



Preserve the past and plan for tomorrow.

June, 2019



ACKNOWLEDGEMENTS

TWIN PINES PARK MASTER PLAN SUB COMMITTEE

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1. INTRODUCTION

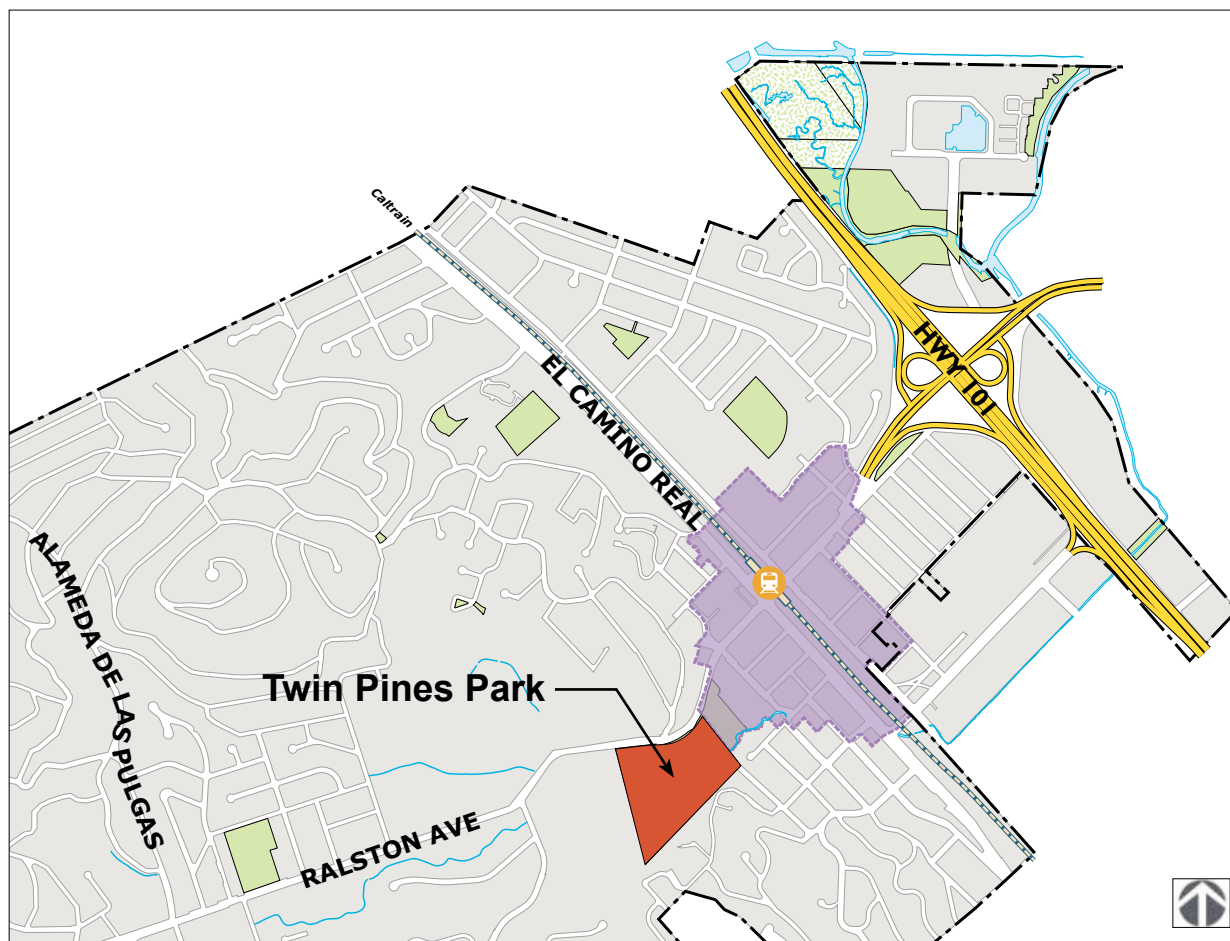
OVERVIEW

Twin Pines Park is a beloved resource for the Belmont Community. This 19-acre park is located in the heart of the community. It is a cultural and pastoral treasure, nestled along the Belmont Creek Corridor. The park houses the Belmont Historical Society Museum, Belmont Parks and Recreation offices, and the Senior Community Center, as well as two other buildings available for rentals. The park is home to numerous community events. Through a community-based process, the City developed a shared vision approach to “polish the jewel”, which can be incrementally implemented.

The Master Plan scope includes not only Twin Pines Park site, but an integration with the greater Civic campus and urban fabric of the Belmont community. The scope does not include the programming or modifications to the existing community buildings in the park.

PURPOSE OF THE PLAN

The Master Plan seeks to celebrate the unique, cultural, historical and natural asset of the Park. The Plan will guide the future enhancement of the park based on community vision and priorities. It will be implemented incrementally over time as opportunities and funding arise.



Location Map

1. Introduction

GOALS

Goal #1 - Enhance visitor experience, polish the jewel.

Opportunities:

- Park land is a precious resource, rethink use of remnant spaces.
- Consider automobile turnaround / drop-off in parking lot.
- Cluster toddler and 6-12 (age) play spaces. Add comfortable parent seating in an area near play area / restrooms.
- Create new lawn area that does not suffer from Eucalyptus shade and leaf litter.
- Respect cultural ambiance of setting; create a welcoming public interface with historic buildings.

Goal #2 - Create a synergetic relationship between the park and downtown.

Opportunities:

- Integrate planning efforts with Downtown Specific Plan and General Plan.
- Provide pedestrian connection across 6th Avenue into the heart of campus. Create a connection to 6th Avenue along creek.

- Highlight park presence with place-making playful art elements and signage along 6th Avenue and at Ralston Avenue intersection.
- Collaborate with City “place-making and wayfinding” efforts.
- Consider relocating Park and Recreation office to 6th Avenue as a front door to park.
- Provide electronic message board visible to Ralston Avenue users.
- Provide safe bicycle route through park to make park part of daily commute.
- Highlight pedestrian / bike entries along Ralston Avenue.

- Create connection between park and Caltrain station.
- Open views into park from Ralston Avenue.
- Create trail connection to Paloma Avenue.

Goal #3 - Create a cohesive campus / arrival focal element.

Opportunities:

- Convert Cottage Lane to a pedestrian trail with provision for maintenance access.
- Develop a “Town Green” at campus core.
- Provide a safe and clearly defined pedestrian circulation corridor across parking area.



Yelp review of Twin Pines Park

- Create a welcoming, orienting arrival experience for visitors approaching by cars and bicycles, as well as pedestrians. Avoid cars backing onto the entry road.
- Create a safe, logical circulation system (avoid conflicts between pedestrian, bike and vehicular circulation).
- Minimize the area dedicated to parking and auto circulation while maintaining current parking counts.
- Integrate City Hall with the park.

Goal #4 - Provide a range of activities and experiences for the Belmont community.

Programming should reflect Twin Pine Park role in holistically meeting the needs of the Belmont Community.

Opportunities:

- Consider developing challenge / adventure play experiences for youth and teens on forested hillsides.
- Provide creekside loop trails - consider adding a bridge.



Organize spaces into a coherent whole.

- The recreational needs of the Belmont community should be comprehensively accommodated in the whole City-wide park system.
- New uses proposed for the park should be the ones which are most aligned with the Twin Pine Park setting.
- Certain current and potential uses may be accommodated in other parks.

1. Introduction

Goal #5 - Address environmental and economic sustainability.

Opportunities:

- Provide / upgrade restrooms that are connected to sewer and power infrastructure.
- Consolidate collection, storage, restroom and concessions into a single structure.
- Consider long-term maintenance implementation of design decisions.
- Improve reservable / rentable group picnic facilities to enhance revenue potential (event power).
- Improve outdoor spaces associated with buildings to enhance rental potential. Clearly define public versus reserved spaces.
- Consider deer population with design of park.

Goal #6 - Create a safe, welcoming environment.

Opportunities:

- Provide safe, lighted routes of travel for portions of park after dusk.
- Discourage transients in park by locating active visitor uses throughout the park such as trails or cohesive play in forest area.
- Avoid locating bike path into parking lot.

Tailored for Twin Pines Park



PROCESS

The Master Plan was developed over a period of 8 months. In addition to an extensive community outreach process, a sub-committee (comprised of City Staff, Park and Planning Commission) provided critical insights during data collection.

Through discussions with the Steering Committee, a preferred vision emerged with some potential variations for three areas:

- the adventure retreat,
- the park and recreational building and
- the parking area (reconfiguration).

Through meetings with the Community, and the Parks and Recreation Commission, the preferred variations were identified, and a master plan vision finalized.

The Park and Planning Commission gave further direction to create a Final Plan tailored to the needs of the Belmont Community. The Plan was approved by the City Council in February, 2019.



1. Introduction

2. DATA COLLECTION

2. Data Collection

SITE ASSESSMENT

To understand the unique attribute of the park, the consultant team conducted numerous site visits to study:

- The character of the setting (architectural style and experiential quality)
- Condition of existing site furnishings (lighting, paving, site furniture and trash can distribution)
- Existing park access and circulation patterns (pedestrian, bike, maintenance/EVA, parking)
- Existing uses (including unplanned access down creek banks to water)

The park houses numerous community uses in a group of buildings with eclectic architectural styles in the eastern portion of the site. The buildings include the Belmont Historical Society Museum, Parks and Recreation Office, Senior and Community Center and additional rental spaces in the Lodge and Cottage.



Park and Recreation Offices



The Manor House

2. Data Collection



Pedestrian access from O'Neill Avenue



Pedestrian entry at Ralston Avenue



Location Map

Access

There are two vehicular entries to the park that are shared with the City Hall. The Ralston Avenue access also provides a sidewalk access for pedestrians. Entry from 6th Avenue does not provide direct pedestrian park access. There are three access points for pedestrians from Ralston Avenue into park. Numerous park visitors use street parking along Ralston Avenue and access the park via these paths. One pedestrian access point from the south connects O'Neill Avenue to the park via the bridge over Belmont Creek.

Creek Corridor

The creek is deeply incised, with steep eroding banks. Mature trees along the corridor provide wildlife habitat. Portions of the eroded banks have been stabilized with gabions. Users have created informal trails down to the water. Access to the creek is an attractive asset to visitors.

Redwood Picnic Area

Features in this area include a covered, rental group picnic / barbeque area, horseshoe pits, small play area and restroom (not attached to sewer system). Several high maintenance Eucalyptus trees, which are fire and safety hazards, dominate the area. There are informal trails into the forested area, as well as an eroded informal path down the creek bank.



Covered reservable picnic area



Porta-potty restroom structure

Buckeye Picnic Area/ Playground

Features in this area including the veterans memorial, rentable group picnic / barbeque area, fenced playground and separate swing area, an informal creek access path, and a very densely wooded under-utilized area at the western end of the park. The restroom adjacent to the playground requires code and access compliance upgrades. The shared lawn area requires frequent replacement because its shaded by Eucalyptus trees.



Reservable picnic area



Veterans Memorial

Meadow Picnic Area

Numerous events are hosted in this area utilizing the stage and the booster built and operated concession area. Event visitors cluster in areas under trees for shade and must use the restroom in the community center at Buckeye Picnic Area.



Stage



Concession area

2. Data Collection

Creekside / Cottage Lane

The Creekside area is dominated by the vehicle access road and parking. There is a drop-off area for senior vehicles, as well as Cottage and Lodge event caterers. The lower rooms and terrace of the Cottage are subject to periodic flooding. The Creekside studio has been designated for removal due to hazardous conditions. The rear patio for the Senior / Community Center and the Lodge back into this area. Recreation uses include horseshoe pits with parking. The staging area for trash pickp is located along the lane.



Cottage Lane



Trash receptacles along Cottage Lane

Tree Canopy

The trees in the central portion of the site were identified and evaluated. The trees were divided into three categories based on size, health and species.

Heritage Trees: These tree have significant stature. The Master Plan includes protection of these trees.

High Value Trees: These trees should only be removed where their preservation would prevent a critical component implementation of the Master Plan.

Moderate Value Trees: These trees should be protected where feasible, but can be removed to accommodate the Master Plan vision.



Existing trees



Existing trees



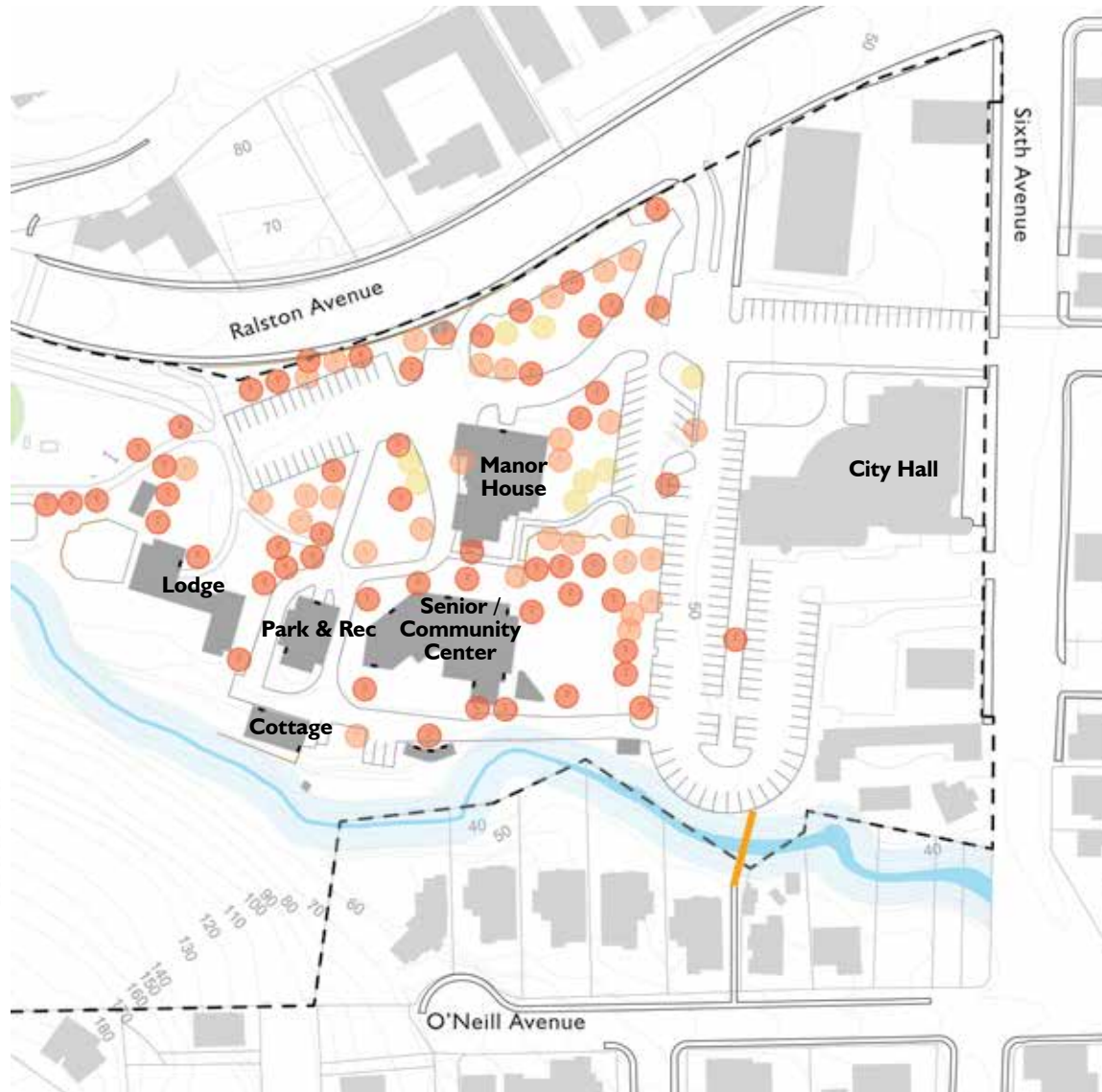
Existing trees

High Value

2	Lophostemon confertus	Brisbane Box	B
5	Laurus nobilis	Bay Laurel	B
7	Magnolia soulangeana	Chinese magnolia	B
8	Japanese maple	Maple	B
12	Magnolia soulangeana	Magnolia	B
13	Lagerstroemia	Crepe-Myrtle	B
14	Prunus serrulata	Cherry	B
21	Olea europaea	Olive	B
23	Pinus radiata	Monterey Pine	B
24	Pinus radiata	Monterey Pine	B
26	Olea europaea	Olive	B
28	robinia purple robe	Black locust	B
29	Sequoia sempervirens	Redwood	B
32	Ilex	Holly	B
33	Prunus caroliniana	Laurel	B
34	Cedrus	Cedar	B
36	Sequoia sempervirens	Redwood	B
44	Ginkgo biloba	Ginkgo	B
45	Ginkgo biloba	Ginkgo	B
51	Lagerstroemia indica	Crepe-Myrtle	B
54	Quercus agrifolia	Coast Live Oak	B
60	Quercus agrifolia	Coast Live Oak	B
61	Ilex	Holly	B
68	Sequoia sempervirens	Redwood	B
69	Betula	Birch	B
70	Acer saccharum	Sugar Maple	B
73	Cedrus	Cedar	B
74	Quercus agrifolia	Coast Live Oak	B
78	Acer saccharum	Sugar Maple	B
81	Laurus nobilis	Bay laurel	B
82	Sequoia sempervirens	Redwood	B
86	Magnolia Grandiflora	Southern Magnolia	B

Moderate Value

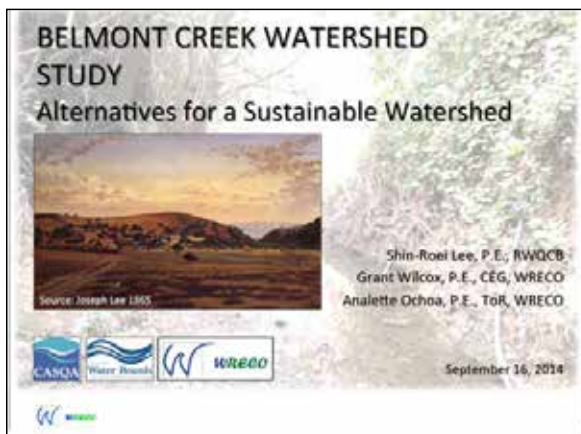
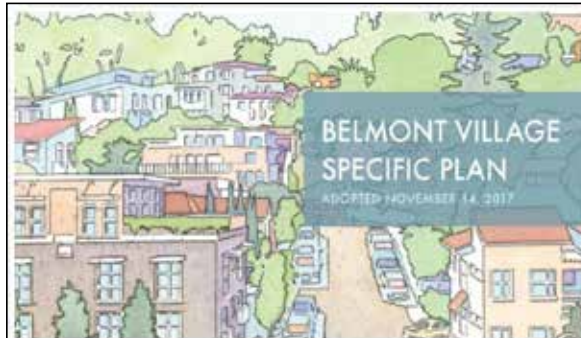
1	Schinus Molle	Schinus molle	C
9	Lagerstroemia	Crepe-Myrtle	C
10	Lagerstroemia	Crepe-Myrtle	C
11	Lagerstroemia	Crepe-Myrtle	C
30	Pistache	Pistachio	C
31	Prunus caroliniana	Laurel	C
75	Ilex	Holly	C



Heritage

3	Sequoia sempervirens	Redwood	A
4	Canary Palm	Palm	A
6	Magnolia Grandiflora	Southern Magnolia	A
15	Canary Palm	Palm	A
16	Sequoia sempervirens	Redwood	A
17	Sequoia sempervirens	Redwood	A
18	Phoenix canariensis	Canary Palm	A
19	Phoenix canariensis	Canary Palm	A
20	Quercus agrifolia	Coast Live Oak	A
22	Cedrus	Cedar	A
25	Ceratonia siliqua	Carob	A
27	Sequoia sempervirens	Redwood	A
35	Sequoia sempervirens	Redwood	A
37	Ginkgo biloba	Ginkgo	A
38	Ginkgo biloba	Ginkgo	A
39	Ginkgo biloba	Ginkgo	A
40	Prunus serrulata	Cherry	A
41	Prunus serrulata	Cherry	A
42	Prunus serrulata	Cherry	A
43	Prunus serrulata	Cherry	A
46	Ginkgo biloba	Ginkgo	A
47	Ginkgo biloba	Ginkgo	A
48	Sequoia sempervirens	Redwood	A
49	Sequoia sempervirens	Redwood	A
50	Quercus agrifolia	Coast Live Oak	A
52	Catalpa bignonioides	Catalpas	A
53	Quercus agrifolia	Coast Live Oak	A
55	Sequoia sempervirens	Redwood	A
56	quercus virginiana	Quercus virginiana	A
57	Ginkgo biloba	Ginkgo	A
58	Ginkgo biloba	Ginkgo	A
59	Ginkgo biloba	Ginkgo	A
62	Sequoia sempervirens	Redwood	A
63	Sequoia sempervirens	Redwood	A
64	Sequoia sempervirens	Redwood	A
65	Sequoia sempervirens	Redwood	A
66	Sequoia sempervirens	Redwood	A
67	Sequoia sempervirens	Redwood	A
71	Sequoia sempervirens	Redwood	A
72	Cercis occidentalis	Western Redbud	A
76	Laurus nobilis	Bay Laurel	A
77	Magnolia X soulangeana	Magnolia	A
79	Schinus molle	Schinus molle	A
80	Quercus agrifolia	Coast Live Oak	A
83	Quercus agrifolia	Coast Live Oak	A
84	Quercus agrifolia	Coast Live Oak	A
85	Acacia melanoxylon	Acacia	A
87	Laurus nobilis	Bay laurel	A
88	Sequoia sempervirens	Redwood	A
90	Aesculus	Buckeye	A
91	Aesculus	Buckeye	A
92	Quercus agrifolia	Coast Live Oak	A
93	Quercus agrifolia	Coast Live Oak	A
94	Cedrus	Cedar	A
95	Eucalyptus	Gum Tree	A
96	Eucalyptus	Gum Tree	A

2. Data Collection



RELATED EFFORTS

The Master Plan reflects input from other planning efforts, including:

- Belmont Village Specific Plan – A priority of the Specific Plan is to physically and visually connect the Village Core with the creek and park through wayfinding, consistent landscaping, and circulation improvements at the Twin Pines Lane entrance.
- Belmont Creek Watershed Management Plan – As part of the County lead effort to address flood risk reduction in the region, the Twin Pines Park is identified as a potential location for storm water detention.
- Access Compliance Survey Report – Compliance barriers and solutions were identified.
- Bike and Pedestrian Improvement Plan – Bike trail improvement from Ralston Avenue into the park was planned.
- Building Assessment – Code and access compliance challenges were identified, along with the potential costs to address them.

3. COMMUNITY OUTREACH

PROCESS

The Twin Pines Park Master Plan was developed with extensive outreach and community engagement. A variety of methods of garnering input were used to assess community needs and recreation demands. Methods used included community workshops, pop-up and intercept activities, focus groups, stakeholder interviews, an on-line survey, and social media channels. A dedicated Committee advised the Project Team on the community engagement strategy.

The following is a summary of the Master Plan community engagement. More complete information and responses are found in the Appendix.



OUTREACH GOALS

Inform. Consult. Involve. Collaborate. Empower.

The the goals of the community engagement plan were to:

- Ensure community awareness of the project and of input opportunities
- Bring residents together to create a sense of community
- Provide information, education and communication regarding the project
- Offer a range of communication and engagement tools to facilitate input among a wide range of participants
- Offer of a range of meeting locations and times to facilitate participation
- Obtain community consensus to support and prioritize the plan
- Build partnerships for implementation and stewardship of improvements
- Maybe even have a little bit of fun ...

3. Community Outreach

ENGAGEMENT METHODS

A variety of input methods were used to reach out to the community at various venues, to collect input in a convenient and relevant manner, and to maximize participation both on-line and in person. The methods used included:

- Committee Group
- Community Workshops
- Intercept and Pop-Up Activities
- Focus Groups
- Stakeholder Interviews
- Project Web Page
- On-line Survey



Booths to showcase interactive exhibits

GETTING THE WORD OUT

In order to make the community aware of the project and input opportunities, a range of media discussed the project, announced events, and provided means of submitting comments. This information was disseminated via print media, on-site signage at local events, the city website, newsletters and social, and email blasts to people who had expressed interest.

TWIN PINES PARK MASTER PLAN
BELMONT, CALIFORNIA

Walk-up Booth Dates:

1. **Sunday, July 29** at the Summer Concert Series
1pm-4pm
2. **Friday, Sep 7** at the Movie in the Park
6:30pm-8pm
3. **Sunday, Oct 15** at Save Music in the Park
1pm-4pm

Preserve the past & plan for tomorrow

Why should you participate?
It's an opportunity to share your ideas about the future of our beautiful park!

Want to learn more?
Visit our site: belmont.gov/twinpinesmp

GATES ASSOCIATES

Flyers to announce opportunities to participate

POTENTIAL ADDITIONAL USES

ADVENTURE PLAYGROUND

BOCCÉ

INCLUSIVE PLAY

NATURE PLAY

MINI SOCCER

MINI GOLF

EXERCISE STATIONS

MULTI-USE COURT

COURT TABLES

TWIN PINES PARK MASTER PLAN

GATES ASSOCIATES

Potential additional uses are voted with dots

PHASES OF ENGAGEMENT

Community engagement was developed in two phases, or “rounds.” Throughout the process, the project team attended multiple intercept activities, staffed information booths, and held community workshops.

The on-line survey was active for a period of 3 weeks.

The first round of engagement took a broad approach to get a sense of the community’s overall satisfaction with their park, what was perceived as working and what needed improvement, and what might be missing from Twins Pines.

The second round of engagement, honed in on the information garnered from the first round, articulated and confirmed the major themes that arose in the first round, and began to develop a vision and prioritize goals.

The project team created options for specific areas that were important to the community, and sought to clarify more detailed direction as to those items.

ADVISORY COMMITTEE

A Committee was formed to assist the project team with reaching out to the community, and in reviewing materials that would be used in outreach activities for the project. The group was comprised of key stakeholders representing different interests and neighborhoods, who could also help promote the effort to their constituencies. The role of the group was to:

- Provide advisory input and recommendations to the consultant and staff regarding the outreach process and concept plans (i.e. alternatives) and programs; and
- Reach out to other community members and help bring them into the broader planning process through participation in the community workshops and other planning activities.

The group met at the outset of each phase of community engagement.



Different user groups were invited to participate in the design process

3. Community Outreach

OVERALL PARTICIPATION

The outreach efforts for the Master Plan have incorporated participation of over 1,500 people.

COMMUNITY ENGAGEMENT ROUND 1

“Tell us about your park!”

The first round of community engagement consisted of intercept activities, pop-up project information booth and focus groups.

Participants were encouraged to express their opinions by voting with sticker dots, and to write comments on the boards or on post-its. Each participant was given a limited number of dots with which to express their top preferences and priorities. Adults and children were given different types of dots so their responses could be tallied separately.

Interactive boards presented issues for participants to consider concerning the existing park, park facilities, and future added uses.

The on-line survey asked residents about likes, dislikes and ideas for future park plans. The survey collected 352 responses.

Date (2018)	Location	Forum	Participants
July 29	Twin Pines Park	Pop-up at Music in the Park	200+
September 7	Twin Pines Park	Pop-up at Movies in the Park	200+
September 19	Barrett Community Center	Focus Groups: Teen Zone, After Care, Dance	35
September 26	Community Center	Focus Group: Seniors	35
September 27	Community Center	Focus Group: Seniors	20
September 29	Barrett Community Center	Pop-Up during Fun Fit Family Day	75
September 30	Carlmont Starbucks	Pop-Up Booth	41
October 2	Carlmont Starbucks	Pop-Up Booth	25
October 10	Community Center	Pop-Up Booth	14
October 13	Twin Pines Park	Pop-Up Booth During Water Dog Run	200+
October 14	Twin Pines Park	Pop-Up Booth During Save the Music	200+
October 16	Community Center	Focus Group - Senior Club	22
October 17	Twin Pines Lodge	Park and Recreation Department	13
October 18	Twin Pines Park	Youth Advisory Committee	15
October 18	Twin Pines Park	Focus Group - City Staff	9
October 21	Carlmont Starbucks	Pop-Up Booth	25+

In-person engagement activities

Themes emerging in the on-line survey were consistent with the in-person responses at the community workshops and intercept activities during the first round of community engagement. To increase on-line survey participation, it was announced on the City’s social media channels (Facebook, Instagram, Nextdoor and the City Newsletter)

In this phase, nearly 1,000 community members participated in the activities.



Pop-up booth



Online survey shown on City's website

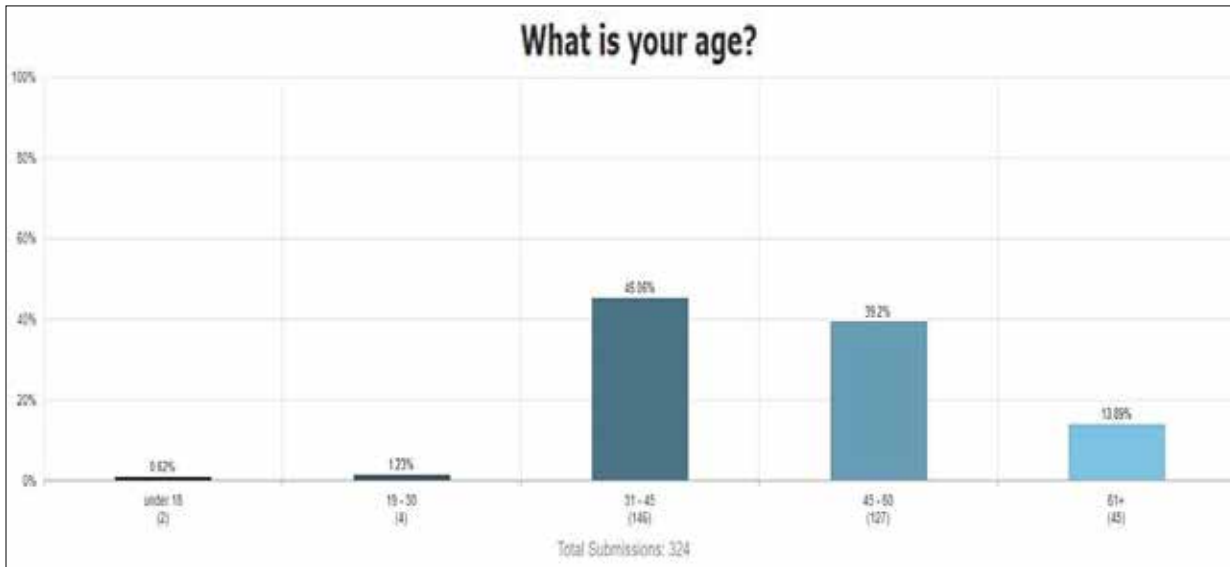


Interactive boards to garner community input

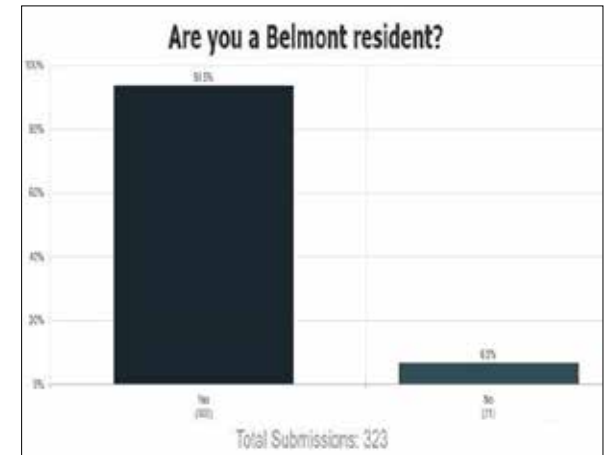


Participants leave feedback by voting with sticky dots

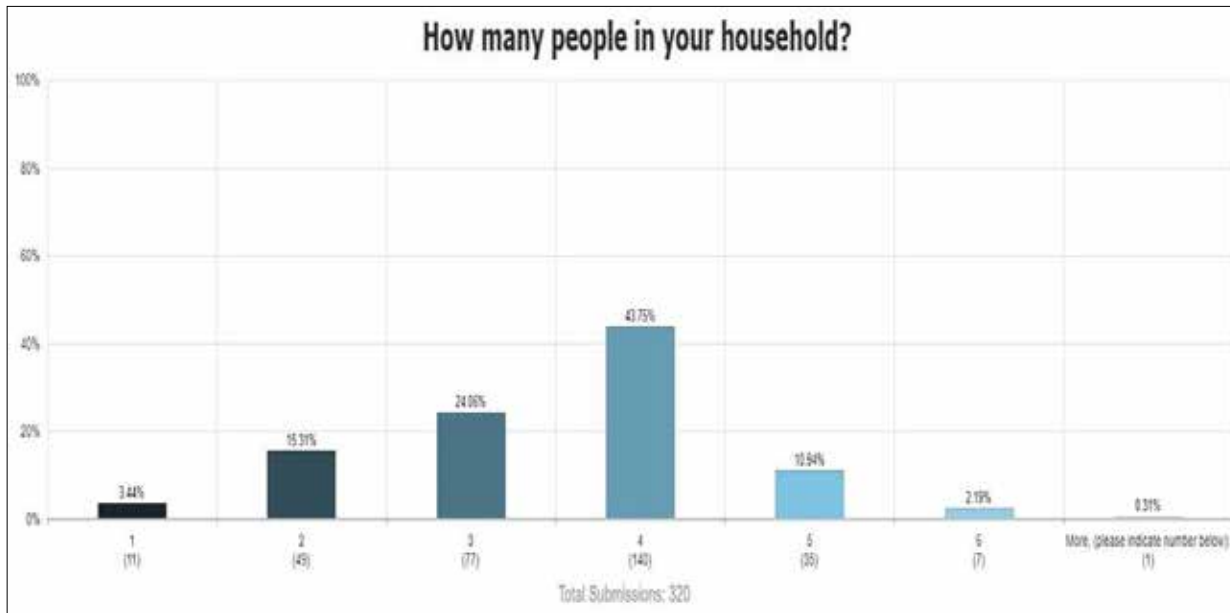
3. Community Outreach



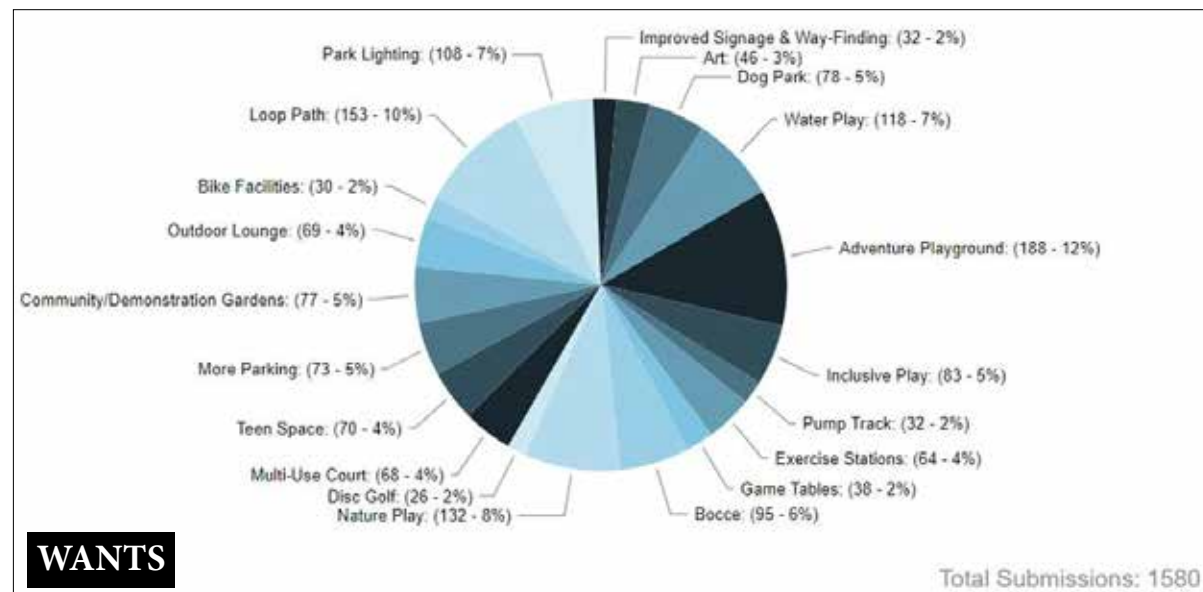
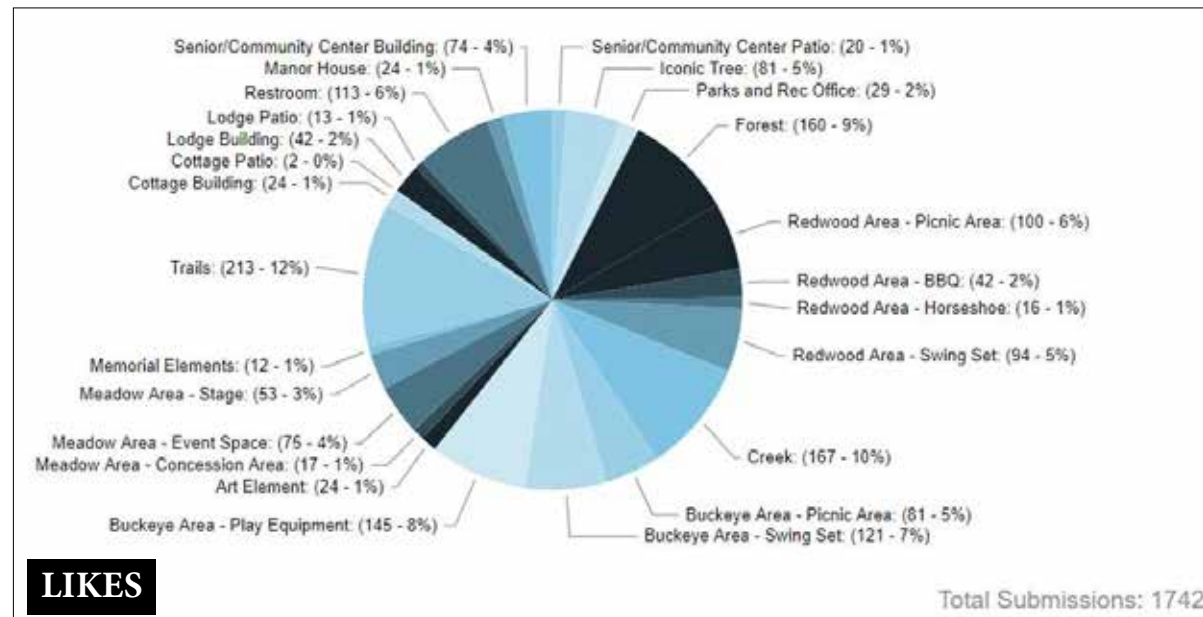
Internet survey results



Internet survey results



Internet survey results



Internet survey results

3. Community Outreach

OVERALL THEMES

From this first round of engagement, themes and areas of consensus began to emerge. The following issues and opportunities were expressed by many community members in multiple venues:

Everyone LOVE Twin Pines Park and wanted to make sure we were “Polishing the Jewel” and preserving what is treasured. Especially to Celebrate the Natural Resources - Trails, Creek and Forest.

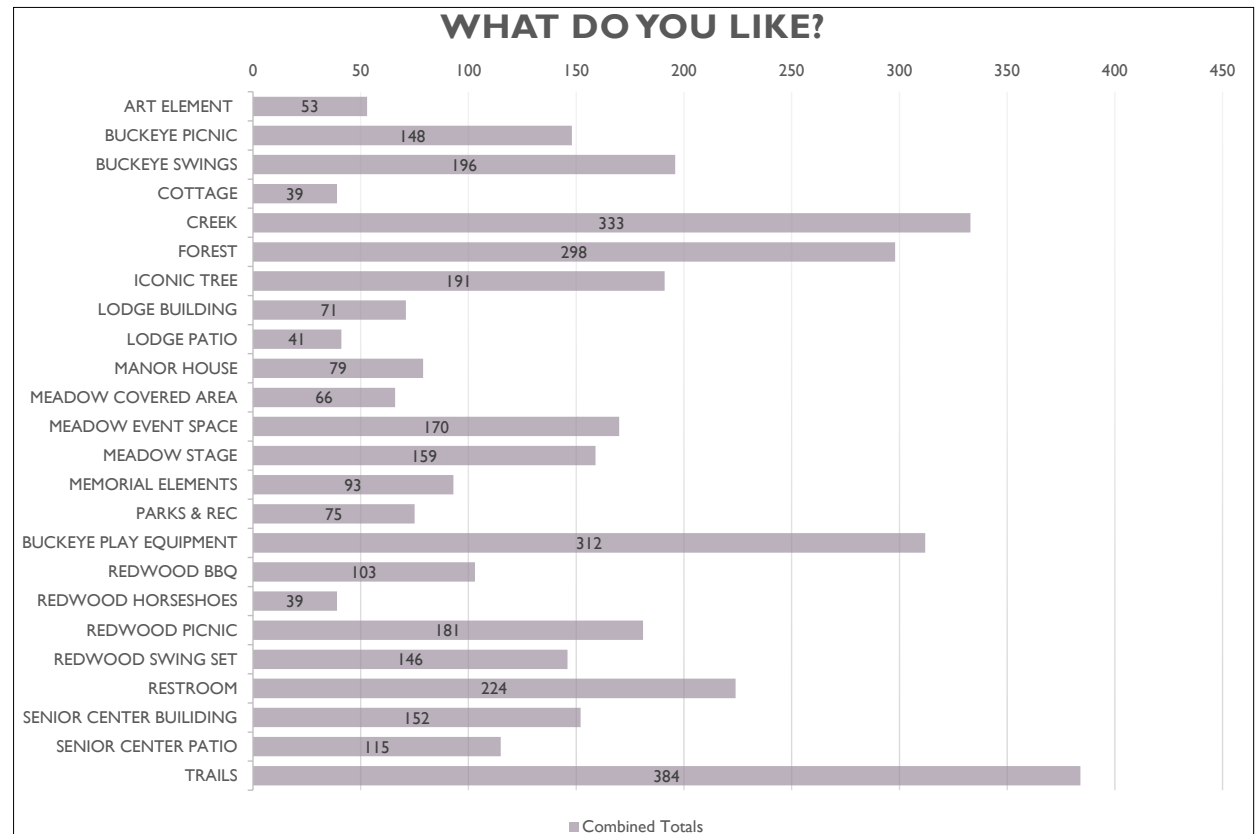
COMMUNITY ENGAGEMENT ROUND 2

Goals, Preferences and Priorities

The engagement process for Round 2 confirmed, reinforced, and expanded on the themes that emerged from Round 1.

The spaces that were studied in greater detail included:

- Town Square Area
- Parking and Arrival Options
- Adventure Retreat Options



Graph showing tallied preferences from the community

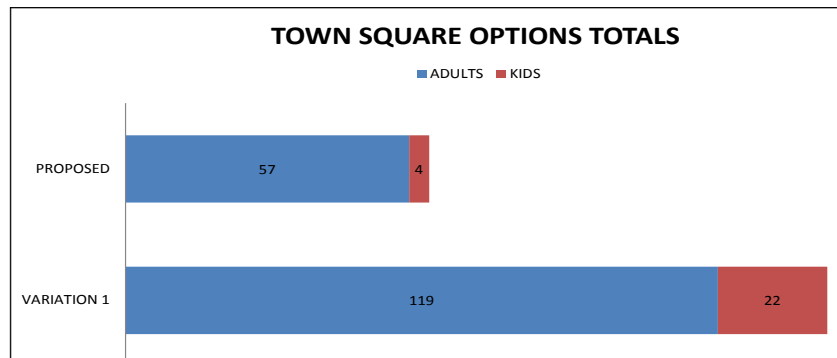
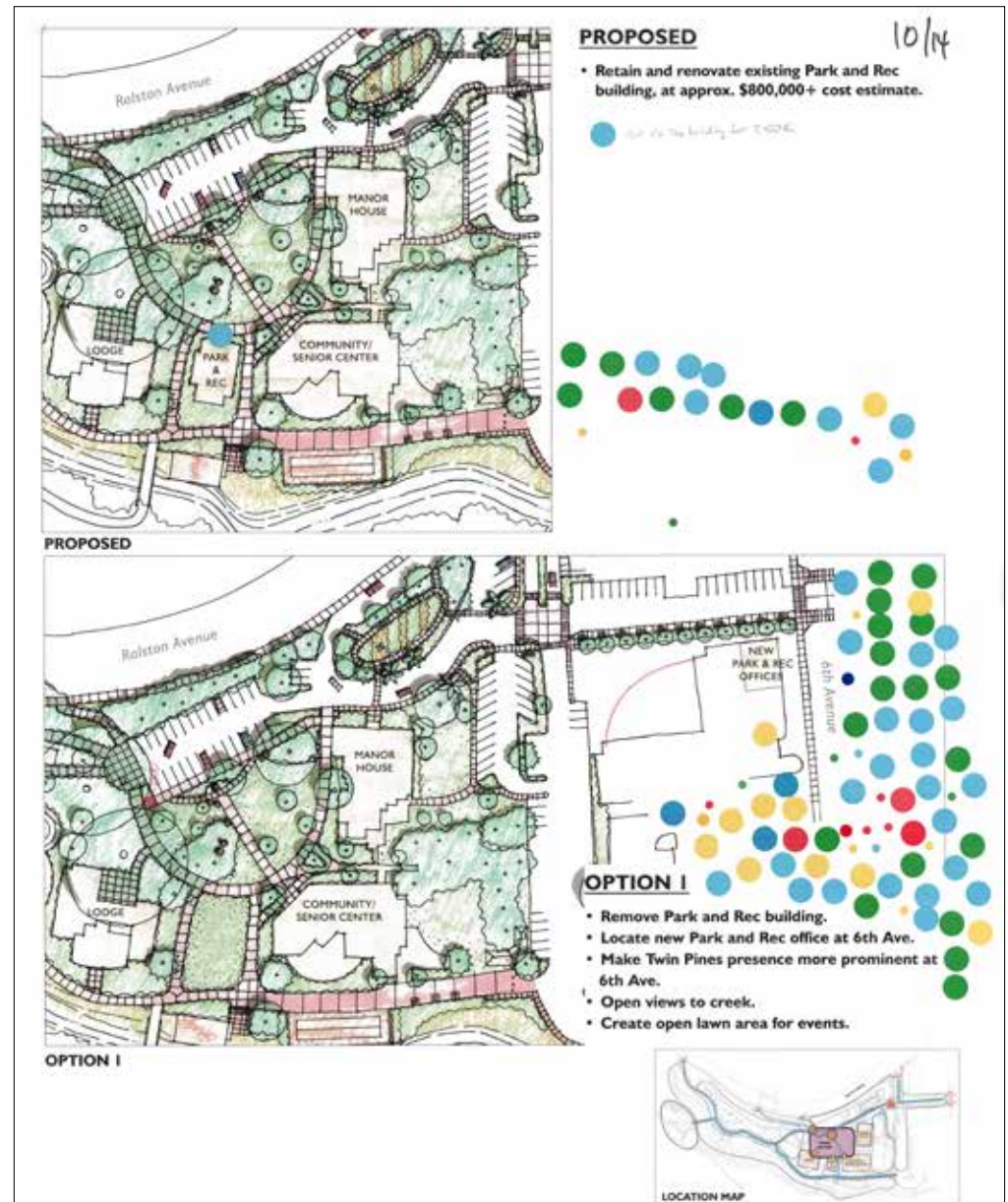
The project team worked directly with the community to understand the trade-offs, opportunities and preferences of design choices. In the process, goals were developed and articulated. Interactive exhibits were also used as tools in this phase.



Discussion at a pop-up booth

Town Square Area

- Participants liked the idea of relocating the Park and Recreation offices to 6th Street.
- Retain the old building, but find a new use that does not require extreme renovation.
- Create open lawn for events.



Totaled votes expressed on the interactive exhibit

Exhibit with 2 different designs for the Town Square Area

3. Community Outreach

Parking & Arrival Options

- Participants preferred to consolidate and reconfigure parking to gain extra useable parkland.
- Improve safety by separating pedestrians and vehicular circulation, even if some existing trees are removed.
- Enhance arrival experience by creating plaza at front of Manor House.

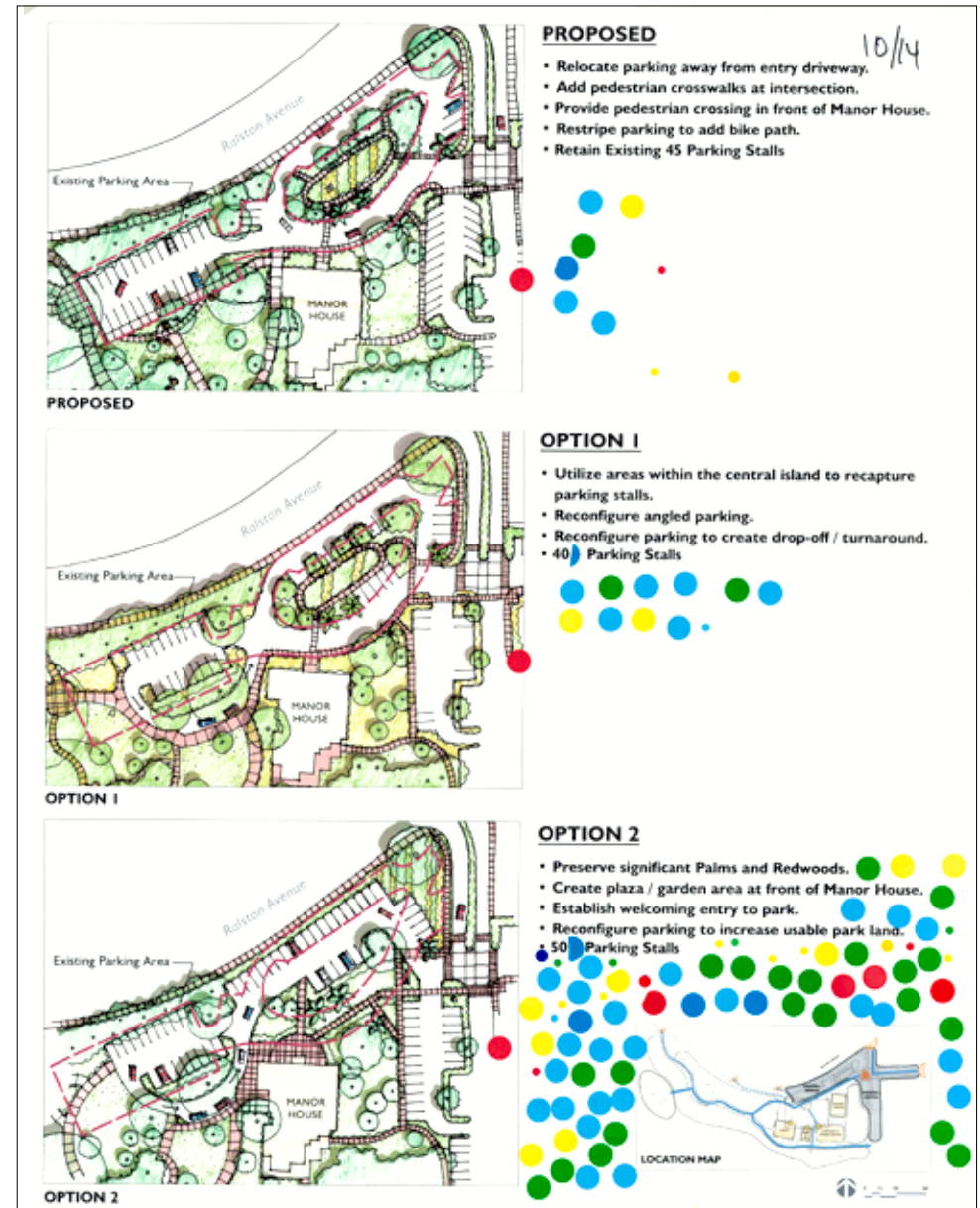
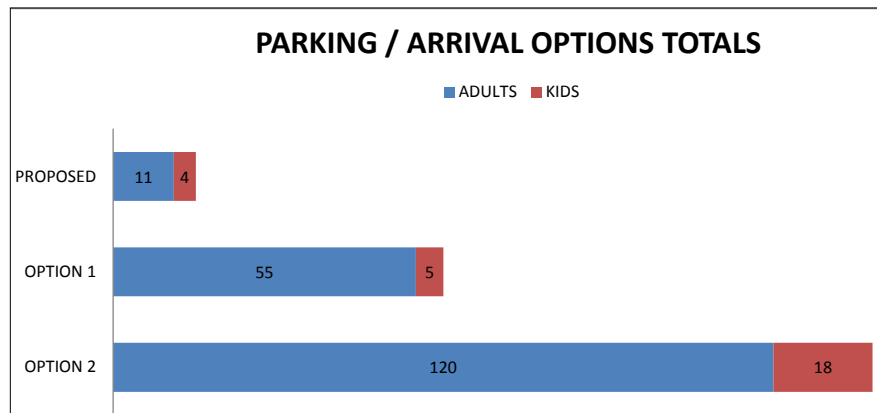


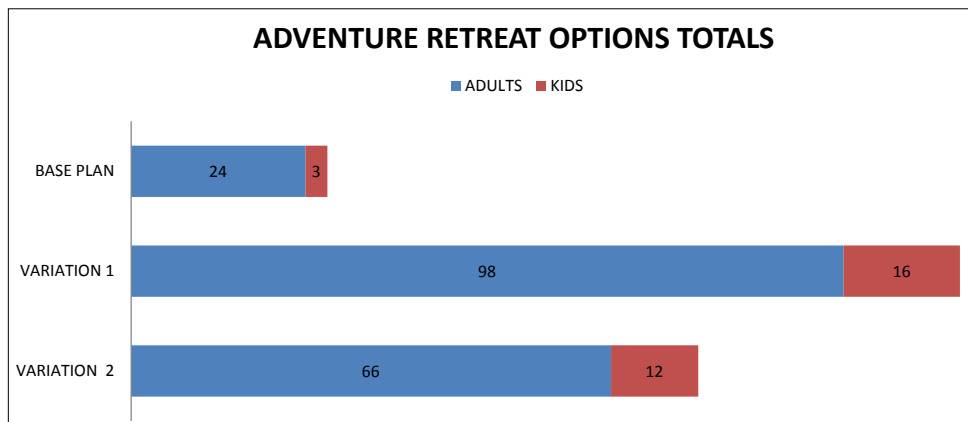
Exhibit with 3 different designs for parking and arrival



Totalled votes expressed on the interactive exhibit

Adventure Retreat Options

- Establish access to the creek.
- Preserve reservable picnic area but make it more usable to all park users.
- Create challenge events and team-building activities.



Totalled votes expressed on the interactive exhibit

PROPOSED 10/14

- Retain and improve existing group picnic area.

PROPOSED

OPTION 1

- Add challenge events and team building activities to reservable picnic area.

OPTION 1

OPTION 2

- Create terraced and all accessible use of the creek.
- Requires significant grading and removal of trees.
- Recreate reservable picnic areas.
- Possible wedding venue.

OPTION 2

LOCATION MAP

GATES ASSOCIATES ADVENTURE RETREAT OPTIONS

TWIN PINES PARK MASTER PLAN

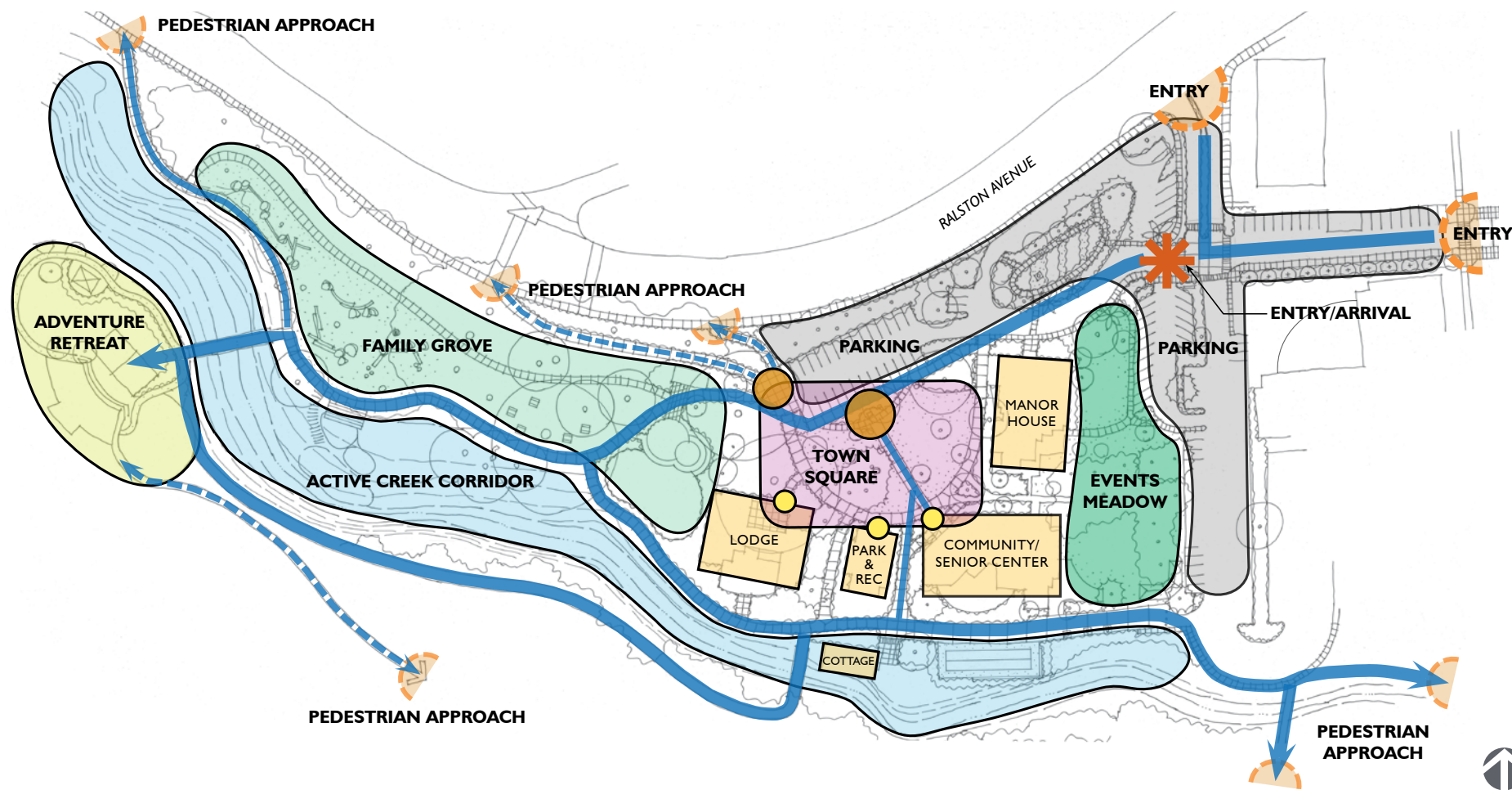
Exhibit with 3 different designs for the Adventure Retreat

3. Community Outreach

4. THE VISION

OVERVIEW

The Master Plan for Twin Pines Park envisions 6 outdoor rooms that are linked to each other, and the community, by an extensive path network. Each outdoor room is designed to celebrate the unique character of its location, and to provide a special environment for visitors.



CONCEPTUAL MASTER PLAN



ARRIVAL ZONE

The improvements in the Arrival Zone will strengthen the visual and physical connections between Twin Pines Park and Downtown Belmont by increasing visibility into the park entry from Ralston Avenue while enhancing the pedestrian connection to Downtown. Improvements would include an enhanced intersection and crosswalk treatment across 6th Avenue, a clear pedestrian promenade along the edge of City Hall, and across parking area into the park entry plaza.

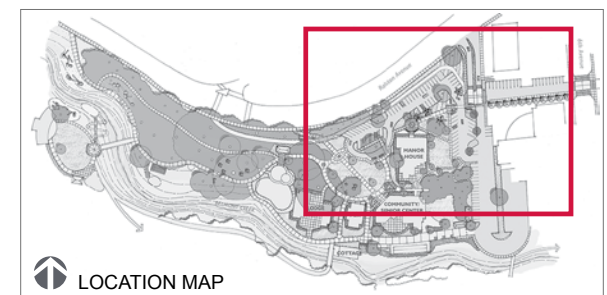
The arrival and parking areas are reconfigured to welcome visitors. The parking stalls along Ralston Avenue entry have been relocated, and the median extended, to enhance the arrival experience.

- A** Remove solid fence. Highlight open views into park with ornamental view fence where parking is adjacent to Ralston Avenue.
- B** Extend median, focus on tall art element, special paving and signage. Improve pedestrian crossing. Shift parking out of entry driveway.
- C** Relocate plaques and historic markers to the demonstration garden / plaza in front of Manor House.



Arrival Area

- D** Shift parking to accommodate a separated bike path at base of slope.
- W** Create a strong pedestrian connection from 6th Avenue to the heart of Twin Pines Park.
- A3** Reconfigure parking to create a one-way loop circulation with a drop-off area.



LOCATION MAP

4. The Vision



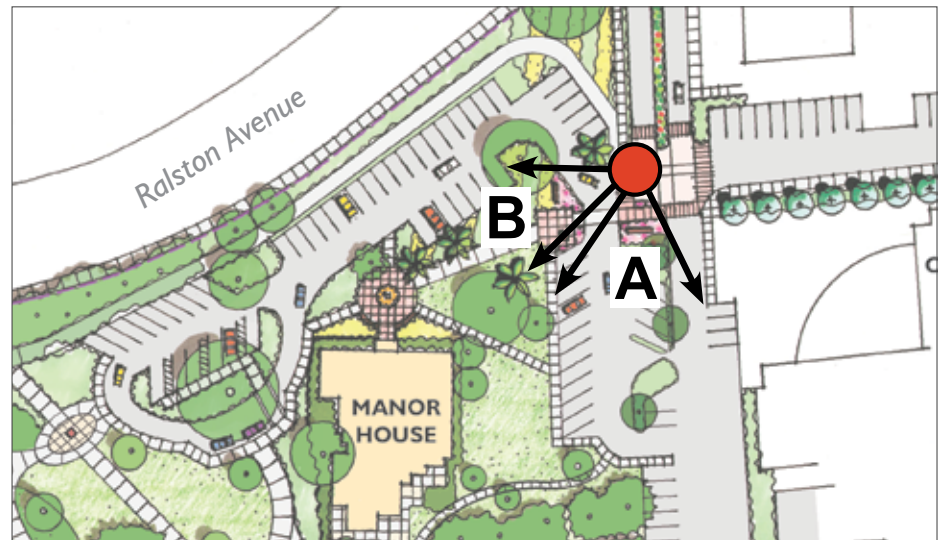
View A: Existing Entry



View A: Proposed Entry - Close Up



View A: Proposed Entry



Location of Views A and B

The underutilized landscape island had been reclaimed as useable parkland by removing the entry road in front of the Manor House and consolidating parking closer to Ralston Avenue.

The dead end at the eastern portion of the parking lot has been eliminated and reconfigured into a one-way loop with a drop-off area. The eastern parking lot is made more efficient with a layout that reduces the length of the lot, thus creating more useable parkland.

The Plan provides a separate bike path at the base of the slope along Ralston Avenue. Bicyclists will no longer be directed through

the parking lot. The vehicular drop-off provides convenient access to the community / senior center.

The reclaimed space in front of the Manor House provides an opportunity to create an arrival plaza, with opportunities to introduce Art and Historic resources. This area could also showcase relocated historic markers and art elements.

The reconfiguration of roadways and parking will require the removal of some trees. To the extent feasible, the heritage and high value trees shall be retained. The final parking layout should preserve the existing number of spaces.



View B: Existing Twin Pines Lane



View B: Proposed Twin Pines Lane

4. The Vision

TOWN SQUARE

The removal of remnant driveways, as well as the reconfiguration of the arrival zone, provide the opportunity to reconfigure the pedestrian circulation. The Master Plan creates a Town Square enclosed by the existing buildings. A circular path around the lawn, bisected by a path, focuses on the Community Center, resulting in a central gathering space at the heart of the park.

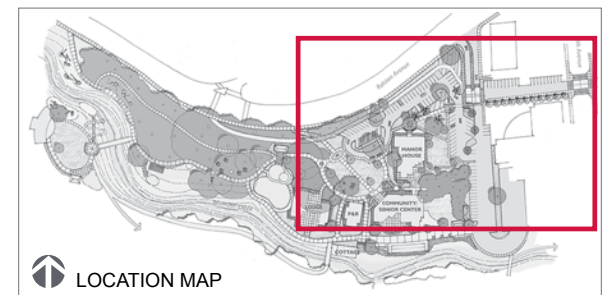
An assessment of the existing structures identified numerous and costly modifications for the building currently housing the Park and Recreation offices. To accommodate the office needs of the Park and Recreation, modifications are required not only to the 1st level, but to the basement and 2nd level as well.

The relocation of the Park and Recreation offices to the retail space portion of City Hall along 6th Avenue allows the existing building to be utilized by another use that would not require as much ADA compliance modifications. The Park and Recreation Department, which serves the whole community, would also have greater visibility and access from the Downtown.



Town Square

- E** Unify circulation with a loop path. Focus on Community / Senior Center.
- F** Install lawn area to create a central Town Square.
- A2** Relocate Park and Recreation offices to City Hall building.





View C: Existing Parking



View C: Proposed Parking / Drop-Off Area



Location of View C

4. The Vision

ACTIVE CREEK CORRIDOR

The Belmont community identified the Creek Corridor as one of the most valuable assets of Twin Pines Park. The Loop Trail was also ranked as one of the most important activity element desired to be added to the Master Plan. The development of a trail on the southern edge of Belmont Creek along with a second bridge that connects to the Town Square would significantly expand community enjoyment of the Belmont Creek.

The Master Plan envisions the conversion of Cottage Lane from a service alley into a creekside pedestrian promenade. Controlled vehicular access would be limited to senior van drop-off, maintenance vehicles and event caterers. The Creekside Studio has been designated for removal, creating an opportunity to include recreation uses such as bocce courts that could be utilized by members of the Senior Center. Art elements, interpretive signs, exercise stations and seating could transform this “back space” into a special place. The horseshoe pit will remain.

The creek trail connection to the Family Grove will be improved to provide a clear separation between public active trail use and the Lodge patio event use.

From the Town Square, visitors will be encouraged to explore the Creek Corridor through two pedestrian connections - one focused on the bridge, and the other aligned with the Cottage patio overlook.

Access to the creek low flow channel will be improved in designated locations. Access to other parts of the creek will be controlled to prevent eroding banks.

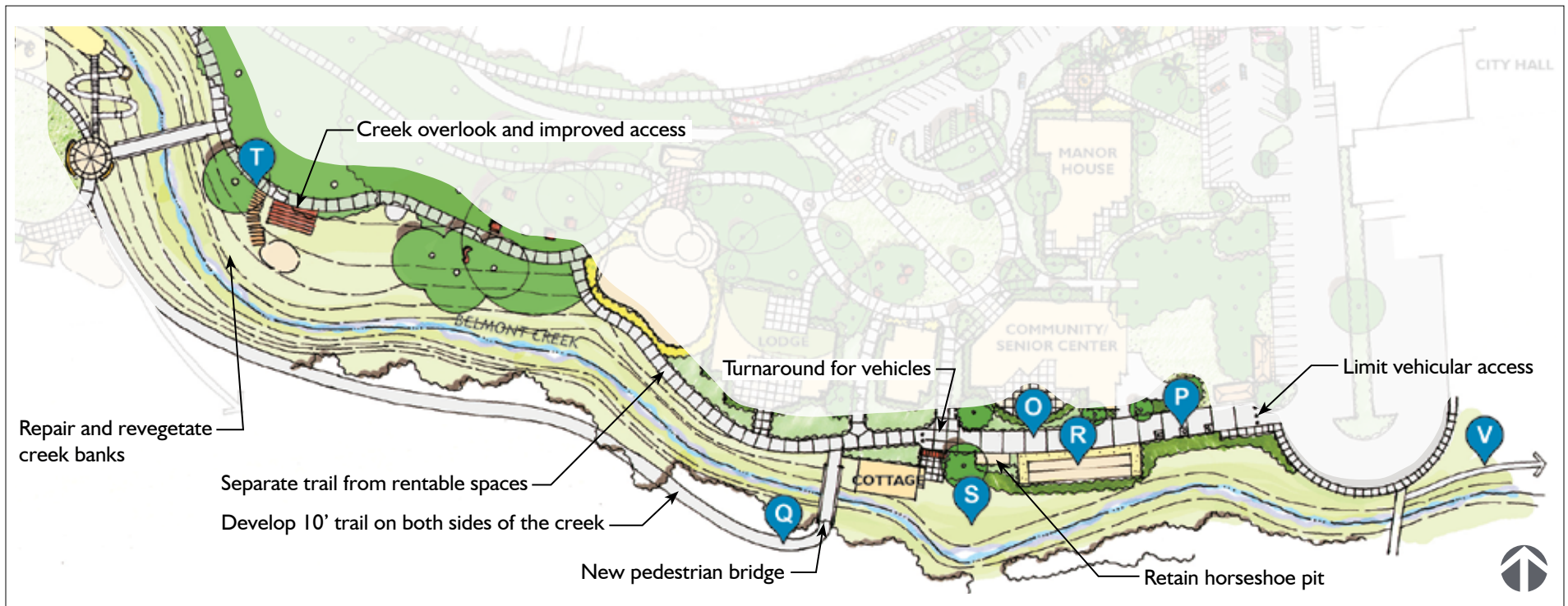
The creek trail should be extended to 6th Ave to strengthen the connection between the Park and Downtown.



Loop Path

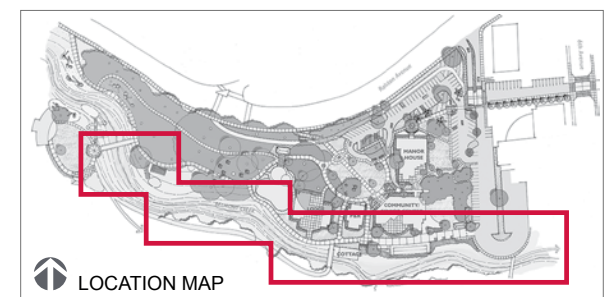


Bridge at creek



Active Creek Corridor

- O** Convert Cottage Avenue to pedestrian path with limited service vehicle access.
- P** Potential senior exercise stations, art elements, seating, overlook or reservable picnic area abutting trail.
- Q** Develop trail on both sides of the creek. Add bridge to create Loop Trail.
- R** Remove Creekside Studios. Create bocce court space.
- S** Develop Cottage patio as a creek overlook.
- T** Formalize the access to the creek with steps; provide overlook deck above beach.
- V** Connect creek trail to 6th Avenue.



4. The Vision

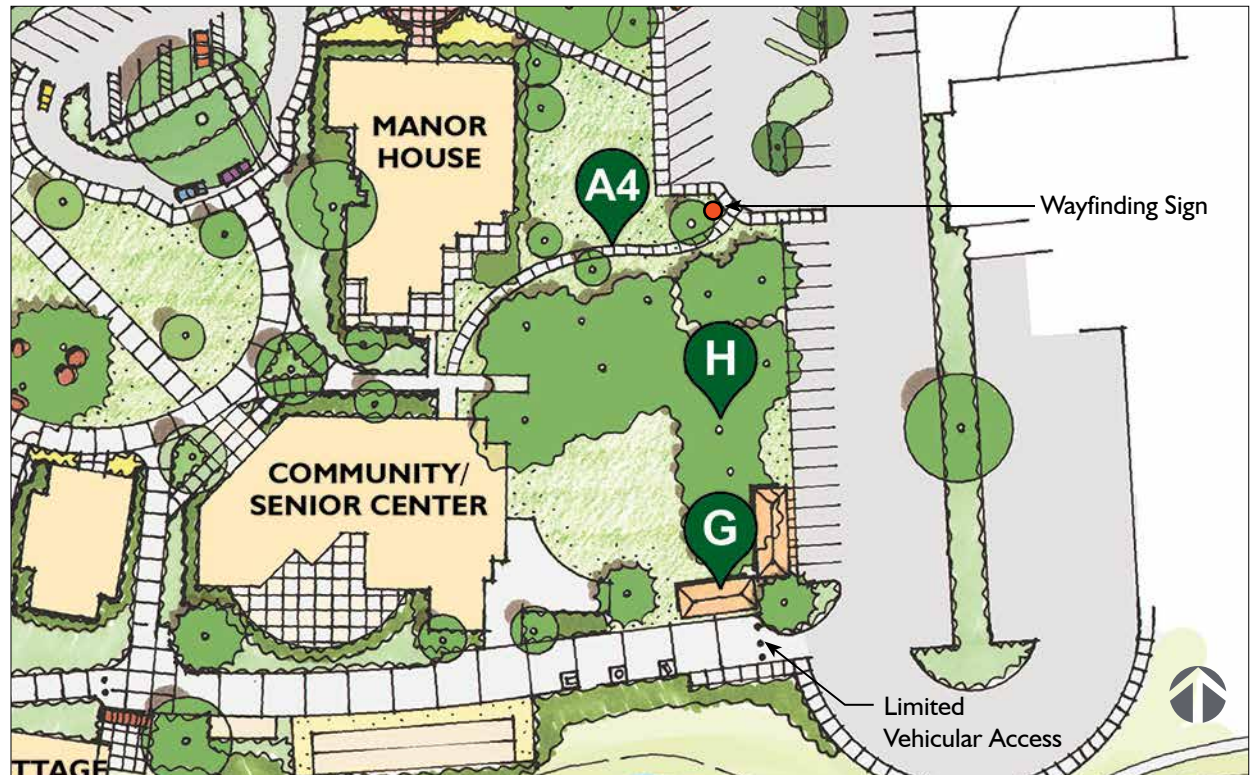
EVENTS MEADOW

The Events Meadow stages many of Twin Pines Park's longstanding community events. The Boosters Club builds and staffs the concession booths during these events to raise funds for park improvements.

Current restroom facilities are only available either in the Community Center, or at the play area. A new consolidated restroom / concession structure in the Southern corner will provide better restroom access and facilitate concession operations. Spectators of daytime events take shade below the Northwest portion of the tree mass. Relocation of the concession area will also expand the shaded area for spectators to gather.

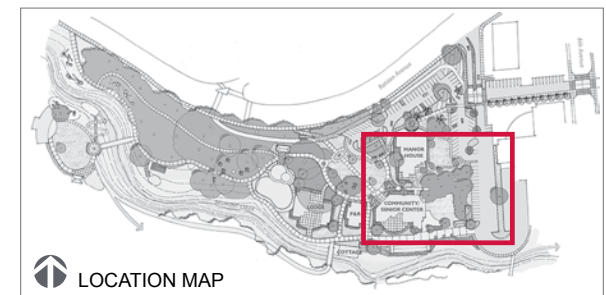
The new concession structure will provide an opportunity to consolidate screened trash collection operations. The architectural character should complement the existing stage. The Booster Club should be actively involved in the design of this new concession area.

A pedestrian / visual connection between the Creekside Trail and the Event Meadow should be maintained. The path between the parking area and the Community Center should be realigned and separated from Manor House rear maintenance area.



Events Meadow

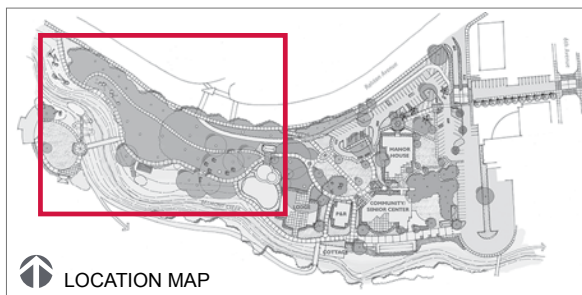
- G** Relocate concession area. Consolidate with restroom and trash area.
- H** Expand shaded spectator seating area.
- A4** Realign path to provide a more inviting connection.



FAMILY GROVE

The Family Grove is the center of daily recreational use within Twin Pines Park. Through the relocation of the restroom to the base of the slope along Ralston Avenue, this area becomes visually connected to the Town Square. The restroom relocation, as well as the shifting of the central path northwards, allow the age-separated play area to expand. The expansion will include zones for 2-5 and 6-12 age groups, a small water play element, a perimeter tricycle path, and an area for parents to gather and socialize.

The existing group barbecue picnic area will be renovated. The beloved wooded ambiance of the area will be retained, but made more accessible to park users by the addition of a loop path at the base of the slope. The western end of the park will be developed as an Adventure Teen Space with a rope course through the trees, group seating and other rustic amenities. The existing Veteran's Memorial area will be preserved.



Ropes challenge in the forest

Family Grove

- I** Relocate restroom to allow views into park.
- J** Renovate / expand play area to include zones for ages 2-5 and 6-12, a parent's social area, and a water play element.
- K** Renovate the picnic area.
- L** Add loop path at the base of slope.
- M** Add Teen Adventure Space under trees with rope courses, boulders, etc.



Water play with parent seating area

4. The Vision

ADVENTURE RETREAT

The Adventure Retreat area will be renewed with activities for daily park use, including the relocation of the reservable group picnic shelter to the northern edge of the area. The new shelter should be designed to buffer the adjacent property from the impacts of park noise. The group picnic area will be retained and enhanced with a small team-building / challenge area. Provide power for elements like a bounce house to encourage additional rental use.

The restroom will be relocated to the area near the existing small playground, so that it is useable both by group picnic guests and daily park users. The restroom will be connected to the sanitary system. The large Eucalyptus trees, which are fire and safety hazards, will be removed to create a sunny informal lawn area.

An accessible path will be created along the creek banks to the water channel. A pedestrian trail connection to Paloma Avenue will be established.

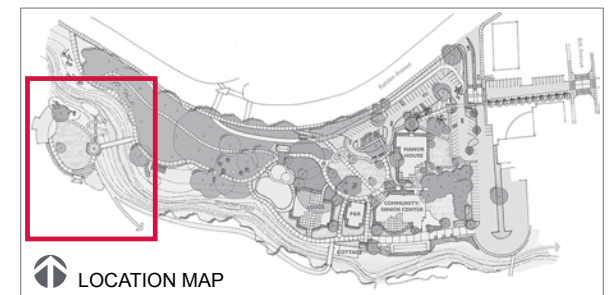
- N** Relocate group play area and shelter, add bounce house pad, improve picnic areas.
- U** Establish a trail connection to Paloma Avenue.
- X** Add Team Building / Challenge event space.
- Y** Add lawn.
- Z** Relocate restroom.
- A1** Improve small play area.



Creek Access



Adventure Retreat



5. SITE ELEMENTS

OVERVIEW

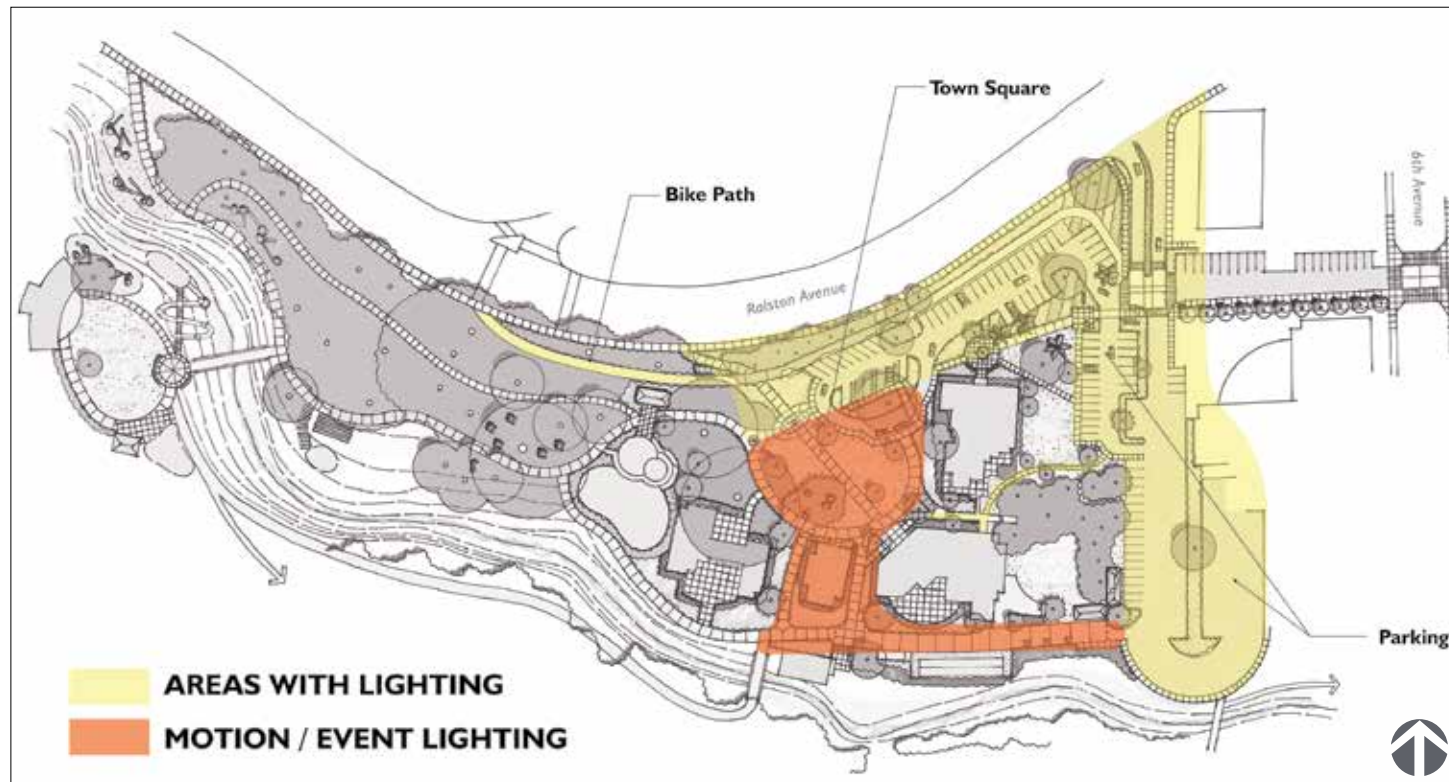
The Master Plan for Twin Pines Park envisions 6 outdoor rooms that are linked to each other, and the community, by an extensive path network. Each outdoor room is designed to celebrate the unique character of its location, and to provide a special environment for visitors.

LIGHTING

Typically, parks in the City of Belmont are closed from dusk to dawn. However, Twin Pines Park has a number of night time uses including:

- Shared City Hall parking
- Bike path connection
- Event activities at the Community Center, Manor House or Lodge

To this end, the Master Plan recommends the area in the western portion of the park be unlit to discourage night time activities. The parking lot and bike path should be lit as necessary to provide safe access. The site lighting around the buildings would be designed with motion-activated security lights for evening events as needed.



Lighting Plan

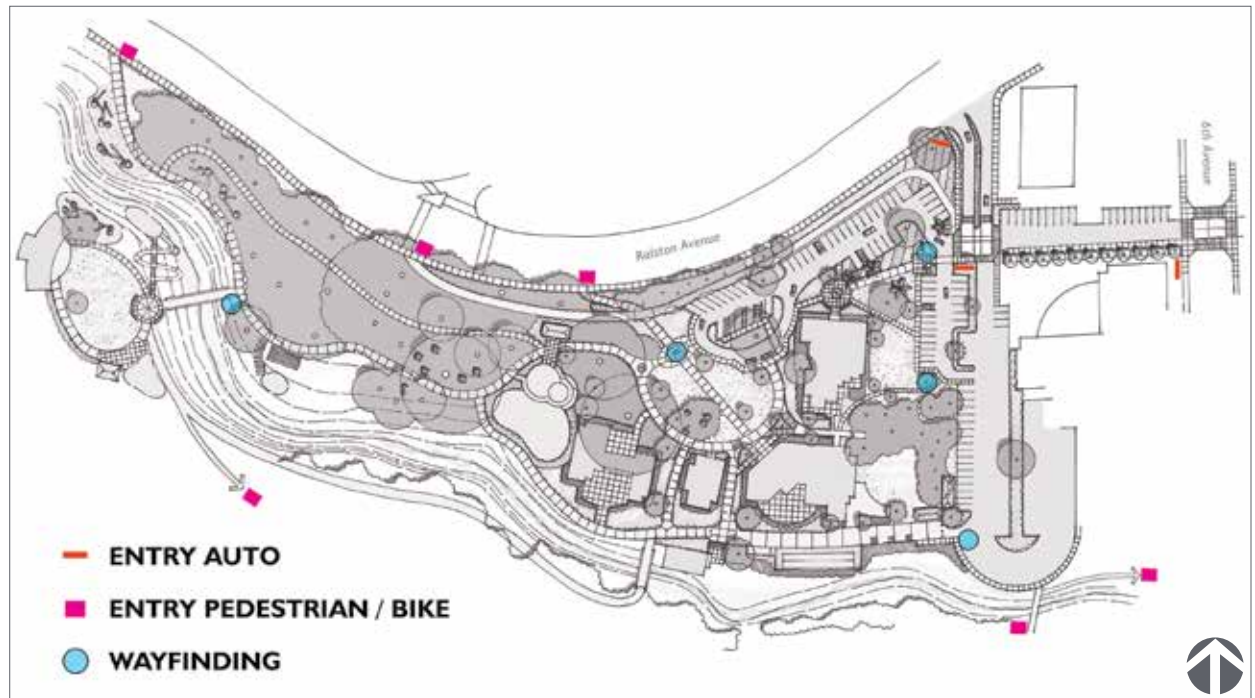
5. Site Elements

SIGNAGE / WAYFINDING

The City of Belmont has undertaken a branding signage program. The branding elements from this program should be extended to the Twin Pines Park.

3 types of signs should be designed for the park:

- Vehicular Entry monument - to identify and define the park from the surrounding community at a vehicular scale.
- Pedestrians / Bike entry portal - welcoming visitors at these entry points.
- Wayfinding - location maps to direct visitors to destinations after they have arrived in the park.



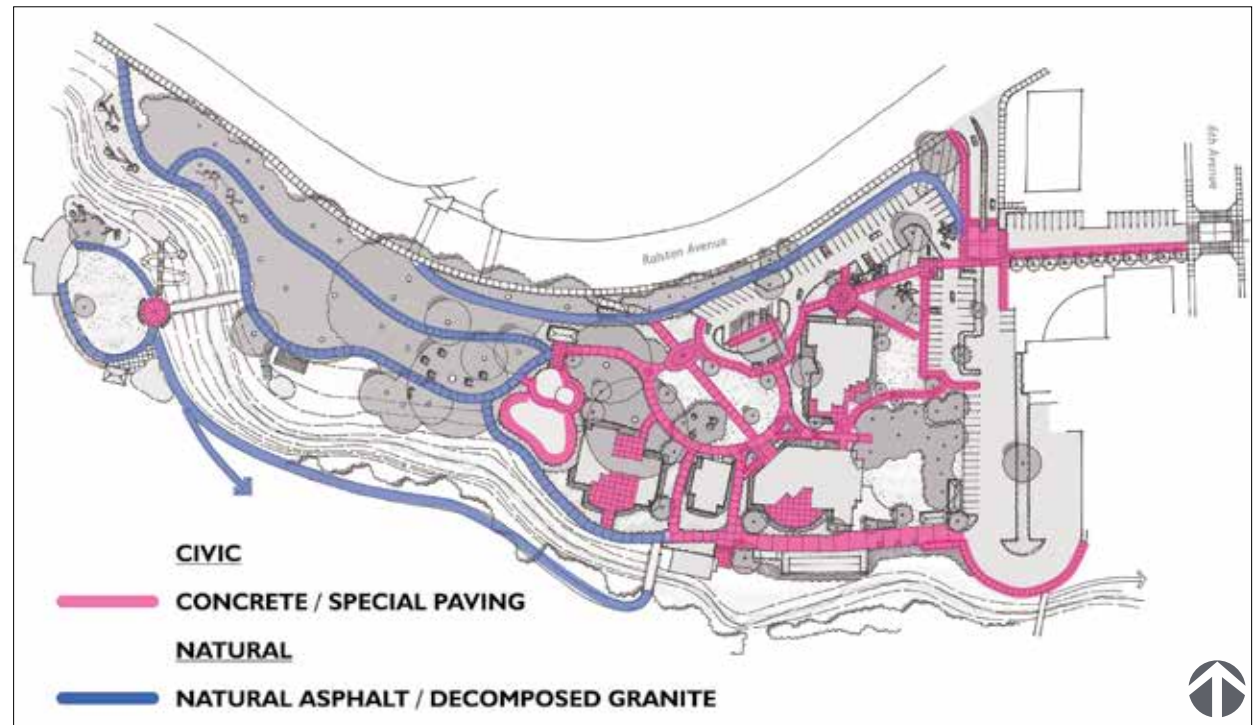
Signage / Wayfinding Plan

CHARACTER OF MATERIALS

Twin Pines Park has a unique juxtaposition of natural informal ambiance with refined cultural setting. The selection of materials should reflect the character of the respective use.

In the western portion of the park site, elements should include rural, natural materials that display softer geometries. Around the buildings and the Town Square, materials could be more formal and geometric in character. In all cases, materials will be selected for both their character and long term maintenance requirements.

Numerous art elements and historic markers can be found within Twin Pines Park. This rich cultural setting enhances the experience for park visitors. As the park evolves, art should continue to be a part of the setting.



Materials Plan



Art and historic markers in Twin Pines Park

5. Site Elements

GREEN INFRASTRUCTURE

The City of Belmont places a high value on creating sustainable systems. Future improvements to the park should, to the extent possible, incorporate and feature energy-efficient, low water use, and green infrastructure systems.



Low water use plants



Permeable / planted cells



Permeable, natural surface



Rainwater bioswales and treatment areas

TREE SUCCESSION PLANTING

The thick canopy of mature trees is one of the most valuable asset of Twin Pines Park. It provides a pastoral retreat in an urban setting, as well as a wonderful wildlife habitat. However, the protection of this valuable resource requires proactive forest management.

The mature Eucalyptus trees present both a significant safety and fire hazard. The Eucalyptus trees should be systematically removed and replaced with native trees which provide greater habitat value. In some areas, the trees are so dense that they compete for sunlight and soil nutrients. In these areas, trees should be selectively pruned and trimmed, with the emphasis on the preservation of the healthy mature trees and native species.

In anticipation of the removal of the large Eucalyptus trees, the City may want to initiate some succession tree planting program to mitigate the impact. Future tree plantings should enclose, rather than fill, the spaces. As envisioned in the Master Plan, both sunny and shaded areas should be provided for visitors to enjoy.



Eucalyptus trees present safety and fire hazards



Overcrowding stresses the health of trees



Quercus agrifolia
Coast Live Oak



Acer macrophyllum
Big-Leaf Maple



Umbellularia californica
California Laurel

5. Site Elements

6. IMPLEMENTATION STRATEGY

APPROACH

The Master Plan is a tool to inspire and guide future park improvements. As specific projects are undertaken, the City will need to work with the community to finalize the project details. A CEQA analysis will also be required to evaluate the potential environmental impacts and required mitigations as part of the implementation process.

A potential funding source for some Twin Pines Park improvements may be available through a collaboration with the County of San Mateo. An issue that needs to be addressed is stormwater storage to help alleviate the risk of flooding. The storage could be located in underground tanks below parking areas, Cottage Lane or large lawn areas, such as the proposed Adventure Retreat zone. The replacement or development of park amenities in these areas could potentially be funded through storm water improvements in the impacted areas. Improvements to stabilize Belmont Creek corridor, including construction of loop trail, might also be funded.

The construction of these improvements will require the removal of some trees and cause disruption to the park during construction. These impacts would need to be carefully evaluated.

Certain elements of Twin Pines Park (TPP) Master Plan will require additional analysis to understand environmental impacts (i.e. tree removal, construction adjacent to Belmont creek, preservation of sensitive habitat).

As individual components of the TPP Master Plan are scoped for budget and construction, the City will prepare the requisite environmental analysis to confirm which projects are either exempt, require adherence to performance measures to mitigate environmental impacts, or require preparation of further studies. The City will also work with requisite State Agencies (exp. Department of Fish & Game, Army Corp of Engineers) as required on the permitting process for work within or adjacent to Belmont Creek.

6. Implementation Strategy

PHASE 1 PROJECTS

While the Master Plan will take years to implement, the following projects are recommended as the first areas of improvement.

1. Teen Space in Family Grove

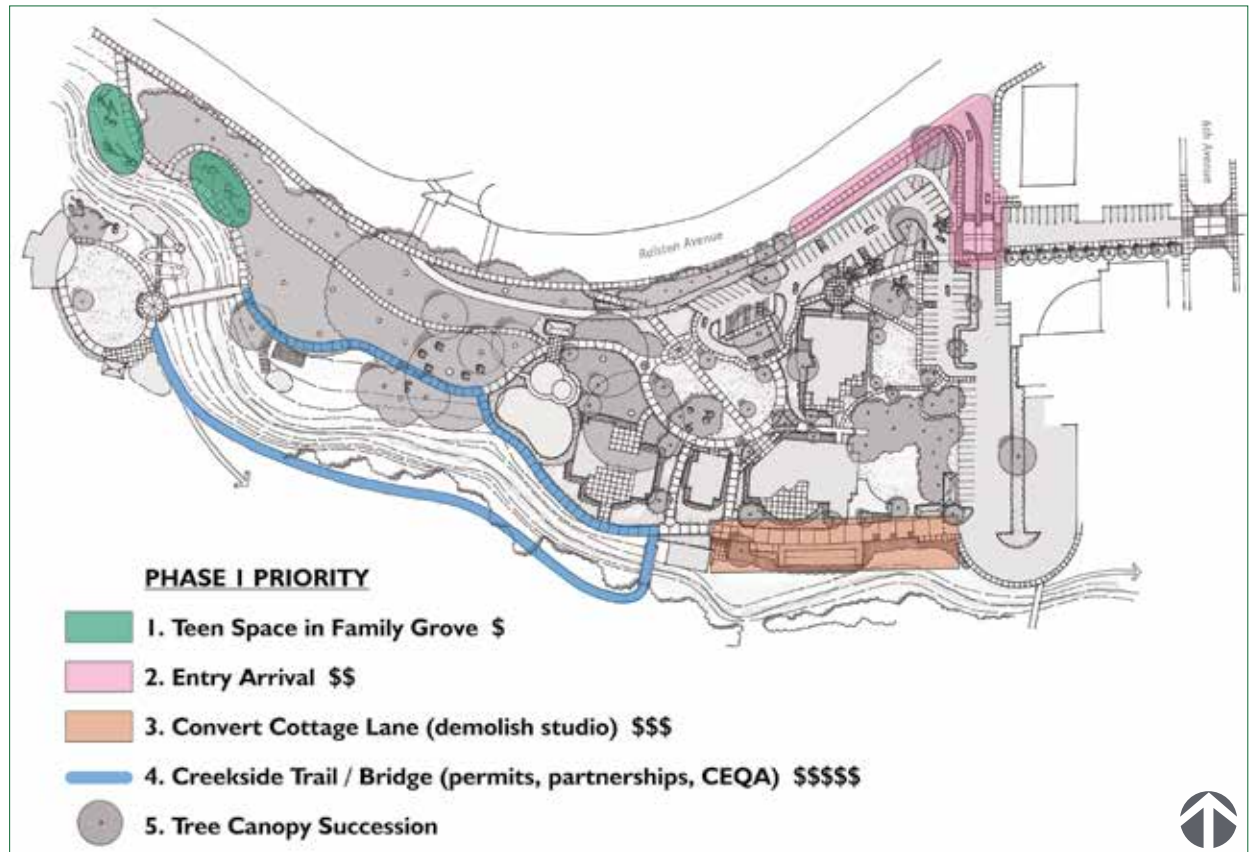
- Recapture this under-utilized space by developing an informal gathering area. This could include ropes between trees, seating, tree stumps challenge events.

2. Entry Arrival

- Visually connect the community to the park with new signage and replacement of solid wood fence with an ornamental metal railing.
- Eliminate parking stalls backing into the entry drive, and extend the median, to create a more welcoming impression.

3. Convert Cottage Lane

- Demolish Creekside Studio. Create bocce court and overlook area.
- Control vehicular access on Cottage Lane.
- Provide pedestrian promenade, seating areas, exercise stations and art elements.



4. Creekside Trail / Bridge

- Analyse and evaluate partnership for funding, CEQA and permit process.

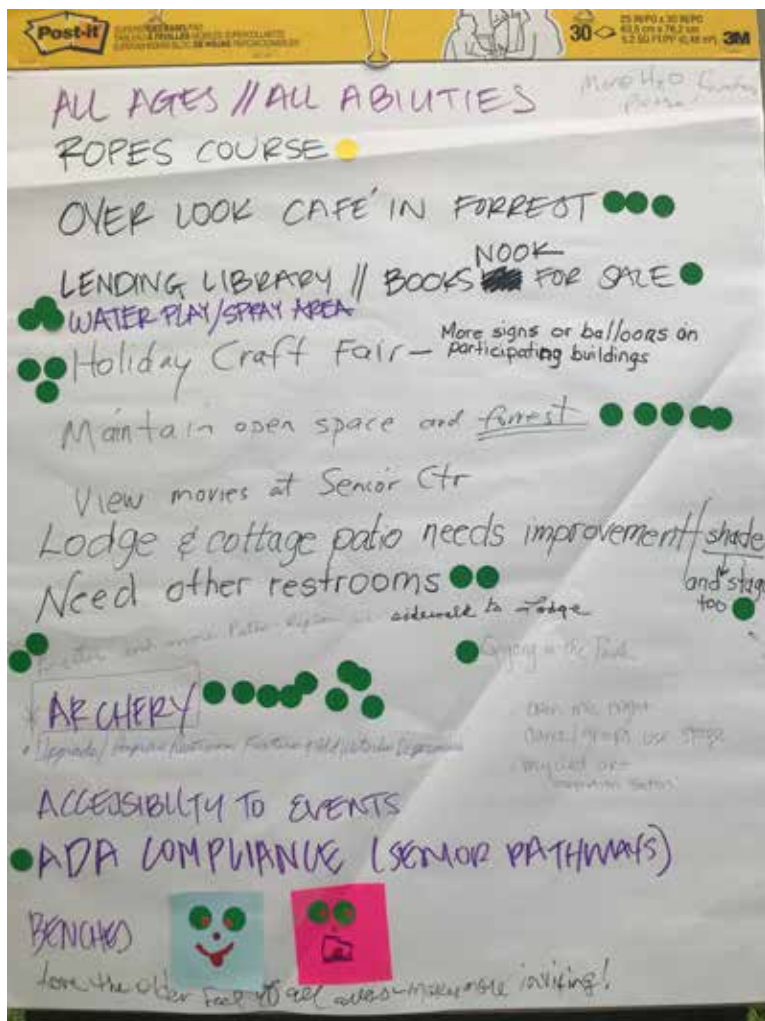
5. Tree Canopy Succession

- Remove hazardous trees and replace with alternative trees which enclose, rather than fill, the outdoor rooms.

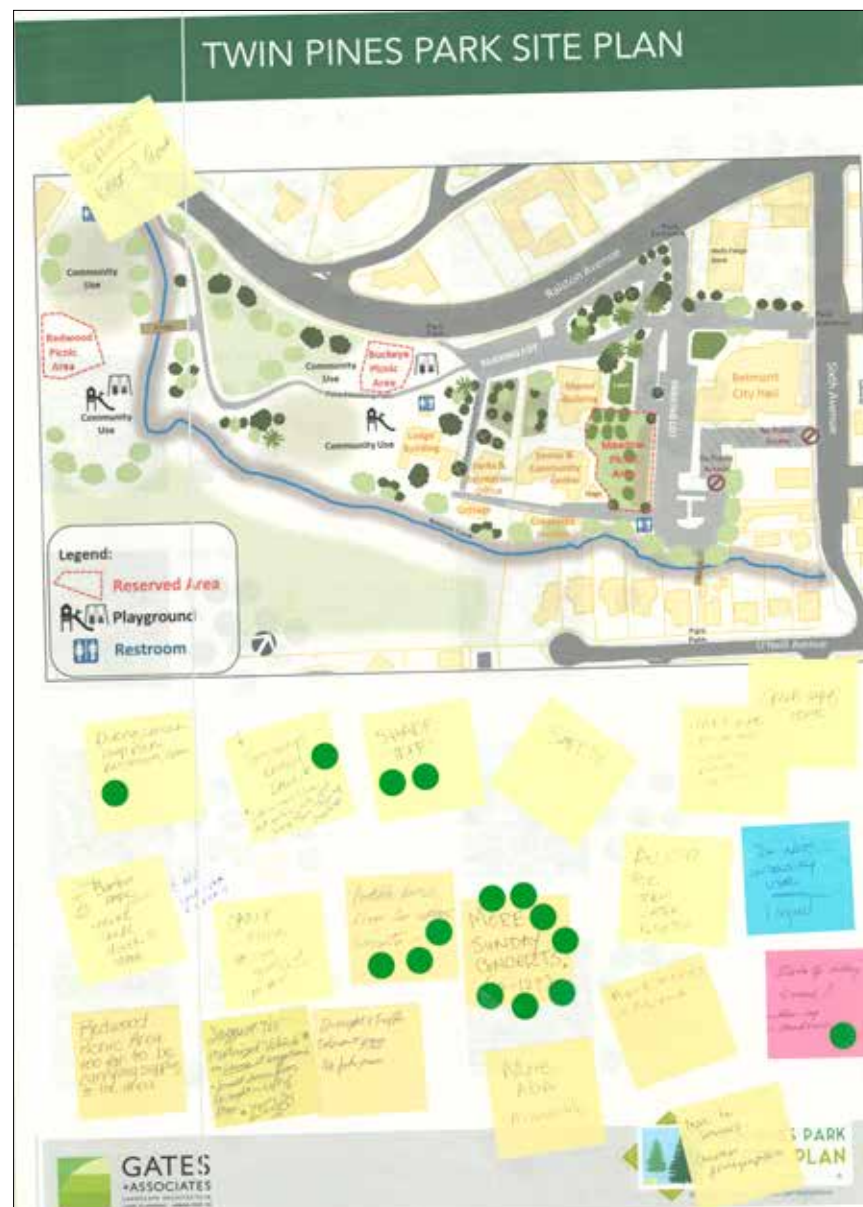
7. APPENDIX

OUTREACH MATERIALS

The following are exhibits, interactive displays, and write-in comments from both in-person meetings as well as internet surveys.



Write-in comments at community meetings



Write-in comments at community meetings

7. Appendix

Community Booth #1_

July 29, 2018 during Concert in the Park Event

12:00 pm – 4:30 pm

200+ Participants

Overall, participants love the park and want to preserve the wildness, discoverability, current events and charm of the existing park. See all written comments below.

- All Ages / All Abilities
- Ropes Course
- Overlook Café in Forest
- Lending Library / Book Nook for Sale
- Water Play / Spray Area
- Holiday Craft Fair – More signs or balloons on participating buildings
- Maintain open space and forest
- View movies at Senior Center
- Lodge and cottage patio needs improvement/ shade and stage too
- Need other restrooms
- Better and more paths – replace side walk to lodge
- Archery
- Upgrade / Improve restroom fix these and add waterless deg__
- Accessibility to events
- ADA Compliance (Sensory Pathway)
- Benches
- Love the older feel if all was make more inviting
- Qigong in the Park
- Open mic night
- Dance / Group use stage
- Recycled art “imagination station”
- More H2O fountains please!
- During concert keep path restroom open
- Segways destroy lawn – “Lawn was like that before we got here” – the Segway Dancers

- Shade Trees
- Safety
- More seating for concerts / wheel chair path to concessions
- Creek safety issue
- Do not intensify use. – I agree!
- Avoid for storm water retention
- More Sunday Concerts (10 – 12?)
- Portable dance floor for summer concerts
- More shade closer to stage like Berton Park Venue (No. Keep open & sunny)
- Redwood Picnic Area too far to be carrying supplies to the area
- Suggest “No” motorized “Vehicle” on lawns at anytime
- Small dome floor to tight on left of stage
- *Segway is for disability = ADA
- Drought and traffic tolerant grass, no fake grass
- Love the summer concerts continue thru August. Please.

‘Where are the items that were found under the antique store at Ralston and Old County Rd when it was torn down several years ago when they renovated the Cal Train there was a sand pail and shovel over 100 years old that said Remember the Main on it. That was a ship over 100 years old. The sand pail and shovel found in the basement was supposed to be on display at the history museum it’s not there.’

‘Would like to know dates of holiday fair and vendor sign up date.
– Yolanda Garcia’

‘A small shed behind the P&R office that could house all garden tools, etc. used in the park and a little, like a golf cart, vehicle so the guys could park their trucks elsewhere and whip around in the cart to do Twin Pines maintenance.’

Sample of collected comments from in-person community meetings

Internet Survey Comments

'I would love for twin pines park to continue to be a place where families and friends get together and full of children playing. A teen space would be great considering there are very few places in Belmont where they can hang out in a safe outdoor environment. Having more activities such as bocce ball courts and game tables would encourage more people to get outside and spend quality family time together. I would hate to lose space to make room for extra parking. And hope the park will always keep its natural and wild beauty.'

'I would love an off leash area to enjoy with my dog and neighbors who own dogs'

'The park has beautiful natural areas. It would be nice for the park to leverage those better. In particular, I would like to see the park take better advantage of the stream going through it... like the river running through Ashland, Oregon. For instance, there could be a natural stairway going down to the stream by the Redwood Picnic Area. And what about getting rid of some of the pavement at the far end of the parking lot near City Hall to create stream access. '

'I would like to see the parking area in front of the Manor House removed, and make that a natural area again. There aren't actually that many spaces, and it would be nicer to have more park area.'

'More walking paths'

'Loop path is #1. The second would be more open grass fields for relaxing and picnics and a more cared for forest and trees.'

'Nicer bathrooms'

'Belmont desperately needs more easily-accessible dog parks that are open consistent, full hours year-round. Park lighting improvements would be very welcome.'

'I love the trail thru the park already, the bathrooms and picnic areas need to be updated. Maybe a few more swings, and it might be cool to have the spongy play surface by the playground. A basketball court would nice in the back area.'

'Bocce is very popular. Currently I have to go to Foster City to play'

'Upgraded Restrooms'

'Tennis courts would be nice since there are no public park tennis courts that we know of. Would help bring services like lessons to the area more easily. Although I understand the grounds aren't quite large enough so wouldn't prioritize this over other things.'

'Please do not destroy any trees, or it won't be a park anymore! Please do not add parking or lighting. Also I do not think dogs and kids should share place.'

'I'd like to see a more open layout including the natural features I don't go often because everything feels hidden away(this nor very safe clean or accessible or welcoming) and won't let my kids wander around . I didn't know of the back play area until we'd been living here over three years. It projects a very dark old unwelcoming field which only positive is it stays cool on hot days but creating an open area and covering play and sitting areas in combination naturally and with sunshades can alleviate that problem. Play spaces must have shade.'

Sample of collected comments from the internet survey

7. Appendix

ALTERNATIVE PLANS

Based on community input, site assessment and document review, 3 conceptual alternatives (Basic, Enhanced, Premier) were developed.

Category	Basic Option A	Enhanced Option B	Premier Option C
NEW PROGRAM ELEMENT			
• Water Play		X	X
• Adventure Play in Forest		O	O
• Outdoor Lounge / Hammocks		X	X
• Dog Park			X
• Bocce			X
• Community Demonstration Garden		X	X
• Loop Path	O	O	O
• Exercise Station			O
• Game Tables			O
• Teen Space		O	O
• Archery – other park			
• Pump Track – other park			
EXISTING PROGRAM ELEMENTS			
• Expand / Improve Playground	O	O	
• Consolidate 2 play areas/add Parent area		O	O
• Add Art Element		O	O
• Improve Restroom	O	O	O
• Improve Bike Facilities			O
• Improve Meadow Event Space		O	O
• Improve Picnic Areas		O	O

PARKING AND CIRCULATION			
• Improve Auto Arrival	O	O	O
• Improve Pedestrian Connection to 6 th St./Downtown	O	O	O
• Reconfigure parking		O	O
• Create a drop-off / Auto turnaround		O	O
• Separate Bike and Auto Circulation		O	O
• Cottage Lane Pedestrian & Maintenance ONLY Use			O
• Creek Trail Connector to 6 th Avenue			O
• Trail from Talbryn Drive			O
• Provide Improved Access to Creek	O	O	O
REGIONAL STORM WATER IMPROVEMENT			
• Provide storage under Parking Lots			O
• Create a Multi-use Basin			O
BUILDINGS			
• Retain Park and Rec Dept. Use	O	O	
• Retain Cottage Use	O	O	O
• Retain Lodge Building Use	O	O	O
• Retain Manor Building Use	O	O	O
• Retain Senior and Community Center Use	O	O	O
• Remove Creekside Studios	O	O	O
OTHER			
• Improve Wayfinding/signage	O	O	O
• Improve Park Lighting	O	O	O
• Create a Town Green		O	O
• Create a Use Space in Grove by Buckeye Picnic			O
• Consolidated Restroom Trash Area			O
• Add Rentable Spaces			O



BASIC OPTION A

LEGEND

- A** Remove solid fence, open views into park with ornamental metal fence.
- B** Extend median, focus on tall art element, special paving and signage. Improve pedestrian crossing. Shift parking out of entry driveway.
- C** Relocate concession area; consolidate with restroom and trash area. Expand shaded seating area.
- D** Historic plaques and historic demonstration garden.
- E** Convert Cottage Avenue to pedestrian path with maintenance vehicle access.
- F** Unify circulation; focus on Senior Center; add central lawn.
- G** Remove Creekside studio, create overlook; possible senior exercise station or reservable picnic area.
- H** Develop Cottage patio as a focal overlook area.
- I** Relocate restroom to allow views onto park.
- J** Renovate and expand play area to provide parents seating area and distinct play areas for ages 3-5 and 5-12 children. Add small water play area.
- K** Renovate picnic area.
- L** Add Loop path at base of slope and along creek.
- M** Add thematic lighting along pathways and active areas on Ralston side of creek.
- N** Develop thematic way-finding, interpretive signage system.

OPTIONAL

- A1** Shift parking striping to accommodate bike path.
- A2** Add "teen space" in trees with hammocks, ropes course, boulders, etc.
- A3** Formalize access to creek with steps; provide overlook deck above beach.
- A4** Renovate existing group play area and picnic zone, add bounce house pad, improve picnic area.



ENHANCED OPTION B

LEGEND

- A** Remove solid fence, open views into park with ornamental metal fence.
- B** Extend median, focus on tall art element, special paving and signage. Improve pedestrian crossing. Shift parking out of entry driveway.
- C** Relocate concession area; consolidate with restroom and trash area. Expand shaded seating area.
- D** Historic plaques and historic demonstration garden.
- E** Convert Cottage Avenue to pedestrian path with maintenance vehicle access.
- F** Unify circulation; focus on Senior Center; add central lawn.
- G** Remove Creekside studio, create overlook; possible senior exercise station or reservable picnic area.
- H** Develop Cottage patio as a focal overlook area.

- I** Relocate restroom to allow views onto park.
- J** Renovate and expand play area to provide parents seating area and distinct play areas for ages 3-5 and 5-12 children. Add small water play area.
- K** Renovate picnic area.
- L** Add Loop path at base of slope and along creek.
- M** Add thematic lighting along pathways and active areas on Ralston side of creek.
- N** Develop thematic way-finding, interpretive signage system.

OPTIONAL

- B1** New bridge to create creek trail loop.
- B2** Reconfigure parking area; add turnaround dropoff, gain additional park land.
- B3** Create promenade connection to downtown; relocate HC Parking.
- B4** Reconfigure parking to improve circulation.
- B5** Create a Town Green
- B6** Create adventure play area with forest.
- B7** Add bocce court.



PREMIER OPTION C

LEGEND

- A** Remove solid fence, open views into park with ornamental metal fence.
- B** Extend median, focus on tall art element, special paving and signage. Improve pedestrian crossing. Shift parking out of entry driveway.
- C** Relocate concession area; consolidate with restroom and trash area. Expand shaded seating area.
- D** Historic plaques and historic demonstration garden.
- E** Convert Cottage Avenue to pedestrian path with maintenance vehicle access.
- F** Unify circulation; focus on Senior Center; add central lawn.
- G** Remove Creekside studio, create overlook; possible senior exercise station or reservable picnic area.

- H** Develop Cottage patio as a focal overlook area.
- I** Relocate restroom to allow views onto park.
- J** Renovate and expand play area to provide parents seating area and distinct play areas for ages 3-5 and 5-12 children. Add small water play area.
- K** Renovate picnic area.
- L** Add Loop path at base of slope and along creek.
- M** Add thematic lighting along pathways and active areas on Ralston side of creek.
- N** Develop thematic way-finding, interpretive signage system.

OPTIONAL

- C1** New bridge to create creek trail loop.
- C2** Reconfigure parking area; add turnaround dropoff, gain additional park land.
- C3** Create promenade connection to downtown & 6th Ave. relocate HC Parking.
- C4** Reconfigure parking to improve circulation.
- C5** Create a Town Green.
- C6** Create adventure play area with forest.
- C7** Create terraced access to creek.
- C8** Relocate Park + Rec. Dept. to office on 6th Ave.
- C9** Add trail connection to Paloma.

