

REPORT TO PARKS AND RECREATION COMMISSION

SUBJECT

Review and Recommendation to the City Council for the Final Park Design at One Redwood Place - Previous AMD Site

BACKGROUND

A new park is being developed as part of the Irvine Company's residential development at the former AMD site at 1 AMD Place. Public improvements include the dedication of a 6.5-acre public park and the extension of Indian Wells Avenue to the east to connect with the Duane Avenue/Stewart Drive intersection. As part of the conditions of approvals and Park Agreement with the City for redevelopment of the AMD site, Irvine Company was required and agreed to construct a 6.5-acre public park. The park will be located at 1 AMD Place between E. Duane Avenue and Stewart Drive. The conceptual park design was completed through a community process, including three public meetings and the proposed design was presented to the Parks and Recreation Commission on 3/11/2020 and to the City Council on 4/28/2020 (RTC No. 20-0236) (Attachment 2). All park improvements will be constructed by the Irvine Company with a monetary cap of \$12 million (\$4 million of community benefit funds and \$8 million of City Park Dedication Fee (PDF) funds). Once the park is completed it will be conveyed to the City pursuant to the terms of the Park Agreement (Attachment 3).

This report provides an overview of the original conceptual design (Attachment 4) to the final design for the new 6.5-acre park (Attachment 5).

The park naming process will begin after acceptance of the final design and follow Council Policy 7.3.23 (Naming / Renaming Parks & Recreational Facilities) (Attachment 6). Any name considerations will be first reviewed by the Parks and Recreation Commission with the ultimate decision made by the City Council.

EXISTING POLICY

General Plan, Chapter 3, *Land Use and Transportation-Open Space*

GOAL LT-4: An attractive community for residents and businesses - In combination with the City's Community Design Sub-Element, ensure that all areas of the City are attractive, and that the City's image is enhanced by following policies and principles of good urban design while valued elements of the community fabric are preserved.

- **Policy LT-4.1** Preserve and enhance an attractive community, with a positive image, a sense of place, landscaping, and a human scale.
- **Policy LT-4.2** Encourage nodes of interest and activity, public open spaces, well-planned

development, mixed-use projects, signature commercial uses, and buildings and other desirable uses, locations, and physical attractions.

GOAL LT-6: Protected, maintained, and enhanced residential neighborhoods - Ensure that all residential areas of the City are maintained and that neighborhoods are protected and enhanced through urban design which strengthens and retains residential character.

- **Policy LT-6.1** Improve and preserve the character and cohesiveness of existing residential neighborhoods.

GOAL LT-9: Adequate and balanced recreation facilities - The City strives to 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.

- **Policy LT-9.9** Support the acquisition or joint use through agreements with partners of suitable sites to enhance Sunnyvale's open spaces and recreation facilities based on community need and through such strategies as development of easements and right-of-ways for open space use, conversion of sites to open space from developed use of land, and landbanking. (*Previously Open Space and Recreation Policy 2.2.A.8*)
- **Policy LT-9.12** Support the acquisition of existing open space within the City limits as long as financially feasible.
- **Policy LT-9.15** In applying the Park Dedication requirements for new development, place a priority on acquiring land over in-lieu payment, particularly when the development is in areas identified as underserved and/or when the land is of sufficient size or can be combined with other land dedication to form larger Mini Parks or Neighborhood Parks.

ENVIRONMENTAL REVIEW

Environmental review in the form of an Environmental Impact Report (EIR) has already been performed for the overall development, including a 6.5-acre public park including: picnic areas, small gathering places, a dog park, outdoor fitness areas, play areas, water play elements, art/sculpture or themed gardens, a public restroom, a flex-use field, and on-site parking, although approval of the underlying project did not commit the City to approving any particular park design or amenities. The resolution certifying the EIR for the overall project was adopted by the City Council on April 23, 2019 (RTC No. 19-0462).

DISCUSSION

The Parks and Recreation Commission reviewed the conceptual design for this park on March 11, 2020. The only significant change from the conceptual design to the final design was the elimination of the small multi-use sports court due to budgetary constraints, and noise concerns relative to its location to the new residential units. The multi-sports court was replaced with a passive turf area for relaxation and non-reservable use. To guide the park design, the Irvine Company referred to the Parks of the Future Plan. Park design and development guidelines from the Parks of the Future document adopted by City Council in 2009 have been followed. Pursuant to the guidelines, the park contains the following resources for a Neighborhood Park (three to eight acres in size):

- Multi-Use Field (1.6 acres) (Informal and not organized, but could become programmed at a later date)
- Children's Play Area (Ages 5-12), includes all-inclusive features such as an Omnispinner, a group merry-go-round and specially designed swings
- Interactive Water Feature - Splash Pad for Children
- Reservable Picnic Area
- Non-Reservable Picnic Area
- Dog Park
- Passive Recreation Area
- Jogging \ Walking Trail that encircles the Park
- Par Course
- Hydration Stations
- Restrooms
- Off-Street Parking Lot with 33 spaces

The dog park, with separate small and large dog areas, was a highly desired feature from the public outreach meetings. The following are the pros and cons for the different surfaces in the dog area:

Synthetic Turf

Pros:

- More durable than real grass
- Provides a clean appearance and looks similar to real grass
- Includes antimicrobial backing to help prevent the growth and spread of bacteria, providing a more sanitary surface for pets
- ADA Accessible
- Most contaminants can be washed off or blown away
- Drains quickly
- Does not discolor from urine

Cons:

- High cost, one of the more expensive options
- Professional installation is recommended
- Requires regular deep cleaning
- Repairs may require a professional
- Surfacing can be slippery for dogs
- Surface can get hot
- If not maintained and watered down frequently can produce a strong urine odor
- Artificial grass surface will have to be replaced approximately every 10 years depending on use

Grass Turf

Pros:

- Visually appealing
- Soft underfoot
- Can adapt to any terrain

Cons:

- Will wear out easily in heavily used areas and get muddy from rain
- Will brown out creating unsightly bare patches due to urine saturation
- Not the easiest surface for picking up feces, especially if not clipped regularly
- Requires continuous maintenance and periodic reseeding

Decomposed Granite

Pros:

- Can be compacted to form a stable surface
- ADA Accessible
- Provides a uniform, manicured appearance
- It can withstand wear and tear
- Material is more sterile
- 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
- Erosion becomes an issue if installed on any kind of slope or grade above 3%
- Requires periodic maintenance to provide a uniform surface and to keep the dust down

Rubber Mulch

Pros:

- Does not absorb odor or water, making it easier to wash away any urine or waste off the mulch
- Provides a soft and cushion like surface that absorbs impact and can improve the long-term joint health of your pet
- The EPA has studied rubber mulch and found it to be a safe, providing no health risk to people or pets
- Can help to keep away weeds and insects
- Does not harbor bacteria

Cons:

- Some rubber material can have a chemical odor when installed
- Surface can get hot
- Must ensure product is Steel Free when purchasing rubber mulch to eliminate cuts or other injury on the dog's feet
- Risk of ingestion: If some material is swallowed, there is a risk of digestive blockages

Engineered Wood Fiber

Pros:

- Low Initial Cost
- All natural, chemical free
- Installs over existing surfacing and follows the natural ground contours
- ADA Accessible
- Easily installed by volunteers or parks maintenance staff
- Fibers interlock to create a flat, cushioned and splinter free surface
- Reduces mud puddles, dust, and dirt in the dog park

Cons:

- Requires a top off yearly
- Can wear away in heavy use areas such as entrances and fence lines
- Can be costly if not ordered in bulk quantities
- Material needs to be replaced and refreshed periodically to prevent urine saturation
- Fleas, ticks, and other bugs can live and breed in this material
- Urine absorbs into the mulch causing odors, and may harbor bacteria and fungus that may be harmful to pets

Wood Chips

Pros:

- Easy to obtain and install
- Low installation cost
- Easy to remove and easy to replace areas as needed
- Can achieve a uniform and stable surface
- Drains quickly

Cons:

- Material needs to be replaced and refreshed periodically to prevent urine saturation
- Risk of ingestion: If some material is chewed or swallowed, there is a risk of digestive blockages
- Fleas, ticks, and other bugs can live and breed in this material
- Urine absorbs into the chips causing odors, and may harbor bacteria and fungus that may be harmful to pets

Low

- Wood Chips
- Rubber Mulch

Medium

- Decomposed Granite
- Engineered Wood Fiber

High

- Synthetic Turf
- Grass Turf

Some of the dog park surfacing options were not strongly considered by staff for various reasons including the risk of ingestion for rubber mulch, wood chips and engineered wood fiber and the inability to maintain natural grass turf due to high usage and wear and tear. The two surfacing options remaining are synthetic turf and decomposed granite. Synthetic turf has a high initial installation cost and will require an additional estimated increase of \$13,000 in annual maintenance costs beyond that of decomposed granite due to increased maintenance activities such as spot pressure washing dirty areas, de-odorizing treatments and regular deep cleaning. The estimated life cycle for the synthetic turf is 10 years with a replacement cost in today's dollars estimated between \$305,000 and \$350,000 by the Irvine Company. Decomposed granite is currently utilized at both Las Palmas and Seven Seas dog parks. Although not as visually appealing as natural or synthetic turf, it is less expensive to maintain and does not have a large lifecycle replacement cost. Decomposed granite does not retain the moisture or smell of urine. The Irvine Company and staff selected decomposed granite in the design and budget. Park construction will begin after Council approval of the final design and is scheduled to open in summer 2022.

FISCAL IMPACT

The cost to construct the Park is capped at \$12 million and will be funded through a combination of \$4 million community benefit funds and \$8 million PDF funds. The current per acre cost to maintain a Park is \$34,704, the estimated cost to maintain the new park with a dog park of decomposed granite surfacing is \$225,576. The Irvine Company and staff utilized decomposed granite dog park surfacing in the construction budget for cost efficiencies. If synthetic turf is selected for the dog park, the \$12 million dollar cap for the new park construction will be exceeded, without significant changes to the current proposed final design to reduce costs in other areas. Operating costs including personnel, water, and other purchased goods will need to be included in the Parks Division operating budget prior to park opening. The addition of synthetic turf surfacing in the dog park or additional changes to the design will affect the anticipated maintenance cost based on those changes.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

ALTERNATIVES

Alternative 1: Recommend that City Council approve the final design of AMD Park described in Attachment 5 with decomposed granite surfacing for the dog park.

Alternative 2: Recommend that City Council approve the final design of AMD Park described in Attachment 5 with an alternative surfacing other than decomposed granite for the dog park

Alternative 3: Recommend that City Council not approve the final design of AMD Park described in Attachment 5 and provide other direction.

STAFF RECOMMENDATION

Alternative 1: Recommend that City Council approve the final design of AMD Park described in Attachment 5 with decomposed granite surfacing of the dog park.

Staff recommends decomposed granite surfacing due to ease of maintenance and low cost. Decomposed granite surfacing withstands heavy public use and allows for easy identification and cleanup of dog waste. Decomposed granite surfacing has been used successfully at Las Palmas Park and Seven Seas Park. Synthetic turf is more expensive to install, has a higher maintenance cost and has an estimated \$150,000 replacement cost every 10 years.

Prepared by: James Stark, Superintendent of Parks and Open Space

Reviewed by: Chip Taylor, Director, Public Works

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Reserved for Report to Council
2. RTC No. 20-0236 (without attachments)
3. Park Agreement
4. Conceptual Park Design
5. Final Park Design
6. Policy 7.3.23 Naming - Renaming Parks & Recreation Facilities