



City of Watsonville

Meeting Agenda

Parks & Recreation Commission

Ana V. Hurtado, District 1
Paul De Worken, District 2
Brando Sencion, District 3
Jessica Carrasco, District 4
Abel Sanchez, District 5
Kristian Flores, District 6
Wayne Hayashibara, District 7

Monday, July 1, 2019

6:30 PM

Civic Plaza Community Room
275 Main Street, Top Floor

1. ROLL CALL

2. COMMUNICATIONS

(This time is set aside for members of the general public to address the Parks & Recreation Commission on any item not on the Agenda, which is within the subject matter jurisdiction of the Parks & Recreation Commission. No action or discussion shall be taken on any item presented except that any Commissioner may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Parks & Recreation Commission will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report. Any Commissioner may place matters brought up under Oral Communications on a future agenda. ALL SPEAKERS ARE ASKED TO FILL OUT A CARD & LEAVE IT AT THE PODIUM, ANNOUNCE THEIR NAME AND ADDRESS IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.

2.1 Oral Communications from the Commissioners & Members of the Public

2.2 Director's Report

3. NEW BUSINESS

3.1 PARKS AND RECREATION COMMISSION STUDY SESSION AND DIRECTION FOR PARK MASTER PLANS FOR CITY PLAZA AND RAMSAY PARK BY DIRECTOR CALUBAQUIB

Attachments:

Staff Report - Park Master Plans - PRC

Attachment A - Existing Conditions

Attachment B - Community Engagement and Feedback

Attachment C - Concept Designs

Attachment D - Estimated Project Costs

- a) Staff Report
- b) Commission Study Session
- c) Public Input
- d) Appropriate Action

4. ADJOURNMENT

The next Commission meeting will be held on August 5, 2019



DATE: June 27, 2019

TO: Parks & Recreation Commission

FROM: Nick Calubaquib, Parks and Community Services Director

SUBJECT: Parks and Recreation Commission Study Session and Direction for Park Master Plans for City Plaza and Ramsay Park

AGENDA ITEM: July 1, 2019 Commission

RECOMMENDATION:

Staff recommends that the Parks and Recreation Commission, through the conduction of a Study Session, provide input and direction to prepare (1) a final Park Master Plan for the City Plaza and (2) a final Park Master Plan for Ramsay Park.

DISCUSSION:

Background

Our community's parks and recreation programs and facilities improve the quality of life of our residents and although the City offers a myriad of quality services, the Parks and Community Services Department (PCS) has the potential to deliver services more effectively, more strategically, and more future focused. Post-recession and after years of deferred maintenance, there is a need to move the community's parks and recreation system forward and into the future.

On December 11, 2018, the Council approved an agreement with Verde Design, Inc. to develop a Strategic Plan for Parks and Community Services and Park Master Plans for Ramsay Park and City Plaza. The overall purpose of these initiatives was to engage the community to develop strategic direction for the development, expansion and rehabilitation of parks and recreation programs, services and facilities.

Strategic Plan for Parks and Community Services

In 2009, the Council adopted our current Parks and Recreation Master Plan. The purpose of this document was to serve as the "overarching plan for the development and implementation of future parks and recreational opportunities." The process involved a comprehensive community engagement effort and identified goals and priorities for parks and recreation services. However, largely due to the recession, the document has essentially been shelved and minimal Progress has been made on this plan to date. The

document also lacked tangible, action-oriented steps that could be developed into a work plan.

Following years of deferred maintenance, the City's parks and recreation needs, especially in terms of our parks and facilities, is greater than the resources currently available to the City.

The development of a strategic plan will include a comprehensive assessment of system-wide needs through community engagement. These revitalization needs are the result of factors ranging from outdated equipment, to ADA upgrades, to technological advances, to modernizing facilities to meet the current needs of the community.

The desired outcomes of the development of the Strategic Plan have been to:

1. Update/reaffirm community goals for parks and recreation programs and facilities
2. Define community-driven prioritization of park/facility projects and recreation programs for development, expansion and revitalization
3. Develop an action plan to move these projects/initiatives to action

The end result of this initiative will be an addendum to our Parks and Recreation Master Plan that provides an action plan that is relevant, practical, and achievable given our economic restraints and potential. This plan will address current funding mechanisms and identify future funding opportunities. The Strategic Plan will be an opportunity to integrate the most innovative thinking in parks revitalization, capital and operations funding, cost recovery and economic development through improved design and access to recreation options.

This plan will be presented to the Parks and Recreation Commission (PRC) and City Council in September 2019 for adoption.

Park Master Plans for Ramsay Park and City Plaza

Ramsay Park and the City Plaza have historically been identified and prioritized as the City's most significant and highly used park assets. Over the past decade to present day, the City has prioritized investment in improvements to amenities at both of these sites; however, long-term vision plans have not been established. The creation of Park Master Plans for these individual park sites, developed through high levels of community engagement, will identify priorities and needs and establish a vision for these community assets. These plans will also create an opportunity to reimagine how existing uses and history may be woven together with an updated modern perspective.

Park master plans will create a vision and plan for the entirety of these park sites, rather than looking solely at individual features of a park. This will allow staff to plan forward and realize the full potential of park spaces so that as conversations are furthered concerning amenities such as restrooms, soccer fields, pump tracks and others, they are conducted with an overall plan in place as to not impede opportunities for future amenities and expansions.

These plans will better position the City for funding opportunities and increase chances of obtaining private funding, public buy-in for fundraising and bonds and grant funding. These master plans will be considered “shovel ready,” aligning them to be competitive for the Proposition 68 grant opportunities.

Community Engagement

PCS staff, in partnership with Verde Design, conducted extensive community engagement efforts during the winter/spring of 2019 to inform the direction of the Strategic Plan and Park Master Plans. A Citywide survey was sent out to residents to receive input on all three plans. Staff also tabled at events and the Farmer’s Market to ask residents their opinion and what features they prefer. In addition, the following community meetings and workshops were held:

- Inter-Departmental City Staff Workshop – February 5, 11a-1p at Civic Plaza Community Room
- Stakeholders Workshop #1- February 6, 6-8p at Civic Plaza Community Room
- General Workshop - February 28, 6-8p at Civic Plaza Community Room
- General Workshop - March 2, 12-2p at Civic Plaza Community Room
- General Workshop - March 7, 6-8p at Ramsay Park Family Center
- City Plaza/Strategic Plan Meeting - March 27, 6-8p at Civic Plaza Community Room
- Ramsay Park/Strategic Plan Meeting - April 10, 6-8p at Ramsay Park Family Center
- Pop Up Meeting - April 13, 9a-1p at Ramsay Park
- Stakeholders Workshop #2- April 16, 6-8p at Civic Plaza Community Room
- Pop Up Meeting - April 28, 12-4p at the Plaza (Earth Day/Day of the Child event)

See Attachment A for Existing Conditions of both park sites and Attachment B for a summary of these community engagement efforts and feedback received. These attachments are excerpts of the draft Parks and Recreation Strategic Plan that will be presented to the PRC and Council for adoption in September.

Draft Park Master Plans

Verde Design has taken all the data collected and has developed draft Park Master Plans for each site. These draft master plans are conceptual designs, intended to represent 30% construction drawings that outline park features and approximate placement, but lack definitive details. Plans developed to the 30% stage are typically required in order to be considered competitive for grants that fund the construction of projects. These draft Master Plans and their descriptions and preliminary estimated costs may be found in Attachment C and D. These attachments are excerpts of the draft Parks and Recreation Strategic Plan that will be presented to the PRC and Council for adoption in September.

There are currently three draft plans for the City Plaza. During the study session, staff will ask the PRC for a recommendation for direction on these plans by selecting a preferred design and by providing direction on key elements, including:

1. The location of the gazebo/bandstand,
2. Preferred seating type for performance area, and

3. Whether or not play equipment should be included.

Recommendations from the PRC will be presented to the Council during its study session on this topic on July 9. The Council's adopted direction from their study session on July 9 will be used to develop the final Master Plan for the City Plaza.

There is currently one draft plan for Ramsay Park, for which staff will also be asking the PRC for a recommendation for direction. Final conceptual plans will be brought before the PRC and City Council for approval in August 2019.

Next Steps

Following input and direction from the Council during a study session on July 9, 2019, staff and Verde Design will conduct the following next steps:

- August 5, 2019 – Present final Master Plans to the PRC for adoption
- August 5, 2019 – Apply for Proposition 68 grant funds through the State of California Statewide Park Development and Community Revitalization Program for the Watsonville City Plaza Expansion and Revitalization Project
- August 27 - Present final Master Plans to the Council for adoption

Staff will begin utilizing these Master Plans to seek funding for their implementation and construction.

STRATEGIC PLAN:

The Council's adoption of this resolution is consistent with the Council's priorities of:

- Infrastructure & Environment (Deferred Asset Management, Long-Range Capital Improvement Plan) by developing an understanding of deferred and on-going maintenance needs for community parks and recreation assets as well as planning for preventative maintenance and future development
- Economic Development (Downtown Revitalization) by developing a master plan for the City Plaza in the heart of downtown
- Community Engagement & Well-Being (Parks and Community Services, Youth Activities & Programs) by developing an actionable plan to improve the quality of life for residents by advancing our community's parks and recreation services

FINANCIAL IMPACT:

This project is part of the scope of work contained in an agreement with Verde Design, Inc. for an amount not to exceed \$175,918, which was awarded by the Council during its meeting on December 11, 2019.

ALTERNATIVES:

None.

ATTACHMENTS:

Attachment A: Existing Conditions

Attachment B: Community Engagement

Attachment C: Concept Designs

Attachment D: Estimated Project Costs

EXISTING CONDITIONS AT CITY PLAZA



Watsonville's City Plaza is a historically registered pocket park located in the heart of the downtown district and is surrounded by Main Street, Peck Street, Union Street, and East Beach Street. The plaza is shaped by the design standards found in the traditional Latin American city central plazas. The plaza is structured with axial pathways centered on a historic gazebo with ornate stonework.

The Plaza was part of the original Bolsa del Pajaro land grant that was originally owned by the Rodriguez family and was gifted to the City of Watsonville by Sebastian Rodriguez in 1860. The plaza was originally used as a communal cattle grazing area, until the plaza we know today started to take shape. Some features still found in the plaza including the cannons, water fountain, and drinking fountain, have been added over the years, and are noted as a part of the National Historic Registry of City Plaza.



Today the plaza is used as a place of relaxation during the weekdays, and as the host of numerous City events during the weekends.

KEY ELEMENTS OF CITY PLAZA

Gazebo: The gazebo was originally a wooden structure that was built in 1880. This wooden structure was removed and replaced in 1906 with the gazebo structure we see today.



During the 1989 earthquake the structural integrity of the gazebo was compromised. Since this date the gazebo has been shut off to public access due to safety concerns. The only current use of the gazebo is the use of the basement area as storage and a workshop for City maintenance staff. All parts of the gazebo, except for the roof structure, are registered with the National Registry of Historic Places.

Historic Fountain: The fountain has been in the plaza since 1880 when the Butterfly Social Club, a social club for young ladies in the community, donated the bronze fountain piece with the granite base. In 1893 the fountain was moved to its current location. The fountain is part of the historic registry of the plaza.

The fountain has not been able to function properly recently due to the disrepair of the system that pumps the water.



Historic Drinking Fountain: An ornate drinking fountain was donated to the plaza by the Women's Temperance Union in 1893. This drinking fountain was installed along Main Street where it still stands today. The City has since added a functional drinking fountain directly in front of the historic drinking fountain.



Cannons: Two cannons can be found in the plaza located along Main Street. The first cannon, located near the north western corner of the plaza, was most notably one of the cannons fired signaling the news that California had been admitted to the Union. It was added to the plaza in 1924. The second cannon is a field artillery cannon that was cast just after the Spanish-American War, and is currently located near the south western corner of the plaza.





Restroom: The plaza does not have a permanent functional restroom. The plaza is currently serviced by one ADA porta-potty. The porta-potty located in the plaza is constantly being rotated out as it is the constant target of vandalism. For special events, additional porta-pottys are brought in by the event coordinators.



Plant Material: Plant material has been added throughout the years creating an inconsistent plant palette and layout. Much of the plant material has been in the plaza for a significant number of years and has reached the end of its life.



EVENTS HELD AT CITY PLAZA

- Farmer's Market – Every Friday
- Women's Celebration – 3rd Week in January
- Peace and Unity March – 2nd Saturday in February
- Walk to Stop the Silence – Last Friday in March
- Day of the Child – 3rd Sunday in April
- Cinco de Mayo Celebration – 1st Sunday in May
- Music in the Plaza – Begins Mid-June and Concludes in Early September (Held every other week)
- International Festival – Mid-July
- Watsonville Strawberry Festival – 1st Weekend in August
- Meals on Main – 2nd Weekend in August
- Servio en la Plaza – 2nd Weekend in August
- 16 de Septiembre – 2nd Weekend in September
- Kidrageous – 3rd Weekend in September
- Holiday in the Plaza – 1st Weekend in December

CITY PLAZA EXISTING CONDITIONS ISSUES

HISTORIC GAZEBO



- During the 1989 earthquake, the structural integrity of the historic gazebo was compromised, and the top level of the gazebo was shut off to public access.
- The grotesques that adorn the outside face of the historic gazebo have been chipped and weathered and no longer represent the characters they initially were shaped to look like.

HISTORIC WATER FOUNTAIN



- The historic water fountain is not functioning properly, as some of the electrical equipment has been damaged and some of the stonework leaks.

HISTORIC DRINKING FOUNTAIN



- The historic drinking fountain that was given to the City by the Women's Temperance Union in 1893, has been shut off and a newer drinking fountain has been installed directly in front of this historic site element.

RESTROOM



- The portable restroom is often the victim of vandalism, including sometime being melted due to fires being lit inside. This portable restroom is often replaced or requiring heavy cleaning.

PLANTING



- Much of the plant palette at City Plaza has been installed sporadically over time, creating a space that does not have a specific identity or theme.



- Some plant material in the plaza has neared the end of its lifespan. The light fixtures are part of the historic elements found at the plaza, but they do not provide adequate lighting for the plaza at night.



- Much of the smaller understory plant material in the plaza is struggling to thrive.



- Plant material throughout the plaza has been randomly selected throughout time and this takes away from a sense of identity for the plaza.

GENERAL SITE ISSUES



- The large giant sequoia's roots are lifting the concrete and asphalt at the corner of Peck Street and Union Street.



- The site furnishings, as well as the gazebo and portable restroom, are constant victims of vandalism, especially graffiti.

EXISTING CONDITIONS AT RAMSAY PARK



Ramsay Park is a regional park, and one of the largest park spaces in the Watsonville City limits. The park offers a wide variety of experiences ranging from passive recreation, such as walking trails, to active recreation, such as softball fields. Ramsay Park serves the community by providing athletic fields, indoor athletic facilities, walking paths, playgrounds, picnic spaces, and skateparks, all for public use. Along with these park features, Ramsay Park is home to the Watsonville Nature Center and the Ramsay Park Family Center buildings.

KEY ELEMENTS OF RAMSAY PARK

Family Center: The Ramsay Park Family Center is a Community Center serving the City of Watsonville. The Ramsay Park Family Center is the home to the gymnastics program in Watsonville providing weekly practices and classes. The family center includes a full kitchen and is available for rent to host a wide range of events and hold a capacity of up to 200 people.



Nature Center: The Nature Center is a space that provides opportunities for the public youth to take classes on environmental issues, learn about the local trails and wetlands, and go on bird watching excursions.



Athletic Facilities: Ramsay Park includes soccer fields, a softball diamond, and Soccer Central, an indoor soccer facility.

- Ramsay Park Soccer Fields: These soccer fields are some of the only public soccer fields in Watsonville and are home to the youth soccer leagues. The soccer fields are natural grass and have a chainlink fence perimeter with netting along Main Street. The soccer fields have access to a storage shed.



- Soccer Central: Soccer Central is an indoor soccer facility that the City leases to a private group for use. The City is currently in a seven year lease with this group.

- Ramsay Park Softball Field: The softball field is a natural grass field that is used by the public, as well as baseball teams and adult softball leagues. The softball field includes recently renovated dugouts with shade structures and five-row bleachers for spectators. There is a scorer's building, but it is in disrepair.



New Skatepark: Ramsay Park includes a concrete bowl style skatepark that is frequently packed with action sports enthusiasts. This skatepark is located near the park entrance on Main Street.



Old Skatepark: Ramsay Park includes a second skatepark area, the one that preceded the newer concrete bowl style skatepark near Main Street. This skatepark area uses free standing metal elements and is completely fenced in with a perimeter chain link fence.



Picnic Areas: Ramsay Park includes a number of picnic areas of varying sizes. Most of the group picnic areas are located in the hilltop area of the park. The larger picnic areas are available for rent.



Playground: Two playgrounds are located within the park. One playground is centrally located in the hilltop area. The other, larger playground area is located on the south-eastern slopes of the hilltop area near the outdoor amphitheater and the Nature Center. Both playgrounds provide play opportunities for children ages 5-12. One iconic image of the playgrounds is the large metal slide located in the playground near the outdoor amphitheater.



EVENTS HELD AT RAMSAY PARK

ANNUAL EVENTS AT RAMSAY PARK

- Living Portrayal of Crucifixion – Last Friday in March
- Mother's Day Run – Mother's Day Weekend
- Father's Day Festival – Father's Day Weekend

LEAGUE AND GROUP USE OF RAMSAY PARK FIELDS

- Ramsay Soccer Field
 - » Pajaro Valley Adult Soccer League: November, Saturdays (5PM-7PM) & Sundays (9AM-5PM)
 - » Monarcas Soccer: May – November, Fridays (5PM-8PM) & Sundays (2PM-7PM)
 - » PCS Youth Soccer: May – November, Tuesday-Saturday
- Ramsay Baseball Field
 - » Rawhide Travel Baseball: April – November, Saturdays & Sundays (7AM-10PM)
 - » PCS Adult Softball: March – June & July – October (6PM-10PM)

RAMSAY PARK EXISTING CONDITIONS ISSUES

CONCRETE AND ASPHALT



- Concrete paving is lifting in areas around the park creating tripping hazards. City maintenance has patched some of these areas of lifted concrete with a slurry mix that creates a temporary and patchy appearance.



- Most of the northern parking lot along main street is covered in cracks and patches due to years of use and numerous trenching operations. All northern parking lot asphalt has a very weathered appearance.

ADA STANDARDS



- The pathways that lead up to the hilltop site amenities have a slope that is greater than 5%, and are out of ADA conformance.

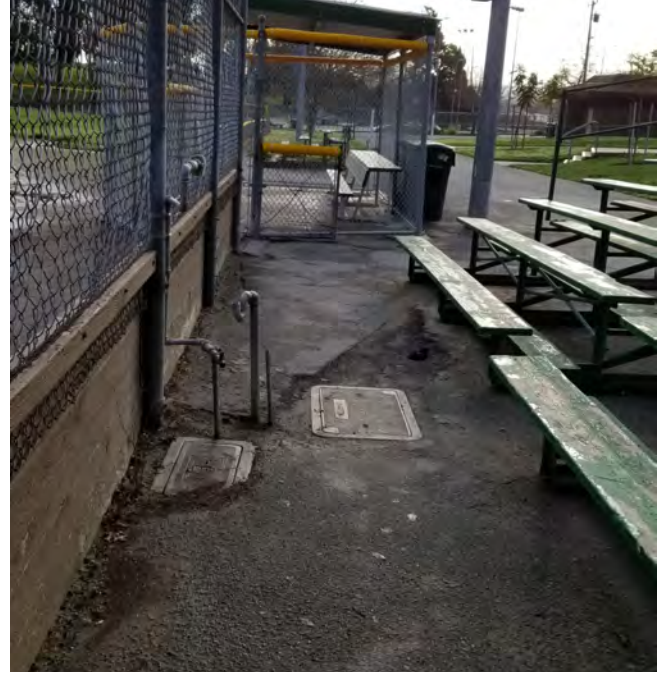


- The existing slide, located at the large playground area, does not provide ADA access to the top for universal use of this iconic element of the park.

SOFTBALL FIELD



- The softball field has drainage issues and often has ponding issues for extended periods after rain events.



- An old drinking fountain has been removed from the spectator area behind the softball backstop, but the exposed piping has been left above grade creating a potential tripping and safety hazard.



- The wood bleacher systems at the softball field are extremely weathered with much of the paint having peeled away and some sections having broken and split off.



SOCCER FIELD



- The soccer field has a slope greater than 2% which is not ideal for play. The field has drainage issues that leave much of the field soggy and muddy for extended periods after rain events.

NATURE CENTER



- The Nature Center building is nearing the end of its lifespan and has parts that have fallen into disrepair. The Nature Center building is located in the flood plain and is susceptible to potential water damage during large flood events.

FENCING AND GATES



- The old skatepark site has been underutilized since the new skatepark on the Main Street was installed. The old skatepark perimeter fence material has been cut and pulled back to create a large opening.



- The pipe gate that serves as the barrier for the access road up to the hilltop area from the southern parking lot has been bent and no longer can be shut and locked.

SITE FURNISHINGS



- The BBQ pits located near the picnic tables at the hilltop area have been removed by City staff as the homeless burn and melt the structures with large night fires.

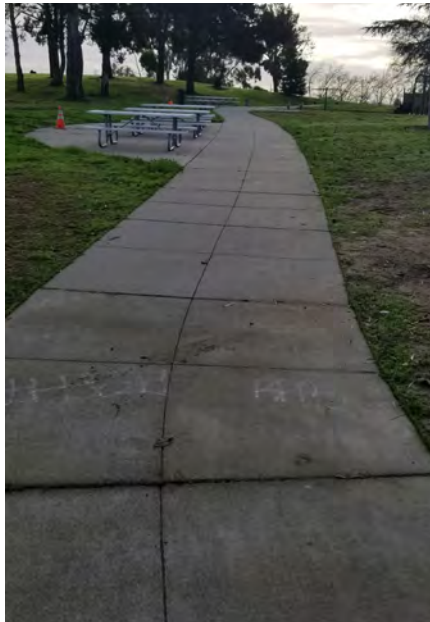


- The play equipment at the large play area is weathered with some elements that are broken. The play structure has remnants of graffiti that has been covered over with a different shade of red paint.

GENERAL SITE ISSUES



- Multiple of the group picnic areas located at the hilltop area of the park do not have paved pathways that connect them to the arterial pathways system.



- Most of the picnic areas located in the hilltop area of the park are sloped to the natural grade of the hill which is not ideal for use of the picnic tables.



- The wood at the terraced amphitheater area is leaning and lifting from the retained grades behind it, and some of the wood is starting to rot.

PROCESS

PUBLIC OUTREACH

City Parks and Recreation staff and the consultant team prepared an outline of the various meetings, workshops, and focus groups that would be the means for conducting an open and effective dialog with the community about the future vision for the City of Watsonville parks and recreation system, as well as the future vision for City Plaza and Ramsay Park. With the goal of obtaining as much input as possible from park users within a transparent public process, the focus was on creating as many opportunities, in as many ways possible, to reach out and connect with the public. This outreach process wasn't limited to face-to-face encounters, as the process design also considered the busy lives of locals in a technological age. Project information and meeting notifications were posted on the City of Watsonville web page for all to have access to, regardless of their attendance at the meetings. To help folks access these sites, various pieces of collateral were created throughout the outreach process. Posters were made to alert park users of upcoming meetings, which included web addresses to access the online information and online survey. Together this online presence, with the more traditional public workshops, pop-up meetings at the sites, focus groups, and PRCRC meetings created a varied set of opportunities for park users to participate, and therefore, receive a well-rounded assortment of input from the public at large.

The City and the consultant team conducted a series of two stakeholder meetings, five community workshop meetings, including one at Ramsay Park and one at City Plaza, one community pop-up meeting at opening day of the youth soccer league at Ramsay Park, one community pop-up meeting at the Day of the Child event at City Plaza, and two PRCRC presentations regarding the Strategic Plan and conceptual designs for City Plaza and Ramsay Park. Along with the more formal meetings listed here, the City sent Parks and Recreation staff to events such as farmer's markets to survey the public and gain additional input. The purpose of these meetings and workshops were to gain an insight into the perspectives, desires, and concerns of a wide range of stakeholders, users, and City officials.

The stakeholders, selected by the City, were chosen to represent the primary user groups of the various City parks, and other groups or organizations that had an informed perspective and a vested interest in each site, its uses and the outcome of the Strategic Plan. A complete list of these stakeholders can be found in Appendix C.

At these stakeholder's workshops/community meetings with Watsonville residents, between 15 and 50 people were typically in attendance, including staff. At each meeting and workshop a presentation of background information, opportunities, constraints, and the conceptual plans, with photos of existing conditions and proposed features was made. General questions were taken and answered. Following this, the workshop attendees split into break-out groups of four-to-eight people per table, and were then led through a brainstorming session to review and discuss the City-wide parks and recreation goals, park conceptual plans, designs, and layouts, to identify a list of desirable features/programs, and prioritize the items discussed. It was made clear that this exercise was not a popular vote, but rather that it would be used to generally gauge community consensus. When the time was up, each group picked a leader to share their findings and discuss why they came up with what they did. Through the various meetings and workshops, input was tabulated to form the basis for the findings and recommendations identified in this Strategic Plan.

PROCESS SCHEDULE

- Information Gathering
 - » Interdepartmental Staff Workshop – 1/30/19
 - » Stakeholders Meeting No. 1 - 2/6/19
 - » Interactive Community Workshop No. 1 - 2/28/19
 - » Interactive Community Workshop No. 2 - 3/2/19
 - » Interactive Community Workshop No. 3 - 3/7/19
 - » City Plaza Workshop - 3/27/19
 - » Ramsay Park Workshop - 4/10/19
 - » Pop-up Meeting at Ramsay Park - 4/13/19
 - » Stakeholder Meeting No. 2 - 4/16/19
 - » Pop-up Meeting in City Plaza - 4/28/19
- Draft Strategic Plan and Conceptual Plans
 - » Parks and Community Services Presentation - 7/1/19
 - » City Council Presentation - 7/9/19
- Final Strategic Plan with Conceptual Plans
 - » Parks and Community Services Presentation - 8/5/19
 - » City Council Presentation - 8/27/19

FINDINGS

The following summary provides a sense of the overall trends, themes, and priorities that emerged throughout the course of the meetings. The items in each category are in order of priority based on the quantity of similar responses.

A. City-Wide Parks and Recreation System

1. Parks System
 - a. High Priority
 - i. More joint use agreements between schools, parks, and other groups with land, such as churches
 - ii. More open soccer fields with no gates, so they are accessible and include lights
 - iii. More parks needed at northwest side of Watsonville to meet park land every half-mile goal
 - iv. ADA access needs improvement
 - v. Incorporate murals/art in parks and provide opportunity to display art and culture
 - vi. Determine new avenues to provide funding for the improvements
 - b. Medium Priority
 - i. More lights in parks generally
 - ii. More performance/cultural spaces
 - iii. More adult use spaces (exercise equipment/game tables, etc.)
 - iv. More BBQ group picnic spaces throughout the park system
 - v. More dog parks
 - c. Low Priority
 - i. More community gardens
 - ii. More bathrooms needed generally
 - iii. Water fountains with bottle fillers
 - iv. Add dance stage at Callaghan Park
2. Parks and Recreation Facilities
 - a. High Priority
 - i. More activities for teens and youth
 - ii. Build new multi-generational Community Center
 - b. Medium Priority
 - i. More performance/cultural spaces
 - ii. Improve existing Community Center buildings rather than building new Community Center
 - iii. Improve Marinovich Community Center before Muzzio Community Center
 - c. Low Priority
 - i. Build new indoor dedicated gym space
 - ii. Build indoor swimming pool

3. Trails System
 - a. High Priority
 - i. Expand trails system
 - ii. Improve trail security
 - iii. Provide better lighting throughout the trails system
 - b. Medium Priority
 - i. Improve/pave the levee trails
 - ii. Improve natural resources stewardship
 - c. Low Priority
 - i. Provide support to the homeless population
 - ii. Encourage a trail from Pinto Lake to the City
 - iii. Add more/safer bike lanes throughout the City

The following items have been broken down to represent the trends, themes, and priorities pertaining to a specific area or feature of both City Plaza and Ramsay Park. The list under each area or feature name are in order of priority based on the quantity of similar responses.

B. City Plaza

1. Gazebo
 - a. Improve gazebo, add audio hookup, stage, and improve visibility
 - b. Relocate gazebo to new location to open up the central plaza
 - c. Rebuild gazebo to be gazebo stage
 - d. Use gazebo as sound stage since it is too small to be a band stand
2. Event Stage
 - a. New stage should be shorter than the gazebo stage
 - b. Provide area in front of stage, or stage large enough, for group dance performances
 - c. Stage area should be an at-grade surface for potential to bring in portable stage
 - d. No stage at all/ keep plaza layout as is
 - e. Provide shade for the stage
3. Stage Spectator Seating
 - a. Terraced lawn seating area
 - b. Provide low mound area for seating
 - c. Terraced seating along Main Street instead of Peck Street
 - d. Instead of sloped lawn seating provide flat lawn to provide for more variety of uses
4. Play Area
 - a. Locate along Union Street
 - b. No play area in plaza
 - c. Add splash pad water play feature



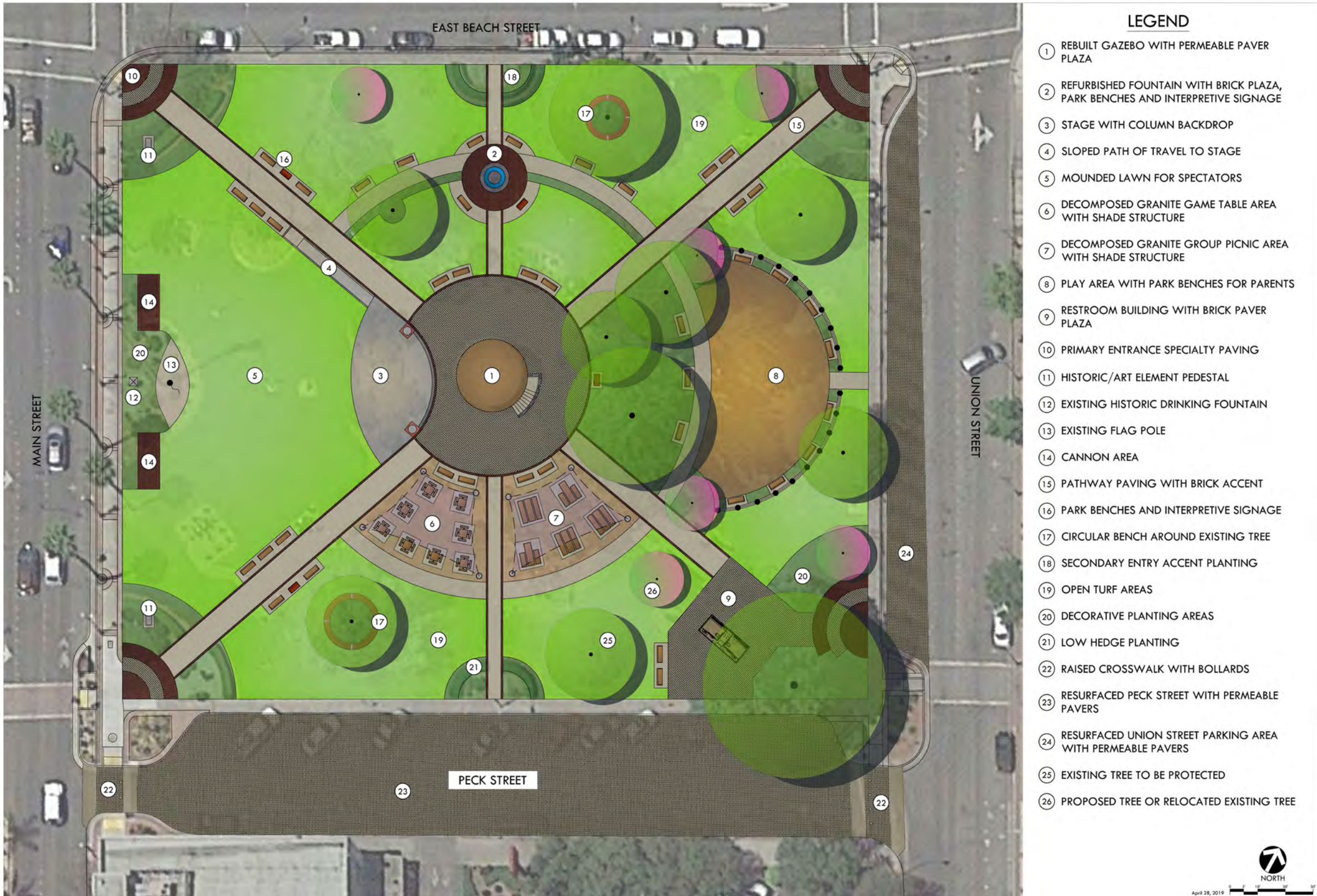
- d. Play area to use nature rocks and trees to create nature play
 - e. Exercise equipment/game tables for adults near play area
 - f. Provide shade for play area
 - g. Play area to be inclusive
 - h. More seating/tables for parents around play area
 - i. Add mounded, undulating lawn space for kids to play on
 - j. Move play area across street from plaza for safety
5. Restroom
- a. Relocate the restroom on Peck Street due to slower traffic
 - b. Local artist murals on whole exterior
 - c. Location is good along Union Street
6. Art
- a. Local art should be a key feature that helps to draw people into the plaza
 - b. Incorporate artistic paving patterns by local artists
 - c. Incorporate artistic fencing/walls to tie to local culture
7. Historic Elements
- a. Remove the cannons or shift focus away from them on Main Street
 - b. Move historical plaza components around to open lawn spaces
 - c. Provide additional signage to tell the story of the historic elements
 - d. Replace George Washington bust with iconic hero of Hispanic culture
 - e. Keep the cannons in their existing location but upgrade pedestal
8. Historic Fountain
- a. Keep in existing location, but fix issues
 - b. Add more seating around the fountain
 - c. Add another fountain to the plaza
9. Site Seating
- a. Prefer to include more small group picnic and game table pockets spread out throughout the plaza
 - b. More picnic tables, game tables, and seating areas than currently exist spread around the plaza
 - c. Prefer to include a couple large centralized group picnic and game table areas in one area of the plaza
 - d. More tables than park benches
 - e. Provide more seating around the gazebo if central to plaza
 - f. Add ADA concrete pad next to all park benches for companion seating
 - g. More seating around the site trees
 - h. Replace the game tables with cornhole or ping pong areas
 - i. Remove all game and picnic tables from the designs
 - j. Benches should be metal
10. General
- a. Change the paving style of the Peck and Union Street Parking to expand park for road closure events
 - b. Remove site perimeter fencing from designs to open up plaza
 - c. Upgrade site pedestrian lighting
 - d. Bring Mexican design influences to the plaza
 - e. Add more bicycle parking
 - f. Remove planting along main to provide access from sidewalk
 - g. Add drinking fountain with bottle filler to plaza
 - h. Needs rentable picnic area/pavilion for birthdays and parties
 - i. Upgrade electrical connections and lighting along Peck and plaza
 - j. Close off Peck Street all together to expand plaza
 - k. Thin planting to allow for better security in plaza at night
 - l. Add hidden PA system and speakers
 - m. Add dog bag dispensers at each corner of the plaza
 - n. More police presence near plaza bathroom
 - o. Incorporate community garden
 - p. Incorporate bioswales
11. Concept Preference
- a. Concept 2
 - b. Concept 1
 - c. Concept 3
 - d. Keep plaza as is with minor updates (lighting) and clean up planting
- C. Ramsay Park**
1. Family Center
- a. Expand Family Center in current location to incorporate indoor gym with basketball court
 - b. Incorporate cultural, visual, and performing arts
 - c. Locate Family Center building along softball outfield
 - d. Provide new or update kitchen space
 - e. Use multi-purpose flooring for basketball court to allow for different uses
 - f. Have one room as a larger expandable space with accordion style walls
 - g. Combine Nature Center and Family Center at current Family Center location
 - h. Incorporate murals to prevent graffiti

- i. Add second story restaurant/bar to Family Center building
 - j. Add more storage area to Family Center
 - k. Provide space for maintenance office
 - l. Add space for weight room
 - m. Replace Family Center expansion with pool
 - n. Resize gym space to provide for additional indoor soccer space
 - o. Add second story ranger office/look out to Family Center Building
2. Softball Field
 - a. Change to be a multi-use field that is also a full-size soccer field
 - b. Keep field only softball/baseball
 - c. Add batting cages, at old basketball courts
 - d. Add snack shack between softball and Soccer Central
 - e. Provide youth soccer field that fits within 300' softball field expansion to remove irregular shape
 - f. Add football and lacrosse striping to multi-use field
 - g. Provide bleachers on each side of field
 3. Soccer Fields
 - a. Needs lights
 - b. Provide more seating areas
 - c. Expand soccer field playable surface toward Main Street
 - d. Regrade soccer field to raise out of flood plain
 - e. Add concession building near soccer field and existing restroom
 - f. Add informational kiosk at the entry to the soccer field area
 4. Pump Track/Skate Park
 - a. Locate pump track at old skate park
 - b. More lighting at skate park/pump track
 - c. Locate pump track at hilltop area
 - d. Locate pump track at old play area
 - e. More police monitoring of new skate area to make safer for kids
 - f. Locate outdoor basketball at old skatepark site
 - g. Keep old skate park and remove pump track from design
 - h. Remove pump track from design and replace with futsal court
 5. Play Area
 - a. Move existing slide to new play area
 - b. Locate play area at hilltop area
 - c. Make new play area inclusive
 - d. Relocate play area to be more accessible
 - e. Locate play area to old skatepark
 - f. Add splash pad to play area
 - g. No fencing around play area
 - h. Add exercise equipment around play area for parents
 - i. Add more seating and group picnic around play area
 - j. More youth playgrounds
 6. Nature Center
 - a. Move the building up the hillside to be out of flood plain
 - b. Upgrade and expand the building
 - c. Keep Nature Center near slough
 - d. Add bathroom to Nature Center building
 - e. Update outdoor amphitheater for events, outdoor Nature Center classes, and performances
 - f. Add second story to Nature Center
 - g. Remove the amphitheater/outdoor classroom due to current lack of use of existing amphitheater
 - h. Increase use during the week
 7. Hilltop Picnic Area
 - a. Dog park should be located at top of hilltop with buffer area to separate from play area
 - b. Add community garden spaces at hilltop near proposed Nature Center
 - c. More BBQ stations and tables with shade covering
 - d. More group picnic areas
 - e. Locate pump track at hilltop where dog park is proposed
 - f. No dog park
 - g. Provide connection from dog park to slough trail
 8. Soccer Central
 - a. Upgrade building
 - b. Regrade hill between softball and Soccer Central to provide passive recreation/picnic area
 9. Front Parking Lot
 - a. Protect car wash area, or reconnect to sanitary sewer line
 - b. Needs more lighting to improve safety
 - c. Needs more attractive entry
 10. South Parking Lot
 - a. Incorporate lights that don't hit residential areas
 - b. Maintain one outdoor basketball court at old Nature Center site
 - c. Outdoor basketball court should be full court and have high quality surfacing and Plexiglas backboards
 - d. Expand parking at old Nature Center site
 - e. Include futsal court at old Nature Center site
 - f. Locate community garden space at old Nature Center site
 - g. Need outdoor basketball but not at this location due to safety

11. General Comments

- a. More lighting throughout the park
- b. Add more exercise stations throughout the park, along the walkways and trails
- c. Add pool complex at Ramsay Park
- d. Add parking lot off Main Street
- e. More BBQ picnic areas near each major use area
- f. Add bocce ball courts to park
- g. All art should be by local artists
- h. Add solar lighting to all pathways and parking lots
- i. More group picnic areas throughout park
- j. Access road needs better lighting and thinned out planting to prevent hiding spots
- k. Add fencing along slough to prevent homeless issues
- l. Add perimeter gates for security
- m. Add a trail from Target to the softball field spectator area
- n. Maintain the centrally located emergency access route through the park connecting the two parking lots
- o. Add a gazebo somewhere in the park
- p. Remove parking lot from Main Street

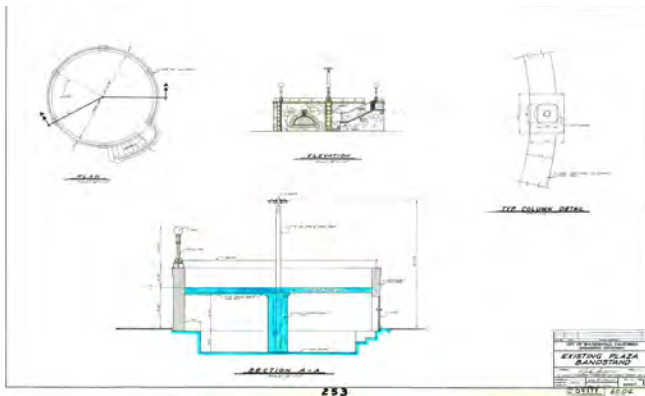
CITY PLAZA CONCEPT 1



Historic Gazebo: Approximately half of the public input favored the historic gazebo staying in the center of the plaza as the focal feature. The public input that supported the central location of the gazebo stated that in Hispanic culture, City-central plaza spaces similar to City Plaza always have a central gazebo feature. Along with this, the public stated that the current gazebo location is a historic symbol of Watsonville and would take away from the historic layout that makes this plaza iconic to the City.

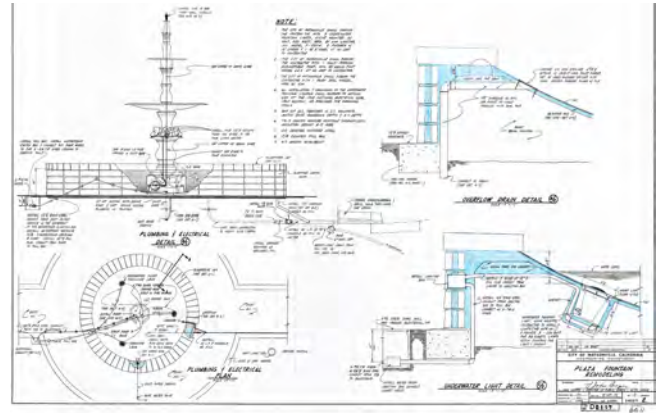
Due to the structural damage to the gazebo in the 1989 earthquake, the gazebo will need to have all stonework taken off and preserved while the internal structure is repaired. Once the structural integrity of the gazebo is retrofitted then the stonework shall be reapplied in the exact same layout and grouted. This will allow the public to have access to the gazebo again.

A small historic informational sign is proposed to briefly tell the history of the gazebo. The plaza around the gazebo is proposed to be decorative permeable pavers to highlight this area.



Historic Fountain: Through the various meetings and workshops, the public input strongly supported the historic fountain remaining in the same location it currently is in. The fountain does have functional issues and leaks, so the internal system that pumps the water will be retrofitted and the stone and tile work will be resealed to prevent future leaks.

A small circular brick paving plaza space with park benches will be installed to highlight this area as a focal feature of the plaza. A small historic informational sign is proposed to briefly tell the history of the fountain.



Stage: During the various meetings it was brought up that during the summer months a number of concert and performance based events are held at the plaza. Through review of the public input there was strong support for some form of a stage to be installed at the plaza for such events.

Due to the open lawn exiting condition at the Main Street side of the plaza, the stage was set up to face this direction. This will set the stage up in a space that will require the least demolition, while facing the main thoroughfare.

The stage will be elevated 18" from finished grade and will provide ramp ADA access for use by all. The stage is proposed to include a backdrop of columns that could include artwork by local artists. The columns could double as supports for a screen for movies in the plaza events.



Stage Spectator Seating: Approximately half of the public input during the meeting and workshops favored the protection of the open lawn space that exists at the plaza. The public stated that the open lawn space would provide for the maximum amount of different uses for the space.

The proposed design takes these comments and maintains the open lawn space in front of the stage for spectators, but adds a gradual slope to this area that slopes down toward the stage to provide for optimum viewing for all spectators. This area could be used for a wide variety of uses when there is not a performance happening on the stage.

Group Picnic and Game Table Areas: Through the various public meetings and workshops, the input was split on whether it was preferred to have two large group picnic areas in one centralized area, or multiple small pocket picnic areas. This proposed design addresses the larger centralized picnic and game table areas. The proposed group picnic areas and game table areas will be located on the Peck side of the plaza in order to be as close as possible to Peck Street, which could be shut down and used as a walkable street for events like farmers markets. This will allow for the maximum use of the tables, especially during events.

The picnic and game table areas will include shade structures and be paved with decomposed granite for ease of cleaning.

Play Area: During the public input meetings and workshops, there was strong support for the addition of a play area in City Plaza in order to help draw in more families and provide additional activities during events like the Strawberry Festival.

The play area was identified to be located along the Union Street side of the plaza per public support, as this will be able to harness the natural shade of the large trees in this area. The play area will include park bench seating and for parental supervision and a short ornamental fence to keep children from running out to the adjacent street.

The public suggested the inclusion of inclusive play elements, water play elements and natural looking play elements. Below are some examples of the styles of structures that are envisioned for this play area:

- Water Play Features
- Rope Play Features
- Natural Play Features
- Artistic Play Features



Restroom: Public support nearly unanimously supported the addition of a permanent restroom building to the plaza. Due to the size of the plaza and the available space, the restroom in the design was set up to be a two stall unisex style restroom that could support daily use of the plaza, but portable restrooms would still need to be brought in for larger events.

The public strongly supports the idea to include a restroom that could include a mural on the exterior to help strengthen the identity of the plaza. All murals would be created by local artists. The restroom would be surrounded by a permeable paver plaza that would provide for better protection of the root system of the adjacent Giants Sequoia.

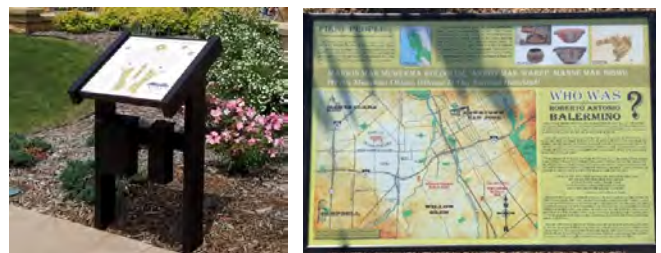


Primary and Secondary Entry Points: The primary entry points are located at each of the four corners of the plaza. These entry points are highlighted by the use of brick paving that tie into the brick lined arterial walkways, and this is all highlighted with a band of permeable pavers that tie to the highlighted historical elements around the gazebo and fountain.

The primary entry points are further highlighted with decorative planting around this brick plaza space. The secondary entry points are centered on the Peck Street and East Beach Street

Historic/Art Elements:

- **Cannons:** The historic cannons are an aspect of the plaza that is registered with the National Register of Historic Places, and thus cannot be removed from the plaza space. The cannons can, however, be moved around the space. Much of the public input pushed for the cannons to be removed from the plaza due to their violent imagery, but with the status of the National Registry of the plaza, the cannons have just been relocated to better serve the space. The relocation moves the cannons out of the open grass space to maximize the potential uses of the space, and moves them closer to the flag along Main Street.
- **Drinking Fountain on Main Street:** The historic drinking fountain on Main Street has not be altered in this design and will remain in it's existing location and condition.
- **Historic Informational Signage:** Due to the historic nature of the plaza, informational signage has been placed in a couple key locations near the historic elements (i.e. the gazebo and the fountain) that are registered with the National Registry of Historic Places in order to highlight these items and provide a brief history of their significance to the plaza and Watsonville.



- **Other Art/Historic Elements:** One of the main points of the public input was to use the park spaces to highlight the local culture using the work of local artists. This is addressed in this design using some form of structural element at the main entry points to provide an opportunity for local artwork of any type.

Circulation: Through the various public meetings and workshops, no matter which design was preferred there was almost unanimous support for maintaining the existing axial pathway design that radiates from the center gazebo out to the four corners of the plaza. This axial circulation was maintained and slightly upgraded with the improvement of the asphalt paving to concrete with brick banding to tie to the paving style seen along Main Street.

A set of secondary entry points were added off of East Beach Street and Peck Street to provide easier access into the center of the plaza. A third secondary access point was included off of Union Street to connect directly into the play area.

Peck Street: Due to the high use of Peck Street during major events and the weekly farmer's market, this street was redesigned in order to provide the ability to shut it down completely for safety during events. This design decision was unanimously supported at all public meetings and workshops. Due to the support for this, the street is proposed to be repaved with permeable pavers in order to further enhance the sense that this street is part of the park space when shut down, but also provide a drivable surface for when the street is open to traffic.

Union Street: From the public input meetings and workshops the input was strongly supporting the redesign of Peck Street to be a more walkable street. With such strong support for this aspect of the conceptual design, a majority of the public input also supported the redesign of the paving materials in the parking area along Union Street. This change in the paving materials will provide for a more comfortable feel for pedestrians during large events where many of the surrounding streets are closed off.

General Upgrades:

- **Site Seating:** Throughout the site additional seating has been added. A majority of the public input supported the addition of more seating than currently exists throughout the plaza. The seating along the main arterial pathways has been preserved as much as possible, with the area around the restroom being the only area that was removed from the current layout. Additional seating to make up for the lost seating was added around the play area, gazebo, historic fountain, and some of the existing trees.
- **Turf Areas:** Throughout the public input process, the public was split on the inclusion of structured seating for the stage, which would remove much of the open lawn space, and maintaining a maximum amount of open lawn space to use as seating area when needed. In Concept 1, the open lawn was preserved as much as possible to provide for more potential uses for the site when there is not a performance.
- **Planting:** The public strongly supported the preservation of the mature growth trees but supported removing and thinning out much of the lower growth plants and large shrubs that block views into the plaza. The mature trees have been preserved in all concept designs, while adding some new focal point specimen trees at key locations.
- **Electrical Upgrades:** One of the main comments that the public had during the various public meetings and workshops was that the electrical connections and site lighting needed to be updated. Due to nearly unanimous support of the upgrade to the lighting and electrical systems in the plaza, these items have been included in the attached cost estimate for all City Plaza concept designs, refer to appendix C.



Historic Gazebo: The decision on the location of the historic gazebo was split almost evenly, and half of the public input favored relocating the gazebo to the side of the central plaza to open up the center for more uses. The public input that supported the relocation of the gazebo stated that if the gazebo was structurally unsound and needed to be rebuilt, then this provided an opportunity to open up the space. Much of the support for the relocation of the gazebo was due to the ability to better utilize the plaza for performances, like performances by the local folklorico dance groups.

In the Concept 2 design the gazebo was shifted toward Main Street in order to open up the central plaza space which could serve as a location for large scale performances as well as provide for a larger spectator area.

The paving in the area where the gazebo was relocated from is proposed to be a permeable paver style similar to Concept 1. The area around the relocated gazebo would also be proposed to use permeable pavers to help highlight these two areas. Informational signage is proposed near the relocated gazebo to provide historical information about the gazebo and the plaza.

Historic Fountain: Due to the strong support for the historic fountain remaining in place with just functional upgrades, the historic fountain design remains relatively the same as in Concept 1. The main difference between Concept 1 and Concept 2 is that Concept 2 identifies a larger brick paver area with more seating to enjoy the fountain.

Stage: Some public input during the various public input meetings and workshops showed apprehension about including a stage at the plaza as it would not be used for performances for much of the year. Due to such strong support on the other side, to include a stage at the plaza, Concept 2 has identified a smaller area designated for the potential stage. In this concept this area could also just be a paved area designated for a portable stage.

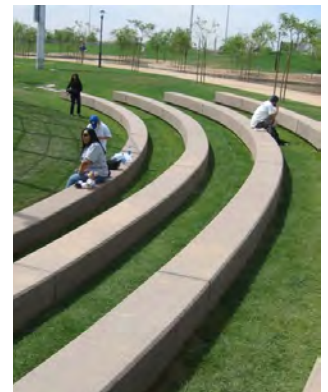
With the gazebo being relocated toward Main Street, the stage has been located on the East Beach Street side of the plaza. During the public input process there was a number of comments that stated that if a stage were to be included in the design, it should factor in some form of shade for the performers. The stage in Concept 2 has included a shade structure over the stage area.



Just as in Concept 1, the stage will be elevated 18" from finished grade and will provide ramp ADA access for use by all. The stage is proposed to include a backdrop of columns that could include artwork by local artists.

Stage Spectator Seating: Approximately half of the public input during the meetings and workshops favored providing a more structured seating area to make the plaza a hub for City performance events. The public showed interest in protecting the open lawn space where possible but put the structured seating as a priority over the open lawn space.

The proposed design in Concept 2 provides for 1' tall terraces of turf area that can be used for spectator seating during events, or just as additional seating area when no event is being held at the plaza. The proposed spectator seating has a paved, at grade area in front of the first terrace for ADA seating, and the seating area could flow into the center of the plaza if needed.



Group Picnic and Game Table Areas: Through the various public meeting and workshops, the input was split on whether it was preferred to have two large group picnic areas in one centralized area, or multiple small pocket picnic areas. This proposed design addresses multiple small pocket picnic and game table areas. In the Concept 2 design there is one larger group picnic area under the grove of mature trees on the Union Street side of the plaza, while sprinkling smaller areas of picnic and game tables throughout the plaza. With tables spread out, the public stated that this will draw people through the plaza during large events and could help bring people to the adjacent businesses. The picnic and game table areas will be located in such a way that the existing mature tree growth could provide shade.

PICNIC TABLE OPTIONS



GAME TABLE OPTIONS



Play Area: During the public input process there was a number of people that stated that the addition of a play area to the plaza would not benefit the plaza. The public that supported this concept stated that the plaza was a place of relaxation and the play area would bring unwanted noise and activity that could be found at the nearby Callaghan Park.

Restroom: Due to the overall support of the restroom design in Concept 1 the design of the restroom in Concept 2 would remain the same. The only change to the design of the restroom area would be a realignment of the existing sidewalk along Peck Street to provide for a larger planter area at the base of the Giant Sequoia to help with root protection.

Primary and Secondary Entry Points: The primary entry points to the plaza are located at each of the four corners of the plaza, as they are in the existing design. These entry points are highlighted with brick paving that tie into the brick lined arterial walkways and the highlighted historical elements around the gazebo and fountain.

The primary entry points are further highlighted with decorative planting around this brick plaza space with the use of specimen trees and short shrubs. The planter areas also include small elements that could highlight the work of local artists.

Similar small elements have been located at the two secondary entry points into the park that could also highlight works of local artists.



Historic/Art Elements:

- **Cannons:** Although slightly shifted away from the flag when compared to the cannon locations identified in Concept 1, the cannons are located similarly to the other conceptual designs to open up the turf areas.
- **Drinking Fountain on Main Street:** The historic drinking fountain on Main Street has not be altered in the designs.

- **Historic Informational Signage:** Similar to Concept 1, informational signage has been placed in a couple key locations near the historic elements (i.e. the gazebo and the fountain) that are registered with the National Registry of Historic Places in order to highlight these items and provide a brief history of their significance to the plaza and Watsonville.
- **Other Art/Historic Elements:** Similar to Concept 1, the plaza will be a place that can host the works of local artists.

Circulation: Due to nearly unanimous support for maintaining the existing axial pathway design that radiates from the center of the plaza out to the four corners, this design aesthetic will remain in Concept 2. Just as with Concept 1, the axial design will be slightly upgraded with the improvement of the asphalt paving to concrete with brick banding to tie to the paving style seen along Main Street and the brick entry areas.

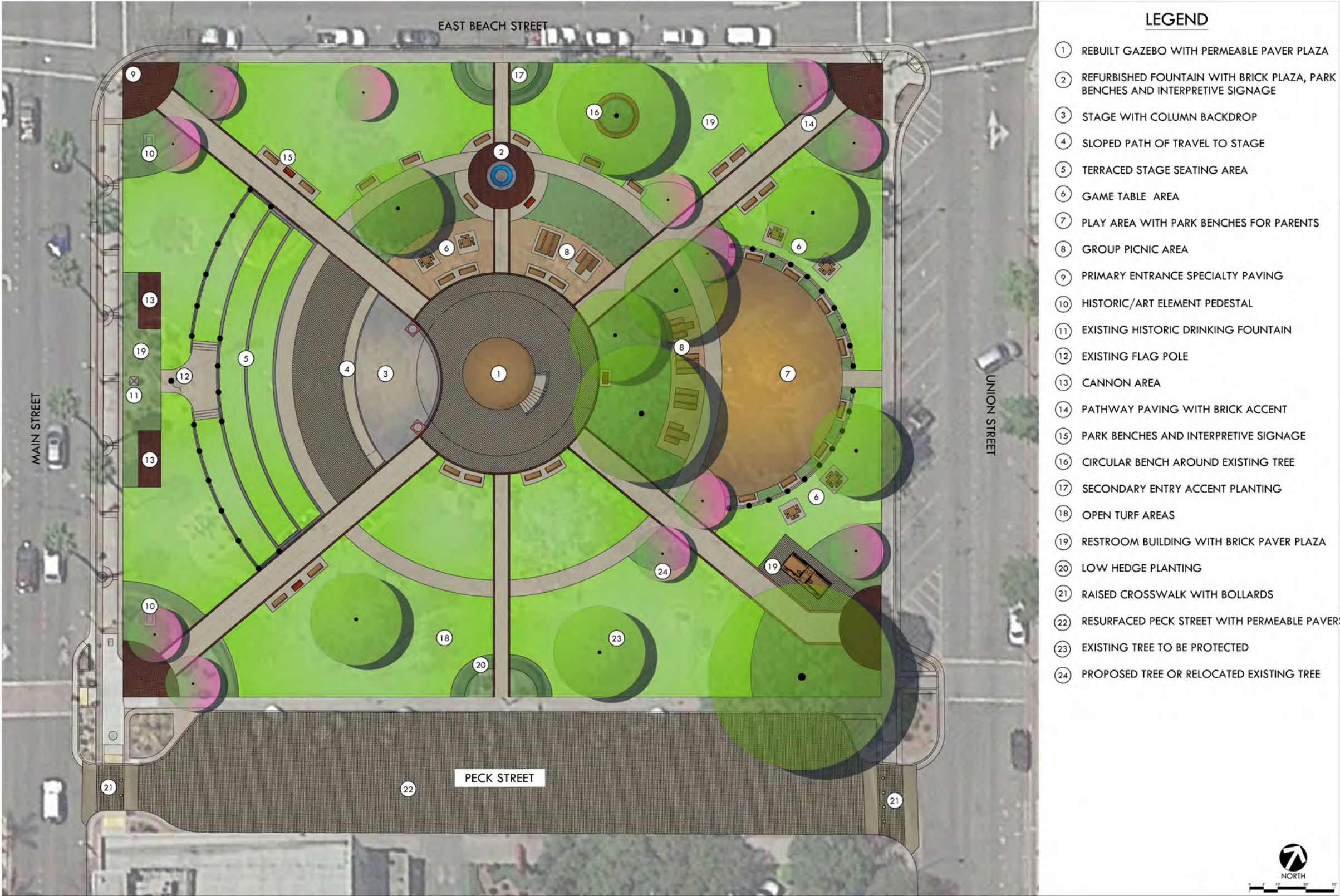
A significant amount of public input supported the desire to include a secondary circulation path within the plaza that guided visitors in a circle around the central plaza features. This secondary pathway is a common feature of City-center plaza in Hispanic cultures. In order to highlight this pathway, as well as provide areas to rest, park benches have been sprinkled along the outside edge.

Peck Street: With the nearly unanimous support for the redesign of Peck Street as a more walkable part of the plaza space, this feature has remained unchanged from Concept 1.

Union Street: The redesign of Union Street's parking area to be a part of the plaza space when needed was not as popular as the repaving of Peck Street since Union Street is less often used during events at the plaza. For this reason, as well as the minimal amount of area this adds to the overall plaza, the Union Street redesign was omitted from Concept 2.

General Upgrades:

- **Site Seating:** Just as in Concept 1, additional seating has been added throughout the plaza. The seating along the main arterial pathways has been preserved as much as possible and a significant amount of additional seating can be found along the secondary circular pathway. Additional seating was also added around the new gazebo location, historic fountain, and one of the existing trees.
- **Turf Areas:** Throughout the public input process, the public was split on the inclusion of structured seating for the stage, but this concept sacrificed the open lawn area for terraced seating. In order to balance out the open lawn space with that provided in Concept 1, the play area was removed and replaced with open lawn.
- **Planting:** The mature trees have been preserved in all concept designs, while adding some new focal point specimen trees at key locations.
- **Electrical Upgrades:** Due to nearly unanimous support of the upgrade to the lighting and electrical systems in the plaza, these items have been included in the attached cost estimate for all City Plaza concept designs, refer to appendix C.



Following the City Plaza pop-up meeting and the follow up meeting with the City staff, it was apparent that with such split opinions on many of the areas proposed for the two conceptual designs for City Plaza, a combination design should be created. Concept 3 design is a combination of all the most requested, or supported, upgrades to City Plaza, as noted in the findings section of this strategic plan document.

Historic Gazebo: Through the various public input meetings and workshops, keeping the gazebo central to the plaza but structurally rebuilding it was slightly more supported. Concept 3 follows the gazebo design proposed in Concept 1.

Historic Fountain: The existing location of the historic fountain was unanimously supported to remain, but the fountain is to be functionally upgraded. The fountain area paving is to follow the brick and seating design noted in Concept 1 so it matches the circular nature of the other plaza features.

Stage: With the gazebo remaining in the center of the plaza, it was necessary to place the stage in the location and orientation identified in Concept 1. This orientation provides for the maximum amount of space for spectators. The overall design of the stage in Concept 3 is to follow the stage design noted in Concept 1.

Stage Spectator Seating: Through the various public meetings and workshops, there was slightly more public support for the addition of terraced seating for the spectators of performances on the stage. With the stage orientation that was defined by the existing location of the gazebo, the terraced seating was forced to move to the Main Street side of the plaza. The terraced seating in this location would follow the same design of 1' tall terraces with turf seating areas, but due to the shape of the existing lawn area, the terraces became significantly longer and slightly shallower. The existing flagpole is to remain, so the central portion of the top terrace is split in two to maintain room for the existing flag.

Group Picnic and Game Table Areas: Due to the nearly even split of support for the large group picnic spaces versus the smaller separate seating areas, Concept 3 includes two large group picnic areas, one which utilizes nature shade and one with shade structures, and a couple small game table areas that are spread out around the plaza.

STRUCTURED SHADE OPTIONS



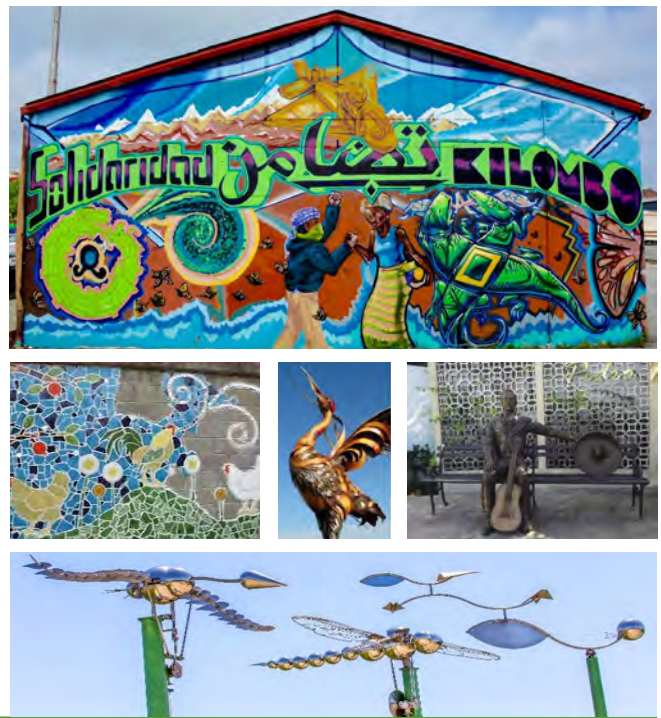
Play Area: The support for the play area outweighed the support against including a play area, so Concept 3 shows the same play area design as shown in Concept 1.

Restroom: The nearly unanimous support for an in-group restroom at the plaza, Concept 3 includes a two-stall restroom. The restroom location has shifted to the opposite side of the pathway at the corner of Peck Street and Union Street in order to preserve additional open lawn space on the Peck side of the plaza.

Primary and Secondary Entry Points: In order to maintain the circular design aesthetic that the public input supported, the entry design style identified in Concept 1 has been included in Concept 3.

Historic/Art Elements: All historic and artistic elements identified in Concept 1 have been included in the design for Concept 3 of City Plaza.

ART AT THE PARK OPTIONS



Circulation: The axial pathway design radiating from the center of the plaza to the four corners has been taken from both Concept 1 and 2 and brought into Concept 3. During the various public input meetings and workshops identified significant support for a secondary circular walking pathway outside the center plaza circle. This circular secondary pathway, commonly found in City-center plaza spaces in Hispanic cultures, has been included in Concept 3.

Peck Street: The nearly unanimous support for the redesign of Peck Street has continued this design feature to Concept 3.

Union Street: The redesign of the Union Street parking area to be more of a walkable paving style has been removed from Concept 3 as the public did not see enough benefit for this to outweigh the cost to redesign such a small area.

General Upgrades:

- **Site Seating:** The number of features identified in Concept 3 has minimized the amount of additional park benches that were included. The overall layout of park benches is most similar to Concept 1.
- **Turf Areas:** The inclusion of the play area and the terraced seating area in Concept 3 minimized the overall amount of open turf space from what currently exists. Some of the park bench seating and layout of seating areas have been revised from the other two designs in order to maximize the one open turf area located on the Peck Street side of the plaza.
- **Planting:** The mature trees have been preserved in all concept designs, while adding some new focal point specimen trees at key locations.
- **Electrical Upgrades:** Due to nearly unanimous support of the upgrade to the lighting and electrical systems in the plaza, these items have been included in the attached cost estimate for all City Plaza concept designs, refer to appendix C.

RAMSAY PARK RECOMMENDATIONS

The design process began with two conceptual plans for Ramsay Park. Each concept was developed from the feedback and input received at the first Stakeholders Meeting and included their goals and objectives for the use zones to be found in the park. Both concepts focused on strengthening and enhancing the park's overall program while maintaining the characteristics that make it a unique space that is a statement piece for the City of Watsonville and draws in numerous visitors every week.

Through the meetings and workshops that followed this initial Stakeholder Meeting, the designs were continually refined due to the noted trends and themes that repeatedly were the focus of those workshops. After the pop-up meeting at Ramsay Park, the feedback had directed the conceptual design process to one singular preferred design. The following pages feature the plan graphic of the preferred conceptual plan that resulted from the ten public meetings and workshops.



CONCEPT LEGEND

- ① FULL SIZE SOCCER FIELD
- ② STORAGE BUILDING
- ③ RENOVATED FAMILY CENTER
- ④ FAMILY CENTER / GYM BUILDING EXPANSION
- ⑤ EXISTING TRAIL
- ⑥ PROPOSED TRAIL
- ⑦ INDIVIDUAL PICNIC AREA
- ⑧ GROUP PICNIC AREA
- ⑨ SOFTBALL AND SOCCER MULTI-USE FIELD
- ⑩ DOG PARK
- ⑪ PUMP TRACK
- ⑫ PLAY AREA
- ⑬ RELOCATED AND IMPROVED SLIDE
- ⑭ SPECTATOR AREA
- ⑮ SERVICE PARKING SPACE
- ⑯ AMPHITHEATER/ OUTDOOR CLASSROOM
- ⑰ NATURE CENTER
- ⑱ WETLAND OVERLOOK DECK
- ⑲ FEMA FLOOD ZONE
- ⑳ RENOVATED RESTROOM
- ㉑ EXERCISE STATION
- ㉒ MODIFIED PARKING LOT
- ㉓ SCORER'S BOOTH
- ㉔ NEW PARKING ON MAIN STREET
- ㉕ EXISTING RESTROOM
- ㉖ BASKETBALL COURT
- ⊙ ART FEATURE

PARKING COUNT
EXISTING: 167
PROPOSED: 172



Pump Track: In the initial design, the pump track was proposed in two different locations, one being up at the hilltop area and the other being where the old skatepark is located. Through the various public input meetings, the location of the old skatepark was selected as the best suited for the activity, as pump tracks are best suited in relatively flat areas.



The pump track will replace the existing old skatepark that has been under utilized since the new skatepark on Main Street was installed. The addition of the pump track will now provide a designated space for both skateboarders and bicycle enthusiasts within the same park.

The local Santa Cruz Mountain Bike group attended a number of the public input meetings and workshops to make sure their voice was well received. This group has already been in talks with the City regarding potential designs for this location. The bike park will include perimeter fencing and both dirt and built pump track elements.



Dog Park: Although there was some resistance to including a new dog park at Ramsay Park, the public input showed much stronger support for providing a dog park here. The public stated that there is a current lack of designed dog park space in the City parks system, and with the overall size of Ramsay Park, this was the perfect site for a new dog park.



After review of the two conceptual designs, the public agreed that the dog park would be best located at the very top of the hilltop area of the park, as a dog park is one of the few site elements that could work with the steep terrain.

The main improvement that would be required in order to install the dog park area would be to design and construct an accessible path of travel to the entry into the dog park from the play area.



Soccer Fields: The existing soccer fields are some of the only City owned soccer field in Watsonville and are a prized commodity to the City. Initially the soccer fields were identified to be synthetic turf, but after reviewing the flood plain plans, it was noted that approximately half of the existing soccer field is located in the flood plain. This lead to a design that identified the soccer field as natural turf.

The existing soccer fields are currently set at a natural slop that is not ideal for play, so one of the first parts of the soccer field design process was to raise the fields, using tall curbs, to provide for a slope of 1.2% which is ideal for soccer play.

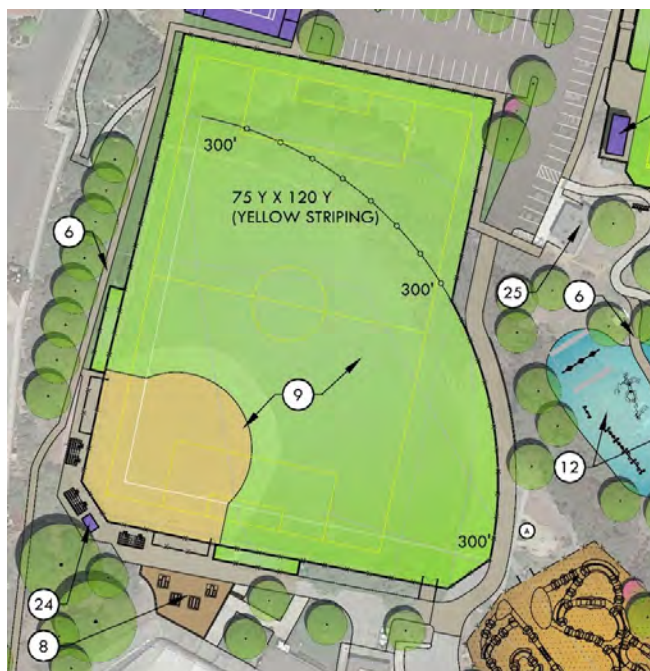
Once this design was brought to the public for input, the main feedback was that designated seating was necessary for this redesign. The design was further developed to include terraced concrete seating along the south side of the field that would work with the existing slope to not only provide seating but also retain the hillside.



Lastly, the public input indicated strong support for adding lighting to the fields and providing additional storage space for the soccer programs. Sports field lighting was added to the hillside and just behind the existing netting system along Main Street. For storage, the existing shed was brought down to field level and will have a concrete pad poured to provide a level foundation.



Multi-Use Field: One of the items that had the most support, due to the current need for additional sports field space, was the redesign of the existing softball field to be a synthetic turf multi-use field. The existing softball field is located outside the flood plain, thus, this is the perfect location for an expanded synthetic turf field.



The synthetic turf field will provide a space for not only the softball and baseball groups that use this space currently, but also the local soccer groups that are constantly searching for additional fields.

The multi-use field would provide permanent striping for both baseball and soccer. The other amenities that would be included in the redesign of this area would be bullpens, new bleachers, and longer outfields.

The existing scorebooth building is in disrepair and will be demolished and replaced with additional bleachers and a portable scorebooth.

Due to the expansion of the outfield fence, the existing maintenance access road would be redesigned to provide access around the new outfield fence.

This area will also provide a new decomposed granite group picnic area between the multi-use field and Soccer Central.

Expanded Family Center: The existing Ramsay Family Center is currently going through renovations, including new paint and flooring.

Through the various public input meetings a number of potential solutions for how to upgrade the Ramsay Family Center were brought up, from replacing it with a pool to adding a restaurant and a second floor. The one item that came up at every meeting was to include an indoor basketball court that could serve the community as both a basketball court as well as a multi-purpose space.



The expansion identified in the conceptual design would include an indoor basketball court that includes a multi-purpose flooring material. The expansion design would also include bleachers that can retract into the wall, restrooms, and storage space.

The expansion of the Ramsay Family Center would replace the existing outdoor basketball courts and storage shed.

Northern Parking Lot: Due to the expansion of the Ramsay Family Center and the new multi-use field, the northern parking lot would need to be redesigned. The public feedback showed strong support for this as long as the overall parking counts were not compromised, and the existing car wash drain connection was either protected or relocated.

Due to the smaller size of the parking lot, the overall parking could be smaller, but in order to address this an additional parking lot was proposed off Main Street, see the next section.



The impacted parking requirements in this lot has required the car wash drain connection be relocated closer to the Family Center, but that system would be protected for future use.

Main Street Parking Lot: With the public requiring the redesign of Ramsay Park to not lose any parking spaces, an additional parking lot was designed to come off Main Street. This parking lot would address the parking spaces lost by the addition of the multi-use field and would even add a couple spaces to the park.



This parking lot would provide direct access to the redesigned walking path along Main Street.

Play and Picnic Areas:

One of the most passionately supported items in the original design was the inclusion of a large centrally located play area for all ages of children. The majority of the public feedback was in support of providing the play area at the lower edge of the hilltop area of Ramsay Park, which is the most level part of the hilltop area. This location was also the location selected because it was somewhat visible from Soccer Central, the multi-use field, and the Nature Center.



The play area was split into two zones to provide play experiences for both young children and older children. Based on the public feedback, the goal of this play area would be to provide an inclusive play area.

PLAY FEATURES OPTIONS

- Reuse existing slide
- Rope play elements
- Inclusive play elements
- Natural style climbing elements



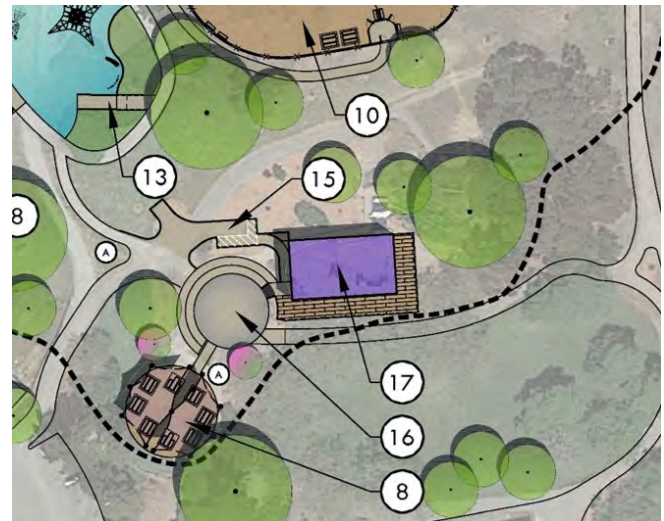
Throughout the hilltop area, the public had requested the picnic areas be redesigned, but no picnic tables be lost. The design for the hilltop picnic areas used the spaces around the play area as pockets for small group picnic experiences where parents could have a comfortable space to watch their children play. The hilltop area also included two larger group picnic areas, one of which could be for rentals.

The public input throughout the process indicated that it would be ideal to provide some picnic areas that overlooked the soccer field for use while watching the games going on below.



Nature Center: The existing Nature Center is currently located in the flood plain and is in serious disrepair.

During the public input process, it was unanimously supported to provide a new updated Nature Center building and move it up the hill to locate it outside of the flood plain. The public showed very strong support for the building being at least one and a half times the current size to provide for more educational opportunities.



The location of Ramsay Park next to the slough was an important factor brought up in the public input meetings that lead to the Nature Center being located at the old playground area. The proposed location, along with the addition of a perimeter deck that acts as an overlook into the slough, will provide for enhanced bird watching experiences offered by the Nature Center.

The existing outdoor amphitheater area would be upgraded with concrete terraced steps for outdoor class and presentation experiences.

The public stated that there are a number of classes offered at the Nature Center, so an outdoor picnic area with shade structures was also added to provide more outdoor table space.



Outdoor Basketball Court: The old Nature Center site was an area that was split in the early meeting regarding how to treat this area. There were initially two proposals, one of which was to add more parking here, and the other was to relocate the outdoor basketball court here.

Through the various public meetings and workshops the public swayed to support the relocation of the outdoor basketball court more than additional parking.

The space previously occupied by the Nature Center did not add enough parking spaces to draw in enough support. The addition of the parking lot on Main Street swung the majority of the public support to relocating the outdoor basketball court.



The public direction for the outdoor basketball court was to provide perimeter fencing to prevent the balls going into the slough, to provide high quality surfacing and striping and to provide high quality plexiglass backboards.

PLAN OF ACTION

PRIORITIZING PROJECTS

Due to the financial costs needed to implement the strategic plan along with the input from the public regarding the 2009 Master Plan Goals, the Ramsay Park design, and the City Plaza designs, the goals and park updates have been prioritized. Due to the overall cost of implementing a project like Ramsay Park, this project has been broken up into potential phases of construction. Taking into account all potential costs and the public input on prioritization of the work ahead of the Parks and Recreation Department in order to reach the vision set forth in this Strategic Plan document, the following items have been listed in order from highest priority to lowest.

1. Address parks deferred maintenance and upgrades
2. Construction of City Plaza conceptual design
3. Phased Construction of Ramsay Park conceptual design (Phases identified in order of priority below)
 - a. Bike Pump Track Area
 - b. Dog Park Area
 - c. Ramsay Park Soccer Upgrades
 - d. Synthetic Turf Multi-Use Field Area
 - e. Ramsay Family Center Expansion, Northern Parking Lot Redesign and Main Street Parking Lot Addition
 - f. Hilltop Playground and Picnic Area
 - g. Nature Center Area
 - h. Outdoor Basketball Court Area
4. Address trails deferred maintenance and extensions
5. Work with local schools, churches, and other landowners to create land use and maintenance based partnerships to meet the needs of the public
6. Construction of a multi-generational Community Center

IMPLEMENTATION COSTS

For each of the concept designs for City Plaza and the concept design for Ramsay Park, preliminary cost estimates have been set up. The following are the cost estimate summaries for these designs, and the complete itemized preliminary estimates can be found in Appendix C.

IMPLEMENTATION COSTS FOR CITY PLAZA CONCEPTUAL DESIGN

City Plaza Renovation
City of Watsonville
Preliminary Statement Probable Construction Costs
VERDE DESIGN PROJECT NO. 1821900

June 25, 2019
Verde Design Inc.
Completed by: HT/RK
Reviewed by: DM / CMES

Concept 1 Preliminary Cost Estimate	\$2,455,626.00
Concept 2 Preliminary Cost Estimate	\$2,529,381.00
Concept 3 Preliminary Cost Estimate	\$2,401,890.00

Notes:

- 1) Design contingency is for further development of design and compensates for unknown elements. We will eliminate as we move to Bid Documents.
- 2) Construction Contingency is provided to cover for site conditions and additional work not anticipated for upgrades. Owner has covered this contingency out of another account and is not part of this budget.
- 3) In Providing opinions of probable construction cost, the Client understands that the Landscape Architect has no control over costs or the price of labor equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of the Landscape Architect's qualifications and experience. The Landscape Architect makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.
- 4) Construction costs are based on current market prices.

VERDE DESIGN
2455 The Alameda, Suite 200 Santa Clara, California 95050
T: 408 985 7200 • F: 408 985 7260 verdodesigninc.com

1 of 10

IMPLEMENTATION COSTS FOR RAMSAY PARK CONCEPTUAL DESIGN

Ramsay Park Renovation

City of Watsonville

Preliminary Statement Probable Construction Costs

VERDE DESIGN PROJECT NO. 1821900

June 25, 2019

Verde Design Inc.

Completed by: HT/RK

Reviewed by: DM / CMES

Soccer Field - Natural Turf	\$2,698,048.00
Main Street Parking	\$578,733.00
Dog Park	\$324,660.00
Basketball Court	\$252,099.00
Nature Center Area	\$1,557,717.00
Pump Track Area	\$639,998.00
North Parking Lot	\$1,208,706.00
Play Area	\$1,680,654.00
Softball / Soccer Field - Synthetic Turf	\$2,420,576.00
Ramsay Family Center Building Expansion	\$4,244,079.00
Subtotal Estimated Construction Cost:	\$15,605,270.00
Survey, Permits, Traffic, SWPPP, etc. - 2%	\$312,105.00
Mobilization, Bonding & Project Management 10%	\$1,560,527.00
Bidding & Inflation Contingency 4% (First Year)	\$624,211.00
Construction Contingency 10%	\$1,560,527.00
Design Contingency 10%	\$1,560,527.00
Total Estimated Cost with Construction Contingency:	\$21,223,167.00

Notes:

- 1) Design contingency is for further development of design and compensates for unknown elements. We will eliminate as we move to Bid Documents.
- 2) Construction Contingency is provided to cover for site conditions and additional work not anticipated for upgrades. Owner has covered this contingency out of another account and is not part of this budget.
- 3) In Providing opinions of probable construction cost, the Client understands that the Landscape Architect has no control over costs or the price of labor equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of the Landscape Architect's qualifications and experience. The Landscape Architect makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.
- 4) Construction costs are based on current market prices.

VERDE DESIGN
3455 The Alameda, Suite 200 Santa Clara, California 95050
T: 408 985 7200 • F: 408 985 7260 verdodesigninc.com

1 of 20