



SOLANO-PERALTA PARK IMPROVEMENTS

1559 SOLANO AVENUE, BERKELEY, CA

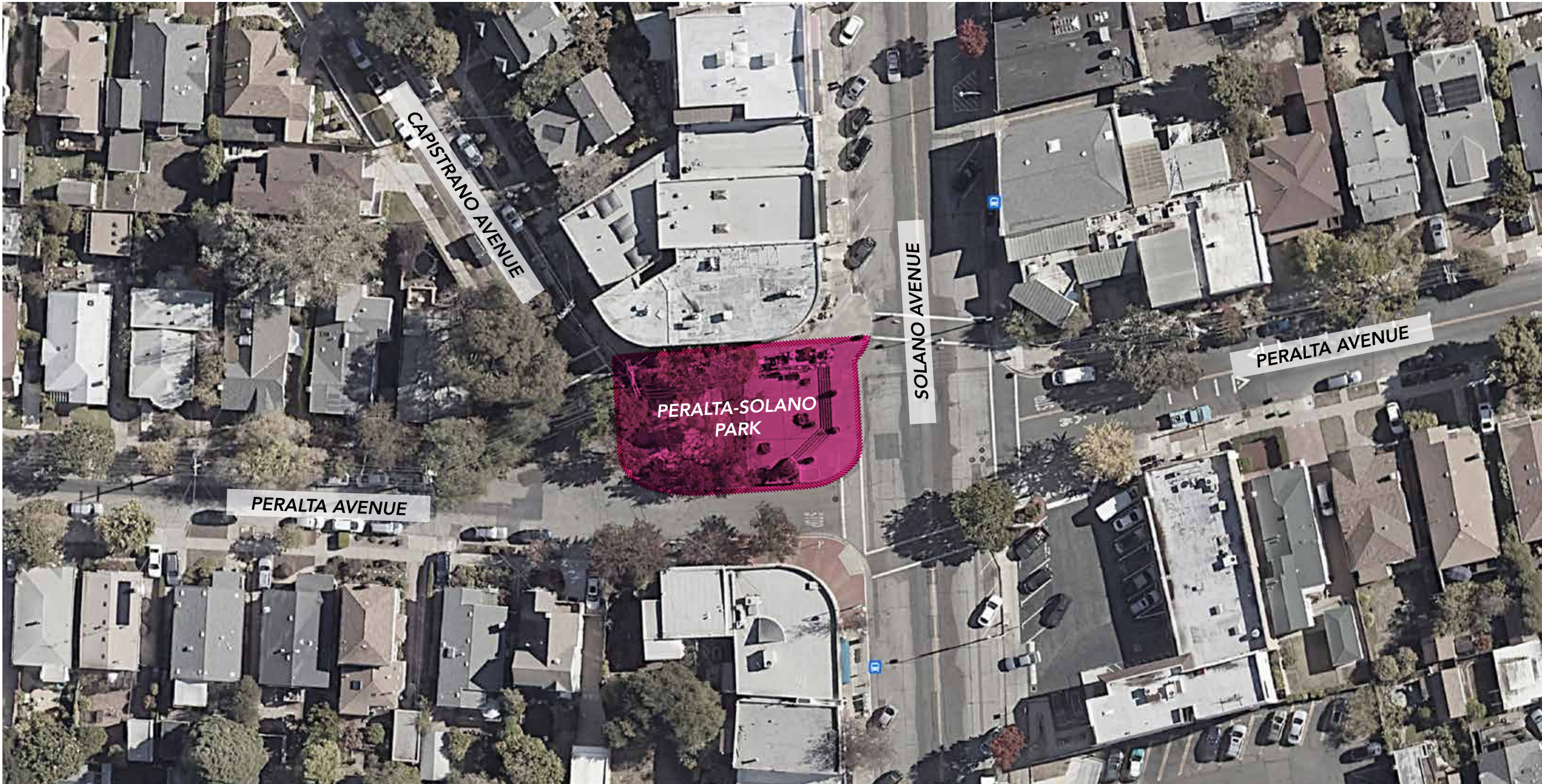
LANDSCAPE CONCEPTS

FEBRUARY 24, 2022

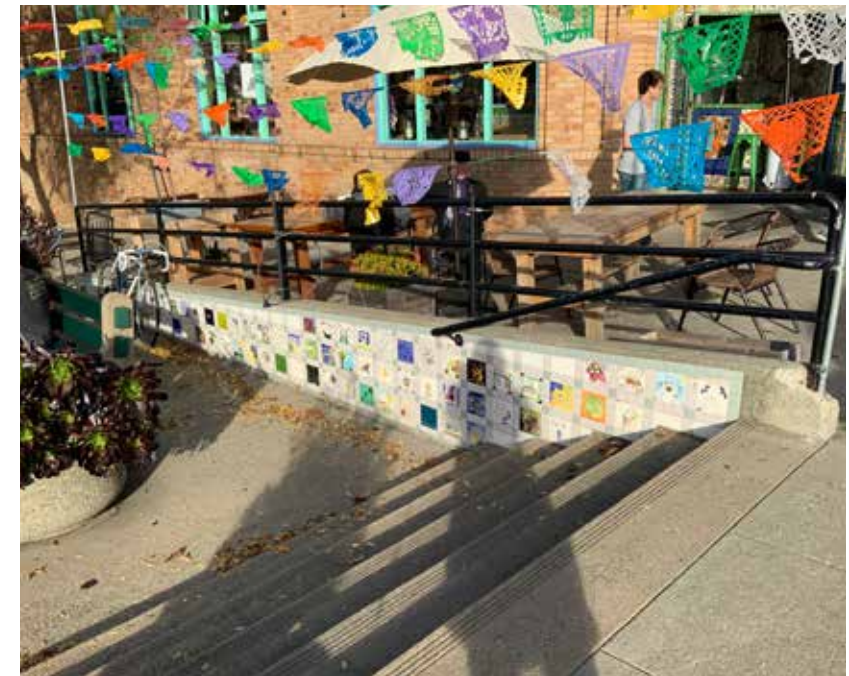
MEETING AGENDA - Feb. 24

- Introductions
- Purpose of the meeting
- Funding
- Presentations
- Discussion
- Future meetings

CONTEXT MAP



SITE PHOTOS



How Barbara Luce-Richey Added a “Pocket Park” to John Spring’s Solano Avenue Terrace Tract

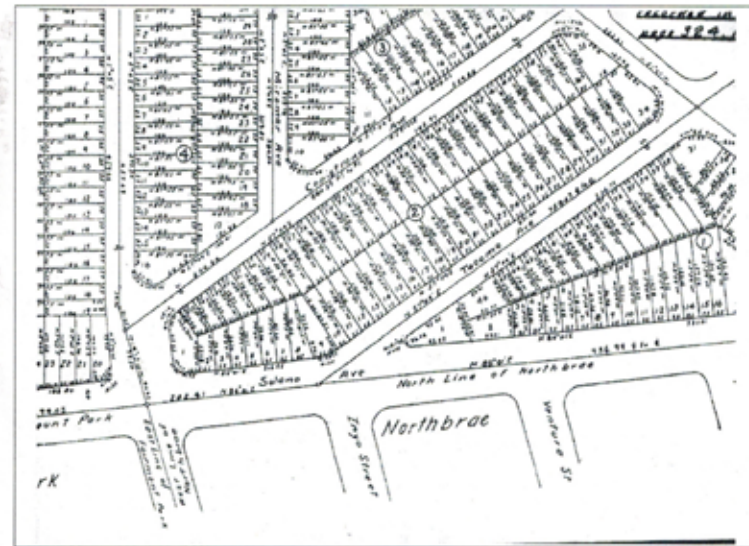
By Fred Etzel

In 1909, Mark Daniels designed the Thousand Oaks Tract located in the gentle hills of north Berkeley for John Hopkins Spring. A year later he designed for Spring the Solano Avenue Terrace Tract abutting the west side of the Thousand Oaks Tract. Sometimes when large tracts of land are subdivided into lots for development, small areas of land remain which do not meet the requirements for legal lots. When Daniels designed the Solano Avenue Terrace Tract, such a small area remained where Peralta, Solano, Capistrano and Tacoma Avenues converge. The map below shows a portion of the Solano Avenue Terrace Tract and the small area adjacent to the lots numbered “1” and “16.” In the early 1900s, urban parks were at least several acres in size and were landscaped with formal, decorative plantings. Possibly for this reason, Spring did not develop this small area as a traditional park.



Solano-Peralta Park. Photo by Ann Harlow.

In the 1970s in the United States and elsewhere, the concept of landscaping small parcels of land to function as pocket parks emerged and became popular. In 1978, Paul Richey and Barbara Luce-Richey purchased a single family home built in 1924 and located at 1561 Capistrano Avenue. The house is within the Solano Avenue Terrace Tract and happened to have been built on the corner lot numbered “16” next to the small open area created by the Solano Avenue Terrace Tract. This open area confused drivers passing through, was noisy and caused traffic accidents, including one where a car damaged the fence the Richeys had constructed around their lot. Where John Spring saw a remainder area of land as too small to be a park, Barbara Luce-Richey saw the opportunity to develop a pocket park to mitigate these problems.

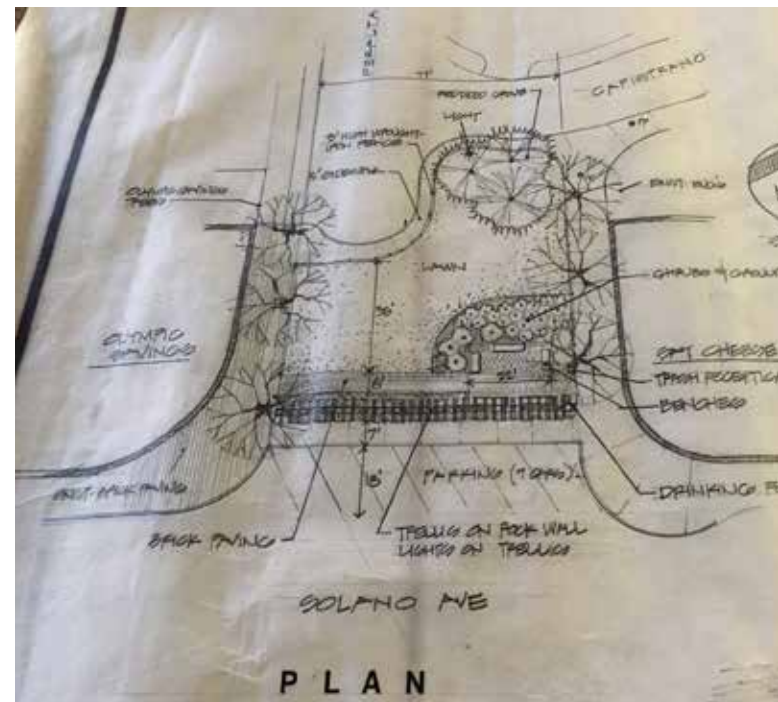
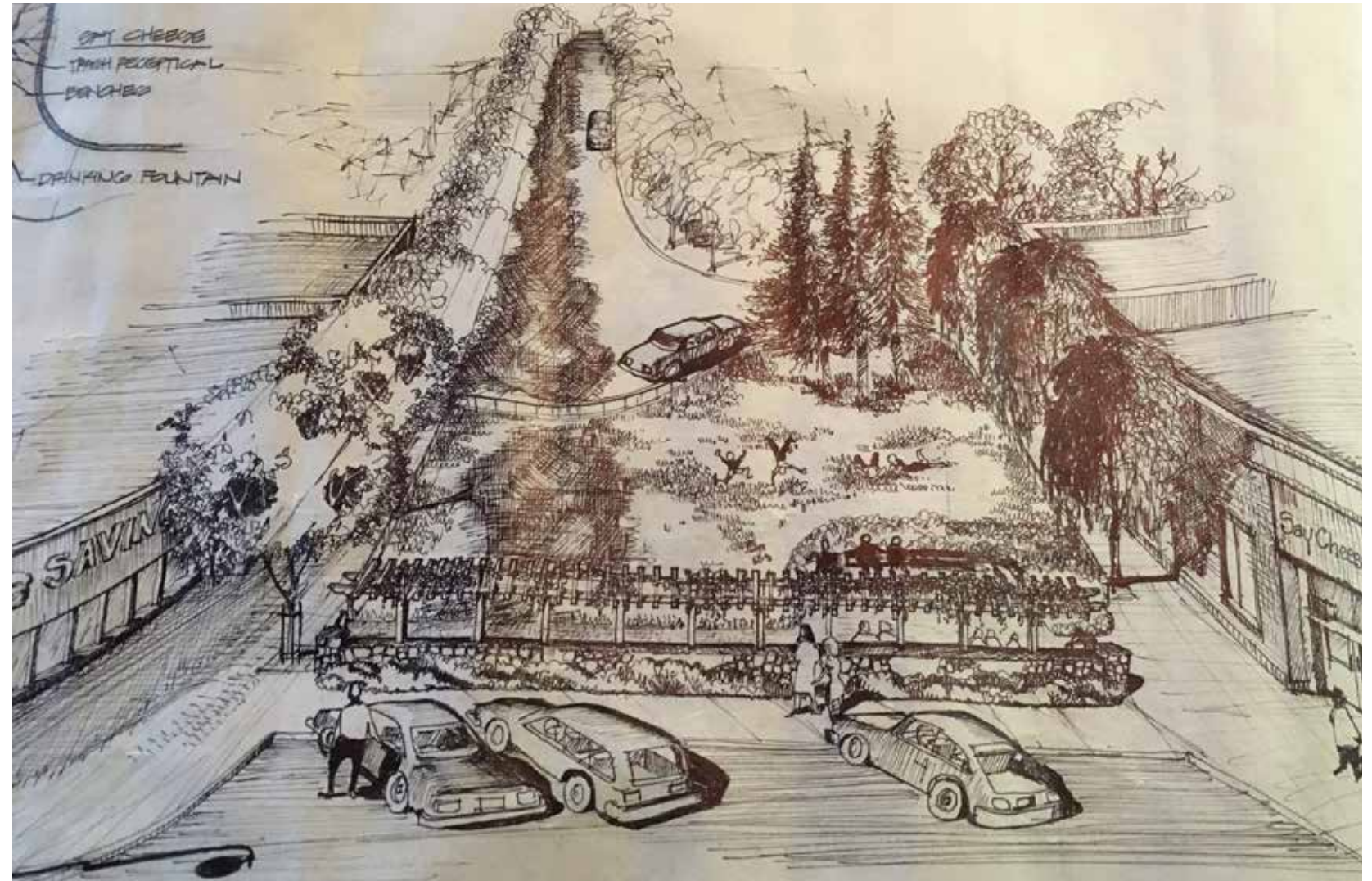


Berkeley historian Trish Hawthorne has researched the history of the development of Thousand Oaks and Northbrae, and is the author of several essays in the Berkeley Historical Society’s 1983 book, *Exactly Opposite the Golden Gate*. Trish is a long-time resident of the Thousand Oaks Tract. Last year she related to me how Barbara Luce-Richey proposed and became an advocate for the creation of what is now the City of Berkeley Solano-Peralta Park, a pocket park. Trish told me Barbara researched the history of the site, raised money and tirelessly advocated for its creation. In Trish’s words, “It was her project.”

The 0.12 acre Solano-Peralta Park was funded by monies from Measure Y, the Berkeley bond passed in 1974 for park development. Completed in 1983, the Solano-Peralta Park is used by neighborhood

residents and their children, by Solano Avenue shoppers, and by performers during the annual Solano Stroll. Barbara moved away in the late 1990s, leaving as her legacy the Solano-Peralta Park.

Berkeley Historical Society Summer 2017 11

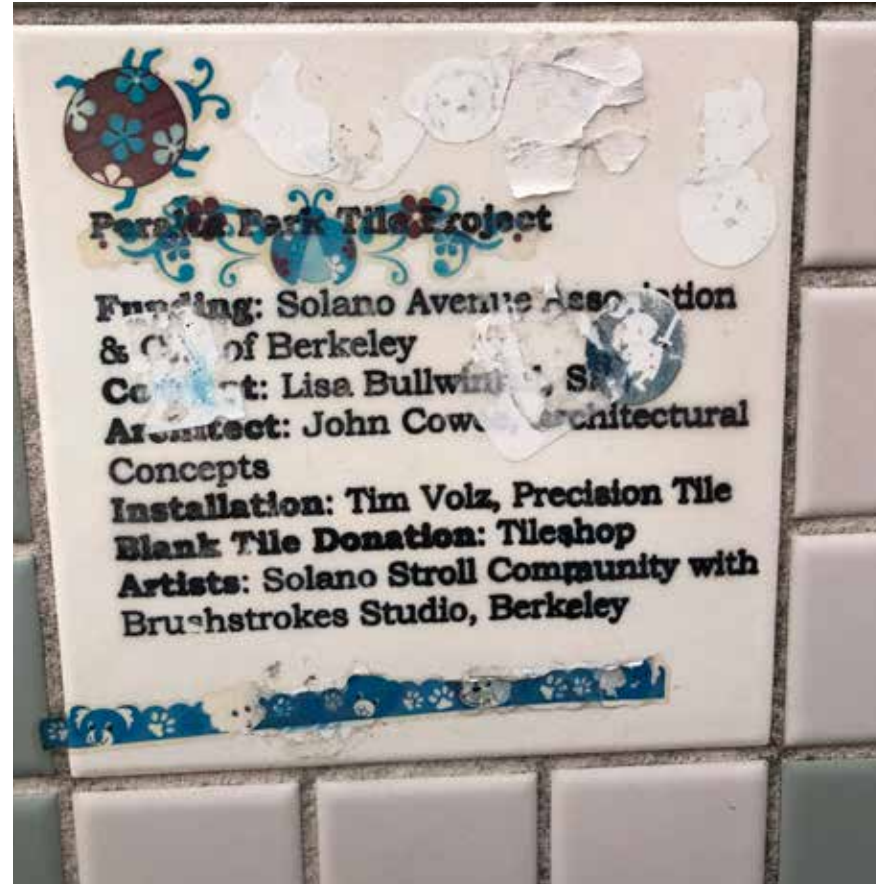


EVENTS & COMMUNITY INVOLVEMENT

SOLANO STROLL (SINCE 1974)



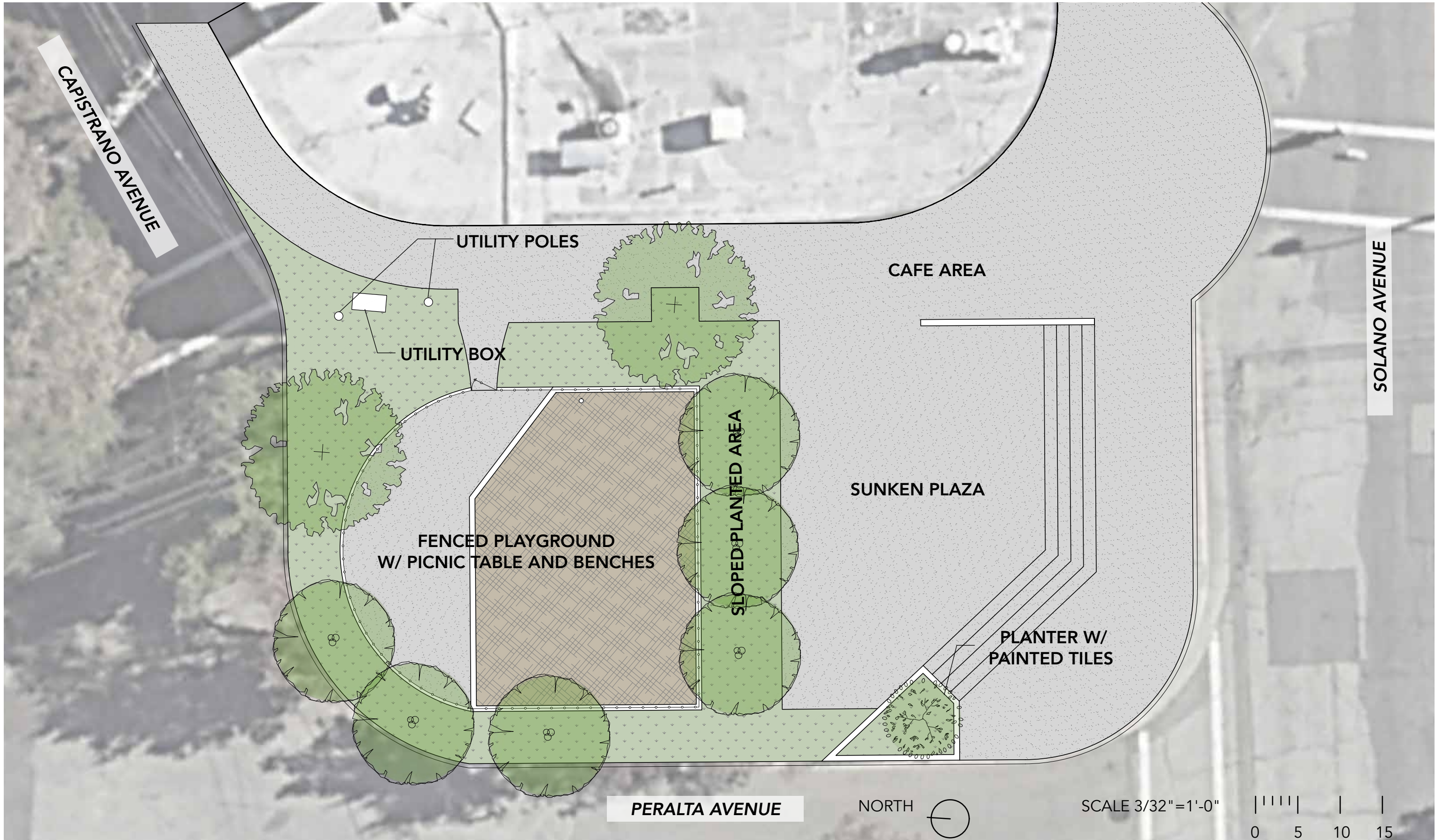
TILE PAINTINGS, COMMUNITY INVOLVED



220213 SOLANO CHINESE NEW YEAR



EXISTING SITE PLAN



**TOTAL BUDGET:
\$105,000**

SEATING



PLAZA ELEMENTS



PUBLIC REALM & REALM OF POSSIBILITIES



PLAY



PLANTING

SEATING

BENCHES



PICNIC



PLAYGROUND - OPTION 1



PLAYGROUND - OPTION 2



PLAYGROUND - WATER PLAY



PROPOSED PLANTING



Symphoricarpus albus
Snowberry



Polystichum munitum
Western Sword Fern



Heuchera maxima
Island Alum Root



Asarum cadatum
Wild Ginger

SUN PLANTINGS



Muhlenbergia sericea
White Cloud Muhly Grass



Salvia clevelandii
Cleveland Sage



Festuca glauca 'Elijah Blue'
Elijah Blue Fescue



Lupinus variicolor
Many Colored Lupine

SITE RENDERING



PLAY SPACE



UPPER PLAZA



UPPER PLAZA



NEW PLANTING

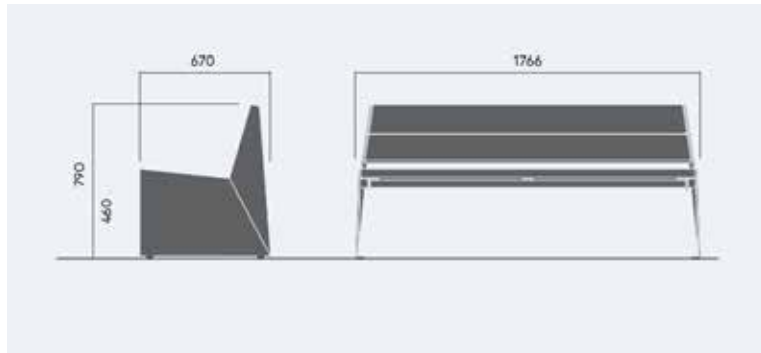
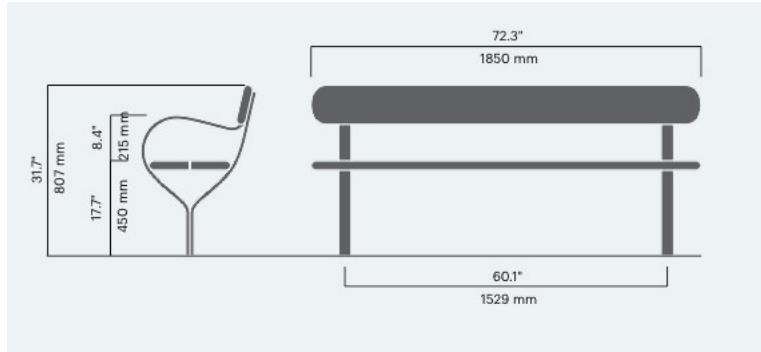


UPPER PLAZA

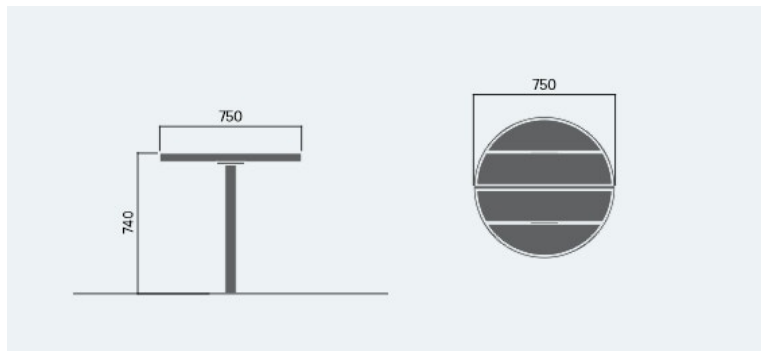


BUDGET

TOTAL BUDGET: \$105K



SEATINGS: 1,600 - 1,800 USD/ EACH



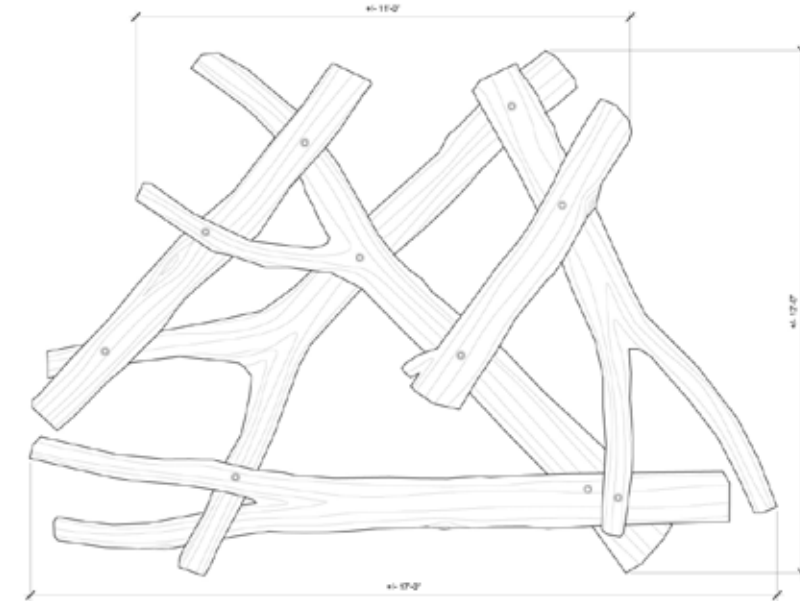
TABLES AT STAIRS: 920 USD/ EACH



WATER PLAY / FREE STONE: 13,210 USD

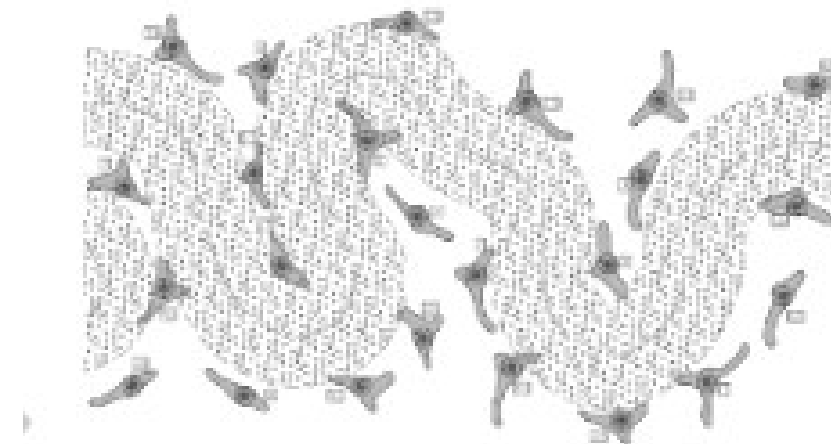


WATER PLAY / NEW ORLEANS: 14,840 USD



WHOLE TREES / LOG PILE: 5,700 USD (3 TREES)

WHOLE TREES / LOG PILE: 8,000 USD (5 TREES)



WHOLE TREES / LOG MAZE: 1,066 USD/ LOG



WE WANT TO HEAR FROM YOU!

HOW DO YOU USE YOUR PARK?

**HOW DO YOU WANT TO USE
YOUR PARK?**