



Item No.5B Town of Atherton

PARK AND RECREATION COMMITTEE – REGULAR AGENDA

TO: PARKS AND RECREATION COMMITTEE

FROM: SALLY BENTZ-DALTON – PARK MANAGER

DATE: APRIL 5TH, 2023

SUBJECT: CAPITAL IMPROVEMENT PROJECTS REVIEW AND RECOMMENDATION TO COUNCIL

Discussion

This discussion will focus on next fiscal year's project list.

The committee members can decide if an item is high priority or low priority/needs more information. A project that needs more info is one that is less urgent in which more details about scope, implications to stakeholders, cost, etc. If it's important enough, we'll collect the details and then vote whether it's a high priority project to include in the next available budget round.

Below is a list of items previously discussed. Additional items can be added.

- Fence large oak tree
- Fix/replace rotted playground structure
- Carriage house bathroom remodel
- Convert clay tennis court to hard court
- Demolish tennis practice wall
- Complete event garden improvement project
- Replace fountain
- Change playground bathroom plumbing to potable water
- Remaining master plan CIP list
- Shade structure at tot lot
- New toy at tot lot

A vote and recommendation can be made to Council.



Capital Improvement Program Fiscal Years 2022/23 through 2026/2027

Project Type: Town Buildings, Park and Facilities

Project Name: Park Master Plan Implementation Program - #56063

Project Description: The Holbrook-Palmer Park Improvements Program is designed to implement a number of the proposed projects from the 2015 Park Facilities Master plan update, as recommended by the Park and Recreation Committee and approved by the Atherton City Council. The Park Master plan improvements, which began in FY 2015-16, has the following projects as priorities in the five-year outlook:

- Park Circulation and Pedestrian Circulation improvements – Construct the Park entrance including the entry and exit driveways, pedestrian entry and exit pathways, Main House loop, DG pathways, focal point plaza spaces, and crosswalks. estimate \$1,050,000, carried over from FY 2021/22. Project funding includes anticipated grant funding from the County of Santa Clara (Stanford Mitigation Grant Funds) and from the State of California Department of Parks and Recreation (Prop 68 - Per Capita Program).
 - Fencing Improvements along Watkins Avenue – estimate \$200,000 (FY 2022/23)
 - Parking Lot Repairs – estimate \$350,000 (FY 2022/23)
 - General assessment and miscellaneous repairs – estimate \$100,000 (FY 2022/23)
 - Projects Planned but not budgeted for Future Years
 - Create accessible seating along edge of lawn, provide compacted aggregate pad under picnic tables and purchase new site furnishing and signage for the park – estimate \$60,000
 - Amphitheater Construction – estimate \$150,000
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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

Recommendation Summary Updated from Park Master Plan 3/30/23

Main House:

- Continue use as a rental facility to generate revenue – Completed.
- Support Efforts to create Event Garden – Completed.

Jenning Pavilion:

- Continue use as a rental facility to generate revenue – Completed.
- Update kitchen – Completed.

Carriage House:

- Support efforts to assess costs for upgrades.

Preschool:

- Prepare relocation study.
- Relocate preschool – 2 new portables and 3 relocated.

Vehicle Circulation and Parking:

- Remove barrier post and abandon asphalt drive to Main House, provide walk connection, modify plantings and irrigation, level gate panel and stripe walk at park entrance from street- Circulation plan- In progress.
- Create turnaround at Pavilion parking lot – Completed.
- Modify pavilion parking lot at Pavilion entry.
- Directional sign on park roadway
- Additional parking at \$5k per space

Pedestrian Circulation:

- Construction/repair various path links (22,100 s.f.) in asphalt or DG. – Ongoing
- Site lighting – place ten poles and fixtures- Completed.

Park Features:

- Rain Garden- 3,000 s.f. includes grading, soil prep, establishment, planting, and irrigation.
- Amphitheatre 600 s.f./100 ft seat wall)
- Arboretum meadow – 37,000 s.f.
- Picnic area- refinish tables, create 2 accessible tables and pad.
- North Lawn – Create accessible seating at Lawn edge, provide compacted aggregate pad at picnic table.
- Site furnishings- benches, trash containers, repair drinking fountain, new signage and repairs – Ongoing

Planting & Irrigation:

- Top dress and redress. Level isolated low spots at sports field (200' x 300')
- Renovate shrub plantings at various locations around the park (63,400 s.f.)

Maintenance Building & Corporate Yard:

- Prepare relocation study.
- Relocate building and corporate yard.