


PUBLIC IMPROVEMENTS

Existing Site Conditions



Existing wood bridge over daylighted creek provides an impromptu gathering place for students. Increased traffic and better surveillance will reduce graffiti and vandalism of site elements.



Ramp leading down from the trail to El Cerrito Plaza is an opportunity to enhance connection between retail and future residential use and public open space.



Pedestrians use the slope behind Ross as a shortcut connection from the Plaza to the BART trail. An improved connection in this area will benefit both trail users and retail locations.



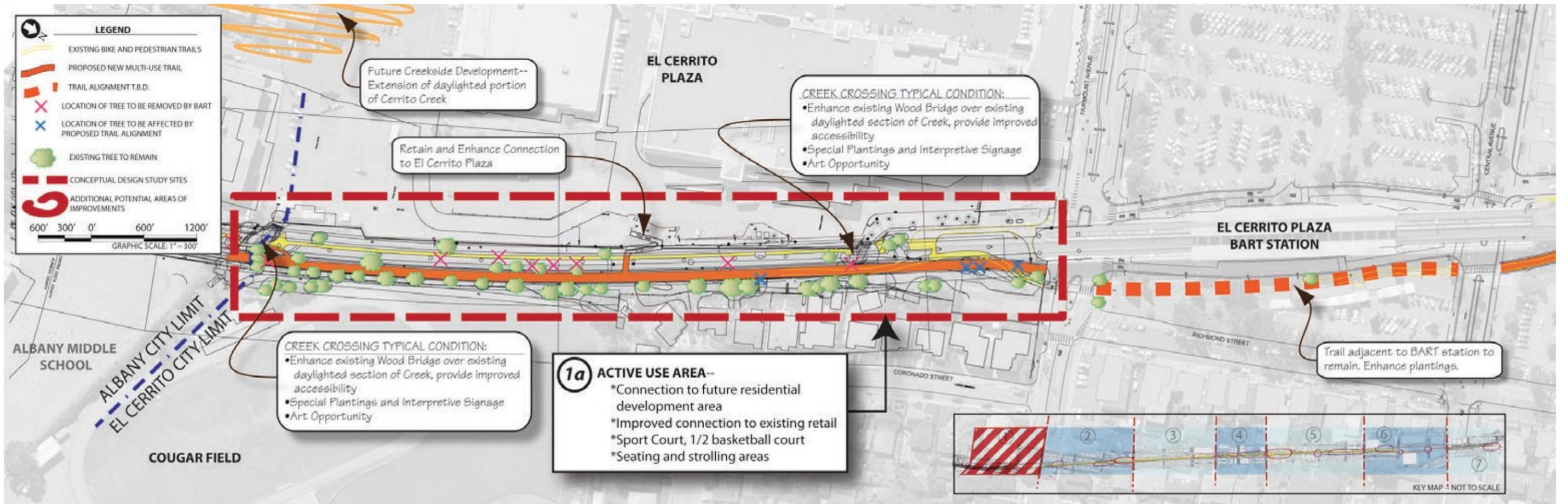
Existing pedestrian trail will be removed and consolidated with the existing bicycle path (not shown) in a single multi-use trail in order to increase user safety and security.



The large expanses of unplanted areas along the trail create opportunities to develop enhanced user areas.



Invasive ivy near the EC Plaza BART station should be replaced with native and drought tolerant low maintenance plant species.



AREA 1 - CITY LIMIT TO CENTRAL AVENUE

Site Specific Character Images



Seating area



Passive turf use



Decorative seatwall



No-mow grass

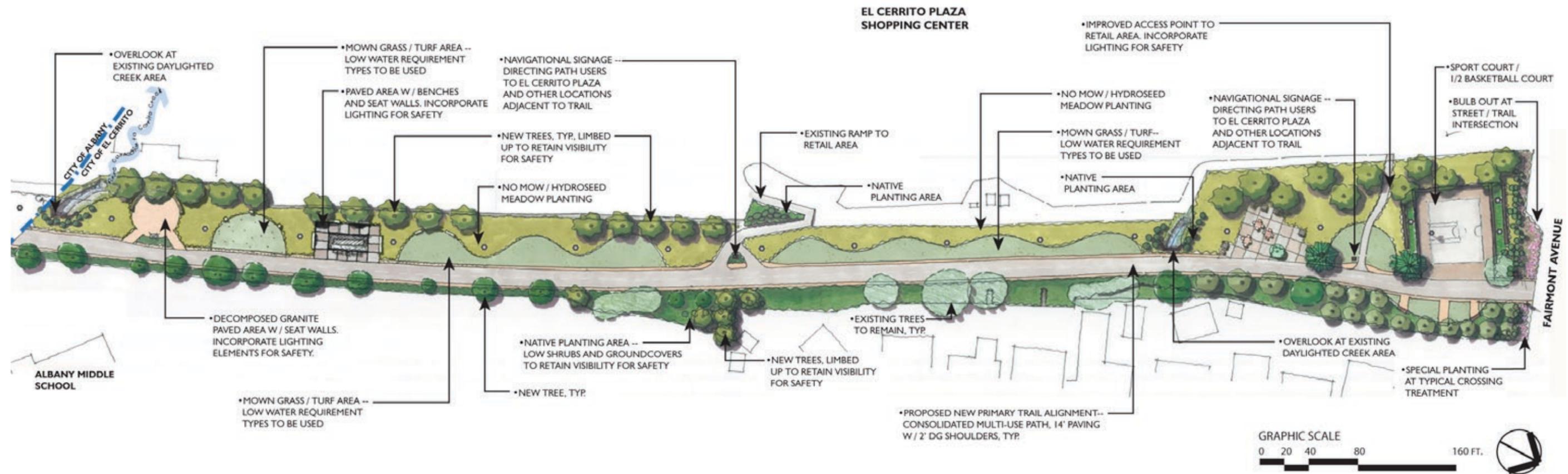


Basketball/sport court



Bulbout planting

Conceptual Design Study: Site 1a



SITE 1A - EAST OF EL CERRITO PLAZA



Existing Site Conditions



The neighboring community has augmented opportunities for play at the tot lot north of Central Avenue, making it clear that enhanced play equipment is desirable in this location.



The existing connection between Eureka Avenue and the BART trail is well used by the community. Additional planting and lighting would increase the beauty and safety of this entrance to the site.



A formal connection between the multi-use trail on the east side of the site and Liberty Street would expand accessibility.



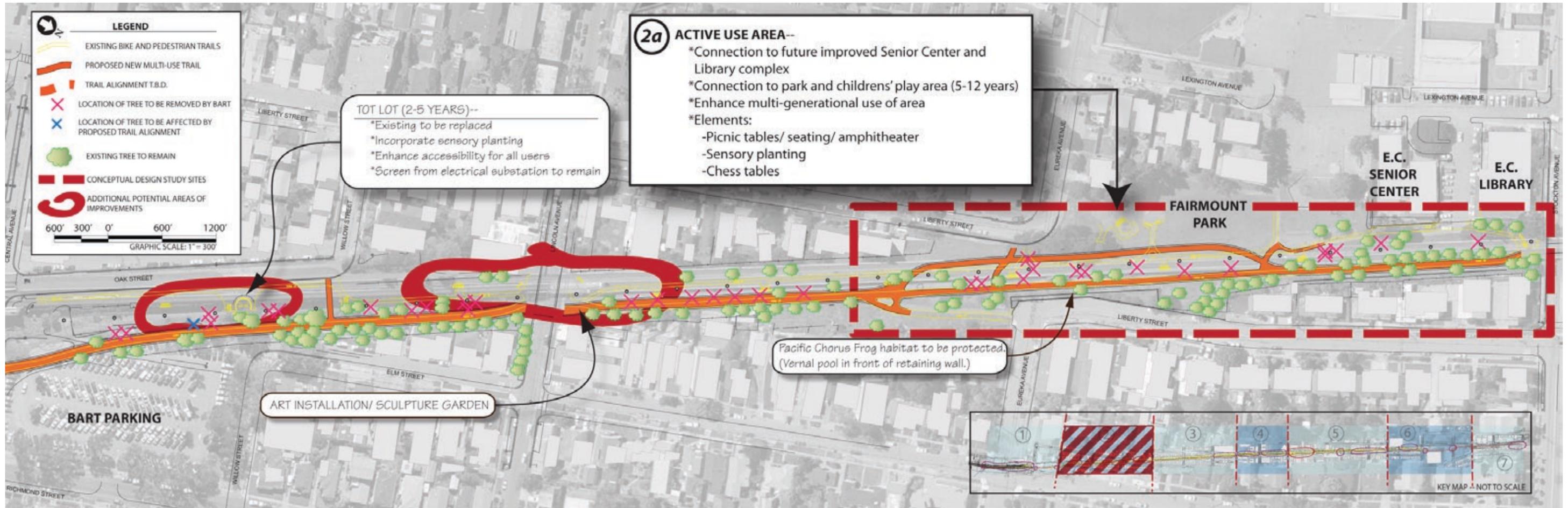
A unique Pacific Chorus Frog habitat, mature trees, and wall mural are adjacent to the existing bicycle trail and should be preserved or augmented.



A more defined entry from the Greenway to the Fairmont Park and Senior Center would unify the two open spaces.



The pedestrian connection to the Senior Center could be redesigned as part of any future improvements to the Library/Senior Center complex, creating a flow between this core community amenity and the Ohlone Greenway.



AREA 2 - CENTRAL AVENUE TO STOCKTON AVENUE



Site Specific Character Images



Hydroseed meadow



Pacific chorus frog



Art wall



Amphitheater

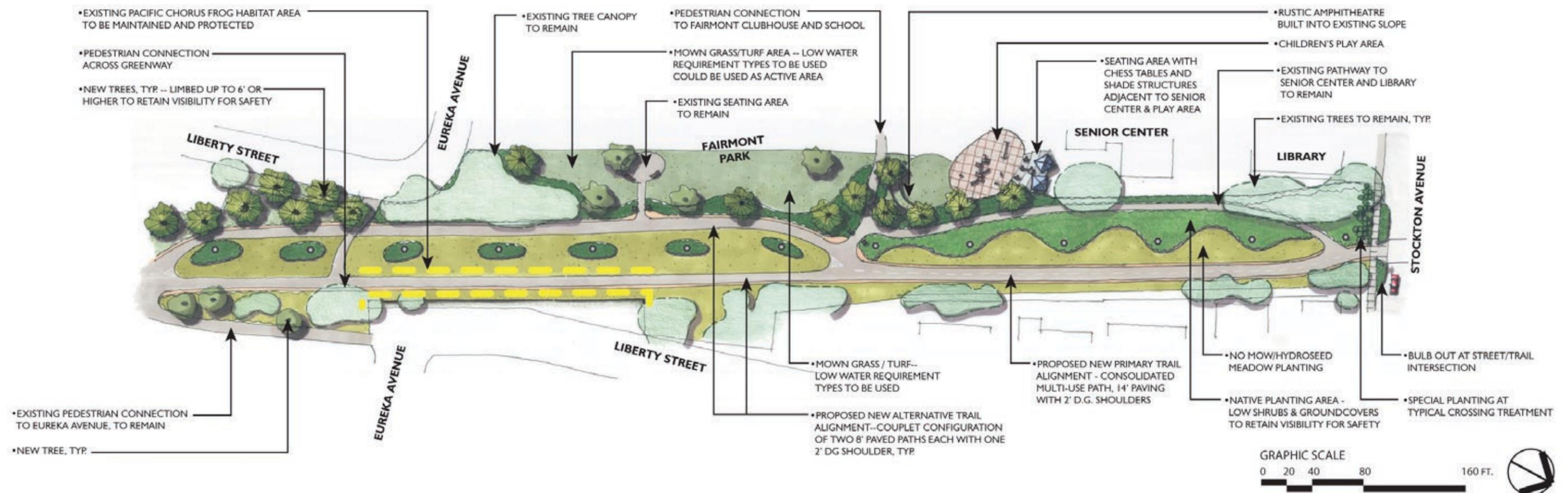


Creative play



Chess tables

Conceptual Design Study: Site 2a



SITE 2A - EAST OF FAIRMONT PARK, SENIOR CENTER, AND LIBRARY



Existing Site Conditions



Raised pad above the trail near Stockton Avenue provides a location for community members to practice tai chi, and could be enhanced.



Slope adjacent to the neighborhood on the west side of the trail provides an opportunity for a rain garden or sustainable planting.



Creek is daylighted on both sides of the trail near Waldo Avenue. The existing wood bridge is to remain in place, or could be replaced with a more accessible version.



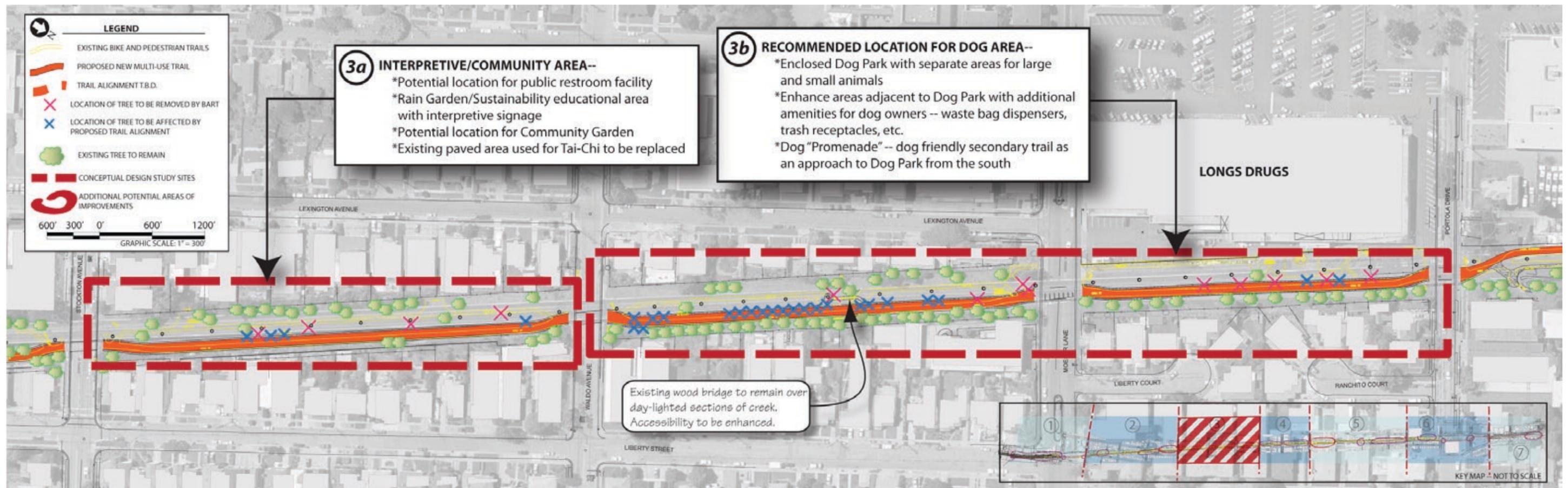
Large unplanted slopes flanking existing pedestrian path north of Waldo Avenue. Adjusted grading and enhanced planting would reduce potential erosion as well as increasing the appeal of the site.



Existing pedestrian path and chain link fence behind the Safeway/Longs complex. Some screening along this edge would be preferred.



The existing sandbox behind Safeway/Longs complex is rarely used by community members. An alternative use of this area would be a better use of the space.



AREA 3 - STOCKTON AVENUE TO PORTOLA AVENUE

Site Specific Character Images



Restroom facility



Tai-chi plaza



Interpretive signage



Rain garden

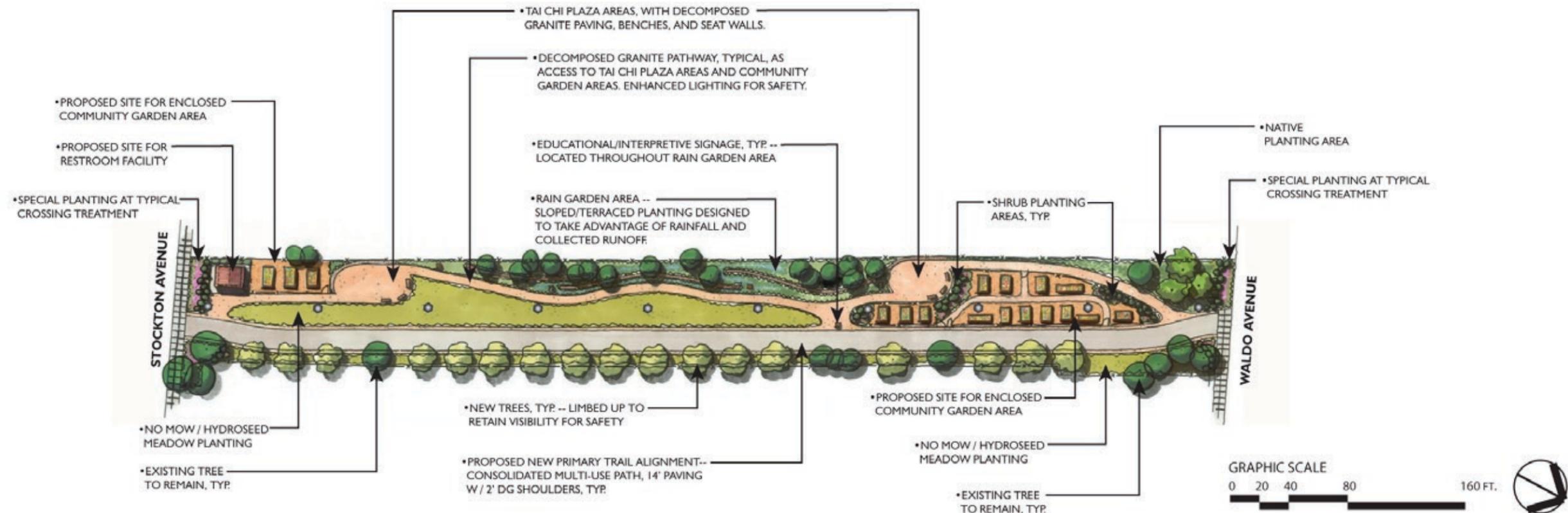


Seating on decomposed granite



Urban community garden

Conceptual Design Study: Site 3a



SITE 3A - BETWEEN STOCKTON AVENUE AND WALDO AVENUE



Site Specific Character Images



Dog friendly path



Community clean-up event at creek



Dog waste bag receptacle



Native planting

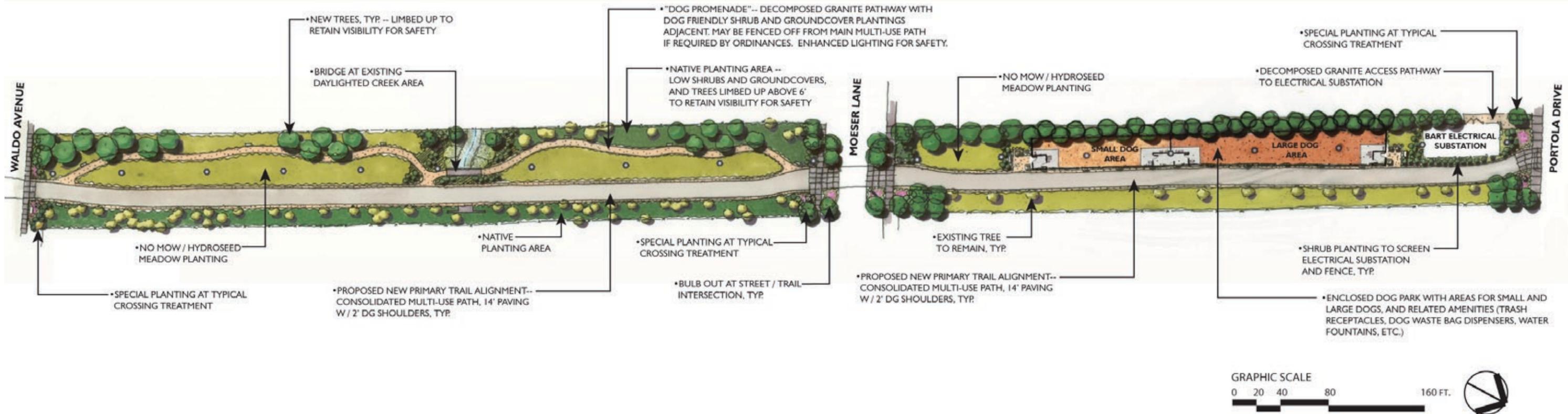


Dog park



Drinking fountain

Conceptual Design Study: Site 3b



SITE 3B - BETWEEN WALDO AVENUE AND PORTOLA DRIVE



Existing Site Conditions



Mature weeping willow trees at daylighted creek near Portola Avenue lend a unique character to this area of the trail.



Wood fitness equipment located along the trail is infrequently used.



Fluvius Innominatus, the unnamed creek running between Portola Drive and Schmidt Lane, would be well served by rehabilitation of its banks and creek bed.



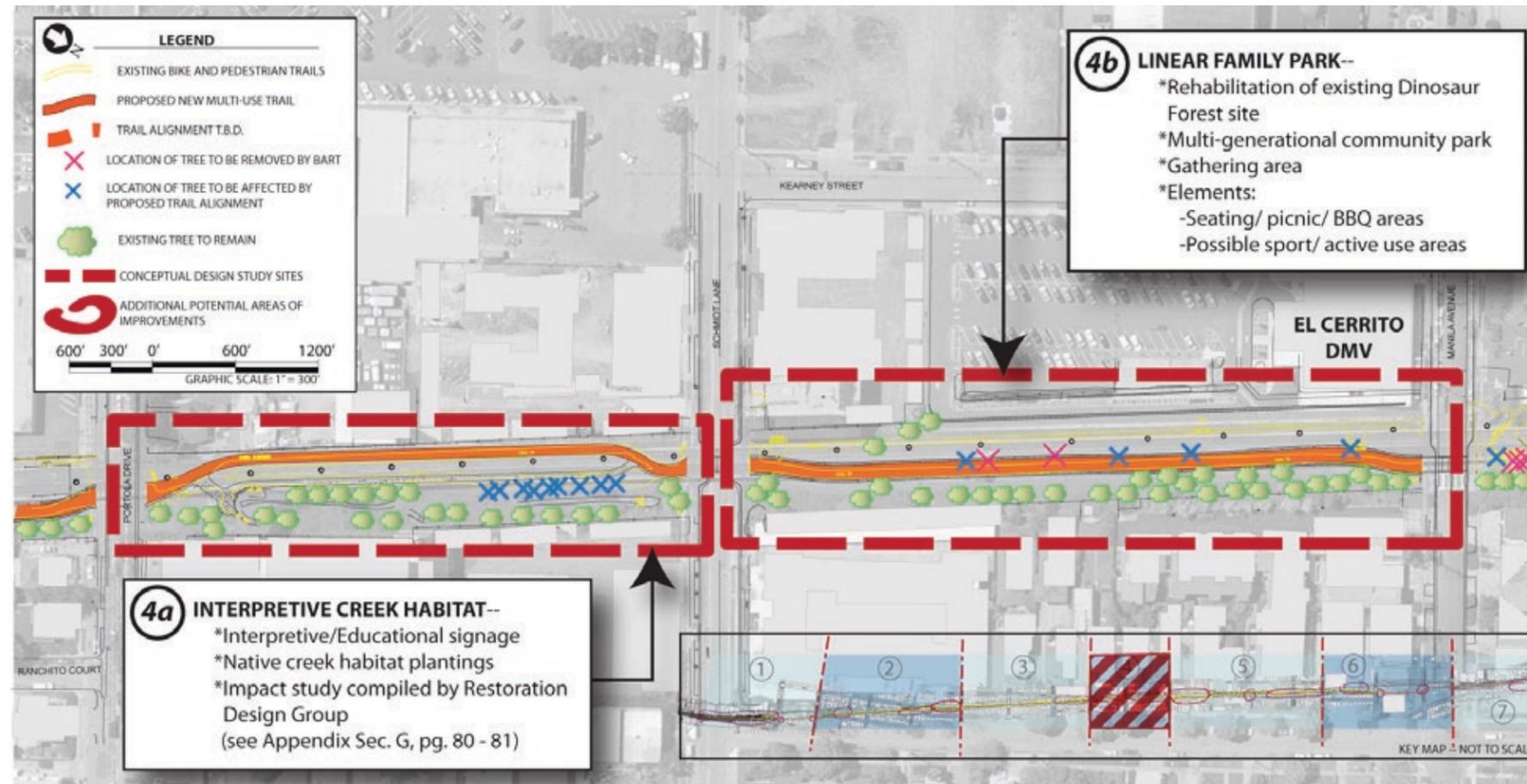
Flat areas flanking the path are extremely suitable for augmented landscaping and the development of community oriented activity spaces.



Open ornamental fence, planting, and green trimmed lawn create a clean spacious ambiance at the Village at Town Center.



The existing Dinosaur Forest features unique specimen trees. A new concept design for this area would create an updated, family-friendly image and additional educational or interpretive opportunities.



AREA 4 - PORTOLA AVENUE TO MANILA AVENUE



Site Specific Character Images



Creek bed



Riparian planting in drainage swale



Native riparian planting



Native planting

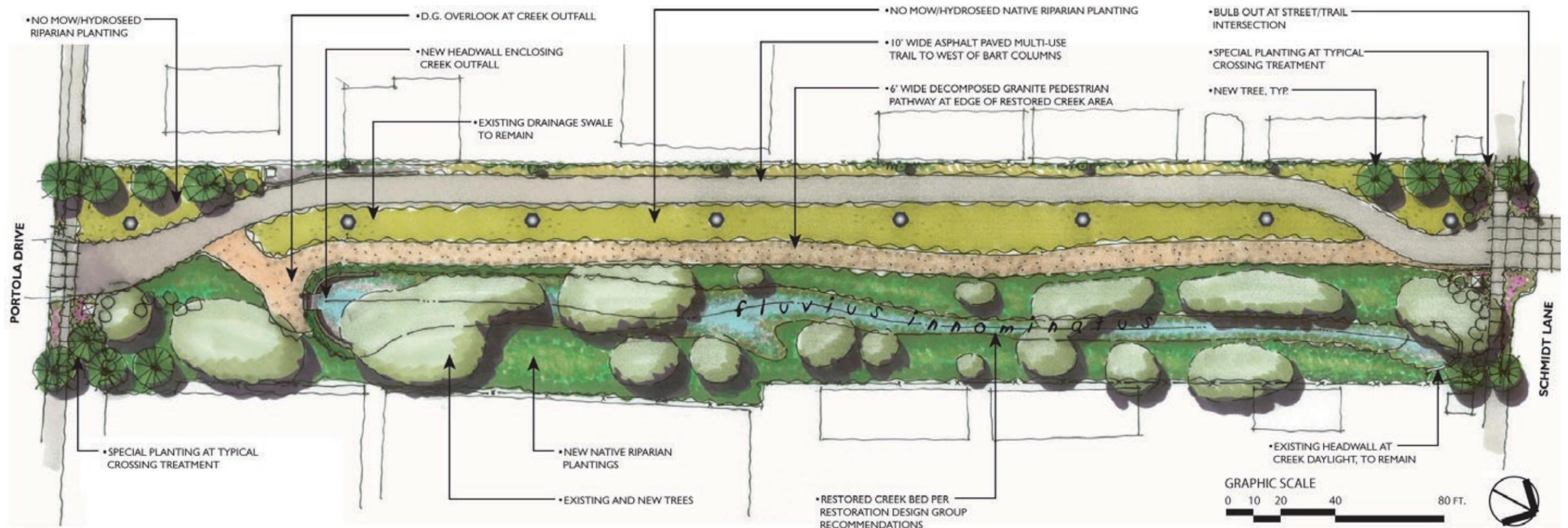


Decomposed granite path



Creek environment

Conceptual Design Study: Site 4a - Fluvius Innominatus



SITE 4A - BETWEEN PORTOLA DRIVE AND SCHMIDT LANE



Site Specific Character Images



Seating at paved area



"Fossilized bones" play element



Creative play equipment



Public barbecue area

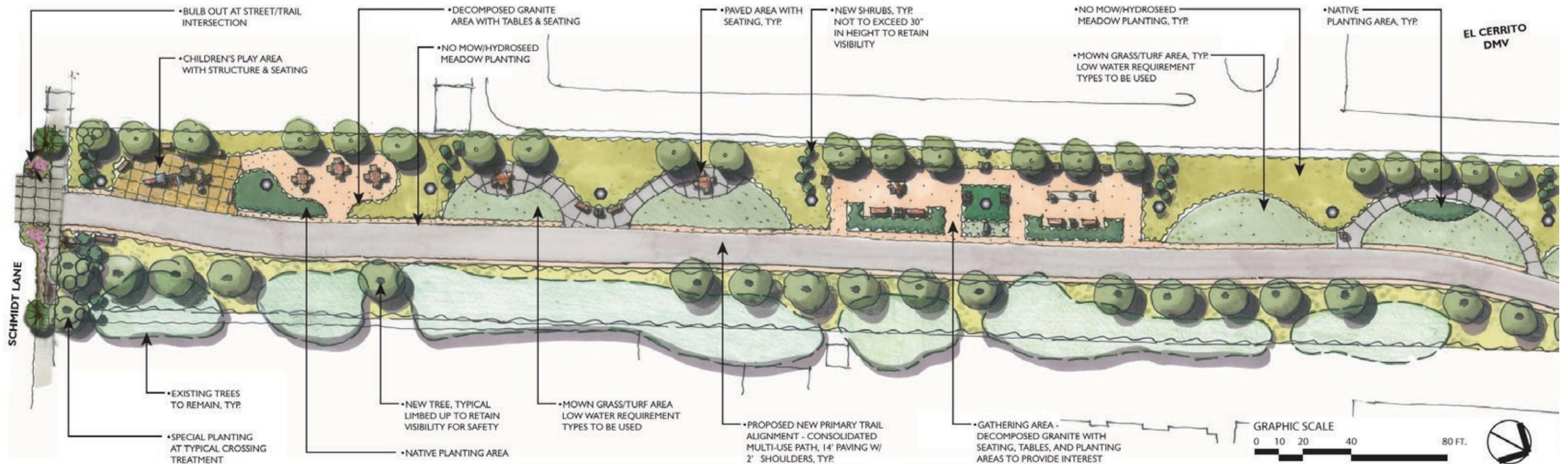


Picnic seating



Horseshoes

Conceptual Design Study: Site 4b



SITE 4B - NORTH OF SCHMIDT LANE AT LINEAR PARK



Existing Site Conditions



Rear entry gate, pilasters, and pear trees create a "neighborhood" feeling along this section of the trail at the complex near Big 5.



Upgraded connections from existing apartment buildings would enhance the neighborhood's ownership of the trail.



This open area just south of the Cerrito Royale Retirement Community is an opportunity to align the trail more gracefully, as well as to provide additional amenities such as bocce courts and seating areas.



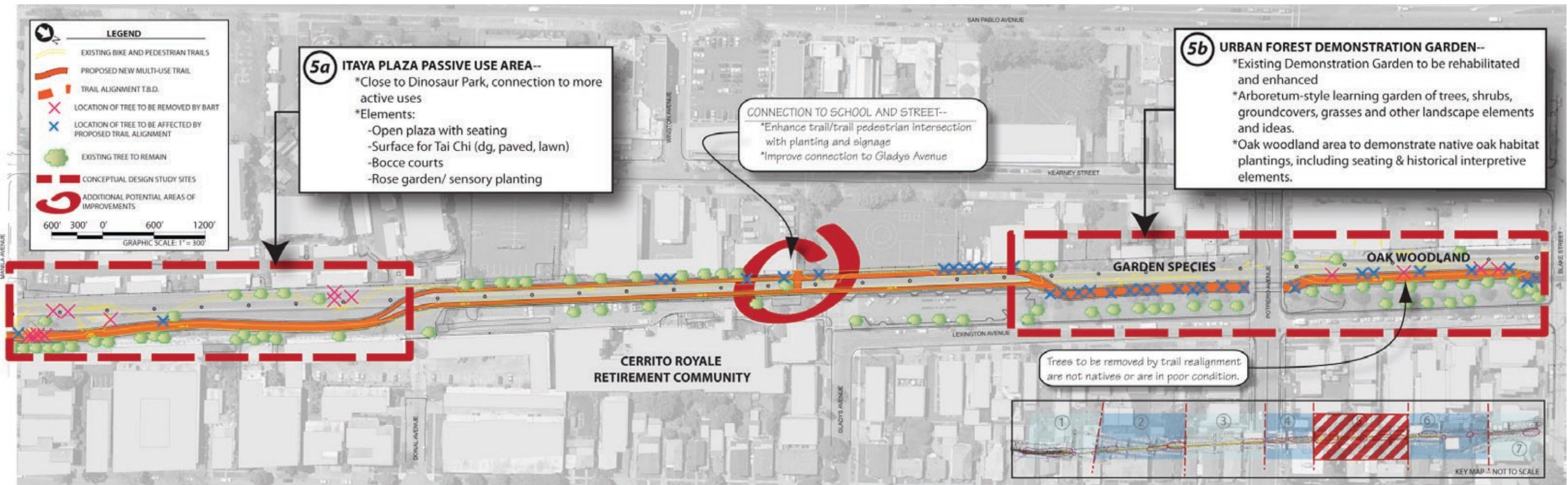
Itaya Plaza and the adjoining play area are an important feature of the Greenway site which could be updated to invite increased use by nearby residents.



An open view to St. John's School/Church play yard provides activity along the trail when in use, enlivening the surrounding space.



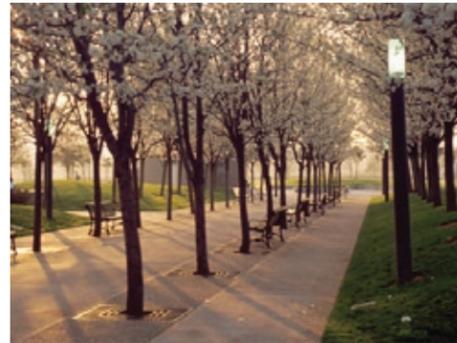
Open wrought iron fence provides a visual connection between trail users and EC Royale Retirement residents.



AREA 5 - MANILA AVENUE TO BLAKE STREET



Site Specific Character Images



Bosque of flowering trees in plaza



Rock wall climbing structure



Existing Itaya Plaza plaque to remain



Seating and shade structure

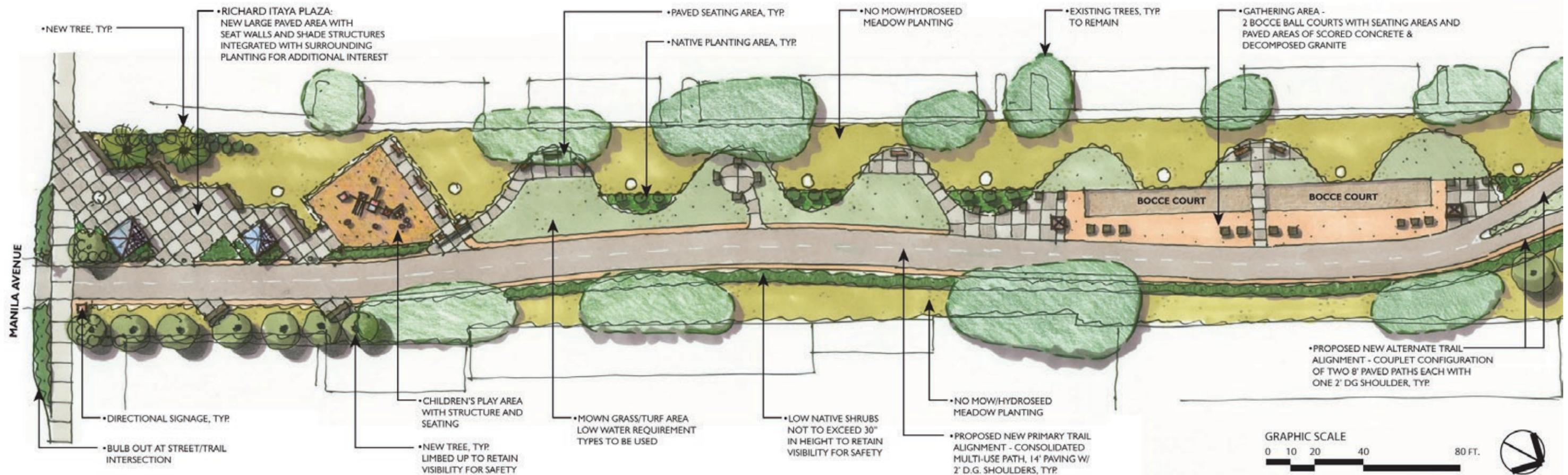


Rose garden



Bocce court

Conceptual Design Study: Site 5a



SITE 5A - NORTH OF MANILA AVENUE AT ITAYA PLAZA



Site Specific Existing Conditions



More visible signage and a selection of plants that reflect El Cerrito's Urban Forest Plan at would enhance the educational experience at the Demonstration Garden.

Site Specific Character Images



Boulders in lawn

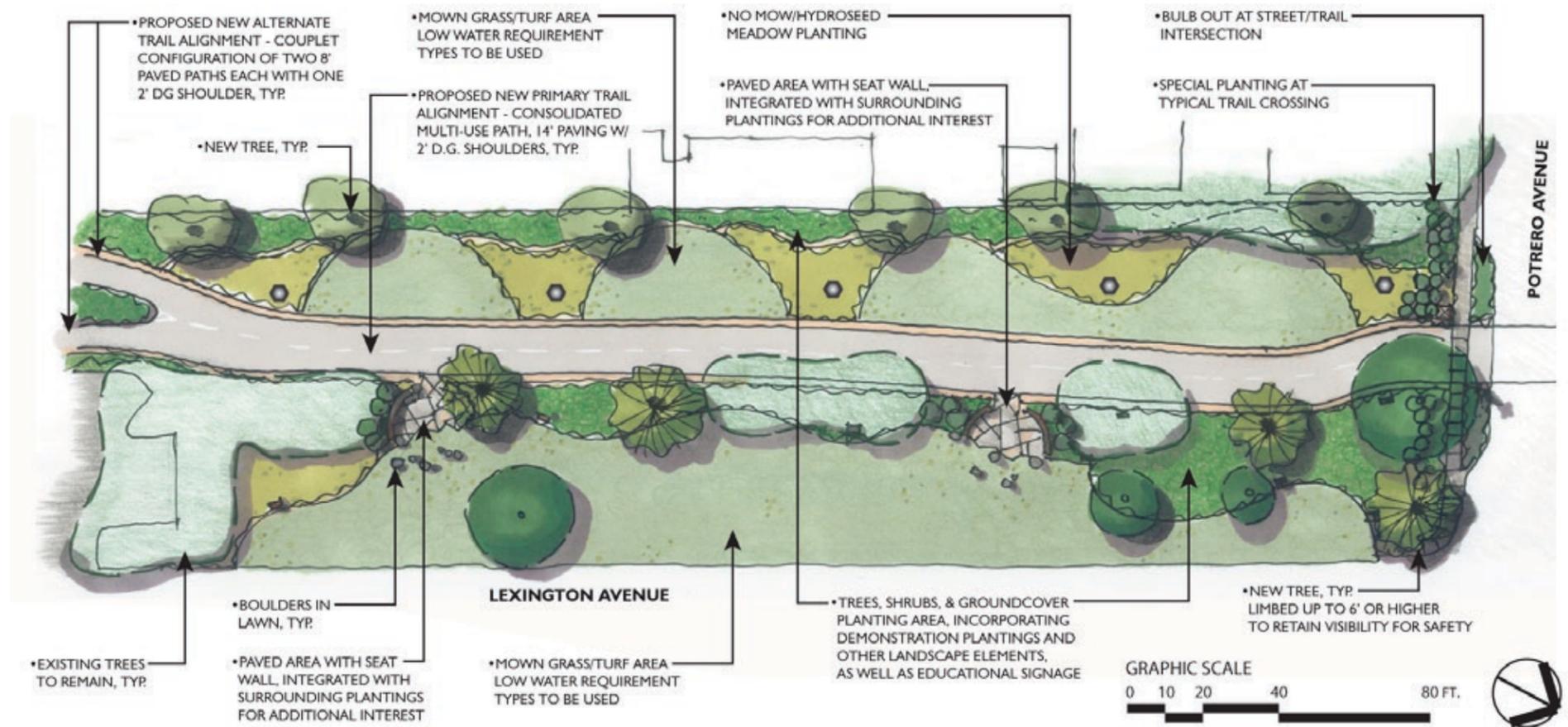


Tree allée demonstration planting



Native planting bed

Conceptual Design Study: Site 5b, at the Urban Demonstration Garden



SITE 5B - SOUTH OF POTRERO AVENUE



Site Specific Existing Conditions



Heritage Coast Live Oak trees along this portion of the trail are of tremendous value to the community and should be preserved and highlighted.

Site Specific Character Images



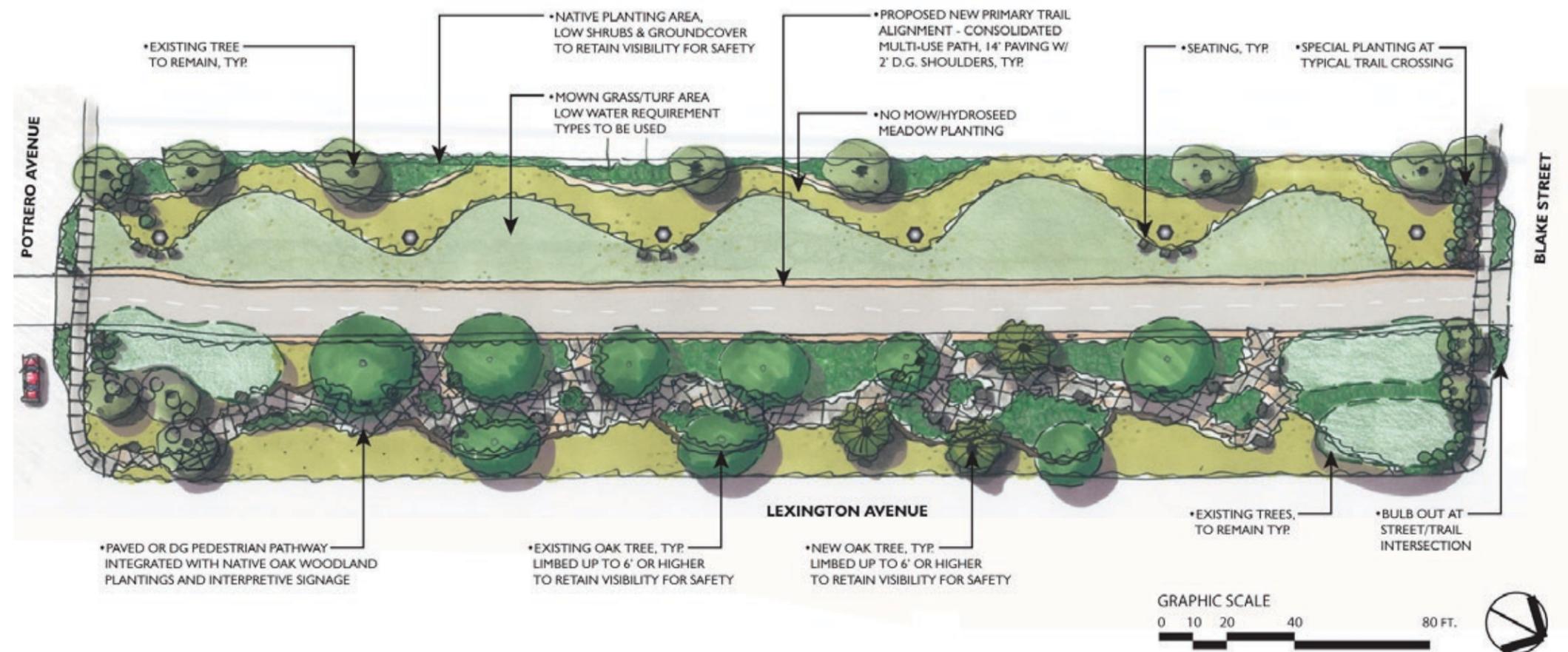
Pedestrian pathway through planting



Oak woodland planting



Water play and water fountain in one



SITE 5B - NORTH OF POTRERO AVENUE



Existing Site Conditions



Planting along creek slopes would add character and prevent soil erosion at daylighted creek near Blake Street.



Entry to Del Norte retail site is a connection opportunity that should be enhanced with planting, signage, updated fencing, and an accessible path.



The fence surrounding the electrical substation at Hill Street could become a backdrop for enhanced planting that would also serve to screen the equipment from passers-by.



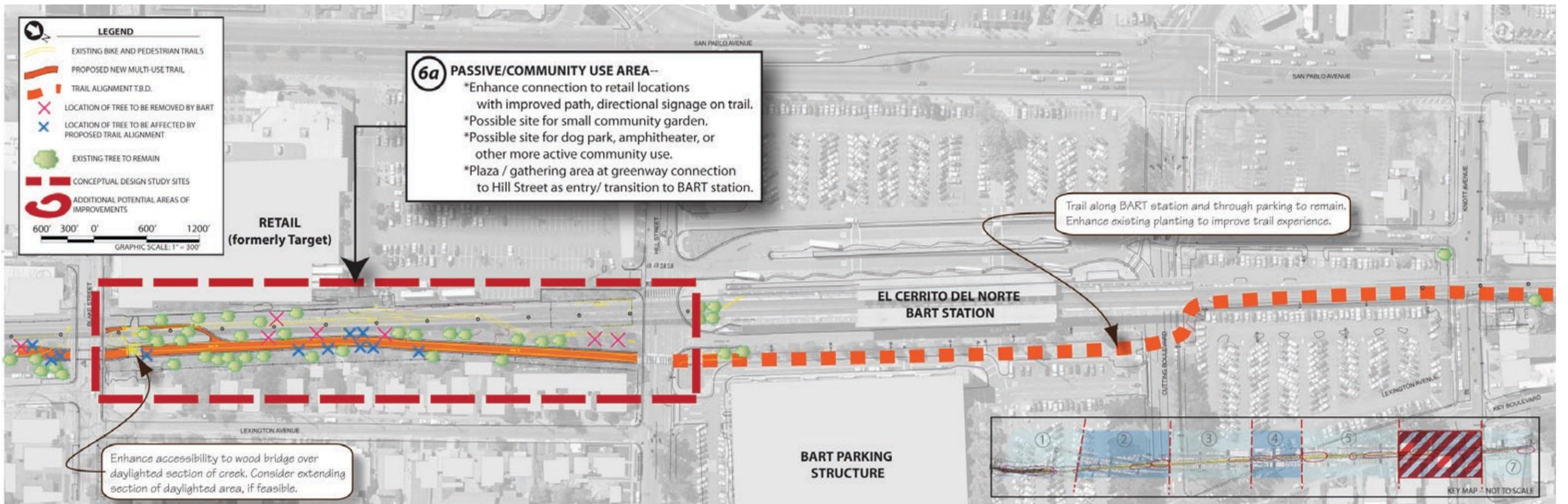
The infrequently used plaza and seat wall south of Hill Street would be removed to provide an additional planting zone for drought-tolerant trees and shrubs.



While there is little room to widen the trail adjacent to Del Norte BART station, additional planting at the sides of the paved area would help control erosion.



Thoughtfully designed planting would go far in creating a pedestrian friendly environment where the trail passes through BART parking areas.



AREA 6 - BLAKE STREET TO KNOTT AVENUE



Site Specific Character Images



Concrete seat pad



Urban community garden site



Multi-use trail



Hydroseeded wildflower meadow



Rain garden bulbout at sidewalk

Conceptual Design Study: Site 6a



SITE 6A - SOUTH OF HILL STREET



Existing Site Conditions



Better signage would improve navigation on the portion of the trail that traverses the area north of Knott Avenue.



Steep slope adjacent to neighborhood to east of the trail needs weed removal and erosion control planting.



Portable could be replaced with permanent restroom facilities, or existing to remain with the site enhanced to be safer and more useable.



An understory planting would enhance existing mature shrubs and trees.



Low massed planting, wildflowers, and mature trees create a sense of entry while maintaining visibility for safety.



Colorful wildflowers enhance entry to the trail and Baxter Creek park.



BART trail behind existing Del Norte Apartments.



Connecting trail between Key Boulevard and the BART trail. New planting design in this area would help to unify the area with the nearby Wildflower garden, and north to the Baxter Creek Interpretive Area.



AREA 7 - KNOTT AVENUE TO CONLON AVENUE



Dog Park Site - Existing Condition



The flat terrain, lack of residential neighbors nearby, and need to bring eyes to this out of the way location make it a good alternative or secondary location for a small dog park.

Dog Park Site - Character Image



A dog park is a relatively inexpensive way to encourage community interest in an area, as well as a spot for social interaction.

Site Specific Character Images and Design Elements



A simple permanent restroom such as this one, which is not plumbed, would be an improvement to the area over the existing portable, especially adjacent to a small dog park location.



Widening the trail where possible south of the Baxter Creek Interpretive Area to the typical proposed configuration (See Trail Guidelines, Sec. D pg. 24) would create more of a sense of openness and safety. Adding site furnishings such as benches and lighting would also enhance the appeal of this section.



The wildflowers at the north end of the Greenway were planted and are tended by Gil Patchett, a devoted community volunteer. The garden provides a departure point for landscape possibilities in this area. A native garden adjacent to this site would be entirely appropriate and would create opportunities for habitat and environment renewal.

Native Plants -Character Images



Tidy tips



Matilja Poppy and Penstemon



Meadowfoam under Quaking Aspens



Coyote Mint

AREA 7 - SOUTH OF BAXTER CREEK





IMPLEMENTATION

Implementation

Implementation of the Ohlone Greenway Master Plan will begin as a part of the BART seismic retrofit project, which is slated to start construction in 2009. The seismic retrofit project will involve extensive construction, and as a consequence, will damage much of the existing trail, planting and site elements along the Greenway. BART is obligated to repair or replace everything that is damaged during its retrofit project.

As Phase One of this Master Plan, rather than returning the Greenway to its previous configuration before the retrofit project, the City is in negotiations with BART to construct the restored standard multi-use trail and install backbone infrastructure such as irrigation as well as basic planting including trees, shrubs, groundcover, lawn and hydroseed. Phase One will result in a complete Greenway in the sense that it will have a completed and continuous multi-use trail, and all areas will have at least a minimal level of planting. Areas that are not disturbed during construction will remain in their current state, for example, the wooden bridges that cross daylighted creek segments, the tot lot near Central Avenue, and the trails leading to the Senior Center. The Master Plan identifies locations along the Greenway for additional elements such gathering areas, creek restoration, and play areas. If these locations are disturbed during the BART construction project, they will be planted or hydroseeded, but the additional elements will be constructed in a later phase.

Subsequent phases of the Master Plan will be implemented over time, depending on available funding and resources, and on community priorities. The Master Plan provides the framework in which specific projects may be undertaken individually, but will be designed as integral parts of the overall vision. Implementation of future phases may be based upon various resources, including the following:

- **City funding:** High priority projects may be funded by the City as part of the City's Capital Improvements Program.
- **Development exactions:** Redevelopment or other new projects which are developed adjacent to the Greenway may contribute to funding or construction of Greenway enhancements.
- **Grant funds:** Specific elements along the Greenway may be suitable or eligible for funding through various grants.
- **Donor, sponsor and volunteer resources:** The Greenway has a history of community involvement. Many of the existing mature trees were planted by volunteers. Habitat and wildflower areas are currently maintained by volunteers. There are opportunities for other specific projects, such as a community garden, native garden, daylighted creek segment, tai chi plaza or dog park, to be "adopted" by community members. Volunteer efforts may be used for specific one-time planting or maintenance projects. Some recurring elements, such as benches or trees, may be provided through individual donor recognition programs. Such adoption programs were popular at community workshops and meetings.



IMPLEMENTATION APPROACH



Phase 1A - BART Project

Phase 1A will consist of elements restored by BART as part of its seismic retrofit project. This will include demolition of the existing paths and construction of the new multi-use trail, removal of a number of existing trees and replacement planting of new trees in locations designated in the Master Plan, installation of a new backbone irrigation system, and hydroseeding of landscape or other areas disturbed by construction activities.

Phase 1B - Improvements at Re-opening of Trail after BART Project

Phase 1B will consist of improvements that the City undertakes concurrent with the BART project. The extent of these improvements will depend on available funds and resources. As the BART project will be constructed in segments over a several year period, funding sources or strategies may become available, allowing for additional improvements that will enhance the Greenway at the completion of the new multi-use trail. Improvements in this category could include security features such as lighting, enhanced landscaping, construction of bulb-outs at priority crossings, donor recognition elements, community based projects such as community or native gardens, or daylighted creek segments. Elements that significantly contribute to the usability of the Greenway, such as benches, wayfinding signage, drinking fountains, and a non-plumbed restroom should be incorporated to the extent possible.

Phase 2 - Pilot Projects

Phase 2 includes projects that may be implemented within the near term, based upon community priorities, funding and resource availability. Such projects may include improvements associated with development occurring adjacent to the Greenway, such as the El Cerrito Plaza Condominium project, the Target property renovation, Del Norte Station redevelopment, or the library/senior center update project. They may also include projects that could possibly receive grant funding, such as crossing improvements funded through Safe Routes to Schools, or creek restoration funded through the California River Parkways Grant Program. Priority projects may also include community “adopted” projects such as a dog park. Finally, they may include projects which the City recognizes as having high value for the community, such as renovated play areas, gathering spaces, or connections to adjacent uses.

Phase 3 - Future Projects

Phase 3 will consist of elements that will complete the vision of the Ohlone Greenway Master Plan, and further enrich the character of the Greenway. Projects could include additional special planting areas, plumbed restrooms, interpretive exhibits, or upgraded plazas, gathering areas or play equipment. The Master Plan has provided a framework for the design of the Greenway over time, and the design of specific locations will continue to evolve. The Greenway will continue to be a living expression of the character and spirit of the community of El Cerrito.



Cost Analysis

Phase One A costs will be determined and negotiated between BART and the City of El Cerrito. BART is obligated to restore anything damaged by its construction project, but not obligated to provide “betterments” to the Greenway. Replacement values, new construction costs and relevant offsets will be finalized by the end of Phase One A.

The following costs represent order of magnitude estimates or ranges of costs for improvements and enhancements not likely to be covered during Phase One A. The specific areas have not been designed, and costs for improvements change over time. **These costs are intended to act as a guide only.**

Area 1 – City Limit to Central Avenue: \$294,000

- Active/Passive Use Area: \$125,000
Plazas and corresponding elements, seating areas, sport court:
- Creek Crossings (2): \$104,000
Creek bank restoration, riparian planting, new accessible bridge, interpretive signage
- Bulb-out: \$25,000
- General Site Elements: \$40,000
Lighting, benches, trash receptacles, wayfinding signage, etc.

Area 2 – Central Avenue to Stockton Avenue: \$433,000

- Upgraded Tot Lot: \$63,000
New play structure, safety surfacing, parent seating
- Connection to Fairmount Park: \$150,000
Older children’s play structure, seating, amphitheater
- Gathering Area near Senior Center: \$20,000
Picnic tables, benches, chess tables
- Bulb-outs (3): \$75,000
- General Site Elements: \$125,000
Lighting, benches, trash receptacles, wayfinding signage, etc.

Area 3 – Stockton Avenue to Portola Avenue: \$700,000

- Restroom: \$80,000
Cost reflects including plumbing and electrical connections. A permanent fixture with chemical toilets and no plumbing or electrical connections would cost approximately 40% less.
- Tai Chi Plaza: \$25,000
Decomposed granite surfacing, seating
- Raingarden / Native Garden: \$150,000
Special planting, interpretive signage, seating
- Dog Path: \$38,000
Decomposed granite path, trash receptacles, dog pick-up station, benches, fencing
- Creek Crossing: \$52,000
Creek bank restoration, riparian planting, new accessible bridge, interpretive signage
- Dog Park: \$80,000
Fencing, trash receptacles, dog pick-up station, seating, drinking fountain
- Bulb-outs (6): \$150,000
- General Site Elements: \$125,000
Lighting, benches, trash receptacles, wayfinding signage, etc.

Area 4 – Portola Avenue to Manila Avenue: \$455,000

- Creek restoration: \$150,000
Restoration, interpretive signage, riparian planting
- Linear Park and Picnic Area: \$180,000
Picnic tables, benches, barbeques & trash receptacles, turf area
- Bulb-outs (2): \$50,000
- General Site Elements: \$75,000
Lighting, benches, trash receptacles, wayfinding signage, etc.



Area 5 - Manila Avenue to Blake Street: \$553,000

- Passive recreation area: \$268,000
Plaza with benches, tai chi plaza, bocce court, special planting
- Urban Forest/Demonstration Garden: \$75,000
Enhanced planting, paths, seating and interpretive signage
- Bulb-outs (4): \$100,000
- General Site Elements: \$110,000
Lighting, benches, trash receptacles, wayfinding signage, etc.

Area 6 - Blake Street to Knott Avenue: \$289,000

- Creek Crossing: \$52,000
Creek bank restoration, riparian planting, new accessible bridge, interpretive signage
- Passive/Community Use Area: \$12,000
Plaza with seating, enhanced planting area
- Bulb-outs (6): \$150,000
- General Site Elements: \$75,000
Lighting, benches, trash receptacles, wayfinding signage, etc.

Area 7 - Knott Avenue to Conlon Avenue: \$652,000

- Restroom: \$80,000
Cost reflects including plumbing and electrical connections. A permanent fixture with chemical toilets and no plumbing or electrical connections would cost approximately 40% less.
- Improved Trail Connection to Baxter Creek Park: \$432,000
Widened multi-use path between Wall Avenue and Conlon Avenue per Trail Guidelines
- Small Dog Park: \$50,000
Fencing, trash receptacles, dog pick-up station, seating, drinking fountain

- Bulb-out: \$25,000
- General Site Elements: \$75,000
Lighting, benches, trash receptacles, wayfinding signage, etc.

Site Elements

- Bench (each): \$2,200
- Picnic tables/chairs (each): \$2,200
- Trash / recycling receptacle (each): \$800
- Drinking fountain (each, does not include plumbing): \$400 - \$800
- Stamped concrete paving (s.f.): \$12
- Decomposed granite paving (s.f.): \$4.50
- Asphalt paving (s.f.): \$6.50
- Interpretive signage (each): \$1,200
- Special planting area (s.f.): \$6.50
- Turf area (s.f.): \$1.50
- Seatwall (l.f.): \$250
- Decorative pedestrian light (each): \$3,000 - \$5,000
- Shade structures (each): \$14,000

Note: this is intended to be a partial list and does not reflect all elements that could be incorporated into the final design of each specific site.

OPINION OF PROBABLE COSTS



