



Rispin Mansion Park

Public Workshop
November 16, 2020



Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

Participation Guidelines

- Please remain on mute unless you are commenting
- Written questions can be sent to kmozumder@ci.capitola.ca.us during or after the meeting
- If you are having trouble unmuting your line please select the “Raise Hand” option

Workshop Agenda

- Introductions of City team
- Project background and current status
- Review proposed design elements
- Discussion

A second online workshop is scheduled for
December 2, 2020 at 6 p.m.

- Review changes to the design based on input received
- Zoom links will be provided...

Background

- Following years of trying to complete a commercial project on the property, in 2015 the City Council voted to pursue the development of a park project for the grounds, keeping the mansion closed.
- In 2017 the city completed a first phase which involved reconstruction of the ADA pathways from the Nob Hill shopping center to Wharf Road.
- Project has been on hold since this initial work due to funding shortfalls
- City is currently seeking State Parks grants to complete the funding

Rispin Mansion Park

DESIGN TEAM

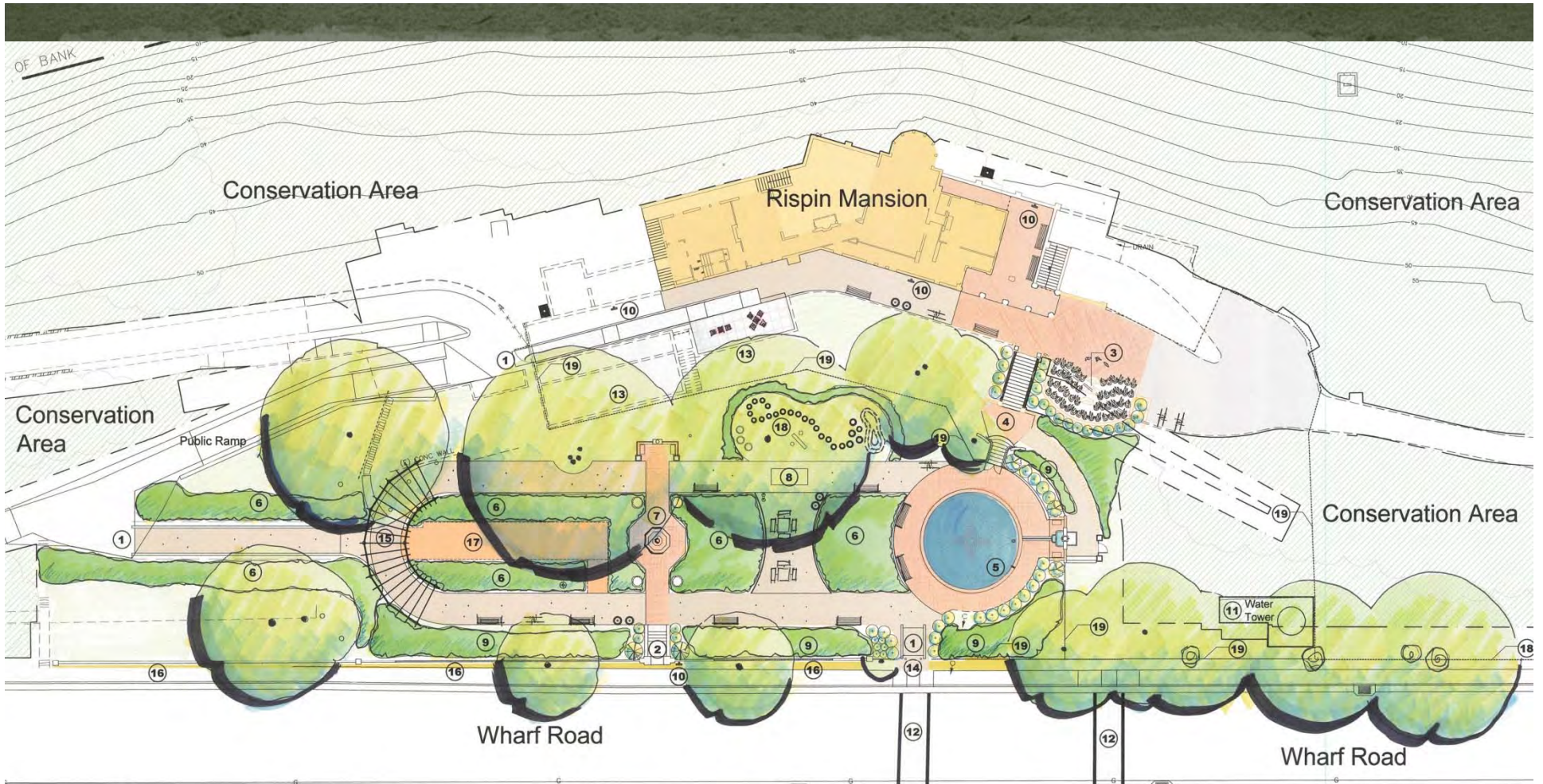
- MA+A Landscape Architects
Mike Arnone, Jennifer Colfer
- Maureen Hamb, Certified Arborist
- Bowman and Williams, Civil Engineers
- Urfer and Associates, Structural Engineers
- Pacific Crest Engineering, Geotechnical Engineers
- Bonjardim Waterscape Works, Mechanical Engineers



Aerial from the '50's

Park design currently includes the following elements:

- ADA pathway to mansion level
- Reconstruction of historic garden elements:
 - Fountain
 - Reflecting pool (structural and surface repair)
 - Mansion Entrance Stairway
 - Entry Arch and steps from Wharf Road
 - Repair of Garden Wall along Wharf Road
 - Sundial
 - Overlook seating area
 - Oval walking path
 - Arbor
 - Planting



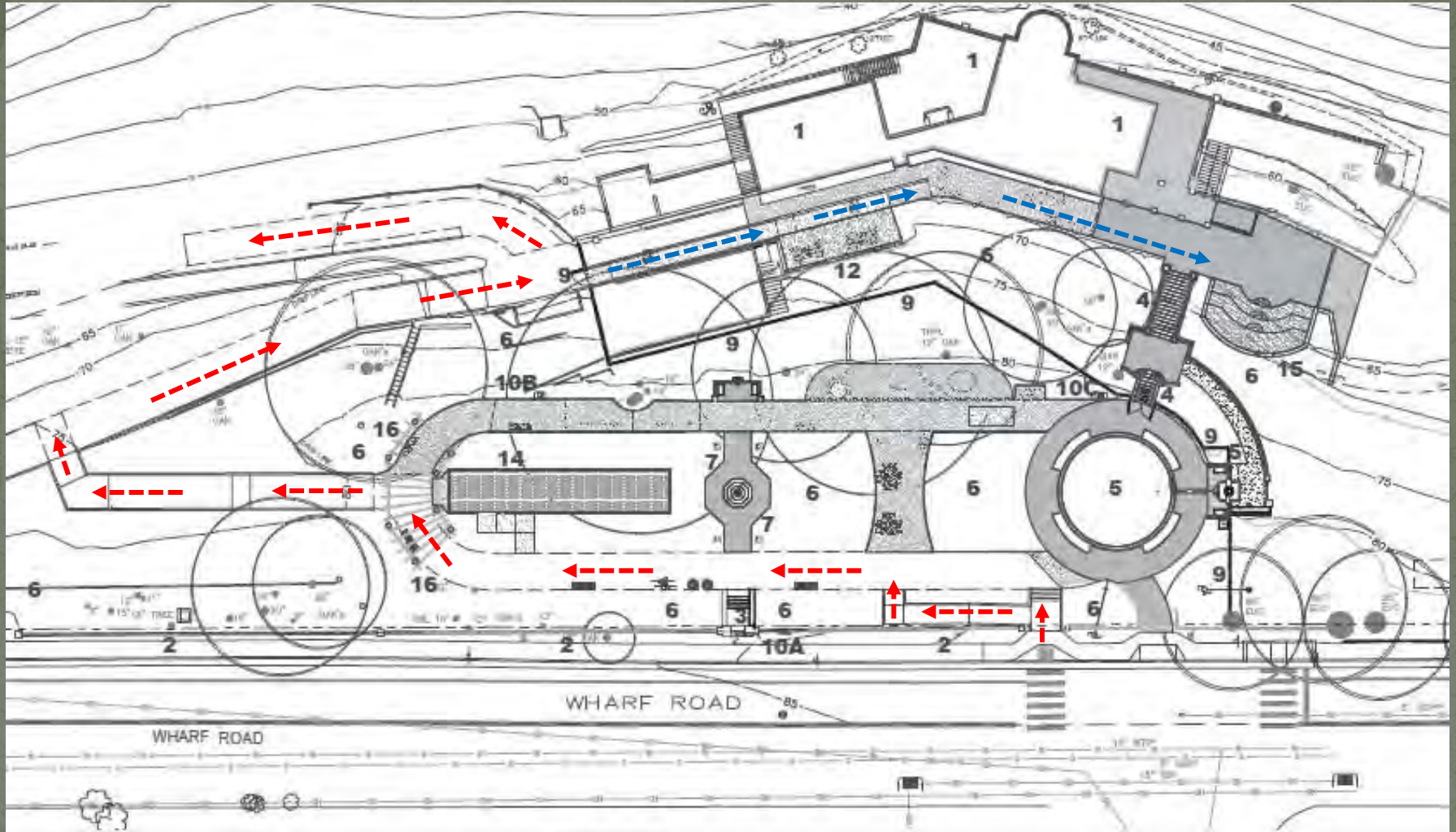
GOLD	MANSION
PEACH	BRICK PAVERS
BEIGE	GRANITE PATH FINES
BLUE	REFLECTING POOL
ORANGE	BOCCE BALL COURT
LARGE CIRCLES	EXISTING TREES TO REMAIN
GREEN	LANDSCAPE AREAS
WHITE	EXISTING ELEMENTS TO REMAIN

LEGEND
1. UNIVERSALLY ACCESS

New/modified park elements and amenities:

- Fencing
- Overhead lighting
- Modifications of garden wall along Wharf Road
- Handrails for existing steps to Mansion
- Amphitheater
- Nature Play Area
- Bocce Ball Court
- Bike racks, picnic and game tables, benches, trash and recycling receptacles
- Automatic Drip Irrigation system for new plants
- Murals for windows of mansion
- The use of the Reflecting Pool?
- Additional uses for the park????

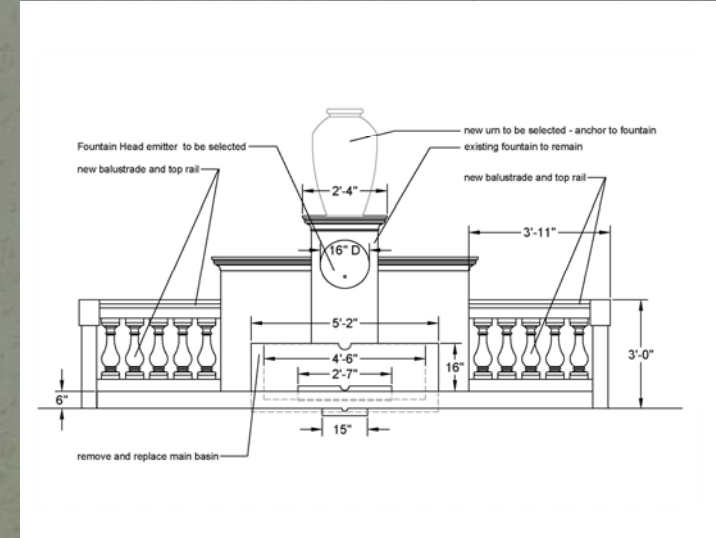
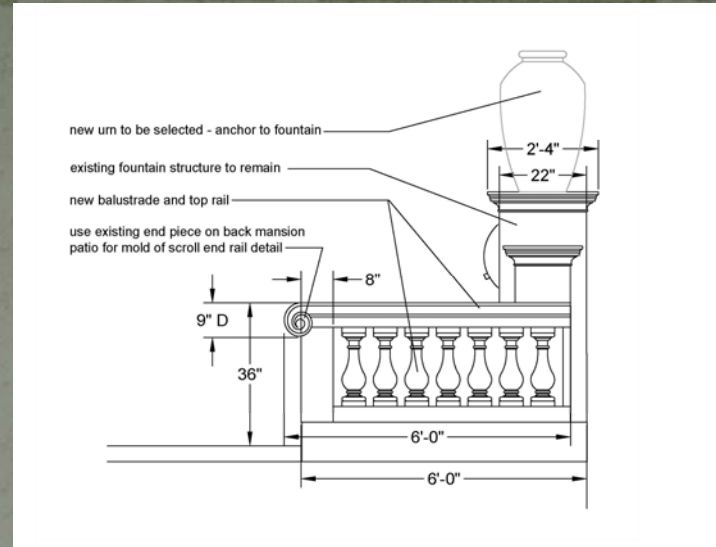
Accessible path of travel



Accessible path of travel

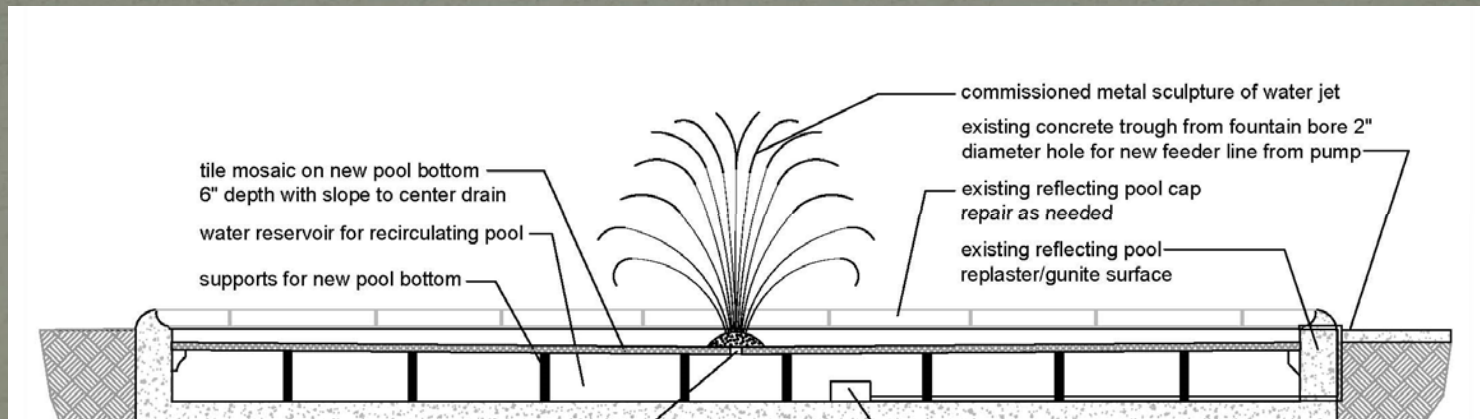
- ← - - - existing
- ← - - - proposed

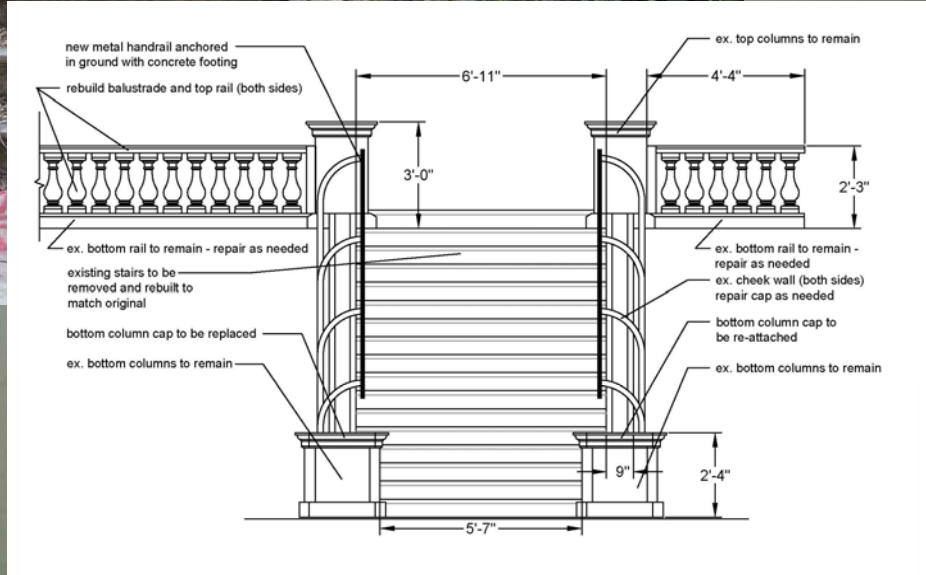
Restoration of Historic Garden Elements

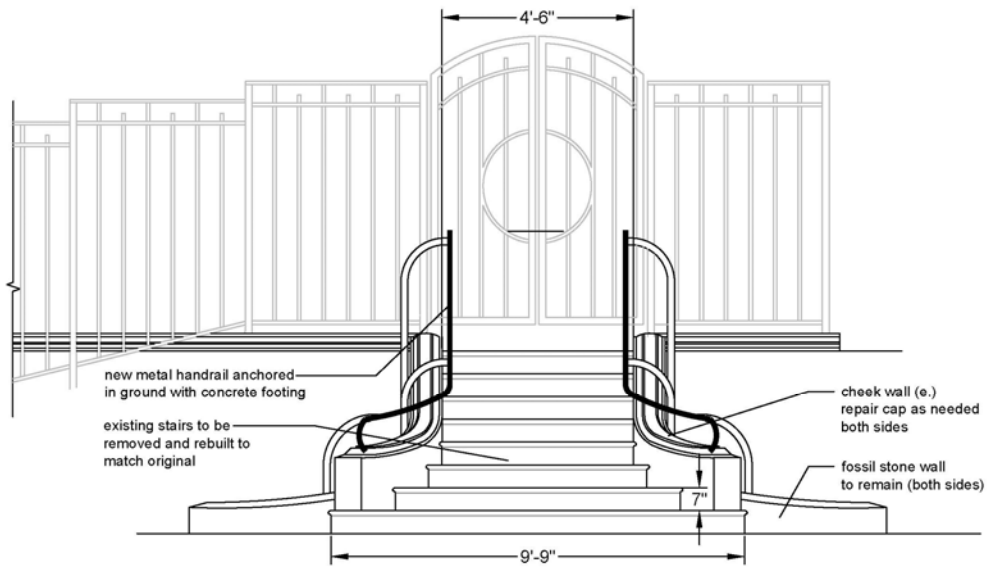


Fountain and Reflecting Pool

Concepts for the reflecting pool:
Art Deco style of the 1920's
Simulation of water with mosaic tile
Kinetic sculpture of water jet

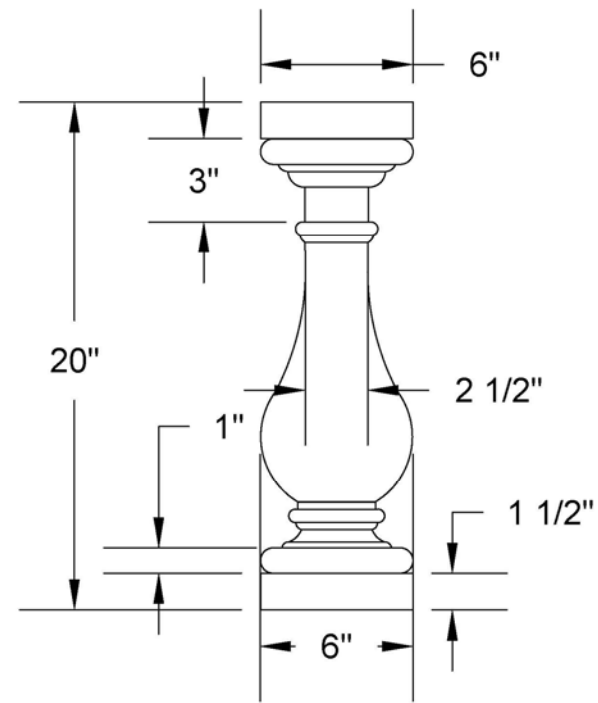








Location of balustrade rail overlooking mansion to be reconstructed



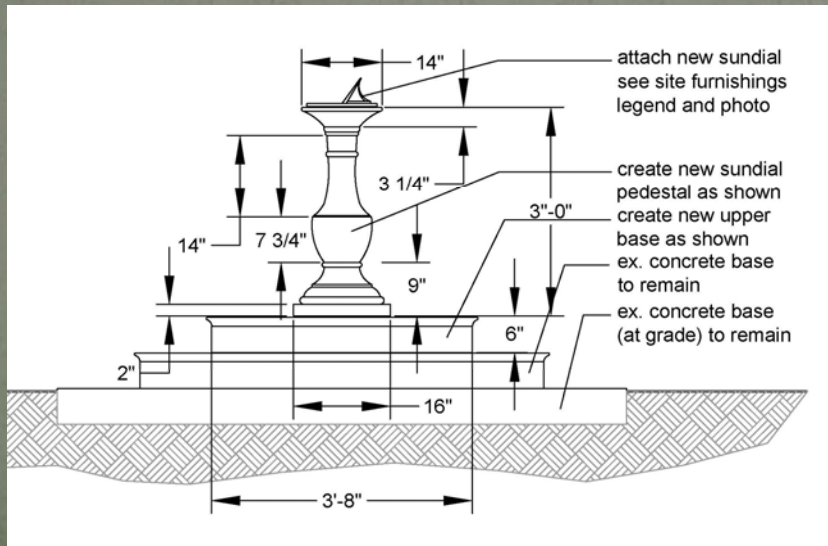
Balustrade detail

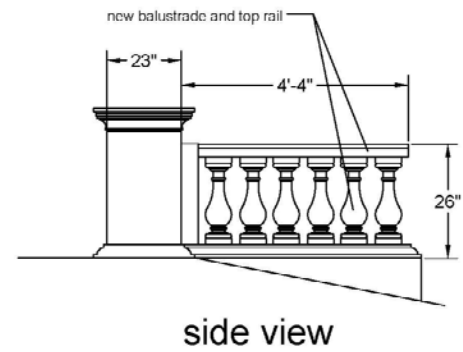
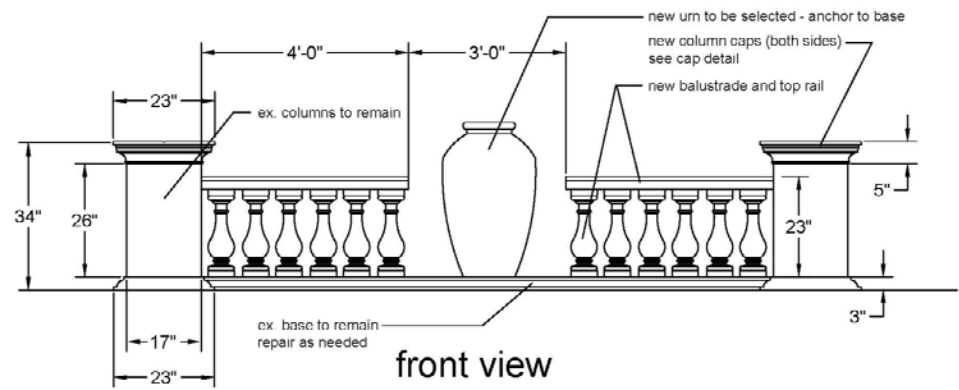


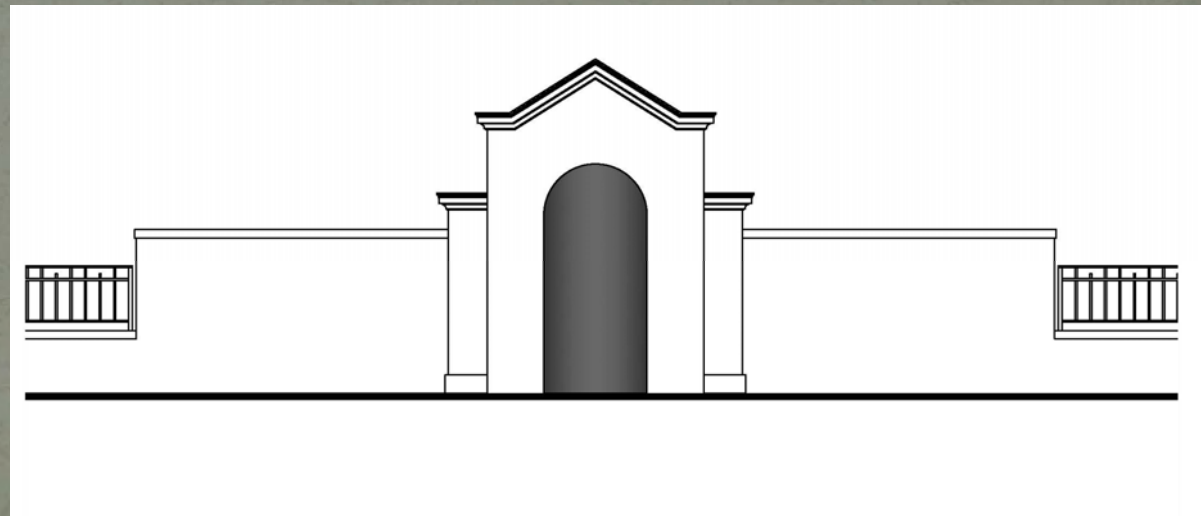
Sundial photo from 1930's



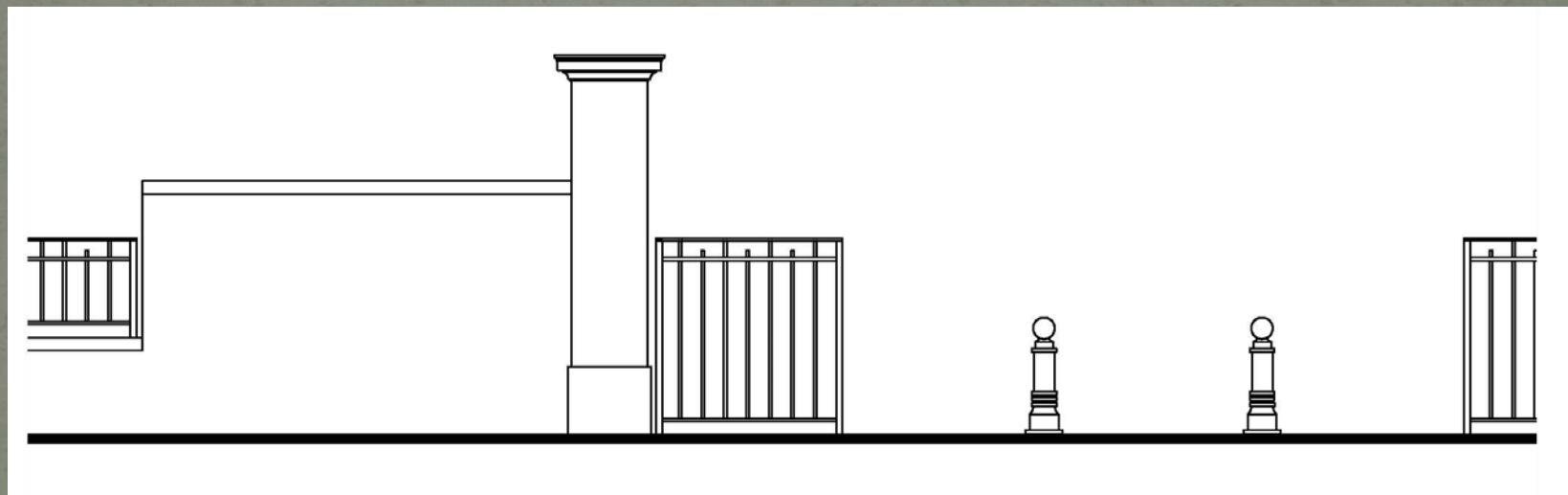
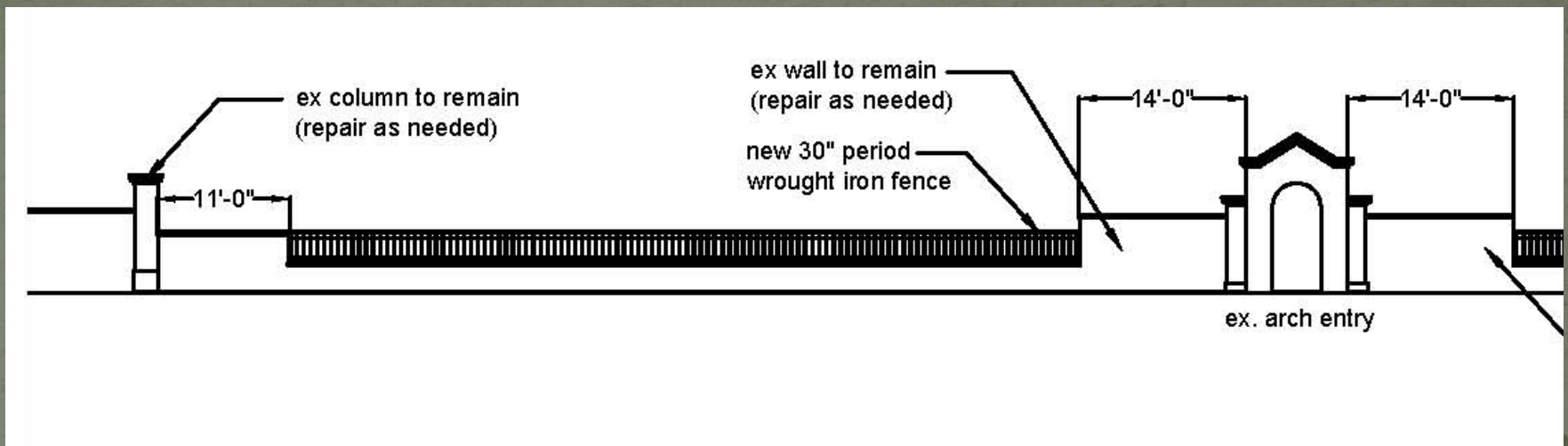
Remaining base of sundial





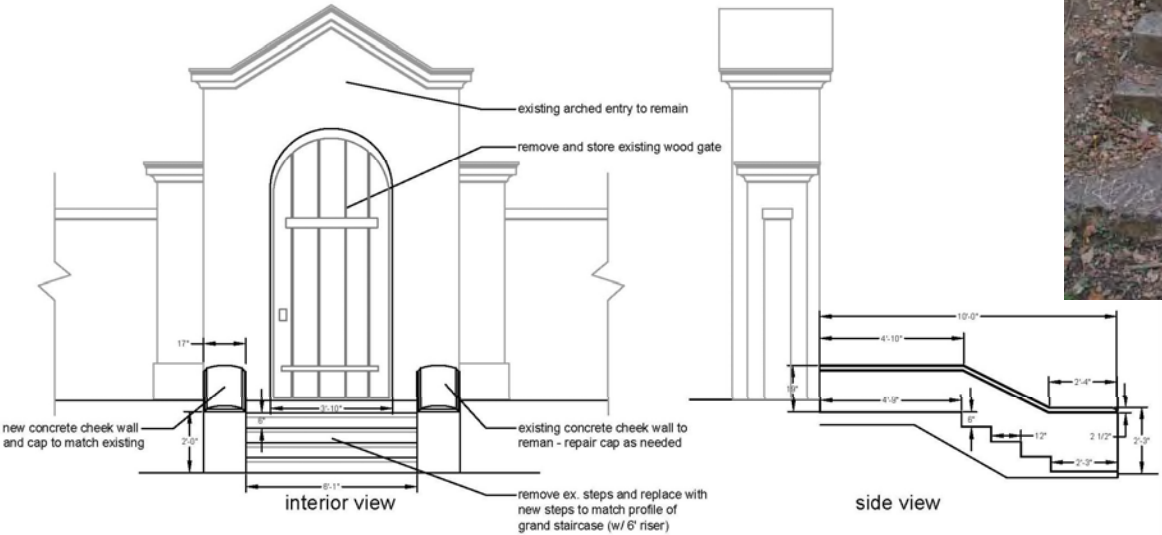


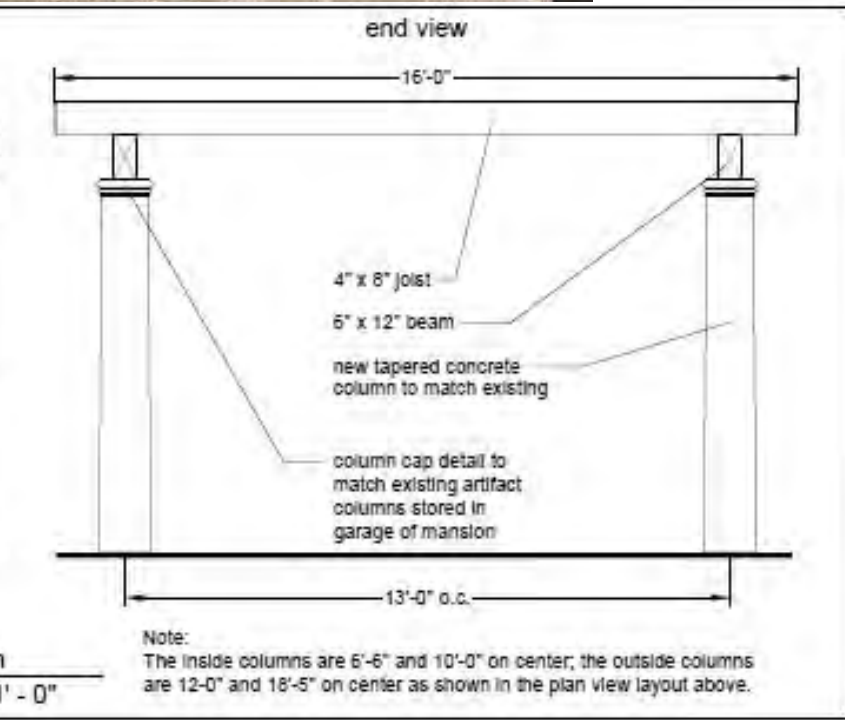
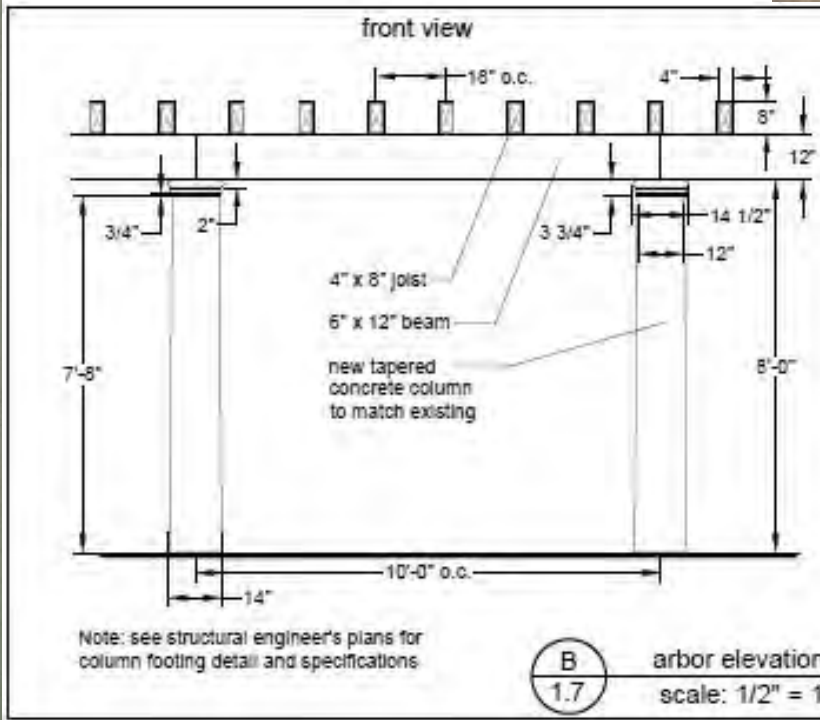
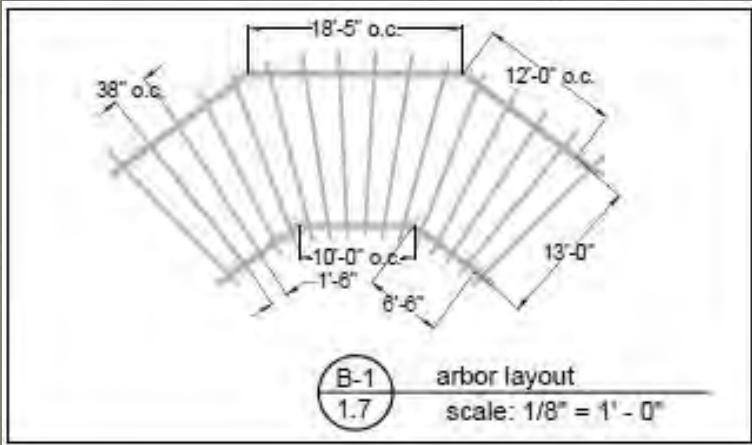
Entry arch wall and fence



Front wall and fence elevation

Entry arch East view





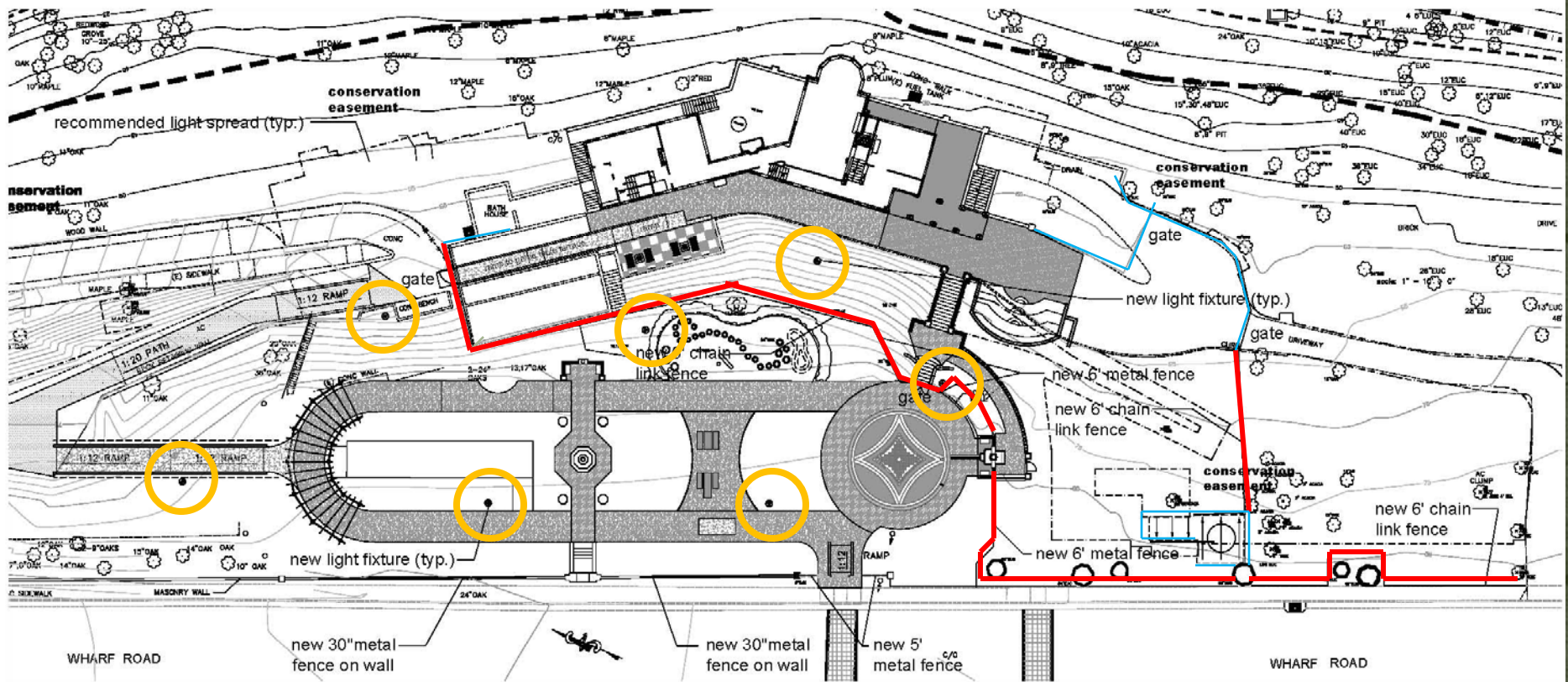
Park Amenities







New Park Elements

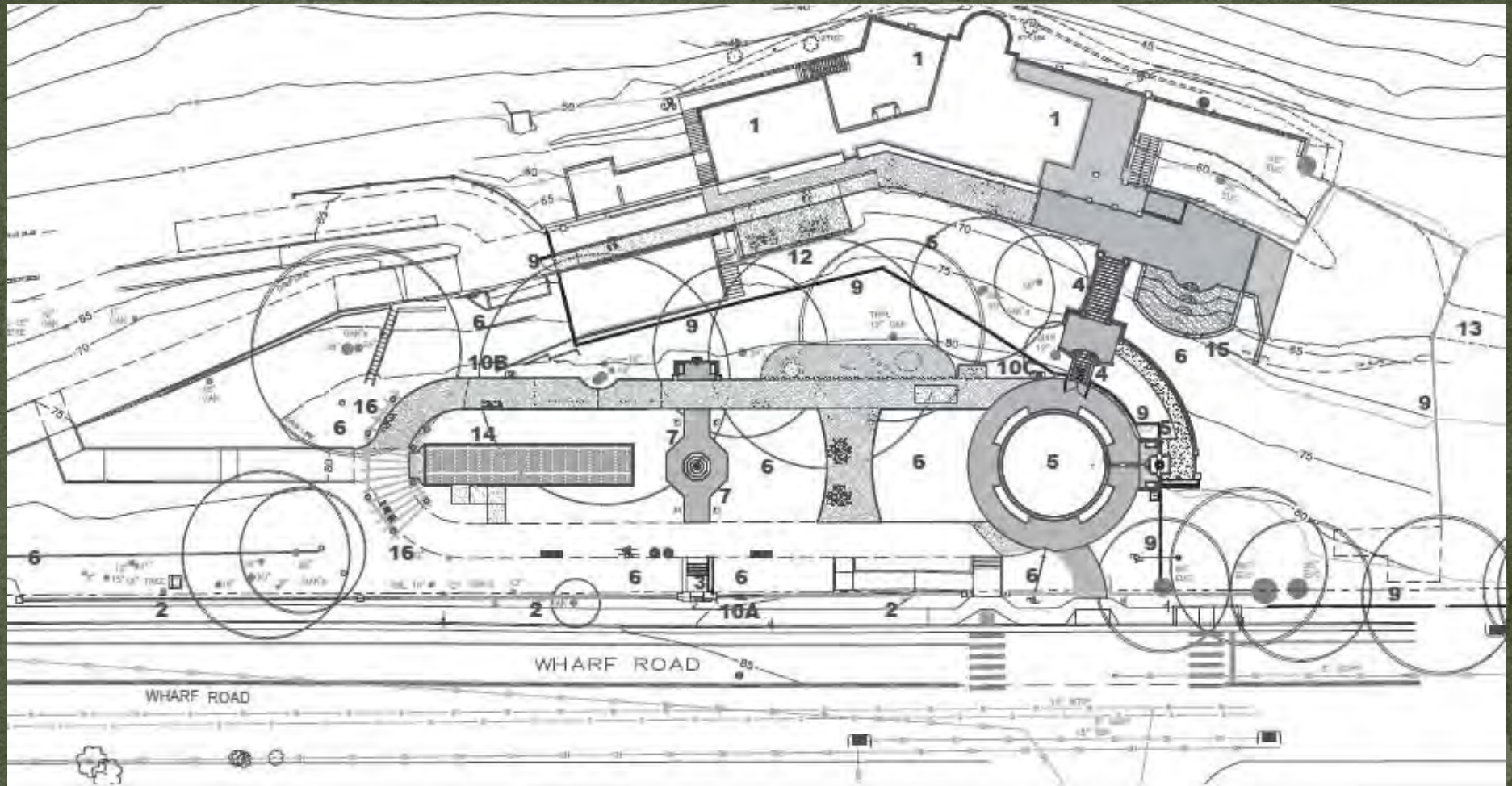


FENCE LEGEND

ELEVATION VIEW	PLAN VIEW	DESCRIPTION	LOCATION	LENGTH
		5' DECORATIVE METAL FENCE w/ 6" PICKET SPACING	AT ENTRY OFF WHARF ROAD	14' LF
		6' DECORATIVE METAL FENCE w/ 6" PICKET SPACING	AT TOP OF SLOPE BEHIND TO WHARF ROAD	154 LF
		30" DECORATIVE METAL GUARDRAIL w/ 4" PICKET SPACING	ON TOP OF SECTIONS OF WALL ALONG WHARF ROAD	105 LF
		6' BLACK CHAIN LINK FENCE	PERIMETER OF PARK AREA	371 LF

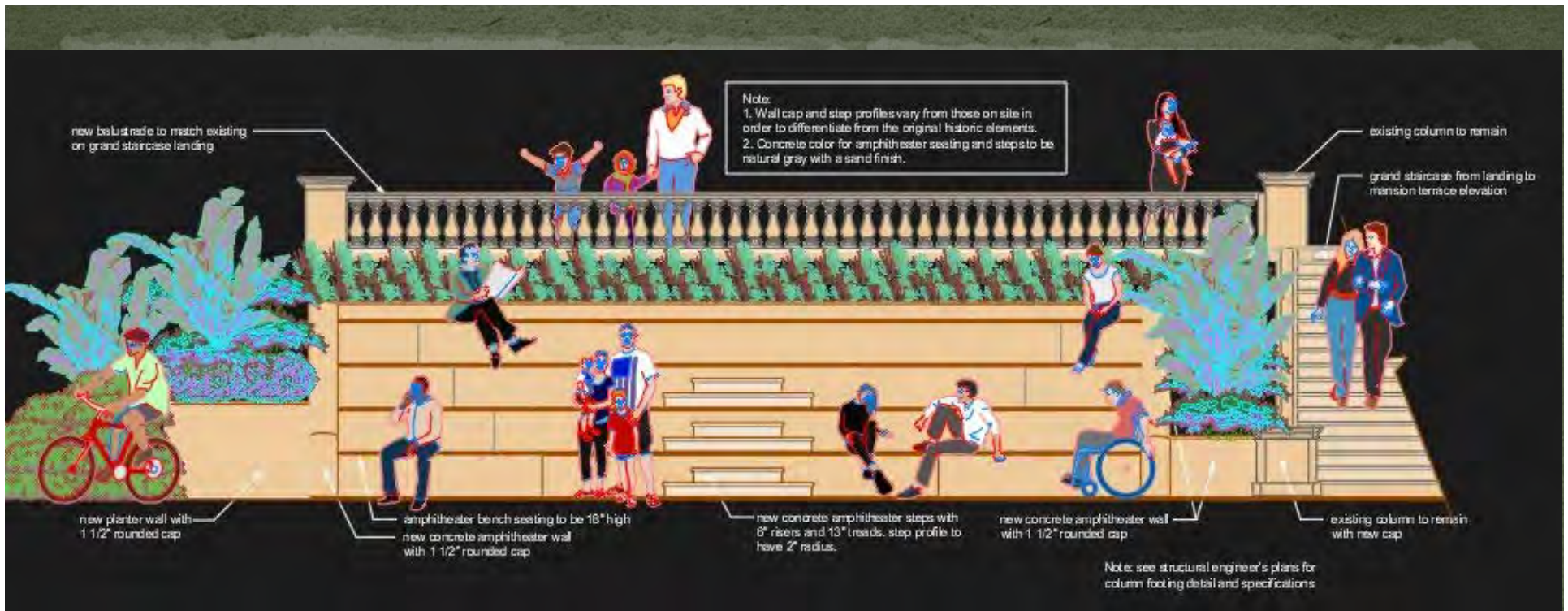
Lighting Legend					
Key	Description	Quantity	Manufacturer	Model #	Color/Finish
	Street Light fixture on Light Pole	7	Stenberg Lighting 510.638.3800 www.stenberglighting.com	AVENUE Series- E750SRLED Barrington 5201-SS Base on 5212- FP5- GFI - OI	Old Iron finish Acorn Style w/ roof mounted downlighting optics and LED light source with white textured polycarbonate acorn

New Fencing,
Light fixture locations
 and **existing fencing**

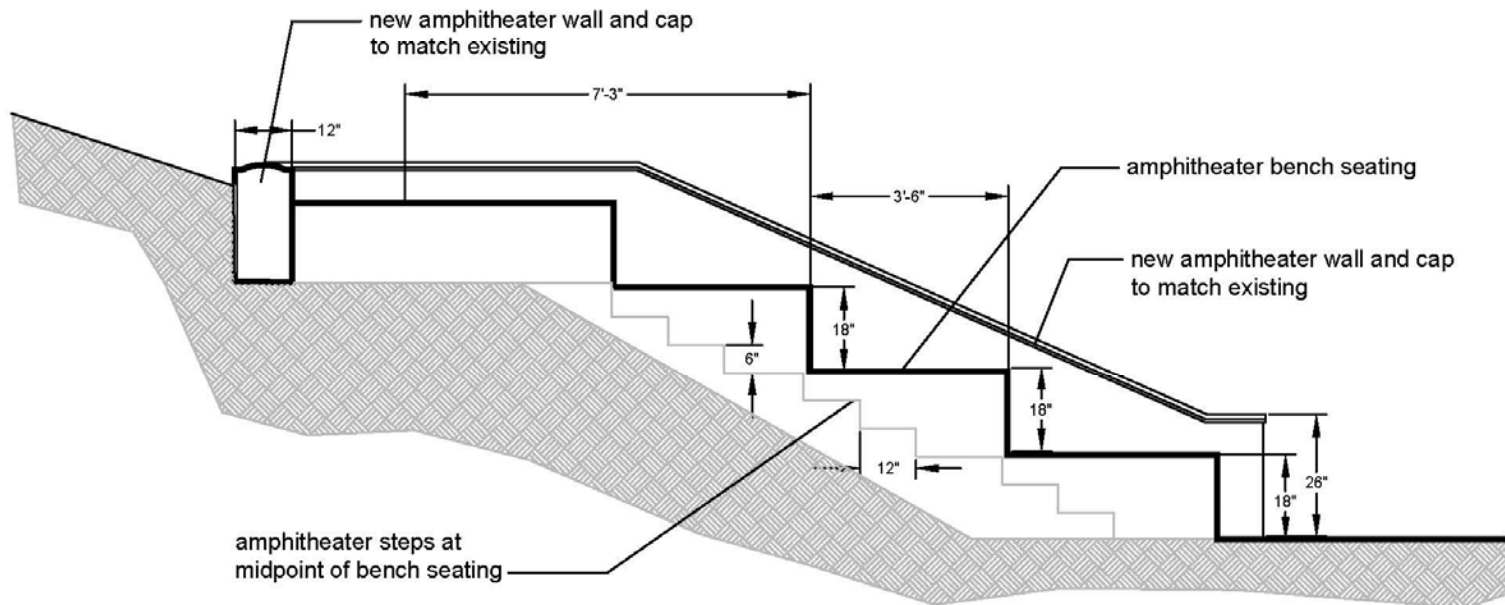


- 1 MANSION
- 2 WALL ALONG WHARF ROAD
- 3 WHARF ROAD ENTRY
- 4 GRAND STAIRCASE
- 5 FOUNTAIN AND REFLECTING POOL
- 6 PLANTS AND LANDSCAPE
- 7 SUNDIAL AND SCULPTURE GARDEN
- 8 UNIVERSAL PATH OF TRAVEL

- 9 FENCING AND GATES
- 10 SIGNAGE LOCATIONS
- 11 Not used
- 12 MURAL ON CONCRETE WALL OF ST. CLARES BASEMENT
- 13 SERVICE ACCESS DRIVE
- 14 BOCCIE BALL COURT
- 15 AMPHITHEATER
- 16 ARBOR



Amphitheater



Amphitheater
Side section

Planting Concept

- Planting Plans were created for the Construction Documents issued in September of 2019
- Many of the plants used along the inside of the wall along Wharf Road and in planting areas adjacent to the Fountain and Reflecting Pool resemble the historical plantings of the original Rispin Garden
- California native plants have been used on the slope and in the demonstration garden
- Butterfly Habitat plants have been used in the areas bordering the habitat as well as in the habitat demonstration garden.

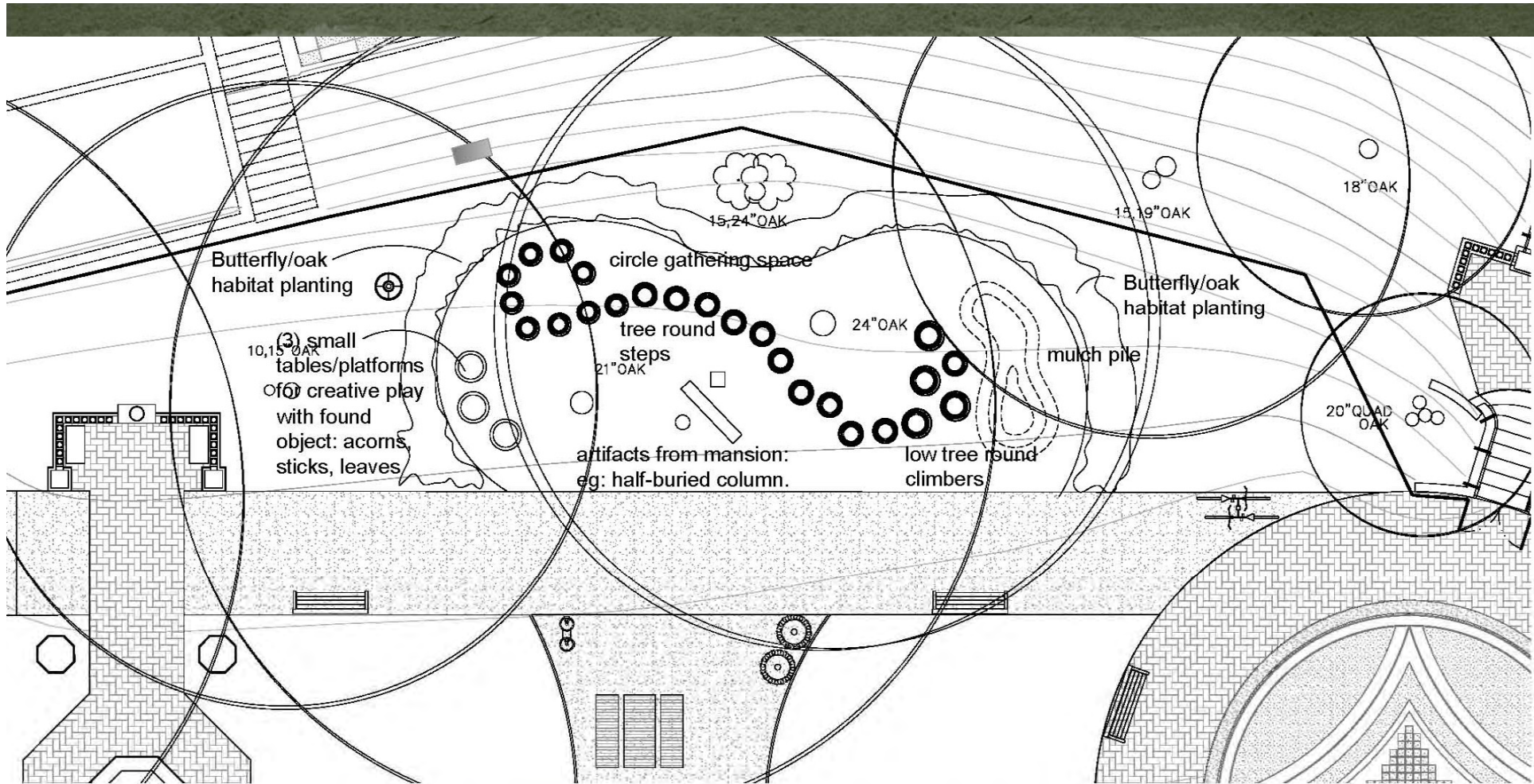
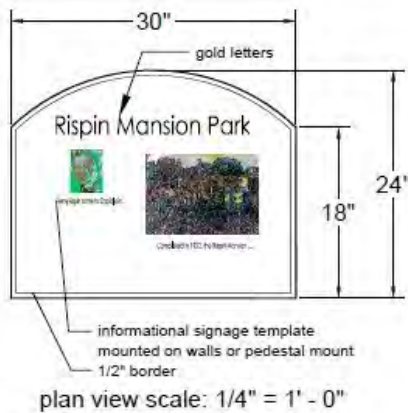
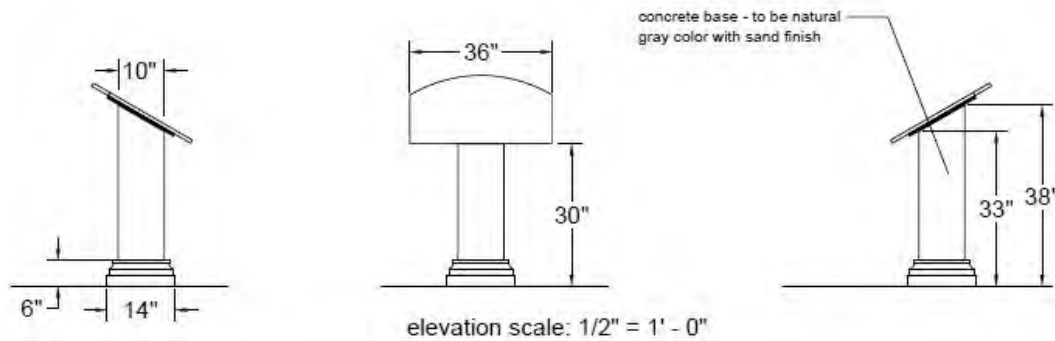


Photo Examples of Nature Play Areas



INFORMATIONAL SIGNS

1. The Rispin Informational Park Signage shall be fabricated using Porcelain Enamels.
2. The size and shape of the template is shown to the left.
3. The graphic design, selection of photos, images and text shall be approved by the City and Landscape Architect prior to fabrication.
4. The informational themes for each sign are noted below.
5. Three of the signs will be wall mounted and two will be pedestal mounted as noted below.
6. The sign locations are noted below and shown on Sheets L1.1, L1.2 and L1.3

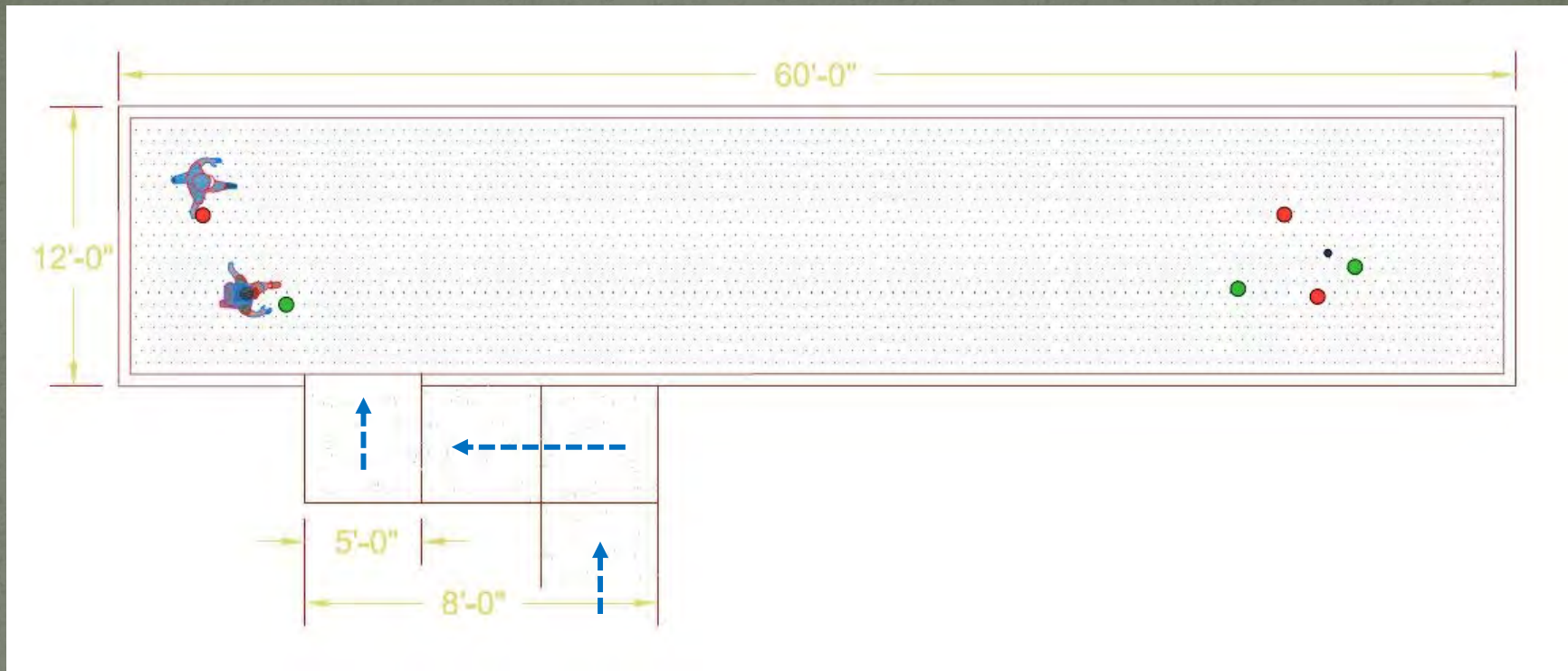


SIGN CONCEPT

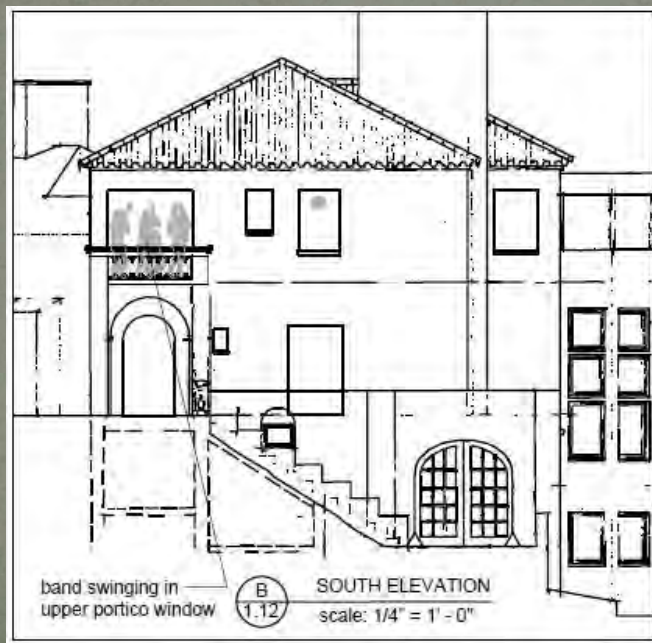
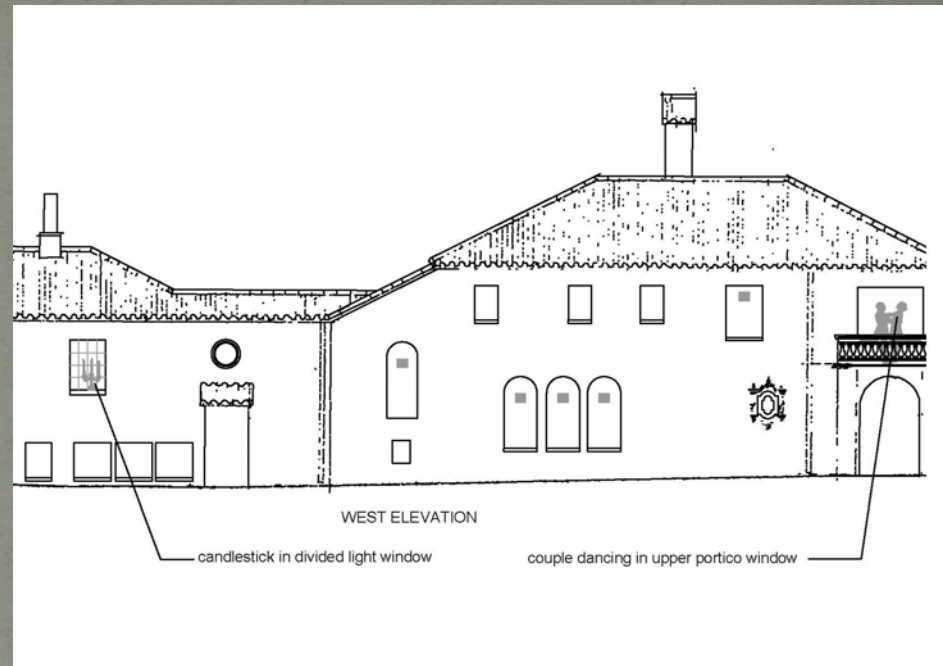
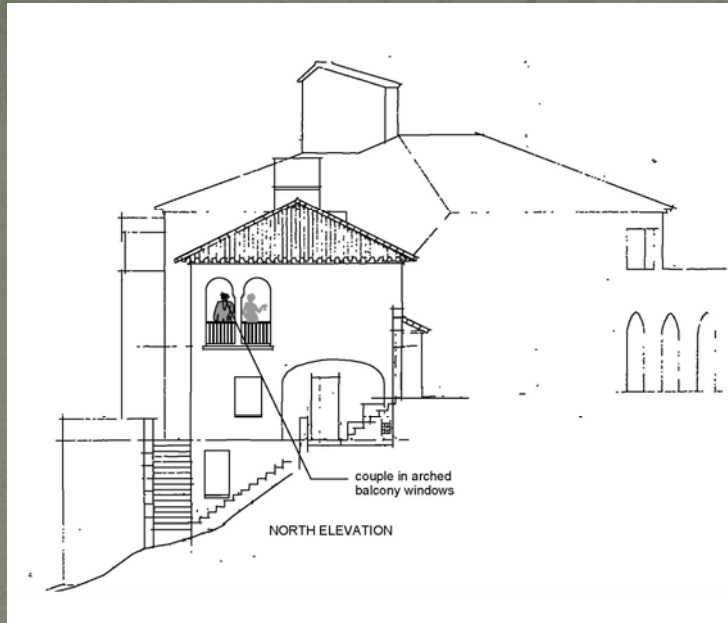
sign	location	theme	mounting
A	Wharf Road wall by entry	park name and Rispin Mansion introduction	on wall
B	north pathway by overlook	Nuns of St. Claires era photos/narative	on pedestal
C	south pathway by staircase	Butterfly Habitat and Oak Woodland Restoration	on pedestal
D	west mansion wall near entry	Henry Rispin bio./photos/narative	on wall
E	south mansion wall	Mansion interior floorplan/photos/narative	on wall

informational sign template
scale: as noted

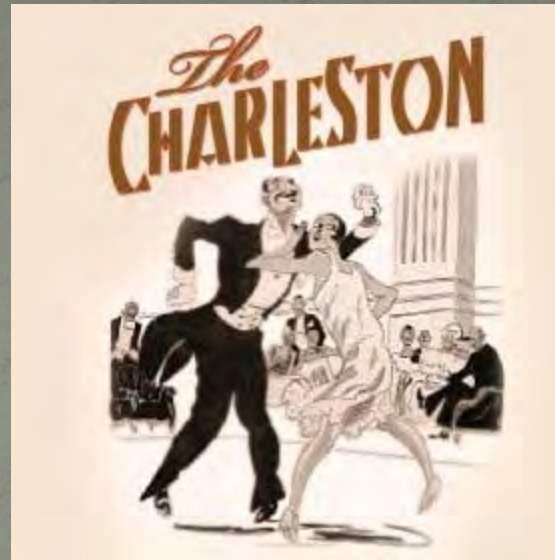
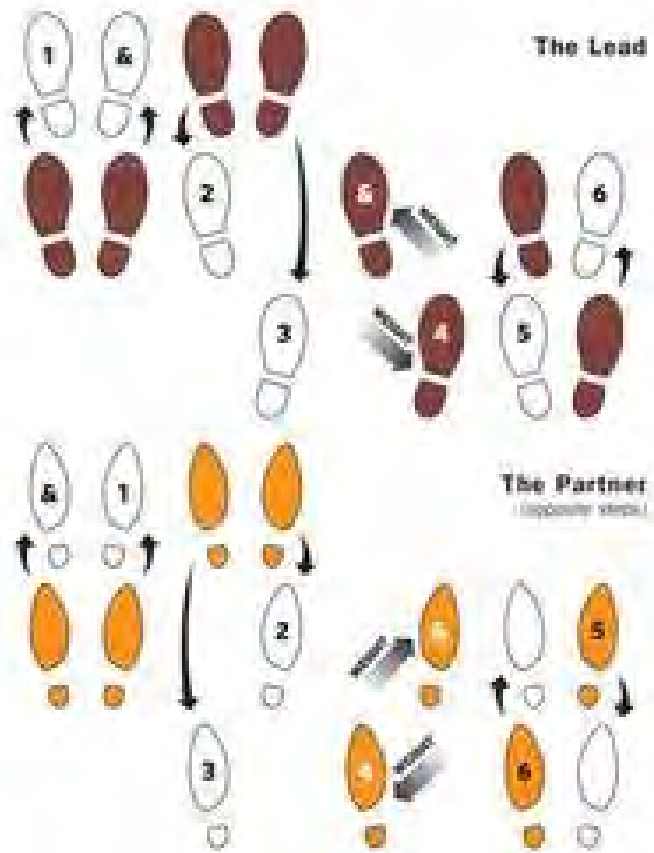
Adapt size of
informational placard
as needed



Bocce Ball Court



Mural concept for mansion windows



Charleston dance steps
Brass in concrete



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- Zoom links will be provided...