



*Lindley Meadow*

# Maintenance and Operations Areas

## Maintenance and Operations Areas

Maintenance and operations areas within the park are necessary for efficiency and care of the park. Visual impacts from these areas should be minimized by screen plantings around the site. Most of the existing areas are well screened, some need better screening. Maintenance areas comprise approximately 20 acres of the park (less than .02 percent of the park). Opportunities should continue to be sought to consolidate existing areas. Facilities should meet code requirements for employee health and safety. Following are recommendations for some of the individual sites.

### **Urban Forestry Center**

The Urban Forestry Center was established with the beginnings of the reforestation program in 1980. The McQueens treatment plant site was chosen due to its availability. The Urban Forestry Center consists of offices, employee locker area, vehicle and equipment storage, employee parking, training room, and saw shop. The center supports Recreation and Park Department forestry activities throughout the city. The site contains various remnant structures from the treatment plant, some of which are being utilized. Various other structures have been brought in for storage and offices. Many of the structures have deficiencies in varying degrees, including a lack of heat, hot water, ventilation, and lighting. The office is in a construction trailer that is difficult to keep clean and a poor environment for the computer equipment it houses. The employee locker rooms are cramped, and one has a leaking roof. The main restrooms do not have heat or hot water. The site has drainage problems during wet

weather. Various structures, pipes, valves, and an underground vault remaining from the treatment plant contain unknown materials and hazards, and leaks have been a problem.

The site is suitable for the center, being centrally located in the park, away from activity areas, and fairly well screened. It also utilized an existing maintenance area rather than creating a new one. The feasibility of relocating the Urban Forestry Center to another site was considered, with the nursery/corporation yard and the Richmond Sunset treatment plant site as two possible locations. The benefits of moving the center would be consolidation of maintenance areas and restoration of the site to parkland. The two sites, however, have proven to be less feasible or desirable than the existing location. The nursery/corporation yard site does not have the room for additional vehicle storage or employee parking. The Richmond Sunset site is too close to the ocean, with its damaging salt spray, to store vehicles outside, and the existing structures may not be suitable. It would also take considerable investment to adapt the existing buildings due to their age and unknown condition. The park would benefit more by having the Richmond Sunset site restored to parkland for recreational uses.

It is recommended that the Urban Forestry Center remain at its present location, and that its facilities be improved and reorganized. Conditions for employees should be improved with permanent, weather-tight, heated structures. The offices should be upgraded to provide a proper environment for computer equipment. Aban-

doned treatment structures should be demolished, and leaks and safety hazards corrected. The entire site should be reorganized for efficient vehicle storage, circulation, and servicing. Additional screening vegetation should be planted around the center.

**Log Storage Area**

The existing log storage area, approximately .8 acre in size, is located north of the bison paddock. The function is to store logs before chipping into mulch. Currently the chipping is done by contract, and occurs only once or twice a year to accumulate enough logs to make the contracting cost effective. The Department is considering purchase of its own chipping machine which could operate year round and eliminate the need to store logs. Currently, up to 500 logs are stored before chipping. The site is

visible from JFK Drive, and a major trail is adjacent to the site. The Objectives and Policies call for maintenance and operations areas to be screened from view and consolidated where possible.

The log storage area should be relocated or consolidated with another maintenance area. One option is to locate it the southeast corner of the Richmond Sunset treatment plant site which is well screened from outside the site. A new reforestation area would screen the site from the new uses proposed for the Richmond Sunset plant site. The proposed site would be approximately the same size as the existing log storage area.

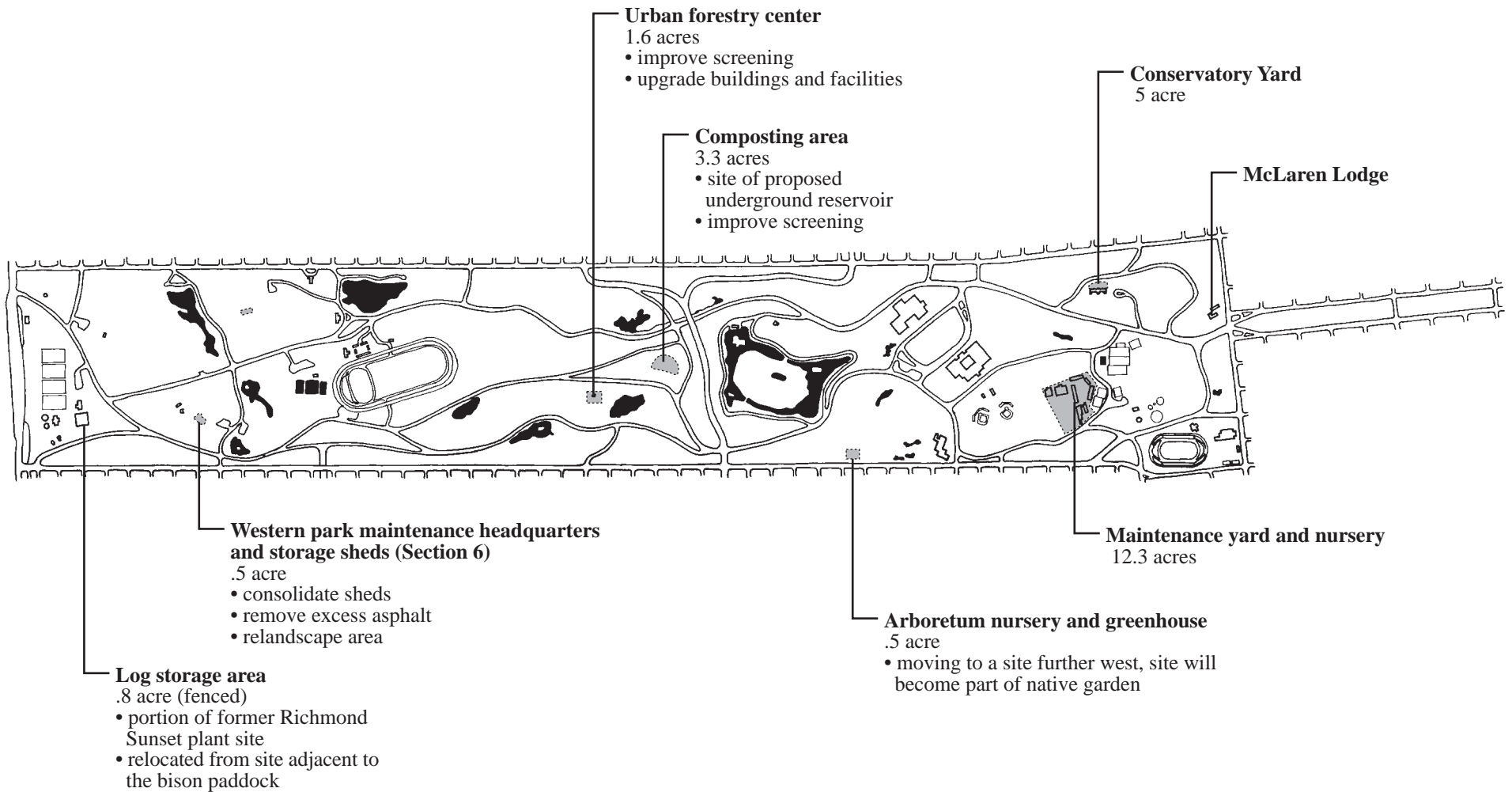
*Note: The log storage area has been relocated to the Richmond Sunset treatment plant site.*

**Western Park Maintenance Headquarters and Storage Sheds (Section 6)**

The western park maintenance headquarters consists of a concrete shed building and several container structures that are used for storage of equipment and tools. It sits in a large open area with an excess of asphalt and is not screened from adjacent areas. It is recommended to consolidate the storage containers with the building by moving them adjacent to it. Excess areas of asphalt should be removed and the area should be extensively landscaped with screen plantings around the structures and reforesting other areas.

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Area	Acres	Function	Comments:
Conservatory yard	0.5	service entrance	
Maintenance yard and nursery	12.3 (nursery 6.7 ac.)	offices, nursery, vehicle & equip. storage	crowded, lack of parking
Arboretum nursery & greenhouse	0.5	plant propagation, volunteer center	moving to a site further west, site will become part of native garden
Composting area	3.3	composting	site of proposed underground reservoir, composting will remain on site
Urban forestry center	1.6	office, vehicle & equip. storage	facilities need extensive upgrading
Log storage area	.8 (fenced)	log storage, chipping operations	moved to new location at former Richmond Sunset treatment plant site
Storage sheds/Section 6 HQ	0.5	storage/office	degraded condition around sheds, excess asphalt, consolidate structures; consider moving headquarters to Richmond Sunset plant site
<b>TOTAL</b>	<b>20.1</b>		



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