



Sunnyvale

Review of Final Park Design at One Redwood Place

Chip Taylor, Director Of Public Works
Jim Stark, Superintendent of Parks
December 14, 2021



Vicinity Map



Overall Site Plan



Project History

- 34.7-acre site – previous AMD site developed by the Irvine Company
- 1051 residential units
- As part of the public improvements – 6.5-acre park land dedication
- Park improvements \ construction shared by the Irvine Company and capped at \$12 million

\$4 million by the Irvine Company

\$8 million of Park Dedication Funds

Conceptual Design



PROPOSED PARK PROGRAM

- | | | |
|---------------------------------------|--|--|
| ① Multi-Use Field (1.6 AC - 330' Dia) | ⑧ Passive Recreation Areas - Bocce, Horseshoes, etc. | --- Vehicular Access Route (8' wide concrete path) |
| ② Entry Plaza | ⑨ Non-Reservable Picnic Tables | |
| ③ Children's Play (Ages 5-12) | ⑩ Jogging Trail - Par Course & Hydration Stations | |
| ④ Interactive Water Feature | ⑪ Restrooms | |
| ⑤ Reservable Picnic Area | ⑫ Parking Lot | |
| ⑥ Sports Court - Futsal Court | ⑬ Maintenance Shed | |
| ⑦ Dog Park (.33 AC) | ⑭ Existing and Transplanted Redwoods | |



IRVINE COMPANY

New Park Design

Irvine Company
Mark Garrity: Senior Director, Landscape Architecture



New Park



Park Illustrative Site Plan



PROPOSED PARK PROGRAM

- ① Multi-Use Field
- ② Entry Plaza
- ③ Playground Area
- ④ Fitness Equipment
- ⑤ Reservable Picnic Area
- ⑥ Non-Reservable Picnic Area
- ⑦ Dog Park (Large Dog)
- ⑧ Dog Park (Small Dog)
- ⑨ Passive Seating Area with Raised Turf Mound
- ⑩ Restrooms / Maintenance Building
- ⑪ Park Access at Townhomes
- ⑫ Trash Enclosure
- ⑬ Parking Lot
- ⑭ Relocated Redwoods

Park Program Imagery: Dog Park



Dog Park (0.28 AC)



Playground Enlargement Plan



Legend

- ① Multi-Tower Play Structure ***
- ② Synthetic Turf Play Surfacing
- ③ Play Surfacing ***
- ④ Fibar Mulch Play Area***
- ⑤ Omnispin Spinner ***
- ⑥ Curva Spinner
- ⑦ We-Go-Round ***
- ⑧ Nature Cluster ***
- ⑨ Oodle Swing ***
- ⑩ 2-Bay Single Post Swing ***
- ⑪ Hillside Features ***
- ⑫ Spinner Bowl
- ⑬ ADA Ramp to Upper Level ***
- ⑭ Stairs to Upper Level
- ⑮ Large Transplanted Redwood
- ⑯ Seating
- ⑰ Restroom / Maintenance Bldg
- ⑱ Seatwall
- ⑲ Low Seatwall with Grab Bar ***
- ⑳ Monumental Seating
- ㉑ Retaining Wall with Low Metal Fence
- ㉒ Multi-Use Field

*** Indicates Inclusive Play Equipment

Playground Enlargement Plan



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Redwood Place Park

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Differences

- The main difference from the Conceptual Plan to the current Final Design Plan is the replacement of the Futsal \ Sports Court with a passive park area.



New Park



Dog Park Surfacing Options

Staff reviewed six possible dog park surfacing options:

- Synthetic Turf
- Natural Grass Turf
- Decomposed Granite
- Wood Chips
- Rubber Mulch
- Engineered Wood Fiber



Of the six surfacing options, only two were viable,
Synthetic Turf and Decomposed Granite

Dog Park Surfacing Synthetic Turf

Pros

- More durable than real grass
- Provides a clean appearance and looks similar to real grass
- Most contaminants can be washed off or blown away

Cons

- High cost, one of the more expensive options
- Requires regular deep cleaning
- Artificial grass surface will have to be replaced approximately every 10 years depending on use



Dog Park Surfacing Decomposed Granite

Pros

- Provides a uniform, manicured appearance
- Low installation and maintenance cost
- Does not absorb moisture and will not retain the smell of urine

Cons

- Dust and small granules can track into vehicles
 - Requires slope to drain
 - Requires periodic maintenance to provide a uniform surface and keep the dust down
-
- Staff Recommends Decomposed Granite



Amendments

Section	Amendment
2(c)	Allows the project to exceed \$12 million but retains the \$8 million cap on the City's contribution;
3(a)	Allows the project to exceed \$12 million; requires Developer to pay any costs above \$12 million
3(c)	Allows the project to exceed \$12 million; requires Developer to pay any costs above \$12 million; adds reference to explain that the Project is not a "public work" that requires prevailing wages be paid, but that Developer has agreed to voluntarily require pay prevailing wages in its construction contracts
3(d)	Removes the bidding requirement; Developer can utilize existing or otherwise available contractors but must provide copies of construction contracts to the City

Amendments (cont'd)

- | | |
|------|---|
| 3(e) | City will not review or approve change orders that are consistent with the Construction Documents/design |
| 3(g) | Moves required completion date to June 30, 2022 |
| 3(h) | Removes the requirement that Developer maintain the improvements for six months |
| 4 | Removes the requirement that Developer maintain the improvements for six months but retains the requirement that Developer warranty the improvements for one year and to reimburse actual costs, up to \$50,000, for watering the Parkland for the first six months after City's acceptance |
| 5(a) | Added language to specify that the City's contribution shall be 2/3 of the total project cost at or below \$12 million; total City contribution is capped at \$8 million |

PRC Commission and Council Actions

- 03/11/2020 Conceptual Plan Presented to Parks and Recreation Commission (PRC) – PRC Recommended to approve conceptual design to City Council 4-0.
- 04/28/2020 City Council approved Conceptual Design 7-0.
- 10/13/2021 Parks and Recreation Commission voted on October 13, 2021, 4-0 for Alternative 1.
- Alternative 1: Recommend that City Council approve the final design of AM Park described in Attachment 5 with decomposed granite surfacing for the dog park.

Staff Recommendation

Alternative 1 :Approve the final design of AMD Park described in Attachment 6 of this report with decomposed granite surfacing for the dog park and Authorize the City Manager to sign the First Amendment to the Park Agreement, in substantially the same form as in Attachment 2 of this report, by and between the City of Sunnyvale and 1090 East Duane Avenue LLC.

