

BUDGET SUPPLEMENT NO: 3**May 2, 2014****SUBJECT: Las Palmas Park/Tennis Center Auxiliary Restroom****BUDGET SUPPLEMENT REQUEST SUMMARY**

This budget supplement provides for the design and construction of a modular type restroom building to be installed in the northeast corner of Las Palmas Park near the Sunnyvale Tennis Center. Staff recommends approval based on current needs at both facilities.

BACKGROUND

Public interest in an additional or “auxiliary” restroom facility located in Las Palmas Park and near the Tennis Center has recently been expressed by representatives of the Sunnyvale Tennis Club and attendees of public meetings that were part of the study issue titled “DPW 13-14 Feasibility of Establishing Additional Dog Parks and Alternatives in Sunnyvale’s Park System”. Both groups have a twofold concern including restroom capacity and distance from facilities to existing restrooms at Las Palmas Park and the Sunnyvale Tennis Center. This interest resulted in a proposed budget issue that Council voted on February 7, 2014, at the annual Budget/Study Issues workshop to refer to the recommended budget.

EXISTING POLICY**General Plan**

Goal LT-8 Adequate and Balanced Open Space. Provide and maintain adequate and balanced open space and recreation facilities for the benefit of maintaining a healthy community based on community needs and the ability of the city to finance, construct, maintain and operate these facilities now and in the future.

DISCUSSION**Features**

Proposed building amenities include separate men’s and women’s areas with the men’s side having one toilet stall, one urinal and one sink and the women’s area having two toilet stalls (one for handicapped and one for regular use) and one sink. General standards for park restrooms would be met and newer features would be utilized including low energy and low water use fixtures as well as compliance with all laws and codes including the Americans with Disability Act.

Capacity

There are no national, state or local standards concerning how many restrooms are required at a public park and recreation facility. Sunnyvale currently requires a minimum of one individual restroom per 250 people at a community special event and that is based on Federal Emergency Management Agency requirements for outdoor special events, but this does not directly relate to park use. Las Palmas Park has one restroom facility that is part of the recreation building and contains separate areas for men and women with each having one toilet stall and the men’s also having one urinal. The park may serve up to 500 people at one time on the weekends from May to October when all building, picnic and athletic field facilities are permitted and there is also significant drop-in or casual use by the public. Although no statistics

have been kept, there are usually a few customer concerns related to the limited amount of restrooms each year at this site. The Tennis Center has separate men's and women's restrooms to serve up to 200 people during a tournament.

Usability/Convenience

It can be inconvenient for children and elderly facility users to have to walk too far to access a restroom. Distances from a restroom would be significantly reduced for park users at the dog park, playgrounds and picnic areas and for Tennis Center patrons utilizing the east side of the site. Although the reduction would be measured in feet and not miles, even short distances can prove challenging for those who are elderly or with small children. At the Tennis Center the existing restroom is at the top of a hill that also makes it difficult for those with handicaps to access.

SERVICE LEVEL IMPACT

An additional restroom building at Las Palmas Park that would also serve the Tennis Center would increase the combined service level for restroom availability at both sites by 33%.

FISCAL IMPACT

The estimated cost to design and build the project is \$300,000 and is funded by the Park Dedication Fund. Project design would be scheduled for FY 2014/15 with construction completed in FY 2015/16. Park Dedication Fee revenues have exceeded budgeted levels; therefore the project can be accommodated without affecting other project budgets currently planned in the Park Dedication Fund. Operating costs are estimated to be \$11,000 annually and will be absorbed by the current operating budget for program 267 Neighborhood Parks and Open Space.

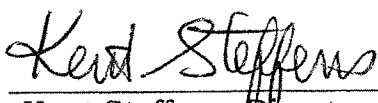
ALTERNATIVES

1. Approve the supplement as proposed.
2. Other direction as Council deems appropriate.

STAFF RECOMMENDATION

Staff recommends approval of the supplement as proposed based on current and future capacity needs at Las Palmas Park and the Tennis Center. There is already an approved capital project to provide a major renovation to Las Palmas Park in FY 2023/24 that includes an additional restroom building within the scope of work. Staff recommends adding the restroom building earlier than planned to meet current needs and improve the usability of both facilities.

Reviewed by:



Kent Steffens, Director of Public Works

Prepared by: Scott Morton, Superintendent of Parks and Golf