



**MEMORANDUM**

Community Services Department

**DATE:** May 8, 2019

**TO:** Parks and Recreation Commission

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

**SUBJECT:** Fiscal Year 2019-20 Park Land Dedication Fund Recommendations

**RECOMMENDATION**

Provide a recommendation to the City Council to commit \$2,729,000 from the Park Land Dedication Fund (Fiscal Year 2016-17 Refund, Fiscal Years 2017-18 and 2018-19 Investment Earnings, and Park Land Dedication In-Lieu fees from October 2017) to three projects as shown in Attachment 1.

**BACKGROUND**

Park Land Dedication In-Lieu fees are collected from residential developments and subdivisions with net-new, market-rate units to offset the impacts on existing parks and open space facilities when adequate park land cannot be provided.

The City's Park Land Dedication is 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.

Last fiscal year, the Parks and Recreation Commission (PRC) went through a multi-step review of the City's park land acquisition strategies. An outcome from the review was

to have staff provide a midyear update on the status of the Park Land Dedication Fund. The update was added to this fiscal year's work plan and provided at the meeting on December 12, 2018.

In addition to this new midyear update, the PRC annually 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 In-Lieu fees must be committed within five years of the date the City received 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. Last year was an off year. This year, the Public Works Department is preparing a full Five-Year CIP Plan. While the PRC is only being asked to commit funds to a small number of projects in Year 1 of the five-year plan, future projects are being scheduled in outer years of the Five-Year CIP. Staff will return to the PRC to commit funds to these projects as Park Land In-Lieu fees are received in the future.

At a Study Session on March 26, 2018, the Council provided general direction to staff on existing projects and where they were would like them prioritized in the next five years. On April 25, Council provided general direction at a Special Meeting Study Session on new projects and proposed amendments to existing projects.

## ANALYSIS

### **Amendments to Existing Projects**

<b>Project</b>	<b>Current Amount</b>	<b>Additional Amount</b>	<b>New Total</b>	<b>Priority</b>
All-Inclusive Playground (18-36)	\$1,075,000	\$300,000	\$1,375,000	2

Staff recommends committing an additional \$300,000 from Fiscal Year 2017-18 and Fiscal Year 2018-19 Investment Earnings to CIP Project 18-36, All-Inclusive Playground, for project management and inspection costs. The PRC committed \$1 million to this CIP two years ago to apply for a matching grant through the County of Santa Clara. Last year, the PRC committed an additional \$75,000 to cover the City's administration costs so that the full \$1 million would be applied toward costs that could be matched by

the County. This amendment covers costs related to the City's staff time for project management, design review, and inspections.

### New Projects

<b>Project</b>	<b>Requested Amount</b>	<b>Planning Area</b>	<b>Priority</b>
400 San Antonio Park D&C	\$1,829,000	San Antonio	2
Stevens Creek Trail to Remington and MVHS (Design)	\$600,000	Citywide	2
<b>TOTAL</b>	<b>\$2,429,000</b>		

Staff recommends committing \$1,829,000 to the design and construction of a new 0.5-acre park at 400 San Antonio Road. The development at that address dedicated the land for a public park and the City will manage the design and construction. Staff estimates that the total cost of the design and construction of the park will be \$2,250,000. Staff will return to the PRC and Council upon receiving bids for construction in order to commit the remaining funds needed. This allows staff to utilize future development fees instead of committing available investment earnings right now. It also allows staff to request the exact amount needed for construction since bid results will have been received.

Staff recommends committing \$600,000 toward the design of extending Stevens Creek Trail to Remington and Mountain View High School. The total design cost is estimated to be around \$6 million. Staff has met with the other cities that were part of the Four Cities Trail Feasibility Study to discuss cost sharing for the extension. Because the extension to Remington will provide a connection to Sunnyvale, staff anticipates combining this \$600,000 commitment with a similar commitment from Sunnyvale to apply for Measure B funds to cover the costs of design.

### 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 11, 2019, as part of the Proposed Budget and CIP Five-Year Plan. The final CIP plan will be brought before Council in the following week for final approval.

BR-JRM/3/CSD

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- Attachments:
1. Details of Recommended Park Land Dedication Fund Commitments for Fiscal Year 2019-20
  2. Park Land Fund and Future Projects Summary by Planning Area
  3. Parks and Open Space Planning Areas Map and Assessment