

Luther Burbank Park Draft Phasing Strategy

April 2006



The Berger Partnership PS
Landscape Architecture

In considering phasing of park improvements for Luther Burbank Park there are countless ways in which the projects proposed in the master plan could be implemented. The intent of the Master Plan Report is to give current and future decision makers adequate information about the "parts" of the master plan so that phasing individual projects can be determined and adjusted as time passes and conditions change. However, there is a logical structure in which phasing can be approached. Key issues include constructability issues, ecological function, funding realities, and priority.

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Constructability: Typically park construction projects are phased to accommodate construction realities such as access, areas of disturbance and sequence of construction. Targeting phases of work that can be constructed without disturbing areas designated for protection, and creation of phases that will not have to be "undone" in future construction projects are key phasing considerations. Because Luther Burbank is an existing park, and proposed improvements tend to mean adjustments to existing conditions (as opposed to a "blank slate" construction process), constructability is less of a driver of phasing plans. The two projects most affected by constructability are the two largest, shoreline improvements (much of which may be done by barge) and the integration of the west hill into the park.

Ecological Function: In considering possible park phasing, ecological function is key. In the preferred Luther Burbank design, ecologically sensitive areas (such as wetlands and steep slopes) largely remain unaltered and are therefore not a driver to the phasing of the project. The biggest ecological opportunity of the master plan is to improve shoreline conditions, both reducing erosion and improving habitat.

Funding Realities: The greatest driver in determining phasing of a project is typically the available funding and what can be accomplished with that funding. This master planning process is a proactive one, defining potential projects and costs prior to the establishment of a budget. This master plan and accompanying report should provide the structure for current and future decision makers to determine what projects might be pursued and when. During the City's biennial budget planning process, the City will likely want to consider a variety of methods to finance any park elements in the approved master plan, including local, state and federal park, recreation and natural resource grants.

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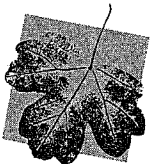
Prioritization: We offer the following logic to help prioritize the park improvements outlined in the preferred plan.

- High Priority projects: Projects that stop deterioration of, or upgrade, existing park facilities to better serve both quality and quantity of user experiences should be considered a priority. These include
 - Stabilization of eroding shoreline
 - Safety and mechanical upgrades of existing restrooms
 - Restructuring of the campus play area and new play equipment
 - Path surface and drainage improvements to existing path network
 - Off leash area surface and fencing improvements
 - Improved drainage, irrigation and soil conditions of high use/impact lawn areas
- Medium Priority Projects: New or improved park elements, usually of medium to large scale that present an opportunity to improve the overall function and character of the park. These include:
 - Integrating the West Hill into the larger park
 - Creation of downtown entry and key connection over the Burbank Lid to both Upper and Lower Luther Burbank Park areas.
 - Formalized east-west and loop trails in Upper Luther Burbank.
 - Formalized connections, including stairs, between the Mercer View Community Center and the campus area.
 - The development of human powered boat facilities.

- Other Opportunities: Primarily smaller projects that have a more isolated effect, which can be implemented on a piecemeal basis. These include:
 - The ropes course, canopy overlook and sheltering Upper Luther
 - The car-top boat launch.
 - Spray Park and volleyball court at the swim beach
 - Amphitheater Improvements
 - Barn enhancements.

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Consideration of all of the above points should allow a decision-making structure to guide phasing of the improvement to Luther Burbank Park. The clear phasing priority that has emerged through the design and public involvement process is erosion control and habitat enhancement at the shoreline areas, notably on the northern half of the park, and in particular in the Calkins Point area.

End of Report



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