



City of Sunnyvale

Agenda Item-No Attachments (PDF)

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REPORT TO PARKS AND RECREATION COMMISSION

SUBJECT

Approve Fair Oaks Park Master Plan Changes Related to Housing Grant Project for the Renovation/replacement of Auxiliary Restroom, Parking Lot and Associated Areas

BACKGROUND

This report provides an overview of the conceptual design and master plan changes for a portion of Fair Oaks Park. On December 17, 2013 City Council adopted a resolution authorizing staff to apply for a Housing Related Parks Program (HRP) Grant through the State of California's Department of Housing and Community Development (HCD) (RTC 13-293). The scope of work for the submitted project included the replacement of an auxiliary restroom, renovation of a parking lot and the replacement of lawn areas with drought tolerant landscaping. Council later adopted a resolution on April 7, 2015 authorizing the receipt of \$973,525 in HRP grant funds from HCD to design and construct the improvements at Fair Oaks Park (RTC 15-0299). Council also adopted Budget Modification No. 42 to appropriate the grant funding, and awarded a contract in the amount of \$144,883 to Harris Design of Berkeley to design the project and provide construction support services, with a 10% design contingency in the amount of \$14,488.

City Council approval of a conceptual design (Attachment 1) will initiate the development of the detailed design and construction documents that will be used as part of the invitation to bid process for construction of the park improvements. As a conceptual design, it is likely that some features may vary in terms of size and configuration during preparation of the final design.

The City Council is scheduled to consider this item on August 25, 2015.

EXISTING POLICY

General Plan, Chapter 3, 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.

General Plan, Chapter 3, Policy LT- 8.12

- Utilize design and development guidelines for all park types within the City's open space system

ENVIRONMENTAL REVIEW

This project is exempt from CEQA as a Class 2 exemption, for replacement of existing facilities.

DISCUSSION

This project will provide for the replacement of an auxiliary restroom and renovation of surrounding areas in the southwest section of the park including the parking lot, landscaping, pathways and additional work required to connect interlinking areas. The existing restroom would be removed and replaced with a modular restroom with the same capacity and a multi-purpose area that can be used for equipment storage and concessions. The location of the restroom would be changed to an area between the sports field and the skatepark near the northeast corner of the parking lot. The area was chosen to better serve the users of those recreational facilities. Renovation of the parking lot would include an asphalt overlay and repair of the storm drain system. Adjacent lawn areas would be replaced with drought tolerant landscaping that will enhance park attractiveness. The proposed conceptual design is substantially the same as the existing configuration of park features except for the relocation of the restroom building.

The architect and City staff hosted two public meetings at the Fair Oaks Park multi-purpose building to gather input on desired design features and to select a preferred plan (Attachment 2). Neighbors that attended the public meetings expressed general concerns about the size of the proposed restroom, the need for another restroom near the playground and picnic areas, and the desire for additional parking.

FISCAL IMPACT

This project is funded by a Housing-Related Park Program (HRP) grant provided by the California Department of Housing and Community Development. Sunnyvale qualified for the grant because of the nearby development of low cost housing on the site of the old National Guard Armory.

PUBLIC CONTACT

Public contact was made through posting of the Parks and Recreation Commission agenda on the City's official-notice bulletin board, on the City's website, and the availability of the agenda and report in the Office of the City Clerk.

The first of two public meetings for the project was conducted by Parks Division staff and Harris Design, the architectural consultant, at the Fair Oaks Park Community Building on Thursday, May 21, 2015. A second public meeting was held at Orchard Gardens Park on Thursday, June 11, 2015. Notification of these meetings were provided through postings of informational fliers at Fair Oaks Park, mail delivery to neighbors that live within 1,000 feet of the development and the local neighborhood associations. Those that attended any of the meetings and provided contact information received additional notification of scheduled Parks and Recreation Commission and City Council meetings on this subject.

ALTERNATIVES

Recommend that Council:

1. Approve the conceptual design as shown in Attachment 1.
2. Provide other direction to staff as Council deems appropriate.

RECOMMENDATION

Alternative 1: Recommend that Council approve the conceptual design as shown on Attachment 1.

The conceptual design proposed is recommended because the new restroom location will better serve park users and the drought resistant landscaping will conserve water while enhancing the attractiveness of the park.

Prepared by: Scott Morton, Superintendent of Parks and Golf

Reviewed by: Manuel Pineda, Public Works, Director

Reviewed by: Kent Steffens, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Fair Oaks Conceptual Design
2. Public Meetings Summary