

TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER DEPARTMENT: PUBLIC WORKS

DATE: SEPTEMBER 21, 2009 CMR:376:09

REPORT TYPE: CONSENT

SUBJECT: Adoption of an Ordinance Approving and Adopting a Plan for Improvement to John Lucas Greer Park

RECOMMENDATION

Staff recommends that Council adopt the attached Park Improvement Ordinance (Attachment A) authorizing the renovation of John Lucas Greer Park (Greer Park).

BACKGROUND

Staff recommends the City Council adopt a Park Improvement Ordinance approving the proposed improvement plan for Greer Park which includes replacement of the park irrigation system and pump station, development for passive use of the vacant 1.75 acre portion of the park at the corner of Colorado Avenue and West Bayshore Road (Phase IV), renovation of the children's play area and associated landscape improvements (Attachment A).

A Park Improvement Ordinance (PIO) is required whenever any project may affect the use, protection or enjoyment of parks or open space lands. John Lucas Greer Park is a 22-acre neighborhood park located at 1098 Amarillo Avenue in Palo Alto. Originally the site of the Palo Alto Drive-In Theatre, the first phase of the park was completed in 1975. Two subsequent phases of improvements were implemented in the 1980's resulting in the configuration that currently exists. The park site also includes an undeveloped 1.75 acre parcel (Phase IV) in the southeast portion of the park at the corner of Colorado Avenue and West Bayshore Road.

In August 2008, the firm of Callander Associates Landscape Architecture was hired to serve as the primary designer for the proposed improvements to Greer Park. In the intervening months they have worked with city staff to generate conceptual designs, conduct public outreach, incorporate suggestions from the public and park users, implement design development, and produce final construction documents.

After conducting preliminary site investigations gathering input from city staff, two conceptual design alternatives for improvements to the children's play area and for the development of Phase IV were presented to interested members of the public and park users at a neighborhood meeting on December 2, 2008. Working on input from that meeting and upon further consultation with city staff, the Calendar Associates began the design development process with the intent of fleshing out the preferred details from the alternative conceptual designs and

melding them into a single concept for each area. These intermediate designs were again presented to interested members of the public at a second neighborhood meeting on March 11, 2009. Input garnered from that meeting has been processed and incorporated into the final design for the park renovation. Members of the Midtown Resident Association and the Public Art Commission also provided input on the location of the artwork to be included in this project.

In addition to a PIO from the City Council, this project required a staff level Architectural Review Board (ARB) review. Input from Planning & Community Services staff included comments on location and style of some site furnishings, including bike racks, and on aesthetic screening of the new pump station. These and other issues have since been addressed in the proposed improvement plan. The improvement plan was also presented to the Parks & Recreation Commission at its meeting on July 28, 2009. The Commission approved the plans and recommended that the City Council adopt the Park Improvement Ordinance pertaining to the proposed project (Attachment B).

Scope of Improvements

Per Council direction (CMR 311:06), Phase IV will be developed for passive use and will include a lighted and landscaped perimeter pathway accessing several individual benches, a picnic area and a small open plaza that will serve as a focal point and gathering area. The interior of the space will be an undulating turf meadow interspersed with several trees. The new design for the children's play area will carry a nautical island theme and will retain its existing footprint. Most, but not all, of the existing sand will be replaced by resilient rubber surfacing, and the existing interactive sculpture of a dolphin will remain and be integrated into the new design.

The new pump station and the park irrigation system are expected to command roughly half of the project budget. Depending on the bids received, other miscellaneous improvements to other areas of the park may be implemented. These include the expansion of the dog run, a central enclosure for trash and recycling bins, and new fencing, pathway and landscape upgrades. The projected duration of construction activity is estimate to last ten months, from November 23, 2009 through the fall of 2010, during which time the entire park will remain closed to the public. Options for phasing the construction were evaluated and discussed in terms of added costs and practical benefit to athletic field scheduling. The options were presented at the second public meeting and the consensus was that phasing construction would result in greater costs and no substantial benefit with regard to athletic field accessibility. The timing of the project has been established to allow fall 2009 soccer tournaments to finish before construction begins on November 30th.

Staff is working with the consultant to explore the feasibility in terms of safety and cost effectiveness of keeping the skate bowl and perhaps the dog run open during some or all of the construction phase. Moreover, staff met with numerous Palo Alto based youth sports groups that use Greer Park to hear their concerns on the project schedule. As a result we are intentionally beginning the project immediately after the close of the fall 2009 soccer season. The tentative project timeline, subject to change, is as follows:

- Advertise project for bids, October. 20, 2009;
- Open bids, October 27, 2009;
- Award construction contract, November 16, 2009; and

- Begin construction, November 23, 2009.

DISCUSSION

Implementation of the proposed improvements would include:

- New irrigation, system and pump station components better suited to the use of recycled water;
- Development of the Phase IV area for passive recreational uses;
- Replacement of the children's play area structures and surfacing in compliance with current safety and accessibility codes;
- Additional picnic, trash and recycling amenities;
- Temporary closure during the ten month construction period; and
- Relocation of the existing sandbag distribution station currently located at the site of Phase IV to a place yet to be determined.

The intent of the renovation project is to make the park more enjoyable for all users, to address public health and accessibility concerns, to upgrade the irrigation system and pump station to make them more compatible with the use of reclaimed water, and to make an aesthetically pleasing landscaped addition to the park for passive recreational use. The Greer Park Improvement Plan (Attachment A, Exhibit A-1) summarizes the Park Improvement Ordinance.

RESOURCE IMPACT

In fiscal year 2007-08 the City Council appropriated \$400,000 for CIP Project PE-09002, Greer Park Phase IV Improvements, and in fiscal year 2008-09 appropriated an additional \$1,450,000 for the replacement of the pump station and irrigation system, and renovation of other existing park facilities. This \$400,000 appropriated for Phase IV is funded from Development Impact Fees, and the remaining balance of \$1,450,000 will come from the Infrastructure Reserve.

POLICY IMPLICATIONS

The proposed Greer Park Improvements project is consistent with existing City policies, including the master plan for the park.

ENVIRONMENTAL REVIEW

This project is exempt as defined by the California Environmental Quality Act (CEQA) pursuant to the provisions of Sections 15201 and 15302 of the CEQA Guidelines.

ATTACHMENTS

Attachment A: Park Improvement Ordinance (includes site plan)


Attachment B: Minutes of the July 28, 2009 Park and Recreation Commission Regular Meeting

PREPARED BY:




CHRIS RAFFERTY
Project Manager

DEPARTMENT HEAD:



GLENN S. ROBERTS
Director of Public Works

CITY MANAGER APPROVAL:



JAMES KEENE
City Manager

NOT YET APPROVED

Ordinance No. _____
Ordinance of the Council of the City of Palo Alto Approving
and Adopting a Plan for Improvement to John Lucas Greer
Park

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 1. Findings. The City Council finds and declares that:

(a) Article VIII of the Charter of the City of Palo Alto and Section 22.08.005 of the Palo Alto Municipal Code require that, before any substantial building, construction, reconstruction or development is commenced or approved, upon or with respect to any land held by the City for park purposes, the Council shall first cause to be prepared and by ordinance approve and adopt a plan therefor.

(b) Greer Park is dedicated to park purposes.

(c) The City intends to authorize the completion of the passive use phase IV portion of Greer Park, the replacement of the existing pump station for reclaimed water distribution, the replacement of the irrigation distribution system, and the replacement of playground equipment in order to meet ADA compliance as shown on the Greer Park Plan (the "Plan"):

- (1) Excavation and grading of soil necessary to install irrigation systems, remove irrigation pipes and prepare the site for the construction and installation of curbs, pathways and structure equipment.
- (2) Clearing of vegetation and trimming of existing shrubs and trees in accordance with City policies and as necessary to provide equipment access for construction and to complete the landscape installation in phase IV as designed.
- (3) Adjustment and restoration of existing planting and irrigation to accommodate the proposed improvement.
- (4) Construction of curbs, pathways, structure equipment, irrigation system, and the pump station in accordance with the Plan.
- (5) Installation of site amenities, including the pathways, fencing, benches, shade arbors, public art, playground equipment and tables in accordance with the Plan.

(d) The improvements at Greer Park will encompass the southeastern corner of the park, referred to as the passive use phase IV portion of the park, with lawn, landscape and

NOT YET APPROVED

park benches, the playground equipment facilities located within the westerly center quadrant of the park, and the irrigation system throughout the turf areas of the park.

(e) The project improvements will avoid protected trees and other sensitive resources. In addition, existing park uses will be restored following the completion of project construction.

(f) The project described above and as more specifically described in the Plan, attached hereto as Exhibit "A", is consistent with park and conservation purposes.

(g) The Council desires to approve the project described above and as more specifically described in the Plan.

SECTION 2. The Council hereby approves the Plan for the construction of the Greer Park phase IV pump station and irrigation system, the playground equipment, and installation of site amenities. It hereby adopts the attached Plan, which is a part of the official plan for the installation of phase IV, the pump station and irrigation system, playground equipment, and park amenities.

SECTION 3. The Council finds that the project to construct phase IV, the pump station and irrigation system, playground equipment, and park amenities at Greer Park is subject to review under the California Environmental Quality Act (CEQA).

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NOT YET APPROVED

SECTION 4. This ordinance shall be effective on the thirty-first day after the date of its adoption.

INTRODUCED:

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

City Clerk

APPROVED AS TO FORM:

Senior Asst. City Attorney

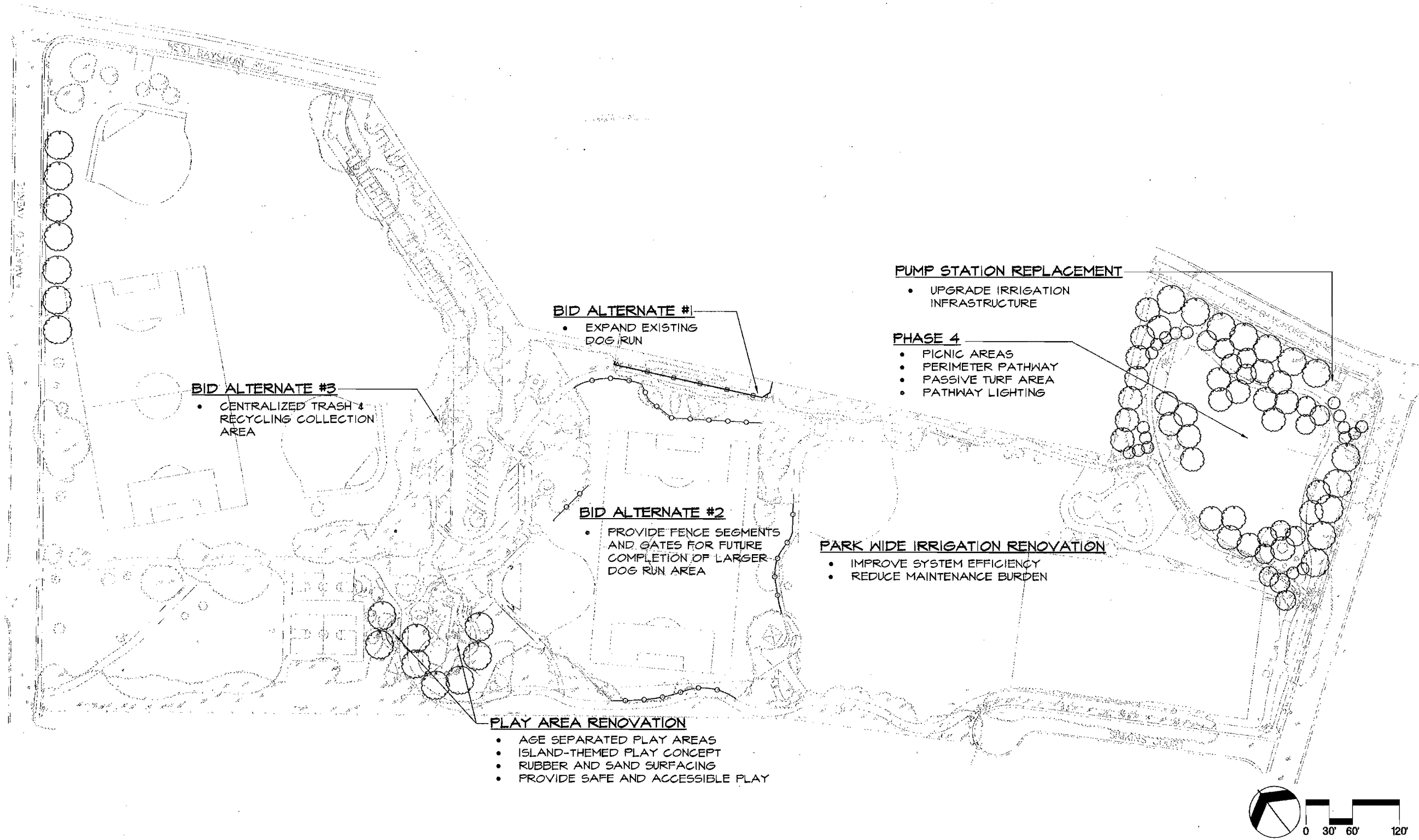
Mayor

APPROVED:

City Manager

Director of Community Services

Director of Administrative Services



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| Revisions |
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 Callander Associates
 Landscape Architecture, Inc.

SITE PLAN
 GREER PARK RENOVATION & PUMP STATION REPLACEMENT
 PALO ALTO, CA

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|-------------|----------|
| Date | 7/17/09 |
| Scale | As Shown |
| Drawn By | CS |
| Checked | DM |
| Project No. | 08056 |
| Cadd File | 08056ap |
| Sheet No. | 1 |



MINUTES
PARKS & RECREATION COMMISSION
REGULAR MEETING
July 28, 2009
City Hall
250 Hamilton Ave

Commissioners Present: Pat Markevitch, Carl King, Deirdre Crommie, Joel Davidson, Paul Losch, Daria Walsh

Commissioners Absent: Sunny Dykwel

Others Present: Council Liaison Espinosa

Staff Present: Greg Betts, Catherine Bourquin, Rob de Geus, Donald Piana

I. ROLL CALL CONDUCTED BY: Catherine Bourquin

II. AGENDA CHANGES, REQUESTS, and DELETIONS: None

II. ORAL COMMUNICATIONS: None

IV. BUSINESS:

1. **Approval of Draft Minutes of June 30, 2009 regular meeting** – The Draft Minutes of the June 30, 2009 regular meeting were approved as amended. **Approved 6:0**
2. **2009 Senior Games Update** - Staff de Geus updated the Commissioners with information pertaining to the upcoming 2009 National Senior Games. There will be 25 sport competitions bringing 30,000 visitors into Palo Alto. Staff de Geus added that this is the largest multi-support event in the nation for athletes over 50. He went on to add that August 1st will be the caldron lighting ceremony; the train carrying the torch will leave San Francisco and end up in Palo Alto traveling to Stanford and then to City Hall. With the assistance of Cynthia Segovia, an intern for Recreation, the Recreation Division put together a brochure to announce activities in Palo Alto for the convenience of visitors and athletes. Cynthia guided the Commissioners through the flyer that was handed out at the meeting and went through some of the special activities that Recreation is sponsoring. During the Senior Games a free wheeling program/bike share program is being introduced. There was some discussion on how the program will be



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implemented in the City after the Senior Games are over. Staff de Geus said he would report back to the Commission on details as they evolve for a bike share program.

- 3. Recommendation to Council from the Commission for a Greer Park Improvement Ordinance** – Staff Piana provided some history on the Greer Park Renovation and Phase 4 project, and why an Ordinance was required for the project. Elizabeth Ames, Senior Engineer in charge of the project, was introduced and went over the design of the park which included the passive park (Phase 4), irrigation, a new pump station, and updated playground equipment.

Oral Communications

Sheri Furman – 3094 Greer Road, Palo Alto – Ms. Furman expressed her concern that the Midtown Residents Association wasn't given advance notice that this business item was coming before the Commission tonight. She also wanted to encourage the Commission to approve the park improvement ordinance so this long awaited project could commence on the proposed November timeline.

Herb Borock- PO Box 632, Palo Alto – Mr. Borock wanted to remind the Commission and staff that they should follow the California Environmental Act upon going forward with this project. He believes that this is not being followed tonight and that the CEQA documentation in the proposed ordinance is inadequate.

After Oral Communications, the Commissioners were given an opportunity to ask questions before making a motion to approve the recommendation. A motion was made by Commissioner King and seconded by Commissioner Losch.

Motion: The Parks and Recreation Commission recommends to Council to approve the Greer Park Improvement Ordinance. Approved 5:1(Davidson)

- 4. Jr. Museum & Zoo – Bobcat Ridge Exhibit Capital Improvement Project** – Staff de Geus presented to the Commission an informational presentation on the upcoming renovation of the Bobcat Ridge Exhibit that is proposed for the Junior Museum & Zoo. There will be a four month construction period and the project will cost \$450,000, which is being funded by the Friends of the Junior Museum & Zoo. The project will be coming back to the Commission in September for review and approval of a Park Improvement Ordinance. Time was given for questions and answers.
- 5. Logistic planning for public feedback meeting on improving recreational opportunities in Palo Alto for dog owners** – Staff de Geus met with Commissioner Losch and drafted an agenda for the prospective public meeting. The draft agenda was passed out for discussion with the Commissioners. Items that were discussed included



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how the meeting will be advertised via the local newspapers, PTA's, web, etc.; how will it be facilitated; and what are the expectations for the outcome of the meeting. These issues were discussed and will be addressed when putting together the final agenda to be brought back at the next Parks and Recreation regular meeting in September.

V. COMMENTS AND ANNOUNCEMENTS

1. Reminder, the August 25th Commission meeting is cancelled.
2. Don Piana was recognized for his upcoming retirement.
3. Commissioner Davidson acknowledged staff Piana and Bourquin for their work with the Ventura Neighborhood Association in the expansion of their community garden.
4. September 21st the Fire Management Plan will be going to Council – Commissioner Markevitch will be attending
5. September 14th – The Council will be awarding a construction administration contract for Group 4 Architects for the final design phase of the Mitchell Park Community Center and Library project.
6. The Gym use policy was approved by City Council on July 27th.
7. Blue ribbon task force meeting (Study Session) for the composting center at the Baylands was held on July 20th.
8. Council Liaison Espinosa remarked on the bond for El Camino which was passed by City Council.
9. Council Liaison Espinosa recommended that staff reports related to the composting issue and any other relevant important topics should be included in the packets that go to the Parks and Recreation Commission.

VI. TENTATIVE AGENDA FOR September 22, 2009 REGULAR MEETING:

1. Gymnasium space issue and prospective partnerships with PAUSD.
2. World Music Day
3. Junior Museum & Zoo Bobcat Ridge exhibit park ordinance
2. Recap on Recreational Opportunities for dog owners in Palo Alto meeting details.
3. Change of terms of office for the Parks and Recreation Commission

VII. ADJOURNMENT

Motion made in honor of Don Piana's upcoming retirement.
Adjourned at 9:44pm