

RESOLUTION NO. 2374-08

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
APPROVING THE PRELIMINARY DESIGN DEVELOPMENT FOR
KEISER PARK PHASE I IMPROVEMENTS**

WHEREAS, on May 21, 2008 the Keiser Park Master Plan was approved by Town Council; and

WHEREAS, on July 2, 2008, Town Council awarded a contract to Royston Hanamoto Alley & Abey (RHAA) for Keiser Park Phase I construction document development and construction administration for Phase I improvements; and

WHEREAS, the Town held a community workshop on August 25, 2008 to receive feedback from Windsor residents on the preferred play equipment for Keiser Park Phase I; and

WHEREAS, the Parks and Recreation Commission at the September 10, 2008 meeting reviewed the Phase I design development, received public feedback, and provided comments for consideration by the Town Council; and

WHEREAS, the Parks and Recreation Commission recommends the Town Council approve the Phase I Preliminary Design Development.

NOW, THEREFORE BE IT RESOLVED that the Town Council does hereby adopt the Keiser Park Phase I Preliminary Design Development and Narrative, attached hereto as Exhibit 1 and Exhibit 2 respectively.

PASSED, APPROVED AND ADOPTED this 15th day of October 2008, by the following vote:

**AYES: COUNCILMEMBERS GOBLE, PARKER, SALMON AND
MAYOR FUDGE**
NOES: NONE
ABSTAIN: NONE
ABSENT: COUNCILMEMBER ALLEN

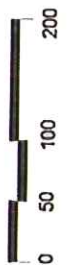
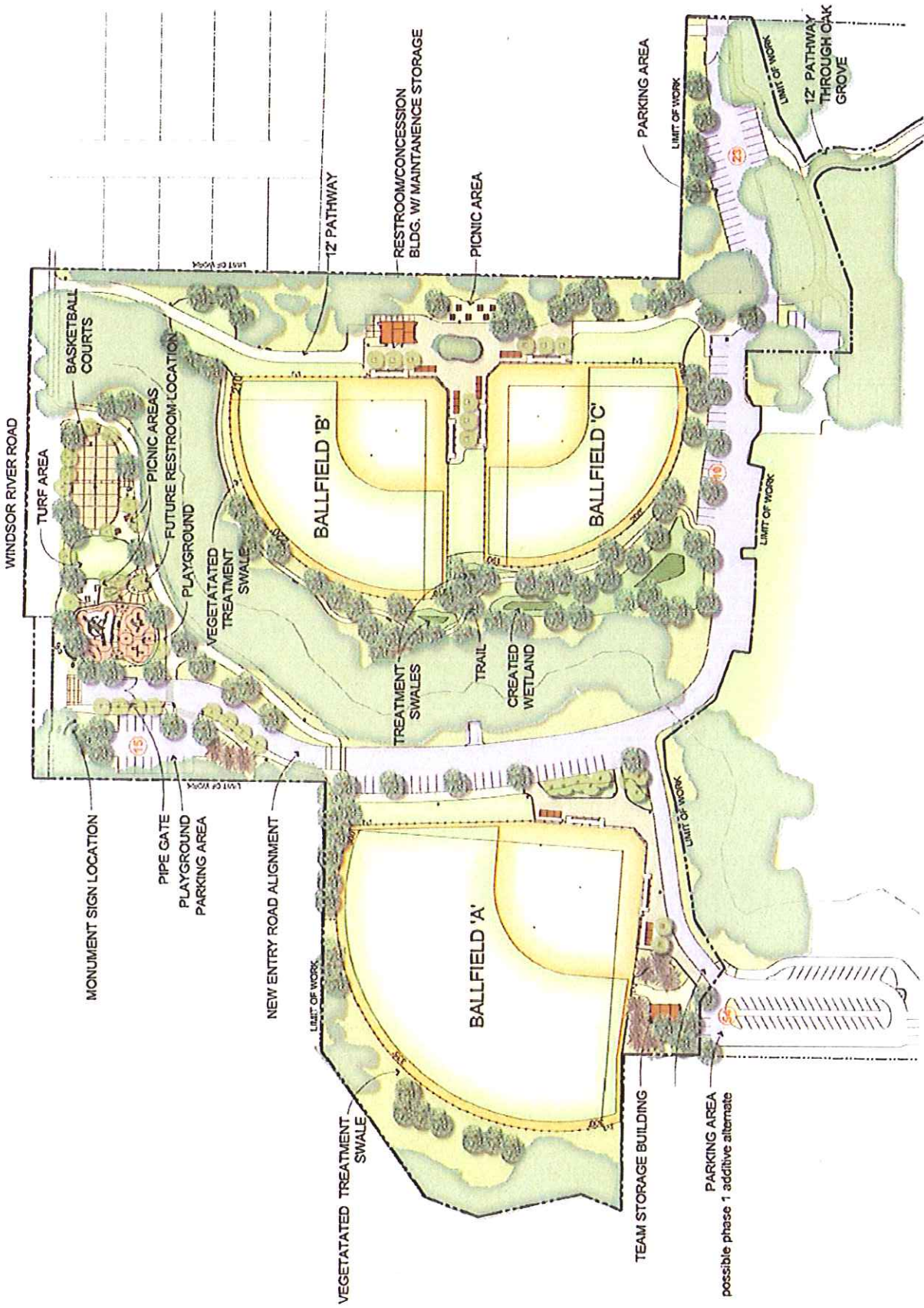

DEBORA FUDGE, MAYOR

ATTEST:


MARIA DE LA O, TOWN CLERK

List of Attachments

Exhibit 1. Keiser Park Site Plan-Phase I Improvement
Exhibit 2. Keiser Park Narrative-Phase I Improvements



KEISER PARK PHASE 1 IMPROVEMENTS

TOWN OF WINDSOR, CA

R H A A

R | H | A | A**Keiser Community Park – Phase 1 Improvements****NEIGHBORHOOD PARK ELEMENTS**

Located at the entrance between Windsor River Road and the Star Creek tributary, the intent of this area is to provide elements for adjacent neighbors that would be found in a typical neighborhood park in Windsor. The major elements are described below:

1. Playground

- Toddler and school age areas divided by a concrete path with poured in place rubberized surfacing.
- School age side to consist of one Evos Landscape Structure and one independent play element. Toddler side to consist of one Playbooster Landscape Structure, two tot swings, and two independent play elements. Shade structure on play area.
- 42" tall perimeter fence comprised of decorative welded wire mesh with 4 x 4 wood posts. Two single-swing gates provide access.
- Poured in place concrete seat wall inside of play area for seating.
- Perimeter walk inside fencing for tricycle circuit.

2. Plaza/Picnic Area and Central Turf Area

- Concrete plaza area with planted areas and two benches to serve as entry to playground and picnic area.
- Decomposed granite picnic area with three picnic tables and shade structure, one grill, and three loop bike racks.
- Turf area for informal play, edged by 8" wide concrete mow strip, and surrounded by planted areas.
- All planting areas to be irrigated with potable water service available from Windsor River Rd.

3. Basketball Courts

- Back-to-back courts with concrete surfacing
- Concrete seat wall along north edge
- Second decomposed granite picnic area with two picnic tables, and one grill, one drinking fountain, and three loop bike racks

4. Pathways

- 12' wide multi-use, asphalt pathway with pole lighting.
- Crosswalk from sidewalk and parking area, with curb ramp with removable bollard

L A N D S C A P E A R C H I T E C T S &
P L A N N E R S

225 Miller Avenue
Mill Valley, CA
94941

415.383.7900
415.383.1433 Fax
mvstudio@rhaa.com

323 Geary Street, #602
San Francisco, CA
94102

415.861.7900
415.861.7908 Fax
www.rhaa.com

R | H | A | A

Large Ballfield Area

1. Ball field 'A' (large field)

- Outfield fence to 300' to each side and 335' to straight away center
- Skinned infield w/ 10' skinned warning track and 5' skinned buffer along foul fences.
- Perimeter fencing including double swing access gates (8' opening) at each foul line.
- Overhead type backstop, with sawtooth hood
- 8' x 40' dugout with solid shed roof, and wind screen on three sides and concrete slab.
- Dugout benches to be aluminum with backrests.
- Conduit and boxes for possible future lighting and scoreboard

2. Spectator and Warm-up Areas and Pathways

- Aluminum backless bleachers
- Pre-cast concrete pavers at plaza area behind backstop with shade trees in tree wells south of third base bleachers
- Berm separating parking area from field containing groundcover, low shrubs and shade trees.
- Turf area along right field foul fence for warm-up zone and viewing.

3. Vegetation and Irrigation.

- Turf and ornamental plantings in spectator areas will be irrigated with reclaimed water.
- Vegetated swale beyond outfield fence will treat irrigation runoff water from the ballfield. The zone between the swale and the riparian corridor to be re-vegetated with native Oaks and limited native plant palette of under story and bunch grass species. Irrigation in this zone will be with reclaimed water and planned only for establishment of vegetation, with the goal being naturalization of this area.

4. Additive Alternate Items

- Dedicated team storage building w/ three separate storage bays of 10'x15' with a 7' wide roll up door on each. Daylighting inside and a min. of security lighting on the outside.

R | H | A | A

Small Ball Field Complex

1. Ball field 'B, (north field)

- Outfield fence to 210' to each side and 220' to straight away center.
- Skinned infield w/ 10' skinned warning track and 5' skinned buffer along foul fences.
- Perimeter fencing with double swing access gates (8' opening) at right field foul line.
- Overhead type backstop with 45 degree hood.
- 8' x 40' dugout with solid shed roof, and wind screen on three sides and concrete slab.
- Dugout benches to be aluminum with backrests.
- Power to pitching machines will be provided by a power outlet located behind each backstop, and an underground conduit capped behind the pitchers mound area to carry an extension cord.
- Conduit and boxes for possible future lighting and scoreboard

2. Ball field 'C' (south field)

- Outfield fence to 190' to each side and 200' to straight away center.
- Skinned infield w/ 10' skinned warning track and 5' skinned buffer along foul fences.
- Perimeter fencing with double swing access gates (8' opening) at left field foul line.
- Overhead type backstop, with 45 degree hood.
- 8' x 40' dugout with solid shed roof, and wind screen on three sides and concrete slab.
- Dugout benches to be aluminum with backrests.
- Power to pitching machines will be provided by a power outlet located behind each backstop, and an underground conduit capped behind the pitchers mound area to carry an extension cord.
- Conduit and boxes for possible future lighting and scoreboard

3. Small ball field complex-Adjacent Areas

- Aluminum backless bleachers
- Shade trees in tree wells with decomposed granite
- Pre-cast concrete pavers at plaza area behind backstop.

L A N D S C A P E A R C H I T E C T S &
P L A N N E R S

225 Miller Avenue
Mill Valley, CA
94941

415.383.7900
415.383.1433 Fax
mvstudio@rhaa.com

323 Geary Street, #602
San Francisco, CA
94102

415.861.7900
415.861.7908 Fax
www.rhaa.com

R | H | A | A

- Raised seat wall height planter behind the backstops to preserve the elevation around two mature healthy oaks.
- Decomposed granite picnic area with six picnic tables, one drinking fountain, and six loop bike racks.
- Park building containing limited concession (no food preparation- pre-packaged only), restroom and storage (team and maintenance).
- Turf area along right field foul fence of field 'B', left field foul fence and between the two fields for warm-up zone and viewing.
- 12' wide multi-use, asphalt pathway with pole lighting extends north to Windsor River Road and south to the rehabilitated parking area and a crossing to the southern part of the park.
- Secondary trail between outfield fences and the creek.

4. Vegetation and Irrigation

- Turf and ornamental plantings will be irrigated with recycled water. The balance of the zone between the 12' path and the park boundary will be re-vegetated with native oaks.
- Vegetated swales beyond outfield fences of both fields will treat irrigation runoff water from the turf field areas. The existing swale along the drive lane will be vegetated and enhanced in combination with a created wetland system that will extend to the north between the ball field 'C' and the riparian corridor. The balance of this zone between the fields and the riparian corridor is to be re-vegetated with native oaks and a limited native plant palette of understory shrubs and bunch grass species. Irrigation in this zone will be with reclaimed water and planned only for establishment of vegetation, with the goal being naturalization of this area.

Parking and Vehicular Circulation

1. Entry and Windsor River Road frontage

- Park entry to be aligned with Oak Park Street using previously constructed curb cut and sidewalk improvements. After 60' the road is planned to neck down to 24' and extend to meet existing driveway as shown on plan.
- Entry monument signage on both sides of entrance with corresponding accent paving further delineating the entrance
- New parking lot at entrance with 15 new stalls to serve neighborhood park and overflow for larger park wide events.
- Double swing pipe gate.

2. Large Ball Field Area

- Extent of existing park road and parking to be retained largely intact. Improvements to include resurfacing and the addition of ten parking stalls and

L A N D S C A P E A R C H I T E C T S &
P L A N N E R S

225 Miller Avenue
Mill Valley, CA
94941

415.383.7900
415.383.1433 Fax
mvstudio@rhaa.com

323 Geary Street, #602
San Francisco, CA
94102

415.861.7900
415.861.7908 Fax
www.rhaa.com

R | H | A | A

three planting fingers to provide shade trees on the north side to serve the new fields.

- New 20 ' paved road to serve phase 2 parking area (new parking area may be included as and additive alternate to phase 1; 54 stalls)

3. Area Between the Creek Crossing and the East Boundary of the Park

- Extent of existing park road and parking to be retained largely intact. Improvements to include resurfacing and the addition of two planting fingers to provide shade trees with the addition of 10 parking stalls
- Extension of the park road and the creation of 23 parking stalls in area now occupied by playground.
- New pathway to connect parking area to new oak grove pathway and existing path system.
- Locked pipe gate.