



DATE: April 13, 2021

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Authorization of Two Midyear Capital Improvement Program Projects – 525 East Evelyn Park and 1720 Villa Park**

RECOMMENDATION

1. Approve a midyear Capital Improvement Program project, 525 East Evelyn Park, and transfer and appropriate \$455,000 from the Park Land Dedication Fund to the new project. (Five votes required)
2. Approve a midyear Capital Improvement Program project, 1720 Villa Park, and transfer and appropriate \$440,000 from the Park Land Dedication Fund to the new project. (Five votes required)

BACKGROUND

The developments at 525 East Evelyn Avenue and 1720 Villa Street will dedicate 0.68 acre and 0.39 acre of land, respectively, for park use as part of their conditions of approval. On February 24, 2021, the Parks and Recreation Commission (PRC) recommended the City Council commit \$895,000 from the Park Land Dedication Fund for the design of these two new parks. The locations of these future parks are shown in Figures 1 and 2.

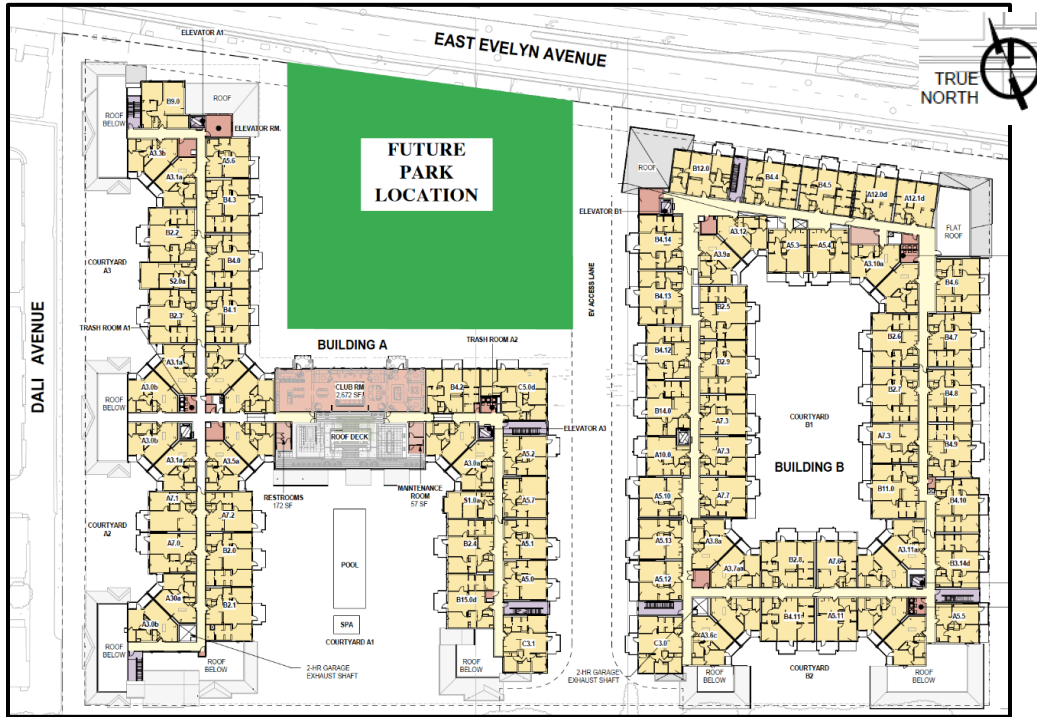


Figure 1: 525 East Evelyn Park Location

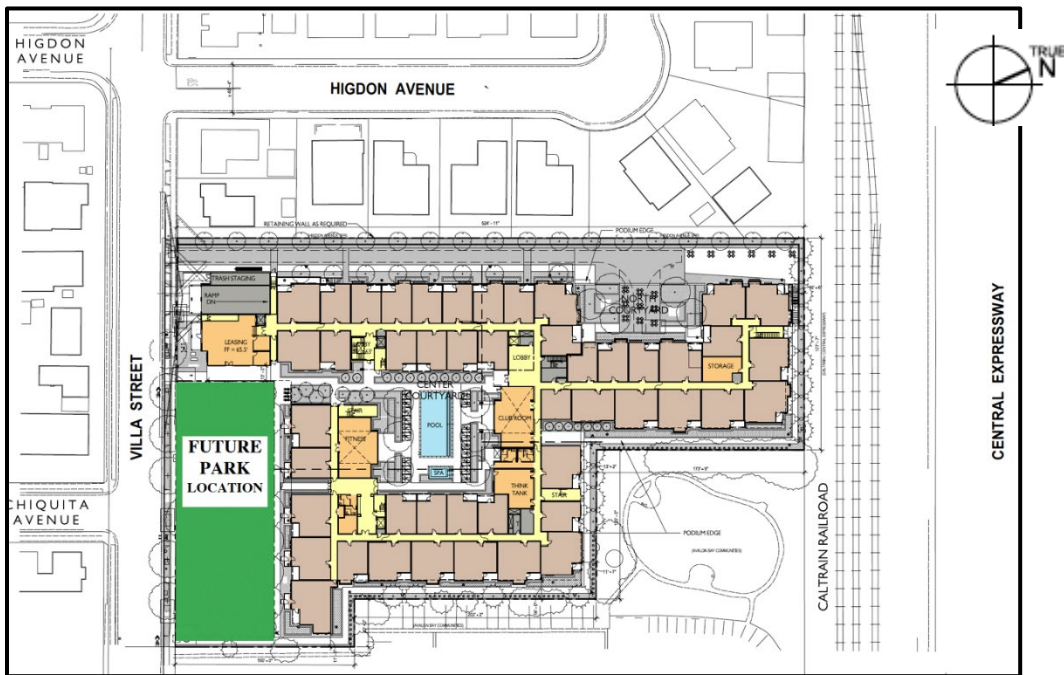


Figure 2: 1720 Villa Park Location

ANALYSIS

In the report related to amending the Park Land Dedication Ordinance presented at the March 9, 2021 Council meeting, staff provided an overview of the park delivery process. In order to deliver new parks more quickly, staff proposed to begin park design while the adjacent housing developments were under construction if sufficient Park Land funding was available. The residential developments at 525 East Evelyn Avenue and 1720 Villa Street are currently under construction, and staff is recommending the two new midyear projects for park design be established.

Park design will include development of concept alternatives, community meetings, PRC review and recommendations, the park naming process, the public art process, and preparation of Plans, Specifications, and Estimate for advertisement.

If Council approves the recommended actions, staff anticipates releasing the Request for Proposals from design consultants in May 2021 and returning to Council on August 24, 2021 for authorization to execute the design contracts. Staff may recommend a single design consultant for both parks depending on the number and quality of proposals received.

Prometheus Development, the developer for both the Evelyn Avenue and Villa Street sites, requires the use of the park sites for their construction staging and has entered into lease agreements with the City. Staff will be able to complete most of the design process while the housing developments are under construction; however, Plans, Specifications, and Estimates cannot be completed and the park project advertised for construction until each site has been cleared of construction staging. Staff, therefore, expects construction to commence in 2024 for both park sites.

FISCAL IMPACT

There is sufficient funding in the Park Land Dedication Fund for the recommended transfer and appropriation of the \$455,000 and \$440,000 for the 525 East Evelyn and 1720 Villa Parks, respectively (see Attachment 1).

ALTERNATIVES

1. Defer one or both projects.
2. Provide other direction.

PUBLIC NOTICING – Agenda posting.

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956-04-13-21CR
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Attachment: 1. Park Land Fund Commitment

cc: PWD, APWD – Arango, PCE – Gonzales, SMA – Goedicke, SMA – Doan, File
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