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Date	Ver.	Action By	Action	Result
2/19/2019	1	Parks & Recreation Commission	recommended for approval	Pass

**REPORT TO PARKS & RECREATION COMMISSION**

**SUBJECT**

Consideration of the Proposed Montague Park Site Plan Update and Schematic Design for the Park Rehabilitation Project

**BACKGROUND**

Montague Park, located at 3595 MacGregor Avenue (APN 101-09-27), was purchased in 1966 and dedicated in 1970. The park proper is bounded on the North by two PG&E parcels adjacent to the school, on the East by De La Cruz Blvd., on the West by MacGregor Lane and on the South by residential and church properties. In September 2013, Council set a goal to enhance community sports and recreational assets.

In February and March 2014, the Parks & Recreation Department held community meetings at Montague Park to gather public input on the scope for a park rehabilitation with the potential to add formal athletic facilities. While the neighborhood was not in favor of converting the grass meadow to multipurpose sports fields, there was consensus on the need to improve park access and parking to reduce neighborhood impacts, complete a pedestrian pathway loop, provide park safety lighting, and renovate the playgrounds, picnic areas, tennis courts, landscaping and trees, as well as expand or replace the community building based on an a facility condition assessment. While park rehabilitation plans were delayed until funding was available, the Parks & Recreation Department addressed the Montague Park maintenance needs by installing safety lighting, resurfacing the tennis courts, and pruning and replanting trees.

In 2016, Council allocated funding in the amount of \$3,190,000 toward a new Capital Improvement Project #3184 Montague Park Rehabilitation (“Project”). In 2017, the City completed a facility condition assessment that indicated that the current park condition index is 13, or “poor”, and the building condition index is 5, or “fair” (Kitchell, 2017). In addition, the playground was graded “D” on an A-F scale, and the City has prioritized rehabilitation or replacement of older playgrounds that do

not meet Americans with Disabilities Act (ADA) and Consumer Product Safety Commission (CPSC) requirements.

In August 2017, Council approved a contract with Gates & Associates, Inc. to work with the Parks & Recreation Department to solicit fresh community input on preferred park elements, prepare a revised Park Site Plan, complete architectural and landscape construction plans, specifications and cost estimate for all site improvements including park, playground and building (PS&E) and to provide bid, construction, and post-construction services for the rehabilitation of Montague Park.

## **DISCUSSION**

A community meeting was held on October 21, 2017. The top three park features were the informal natural turf sports field/meadow, the site lighting, and playground for ages 6-12. The items requested by the community at the onsite workshop included a covered picnic area, a loop pathway, and senior fitness area. A follow-up online survey was conducted from September 11, 2018 to September 26, 2018. The preferences expressed included: a natural themed playground, improved site furnishings, bathroom (recreation building addition) for park patron use, new play areas for ages 2-5 and 6-12, installation of a new park loop path, retention of the multipurpose grass meadow & berms, addition of a covered group picnic area, and addition of landscaping & trees. The preference was to upgrade the Recreation Building in the existing location.

On February 19, 2019, the Park & Recreation Commission will review, provide feedback, and make a recommendation for potential Council approval of the proposed Montague Park Site Plan Update and the preferred Park Schematic Design. The Plans address all of the Project design principles:

- use research based principles for play and inclusionary/universal design;
- include the seven elements of play that will accommodate additional community use;
- playground options that incorporate the community preference for a “nature” themed playground that is appropriate for ages 6-12 and 2-5, and provides required fall heights and safety zones, within site topography/constraints;
- retain Montague Park’s history and integrate the proposed design elements with existing park features, trees and vegetation;
- consider asset lifecycle maintenance costs;
- support safe routes to Parks & Schools;
- support the City’s sustainability and age-friendly goals; and,
- comply with grant guidelines to qualify for playground equipment grant.

Additional detail about the two playground options for consideration are given below, both provide all elements of play as required, but in differing configurations and play valuations.

**PLAYGROUND OPTION 1** - This option proposed by GameTime will include: a) for ages 2-5, six of seven elements of play (5 beginner level, 1 intermediate level) three of which are inclusive, to serve a capacity of 25 children; and, b) for ages 6-12, all seven elements of play (7 beginner level, 3 intermediate level, 3 advanced level) of which 18 of 19 will be inclusive, to serve a capacity of 58 children. The total stated playground capacity is 83. The design and apparatus address PlayCore National Demonstration Site criteria to meet two (2) Playcore National Demonstration Site Designation goals - “Play on!” to promote physical activity and health and “NatureGrounds” to integrate built and natural environments qualifying for a playground equipment matching grant.

**PLAYGROUND OPTION 2** - This option proposed by Landscape Structures provides a different valuation of play value will include: 43 play elements (14 at beginner level, 8 at intermediate level,

and 8 at advanced level for a playground stated capacity of 183.

### **ENVIRONMENTAL REVIEW**

The action being considered is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines sections 15301 “Existing Facilities”, 15302 “replacement or reconstruction”, and 15303 “new construction or conversion of small structures” as the activity consists of the operation, repair, maintenance, permitting or minor alteration of existing public facilities or topographical features involving negligible expansion of use beyond that existing at the time of the lead agencies determination.

### **FISCAL IMPACT**

The Project’s approved budget allocation is \$3,190,000. The estimated construction costs for the Project as presented in the proposed schematic design is approximately \$1.6 million. The remaining Project funds are budgeted for Project design, administration, and permitting including mobilization, general conditions, bonding, escalation, permits, insurance, and City Project administration. Additional/alternate items identified in the proposed Project for kitchenette cabinets and equipment, and sliding door replacement are estimated to be in the amount of \$130,000. These and any other additional items that may be proposed are unfunded at this time. Current park maintenance activities are included in the Parks & Recreation Department’s annual operating budget.

### **PUBLIC CONTACT**

Public contact was made by posting the Parks & Recreation Commission’s agenda on the City’s official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City’s website and in the City Clerk’s Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk’s Office at (408) 615-2220, e-mail [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) or at the public information desk at any City of Santa Clara public library

### **RECOMMENDATION**

Recommend City Council Approval of the Montague Park Updated Site Plan and Schematic Design for the Park Rehabilitation Project.

Prepared by: James Teixeira, Director of Parks & Recreation

### **ATTACHMENTS**

1. Montague Park Rehabilitation Project Presentation