

## MEMORANDUM

DATE March 6, 2014  
TO Parks & Recreation Commission  
City of Albany  
FROM John Hykes  
RE Pierce Street Park 65% Submittal

The Design Team has continued to develop the Phase 1 site plan for Pierce Street Park to a 65% Construction Document submittal. In response to public comments at the November 4, 2013 Council Meeting, and subsequent direction at the December 16, 2013 Council Meeting, the design and location of the raised crosswalk were modified for access to Pierce Street Park.

Requests for relocation stemmed from concern that the original location of the crosswalk was too close to the curve and grade change on Pierce Street from the southbound approach. City of Albany Traffic Engineers and planners reviewed the original crosswalk location and determined that the crosswalk was functionally safe from a design perspective and allowed for adequate visibility and pedestrian safety. However, as requested the design alternative relocates the crosswalk 50' south and revised the layout of three parallel parking spots and Pierce Street Park entry plaza. One alternative design was selected to meet the goals of a safer crosswalk location. The alternative design addresses numerous physical site constraints including existing utility junction poles, storm drain curb inlets, the location of existing driveways, grade changes and sight lines associated with current roadway design speeds. The revised design has been reviewed by City staff and traffic engineers for traffic calming and pedestrian safety concerns.

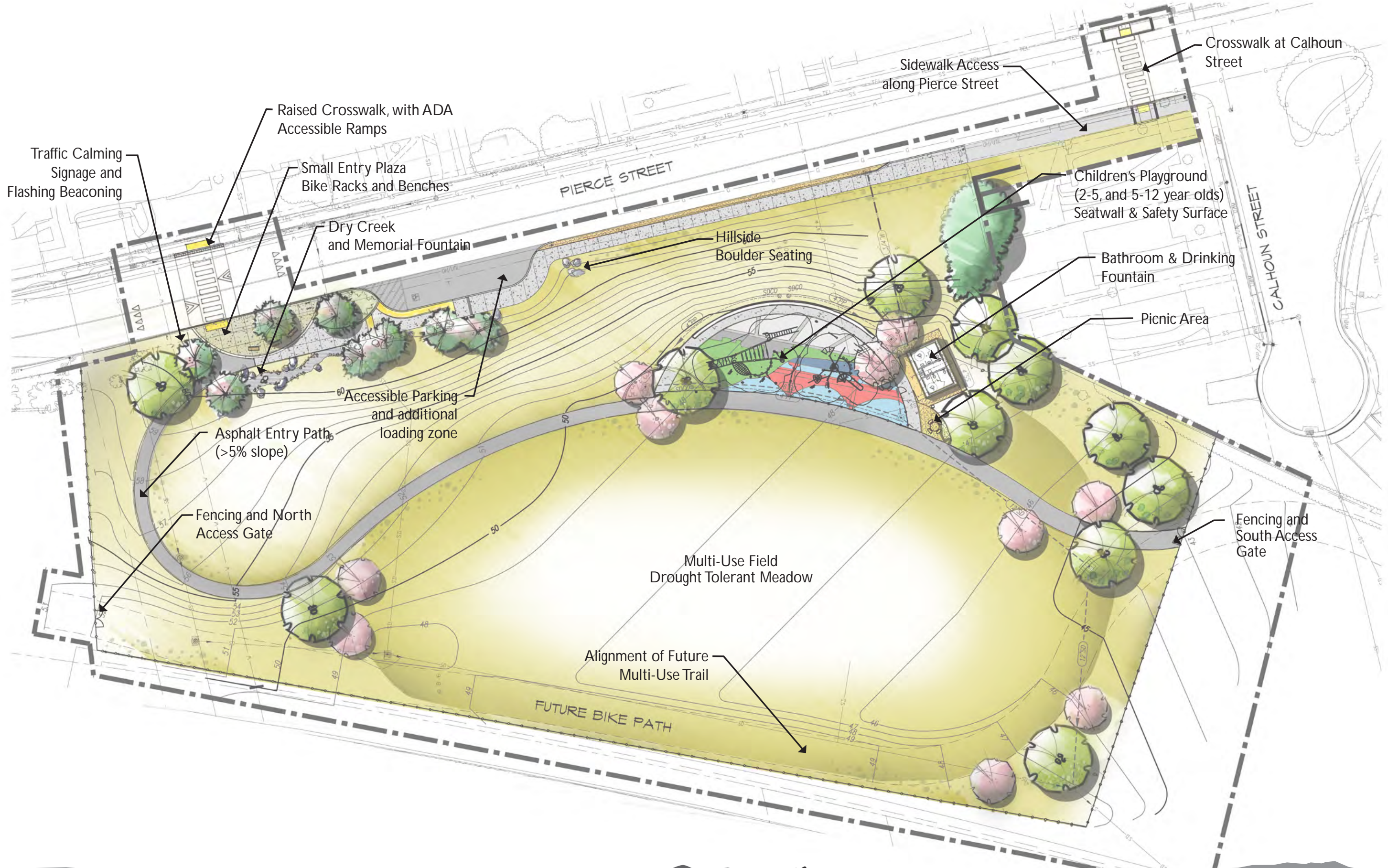
The new crosswalk location and layout avoids driveways and does not require the relocation of existing utility junction poles or storm drain inlets. Relocating the crosswalk south increases sight distances from the crest of the hill and allows for greater pedestrian visibility for vehicles southbound on Pierce Street. However, the new location requires the elimination of one additional on street parking space from the original design to maintain pedestrian visibility on the east side of the street. The crosswalk directly accesses the pedestrian plaza at the park and the revised layout places the parking further south on Pierce Street. We believe this redesign is in keeping with the original design intent and will function as well as the original design and allow pedestrians to safely access the park.

The construction cost is estimated at \$965,384 and includes the following design items listed below:

- **Park site grading (110,000 sf).** Over 2 acres of the site will be graded to accommodate park features in Phase 1 and site access for future phases for the park. The earthwork will allow for a future accessible multi-use pathway through the site as developed in the master plan.
- **ADA access from Pierce Street.** The pathway into the park from Pierce Street maintains a slope less than 4.9% to meet ADA requirements for accessibility without the use of ramps or handrails. A pathway to the playground area has been designed to link to a perimeter walkway in future phases around the multi-use field.

- **ADA parking pull out and loading zone** (1 standard ADA stall length, 2 unmarked additional stalls). The design revision locates the parking spaces south of the plaza and includes one standard length ADA space, striped per requirements, and 2 standard parking spaces for loading and unloading.
- **Pierce Street sidewalk and small overlook plaza entry.** A small gathering area and a plaza with several benches, bike racks, a trash can, and park entry sign at the top of the hill. Small canopy trees allow visual access from the site, but will not hinder views from the elevated residential homes across the street. A sidewalk will be constructed along the west side of Pierce Street with a 2' unpaved strip at the back of existing curb.
- **Pierce Street traffic calming.** A raised crosswalk with flush ADA curb access on both sides of the street will help to calm traffic on Pierce Street. Pedestrian flashing beacons and additional signage address pedestrian crossing safety at this mid-block location.
- **Pierce Street/Calhoun high visibility striped crosswalk.** New curb ramps and crosswalk at the Calhoun intersection with ladder style striping for higher visibility.
- **Playground structures (2-5 year old, and 5-12 year old).** Two play structures by Landscape Structures are included in the design and current concepts include climbing and play components for a state-of-the-art playground. The components are accessible and developed for inclusive play.
- **Playground synthetic safety surfacing.** Safety surfacing is included to meet fall zone requirements and accessibility. The design reflects the Albany seal, and viewed from the hilltop is an image of Albany Hill and the Golden Gate.
- **Chainlink site fencing at the north, west and south perimeter.** Perimeter fencing will deter access to the adjacent highway, secure the site and allow for future phase construction. Existing site fencing may be re-used as part of the project.
- **Double access gate for maintenance and optional public route.** Double gate access points are at the north and south sides of the park to allow for maintenance trucks and mowers from the south side to enter the park. In addition there is the potential to maintain public access from an informal path from the corner of Cleveland and Washington.
- **Park site furnishings (entry sign, bike racks, trash receptacles, benches and picnic tables).** Plaza amenities include entry sign, two bike racks, three benches and a trash receptacle, site amenities within the park include picnic tables and trash can near the restroom facility and playground. A low wall in the playground provides additional seating adjacent to the playground.
- **Erosion control and hydroseed drought tolerant turf/meadow.** The project does not include irrigation. The multi-use field area will be seeded with native grasses and areas outside of this meadow area will be seeded with a native mix that includes yarrow, poppy and lupine as well as native California grasses such as rye, brome, barley and fescue. It is likely that the site will naturalize but invasive weeds will ultimately populate the area.
- **Native & drought tolerant trees and landscaping with supplemental irrigation.** Native Oaks, Redbuds and drought tolerant Smoke Trees are included within the park site, as well as pockets of landscape plantings that will be irrigated with supplemental irrigation packs; once established these species should survive without irrigation.
- **Memorial Fountain and Dry Creek landscape.** A small fountain design and dry creek installation with boulders suitable for seating is located at the top of the hill in front of the formal plaza seating area.
- **Restroom and foundation slab with water fountain.** A concrete and metal roof restroom with a men's and women's unit requires sanitary sewer connections, separate water meter by EBMUD and water line connections, and overhead electrical connections equipped with locking doors controlled by an electrical timer for night time security.
- **EBMUD meter, system capacity charge.** (separate meter required for potable water)





**PIERCE STREET PARK**  
 65% CONCEPT DESIGN  
 MARCH 2014

