



Item No. 5a Town of Atherton

PARK AND RECREATION COMMITTEE – REGULAR AGENDA

TO: PARKS AND RECREATION COMMITTEE

FROM: SALLY BENTZ-DALTON – PARK MANAGER

DATE: FEBRUARY 6, 2019

SUBJECT: Discussion and may act to make a recommendation to council to fund the Circulation Project as the next Capital Improvement project in Holbrook-Palmer Park

DISCUSSION

Discussion and may act to make a recommendation to council to fund the Circulation Project as the next Capital Improvement project in Holbrook-Palmer Park

The circulation project was not completed and funding is not in the current budget. Does the committee want to recommend to Council to prioritize the PC1 and VC1 Capital Improvement projects designed by Verde Green as part of the Master Plan and to recommend to include it in the next fiscal year's budget at this meeting?

BACKGROUND

At the February 7th, 2018 Park & Rec meeting staff looked for guidance on the below project which are all part of the Park's Master Plan.

In February it was then discussed to prioritize the projects as below (Project List attached).

17/18- PC1-VC1 Circulation, VC2-Hammerhead

18/19- PC2- Circulation site lightening, PF5 –Refurbish picnic area and make more accessible

19/20- PF3- Amphitheatre, PF2- Rain Garden, PF1- Off Leash Dog Area, Exit Road

20/21- PF7- Site Furnishings, PF4- Arboretum, PF6- Refurbish North lawn picnic area and make more accessible

21-22- MB1- Corp Yard relocation study, MB2- Relocate Corp Yard

The following is the history of the project:

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On October 19, 2016, The Atherton City Council approved the proposal of Verde Design to prepare the architectural and engineering and ultimately for the pedestrian and vehicular plans (PC1 and VC1) consistent with the Park and Landscape Master plans.

In January Verde presented their first conceptual of the plan to the P&R Committee. At a joint meeting with the Atherton City Council in March, 2017, the conceptual was refined. In April, the refinements were presented back to the P&R Committee and divided into five (5) separate components:

1. The Park entrance including the driveway, Main House loop, Main Lawn, road repairs, NW path replacement and park entry statement.
2. Focal points, plaza spaces and crosswalks.
3. Exit road pathway and road repairs (widening).
4. Picnic and Event Garden path connections.
5. Main House parking lot.

During the CIP discussion for the 17-18 budget, the Atherton City Council decided to adjust the design scope of work and prepare for construction during the 17-18 FY the following:

- Park Circulation and Pedestrian Circulation improvements – Construct the Park entrance including the driveway, pedestrian entry, Main House loop, Main Lawn, DG pathway, road standardization. Also to include focal points, plaza spaces crosswalks, exit road pathway and road repairs (widening) (FY 2017-18) – estimate \$508,000 •
- Create turnaround at end of Pavilion Parking lot (hammerhead). (FY 2017-18) - estimate \$18,500

Using recent survey information and taking the direction of the Atherton City Council, Verde Design has begun with the construction documents for this project (which is funded for this fiscal year).

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RECOMMENDATION SUMMARY

<i>Park Facility & Features</i>	<i>Cost</i>
Main House and Patio (MH)	
MH1: Continue use as a rental facility to generate revenue for maintenance and enhancement. Monitor scheduling to manage event sizes and times that minimize parking conflicts.	\$0
MH2: Support efforts to create Event Garden for expanded use and revenue.	To be determined
Jennings Pavilion (JP)	
JP1: Continue use as a rental facility to generate revenue for maintenance and enhancement. Monitor scheduling to manage event sizes and times that minimize parking conflicts with other park uses.	\$0
JP2: Construct trash enclosure.	\$12,000
JP3: Update kitchen.	\$50,000 - \$75,000
Carriage House (CH)	
CH1: Support efforts to assess costs for upgrades to Carriage House.	To be determined
Preschool (PS)	
PS1: Prepare Relocation Study.	\$15,000
PS2: Relocate Preschool: Assume 2 new portables and 3 relocated.	\$250,000 - \$350,000
Vehicle Circulation and Parking (VC)	
VC1: Remove barrier posts and abandoned asphalt drive to Main House. Provide a walk connection; modify planting and irrigation; level gate panel and stripe walk at park entrance from street.	\$27,000
VC2: Create turnaround at Pavilion parking lot.	\$18,500
VC3: Modify Pavilion parking lot at Pavilion Entry.	\$50,000
VC4: Directional sign on park roadway (remove, refinish, install)	\$3,500
VC5: Additional Parking at \$5,000/space	\$150,000 - \$425,000
Pedestrian Circulation (PC)	
PC1: Construction/repair various path links (22,100 s.f.) in asphalt or decomposed granite.	\$203,750
PC2: Site Lighting: Replace ten poles and fixtures. (Use existing controls, conduit and wire.)	\$93,750
Park Features (PF)	
PF1: Off-leash dog area (20,000 s.f.) includes fencing, decomposed granite surfacing, signs, benches, litter station and water.	\$247,463
PF2: Rain Garden (3,000 s.f.) includes grading, soil preparation, establishment, planting and irrigation.	\$50,000
PF3: Amphitheater (600 sf/100 lf seatwall) includes grading, drainage, seatwall, decomposed granite, planting and irrigation.	\$75,000
PF4: Arboretum Meadow (37,000 s.f.) Includes irrigation for establishment, soil preparation, grading, seeding and planting.	\$91,500
PF5: Picnic Area: Refinish tables; create two accessible tables and pad.	\$15,500
PF6: North Lawn: Create accessible seating at Lawn edge; provide compacted aggregate pad at picnic table.	\$5,500
PF7: Site Furnishings: Additional benches, trash containers, repair drinking fountain; new signage and repairs.	\$25,000
Planting and Irrigation (PL)	
PL1: Top dress and reseed; level isolated low spots at playfield (200' x 300')	\$15,000
PL2: Renovate shrub plantings at various locations around the park. (63,400 s.f.)	\$190,200
Maintenance Building & Corporate Yard (MB)	
MB1: Prepare Relocation Study	\$10,000
MB2: Relocate Building and Corporate Yard.	\$170,000 - \$210,000