

Balboa Medians Play Area Public Outreach

Parks Advisory Committee Review Packet

For

Comments Received for October 20, 2018 Event

Contents	Page
Overview	1
Balboa Median Flyer	2
Blank Comment Form	3
Comment Evaluation Logic	4
Verbatim Comments and Scoring	5
Chart: Play Area Element Scores	23
Map of Positive/Negative Comments Received	24
Concept A, B and C Drawings	25 - 27

Balboa Medians Play Area Public Outreach Overview

The Parks Advisory Committee of GCSO organized a public outreach event to solicit input and review ideas/concepts for play areas on the El Granada medians located at the Avenue Balboa Circle and the adjacent median on Avenue Balboa between Columbus and Francisco Streets.

Publicizing the event:

The event, to be held on the Avenue Balboa Median on October 20, from 9:00am to Noon on the Avenue Balboa median between Columbus and Francisco Streets, was announced on October 3 via posted flyers at the El Granada Post Office, Hardware Store & Café, Beverage Store, Spanglers, The Press, on ten posts and trees on the impacted medians and on the social media site NextDoor, in El Granada and Miramar. In addition, on October 15 (check this date) three PAC members went door to door to distribute flyers at each residence on Avenue Balboa from Avenue Alhambra to the Balboa Circle, and to several houses on either side of Balboa on Columbus and Francisco Streets. The NextDoor notification was refreshed every few days between October 3 and 20. The event was also publicized on the www.granada.ca.gov Parks and Recreation web page and in the Parks e-newsletter which was distributed on October 17.

Residents were invited to attend the public event to view concept drawings and submit comments on potential play areas as well as picnic table/bench styles. Residents were also invited to submit comments at info@granada.ca.gov if they could not attend.

Event:

PAC members set up shade tents on the Avenue Balboa/Francisco median, and displayed placards with information on the basis for proposing a play area on the Balboa medians, safety and sustainability, a topographical/constraints map. Three concept drawing (labelled A, B and C) and photographs of natural play structures and picnic tables and benches made of various materials. Attendees were given a brief on what PAC was asking for and were given a clipboard and comment form to record their views. Everyone who approach was encouraged to submit a written comment form.

Comments Received/Evaluated

Sixty-one comment forms were collected during the event. About 16 forms were taken away by attendees, to be mailed or submitted to the GCSO office later. As of December 4, twelve additional form has been received. Ten additional comments were received via the NextDoor social media website. Several of those who submitted written comments also made comments in person at November 1 and December 4 PAC meetings. A total of 83 comments have been recorded verbatim on a spreadsheet and scored for positive/negative sentiment about adding a play area to medians, as well as positive/negative views on various amenities.

As per direction from the GCSO Board, evaluation of public responses should be particularly sensitive to the views of residents who live adjacent or very close to the medians for which play areas have been proposed. These residences are noted as "close" on the comments spreadsheet and the residence for positive/negative sentiment for each comment received has been indicated on a map of El Granada.

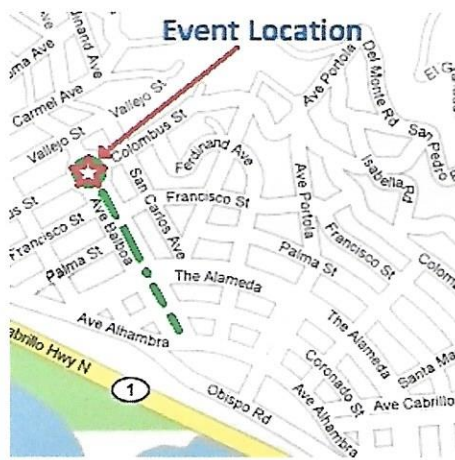
This packet was prepared for review by the Parks Advisory Committee at their November 1, 2018 public meeting, and updated December 21 following receipt of additional comments.

Looking For Your Input

Special Public Event

Planning A Play Area

On Avenue Balboa Median near Francisco and Columbus Streets, El Granada



What Play Area Elements and Locations Would You Like?

See Drawings, Preliminary Concepts and Safety Features

What: 1) Special event to solicit your ideas
2) GCSD volunteers taking your feedback

When: Saturday, October 20, 2018, 9:00am-Noon

Where: Avenue Balboa median at Francisco St.

By: Granada Community Services District

If you can't attend send your comments to: info@Granada.ca.gov





**COMMENT FORM FOR BALBOA MEDIAN PLAY AREA
PUBLIC OUTREACH OCTOBER 20, 2018**

Thank you for your interest in providing input on potential improvements to the Balboa Medians near Columbus and Francisco Streets! Please take a moment to provide us with your ideas, by completing the information below.

Name: _____ Email Address: _____

Street Address: _____ City: _____ Zip Code: _____

Mailing Address (if different): _____

How long have you lived on the Coastside: ____ Yrs. ____ Mos.

Number of adults (18+) in your household? ____ Number of children (0-17)? ____

Ages of children: _____

COMMENTS & SUGGESTIONS: what would you like to see/not see on the Balboa Medians?

(Write on back if more room is needed)

Would you be willing to volunteer to help maintain a median play area? ____ Yes ____ No

Check box if you would like your e-mail added to:

Newsletter list

GCSD Board Agenda List.....

Park Advisory Committee Agenda List.....

Public Communications

If you would like to take this form home, please mail completed form to:

GCSD - Balboa Comments
P.O. Box 335
El Granada, CA 94018

Balboa Medians Play Area Comments Review

Comment Evaluation Logic:

Enthusiastic About Park Score:

Y = clearly positive remarks, e.g. "I like the play area in concept C" or cites preference for specific play structures

M = neither clearly positive nor negative remarks, but equivocal or amenable to further consideration of a play area (e.g. "concept C at most")

N = clearly negative remarks (e.g. "don't do anything" or "leave as is")

Non-Concept-Specific Comments:

If no specific concept is mentioned, mark "Y" for any amenities specifically included and "N" for any amenities specifically excluded.

Concept-Specific Comments:

If comments cites a specific concept (A, B or C) – mark "Y" for all amenities in that concept unless specifically excluded (e.g. "I like concept B but not the basketball court").

"No Change" or "Leave as is" Comments:

Mark "Y" for existing elements (trail, picnic table) and "N" for proposed additions (stage, basketball, playground, bathroom)

Trees:

Mark "leave" if comment specifies leaving trees alone or "don't remove"; mark "concern" if any concerns are expressed, or if the comment suggests removal and/or replacement of existing trees

"Close" Location Definition:

Any home adjacent to Balboa Circle and/or the Balboa/Francisco median and any home within three houses of these medians on Ave Balboa or on east/west cross streets. This includes:

- Ave Balboa from Vallejo north of Balboa Circle to Palma (west side of street) or 3 houses south of Francisco (east side of street) south of the Balboa/Francisco median
- Columbus St – 3 houses west and east of Balboa Circle, including houses at intersection of Columbus and San Carlos to the east, which have a San Carlos address
- Francisco St – 3 houses west or east of the Balboa/Francisco median

Comment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other want	Kids ages		
1	x	Ave Balboa	1	0	Thank you for the opportunity to inform the planning process for improvements of the Avenue Balboa medians. As a resident of Ave Balboa, this project has a significant impact on me and impacts greatly what makes El Granada a wonderful place to live. My recommendation is that the development of the medians be aligned with sustainable practices that prioritize the health of both the residents and the environment. To that end, I am opposed to any hardscape installations such as basketball courts and skate parks and requisite fencing. These are more appropriate for school yards or other built environments. Additionally, I would not support installation of bathrooms or other structures requiring daily maintenance or other structures that can become a health hazard or attractive nuisance. I am very supportive of improvements that incorporate sustainable practices for maintaining water catchment during the rainy season including retention of trees and planting of native plants and use of permeable surfaces for pathways and play areas. I am in support of natural play areas and structures for kids that reinforce active imagination, physical development and that align with the aesthetics of the natural environment and do not replicate urban recreational areas. I support replacement of picnic tables, benches and garden areas	x	x	x	x	x	x	x	x	x	x	x	x	x		
2	x	Ave Balboa	2	0	Of the different plans, I prefer plan B. It will provide older kids with something to do. Adjacent - SW end median 7 - same house as comment 8	x			x		x							Concept B		

Comment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other want	Kids ages			
3	X	Ave Balboa	3	3	WE WERE ON BALBOA CIRCUIT. THANKS FOR THE HARD WORK putting the drawings together and bringing the community together for the discussion. I'd like to see a stronger tree maintenance agenda in any plan moving forward. We had the largest tree in the circle land in between us and our neighbor in 2001 which was very scary! We liked the "concept C" minimalist playground plan and natural and rustic structures to blend in with the environment. I definitely would not want a bathroom or larger improvements like basketball courts. We are open to more, low impact development such as fitness trail exercise stations, horseshoe pits, picnic areas, etc. But unless we address the trees (long term plan to remove replace over time) and use trees more appropriate for the area, my concern is that these new amenities will not get used because of the constant debris falling off the trees. These are very messy trees to be under. If we can pair a very subtle development plan as noted in Concept C with a plan to start thinking the trees I think that would be a winner. We need to let more light into the medians before people will spend their time under the trees, beyond just walking through. I love walking through the medians but I don't tend to hang out in them because it is just too dark and heavy of a tree canopy. Thanks again for your efforts here in improving our community. It is much appreciated!	Y	M	N	N	leave concept	Y	N	Y	N	Y	N	Y	N	N	N	10, 14, 17
																	Concept C, horse shoe pits, fitness circuit				

Comment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other want	Kids ages			
4	x	Ave Balboa	3	3	I would like to see some purpose developed for the medians - a play area for kids would be great. Want a natural, rustic look that blends in with existing environment. Nothing too manufactured or too colorful. Concept C would be the best option - and away (some) from Balboa Circle where traffic is a little heavier and moves faster. Median has calmer traffic. The sample picture (Australia) is a good model for such structure. Would like to see perhaps exercise stations or horseshoe pits. I would not want to see a bathroom or paved surfaces. I don't believe a stage would be valuable. We have lived on Balboa Circle for 17 years and are raising our 4 kids here. We can provide good testimony for the trees, the traffic, the dog walkers and families with kids. The ad hoc tire swing that appears in the Balboa median is used all the time! It is the only thing my kids can walk to on their own. Our other alternatives are too far away for the kids without a car ride, or a planned bike ride with parents (Quarry Park, El Granada School, Clipper Ridge Park). I do have big concerns about the state of the existing eucalyptus trees. In 2001, a large tree fell on our house and we've watched a number of trees and branches fall over the years. There is not a body that exists to maintain these trees. Would love to see a replacement strategy in place. Adjacent SE Median 8 - same house as comment	Y	M	N	leave concern	Y	N	Y	N	Y	N	Y	N	Y	N	horse shoe pits; fitness circuit	10, 14, 17

Comment #	Classified by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other want	Kids ages			
					I would like to see turning corner into driveway from proposed site. Our bedroom and living area is on the street - Ave Balboa. We are in our 60s, have raised our kids here and worked our butts off being involved in the community and schools for years. Now we are still working with no end in sight. All we want is peace and quiet, and sleep. For years we have put up with teens at night partying loudly across the street from us - with no ability to sleep. If you have more things to draw older kids - the late night noise will worsen. I don't want to have to call the cops because I'm a nice person and don't want to get kids in trouble. Where will people park? Will you have lights on at night - don't want light shining into my house. Enforce hours? How do you shut it down at night? Increased traffic issues Safety - people speed around the Balboa circle and also coming around the corner from Columbus on to Balboa. I have almost been hit several times just trying to back out of my driveway. Barking dogs - one of neighbor's dogs (corner Francisco & Balboa) are terrible outside barkers and they "flip out" every time someone walks by or is on the median. They bark at people and other dogs. We seriously cannot handle any more of their barking. It's a matter of	Y	M	N	leave concern	Y	N	Y	N	Y	N	Y	N	Y	N		
5	X	Ave Balboa	2	0	Safety is my main concern. Speeding on streets, going against one way. Need speed bumps. Concerned about parking. History suggests people will drive from other areas even though there is no parking. The idea is good in principle but I have many more concerns before I can back this. Adjacent, SW end Median 7 - same house as comment 4			X			X						X				
6	X	Ave Balboa	2	0	Natural, rustic benches & tables would be great. No playground - too disruptive. Adjacent NW median 8							X				X	speed bumps				
7	X	Ave Balboa	2	2			X					X					rustic	14, 16			

Com ment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees leave concern	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other/want	Kids ages		
8	x	Francisco	2	0	Minimal improvements only. Remove broken tables, clear footpath, add another dog poop station, trim trees. OK with minimal plan without play structure (very small was considered). Stumps okay for climbing. Stop signs critical on corners. Past memories - accidents, crushed cars and garbage. Illegal activities late at night when tables were in good shape. Also need speed bumps on Balboa, especially south bound. Adjacent west side of median 7 at corner of Francisco	Y		Y												
9	x	Columbus	2	0	No bathroom; no basketball court; it is unrealistic to think only 5-12 year olds would use this area. Yes to a few picnic tables & benches ONLY. Our vote is to leave it alone. The circle is a high traffic 4 way intersection not suitable for any kind of playground. We do not want the noise or traffic this will bring. It will become a public area for everyone, not just locals living close by. Adjacent to west side of median 9 at Columbus															
10	x	San Carlos	1	1	I live on San Carlos and Columbus so very close to the proposed park in the median. I will be out of town this weekend otherwise I would come to the public forum. So I wanted to provide my feedback to you. I have a two-year-old son and we have been yearning for something like this since we moved here last year. Quarry park is great but it's very hilly (and far) to get to from where we live so we don't go there very often because we have to drive. I would love to be able to walk somewhere like this and sit out in nature while my son enjoyed a small play structure and maybe a swing or two. There are so many medians in the area, I don't know why people would complain about putting a play area in just one of them. I also have a dog and enjoy walking between the medians with her and would still do that. I don't think it's mutually exclusive. So I vote in support of making the current wild and woolly space a little more park-like in small areas (submitted as PM from Next Door) close but not adjacent	Y		Y												

Comment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other want	Kids ages		
					I would like to keep the medians as natural as possible with <u>no</u> play areas. There is so much building in EG already, we should be keeping the open spaces as natural as possible. If there is any building on the medians, please restore the picnic tables and maintain them. But no other structures. If the intent is to benefit the local community, as a <u>whole</u> , then leaving the medians open will allow <u>everyone</u> to use the space. Currently people all find ways to co-exist well on the medians - walkers, runners, dog walkers, kids, seniors. Please do not take away our open space for a play area. <u>close but not adjacent</u>	Y	M	N	leave benches	Y	N	Y	N	Y	N	Y	N			
11	X	Ave Balboa	2	0	Minimal Improvement - new benches only. Improve El Granada Elementary playground instead. Remove Eucalyptus Trees; replace with cleaner, smaller trees. Too much traffic for a park.		X				X		X		X	X				
12		Ave Balboa	3	0	I like the playground and basketball court plan in the design concept B. Glad the playgrounds have a natural focus and use native plants. Can we also incorporate a toddler playground. <u>Same house as comment 14</u>			X				X	X	X	X	X	X	replace trees		
13		Ave Balboa	2	1	I don't know if a basketball court is the right fit for this median (Burnham strip may be more suitable), but I would love to see paths, quality landscaping and play structures to create a nice neighborhood park feel. <u>Same house as comment 14</u>	X				X				X	X			Concept B, toddler playground	3	
14		Ave Balboa	2	1	<u>Same house as comment 13</u>	X		X	X	X					X					3
15		Ave Balboa	3	0	Fix/replace picnic tables; maintain trees for safety; natural trails; wooden play structures; no concrete/asphalt	X			X			X	X	X	X	X	X			
16		Ave Balboa			Minimalist concept C; custom rustic benches; love the natural designs; remove the non-indigenous trees from the median, then replant with indigenous flora only (toys for example). <u>Same house as comment 17</u>	X		X			X		X	X	X	X	X	Concept C, replace trees		

Comment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other/want	Kids ages			
17		Ave Balboa	2	0	Minimalist concept C; custom rustic benches; love the natural designs; remove the non-indigenous trees from the median, then replant with indigenous flora only (toyons for example). Same house as comment 17 UPDATE rec'd by mail 12/6/18: This supercedes my previous comments. I don't support the building of any play structures on teh medians. I think the trees and current environment need attention before any play structures or any structures are built. Please record my feedback for the purposes of tallying responses, to be NOT in favor of any structures on teh medians.	Y	M	N	leave concern	Y	N	Y	N	Y	N	Y	N	Y	N	Concept C, traffic control, road repairs	
18		Ave Balboa	4		Nature playground & benches; like basketball court idea; fan of concept B UPDATE received by mail 12/6/18: Second input - I believe we have more pressing issues in our community. For example tree maintenance, current terrible road conditions, safety concerns with motorists speeding. Our tax dollars would be better used addressing these issues. Also, it is my understanding that there is a problem that needs to be addressed: that is of the liability - I would really like to know who is responsible & who has ownership of the median? Let us solve these pressing issues and concerns first.														Concept B		
19		Ave Cabrillo	1	2	I would be in favor of a simple natural playground and picnic tables that fit into the natural environment. A basketball court. I would also be in favor of replacing Eucalyptus trees with cypress or other native trees.	X			X	X									replace trees	7,9	
20		Ave Del Oro	2	1	I really like concept A. Anything would be great. Thank you everyone for putting in time and effort.	X					X								Concept A	3	
21		Dolores St	2	0	Dog path. Minimal use is best use of open space. We have less & less in El Granada. Bring back the tire swing, restore/repair picnic tables. Play area for kids - don't like board on play area for kids - too manufactured. We don't want to buy a park; we want to let nature build a park. Clean up ok. Kids will find things & explore if we let it alone. Same house as comment 22					X										tire swing	
22		Dolores St	2	2	Concerned about vehicle traffic. Like idea of shrubs vs. fencing area. Like idea of area for kids and area for people to walk their dogs. Bring back picnic tables. Same house as comment 21	X				X										traffic concern	7,8

Com ment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other want	Kids ages		
23		Carmel Av	2	3	I would like to see active play space for kids and adults. Room to sit and enjoy as well as be active. Concept A looks good. I would hate to see removal of the eucalyptus trees.	Y	X				X			X		X		Concept A	13,13,8	
24		Columbus	1	0	barbeque; play structures DG path would be nice, with natural looking picnic tables and benches. Generally leave it natural looking, not "developed". Concept C at the absolute most. Same house as comment 27			X		X		X	X	X	X	X	X	trash can toddler area butterfly garden home grown play - tire swing, tether ball		
25		Columbus	2	0	The beauty of this area is our open median - I would be horrified if this was turned into a structured playground area. At most concept C would be the most that should be done. The majority of the people in this area do not have little kids - let Quarry Park be for little kids and keep this wild!			X		X		X	X	X	X	X	X	"at most"		
26		Columbus	3	0	Minimal development please. Site design concept C has playground & new benches, for those who want some new play things here. And that leaves the rest of the medians undeveloped, for those (like my household) that loves walking through this sanctuary of nature as is. Thank you! Idea: begin with minimal development (ie Concept C) and see if it actually gets used. p.s. In case not clear, strongly oppose "B" and "A". There's basketball courts nearby at EG Elementary that are never used outside of school (based on times I've biked by there). Same house as comment 25			X			X		X	X	X	X	X	X	"at most"	
27		Columbus	3	0	Nature playgrounds, benches, hangout areas			X		X		X	X	X	X	X	X	Concept C		
28		Coronado	2	1	Remove all the Eucalyptus Trees; playgrounds, parks, paths would be great!			X		X		X	X	X	X	X	X		2	
29		Ferdinand	2	1	I am not in favor of any work on the medians except trimming and removing the Eucs. They are dangerous.		X			X		X	X	X	X	X	X		9	
30		Francisco	2	2				X		X		X	X	X	X	X	X		16	

Comment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other/Want	Kids ages	
31		Francisco	2	0	Great Plans, great concepts; please remove the trees	x													
32		Francisco	1	1	Clear out some of the eucalyptus trees & climbing structure (wall)? Soccer practice area	x									x		soccer practice area		
33		Francisco	2	2	Need dog-poop stations - don't need bathrooms. Water fountain would be nice with a dog bowl. I strongly support any and all recreation facilities for kids to enjoy, and also benches. Natural looking for better the look and more open, imaginative - like stumps, etc. New picnic tables! Traffic abatement! I am eally hoping to make my measure G vote make something happen. PS - my boys' vote: I like plans A + B	x								x			kids like A&B; traffic abatement	8, 11	
34		Francisco	2	2	Running paths; low lighting at night perhaps? Dispensers for dog poop bags & bins. I love the idea of having native plant gardens. I think another play area in addition to that at quarry park is a great idea. So - play area, nature gardens, running path - those three can absolutely exist together. Picnic tables & benches where there is a good view.	x										x	nature gardens running path		
35		Francisco	2	2	Being the GSD now has "parks" included I strongly feel that they should start spending some money on park & rec. To just spend money on buying vacant lots and then not making improvements for parks has to stop. Our community needs more than just open unusable lots.	x													
36	x	Francisco	2	2	I would like to see a park on Balboa Medians. I don't have young children but would like to see a safe area for our local children to play. Benches would be nice with a couple of climbing frames. However, I think some trees might need cutting down for safety. Close, not adjacent	x										x			
37		Madrid Av	1	1	No plastic structures. Use galvanized metal when possible. Spinning structures great. Keep dirt & grass, add organic mulch when needed. More green: no concrete and asphalt. Keep open as much as possible, no fencing or very low and transparent if truly needed. Plan to not need, please. Repair existing picnic tables w/bench. They are historic. Talk with Steve Kikuchi about great metal play structures by Kompan - examples at Roosevelt Park in Philly - I have photos & videos.	x										x		galv metal play structures by Kompan; organic mulch in play area	

Comment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other want	Kids ages			
38		Palma	2		<p>OVERALL DESIGNER PROVIDES THE BEST, yet modest, recreational needs - <i>In the long term</i>. But it would need to be phased-in. 1st phase: replace benches & picnic tables on median 7. 2nd phase: Add 5-12 year olds play structures - of nature play design - but be sure to accompany the play area with a design-specific maintenance plan & funding!! 3rd phase: Implement teen/family activities on median 8. 1/2 court designed for ALL - 1) basketball 2) badminton 3) pickleball. Ive costed it - could be done for \$50-70k.</p> <p>About the trees: Almost all these Eucs were planted between 1906 & 1917 - so their ages are now ALL in the range of 101-112 years old. Eucs lifetime can extend to 150 years, max. Accordingly, GCSO can/should develop a systematic, ordered, Euc removal for the next 38 years to 49 years period. Scientific studies, publications by forestry specialists have developed criteria for identifying weaknesses in any give Euc here. These include <u>principal defects/weaknesses/life time hindering/limiting factors of:</u></p> <p>A) A Euc tree that is <u>standing alone</u>, or nearly so B) A Euc tree that is <u>located on the edge</u> of a grove C) A Euc tree that has a <u>dead/dying top</u>, with no foliage at top 10-20 feet D) A Euc tree that has multi-trunks or splits E) A Euc tree that has large wounds from past large-limb</p>	Y															
39		Palma	2	1	<p>Concept A: looks like a great option, however, don't love the 6' wall around basketball court. Also don't really want a bathroom (smell). Concept B: Roundabout looks nice (again no bathroom) but don't care for the basketball court. Least favorite concept. Concept C: nice & natural. Playground could be bigger. Overall I like A the best - the paths look natural, the playground size looks okay (could be larger), however, I don't want to see trees taken down unless they are considered a safety issue/diseased. They are what make this neighborhood beautiful. We are VERY excited to have a park & can't wait to spend time there.</p>	X														2	

Com ment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees concern	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other/want	Kids ages	
40	x	Palma	2	0	I'm okay with Concept A or C. Concept B- I am worried about noise from the basketball court. Also I am not fond of the fencing. Any other exercise areas would be okay, as long as they don't cause noise (running trail with exercise benches, etc). Also small kids noise is okay. <i>Close, not adjacent</i>	x			x		x	x		x	x	x	A or Cw/o basketball/fence/fitness circuit		
41		Palma	2	1	Would like to see: swings, see-saw, spinning/climbing structure, built in steps-slide, picnic tables/benches, paths for bikes/scooters. All materials to be natural or wood composite to last. Natural fencing. Safe crossings. I would not like to see: plastic structures, bathrooms, basketball court, We need a safe place for our neighbors to connect and build a stronger community.	x			x		x	x		x	x	x	safe crossings	4	
42		Palma	2	1	Would like to see: play areas for toddlers and kids 5-12 as well. Soft surfaces for them to land on. Big slides & swings. Fences are obviously super important. Places to sit for adults.	x					x	x			x			fence for playground	2
43		San Carlos	2	2	Would like to see nature playground, climbing frame w/lots of logs & stepping stones.	x		x							x			toddler playground	7,9
44		San Carlos	2	2	Toddler playground especially. No basketball court	x									x				
45		San Carlos	2	0	1. Preserving & restoring (maybe add a plaque) the railroad tables is critical. Big historical tie - let's embrace it! 2. Save the tree-swings! People love 'em! Yeah - some maintenance needed - embrace them! 3. Need plan to replace dying trees 4. Slope in the Circle is cool! Embrace it - maybe the slide will accent it?	x						x						the swings in various places (vernal to NM)	
46		San Juan	2	0	Mitigation of eucalyptus - they are a high fire danger. Prefer natural playgrounds & site concept C, B as second choice	x					x				x			Concept C	
47		San Juan	1	0	Would like to see: Simple gravel/aggregate path in light color, such as gold (orange) fines for visibility as night. Simple play structures & railroad ties in pyramid. Restore picnic tables to orig design (RR ties & lumber). Tetherball okay. Keep picnic supports - ocean shore RR ties/rails. Subtle low lighting over picnic tables - discourage night time drinking & trash. Would not like to see: BBQ, sport court eg basketball, volleyball.	x												low level lighting at night to discourage loitering & drinking	

Comment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park		Trees		Natural Landscape		Trails		Native Plants		Benches		Picnic Tables		Stage		Basket ball		Playground		Bathroom		Other want	Kids ages					
						Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N			Y	N	Y	N	
48		Sonora	2	2	A small, natural place where kids can meet and neighbors mingle. Maybe a small tire swing, slide or something spinning! Nothing over the top because nature should be first & foremost. It's the draw of this neighborhood.		x			x														x								1,4		
49		Sonora	2	0	Restoration/replacement of current tables/benches, in unobstructive wood. A few trash cans, regular cleaning & garbage pickup. NO additional play structures! The "wild" natural medians are part of what makes El Granada special. As a homeowner living by a median (not Balboa) I would hate for "my" median to be "developed". I love seeing the wildlife and the natural setting.						x																						trash cans	
50		The Alame	2	2	I would like to see a combination of A & C, minus the basketball court - seems out of character for the coast neighborhood. Lots of support for nature-based playgrounds & rustic touches. Traffic calming & signs super necessary - thank you so much!		x			x														x								4,7		
51		The Alame	4	0	1. Take down as many euc as possible. 2. Re-use railroad tracks for benches. 3. Prioritize activities for kids and nice dog walk trails. 4. A or B concept 5. Bring in more sun!		x			x																							A or B	
52		The Alame	2	2	Concept C: Fine except too minimal. This seems a lot of effort for very small gain. Better than nothing. Concept B: I like the play area, stage and picnic areas. I wonder if a full court basketball court would be used. Concept A: I like the playground areas, benches, picnic areas. Another idea: Keep all picnic, playgrounds, stages on one strip. Make the other strip a native garden; say, put a serendipitous path to allow walking thru; remove all eucalyptus trees, replace with California plants.		x																											native garden replace trees
53		Vallejo	2	0	Not opposed to playground, just not sure how that would be maintained with all the trees. We have only 1 tree and the amount of leaves, branches, sash, seeds & oil is enormous on a windy day. Would love to see an area planted with native, pollinator plants. Seating would be nice but in the past it seemed people would hang out & leave their trash. Seems the neighbors would need to help monitor. Same house as comment		x																											

16

Comment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park		Trees		Natural Landscape		Trails		Native plants		Benches		Picnic Tables		Stage		Basket ball		Playground		Bathroom		Other want	Kids ages						
						Y	M	N	leave concern	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N			Y	N	Y	N		
54		Vallejo	3		Just a small, clean, eco-friendly rustic play area that will serve mostly locals who live in the area.	X																													
55		Vallejo	2		I don't think we need bathrooms or a blacktop/basketball court. A play structure is a must; natural materials would be awesome - the pictures at the meeting were great. Improvements are needed.																													18 mos, 5	
56		Vallejo	2		2 Safer picnic benches for all to use. Replace tire swing & reinforce hand-made swings to make safer. Teeter-totter; slide. Same house as comment 57	X																												1.3	
57		Vallejo	2		2 Area to walk, play area for children. Same house as comment 56	X																												3.2	
58		Vallejo	2		2 Add benches and tables. Reduce number of trees. Add trails. Maintenance plan. Tastefully designed play structures that are safe and prevent people from installing tree houses and rope swing. Same house as comment 53				X								X																		
59		Vallejo	1		1 Please leave medians and circle as is - open space that everyone can use. The circle is the most important to leave open to everyone. Possible stone labyrinth or medicine wheel - same house as comment 60			X																											
60		Vallejo	1		1 I grew up here, a few blocks away and we kids loved playing in Balboa Circle. We loved that it was wild and full of trees. I REALLY do not want any development to happen in Balboa Circle. It's nice as open space and there are other, better places for a kid's park. Plus there's too much traffic here to be safe. I vote against all the proposed options. Please don't disturb our beloved open space. Same house as comment 59			X																											
61		Vallejo	4		4 Benches and paths with picnic tables. Replace eucalyptus trees with smaller trees that are safe.			X																											

Com ment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees leave/conserv	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other want	Kids ages	
62		Valencia	2	1	This is a dead area for playgrounds, too far to walk with little ones to Quarry Park or Clipper Ridge. Those are also lacking a toddler area. I like that designs A & B include play areas for a broader age range with the basketball court (I don't think a full court is critical). It's also a that they include a restroom. The picnic area makes the space more flexible. I doubt there will be much use for a stage. I like the play structure in Concept B. It's nice that A + B have separate picnic areas in the different age play areas, but particularly that it's central In B for supervision purposes.	Y			X			X						A or B toddler area	2 weeks
63		Ave Cabrill	2		No improved trails in islands. In two months granite or asphalt is completely covered and unusable. Tree debris covers trail. Just push debris to the sides of the trail. Start replanting trees now. Shorter more indigenous trees. Less developed the better. No development at all. No trails or courts or paths. Remove tables.													start replacing trees	
64		NextDoor Ferdinand			Again with the building of stuff! It's great as is -- wild and weedy, with homemade swings and forts and burrows. Let kids imagine and explore and create.			X				X							
65		Next Door Columbus			I lived in an urban areas where almost all the free space was taken up by these types of play areas (even with many lots safer and more fun for kids nearby) and in neighborhoods where there were few families with small kids and it wasn't a great change...Screaming at 7 am on a Sunday, kids running into streets and throwing balls into cars, and people couldn't walk their dogs nearby because of city ordinances keeping pets away from play grounds. Every unoccupied plot of land does not need to be a playground. I'm not an old crone who hates kids but can't we all just enjoy nature (with kids too) without just building something			X											

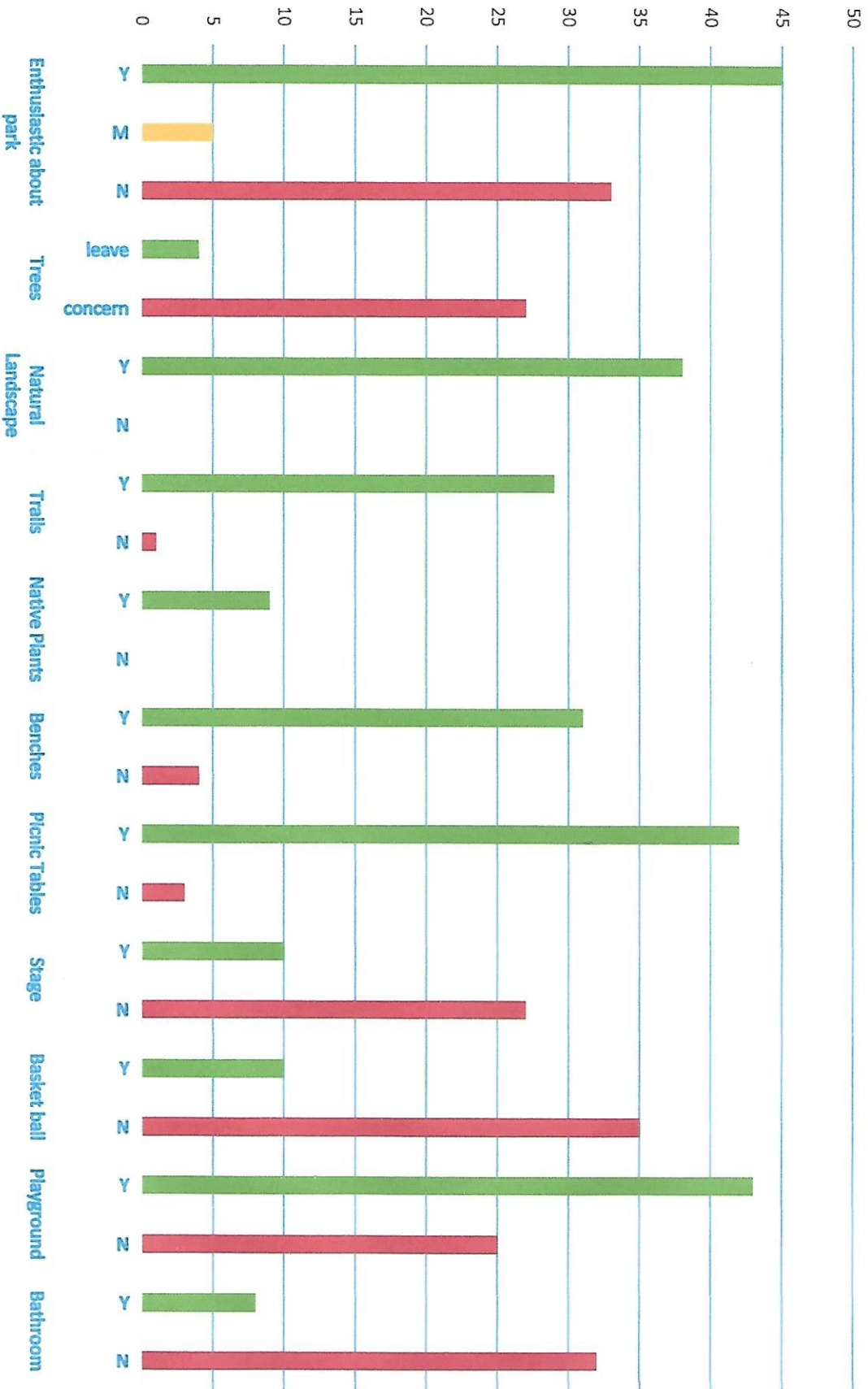
Comment #	Close By	Street	Adults	Kids	Comment	Enthusiastic about park	Trees	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other want	Kids ages			
66		NextDoor San Juan			I agree with the comment above concerning letting kids be kids and play in the natural environment. Kids are naturally curious, creative and inventive before we adults get in the way and begin planning their every moment and defining for them what is or is not a park. I, too, like the concept of being in walking distance of a park. However, that already exists for people in walking distance of the Balboa [and other] like-sized median[s]. This open space is already a park. Just put up a rickety wooden sign or two [to blend in with the existing feel of the place] with the following carved in: "Balboa Median Park." Bingo, you've got a park. If one of the goals of this effort is improvement, then just clean up the eucalyptus debris, do some light weeding perhaps, fix the picnic tables, add another rope swing or two, and empty the dog poop bag cans more consistently. Personally, the only "improvements" that I would really like to see done are: improved walking trails such as decomposed granite, mowing the weeds more often than once a year so it doesn't look abandoned, replacing the broken down picnic tables with safe useable ones.	Y														fix picnic tables rope swings empty dog waste more consistently	
67		NextDoor			Perhaps the Burnham Strip, currently in the planning stage, would be a better place for a playground. Maybe with a nautical theme.																
68		NextDoor Sevilla			At 7:30 this am I was driving around Balboa Circle and encountered a small child in a red jacket on a red bike riding on the wrong side of the road and seemingly oblivious to cars trying to navigate around him. Very dangerous! I wonder how having a play area on the strip will increase this kind of behavior. Also, I have witnessed large branches falling off the eucalyptus trees in rainy weather. I was even hit by a large piece of bark on my back in the same location. I wonder how safe this venue would be for kids.																
69		NextDoor Ferdinand			Let's not add a play structure but maybe enhance the area with picnic tables, more foliage, and dog waste containers. Honest to god it's the prettiest [liter box I've ever had the pleasure of walking through] (not joking)																
70		NextDoor San Carlos																	more dog waste stations		

Comment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park		Trees		Natural Landscape		Trails		Native Plants		Benches		Picnic Tables		Stage		Basket ball		Playground		Bathroom		Other want	Kids ages		
						Y	M	N	leave concern	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N			Y	N
71		NextDoor Francisco			It's a median strip, not a park. Can't we just leave it that way? I think it's pretty darn perfect just as it is. I live at the very north end of the median where Balboa rounds Columbus- I get to watch some people (not all) keep on walking as their dogs poop! omg really? and the poop can/bags is right there! our two dogs don't play there for that reason ... At least-cordon off the 'play area' so the kids don't get residue of old dried poop on their clothes... I'm otherwise in support, a great ideal																										
72		NextDoor Ave Balboa			Rec'd by mail 10/29/18 - 5 page letter on file. Concerns: traffic, safety, parking, impact on local flora and fauna, maintenance, emergency equipment access, liability, fire hazard, trash, noise. Does not support removing trees, paving, impermeable surfaces, restrooms. Prefers fixing damaged sidewalks, streets, curbs, bike lane, fix or replace picnic tables, trim trees. Same house as 74																										
73	x	Ave Balboa	2	0	Adjacent to median 7																										
74	x	Ave Balboa	2	0	Same house as 73 Adjacent to median 7 I was born and raised in El Granada on Avenue Balboa. We always found places to play on swings and slides, soccer fields and baseball fields. El Granada school and Clipper Ridge parks were the best. The beach was the best park of them all. We do not need basketball courts, rest rooms, or playgrounds on Avenue Balboa. Our street is a home for animals and plants. Why would you want to change that? We are already dealing with RV parking on our street for days and people leaving cans, bottles, garbage and dog poops. Please do not change the median in Avenue Balboa. Just clean it up. Fix the tables and make a safe path and clean up the curbs so people can gain access to a natural walkway.																										

Comment #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other want	Kids ages			
75		The Alameda	1	0	I live on the corner of The Alameda and Balboa, adjacent to three median strips in El Granada. After further research on the park proposal, I do not support any kind of proposed park environment on the median strips. The median strips have been enjoyed by the surrounding residents for decades, without park structures. I expect my tax dollars to be used to maintain median strips, not to put additional structures on the median strips, which have been in desperate need of maintenance for years. The median strip trees need care and maintenance by a <i>professional</i> arborist. County Planning or Public Works are not professionally qualified for tree maintenance (as evidenced by the current condition of the median strips). I expect the Parks Advisory Committee to allocate funds and resources to <i>proactively</i> work on tree maintenance and replacement, not park structures. First adn foremost, I want to see my tax dollars used for maintenance of the median strips - not play structures. I do not want any liability/forced on my for park structures that I am opposed to. GCSD is in place to preserve our environment; that does not equate to installing artificial plays tructures, especially when the trees on the median strips have been sorely neglected. I am OPOSED to any park apparatus or structures on the median strips!	Y	M	N	leave concerns	Y	N	Y	N	Y	N	Y	N	Y	N		
76		The Alameda	1		I am opposed to parks on the median strips																
77		Francisco	1		I do not want my tax dollars to be used to build parks on the median strips. I do not want the liability of any proposed park on the median strips. Use my tax dollars to maintain the trees and median grounds only - no parks! Leave the median mostly untouched except for maintaining and/or cut the trees. They are a hazard. We feel you need to start a conversation with the county to do so. Cut the eucalyptus and make picnic tables and benches. Need a bridge over Hwy 1! Adjacent to NE corner of Medians 7 and 8																
78	x	Ave Balboa	2	0	I oppose any park development in the median strips until such time as it is determined that the county is liable for any personal injury, etc. and obtains insurance. Problem is that the county does nto own the medians. I own part of the median adjacent to my 123 Balboa property and do not want any liability.																
79		Ave Balboa	2	0	I oppose any park development in the median strips until such time as it is determined that the county is liable for any personal injury, etc. and obtains insurance. Problem is that the county does nto own the medians. I own part of the median adjacent to my 123 Balboa property and do not want any liability.																

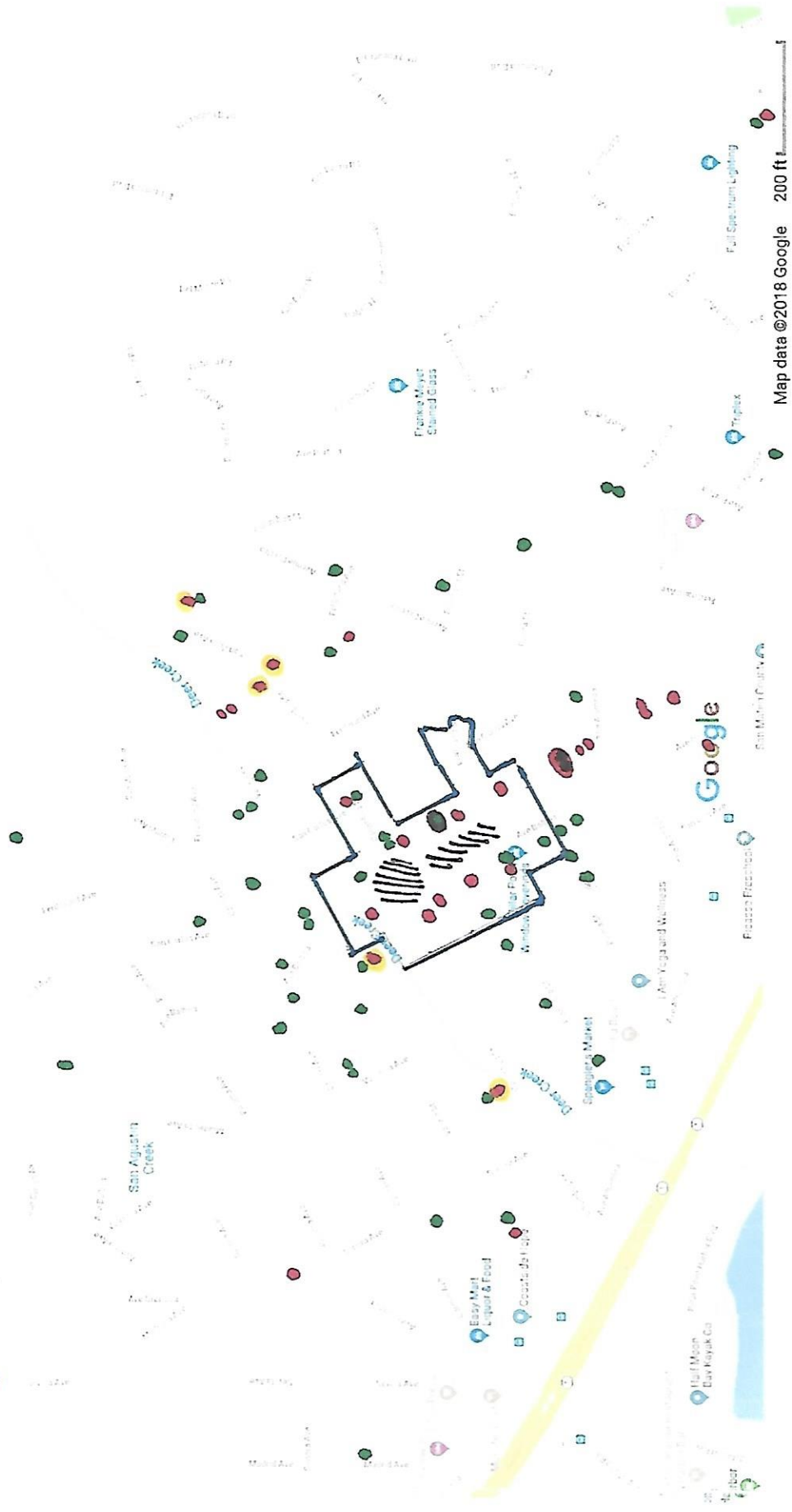
Com #	Close by	Street	Adults	Kids	Comment	Enthusiastic about park	Trees	Natural Landscape	Trails	Native Plants	Benches	Picnic Tables	Stage	Basket ball	Playground	Bathroom	Other want	Kids ages													
80		Ave Balboa	2	0	We are opposed to the development of a play area/park on the Balboa median at the present time. There are significant unanswered issues that must be solved before proceeding, i.e. maintenance, liability, traffic speed, etc.																										
81		Ave Balboa	2	0	I am opposed to parks being placed on the median strips. The danger to children playing and possibly running out into the street, cars going too quickly, potential accidents, a bathroom facility to be maintained are unacceptable to me. Our road has not been repaired. I do not want my tax \$ being spent on a park when our road has pot holes, etc. It is unclear who owns the median strips. We have Quarry Park & Clipper Ridge for the children to enjoy. I do not want my tax dollars spent on play structures. <u>Same house as 82</u>																										
82		Ave Balboa	2	0	Property owners having any liability would negate having park structures in the medians - I am opposed due to increasing traffic on Balboa (which already has cars driving the wrong way on the one way streets). Maintaining the trees has been haphazard - this year a tree fell on a car across the street from us and fortunately fell between two residences. First, maintain teh existing medians before any discussions about new plans. <u>Same house as 81</u>																										
83		Vallejo	2	1	(from notes of oral presentation at December 6 PAC meeting) Has been following PAC since Measure G passed in fall of 2013. Very disappointed on action to limit the design to a small scale - many of the concerns expressed by those opposed exist even if GCSD does nothing. The focus should be on the whole community, not just the people within walking distance to the medians under review - should be looking at a park, not just a small neighborhood play area. Giving too much weight to the people adjacent to the medians is not a good precedent - everyone who pays property tax should be considered. Kids age 10 - 16 have nothing to do- there is plenty of open space with nature trails, very little support for local active recreation. Kids time out on traditional playgrounds by age 5 - they need more active play support. Concerned that this concept is being downsized and made passive. We need active recreation, even on the medians.																										
Totals						45	5	33	4	27	38	0	29	1	9	0	31	4	42	3	10	27	10	35	43	25	8	32			11

Balboa Median Park Area Public Outreach - Element Scores



MAP of Balboa Median Park Sentiments

Google Maps



/// medians

- close & adjacent homes
- positive on play area
- negative on play area
- maybe on play area

KITCHEN PREPARATION TOILETS
 PLANT AREA
 SPACE
 REPAIRS AND CONNECTIONS FROM
 ON SITE EQUIPMENT TO FULL
 BENCH TOPS
 AVAILABLE ACCESSIBLE
 GRASS TYPICAL

EQUIPMENT NEED REMAIN TYPICAL
 GRASS TYPICAL
 COMPARTMENTS & FALL OPEN

PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED

PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED

NOTE
 * ALL PLANTS ARE TO BE PLANTED TO BE PLANTED
 * PLANTS TO BE PLANTED TO BE PLANTED
 * PLANTS TO BE PLANTED TO BE PLANTED
 * PLANTS TO BE PLANTED TO BE PLANTED

PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED

PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED
 PLANTS TO BE PLANTED

EQUIPMENT NEED TO
 EQUIPMENT NEED TO
 EQUIPMENT NEED TO

EQUIPMENT NEED TO
 EQUIPMENT NEED TO
 EQUIPMENT NEED TO

EQUIPMENT NEED TO
 EQUIPMENT NEED TO
 EQUIPMENT NEED TO

SITE DESIGN CONCEPT A
EL GRANADA MEDIANS
 BALBOA CIRCLE & COLUMBUS ST

DATE: 03/03/10
 Kitchin + Kitchin Design Group

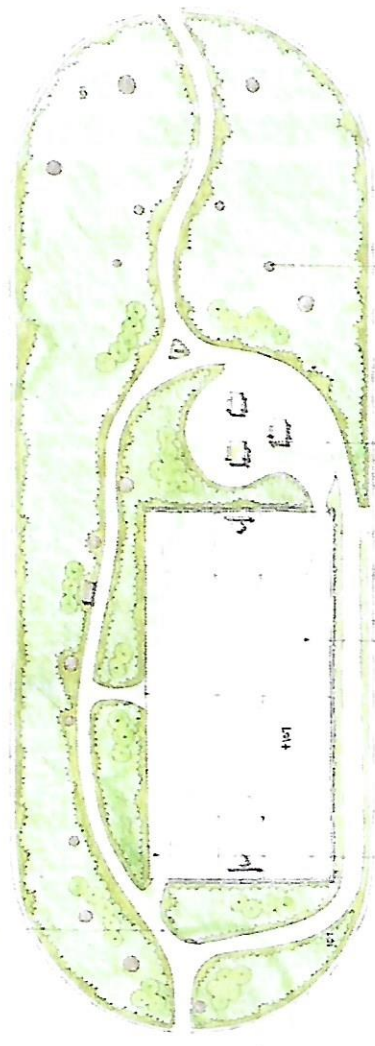
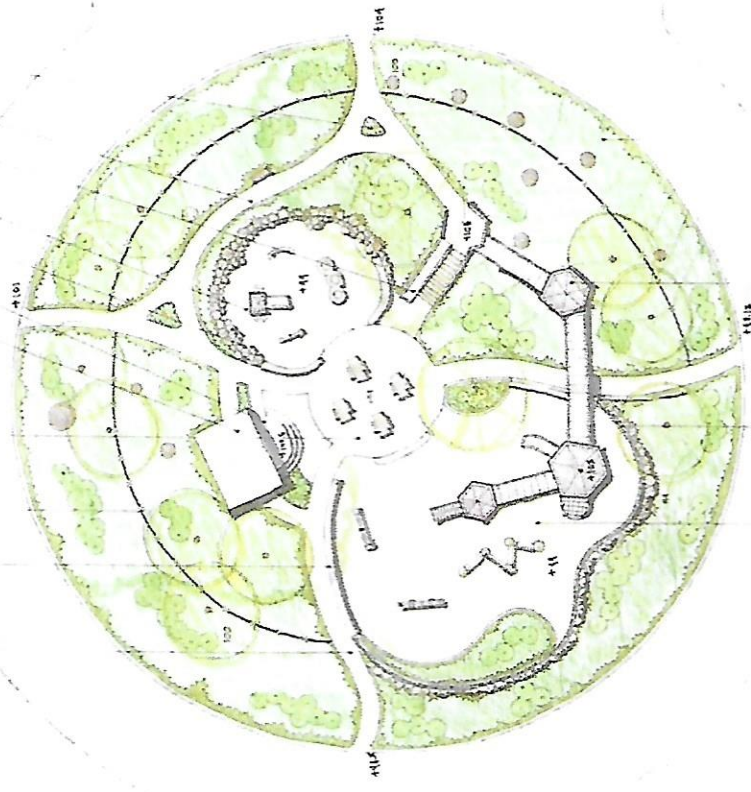


SCALE: 1/8" = 1'-0"

10' 0" 20' 0" 30' 0" 40' 0" 50' 0" 60' 0" 70' 0" 80' 0" 90' 0" 100' 0" 110' 0" 120' 0" 130' 0" 140' 0" 150' 0" 160' 0" 170' 0" 180' 0" 190' 0" 200' 0"

FUTURE AREA
 EXISTING FENCE & FILL OVER
 CONCRETE/STAINLESS STEEL
 SAND/SLIPWALL

REDWOOD INTEGRATED OR POLYESTER
 SPACE
 WETLANDS AND/OR OTHER OPEN SPACE
 OR FUTURE DEVELOPMENT
 TOUSSEN PLAYGROUND
 EDGE OF TYPICAL SLOPE
 SAND/SLIPWALL ACCESSIBLE
 SLOPE TYPICAL



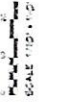
EXISTING FENCE
 REDWOOD
 NON-PAVED ASPHALT DRIVEWAY
 BASKETBALL FULL-SIZE
 20' x 100' FUTURE
 EXHAUSTION FIELDS
 EXISTING EXHAUSTION FIELDS
 EXISTING FENCE
 EXHAUSTION FIELDS

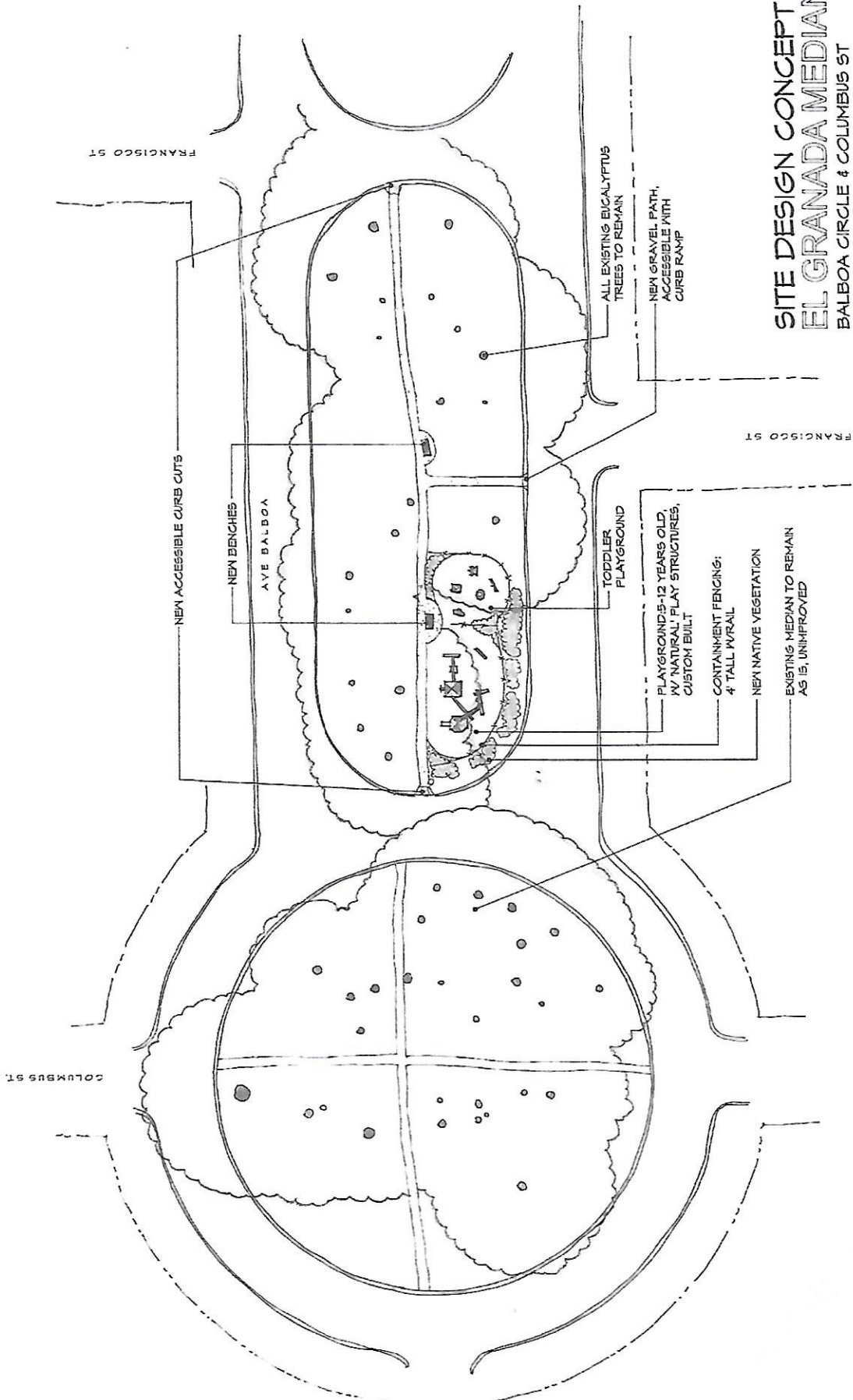
NOTE:
 ALL PLAYERS ACCESSIBLE TO ALL CHILDREN
 ALL PLAYERS ACCESSIBLE TO ALL CHILDREN
 ALL PLAYERS ACCESSIBLE TO ALL CHILDREN
 ALL PLAYERS ACCESSIBLE TO ALL CHILDREN
 ALL PLAYERS ACCESSIBLE TO ALL CHILDREN

PLAYERS NON-PAVED DRIVEWAYS
 CONCRETE/STAINLESS STEEL
 SAND/SLIPWALL ACCESSIBLE
 PLAYERS NON-PAVED DRIVEWAYS
 CONCRETE/STAINLESS STEEL
 SAND/SLIPWALL ACCESSIBLE

SITE DESIGN CONCEPT B EL GRANADA MEDIANS BALBOA CIRCLE & COLUMBUS ST

DATE: 08/20/10
 Miketh & Kariel Design Group
 SCALE: 1/8" = 1'-0"





SITE DESIGN CONCEPT C
EL GRANADA MEDIANS 7 & 8
 BALBOA CIRCLE & COLUMBUS ST

DATE: 10/16/13
 Kluich + Koniet Design Group
 1000 14th Street
 San Francisco, CA 94103
 (415) 775-5177
 www.kkdesigngroup.com

