COVID-19 ADVISORY NOTICE

On March 16, 2020, the Marin County Public Health Officer issued a legal shelter in place order, which was updated on March 31, 2020 and again on April 29, 2020. The County Order directing all residents to shelter at their place of residence through May 31, 2020, except to perform Essential Activities and other limited activities. Additional information is available at https://coronavirus.marinhhs.org/. This meeting is necessary so that the City of Belvedere can continue its business and is considered an Essential Activity. Consistent with Executive Orders No. 25-20 and No. 29-20 from the Executive Department of the State of California, the meeting will not be physically open to the public. Members of the City Council and staff will participate in this meeting remotely as permitted under said Executive Orders.

As always, the public may submit comments in advance of the meeting by emailing the Office Coordinator, Beth Haener at bhaener@cityofbelvedere.org. Please write “Public Comment” in the subject line. Comments submitted one hour prior to the commencement of the meeting will be presented to the Committee and included in the public record for the meeting. Those received after this time will be added to the record and shared with the Committee after the meeting.

The meeting will be available to the public through Zoom video conference. Those who do not have access to Zoom may access the meeting by calling the number below.

City of Belvedere is inviting you to a scheduled Zoom meeting.

Topic: Parks and Open Space Committee Meeting
Time: Jul 16, 2020 04:00 PM Pacific Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/81177208881?pwd=L2daQzRGW1lMVHhwYzhaQ1R0czE4QT09
Meeting ID: 811 7720 8881
Password: 513987
One tap mobile
888 788 0099 US Toll-free
877 853 5247 US Toll-free

The City encourages that comments be submitted in advance of the meeting. However, for members of the public using the Zoom video conference function, those who wish to comment on an agenda item should write “I wish to make a public comment” in the chat section of the remote meeting platform. At the appropriate time, the Office Coordinator will allow oral public comment through the remote meeting platform. Any member of the public who needs special accommodations to access the public meeting should email the Office Coordinator at bhaener@cityofbelvedere.org, who will use her best efforts to provide assistance.

Posted 7/15/2020
OPEN FORUM

This is an opportunity for any citizen to briefly address the Parks and Open Space Committee on any matter that does not appear on this agenda. Upon being recognized by the Chair, please state your name, address, and limit your oral statement to no more than three minutes. Matters that appear to warrant a more lengthy presentation or Committee consideration may be agendized for further discussion at a later meeting.

SCHEDULED ITEMS

1. Approve minutes of May 14, 2020 regular meeting.
2. Comments from the Chair Bryan Kemnitzer.
3. Staff report from Robert Zadnik Public Works Director.
4. Reports from sub-committees.

New Business:
5. Introduction of new members of the Parks & Open Space Committee.
6. Nomination and Election of Chair and Vice Chair.
7. Discussion and approval of Belvedere Parks and Open Space Committee directory, Subcommittees and Task Forces.
8. Discuss installation of additional benches at Tom Price Park and related application to the Belvedere Community Foundation and provide direction to Staff.
9. Consideration of donation request to install Frog trashcan(s) near Community Park Playground and provide direction to Staff.

Old Business:
10. Receive a report from the Lanes Task Force on Artist’s View resident survey and other city lanes and provide direction to Staff.
11. Discuss the status of Lower Woodwardia Lane /270 Beach Rd.
12. Discussion of beach access via eastern side of the Island—review of public land areas.
13. Playground Task Force update: Review and provide recommendations for Playground Task Force (Belvedere Community Foundation application due to by September 1, 2020.)
14. Discussion and confirmation of revision of guidelines for public memorials re: City of Belvedere administrative policy manual policy 20.3.4 “lanes will not be named after persons.”
TO: Chair Kemnitzer and Members of the Parks and Open Space Committee

FROM: Robert Zadnik, Public Works Director

SUBJECT: Additional information on July 16, 2020, agenda items

6. Nomination and Election of Chair and Vice Chair

Election of the new Chair and Vice Chair takes place during the July meeting per the Belvedere Administrative Policy Manual:

6.2.4 SELECTION OF CHAIR AND VICE CHAIR The issue of determining chair and vice-chair positions is handled in many different ways by municipalities. Options include both rotation and election of these positions. POSC members are appointed for a term of three (3) years. Pursuant to City Council direction, the POSC member election shall be held on an annual basis at the July meeting. Current Chair and Vice Chair shall indicate whether or not each wishes to continue. No Chair or Vice Chair shall serve more than two consecutive one year terms.

7. Discussion and approval of Belvedere Parks and Open Space Committee Directory, Subcommittees and Task Forces.

There may be some vacancies on the various ad-hoc Subcommittees and Task Forces. Review of the current roster and appointments should be considered. Please note that Subcommittees are limited to a minority of voting POSC members.

8. Discuss installation of benches at Tom Price Park and related application to the Belvedere Community Foundation and provide direction to staff (if needed).

Chair Kemnitzer will be providing a report on requested additional seating.

10. Receive a Report from the Lanes Task Force on the Artist’s View resident survey and other city lanes and provide direction to Staff.
The Lanes Task force will provide an update. This item has seen enthusiasm and controversy within the community. In an effort to be transparent and encourage open discussion, Staff has sent invitations to the surrounding neighbors.

11. **Discuss the status of Lower Woodwardia Lane / 270 Beach Rd.**

This is a continued discussion item. Lower Woodwadia Lane shares a property boundary with 270 Beach Road, which is currently under construction. The private property owner has agreed to rebuild the upper segment of stairs using like materials. The POSC has discussed the possibility of prioritizing a stairway to connect to the beach at the same time.

12. **Discussion of beach access via eastern side of the island—review of public land areas.**

Staff will provide a summary of the current zoning and land use for the eastern side of the island facing the Belvedere Cove.

13. **Playground Task Force update**

Chair Kemnitzer will be providing an update. Included in the attachments is a refined cost estimate from professional project estimator, Mack 5. Director Zadnik can answer questions about the refined estimate.

14. **Discussion and confirmation of revision of guidelines for public memorials re: City of Belvedere Administrative Policy manual, policy 20.3.4 “lanes will not be named after persons.”**

This is a continuation item from the May 2020 meeting. During that meeting, the Committee agreed to recommend to City Council to amend the Admin. Policy manual to include the statement: “Lanes will not be named after persons.” For procedural purposes, a motion and vote must be taken to memorialize this action.

**Attachments**

- Draft minutes of the May 11, 2020 Parks and Open Space Committee meeting
- Current Roster—Committee Members, Subcommittees and Task Forces
- Photo of Frog trash receptacle
- Summary of Artist’s View Resident Survey
- Revised sketch of Artist’s View by Studio Green (pending submittal)
- Trail photos submitted by Committee Member Bordon
- City Map showing public land areas in Belvedere Cove
- Refined Cost Estimate for Community Park Playground
- Draft copy of Administrative Policy Manual with revised language
REGULAR MEETING
PARKS AND OPEN SPACE COMMITTEE
THURSDAY, MAY 14th, 4:00 P.M
REMOTE MEETING VIA ZOOM

MINUTES

COMMITTEE PRESENT: Chair Bryan Kemnitzer, Jean Bordon, Carolyn Lund, Alison Seaman, Anne-Marie Walker, Kathy Pearson, and Barbara Winter.

COMMITTEE ABSENT: None.

OTHERS PRESENT: Public Works Director Robert Zadnik, Council Liaison James Campbell, and Office Coordinator Beth Haener.

These minutes are intended to reflect the general content of the regular meeting. An audio file of the meeting is available on the City website at www.cityofbelvedere.org

CALL TO ORDER OF REGULAR MEETING

The meeting was called to order at 4:07 PM.

OPEN FORUM

Public Works Director Zadnik read an email from D.B. Murray which was received earlier and distributed to the group. The email discussed concerns that could arise at Artist View. Chair Kemnitzer stated D.B. Murray’s issue will be discussed once the agendized item is reviewed.

Howard and Edith Spindler of 120 Madrona Ave discussed concern of sudden Oak Death. Mr. Spindler stated an Oak tree suddenly died at 11 Crest and believes this disease will spread. Mr. Spindler stated it’s a fire and physical hazard as well. He stated the tree died over a year ago, and it needs to be removed. Public Works Director Zadnik stated he will look into the tree at 11 Crest and reach out to the property owner.

1. Approval of Minutes of the January 9, 2020, Regular Meeting.
   Minutes Approved.

2. Comments from the Chair.
   Chair Kemnitzer handed the comment time over to member Walker, who stated her thanks and appreciation on behalf of the entire Open Space Committee to members Winter and Seamen who are retiring from the committee. Members Winter and Seamen stated their thanks for member Winters words and for the beautiful flowers received. Council Liaison Campbell also stated his many thanks on behalf of City Council for their eight years of service.

3. New Business
   a. Review recognition letter to Roger Felton for his work on the Golden Gate Lane sign artwork.
      Chair Kemnitzer stated the letter is great and they will deliver it to Roger Felton very soon.

   b. Review recognition letter for property owners donating water to Five Corners planting site.
      Member Lund asked if the cost of the water is accurate, and if listing the cost could be problematic. Chair Kemnitzer stated the cost will be taken out of the letter.

   c. Status Report on Grant for Artist View Lot Clean up.
Public Works Director Zadnik reported he talked with Deputy Fire Marshall Mike Lantier, and Belvedere has received the grant for the Artist View lot clean up. AmeriCorps, the agency who will oversee the cleanup, will not be able to work until June or July due to the Pandemic.

Belvedere resident Lilian Murray discussed activities she believes the community does not want at Artist View and gave examples of other similar areas that have issues. D.B. Murray also stated his anxieties of what could take place at Artist Way.

Barry Kuhn of 222 Beach Rd stated her worries of situations that could take place at Artist View.

Chris Henry who lives adjacent to the Artist View stated his concerns of potential crime. He stated he would like to be involved in this project and stated their needs to be more transparency with the community. Chair Kemnitzer invited Mr. Henry to listen in on the Lane Task Force as they would like Mr. Henry’s input. Chair Kemnitzer mentioned the Artist View project is on public land.

Public Works Director Zadnik stated the City is working on with the environmental review process of the project currently, and the City will be asking for more neighborhood input down the road after looking at potential impacts such as parking and fire risks. He stated once they have collected more information, there will be a lot more outreach to the Community.

Michael Davis who is a neighbor of Artist View asked if it was wise to invite people to Artist View while it is a fire hazard. Public Works Director Zadnik stated it is probably the best time because the City wants people to be able to access the site before fire season.

d. Consider appropriate public acknowledgement for those who contributed to the Golden Gate Lane Project as well as the upcoming Playground Project.

Chair Kemnitzer stated they are hoping for a ribbon cutting ceremony for Golden Gate Lane, but it’s on hold for now due to Covid-19.

Member Bordon stated there are issues with the Playground Project that have not been finalized. She stated this Committee needs to give advice on the color of sails and discuss the issue of a substitute for artificial turf. Member Walker stated she offered a report from the City of Portland’s Parks and Open Space Committee to Chair Kemnitzer and Public Works Director Zadnik. This report ruled out cork and other turf that requires constant watering. The City of Portland came to the same conclusion as the architect recommended for Belvedere. Member Walker also stated she looked into colors for the sails, and Forest Green seems to be the most appealing. Chair Kemnitzer stated we should share this color with the Committee and add this color selection to the next agenda. Member Walker stated she will reach out to the company and ask for material samples.

e. Discussion of POSC vacancies for 2020 and reception for retiring members.

The committee discussed submissions for the vacancies.

f. Review of current Subcommittee list.

The committee discussed termination of certain subcommittees and replacing with a task force. Member Bordon made a motion to create a Tree and Vegetation Management Task Force with member Walker as the chairperson. The motion passed unanimously by the Committee.

4. OLD BUSINESS

a. Review of the Cities naming policies for Lanes and Memorials.

The Committee discussed the City of Belvedere’s Administrative Policy Manual guidelines for public memorials. Belvedere resident Roger Felton stated it would be a mistake to rename lanes
after persons as there is no real criteria. Member Winter stated Albert’s Alley, which originally was Lower Hawthorne Lane, should remain Lower Hawthorne Lane. Member Winter stated the City’s record should be corrected to reflect the lane as Lower Hawthorne Lane, and a sign should be placed. Member Lund stated that lanes where originally identified and named after foliage, view, or distinct landmarks. A member of the Wosser Family stated she agreed the City’s rules of naming lanes are not clear and renaming the lane would not be after one person but a family. Member Bordon made a motion the Committee amend the City of Belvedere’s Administrative Policy Manual, Section 20.3.4 subdivision A. by adding a sentence that states no lane shall be named after persons. This motion was passed unanimously by the Committee.

b. Report on Lane Task Force

Chair Kemnitzer reported on the meeting the Lane Task Force had on April 23 via Zoom. He stated the Task Force will be meeting again in June and will have a more detailed presentation for July’s meeting. Discussion of how many members from the Committee and from the community can be on a Task Force was had. Member Walker stated the model of the Lane Task force is a great model to follow for other task force groups. They agreed to have up to 5 members from the public on a task force and no more than 3 from this Committee. Member Bordon proposed a motion the Public Lane Task Force be approved as consisting of 3 member of the committee who are Chair Kemnitzer, Member Winter, and Member Lund, including up to 5 members of the community. This motion passed unanimously by the Committee*. Chair Kemnitzer requested the Roster of the Subcommittees and Task Forces be updated.

Council Member Campbell requested the Hoffman Family receive dimensions to replace a plaque on a bench. Director of Public Works stated he will make sure they get the dimensions if they haven’t already.

*Note: Minutes from the January 9th, 2020 Parks and Open Space Committee states “The Committee voted unanimously to continue to have a Lanes Task Force; they would meet frequently, and the members would be Brian Kemnitzer, Kathy Pearson, one other committee member, and invite others in the community to be on it as well.

Adjourn

The meeting was adjourned at 6:02 PM.

THE FOREGOING MINUTES were approved at a regular meeting of the Parks and Open Space Committee on July 16th, 2020, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  

APPROVED:  
Bryan Kemnitzer, Chair

ATTEST:  
Robert Zadnik, Public Works Director
**BELVEDERE PARKS & OPEN SPACE COMMITTEE ROSTER, SUBCOMMITTEE & TASK FORCES 2020**

<table>
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<th>Committee Members &amp; Liaisons</th>
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<tr>
<td>Bryan Kemnitzer / Chair</td>
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<tr>
<td>Kathy Pearson / Vice Chair</td>
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<tr>
<td>Jean Bordon / Member</td>
</tr>
<tr>
<td>Anne Marie Walker / Member</td>
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<tr>
<td>Carolyn Lund / Member</td>
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<tr>
<td>Mario Valente / Member</td>
</tr>
<tr>
<td>Jena Watson / Member</td>
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<tr>
<td>James Campbell / City Council Representative</td>
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<tr>
<td>Claire McAuliffe / City Council Alternate</td>
</tr>
<tr>
<td>Robert Zadnik / Public Works Director &amp; Staff Liaison</td>
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<table>
<thead>
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<th>Parks and Open Space Subcommittees:</th>
</tr>
</thead>
</table>
| **Lane Subcommittees:** Bryan Kemnitzer  
  Kathy Pearson | **Review of Ways to Maintain Planted Parks & Open Space Subcommittee:** Jean Bordon  
  Anne-Marie Walker |
| **Preservation of View Corridors & View Easements Subcommittee:** Barbara Winter  
  Kathy Pearson | **Eucalyptus Lane/ Unimproved Subcommittee:** Bryan Kemnitzer  
  Kathy Pearson |
| **Deer Resistant Plant List Subcommittee:** Anne-Marie Walker | **Community Park Playground Update Subcommittee:** Bryan Kemnitzer |

<table>
<thead>
<tr>
<th>Task Forces:</th>
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</thead>
</table>
| **Public Lane Task Force:** Bryan Kemnitzer  
  Alan Seelenfreund  
  Steger Johnson  
  Carolyn Lund  
  James Campbell | **Playground Update Task Force:** Bryan Kemnitzer  
  Adam McNeil  
  Chad Burns  
  Marshall Butler  
  Ethan Doyle  
  Mario Valente  
  Annette Ryan |
| **Tree & Vegetation Management Task Force:** Anne-Marie Walker |
Unique Trash Receptacle Character

The ideal litter receptacle for zoos, parks, aquariums, and playgrounds, this friendly frog serves as an inviting and playful character that encourages children to properly dispose of their trash. The body is composed with durable ribbed steel slats that encase a removable black 34 gallon liner. Liner is easily accessible through the hinged lid that also acts as the frog's head. Receptacle is portable or can be surface mounted for permanent installation.

Available in the color scheme as shown.

Finishing Process

The state of the art finishing process used on the receptacle combines the application of an 'Electrocoat Zinc Rich Primer' with a durable polyester powder-coat top layer to ensure every crevice and joint is completely sealed, providing full protection against corrosion and weathering. Receptacles are finished in either a gloss polyester powder-coat finish.

Matching Products

34 Gallon Octopus Creature Can Litter Receptacle
34 Gallon Beaver Creature Can Litter Receptacle

Item Specific Details Available on Linked Model Numbers Below

Creature Can Frog Litter Receptacle | with 34 Gal. Liner

| CCF34 | Banner Message | Qty | (166 lbs) | $1,655.00 |

(Prices F.O.B. Origin)
Related Products

- 34 Gallon Spider Creature Can Litter Receptacle
- Frog Spring Rider Playground Component
- Perforated Steel Square Preschool Learning Table
- Playground Equipment

Previous Product

Copyright and Disclaimer © 1993-2020, Belson Outdoors, LLC

Next Product

Home | Free Catalog | About Us | Contact Us | FAQs | Privacy Policy | Site Map | Shopping Cart
627 Amersale Drive | Naperville, IL 60563 | (800) 323-5664 | Fax: (630) 897-0573 | sales@belson.com
Artist View
Survey Findings

Background

The Artist View property was donated to the City of Belvedere in 1976 by a local resident, Mason Wells, stipulating that it be used primarily for “scenic, open space, and hiking purposes”.

The property is located at the end of Beach Road, between 475 Beach Road and 465 Belvedere Ave. Along the street front is a wooden guard rail and a plaque in the ground that reads “Artist View”.

The site, covered in trees and native vegetation, descends in a mild to steep slope from Beach Road to a shallow pebble strewn public beach. The site has expansive views of the bay and Angel Island from the unique perspective of the southeastern tip of Belvedere island.

Currently, the property can be entered from the street or the water front but there are no designated entry points, steps, or pathways, making the property difficult to access.

Public Survey

Belvedere Public Works has been tasked with clearing the dead trees and brush from the Artist View property as a fire safety measure.

While this takes place, the Belvedere City Council has approved the idea of using this opportunity to consider providing public access to the property in line with the terms of the deed.

In April 2020, an Artist View Survey was distributed to 220 Belvedere residents by the Belvedere Lanes Task Force to determine whether residents would like access to the property and how they might enjoy using this public property.

The survey had a strong 40% response rate. Two-thirds of the respondents indicated that they had visited the site and one-third indicated had they had yet to visit the site.

Importantly, 77% of all recipients said that they would like to access the site. 13% said they are not interested in accessing the site, and 10% said they are uncertain whether they wished to access the site.

Those who indicated they were not interested in accessing the site, included a number of adjacent property owners, who said that they wished to “retain the natural appearance and the scenic views”. A hidden trail, if any, would be best.

All respondents stated that they “would most enjoy using the site as”:

61% A meandering walking path to the beach
58% A series of wooden steps and seating at scenic spots
37% A place to explore tidal pools
35% A full/partial view of the bay from the street
33% A wildflower refuge
32% A wading or swimming spot
29% A hidden trail (no markings, largely not visible from the street)
27% A winding stone path through the trees
27% A monarch butterfly refuge
26%  A place for picnicking
26%  A landing spot for a paddle board or kayak
21%  Scenic landing/s for artists
18%  A wildlife refuge
14%  A marked trail (wooden post at trail head, similar to state parks)
13%  A direct vertical staircase to the beach
12%  Keep as is, wild

Respondents added other ideas for how they might like to use the site:

Enjoyment of view/s, sitting and pondering the view (8)
Relaxation, meditation, writing, moments of quiet (8)
Walking, hiking, exercise (4)
Public access but not advertised, unmarked, possible access for residents only
Closed hours for wildlife, perhaps no dogs
Emergency evacuation route, possibly with public dock (4)

Concerns expressed by individual respondents:

Refuge designation might restrict access
Foliage blocks views, grows back
Bulk and unsightliness of stairs, concrete, and field stone
Garbage (2)
Wildlife protection
Out-of-town visitors
Uncleared brush
Artist View
Concept Statement

“Residents enjoy much in common and all the more enjoy it because it is in common”.¹

This concept statement has been written to define the Artist View project and provide direction to landscape artists making design proposals and proposed gradients for the site.

This project is timely with shelter-in-place restrictions in effect that keep Belvedere residents at home. Local streets, lanes, and public spaces are essential for exercise and mental health.

Based on the findings of the April 2020 survey, The Artist View property is to be designed with a primary function in mind, not simply as a local recreation site. This function is:

A low-impact trail through native foliage to be used for relaxation, contemplation, picnicking, viewing the bay from the southeastern tip of the island, and access to the waterfront.

A trail is defined as an unpaved pathway in a natural resource area. This trail could be a lightly maintained walking trail, up to 6’ wide, or a social trail that is a narrow pedestrian footpath that is not improved or maintained.

The dominant vegetation and landscape character of the various levels of this property is to be maintained, following the contours of the land.

An irregular footpath or paths should descend the hillside, slow travel, and encourage visitors to look about. The trail will have gracefully curved lines, generous space, and the absence of sharp corners. The idea being to suggest and imply leisure, contemplativeness, and happy tranquility.

The goal of the trail is not to get to the beach with haste but to move through a succession of scenes. The beach and view of the bay are part of the scenery in which fern brakes and woods play a role. It is a passage of scenery.

There must be indefiniteness, mystery, subtlety, and variety. The hillside should be enthralling even when the water is obscured by fog and the sky with clouds.

The area should inspire visitors to spend time exploring the hillside and visiting and revisiting favorite spots. We want to facilitate an immersion in scenery, letting it work its soothing magic by a gradual and unconscious process.

Grand though is the view, the course of the trail possesses much interest and beauty.

Distinct plants native to the area are to be identified. The landscape will be retained with a variety of indigenous perennials and annuals, the beauty of old trees and the loveliness of the rock foliage at the beach, all a direct effect of the bay and as much a part of its majesty as Angel Island.

¹ Frederick Law Olmsted
At the shoreline, where the ferns and trailing vines of former days are gone, one now finds heavy circular concrete blocks descending the bank, a sizable concrete platform with a sunken water/sewage tank at the high tide line, and a sunken concrete wall on the beach. These intrusions should be minimized or removed in order to recover the natural descent to the beach and the pebbled waterfront. The banks and beach need to be restored as much as possible and natural foliage reestablished.

Apart from a series of paths, natural scenery must remain sacrosanct with no structures, statues, or signage. Nothing of an artificial character that is not necessary to the enjoyment of natural scenery should be allowed a place on this property.

If seating is added to this site, it should be done so as to lengthen the duration of the user experience. A balance is to be sought between natural resource protection, protection of the existing character of the site, and enhanced user experience. Seating should be informal through the use of boulders, logs, or level or sloped clearings for blanket picnicking. There should be no memorial seating or plaques in seating areas.

Similar to other Marin hiking trails, users are expected to carry out their trash.

Given the steepness of the terrain, the use of the trail for hiking, and the fact that compliance would fundamentally alter the nature of the site, the trail will not be an ADA accessible site.

Trail maintenance requires seasonal closure when appropriate to repair trail drainage, brush clearing, view maintenance, and surface repair. Trail maintenance may be performed or contracted out by the City of Belvedere or secured through volunteer organizational effort.

Trails used primarily in neighborhoods tend to have little or no parking. The availability of parking is typically dictated by the desires of the local community but can not be limited to an extent that excludes all but adjacent neighbors from accessing the site. Limited parking on Beach Road is available.

Artist View needs to be reserved for the public and made available in a way that protects it from destruction by improper use.

The integrity of the Artist View is to be preserved from generation to generation.

Belvedere Lanes Task Force:
Steiger Johnson
Carolyn Lund
Alan Seelenfreund
Bryan Kemnitzer
Derek Denniston
James Campbell
Robert Zadnik
EXHIBIT 3:
CITY OF BELVEDERE 2030
GENERAL PLAN LAND USE MAP

RESIDENTIAL CATEGORIES

Low Density SFR: 1.0 to 3.0 units/net acre
Medium Density SFR: 3.1 to 6.0 units/net acre
High Density SFR: Over 6.0 units/net acre
Medium Density MFR: 5.0 to 20 units/net acre
High Density MFR: Up to 35 units/net acre

OTHER USES

Commercial
Church/School
Park/Public Facility
Private Recreation
Open Space

This map does not illustrate property lines.
Conceptual Design Cost Plan
for
Belvedere Playground Renovation

June 29, 2020

DRAFT for REVIEW and COMMENT
Table of Contents

CONTENTS

Commentary .................................................................................................................................................. 1 - 3

Overall Summary ........................................................................................................................................ 4 - 8
Conceptual Design Cost Plan

Commentary

Belvedere Playground Renovation

Introduction
Basis of Cost
Assumptions
Exclusions

June 29, 2020

DRAFT for REVIEW and COMMENT
mack5 was requested to carry out a Conceptual Design Cost Plan for the proposed renovation of existing Belvedere Park located at Community Road, Belvedere, CA 94920.

The first part of the Report contains the basis of the report, the assumptions made, description of the project scope, and exclusions to the costs which contain items that have potential to impact cost at some point in the future.

The Overall Summary section contains a Summary of Gross Floor Areas, an Overall Project Summary, and Component and Trade Cost Summaries with Graphs.

Each section contains Control Quantities, a Cost Summary and Graph, and a Detailed Breakdown of Costs.
project introduction

The project consists of renovation to existing Belvedere Park. Renovations include replacing existing concrete paving and playground surfacing, including new benches, picnic table and sail shade.

items used for cost estimate

- **architectural**
  - Concept Design package prepared by rhaa, dated 11/1/2019 (2-pages)
    - Assumption Of Cost
    - Site Plan

assumptions

(a) Construction will start in September, 2020
(b) A construction period of 2 months
(c) The general contract will be competitively bid by a minimum of five (5) qualified contractors
(d) The general contractor will have full access to the site during normal business hours
(e) There are no phasing requirements
(f) The contractor will be required to pay prevailing wages

exclusions

(a) Cost escalation beyond the start date of September, 2020
(b) Loose furniture and equipment except as specifically identified
(c) Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
(d) Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development charges
(e) Scope change and post contract contingencies
Conceptual Design Cost Plan

Belvedere Playground Renovation

Control Quantities
Summary
Detailed Cost Breakdown

June 29, 2020

DRAFT for REVIEW and COMMENT
<table>
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<td>Playground Surfaces</td>
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<td><strong>Subtotal of Enclosed Area</strong></td>
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**CSI UniFormat Summary**

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</tr>
<tr>
<td>Contractor's Overhead &amp; Profit</td>
<td>5.00%</td>
<td>4%</td>
<td>$2.84</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contingency for Design Development</td>
<td>20.00%</td>
<td>17%</td>
<td>$11.95</td>
</tr>
<tr>
<td>Cost Escalation</td>
<td>0.00%</td>
<td>0%</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>TOTAL CONSTRUCTION BUDGET</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NOTE:** Inclusions and Exclusions listed in the Commentary Section.

---
### SITE PREPARATION

<table>
<thead>
<tr>
<th>Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quantity</td>
</tr>
<tr>
<td><strong>Site Clearing and Demolition</strong></td>
</tr>
<tr>
<td>Demo and remove (E) paving and playground surfacing</td>
</tr>
<tr>
<td>Relocate (E) boat</td>
</tr>
<tr>
<td><strong>Site Protective Construction</strong></td>
</tr>
<tr>
<td>Erosion Control</td>
</tr>
<tr>
<td>Protect existing perimeter fence</td>
</tr>
<tr>
<td>Protect existing swing, play structure, see-saw and playhouse</td>
</tr>
<tr>
<td><strong>Hazardous Material Abatement</strong></td>
</tr>
<tr>
<td>NIC, Excluded</td>
</tr>
</tbody>
</table>

**Subtotal For Site Preparation:** $26,040

### SITE IMPROVEMENT

<table>
<thead>
<tr>
<th>Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quantity</td>
</tr>
<tr>
<td><strong>Pedestrian Paving</strong></td>
</tr>
<tr>
<td>Reinforced concrete paving</td>
</tr>
<tr>
<td><strong>Games or Sport Surfaces</strong></td>
</tr>
<tr>
<td>Engineered wood fiber @ nature play area</td>
</tr>
<tr>
<td>Rubber playground surface</td>
</tr>
<tr>
<td>Artificial turf climbing hills; including constructed/filled mounds</td>
</tr>
<tr>
<td>Sand play, allow 12&quot; thick</td>
</tr>
<tr>
<td><strong>Playground Structure/Equipment</strong></td>
</tr>
<tr>
<td>Sand play special features including tools buried star fish, shells, and circular playbox 16’ diameter</td>
</tr>
<tr>
<td>Nature play elements - allowance</td>
</tr>
<tr>
<td><strong>Landscape Planting</strong></td>
</tr>
<tr>
<td>New Tree, allow 24” box</td>
</tr>
<tr>
<td>Planting/shrubs, including mulch</td>
</tr>
<tr>
<td>Irrigation (connect to existing)</td>
</tr>
</tbody>
</table>
# SITE IMPROVEMENT

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Rate</th>
<th>Total ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fencing and Miscellaneous Site Furnishing/Accessories</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bench, 6'-0&quot; diameter</td>
<td>19</td>
<td>LF</td>
<td>$350.00</td>
<td>$6,650</td>
</tr>
<tr>
<td>Bench along the fence</td>
<td>95</td>
<td>LF</td>
<td>$300.00</td>
<td>$28,500</td>
</tr>
<tr>
<td>Shade sail, including shared foundation/post</td>
<td>3</td>
<td>EA</td>
<td>$8,000.00</td>
<td>$24,000</td>
</tr>
<tr>
<td>Picnic table/chair</td>
<td>1</td>
<td>SET</td>
<td>$2,500.00</td>
<td>$2,500</td>
</tr>
<tr>
<td>Boulders - allowance</td>
<td>1</td>
<td>LS</td>
<td>$500.00</td>
<td>$500</td>
</tr>
<tr>
<td>Miscellaneous furnishings; including bicycle rack, trash receptacles, etc.</td>
<td>1</td>
<td>LS</td>
<td>$10,000.00</td>
<td>$10,000</td>
</tr>
</tbody>
</table>

Subtotal For Site Improvement: $185,070

# SITE MECHANICAL UTILITIES

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Rate</th>
<th>Total ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm/Sewer System</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Protect/adjust (E) site utilities as required</td>
<td>1</td>
<td>LS</td>
<td>$5,000.00</td>
<td>$5,000</td>
</tr>
</tbody>
</table>

Subtotal For Site Mechanical Utilities: $5,000

# SITE ELECTRICAL UTILITIES

No Work Anticipated In This Section

Subtotal For Site Electrical Utilities:
POLICY 20.3
GUIDELINES FOR PUBLIC MEMORIALS

Adoption Date: 6/8/2009
Adopted by: City Council Motion
Revise Date: 3/11/2013
Revised by: City Council Resolution No. 2013-07
Revised by: City Council Resolution No. 2019-04
Authority: City Council

20.3.1 PURPOSE

This policy was created to assist the Belvedere Parks and Open Space Committee in standardizing approvals for memorial and dedicatory installations in public places within the City. Considering the visual aesthetics, placement and long-term maintenance, guidelines are set for appropriate management of pending sites.

20.3.2 APPROVAL REQUIRED FOR INSTALLATIONS IN PUBLIC PLACES

Installations donated to the City, including any dedicatory monuments or plaques and the wording thereon, must first be approved by the Belvedere Parks and Open Space Committee in conjunction with the City staff. Requests should be submitted in writing to the Parks and Open Space Department.

20.3.3 REPLACEMENT OF INSTALLATIONS

Installations that suffer deterioration with the passage of time so that they no longer present a neat appearance and/or lose their functionality may be replaced or relocated by the City at its discretion. Department staff will attempt to notify the original donor, in writing, to facilitate a timely replacement or relocation if so desired, at their last known address.

20.3.4 CRITERIA FOR NEW INSTALLATIONS

A. Honorees. Persons honored must be present or past residents of Belvedere. No pets or other animals shall be honored in this manner. **Lanes will not be named after persons.**

B. Types of Installations. The following items will be reviewed and accepted on a case by case basis:
   1. City-approved structures or landscape projects.
   2. Trees named as part of a City-approved landscape project.
   3. Lanes: reopening; redesign or repair; installation of handrails.

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1 Recommended by the Parks & Open Space Committee 5/7/2009
2 Recommended by the Parks & Open Space Committee in 2012
C. Donor Plaques. The design of the plaques used on new installations, maintenance, or replacement installations will be (determined) provided by the Parks and Open Space Committee.

1. The standard plaque installation for maintenance of or replacement of existing benches consists of a brass plate, 1/4- to 1/8-inch thick, or thinner where possible, with text that is clearly legible

2. Step discs lanes.

3. Other recognition plaques.

D. Locations. The Parks and Open Space Committee shall maintain, in the office of the City Clerk, a list of suggested locations and installation types.

E. Installations Subject to Design Review. All installations shall be subject to the City’s Design Review standards and review process.

20.3.5 MORATORIUM ON INSTALLATIONS

A. The Belvedere Parks and Open Space Committee has created a moratorium on installations within the Belvedere Community Park playground.

B. The Belvedere Parks and Open Space Committee has created a moratorium on the installation of new benches within the parks and open spaces of the City except replacement of benches if original donor is not available or in the case of unnamed benches.