

Kensington Park Master Plan

*The Community's
Vision for
Kensington
Park*



November 4, 1997

Prepared by
Kensington Park Advisory Committee

Prepared for
The Kensington Community
Kensington Community Services District

Kensington Park Master Plan

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The Kensington Community, and
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MASTER PLAN OVERVIEW

1.1 INTRODUCTION

In 1995, after the community passed two advisory votes on a property assessment, the Kensington Community Services District (KCSD) completed the final land acquisition necessary to create a park. Now, after 40 years of community efforts, Kensington has initiated planning and construction of a beautiful community park.

The KCSD Board of Directors initiated the park design process by forming Kensington Park Advisory Committee which was charged with gathering community input and developing a park master plan. Kensington Park Advisory Committee (KPAC), began in June 1996 to inventory the park site, define community recreation needs, and create a design based on public input. This report is a culmination of the committee's effort of over a year.

The central recommendation of the master plan is to remove all of the buildings on the Jefferson School site, except for the Youth Hut Annex and Building E, and create a new grass field and amphitheater on the upper level and expand the grass area and install a children's play area on the lower terrace. KPAC also recommends

a series of other site and building improvements which will create a unified design and provide a range of different spaces for recreational, educational, and passive activities. The report also recommends a funding strategy which focuses primarily on community-based and grant fundraising efforts.

1.2 PURPOSE OF THE REPORT

This report is intended to provide the Kensington Community and the Kensington Community Services District (KCSD) with the background information, goals, design plan, and implementation strategy recommended by the Kensington Park Advisory Committee (KPAC). This report provides a framework for KCSD to deliberate and define a proper action plan to expand Kensington Park.

The Master Plan contains eight sections and several appendices.

- Section 1 provides an overview of the report;
- Section 2 presents a history of the community's effort to create a park and a summary of the process used by KPAC to develop this master plan;
- Section 3 describes the physical qualities of the site;

- Section 4 describes current park uses;
- Section 5 summarizes current programs and events at the park;
- Section 6 contains the design goals and proposed park plan;
- Section 7 summarizes costs and phasing recommendations;
- Section 8 provides a menu of possible funding sources and a possible implementation strategy.

The appendices include various background pieces about the park plan and process including an environmental constraints analysis, a vegetation analysis, and community input collected during the planning process.

COMMUNITY PLANNING PROCESS AND HISTORY

2.1 HISTORY OF COMMUNITY EFFORTS TO CREATE A PARK

The people of Kensington have shown a deep attachment to the subject property by purchasing it twice, first in 1925 when eighteen acres were purchased from Mrs. Ethel Smith. In 1994, the people of Kensington paid the Richmond School District for a portion of the same property which was then surplus to the elementary school's need. Some details of the early history (from 1925 to 1992) when the original Kensington Elementary School was replaced first by the temporary wooden buildings known generally as "Jefferson School" and then by Kensington Hilltop School are evident in the following sequence of historical milestones.

January 20, 1925

The Daily Independent reports that the Richmond Board of Education voted "last night" to purchase 8 to 10 acres on "the Arlington road" from Mrs. Ethel Smith at \$ 1250 per acre to establish an elementary school. Ultimately, roughly 18 acres were acquired.

Fall, 1925

The original Lower School opens.

June, 1955

The Richmond Board of Education conveys approximately 1.22 acres to KCSD for a community building, a parking lot, and eventually for the amphitheater and play area behind the Youth Hut. Evidently this land exchange was made without significant cost to KCSD.

Fall 1955

Youth Hut is constructed.

June, 1962

The Richmond Board of Education conveys approximately 0.61 acres to Contra Costa County for one dollar as a site for the Kensington Library.

1963

KCSD and Richmond Board of Education agree on leasing arrangements for roughly 4.4 acres adjacent to the Library and Youth Hut. Plans for Kensington Park are initiated.

1965

The Kensington Outlook shows first plan for park development of land.

appears inconsistent with site-use designation.

November, 1964

Localized overview of Kensington Elementary School is greatly diminished when citizens vote to disband five localized elementary school boards including one governing Kensington Elementary School, consolidating the five boards into district-wide board which governs all elementary and high schools in the Richmond Unified School District. Five school board members in the new RUSD replace the 25 school-board members of the old systems.

1972 - 78

The tot lot and picnic areas are completed by community volunteers. The tennis courts are added in 1978. A survey of Kensingtonians by the Kensington Improvement Club issued in 1978 shows a full concept for all land below the Jefferson School site.

August, 1976

The entire property is designated for public and semi-public use in the Master Plan for Contra Costa County. This designation continues in force at present and has been reinserted in the newest Contra Costa County General Plan (1991).

March 24, 1986 - March 27, 1987

RUSD makes two sales to Mr. Van Loben Sels and to Alder properties of approximately .33 acre of the school property located at the northeast corner. Total price for these parcels is \$18,395 or approximately \$55,000 per acre. This sale to non-public entities

November 1987

The Kensington Community Council convenes meeting with RUSD to discuss the status of the property.

Spring, 1991

The Kensington Municipal Advisory Council (KMAC) votes unanimously to support continued designation of all school property only for public and semi-public use. KMAC states its position that the community should acquire any property deemed surplus by the RUSD and that property should be used for public use only. Petitions signed by 630 Kensington residents, collected by a small group of residents, are presented to Supervisor Tom Powers. Petitions ask that all of the land be used only for school and community purposes.

June 5, 1991

Supervisor Powers states in a letter to KMAC, "I support retaining the school property for public use and will do all that I can to maintain that designation."

September, 1991

Representatives from Kensington Improvement Club (KIC) and Kensington Property Owners Association (KPOA) endorse the KMAC and Powers position and meet with KCSD to discuss plans for obtaining control over any land deemed "surplus" by RUSD.

September, 1991

Discussions between KMAC and East Bay Regional Park

District (EBRPD) indicate an interest by EBRPD in the east end of the school property which adjoins Wildcat Canyon Regional Park property and which contains a unique building-free hilltop in the first ridge of the Contra Costa Hills overlooking San Francisco Bay. An earlier resolution by the supervisors recommends leaving ridge tops free of buildings in any land development. This land totals about 3.5 acres (above Highland Ave). EBRPD is interested in joint action with Kensington to keep the land in question in public hands, preferably by joining it either to Kensington Park or to Wildcat Canyon Park.

April, 1992

RUSD declares 6 acres of the property adjacent to Kensington School as surplus which starts the 60-day time period for other public agencies to make offers for the property.

1994 - 1995

After sizable community efforts, Kensington citizens voted by a 78% majority to purchase all available acreage between Highland Avenue and Arlington Avenue from the newly named West Contra Costa County School District (formerly Richmond Unified School District). The land includes the site of Jefferson School. The election specifies that the purchased land will be used for Kensington Park.

2.2 FORMATION OF KPAC

The KCSD Board of Directors called for

applications in spring 1996 of any Kensington residents interested in serving on a park advisory committee.

After interviewing 19 candidates, KCSD unanimously accepted all 19 interested citizens. The first three KPAC meetings were conducted by a professional facilitator who helped the committee set groundrules, define expectations, and establish a committee and subcommittee structure. The committee elected a Chair at the third meeting who then facilitated the meetings from that point forward. Three subcommittees formed: Fundraising, Site Design, and Outreach. The chairs of each subcommittee, two at-large KPAC members, and the Chair comprised the Steering Committee which prepared meeting agendas and provided support to the full KPAC. The Steering Committee elected a Chair to coordinate its work and to serve as Vice Chair of KPAC.



KPAC members tour area parks to gather design ideas for Kensington Park

2.3 MASTER PLANNING PROCESS OVERVIEW

KPAC held plenary monthly meetings and occasional subcommittee meetings between July 1996 to October 1997. The committee agreed that it would use a consensus process to make decisions. This meant that a majority voting process would not be used unless under circumstances where a unanimous agreement could not be reached.

The committee ratified several important agreements leading up to development of this plan:

- Meeting Groundrules
- Planning Process and Schedule
- Community Goals for Kensington Park
- Alternative #2 Park Plan (of four alternatives)

To involve the community in the process, KPAC conducted three well-publicized community workshops over the course of 9 months, solicited comments at various community events and meetings, made presentations at meetings of the Kensington Community Council, Kensington

Hilltop School PTA, KCSD, and the Kensington Improvement Club Town Hall Meeting. Throughout the process, the Kensington Outlook featured regular updates of KPAC's work and announcements of all community workshops and KPAC meetings.

The first community workshop was held on November 16, 1996 and provided residents a forum to express the types of activities and facilities they would like to see in the park. At the second workshop on March 22, 1997, participants discussed the Design Goals for the Park and developed preliminary sketch plans. The third community workshop on June 28, 1997, gave the community an opportunity to review and comment on the draft preliminary plans and provide guidance on plan implementation by prioritizing initial elements. Between 30 and 50 people attended each workshop.

The appendix contains some of the comments and ideas received at the three community workshops.

In addition to the workshops, KPAC based its decisions on its own research and the professional knowledge of its



Residents attend one of three workshops held on the park site.

membership. The committee conducted a cursory review of proximate recreation facilities to determine what programs or facilities were not necessary in Kensington Park. The committee went on a field trip of East Bay parks to develop additional design ideas. For additional design expertise, the Committee's two landscape architects and one architect contributed their ideas.

An environmental constraints analysis of the site and an analysis of the native plant habitat were conducted. To determine the approximate costs of renovating Building E which is recommended in the Master Plan, a construction consultant was retained to develop preliminary cost estimates. This information informed the Committee's recommendations.



SITE DESCRIPTION

3.1 BOUNDARY

The approximately 9.3 acre park site is bounded on the west by Arlington Avenue and the Kensington Library property, on the east by Highland Avenue and the Kensington Hilltop School, on the north and south by residential property.

3.2 PROXIMATE LAND USES

The park location is adjacent to several well used public facilities. The diverse land uses adjacent and close to the park provide an opportunity for improving the function of those properties as well as the community as a whole.

The Kensington Hilltop Elementary School is situated just to the north and east of the park where close to 600 children attend regularly from September to June. Many children traverse the park property going to and from school. The Kensington Community Council after school programs are currently and will continue to be housed in the park. Footpaths and adequate play facilities should be provided to accommodate the high degree of use by elementary school aged children.

The Kensington Library programs could benefit

significantly with a well-designed park, particularly organized programs for children. Across from the Kensington Library is Arlington Church which is frequently used throughout the week for educational programs and events for the larger community. There is also a program for seniors and several day care facilities for young children. Road crossings and walkways within the park would increase the safe use of the park by these programs.

The East Bay Regional Park District's Wildcat Canyon Park to the east of the park has a hiking trail to the south of the elementary school. The park could provide a pedestrian linkage to Wildcat Canyon and Tilden Parks.

3.3 TOPOGRAPHY, VEGETATION, GEOLOGY

The site slopes west and descends approximately 120 feet in elevation from the top at Highland Avenue on the east to Arlington Avenue on the west. The Jefferson School site has two man-made terraces which have no noticeable signs of shifting or settling.

The site has a mix of native and non-native grasslands, native oaks, and some areas with non-native invasive

perennials. The lower hillside has significant stands of native grasses with an interesting variety of native wildflowers. The south lower border (along the residential area below Windsor) has an ephemeral water course with non-native perennials and Black Acacias and Redwoods. Several areas on the site have serpentine rocks and soils. California oaks, Monterey pines, California redwoods, and various Eucalyptus species are found throughout the site.

A detailed description of the existing vegetation is found in the appendix.

The site is located in the Coast Range geomorphic province and is underlain by sedimentary and metamorphic rocks of the Franciscan Complex and Contra Costa Group. The major portion of the site is within the Alquist Priolo Earthquake Fault Zone for the Hayward Fault. The site is located in a region of relatively high seismic activity.

Traces of the Hayward Fault are mapped along the eastern edge of the site and surface fault rupture is a hazard. A more detailed discussion of the geology of the site and potential hazards is contained in the appendix.

3.4 SPECIAL FEATURES

The park site has several unique features which have shaped the proposed park master plan. The park has dramatic views of the Bay Area including Mount Tamalpais to the northwest and San Francisco and

parts of the Peninsula to the southwest. It is centrally located within the Kensington community and has several well used public facilities adjacent to it. The native grassland habitat and exposed serpentine rock areas present good educational opportunities. The site's proximity to a trail in Wildcat and Tilden Parks makes the park a good pedestrian link from the community to these parks.

3.5 EXISTING STRUCTURES

The following is a list of existing structures.

Building	Size	Notes
Youth Hut Annex	1,500	Currently in use by Neighborhood Nursery School.
Building A	530 SF	Police Department uses for storage.
Building B	1,800 SF	Two classrooms not in use.
Building C	1,900 SF	Portable building not in use.
Building D	1,850 SF	Wood frame building with toilets.
Building E	2,650 SF	Office space, toilets, and classrooms. Location of main electrical service.
Building F	750 SF	Referred to as "Little Red Schoolhouse" due to color/shape.
Building G	2,000 SF	Appears to be severely deteriorated.
Building H	750 SF	Small building, similar to Building F.
Building J	1,900 SF	Modular portable classroom.
Building K	1,100 SF	Blue wooden building.

EXISTING PARK USES

4.1 PLAY AREAS

The only play area in the park is the tot lot which is located on the hillside to the east of the library. It includes an old wooden structure and a few pieces of metal equipment surrounded by hard surfaces and sand, all of which do not conform to current safety guidelines. Neither the site nor the equipment conform to ADA guidelines.

4.2 COURTS

There are two tennis courts and a basketball court located approximately in the center of the site. The tennis courts, which are heavily used, are in excellent condition (resurfaced in 1996) with the exception of the practice wall which is in need of repair. The basketball court, adjacent to the south of the tennis courts, has a fairly worn, rough asphalt surface.

4.3 PICNIC AREAS

The tree shaded area north of the tennis courts is the only picnic area in the park with tables and barbecues. Each table is surrounded by an earth pad and none of the tables conform to ADA guidelines.

4.4 COMMUNITY CENTER (YOUTH HUT)

The present center for community activities and public and private meetings is the community center building located on the northern edge of the site. It includes a large building, an open-air amphitheater on the east side and a circular lawn and garden area to the west. Adjacent parking is limited to five spaces near the entry including one handicapped space. All other parking for the facility is either along Park Drive or in the lower parking lot adjacent to Arlington Avenue. The building has one large meeting room, three smaller meeting rooms, a kitchen, separate men's and women's bathrooms and storage areas. Outside there is a large built-in barbecue area which is used for special community events.

4.5 PARKING

A 44 car parking lot exists just off the Arlington Avenue at Park Drive. The southern half of the lot is owned by Kensington and the northern half by the Arlington Community Church. A long time agreement provides for shared use of the lot. All other parking is either in the few spaces near the community center and above the tennis courts or along the sides of the Kensington Park Road.

4.6 OTHER BUILDINGS IN USE

There are only two other buildings in use on the site. The Youth Hut Annex, previously part of the former Jefferson School, is located above the tennis courts, an old structure consisting of two meeting rooms, a small office for KCC and a single restroom. The primary use of the building is for a privately operated day care program which uses one half of the building. The other half is used by other community groups such as the Boy Scouts. The other building is a storage shed which is presently used by the Police Department for equipment.

EXISTING PARK PROGRAMS

5.1 YOUTH PROGRAMS AND PRESCHOOL

The Kensington Community Council (KCC) sponsors KCC classes and the Kensington After School Enrichment Program (KASEP) which provide enrichment and recreational programs to elementary school children in Kensington. These programs are available to all children in the community and are located within safe walking distance of Kensington Hilltop School.

KASEP and KCC classes offer a wide variety of classes to young people, covering seventeen different interest areas ranging from tennis and gymnastics to carpentry and serving other creative activities.

KCC Summer Day Camp continues recreation and adventure opportunities throughout the summer. Whereas this program has been constrained by limited facilities, the development of Kensington Park provides potential for expanding the scale and range of these programs.

KCC and KASEP programs offer youngsters a safe place to learn while playing, to have adventures, and to socialize with other children and adults in the safe environment of Kensington Park. KASEP and KCC classes

benefit the larger Kensington Community as well by providing child-oriented activities that working parents may not have the ability to provide.

Formerly a KCC program, the "Neighborhood Nursery School" functions as a private business independent of the KCC due to State licensing regulations. The nursery school rents the Youth Hut Annex from the KCSD and provides day care for 20 to 30 children daily.

5.2 ADDITIONAL COMMUNITY USE OF KENSINGTON PARK

Kensington Park serves as the focal point of community life with most civic groups meeting in the Youth Hut. Other adults attend classes in exercise, art, dog training and ballroom dance offered by the KCC.

In addition to the various Boy Scout and Cub Scout, Girl Scout and Brownie Troops that use the Youth Hut and its facilities, there are a number of civic organizations commonly known as the "K-groups." These include the Kensington Community Services District (KCSD), the Kensington Community Council (KCC), the Kensington Fire District (KFD), the Kensington Improvement Club (KIC), the Kensington Municipal Advisory Council (KMAC),

the Kensington Property Owners Association (KPOA), and the Kensington Park Advisory Committee (KPAC). The Neighborhood Emergency Assistance Teams program (NEAT) also meets at the Youth Hut.

Friends of the Kensington Library (FKL), hold two book sales a year at the Youth Hut, and various preschools use the Youth Hut as a site for fundraising events. The Youth Hut serves as a polling station during local, state, and national elections.

In combination, the Boys and Girls Scouts and community groups account for about 70% of the week day and evening use of the Youth Hut and facilities. The remaining 30% of week day evenings is used by adult KCC classes or rentals.

Additionally, the Youth Hut serves as a focus for private community celebrations, such as a communitywide wide party or the private weddings, anniversary parties, bar/bat mitzvahs, or graduation parties celebrated by Kensingtonians. Revenues from the rental of these facilities go to the KCSD and become part of its contingency fund.

5.3 PAYING RENTALS OF COMMUNITY FACILITIES

Whereas Kensington civic groups use the Youth Hut without charge, groups such as the Daughters of the American Revolution, East Bay Collectors, and fly fishermen rent the Youth Hut for a nominal charge for their meetings on a regular basis.

Citizens from other communities may also rent the Youth Hut and Community Center facilities for wedding receptions and other private celebrations. Non-resident occasional renters pay 25% more than Kensington residents for use of community facilities.

5.4 EXPANSION OF RECREATIONAL PROGRAMMING

With additional facilities in Kensington Park, recreational programming could expand to serve the community more fully. A complete discussion about the potential increased programming opportunities in Kensington Park will be provided by the Kensington Community Council.

PROPOSED PLAN

6.1 OVERVIEW

The Master Plan proposes to create a park with a strong sense of place that enhances the views of the Bay, responds to the gentle slope of the land, and restores the native plant life of the site. The plan attempts to balance the serene with the functional. Natural features are enhanced while incorporating the recreational needs of the community. Building upon the natural beauty and topography of the site, the Plan increases functional spaces for recreation, education, and community gatherings.

The central element of the Plan is a grass field overlooked by a small stage and amphitheater (on the existing upper asphalt terrace). The Jefferson School site buildings are recommended to be removed except for the Youth Hut Annex and Building E which is recommended to be a recreation center managed by the Kensington Community Council. The proposed amphitheater will provide a stage and viewing space for informal performances and concerts and the field will provide a venue for casual sports and recreation.

The lower terrace will be improved significantly with

new grass areas and a children's play structure. The existing tennis courts will be retained. The lower grass hillside is recommended to become a restored native grassland with wildflowers and native perennials to keep maintenance costs low and serve as an important educational resource. The rocky area above the existing Youth Hut Annex is also recommended to be restored as a native plant community.

Areas of the park will be connected with trails and pathways with appropriate stairs and/or ADA-compliant ramps and handrails where necessary, and safety lighting. Entrance signs and trail markers will be installed to help guide people into and through the different areas of the park. The main vehicular and pedestrian entrance will remain on the west side at Arlington Avenue.

The Plan will provide a central community space for Kensington residents to gather and celebrate, learn, and recreate. KPAC envisions a park that residents will use as a local respite from urban life where they can enjoy the open space and beauty of the region.

6.2 COMMUNITY GOALS

The following goals address park design, programming and facilities, and plan implementation. The goals are based on community comments and were ratified by KPAC as the guiding principles for the park design and implementation process.

OVERALL GOAL

Create a beautiful park environment in which the Kensington community can recreate, relax, learn, and socialize.

6.2.1 Design

1. Provide a balance of spaces for both active and passive recreation.

Guidelines:

- a) Design spaces so that active recreation can coexist with quiet, contemplative uses.
- b) Create a harmony of active and passive spaces so that the enjoyment of each is possible.

2. Create spaces and provide amenities where children, teens, adults, and seniors with varying interests and physical abilities can enjoy the park equally.

Guidelines:

- a) Try to accommodate ADA regulations where possible.
- b) Accommodate the needs of pet owners.

3. Highlight the site's natural features and topography, and fit the park into the land consistent with Kensington's unique relationship to the Bay and the East Bay Regional Park system.

Guidelines:

- a) Buildings, recreation facilities, and parking should work in harmony with the topography.

- b) Enhance views of the Bay.
- c) Provide a pedestrian link to Wildcat Canyon and Tilden Parks.

4. Preserve an open, central space in the park uninterrupted by buildings or parking space.

Guidelines:

- a) Buildings should not divide the site.
- b) Parking and vehicular traffic should not intrude on the park site.

5. Enhance the wildlife and plant habitat value of the site.

Guidelines:

- a) Use native plant species where possible.
- b) Use plantings that are sustainable and present low fire hazards.

6. Create safe access to the park for pedestrians by limiting conflicts with vehicular traffic and parking.

6.2.2 Facilities And Programs

1. The park should be the heart of Kensington's public life where celebrations, social gatherings, cultural and musical events, and public discussions can occur.

Guidelines:

- a) Provide open spaces and rooms to accommodate different types and sizes of gatherings.
- b) Provide picnic areas in different parts of the park.

2. Provide a venue for organized educational and recreational programs for children, adults, and seniors, and allow for their expansion.

3. Provide a safe, healthy play environment for children of all ages.

Guidelines:

- a) Provide a new tot lot.
- b) Provide a play area with equipment for children.
- c) Provide a grass field for children, teenagers, and

adults to play sports.

4. Increase usable building space by either expanding or renovating the Youth Hut, and/or constructing a new building near Youth Hut area.

Guidelines:

- a) Remove all unused Jefferson School buildings, except for Building E and the Youth Hut Annex.
- b) Provide a grand room for special events.
- c) Consider the need for varying room types to accommodate different activities.

6.2.3 Implementation

1. Engage the community in all phases of park implementation including design, construction, and ongoing stewardship of the park.

2. Establish a community group to coordinate fundraising and community involvement in creating the park.

Guidelines:

- a) The group should lead fundraising campaigns, and liaison with KCC and other community groups and KCSD to coordinate fundraising and park development efforts.
- b) Encourage community groups and businesses to support fund raising efforts and to contribute in-kind donations for the park.
- c) Consider diverse sources to raise funds for the park including government grants, corporate foundations, and private contributions.

3. Develop a phasing plan so the park can grow in a logical manner over a period of many years as funds become available.

Guidelines:

- a) Develop cost estimates and a financing plan for the entire park.
- b) Develop a Park Master Plan which will initiate construction within 5 to 7 years, and that can be phased over a 20 year time horizon.
- c) Park amenities with the greatest good for the

greatest number of park users should have high priority.

- d) Develop guidelines for ongoing maintenance of the park.

6.3 DESCRIPTION OF PLAN ELEMENTS

The plan illustration of the park, located at the end of this section, represents KPAC's recommended master plan for Kensington Park. The following items are key components of the plan and are written only to provide a general description of park elements.

6.3.1 Community Center (Youth Hut)

Any need for additional meeting space or indoor activities could be accomplished by expanding the existing Youth Hut either to the west or east (old amphitheater area) or as a second story above the existing meeting rooms. The main room, with renovations, would become more suitable for use for special occasions such as wedding receptions and parties. Any expansion of this building would require a more efficient parking arrangement to provide wheelchair accessible and standard parking spaces.

6.3.2 The Meadow

Centrally located in the area above the courts will be the largest level grass area on the entire site. A space approximately 210 feet by 140 feet will be available for unstructured ball games, kite flying, community gatherings. The area will be surrounded by a path or turf-block for emergency vehicles, shrubs, and ground covers and trees. Under the existing trees to the south several picnic tables will be installed.

6.3.3 The Amphitheater

Directly above the grass area will be a bowl-shaped lawn area backdropped by rows of trees where people can gather for community functions, small concerts, picnics or just to enjoy taking in the spectacular bay views. It is anticipated that the size of the lawn area would accommodate between 100 and 150 people. A stage area in the foreground will provide space for a small orchestra or other entertainment.

6.3.4 Building E

This building is situated on the southern end of the park, near Windsor Avenue and has a total of 2,650 square feet. It offers the greatest potential for renovation for recreational purposes. It has a large room, kitchen, and smaller rooms suitable for smaller craft activities or meetings. There is a covered porch running most of the length of the building. Additionally, the building's egress/ingress is handicapped accessible and a bathroom could be accessible directly from the covered porch. The building may provide space for additional community activities, especially those involving high impact uses (e.g. arts and crafts, Boy Scouts, etc.) KPAC recommends that specific assurances be defined prior to initiating improvements. They include: 1) do not use Windsor as a primary entrance to the building except for handicapped access; 2) provide safety and fire access; 3) renovation costs should be borne by Kensington Community Council and other community groups; and 4) efforts should be made to prevent vandalism.

6.3.5 Play Area And Tot Lot

Central to the Community Center and adjacent to the tennis courts will be the new play and tot lot areas. New, creative play structures for different age groups will be located under the existing trees and will be surrounded by safe surface material, paths and seating areas. A picnic area will be provided and all facilities will be wheelchair accessible.

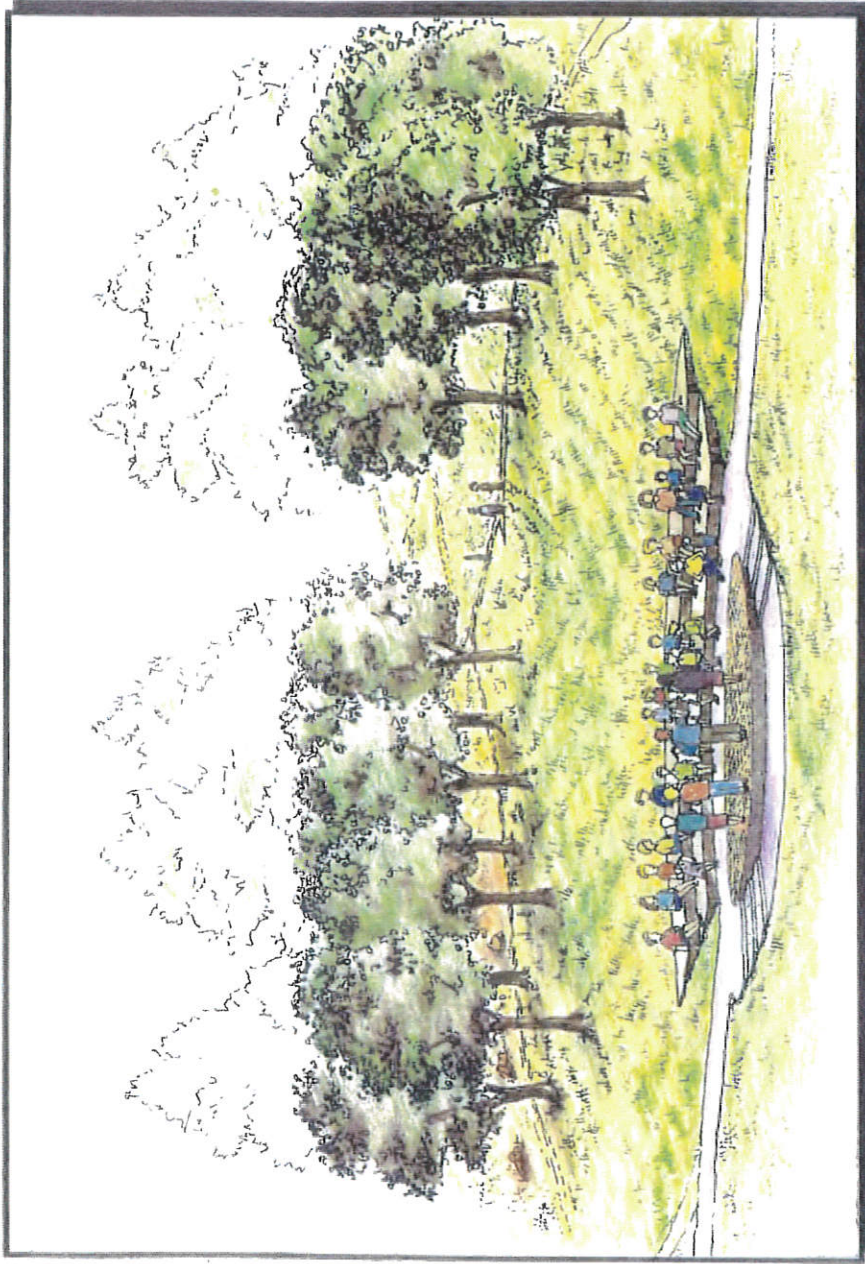
6.3.6 Court Areas

The existing tennis courts and basketball court are to remain in their present locations. The only improvement to the tennis courts that is needed is the repair or replacement of the practice wall. The basketball court, on the other hand, needs to be resurfaced and the goals need to be replaced. The existing asphalt paving surrounding these court will be reduced in area to provide more space for lawn play space and planting. Picnic area would also be provided.

6.3.7 Hillside Garden Area

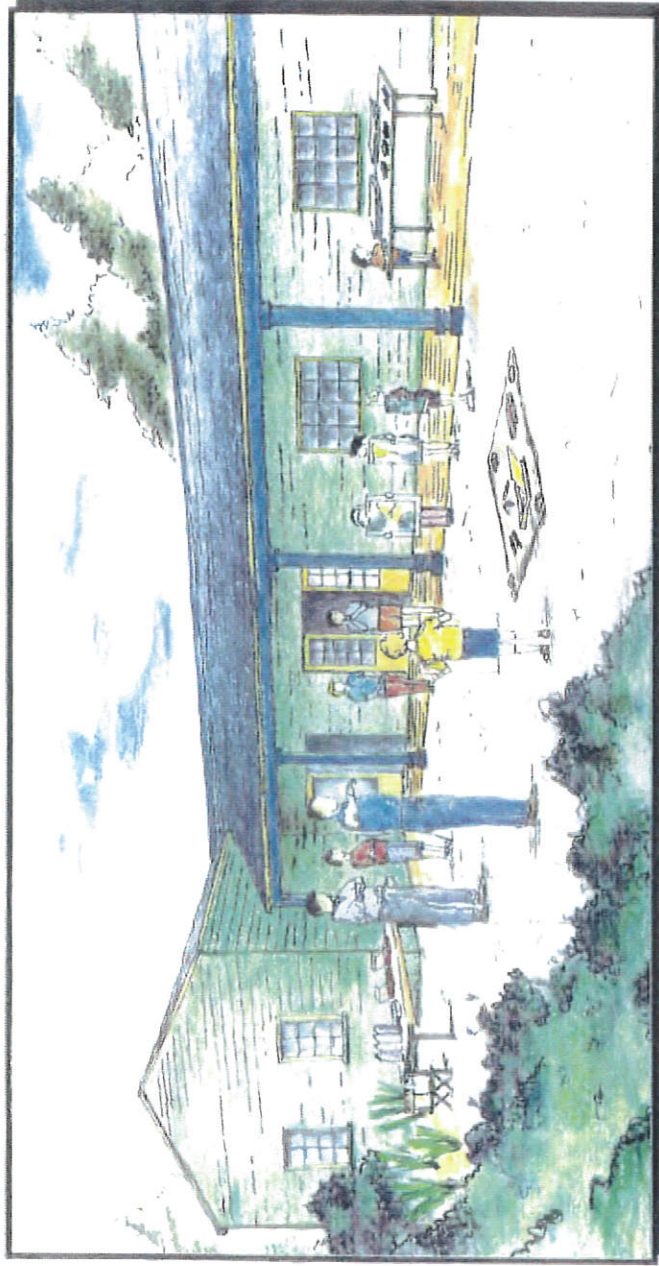
North of the pavilion (existing Youth Hut Annex) exists a rocky, sunny, exposed, hillside that has been designated as the "Hillside Garden Area". This space, under the efforts of volunteers, would be a native plant showcase developed along pathways interweaving rock outcrops and criss crossing the slope. Benches would be placed along the path to take advantage of the garden and bay views.

The Amphitheater



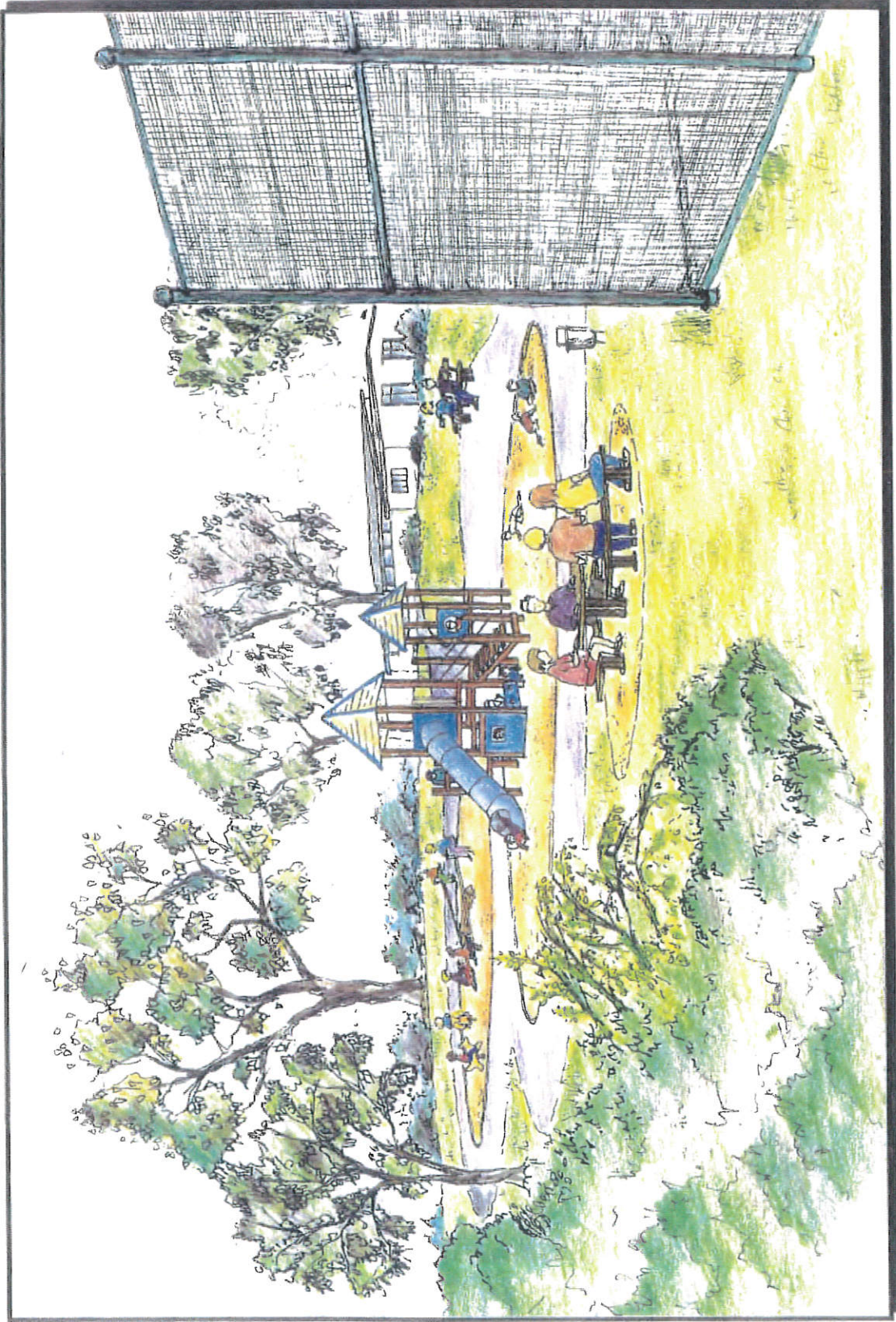
The amphitheater will be located above the meadow on the upper west-facing slopes of the park. It will be set in a bowl-shaped lawn area backdropped by rows of trees. People can gather here for community functions, small concerts, picnics, or just enjoy the spectacular views of the Bay.

Recreation Center (Building E)



Building E and its front patio can offer a great potential for recreational programs such as arts and crafts, children's after school programs, gathering for different hobby groups and classes.

Children's Play Area and Toddler Lot



The space adjacent to the tennis courts on the North will serve as a new play area and tot lot. Under the existing trees new play structures for different age groups will be installed, and will be surrounded by paths, seating and picnic tables.

6.3.8 The Glade

Behind the Youth Hut amphitheater is a partially wooded hillside area that is to be developed as a passive area composed of meandering soft surface paths, seating and picnic areas and maintained natural grass and introduced ground covers and shade plantings. A drainage plan must be developed for the area to mitigate runoff and water percolation from the elementary school's blacktop court area. In addition, the existing retaining walls of the intermediate play area will be removed.

6.3.9 Lower Terrace Area

On the hillside, just below the court areas is a relatively level area suitable for a small, passive, informal turf area, path and benches. The area is backdropped by a row of pines and affords a partial view of the Bay to the west.

6.3.10 Open Space Areas

Much of the park area, because of the steepness of the terrain, is not suitable for the development of activity areas, other than a few scattered picnic areas, and will remain as maintained open space. These areas provide an opportunity for preserving stands of native grasses and plants which in turn reduce erosion. Low activity open space also provides buffer zones between high activity areas and surrounding residential areas. In cases where the buffer zones are quite narrow, screen fencing and/or planting would be introduced to provide more privacy for the neighbors.

6.3.11 Outdoor Reading And Children's Story Telling Area

Just north of the library in the present tot lot area will be a small, landscaped amphitheater and seating area for use on pleasant days as an outdoor reading and story telling area. The primary use of this area is anticipated to be library sponsored programs.

6.3.12 Pedestrian Circulation

Walks and pathways are proposed throughout the site to provide a well defined means of travel to and between the various activity areas as well as providing a north / south route between the Kensington Hilltop School and The Arlington for school children. New sidewalks are proposed along Park Drive to provide pedestrian access from the lower parking lot to the community center and other areas of the park. Hard surface materials such as concrete or asphalt are recommended for well traveled paths and walks. Lesser paths and trails could be surfaced with crushed rock or remain compacted earth. Path widths will vary according to the intended use: i.e. 10 foot (min) wide walks or paths to accommodate (where necessary) maintenance, service, or emergency vehicles.

6.3.13 Vehicular Circulation And Parking

Vehicular circulation within the park will remain basically the same as it is at the present time. Cars enter the park from The Arlington and progress either to the lower parking lot, up the hill to the Community Center or swing right and park along the roadside

above tennis courts. The plan proposes improvements to these routes of travel by increasing road widths, installing curbs and gutters, increasing parking spaces and providing for more handicapped spaces. An improved Windsor Avenue entrance would provide a cul-de-sac and drop-off only area. No parking spaces are proposed to be provided within the park property at Windsor. The existing service/emergency road connecting the community center to the school would remain as such and would not be open to through traffic.

6.3.14 Entrance Features And Signage

Gateway elements are proposed for each side of Park Drive just north of the lower parking lot and a smaller gateway element for pedestrians is recommended at the Windsor Avenue cul-de-sac. Park identification signs would be located at the corner of Arlington and Park Drive and on Highland Drive where the park property begins. A small directional sign would be located just past the Park Drive monument. In addition, small markers may be placed in parts of the park to educate people about natural features. A service road would remain connecting the Windsor Avenue cul-de-sac to Building E to provide vehicular access for handicapped parking.

6.3.15 Lighting And Power

Sidewalks from parking lots and walkways between buildings would be lighted with decorative 12 foot tall walkway lights featuring low cut-off fixtures to prevent light spill into the surrounding areas. Security lighting

would be provided throughout the site in specific areas such as the playground and around buildings. No lighting is proposed for the court areas. It is proposed that all electrical conduits and power lines be undergrounded throughout the park site.

6.3.16 The Pavilion

The area now occupied by the Youth Hut Annex presents an opportunity for constructing a small semi-enclosed structure that could be used for weddings, community functions and other activities. It is anticipated that the Youth Hut Annex would remain until other space is available.

6.3.17 Planting And Irrigation

Planting of ground cover, perennials, shrubs and trees is proposed throughout the park. The specific plant recommendations will be developed as a part of construction document production. A water-efficient automatic irrigation system is also recommended and will be developed as a part of construction documents.

An analysis was conducted by a professional plant ecologist to identify existing native plant habitat and to recommend ways to preserve and restore any habitat identified. The analysis and recommendations for vegetation management are provided in the appendix and should be used as a part of planting design development.

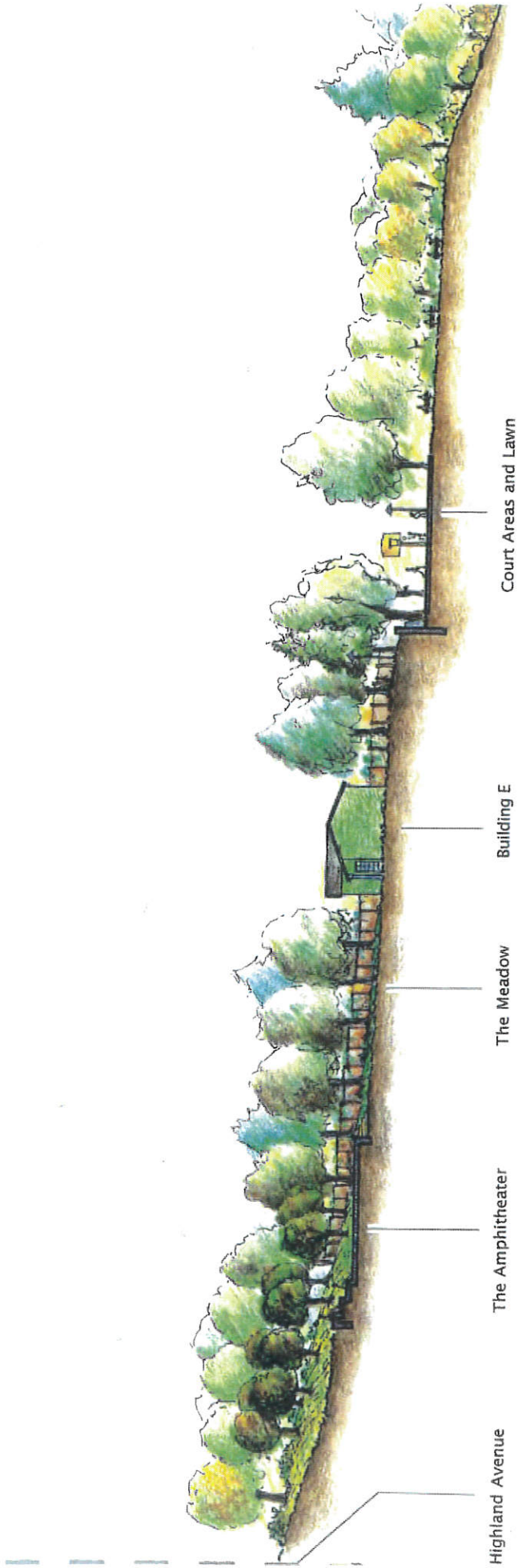


1" = 100'

KENSINGTON PARK

ILLUSTRATIVE SITE PLAN

NOVEMBER 4, 1997



Highland Avenue

The Amphitheater

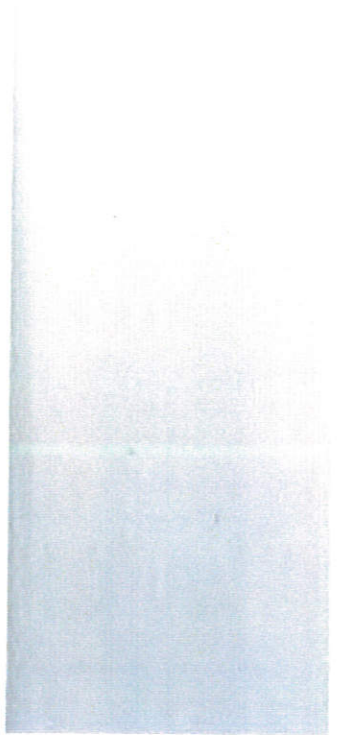
The Meadow

Building E

Court Areas and Lawn

1" = 40'

Section/Elevation Looking South



PHASING AND ESTIMATED COSTS

7.1 PRIORITIES AND ESTIMATED COSTS

The following items labeled with capital letters refer to the map at the end of this section. These costs represent an estimate for an average quality facility for each item based on 1997 costs. Precise estimates should be solicited when construction documents are prepared. These figures are intended only to be used as a guide for prioritizing park improvements.

The order in which these are listed reflect the recommended phasing of improvements. Some elements will be constructed concurrently. The list of "Low Priority Elements" at the end of the number items could be built either through volunteer efforts or through focused fundraising efforts.

7.1.1 Site Improvements

Priority 1: Demolish Existing Buildings

Estimated Cost: \$97,000.00 to \$105,000.00

- Demolish Buildings B, C, D, F G, H, J, & K including foundations, retaining walls, asphalt paving, remove trees, and rough grade.
- Underground utilities at Building E.

Priority 2: The Meadow (Area A)

Estimated Cost: \$88,000.00

- Grade area level and install turf, irrigation, walks, picnic tables, trees and lighting for a multi-use field.

Priority 3: The Amphitheater (Area B)

Estimated Cost: \$79,000.00

- Grade area into an amphitheater shape and install 3 to 5 concrete bands of benches with a wood or synthetic material covering for seating.
- Install walks, steps, picnic tables, special paving, turf, trees and irrigation.

Priority 4: Play Area & Tot Lot (Area C)

Estimated Cost: \$115,000.00

- Regrade area and install walks, picnic tables, play area tot lot equipment, benches, turf, irrigation and lights.
- Repave basketball court and install new equipment.

Priority 5: Lower Playfield (Area D)

Estimated Cost: \$128,000.00

- Remove asphalt and rough and fine grade area and

install turf, irrigation, paths, picnic tables and lights.

Priority 6: Park Sign on the Arlington (Area L)

Estimated Cost: \$2,000.00

- Construct and install new entrance sign.

Park Sign on Highland (Area M)

Estimated Cost: \$1,200.00

- Construct and install entrance sign, smaller than main park sign.

Priority 7: Windsor Avenue Turnaround (Area E)

Estimated Cost: \$35,000.00 (Note: This item should be financed as a fire safety/public road improvement and not as a park improvement budget cost.)

- Grade area and construct retaining walls and fill with compacting.
- Construct and install walks, curbs and gutters, asphalt paving, ground cover, trees, and irrigation.

Priority 8: The Glade (Area I)

Estimated Cost: \$8,000.00 to \$12,000.00

- Remove existing wood retaining walls around former play area and regrade.
- Install path, shade tolerant plants, and benches.
- Address drainage problems resulting from play area drainage system above.

Priority 9: Lower Hillside Passive Area (Area F)

Estimated Cost: \$50,000.00 to \$60,000.00

- Fine grade and install walks, picnic tables, ground cover, and trees and irrigation.

- Restore native grassland as recommended in plant restoration plan in appendix.

Priority 10: Roadway/Parking Improvements (Area J)

Estimated Cost: \$7,000.00

- Install and/or improve walks, curb and gutter, and asphalt paving.

Priority 11: Roadway/Parking Improvements (Area G)

Estimated Costs: \$23,000.00

- Install and/or improve walks, asphalt paving, curb and gutter, ground cover, trees and irrigation.

7.1.2 Other Site Improvement Projects

(Not listed in priority order)

Hillside Garden Area (Area H)

Estimated Cost: \$5,000 to \$15,000.00

- Install path, benches, and plants appropriate to rock outcroppings. (Planting could be completed by volunteers.)

Outdoor Reading and Children's Storytelling Area (Area K)

Estimated Cost: \$13,000.00

- Regrade area and install an amphitheater shaped series of tiered concrete benches.
- Remove existing play equipment.

Park Entry Feature (Area N)

Estimated Cost: \$2,400.00

- Install a park entry element including signage and lights.

7.1.3 Building Improvements

KPAC recommends that a well-designed, high quality room be provided for special events on a rental basis. It is recommended that either the existing community center be expanded and include construction of a new room or that a new building for such purposes be built on the site of the Youth Hut Annex. If Building E is renovated then the need for the Community Center Addition project should be reevaluated.

Community Center Addition (Area 0)

Estimated Cost: \$300,000.00 - \$600,000.00

- Design and construct a 2,000 - 4,000 square foot addition to community center

"The Grand Room" (Area P)

Estimated Cost: \$180,000.00 - \$300,000.00

Renovate Building E

Estimated Cost: \$80,000.00 to \$100,000.00

- Renovate the building per an architect and engineer's review of the building. Key items to include roof, interior, new restrooms, windows replacement, paint, and electrical upgrade.

7.2 SUMMARY OF COSTS

The following summary provides two subtotals: Priority Site Improvements and Non-Priority Site Improvements.

Priority Site Improvements:

Priority	Item	Cost
1	Demolish Buildings	\$97,000 - \$105,000
2	The Meadow (Area A)	\$88,000
3	The Amphitheater (Area B)	\$79,000
4	Play Area & Tot Lot (Area C)	\$115,000
5	Lower Playground (Area D)	\$128,000
6	Park Sign @ Arlington (Area L)	\$2,000
	Park Sign on Highland (Area M)	\$1,200
7	Windsor Turnaround (Area E) (Not in budget)	(\$35,000)
8	The Glade (Area I)	\$8,000 - \$12,000
9	Lower Hillside (Area F)	\$50,000 - \$60,000
10	Road/Parking (Area J)	\$7,000
11	Road/Parking (Area G)	\$23,000
Subtotal of Construction Costs		\$598,200 - \$620,200
Engineering/Design Services *		\$70,000 - \$75,000
Total of		
Priority Site Improvements		<u>\$668,200 - \$695,200</u>

Non-Priority Site Improvements:

Hillside Garden Area (Area H)	\$5,000 - \$15,000
Outdoor Reading/ Storytelling Area (Area K)	\$13,000
Park Entry Feature (Area N)	\$2,400
Subtotal of Construction Costs	\$20,400 - \$30,400
Engineering/Design Services *	\$4,000
Total of	
Non-Priority Site Improvements	<u>\$24,400 - \$34,400</u>

Building Improvements:

(These items are not totaled since the Grand Room and Community Center Addition would not be both constructed.)

Community Center Addition (Area O)	\$300,000 - \$600,000
Grand Room (Area P)	\$180,000 - \$300,000
Building E Renovation	\$85,000 - \$105,000



Legend

- A The Meadow
- B The Amphitheater
- C Play Area & Toddler Lot
- D Lower Playground
- E Windsor Turnaround
- F Lower Hillside
- G Road/Parking
- H Hillside Garden Area
- I The Glade
- J Road/Parking
- K Outdoor Reading/Storytelling Area
- L Park Sign @ Arlington Avenue
- M Park Sign @ Highland Avenue
- N Park Entry Feature

N

1" = 100'

KENSINGTON PARK

AREAS OF COST ESTIMATE

NOVEMBER 4, 1997



FUNDING AND PLAN IMPLEMENTATION

8.1 POSSIBLE FUNDING TECHNIQUES

The raising of necessary funds to realize the Kensington community's vision for its park will require the energy, commitment and cooperation of all of its stake holders. The planning of the park has reflected the multiple needs and wishes of the community. Now a great deal of further work must be done, involving many residents, to achieve the goals previously outlined in this report.

There are various means of raising necessary funds that need to be considered. It is important to note that these means are not mutually exclusive, rather they need to be considered as parts of a comprehensive approach. The options studied by the Funding Committee included:

8.1.1 Government Grants

We have been unable to identify grants for which Kensington Park meets existing criteria. A bond measure is being considered, expected to be on the June 1998 ballot, from which Kensington Park might obtain funding.

8.1.2 Foundation Grants

This potential funding source shows promise, particularly if the Kensington Community Council is willing to assist in applying for grants from foundations that do not make grants to government agencies or to other foundations and if a variety of approaches is used. Some agencies are interested in supporting projects that involve ecology or nature preservation while others will fund youth-oriented activities or recreation or arts and culture. Since all of these activities will be incorporated into the park's use, it would be appropriate to apply for a variety of grants.

Additionally, the number of foundations that support building and renovation or general capital campaigns is limited; the foundations that provide matching funds or seed money need also to be considered. A list of foundations that make grants to organizations in the San Francisco Bay Area or California is in the Appendix.

8.1.3 Corporate Giving

Some corporations have programs to fund projects

sponsored by not-for-profit organizations. Approaching corporations at which Kensington residents are employed should be given primary consideration.

8.1.4 Support of Local Businesses

Support from Kensington businesses should be pursued, especially in view of the fact that businesses are not taxed for the park bond assessment. Other area businesses patronized by Kensington residents in Berkeley, El Cerrito and Albany should also be solicited for support. Though not a local business, the University of California maintains a Kensington presence (Blake House and Gardens) and could be approached for in-kind donations of horticultural expertise as well as use of the Blake Estate for fund raisers.

8.1.5 Community-wide Fundraising Campaign

It will be important to engage Kensington residents as their support is critical to the completion of the park. A capital campaign could involve direct donations, multi-year pledges and publicity for the concept of bequests for the long-term benefit of the park. On-going publicity via *The Outlook* is essential. In order to keep the need and the progress in the public eye a "thermometer" that tracks the fund drive's progress might be placed in a prominent location. To increase the appeal for a variety of residents, the option of designating funds for a specific aspect of the park (e.g. the playground, story area or grove) should be available. In addition, donations of various park installations (for example, memorial benches) should be encouraged with the stipulation that siting these gifts be in accord with park

plans. Donor incentives could be encouraged in a manner similar to the buy-a-brick campaign held by Berkeley Repertory Theater. Donors should be reminded to check with their employers about the availability of matching funds.

The funding committee believes that since there are many local organizations that have benefited considerably from use of the park and community center without any cost, each of the community groups that are KCC members should be expected to hold a fund raising event in support of the park funding campaign. This would maximize the number of residents who are involved. A list of fund raising possibilities, meant only to serve as a starting point, is attached as Addendum 2.

8.1.6 Special Funds Request

A Kensington resident has suggested that an appeal be made this fall for taxpayers to contribute to a park fund an amount equal to their tax savings as a result of the road tax surplus being rebated as a tax reduction. Approval of this proposal was requested of the KCSD at the July working session but a response has not been received. Publicity would need to be immediate for this approach to be feasible. Also, since a foundation has not yet been established, it would have to be decided whether KCC or KCSD would be the designated recipient organization.

8.1.7 Instituting New Charges, Raising Existing Charges for Use of Park Facilities

Many community groups have regular meetings at the Community Center. Others make occasional use of the grounds and/or buildings without incurring any charge. KCSO could institute a maintenance fee per use by KCC Member groups and could investigate a rate hike for rentals. Currently there is no charge for use of the park by organizations holding picnics, even when the Community Center must be unlocked to make rest rooms available. This could be changed. Finally, a cleaning/damage deposit could be required for rentals, which would be fully refunded only if the custodian was not required to provide any additional cleaning following the rental.

8.1.8 Use of Special Assessments

The potential willingness of the community to support a park-specific tax assessment should be gauged. Its advantage would be that the park, available to all in the community, would be contributed to by all in the community.

In addition to other sources of fundraising discussed *infra*, the Kensington Community may wish to use public financing for construction of improvements, through formation of a special assessment district or formation of a communities facilities district under applicable law (see Mello-Roos Community Facilities Act of 1982, Gov. C. §§ 53311-53365.7, the "Act"). A community facilities district ("District") formed under the Act is one form of public financing. There are other

forms of public financing, all with their unique requirements. The following discussion on public financing through formation and use of a District will highlight the issues that may arise in public financing for the Park.

Under the Act, public facilities can be financed by the sale of municipal improvement bonds to private investors which are paid for with assessments on property within a District which itself is formed to construct and finance the facilities.

The Act allows formation of special services districts to pay for a number of different types of services and physical improvements, including but not limited to police and fire protection services, recreational services, parks, open space facilities and numerous other facilities.

A district can only be formed after the local agency has adopted goals and policies regarding the priority of the kinds of facilities to be financed by the use of district, the credit quality of bond issues, assurance of notice to property owners on their tax obligations, the criteria for evaluating the equity of tax allocation formulas, and the standards of appraisals in addition to other requirements.

A local legislative body can initiate the district formation process on its own initiative and must commence the process in response to a petition signed by two of its members, or in response to a petition

filed by at least 10% of the registered voters in the area where the district will be formed.

The community facilities district can authorize the issuance of bonds for sale to the public to finance the facilities and services with such bonds being repaid with the special assessments imposed on residents of a District. However, the legislative body can only sell the bonds if it makes specific legislative findings regarding the value of the property and the amount of the proposed special assessment or (ii) on approval by a four-fifths vote of the legislative body.

Formation of District involves imposition of assessments, either to pay currently for the proposed capital improvements or public services, or to pay for any long-term bond indebtedness incurred for payment of the facilities. As a result, local voters can dramatically affect their existence and have much control over the process, including but not limited to the following:

- The registered voters can force the legislative body to abandon the proposed establishment of the district for at least one year by submitting a written protest signed by the greater of at least 50% of the registered voters or six registered voters in certain areas.
- The registered voters must approve by a two-thirds vote in a duly held election any special annual tax that will be levied to pay for the

facilities or services.

It is recommended that the Kensington Community Services District take a statistically significant survey of the Kensington Community to determine its interest in financing necessary park improvements through formation of a District, imposition of a special assessment and sale of municipal improvement bonds and whether or not the required voter percentages may be obtained.

Formation of a special assessment district or other taxing method may be more equitable to the community because the cost of the improvements can be spread throughout the entire Kensington community as ultimate beneficiaries of the Park, with each household bearing its own fair share of such costs. Additional targeted fundraising techniques (other than receipt of public or private grants which are in effect outright gifts) may be inequitable because the burden of providing funds falls primarily on those who are willing or able to make the additional contributions while the benefits of the newly constructed park fall on the entire community whether or not additional community members actually contribute to development of the park facilities.

The KCSD should consider formation of a community facilities district or special assessment district only as part of a broad-based spectrum of fundraising activities, all of which complement each other.

8.2 FORMATION OF A NON-PROFIT ENTITY

An involved core of local community members is critically important to insure that Kensington Park receives appropriate private and public funding and to provide ongoing stewardship of park resources. It is anticipated that the Services District will actually manage the development and use of Kensington Park, either directly or under contract with Kensington Community Council ("KCC"). A nonprofit, tax-exempt entity similar in form and function to Friends of the Kensington Library may be formed to serve these key functions:

- Serve as the primary vehicle for management of fundraising efforts, by itself or in conjunction with KCC and its constituent "K-Group" members.
- Pursue specific relevant public and private grant sources of funding for capital and other improvements to Kensington Park. (Other grants may be procured through KCC or KCSD and used to fund programs and services at Kensington Park, and to fund capital improvements as well).
- Serve as a catalyst for community outreach to other Kensington residents, businesses and Kensington community groups for funding, community involvement and donations of goods and services for further development.
- Serve as a monitoring group to work with KCSD and KCC to insure that development of Kensington Park proceeds.

8.2.1. Successful Use of a Nonprofit Entity

A successful nonprofit entity requires:

- A useful and necessary purpose not served by any other entity.
- Committed qualified people who will serve as necessary officers, directors and fund raisers for a sustainable period of time.
- Appropriate resources to perpetuate the charitable goals.

KPAC believes that these goals can be met with careful planning.

The enterprise must first be formed as a nonprofit corporation under California law; the entity then must separately seek appropriate tax-exempt status under state and federal tax laws. Tax-exempt status is vital to the entity's success in order to attract tax-deductible contributions from the Community and from other willing donors as well as facilitate receipt of public and private grants, many of which are only available to tax-exempt nonprofit entities.

Nonprofit corporations organized under California law are subject to oversight by the Attorney General. A tax-exempt entity is also subject to IRS and Franchise Tax Board tax audits and must file state and federal informational tax returns.

8.3 TIMELINE FOR IMPLEMENTATION OF FUNDING PLAN

8.3.1 Set Up Foundation

It clear that with the level of funding needed to implement the park plans, a great deal of fund raising from many sources will be necessary. The most logical way to get this done systematically is to form a foundation that is responsible for coordinating all the fund raising and is qualified as a 501(c)(3) tax exempt organization. The first grant that should be applied for is one to help the foundation get established. Refer to section 8.2 for the logistics and legalities of establishing such a foundation.

8.3.2 Road Rebate Campaign

If any benefit is to be achieved by urging Kensington taxpayers to send a check equal to the reduction of their tax bill as a result of the road tax rebate, it must happen this fall - immediately, in fact. It is the most logical way to receive funding in this tax year. KCC has agreed to receive the donations so they are fully deductible from donors' taxes. The *Outlook* will cover this campaign.

8.3.3 Begin A Multi-Pronged Fund Raising Strategy

Several avenues need to be considered simultaneously in order to maximize success. Grant applications need to be prepared in time to meet various agencies' deadlines while at the same time the need for funding from the community needs to be kept in the spotlight.

An annual capital campaign for unrestricted gifts should be undertaken. Simultaneously, specific areas of park implementation need to receive focus. For example, people who may not choose to make regular donations to a capital campaign may be very interested in one aspect of the park such as the playground or the amphitheater. It is important to provide incentives to donors so they will continue to support the park. It is critical to keep the community's focus on the progress and goals and to make each resident feel that his/her contributions are essential. These areas are covered in more detail in Section 8.1.

8.3.4 Consider A Special Tax Assessment

The KPAC Funding Committee is aware of the reluctance of KCSD to assess any further taxes in support of the park so we are recommending this avenue as a last resort. If all of the above efforts fail to raise enough funding for full implementation of the park plans, this approach needs to be considered.

Appendices

- A Acknowledgements
- B Possible Park Foundation Grant Sources
- C Initial List of Fundraising Ideas
- D Vegetation Analysis and Management Plan

ACKNOWLEDGEMENTS

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Report Production

Peter Bluhon

KPAC thanks all of the many residents who attended workshops, meetings, completed questionnaires, and expressed their ideas.

Appendix B

POSSIBLE PARK FOUNDATION GRANT SOURCES

American Honda Foundation
(310)781-4090

P.O. Box 2205

Torrance, CA 90509-2205

Kathryn A. Carey, Mgr.

Seed money and matching funds for projects involving natural resource conservation and protection, environment, children and youth.

BankAmerica Foundation
(415)953-3175

c/o Bank of America Center, Dept. 3246

P. O. Box 37000

San Francisco 94137

Caroline O. Boitano, Pres. and Exec. Dir.

Their interests are non-profit, tax-exempt organizations providing service to communities, arts/cultural programs, education and environment.

James G. Boswell Foundation

(818)583-3005

101 West Walnut Street

Pasadena 91103

James A. Henry, Exec. Dir.

Annual campaigns. Education, youth development, environment.

The Bothin Foundation

(415)561-6540

P.O. Box 27906

San Francisco 94729-0906

Lyman H. Casey, Exec. Dir.

Capital or building and equipment needs. Youth, elderly, community services, environment.

Frank H. and Eva B. Buck Foundation
(408)655-4900

666 Camino Aguajito, Suite 301

Monterey 93940

Give in Contra Costa County to youth organizations, arts and cultural programs, natural resource conservation and preservation.

Clorox Co. Foundation

(510)271-7751

P.O. Box 24305

Oakland 94623-1305

Carmella J. Johnson, Contrib. Mgr.

Capital campaigns, matching funds for arts and cultural, education, youth, volunteerism promotions.

Clarence B. and Joan F. Coleman Charitable Fund

2401 Merced Street

San Leandro 94577

Clarence B. Coleman, Pres.

Capital campaigns, building and renovation for arts, multipurpose centers, youth.

S.H. Cowell Foundation

(415)397-0285

120 Montgomery Street, Suite 2570

San Francisco 94104

Susan T. Vandiver, V.P. for Grant Programs

Capital campaigns in northern CA for children and youth services.

Mary A. Crocker Trust

(415)982-0138

233 Post Street 2nd Fl

San Francisco 94108

Barbaree Jennigan, Admin.

Environment, natural resources conservation.

The East Bay Community Foundation
(510)836-3223
501 Wickson Ave.
Oakland 94610

Michael M. Howe, Exec. Dir.
*Seed money and matching funds but not capital
improvement or building funds. Children, youth, families,
collaboration.*

The Carl Gellert and Celia Berta Gellert Foundation
1169 Market St., Suite 808
San Francisco 94103
Peter J. Brusati, Secy.
Capital campaigns, building/renovation funds. Education.

Wallace Alexander Gerbode Foundation
(415)391-0911
470 Columbus Ave. Suite 209
San Francisco 94133-3930
Thomas C. Layton, Exec. Dir.
For education, environment in Contra Costa County.

The William G. Gilmore Foundation
(415)546-1400
120 Montgomery St., Suite 1880
San Francisco 94104
Faye Wilson, Secy.
*For community-based organizations in northern CA for
conservation, children, arts.*

Crescent Porter Hale Foundation
(415) 986-5177
220 Bush St., Suite 1069
San Francisco 94104
Ulla Davis, Consultant
*Capital campaigns for education, children and youth
services.*

The Hofmann Foundation
P.O. Box 907
Concord 94522
Support for preservation and conservation of wildlife lands

*and educating community to need to preserve wildlife
without undermining related sports and recreation. Contra
Costa Co.*

William G. Irwin Charity
(415)362-6954
711 Russ Bldg.
235 Montgomery St.
San Francisco 94104
Michael R. Gorman, Exec. Dir.
*Support for cultural programs and education capital
campaigns*

Koret Foundation
(415)882-7740
33 New Montgomery St., Suite 1090
San Francisco 94105-4509
Michael A. Papo, Exec. Dir.
*Building and renovation, capital campaigns. Interests:
building community, youth development and volunteerism
promotion.*

Ludwick Family Foundation
P.O. Box 1796
Glendora 91740
Sarah L. Ludwick, Pres.
*Building/renovation funding for children, education, and
natural resource conservation and protection.*

McKesson Foundation, Inc.
(415)983-8673
One Post Street
San Francisco 94104
Marcia M. Argyris, Pres.
Equipment and matching funds. Education, cultural, civic.

Montgomery Street Foundation
(415)398-0600
235 Montgomery St., Suite 1107
San Francisco 94104
Carol K. Elliott, Secy-Treas.
Capital campaigns, community funds. Youth, arts/culture

Samuel B. Mosher Foundation
(619)226-6122
3278 Loma Riviera Dr.
San Diego, CA 92110
Robert R. Fredrickson, Secy-Treas.
Building and renovation funds. Youth development,
education.

Bernard Osher Foundation
(415)861-5587
220 San Bruno Ave.
San Francisco 94103-5090
Patricia Tracy-Nagle, Sr. V.P.
*Youth services, natural resource conservation and
protection. Contra Costa Co.*

The Stanley Smith Horticultural Trust
(415) 643-6264
49 Geary St., Suite 244
San Francisco 94108
Robert Ornduff
App. Address: P.O. Box 12247
Berkeley 94712-3247
*General/operating support, program development funds for
horticultural programs including education.*

Y. and H. Soda Foundation
(510)253-2630
Two Theatre Square, Suite 211
Orinda 94563-3346
Judith Murphy, Exec. V.P. and Treas.
*Building/renovation funding. Education, youth
development, community development. No support of
environmental causes.*

Sidney Stern Memorial Trust
P.O. Box 893
Pacific Palisades 90272
Marvin Hoffenberg, Advisor
*Building and renovation funding for arts/cultural programs,
children and youth services.*

The Morris Stulsaft Foundation
(415) 986-7117
100 Bush Street, Suite 825
San Francisco 94104-3911
Joan Nelson Dills, Administrator
*Building, renovation and equipment funding in Contra
Costa County for cultural and recreational programs for
youth.*

Swig Foundation
220 Montgomery St., 20th Fl.
San Francisco 94104
Alice Finch, Secy.
Arts/culture, education. Bay Area

The Tang Foundation
944 Market Street, 8th Fl.
San Francisco 94102-4010
Marion S. Lee, Exec. Dir.
Matching funds for children and youth.

Mark Taper Foundation
(310)476-5413
12011 San Vicente Blvd., Suite 401
Los Angeles 90049
Raymond F. Reisler, Exec. Dir.
*Building/renovation funds. Arts/culture, children, youth
development, community development, volunteerism
promotion.*

The Varian Foundation
154 Bryant St.
Palo Alto 94301-1102 !
Susan Varian Hammond, Secy-Treas.

The Elizabeth Firth Wade Endowment Fund
114 East De La Guerre St., No. 3
Santa Barbara 93101
Patricia M. Brouard, Secy-Treas.
Youth centers and sports associations.

Wells Fargo Foundation
(415)396-3567
345 California St., 8th F or 396-5830
San Francisco 94163
Tim Hanlon, Pres.
*Building/renovation funds. Education, community
development.*

Appendix C

INITIAL LIST OF FUNDRAISING IDEAS

"K-Groups" could take turns providing the labor to serve meals at meetings of Kensington Business and Professional Association (or any other local organization that meets at meal time).

Initiate the all-volunteer Kensington Catering and Baking Co. which could cater dessert or cocktail parties, informal suppers etc.

Set up a holiday (e.g. Thanksgiving) meal provided by volunteers and open to the community.

Gift sale of unused "white elephant" items, handmade gift items, plants

Town-wide yard sale with neighborhood rivalries encouraged. All proceeds to park project.

"Park Place" dinner: serve rice and beans or soup or make it potluck. Charge for an evening out but spend minimal amount on food and find volunteers to entertain.

Go one step further than above and invite people to a "virtual" event i.e. they pay to stay home.

Series of performances by local talent preceded by dinner parties in volunteers' homes.

Dance party for adults - sock hop or tea dance or dance party with lessons provided by KCC dance instructor.

Tasting parties - wine, ice cream, chocolate, coffee. Get foods and beverages donated.

Tours of kitchens, homes, gardens. Many interesting and famous residents who might be willing to lend their

homes, or parts thereof, for a day.

Get kids involved - talent show? play or musical? storytelling? herb gardening?

Old fashioned basket social

Park-themed community quilt raffle

Tournaments: bridge, tennis, golf

Walkathon or run (on the order of the former annual "turkey trot" which was sponsored by KCC). Could be held in conjunction with Earth Day.

Art auction or fair "Art in the Park" or "Art and the Art of Grilling" (barbecue sold along with the art) or combine art with entertainment such as the ECHS Jazz Band or ?

Set up job bank with volunteers making themselves available to run errands, sew, haul, provide gardening advice, type letters etc. for a pre-established fee payable to park project.

Set up a mini farmers market during summer and fall. Invite farmers to join local bakers and growers. Fruit that can't be sold directly could be preserved or baked into something highly sellable.

Skilled members of the community could silk screen aprons or tote bags, for example with a logo that would advertise the park project while raising funds.

Greeting cards could be printed based on one of the park drawings to be sold by the box. A Christmas card version could also be made.

A poster of a park drawing could be printed and sold.

Appendix D

VEGETATION ANALYSIS AND MANAGEMENT PLAN

[To be provided.]