



Staff Report

DISCUSSION AND DIRECTION ON TWIN PINES FENCE PROJECT

Honorable Chair and Board Members:

Summary

On July 10th, 2007, the Belmont Redevelopment Agency Board instructed staff and the Twin Pines Fence Committee to bring back specific cost estimates for different fence designs for review.

Background

In 2005, it was determined that the fence along Ralston Avenue at Twin Pines Park was in decline and needed replacement. The existing fence along Ralston Ave. is approximately 750 feet in length which is constructed with cinder block columns and redwood grape stakes. It is estimated that the current 6 foot high fence was built sometime in the 1950's. The 4 foot high portion in close proximity to the picnic grounds, near the South Rd. intersection, was built in 1986 for additional safety to park users.

A committee comprised of Parks and Recreation Commissioners Judy King, Margo Cheechov and Walt Shjeflo, Planning Commissioner Kenn Parsons, and City Council Member Bill Dickenson was formed and charged with looking at different fence design options and recommending a fence design suitable for Twin Pines Park. Several factors were considered, which included park user safety, privacy of park users, natural setting of Twin Pines Park, pedestrian safety, the view from Ralston Ave. and a more inviting view of the park.

Discussion

Early discussion topics with the committee included the type of material to be used for the fence replacement, type of posts or columns, maintenance of materials, vandalism, height of fence, length of fence, costs of materials and construction. A consensus was reached that the favorable design was that of a redwood "Board and Batten" style design, 4 feet in height, with 6x6 wood posts accented on 24 foot intervals (every third panel).

Discussion also led to include the fence parallel to Twin Pines Lane, separating city property with Wells Fargo Bank, for better continuity near the entrance to the park and civic center. The driveway portion of fence is approximately 120 feet in length.

The Committee presented the proposed fence to the Parks and Recreation Commission on May 2, 2007 and to the Planning Commission on June 5, 2007. On both occasions the Commissions supported the proposed design and provided positive feedback and creative ideas that the Committee recommended into the final recommendation.

Several Parks and Recreation Commissioners suggested changing the posts from pressure treated Hem Fir to Redwood to be more consistent with the material type and color of the fence boards. It was suggested at the Planning Commission meeting that pergolas should be included in the design to emphasize the pedestrian entrances to the park. This feature would include a sign reading “Twin Pines Park”, using the same design used throughout the park. These two suggestions were included into the final recommendation. The Belmont Park Boosters have pledged up to \$5,000 towards the construction of the pergolas.

Both Commissions supported the possibility of continuing the fence to the west property line, if funding were available. The option of constructing an additional 400 feet of new fence would require the removal of three Eucalyptus trees that grow in the direct path of the new proposed fence location. Trees would not be affected by the replacement of the 750 feet of existing fencing, along Ralston Ave. nor with the replacement of the 120 feet parallel to Twin Pines Lane.

Material from the existing fence can be salvaged in the demolition process, which has a potential value of up to \$2,000. The salvaged material is re-used in the construction of environmentally friendly dwellings or like projects. If such an agreement can not be reached, then the entire fence material can be recycled to minimize the impact to our landfill.

On July 10, 2007, the Redevelopment Agency Board discussed the recommended design and directed the Committee and staff to provide the costs of different fence designs along with the cost of pergola’s to be presented at a later date. Four designs were researched which included, Grape stake, Typical Butt joint, Board on Board and Board and Batten. (See attachment a)

General Plan/Vision Statement

Distinctive Community Character

- Its small-town ambience sets it apart as a tranquil, safe and desirable place to live.

Natural Beauty

- Our natural surroundings inspire us to play, create, and contemplate.
- Our actions today preserve and enhance Belmont’s beauty to make it even lovelier for our grandchildren.

Fiscal Impact

Staff proposes the following alternative funding models: (a) Alternative 1 – Full Project includes replace 750 feet of existing fence, plus 120 feet of new fence along Wells Fargo and 400 feet of new fence along Ralston, including tree removal and (b) Alternative 2 – Partial Project includes replacing 750 feet of existing fence.

Funding Source	Alternative 1 - Full Project	Alternative 2 - Partial Project
RDA Capital Improvements Fund, Project Account 351-4610-9602-9030	\$ 41,830.00	\$ 41,830.00
Planned Park Fund 341, Park Improvement Projects.	\$ 29,600.00	N/A
Total	\$ 71,430.00	\$ 41,830.00

The FY 2008 Budget included an appropriation for \$110,000 for the Twin Pines Park Fence Replacement. There is sufficient funding to proceed with Alternative 2. Alternative 1 requires a supplemental appropriation from the Planned Park Fund and existing park projects would need to be deferred to accommodate this project. The supplemental appropriation could be considered as part of the FY 2008 Budget Mid Year Review.

Public Contact

The publication and posting of City Council agenda.

Recommendation

It is recommended that the Redevelopment Agency Board approve the recommended design of a “Board and Batten” design fence. It is recommended that the Redevelopment Agency Board outline the scope of the project and direct staff to prepare construction bid documents.

Alternatives

1. Take no action
2. Make other design recommendations

Attachments

- A. Power point presentation

Respectfully submitted,

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