



DATE: September 22, 2020

CATEGORY: Consent

DEPT.: Public Works

TITLE: **All-Inclusive Magical Bridge
Playground, Project 18-36 – Approve
Conceptual Plan and Other Actions**

RECOMMENDATION

1. Approve the Parks and Recreation Commission's recommended conceptual plan for All-Inclusive Magical Bridge Playground, Project 18-36.
2. Adopt a Resolution of the City of Mountain View Approving Applications for the Two Per Capita Grant Funds through the State of California Proposition 68 Program in the Amount of \$228,911, by which the City Agrees to the Terms of the Grant Agreement and Confirms that the City Has the Funding to Complete, Operate, and Maintain the All-Inclusive Playground Project, to be read in title only, further reading waived (Attachment 1 to the Council report).
3. Authorize the City Manager, or designee, to execute all documents and agreements and take all necessary actions necessary related to the acceptance of grant funding.
4. Appropriate and transfer \$451,100 from the Park Land Dedication Fund to the All-Inclusive Magical Bridge Playground, Project 18-36, increasing the total funding from the Park Land Dedication Fund from \$1,375,000 to \$1,826,100. (Five votes required)

BACKGROUND

On October 3, 2017, the City Council approved Rengstorff Park as the site for the All-Inclusive Playground, as shown on Figure 1, and an agreement with the Magical Bridge Foundation for professional (community engagement and fundraising) and design services. The Magical Bridge Foundation'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 Magical Bridge Playground will be located in Rengstorff Park, where a gazebo currently exists. Centrally located within the City, Rengstorff Park is 16.9 acres with the following amenities: the Mountain View Community Center, aquatics complex, barbecue area, skate park, eight tennis courts, pickleball 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 is located next to the tennis courts. This site is currently underutilized by the public and contains an old gazebo, a few concrete picnic tables, and a 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 the Rengstorff Park Maintenance and Tennis Buildings Replacement, Design, Project 21-43. The existing tot lot located across the pathway from the gazebo will be replaced as part of the new playground.

On the northerly side of the playground is the San Francisco Public Utilities Commission (SFPUC) property with the Hetch Hetchy water pipelines. This limits the size of the playground because the SFPUC does not allow other entities to build any permanent structures, such as a playground, on their right-of-way.

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. It is not intended to be a special-needs playground – the design provides a play area for all ages and abilities. A Magical Bridge Playground has predesignated play zones to provide the community with a safe and fun play environment to meet the needs of varying abilities. Therefore, options for significant changes to the design/zones are limited.

The conceptual plan, shown in Figure 2, identifies seven zones created in a Magical Bridge Playground, including: Entry Zone with a bridge, Tot Lot, Swing Zone, Spin Zone, Innovation Zone, Slide/Climbing Zone, and Playhouse and Stage Zone. Each zone of the playground is located to take advantage of the existing topography, such as trees which can provide shade, and provide 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, which is constructed to overlook the other elements and utilizes a ramp over existing terrain for accessibility.

The playground will have a perimeter fence installed for safety with a new, accessible pathway system, including the approach to the slide mound within the site. Pathways will be maintained outside the playground for access to the tennis courts.

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 Coast redwoods.

The proposed park concept has an estimated 21,500 square feet of impermeable surfaces, including the proposed play equipment, rubberized surfacing, and pathways. The existing gazebo and concrete surfaces are approximately 17,000 square feet. This results in an increase of approximately 4,500 square feet in impermeable surface area in the park; however, this increase is on underutilized park space and will activate the entire area to higher beneficial use.

species. Only the Coast redwoods within the project site are deemed to be Heritage trees, and none will be removed.

Eighteen (18) non-Heritage trees are proposed to be removed. Seven 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 at over a 2:1 ratio with 40 new California native trees ranging from 24" to 96" box trees, depending on planting location and availability.

Vehicle Drop-Off and Restrooms

Rengstorff Park Maintenance and Tennis Buildings Replacement, Design, Project 21-43, will replace the existing restroom and maintenance buildings near the project site, including the parking lot improvements for the vehicle drop-off area. By relocating the maintenance building and replacing the restroom building, the space between the playground and parking lot will be upgraded for improved drop-off and circulation from the parking lot shared by the Community Center. These combined projects will provide a new drop-off area and upgraded Americans with Disabilities Act (ADA)-accessible restroom facilities closer to the Magical Bridge Playground. The new restroom building will be installed before the playground construction begins.

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 attended by approximately 26 people who asked questions about colors, materials, and equipment. No comments were received that affected the conceptual plan.

Parks and Recreation Commission Meeting

The Parks and Recreation Commission (PRC) reviewed the conceptual plan at their meeting on June 10, 2020 and made suggestions to modify the plan. The modifications to the concept include a change in the poured-in-place rubber surface color from blue to green and making the fence dark green. Both changes were requested by the PRC to improve the integration of the playground into the park visually from the large, open turf space. The proposed conceptual plan includes these modest PRC-recommended modifications.

Project Cost

The total project cost is \$4,900,000, with \$4,525,000 of that being the agreed-upon amount with the Magical Bridge Foundation for design and construction. The additional \$375,000 is the responsibility of the City and covers the City's costs for project management, permitting, inspection, and administration services. Below is a detailed breakdown of the project budget:

Project Costs in Agreement with Magical Bridge Foundation

Design and Construction Cost

Construction	\$3,590,000
Construction Contingency	<u>360,000</u>

Subtotal Construction	\$3,950,000
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Design and Professional Services	550,000
Contingency	<u>25,000</u>

Subtotal Design	\$ <u>575,000</u>
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Subtotal Agreed with Magical Bridge Foundation	\$4,525,000
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Management and Administration (City Costs)

Project Management	\$125,000
Construction Inspection and Testing	100,000
Miscellaneous (bidding, permits, etc.)	28,000
City Administration	112,000
Contingency	<u>10,000</u>

Subtotal Management and Administration	\$375,000
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TOTAL PROJECT COST	<u>\$4,900,000</u>
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Project Funding

The current funding consists of a County grant, MBF contribution through fundraising efforts, and City funds. As shown below, the project is currently \$680,000 short of MBF's goal for construction:

Current Funds Available for Design and Construction

City Contribution (Park Land Dedication Fund)	\$1,000,000
County Grant (Reimbursement)	1,700,000
Magical Bridge Foundation Contribution	<u>1,145,000</u>
Total Funding for Design and Construction	\$3,845,000
Total Cost for Design and Construction	<u>\$4,525,000</u>
Design and Construction Shortfall	\$680,000

The City has also provided \$375,000 towards the City's costs for project management and administration.

In May 2019, staff submitted a questionnaire to qualify for an allocation through the State of California (State) Proposition 68 Per Capita Grant Program. This Program is administered by the State Department of Parks and Recreation and provides funding for parks projects. Through this submittal, the Per Capita Grant Program will provide a total of \$228,911 to the City under two grants, which staff recommends be allocated to the Magical Bridge Playground project. In order to receive these funds, the Council must adopt the attached resolution. Through the resolution, the City is agreeing to the terms of the grant agreement and confirming that the City has the funding to complete, operate, and maintain the project. The grant will reduce the amount needed to cover the project's funding shortfall.

Currently, the Magical Bridge Foundation is not expected to reach the fundraising goal by the time the project is ready for construction. If Council approves the recommendations, the balance needed to fully fund the project would be provided by the State grant (\$228,911) and the City's Park Land Dedication Fund (\$451,100 rounded).

Proposition 68 Per Capita Grants	\$228,911
City Contribution (Park Land Dedication Fund)	<u>451,089</u>
TOTAL	\$680,000

FISCAL IMPACT

The All-Inclusive Magical Bridge Playground, Project 18-36, is currently funded with \$1,375,000 from the Park Land Dedication Fund: \$1,000,000 toward design and construction costs; and \$375,000 for project soft costs, including project management, permitting, and inspection. The staff recommendation is to authorize an additional \$451,100 from the Park Land Dedication Fund for the project. Sufficient Park Land Dedication funds are available for this additional allocation to this project. Should Council approve the additional Park Land Dedication funding, the project would be fully funded and the City's contribution would total up to \$1,826,100, including soft costs.

Any additional funds from MBF's fundraising efforts, or other sources, that become available prior to the City awarding the construction contract can reduce the use of Park Land Dedication funds by the project. Staff will recommend any adjustments to funding at the time of Council approval of project plans and specifications for bidding in spring 2021. At that time, staff will request Council approval for the appropriation of the funds from the County grant, MBF contributions, and any other available funding sources into the project.

ENVIRONMENTAL CLEARANCE

In accordance with the California Environmental Quality Act (CEQA), this project has been determined to be categorically exempt as a Class 4, "Minor Alterations to Land," for the new playground.

CONCLUSION

Staff recommends that Council approves the conceptual plan for advancement to the design phase as it will revive an area of Rengstorff Park in need of upgrade and provide an amenity that the community is eager to utilize. The conceptual plan was recommended by the PRC and is supported by the community. Staff also recommends that Council adopt the resolution approving applications for two grants through the State of California Proposition 68 Per Capita Grant Program, and appropriate and transfer \$451,100 from the Park Land Dedication Fund to fully fund the All-Inclusive Magical Bridge Playground project, as shown in Attachment 2.

NEXT STEPS

Staff will work with the Magical Bridge Foundation and design consultants to complete final design of the project by late spring 2021. At that time, staff will return to Council for approval of plans and specifications for construction.

Park construction is anticipated to begin in summer 2021 and be completed in summer 2022.

ALTERNATIVES

1. Do not adopt the Per Capita Grant Program Resolution and authorize funding for the full construction budget of up to \$680,000 from the Park Land Dedication Fund.
2. Reduce the scope and design of the project within the available funding.
3. Provide other recommendations for the conceptual plan.
4. Provide other direction.

PUBLIC NOTICING

Agenda posting. Noticing for this meeting included a mailer to residents and property owners within 750', and an announcement on the City website.

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Attachments: 1. Resolution for Two Per Capita Grants
2. Park Land Dedication Fund Commitments and Transfers

cc: Peter Jensen, Magical Bridge Foundation (via e-mail)

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