



Golden Gate Point

ASSOCIATION

HOW THE GGP STREETScape IS MAINTAINED

The GGP Streetscape consists of the brick-paved street itself, plus the street-lining sidewalks, lights, swings, trash receptacles, mailboxes; and all the ground cover, shrubs, trees, various kinds of plants, mulch, stones, and pebbles that make up the landscaping. Irrigation lines and sprinkler heads are also important elements. There is an “inside loop” and an “outside loop” containing these elements all around our peninsula. Everything positioned from sidewalk edge to street edge, including tree islands, is clearly part of Streetscape. On the “building side” of the sidewalk, however, there are widths of Streetscape that are not so clearly identified as such, because they vary from a few inches to several feet, depending on which property they front. When Streetscape elements were originally installed in 2008, the designers gave this “building side” part of Streetscape a sort of “esthetically wavy” boundary that is in some places is hard to discern. The original pdf drawings that show these boundaries are too large to include in the Golden Gate Point Association’s website, www.GoldenGatePoint.net, but they can be requested via email sent to goldengatepointassociation@gmail.com. Other landscape drawings that do appear on the website can be helpful in finding those building-side boundaries, and another clue comes from the color of irrigation heads. If lavender-pink in color, they are in Streetscape.

Maintaining the landscaping on the building side of Streetscape, whatever its dimensions, may be described as a shared responsibility between the property owner and the Streetscape. Streetscape trees and the Streetscape loop irrigation system are maintained by the Streetscape and may not be changed by the property owner. Where landscaping is original to the Streetscape, or later revitalized by the Streetscape, it is maintained by Streetscape. Many property owners have preferred to select and install plants on their “side” of Streetscape that coordinate with the rest of the property owner’s landscaping, in which case they are also committing to do the ongoing maintenance.

Before any changes to Streetscape property can be made, landscape plans must be forwarded to the Golden Gate Point Association. These plans are customarily reviewed by the Streetscape Committee which makes a recommendation to the GGPA Board. At the GGPA’s request, those plans may be reviewed by a landscape professional, and the City Parks Department is consulted on all major changes. Plans have recently been reviewed by Tim Borden, a local landscape designer with whom the City has contracted to do the landscaping design work that will eventually update and refresh our Streetscape landscaping all around the peninsula. This helps the property owner stave off expense-causing potential problems, such as unknowingly violating City codes, or having to remove and replace problematical plants (e.g. not likely to survive; causing allergic reactions in people or pets; shed leaves interfering with storm drainage). It also helps the Association keep track of the ever-changing look of our Streetscape, and pass along suggestions that will help landscape contractors, whether they work for individual property owners or for the City, achieve greater consistency of appearance to the Streetscape all around GGP, and learn from each other.

The first phase of Tim Borden’s landscape design work has just been completed at our GGP entry and extending a bit west to a swing in front Vista Bay. He has also given us a “palette” of recommended plants property owners are encouraged to consult when they do their own landscaping which you can find on www.GoldenGatePoint.net. As funds permit, the redesign work will continue until the whole of Golden Gate Point has a beautiful new look.