



Staff Report

CIPRIANI DOG PARK - IMPROVEMENTS AND RENOVATION

Honorable Chair & Commissioners:

Summary

The Parks and Recreation Department has prepared the conceptual design and received public feedback for modest improvements to the Cipriani Dog Park. The Parks & Recreation Commission reviewed the conceptual design on September 1, 2010 and will see the revised conceptual plan at their next meeting on November 3, 2010. The Parks & Recreation Department is providing an opportunity for the Planning Commission to comment on the proposed improvements.

Background

The Cipriani Dog Park was created in late 1992 following requests from the community to provide a dog park in Belmont. At that time Cipriani School was not open. The dog park is popular and provides a place for people to exercise and socialize their dogs.

The size of the park is approximately $\frac{3}{4}$ acre and includes a large dog area and small dog area. The dog park surface is primarily decomposed granite. Over several years of use, the decomposed granite has worn down to smaller particles that create dust. Features at the park include benches, bulletin boards, dog water fountains and lighting. The park has had few improvements and is in need of work (Attachment A). This project is on the Priority Calendar for the City Council.

In November of 2009, city staff and Landscape Architect, Nicole Fox, met with dog park users at the site to get their input for needed improvements. Approximately 25 people, including Park & Recreation Commissioners King, Bortoli and Sullivan, attended the meeting.

Comments heard at this meeting included:

- Secure fence perimeter, fix gaps in gate
- Provide more shade
- Improve drain and platform for water faucet
- Improve pathway from parking lot to entrance – install lighting and add banister.
- Replace dog disposal units not being filled with units where bags can be donated.
- Existing trees are in way of dog play. Trees should be planted to provide shade over

- benches and along fence perimeter.
- Build shade structure over benches along fence between large dog and small dog park areas and consider placing kiosk under shade structure.
- Consider grass in portion of park. Decomposed granite gets dusty.
- Provide garbage cans with lid that will work with dog waste shovels.
- Water fountain with a dog bowl that can be removed for cleaning.
- Storage shed in corner should be removed.

Following this meeting, Parks and Recreation staff responded to some of the maintenance requests. The storage shed was removed, the fence perimeter was secured, and dog waste shovels were provided.

In addition to the quick turn around items, Parks & Recreation staff and the Landscape Architect have prepared a list of improvements. Because the initial estimate for these improvements exceeds the project budget included in the Capital Improvement Project budget it is anticipated that portions of this project will be completed by the Parks Division staff.

At the September 1, 2010 Parks & Recreation Commission meeting the Commission reviewed the proposed improvements and provided feedback.

Comments from the Commission included:

- Existing benches, especially the memorial bench, should remain but be relocated to different areas in the park
- Place new benches under the shade structure and lessen the overall number of benches.
- Consider some backless benches
- Include additional signage on fence for dog waste removal reminder.
- Consider relocating all six (instead of four) Deodar Cedar trees or removing the Deodar Cedar trees and replacing them with new trees and plant those next to the fence.
- Stated preferences for shade structure materials included both fabric and wood.

The proposed plans were also displayed at a dog fair held at the Dog Park on September 12, 2010 that was attended by Commissioners King and Cheechov. They spoke to several dog owners at this event and heard only positive comments on the proposed improvements.

The revised conceptual plan for this project will be reviewed by the Parks & Recreation Commission at their meeting on November 3, 2010. The Department is bringing this item to the Planning Commission for comment.

Discussion

The Parks & Recreation Commission reviewed the preliminary conceptual plans for this project at their September 1, 2010 meeting. The proposed improvements to the park included:

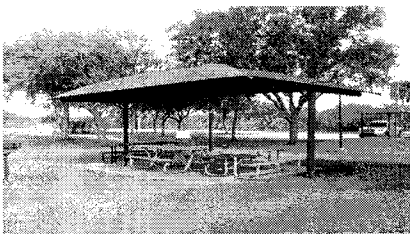
- Regrade surface and add three inches of new material.

- Drainage improvements
- Installation of a new shade structure in the area separating the small dog and large dog areas
- Remove existing signboard/kiosks and replace with a new one.
- Remove benches and small retaining walls in small dog area
- Replace existing fence with a new fence with an increased height to six feet.
- Replace existing benches and trash receptacles
- Plant groundcover along slope adjacent to the Cipriani School yard
- Relocate four of the six Deodar Cedar trees; plant along the fence

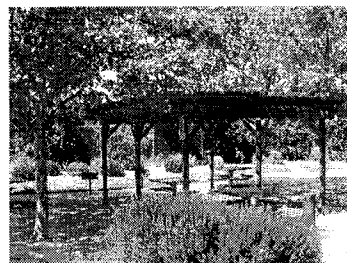
The Commission was overall in favor of the proposed improvements. They did provide some feedback to staff and requested that the plans be revised and brought back to the Commission for further review. Landscape Architect Nicole Fox has prepared a revised conceptual design with the requested revisions to the dog park that are included in Attachment B.

The Commission provided additional ideas for the Deodar Cedar trees. One suggestion was to relocate all six trees along the fence next to the athletic playing field. Another option to consider, in order to reduce costs, would be to remove them and replace with new trees. Relocating the trees would be completed by staff and if the relocation attempt is unsuccessful the trees would be replaced with new trees. The Commission can provide their comments on the proposed relocation or replacement of these trees from the following options: (1) Relocate four of the six Deodar Cedar trees and replant parallel to the fence; (2) Relocate all six Deodar Cedar trees and replant beside the fence; (3) Remove the six Deodar Cedar trees and replant six new trees along the fence.

The shade structure could be built using a fabric material or natural wood material. The structure pictured below on the left is constructed with steel supports and a fabric material for its roof. This structure would provide full shade and the canopy could be removed for the winter season if preferred. The life expectancy of the fabric material is 10 years. The natural wood structure pictured below on the right would provide filtered shade year-round. The Commission can provide comments on the type of shade structure preferred for the dog park.



Steel supports, fabric material roof



Structure in picnic area of O'Donnell Park

This project involves a number of tasks to be completed by the Parks Divisions staff in order to reduce the cost of these improvements. The estimate for the site furnishings, shade structure, drainage improvements, water features, grading, decomposed granite, new fencing, and contractor installation of these items totals \$90,000.

General Plan/Vision Statement

- We connect with each other in all kinds of gathering places.
- Our playgrounds and athletic fields are of high quality and in high gear.
- We chose to make our home among these beautiful hills, trees, parks, views and open spaces.

Fiscal Impact

The estimate for the total construction cost of the proposed improvements is \$90,000. Funds are available for this project in the Planned Park Account.

Public Contact

Posting of Parks and Recreation Commission agendas
Posting of flyers at Cipriani Dog Park
Email notification to the Belmont Bowser Club

Recommendation

The Parks and Recreation Department recommends that the Planning Commission provide comments on the proposed project for the Parks and Recreation Commission to consider at the next meeting on November 3, 2010.

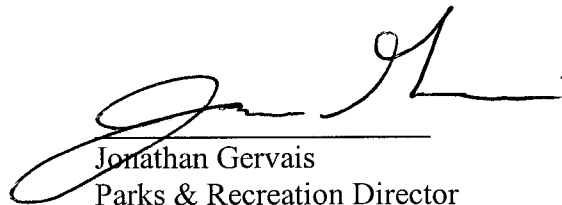
Attachments

- A. Existing Conditions for Cipriani Dog Park
- B. Proposed Site Improvement Plan for Cipriani Dog Park

Respectfully submitted,



Grace Saggau
Administrative Assistant

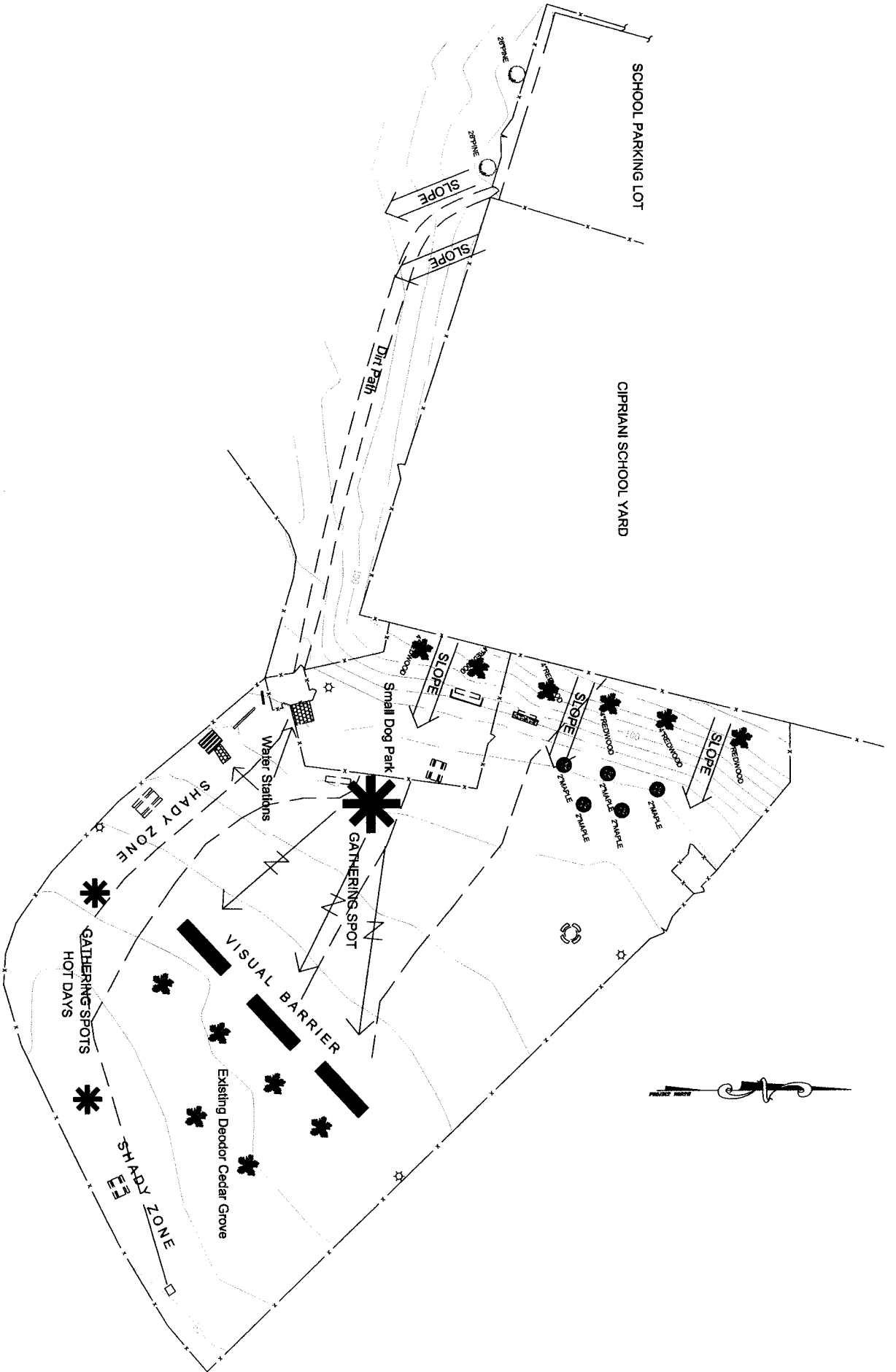


Jonathon Gervais
Parks & Recreation Director

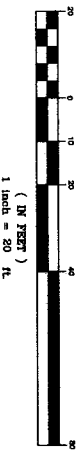
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Existing Site Conditions for CIPRIANI DOG PARK Belmont, California



GRAPHIC SCALE





Improvements to
CIPRIANI DOG PARK
Belmont, California

