



MEMORANDUM

Public Works Department

DATE: June 10, 2020

TO: Parks and Recreation Commission

FROM: Rey S. Rodriguez, Senior Project Manager
Lisa Au, Principal Civil Engineer/Capital Projects

SUBJECT: **All-Inclusive Magical Bridge Playground Conceptual Plan Review, Project 18-36**

RECOMMENDATION

Review and comment on the recommended All-Inclusive Magical Bridge Playground Conceptual Plan (Plan) and recommend approval of the Plan to the City Council.

BACKGROUND

On October 3, 2017, the City Council approved Rengstorff Park as the site for the All-Inclusive Playground (Playground) as shown on Figure 1 – Project Location.

On January 4, 2018, the City entered into an agreement with the Magical Bridge Foundation for professional (community engagement and fundraising) and design services. Magical Bridge’s all-inclusive playgrounds are designed to promote well-being by increasing meaningful connections in the community, increasing inclusivity and empathy among children of all abilities, and creating a sense of ownership and engagement in the community that complements and strengthens existing programs and the investments communities are already making to provide therapies and services for children with special needs. Currently, there is a Magical Bridge playground open to the public in Palo Alto. Additional Magical Bridge playgrounds are either under construction or in design in Redwood City, Santa Clara, Sunnyvale, and Morgan Hill.

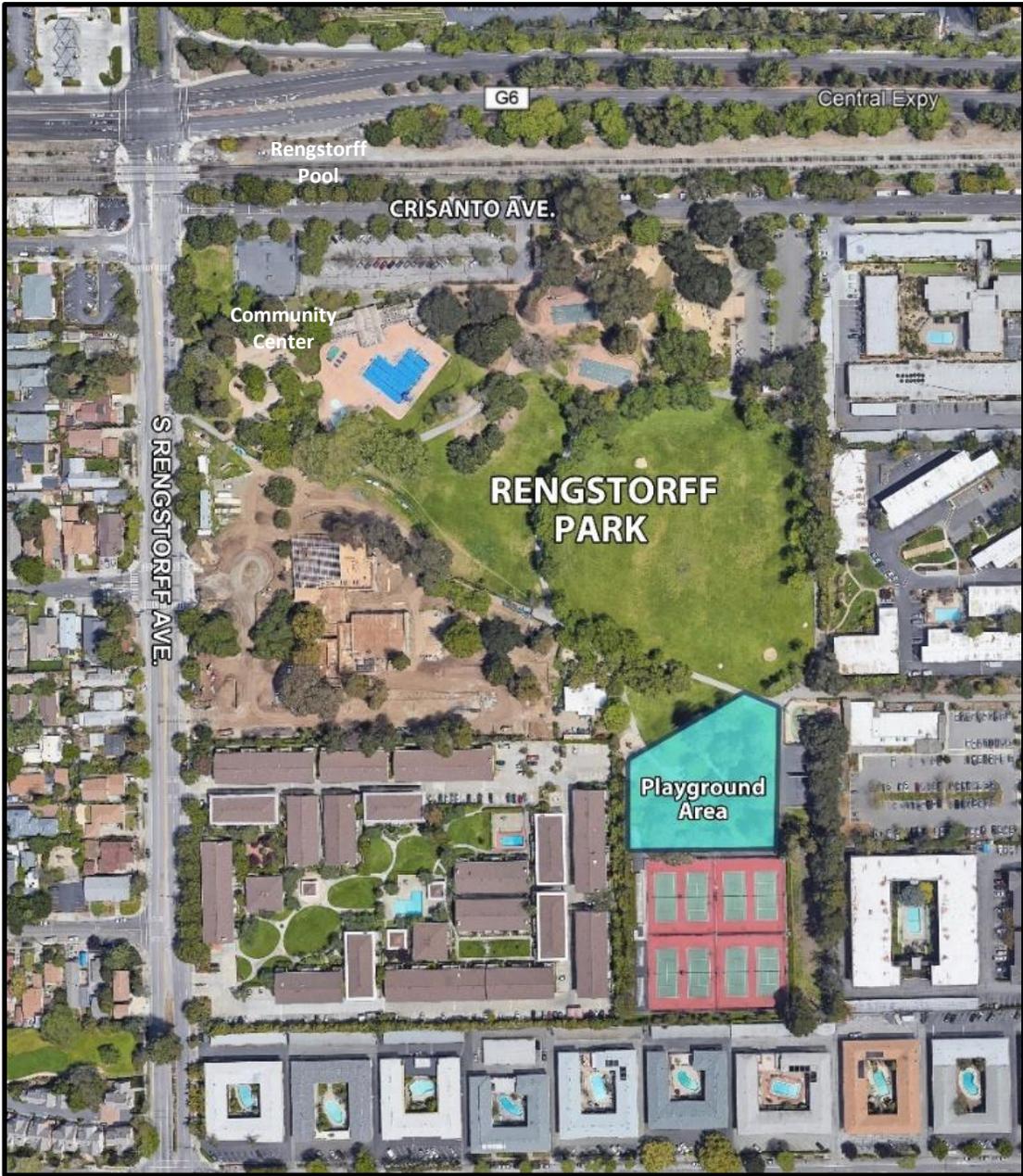


Figure 1 – Project Location

ANALYSIS

Site Description

The Playground will be in the area at Rengstorff Park where a gazebo exists. Centrally located, Rengstorff Park is 16.9 acres with the following amenities: Mountain View Community Center, aquatics complex, barbecue area, skate park, eight tennis courts, pickle ball courts, an outdoor exercise area, a standard playground, and an off-leash dog area.

The proposed site for the playground is approximately 0.9 acre and located next to the tennis courts. The proposed site is currently underutilized by the public and contains an old gazebo, a few concrete picnic tables, and small stone ring for sitting. The tennis building, restroom, and maintenance buildings are west of the proposed site and will be replaced as part of a separate proposed project in the Fiscal Year 2020-2021 Capital Improvement Program.

On the northerly side of the playground are the Hetch Hetchy water pipelines owned by the San Francisco Public Utilities Commission (SFPUC). This property creates a limit for the size of the playground since approval from the SFPUC to build any permanent structure such as a playground over the pipeline is not likely to be approved.

Play Area

The purpose of a Magical Bridge Playground is to provide an intentional play area that meets the needs of everyone, including those with visible and nonvisible disabilities. Not intended to be a special-needs playground, the design is meant to provide a play area for everyone of all ages and abilities. Zones are created to meet the needs of varying abilities.

The seven zones created in a Magical Bridge Playground include: Entry Zone; Tot Lot; Swing Zone; Spin Zone; Innovation Zone; Slide/Climbing Zone; and Playhouse and Stage Zone. The layout of the zones for the Mountain View Magical Bridge Playground is shown in Figure 2—Zone Layout.

The existing tot lot will be replaced as part of the new playground. Each zone of the playground is located to take advantage of the existing topography such as trees which can provide shade, and the amount of space required to accommodate the play equipment, such as the swing zone.

A key element for a Magical Bridge playground is the playhouse, constructed to overlook the other elements and utilizes a ramp over existing terrain for accessibility.



Figure 2 – Zone Layout

The Playground will have a perimeter fence installed for safety with a new pathway system within the site and a new pathway on the west, outside of the play area, for access to the tennis courts. This pathway also provides access to the slide mound.

The tot lot, swing, and spin zones will all have rubberized surfaces for accessibility and the required safety surfacing. A nature play area is located under the existing coastal redwoods. See Figure 3 – Playground Plan.

dollar gum and liquidambar. The remaining four species comprise 16 percent. Only the coastal redwoods within the project site are deemed to be Heritage trees, and none will be removed.

A total of 28 trees will be retained, and 18 non-Heritage trees are proposed to be removed. Seven (7) trees are in poor health, six trees are considered safety concerns, and five trees are impacted by the Playground plan. The project plans to replace the tree loss with 40 new California native trees.

Green Space

The existing gazebo is constructed on a concrete pad on an area of approximately 15,000 square feet. The proposed park concept has an estimated 21,500 square feet of impermeable surfaces, including the play equipment, rubberized surfacing, and pathways. This results in a loss of approximately 6,500 square feet of current open public park space.

Community Meeting

On May 7, 2020, the City and the Magical Bridge Foundation hosted a virtual community meeting and presented the conceptual plans. The meeting was publicized on the City website, advertisement in the *Mountain View Voice*, and social media. Magical Bridge Foundation sent a notice to their e-mail list and the City mailed over 2,600 postcards within 750' of the park. The meeting was attended by approximately 26 people who asked questions about colors, materials, and equipment. No comments were received that affected the conceptual plan.

FISCAL IMPACT

The cost of playground construction for the design shown is estimated at \$4,525,000. The project construction is funded by the City (\$1 million), a County of Santa Clara grant (\$1.7 million), and Magical Bridge Foundation fundraising (\$1.825 million). Magical Bridge Foundation has raised approximately \$1.235 million to date and continues fundraising efforts. City staff and Magical Bridge are aware of a possible future opportunity to reach the total funding needed in the coming months.

When staff requests Council to authorize bidding early next year, the full funding amount is required, or the plans will be revised to fit the available funds at that time. The play area can then be constructed in a manner to allow additional equipment to be added when funding is available.

The City also funded an additional \$300,000 in Project 18-36 for project soft costs, including project management, permitting, inspection, and California Environmental Quality Act (CEQA) requirements.

PROJECT SCHEDULE

The next step is to submit the Parks and Recreation Commission recommended concept to the City Council for final approval this fall. Following Council approval, the design consultants will prepare detailed plans to be completed by spring 2021.

PUBLIC NOTICING

In addition to the standard agenda posting, a notice was also placed on the City's website and posted on NextDoor. E-mails were sent to attendees of the past community meetings, members on the City's Recreation database, and contacts of the Magical Bridge Foundation.

RSR-LA/2/PWK
999-06-10-20M

cc: PWD, APWD – Arango, PCE – Au, SPM – Rodriguez, Peter Jensen, Magical Bridge Foundation (via e-mail), Project File