



**DATE:** October 23, 2018

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **Community Garden at South Shoreline Boulevard and Latham Street, Project 17-44 – Approve Plans and Specifications and Garden Name**

### **RECOMMENDATION**

1. Approve plans and specifications for the construction of a new community garden at the corner of South Shoreline Boulevard and Latham Street and authorize the project for bidding.
2. Approve “Latham Community Garden” as the name of the new community garden.

### **BACKGROUND**

The Parks and Open Space Plan, approved by City Council in 2014, included a Citywide priority to: “Acquire land for a garden space that is available to the public and consider various types of gardens (e.g., urban gardens, demonstration gardens, edible landscaping, etc.)” In June 2015, the City Council approved the use of a 0.8-acre City-owned property on the southwest corner of South Shoreline Boulevard and Latham Street as a new community garden and a Capital Improvement Project was created to fund the project.

Verde Design was hired in August 2017 to develop the garden design, and staff teamed with Verde to gather public input on a design concept by holding stakeholder meetings. A focus group meeting was held with current and wait-listed gardeners in October 2017; a community meeting was held in December 2017 with gardeners, neighboring residents, and other interested parties; and an informal meeting with residents adjacent to the site was held in March 2018.

Using input gathered at these meetings, a final conceptual plan was developed and presented to the Parks and Recreation Commission (PRC) on March 28, 2018, and on May 8, 2018, the City Council approved the recommended conceptual plan for 83 new communal garden plots with two minor changes to address neighbor concerns (a picnic

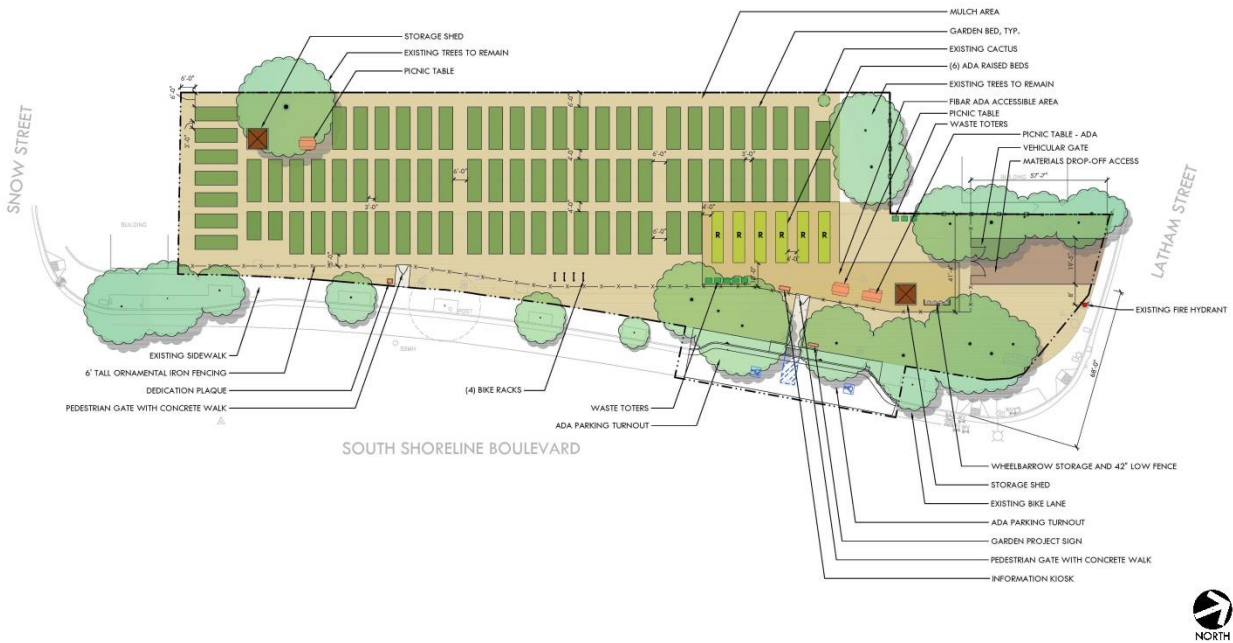
table at the back of the site was removed, and the shed near the back of the site was moved away from the fence).

On September 12, 2018, the PRC recommended two potential community garden names for City Council consideration.

**ANALYSIS**

**Garden Design**

The plans and specifications for the construction of the community garden were prepared in compliance with the Council-approved conceptual plan, with one exception. The Americans with Disabilities Act (ADA)-accessible on-street parking was originally shown near the south end of the site along Shoreline Boulevard, near Snow Street. During the development of the construction documents, the location of the ADA-accessible parking was relocated farther north along the Shoreline Boulevard frontage, closer to Latham Street. This modification was made to bring the ADA-accessible parking closer to the main garden entrance and closer to the ADA-accessible garden beds. Exhibit 1 below provides a final layout of the garden amenities and ADA-accessible parking.



**Exhibit 1. Final Garden Layout Plan**



As shown in Exhibit 1, the community garden includes construction of raised planter boxes, ADA planter boxes, an irrigation system, fencing, bike racks, picnic tables, pathways, sidewalk and ADA curb ramp improvements, as well as on-street ADA-accessible parking. The design maintains all Heritage trees on the property and may include the following optional items if the budget allows:

- Small toolsheds for communal gardening equipment.
- An information kiosk for gardeners.
- Landscaping along the garden frontage.

### Garden Name

City Council Policy K-17, “Naming of City Parks and Other City Facilities,” outlines the procedures for naming of City parks and recreational facilities. The policy states that a park or City facility may be named for a school on which it is located or street it is adjacent to or for a historical figure or local landmark. Other park names will be considered only if one of the above criteria does not provide a name suitable for the park.

The new community garden is not adjacent to any schools, but there are opportunities to name the garden after an adjacent street, a historical figure, or a local landmark.

### *Streets Adjacent to the Site*

The community garden is located adjacent to both Shoreline Boulevard (formerly Bailey Avenue) and Latham Street. Therefore, potential garden names that meet the Council’s policy for naming parks could be Shoreline Community Garden, Shoreline Gardens, Latham Community Garden, Latham Gardens, or Bailey Community Garden. Another potential name is Shoreline/Latham Community Garden, a combination of the two current streets adjacent to the site.

Staff recommends against using names including the word “Shoreline.” There are already several prominent destinations in the City with “Shoreline” in their names (e.g., Shoreline at Mountain View Park, Shoreline Amphitheatre, etc.). Therefore, use of “Shoreline” in the garden name could create confusion. In addition, staff recommends against the use of Latham Gardens since there is an existing apartment complex in Mountain View named “Latham Gardens.”

### *Historical Figure Associated with the Site*

According to Council policy, a park can be named for a historical figure if the historical figure has been deceased for a minimum of five years. One potential historical figure is Chester Awalt.

Awalt, a prominent Mountain View civic leader, lived on a portion of the garden site in the 1960s for at least eight years. His property was one of several properties purchased by the City in 1969 to make way for the widening of Bailey Avenue (now Shoreline Boulevard). The community garden site is a remnant property from that transaction.

Awalt came to Mountain View in 1912 to work as a Southern Pacific depot agent, making his home in living quarters above the Mountain View train station. He later worked for many years for Bank of America and also was Treasurer for the City of Mountain View from 1948 to 1953.

One of Awalt's significant contributions to Mountain View was his public service on the Mountain View Los Altos Union High School District Board of Trustees. He was elected to the board in 1921 and remained on the Board off and on until his retirement in 1969, serving nearly 40 years, in total, as a Trustee.

Awalt was so well respected by the community and his fellow school board trustees that in 1960, the newly constructed Chester F. Awalt High School (presently Mountain View High School on Truman Avenue) was named after him, a rare instance in which a school was named for a living person.

Because Awalt is a historical figure in the Mountain View community, and he also once lived on a portion of the site where the new community garden will be located, Chester Awalt Community Garden is another potential garden name that meets the Council's guidelines for naming a park or City facility.

### *Nearby Local Landmark*

A potential community garden name, based on a local landmark, is Eagle Park Community Garden.

Eagle Park is situated directly across Shoreline Boulevard from the new community garden and includes a park, playground, veterans' memorial, and a public pool. The park is located on what was previously Mountain View High School. In the early 1980s, Mountain View High School was relocated to its current location on Truman Avenue in

what was the closed Awalt High School. At that time, the City purchased the property and made it into a five-acre park.

***Summary of Potential Garden Names***

Public Works staff mailed notices to current and wait-listed gardeners, as well as residents living within 1,000’ of the garden requesting suggestions for a community garden name. The naming process was also advertised on the City’s website. Exhibit 2 provides a summary of the potential garden names presented to the PRC on September 12, 2018, including suggestions from members of the community.

**Exhibit 2. Potential Community Garden Names**

<i>Suggested Park Name</i>	<i>Relevance</i>
Latham Community Garden*	Street name
Shoreline Community Garden*	Street name (not recommended)
Shoreline/Latham Community Garden	Street name (not recommended)
Shoreline Gardens*	Street name (not recommended)
Latham Gardens	Considered by PRC (not recommended – apartment building with same name)
Bailey Community Garden	Former street name
Chester Awalt Community Garden	Historical figure
Eagle Park Community Garden*	Local landmark
Beatrix Potter Community Garden*+	Named after the author of <i>Peter Rabbit</i> and other children’s books
Posolmi Community Garden*+	Posolmi is the name of an 18th Century Ohlone settlement that existed near Moffett Field
Community Garden of Hearts Delights*+	Name speaks to the legacy of fruit trees once grown in the Mountain View area

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\* Garden names submitted by members of the community.

+ Garden names that do not conform to Council Policy K-17 for naming a park or City facility.

After considering the names listed above, the PRC chose “Latham Community Garden” as their preferred name for the new garden. Because they are required to recommend at least two names to the City Council, per City Council Policy K-17, the PRC identified “Eagle Park Community Garden” as a second choice. Staff recommends that Council name the site “Latham Community Garden.”

### California Environmental Quality Act

In accordance with the requirements of the California Environmental Quality Act (CEQA), the project has been determined to be categorically exempt because the project consists of minor alterations to land in creating the new gardens.

### FISCAL IMPACT

As was mentioned when staff presented the garden concept to Council in May 2018, a simpler design was originally envisioned when the project was conceived, and the garden was to be designed in-house. As a result, a lower-cost estimate was used for funding the project. As the design developed and community input was incorporated, more elements were added to the project scope, and a landscape architect was hired to design the garden.

With the site located in a very visible location along South Shoreline Boulevard, additional features are proposed to maintain an organized appearance, such as a taller ornamental fence to match the fencing at Eagle Park and storage sheds to store and organize communal tools. Other elements that have resulted in higher costs include higher garden beds and additional imported soil to ensure soil quality.

The total estimated project cost for the community garden is \$1,200,000. This includes a base construction cost and construction contingency totaling \$810,000. An additional \$53,000 is included for alternate amenities such as the informational kiosk, additional hose bibs to provide one hose bib for every garden bed, and installation of perimeter landscaping and irrigation. These add alternates provide the flexibility to add these elements as the budget permits.

The project budget is \$520,000, resulting in an estimated budget deficit of \$680,000. Therefore, a budget amendment will be necessary to construct the project. Because the construction bidding climate is volatile, staff plans to return to Council with a recommendation to amend the project budget once the construction bids are opened and actual costs are known.

The following is a breakdown of the estimated project costs:

**Construction**

Base Construction Cost (including contingency)	\$ 810,000
Construction Add Alternates	<u>53,000</u>
Subtotal Construction	863,000

**Design and Inspection**

Consultant Services	135,000
Project Management	75,000
Construction Inspection and Testing	30,000
Miscellaneous	<u>23,500</u>
Subtotal Design and Inspection	263,500

City Administration @ 6.5%	<u>73,500</u>
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TOTAL ESTIMATED COST	<u>\$1,200,000</u>
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PROJECT BUDGET	<u>520,000</u>
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ESTIMATED BUDGET SHORTFALL	<u>\$ 680,000</u>
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**SCHEDULE**

Staff expects to advertise for bids in November. Once bids are opened and the project costs determined, staff will return to Council to recommend an amendment to the project budget. It is expected that construction will begin early 2019, with completion in summer 2019.

**ALTERNATIVES**

The following are possible alternatives for the project:

1. Do not approve plans and specifications and authorization to bid the project and place the project on hold.
2. Select an alternate name for the new garden.
3. Provide other direction.

## **PUBLIC NOTICING**

In addition to the standard agenda posting, current community gardeners, those on the wait list for the Willowgate and Senior Gardens, and past meeting attendees received e-mail notices. A notice was also posted at the Willowgate Garden, the Senior Garden, and the project site. A notice was shared on social media sites such as *Nextdoor.com* and the City's website.

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