



Public Spaces Commission

Special Meeting **AGENDA**

Conference Center ♦ 200 S School St ♦ Ukiah, CA 95482
or by Zoom Link: <https://us06web.zoom.us/j/81764322746>

March 14, 2023 - 5:00 PM

1. **ROLL CALL**

2. **INTRODUCTIONS**

3. **APPROVAL OF MINUTES**

- 3.a. Approval of Minutes from November 8th 2022- Regular Meeting

Recommended Action:

Attachments:

1. 2022-11-8 Minutes

- 3.b. Approval of Minutes from January 10th 2023-Special Meeting

Recommended Action:

Attachments:

1. 2023-1-10 Minutes

4. **STAFF MEMBER PRESENTATIONS/REPORTS**

- 4.a. Neil Davis- Community Services Director- Potential Development of Undeveloped Space Along the Great Redwood Trail Between Mason St. and the Great Redwood Trail.

Recommended Action: Recieve report, collect public comment, and discuss.

Attachments:

1. Amended License Agreement - fully signed 1314-238-A3 NCRA - 2021
2. ADDENDUM NO 1 NCRA LICENSE 2022
3. Highlighted Area
4. Mason Existing Parking Lease map
5. Wagenseller Park Analysis_December 2017
6. GRT Park Master Plan Final

- 4.b. Neil Davis- Community Services Director- Review of the Strategic Plan and Future Uses of Observatory Park

Recommended Action: Staff recommend the Public Spaces Commission collate community input at the Forum and consider forming working groups at subsequent PSC meetings to finalize recommendations to Council regarding an update or extension of the Observatory Park Strategic Plan.

Attachments:

1. COU OP Strategic Plan 2018-2023-final
2. 2023 Performance Evaluation

- 4.c. Marianne Davison- Senior Recreation Coordinator- Low Gap tennis court conversion to dedicated pickleball courts.

Recommended Action: *Staff to present and receive public input on* Low Gap tennis court conversion to dedicated pickleball courts.

Attachments:

1. Attachment 1
2. Attachment 2

5. COMMISSIONERS REPORTS

6. UNFINISHED BUSINESS (DISCUSSION ONLY)

7. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

The Public Spaces Commission (PSC) welcomes input from the audience that is within the subject matter jurisdiction of the PSC. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.

8. NEW BUSINESS

- 8.a. Discussion and Possible Approval for Staff to Schedule an Additional Community Forum to Present McGarvey Park Conceptual Design Plans for Community Input.

Recommended Action: *Authorize staff to schedule* an additional Community Forum to present McGarvey Park Conceptual Design Plan.

Attachments: None

9. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the Public Spaces Commission after distribution of the agenda packet are available for public inspection at the main entrance of the City of Ukiah Annex, located at 411 W. Clay St., Ukiah, CA 95482, not less than 72 hours prior to the meeting set forth on this agenda.

CITY OF UKIAH
PUBLIC SPACES COMMISSION MINUTES
Community Forum
Conference Center- 200 S School St.
Ukiah, CA 95482
Virtual Meeting Link: <https://us06web.zoom.us/j/81764322746>
November 8th, 2022
5:00 p.m.

1. ROLL CALL

Public Spaces Commission met at a Community Forum on November 8th, 2022, having been legally noticed on November 4th, 2022. The meeting was held virtually at the following link: <https://us06web.zoom.us/j/81764322746> and in person at the Conference 200 S School St. Ukiah Ca 95482. Commissioner Babbini called the meeting to order at 5:02 p.m. Roll was taken with the following **Commissioners Present:** Elora Babbini, Megan Parker, Vicki Bitonti-Brown and Casey Thompson **Commissioners Absent by Prearrangement:** Susan Knopf **Staff Present:** Neil Davis, Community Services Director and Mikki Taylor, Community Services Administrative Secretary.

2. INTRODUCTIONS

Casey Thompson- Newest Commission Member.

3. PETITIONS AND COMMUNICATIONS

None Given

4. APPROVAL OF MINUTES

a. Approval of Minutes from March 22nd 2022 – Regular Meeting

*Parker/Bitonti-Brown to approve the Minutes of March 22nd, 2022, a Regular Meeting; as submitted. Motion **carried** by the following roll call vote: AYES: Babbini, Thompson NOES: None. ABSENT: Knopf ABSTAIN: None*

b. Approval of Minutes from August 4th 2022- Regular Meeting

*Parker/Bitonti-Brown to approve the Minutes of May 10th, 2022, a Regular Meeting; as submitted. Motion **carried** by the following roll call vote: AYES: Babbini, Thompson NOES: None. ABSENT: Knopf ABSTAIN: None*

5. STAFF MEMBER PRESENTATIONS/REPORTS

a. Shannon Riley- Deputy City Manager- City of Ukiah Climate Action Initiatives

Presenter: Shannon Riley

Report was received

b. Maya Simerson- Project and Grant Administrator & Neil Davis- Community Services Director- Western Hills

Presenter: Maya Simerson & Neil Davis

Report was received

6. COMMISSIONER REPORTS

a. Elora Babbini - Commission Member

b. Megan Parker – Commission Member

c. Vicki Bitonti-Brown- Commissions Member

7. **UNFINISHED BUISNESS**

None Given

8. **AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

Public Comment: Western Hills questions and concerns from multiple Ukiah West Side Residents.

9. **NEW BUSINESS**

None Given

10. **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:10 p.m.

Mikki Taylor, Public Spaces Commission Clerk

**CITY OF UKIAH
PUBLIC SPACES COMMISSION MINUTES
Special Meeting
411 W. Clay St- Conference Room #5
Ukiah, CA 95482**

Virtual Meeting Link: <https://us06web.zoom.us/j/81764322746>
January 10th, 2023
5:00 p.m.

1. ROLL CALL

Public Spaces Commission met at a Community Forum on January 10th, 2023, having been legally noticed on January 6th 2023. The meeting was held virtually at the following link: <https://us06web.zoom.us/j/81764322746> and in person in Conference Room #5 at 411 W Clay, Ukiah Ca 95482. Commissioner Babbini called the meeting to order at 5:03 p.m. Roll was taken with the following **Commissioners Present:** Elora Babbini, Vicki Bitonti-Brown and Casey Thompson **Commissioners Absent by Prearrangement:** Megan Parker **Staff Present:** Neil Davis, Community Services Director and Mikki Taylor, Community Services Administrative Assistant.

2. INTRODUCTIONS

Joe Scrivven- Ukiah Resident

Rob Fitzsimmons- County Planner

3. APPROVAL OF MINUTES

a. Approval of Minutes from November 8th 2022 -Community Forum
No Quorum- move to next meeting

4. STAFF MEMBER PRESENTATIONS/REPORTS

a. Neil Davis- Community Services Director- Todd Grove Playground and BBQ Area Update
Presenter: Neil Davis

Report was received.

b. Neil Davis- Community Services Director- Western Hills Update
Presenter: Neil Davis

Report was received.

5. COMMISSIONER REPORTS

a. Vicki Bitonti-Brown- Commissions Member

6. UNFINISHED BUISNESS

a. Annual Review and Adoption of 2023 PSC Community Outreach Plan
Presenter: Neil Davis

Report was received no action taken due to quorum.

b. Discuss and make topic recommendations for the upcoming Community Forum
Presenter: Neil Davis

Report was received no action taken due to quorum.

7. **AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

Public Comment: None Given

8. **NEW BUSINESS**

None Given

9. **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:15 p.m.

Mikki Taylor, Public Spaces Commission Clerk

AMENDED LICENSE AGREEMENT

THIS AMENDED LICENSE AGREEMENT (“Agreement”), made as of June 18, 2014, is amended as of 17 day of December 2020, by and between the North Coast Railroad Authority, a public agency formed pursuant to Government Code Section 93000 et seq. (“NCRA”) and the City of Ukiah, a municipal public entity (“City”).

RECITALS

- A. NCRA or its successor (“NCRA”) is the property owner or easement holder of the railway right-of-way corridor (“Rail Corridor”) located in Mendocino County and under contract for operation with the Northwestern Pacific Railroad Company (“NWP”).
- B. In conjunction with NWP, NCRA adopted a Policy and Procedures Manual for the design, construction, safety, operations, and maintenance of shared use public trails located within the Rail Corridor (“Rails-with-Trails”).
- C. The City seeks to develop a Rails-with-Trails path, recreational facilities, and landscaping within the Rail Corridor located in the City of Ukiah jurisdictional area consistent with said Rails-with-Trails Policy and Procedures Manual.
- D. NCRA desires to issue a license to the City to use the Rail Corridor for the Ukiah NWP Rail Trail Project, and the City desires to accept such license, on the terms and conditions set forth in this License Agreement.

NOW THEREFORE, in consideration of the mutual covenants, conditions and agreements recited herein and made a material part hereof, the NCRA and City agree as follows:

1. Definitions.
2. Description of License Property. The property subject to this Agreement (the “License Property”) is defined as that specific section of the Rail Corridor within the Ukiah City Limits beginning in the south at the south end of Taylor Drive, at or near Station 5814+50(?) and terminating in the north at Brush Street, at or near Station 5968+50.
3. Use. NCRA hereby grants to the City a non-exclusive license to access and use the License Property to construct, install, maintain, reconstruct, remove, repair and manage a multi-modal public path, and recreational features for shared use by, including but not limited to, bicyclists, pedestrians, wheelchairs, joggers, and other non-motorized uses. Motorized vehicles shall be permitted access and use as needed by the City, its agents and contractors, for construction and maintenance purposes, and by emergency response personnel. On signs within the project area referencing the trail by name, the City shall

use the name: "The Great Redwood Trail". All use shall be consistent with the NCRA Rails-with-Trails Policy and Procedure Manual, adopted May 13, 2009, amended August 12, 2009, and all future amendments thereto.

4. Term. The term of this Agreement shall be forty (40) years (the "Term") commencing on New Date here (the "Commencement Date"), and, unless sooner terminated or extended as herein provided, shall terminate on New date, 2061.
5. Conditions Precedent. This Agreement shall be null and void in the event the City fails to obtain funding and all regulatory permits required for trail construction.
6. License Fee. City shall maintain the trail which will provide maintenance to the NCRA right-of-way in lieu of a one-time license payment. The City shall track the annual maintenance of the trail / right-of-way. In lieu of either a one-time or annual license fee payment, the City shall provide maintenance to completed trail segments as follows: a.) maintain drainage structures between the center line of the railroad main line and the western edge of the main line right-of-way; b.) provide all vegetation management, including tree trimming and removal, between the center line of the railroad main line and the western edge of the main line right-of-way; c.) additionally, north of Perkins Street and south of Clara Avenue, provide vegetation management between the western edge of the main line right-of-way and the easterly line of Mason Street; d.) although not required, the City, at its sole discretion and expense, may perform such additional vegetation management as it deems appropriate within the License Property.
7. Trail Construction.
 - (a) Facility Construction, Timing. The City may construct trail and recreational facility improvements in the License Property in segments as funding allows. Individual trail segments shall not be open for public use until completion of the trail improvement in said segment. Where required by permitting or other regulatory authorities, NCRA reasonably agrees to execute and deliver applications for permits, licenses or other authorizations relating to the Rail Corridor. Trail segments shall be constructed in accordance with approved Construction Plans, and all applicable laws, rules, regulations and permits. The City shall provide fourteen (14) days advance written notice to NCRA prior to beginning construction on any trail segment. The City shall provide fourteen (14) days advance written notice to the NCRA prior to opening any trail segment for public use.
 - (b) Construction Plan Approval. The City shall submit detailed construction ready plans and specifications ("Construction Plans") to the NCRA for review and approval prior to constructing any trail segment. Within one hundred twenty (120) days of receipt, the NCRA shall provide comments and input on the Construction Plans to the City.

Failure to provide comments to the City within this time period shall be deemed approval by the NCRA of the Construction Plans.

(c) **Construction Plan Contents.** Construction Plans shall include, but not be limited to, specifications for temporary construction fencing, permanent landscaping, fencing or other trail demarcation and setbacks, and signage. Construction Plans shall comply with all standards and conditions set forth in the Rails-with-Trails Policy and Procedures Manual.

(d) *Removal of Sidings.* City shall co-ordinate with NWP Co. the removal of the freight sidings located north of Perkins Street and west of the main line with NWP Co to bear the cost of removal, retain salvageable materials for future railroad use, and dispose of unusable material.

8. Ongoing Maintenance.

(a) The City shall, during the Term, at its own cost and expense and without any cost or expense to NCRA:

(i) Keep and maintain all trail improvements (subject to City's right to remove) in good and neat order and repair and shall allow no nuisances to exist or be maintained therein. NCRA shall not be obligated to make any trail repairs of any kind; and

(ii) Comply with and abide by all applicable federal, state, and local laws and regulations affecting the License Property.

9. Consent to Establish City Park.

(a) NCRA authorizes the City to establish as a City Park under Ukiah City Code ("UCC") Section 1965 the License Property as defined herein.

(b) NCRA authorizes the City to allow for specified uses of park facilities within the License Property that are consistent with the "Rails-with-Trails Policy and Procedures Manual" as defined in the License Agreement and are enhancements to uses authorized in the License Agreement, such as, but not limited to, adjacent landscaping and recreational facilities ("Enhancements").

(c) The park designation in UCC §1965 may include a provision specifying that portions of the License Property not used for a multi-modal public path or Enhancements are closed to public use and shall not be subject to Ukiah City Code Sections 1966. NCRA authorizes the City to apply rules and regulations other than those prescribed in UCC Division 1, Chapter 12, if such rules are adopted by resolution of the Ukiah City Council and are otherwise permitted by the terms of this Agreement.

(d) Nothing in this Section 9 authorizes the City to dedicate the Licensed Property as park land, nor shall this Section 9 be construed as such a dedication. No designation of a City Park pursuant to the authority of this Section 9 shall survive the termination of this Agreement.

(e) NCRA may at any time, upon thirty (30) days' written notice to the City, revoke its consent to the use of the License Property as a City Park. Upon such notice of revocation of consent, all other terms of this Agreement shall remain in full force and effect.

10. Trail Removal, Modification. The City shall reasonably remove, relocate or modify any trail improvement or portion thereof, at its own expense, in order to accommodate additional track or tracks or other railroad related facilities in the Rail Corridor.
11. Insurance. The City shall maintain general liability coverage in the amount of no less than \$5,000,000 per occurrence and aggregate. Insurance shall be placed with a carrier having a current A.M. Best rating of at least A:VII or with the Redwood Empire Municipal Insurance Fund ("REMIF"). Evidence of coverage shall be provided to NCRA on request.
12. Indemnification. To the maximum extent allowed by law, the City agrees to indemnify, defend and hold harmless NCRA, including its officers, employees, operators, agents, contractors, successors and assigns, from and against all loss, liability (including liability with respect to death, injury and personal and property damage), claims, demands, suits, liens, claims of lien, damages, costs and expenses:
 - (a) arising out of the use or misuse of the License Property by members of the public, including claims which arise from utilization of the NCRA right-of-way adjacent to the License Property by users of the License Property;
 - (b) arising from the construction of improvements within or the maintenance of those improvements by the City or its contractors; or
 - (3) any negligent or wrongful act or omission by the City in constructing or maintaining improvements within the Licensed Premises.

Such indemnity shall apply notwithstanding NCRA's active or passive negligence, and shall be deemed to apply to any and all losses resulting from the City's negligent or wrongful acts or omissions. The City is not required to indemnify NCRA for claims or damages caused by the willful misconduct or the sole negligence of NCRA or its officers, contractors or employees. This provision shall survive any termination of the License for actions or inactions that may arise during the time this License is in effect.

13. Assumption of Risk and Waiver. To the maximum extent allowed by law, the City assumes any and all risk of loss, damage or injury. The City's assumption of risk shall

include loss or damage to the City, its officers, employees, agents, contractors, assigns and successors. The City hereby waives all claims and demands against NCRA for such loss, damage or injury, and waives the benefit of California Civil Code Section 1542, which provides as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known to him must have materially affected his settlement with the debtor.

14. Abandonment. In the event of action by the City Council for the City of Ukiah to abandon the use of the License Property, or any part thereof, this Agreement shall terminate to the extent of the portion so abandoned or discontinued.
15. Surrender. Upon termination of this Agreement, including but not limited to a termination resulting from expiration of the license term, breach, or abandonment of all or a portion of the trail improvements, the City may remove, at its own cost and expense, any and all trail improvements. Upon removal of any trail improvements, the City may, with the concurrence of NCRA, (i) reasonably restore the affected portion of the License Property to a state or condition as it existed prior to the construction of trail improvements, (ii) leave all or a portion of the trail improvements in place, or (iii) replace the trail improvements with comparable improvements approved by NCRA.
16. Breach. In the event the City breaches, or fails to keep, observe or perform any covenant, term or condition of this Agreement, in addition to all other rights and remedies of NCRA provided hereunder or by law, after written notice or demand, and the City's failure to cure the breach within thirty (30) days of notice, or fewer days in the event the breach impacts public health, welfare or safety, unless the breach cannot be cured within that time in the exercise of reasonable diligence, in that event the City must commence to cure the breach within 30 days and complete the cure as soon as reasonably practical, NCRA may terminate this Agreement and thereafter recover possession of the License Property by lawful means.
17. Waiver. No waiver of any default under this Agreement shall constitute or operate as a waiver of any subsequent default hereunder, and no delay, failure or omission in exercising or enforcing any right, privilege, or option under this Agreement shall constitute a waiver, abandonment or relinquishment thereof or prohibit or prevent any election under or enforcement or exercise of any right, privilege, or option hereunder.
18. Notices. Except as otherwise provided hereunder; any notice or communication to NCRA, or the City shall be in writing and be mailed by postage prepaid. Notices or communications shall be addressed to the parties at the following addresses, which may be changed at any time by notice to the other party:

To NCRA:

Executive Director

North Coast Railroad Authority

419 Talmage Road, Ste M

Ukiah, CA 95482

To City:

Director of Public Works

City of Ukiah

300 Seminary Avenue

Ukiah, CA 95482

Any notice mailed in the manner above set forth shall be deemed to have been received unless returned to the sender by the post office. Notice may be sent by email when simultaneously provided using one of the methods set forth above.

19. Severability. In case any one or more of the provisions contained in this Lease shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Lease, but this Lease shall be construed as if such invalid, illegal, or unenforceable provisions had not been contained herein.
20. Time of the Essence. Time is of the essence of each and all of the agreements, covenants, and conditions of this Lease.
21. Consents. Whenever in this Lease the consent or approval of either NCRA or City is required or permitted, the party requested to give such consent or approval will act promptly and will not unreasonably withhold its consent or approval.
22. Attorneys' Fees. In the event of any action or proceeding at law or in equity between NCRA and City to enforce any provision of this Lease or to protect or establish any right or remedy of either party hereunder, each party shall pay its own costs and expenses, including attorney's fees.
23. Integration. This instrument constitutes the entire agreement between NCRA and City with respect to the subject matter hereof and supersedes all prior offers and negotiations, oral or written. This Lease may not be amended or modified in any respect whatsoever except by an instrument in writing signed by NCRA and City.
24. Amendments. This Lease may be modified only in writing and only if signed by the parties at the time of the modification.
25. Assignment and Subletting. City may assign this Agreement, or any interest herein, at any time provided that, (i) NCRA has consented to the assignment, (ii) the assignment

shall be in writing, duly executed and acknowledged by City and the assignee, in form satisfactory to NCRA, providing that the assignee assumes and agrees to perform and observe all the agreements, covenants and conditions of this Lease on the part of City to be performed and observed, and (iii) an executed original of such assignment shall be delivered to NCRA.

26. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

NORTH COAST RAILROAD

CITY OF UKIAH:

AUTHORITY:

By: Mitch Stogner

By: Sage Sangiacomo

Name: Mitch Stogner

Name: Sage Sangiacomo, City Manager

It's: Executive Director

It's: _____

Date: Dec. 17, 2020

Date: Mar 22, 2021

ADDENDUM NO. 1 TO AMENDED LICENSE AGREEMENT
CITY OF UKIAH
AND
NORTH COAST RAILROAD AUTHORITY

This Addendum No. 1 ("Addendum") to the Amended License Agreement ("Agreement") between the City of Ukiah ("City") and Great Redwood Trail Agency, successor in interest to the North Coast Railroad Authority ("NCRA"), dated July 18, 2022 ("Effective Date").

1. Section 3 of the Agreement describing USE is amended by adding the following statement to the end of the paragraph;

"Additionally, NCRA grants an exclusive license to the City for two of the NCRA-owned properties along Mason Street in Ukiah that are immediately adjacent to the rail trail (APNs 002-193-44-00 and 002-151-10-00)."

2. Section 4 of the Agreement describing USE is amended by adding the following statement to the end of the paragraph;

"On August 1, 2039, the term of the Agreement will automatically renew unless sooner terminated. The second term of this Agreement shall be twenty-five (25) years, commencing on August 1, 2039 and, unless sooner terminated or extended as herein provided, terminating on August 1, 2064."

3. All references to NCRA in the Agreement, as amended by this Addendum, shall be understood by the parties to refer to the Great Redwood Trail Agency, successor in interest to NCRA.

WHEREFORE, the Parties have entered this Addendum No. 1 on the Effective Date.

City of Ukiah:

By: Sage Sangiacomo

Sage Sangiacomo, City Manager

Attest:

Kristine Lawler

Kristine Lawler, City Clerk

GREAT REDWOOD TRAIL AGENCY

By: Karyn Gear

Karyn Gear Interim Executive Dir.



CITY OF UKIAH



This map is a guide. Every reasonable effort has been made to ensure the accuracy of the map and data provided. Parcel lines are not intended to represent surveyed data.

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Wagenseller Neighborhood Park Feasibility Analysis

December 2017

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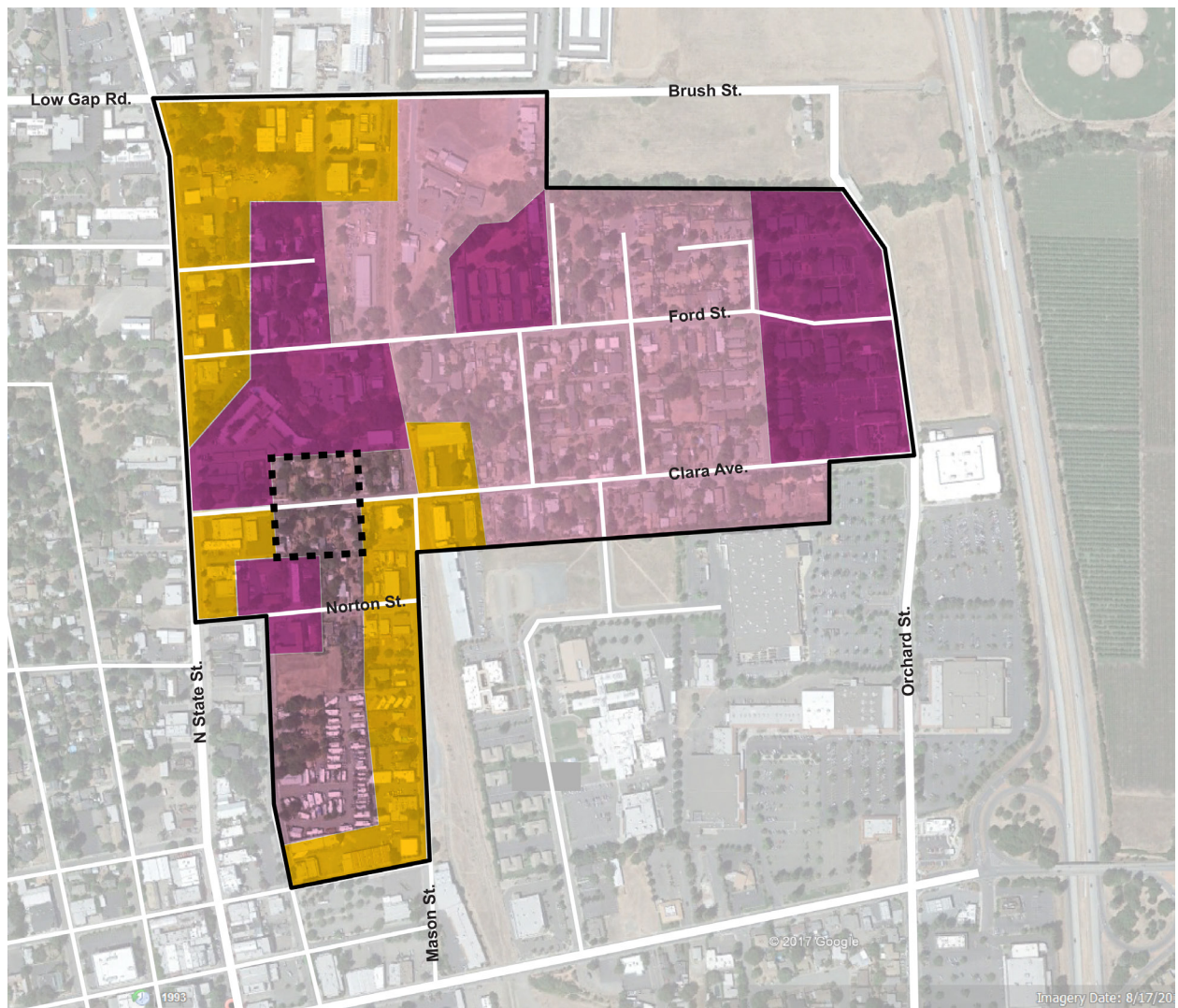
Todd Grove Park, Ukiah, CA

1.0 Executive Summary

Residents of the Wagenseller Neighborhood expressed desire for City of Ukiah staff to look into the feasibility of a park in their neighborhood. Planning staff in the City of Ukiah Community Development Department undertook this analysis in 2015, the culmination of which is this report.

The report has been laid out as follows: Sections 2 and 3 outline existing policy, neighborhood history, and how they frame the need for a park in the neighborhood; Section 4 describes public workshops and the community engagement process, while also discussing which park attributes residents considered most valuable; Section 5 analyzes different locations for a park; and, Section 6 analyzes potential funding opportunities. Section 6 also describes an implementation strategy for the development and long-term maintenance of a park. Finally, Section 7 offers recommendations on how to proceed.

Map 1. Wagenseller Neighborhood Use and Density Characteristics.



- WAGENSELLER NEIGHBORHOOD**
- HISTORIC SUBDIVISION**
- EXISTING USES:**
- COMMERCIAL**
- HIGH DENSITY RESIDENTIAL**
- LOW DENSITY RESIDENTIAL**

2.0 Resource Survey

Existing policy supports the development of a park in the Wagenseller Neighborhood. Specifically:

1. *Ukiah General Plan (1995)*. The General Plan Recreation Element (adopted 1995) identifies the need for a park in the Wagenseller Neighborhood and outlines goals, policies, and implementation measures towards park creation.
2. *Ukiah Bicycle and Pedestrian Master Plan (2016)*. The Ukiah Bicycle and Pedestrian Master Plan discusses the Wagenseller Neighborhood in relation to the Orr Creek Trail envisioned for the City. Specifically, “the Orr Creek project envisions development of a paved two-mile pedestrian and bicycle pathway along Orr Creek from Low Gap to the Ukiah Sports Complex, on the east side of US 101, including a grade-separated crossing of US 101.” Although the Ukiah Bicycle and Pedestrian Master Plan does not specifically recommend a park in the Wagenseller Neighborhood, its promotion of increased pedestrian and bicycle access to the Ukiah Sports Complex could improve recreational opportunities in the neighborhood. This is discussed in more detail in Section 3.3.
3. *Ukiah Valley Area Plan (2011)*. The Wagenseller Neighborhood is located at the boundary of the City limits and the Mendocino County unincorporated area. Section PR1-1a. of the Ukiah Valley Area Plan recommends development of “a valley-wide parks and Community Facilities Needs Assessment and Facilities Master Plan.”

3.0 Existing Conditions

3.1 History

The Wagenseller Neighborhood contains a mixture of uses, including commercial, industrial, and single- and multi-family residential. The historic core of the district is the 100 block of Clara Avenue, a late 1800s subdivision originally built for workforce housing. Much of the neighborhood was originally owned by Norton Wagenseller, a prune grower who subdivided the property into lots the “width of three prune trees.” Streets in the area bear the names of members of the Wagenseller family. A block of historic homes from the original subdivision is outlined by a black, dashed line in Map 1.

3.2 Current Demographic Information

The majority of Wagenseller Neighborhood is within Census Tract 115 (the mobile home park and commercial areas south of Norton St. are in Census Tract 116, but considered part of the neighborhood). Census Tract 115 also includes the Oak Manor subdivision and subdivisions north of the Russian River Cemetery and South of Chablis Drive, as well as some agricultural and limited commercial areas in the unincorporated area. Compared to the two other Census Tract areas comprising the City of Ukiah, Census Tract 115 has the highest population—approximately 64% of which is employed—and a median household income of \$40,144. According to the 2016 countywide incomes published by the California Department of Housing and Community Development, this would place a 4-person household within the “Low Income” income category for Mendocino County. Both Census Tract 115 and 116 are considered Disadvantaged Communities by the State of California.

Map 2. Primary Census Tracts in City of Ukiah.

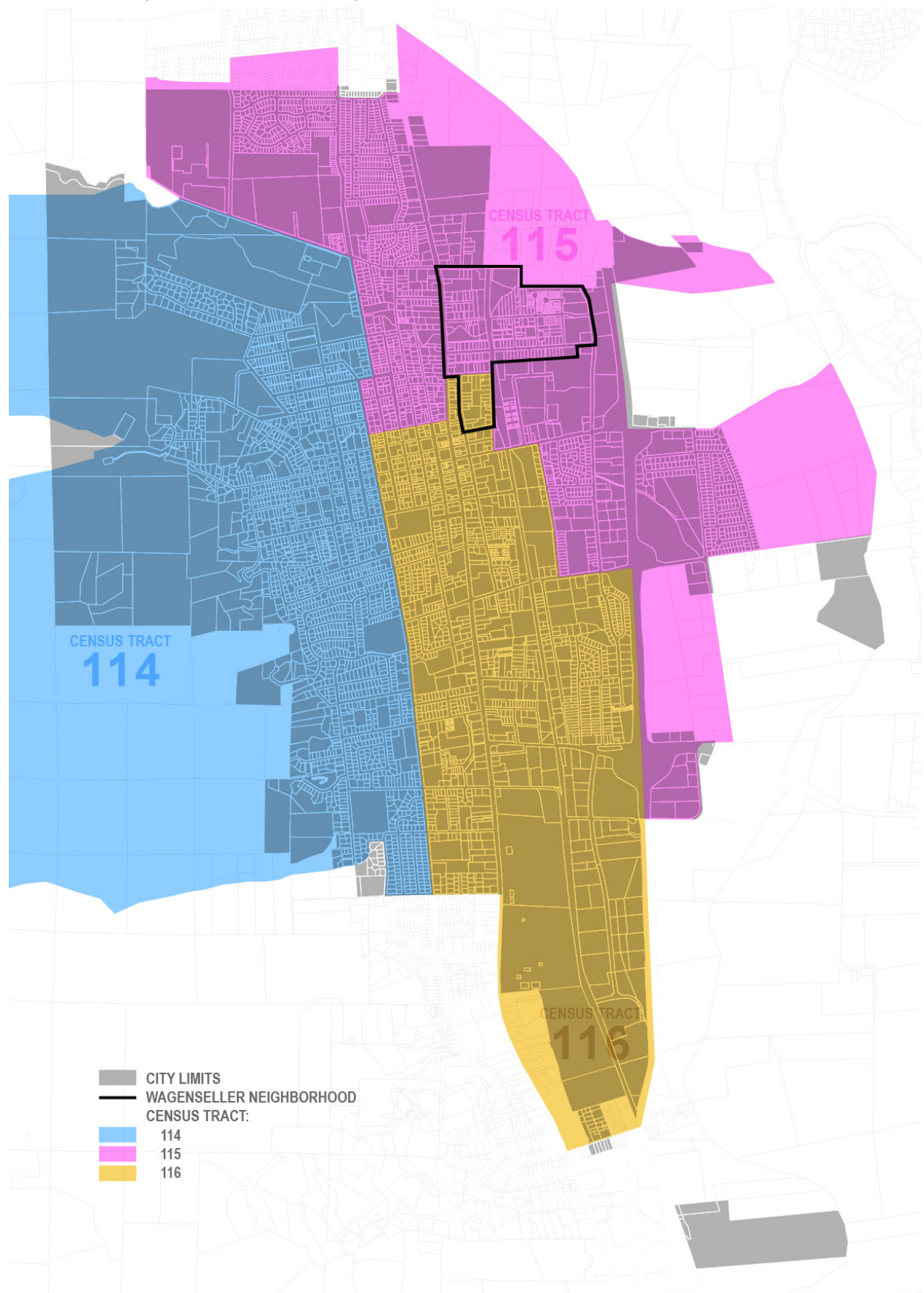


Table 1. Demographic Comparison of City of Ukiah Census Tracts

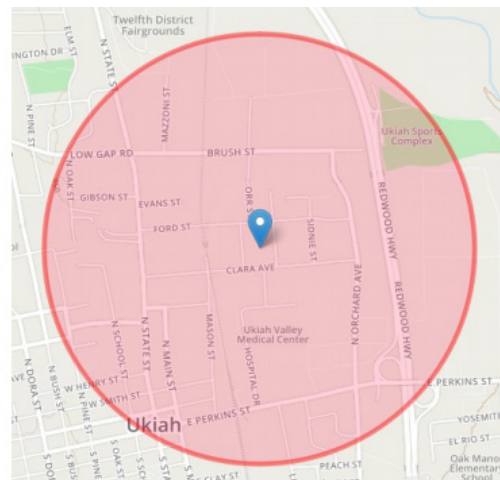
	Census Tract 114 <i>West Side</i>	Census Tract 115 <i>Wagenseller+</i>	Census Tract 116 <i>Downtown and South</i>
Population <i>(16 and over)</i>	3,723	5,212	4,256
Employment Status*	2,127	3,355	2,550
Total Housing Units	1,791	2,600	2,370
Type 1: Type 2:	1-unit detached (89.1%) 3 or 4 units (2.8%)	1-unit detached (50.9%) 3 or 4 units (12.4%)	1-unit, detached (29.5%) 20 or more units (17.5%)
Median Household Income	\$68,306	\$40,144	\$24,915
Percentage of Households Past 12 Months Income Below the Poverty Level	5.2%	28.8%	27.3%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

**Includes data of the population 16 years and over who are employed in the civilian labor force.*

The California State Parks Community Fact Finder provides the following statistics for the Wagenseller neighborhood area which are a bit more accurate, because the calculations are based upon only the percent of any census block groups that intersect with the area shown in red in the map below. The radius of the red circle in the map below is one half mile, and doesn't include the various neighborhoods included in the data for Census Tract 115. With those neighborhoods excluded, the median household income drops to \$35,283. The Park Acres per 1,000 Residents is artificially inflated by the inclusion of the Ukiah Sports Complex.

County:	Mendocino
City:	Ukiah
Total Population:	2531
Youth Population:	773
Senior Population:	222
Households Without Access to a Car:	204.0
Number of People in Poverty:	688
Median Household Income:	\$35,283
Per Capita Income:	\$18,241
Park Acres:	12.76
Park Acres per 1,000 Residents:	5.04



3.3 Existing Recreational Facilities

The nearest formal recreation areas—Todd Grove Park and Vinewood Park—are at a driving distance of approximately one and one half miles from the Wagenseller Neighborhood. The Ukiah Sports Complex, within a straight-line distance of one half mile from the center of the neighborhood, is the most difficult to access due to Highway 101. Informal walking paths have developed along Orrs Creek, which wends through the neighborhood from the west to east, and the North Coast Railroad Authority right-of-way which bisects the neighborhood north to south.

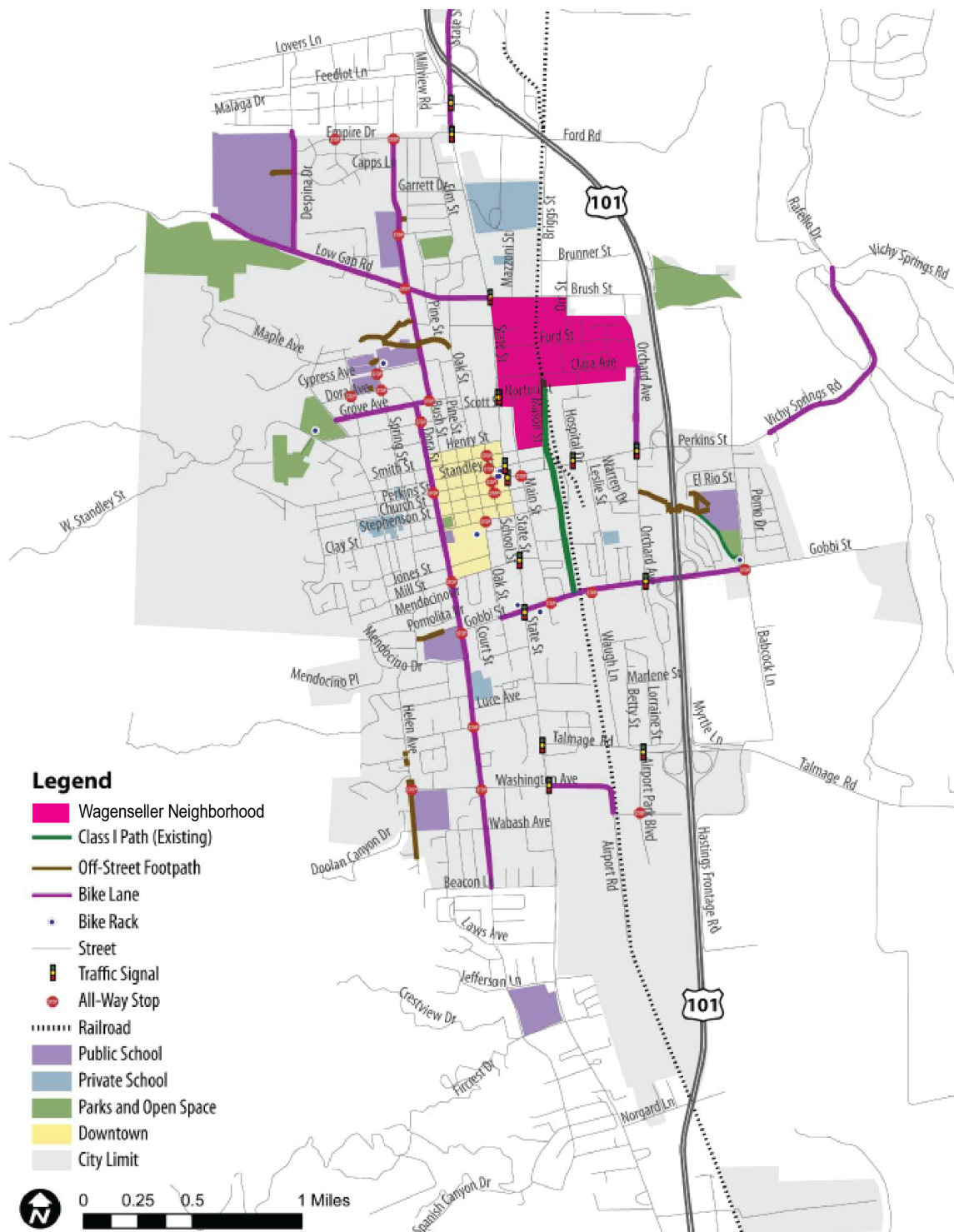
Map 3 demonstrates the proximity of existing parks and recreational areas to the Wagenseller Neighborhood. Distances noted represent the approximate one-way driving distance from the neighborhood center to each existing recreation facility. A one half mile straight-line distance from the center of the neighborhood is depicted by a dashed circle. Purple denotes a newly-funded rail trail extension and pocket park.

Map 3. Neighborhood Proximity to Existing Parks and Open Spaces



Map 4 illustrates existing active transportation options within proximity to the neighborhood, and that currently, no facilities exist within the neighborhood. Additionally, the Wagenseller Neighborhood is not only distant from existing recreation facilities (shown in Map 3, and shaded green above), but also schools (purple shading above). In summary, the Wagenseller Neighborhood is an economically disadvantaged and densely populated area with limited connection to existing recreational facilities.

Map 4. Active Transportation Options in the Wagenseller Neighborhood



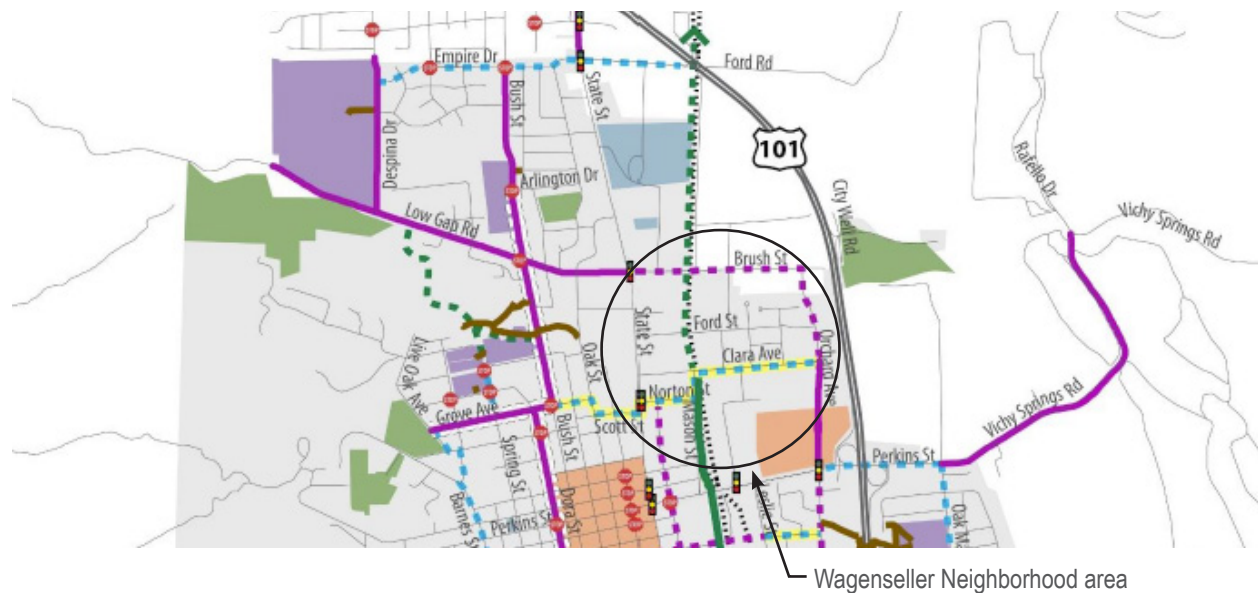
The two maps below demonstrate that although there is inadequate active transportation infrastructure within the Wagenseller Neighborhood, there is pedestrian and bicycle activity in the neighborhood. During a community survey conducted in preparation for the City's Bike and Pedestrian Master Plan, Brush and Clara streets each received comments regarding the need to improve bike and pedestrian access, as shown in Map 5. Clara Avenue is the primary access point in and out of the Wagenseller Neighborhood, and Brush Street is an important secondary access.

A detailed map of the Wagenseller Neighborhood area in Pomona, CA. The map shows a grid of streets including Low Gap Rd, Maple Ave, Cypress Ave, Dora Ave, Grove Ave, Smith St, and others. Key landmarks include Low Gap Park, Toddy Grove Park, and Glorioso Park. A red line highlights a specific route or boundary. A black circle highlights a specific area of interest, and an arrow points to it from the text 'Wagenseller Neighborhood area'.

One of the City's goals is to provide a system of paths, lanes, routes, and support facilities that enable and encourage convenient bicycle and pedestrian circulation for all transportation needs, including travel to work, school, shopping, or recreation activities. The City of Ukiah has incrementally improved a pathway along the railroad right-of-way the "Rail Trail," the nearest portion of which is approximately one-quarter mile from the center of the Wagenseller Neighborhood. The City was recently awarded funding to improve the trail from Clara Avenue to Brush Street. The City of Ukiah's Bicycle and Pedestrian Master Plan ("Master Plan") also identifies the Low Gap Road / Orrs Creek Pathway among its highest-ranking projects.

As shown in Map 6, the City's Master Plan identifies the northern extent of Orchard Avenue and the eastern extent of Brush Street as candidates for a Class I bike lane (purple dashed line), the railroad right-of-way as a Class II multi-use path (green dashed line), and Norton Street and Clara Avenue as a Class III Bike Route with sharrows (yellow and blue dashed line). Such improvements would increase neighborhood access to recreational facilities, and be a logical network within which to insert a park.

Map 6. Proposed Bicycle and Pedestrian Paths



4.0 Summary of Workshop Input

An important goal of the park feasibility analysis was to engage with representatives of the Wagonseller Neighborhood towards understanding the need for a park, the type of recreational facilities the neighborhood desires, and ideas as to the location for a park. Two public workshops were conducted to start this conversation while also answering two questions:

1. What are the recreational needs of the neighborhood?
2. What is a suitable location for a park or other recreational facility?



Stakeholder Workshop, 2016

4.1 Workshop 1: Needs Assessment

The first workshop, the Needs Assessment, was conducted on February 7, 2016. The goal of this first workshop was to start a dialogue with neighborhood stakeholders. The following is a summary of relevant comments:

1. Rural Communities Housing Development Corporation (RCHDC) is pursuing development of their property along Brush Street. In developing this property, RCHDC will be exploring the idea of creating a linear park adjacent to the creek. There is an opportunity to provide some recreational features and a trail within the proposed open space.
2. There are many homeless individuals in the area. There is concern among some neighborhood residents that a new park could attract additional homeless individuals to the neighborhood.
3. Incorporate public art, such as murals, into a park.
4. The neighborhood has little parking and a future park would need to provide additional parking options.
5. Orrs Creek runs through the neighborhood, and developing a park could also provide an opportunity to create a walking loop around Orrs Creek.
6. Traditional recreation opportunities such as basketball hoops and playground equipment could be valuable in the neighborhood.
7. Many people in the neighborhood live in apartments and there is a lack of available space for family gatherings. A park with barbeque pits and picnic tables could be a valuable amenity. Another valuable amenity could be a space for community gardens.
8. The train trestle near Ford Street along the railroad tracks is a hazard.
9. Residents prefer the bridge over Orrs Creek remain permanently closed to vehicular traffic. Residents also desired the bridge become the park entrance and provide additional parking options.
10. A new park and any play equipment should be fully accessible.

4.2 Workshop 2: Location Analysis

On August 30, 2016, a second workshop was conducted to discuss possible locations for a Wagenseller Neighborhood park. Four sites were presented:

1. The corner of Ford Street and Sidnie Street;
2. Mason Street, along the railroad tracks;
3. Brush Street, near Orr Creek; and
4. 190 Brush Street.

Workshop participants discussed the merits of each site and arrived at a consensus for a preferred location. Site 2—the Mason Street Railroad location—was selected due to its proximity to the rail trail and central location.



Map 7. Locations of Sites 1 – 5

5.0 Site Analysis

This section provides an analysis of the four sites discussed at the August workshop. A SWOT (Strengths Weaknesses Opportunities and Threats) Analysis was prepared for each site using the following criteria: presence of existing natural features, proximity to users and infrastructure, size, relationship to other public features, and accessibility.

5.1 Site 1: Ford St. and Sidnie St.

This location bears the following site characteristics:

Size: ±17,000 square feet (sf)
Zoning: Planned Development Residential
Owner: Rural Communities Housing Development Corporation (RCHDC)
(Private, Corporation)
Location: Corner of Ford Street and Sidnie Street

Strengths:

- Proximity to park users
- Infrastructure in place: curb, sidewalk, water

Weakness:

- Small in size at 17,000 sf
- No parking
- No natural features
- Limited space for community garden(s)

Opportunities:

- Potential for partnership with RCHDC
- Street parking available
- Possibility for a pocket park

Threats:

- Restrictions on RCHDC's financing
- A park may be a source of noise and impact the privacy of nearby multi-family housing

5.2 Site 2: Mason St. Railroad

This location bears the following site characteristics:

Size: ±3.35 Acres
Zoning: Heavy Commercial C2
Owner: North Coast Railroad Authority (NCRA)
(Private, Corporation)
Location: Mason Street along the railroad tracks

Strengths:

- Excellent rail trail access
- Scores high for funding opportunities
- Possible connectivity to rail trail

Weakness:

- Known underground contaminants
- Located within the airport master plan area – possible restrictions due to airport land use regulations
- Further away from potential park users
- No natural features

Opportunities:

- Publically owned
- Limited potential for private development, given site shape
- Funding for cleanup of contaminants through grants and loans

Threats:

- Neighboring property owners using site informally for parking; could be resistance due to loss of parking
- Possible design challenges due to the site's narrowness

5.3 Site 3: Brush St. and Orchard Ave.

This location bears the following site characteristics:

Size: 8 Acres
Zoning: High Density Residential 3 (Mendocino County zoning designation)
Owner: Rural Communities Housing Development Corporation (RCHDC)
(Private, Corporation)
Location: Corner of Brush Street and Orchard Avenue

Strengths:

- Proximity to multi-family housing
- Undeveloped site
- Adjacent to a creek and other natural features
- Large site with potential for multiple uses
- Scores high for funding opportunities

Weakness:

- Unimproved site
- Not within City limits
- Affordable housing project is approved for the site

Opportunities:

- Possible partnership with RCHDC for park with new housing
- Proximity to affordable housing

Threats:

- Entire site could be occupied by an approved affordable housing project

5.4 Site 4: 190 Orr St.

This location bears the following site characteristics:

Size: 1.5
Zoning: Heavy Commercial C2
Owner: Daniel William
(Private, Individual)
Location: Intersection of Brush Street and the railroad tracks

Strengths:

- 1.5 Acres – good size for park
- Connectivity to the future Rail Trail

Weakness:

- Unimproved site requiring significant infrastructure upgrades
- Limited connectivity to neighborhood
- No natural features
- May impact privacy of Buddy Eller Center

Opportunities:

- Potential partnership opportunity with Buddy Eller Center
- Shared driveway opportunity

Threats:

- Future Buddy Eller Center development may encroach in park area

5.5 Site 5 Orrs Creek Seasonal Underpass

One strategy to improving recreational options for residents of the Wagenseller Neighborhood is to increase active transportation routes—such as walking and biking paths—from the neighborhood to existing facilities. The nearest park to the neighborhood—the Ukiah Sports Complex—is actually the furthest to drive to due to the barrier that is Highway 101. Ukiah community members have proposed a seasonal underpass along Orrs Creek and under Highway 101 as a means of connecting the Softball Complex to the neighborhood and existing bike and pedestrian ways. The underpass would be open except for the winter when the sports fields are infrequently used.

The City's Public Works Department has plans for a habitat and trail corridor dubbed the Orrs Creek Greenway. The Greenway project envisions development of a pedestrian and bicycle pathway along Orrs Creek from Low Gap Park to the Ukiah Softball Complex, including a new, grade-separated Highway 101 crossing (also known as an "overpass"; an example would be that which bridges Highway 101 at Oak Manor and Gibson Creek). The trail would improve access to Ukiah High, Pomolita Middle School, and Frank Zeek Elementary School, Low Gap Park, and the Ukiah Softball Complex; and connect existing and planned bikeways and recreational facilities. The funding recently secured for extension of the Rail Trail north from Clara Ave. to Brush St. includes funding for a portion of the Orrs Creek Greenway trail where the railroad crosses Orrs Creek and extending west. Establishing a seasonal underpass underneath Highway 101 at the eastern end of the Greenway would further implement the Greenway vision—albeit incrementally—and interim bike and pedestrian access until a pedestrian overpass could be built.

6.0 Implementation

Developing a park is similar to the development of other projects. This involves 1) selecting the site; 2) assessing feasibility and identifying barriers to development; 3) making a plan for development, including identifying potential funding sources and creating a long-term management plan; 4) designing the park; 5) construction; and 6) maintaining the park long-term.

1. *Select Site.* Community input during this WPFA reflected preference for Site 2- the Mason Street Railroad location. A final decision regarding site selection should be based on recommendations from this WPFA and further dialogue with residents of the Wagenseller Neighborhood.
2. *Assess Feasibility.* This type of feasibility assessment is different from the WPFA in that it is focused only on the site development phase, analyzing costs such as design, construction, and long-term operation. The feasibility assessment would also analyze and recommend models for management and ownership.
3. *Plan.* In the planning stage, a timeline for development is established and potential barriers to development identified. Funding applications are prepared and submitted, and key community partners are assembled. Also, in this stage preliminary, conceptual plans may be created, as the plans can be powerful fundraising tools for conveying compelling narratives of place and need.
4. *Design.* The initial concept of the park is further refined into details informed by further community input as well as comments and requirements of agencies with jurisdiction. The overall concept of the park should not change dramatically from what was analyzed in the feasibility study. This phase gets the project to a state that is "shovel ready." Fundraising for the construction phase should be nearing completion.
5. *Construction.* By this step, a property should be acquired or under the appropriate

ownership or easement agreements for its new life as a park. The party that assumes liability for worker and volunteer safety should be known. Project managers are identified, development permits are acquired, and building begins.

6. *Maintenance.* Parks don't clean, maintain, or repair themselves, so a management plan and resources need to be in place which assigns responsibility and provide for a means to ensure that a clean and safe park is maintained. Long term maintenance is just as important as all the front end work of getting a facility established, and equal forethought should be put to this stage from the beginning.

6.1 Funding

Successful creation of a park will depend upon multiple sources of funding being acquired. Potential funding sources are: private donations, loans, and grants.

6.1.1 Foundations

Grants or gifts from private foundations should be considered as a potential source of support for a park. Seven private foundations have addresses in Ukiah—according to the Foundation Center (foundationcenter.org), which hosts an online database of foundations found nationwide—and four of them have provided funds in quantities less than \$5,000 to the City of Ukiah in the past for parks and recreation uses. Other foundations are active within the state of California and should be researched.

Case Study 1: Willits Kids Club Discovery Park; Willits, CA

In 2013, the Willits Kids Club received \$495,000 in Proposition 84 Statewide Park Program grant funds from the State of California Department of Parks and Recreation. The funds were used to develop a 1.25 acre parcel with new playground and shade structures as part of the Club's Discovery Park and Playground. Willits Kids Club, a non-profit organization which provides daily after-school programming for children from kindergarten through 8th grade as well as a summer day camp, was formed incorporated in 2000. The Willits Kids Club Youth Center was completed in 2009, after many years of fund raising and grant writing, and the logical extension of the facility was to provide a play area.

The "discovery park" is a natural, outdoor play space designed to provide children both creative and physical challenges. The design was developed with community input, stemming from the question, "How did you like to play as a child?" As a result, the park features climbing, hiding, water play, fort building, and traditional equipment such as a sand box, slides, and a merry-go-round.

In addition to the Prop. 84 funds, the discovery park was made possible with support from the Community Foundation of Mendocino County, Re-Leaf, and local businesses and individuals. Use of the center and park is partially funded by monthly fees (scaled to family income levels and frequency of student attendance), and parents may further reduce or waive fees through volunteering their time at the center.

Table 6.2. Overview of Potential Grant Sources for Which City of Ukiah is an Eligible Applicant

GRANT AGENCY / NAME		SUPPORTED ACTIVITIES							AMOUNT	COMPETITIVE?	SITE APPLICABILITY				
		Planning	Acquisition	Construction	Habitat	Trail / Trans	Rehab Existing	Programming			Site 1 Ford & Sidnie	Site 2 Railroad	Site 3 Brush & Orchard	Site 4 Orr St	Site 5 Underpass
California Natural Resources Agency:															
1	Urban Greening	X	☐	X	X	X	☐	☐	\$200k – 1.5m	Yes.	☐	X	X	☐	X
California Strategic Growth Council:															
2	Sustainable Comm. Planning Grants and Incentive Program	X	☐	☐	☐	☐	☐	☐	\$100-800k	Yes, but intended for larger scale planning projects.	☐	X	☐	☐	X
3	Sustainable Comm. Planning Grant and Incentives Program: Best Practices Pilot	X	☐	☐	☐	X	☐	☐	< \$50k	Yes, but intended for small scale land use planning.	☐	X	☐	☐	X
California State Parks:															
4	Habitat Conserv. Fund	☐	X	X	X	X	☐	X	1:1 Match	Yes.	☐	X	X	X	X
5	Local Agency Program	☐	X	X	☐	☐	X	☐	1:1 Match < \$2 m	Yes.	☐	X	X	X	X
6	Outdoor Rec. Legacy Partnership Program	☐	☐	X	☐	X	X	☐	1:1 Match \$250-750k	No. Do not meet density criterion.	☐	☐	☐	☐	☐
7	Outdoor Enviro. Ed.Facilities Grant Program	☐	☐	X	☐	☐	☐	☐	Match Opt. < \$500k	No. Eligible activity scope very limited.	☐	X	☐	☐	X
8	Statewide Park Program	☐	X	☐	X	X	☐	☐	No Match \$100k – 5m	Yes. Neighbor jurisdictions have rec'd.	X	X	X	X	X
9	California Youth Soccer and Rec. Dev. Program	☐	☐	X	☐	☐	☐	☐	No Match < \$1m	No. Not urban, crime too low.	☐	X	X	X	☐
California Department of Transportation:															
10	Active Trans. Program / Rec. Trails Program	☐	☐	☐	☐	X	☐	☐	12% Match Amt. Unknown	Yes.	☐	X	X	☐	X
California Housing and Community Development:															
11	Housing-Related Parks Program	☐	☐	X	☐	X	X	☐	\$2.2 – 2.7k per bedroom	Yes.	X	X	X	X	☐
USDA Rural Development:															
12	Community Facilities Grant	☐	☐	X	☐	☐	X	☐	15-35% project costs	Yes.	X	X	X	X	☐
TALLY:											3	11	8	6	8

6.1.2 Public Grants

A broad range of Federal and State agencies offer grant programs that may support multiple phases of a park project. Grants can cover a broad range of activities, and a successful project will speak to the interests of the funder, such as: habitat conservation or rehabilitation, sustainable transportation, facilities for disadvantaged communities, climate change awareness, and outdoor education. Table 6.2 outlines a variety of grants that the City of Ukiah may be eligible to apply for, the types of costs the grants can cover, and the potential park sites which may be good candidates for the activities supported by the grants. The results of the analysis show that of the 5 locations considered, Site 2: Mason St. Railroad may be eligible for the most grant areas, and this is without research of grants for which it would be uniquely eligible, such as brownfield rehabilitation. Site 2 is also the location which was identified in the community workshops as the area of greatest interest.

Case Study 2: Forestville Youth Park; Forestville, CA

The Forestville Youth Park is a 1.5 acre privately-funded, public-access park featuring: a contemporary jungle gym for 5-12 year olds, a mini gym for toddlers, a baseball diamond, a soccer field, a little league ball field and snack bar, swing sets, BBQ areas and picnic tables, meeting rooms, and free parking for ±80 vehicles.

The park was established in 1960, when over the course of 4 months, a group of 17 citizens identified the need for a youth facility, established the Forestville Youth Betterment Association, acquired donated land, and broke ground. Today the park is partly funded by \$25 annual family memberships. This money supports park programs, at a place that is otherwise strictly run by volunteers. Various fundraisers are also held throughout the year. The group that manages the park is Forestville Park Development, Inc. a 501(c)(3) non-profit organization founded in 1974.

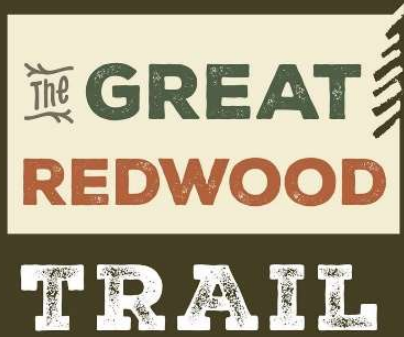
7.0 Conclusion

Research from this study and community input have demonstrated a need for a park in the Wagenseller Neighborhood. Of the four sites identified, Site 2, the Mason Street Railroad site, was voted the preferred site by workshop participants. Site 2 and Site 3- Brush and Orr, appear to score highest for funding opportunities.

7.1 Recommendations

Based on the results of the community workshops, and the analysis contained within this report, Community Development Department staff recommend the following:

1. Based on findings in Section 2, plan for and pursue grant funding opportunities.
2. Consider formation of a non-profit, assemble advisory board, and seek partners.
3. Initiate discussion with North Coast Railroad Authority regarding future use of the Mason Street site.
4. Explore options for land acquisition.
5. Participate in upcoming General Plan update process—particularly the Recreation Element.



Great Redwood Trail-Ukiah Linear Park Master Plan

Autumn 2020

Prepared for the City of Ukiah,
by Walk & Bike Mendocino



Adopted December 2, 2020

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Great Redwood Trail-Ukiah Linear Park Master Plan

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Introduction

In June 2020, what previously had been known as “The Rail Trail” was officially designated a park by the Ukiah City Council and renamed The Great Redwood Trail – Ukiah (GRT-Ukiah). The GRT- Ukiah is currently built at 1.8-miles long; this unique linear park that runs alongside the trail spans the city limits of Ukiah at 3 miles long and roughly 100 feet wide.

With the new designation in place, the City of Ukiah, working with Walk & Bike Mendocino, began the process of developing a Master Plan for the GRT- Ukiah. The Master Plan will serve as a guiding document for the park and help determine the current and future needs of the GRT- Ukiah. As funding becomes available, the Master Plan will also help guide decisions regarding what facilities and amenities, from benches and murals to dog parks and pollinator gardens, are added as the park develops.

Today, the trail is used by pedestrians, joggers and cyclists for exercise and recreation, and by office professionals on a lunchtime stroll. It is already the centerpiece of a growing active transportation network throughout Ukiah, that will in the coming decade connect to Sonoma County to the South and Humboldt County to the North.

Vision

An inclusive and connected linear park, recreation, and active transportation trail system that encourages opportunities for health and wellness, building community, and joy to the Ukiah Community and Mendocino County.

Goals

Goal 1: Gather Public Input from a Diverse Cross Section of the Community

Create a Process that captures the current state of the trail and Build a Plan that envisions its future

- Assesses how the community currently uses the GRT-Ukiah through Advisory Group input, a community survey, and public workshops.
- Establishes a GRT-Ukiah Park Master Plan Advisory Group that convenes numerous times, in person and/or on bike on the trail to adequately envision the future park.
- Organizes multiple public workshops online or in-person.
- Conducts in-person outreach on the GRT-Ukiah.
- Conducts a bilingual community needs online survey open to all.
- Assesses what the community likes about the GRT-Ukiah, improvements they would like to see and concerns they have.

Goal 2: Revitalizing & Developing Community Spaces along the GRT-Ukiah Linear Park

Supporting and maintaining park and recreation amenities for future generations and climates

- Develops and enhances shade throughout the linear park.
- Identifies high use areas and evaluate cost effective options to install permanent restrooms and drinking water facilities.
- Identifies high-traffic areas in need of additional parking (including ADA parking spots) to increase accessibility and usability.
- Implements projects that expand capacity and increase usability for existing facilities.
- Provides guidance on incorporating low impact, sustainable and green building practices in the development of park and trail facilities.
- Increases community access to nature.
- Commits to utilizing and exploring regenerative landscaping practices.
- Identifies areas for creek and habitat restoration

Goal 3: The GRT-Ukiah as a centerpiece of a regional Active Transportation Network

Envisioning a sustainable future by developing trails and building community connections

- Continues to incorporate and grow sustainable best practices, including solar-powered infrastructure, grey-water irrigation, utilizing recycled and local materials.
- Utilizes adequate signage to promote sense of security, safety, and wayfinding.
- Assesses safety and visibility at crossing intersections, especially at high-traffic roads.
- Expands funding for programs and facilities through donations, grants, and alternative sources.
- Explores ecotourism potential and possibilities when the Great Redwood Trail is complete, ultimately connecting to Sonoma & Marin, and Humboldt Counties. The trail will bring in a diverse range of individuals from throughout the state and potentially from other states to travel to and experience the beauty of the wilderness in our region.
- Encourages usership for commuting as a main north-south active transportation route that will connect with Orr Creek Greenway and other future east-west corridors and routes.

Public Engagement Process

Community Needs Assessment Survey

Online and printed surveys in English and Spanish invited community input for the GRT-Ukiah Linear Park and sought to understand existing and potential trail usership, distance of residents and employees from trail, demographics, and needed recreational programs and facilities. From June 15 to September 7, 2020, 215 participants filled out the survey and shared their feedback. Analyzed results from this survey are integrated into the Recreation Programming Recommendations and the Park System Recommendations on the following pages. **See addendum for full survey results and comments.**

Bi-lingual informational survey flyers were designed and delivered via directly to businesses adjacent to the proposed Great Redwood Trail- Ukiah at Plant Rd: C & S Waste Disposal, City of Ukiah Animal Shelter, Mendocino Transit Authority, Ukiah Valley Athletic Club business outreach, in-person and via email, and through Walk & Bike Mendocino's email newsletters. Flyers were created and distributed at community businesses and on community boards and along the Great Redwood Trail-Ukiah

Printed surveys in English and Spanish were distributed to neighboring businesses to the trail: Ukiah Valley Athletic Club and Dave's Bike. These two community businesses served as sites for community members to fill out surveys on the spot and as a place to collect physical copies of the survey. Social media outreach was through the Walk & Bike Mendocino and City of Ukiah Facebook pages, and shared in community groups and forums to reach a diverse demographic.

Linear Park Advisory Group

An advisory group composed of 12 participants: stakeholders, community leaders, and organizations was formed and met twice: via zoom call on June 9th, and via two group bike rides on the GRT-Ukiah, on June 30th and July 1st. The group represented the Parks and Recreation Committee, Open Space Committee, the Community Foundation, NCO's Walk & Bike Mendocino, Ukiah Vecinos en Acción, Ukiah Police Department, Mendocino County Arts Council, Ukiah City Council and City Staff.

Community Forums

Two online community forums were held via video conference, and one in-person on-trail outreach event, had residents and local officials in attendance.

Outreach for these forums was conducted through online social media and e-mail newsletter. **See addendum for forum feedback and notes.**

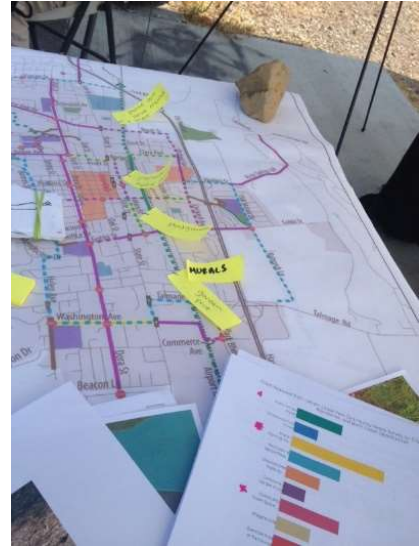


Advisory group bike ride at the future Phase 4 of GRT-Ukiah.

- **A Community Input Forum** held online July 6, 2020 via video conference encouraged questions, comments, and dialogue with community members with discussion topics including existing and potential trail usage, the need for shade and suggested facilities along the potential trail and

greenway, wayfinding and directional signage, safety concerns, additional trail connections, and suggestions for improved crossings.

- **A Park Planning Forum** held online on August 26th discussed preliminary survey results, initial recommendation for facilities and amenities, addressed participant concerns, and included discussions with Ukiah Police Department and Ukiah City Council. Participants were encouraged to also add their feedback for the placement of recommended facilities using an online mapping system. An outreach event on August 22nd on the Great Redwood Trail-Ukiah also sought feedback from the public and trail users for the placement and recommendations for facilities and amenities on printed maps.



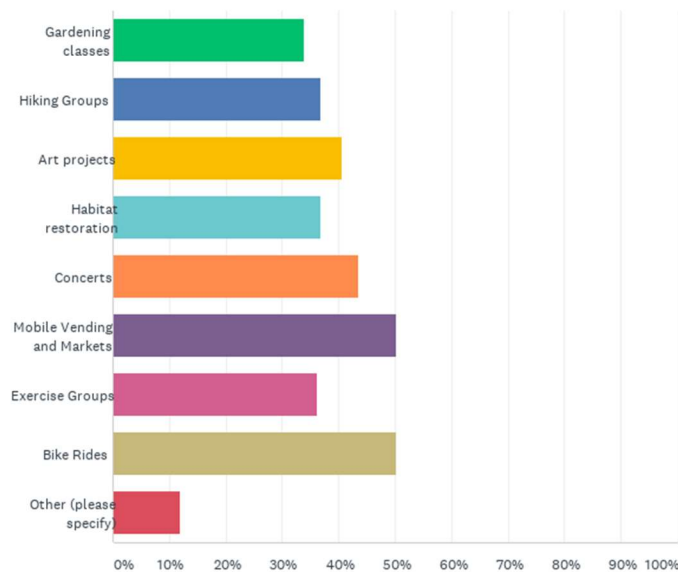
*Annotating maps with amenities at the GRT-Ukiah Park
Planning on the trail.*

Recreation Programming Recommendations

The community identified many programming ideas as part of the Community Needs Assessment process. This input revealed numerous directions to make City of Ukiah Parks & Recreation programming even more innovative.

- **Culturally Responsive and Appropriate Programming.** Ukiah's diversity provides an opportunity to honor its Native American and Latino Heritage and for a more diverse set of recreation programs and events. By engaging with under-represented communities, the City of Ukiah can gather programming ideas that encourage and empower these groups. Heritage signage can be incorporated into appropriate areas along the Great Redwood Trail-Ukiah Linear Park.
- **Neighborhood-Scaled Events.** Outreach results show a need for more community event spaces and opportunities to connect with neighbors in localized and small-scale events, such as: kids activities, organized (5k) runs, gardening classes, mural painting and public art projects, habitat restoration, hiking groups, dog-walking groups, group bike rides, mobile vending and pop-up markets, and concerts.
- **Promoting Volunteerism as a Program Area.** More people are looking to engage and become more connected in their communities. Volunteering fosters a sense of place and provides ways of meaningful involvement, skill sharing, and connecting with those of similar interest. Develop volunteerism opportunities for diverse interests and formats, such as native plants gardening, mural painting, public art projects, and trash clean-up days.

Q9 What community events, activities and volunteer opportunities would you participate in along the Great Redwood Trail - Ukiah Linear Park?



Park System Recommendations

Recommendations and Area-Specific Recommendations for the City of Ukiah Parks and Recreation system provide direction based on community needs assessments.

Addressing Safety Concerns

Safety can be a barrier to more usership along the current Great Redwood Trail-Ukiah. Community concerns are focused on the lack of visibility and high vehicular speed and traffic at the trail crossings of busy intersections, such as Perkins St., Gobbi St., and Talmage Rd. Personal safety concerns stem from homeless encampments set up along the former railroad lines and the accompanying alcohol and drug use, and trash. Homelessness continues to be a challenge in many cities, and as long as the root of mental illness within a society is not properly addressed, people being forced into homelessness will continue. The recommendations below and on the following pages are some possible solutions that have been derived from surveys, community forums, and discussions to alleviate tensions surrounding the negative stigma of homeless people, to encourage an environment of positive mental health and human morale, increase the number of users on the trail for walking and biking for exercise, transportation, and recreation, and ultimately to create a feeling of belonging and safety in the community.

Q13 Any other comments for improvement for the Great Redwood Trial - Ukiah?

love along trail Ukiah drive issue feel will must community adding
bike north homeless Please trail safe use go
walking better people camp need well great nice feel safe walk bike
Thank

Word Cloud from the Community Needs Assessment Survey

Sample of Community Comments Regarding Homelessness, Safety, and Crossings:

"Homelessness seems like it will be the biggest issue. While I haven't used the trails (at all really) the unknown about the homeless is a huge reason why it will take a long time before I would consider using it."

"This was a great concept, but until something is done to make people feel safe, many like my family and I will not use it."

"Crossing Gobbi, or Perkins are both dangerous, drivers do not pay attention, or stop. Any improvements to the crossing would be appreciated."

"Trail crossings at Perkins, Gobbi and Talmage are unsafe. When I drive my car, there are so many signs in the vicinity of the crossings that I can't focus on whether there are pedestrians trying to cross the street. They rely on me to stop, but I may not see them in time."

Safe Access to the Park

More connections and more users will ultimately lead to a greater sense of safety. Potential solutions to increase safety include:

- Utilize tactile concave circular bumps or rumble strips, to slow down traffic and get drivers attention by making noise and vibrations when cars drive over.
- Paint the trail crosswalk a bright or distinctive color.
- Crossing signals to be placed in the same direction as pedestrian or bicycle traffic.
- Improve accessibility of connection at Cherry St. and Washington / Hastings.
- Add park and trail access to Waugh Lane: Access will increase usership by inviting a whole neighborhood to the park and trail.
- Restore Creeks and access along GRT-Ukiah Park, such as Orr and Doolan Creeks. Create hiking trails along the creeks that connect with GRT-Ukiah.
- Explore potential to integrate with MTA bus routes and stops.

Signage

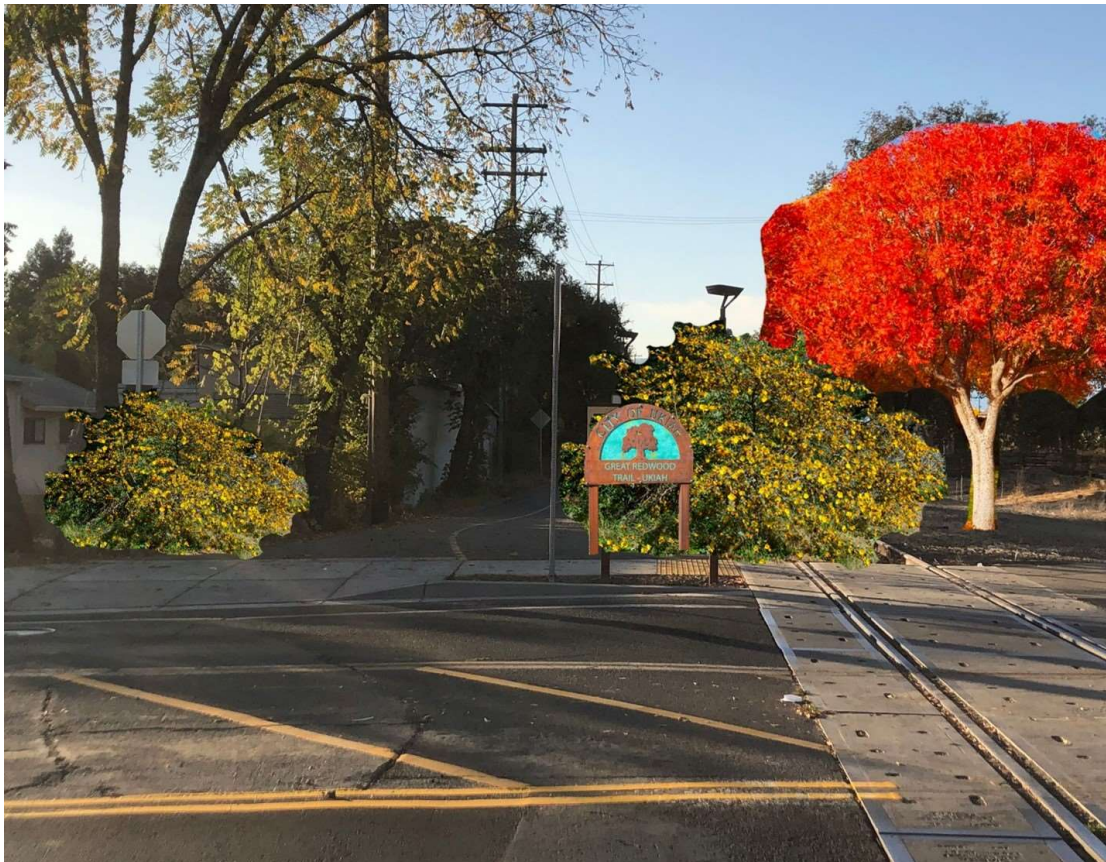
Appropriate signage will help locals and tourists alike to feel safe by knowing where they are and where they need to go.

- Add signage on the trail with the crossing street name.
- Remove unnecessary sidewalk /street signage and infrastructure associated with the non-operational railroad at trail crossings.
- Creatively repurpose obsolete railroad crossing infrastructure as GRT-Ukiah signage.
- Add signage for trail etiquette:
 - Pedestrians / slower traffic stay to right, bicyclists /faster traffic pass on the left.
 - Pick-up litter / no littering signs.
 - Signs posting non-emergency police number.
- Additional Landmark Signage: where on the trail users are located, how far from Ukiah destination points, shopping areas, milestones, and landmarks.
- Create maps and designated routes within the City of Ukiah where people can bike or walk safely. Create a community awareness campaign to share these routes.

Branding

Consistent branding of signage, amenities, and features will help with the marketing of the trail and the City of Ukiah.

- Utilize consistent “style sheet” with fonts and colors for future trail and park signage.
- Prioritize the landscaping and signing of road crossings.
- Flannel Bush (*Fremontodendron californicum*) planted at trail entrances requires little maintenance and water while staying green through the summer with bright yellow flowers late into the summer.
- Where room is available plant Chinese Pistache (*Pistacia chinensis*) to provide a consistent landscape with the School Street.
- Paint Crosswalks with City of Ukiah Style Sheet color and write in Bold Letters “Great Redwood Trail.”
- Utilize the rusted metal style signs to mark trail entrances to maintain consistency with other City of Ukiah Parks.



Parking

The provision of additional parking should be kept to a minimum. One function of the Park corridor is to encourage the use of active transportation modes. Additional parking is counterproductive to this goal. Additionally, there is ample on street parking within one to two blocks of most of the trail. Emphasizing adding safe, accessible sidewalks from these neighborhood, on-street parking locations as opposed to adding parking spaces makes better use of scarce land within the City limits and is generally consistent with the recreational objectives of trail users.

Accessible parking, consistent with Americans with Disabilities Act guidelines should be located near gathering places and at access locations that lack on-street parking. ADA parking should be placed at Norton St., Talmage Road, and Norgard Lane. ADA parking should be considered in the future when gathering spots are developed.

Primary Recommended Amenities and Facilities

- Shade and Planting Trees for Shade
- Community Event Spaces
- Pollinator and Native Plants Garden
- Public Art and Murals
- Playgrounds, Exercise Areas and Parcourse

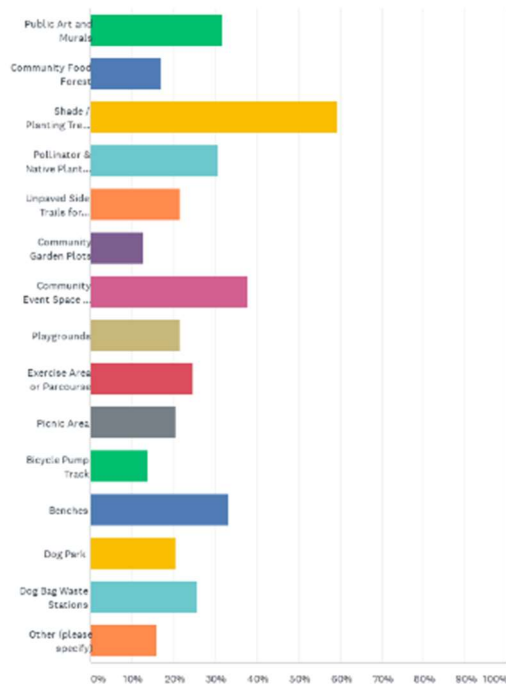
Supplementary Recommended Amenities

- Benches
- Drinking Fountains, Bottle Refill Stations, Water for Animals
- Dog Bag Waste Stations
- Bike Parking



An artistic bike rack in Gilroy, CA adds color, fun, and a sense of civic pride.

Q7 As funding becomes available, the park may expand to include amenities such as benches and water fountains and facilities ranging from parcourse exercise courses to dog parks. From the following list, what are the top three amenities or facilities are needed along The Great Redwood Trail - Ukiah? Click here to see inspiration photos at the Walk & Bike Mendocino page or visit <http://walkbikemendo.org/great-redwood-trail-ukiah/linear-park>



Amenities and Facilities Question from the Community Needs Assessment Survey

Shade and Planting Trees for Shade

- **Trees: Established trees provide habitat, shade, and beauty for generations.**
 - Plant Native and Drought Hardy Trees: Valley Oaks, Live Oaks, and Big Leaf Maples.
- **Solar Panels can provide shade, energy, and structural beauty.**
 - Utilize as part of a structure to provide shade
 - Provides electricity, allow park users to recharge electronics, especially during PSPS outages, and allowing for Wi-Fi access with time limit.
 - Installation and purchasing of solar panels could be provided through extensive grant funding sources, including disaster preparedness, community resiliency, and regenerative energy grants, which are available to promote solar energy. Solar panels as recharge stations along the trail adds a much needed and sensible form of resiliency during wildfire season. As wildfires cause evacuations in the region, with people relocated and floating to different areas in the county, in addition to the uncertainty of energy stability due to the City of Ukiah PSPS occurrences. Having a recharge area would take pressure off government resources and evacuation centers, who provide those services in downtown areas.



An example of a sculptural solar panel shade structure.

Community Event Space

- Outdoor event spaces can host events such as pop-up marketplaces with vendors, farmers markets, live music, dances, and concerts.
- LatinX communities voiced a need for more family and community gathering areas.
- Will need ADA parking, electricity, bathroom facilities, and shade nearby.

Pollinator & Native Plants Garden

- A diverse pollinator garden using native and naturalized plants creates habitat for butterflies, bees, and birds.
- Can use graywater and purple pipe irrigation.
- Incorporating regenerative design systems ensures a thriving and blossoming environment for future generations. An example of this is following the 3 Ethics (Earth Care, People Care, Fair Share) and 12 Principles of Permaculture Design: observe and interact, catch and store energy, obtain a yield, apply self-regulation and accept feedback, use and value renewable resources and services, produce no waste, design from patterns to details, integrate rather than segregate, use small and slow solutions, use and value diversity, use edges and value the marginal, and creatively use and respond to change.



The native pollinator garden integrates public art in the recently redesigned Central Park, City of Davis.

Public Art and Murals

- Using public art can promote a sense of pride and belonging in the community.
- Studies show that murals with faces/ eyes can help people feel seen and connected. Murals with faces can also discourage vandalism and illicit behavior.
- Art can display community values and heritage.
- Incorporating encouraging quotes can have a positive impact on mental health.
- Creating public art through volunteerism encourages community building.



Native American Heritage mural, City of Davis, CA.



Motivational bilingual YOU ARE LOVED/ERES AMADO murals by Alex Cook. Left: Division St, Chelsea, MA. Right: Elmhurst Park, Boston, MA Youarelovedmurals.com

Playgrounds, Exercise Areas and Parcourse

Over 50% of the survey respondents use the trail for exercise. Incorporating a variety of play and exercise structures will encourage a healthy and active community.

The following recommendations take into consideration the uncertain future regarding health guidelines, and a need to promote positive mental health.

- **Natural Playgrounds** can use local and free materials, allows for adequate space for children (and adults!) to play, and inspires deeper connections with nature.
- **Labyrinth Mazes** can be integrated into playgrounds for kids, or into other parts of the park for adults / mixed use. Labyrinths are meditation tools used for centuries by many societies and cultures, to help people find calm and become more relaxed.
- **Parcourses and Exercise Areas** are easy to integrate into small spaces and promotes community health.

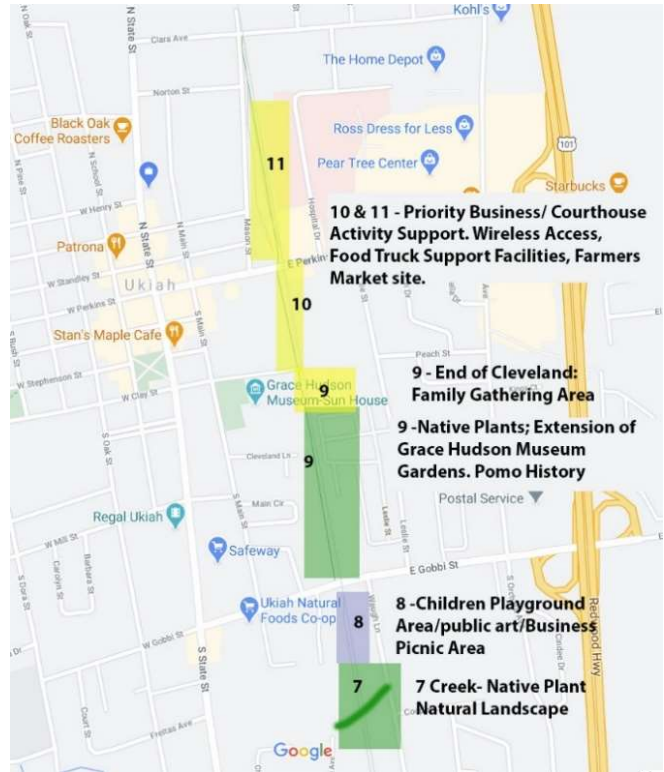
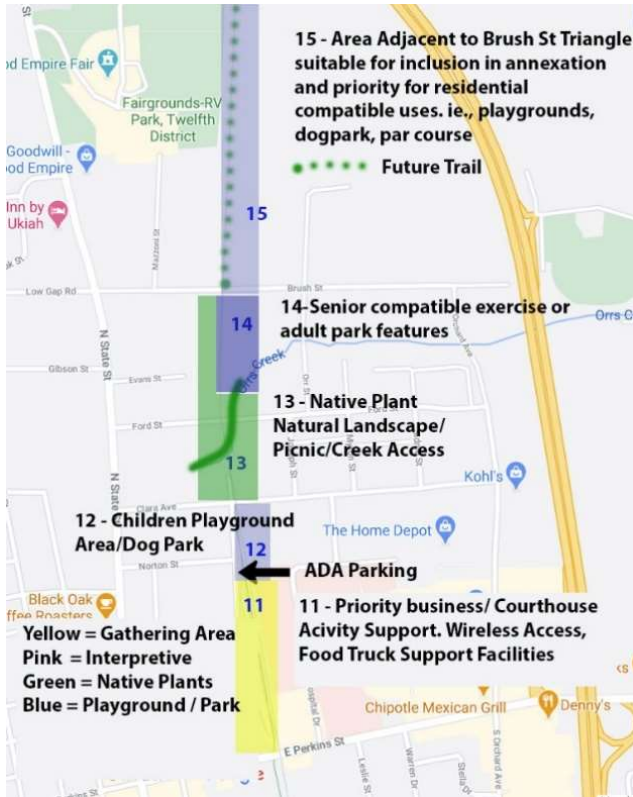


Natural Playground, Woodbriar Park, Greeley, Colorado



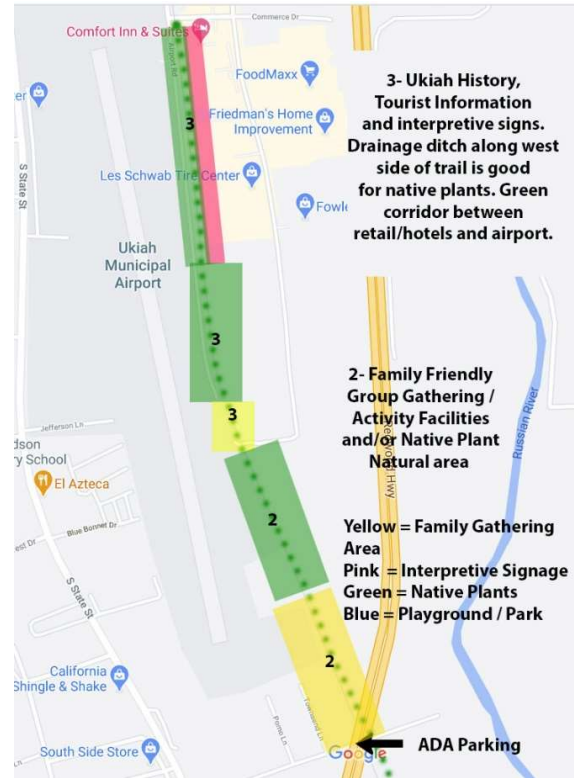
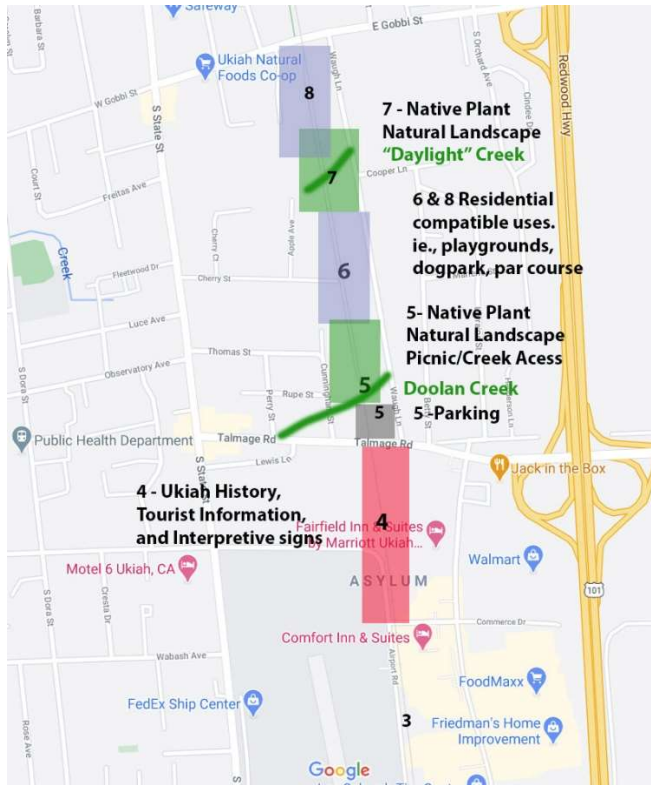
An example of a labyrinth maze in a playground.

Planning the Park: Amenities along the GRT-Ukiah Linear Park



Left: GRT-Ukiah North Trail, Brush to Perkins, Right: Perkins to Gobbi

Great Redwood Trail-Ukiah Linear Park Master Plan



*Left: GRT-Ukiah Trail, Gobbi St to Commerce Dr, Right: Commerce to Norgard St.
Below: Norgard St. to Plant Rd.*



Addendum

COMMUNITY INPUT FORUM

July 6, 2020

- **SAFETY:**
 - The crossing at Talmage (and Gobbi, Perkins) is dangerous, drivers are ignoring crosswalks. How to improve the crossing at Talmage, whether with a crosswalk arm, push button, or more street signage?
 - focus signage and remove unnecessary signage and infrastructure associated with the non-operational railroad,
 - utilize tactile concave circular bumps that are installed en masse, to slow down traffic and get drivers attention by making noise and vibrations when cars drive over.
 - Painting the trail crossing a bright or distinctive color
 - Concave mirrors for blind corners, possibility for security cameras?
- **SIGNAGE:**
 - Painted on the trail and/or signs: pedestrians / slower traffic stay to right, pass on the left
 - Horse accessibility: horse hike bike triangle, yield right of way sign
 - Additional Signage for telling people where in Ukiah they are, how far from destination points, shopping areas, milestones, and landmarks
 - Signing on the trail with crossing street name
- **AMENITIES:**
 - bring the purple pipe irrigation into phase 3
 - important that drinking fountains have water bottle refill stations.
 - a prevailing theme that is fitting to the area, such as “Bigfoot”
 - need for community space and stage
 - parcourse throughout the trail park.
 - Multiple playgrounds specific to child age range

PARK PLANNING FORUMS, COMMUNITY FEEDBACK

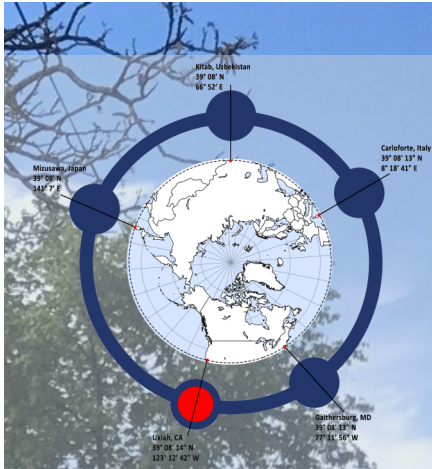
August 22, 2020 & August 26, 2020

- **SAFETY:**
 - Increase overall usership to promote feeling safe using the park and trail
 - More connections and more users will lead to a greater sense of safety.
 - Improve connections at Cherry St. and Washington / Hastings
 - 902 Waugh Lane: Access through this (private) facility will increase usership by inviting a whole neighborhood’s access to the park and trail
 - Graffiti: the more we clean up graffiti, the more time it takes to come back, continue clean-up efforts
 - Use public art to discourage vandalism and promote sense of belonging
 - Studies show that murals with faces / eyes communicates that the place is loved by the community and leads to feeling seen, this could reduce homelessness and mental illness in the community

- The role of Ukiah Police Department enforces behavior on the trail: leash laws, no alcohol, zero tolerance on camping, citizens to call 707-463-6262 for non-emergency dispatch. Since the designated as a park, there are now more enforcement possibilities available, and there will be more compliance the more people are using the area.
- Create maps and designated routes with the City of Ukiah where people can bike or walk safely. Create a community awareness campaign to share these routes.
- **SIGNAGE:**
 - Utilize consistent “style sheet” with fonts and colors for future trail and park signage
 - Having street signs along the trail will help tourists and visitors to know where they are
- **AMENITIES:**
 - Solar panels
 - Utilize as part of a structure to provide shade
 - Provides electricity, allow park users to recharge electronics, especially in times with PSPS outages, and allowing for Wi-Fi access with time limit
 - Installation and purchasing of solar panels could be provided through extensive grant funding sources, including disaster preparedness, community resiliency, and regenerative energy grants, which are available to promote solar energy. Solar panels as recharge stations along the trail adds a much needed and sensible form of resiliency during wildfire season. As wildfires cause evacuations in the region, with people relocated and floating to different areas in the county, in addition to the uncertainty of energy stability due to City of Ukiah PSPS occurrences. Having a recharge area would take pressure off government resources and evacuation centers, who provide those services in downtown areas.
 - Art that displays community values
 - Set up more volunteer mural days. Need for a GRT-Ukiah Murals / Public Art Commission?
 - Pop-up marketplaces (resource “Head West Marketplace”), with vendors, music in community spaces; will need parking, bathroom facilities, and shade
 - More trash cans and water refill stations, water for animals
 - Restore Creeks and access along GRT-Ukiah Park, such as Orr and Dooley Creeks. Create hiking trails to connect with GRT-Ukiah

Survey Comments – English Translation of Spanish survey comments.

1. I do not have children that are mine but I do have brothers and other children that I take care of sometimes. 7/6/2020 7:45 PM
2. More bilingual signs along the trail please, better lighting at night for walk. More garbage and recycling bins available. Public wifi access to read e-books or listen to podcasts during the walk. 6/23/2020 10:42 PM
3. That the homeless drugged or under alcohol are not housed there because we are afraid that they may attack us, we feel fear because we think they may attack us. 6/23/2020 6:15 PM
4. Why don't you want to set up stages to put on marching bands on weekends? 6/22/2020 2:37 PM
5. More safety on the road 6/22/2020 10:39 AM
6. Control more the flow of homeless, better clean the area so that there are no needles and there is danger of children getting hurt when grabbing them, more spaces to rest and shade. 6/22/2020 9:51 AM



CITY OF UKIAH OBSERVATORY PARK STRATEGIC PLAN 2018—2023



GOAL No. 1

AN INSPIRED COMMUNITY

Performance Measurement 1

Increase the number of visitors to the Ukiah Latitude Observatory and Park by 20% annually.

Action Plan

1. Community Services Parks and Recreation Department staff will arrange at least four lectures/talks in the City Council chambers per year by guest speakers about the Historic Ukiah Latitude Observatory, the
2. Parks and Recreation Department staff will conduct at least two family-friendly events per year (e.g., Bounce to the Stars) to encourage people of all ages to use the park and visit the Observatory.
3. Parks and Recreation Department staff will develop a curriculum and host at least two to four field trips annually by local 5th Graders.
4. Parks and Recreation Department staff will work with Observatory docents and volunteers to provide a variety of activities.
5. Parks and Recreation Department staff will define and install an educational walking path in the park

earth sciences and the universe.



to engage community members who use the park for exercising, walking and relaxing.

6. Parks and Recreation Department staff will facilitate additional programming by partners, e.g., Mendocino College and others, to promote the use of the facilities and engage a broader audience.
7. Parks and Recreation Department staff will expand online educational offerings, e.g., a video of Carl Sagan, to engage a broader audience online.
8. Parks and Recreation Department staff will serve as point of contact for the general community, inquiries and scheduling of the Observatory and the Park.



GOAL No. 2

A WELL-PRESERVED HISTORICAL SITE

Performance Measurement 2

Meet or exceed the National Oceanic and Atmospheric Administration (NOAA) maintenance standards for the Ukiah Latitude Observatory on an annual basis.

Action Plan

1. Define and implement an equipment

maintenance schedule that meets NOAA requirements for telescope maintenance, site maintenance, etc.

2. Evaluate the Observatory storage area and remove items that are not related to the Observatory's activities or upkeep.
3. Parks and Recreation Department staff will define and install interpretative signage for the park to communicate the historical aspects of the Observatory and spark the interest of walkers-by.



GOAL No. 3

ENHANCE PARTNERSHIPS

Performance Measurement 3

Increase the number of Ukiah Latitude Observatory and Observatory Park partnerships by 25% annually.

Action Plan

1. Mobilize Friends of Observatory Park to facilitate programming and use of the Observatory Park site.
2. Maintain relationships with existing partners, e.g., Mendocino College and the National Network, to bring college-aged students to Ukiah.
3. Expand the partnership network to include groups with mutual interests, e.g., Ukiah Astronomical Society, Ukiah Photography Club, Mendocino Lost & Found Metal Detecting Club, Geocaching Club, etc.
4. Recruit paid or volunteer interns from local colleges or state universities to assist with education, implementing projects, etc.
5. Explore other possible partnerships, e.g., with the Northern California Chapter of Land Surveyors, etc., to support use of the Observatory and the Park.



GOAL No. 4

A HIGH PERFORMING ORGANIZATION

Performance Measurement 4

Increase funding for Ukiah Latitude Observatory program activities, special projects and operations by 20% annually.

Action Plan

1. Contain costs and increase operational efficiency by defining a new team structure, roles and responsibilities, as well as routinely engaging in strategic and tactical planning, and collaborative, creative problem-solving.
2. Identify best practices and opportunities for process improvement and automation across programs in order to provide effective and efficient delivery of services by the Community Services Department to the community.
3. Monitor expenditures and budget on a monthly basis, and revenues on a quarterly basis, to contain costs and address emerging issues.
4. Develop and deploy a fundraising plan, including projects that will garner community support, as well as fundraising mechanisms.
5. Define and implement a sponsorship program to expand educational programming, as well as fund projects (e.g., interpretive signage).
6. Enhance the Ukiah Latitude Observatory website and refine the online user experience so that there is an easy transition between the Ukiah Latitude Observatory, and Parks and Recreation web pages.



**CITY OF UKIAH
OBSERVATORY PARK
STRATEGIC PLAN 2018-2023**

For more information, contact:

COMMUNITY SERVICES DEPARTMENT

411 West Clay St. ~ Ukiah, California 95482

Phone: (707) 463-6231

1 - An Inspired Community		
1	Community Services Parks and Recreation Department staff will arrange at least four lectures/talks in the City Council chambers per year by guest speakers about the Historic Ukiah Latitude Observatory, the earth sciences and the universe.	
2	Parks and Recreation Department staff will conduct at least two family-friendly events per year (e.g., Bounce to the Stars) to encourage people of all ages to use the park and visit the Observatory.	
3	Parks and Recreation Department staff will develop a curriculum and host at least two to four field trips annually by local 5th Graders	
4	Parks and Recreation Department staff will work with Observatory docents and volunteers to provide a variety of activities.	
5	Parks and Recreation Department staff will define and install an educational walking path in the park to engage community members who use the park for exercising, walking and relaxing.	
6	Parks and Recreation Department staff will facilitate additional programming by partners, e.g., Mendocino College and others, to promote the use of the facilities and engage a broader audience.	
7	Parks and Recreation Department staff will expand online educational offerings, e.g., a video of Carl Sagan, to engage a broader audience online.	
8	Parks and Recreation Department staff will serve as point of contact for the general community, inquiries and scheduling of the Observatory and the Park.	
Performance Measure		
Increase the number of visitors to the Ukiah Latitude Observatory and Park by 20% annually		
2 - A Well Preserved Historical Site		
1	Define and implement an equipment maintenance schedule that meets NOAA requirements for telescope maintenance, site maintenance, etc.	
2	Evaluate the Observatory storage area and remove items that are not related to the Observatory's activities or upkeep.	
3	Parks and Recreation Department staff will define and install interpretative signage for the park to communicate the historical aspects of the Observatory and spark the interest of walkers-by.	

4	Repurpose the Observer's office into a public space for further interpreting the history of Ukiah Latitude Observatory and for inspiring curiosity about current and future development in the astronomical sciences.	
Performance Measure		
	Meet or exceed the National Oceanic and Atmospheric Administration (NOAA) maintenance standards for the Ukiah Latitude Observatory on an annual basis.	
3 - Enhance Partnerships		
1	Mobilize Friends of Observatory Park to facilitate programming and use of the Observatory Park site.	Trending Red
2	Maintain relationships with existing partners, e.g., Mendocino College and the National Network, to bring college-aged students to Ukiah.	
3	Expand the partnership network to include groups with mutual interests, e.g., Ukiah Astronomical Society, Ukiah Photography Club, Mendocino Lost & Found Metal Detecting Club, Geocaching Club, etc.	
4	Recruit paid or volunteer interns from local colleges or state universities to assist with education, implementing projects, etc.	
5	Explore other possible partnerships, e.g., with the Northern California Chapter of Land Surveyors, etc., to support use of the Observatory and the Park.	
Performance Measure		
	Increase the number of Ukiah Latitude Observatory and Observatory Park partnerships by 25% annually.	
4 - A High Performing Organization		
1	Contain costs and increase operational efficiency by defining a new team structure, roles and responsibilities, as well as routinely engaging in strategic and tactical planning, and collaborative, creative problem-solving.	
2	Identify best practices and opportunities for process improvement and automation across programs in order to provide effective and efficient delivery of services by the Community Services Department to the community.	
3	Monitor expenditures and budget on a monthly basis, and revenues on a quarterly basis, to contain costs and address emerging issues.	
4	Develop and deploy a fundraising plan, including projects that will garner community support, as well as fundraising mechanisms.	

5	Define and implement a sponsorship program to expand educational programming, as well as fund projects (e.g., interpretive signage).	
6	Enhance the Ukiah Latitude Observatory website and refine the online user experience so that there is an easy transition between the Ukiah Latitude Observatory, and Parks and Recreation web pages.	
Performance Measure		
	Increase funding for Ukiah Latitude Observatory program activities, special projects and operations by 20% annually.	



PROPOSAL FOR CONVERTING LOW GAP TENNIS COURTS TO PICKLEBALL COURTS

September 6, 2021

Executive Summary

On behalf of pickleball players in and around Ukiah, we propose that the two tennis courts at Low Gap Park be converted into six pickleball courts. The Ukiah Pickleball Club is prepared to help plan and execute the conversion, with donated labor and money.

Background

In January of 2021, The Economist magazine ran a story with the following headline:

“Pickleball is the fastest growing sport in America”

The Sport and Fitness Industry Association says pickleball participation grew by 21% in 2020, partly because it is a safe outdoor activity for players of all ages, even during a pandemic.

For cities and counties trying to keep up with growing populations, this trend is great news. Why? Simple math. The same patch of parkland that can accommodate two tennis courts can house six pickleball courts. Plus, pickleball is almost always played as a doubles sport, so 24 people can play at the same time instead of just 4 to 8.

The Ukiah Area Is Sorely Lacking in Pickleball Facilities

There are currently no dedicated pickleball courts in the Ukiah area. The less popular tennis, on the other hand, has six courts at the college, six at the high school, three at Oak Manor, two at Low Gap, and scattered other, mostly private, courts. More than 50 players signed the attached petition, demonstrating the widespread desire for more courts.

Where do we play currently? Pickleball lines have been superimposed on tennis courts in two locations, Oak Manor Park and Low Gap Park, for a total of five courts. (The double set of lines is confusing for both pickleball and tennis players. Also, the net height must be adjusted depending on which sport is being played.)

Currently, because Low Gap has only two courts, the Ukiah Pickleball Club hosts drop-in play at Oak Manor three mornings each week. On a recent Saturday, at the peak time, 23 players were gathered at Oak Manor, eager to play, but half of them had to wait for a court at any given time. Our Facebook page has 92 followers, more than a few of whom have simply stopped coming to drop-in play because of long wait times. Several players travel south to Sonoma County each weekend, where there are dedicated pickleball courts.

Players come from Ukiah, Redwood Valley, Potter Valley, Willits, and even from the coast and Lake County. Occasionally, visitors from out of town join us, after finding out about play times via our website

(ukiahpickleball.org). Nearly every week, a new player joins in the fun. Even out-of-town firefighters have played with us.

While we have players of all ages, many of our growing population of pickleball players are seniors who abandoned tennis because it became too physically demanding. The Blue Zones Project and the Blue Point needs assessment both point to the need for more and better senior facilities in Mendocino County.

Low Gap Park is a great location for pickleball courts

Low Gap Park has ample parking. There are no residential neighbors to be pestered by paddle noise and players happily shouting. Restrooms are located nearby. Existing trees provide some shelter from the wind, which is important to a sport played with wiffle balls.

We have measured the site and determined that it can easily accommodate six pickleball courts (see layout on page 4). The court surface needs refurbishing anyway; it badly needs to have its many cracks filled, and its courts repainted (see photos on page 5).

The two tennis courts at Low Gap Park are rarely used by tennis players. We know this because some pickleball players have begun to play there regularly, and they rarely encounter tennis players.

How much will it cost?

After consulting with the Shasta Lake Pickleball Club, which performed a similar conversion, we estimate the hard costs to be less than \$10,000 (see the List of Tools on page 9 and the List of Materials on page 10). Lights for night-time play would be welcomed, but if that added cost turns out to be prohibitive, we regard it as an add-on, not a requirement.

We plan to raise funds to help offset the costs of this project. We are currently working toward achieving 501(c)(7) tax-exempt status as an unincorporated nonprofit association. Our members have pledged more than \$3,800 for this project. The South Ukiah Rotary Club has pledged \$1,000. We have barely begun our outreach.

Some of our members have experience with court repairs or similar construction activities and are willing to donate their labor. We have researched the steps involved (see the Court Surfacing and Repair Hints on pages 11-13) and have links to how-to videos online. We would welcome assistance and supervision from county staff to make sure the results meet county standards.

Conclusion

The local pickleball community has grown rapidly in recent years. The lack of local pickleball courts is causing long wait times. Out of frustration, some players are splintering away from the drop-in play times, reducing the social value of the game for everyone involved.

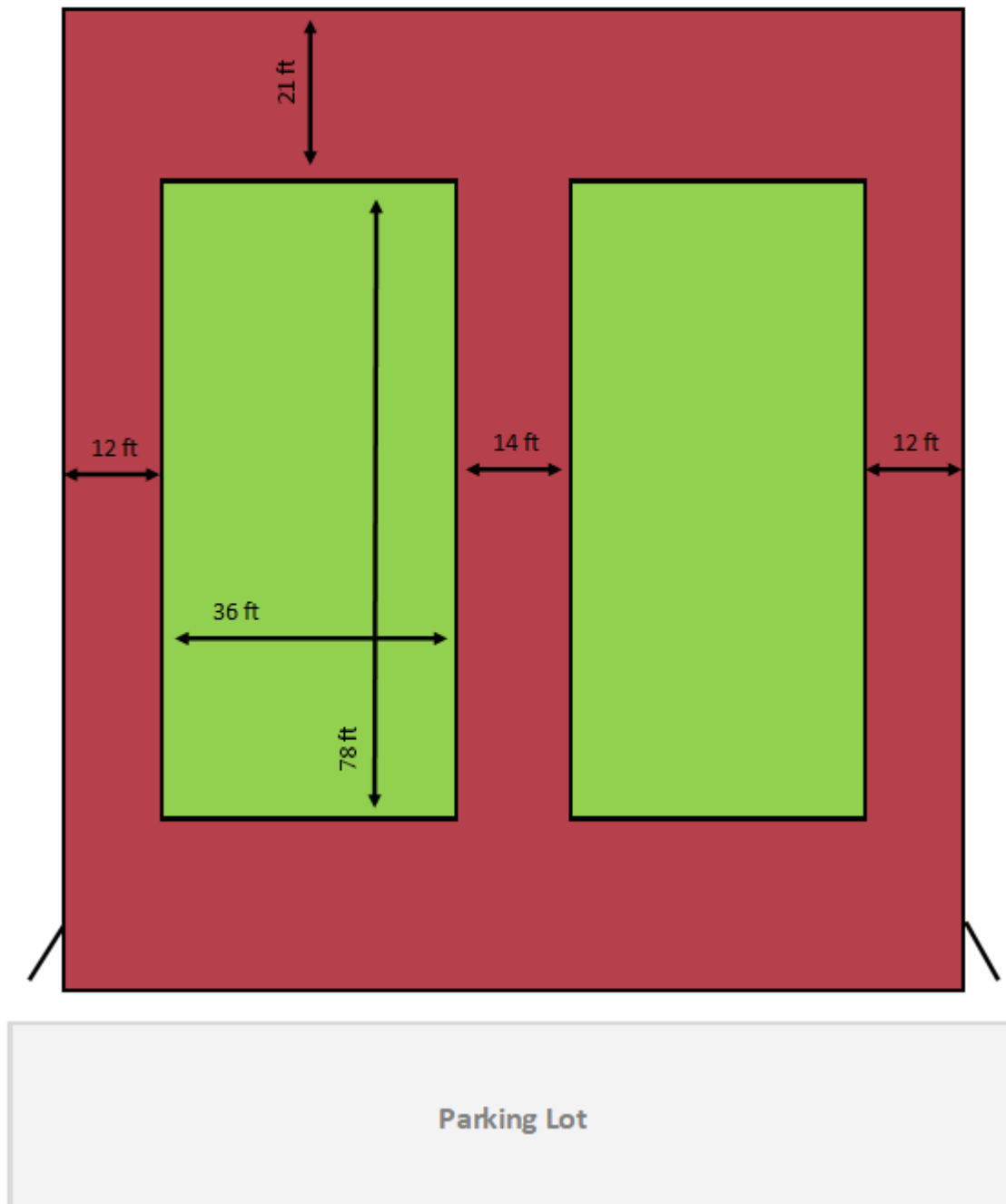
A solution is well within reach: Low Gap Park has two under-utilized tennis courts, which can be converted cheaply into six pickleball courts, serving 24 simultaneous players. Considering that the courts will need to be refurbished soon anyway, this is an opportunity for the county to get significant help with the expense, and to serve a growing need in the community at the same time.

Ukiah Pickleball Club is well organized, and we are determined to do everything we can to help county staff do the work and help pay for it.

For further information, please contact our president, David Riemenschneider, at driemen@pacific.net. Thank you for considering this proposal.

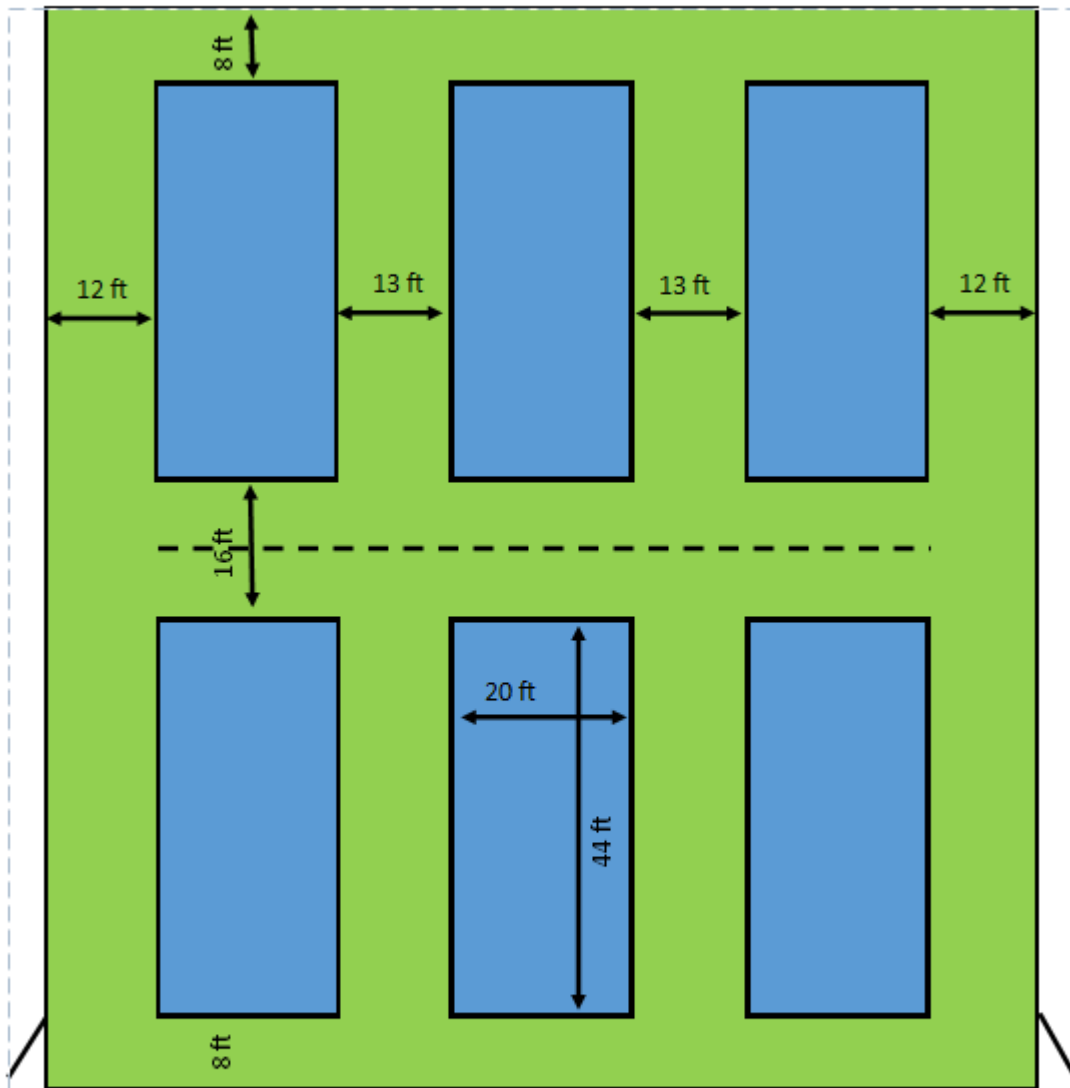
Existing Tennis Courts at Low Gap Park

These courts accommodate 4 to 8 players



Proposed Pickleball Courts at Low Gap Park

These courts would accommodate 24 players



Parking Lot

Low Gap Courts Are Overdue for Attention



**Ukiah Pickleball
Club members have
already shown a
willingness to help
maintain the
Low Gap courts.**

BEFORE 

AFTER




Courts at Oak Manor Park Are Too Crowded



Even with a temporary court set up, all courts are full.



Lots of players have to wait on the sidelines.



Paddles of waiting players, in two racks (regular and advanced play).

Courts at City of Shasta Lake (Before and After)



Tools Needed, with Costs

TOOLS NEEDED	QTY	PRICE	COST
V-Shaped Coating Application Squeegee	1	\$79.95	\$79.95
36" Coating Application Squeegee	1	\$124.95	\$124.95
24" Coating Application Squeegee	1	\$104.95	\$104.95
Floor Scaper	1	\$31.97	\$31.97
Wheelbarrow	1	Donated	\$0.00
Regular Shovel	1	Donated	\$0.00
Square Point Shovel	1	Donated	\$0.00
Garden Hose (100')	3	\$36.49	\$109.47
Faucet Splitter	1	\$9.99	\$9.99
Hose Nozel/ Sprayer	2	\$9.99	\$19.98
3" Paint Roller Handle	2	\$8.42	\$16.84
3" Paint Roller Cover	4	\$3.80	\$15.20
5' Roller Handle & Squeegee Handle	2	\$7.50	\$15.00
5 Gallon Bucket	5	\$3.60	\$18.00
1 Gallon Pail	2	\$8.34	\$16.68
Chalk Line	1	Donated	\$0.00
Mixing Paddle (5 gal)	1	\$25.00	\$25.00
Mixing Paddle (55 gal)	1	\$35.00	\$35.00
Yellow Carpenter Crayons	2	\$3.00	\$6.00
Line Taping Machine	1	\$320.38	\$320.38
Whisk Broom	1	Donated	\$0.00
Drill Motor (Mixing)	1	Donated	\$0.00
Gas Powered Pressure Washer	1	Donated	\$0.00
Gas Powered Blower	1	Donated	\$0.00
Orbital Floor Sander (rented)	1	Donated	\$0.00
TOOL COST			\$949.36

Estimated Materials, with Costs

MATERIALS NEEDED	QTY NEEDED	SIZE	QTY	PRICE	COST
Acrylic Patch Binder (cracks & bird baths)	10 gal	5 gal	2	\$200.00	\$400.00
Neutral Concentrate w/sand (2 coats)	110 gal	55 gal	2	\$581.99	\$1,163.98
Pigment (Light Green OB, field)	4 gal	1 gal	4	\$64.99	\$259.96
Pigment (Blue, PB courts)	4 gal	1 gal	4	\$59.99	\$239.96
Sand (40-60 mesh for Patch Binder)	200	100	2	\$13.00	\$26.00
Cement (added to Patch Binder)	2 bags	94 lbs	2	\$10.00	\$20.00
White Line Paint, Textured			1	\$34.99	\$34.99
Stripe Rite (Crisp, sharp lines)			1	\$22.99	\$22.99
Sport Wax (acrylic top coat - 2 coats)	120 gal	30 gal	4	\$525.99	\$2,103.96
2" Masking Tape. 180' Roll	3000'	180'	17	\$9.00	\$153.00
Masking Paper, 1000' Roll	2000'	1000	2	\$22.98	\$45.96
Pickleball Post (set of 2)	6	1 set	6	\$379.99	\$2,279.94
Pickleball Net			6	\$159.99	\$959.94
Post Sleeve (set of 2)	6	1 set	6	\$28.99	\$173.94
Blue Chalkline Chalk			1	\$2.99	\$2.99
Pickleball paddle rack			1	\$109.99	\$109.99
Signage: Court & game rules on Aluminum			2	\$89.95	\$179.90
Misc. tarps, rags, gloves, safety goggles					\$100.00
MATERIALS COST					\$8,277.50
TOTAL TOOLS					\$949.36
TOTAL MATERIALS					\$8,277.50
TOTAL LABOR					FREE
GRAND TOTAL					\$9,226.86

We Are Prepared to Help: Court Surfacing and Repair Hints

This tennis court surfacing and repair industry is very unique. Tennis court surfacing and repair can be accomplished with a relatively low investment, in comparison to other trades. The right tools and equipment can help a good contractor achieve a quality tennis court surfacing job, in a safe and timely manner. The following list contains both necessary items and optional items that make the tennis court surfacing and repair process easier, quicker or cleaner.

1. Truck : Preferably, a flatbed truck with side racks and a hydraulic lift gate for loading and unloading surfacing material drums. A trailer that is low to the ground can also be utilized for transporting drums to the jobsite. Court surfacing materials can be mixed on the trailer, without removing heavy drums.

2. Drum Cart : Heavy duty 2-wheel cart for moving drums of court surfacing material. A good drum cart has a sliding hook and secures the top of the drum, to keep drum secure on cart.

3. Mixing Equipment : For Tennis Court Surfacing and Repair Materials

- a. Agitated tanks – SportMaster Color Mixing Machines
- b. Electric Drill: 1 ½ HP or larger, with long paddle mixer (approx. 30 inches) to reach bottom of drums.

4. Blower : At least 5 horsepower for removing debris, prior to surfacing.

5. Edging tool : Billy Goat Grazor, Little Wonder Pro Edger, or weed wacker to remove vegetation around court, and prevent from hanging into the court, prior to court repairs and surfacing.

6. Line Taping Machine : Dispenses masking tape for line painting, after surfacing coats.

- a. Striping accessories:
 - i. 2" to 3" paint roller & threaded handle (or paint brush)
 - ii. Good quality masking tape (approx. 8 rolls per tennis court)

7. Scrapers : Wide scrapers for scraping the court surface before and after each coat of surfacing material is applied, (SportMaster Super Scraper).

8. Broom : Stiff street brooms for cleaning.

9. Sport Application Squeegee : For tennis court surfacing material application.

10. Patching Straight Edges : Available from SportMaster in various lengths (always use straight edge wider than area in need of repair). Steel screed, for patching/leveling low spots (bird baths) on court surface.

11. Shovels :For picking up excess surfacing materials from court surfaces.

12. Two 100 foot Tape Measures :preferably steel, same make and model.

13. Chalk Line :For line/stripping layout.

14. Chalk or Soap Stones :Markings.

15. Clean Empty Pails (5-gallon) :

- a. For mixing court surfacing materials and patching mixes.
- b. For transporting patching, repair, and surfacing materials.
 - i. SportMaster “Sealer Wheeler” is also helpful for transporting court surfacing material onto court during application process.
- c. A smaller (approx. 2-gallon) pail is helpful for dipping into drums and splitting repair and surfacing materials, when mixing with drill and paddle mixer.

16. Masking Tape :

- a. For marking corners of playing areas on two-tone courts, to preserve existing lines and eliminate having to layout lines from scratch, after surfacing.

17. Roofing Paper (rolls) :Tape down at the end of a tennis court insert to collect extra surfacing materials, for ease of removal by shovel.

18. Tarp :For mixing area on jobsite and entry area to courts. Prevents drips and splatter of surfacing and repair materials from getting on the ground.

19. Empty Drums :

- a. Clean drums for mixing court repair and surfacing materials
- b. Extra drums for cleaning tools and collecting wastewater

20. Rags :For cleanup and to fill Net Post Sleeves prior to surfacing (prevents filling sleeves with coatings).

21. Other Tools & Equipment :

- a. Wrench and Socket: For opening/closing lids on drums.
- b. Water Hoses & Spray Nozzle: For dilution & cleaning.

- c. Garden-Type pump sprayer: For spraying Acrylic Adhesion Promoter (on new concrete courts) and good for misting hot court surfaces in front of application, to cool surface.
- d. Pressure Washer & cleaning supplies: Tri Sodium Phosphate (TSP) for cleaning detergent, and bleach to remove fungus, moss & mold, when needed. Visit www.sportmaster.net for maintenance and cleaning manual.
- e. Water Source: Make sure locate/secure on-site water or bring clean water for pressure washing, cleaning, and dilution of repair and surfacing products.
- f. Power Source: Make sure to locate/secure on-site electric or bring a generator to power the drill for mixing court surfacing and repair materials.
- g. Pail Openers: For efficient opening of pails.
- h. Trowel/Putty Knife: For application of acrylic trowel grade crack fillers and repair products.
- i. V or U-shaped Squeegee: To apply Acrylic Patch Binder mix into cracks and areas where surface repair is needed.
- j. Box Cutter: Use to open boxes, cut pour spouts on jugs, etc.
- k. Wire Brush: Helpful for cleaning surfacing materials that are dried on tools, and to remove stubborn vegetation in cracks, prior to repair.
- l. Work Gloves: Hand Protection
- m. Dust Mask: Use for air safety when pouring silica sand into surfacing materials.

22. Caution Tape :Secure the courts after application to prevent premature usage and tracking of sport surfacing materials.

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Proposal and Contract

Created Date 8/2/2022

Quote Number 7069-v1
Estimator

Client

Contact Name David Riemenschneider

Quote To Name Ukiah Pickleball Club
Quote To Low Gap Road
Ukiah, CA 95482

Project

Project Name Ukiah Pickleball Club-Convert 2 tennis courts to 6 pickleball courts
Project Address Low Gap Road
Ukiah, CA 95482

Court Resurfacing

PICKLEBALL NET POSTS: Install pickleball net posts in sleeves, center anchor and net 6 SETS	\$24,920.00
Clean and scrape surface	
Lance and/or grind cracks	
Fill cracks with acrylic patch compound	
Acrylic resurfacer = 1 coat	
PLEXIPAVE ACRYLIC ATHLETIC SURFACING: Squeegee apply 3 coats acrylic tennis surfacing over prepared substrate.	
Paint 6 pickle ball court lines per existing layout.	
	\$25,200.00
NOTES: ALL CRACKS WILL REAPPEAR IMMEDIATELY. Maintenance resurfacing only. Bubbleline may occur in new surface if caused by moisture vapor pressure (assumes no vapor barrier under existing concrete). Will follow contours of existing substrate. Assumes existing court has 1% slope to drain all in one direction to within 1/8" +/- in 10' tolerance. Access for pick-up trucks directly to work area. Electricity and water to be provided at all times within 50' of work area.	
Court Resurfacing TOTAL:	\$50,120.00

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ADD OPTION: Crack proof overlay

TENNIS COURT - SLIPSHEET OVERLAY SYSTEM Procedure: • Install Slipsheet system with 2 reinforcement membranes. Requires 3-5 days curing. • Install by leveling screed ½" carpet coat. Flexible pavement (premium aggregate / plaster sand / carpet coat emulsified asphalt). Requires 3-5 days curing. • Hot roll and apply 3 refinement and smoothing coats • Apply acrylic resurfacer Click for details	\$78,000.00
SLIPSHEET NOTES: Permanent solution to cracking. Free floating system allows cracks to move without reflecting through play surface. Slipsheet terminates approximately 8-12" inside the fence or borders. Cracking will appear in this outer edge area but does not affect the court surface. Staging area and truck access required. Proposal assumes substrate is sound with a slope of 1% for drainage. Our work will follow contours of existing substrate. Water puddles can be remediated if there is sufficient slope. Electricity and water to be provided within 50' of work area. All work and material guaranteed for a period of five years. 5 YEAR WARRANTY AGAINST CRACKING OF THE SLIPSHEET	
ADD OPTION: Crack proof overlay TOTAL:	\$78,000.00

TOTAL ALL OPTIONS

TOTAL ALL OPTIONS	\$127,120.00
TOTAL ALL OPTIONS TOTAL:	\$127,120.00

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