

DATE: May 8, 2024

TO: Parks and Recreation Commission

FROM: Lindsay Wong, Senior Management Analyst
John R. Marchant, Community Services Director

SUBJECT: Fiscal Year 2024-25 Park Land Dedication Fund Recommendation

RECOMMENDATION

Forward a recommendation to the City Council to appropriate \$1,800,000 from the Park Land Dedication Fund to one new project.

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 in a proposed development to offset the impacts on existing parks and open space facilities (affordable units are exempt). 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 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; and
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 Citywide asset, which can be located anywhere in the City. An example of a Citywide asset is the 2018 Community Center renovation. Park Land Dedication fees are also tracked by planning areas that are defined in the 2014 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 land acquisition by planning area to achieve this. Attachment 1 provides a map of the planning areas.

Every spring, 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). Attachment 2 provides a summary of current available Park Land Dedication funding.

A Five-Year CIP is adopted biennially, or every other year. Fiscal Year 2024-25 is the second year of the biennial capital improvement planning cycle. During the second year of the cycle, only a limited number of new projects are recommended. Based on the direction received from the PRC and City Council, the final proposal for projects will be brought to the City Council in June, taking into account available funding and staff workload.

ANALYSIS

New Projects Funded by the Park Land Dedication Fund

Table 1: New Park Land Dedication Projects for Fiscal Year 2024-25

Project	Requested Amount	Planning Area	PLD Priority
Eagle Park Pool Improvements	\$1,800,000	Citywide	3

For Fiscal year 2024-25, staff is recommending committing \$1,800,000 from the Park Land Dedication Fund toward one new project, Eagle Park Pool Improvements. Eagle Park Pool is in need of a number of improvements due to aging infrastructure and high usage, including:

- Deck replacement—the pool deck is currently cracked, with the surrounding deck area deteriorating from water damage. Temporary crack repairs have been performed over the years, but a full replacement is now needed.
- Pool replastering—It is an industry standard to replaster pools every 10 to 15 years. Eagle Park Pool has not been replastered since 2001, and the plaster has become rough and showing signs of rust.
- Underwater pool lighting replacement—The current underwater lighting fixtures do not work properly, and it has been determined that a complete overhaul of the electrical system is necessary.
- Removing and relocating diving boards—With the complete deck replacement, staff is recommending removal of the three-meter-high dive due to a large crack in the structure

and being out of operation since 2021. The Rengstorff Park Aquatics Center will have a three-meter diving board to be used for recreation swim. With the removal of the three-meter board at Eagle Park Pool, the one-meter diving board should be relocated to a more central position on the deck.

- Replacement of the bulkhead—Eagle Park Pool features a moveable bulkhead, which offers the flexibility to convert the pool to either a 25-yard or 25-meter configuration and allows for broader use by diverse user groups and programs. The current bulkhead has recently become nonoperational and requires replacement.

Once the funds are committed by Council, the project planning, design, and construction process will begin.

NEXT STEPS

The PRC's recommendation will be forwarded to City Council in June 2024 with the proposed CIP for Fiscal Year 2024-25.

LW-JRM/1/CSD
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- Attachments:
1. Planning Area Assessment and Map
 2. Summary of Park Land Dedication Fund