



MEMORANDUM

Community Services Department

DATE: May 13, 2020

TO: Parks and Recreation Commission

FROM: John R. Marchant, Community Services Director
Brady Ruebusch, Senior Management Analyst

SUBJECT: Fiscal Year 2020-21 Park Land Dedication Fund Recommendation

RECOMMENDATION

Provide a recommendation to the City Council to commit \$1,635,000 from the Park Land Dedication Fund (Fiscal Year 2018-19 Refunds, Fiscal Year 2018-19 Investment Earnings, and Park Land Dedication In-Lieu fees from June 2017) to three projects as shown in Attachment 1.

BACKGROUND

The Mountain View City Code requires residential developments to dedicate a certain amount of park land and/or pay an in-lieu fee, based on the number of net-new, market-rate units (affordable units are exempt) in a proposed development to offset the impacts on existing parks and open space facilities. Chapter 41 sets forth the City's process for calculating, collecting, committing, and allocating in-lieu fees to parks and recreation projects. The Park Land Dedication Ordinance was adopted in 1971 as part of the City's Subdivision Ordinance pursuant to California Government Code Section 66477, also known as the Quimby Act.

Based on the City's Park Land Dedication In-Lieu Policy (Council Policy K-15), Park Land Dedication funds are currently allocated based on the following prioritization:

1. Acquisition
2. Development
3. Rehabilitation

Within each priority, first consideration goes to parks, trails, and recreation projects that are located within one mile of the development generating the fee. Next, consideration goes to projects that provide a communitywide asset, which can be located anywhere in the City. An example of a communitywide asset is the Community Center renovation.

Park land dedication fees are also tracked by planning areas that are defined in the City's Parks and Open Space Plan. The City's goal is to achieve three acres of park land per 1,000 residents in each of these planning areas. Fees can be committed to open space acquisition by planning area to achieve this. Attachment 1 provides a map of the planning areas.

In Fiscal Year 2017-18, the PRC went through a multi-step review of the City's park land acquisition strategies. An outcome from this review was to have staff provide a midyear update on the Park Land Dedication Fund. This recommendation is now scheduled in the PRC's annual work plan as a routine item every year. In December 2019, the PRC received an update for this fiscal year and committed \$201,500 to a fitness cluster at Cuesta Park.

Every April or May, the Parks and Recreation Commission (PRC) reviews staff's recommendation for committing Park Land Dedication In-Lieu fees. The PRC then forwards a recommendation to the City Council for consideration as part of the annual Capital Improvement Program (CIP). Park Land Dedication In-Lieu fees must be committed within five years of the City receiving them according to State law. The PRC cannot commit expected or projected fees because it may unnecessarily influence a development proposal or Council's approval. Only funds that have been received can be committed.

A Five-Year CIP plan is adopted biennially. Fiscal Year 2020-21 is an off year. Last year, the Public Works Department prepared a full Five-Year CIP plan. Through this process, the PRC committed funds to a small number of projects in Year 1 of the five-year plan, Fiscal Year 2019-20. Through this year's process, the PRC is being asked to recommend committing funds to projects scheduled in Year 2 of the five-year CIP (Fiscal Year 2020-21), as well as a small number of projects in outer years.

ANALYSIS**New Projects**

Project	Requested Amount	Planning Area	Priority
Maintenance/Tennis Building Design	\$600,000	San Antonio	3
Sylvan Park Trellis	\$600,000	Sylvan	3
Sand Volleyball Court at Sylvan Park	\$435,000	Sylvan	2
TOTAL	\$1,635,000		

For Fiscal Year 2020-21, staff is recommending to commit \$1,635,000 from the Park Land Dedication Fund to three new projects (Attachment 1). Two of these projects, Sylvan Park Trellis and Sand Volleyball Court, were scheduled for Fiscal Year 2020-21 in the Five-Year CIP plan. The third project, Maintenance and Tennis Building Design, has been moved to Fiscal Year 2020-21 from an outer year to coordinate the work with the all-inclusive playground project at Rengstorff Park.

The Sylvan Park Trellis is a rehabilitation project to replace the large trellis behind the restroom at Sylvan Park. The trellis is reaching the end of its lifespan and beginning to show many signs of degradation. Part of the trellis has already been removed as a safety precaution. The trellis is an amenity that is greatly enjoyed by the neighborhood because it creates a shaded, quiet park area. Therefore, staff is recommending that funds be committed to this project for the replacement of this fixture at Sylvan Park.

The Sand Volleyball Court at Sylvan Park is a project where staff is proposing to convert the underutilized horseshoe pit area at Sylvan Park into a sand volleyball court. Approximately two years ago, a group of local volleyball players reached out to staff and attended a Parks and Recreation Commission meeting to request that staff explore the possibility of adding a sand volleyball court in Mountain View. After conducting an analysis for various parks in Mountain View, it was determined that replacing the horseshoe pit area at Sylvan Park was the best location because it was at a park that could accommodate the feature while replacing an underutilized amenity.

The Maintenance and Tennis Building Project refers to a project in the Rengstorff Park Master Plan that relocates the current maintenance building across the park and adds a bathroom to the existing tennis building. The current maintenance building is located at the end of the parking lot next to the Community Center. The building is very old and in need of renovation. Staff recommends demolishing this building and extending the parking lot. The new maintenance building would be relocated by the parking lot near the barbecue area, as approved in the Rengstorff Park Master Plan.

To replace the restroom that is part of the current maintenance building, the project calls for adding restrooms to the location of the tennis building. In order to provide new, fully accessible restrooms in conjunction with the design and construction of the All-Inclusive Playground, staff is recommending to fund the design of this project in Fiscal Year 2020-21. It will facilitate construction to add the restrooms in conjunction with the development of the all-inclusive playground.

Park Land In-Lieu Fee Reimbursement

Since the December 11, 2019 Midyear Update, the City has received \$36,202,200 in Park Land Dedication In-Lieu fees, with \$36 million of that coming from one in-lieu fee in the San Antonio planning area from the development at 2580 California Street. As part of the agreement with the Los Altos School District to acquire a two-acre park adjacent to their future school, \$20 million of the fee from 2580 California Street was committed to the acquisition. However, due to the timing of when the fee was received versus when the School District needed the funds to acquire the land, the City utilized \$3 million from the Strategic Property Acquisition Reserve (SPAR) and \$17 million from three other Park Land Dedication In-Lieu fees to cover the \$20 million. At the time of approval, the City Council provided direction to reimburse the SPAR and three in-lieu fees upon receipt of the fee from 2580 California Street.

Therefore, the current available funding from the fee from 2580 California Street is now \$16 million with \$17 million being “reimbursed” to three other Park Land Dedication In-Lieu fees in the San Antonio Area: 400 San Antonio Road (\$1,825,000), 2268 El Camino Real (\$8,022,000), and 2700 El Camino Real (\$7,153,000). This equates to \$33 million being available for commitment in the San Antonio planning area from the four in-lieu fees.

The PRC is not being asked to take action on this reimbursement. However, staff felt it was important to explain the reimbursement for both the PRC and the public in order to address why certain fees look like they have been committed to twice.

Future Projects and Commitments

In addition to the projects being recommended for funding in Fiscal Year 2020-21, staff anticipates a number of projects coming to the PRC and Council individually throughout Fiscal Year 2020-21 or in future years. Examples of these projects include:

- Additional Funding to 400 San Antonio Park Design and Construction
- Additional Funding to Rengstorff Aquatics Complex Design

- Funding Rengstorff Aquatics Complex Construction
- Rengstorff Maintenance/Tennis Building Construction

In an attempt to utilize Park Land Dedication funds as efficiently and responsibly as possible, staff is changing the approach to committing Park Land Dedication funds. In recent years, staff would bring a large number of projects to the PRC and Council at one time in conjunction with the CIP process for commitment of funds based on the Engineer's Estimates from staff. While this process was efficient for committing fees, it could result in overcommitment or undercommitment of funds for projects based on timing, scope change from public input, or any number of factors.

To address this, staff is now requesting commitment of fees in multiple stages of each project as the scope and timing can be better determined. Projects such as the 0.5-acre park at 400 San Antonio Road will come to PRC to commit an initial amount of funds to start the design process and get the project under way. However, staff knows that additional funds will be needed to cover Design and Construction. At the time of the conceptual or schematic design, staff will return to the PRC and Council to commit a more accurate amount of funds. This allows for the Engineer's Estimate of construction to more accurately reflect the actual cost by having a more clear scope from the design. It also allows for the estimate to be determined closer to the time of bid for construction rather than before the design process starts.

Staff wanted to communicate this new approach to the PRC so that the PRC and the public are not surprised at how many funding commitments are brought forth outside of the two recurring Park Land Dedication Fund items that come before the PRC every year. In addition, staff wanted to clarify why there is a big difference between the amount of funding being recommended for commitment in Fiscal Year 2020-21 and the large amount of fees that have been received. Even though we received a \$36 million fee recently, staff anticipates most of this fee being used on projects within Rengstorff Park, such as the construction of the Aquatics Complex and construction of the Maintenance and Tennis Building project. These are large-scale projects that will require the majority of these funds.

ALTERNATIVES

1. The Commission may choose to commit Park Land Dedication fees to open space acquisition or other proposed projects not included in staff's recommendation.

2. The Commission may choose to not commit any Park Land Dedication fees at this time.

NEXT STEPS

The Commission's recommendation will be forwarded to the City Council on June 9, 2020, as part of the public hearing for the Proposed Budget and CIP.

JRM-BR/1/CSD

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- Attachments:
1. Park Land Fund Commitments by Project for Fiscal Year 2020-21
 2. Parks and Open Space Acres Assessment Table and Map
 3. Park Land Fund Overview and Future Projects