan Henderson in association with the Bandstand. The new bandstand would be an open air structure in a park setting. It would be a venue for a wide range of outdoor dramatic and musical performances, as well as providing an attractive shaded and sheltered place to sit or gather when no performances are planned. The size of the performance area would be approximately 1,000 square feet. The stage would extend slightly into the audience (a thrust stage), and would be surrounded by a hard surface apron suitable for sitting or dancing. The audience area

would be formed by a gently sloping lawn, suitable for informal seating during performances (e.g., on blankets), and informal play at other times (e.g., frisbee, playing catch, etc.).

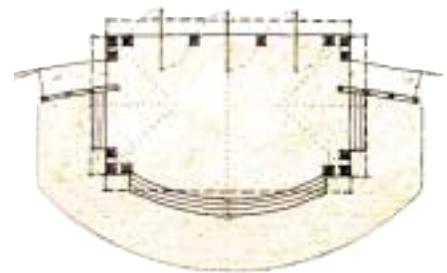
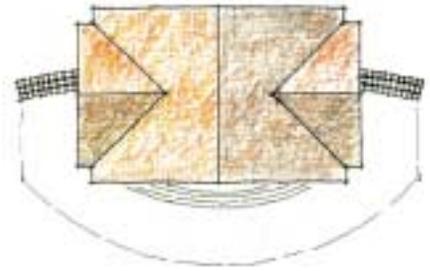
The audience area should include an at-grade vault, with electrical outlets and appropriate wiring connections for sound and light controls during performances at the bandstand.

The DPTS Master Plan recommends that the stage be backed by a 16 ft. high screen wall. This wall would minimize distractions from surrounding public activity, focus audience activity on performers, and allow for stage scenes, backdrops, etc. This back wall would need to be both opaque (or closed) for performances, and transparent (or open) at all other times, to allow for visibility into the park.

Two possible approaches are suggested at this time:

- Install rotating back wall panels that can be left in the open position, and closed for performances.
- Install a back wall of trellis panels (perhaps planted with vines), in front of which opaque fabric (plain or painted with scenes) could be hung for performances. Lower backdrops, ten feet high, would extend to the sides to provide backstage access options.

Of a series of options considered, the Task Force preferred to cover the stage with a roof of heavy timber truss, covered in slate or clay tile. The trusses would conceal performance lighting and amplification speakers.

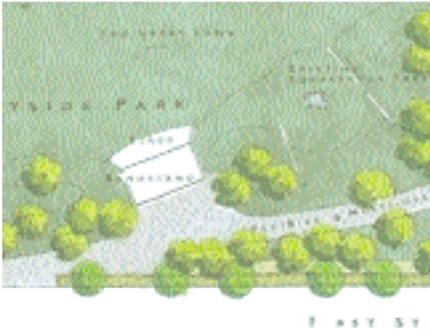


*Above:
Bandstand
roof plan.*

*Middle:
Bandstand
floor plan.*

*Below:
Lions Wayside Park
with Bandstand.*





*Above:
Lions Wayside Park
Bandstand location.
Below:
Group picnic area.*

MATERIALS Stone or concrete for the performance floor surface and surrounding apron, concrete steel or wood for the wall elements at pedestrian height, and heavy timber above.

BANDSTAND LOCATION The Draft version of the DPTS Master Plan recommended locating the Bandstand as shown, close to First St., roughly in alignment with the alley that connects Railroad Ave. with the pizza restaurant parking lot on Main St. This location was the result of much consideration, and reflected the consensus, but not the unanimous agreement of the Task Force.

The final Bandstand location is on the west side of Lions Wayside Park, south of the Fire Station. This will provide for better integration of activities between the two facilities.

Part of the park’s design will include a study of sun impact and mitigation for the Bandstand.

■ **GROUP PICNIC AREA**

Picnic facilities for groups of 20 to 80 are proposed for DeLucchi Park. Picnic areas should include tables, drinking fountains, barbeque grills, trash receptacles, and lighting.

■ **EUCALYPTUS TREE**

The DPTS Master Plan recommends that the Eucalyptus tree remain in Lions Wayside Park. Some measures should be taken (e.g., pruning, fences, signs) to protect people in the park from falling branches.

■ **OPEN PAVILION MARKET**

The feasibility of developing an open pavilion market at DeLucchi Park should be explored. It should complement Lions Wayside Park, co-exist with trails, and benefit the surrounding residential and commercial neighborhoods.

■ **FIRE STATION NO. 1 SURROUNDINGS**

A plaza is proposed at the park side of Fire Station No. 1, outside the lobby of the renovated building. It should be appropriate for large gatherings and small outdoor performances, and should be oriented both to the building and to the park.

A parking lot on the north side of Fire Station No. 1 would serve the building and the park. Vehicular access to the parking area would be from Railroad Ave. and from the Regional Trail Corridor.



*Above:
Fire Station
No. 1
and Adventure
Play Area.*

■ **ADVENTURE PLAY**

The DPTS Master Plan recommends adventure play areas for both Lions Wayside and DeLucchi Parks. They would be linear areas appropriate for play by children over 6 years old. They should be designed to be visible from surrounding areas, safe, and esthetically pleasing for a public park/ community gathering place. They may accommodate free imaginative play, and activities such as running, jumping, sliding, climbing, etc.

■ **RESTROOMS**

A park restroom building would have separated men's and women's rooms, minimum two stalls and two sinks each side. The building should meet the accessibility recommendations of the Americans with Disabilities Act (ADA).

A drinking fountain and at least one trash receptacle should be located at or near the exterior of the building. Security-level lighting should be installed inside and at the outside of the building.

The restrooms should be served by a small parking lot with a minimum of four ADA-compatible parking places. The face of the restroom building should be located a minimum of 10 ft. from the parking lot curb.

The building's color, materials, etc. should be similar or harmonious with the appearance of the Bandstand in Lions Wayside Park.

■ **S I G N A G E**

Directional signs should be installed to indicate the travel way on the Regional Trail (where it is located in park areas).

At least one sign would be located on each block (north and south of Neal St.) indicating the names of the parks. The name of DeLucchi Park should be retained.

A sign would identify the bandstand as the Chan Henderson Bandstand.

Stop or caution signs should be provided at all entrances and exits to parking lots.

One Way signs should be provided at all entrances and exits to diagonal parking lots.

■ **L I G H T I N G**

Key park areas, such as plazas and paths, should be illuminated at an average level of 1 footcandle minimum at the ground.

Parking lot lighting should be installed to evenly illuminate the area of the parking pavement at an average level of 1 footcandle minimum at the ground.

■ **P A R K I N G**

Parking should meet City standards including: stall dimensions, aisle width, back-up areas, striping, turning radii, and ADA parking requirements.

The parking area in DeLucchi Park should be extended North to Neale St. (and the picnic area relocated to the south plaza).

A loading zone should be included in the DeLucchi Park parking area for events. The feasibility of making the additional parking adjacent to the Park all ADA-compatible should be studied.

M A T E R I A L S Low speed vehicular asphalt paving.

■ **G R A D I N G**

The height of the berms along First St. should be designed to preserve the viewscape from First St. The slope of the lawn in Lions Wayside Park should be designed to comfortably accommodate people who sit on the lawn or in low lawn chairs.

■ **P L A N T I N G**

All planting in the park should be irrigated by a permanent automatic irrigation system.



CITY OF PLEASANTON

**DOWNTOWN
SPECIFIC PLAN**

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MARCH 5, 2002

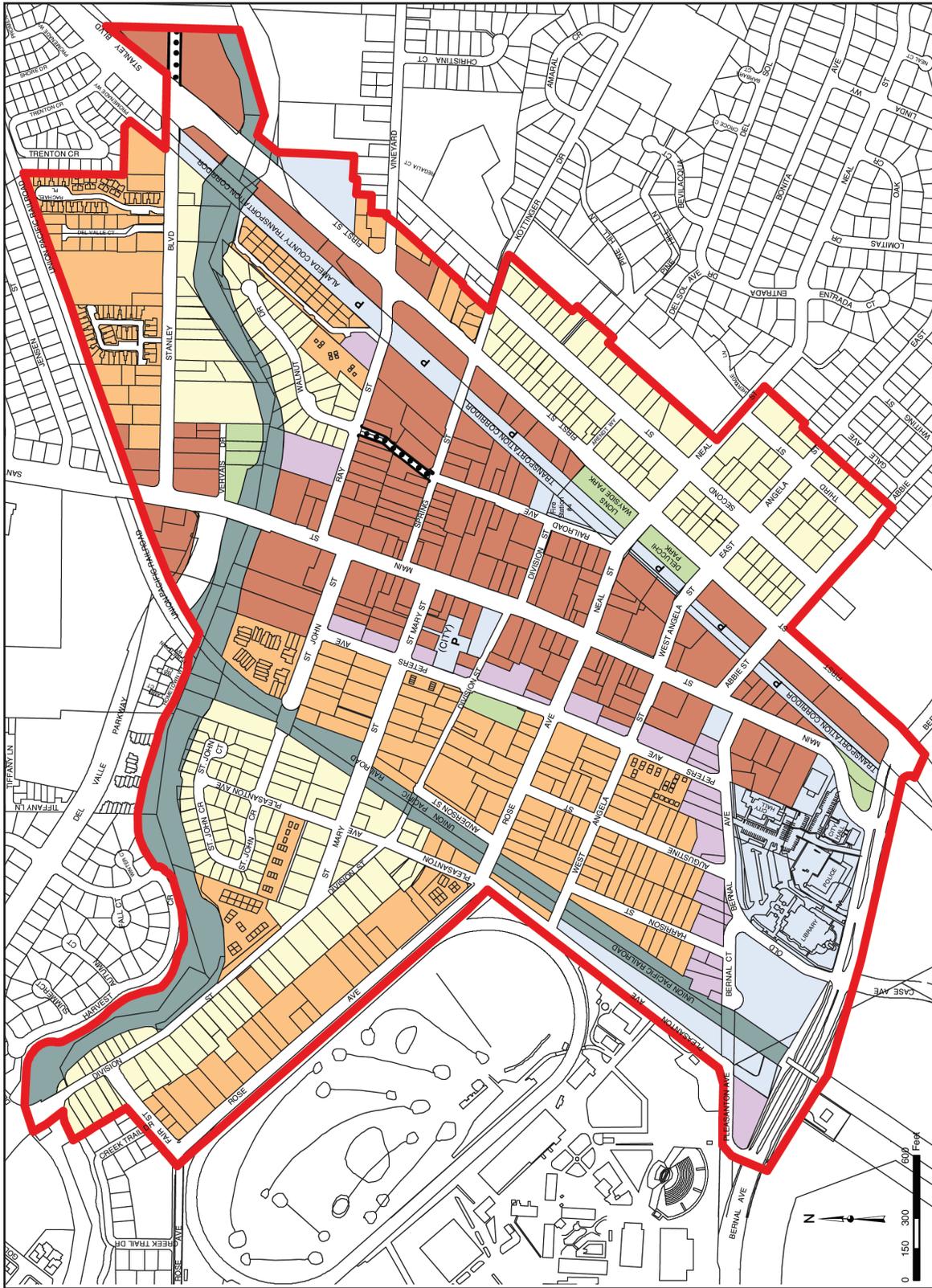


FIGURE IV - I
LAND USE MAP

MASTER PLAN FOR THE DOWNTOWN PARKS AND TRAILS SYSTEM

In 1996, the Pleasanton Park and Recreation Commission identified a need for renovation and improvements at Lions Wayside, Delucchi, and Main Street Green Parks in the Downtown area. The Commission further found a need for developing a comprehensive master plan to coordinate the planning of these improvements rather than analyzing the various projects on a piece-meal basis.

After communicating these concerns to the City Council, the Council approved a work plan for preparing a Master Plan for the Downtown Parks and Trails System and appointed a citizens task force to work with City staff and consultants to prepare the Plan. Following a substantial community effort, the Draft Master Plan was completed in 1999 and recommended by the Park and Recreation Commission for future adoption by the City Council.

The Draft Master Plan was then forwarded to the Downtown Specific Plan Committee for consideration during the Downtown Specific Plan process since it related directly to the Specific Plan effort. The Draft Master Plan was subsequently reviewed in detail by the Committee and gained Committee support, subject to minor modifications. Any future changes to the Master Plan will require a finding of consistency with the Specific Plan.

LAND USE GOAL

The primary Specific Plan land use goal is to preserve the character and development traditions of the Downtown while improving upon its commercial and residential viability.

LAND USE OBJECTIVES

1. To retain the small-town scale and physical character of the Downtown through the implementation of appropriate land use and development standards.
2. To encourage and pro-actively coordinate the rebuilding of selected non-historical commercial areas of limited use and physical value.
3. To promote the provision of affordable and special-needs housing.
4. To retain and encourage public uses which strengthen the sense of community and civic pride.
5. To encourage the creation of publicly accessible mini-plazas along Main Street.
6. To encourage the adoption and implementation of the Draft Master Plan for the Downtown Parks and Trails System, subject to specified changes.
7. To ensure that future land use development does not negatively impact the Arroyo del Valle as a riparian habitat resource.

PARKS AND TRAILS

Adoption and implementation of the Master Plan for the Downtown Parks and Trails System are essential to the proper coordination of improvements to these community recreational facilities during the next ten years. In conjunction with this, the development of a series of mini-plazas along Main Street and pedestrian enhancements along the Arroyo del Valle will help to further enrich the community character and activities in the Downtown.

20. Adopt and implement the Draft Master Plan for the Downtown Parks and Trails System, dated Summer 1999, subject to the specific considerations included in the Technical Supplement to this Specific Plan. Also, update the Master Plan on an as-needed basis, subject to a finding of consistency with this Specific Plan.
21. Encourage the creation of mini-plazas along Main Street, including Civic Plaza, with the purpose of linking the Main Street commercial blocks and promoting pedestrian activity.
22. Encourage the development of a mini-plaza area in conjunction with potential future retail development at 530 Main Street (Round Table Pizza restaurant area), with an attractive pedestrian connection to Railroad Avenue and Lions Wayside Park.
23. Encourage aesthetic improvements to the parking lot at 652 Main Street (Domus store site) to improve upon the aesthetic quality and to accommodate special events and functions. This might include a small venue at the front of the parking lot, with an open landscaped pergola to enhance the use of the property for events, trees planted within the parking lot to create shade, and a walkway from Main Street to Railroad Avenue that is aesthetically designed and provides weather protection.
24. The Arroyo del Valle is an under-used natural and community amenity whose access, use, and appreciation should be enhanced.
 - A. Construct boardwalks and multiple-use paths at the top of the bank along the Arroyo, where feasible.
 - B. Construct a pedestrian crossing over the Arroyo between Stanley Boulevard and Ray Street which accommodates emergency vehicles.
 - C. Encourage outdoor dining opportunities overlooking the Arroyo.
 - D. Encourage the retention of existing water levels in the Arroyo and maintain the Arroyo in a clean condition.

25. Prior to the issuance of a grading permit involving the filling of the drainage course that runs through Lions Wayside Park, a qualified biologist shall determine the extent of jurisdictional wetlands on the site. Authorization of a Section 404 permit shall be secured from the United States Army Corps of Engineers (USACE), and a Section 1603 agreement shall be secured from the California Department of Fish and Game (CDFG), if applicable. As part of the permitting process, mitigation of impacts to jurisdictional wetlands shall be identified and implemented.

OPEN SPACE

The Arroyo del Valle is the only remaining undeveloped land designated as Open Space in the Downtown. The only other Open Space area is the Union Pacific Railroad line. In addition to serving as one of Pleasanton's major storm water drainage courses, the Arroyo supports a valuable riparian habitat and provides major recreational and visual opportunities. Preservation of the Arroyo is, therefore, a primary objective of the Specific Plan.

26. The developers of future projects involving land within the Arroyo del Valle shall implement the following measures to minimize potentially negative impacts to the Arroyo:
- A. Coordinate with the appropriate environmental regulatory agencies and secure all required permits.
 - B. Conduct an assessment of existing conditions, including topography, waterline location, trees, and other major natural site features.
 - C. Identify the existing plant and wildlife communities and species.
 - D. Prepare detailed channel/habitat restoration and enhancement plans for project impact areas that retain or enhance existing channel hydraulic capacity.
 - E. Prepare wildlife and habitat monitoring programs to ensure the long-term success of channel/habitat restoration and enhancement plans.
27. During the construction of any projects which include land within the Arroyo, the developer shall implement best management practices (BMP), including installing silt fencing or other erosion control and conducting construction activities out of the wetland channel. Detailed specifications shall be incorporated into construction drawings. Projects shall be designed to cause the least amount of impact to the Arroyo.
28. The City shall require the owners of new businesses that locate adjacent to the Arroyo to implement special trash removal procedures. Trash cans shall be covered so that wildlife cannot enter them or retrieve food from them. Food scraps shall be removed from the premises. Dumping food, crumbs, or other waste in or near the Arroyo shall not be allowed. New outdoor lighting shall be subtle, low, and directed toward the building and away from the channel bed.

Efficient circulation, smoothly flowing traffic, and pedestrian safety on Main Street are also facilitated when the movement of vehicles turning into and out of driveways is reduced or eliminated. In order to reduce turning movements and improve traffic flow on Main Street, new driveway openings onto Main Street should not be permitted and existing driveways should be eliminated wherever possible.

Sidewalks are provided for almost all the Downtown streets; however, they are lacking on Stanley Boulevard between Main Street and First Street. Installing sidewalks on “Little Stanley” Boulevard would promote foot traffic for residents of this area into the commercial district and would improve the safety of pedestrians. Narrowing those residential streets which exceed the City’s standard should also be considered to enhance the pedestrian character of the neighborhood, subject to agreement by the residents.

Directional signage also aids circulation by indicating access routes into the Downtown and informing motorists of parking lots once they arrive. Well-designed directional signs can also reinforce the character of the area and are appreciated by visitors who may be unfamiliar with the Downtown.

6. Extend Rose Avenue to Valley Avenue as shown on the General Plan. If possible, align Rose Avenue so that it intersects Valley Avenue at Gate 8 (near the off-track betting facility). Rose Avenue should have a design in keeping with the traditional character of the neighborhood.
7. Support further study of the concept of the Main Street realignment at Bernal Avenue and First Street. Final approval of this concept would be dependent on a satisfactory traffic plan and an attractive design for this intersection to serve as an inviting gateway into the Downtown. The study shall also include considerations for positive pedestrian circulation and economic vitality for the Downtown. The use of private property for the realignment should be avoided or minimized, with the exception of the Alameda County Transportation Corridor.
8. When Fire Station No. 1 relocates, make Division Street between Main Street and Railroad Avenue a two-way street. Study the configuration of this block of Division Street with the goal of safely establishing two-way traffic in an efficient manner, and determine if on-street parking can be retained.
9. Extend Railroad Avenue to Ray Street.
10. Eliminate existing driveway openings onto Main Street whenever possible and prohibit new driveways onto Main Street.
11. Support the use of three- and four-way stops where practical.
12. Support the concept of narrowing residential streets where desired by residents in order to slow traffic, enhance aesthetics, increase property values, and reinforce traditional neighborhood character.
13. Include sidewalks on Stanley Boulevard between Main Street and First Street as a high priority Capital Improvement Program project.

14. Adopt a directional sign program to the Downtown from areas outside of the Downtown Specific Plan Area.
15. Develop a program of the Downtown public parking lot identification and directional signs. The signs should be attractive and visible to identify the locations of public off-street parking areas; standard City street signs should not be used.

ALTERNATIVE TRANSPORTATION MEASURES

Given the high level of traffic congestion in the commercial area of the Downtown, finite parking opportunities, and limited options to significantly increase street and parking capacity, creating alternatives to using conventional vehicles for access to the Downtown is encouraged. While the use of private vehicles as the predominant way of getting to the Downtown is recognized and will remain as the most practical form of transportation for the foreseeable future, the use of public transportation, shuttle services, and transportation demand management systems should be promoted by responsible agencies including the City, Wheels, and the Pleasanton Downtown Association. As a result, more people will be able to be accommodated in the Downtown and business will remain vital.

16. Work with the Pleasanton Downtown Association (PDA) and Wheels to promote and market public transportation options for the Downtown area and linkages between the Downtown and other transit systems such as BART and the ACE train.
17. Amend the Transportation Demand Management Ordinance to enable the PDA to function as a “large employer” and, therefore, to establish and promote a TDM program for the Downtown businesses and employees. Investigate and pursue funding options which will encourage and enable the PDA to actively promote such a program, using incentives to reduce vehicular commuting into the Downtown.
18. Work with the PDA to establish a shuttle/trolley system into the Downtown from Pleasanton business parks, Stoneridge Mall, and other areas where sufficient demand exists to bring customers into the Downtown without the additional vehicular traffic.
19. Work with the PDA and the Pleasanton Unified School District to create a shuttle system from school parking lots into the Downtown during the Downtown special events.
20. Continue and expand the School Traffic Calming Program to encourage trip reduction and the use of public transportation to schools near the Downtown in order to reduce traffic congestion impacts on the Downtown.
21. Promote bicycle trail development to access the Downtown.

TECHNICAL APPENDIX

DOWNTOWN SPECIFIC PLAN COMMITTEE RECOMMENDATIONS REGARDING THE DRAFT MASTER PLAN FOR THE DOWNTOWN PARKS AND TRAILS SYSTEM

The Downtown Specific Plan Committee reviewed the Draft Master Plan for the Downtown Parks and Trails System, dated Summer, 1999, and found that the Plan was consistent with the Draft Downtown Specific Plan. The following modifications shall be considered:

MAIN STREET GREEN

1. Rename the “Main Street Green” to “Arroyo Green at Main” to publicly identify its location and uses.
2. Make the acquisition of land immediately adjacent to the Green a priority if and when it becomes available in order to expand the park area.

Possible design elements include: direction and information signage for the Downtown area and trails, public restrooms, electrical outlets, lighting, lawn, shade structures, benches, bike racks, drinking fountain, and a public telephone.

3. Design the lighted bus shelter (proposed in the Draft Master Plan) on the southeast corner of Main Street and Vervais Avenue in a manner which provides good sight distance for cars turning right onto Santa Rita Road from Vervais Avenue.
4. Do not designate the entry structure (proposed in the Draft Master Plan) on the southwest corner of Main Street and Del Valle Parkway as a bus shelter because there is not enough space to stop a bus without blocking the intersection.
5. Display the “Vervais” name and its historical significance in stamped concrete or on a plaque embedded in concrete.
6. Provide sufficient handicap parking.
7. Coordinate design elements of the Arroyo Green at Main with those proposed for the southern end of Main Street recognizing each as a feature entrance to the historic Downtown.

ARROYO DEL VALLE

8. Use colored concrete for the trail to complement the natural environs of the Arroyo.
9. Establish uniform standards for signage and all construction elements to complement the natural environment.
10. Install an emergency call box at the base of the bridge on the trail as a safety measure.
11. Include and maintain a mural on the support wall under the Main Street bridge, and provide lighting in the area.
12. Enter into agreements with the appropriate agencies for future public access to the Arroyo.
13. The City-owned parcel bordered by the Arroyo del Valle (Assessor's Parcel Number 946-1695-008-00) is not recommended for public open space use due to its relationship to the Arroyo and since extending the trail east to First Street is problematic due to private ownership of this portion of the trail.

MAIN STREET BRIDGE

14. Include a distinctive, permanent, and unique sign welcoming people to the Downtown, such as "Welcome to Downtown Pleasanton."
15. Consider prioritizing retrofit of the bridge railings to ensure child safety.

LIONS WAYSIDE AND DELUCCHI PARKS

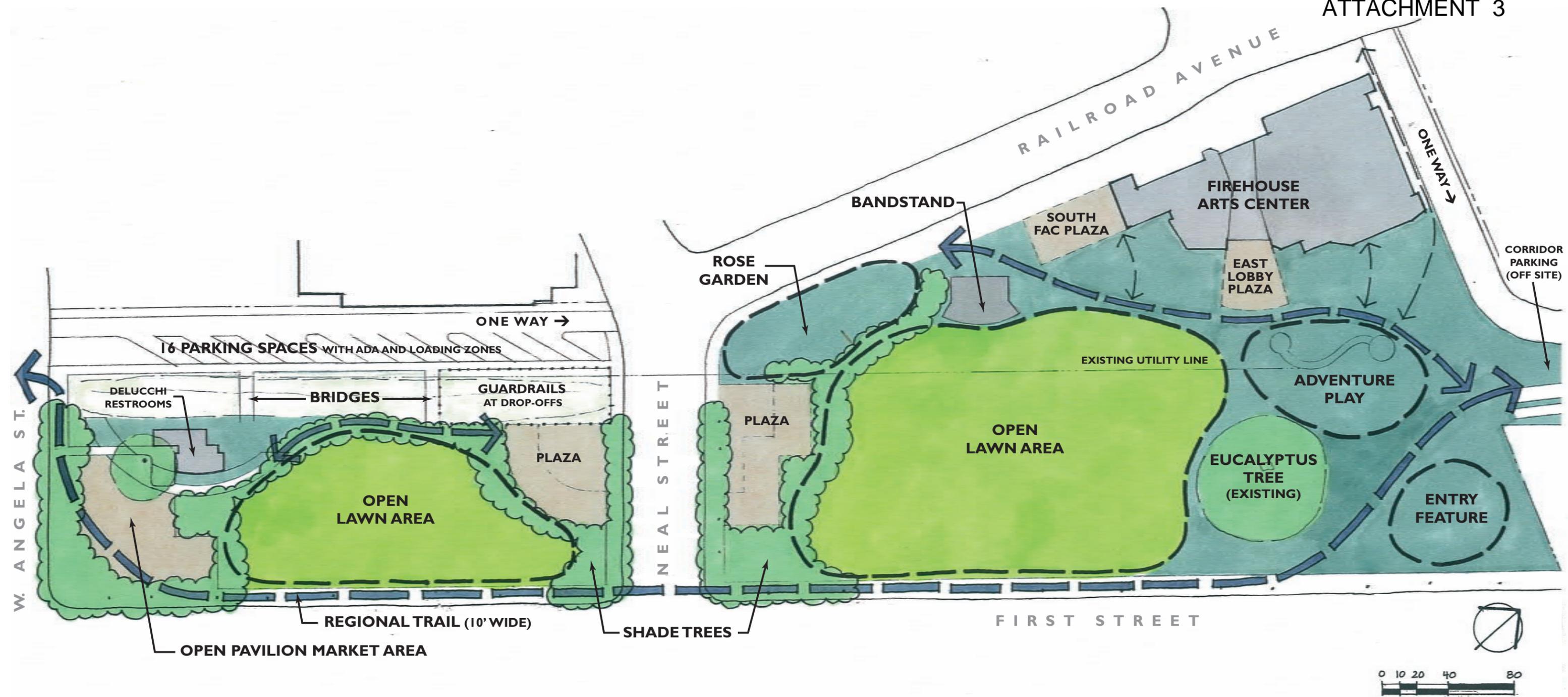
16. Provide direct access to public restrooms in Fire Station No. 1 from outside the building to preclude having to open the entire building and, thereby, requiring City staff to be present.
17. Locate the bandstand on the west side of Lions Wayside Park, south of the Fire Station to provide for better integration of activities between the two facilities and to be more aesthetically pleasing.
18. Conduct a study of sun impact and mitigation for the bandstand as part of the park design.
19. Retain the name of Chan Henderson in association with the bandstand.
20. Design the height of the berms along First Street in a manner which preserves the viewscape from First Street.

21. Design the slope of the lawn area in Lions Wayside Park to comfortably accommodate people who sit on the lawn or in low lawn chairs.
22. Include enhancements such as illuminated crosswalks and audible crossing indicators to improve the safety of the First Street crossing at Neal Street.
23. Include a plaza at the south end of Delucchi Park to accommodate overflow activity from special events held on West Angela Street. Design the plaza similar to the one at the north end of the park and to accommodate picnic tables.

Possible design elements include: paving at or near the sidewalk, shade, casual seating, lighting, and an inviting access to the parks and lawn areas.
24. Do not consider a park/vacant land swap between Delucchi Park and the vacant parcel located at 325 Ray Street (the former Rathbone property). It is recommended that a City park not be developed at 325 Ray Street and that Delucchi Park not be surplused and redeveloped as a commercial use. Create an integrated design for Delucchi and Lions Wayside Parks but do not eliminate Delucchi Park at its current location.
25. Include a loading zone in the Delucchi Park parking area for events, and consider making the additional parking adjacent to the Park all ADA compatible. The Corridor parking lots may be used as trail heads for use of the Regional Trail.
26. Explore the feasibility of developing an open pavilion market at the existing Delucchi Park site that would complement Lions Wayside Park, co-exist with trails, and benefit the surrounding residential and commercial neighborhoods. The name “Delucchi Park” should be retained.

REGIONAL TRAIL CORRIDOR

27. Ensure that the physical character of the Regional Trail bridge crossing the Arroyo is compatible with Downtown design elements.
28. Modify the Draft Master Plan for the Downtown Parks and Trails System to increase the amount of parking within the Corridor by doing the following:
 - Relocate the group picnic area within Delucchi Park and extend the parking area north to Neal Street;
 - Relinquish the picnic area within the Corridor between Spring and Ray Streets and extend parking north to Ray Street; and
 - Within the parking lot between Spring and Ray Streets, include a visual separation for the pedestrian/bike path using trees and shrubs.
29. Include signage along the trail identifying the Downtown business area.



LWDP SCHEMATIC DIAGRAM
LIONS WAYSIDE & DELUCCHI PARKS MASTER PLAN
CITY OF PLEASANTON
 April 9, 2009

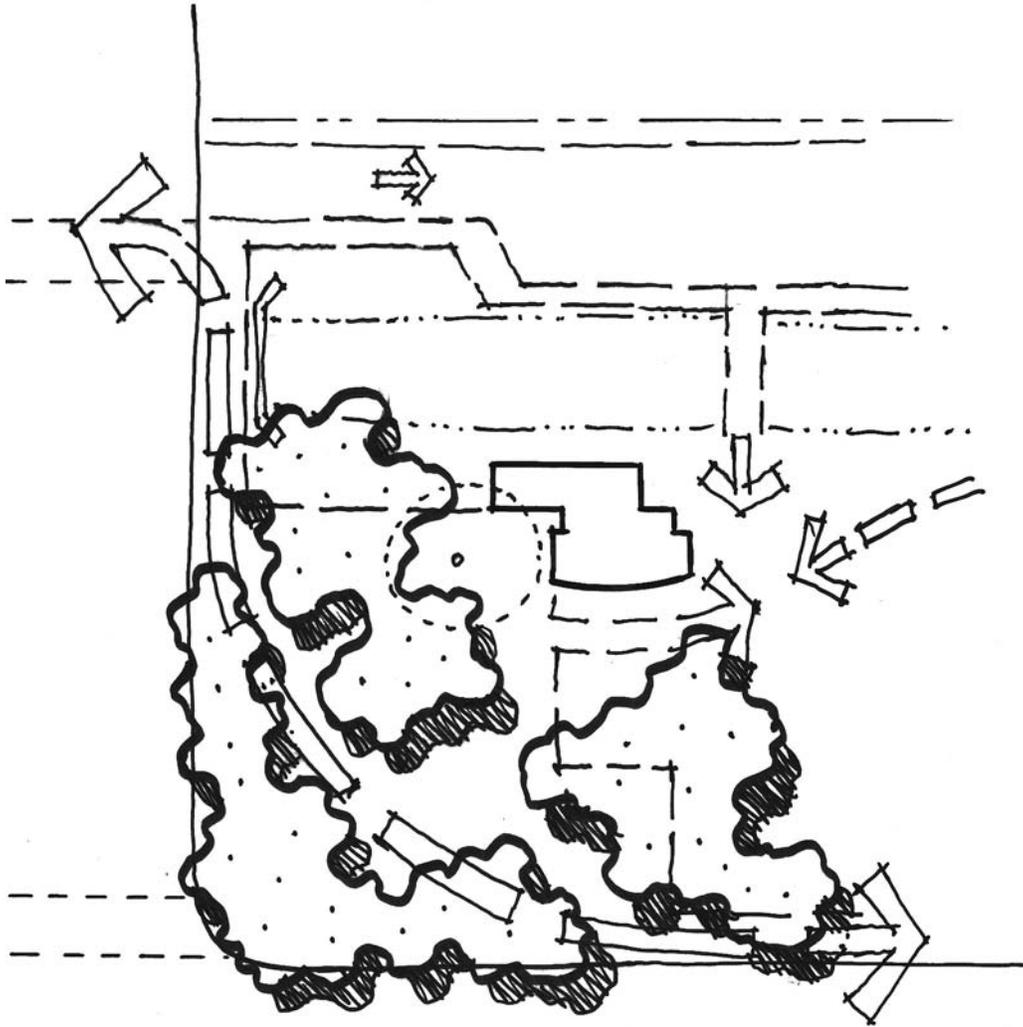


RICHARD LARSON & ASSOCIATES

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129 NOVA DRIVE ■ PIEDMONT, CA 94610 ■ FAX 510 . 652 . 0212 ■ TEL 510 . 652 . 4456

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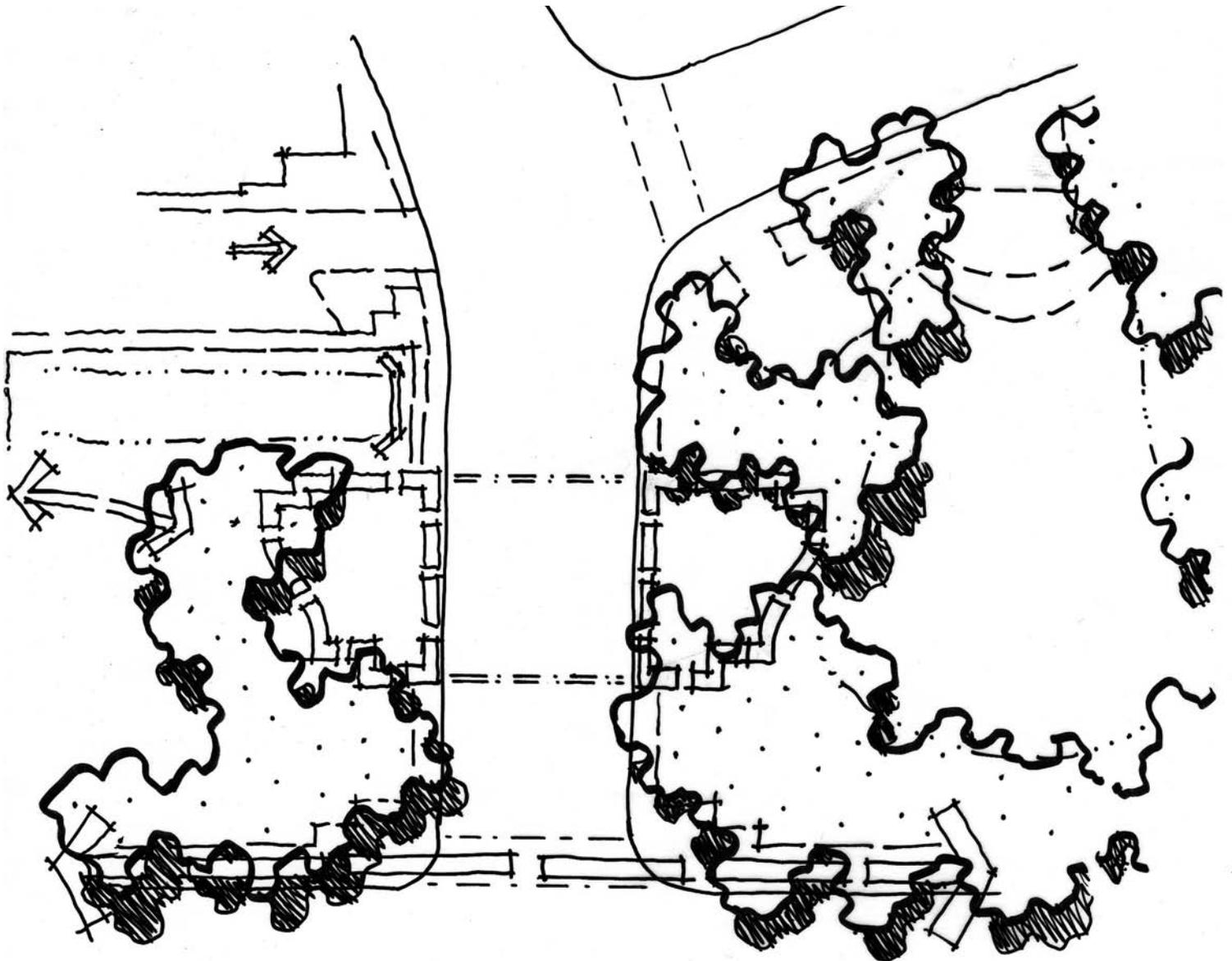


OPEN PAVILION MARKET AREA DIAGRAM

GOALS & ISSUES

- PAVING
- LAWN
- SHADE / SUN
- PROXIMITY TO DELUCCHI RESTROOMS
- LIGHTING
- FARMER'S MARKET EXPANSION AREA
 - VEHICLE ACCESS
 - AISLE SETUP
 - WATER
 - SEATING

April 9, 2009



PLAZAS AT NEAL STREET DIAGRAM

GOALS & ISSUES

PLAZA AT DELUCCHI PARK

- GATHERING AREA
- SHADE TREES
- SEATING & EATING AREA
- BUS STOP
- LIGHTING
- POSSIBLE SHADE STRUCTURE
- POSSIBLE PUBLIC ART SITE

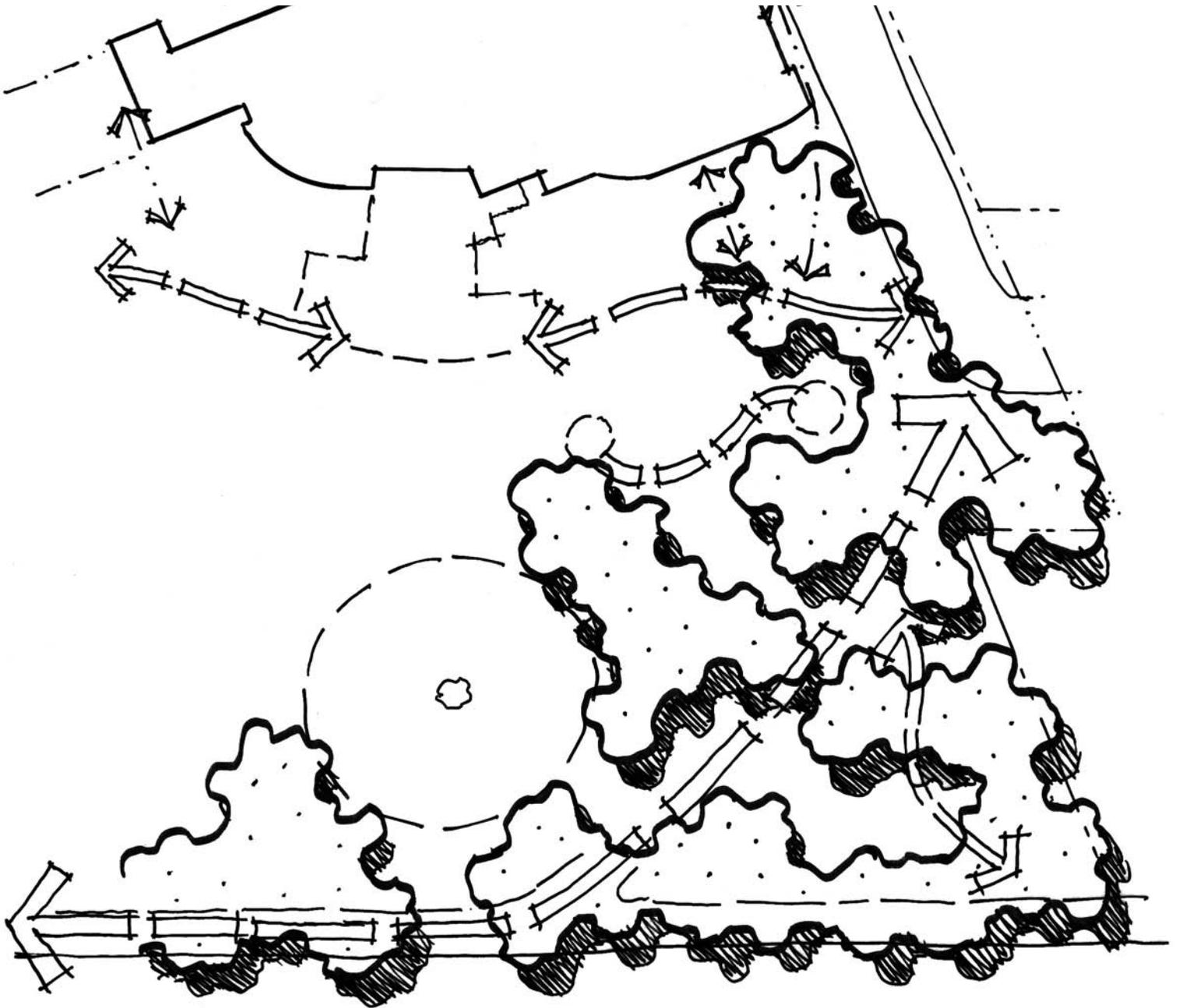
PLAZA AT LIONS WAYSIDE PARK

- GATHERING AREA
- SHADE TREES
- WATER FEATURE
- DRINKING FOUNTAIN
- BUS STOP
- FLAGPOLE
- LIGHTING
- POSSIBLE SHADE STRUCTURE
- POSSIBLE PUBLIC ART SITE

DECORATIVE PAVING

- TO CONNECT PLAZAS DURING SPECIAL EVENTS

April 9, 2009

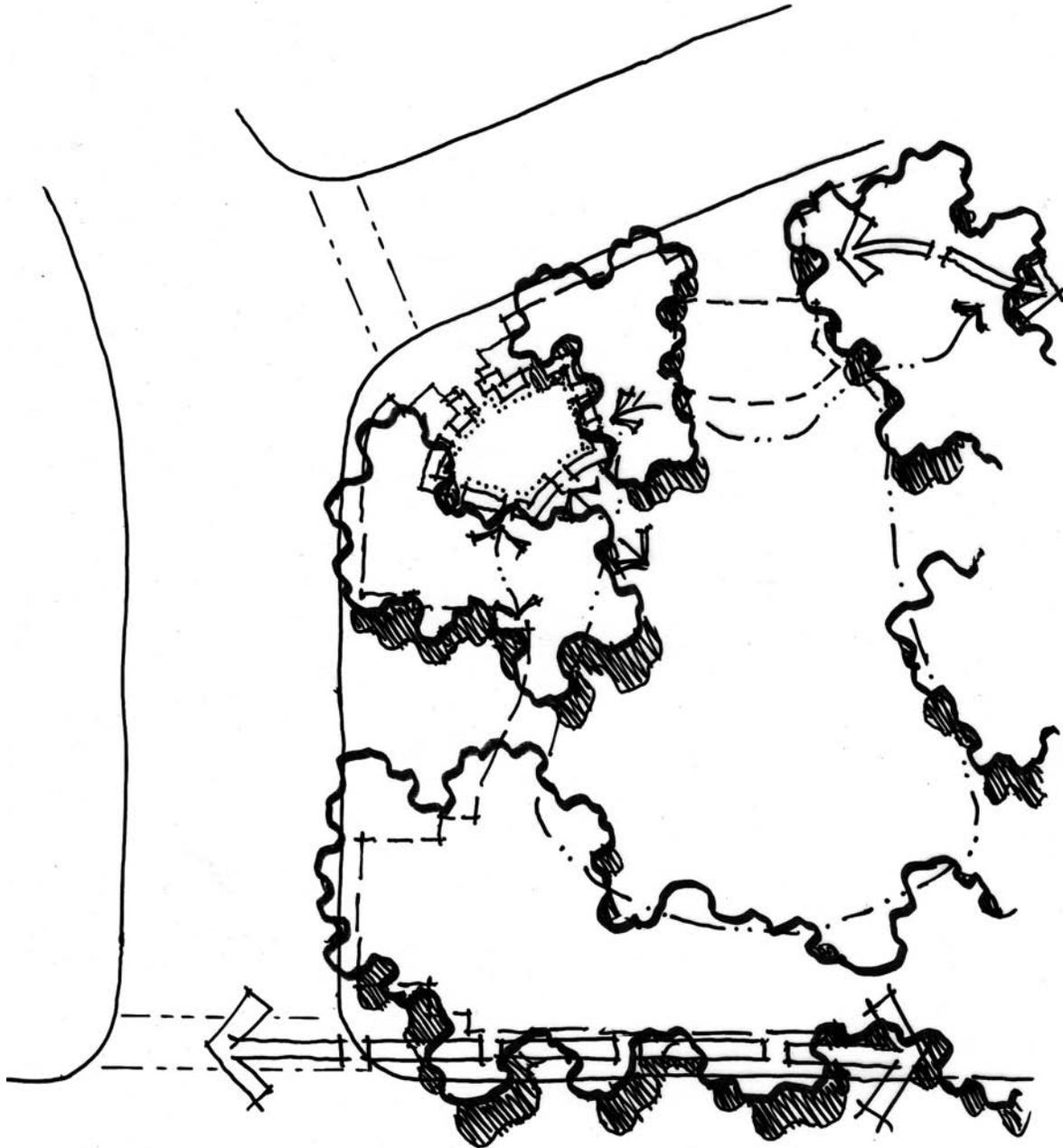


ADVENTURE PLAY DIAGRAM

GOALS & ISSUES

- PAVING
- LAWN
- SHADE / SUN
- PROXIMITY TO DELUCCHI RESTROOMS
- LIGHTING
- FARMER'S MARKET EXPANSION AREA
 - VEHICLE ACCESS
 - AISLE SETUP
 - WATER
 - SEATING

April 9, 2009

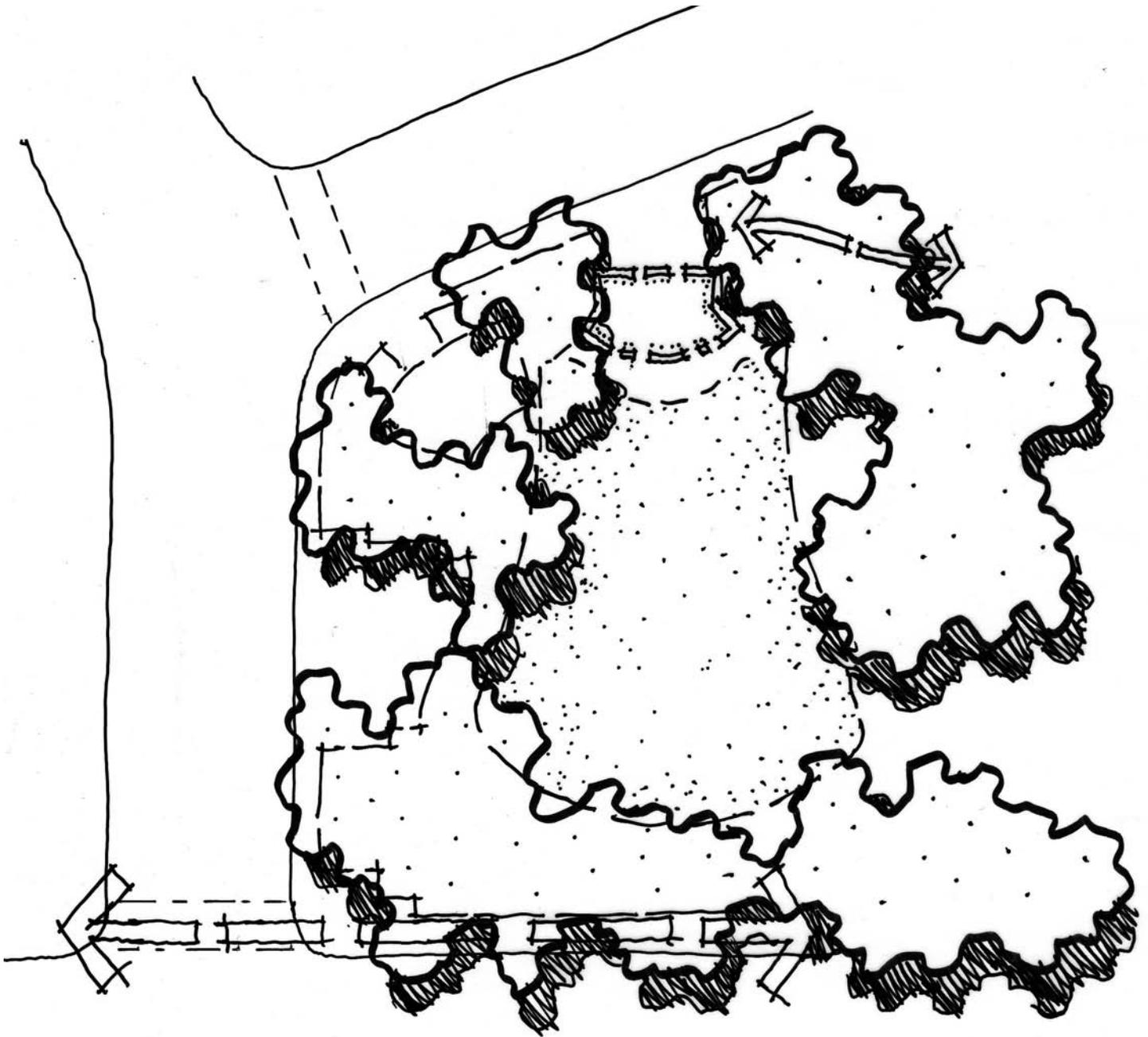


ROSE GARDEN DIAGRAM

GOALS & ISSUES

- GARDEN
- PUBLIC ART SITE
- SEATING
- SHADE ARBOR
- MONUMENT SIGN
- FOCAL FEATURE

April 9, 2009



BANDSTAND DIAGRAM

GOALS & ISSUES

ORIENTATION TO PARK

- STAGEFRONT PAVING
- WINGS / OFF-STAGE AREAS
- TEMPORARY STORAGE
- LIGHTING
- SLOPED AUDIENCE AREA
- MIN. 7,000SF AUDIENCE AREA

ORIENTATION TO STREET

- SEATING
- SHADE ELEMENT
- LOAD-IN / LOAD-OUT CAPABILITY
- SCHEDULE SIGNAGE
- CONNECTION TO SOUTH FAC PLAZA
- POSSIBLE PUBLIC ART SITE

RETAINS EXISTING NAME



LIONS WAYSIDE DELUCCHI PARKS
 MASTER PLAN - A
 CITY OF PLEASANTON, PLEASANTON, CALIFORNIA

RICHARD LARSON & ASSOCIATES
 LANDSCAPE ARCHITECTURE & PLANNING

CA NO. 2042 510.652.4456

8.3.2009





LIONS WAYSIDE DELUCCHI PARKS
 MASTER PLAN - B
 CITY OF PLEASANTON, PLEASANTON, CALIFORNIA

RICHARD LARSON & ASSOCIATES
 LANDSCAPE ARCHITECTURE & PLANNING
 CA NO. 2042 510.652.4456

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