



AGENDA REPORT SUMMARY

Meeting Date: June 13, 2023

Subject Request to use Park-In-Lieu Funds for Parks and Recreation Facility Improvement Projects

Prepared by: Manny A. Hernandez, Parks & Recreation Director

Approved by: Gabriel Engeland, City Manager

Attachment(s):

1. Resolution Authorizing the Allocation of Park-In-Lieu Funds for Parks & Recreation Facility Improvement Projects
2. Resolution Authorizing the Allocation of Park-In-Lieu Funds for Parks & Recreation Facility Improvement Projects – Grant Park
3. Resolution Authorizing the Allocation of Park-In-Lieu Funds for Parks & Recreation Facility Improvement Projects – McKenzie Park

Initiated by:

Staff

Previous Council Consideration:

None

Fiscal Impact:

The use of PIL funds will cost an estimated \$4,558,000 for FY 2023/24 Parks and Recreation Facility improvements.

- Breakdown of funds to be used:
 - o \$4,558,000 Park-In-Lieu
- Amount already included in approved budget: Yes
- Amount above budget requested: 0

Environmental Review:

Categorically Exempt pursuant to CEQA section 15301 – Existing Facilities consisting of the operation, or minor alteration of existing public structures and facilities involving negligible or no expansion of existing or former use.

City Manager

GE

Reviewed By:

City Attorney

JH

Finance Director

JE



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Policy Question(s) for Council Consideration:

- Does Council wish to appropriate funding for the projects listed in this report?
- Does Council feel there is an adequate amount of funding available in the Park-In-Lieu fund to use for this?

Summary:

- Projects requesting use of park-in-lieu funds are for the development or rehabilitation of existing parks and recreational facilities within the city.
- Actual expenditures of the funds for each project will go through the public process as required by the City of Los Altos and the State of California DIR.
- The total cost of the FY 2023/24 parks and recreation facility projects is not expected to exceed \$4,558,000.
- As of June 13, 2023, Park-In-Lieu funds are available in the amount of \$8,479,000.

Staff Recommendation:

Hold a Public Hearing and adopt three Resolutions approving the use of Park-In-Lieu funds for the parks and recreation facility improvements identified in the accompanying resolution in the total amount of \$4,558,000

Purpose

To approve the use of Park-In-Lieu funds for park and recreation facility improvements during FY 2023/24.

Background

Park-In-Lieu funds are acquired through park and land dedication fees (M.C. Chapter 13.24) and are to only be used for providing additional park facilities or improving existing facilities. Through the budget process, staff has identified several capital improvement projects that are eligible for Park-In-Lieu fund use. Below are the 2023/24 projects identified for Park-In-Lieu funding use and their estimated cost.

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|--|-------------|
| • Annual Park Pathway Rehabilitation | \$550,000 |
| • EOC (Community Center) Generator | \$600,000 |
| • Designated Picnic Area (Heritage Oaks Park) | \$70,000 |
| • Park Drainage and Drinking Fountain Replacement | \$180,000 |
| • Hillview Dog Park Construction | \$1,075,000 |
| • Grant Park Facility (Electrical, Hot Water & HVAC) | \$600,000 |
| • Grant Park Basketball Court | \$200,000 |
| • McKenzie Dog Park Improvements | \$150,000 |
| • Shoup Park Playground | \$242,000 |



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• Hillview Park Fitness Equipment	\$145,000
• Garden House Upgrades	\$285,000
• Hetch Hetchy Trail Vegetation Management	\$275,000
• Caretaker House Demo	\$60,000
• Apricot Orchard Irrigation	\$75,000
• Community Center Laundry Hook-up	\$23,000
• Community Center Community Garden	\$28,000

Discussion/Analysis

Currently, there is adequate Park-In-Lieu funding to cover the total estimated amount of the proposed 2023/24 parks and recreation facilities projects. All of the following projects are for improvements to either parks, open space or recreational facilities.

Annual Park Pathway Rehabilitation

This project provides for rehabilitation or replacement of existing bicycle and pedestrian pathway infrastructure that is in the parks system. Many of the park pathways are concrete or asphalt that are experiencing uplift from tree roots, creating trip hazards and unsightly pathways. Maintenance crews have made in-house repairs over the years, but pathways are now in need of redevelopment. Priorities for improvements will be based on condition assessment, the City's Pedestrian Master Plan, Bicycle Transportation Master Plan, and Parks Plan.

Emergency Operations Center (Community Center) Generator

In the later part of the design phase of the Los Altos Community Center, the backup generator that was originally in the plans was removed as part of value engineering. Knowing Park-In-Lieu funding could be used at a later date to install the generator, it was cut to stay within the project budget. With the planned installation of the EOC at the community center, adding the generator back in at proportional cost is prudent. Adding the backup generator is of great community value beyond use by the EOC. It would allow the center to stay open and provide power in the event of widespread and prolonged power outages like what was experienced this winter.

Designated Picnic Area (Heritage Oaks Park)

This project is to purchase and install new picnic tables, BBQ grills, trash cans, and bulletin board to create a new reservable picnic area for the public that will follow the same occupancy limit as Grant Park picnic area. The chosen location for this park upgrade is Heritage Oaks Park. This will provide an additional option for the community to have a gathering space for small groups and reservable picnic space that can provide additional revenue for the City.

Park Drainage and Drinking Fountain Replacement



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Some of the parks in Los Altos have aged drinking fountains that are in need of replacement. This project will fund the purchase and installation of new "hydration station" drinking fountains that include bottle fillers and dog bowl fountains. The parks targeted for this project may need extensive plumbing/drainage work, while others may be a simple switch-out with the existing drinking fountain.

Hillview Dog Park Construction

This project is construction of the permanent dog park at Hillview. It is planned to be located around the current auxiliary parking area across from the library. Funding for this project includes design & public outreach in the previous year and construction in the coming year. Construction cost includes drainage, grading, irrigation, fencing, plumbing, pathway lighting, landscape, hardscape, furniture, signage and dog play equipment.

Grant Park Facility (Electrical, Hot Water & HVAC)

The community buildings at Grant Park are aged and in need of upgrades to provide the amenities desired for the Recreation programming and services for the surrounding community. The essential need is hot water in the activity room wing and air conditioning in both wings. In order to do that the electrical components for the buildings must be upgraded. This project is to add these essentials to the buildings at Grant Park. Construction costs include facility rewiring, panel upgrades, PG&E upgrades and approvals, new and upgraded HVAC mechanical components, HVAC thermostats, HVAC control systems, hot water mechanical and plumbing connections.

Grant Park Basketball Court

The basketball court at Grant Park is the only outdoor court in Los Altos. The surface of the court is cracking and in need of replacement. Previous efforts to resurface the court failed in a short amount of time, so the entire court needs to be done, not just resurfaced. Cost for this project includes demolition and disposal of the existing court, installation of base rock, surface rock, court top surface, surface color coat, line painting and new goals and nets.

McKenzie Dog Park Improvements

This project is to improve on the pilot dog park program that is at McKenzie Park. Evaluation of the pilot program is under way, but if the program is moved past the 'pilot' status, this project would fund possible fencing modifications as well as surfacing improvements and furniture/play equipment for the dogs. Potential costs include grading, drainage, surface materials, plumbing, additional fencing/fencing modifications, furniture and dog play equipment.



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Shoup Park Playground

This project is to redesign and replace the ages 2-5 children's play structures at Shoup Park. The recommended lifespan of commercial playground equipment is 8-15 years depending on the climate and usage. Through the recently created playground replacement plan, staff set the end of life for City of Los Altos park playground equipment at between 12-15 years. The Shoup playground equipment has reached its end of life and should be replaced. The plan is to replace the play area at Shoup Park with new equipment and include a change from manufactured mulch to rubberized pour-in-place safety surfacing. This surface allows for more inclusive access to the structure and its play components, as well as a more consistently safe fall rating. The ages 5-12 playground will be replaced in the following year.

Hillview Park Fitness Equipment

This project is to redesign and replace the aged outdoor fitness equipment at Hillview Park near the Little League baseball field. Records show that the outdoor fitness equipment that is currently in place was installed prior to 2002, making it the oldest outdoor equipment currently in use. The recommended lifespan for outdoor fitness equipment is 15-20 years. This equipment has reached its end of life and should be replaced.

Garden House Upgrades

This project is to make basic upgrades to the main room and kitchen of the Garden House. The Garden house kitchen and main hall is rented on a regular basis and is highly desired by the community based on its location and setting alongside Adobe creek. The kitchen is in need of cabinet, appliance and countertop updates, while the main event room is in need of new flooring, paint and window treatments.

Hetch Hetchy Trail Vegetation Management

Per the City's agreement with the San Francisco Public Utilities Commission that was signed in November 2022, this project will clear trees and select vegetation from the pathway that may impeded SFPUC services to the Hetch Hetchy underground water service line that serves the greater San Francisco area.

Caretaker House Demolition

This project is to demo the Caretaker House that is located in Redwood Grove. Based on the house location and condition, it is not usable as a public building and is currently being utilized as a storage facility for camp and open space restoration supplies. Staff will work with the Parks & Recreation Department camp staff and the Redwood Grove stewardship services contractor on storage solutions before demolition is scheduled.



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Historic Apricot Orchard Drip Irrigation

The Historic apricot orchard, located in the government center, currently does not have an irrigation system. The method of irrigating the orchard is a dated, wasteful process that uses spray sprinklers. This project would purchase and install a drip system of irrigation that would better target the trees, keeping them healthier while conserving water. In addition to water conservation, healthier trees are anticipated.

Community Center Laundry Hook-Up

This project is to install a washer/dryer hookup in the community center for ease of laundering tablecloths after use by renters (additional rental cost) or internal programs. With the cost of laundering the entire set of tablecloths being approximately \$900 each time they are taken to a laundry service, adding the washer/dryer connection and laundering them on-site is the best financial option.

Community Center Community Garden

This project is to build a community garden in the undeveloped back area of the new Los Altos Community Center. In cooperation with the Los Altos School District "Living Classroom" clubs, the garden will be used by the schools in the Los Altos Community. The project costs are planter boxes, pathway work, furniture, pathway lighting and irrigation systems. Sponsorship will be sought out by the Living Classroom club.

The City Council finds that Park in Lieu fees may be used for the purpose of developing new or rehabilitating existing park or recreational facilities such as the projects listed here because: (1) the neighborhoods in which the fees are to be expended has fewer than three acres of park area per 1,000 members of the City; (2) is reasonably foreseeable that City residents will use the proposed park and recreational facilities where the fees are being used; (3) the use of the fees is consistent with the City's adopted general plan and park plan; and (4) the fees are used in compliance Los Altos Municipal Code Section 13.24.010.

Recommendation

The staff recommends:

- 1) City Council approve the use of Park-In-Lieu funds for the parks and recreation facility improvements identified in the accompanying resolution in the total amount of \$4,558,000.