

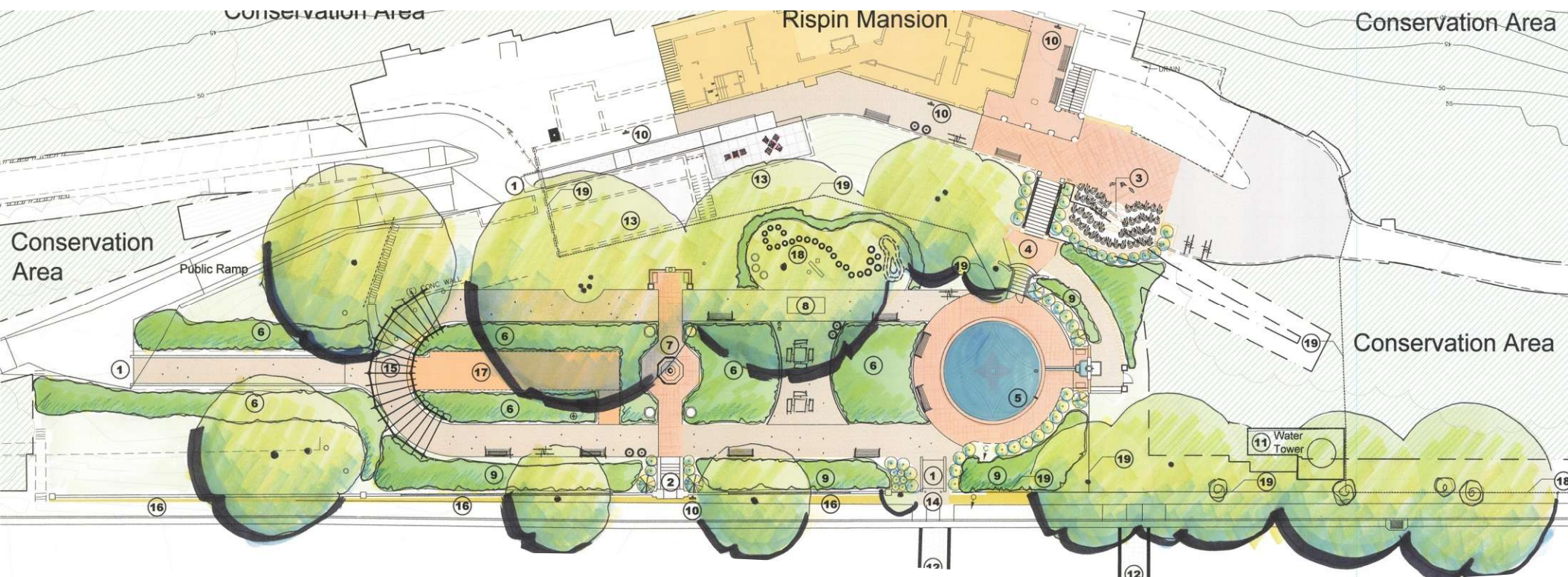
Park at Rispin Mansion Project Update

City Council
August 28, 2025

Park at Rispin Mansion Update



- **Project Summary:** Multi-year effort to repurpose historic Rispin Mansion property into a public park
- **Purpose:** Provide guidance on hardscaping materials/design and landscaping strategy



Park at Rispin Mansion Update

Intended Scope



2023 Reduced Project Scope

- Grading, fencing, landscaping
- Historical reconstruction of park features
- Repair of grand staircase & historic elements
- Drinking fountain & lighting
- Civil site improvements
- Scope reduced due to cost constraints

Construction Progress & Challenges

- Began spring 2024 (\$949,000 contract with Betz Works)
- \$50,000 change order for underground/ADA work
- Delays from weather and PG&E utility connections

Park at Rispin Mansion Update

Completed/In Progress Scope



Completed

- Historic restorations: grand staircase, balustrades, fountain structure
- Amphitheater & exterior wall modifications
- Pathways (broom-finished concrete, ADA upgrades)
- Lighting

Upcoming Deliverables

- Fencing, site furnishings (benches, trash/recycling, fountain, dog waste receptacles)
- Stamped concrete for lower patio ADA upgrades
- Irrigation + limited wood-chip landscaping (walking loop & future bocce area)

Added via PW Parks Budget

- Fountain emitters, bollards, planters, game table, sundial

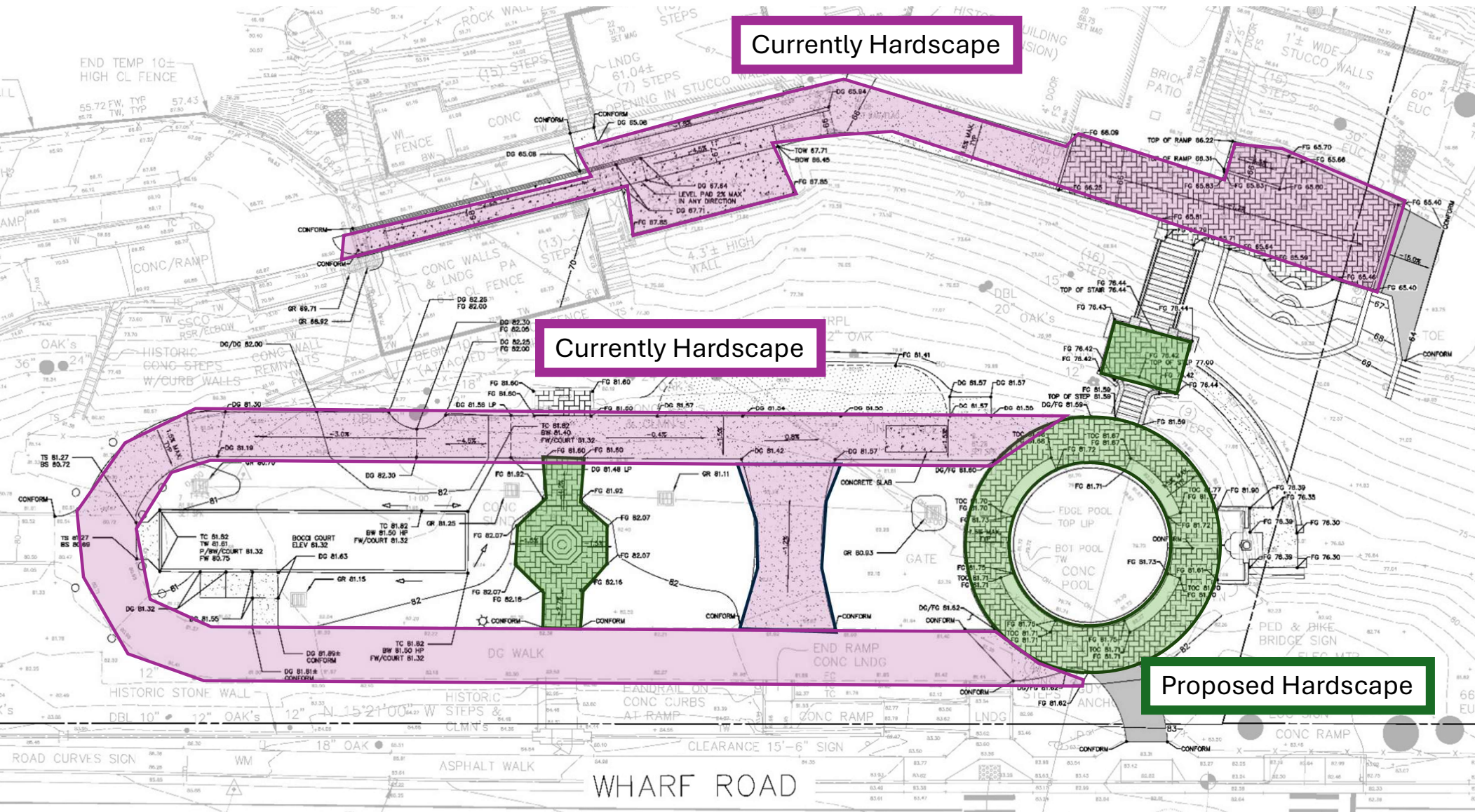
Park at Rispin Mansion Update

Incomplete/Future Scope



- Excluded due to cost: arbor, bocce ball court
- Public art unfunded (grant submitted)
- Fountain temporarily filled for safety
- May 8, 2025: Approved additional hardscaping (fountain, loop pathway, sundial plaza, stair landing – stamped concrete)
 - Recently, contractor advised stamped concrete is not feasible for all upper hardscape areas due to constructability, site conditions, and cost

Park at Rispin Mansion Update Hardscape



Park at Rispin Mansion Update

Hardscape – In Progress



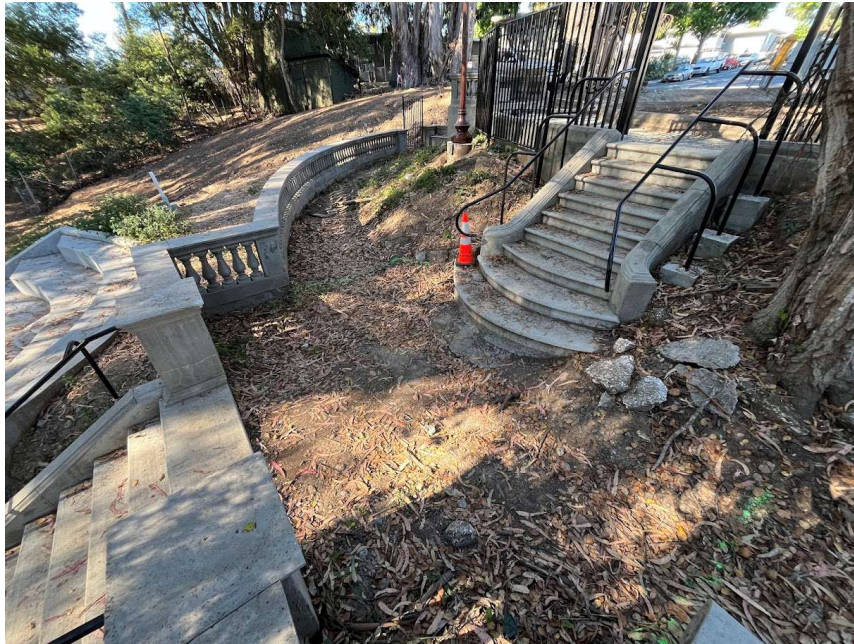
Loop Pathway



Lower Patio

Park at Rispin Mansion Update

Hardscape – Not Completed



Park at Rispin Mansion Update

Hardscape – Options



| Option | Description | Pros | Cons |
|--------------------------------------|---|---|--|
| Stamped Asphalt | Colored asphalt stamped to look like pavers | <ul style="list-style-type: none"> • Low cost • Quick install • Mimics look at budget | <ul style="list-style-type: none"> • Less authentic look • Fades/wears faster • Maintenance |
| Stamped Concrete | Colored concrete with imprinted patterns | <ul style="list-style-type: none"> • Matches design well • Durable, consistent • Low maintenance | <ul style="list-style-type: none"> • Higher cost • Can crack, harder to repair |
| DG + Historic Pavers + Future Pavers | DG with historic paver landing; fundraising for future pavers | <ul style="list-style-type: none"> • Honors 2015 concept • Phased and flexible • Community involvement | <ul style="list-style-type: none"> • Limited pavers • DG needs more upkeep • Fundraising required |

Park at Rispin Mansion Update

Hardscape – Stamped Asphalt



Park at Rispin Mansion Update

Hardscape – Stamped Concrete



Park at Rispin Mansion Update

Hardscape - Pavers

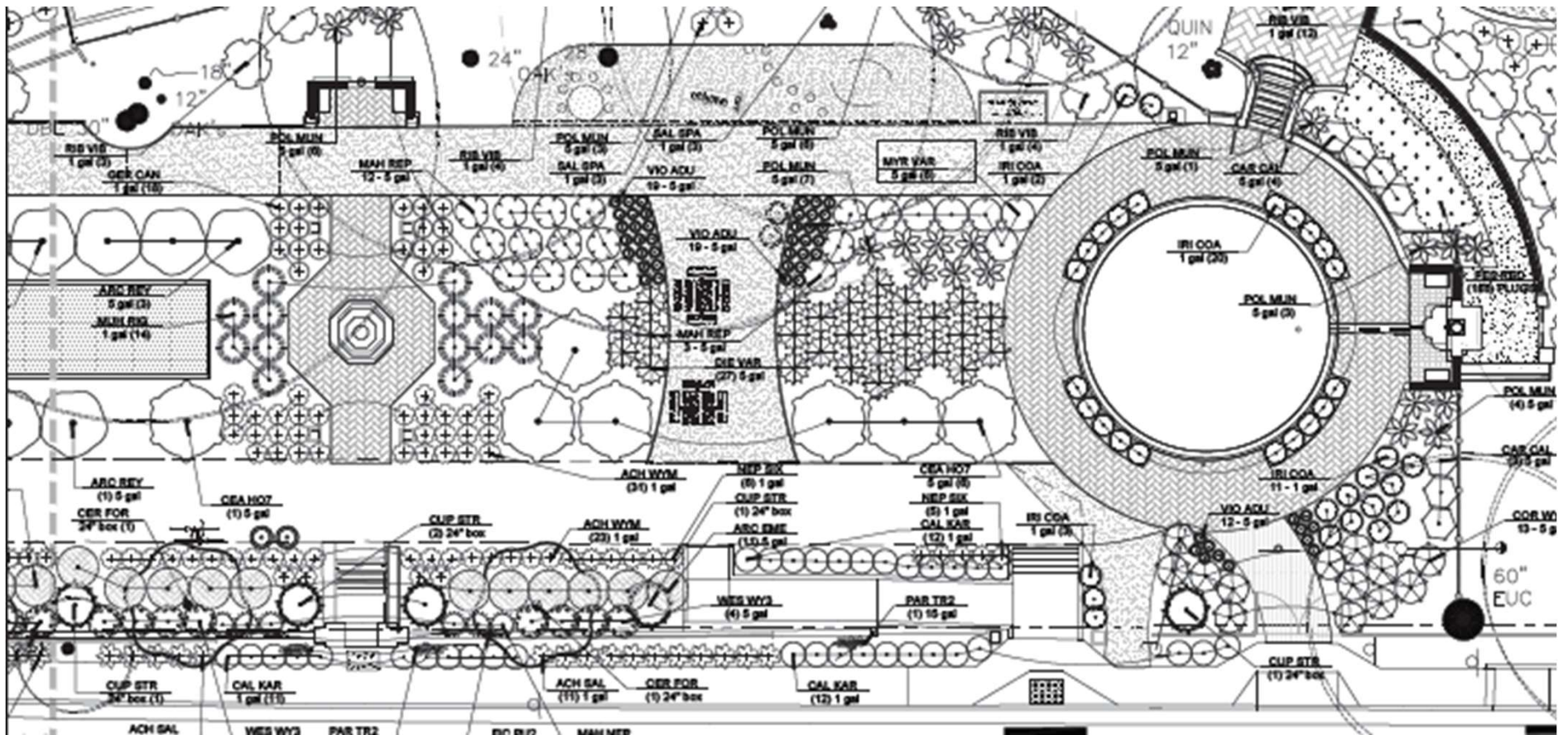


Park at Rispin Mansion Update

Landscaping



- Full 2015 plan exceeds current budget and maintenance capacity
- Current: minimal installation along Wharf Road and near main features; wood-chip groundcover; stubbed irrigation lines



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- This is a detailed site plan for a property located on Wharf Road. The plan shows a large, irregularly shaped green-shaded area, likely representing a lawn or landscaped zone. The plan is heavily annotated with technical details, including elevations, dimensions, and material specifications.
- Key features and annotations include:
- Topography and Elevation:** Numerous spot elevations are scattered throughout the plan, indicating the ground level. Contour lines are also present, showing the slope of the terrain.
 - Structural Elements:**
 - Walls:** Various types of walls are shown, including "CONC WALLS & LNDG", "STONE WALL", "HISTORIC STONE WALL", "PA FENCE", "CONC FENCE", "STUCCO WALL", and "BRICK PATIO".
 - Steps:** Several sets of steps are indicated, such as "(15) STEPS", "(7) STEPS", "(13) STEPS", "(4) STEPS", and "(9) STEPS".
 - Ramps:** An "END RAMP CONC LNDG" is shown at the bottom center.
 - Drainage:** A "DRAIN" is indicated on the left side of the green area.
 - Vegetation and Landmarks:**
 - Oak's:** Several "OAK'S" are marked with specific dimensions (e.g., "36' x 24'", "24' x 18'").
 - Historic Buildings:** "HISTORIC BUILDING (RISPIN MANSION)" is labeled at the top right.
 - Stone Walls:** "HISTORIC STONE WALL" is labeled at the bottom left.
 - Infrastructure and Utilities:**
 - Roads:** "WHARF ROAD" is labeled at the bottom.
 - Signage:** "ROAD CURVES SIGN", "CLEARANCE 15'-6" SIGN", and "ELEC MTR ON SVC POLE" are indicated.
 - Utilities:** "IRPL 12" OAK", "DBL 20" OAK'S", and "ELEC MTR ON SVC POLE" are noted.
 - Other Details:**
 - Conform:** Several areas are marked "CONFORM", indicating compliance with certain standards.
 - Notes:** A note states "EVEN PAD OR MARK IN ANY DIRECTION".
 - Dimensions:** Various dimensions are provided for walls, steps, and other features.
- The plan is a technical drawing, likely created by a landscape architect or civil engineer, used for planning and construction purposes.

Park at Rispin Mansion Update

Fiscal Impact



Budget impact depends on hardscape choice and landscaping scope

- Lower-cost options (e.g., stamped asphalt, DG mix) can be delivered within existing project funding
- Higher-cost options (e.g., stamped concrete, expanded pavers) require additional funds
- Volunteer Landscaping Effort
 - Planting materials may be donated or volunteer-installed
 - City costs for coordination, setup, and oversight

Cliff Drive Resiliency Project

Suggested Approach



- Decomposed Granite + Future Pavers
 - Redirect funding to landscape preparation for garden areas and utilize historic pavers on landing
- Research feasibility of paver donation programs, and return to Council with options
- Issue RFP to help find potential community partner for garden areas

