



Coffey Neighborhood Park Master Plan

City Council Meeting
April 2, 2019

Jen Santos
Deputy Director – Recreation and Parks

Project Timeline

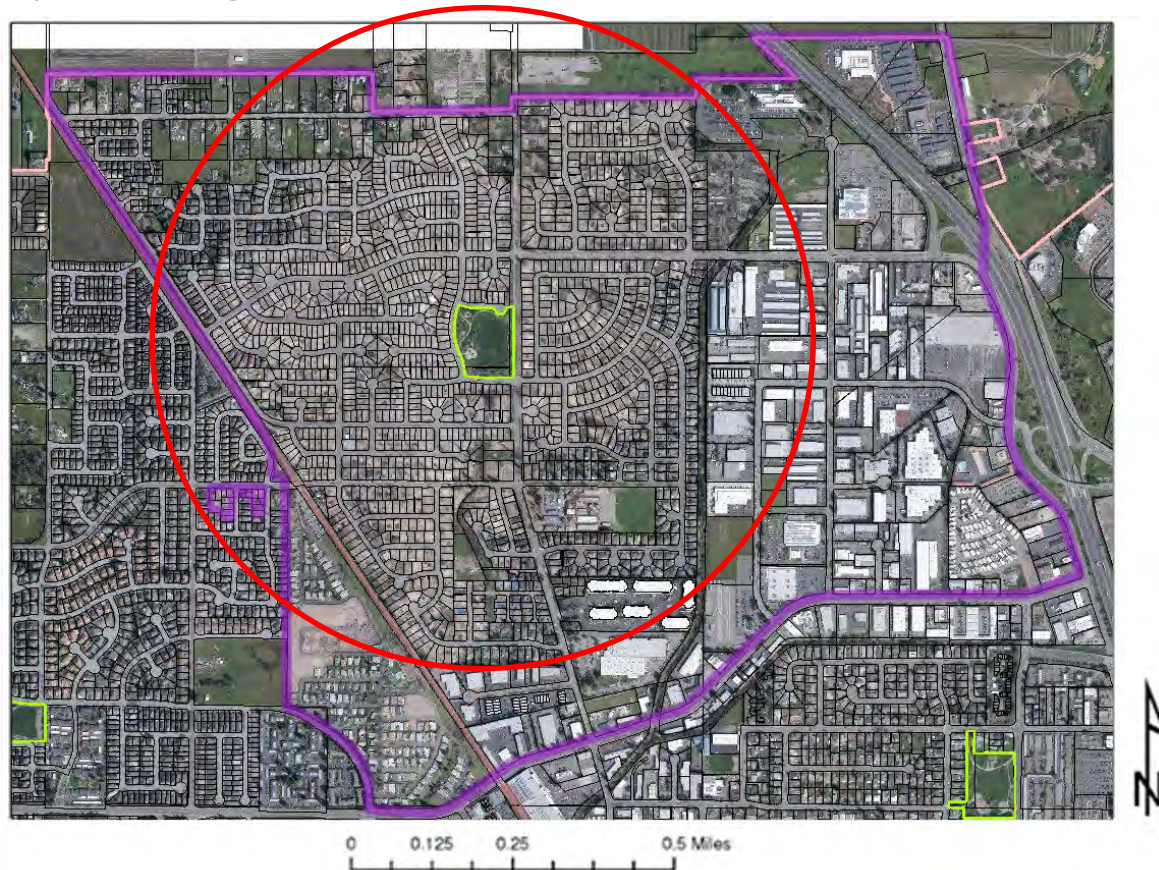
- **Today:** Present Master Plan to City Council
- **Summer 2019:** Complete Construction Documents for bidding
- **Fall 2019:** Construction begins
- **Winter 2019:** Portion of park open to the public
- **Summer 2020:** Remainder of park open to the public

Project Background

- Project Background:
 - ±5.9 acres fully developed park land – all park amenities destroyed by October 2017 fires
 - Arborist Analysis – 61 trees and 9 stumps removed
 - Hazardous Material Report
 - Above ground amenities removed Winter 2018
 - California Environmental Quality Act Exemption will be filed upon Council approval
 - No previous Master Plan

Coffey Park Vicinity Map

- 2035 General Plan designation
 - ½ mile of residents, between two and ten acres, playgrounds and picnicking



Neighborhood Location / Context





Amanda Pl

Mocha Ln

Coffey Park

Hemlock St

Dogwood Dr

Coffey L



2009 Aerial

Pre-October 2017 Photos



School-age (5-12 y.o.) playground, bike rack, perimeter barricades

Post-October 2017 Photos

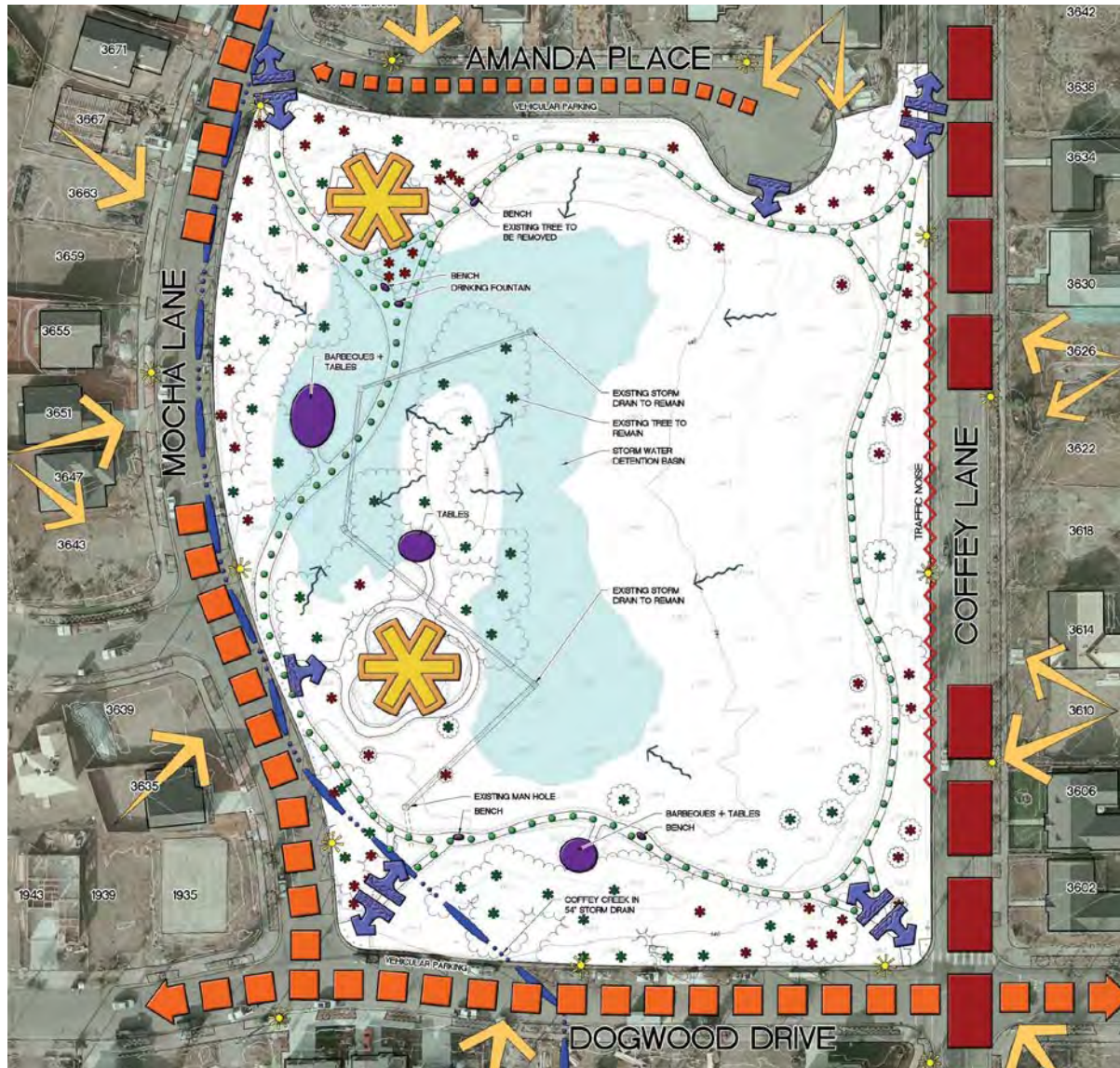


School age (5-12 y.o.) playground, bench

Post-October 2017 Photos



Damaged redwoods at corner of Coffey Lane and Dogwood Drive

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Communications/Outreach

July 2018 – February 2019

- Direct mail postcard to Coffey Park residents and property owners (2,743 addresses) – *July 2018*
- Social Media posts: Nextdoor and Facebook (Rec & Parks, SR City & Coffey Strong) – *6 / Monthly*
- Email to Coffey Strong list and Opt-in list of 659 recipients – *7 / Monthly or twice monthly*
- News Flash on santarosarec.com and srcity.org – *6 / Monthly*
- Editorial – sent to Santa Rosa print, radio, and online media outlets – *3 / Prior to each workshop*
- Creation/update of SRCity.org/Coffey-Project web page – *Monthly / twice-monthly*

Neighborhood Input Timeline

- **Prior to August 2018:** Coffey Strong questionnaire to all members
- **August 4, 2018:** Neighborhood Workshop #1, 50 attendees
 - Information on toxic materials testing, debris removal, redesign schedule, public art, construction, and funding of the project
 - Recording, presentation, and link to survey posted online on City's website
 - November 8, 2018: deadline for Survey #1
- **December 15, 2018:** Neighborhood Workshop #2, 29 attendees
 - Present Survey 1 results and three Schematic Design graphics for feedback
 - Hard-copies of all graphics provided at meeting; presentation, graphics, and link to survey posted online on City's website
 - January 7, 2019: deadline for Survey #2
- **January 26, 2019:** Neighborhood Workshop #3, 35 attendees
 - Present Survey 2 results and Draft Master Plan graphic for feedback
 - Hard-copies of all graphics provided at meeting; presentation, graphics, and link to survey posted online on City's website
 - February 10, 2019: extended deadline for Survey #3
- **February 27, 2019:** Board of Community Services meeting
 - Present Survey 3 results and Proposed Master Plan for feedback and approval
 - Copy of presentation posted online on City's website

Categories of Neighborhood Feedback

- **Online survey and written comments**
 - City - Public Workshop and Survey #1
 - Consultants - Public Workshops and Surveys #2 & #3
- **Schaeffer Elementary student project**
 - Presentation at Public Workshop #2 and PowerPoint slideshow
- **“Dot” voting**
 - Attendees provided green and red dots to place on full-size graphics
- **Sticky notes**
 - Green and red sticky notes available for additional comments
- **Residents were encouraged to meet neighbors, talk to the design team, discuss their interests in the rebuild, and do ONE of the following:**
 - Complete the survey and provide comments to staff OR
 - Take a hard copy survey, complete it, and return it to the Recreation and Parks Department OR
 - Complete the survey and provide comments online

Workshop Feedback

Shaded Turf along W/y side of park not included — was heavily used
 Traffic along Amanda (and parking) is issue w/ amenities located at Nly edge
 Immediate park neighbors are most impacted — up close & personal
 User surveys done? Who are users and where do they come from?
 Why younger & older play areas moved close together?
 How is Community garden operated/managed?
 Do more amenities require more maintenance & attract more traffic?
 How does budget get considered in design? Want to make sure park gets rebuilt.
 Aren't community gardens more for multi-family areas vs. single family?
 Do all designs have restrooms?
 Portable bathrooms vs. permanent
 If phased, will funding come in phases ~~from~~ also.

UNITY GARDEN W/ GARDEN BOXES,
 T TREES, POTTING TABLE, MULCH &
 PILES, MEETING SPACE, BULLETIN
 BOARD & TOOL SHED

ADA & STANDARD SIZE PORTA-
 POTTIES W/ HAND WASHING STATION

NEW PATH

AMANDA PL.



Schaefer Elementary School



See Saws for babies or toddlers!

we picked these to put at our park because we love it. **we picked the fire truck because we want to represent the fire fighters for helping us!**

Our see saw is 14 by 16 feet. The prices vary.



By: lily and scarlett

<https://www.playlsi.com/en/commercial-playground-equipment/playground-components/digirider-fire-engine/>

Wildlife Habitat

We would like to create a habitat for all of the animals that lost their homes in the fire.

They need food, water and shelter, just like us.



Overall Feedback Summary

■ Original Amenities:

- Playgrounds
- Walking / Jogging Path
- Picnic / BBQ Areas
- Turf Areas
- Perimeter Barriers
- Monument Sign
- Trees / Shade

■ Requested By Neighborhood:

- Site Lighting
- Community Space
- Wildlife Habitat / Native Plantings
- Dog Park
- Portable Restroom
- Half-Court Basketball
- Community Garden

■ Proposed by Design Team:

- Public Art
- Fitness / Parcourse Equipment

Favorable

Contested

Neutral

Overall Feedback Summary

Dog Park:

- For—
 - large population of dog owners
 - off-leash activities common
 - socialization with neighbors
 - activity for all ages
 - Requested prior to fire / public outreach
 - Successful amenity elsewhere in the City
- Against—
 - Maintenance
 - Smell and sound
 - Visual nuisance
 - Attract outside visitors
 - Concerns will be addressed through considerate design and weekly maintenance
- *Included, design modified based on neighborhood feedback*

Overall Feedback Summary

Portable Restroom:

- For—
 - Children and adults relieve themselves in landscaping
 - Health and maintenance concern
- Against—
 - Lack of maintenance
 - Attracts homeless or criminal activity
 - Not supported by experience of Recreation & Parks staff
- **Install on a trial basis*
 - *Removed if neighbors experience significant negative impacts*

Overall Feedback Summary

- General Feedback:
 - Maintain character of original park
 - Locate playgrounds near each other
 - Keep active uses away from Amanda Place
 - Preserve turf areas near picnic areas
 - Provide plenty of trash receptacles
- Majority support of Draft Master Plan presented at Workshop #3 on January 26, 2019

Master Plan Amenities

- Original Amenities:
 - Playgrounds
 - Walking / Jogging Path
 - Picnic / BBQ Areas
 - Turf Areas
 - Perimeter Barriers
 - Monument Sign
 - Trees / Shade
- Requested New Amenities:
 - Site Lighting
 - Community Space
 - Wildlife Habitat / Native Plantings
 - Dog Park
 - *Larger*
 - *Farther from playground*
 - Portable Restroom
 - *Install on a trial basis*
- Proposed by Design Team:
 - Public Art
 - Fitness / Parcourse Equipment

**POLLINATOR /
NATIVE GARDEN**

RAIN GARDEN

**GROUP
PICNIC AREA**

PORTABLE RESTROOM

2-5 PLAYGROUND

ENTRY PLAZA

5-12 PLAYGROUND

TURF BERM

TURF FIELD

DOG PARK

**PERIMETER
VEHICULAR
BARRIERS**

**SECURITY
LIGHTING**

**FITNESS
STATIONS**

**WALKING /
JOGGING PATH**

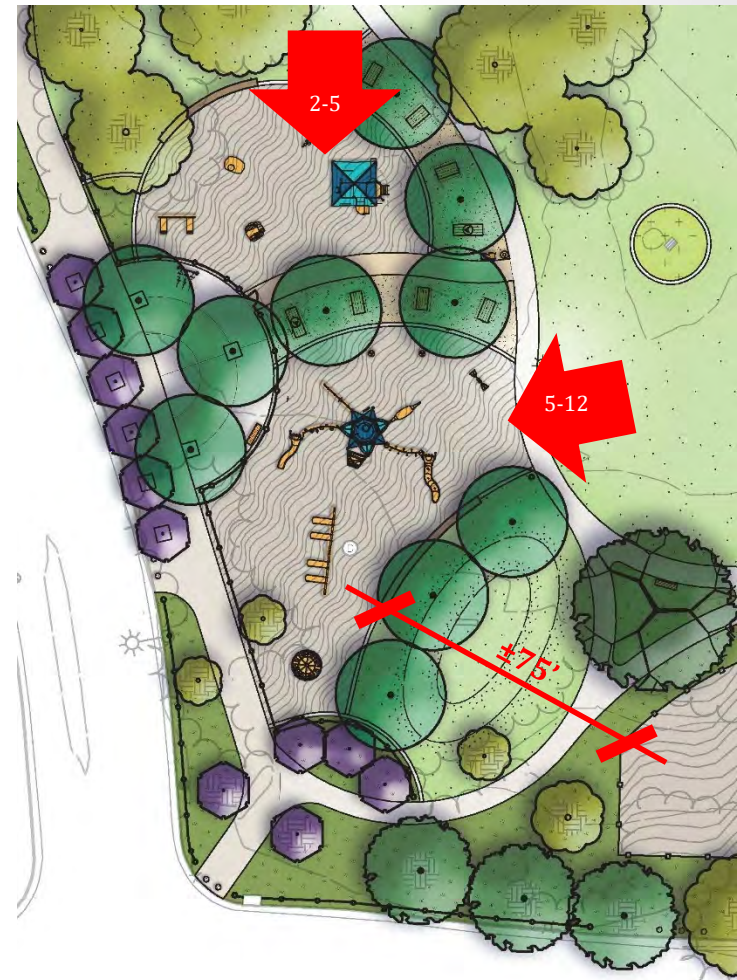
**COMMUNITY
CORNER**

Master Plan

City Council – April 2, 2019

Playgrounds

- Top priority
- Located next to each other in southwest corner
- Fencing with gate along edge that borders Mocha Lane
- $\pm 75'$ from nearest edge of dog park
- Turf areas (lawn and berm) accessible from playground
- Suggested themes have included dinosaurs and firefighters.
- Swings highly desired



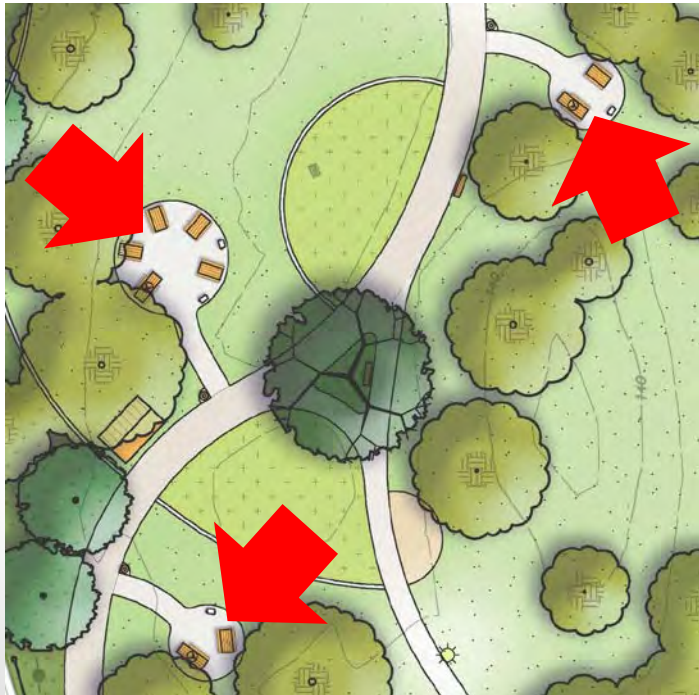
Walking / Jogging Path

- 10' wide concrete maintenance path
- Multiple loops ($\pm 1/3$ and $1/10$ mi)
 - Distance markers can be incorporated into paving
- Benches along path
- Mostly follows original layout
 - Adjustments for accessibility and to accommodate amenities



Picnic Areas

- Group picnic areas on the west side of park, under existing shade trees and in turf
- BBQ's and trash cans included
- Concrete picnic tables preferred for maintenance and longevity



Turf Area

- Majority of original turf areas will remain
- Plant waterwise sod to get the lawn back quickly
- Stormwater treatment required at existing area drains
 - Rain gardens are typically planted with bunch grasses, sedges, and rushes

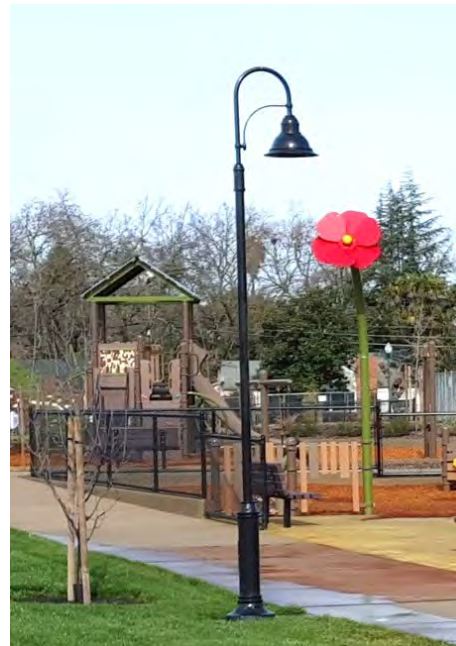


Site Lighting

- Pedestrian-scale pole lights for security lighting
- Provide enough light to allow observation into park at night but not enough to encourage after-hours park use



Ex. of security lighting in other neighborhood parks



Community Space

- Flexible plaza space for community gatherings
- Located at a prominent park corner
- Colored concrete
- Amenities may include shade trees, planting, benches, trash can, and bike rack
- Opportunities for unique amenities, like concrete chess tables
- Good location for public art component



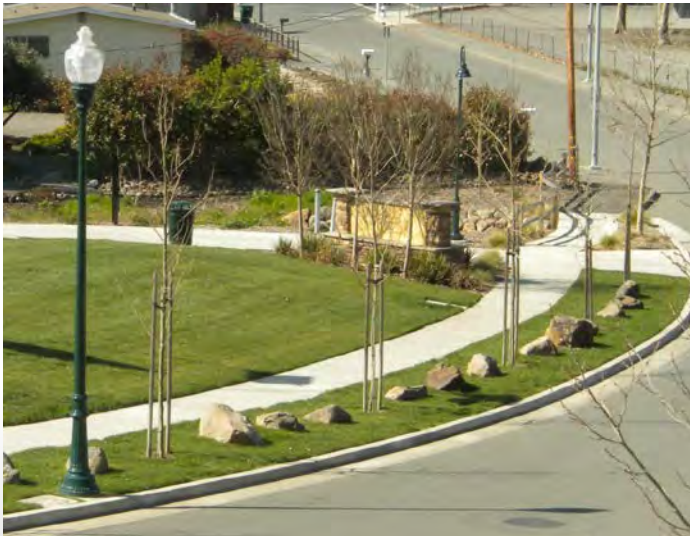
Fitness/Parcourse

- Exercise opportunities for teens, adults, and seniors
- Stations along walking path, every $\pm 200'$
- Various styles available
 - Feedback indicates a mix of equipment is desired
- Inclusive for wheelchair users



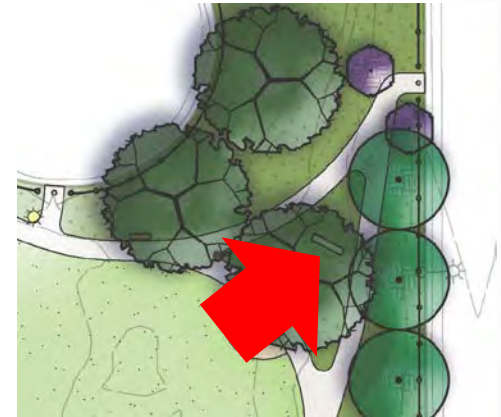
Perimeter Barrier

- Original park included bollards and boulders to prevent unauthorized vehicles from driving into the park
- New design will include a combination of bollards, boulders, and split-rail fencing

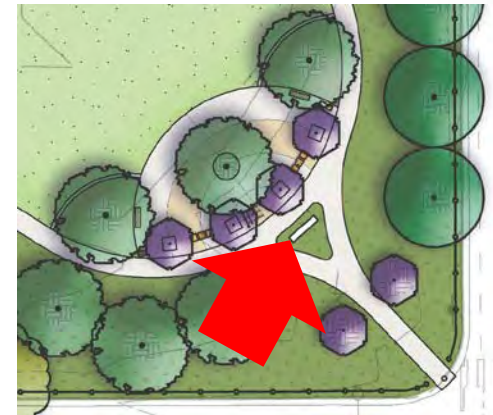


Monument / Identification Sign

- Sign will include the park name
- (2) signs, one located on each end of the park along Coffey Lane
- Sign design can incorporate elements unique to the park

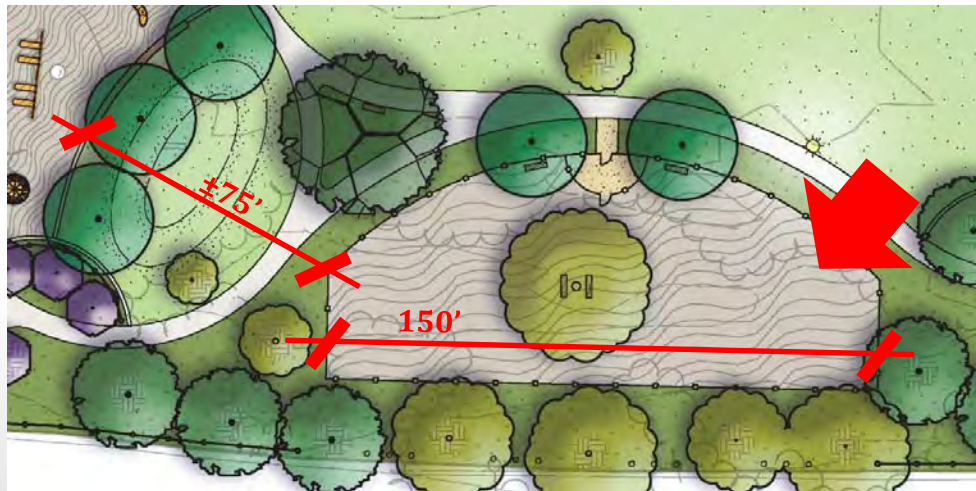


Example monument sign



Dog Park

- Southern end of park near Dogwood
- $\pm 75'$ from nearest edge of playground
- Nearest residence is over 90' feet away
- Size: ± 0.18 acres, $\pm 150'$ long and $\pm 60'$ wide
 - Large enough for dogs to run and play
 - Appropriate size for neighborhood park
- Hours will match main park hours (dawn to dusk)



Portable Restroom

- Located between group picnic areas and playgrounds
- Maintained 2X per week by contractor
- 24/7 parks maintenance contact posted
- Available year-round
 - Installed on a trial basis
- Enclosure will screen portable from road and residences
- (1) ADA-compliant model



Public Art

- Process is underway to select an artist who will work directly with the neighborhood to design the public art
- Art process facilitated by the Public Art Program with Art in Public Places Committee oversight and approval
- Planning for the art has occurred in conjunction with the Master Plan process to encourage neighborhood input
- Funding is separate from park project and comes from the Public Art Fund and donations
- Timeline for art is similar to overall project with installation of public art anticipated in Spring 2020



Recommendation

- It is recommended by the Recreation and Parks Department that the Council, by resolution, adopt the Coffey Park Master Plan which includes two playground areas (ages 2-5 and 5-12), fitness stations, picnic areas, barbeques, pathways, pollinator/native garden, community corner, dog park, portable restroom, landscaping, turf, irrigation, two monument signs, shade structures, fencing, security lighting, bollards, boulders, and future public art.