



MONTAGE DEVELOPMENT PARK PRELIMINARY MASTER PLAN



MONTAGE DEVELOPMENT PARK PLAN
+
BADGER PARK REDEVELOPMENT PLAN
+
RUSSIAN RIVER ACCESS PLAN
+
CONNECTIVITY MASTER PLAN (PAUSED)

For up to date information:
www.cityofhealdsburg.org/parkplanning

Master Planning

Master plans are the vision for the park. A master plan identifies a general layout for the park, proposed components, and preliminary cost estimates. Master plans are submitted for environmental review prior to moving to the next stage.

Design Development & Construction Drawings

Design development takes the master plan vision and formalizes the ideas. Specific decisions are made on items such as lighting design, play structures, architectural components, and construction materials. Design development leads to developing construction drawings.

Bidding & Construction

Bidding is the process to secure a responsible contractor to build the project at the lowest possible price. After negotiations, the contractor is then hired to build the project.

PLANNING PROCESS

MULTI-YEAR EFFORT...



This planning process is being led by approximately 50 community members who make up the Parks Design Team (PDT). The planning process began in the summer of 2019 but unfortunately was interrupted by the Kincade Fire and the COVID-19 pandemic, both delaying the project.

The Parks Design Team has met 13 times throughout the process to become familiar with the opportunities and challenges of each of the sites, discuss different design approaches and considerations, and review a variety of concepts for the proposed designs. The City and Fletcher Studio are grateful for the participation and thoughtful input of the Parks Design Team members.

FALL 2019

PDT SITE WALKS
PDT MEETING #1, #2, #3
TOPIC: CONNECTIVITY
STAKEHOLDER INTERVIEWS
CONNECTIVITY BIKE-ABOUT

~~COMMUNITY ENGAGEMENT
EVENT, CANCELLED DUE TO
KINCADE FIRE~~

EARLY SPRING 2020

PDT MEETING #4
**TOPIC: COMMUNITY OUTREACH
PLANNING**

~~PUBLIC OUTREACH SURVEY,
POSTPONED DUE TO PANDEMIC~~

FALL 2020

PDT MEETING #5, #6, #7, #8
**TOPIC: PARKS DESIGN +
RIVER ACCESS**

SPRING 2021

PDT MEETING #9, #10, #11,
#12, #13
**TOPIC: DESIGN
FINALIZATION**

SUMMER 2021

COMMUNITY ENGAGEMENT
PARKS & REC COMMISSION
CITY COUNCIL

PLANNING PROCESS



PROJECT SITE WALKS



STAKEHOLDER INTERVIEWS



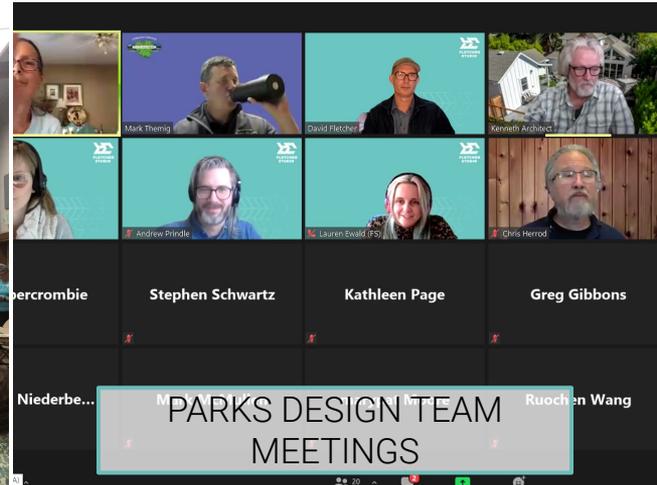
CONNECTIVITY BIKE-ABOUT



PARKS DESIGN WORKSHOPS



CONNECTIVITY WORKSHOPS



PARKS DESIGN TEAM MEETINGS

MONTAGE DEVELOPMENT PARK



- ① HEALDSBURG AVE
- ② PASSALACQUA RD
- ③ FOSS CREEK
- ④ STORMWATER DETENTION
- ⑤ CONSTRUCTED WETLANDS
- ⑥ BARBIERI PARK
- ⑦ KNOLL
- ⑧ HIGH POINT
- ⑨ MONTAGE RESORT
- ⑩ AFFORDABLE HOUSING SITE
- ⑪ FIRE STATION SITE

SAGGIO HILLS (MONTAGE) DEVELOPMENT AGREEMENT REQUIREMENTS

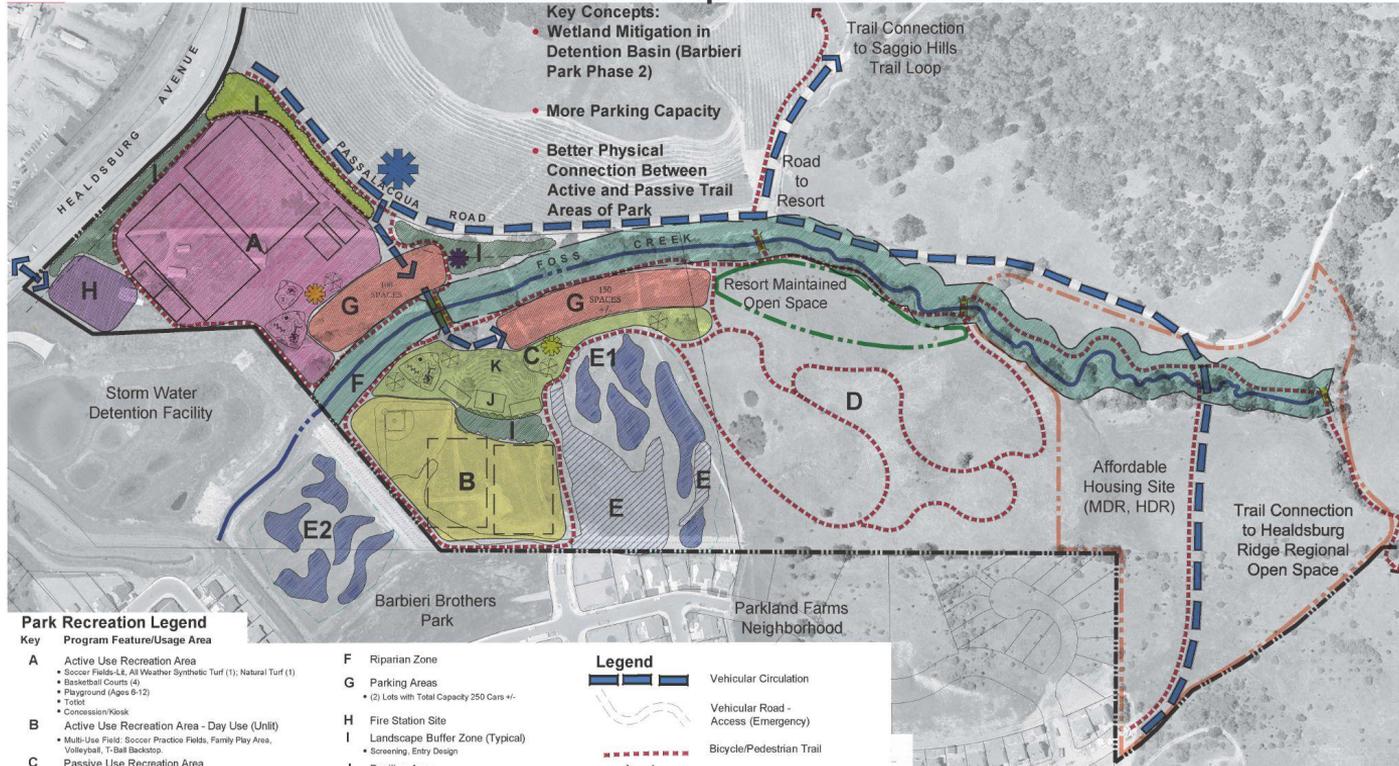


- PROVIDE APPROXIMATELY 36 ACRES OF LAND FOR A PUBLIC PARK
- MASS GRADE THE PARK SITE
- DESIGN AND CONSTRUCT MULTI-PURPOSE TRAIL
- PROVIDE \$3 MILLION FOR THE DESIGN AND CONSTRUCTION OF THE PARK
- PARK SHALL HAVE
 - Active recreation use areas
 - Passive recreation use areas
 - Public Trails
 - Existing and new wetlands
 - A riparian zone for Foss Creek
 - Parking areas
 - A pavilion area
 - Landscaped areas

DEVELOPMENT AGREEMENT CONCEPT PLAN (2006)



Park Site Concept F - Final Master Plan



- Key Concepts:**
- Wetland Mitigation in Detention Basin (Barbieri Park Phase 2)
 - More Parking Capacity
 - Better Physical Connection Between Active and Passive Trail Areas of Park

Trail Connection to Saggio Hills Trail Loop

Road to Resort

Resort Maintained Open Space

Affordable Housing Site (MDR, HDR)

Trail Connection to Healdsburg Ridge Regional Open Space

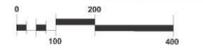
Park Recreation Legend

- | | |
|------------|---|
| Key | Program Feature/Usage Area |
| A | Active Use Recreation Area
<ul style="list-style-type: none"> Soccer Fields (L.E. All Weather Synthetic Turf (1); Natural Turf (1)) Basketball Courts (4) Playground (Ages 6-12) Totlot Concession/Kiosk |
| B | Active Use Recreation Area - Day Use (Unit)
<ul style="list-style-type: none"> Multi-Use Field; Soccer Practice Fields, Family Play Area, Volleyball, T-Ball Backstop |
| C | Passive Use Recreation Area
<ul style="list-style-type: none"> Group Picnic Areas (Shelters - 75 People Capacity) (4) Covered Pavilion Area (Conjunctive Use with Special Events) Totlot (1) |
| D | Trail Network
<ul style="list-style-type: none"> Linkages to Off-site Recreation Areas (Fox, Pond and County Open Space) Scenic Overlooks |
| E | Existing Wetlands - Preserved - 1.69 Acres
<ul style="list-style-type: none"> Fill Area - 0.03 Acres |
| E1 | Proposed Wetland Mitigation Area
<ul style="list-style-type: none"> Wetland Basins - 1.07 Acres Wetland Uplands/Watershed Buffer Area - 4.9 Acres (Net) |

- | | |
|-----------|--|
| F | Riparian Zone |
| G | Parking Areas
<ul style="list-style-type: none"> (2) Lots with Total Capacity 250 Cars +/- |
| H | Fire Station Site |
| I | Landscape Buffer Zone (Typical)
<ul style="list-style-type: none"> Screening, Entry Design |
| J | Pavilion Area
<ul style="list-style-type: none"> Special Events Picnic Area |
| K | Landscape Berm |
| L | Resort Maintained Landscape Easement (40' Wide) |
| E2 | Proposed Wetland Mitigation Area in Detention Basin
<ul style="list-style-type: none"> Wetland Basins - 0.92 Acres Wetland Uplands/Watershed Buffer Area - 2.0 Acres (Net) |

Legend

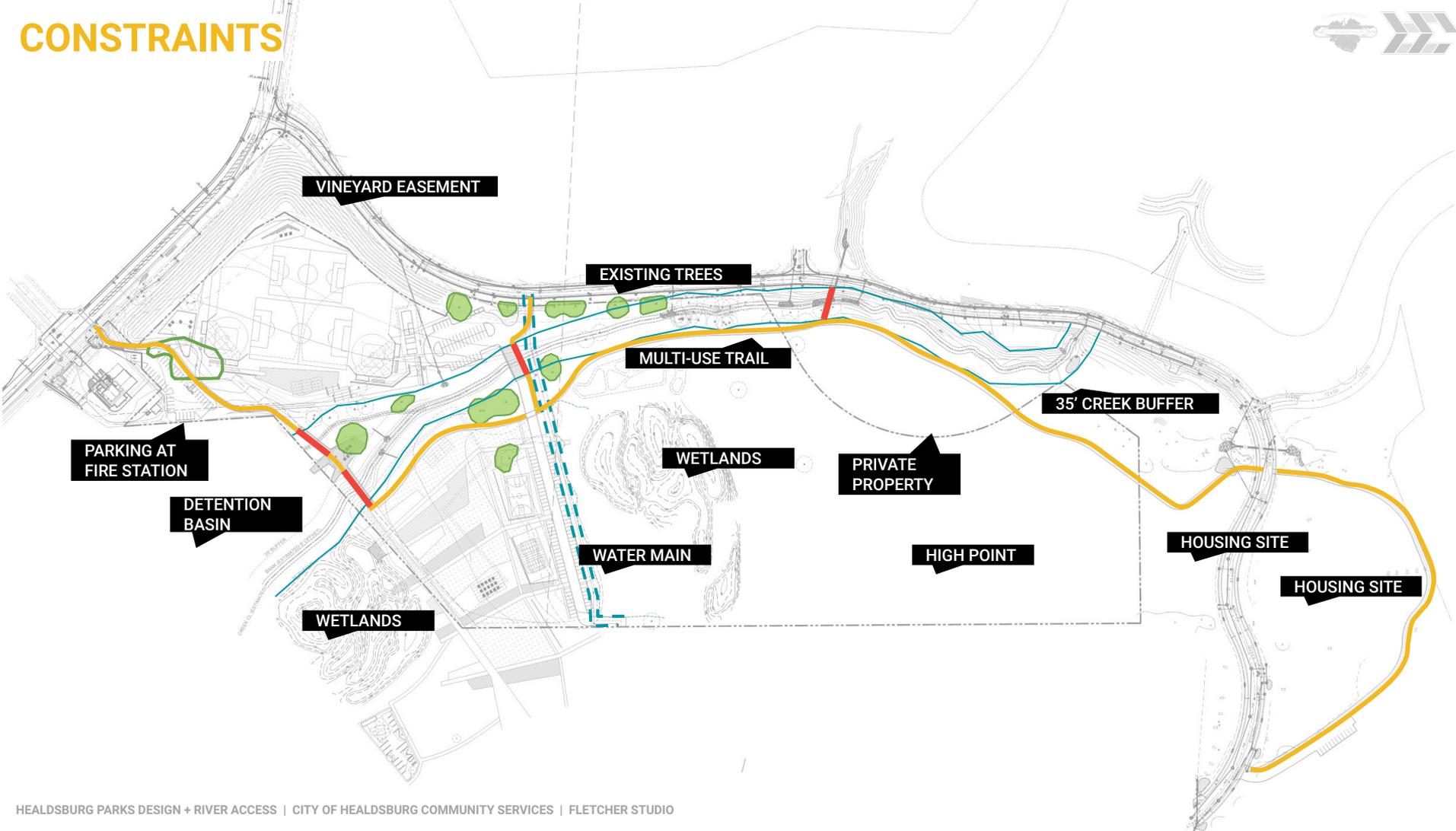
- Vehicular Circulation
- Vehicular Road - Access (Emergency)
- Bicycle/Pedestrian Trail
- Bridge
- Primary Entrance
- Restroom Building Location (2)
- Picnic Shelter (75-100 People)
- Trailhead Staging Area and Kiosk for Regional Trail Connections



Healdsburg Park
City of Healdsburg



CONSTRAINTS



DESIGN PROCESS



INITIAL MASTER PLAN FOR COMMUNITY FEEDBACK

MONTAGE DEVELOPMENT PARK

- ① SPORTS FIELDS
- ② PLAY AREAS
- ③ PICNIC ISLAND
- ④ PROMENADES
- ⑤ PARKING
- ⑥ RESTROOMS + CONCESSIONS
- ⑦ DOG PLAY AREA
- ⑧ HIKING TRAILS
- ⑨ SPORTS COURTS
- ⑩ PUMP TRACK
- ⑪ COMMUNITY GARDEN
- ⑫ OAK GROVE
- ⑬ OPEN LAWN
- ⑭ SPECIAL USE GARDENS
- ⑮ PICNIC PAVILION
- ⑯ BANDSHELL
- ✳ POSSIBLE ART

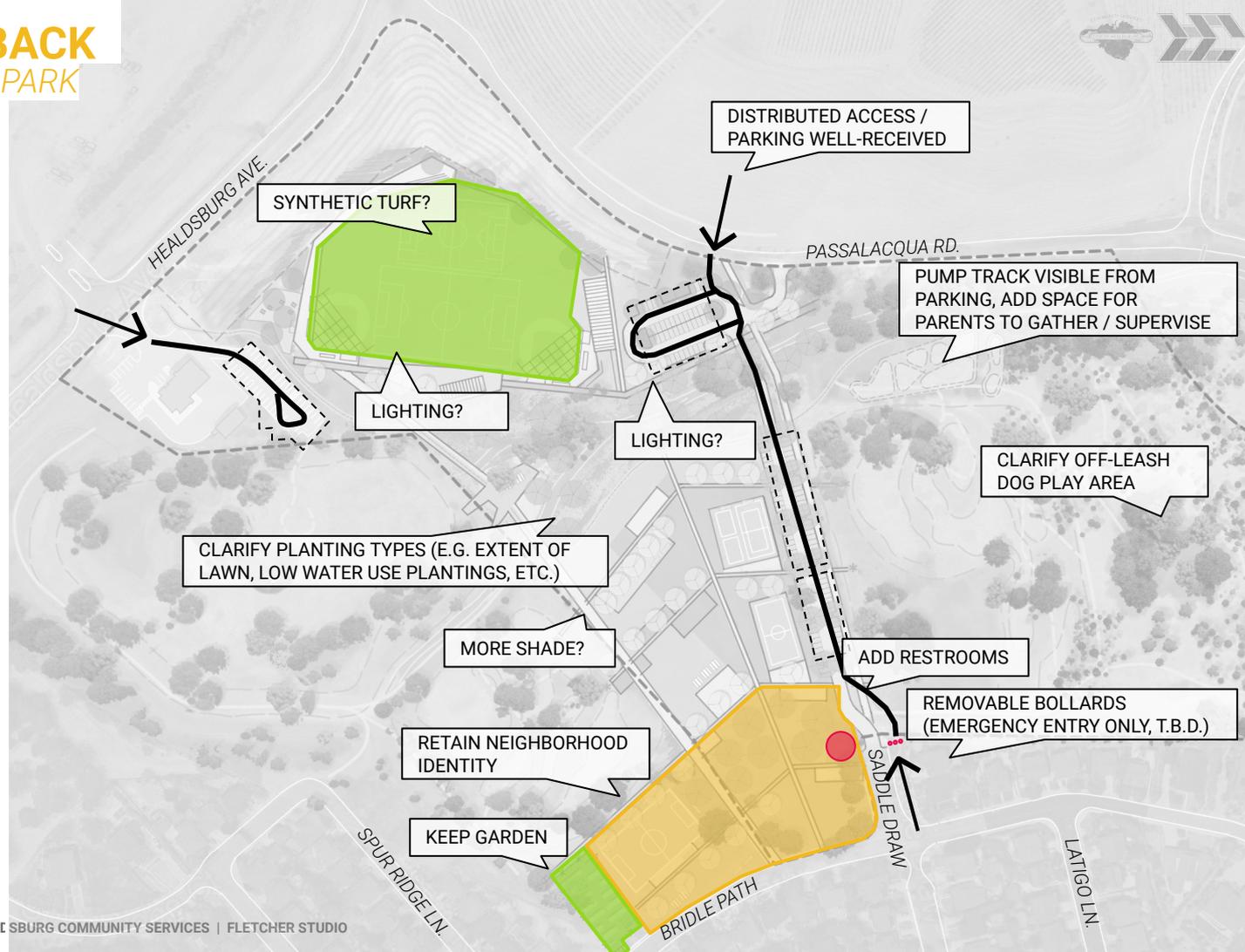


COMMUNITY FEEDBACK

MONTAGE DEVELOPMENT PARK



- Retain the neighborhood identity for Barbieri Park
- Add space for parents and spectators to gather at the pump track
- Support for primary park access from Passalaqua and Healdsburg Ave.; add removable bollards at Saddle Draw
- Support for clustered parking approach
- Support for new fire substation
- To work on further during Detailed Design phase:
 - Increase shade.
 - Lighting compliant with dark sky cutoffs and natural environment.
 - Clarify low water use plantings, meadows, hybrid bermuda grass and synthetic turf areas.



PRELIMINARY MASTER PLAN

MONTAGE DEVELOPMENT PARK

SPORTS FIELDS
(NORTH OF THE CREEK)

CREEK RESTORATION

STORMWATER FEATURES

TRAILS NETWORK

WETLANDS

OFF-LEASH DOG PLAY AREA

COMMUNITY PARK
(SOUTH OF THE CREEK)

BARBIERI PARK INTEGRATION



PRELIMINARY MASTER PLAN

MONTAGE DEVELOPMENT PARK

- ① SPORTS FIELDS
- ② PLAY AREAS
- ③ PICNIC ISLAND
- ④ PROMENADES
- ⑤ PARKING
- ⑥ RESTROOMS + CONCESSIONS
- ⑦ DOG PLAY AREA
- ⑧ HIKING TRAILS
- ⑨ SPORTS COURTS
- ⑩ PUMP TRACK
- ⑪ COMMUNITY GARDEN
- ⑫ OAK TRANSITION
- ⑬ OPEN LAWN
- ⑭ SPECIAL USE GARDENS
- ⑮ PICNIC PAVILION
- ⑯ BANDSHELL
- ⑰ MULTI-USE TRAIL
- * POSSIBLE ART



PRELIMINARY MASTER PLAN

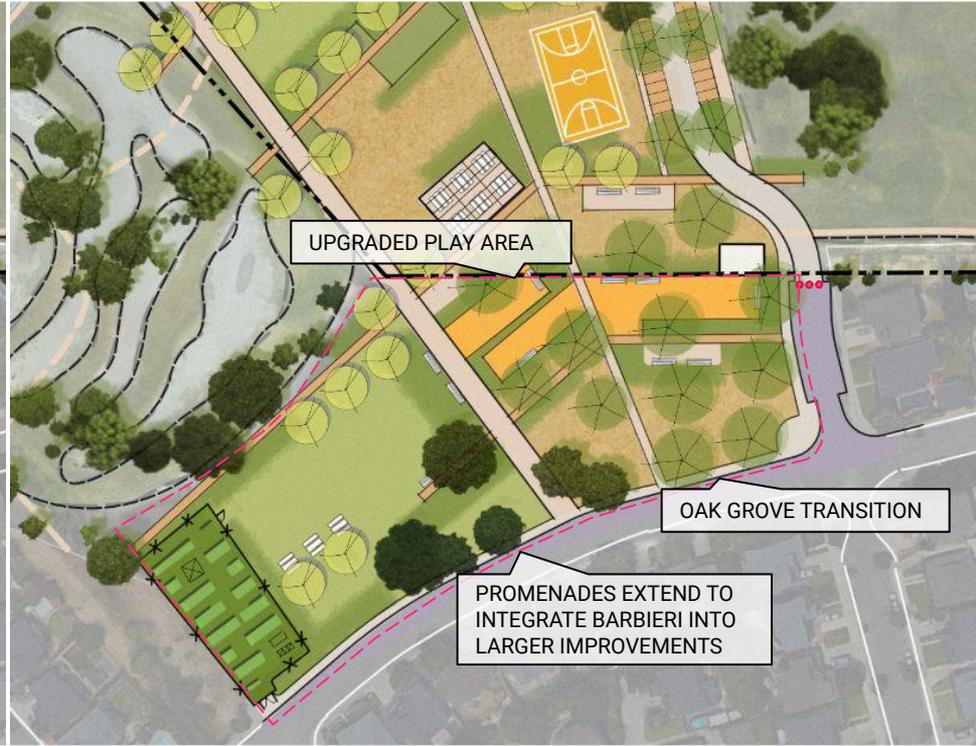
BARBIERI PARK INTEGRATION



PROPOSED: PARK AMENITIES AND DESIGN REMAIN AS IS



FUTURE: AMENITIES UPGRADED WHEN REDEVELOPMENT IS NEEDED



VEHICULAR ACCESS

141 PARKING SPACES TOTAL



1 LOOKING SOUTH FROM EXISTING KNOLL

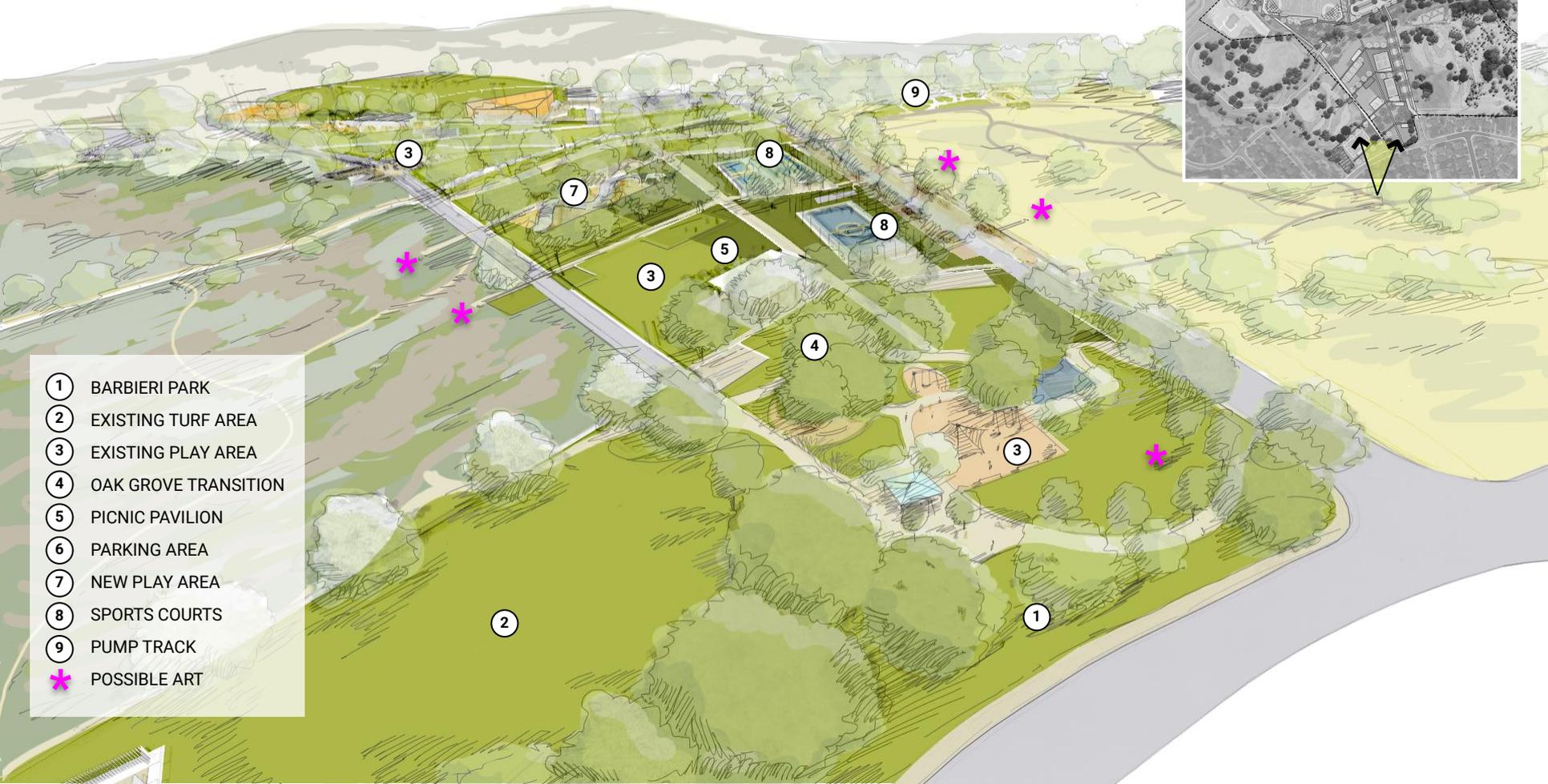


2 LOOKING EAST TOWARDS PARKING



NOTE: PARKING ASSUMPTIONS TO BE CONFIRMED IN SUBSEQUENT DESIGN PHASES BASED ON ANTICIPATED VISITOR COUNT.

AERIAL LOOKING NORTH



- ① BARBIERI PARK
- ② EXISTING TURF AREA
- ③ EXISTING PLAY AREA
- ④ OAK GROVE TRANSITION
- ⑤ PICNIC PAVILION
- ⑥ PARKING AREA
- ⑦ NEW PLAY AREA
- ⑧ SPORTS COURTS
- ⑨ PUMP TRACK
- ✦ POSSIBLE ART

AERIAL LOOKING SOUTHEAST



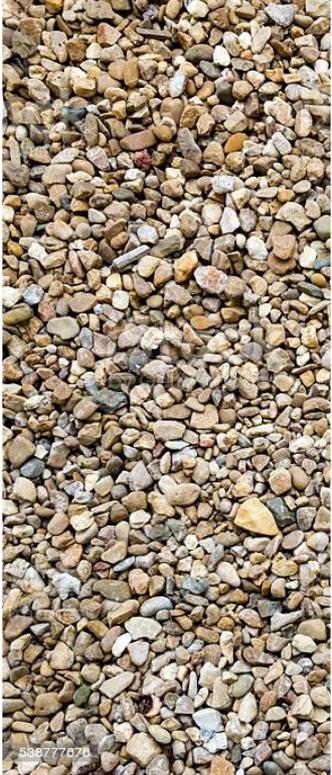
- ① SPORTS FIELDS
- ② PLAY AREA
- ③ RESTROOMS + CONCESSIONS
- ④ DUGOUTS + BLEACHERS
- ⑤ GATHERING SPACE
- ⑥ PICNIC ISLAND
- ⑦ FOSS CREEK
- ⑧ PARKING AREA
- ⑨ DOG PLAY AREA (FENCED)
- ⑩ FIRESTATION (BY OTHERS)

MATERIAL PALETTE

MONTAGE DEVELOPMENT PARK



GRAVEL

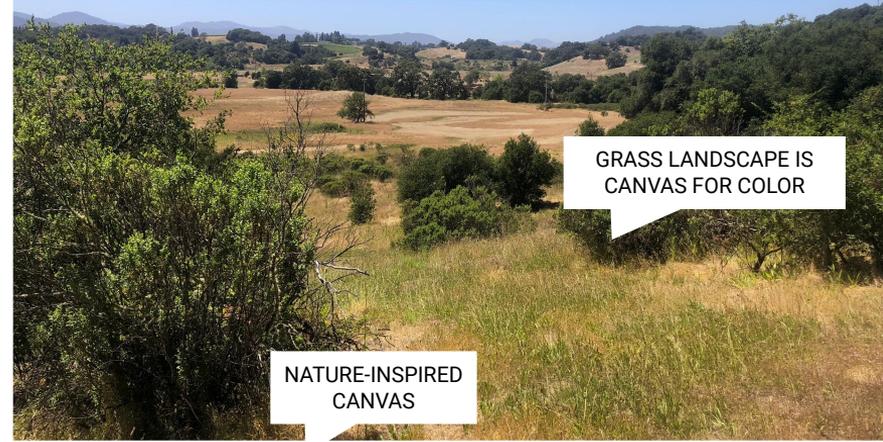


**DECOMPOSED
GRANITE**



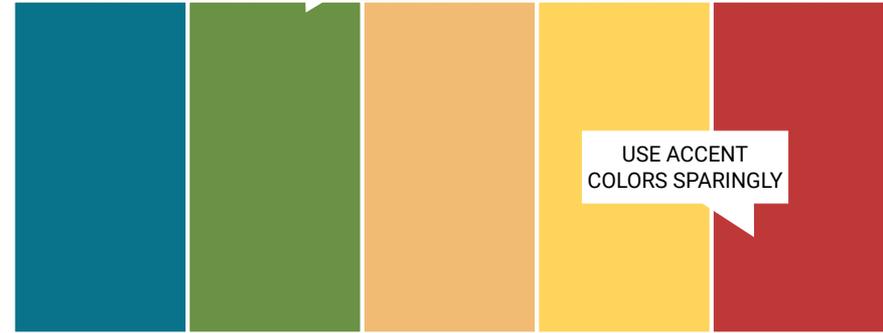
WARM TONES TO
MATCH GRASSES

CONCRETE



GRASS LANDSCAPE IS
CANVAS FOR COLOR

NATURE-INSPIRED
CANVAS



USE ACCENT
COLORS SPARINGLY



PAVILION FOR 100



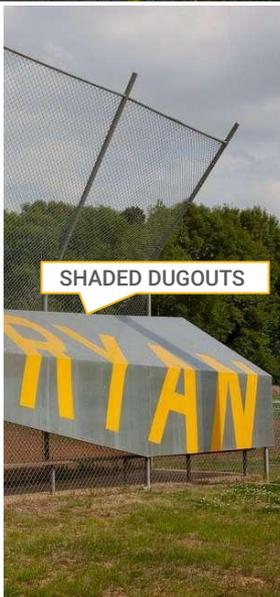
AGRARIAN STYLE



ADVENTURE PLAY



ARCHITECTURAL FENCING



SHADED DUGOUTS



PROMENADES



SPORTS FIELD LIGHTING

PLANNING PROCESS

MULTI-YEAR EFFORT...

