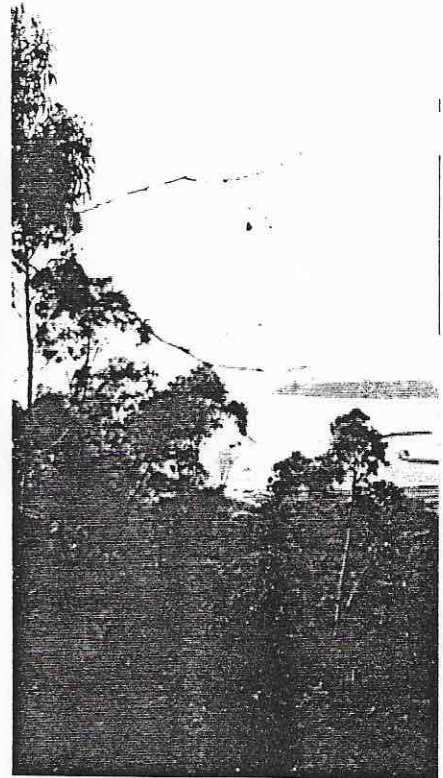
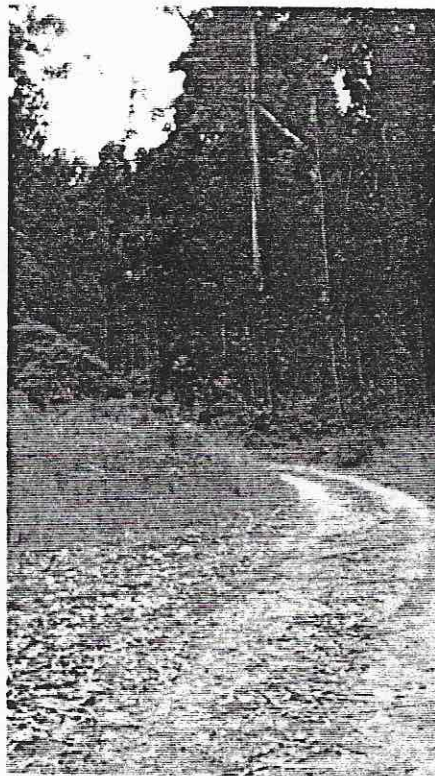
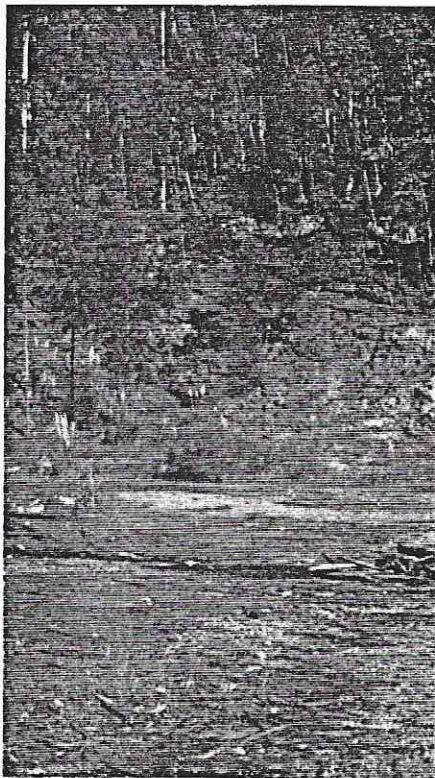


Park Planning Study for

QUARRY PARK

prepared for the
**San Mateo County
Environmental Services Agency**

March 4, 1994



prepared by

Callander Associates

park and recreation planning
waterfront planning
environmental analysis

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PURPOSE OF THIS STUDY:

The purpose of this study is to evaluate the 40 acre quarry site as a potential park site and estimate approximate development and maintenance costs. The information obtained during this initial review process has been collected in this report to serve as an informational source to the Coastside Community in their efforts to establish a park on the quarry site.

PROJECT DESCRIPTION:

The "project" referred to in this report is limited to development of a park on the 40 acre parcel of land fronting along Columbus Street (opposite Santa Maria Avenue) and extending to just above the quarry floor. See Exhibit 1 for the vicinity map. The site's steep topography, it's eucalyptus forest, and it's vehicular access through residential areas of El Granada limit the extent of development at the site.

Given these characteristics, three alternative park designs were developed to retain the natural characteristics of the site, while exploring a range of development alternatives. Each of the three alternatives could accommodate elements from the other at this early stage in the park planning process. The elements in the three are:

<u>Element</u>	<u>Plan A</u>	<u>Plan B</u>	<u>Plan C</u>
trail system	0.5 miles	0.5 miles	0.4 miles
play ground area	4,000 s.f.	10,000 s.f.	7,000 s.f.
parking	30 spaces	30 spaces	35 spaces
picnic areas	14 sites	15 sites	24 sites
restrooms	1 prefab. bldg.	1 regular bldg.	2 regular bldgs.
lawn play area	2.2 acres	3.9 acres	2.9 acres
special facilities	stable remains	rest room at quarry level	rest room at quarry level amphitheater sculpture area

PROJECT BACKGROUND:

The grand plan for the El Granada area in the early 1900's envisioned a well planned community surrounded by a park on the hillside property. "This property (the hills behind Granada) has been reserved for park purposes and in years to come will be the picnic ground of the coastsides." (*August 26, 1910, Coast Side Comet*) The following information is from Chapter 7, *Granada, A Synonym for Paradise*.¹

In 1905, Shore Line Investment Company, a land company, commissioned the famous landscape architect Daniel H. Burnham to design a showpiece town along the newly laid out route of the Ocean Shore Railway. The railway, which intended to connect San Francisco to the resort town of Santa Cruz, ran along the San Mateo County Coastsides between 1908 and 1920.

Burnham's plan for the showpiece town (first called Balboa and then Granada) was a masterpiece of town design. Burnham had just completed his acclaimed San Francisco Plan of 1905 and he used many of the same ideas in the General Plan for the Town site of Balboa (1906).

Burnham and the land company both recognized the need for public parklands and open space. They reserved 640 acres in the hills behind Granada for public use. The parkland was to have winding trails and roads, forests, oceanview overlooks and public monuments. The land company complied with the Burnham Plan by planting the blue-gum eucalyptus and monterey pine forest which dominates the hills above El Granada today. However, the land company built no winding trails and picnic grounds. When the land company went out of business in 1920, the 640 acres went into private ownership.

The quarry was used for it's decomposed granite paving material. It was originally used by the land company to build Granada and later used to build the World War II runways of Half Moon Bay Airport and the late 1940's Highway One.¹

More recently, however, in late 1993 the 40 acre quarry parcel was purchased by a local resident, Keet Neehan, for about \$215,000 as part of the bankruptcy estate of J.L. Johnsten. With the support of local residents and assistance of Supervisor Ted Lempert, the County of San Mateo successfully negotiated a conditional purchase from Mr. Neehan. This conditional purchase requires that:

1. the 40 acre parcel be developed and maintained as a public park for day use, open to the public at no charge,
2. no buildings, such as a community center, be allowed (restrooms excepted),
3. coastside residents form a public entity to take title to the park by November 15, 1995,
4. minimum park improvements consisting of a trail system, play equipment, sitting areas, picnic areas and two restrooms be installed and operating by November 15, 1995, and that
5. if the property ceases to be used as a park for the first 30 years, it reverts back to Mr. Nerhan.

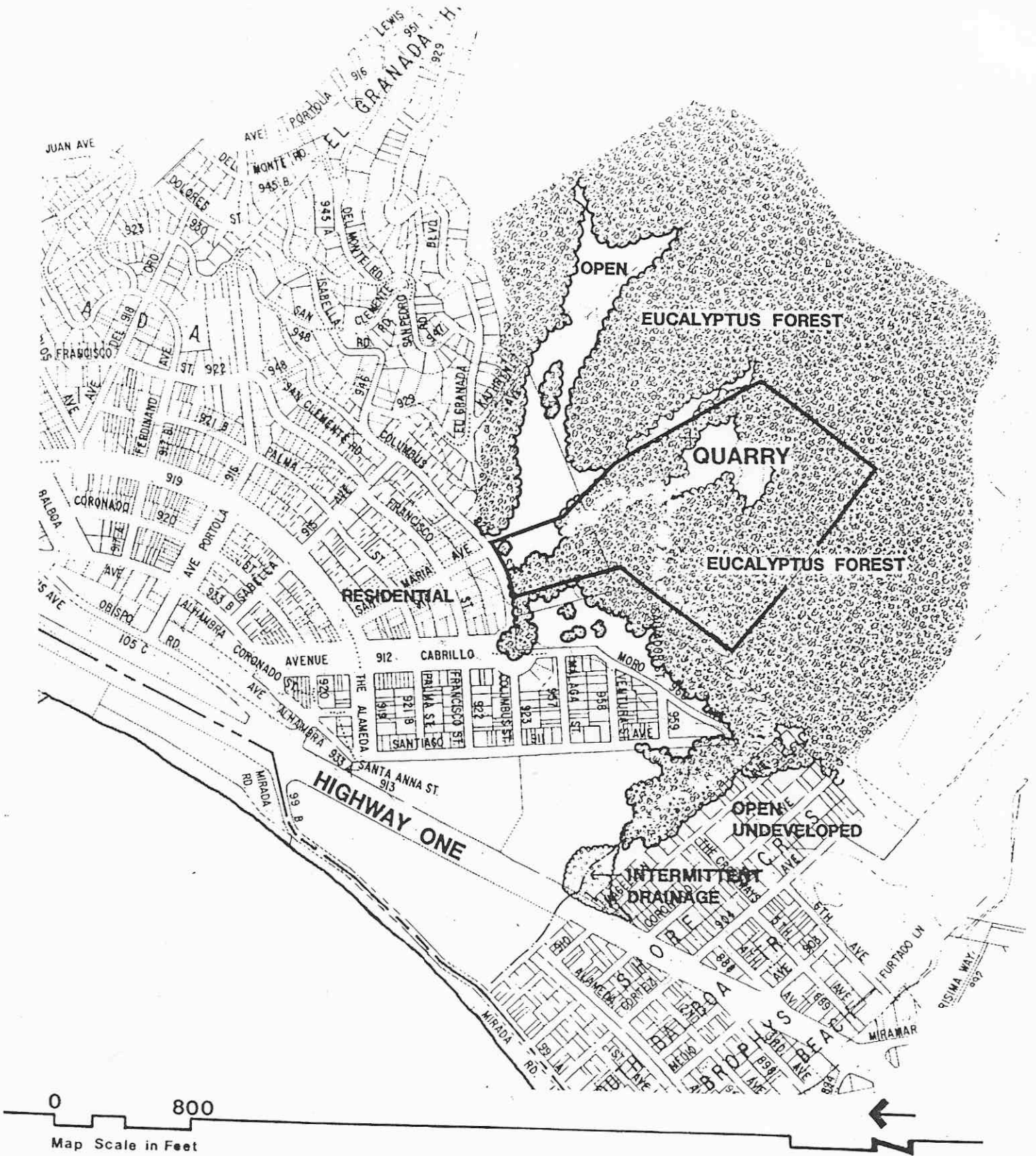
With these stipulations in mind, the Coastside Community, with the help of the County Board of Supervisors and County staff, have set off to achieve the goal of implementing Quarry Park.

¹*Granada, A Synonym for Paradise, The Ocean Shore Railroad Years* by Barbara vanderWerf (Gum Tree Lane Books, 1992) and from the Daniel H. Burnham Archives housed at The Art Institute of Chicago.)

EXHIBIT 1 - VICINITY MAP

Quarry Park

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Source: "Environmental Impact Report Supplement - El Granada Quarry"
Martin Carpenter Associates, Sept. 1983

PROJECT MILESTONES:

This project has started at the community level with the concept and support for the park coming from local residents. The major milestones accomplished to date include:

July 1993	Mid Coast Community Council circulates opinion survey
Oct. 13, 1993	Mid Coast Community Council unanimously votes to support the acquisition and form a park and recreation district
Oct. 1993	San Mateo County Board of Supervisors unanimously votes to acquire the parcel and assist the local community
Nov. 30, 1993	Initial park design meeting held at El Granada Elementary School; local residents provide design consultant with concerns and ideas for park alternative
Jan. 26, 1994	Second park design meeting held at St. Catherine's Hospital; local residents review three concept plans showing park design alternatives

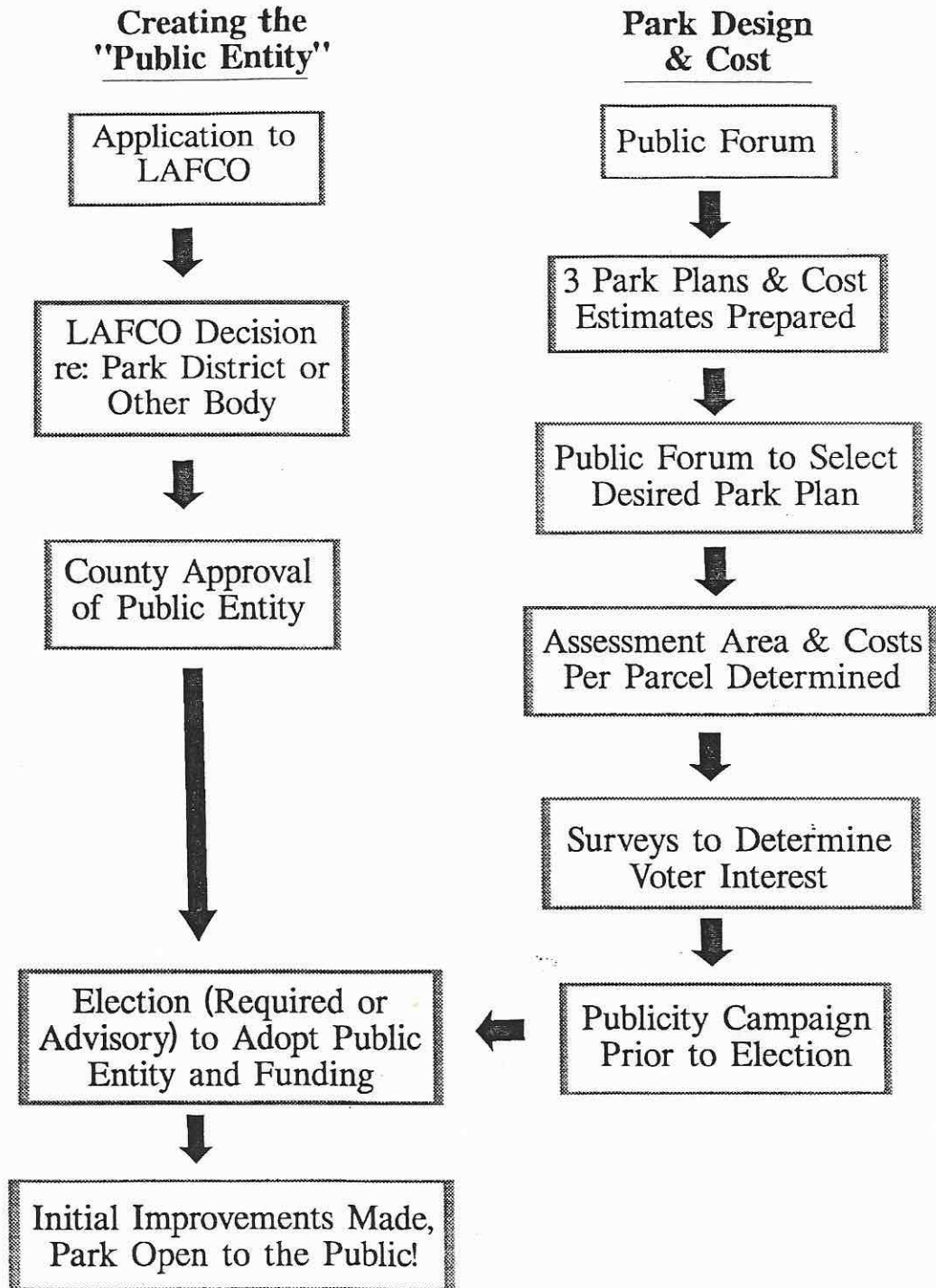
Additional milestones still need to be accomplished within a short time period. November 15, 1995 is the deadline date for having a first phase of the park open to the public. This requires forming a public entity to build and manage the park. The basic steps necessary to accomplish this are shown in Exhibit 2 - Park Implementation Process.

EXISTING CONDITIONS:

The quarry site is basically divided into three different areas, each with a different potential for various park elements. The lower area consists of about 2.0 acres on Columbus Avenue and is currently occupied by the gravel entry road, a corral and some out buildings. It's topography (see Exhibit 3 - Topographic Map) is gently sloping and would accommodate an open lawn area, playground, parking and related park elements.

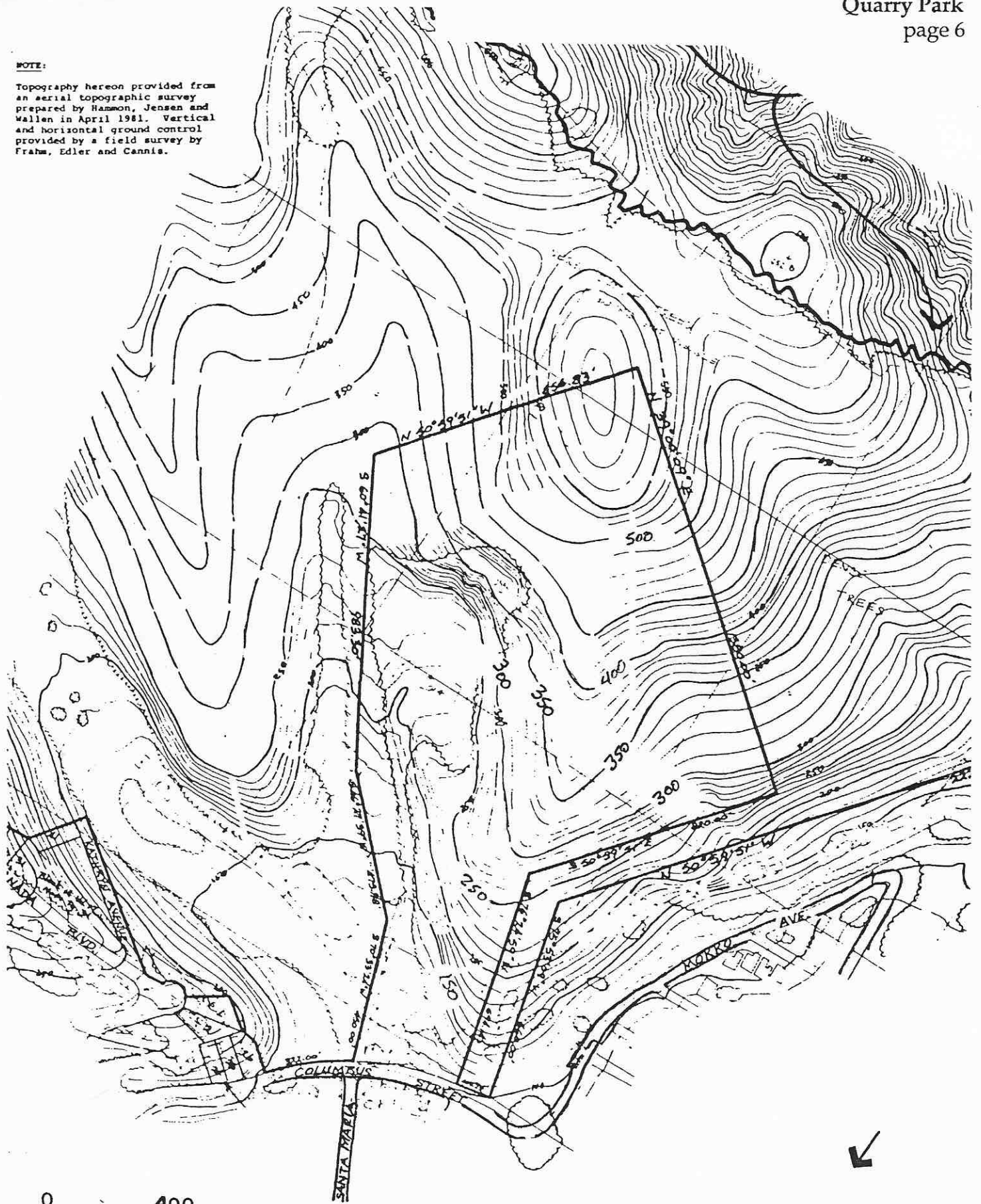
A gravel road from the lower area leads visitors through the hillside eucalyptus forest up to the quarry floor, the second area of the park. The quarry walls have become vegetated with eucalyptus saplings and some shrubs. The rocky quarry floor is sparsely spotted with vegetation and in need of substantial regrading and topsoil to provide an acceptable park space. The potential exists here, for up to 3.0 acres of usable park space, once it is regraded and revegetated.

From the quarry floor rises a gravel road bed to the south and up to top of the site, some 400 feet above Columbus Avenue. The roadbed serves as a footpath and connects to other trails at the top of the quarry. These upper trails traverse the sloped eucalyptus forest, exposing distant views to visitors as well as a variety of native and invasive no-native plants. Approximately 35 acres of the entire site consist of the sloped eucalyptus woodland.



NOTE:

Topography hereon provided from an aerial topographic survey prepared by Hammon, Jensen and Wallen in April 1981. Vertical and horizontal ground control provided by a field survey by Frahm, Edler and Cannis.



0 400

Map Scale in Feet

ACCESS TO THE SITE:

Legal access to the site currently exists only from Columbus Avenue, opposite Santa Maria Avenue. This would probably be the best point for vehicular access, although for a small parking lot of 25-30 stalls, anywhere along Columbus would probably be acceptable as long as adequate sight lines were maintained. Vehicles coming to the site would be required to travel through the residential areas of El Granada. This access was a concern for local residents.

An alternative vehicular access to the park was briefly evaluated and discussed during the planning process. This alternative access was identified as the "old haul road" route used for previous quarry operations. This route started in the quarry, roughly paralleled Morro Avenue, and then turned west through the open meadow, eventually connecting to Highway 1. This route would be about 3,200 ft. long, would require acquisition of additional property for road easements, and would cost at least \$400,000 for road construction.

It is anticipated that most children and nearby local residents would visit the park on foot or bicycle. This access should be encouraged by well designed connections to the local street system, as well as a pleasant path system in the park.

PARK DESIGN ALTERNATIVES:

Three alternative park concept plans were developed to illustrate the variation of improvements possible for the quarry site. The park elements in any one of three alternatives are interchangeable with the other two plans. This will allow the community to tailor the park quality, quantity and location to meet citizen demands and available funding. The descriptions augment the following Exhibits.

Elements common to all three concept plans:

There are a number of development concepts and park improvements that are consistent throughout all three concept plans. These include:

- a. Limited vehicular access by visitors to only the entry drive and the small parking area off Columbus Avenue.
- b. Restroom building located at the lower level.
- c. Wide trail (approx. 14') leading up to the quarry floor; the trail would be chained off and accessible by maintenance, emergency and other authorized personnel using the park.
- d. Quarry floor regrading and topsoil import
- e. Playground area(s) with adjacent sitting areas
- f. Picnic areas with tables, barbeques in a low maintenance decomposed granite area below
- g. Limited eucalyptus tree removal to accommodate park improvements and to permit reforestation with Douglas firs, redwoods and other native trees.

- h. Hillside trail system to start at the quarry floor and lead up through the highest portion of the site, taking advantage of existing roads and trails where feasible.
- i. Railing or fencing at the top of the quarry cut slope to provide a warning and measure of safety.

Concept Plan A: (see Exhibit 4)

This plan shows the existing corral, parking, and the restroom as the only uses at the lower level. The quarry floor has been designed to allow for an open lawn space suitable for practice, free play and other unorganized activities.

Concept Plan B: (see Exhibit 5)

The lower area access off Columbus Street is about 250' south of Santa Maria. Both a picnic and play are grouped beside a free flowing lawn area of almost one acre in size.

There is a small restroom both at this level as well as the upper quarry floor level. The lawn area on the quarry floor is almost three acres in size and could accommodate a 160' x 275' sized play field. Two picnic areas and a play space are connected with a paved pathway around the site.

Concept Plan C: (see Exhibit 6)

The lower area shows a parking area with two connections to Columbus Street. The restroom, play area and picnic areas are located along the edges of a half-acre lawn space. The quarry floor features two free flowing lawn areas totaling almost 2.2 acres and separated by a path system. The amphitheater or small group area illustrates another element that the space could provide. The restroom, play area and group picnic areas are also grouped next to, and connected to the path system. The concept of a sculpture walk would allow for the temporary or permanent display of sculpture at various places in the park.

DEVELOPMENT COSTS:

For each park design concept plan, a separate estimate of probable development (construction) costs was developed. While the level of specificity for some elements (such as cubic yards of earthwork and number of trees to be removed, pruned or planted) can not be accurately determined at this point in the planning process, rough estimates can be developed to guide the planning process.

Starting with cost data from prior park projects, Callander Associates developed probable cost estimates assuming that:

- a. the park would be built all at one time,
- b. that a single public works contractor would be responsible for the construction,
- c. funding was available,
- d. all utilities were available.

These conditions seldom exist in most public park projects and Quarry Park is no exception. However, in developing an overall master plan, the development costs of the park are estimated to help prioritize the most desired park elements and define the phasing of construction. Variations in the cost of each plan reflect such items as the cost of decomposed granite paths versus asphalt, the amount of clearing and grading, the size and location of lawn spaces, etc. The following summary of the cost estimates are:

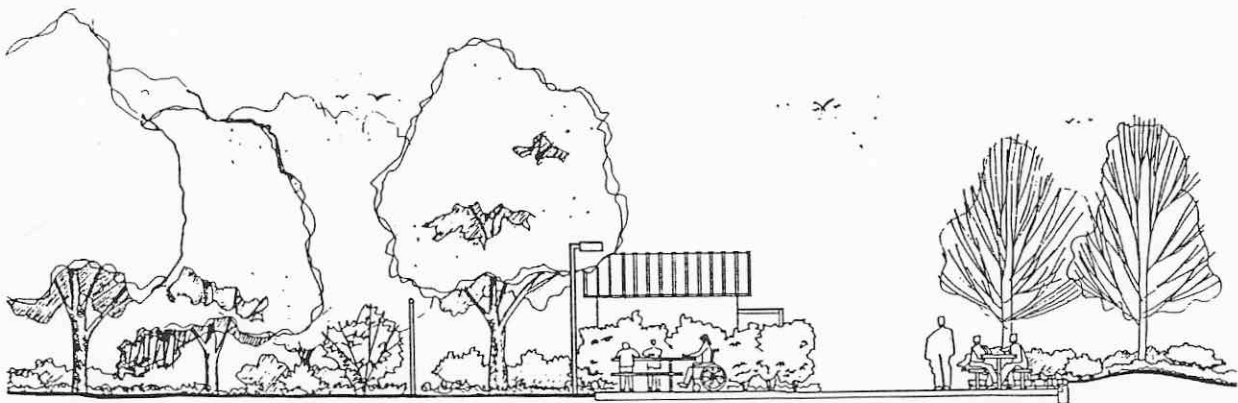
Plan A	\$700,000. to	\$900,000.
Plan B	\$1,100,000. to	\$1,300,000.
Plan C	\$1,200,000. to	\$1,400,000.
Lower Area	\$300,000. to	\$400,000.

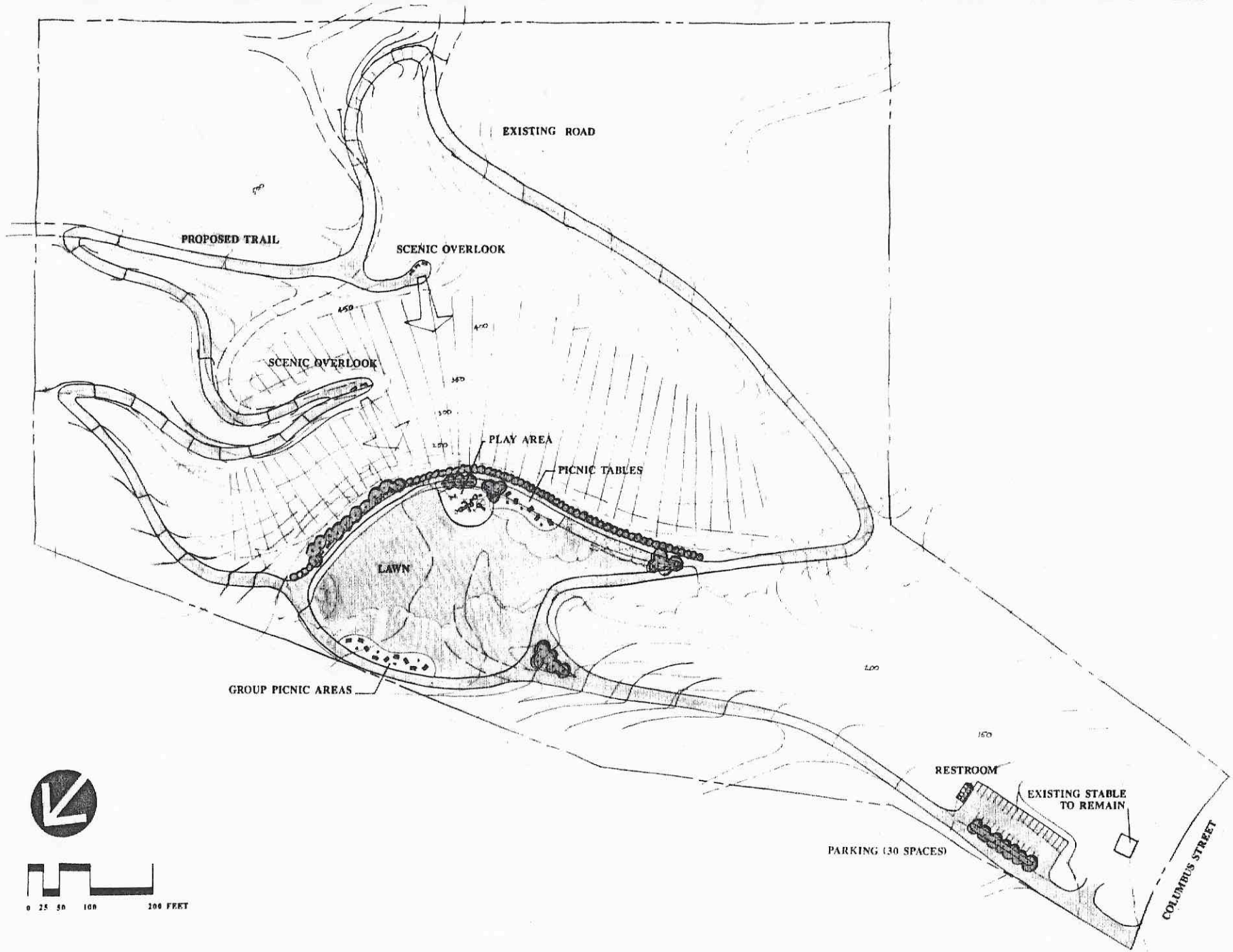
A fifth estimate was then prepared to determine what the minimum level of funding might be to meet the minimum requirements of the purchase agreement. These improvements (items 2 through 7) are specifically noted in the agreement. Items 1, 8 and 9 are other items that would generally be required to provide a completed park. The estimated range reflects the variation in size, quality and quantity of improvements.

The lower range of \$100,000 could substantially be reduced if volunteer labor, the use of Civilian Conservation Corp. personnel and other cost cutting measures were used. The estimated range reflects development of only the lower portion of the site. The estimated costs for improvements to the entire park could range from \$700,000 to \$1,400,000.

1.	Site preparation	\$10,000 to \$40,000
2.	Trail system	\$5,000 to \$50,000
3.	Playground	\$8,000 to \$38,000
4.	Sitting area	\$5,000 to \$25,000
5.	Picnic area	\$8,000 to \$30,000
6.	Restrooms	\$15,000 to \$85,000
7.	Miscellaneous lawn and meadow	\$20,000 to \$80,000
8.	Design and engineering	\$10,000 to \$60,000
9.	Contingency	\$19,000 to \$42,000

Estimated Range (for lower area)..... \$100,000 to \$450,000





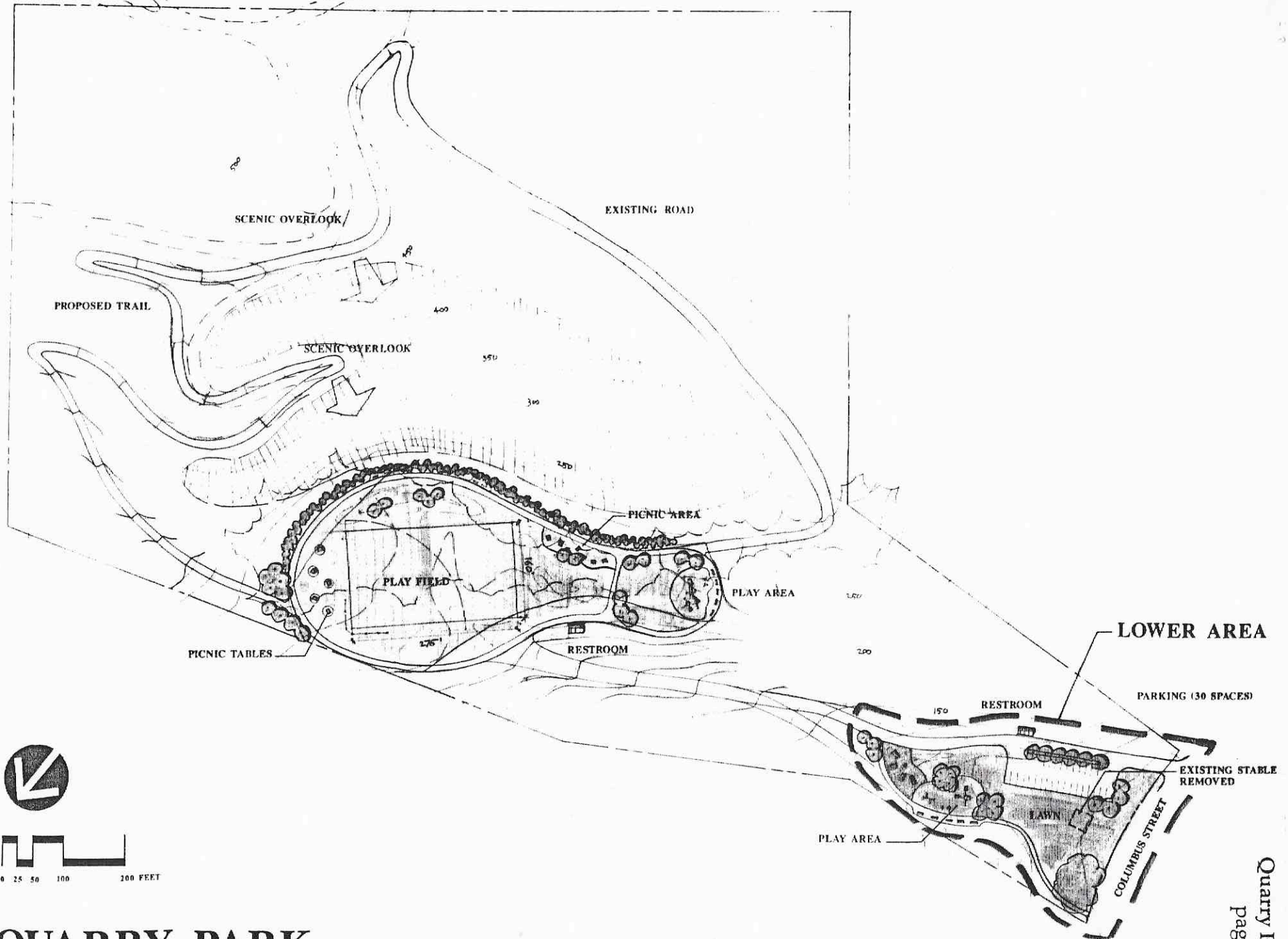
QUARRY PARK

CONCEPT PLAN A

Prepared by: CALLANDER ASSOCIATES

January 14, 1994

EXHIBIT 4 - CONCEPT PLAN A
 Quarry Park
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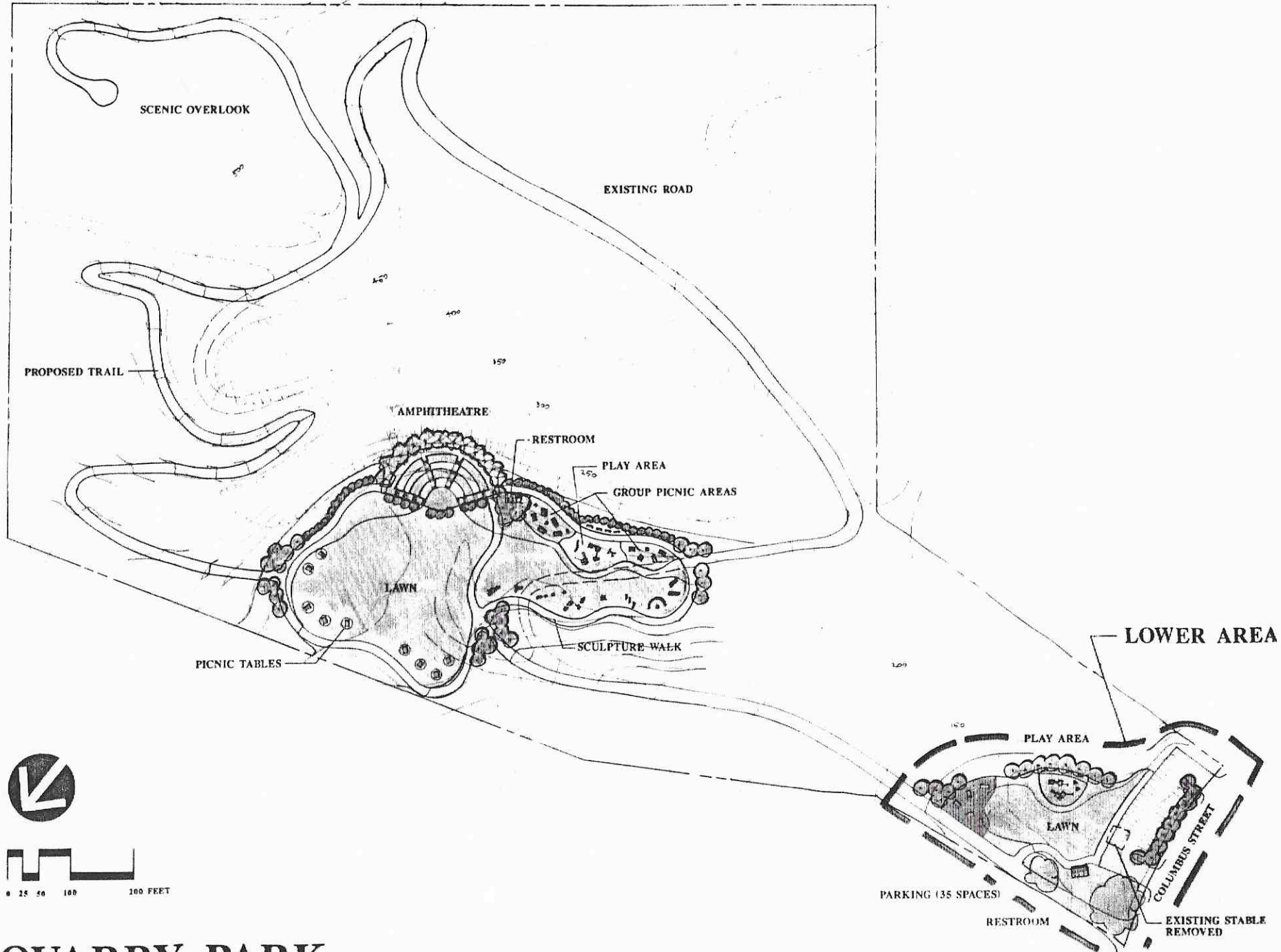


QUARRY PARK

CONCEPT PLAN B

Prepared by: CALLANDER ASSOCIATES

January 14, 1994



QUARRY PARK

CONCEPT PLAN C

Prepared by: CALLANDER ASSOCIATES

January 14, 1994

MAINTENANCE COSTS:

Park maintenance costs will generally correspond to the size, complexity and intensity of use of the park. General landscape areas (lawn, shrubs and ground cover) of a park generally cost about \$.015 per month per square foot² to maintain. To this cost is added the maintenance costs of other elements, such as irrigation and play equipment repair, water, utility repair, restroom clean-up, etc. Our estimate for the annual park maintenance of each plan is:

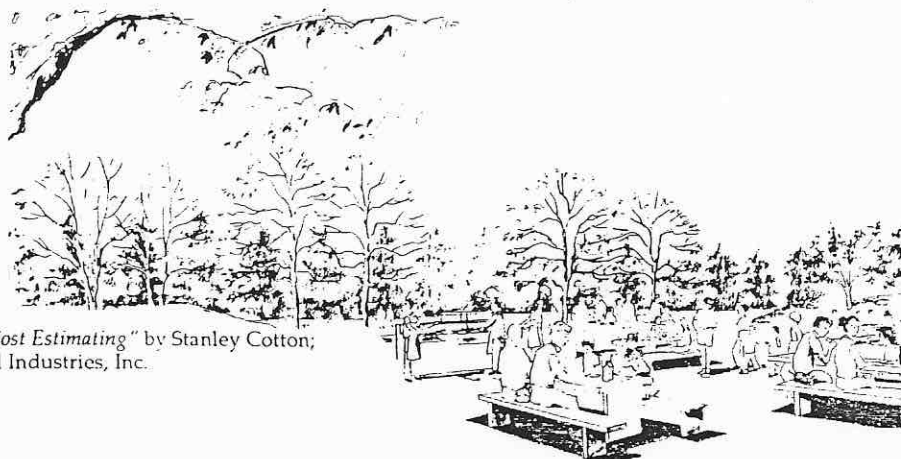
	<u>basic park landscape</u>	<u>other elements</u>	<u>estimated annual total</u>
Plan A	\$17,000. *	\$10,000.	\$27,000.
Plan B	\$31,000.	\$18,000.	\$49,000.
Plan C	\$25,000.	\$15,000.	\$40,000.
Minimum Phase	\$7,000.	\$5,000.	\$12,000.

FUNDING ALTERNATIVES:

It's imperative that the funding for park maintenance be adequate and professionally managed. There are little or no grant programs, loans or other sources for this component of park funding. While certain labor sources (volunteer, Civilian Conservation Corp. and the sheriff's public service program) offer short-term and special projects solutions, the long-term everyday commitment needs to be funded by a consistent reliable source.

Park development costs may be partially funded through some grant programs, but the current availability and near term likelihood of outside funding for neighborhood parks is poor.

Starting with the Ocean Shore Parkway in the early 1900's, the dream of a park on the Coastside hills was always just a step away from reality. Even at today's cost of \$215,000 for 40 acres, the park is a value that should not be overlooked for today's residents and generations to come.



²Prorated from "Landscape Cost Estimating" by Stanley Cotton; published by Environmental Industries, Inc.