

SUBJECT: Approval of the Staples Ranch Neighborhood Master Plan (+/- 5-acres)

BACKGROUND

At your meeting of May 14, 2009, the Commission approved a Staples Ranch Neighborhood Park Master Plan (Master Plan) process with the goal of completing a Master Plan for City Council review and approval. The agenda report outlining the Staples Ranch development and the recommended neighborhood park master plan process is included as Attachment 2. As outlined in Attachment 2 and as approved by the Commission, the Staples Ranch Neighborhood Park Master Plan process is comprised of two or three public meetings as follows:

Meeting One (May 14) – Provide direction regarding the Staples Ranch neighborhood park master plan process, approve the park concept and elements for the storm water detention area of the park, and provide any comments regarding the Staples Ranch neighborhood park elements included in the Staples Ranch Community Park Master Plan.

Meeting Two (August 27) – Review the draft neighborhood park master plan and provide feedback regarding design and elements. If appropriate, approve the master plan and recommend City Council approval.

Meeting Three (If needed) – Review changes to the Staples Ranch neighborhood park master plan and if appropriate, approve and recommend City Council approval.

Staff worked with project consultants, Gates + Associates, in preparing a Master Plan and it is being presented for Commission review and if appropriate, approval. The Master Plan is included as Attachment 1.

DISCUSSION

Consistent with park elements included in the Staples Ranch Community Park Master Plan for the Staples Ranch Neighborhood Park, and the direction provided at the Commission's May 14 meeting, the proposed Master Plan includes vehicular parking, restroom, pedestrian circulation, pedestrian plaza, picnic table and shade structure, two lighted tennis courts, and a stormwater detention area. The stormwater detention basin, and many other areas of the park, are designed to reflect the qualities of the regional California landscape with natural aesthetics and minimal ongoing maintenance and care. This more natural landscape is consistent with Bay Friendly Landscape guidelines and will represent a unique design for a Pleasanton neighborhood park. In addition, this more natural approach will accent the native grass meadow included in the Staples Ranch Community Park Master Plan. As indicated at the May 14 meeting, the environmental

impact report (EIR) for Staples Ranch provides that stormwater for Staples Ranch developments will be treated at each development after which the treated stormwater will drain to the neighborhood park stormwater detention basin. After the treated stormwater is captured in the detention basin, it will be released to the Arroyo Mocho at a flow rate that minimizes an impact on erosion and wildlife in the Arroyo.

As stated in the Master Plan, the concept for the Staples Ranch Neighborhood Park is to seamlessly integrate a detention basin with a community park. The basin is shaped to create a more organic feel than found in most traditional detention areas and creates for an area for recreation on the northwest corner of the site. Swales running from the inlet pipes to the outfall within the basin allow for a year round wet zone which has been landscaped to recreate the characteristics of a natural riparian zone. This adds visual interest, expands the variety of plant material within the basin, and creates habitat for birds and wildlife.

A pedestrian trail has been designed to create a loop around the basin for walking and jogging. Two lighted tennis courts provide additional recreational opportunities not offered in the Staples Ranch Community Park to the south. A covered picnic area, benches and a restroom are located near parking and the trail. The use of a consistent palette of site furnishings and a pedestrian connection across Stoneridge Drive will connect the two City parks within the Staples Ranch Master Plan area.

The plant palette relies heavily on California natives with very little traditional lawn. This Bay Friendly landscape will be low water use and low maintenance. Signage along the trail will highlight native plants, birds and wildlife.

STAFF RECOMMENDATION

Based on this process and the current state of the proposed Master Plan, staff is recommending the Commission approve the Neighborhood Park Master Plan. If the plan, with minor adjustments, meets the Commission's vision, staff recommends it be approved without additional meetings. If the Master Plan does not meet the Commission's vision, staff recommends the Commission provide direction regarding desired amendments and staff will bring forth a new Master Plan at a future date. Regardless of the Commission's action, the City Council will hold an additional public meeting for the purpose of reviewing and adopting the Master Plan.

Respectfully submitted,

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Director of Parks and Community Services

Steven Bocian
Assistant City Manager

Attachments:

1. Staples Ranch Community Park Master Plan Graphic

2. Parks and Recreation Commission Agenda Report from May 14, 2009.