

HOLBROOK PALMER PARK

150 Watkins Avenue Atherton, California

SCHEMATIC LANDSCAPE MASTER PLAN

TOPICS

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MISSION STATEMENT

The Holbrook Palmer Park Master Landscape Plan is an overall layout plan describing potential future improvements to Holbrook-Palmer Park.

The Mission of the Landscape Master Plan is to provide the Town of Atherton with a clear, cohesive vision, embraced by the community, for the development and preservation of the Park.

The Landscape Master Plan will define the Park's Recreational, Garden, and Open Spaces within its historical context and the Strategic Park and Recreation Plan 2003. Additional considerations include the Town budget and staff's maintenance capabilities.

The Landscape Master Plan will:

- ▶ Reaffirm the cultural and civic spirit of the Park.
- ▶ Preserve and enhance the Park's tree collection 'Arboretum'.
- ▶ Clarify and strengthen Park entrances and edges.
- ▶ Provide a unified plan and program for elegant and sustainable garden areas.
- ▶ Improve pedestrian and vehicular circulation.
- ▶ Integrate civic, rental, and recreation uses.
- ▶ Provide ways to allow for concurrent active and passive recreation.
- ▶ Visually enhance the Corporation Yard.
- ▶ Keep maintenance levels within the realm of normal park maintenance.
- ▶ Provide a design language for signage, lighting, benches, trash receptacles and other site furnishings that enhance the visual and practical aspects of the Park.

The Landscape Master Plan

The intention of the landscape master plan process is to provide a long-term guideline for the organization of Park spaces, and create a beautiful and memorable experience for all visitors to Holbrook Palmer Park.

Design Concept Statement

The pastoral qualities and grand scale of the existing trees and lawn of Holbrook Palmer Park are, by far, the most important attributes that set this place apart from other parks in the area. The residents of Atherton are in the enviable position of creating a singularly special park by merely enhancing these inherent qualities. The goal of the new landscape master plan is to build on the existing character of the park to make a place that the community will use and enjoy while serving the diverse needs of its residents. The park has been organized into three main areas: Civic, Recreational and Pastoral. Implementing this landscape master plan will result in a glorious park and a vibrant center for community life.

Civic

A civic core was created around the Main House and other structures by designing a variety of integrated new outdoor rooms.

- An Event Garden central to both the Main House and Pavilion will expand the garden experience associated with these buildings.
- The Water Tower Green, patios and an enclosed garden adjoining the Pavilion will bring new places for gathering or quiet relaxation.
- New Courtyards at the Carriage House further enhance the building's historical character and reclaims lost garden spaces while integrating the Corporation Yard building into the overall park setting.

These 'garden rooms' recapture unused space, and will provide flexible rentable spaces that serve public or private events.

Civic

A formal, tree lined Grand Promenade will provide a gracious means of finding one's way to the Main House, Great Lawn or Children's Playground. Reworking the entrance drive, driveways and parking lots, adding sidewalks, providing appropriate paving, tree lined paths and fire truck access benefited the circulation. A gated service yard sited at the Pavilion provides convenient space for catering vehicles and shields garbage cans from view. The reorganized Corporation Yard, no longer an eye sore, has been screened by robust and beautiful plantings. This reorganization of the Corporation Yard also resulted in reclaimed space for a courtyard adjacent to the Carriage House. The Front Lawn has been cleared of overgrown hedges, and other tired plant materials. The historical fountain has been framed by a bosc of trees. The existing buildings and new landscape spaces are now unified into a coherent civic core.

Civic

Park furnishings (benches, picnic tables, trash receptacles, signage, drinking fountains, bicycle racks, seating and bulletin boards) have been selected and sited.

Recreational

All currently existing recreational activities have been maintained on the Great Lawn. The tennis facilities have gained tournament viewing bleachers integrated with the courts so that the tennis fencing may be screened from view. A shaded picnic space is an added amenity to the tennis area. The walking path has been extended behind the Carriage House to provide a complete loop around the park. A small informal amphitheater has been set-up in the existing swale, framed by a spiral of elm trees and block benches. The amphitheater links many of the Park features; the Elm Forest, the Playground and the Great Lawn. New plantings screen the Great Lawn from the railroad tracks.

Pastoral

The plan provides a means to bring the Park more closely in line with the classical definition of an Arboretum. Through guidelines for future plantings and selective removal, the trees evolve into collections of elms, oaks, conifers and ornamentals enabling horticultural study. The underlying principle of the plan is to recognize the Park's historical context and build upon the inherently picturesque nature of the place.

Edge conditions along the creek bank have been improved by restoring a section to a natural habitat, which, in addition, functions as a storm water retention site. With the addition of a pedestrian bridge entrance along Watkins Avenue, better fencing and a refurbished gate, all entries into the Park will be more inviting. Site elements include three water features in the Water Tower Green, in addition to the historic fountain framed by trees.

Pastoral

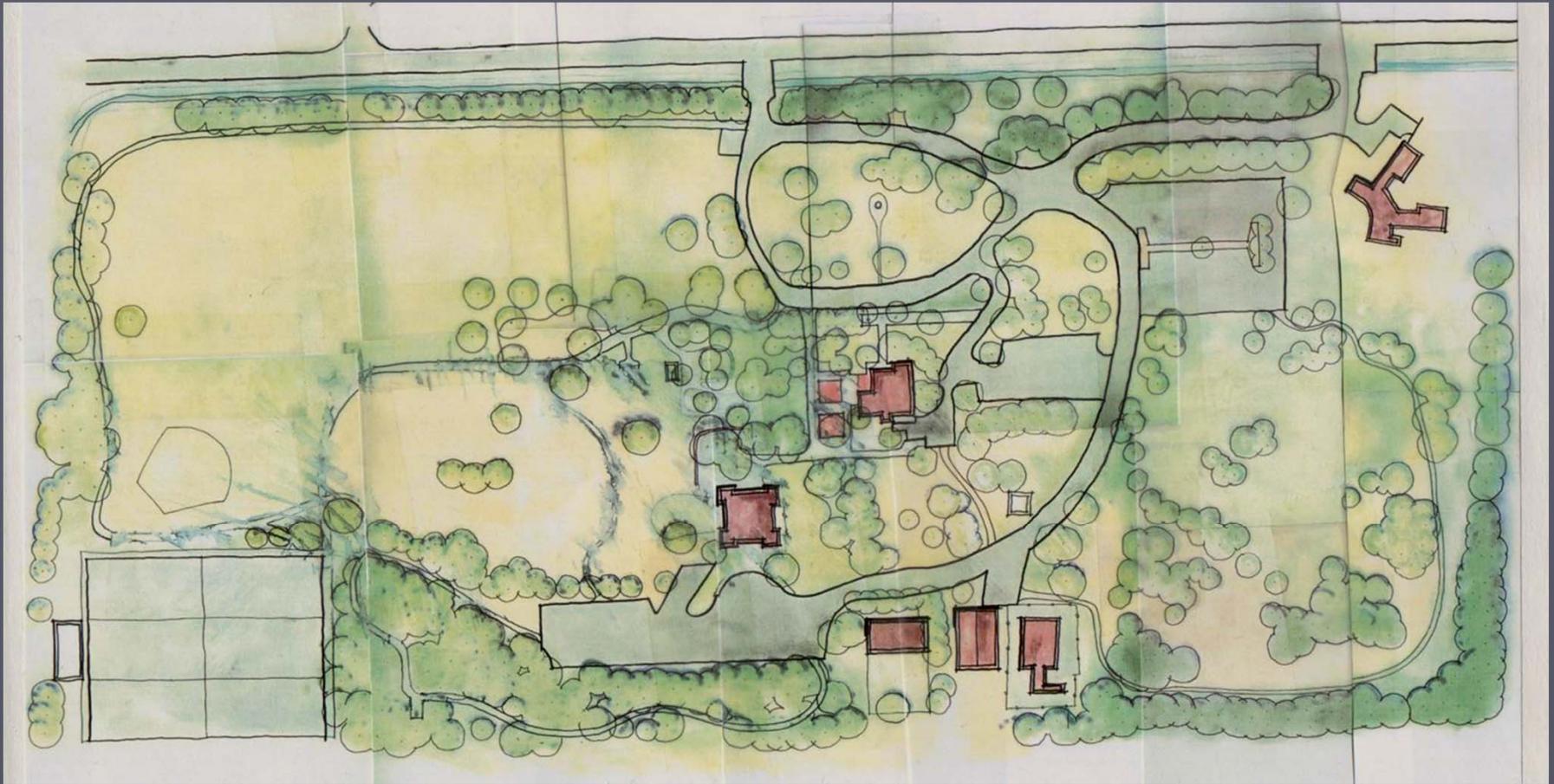
Numerous opportunities for art are identified. The Amphitheatre is delineated by art blocks for seating and play. Other artistic seating may be commissioned as sculptural objects and the Arts Committee may sponsor competitions for inventive and creative elements.

Holbrook Palmer Park is alive with places for the entire community: to meet, to play and to enjoy the beauty of the 'Arboretum'. Visitors have the opportunity to experience a myriad of activities. Grandparents stroll along the path while their grandchildren run through the forested canopy.

Pastoral

Meanwhile, a wedding is joyously held in the Event Garden. In the Pavilion and surrounding patios, the caterers set up the evening's feast. Little League teams compete on Saturday mornings on the Great Lawn, while a garden club sets up their meeting in the Carriage House courtyard. Families with picnics in hand enter the Park across the bridge overlooking a natural riparian habitat. Signs declare an upcoming Music and Arts Festival to be held in the North Meadow. Joggers exercise at the Par Course outposts. Friends meet by the Water Tower Green and chat on a bench by the fountain. The Park is a recognized Arboretum with a class of horticulture students studying various tree specimens. Holbrook Palmer Park has become a truly gracious setting for formal functions, informal play, gatherings, physical activities, the Arts and celebrations.

Park Spaces Diagram



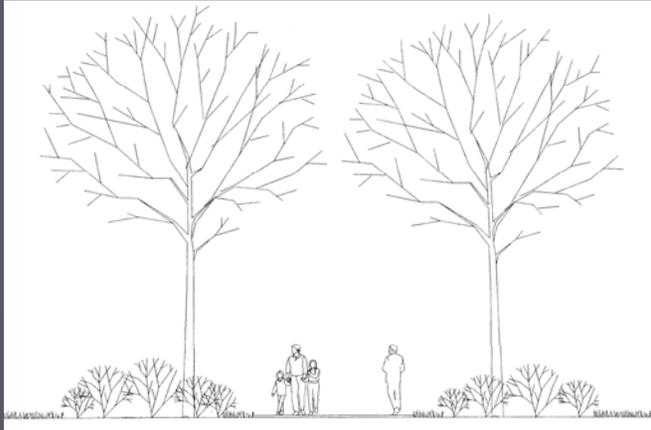
Existing Conditions

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Schematic Master Plan

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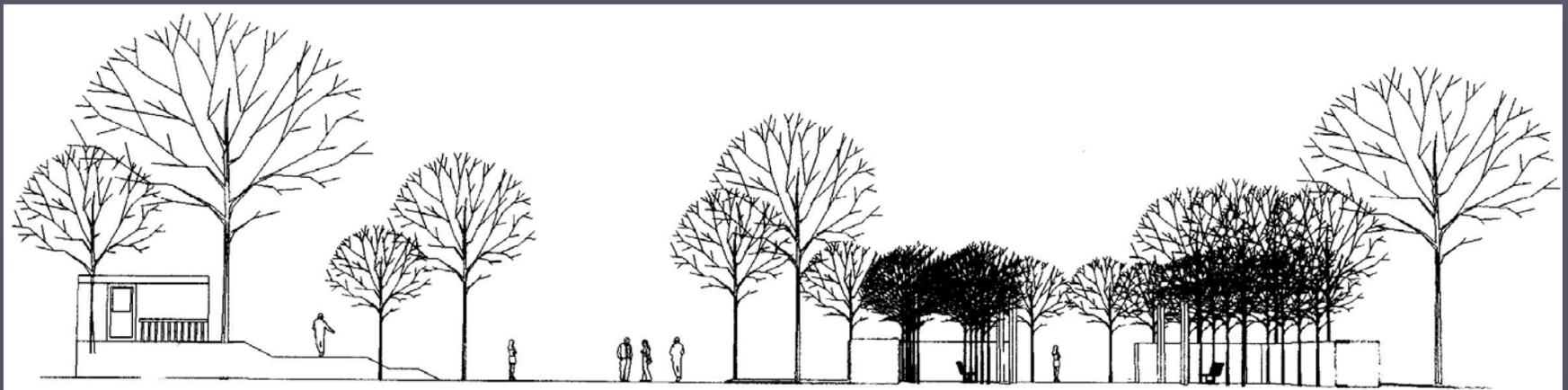
Sections and elevations



Section B Grand Promenade

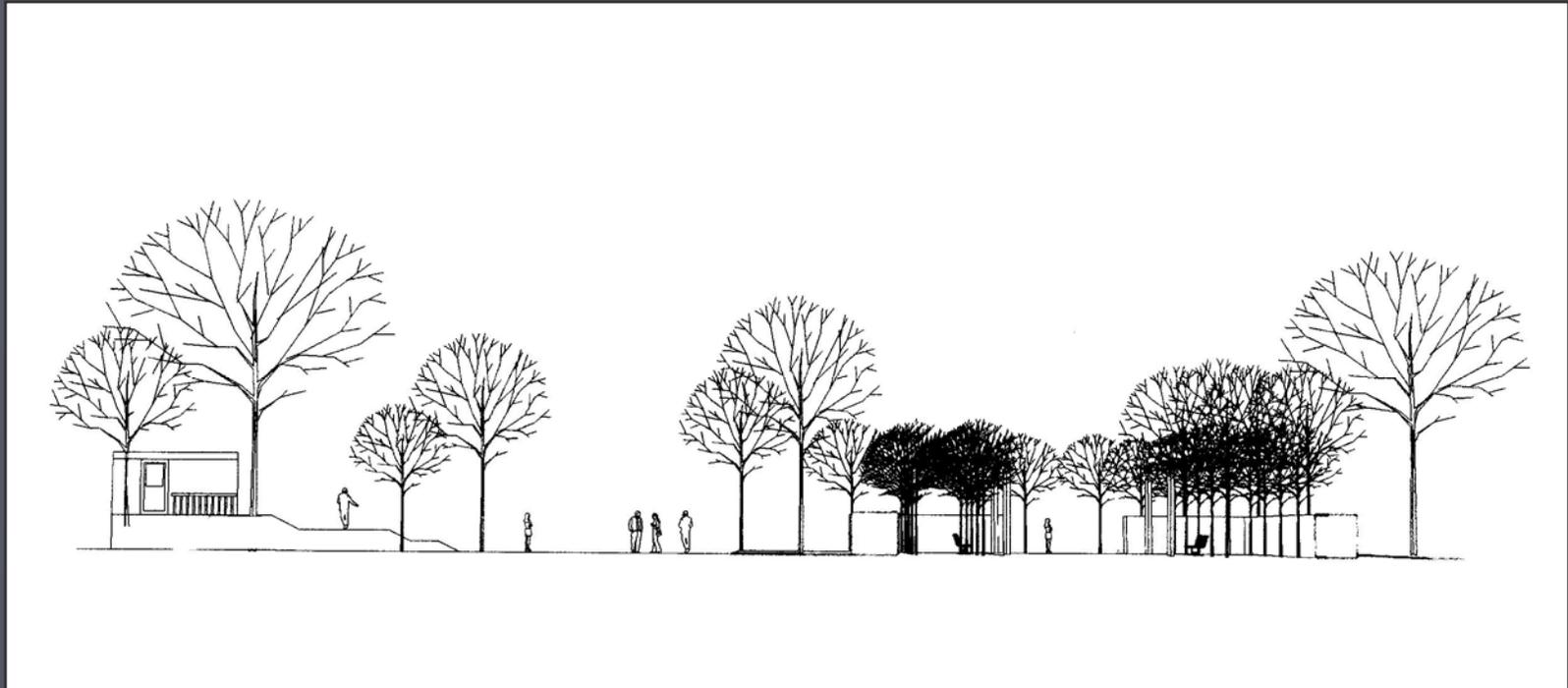


Section C - Creek



Section A Main House and Event Garden

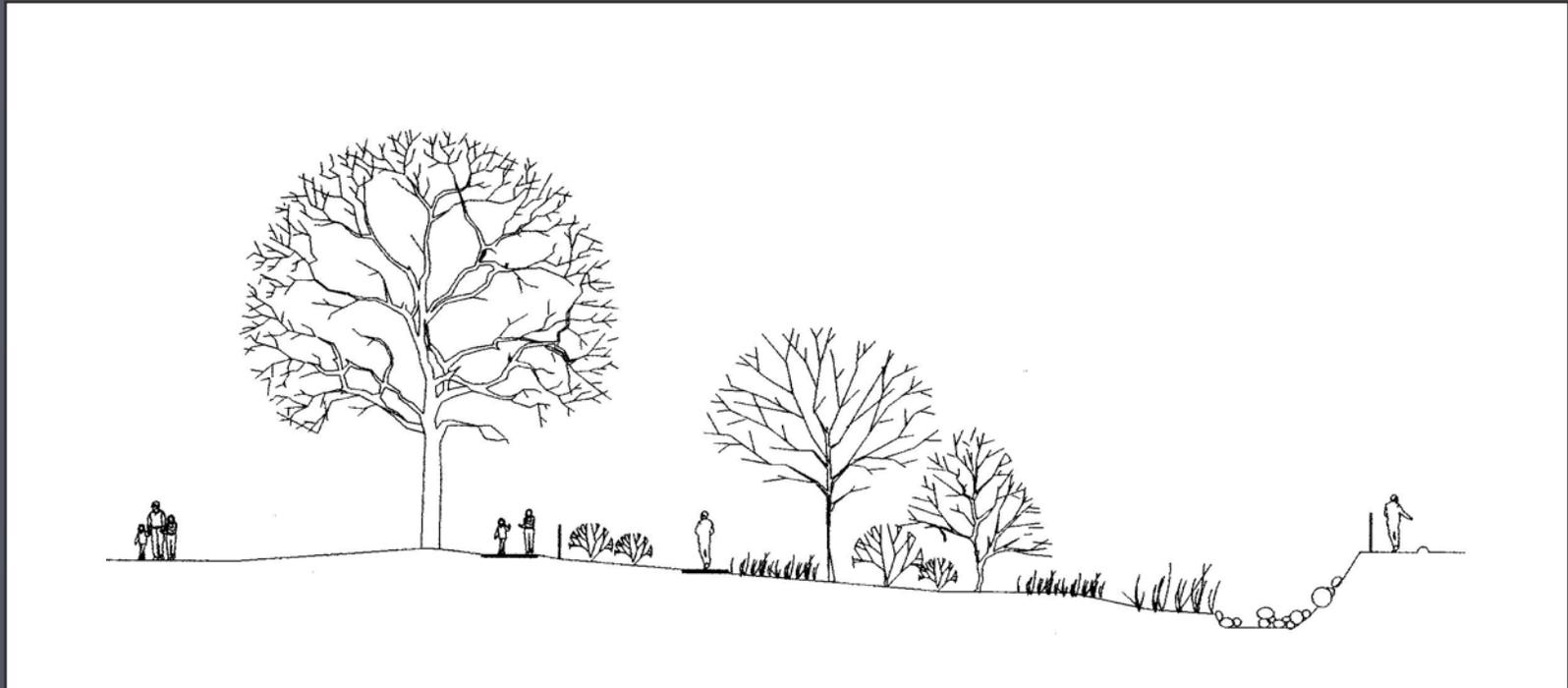
Sections and elevations



Section Drawing
Main House and Event Garden

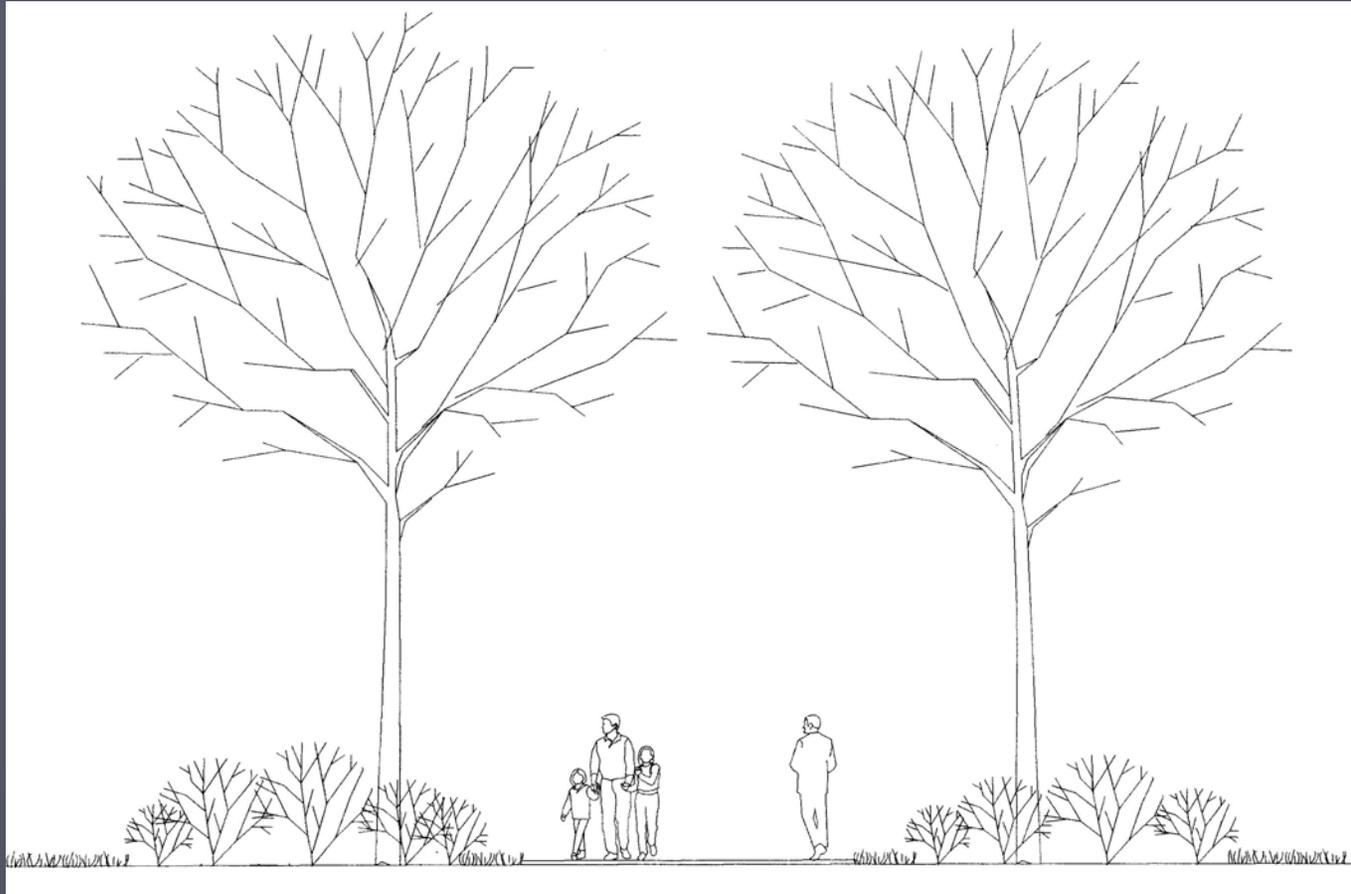
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Sections and elevations



Section Drawing - Creek

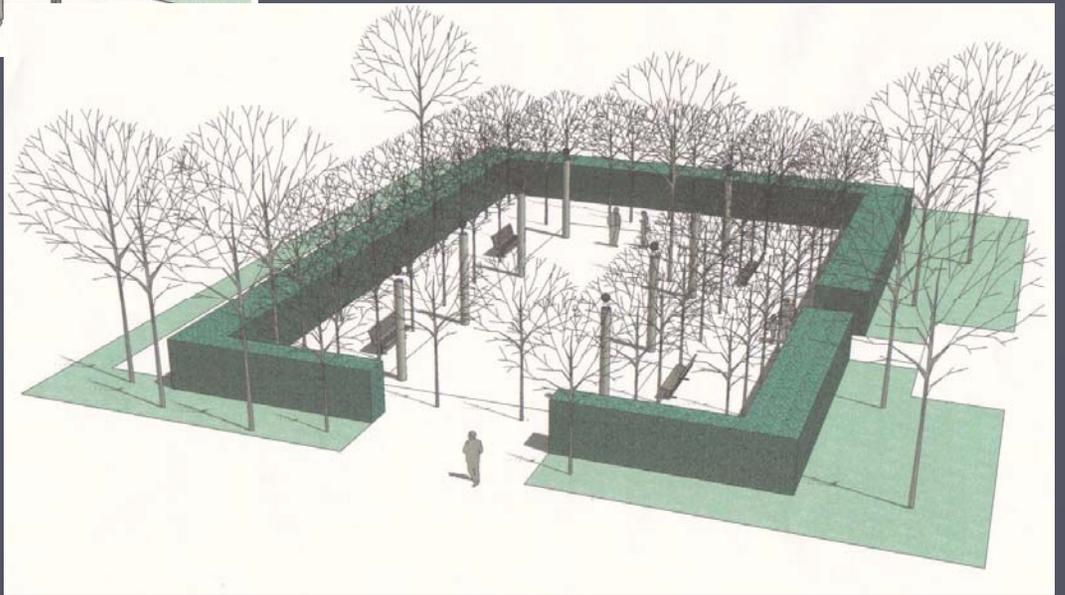
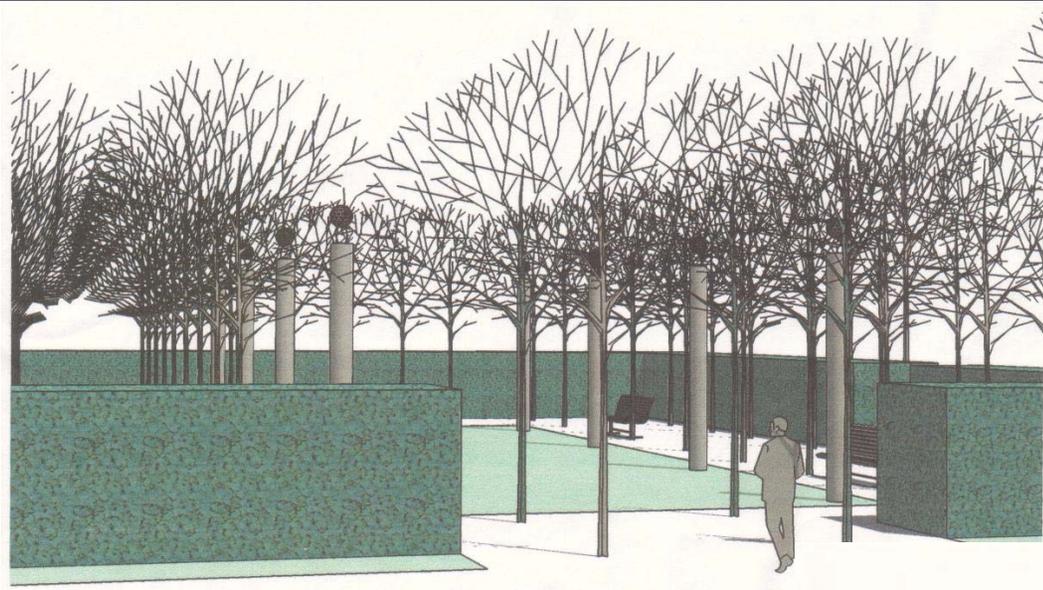
Sections and elevations



Section Drawing - Promenade

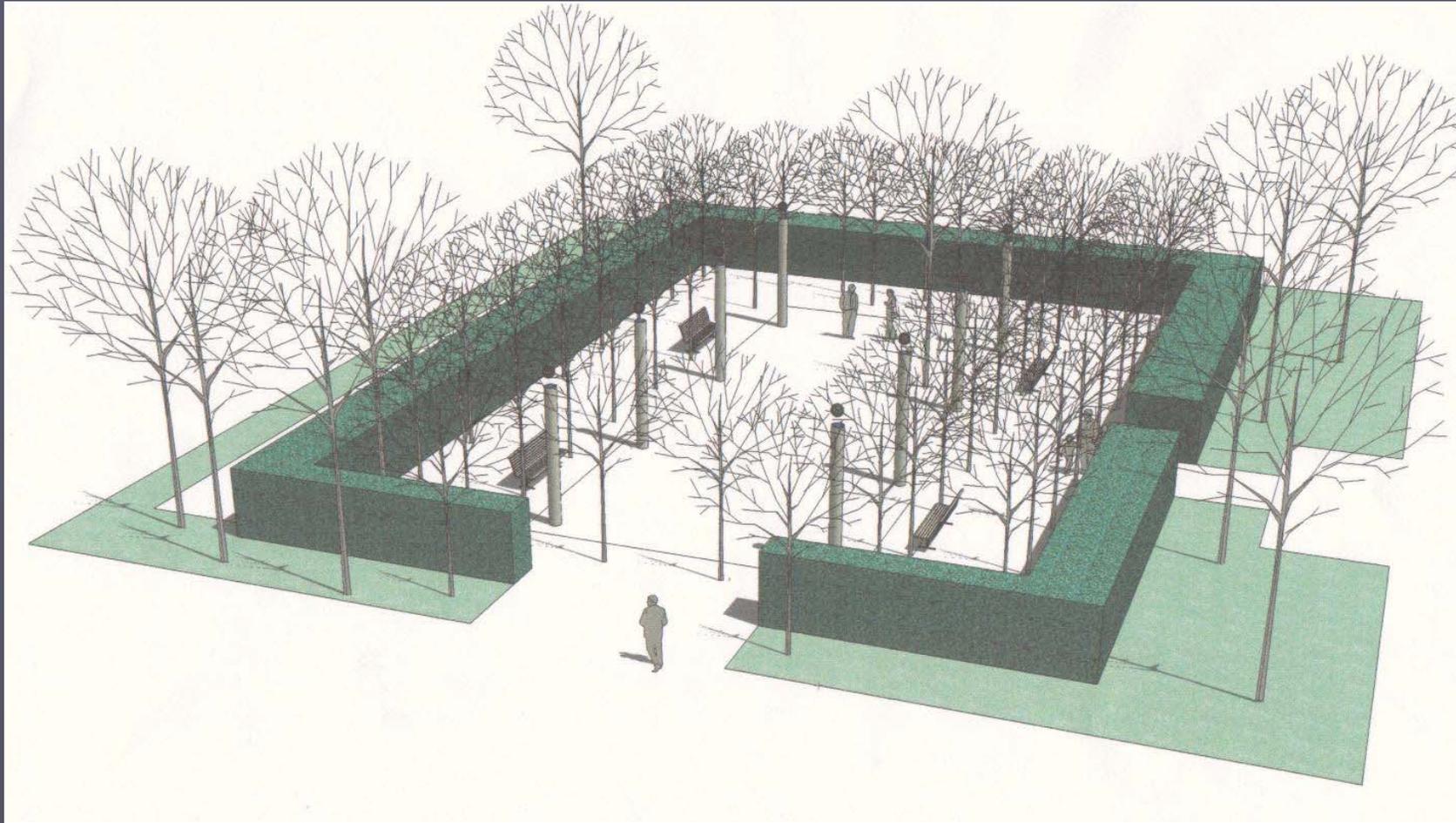
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Events Garden



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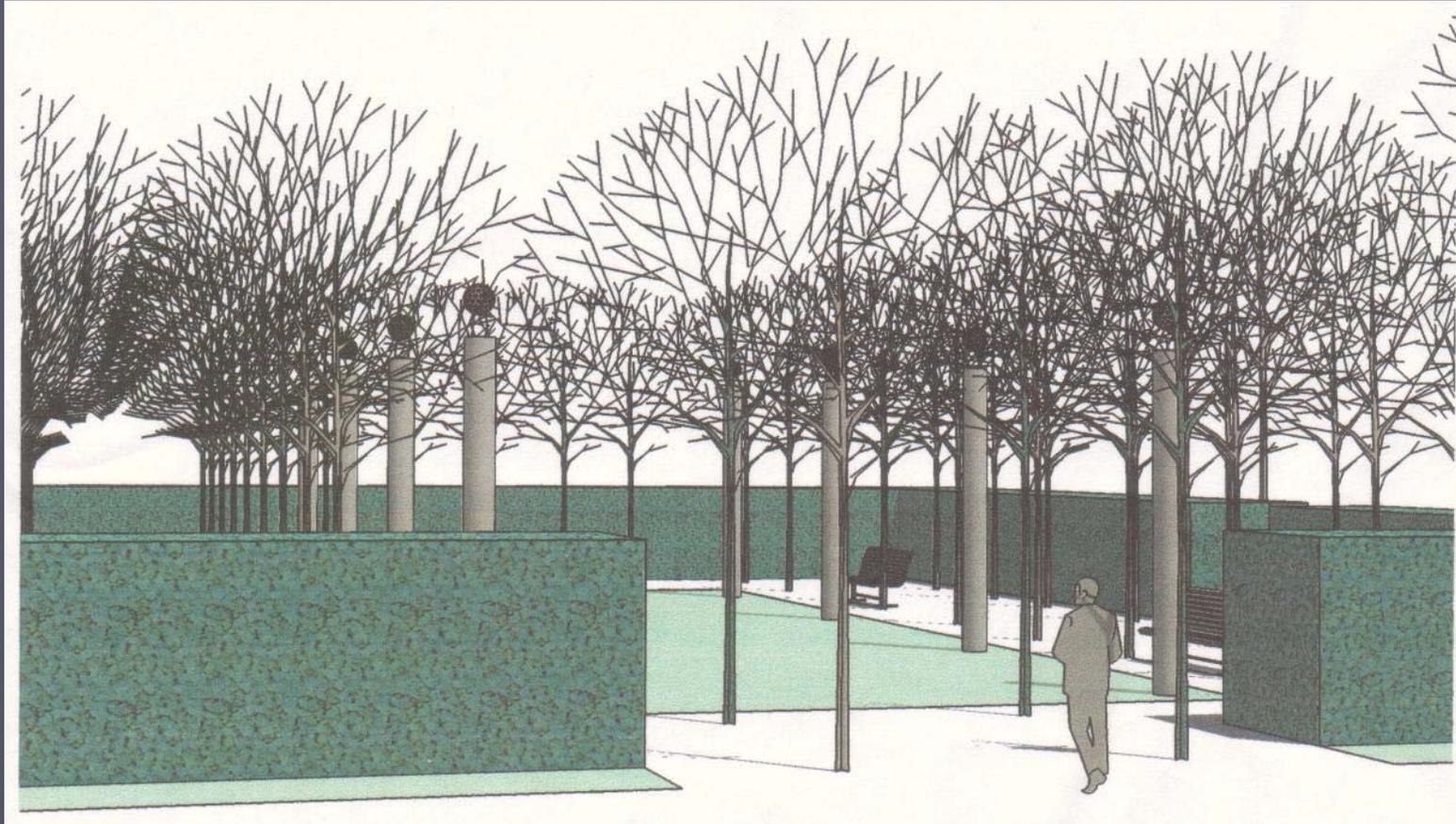
Events Garden



Perspective Sketch – Event Garden
Bird's Eye View

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Events Garden



Perspective Sketch – Event Garden

First Steps

There are a number of simple clean-up steps that, if done will improve the look of the park significantly. These first steps would cost little, if anything, particularly if Work Furlough Crews are utilized effectively.

First Steps

- ▶ Remove ivy and clear overgrown plant materials in the area adjacent to the walking path behind the north meadow (east edge perimeter).
- ▶ Clean up and clear overgrown plant materials at the south edge of the park (south perimeter adjacent to the railway tracks).
- ▶ Prune young oak trees at south perimeter. Arborists are required for this work.
- ▶ Clear park entrance of mixed-up and difficult to maintain ornamental plant materials. Replace with a few elms and lawn.
- ▶ Clear Pavilion entrance adjacent to the Parking lot of mixed up and difficult to maintain plant materials. Replace with *Camellia sasanqua* 'White Doves' and/ or *Camellia sasanqua* 'Stars and Strips', *Trachelosperum* (Star Jasmine), and *Ceratostigma plumbaginoides* (Dwarf Plumbago). The aforementioned plant materials are handsome all year round, offer seasonal color and scent and may be obtained at nominal cost.

First Steps

- ▶ Clear Restroom area of overgrown, tired and inappropriate hedge materials. Replace with lawn and a few trees as specified in the Master Tree list. Paint the Restroom with a color complementary to the other buildings. Add climbing ornamental vines such as Morning Glory.
- ▶ Remove tired hedge and ornamental plant materials bordering the walkway to the Historic Fountain. Replace with lawn. Fall/winter 2005 transplant the existing Washington thorn trees in a bosc formation to frame the Historic Water Fountain as shown on the plan.
- ▶ Clear poorly performing plant material on the west edge of the tennis courts. Replace with *Populus fremontii*.
- ▶ Clear out some of the plant material between the Pavilion and Water Tower. Plant a lawn as shown on the Schematic Plan.
- ▶ Clear and clean-up the Corporation Yard of debris. Organize tools and equipment.

Project Phasing

Criteria for Project Phases

The phases are ranked, independent of cost factors, in order of their dramatic visual and civic impact, and enhancement of pure park enjoyment.

All projects enhance and build upon the park's arboretum.

Phase A

- ▶ Establishes circulation patterns and defines a Civic Core.
- ▶ Augments potential for increased income from civic and rental spaces.
- ▶ Integrates Corporation Yard into the beautiful park setting.
 - Grand Promenade
 - Event Garden
 - Pavilion Garden
 - Corporation Yard
 - Great Lawn Perimeter Tree Planting

Phase B

- ▶ Makes existing areas more beautiful and adds possible new uses.
- ▶ Integrates Parking Lots and Restroom into a park setting.
 - Water Tower Green
 - Parking Lots
 - Amphitheater and Picnic/Children's Playground
 - Entry, Front Lawn and Historical Fountain

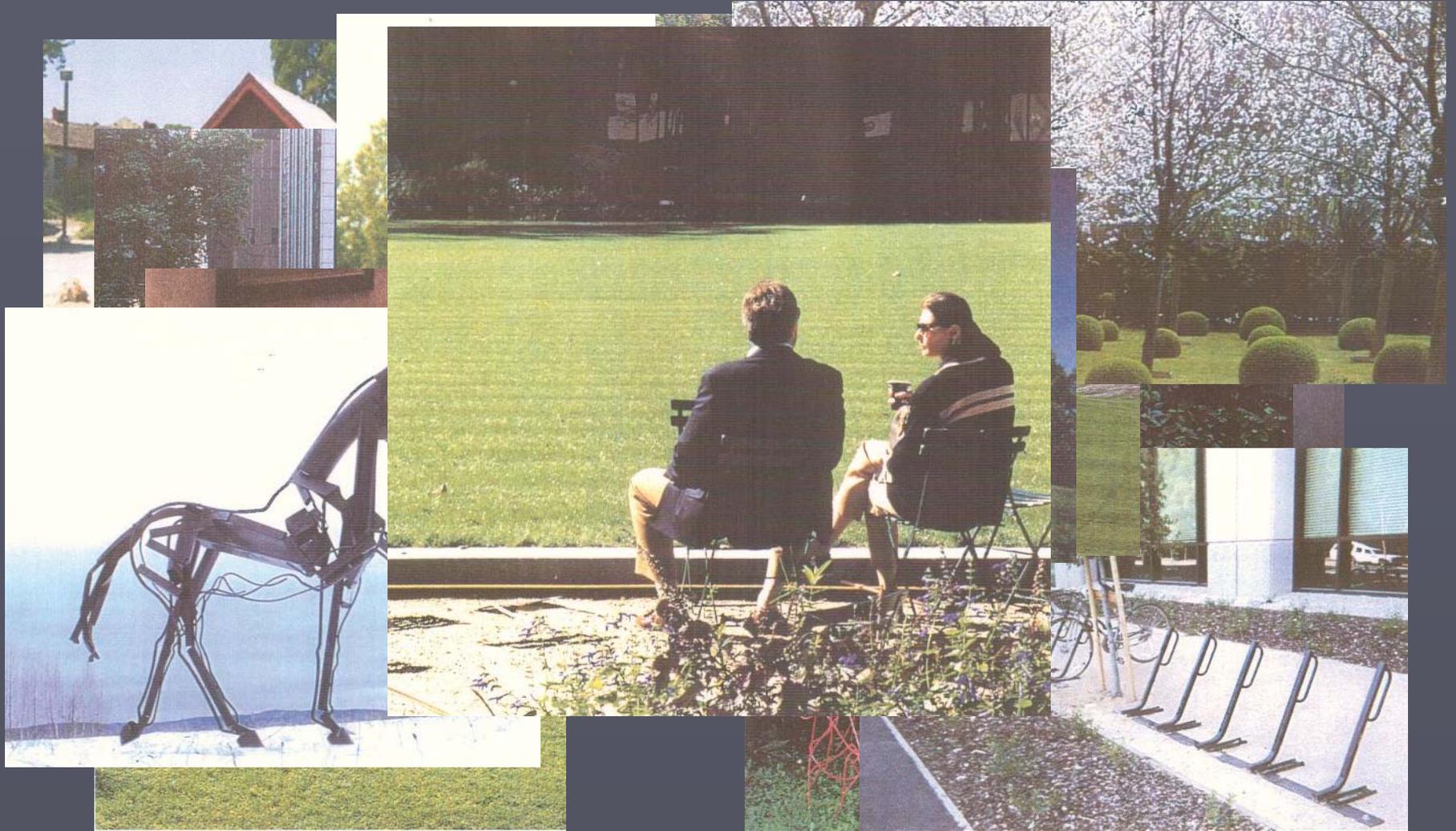
Phase C

- ▶ Improves edge conditions.
- ▶ Provides storm water drainage and retention.
- ▶ Increases native habitat.
- ▶ Improves Tennis Facility and City Manager's Residence.
 - Riparian Area
 - North Meadow
 - City Manager's Residence

Phase D

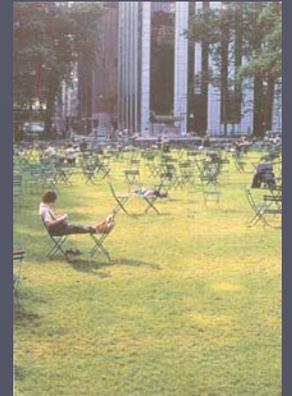
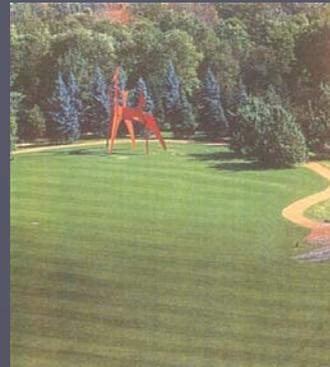
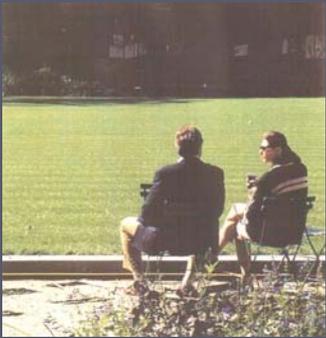
- ▶ Builds on existing forest and lawn areas.
- ▶ Improves visual impact of park edge fencing.
- ▶ Lowers irrigation and maintenance costs associated with the Great Lawn.
 - Great Lawn
 - Elm Forest
 - Cedar Allee
 - Perimeter Fencing

Site Furnishings and Decorative Items

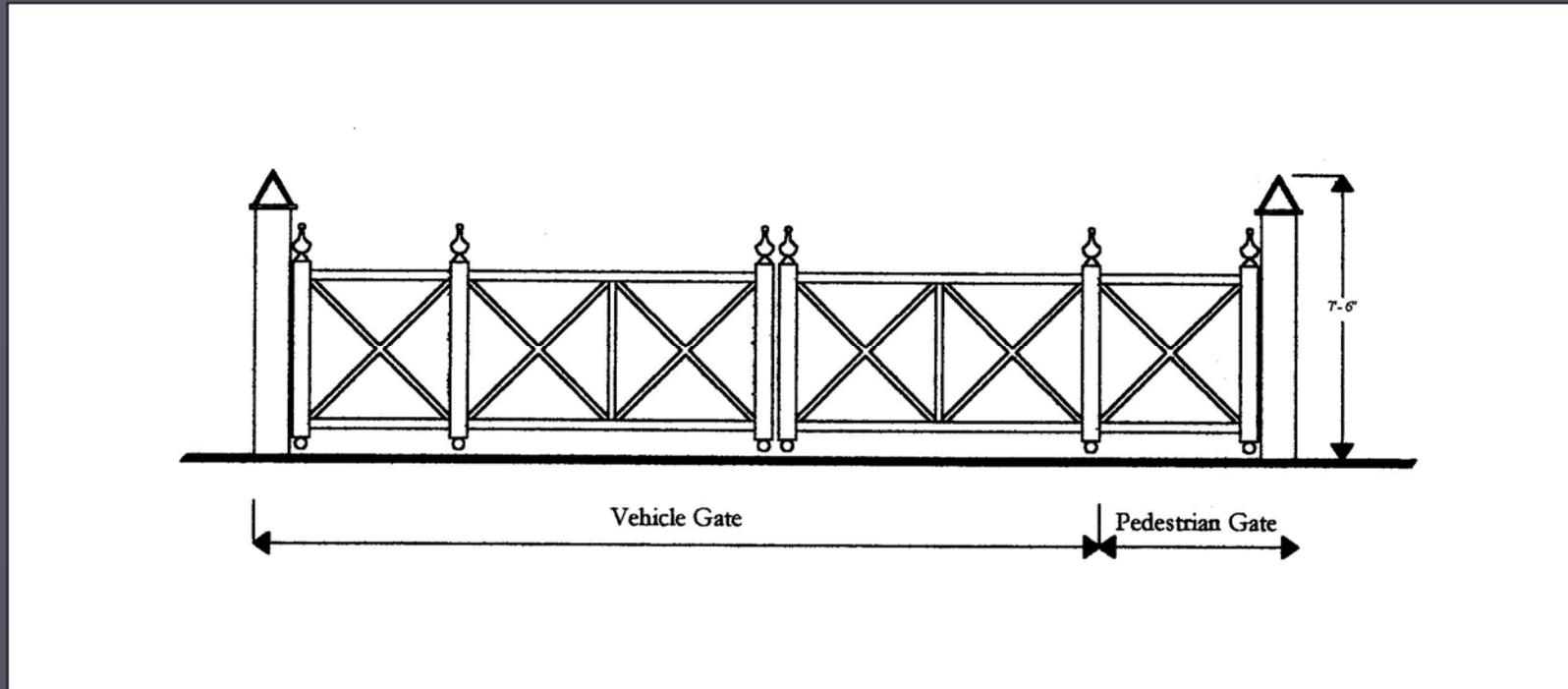


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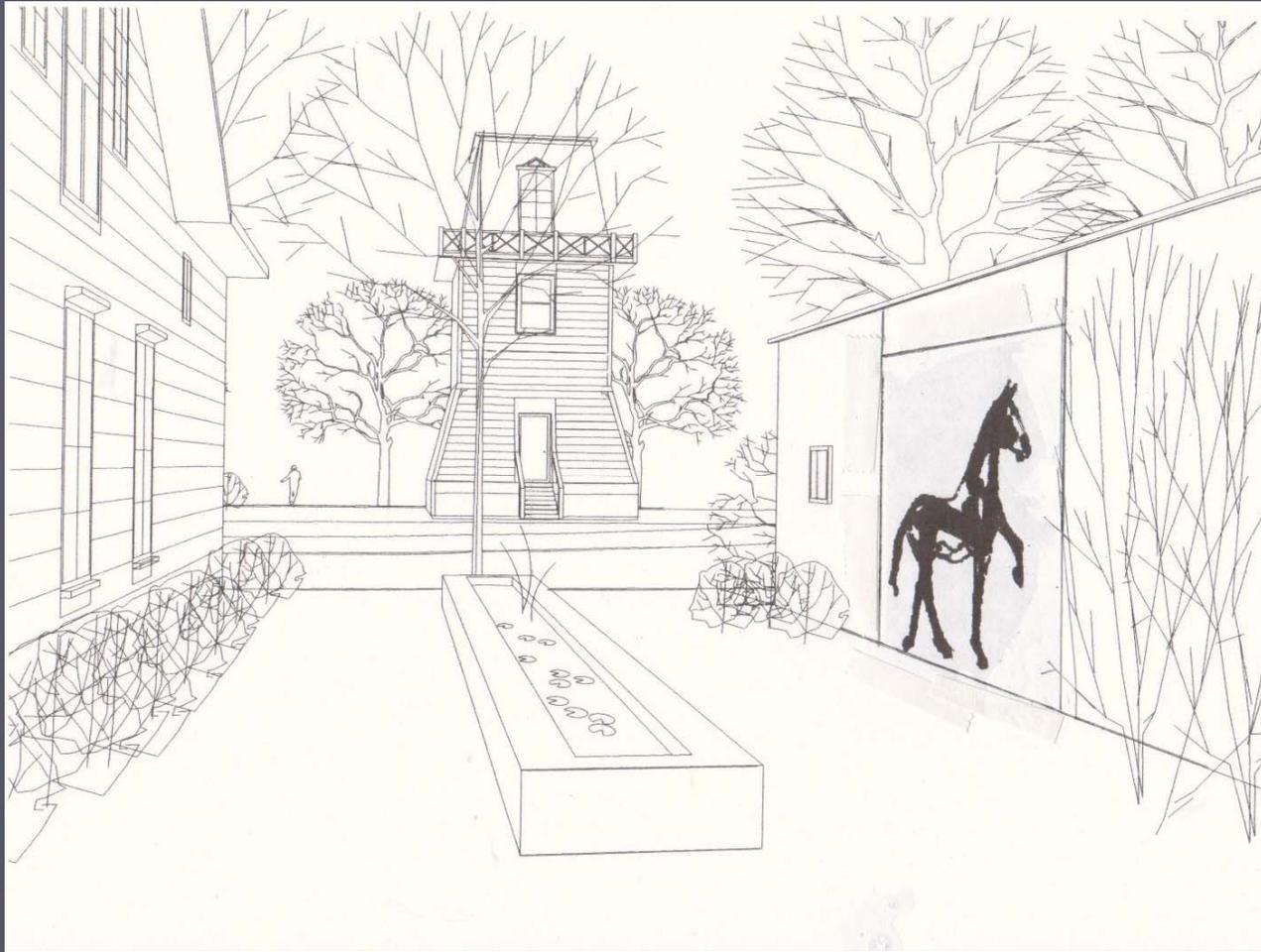
Site Furnishings and Decorative Items



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Conceptual Drawing
Entrance Gate



Perspective Sketch – Carriage Garden

Costs Phase A

Grand Promenade	\$450,00
A 14 foot wide tree lined promenade, (with reinforced edges to support fire trucks) edged with ornamental planting and benches.	
Event Garden and areas surrounding the Main House	\$405,000
An enclosed lawn garden with decorative columns enclosed by deciduous flowering magnolias and an outer edge composed of a camellia hedge.	
Pavilion Garden and Entrance Patio	\$236,000
An enclosed lawn surrounded by a holly (Ilex) hedge, edged with ornamental plants. The existing Live Oak (Quercus agrifolia), an additional specimen tree, and the existing statue of Diana are the focal points.	
Corporation Yard	\$80,000
The Corporation Yard is cleaned up, reconfigured. Hedge materials, climbing plants and trees screen the building, driveway and path to Corp. Yard.	
Carriage House Courtyards	\$131,000
A new courtyard between the Corp. building and the Carriage House composed of decomposed granite. Water trough feature and sculpture or mural painting on the side of the Corp. Yard building.	
Total Phase A	\$1,302,000

Costs Phase B

Water Tower Green

\$404,000

A rectangular lawn with a series of water features surrounded by a collection of existing large and new specimen trees under planted with a collection of iris. Informal seating and small tables placed under the tree canopy patio garden with a collection of hydrangea adjacent to the Water Tower.

Parking Lots

\$680,000

Gravel paving for the car stalls, the drive area paved with asphalt. Regularly spaced London Plane Trees in gravel covered planting areas.

Amphitheater and Picnic/Children's Playground

\$150,000

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Existing swale is regarded to improve retention and drainage. The slope is configured as a lawn amphitheater surrounded by a spiral of elms and art seats. Additional trees surround the children's

Costs Phase C

Riparian Area

\$ 650,000

Southwest boundary edged by the existing channel restored to naturalized stream to improve habitat and mitigate town run-off and drainage issues. A pedestrian bridge connecting the park to the community at the south west edge is added.

North Meadow

\$320,000

Additional crab apple trees are added to the existing small grove to improve visual connection to the surrounding trees. New lawn with improved drainage and irrigation with a few shade trees for the lawn. Existing collection of conifers is improved with the addition of rare and unusual species.

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City Manager's House

Costs Phase D

Elm Forest

\$55,000

Existing elm forest is expanded to include the walkway between the parking lot and the Children's Playground. Seasonal flowering groundcover added.

Cedar Allee

\$20,000

Trees are replaced as required, seasonal flowering groundcover added.

Perimeter Fencing

\$60,000

Watkins Avenue edge - part will be redone with Riparian project.

Cost Summary by Phase

Phase

A

\$1,302,000

Phase

B

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STUDIO 74

Landscape • Planning • Design
Thank You!

R. Rubesin-Eigler

R & D Design

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