

# City of Calistoga

## Staff Report

**TO:** Community Resources Commission  
**FROM:** Ken MacNab, Senior Planner, Planning and Building Department  
**DATE:** August 19, 2009  
**SUBJECT:** Logvy Community Park Master Plan Revision

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1 **ISSUE:** Proposed revisions to the adopted Master Plan for Logvy Community Park.  
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3 **RECOMMENDATION:** Review and discuss proposed revisions to the Logvy  
4 Community Park Master Plan and provide comments for Planning Commission and City  
5 Council consideration.  
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7 **BACKGROUND:** In the Spring of 1998 the City of Calistoga commenced efforts to  
8 develop a plan for recreational use of the 10-acre property locally known as Logvy  
9 property (Figure 1). Through a collaborative planning process, lead by Frants Albert  
10 and Associates with the assistance of the Logvy Action Team (a citizens group) and the  
11 Logvy Steering Group (a group consisting of two Planning Commissioners, one Design  
12 Review Board member and three members from the Logvy Action Team), a preferred  
13 Master Plan for the property was developed. Featured components of the plan  
14 included:  
15

- 16 - An in-ground community swimming pool and swim center
- 17 - A ballfield/playing green area
- 18 - An 8,000 square-foot library
- 19 - A 7,500 to 12,500 square-foot community gymnasium
- 20 - An 18,700 square-foot community center (including a 300 seat auditorium)
- 21 - Two surface parking lots with a total of 145 public spaces
- 22 - An optional third surface parking lot (shared with the Fairgrounds) with 53  
23 parking spaces.  
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25 The Master Plan was presented to the public in two broadly advertised community  
26 meetings in August of 1998 and February of 1999. The consensus from the February

27 1999 community meeting was that the Master Plan was reflective of the interests of the  
28 community.  
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30 On May 18, 1999, the City Council adopted the Logvy Community Park Master Plan  
31 (Resolution No. 99-30). As part of this action, the City Council adopted a Mitigated  
32 Negative Declaration and Mitigation Monitoring Program (Resolution No. 99-27) to  
33 address and mitigate potential environmental impacts. The original Master Plan is  
34 illustrated on Figure 3.  
35

36 Following adoption of the Master Plan the City authorized interim improvements to be  
37 made to the park, including a baseball/softball field, a soccer field, bleachers, a  
38 prefabricated restroom building and a gravel parking area. The City also began  
39 developing a plan/strategy for implementing the community pool component.  
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41 The success of the playing fields in their interim location (in the easterly portion of the  
42 site) in combination with efforts to develop more refined plans for the community pool  
43 component lead the City to revisit the adopted Master Plan in 2004. Through this  
44 process it was decided that the community pool should be relocated from its originally  
45 proposed location in the southerly portion of the site to the westerly portion of the site.  
46 In conjunction with this change, the parking area that had been planned to the east of  
47 the park entrance on N. Oak Street was moved to a more central location within the  
48 project site and closer to (immediately north of) the relocated community pool. The City  
49 adopted an addendum to the previously adopted Mitigated Negative Declaration  
50 (Resolution No. 2004-089) and approved an update to the Master Plan (Resolution No.  
51 2005-17) reflecting these revisions (see Figure 4).  
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53 In 2006 a noise study evaluating the configuration of the relocated community pool was  
54 prepared. The study indicated that the proposed location and configuration of the  
55 swimming pool could result in potentially significant noise impacts if unmitigated. The  
56 study went on to evaluate the effectiveness of a range of potential mitigation measures,  
57 including construction of a noise barrier around the pool area and relocating the  
58 community pool. The City Council determined that the installation of a very tall, solid  
59 noise barrier wall around the pool would make the project undesirable and directed staff  
60 to explore relocation of the community pool to minimize potential noise impacts.  
61

62 In January, 2007, a reconfigured site plan was prepared. The reconfigured site plan  
63 proposed "flipping" the location of the pool and related pool facilities with the parking  
64 area planned immediately north of the pool. A noise study of the reconfigured site plan  
65 was conducted and it was concluded that noise levels under the reconfigured plan  
66 would not result in significant noise impacts to properties in the area with the installation  
67 of sound walls on the southwest and west sides of the pool area. A second addendum

68 to the previously adopted Mitigated Negative Declaration was prepared to address the  
69 changes proposed under the reconfigured site plan. The second addendum was  
70 approved on March 6, 2007 (see Figure 5).

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72 On May 1, 2007, the City Council approved a Phase 1 Recreation Facilities  
73 Improvement and Implementation Plan. This plan included the design and construction  
74 of a Teen Center and Recreation Office to be located at Logvy Community Park  
75 consistent with the adopted Park Master Plan. The City retained the services of Kinzie &  
76 Associates for the design of the Teen Center and Recreation Office and to advance the  
77 Master Plan from its conceptual level to a more precise facilities planning level. An  
78 advisory committee made up of elected and appointed officials, city staff, a community  
79 representative and the project consultant was formed to discuss the key recreation  
80 elements of the Logvy Park Master Plan update and provide preliminary guidance and  
81 direction on the revised plan. Individuals serving on the Logvy Park Master Plan  
82 Update Oversight Committee include:

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- Michael Dunsford, City Council
  - Jeff Manfredi, Planning Commission
  - Jim McCann, City Manager
  - Dan Takasugi, Director of Public Works
  - Bev More, Community Resources Commission
  - Jeannie Forni, Art Guild
  - Frank Sottile, Boys and Girls Club
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92 On December 6, 2007, a stakeholder meeting was conducted to review draft versions of  
93 the updated Logvy Park Master Plan and receive input. On January 10, 2008, a public  
94 meeting was held, attended by approximately 30 members of the community and City  
95 staff. The overwhelming response from the participants in the stakeholder meeting and  
96 the public meeting was strong praise for the planning process and support for the  
97 revisions and refinements to the Park Master Plan.

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99 **PROJECT DESCRIPTION:** The revised Logvy Community Park Master Plan is  
100 illustrated in Figure 6. The project consists of five new buildings: a sport court / fitness  
101 building, a teen / art center building, a recreation office/programming building, a pool  
102 party room building, and a new maintenance shed in the City maintenance yard. The  
103 project also includes expansion of one of the swim center buildings. In addition to these  
104 buildings, the revised Logvy Community Park Master Plan includes the existing  
105 community swimming pool and ancillary facilities, the existing community garden area,  
106 the existing City maintenance yard, and the existing playing fields. Other improvements  
107 envisioned in the Master Plan include: addition of facilities to the community pool and  
108 swim center, a bike and pedestrian trail along the perimeter of the playfields and the

109 Napa River; bocce ball courts in the southern most portion of the site; an area  
110 designated for installation of an approved Veteran's Memorial, and various landscaping  
111 enhancements. It is envisioned that the various components of the revised Master Plan  
112 will be constructed over time in incremental phases.

113

114 Features originally considered in the 1999 Master Plan that have changed or are no  
115 longer included in the Master Plan include: relocation and re-programming of the 18,700  
116 square foot community center (which included a 300 seat auditorium) into two smaller  
117 scale buildings (Teen / Art Center and the Recreational Offices buildings and associated  
118 programs); elimination of the 8,000 square foot library; and retention of the community  
119 garden in its current location.

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#### 121 *Sport Court / Fitness Building*

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123 The planned sport court / fitness building would be reduced in size from the maximum  
124 12,500 square feet that was anticipated in the original Master Plan to approximately  
125 8,700 square feet. The sport court portion of the building would primarily be used as a  
126 gymnasium. The fitness portion of the building would primarily be used for weight  
127 training and aerobic activities. The maximum height of the structure would be  
128 approximately 30 feet.

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#### 130 *Teen / Art Center and Recreation Office/Programming Buildings*

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132 The planned teen / art center and recreation office/programming buildings represent a  
133 reconfiguration and reprogramming of the 18,700 square foot community center building  
134 that was envisioned in the original Master Plan. The teen / art center building will be  
135 approximately 3,500 square feet in size. The teen center portion of the building will be  
136 primarily used for teen related activities. The art center portion of the building will be  
137 used for children and adult art programming. A small lawn area outside (north) of the  
138 teen center portion of the building is proposed for use in conjunction with teen center  
139 and art center activities.

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141 The recreation office/programming building will also be approximately 3,500 square feet  
142 in size and will contain space for City Recreation and Parks Department staff as well as  
143 a "flex" space area that could be used for club meetings, staff training, classes and  
144 small events. The maximum height of these two structures would not exceed 30 feet.

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#### 146 *Expansion of Existing Swim Center*

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148 The revised Master Plan envisions expansion of the existing swim center to include the  
149 addition of an 817 square foot concession area to the easterly swim center building, a

150 water slide and a mineral pool. The revised Master Plan also proposes the addition of a  
151 2,100 square foot party room. The party room would be available for pool parties,  
152 community group meetings and other events. The maximum height of the pool party  
153 room building would not exceed 30 feet.

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155 *Maintenance Shed*

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157 A new 600 square foot maintenance shed would be constructed in the City maintenance  
158 yard in the westernmost point of the property. The planned maintenance shed would  
159 replace the existing 600 square foot open shed that is currently located in the setback  
160 area from the Napa River. The existing open shed will be removed upon completion of  
161 the new shed.

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163 *Circulation and Parking*

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165 A total of 119 parking spaces are being proposed to accommodate users at full build-out  
166 of facilities envisioned in the revised Master Plan. The revised Master Plan reflects the  
167 reconfiguration of the previously planned parking areas that was approved as part of the  
168 relocation of the swim center buildings and community pool. The main parking area is  
169 an 82 space lot located south of the swim center buildings. Vehicles will enter and exit  
170 this lot at the intersection of N. Oak Street and Washington Street.

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172 A 28 space parking area will be constructed in the area immediately north of the teen /  
173 art center and recreation office/programming buildings. This parking area will be  
174 accessed from N. Oak Street.

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176 A small 10 space parking area will be located in the area between the City maintenance  
177 yard and the future pool party room. This area will be accessed via a small service road  
178 that extends along the west side of the community pool between the City maintenance  
179 yard and the main parking lot.

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181 The revised Master Plan retains the planned bike and pedestrian path along the eastern  
182 edge of the Napa River. Although shown on the Master Plan graphic, the pedestrian  
183 and bike bridge crossing across the Napa River is shown for contextual purposes only  
184 and is not a part of the project.

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186 A pedestrian path will also be constructed around the perimeter of the playing fields,  
187 providing connections between Washington Street and the future bike and pedestrian  
188 trail planned along the Napa River.

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191 *Open Space and Landscaping*

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193 The project offers an opportunity to provide the community with functional and attractive  
194 open space. The playing fields provide community members and local athletic  
195 organizations with accessible recreational space for exercise and sports activities. The  
196 planned bike and pedestrian path is located next to the Napa River corridor where users  
197 can enjoy views of the river and riparian habitat while walking or biking. The community  
198 garden area also contributes to functional and valuable open space by providing an  
199 area where community members who may not have a suitable yard area can plant and  
200 grow vegetables, fruits and flowers.

201

202 The project is bounded on its southern and western perimeters by the Napa River. A  
203 45-foot setback area will be maintained within which no new buildings will be developed.  
204 "Horizontal" improvements such as the proposed bike and pedestrian path, access  
205 roads and small portions of the main parking area will be permitted to encroach within  
206 this setback area.

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208 The site supports a number of mature trees, many of which are planned to be retained.  
209 Some trees will need to be removed in order to accommodate development anticipated  
210 by the Master Plan, including a number of Valley Oaks. On-site replacement of all trees  
211 removed for development of community park facilities is included as part of the Master  
212 Plan, though specific locations of new trees will not be determined until the time that  
213 individual phases of the project are approved and/or constructed.

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215 *Bocce Courts*

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217 Four bocce courts and a small equipment storage shed will be constructed in the  
218 southern corner of the site south of the planned soccer field. The bocce court area will  
219 be accessible from the pedestrian and bicycle path that loops around the playing fields  
220 and connects with Washington Street or from the bike trail that runs along the southern  
221 perimeter of the site parallel to the Napa River corridor.

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223 *Veterans Memorial*

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225 The Veterans Memorial will be a place where the service and sacrifice of America's  
226 veterans is acknowledged and celebrated. The Veterans Memorial will consist of stone  
227 columns representing the different branches of the armed services, trees, landscaping  
228 and a paved plaza area.

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230 **RECOMMENDATION:** The Planning and Building Department is requesting that the  
231 Community Resources Commission review the revisions being proposed to the Logvy

232 Community Park Master Plan and forward its comments for consideration by the  
233 Planning Commission and City Council.

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235 **FISCAL IMPACTS:** Implementation of improvements identified in the revised Master  
236 Plan will require funding for development of new facilities as well as funding for  
237 operations and maintenance. Specific costs are unknown / cannot be estimated at this  
238 time. It is anticipated that a portion of the funding required for development of new  
239 facilities and park improvements will come from local development impact fees and  
240 Federal and/or State grants.

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242 **ATTACHMENTS:**

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244 1. Aerial of Project Site  
245 2. Existing Site Conditions  
246 3. Original Logvy Community Park Master Plan (1999)  
247 4. 2005 Revision to Logvy Park Master Plan  
248 5. 2007 Revision to Logvy Park Master Plan  
249 6. Proposed Revisions to Logvy Park Master Plan  
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