

TO: Parks and Recreation Commission
FROM: Public Works
DATE: 1/28/2020
SUBJECT: Boulware Park Renovation Project

RECOMMENDATION

Staff will present the Draft Parks, Trails, Natural Open Space and Recreation Master Plan to the Commission. No action will be taken.

BACKGROUND

Capital improvement funding of \$495,000 was approved by City Council in 2017 to address park maintenance needs in the 2018 fiscal year. The renovation includes infrastructure, accessibility and maintenance improvements. The project was delayed to the 2019 fiscal year due to budget constraints. During that period the adjacent property owned by AT&T was put up for sale. In an effort to purchase the property and add new parkland to the Ventura neighborhood, one of the densest populated neighborhoods in the City and one having limited open space area. During this period the project was placed on hold again while the purchasing of the open space was finalized. In the fall of 2019 the city finalized the purchasing of the lot known as the Birch Street property. Upon the purchase of the land the city began a community based design process to determine how the existing Boulware Park and the newly purchased property would be developed into one park.

The first community meeting was held on Saturday November 9th, 2019 at the park. The goal of this first meeting was to allow the community the opportunity to provide input on what park facilities should be considered in the renovation and expansion of Boulware Park.

The community was requested to provide input on different park facilities ranking them on preference and priority. The facilities presented were drawn from existing facilities found in Boulware Park and facilities that were highlighted in the Parks Master Plan process to be considered as part of all park renovation projects. Attendees at the community meeting were asked to place sticker dots next to their desired facility choice, and to prioritize the choices. These facilities included:

Existing Facilities at Boulware Park

- Playground
- Basketball Court
- Group Picnic Area
- Open Turf Area

Master Plan Park Facilities

- Restroom
- Dog Park
- Community Garden
- Loop Walking Path
- Adult Fitness
- Pickle Ball
- Shaded Seating Areas
- Habitat/Native Planting
- Security Lighting

Upon the completion of the first community meeting an on-line version of the facility survey was released for those who could not attend. As part of the meeting survey the community was allowed to write in other facilities that were not found on the list provided. As a result three additional facilities were added to the on-line survey: Those included:

Facilities Added After the Community Meeting

- Creek Lookout
- Bocce Ball
- Horse Shoes

The information below is the tally of the sticker votes from the community meeting.

Community Meeting Survey (26 Meeting Attendees):

Facility Selection Question

- Playground: 25 stickers
- Open Turf Area: 17 stickers
- **Restroom: 33 stickers**
- Basketball Court: 16 stickers
- Group Picnic Area:
- Community Garden: 12 stickers
- Loop Walking Path: 13 stickers
- Dog Park: 17 stickers
- Adult Fitness Area: 9 stickers
- Pickle Ball Court: 11 stickers
- Shaded Seating Area: 16 stickers
- Habitat/Native Planting: 17 stickers
- Security Lighting: 16 stickers

Facility Priority Question

- Playground: 25 stickers
- Open Turf Area: 18 stickers
- **Restroom: 26 stickers**
- Basketball Court: 18 stickers
- Group Picnic Area: 14 stickers
- Community Garden: 10 stickers
- Loop Walking Path: 10 stickers
- Dog Park: 22 stickers
- Adult Fitness Area: 8 stickers
- Pickle Ball Court: 1 stickers
- Shaded Seating Area: 10 stickers
- Habitat/Native Planting: 12 stickers
- Security Lighting: 14 stickers

As of January 21st the survey has captured the following information

On-line Survey results (55 Participants):

Facility Selection Question

- Playground: 38 votes
- Open Turf Area: 28 votes
- Restroom: 27 votes
- Basketball Court: 16 votes
- Group Picnic Areas: 22 votes
- Community Garden: 12 votes
- Loop Walking Path: 25 votes
- Dog Park: 12 votes
- Adult Fitness Area: 8 votes
- Pickle Ball Court: 4 votes
- Shaded Seating Area: 30 votes
- Habitat/Native Planting: 18 votes
- Security Lighting: 31 votes
- Creek Lookout: 20 votes
- Bocce Ball: 4 votes
- Horse Shoes: 4 votes

Facility Priority Question

- High Priority: Playground, Open Turf Area, Restroom,
- Medium Priority: Shaded Seating Areas, Basketball Court, Group Picnic Area, Loop Walking Path, Security Lighting, Community Garden, Habitat/Native Planting
- Low Priority: Dog Park, Adult Fitness, Creek Lookout, Bocce Ball, Pickle Ball & Horse Shoes

Three additional questions were included in the on-line survey, these included a question concerning the communities interest to close a portion of Ash Street that would connect the two properties into one park, and two questions on timing of the renovation.

Question 1

Would you be in favor of renovating the full park site in phases (over multiple years), as opposed of doing the full renovation at one time?

Survey Response: 43% of those surveyed are supportive of doing the project in phases.

Question 2

Would you be in favor of renovating the full park site at one time, dependent upon city funding to complete a large park renovation project (funding of project in 3-8 years)?

Survey Response: 67% of those surveyed are supportive of doing the project all at once even if having to wait a few years for funding to become available.

Question 3

Would you be in favor of eliminating Ash Street and making Chestnut Avenue a Cul De Sac to connect the two parcels together into one park?

Survey Response: 88% of those surveyed are supportive removing a portion of Ash Street.

Renovation Strategy:

Staff aware that the budget of \$495,000 for the original scope of the project is not sufficient to develop the newly added parkland and renovate the existing park has submitted a Capital Improvement Project request for fiscal year 2022 in the amount of \$2.3 Million to cover the full renovation of the park and the newly acquired open space. The current funding of \$495,000 will be utilized for the design and construction drawing portion of the project. The strategy is to develop plans in preparation to go out to bid in spring of 2021 and start renovation/construction of the project in June of 2021 when funds become available. As a means to figure out a budget request a preliminary design was drafted for pricing purposes. This plan is included as Attachment 'A' will be the basis of the design shown to the community at the second community meeting with any revisions requested by the Parks and Recreation Commission.

DISCUSSION

Staff requests input from the commission on the potential facilities for the park, and the preliminary draft park plan Attachment 'A'. Information gathered from the community meeting, on-line survey and Parks and Recreation Commission meeting will guide which facilities are including in the draft park layout plan, which will be reviewed by the community at the second phase of outreach.

NEXT STEPS

- Community Meeting #2 Preliminary Plan Review: February
- Community Meeting #3 Finalize Park Layout Plan Design: Spring 2020
- Parks & Recreation Commission Meeting #2 Review Final: Summer 2020
- PRC Meeting #3 – Adoption of Park Improvement Ordinance (PIO): Summer 2020
- Bid Document Preparation: Fall/Winter 2020/2021
- Council to Adopt (PIO) and Approve Contract: Spring 2021
- Project Bidding: Spring 2021
- Construction Begins: July 2021 (start of fiscal year 2022)

POLICY IMPLICATIONS

The proposed recommendations are consistent with Policy C-26 of the Community Services element of the Comprehensive Plan that encourages maintaining park facilities as safe and healthy community assets; and Policy C-22 that encourages new community facilities to have flexible functions to ensure adaptability to the changing needs of the community.

ATTACHMENTS

Attachment A: Draft Preliminary Park Plan

Attachment B: Community Comments from Community Meeting

Attachment C: Presentation

PREPARED BY

Peter Jensen

Landscape Architect

City of Palo Alto

Boulevard Park Preliminary Layout Exhibit



Community Meeting Responses

What Park Facilities would you like?

Use the dots to mark the facilities you'd like to see added to the park. One dot for each facility. If all facilities are desired use a dot to mark them all.

- Playground ●●●●●●●●●●
- Open Turf Area ●●●●●●●●●●
- Restroom ●●●●●●●●●●
- Basketball Court ●●●●●●●●●●
- Group Picnic Area ●●●●●●●●●●
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- Loop Walking Path ●●●●●●●●●●
- Dog Park ●●●●●●●●●●
- Adult Fitness Area ●●●●●●●●●●
- Pickle Ball Court ●●●●●●●●●●
- Shaded Seating Area ●●●●●●●●●●
- Habitat/Native Planting ●●●●●●●●●●
- Security Lighting ●●●●●●●●●●

Don't see a facility you'd like to see added to the park on this list? Please write it down on the "Additional Facilities and Priorities" board.

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- Shaded Seating Area ●●●●●●●●●●
- Habitat/Native Planting ●●●●●●●●●●
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Don't see a facility you'd like to see added to the park on this list? Please write it down on the "Additional Facilities and Priorities" board.

Prioritize the Facilities

Use 5 dots only to mark the facilities you'd like to see added to the park first. Depending on future funding needs the development might need to be phased. If this is the case which facilities would you like to see developed first? Placing more than one dot on a facility is acceptable.

- Playground ●●●●●●●●●●
- Open Turf Area ●●●●●●●●●●
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Additional Facilities & Priorities

Didn't find a facility you'd like to see added to the park on the Priority List. Please write down your additional ideas here and state if the priority for constructing these facilities is high, medium or low.

A Place to pour 200 Gallons of Rainwater from the playground area into the creek.

- *Low water garden area*
- *Water feature*
- *Shaded seating area*
- *Security Lighting*
- *Habitat/Native Planting*
- *Group Picnic Area*
- *Adult Fitness Area*
- *Pickle Ball Court*
- *Basketball Court*
- *Open Turf Area*
- *Playground*

SPACE FOR FOUNTAIN

PLEASE WRITE DOWNS

PLEASE WRITE DOWNS

PLEASE WRITE DOWNS

PLEASE WRITE DOWNS

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Construction of the playground area near the creek.

Water fountain along from Sanderson fountain near Sanderson for castle building!

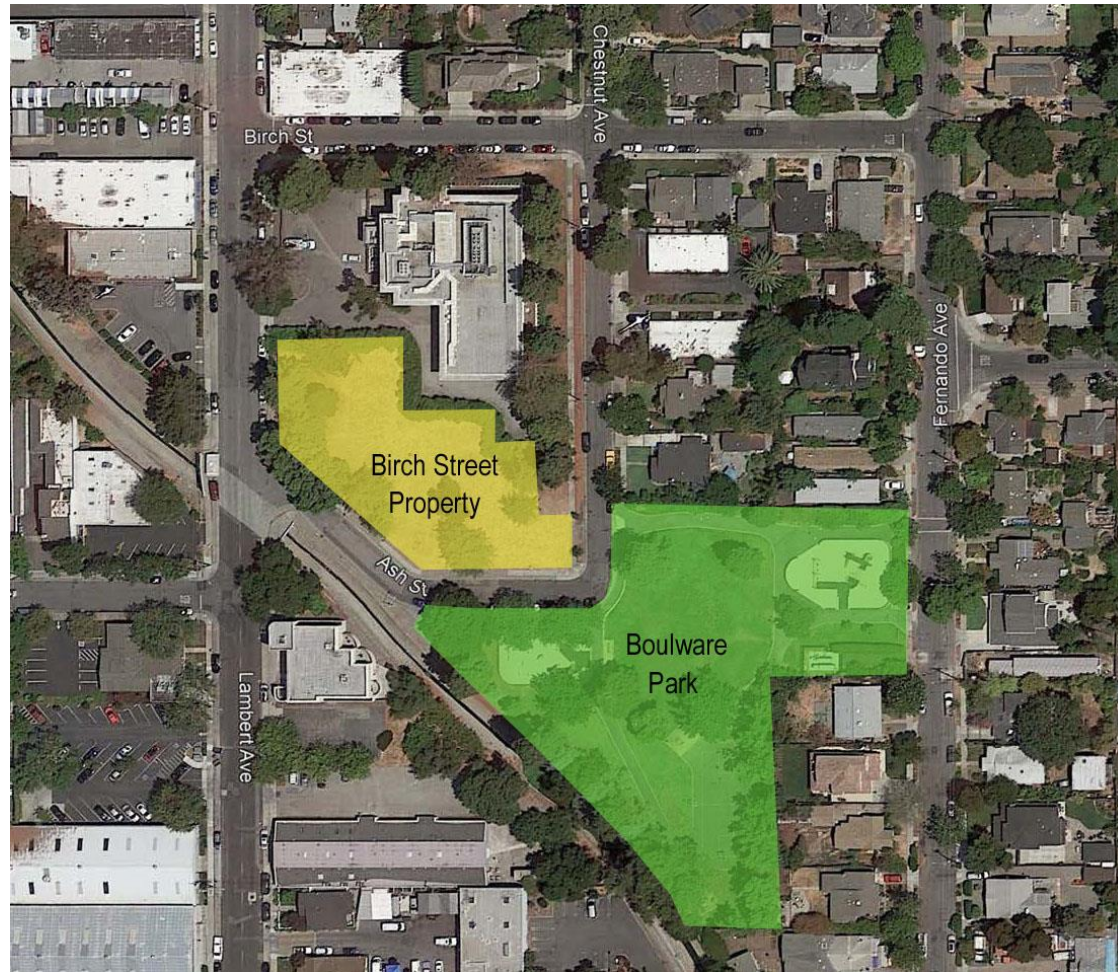


Boulevard Park & Birch Street Property Renovation Project

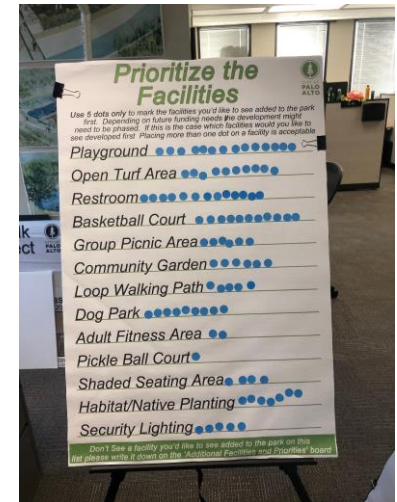
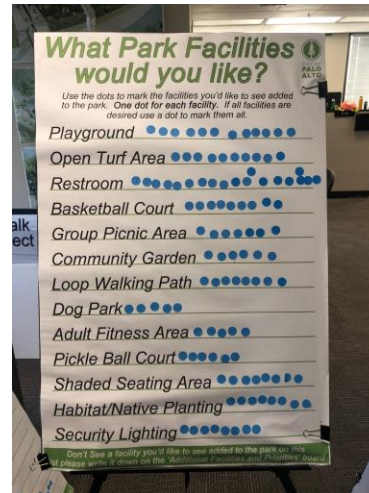
Parks and Recreation

January 28, 2020

Existing Boulware Park & Birch Street Property



Community Meeting #1



Preliminary Draft Park Layout Plan



Project Schedule

- Community Meeting #2 Preliminary Plan Review: February
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Questions & Comments

Project Status

www.cityofpaloalto.org/boulwarepark

Boulevard Park Renovation Plan