

# Play Milpitas

CITY OF MILPITAS  
PARKS & RECREATION  
MASTER PLAN UPDATE



**VOLUME 1**

**ADOPTED ON  
DECEMBER 14, 2021**

Prepared for the City of Milpitas  
by Gates + Associates with Matrix  
Consulting Group

City of Milpitas  
455 E. Calaveras Blvd.  
[ci.milpitas.ca.gov](http://ci.milpitas.ca.gov)



# ACKNOWLEDGMENTS

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Vice-Mayor	Carmen Montano
Council Member	Anthony Phan
Council Member	Karina R. Dominguez
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## RESOLUTION NO. 9113

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS ADOPTING PARKS AND RECREATION MASTER PLAN NEGATIVE DECLARATION AND INITIAL STUDY AND ADOPTING THE MILPITAS PARKS AND RECREATION MASTER PLAN UPDATE, PROJECT NO. 5115

**WHEREAS**, project Number 5115, Parks and Recreation Master Plan Update (Master Plan Update or the Project) is included in the approved 2022-2026 Capital Improvement Program. The Parks Master Plan includes an analysis of the conditions of City parks, recommendations and estimated costs for park improvements, maintenance practices, as well as recommendations for increasing recreation program fees and implementing program cost recovery options; and

**WHEREAS**, on May 3, 2021, the Parks and Recreation Cultural Resource Commission (PRCRC) reviewed and recommended the Master Plan Update be presented to the City Council for adoption; and

**WHEREAS**, on August 9, 2021, the City Council approved an allocation of \$4,386,815 from ARPA funding to finance the health and safety and short-term repair to 20 City parks, which Engineering and Public Works Department will be working on over the next few years; and

**WHEREAS**, staff has incorporated Council direction from past meetings into the Master Plan Update, and it is ready for adoption by the City Council. The document includes an assessment of existing parks' condition, needs assessment, fee assessment for programs, events and services, goals, short-term and long-term improvement recommendations, and implementation and funding strategies; and

**WHEREAS**, the Master Plan Update also recommends a comprehensive set of goals, improvement plans at each park which will be further refined when the funding is available, implementation strategies, and funding strategies to secure funding to meet future Milpitas park and recreation needs; and

**WHEREAS**, the City of Milpitas, as the Lead Agency, has prepared an Initial Study/Negative Declaration (IS/ND) for the Milpitas Park and Recreation Master Plan Update pursuant to the California Environmental Quality Act (CEQA), as amended. The IS/ND analyzes the Project at a programmatic level in accordance with Sections 15371 and 15071 of the State CEQA Guidelines (California Code of Regulations, Title 14, § 15000, et. seq.) and applicable General Plan policies and Municipal Code regulations of the City of Milpitas; and

**WHEREAS**, the IS/ND concludes that the proposed Project will not have a significant effect on the environment; and

**WHEREAS**, the Notice of Intent (NOI) to adopt a negative declaration was publicized in accordance with City and State noticing requirements; and

**WHEREAS**, the Notice was published on the City webpage, Milpitas Post newspaper, project webpage, County recording office and Milpitas Library; and

**WHEREAS**, the Notice provided for a public comment period on the IS/MND from September 24th, 2021 through and including October 13th, 2021, and the City received no comments on the IS/ND from public during the 20-day public comment period.

**NOW, THEREFORE**, the City Council of the City of Milpitas hereby finds, determines, and resolves as follows:

1. The City Council has considered the full record before it, which may include but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.
2. As lead agency for the Parks and Recreation Master Plan Update, the City finds that the IS/ND contains a complete, objective, and accurate reporting of the environmental impacts associated with the Master Plan Update, and that the IS/ND reflects the independent judgment of the City Council. As set forth in the IS/ND, the City Council finds that the Master Plan Update will have no significant impacts on the environment. The City Council hereby adopts the Parks and Recreation Master Plan Negative Declaration/Initial Study.
3. The City Council hereby adopts the Parks and Recreation Master Plan Update, Project No. 5115.
4. The documents and materials that constitute the record of proceedings on which these findings are based are located at City Hall, 455 E Calaveras Boulevard, Milpitas, CA 95035. Wendy Wood, the City Clerk, is the custodian of the record of proceedings.
5. A Notice of Determination shall be filed with the County of Santa Clara within five (5) working days of the final Project's approval.

PASSED AND ADOPTED this 14th day of December 2021 by the following vote:

AYES: (5) Mayor Tran, Vice Mayor Montano, Councilmembers Chua, Dominguez, and Phan

NOES: (0) None

ABSENT: (0) None

ABSTAIN: (0) None

ATTEST:

  
Wendy Wood, City Clerk

APPROVED:

  
Rich Tran, Mayor

APPROVED AS TO FORM:

  
Christopher J. Diaz, City Attorney

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# EXECUTIVE SUMMARY

## WHAT IS THE PARKS AND RECREATION MASTER PLAN?

The Master Plan is a visioning document rather than an implementation plan. It identifies potential policy changes and upgrades and/or enhancement projects that could gradually be implemented over time to improve the public park and recreation system. The Master Plan identifies enhancement projects at the City's 37 public parks which are recommended to be implemented over the next 20 years; focusing on recommendations that could enhance park and recreation opportunities for Milpitas residents and visitors based on public input and comments received during the community outreach process. The Master Plan also includes a preliminary long-term conceptual improvement plan for each park site, to be used in the future as a guide when funding is available. Once subsequent improvement projects are underway, staff will use these conceptual plans as a guide to further evaluate the feasibility and community's desire with a more focused community discussion, professional assessment and site logistics. Due to expected availability of funds, not all of these projects can be implemented over the coming two decades. However, the Master Plan includes prioritization criteria that can help City decision-makers identify projects to include within the annual Capital Improvement Program (CIP) budget.

## NEED FOR MASTER PLAN UPDATE

The Milpitas community places a high value on its Park and Recreation system. The City provides a variety of beloved parks and recreation experiences. The Recreation and Community Services (RCS) Department offers a diverse range of classes and programs for youth, adults and 50+ residents. During the pandemic, the department strategically adapted programs to offer online opportunities to meet community needs and is ramping up in-person classes and events with a substantially reduced staff in comparison to the years before the pandemic. The RCS Department hosts numerous popular, well attended cultural and civic events throughout the year. This department also provides social services support connecting residents with financial aid, health care, care-giving, food resources, housing options, mental health resources, legal services and more.

The General Plan anticipates that over the next 20 years, the Milpitas population will grow from 80,000 to 113,530 residents. Much of this growth will occur in Specific Plan areas, and new housing in these areas will be in higher density multi-family neighborhoods. These residents will rely on the park system to address many of the recreation and socialization needs typically accommodated in a suburban backyard. This growth, increasing land values, and a shortage of available land have limited the opportunities for the City to acquire new park land. Even achieving the reduced park acreage requirement, established in the General Plan for the Specific Plan areas, will be a challenge. Thus, the Parks and Recreation Master Plan Update identifies strategies to both address current recreation needs and also plan for the changing needs related to future growth.

The 2009 Parks and Recreation Master Plan prioritized the protection and upkeep of the existing park system. It identified a need for over \$100 million (in 2009 dollars) to implement the renovations and improvements. Based on those recommendations, the City invested \$34 million in the park system including synthetic turf fields, restroom, and

concession building improvements to the sports center, a new skate park, and renovations of several neighborhood parks and playgrounds including Creighton Park and Higuera Adobe Park. In the Specific Plan area that surrounds the new Milpitas Transit Center, both public and private parks and open space have been developed.

## COMMUNITY NEEDS

Many of the highest community priorities in the 2009 Parks and Recreation Master Plan continue to be high priorities in the updated Master Plan:

- Acquisition and development of new park land
- Renovation and enhancement of existing parks
- Enhanced connectivity with a community wide trail system
- New/updated playgrounds
- Construction of a large community park
- Continue partnerships with Milpitas Unified School District (MUSD) to provide sports fields

Ongoing and emerging needs for the community include demand for girls' softball fields, cricket pitches, community gardens, amenities to support teen use of parks, better park lighting, more reservable picnic facilities, programming of activities in parks and more community events. Creating a park system that is inclusive and welcoming to people of all-abilities, ages and ethnic backgrounds is very important to the community.

## METHODOLOGY

The planning process used to update the 2009 Parks and Recreation Master Plan was a synthesis of the following:

- An assessment of the existing parks (deficiencies and future renovation opportunities)
- An assessment of the existing recreation programs, events, and fees
- Integration with current General Plan Update, Trail, Pedestrian and Bicycle Master Plan and the Metro Specific Planning efforts
- City staff insights and experiences
- Community engagement

Public participation was fundamental to the Parks and Recreation Master Plan Update process. The plan incorporated a multi-layered outreach strategy with a variety of input opportunities over the course of the project to gather a range of perspectives that reflect the needs and desires of the Milpitas community.

Project information, including input opportunities, was distributed frequently over the course of the project through established City communication channels including social media and email blasts. A project web page linked on the

City website served as an information portal throughout the process. The outreach process included pop-up events, virtual town halls, virtual focus group meetings, two online surveys, presentations to multiple City commissions, and a presentation of the draft Master Plan to the City Council in June 2021.

## KEY POLICY RECOMMENDATIONS

### Acquisition Of Land For Increased Park Acreage And Expansion Of Recreational Experiences For A Growing Community

To ensure the City can continue to provide high quality parks and recreational opportunities to Milpitas residents, the Parks and Recreation Master Plan Update recommends the City:

- Continue partnerships with other public agencies such as MUSD and the County of Santa Clara, in pursuing joint-use agreements. Providing adequate flat acreage for sports fields in collaboration with MUSD will be essential.
- Maximize recreation opportunities, capacity, and experiences in new parks developed in Specific Plan areas emphasizing experience over acreage. Parks should be designed to accommodate physical, social and passive use by residents with a variety of interests, ages, abilities and backgrounds.
- Utilize park in-lieu fees generated by new development to fund the improvements of existing parks, and enhancing recreation capacity and experiences. As existing parks are enhanced, they will become destinations for residents of Specific Plan areas seeking experiences and uses that cannot be accommodated by the limited parkland in Specific Plan areas.
- Continue partnerships with private developers to plan and develop new park and open space areas within new development projects.

### Program Assessment And Cost Recovery For Recreation Programs

The Master Plan Update includes an assessment of current recreation programming and a review of peer communities program offerings, user fees and cost recovery policies. In March 2021, the City Council adopted a cost recovery policy and set an overall goal of 40% cost recovery through user fees for both direct and indirect program cost. For some classes, the marketplace can accommodate a higher cost recovery target, allowing a partial cost underwriting of desired classes and programs with less cost recovery potential. These cost recovery goals will be phased in over the next 5 years. City staff will need to continually monitor programming offerings to efficiently adjust in response to evolving community needs and marketplace demands.

### Need for Adequate Park Funding

The Master Plan Update identifies numerous park improvements to address current deficiencies and unmet needs of the community and it includes the associated costs to implement these improvements. It also provides a road map for implementation as well as criteria for prioritizing projects based on level of need, condition of existing facilities,

recreation parity among the different areas of the City and other factors. \$93M funding is required to implement the proposed short and long-term recommendations, goals, and improvements as shown in the updated Master Plan.

Over the last 5 years, the Capital Improvement Program has funded an average of \$6M in park repair and improvement projects with 60% of the funding from Metro Specific Plan fees (formerly TASP) for projects within the defined Metro Specific area. Only \$2.5 million in funding came from the General Fund for parks outside the Metro Specific area. This level of funding is not enough, and the finance gap between the cost of the desired level of annual maintenance and improvements versus available funding will continue to grow as park infrastructure ages and the burden of safety mandates increases. While the City continually pursues grants and other funding sources, there is a need to establish a secure, predictable funding stream to allow park improvement projects to proceed in a cost-effective and timely manner.

On August 9, 2021, the City Council approved an allocation of \$3.5 million from of the American Rescue Plan Act (ARPA) and \$0.9 million from the Federal Fund for a total amount of \$4.4 million for park improvements. \$2.1 million was allocated for immediate health and safety repairs to 20 parks including the replacement of swings, play equipment and surfacing repairs, removal of tree hazards, and paving replacement and repair. The remaining \$2.3 million was allocated to complete short-term improvements at four parks in critical condition (Sandalwood, Sinnott, Starlight, Strickroth) and eight parks in poor condition (Murphy, Sunnyhills Albert Augustine Jr. Memorial, Robert E. Browne, Foothill, Ben Rogers, Oliver Jones Memorial, Hidden Lakes, Parc Metro West). Implementation of these ongoing maintenance and improvements will not only address the community's health and safety concerns at each park, but also improve the overall park condition from critical/poor condition to fair/good condition.

In addition to addressing existing park and recreation needs, the projected growth of the City will require additional parkland and recreation facilities to meet the needs of future residents. Currently this need is addressed by requiring new development to provide parks for their communities funded through impact fees. However, with the cost and shortage of available land in Milpitas, this has been a challenge to implement and will compound existing deficiencies. In order to secure funding to meet future Milpitas park and recreation needs, the City should consider:

- Review of the current Development Impact Fee structure to confirm it reflects the true cost to acquire park land, and to develop and expand park and community center facilities to meet the needs of future residents. The City's current development fees are lower than other Santa Clara communities. Some cities have park impact fees for office, rental, individual and institutional uses. The City may wish to explore similar fee structures.
- Review of the current development Park-in-Lieu fee to confirm the fee calculations are based on current appraised land values in Milpitas and institute a process to update the fee on an annual basis.
- Explore a potential nexus study to broaden use of existing Development Impact Fees to add amenities and enhance capacity of existing parks throughout City to meet the needs of new residents in the Metro Specific Plan Area.
- Explore benefits and costs as well as potential support for development of special assessment districts (Community Facilities Districts or Enhanced Infrastructure Financing Districts) or a bond measure to fund park improvements and maintenance. An assessment or bond measure could help address funding for much needed improvements to existing community buildings as well.

## CONCLUSION

After over a decade since the last Parks and Recreation Master Plan, this Update provides a comprehensive picture of the City's current needs park infrastructure and recreation programs available to our residents. Based on that assessment, which included extensive public outreach and community engagement process, the Plan charts possible paths forward based on available funding.

It is abundantly clear that investments in the existing park system for the last decade have not kept pace with a growing population. Further, insufficient maintenance budgets caused deterioration of the system. The lack of General Fund funding has resulted in unsafe conditions in most parks across the City and a third of the parks are classified to be in critical and poor condition requiring short-term improvements. However, with the Metro Specific Plan build-out, parks infrastructure investments funded through the Metro Specific Plan Development Fee new parks have been added in the Metro Area.

In August 2021, the City Council allocated approximately \$3.5 million of American Rescue Plan Act funds to address unsafe conditions in the park system as identified in this Plan. However, a long-term maintenance and capital improvement strategy, including an infrastructure tax measure and robust development impact fees, are required to improve the existing park system for the next 20 years and pay for the increased park infrastructure needs related to an increased population.

Due to the decreased service demands related to the Covid-19 pandemic, the Recreation and Community Services Department's budget was significantly reduced (full-time staffing was reduced by 25% or about 5 positions). However, with the lifting of pandemic related restrictions, the demand for services is increasing. Short-term as well as long-term, the department needs to be adequately funded to respond to the varied community needs and expectations. With some ARPA funding, the Council started to fund one position for the current fiscal year with ongoing funding to be allocated for the coming fiscal year. With the adoption of the Cost Recovery Policy for the Recreation and Community Service Department, the Council approved a path forward for the Department to increase revenue to partially fund the restoration of needed staff.

# INTRODUCTION



Play Milpitas

## CHAPTER 1: INTRODUCTION

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# 1



## OVERVIEW

This Parks and Recreation Master Plan is intended to provide a road map to guide decision making to help the City maintain, manage and develop the envisioned park and recreation system and provide the community with the recreational opportunities that they desire. The Parks and Recreation Master Plan studies the existing park and recreation system and draws on extensive community engagement to identify a planning blueprint to expand, improve and protect these assets for the future.

### PURPOSE OF THE DOCUMENT

The City of Milpitas has undertaken a coordinated planning effort in order to ensure that it provides adequate infrastructure for its current and future residents, visitors and employees. This Parks and Recreation Master Plan is a part of that coordinated effort, and lays out the City's vision for the future of its parks and recreation facilities.

The Parks Master Plan is a strategic document. It studies the existing park system and facilities, and identifies a planning blueprint to expand, improve and protect the City's network of parks and facilities as the City continues to grow.

The Parks Master Plan process is similar to many strategic plan processes: the context is analyzed, demographic analysis is conducted, an inventory of resources is conducted, community input and guidance is solicited, a needs assessment is performed, standards are proposed, goals and recommendations result, and an implementation plan is adopted. This plan builds on itself, section by section, with each chapter using the previous chapter(s) information to define steps required to address issues identified.

The Parks and Recreation Master Plan provides:

- background and context for evaluating the existing parks and recreation system;
- an inventory of existing parks and recreation facilities and programs;
- an analysis of the appropriate standards that will meet the needs of the current and future population;
- recommendations for improving and maintaining the existing parks and recreation system;
- recommendations for acquiring or obtaining access to additional properties for future park uses;

- a strategy for addressing recreation needs, as well as managing and maintaining recreational facilities;
- an approach for implementation of short and long-term improvements and ongoing maintenance;
- a record of the community involvement in developing the plan; and
- recommendations to seek additional funding for the Parks and Recreation Master Plan.

The Parks and Recreation Master Plan provides both a long-term vision for the City's park system, and specific policies and standards to direct day-to-day decisions. It sets forth a framework that will allow the City to respond to new opportunities as they arise, and to ensure that new development provides adequate parks and recreation facilities to meet the needs of Milpitas' future residents.



*Aerial photo of Milpitas*

## ROLE OF PARKS & RECREATION

As stated in the City of Milpitas' General Plan 2040, "The Parks, Recreation, and Open Space Element provides the framework to ensure all Milpitas residents, employees, and visitors have a safe, convenient, and equitable access to a diverse range of outdoor activities, naturalized open space areas, and recreational opportunities."

Parks meet the diverse recreational needs of the community. They promote health and wellness at a time when lifestyles are tending to become more sedentary. They help people deal with the stress of daily living, and support positive social interactions. The Recreation and Community Services Department provides programs that focus on health and wellness for everyone.

A high quality park system provides economic benefits. It enhances community character and identity, and creates a more attractive place to live, work and visit. This, in turn, raises property values, attracts quality employers, and generates revenues for local businesses.



Inclusive access to the park system is a high priority for the City of Milpitas. Any new improvements are required by the Americans with Disabilities Act (ADA) and the California Building Code to provide access for people of all abilities.



**MILPITAS**  
**RECREATION**  
**AND COMMUNITY SERVICES**



**MISSION**

The City of Milpitas Recreation and Community Services Department's mission is to enrich our community through exceptional programs and services. Our vision is a Milpitas where all residents have access to excellent, affordable, innovative and well-run recreation activities, programs, facilities and community services. Our work encourages cultural unity and hometown pride, creates a sense of place, supports economic development, promotes health and wellness, fosters human development, addresses important social service needs and adds fun to the lives of those who live and work in Milpitas.

### DOCUMENT SUMMARY

#### 1. Introduction

This chapter gives a brief overview of the purpose and value of the Master Plan process, and a summary of the document.

#### 2. Planning Context

This chapter discusses the role of parks and recreation in a community. It also discusses the factors which influence the vision and priorities addressed in the Master Plan. The chapter describes the physical setting in which the park system is being planned, as well as the demographics of the Milpitas community. It discusses current trends in park use, recreation programming, and attitudes towards parks and recreation. It also reviews the Parks and Recreation Master Plan's relationship to other City planning documents and policies.

#### 3. Recreation

This chapter studies the existing programs, services and events offered by the City of Milpitas. It compares programs and fees currently offered by the City and comparable agencies, and recommends adjustments. It also synthesizes community input regarding the programs, events and services and recommends changes the residents of Milpitas desire.

#### 4. Needs Assessment

This chapter reviews the process used to analyze the Milpitas community's needs and priorities, now and in the future. It describes the extensive community participation in the development of the plan, as well as benchmarking and survey information that informed the Master Plan. It summarizes some of the immediate needs and deficiencies.



#### 5. Goals & Recommendations

This chapter sets out the goals, standards, and recommendations for Milpitas' Parks and Recreation system. It addresses acreage and access standards, sports field and facility standards, and considerations regarding locations and components of future community parks and community serving facilities.

#### 6. Implementation

This chapter includes park prioritization matrix to assist the City to determine the repair and maintenance schedule of each park site, recommend implementation strategies to increase park and recreation level of service, and funding strategies to finance park and facility improvements.

#### 7. Appendices

- Community Outreach
- Program Fee Analysis
- Recreation Value System
- Facility Condition Assessment
- Public Works O&M Costs
- Milpitas Playground Rehabilitation Project
- JUA Open Space Document
- CEQA Document
- Resolution Approving Cost Recovery Policy

# PLANNING CONTEXT

Play Milpitas

## CHAPTER 2: PLANNING CONTEXT

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## OVERVIEW

To plan a park and recreation system that will best meet the needs of current and future residents of Milpitas, one must understand the context - the climate and physical setting, the current and projected demographics, other planning efforts that affect the Parks and Recreation Master Plan, and the evolving trends in the way people use parks and what they expect from their parks and recreation system.

The City of Milpitas is located in Santa Clara County, and has a population of approximately 85,000 residents. The City has experienced significant growth during the last decade and projects a population of 113,530 by 2040. Milpitas is committed to the strategic and financially sustainable development of the city, and this Master Plan Update will assist the Department of Recreation and Community Services and Public Works in achieving health and wellness for the Milpitas community.

### SETTING

The City developed on the flat plain between the Mission Hills to the east and bay lands to the west. The Mission Hills and Monument Peak (elevation 2,594 feet) form a distinctive scenic backdrop to the city and are important to community identity and character. The community enjoys extensive hillside views of the foothills and the tree-lined Coyote Creek corridor which provide Milpitas with a scenic backdrop and visual reference points.

Milpitas is often called the “Crossroads of Silicon Valley” with most of its land situated between two major freeways (I-880 and I-680), State Route 237, and a County expressway. Milpitas’ location affords residents, visitors and employers convenient access to all parts of Silicon Valley and the San Francisco areas.

Milpitas features a variety of housing options, quality schools and conveniently-located neighborhood parks. The City provides a variety of recreational opportunities, including aquatics, cultural arts and theater, sports leagues and activities, youth programming and senior activities and services.

Based on the recommendations of the 2009 Parks and Recreation Master Plan, in the ensuing 10 years, the City invested over \$34 million in park system improvements. The City undertook a number of major renovation projects including:

- **Milpitas Sports Complex** – pool rehab, new synthetic fields, locker room upgrades, lighting and bleacher improvements
- **Higuera Adobe Park**
- **Pinewood Park**
- **Alviso Adobe Park and Building**
- **Creighton Park**

- **Cardoza Park Playground**
- **Calle Oriente Park and Playground**
- **Milpitas Skate Park** - including concession and restroom building
- **Sandalwood Park** – in design process
- **McCandless Park** - under construction

During this time period, the City also completed a number of smaller renovation projects including:

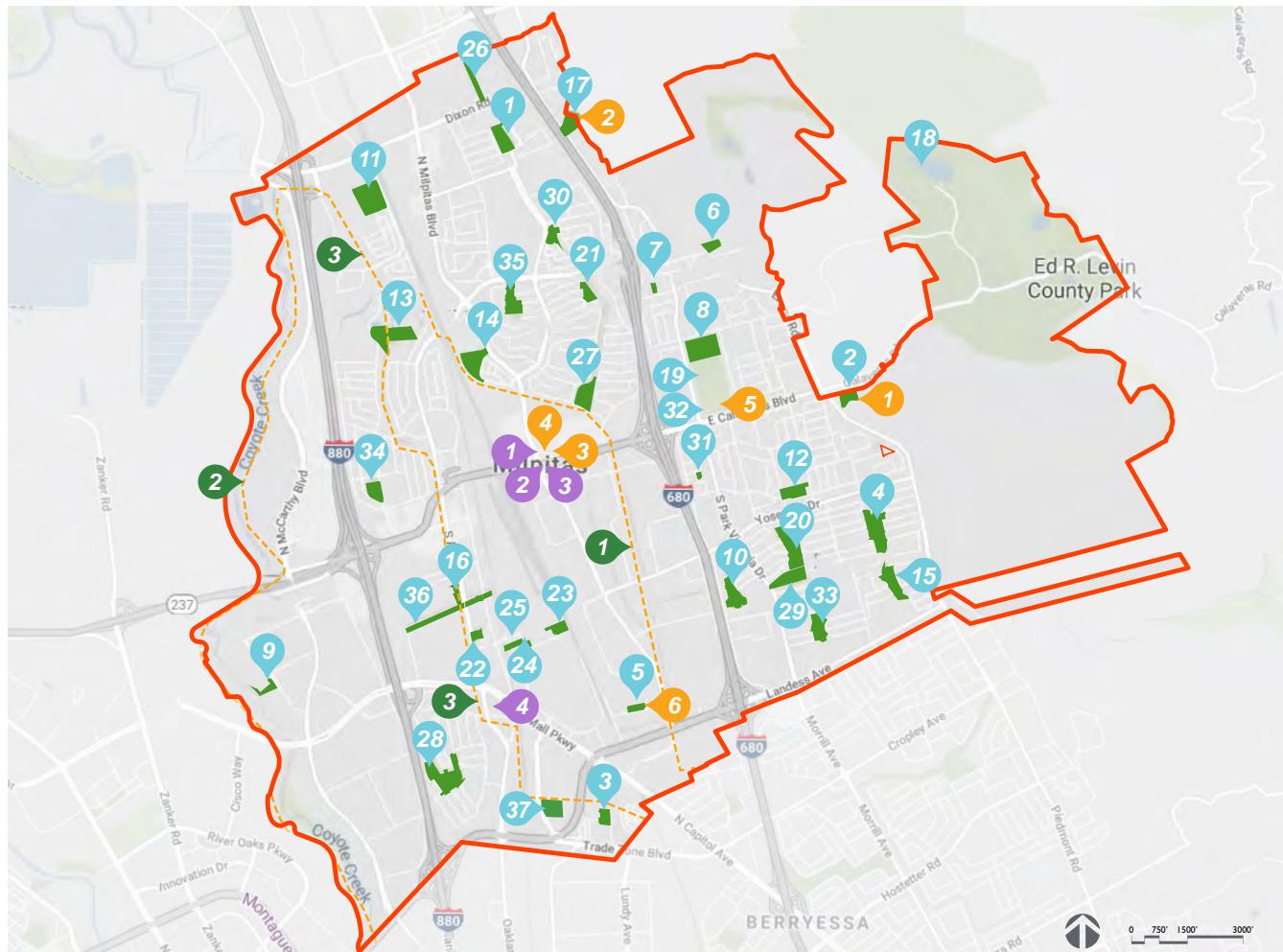
- **Sunnyhills Albert Augustine Park**
- **Peter Gill Memorial Park Sports Court**
- **Foothill Park**
- **Robert E Browne Park** - path and court resurface, ball wall
- **Dixon Landing Park** - lawn
- Pathway improvements at various parks
- Playground renovations at various parks

### PROJECT HERITAGE

Milpitas is a unique community with a distinctive history. Several key factors that have shaped Milpitas over the years have a direct bearing on the recommendations contained within this Parks and Recreation Master Plan. Historically, most of the City's parks were created in a relatively compressed time period during the 1960s and 1970s as part of a subdivision developments boom. As a result, many of the parks were similar in design, appearance, and range of amenities offered.

The City park system currently consists of over 36 parks, several miles of trails, and six community service buildings. Many of the parks are 30 to 40 years old, and suffer from declining infrastructure. Over the past decade, the City has undertaken a process to strategically update these parks.

## MILPITAS PARKS AND FACILITIES MAP



### PARKS

- 1 Sunnyhills Albert Augustine Jr. Memorial Park
- 2 Alviso Adobe Park
- 3 Augustus Rathbone Park
- 4 Ben Rodgers Park
- 5 Bob McGuire Park
- 6 Calaveras Ridge Open Space
- 7 Calle Oriente Mini-Park
- 8 Cardoza Park (Tom)
- 9 Cerano Park
- 10 Creighton Park (Frederick)
- 11 Dixon Landing Park
- 12 Foothill Park
- 13 Hall Memorial Park
- 14 Hidden Lake Park
- 15 Hillcrest Park

- 16 John McDermott Park
- 17 Jose Higuera Adobe Park
- 18 Milpitas Dog Park
- 19 Milpitas Sports Center
- 20 Murphy Park
- 21 Oliver W. Jones Memorial Park
- 22 O'Toole Elms Park (John)
- 23 Parc Metro East
- 24 Parc Metro Middle
- 25 Parc Metro West
- 26 Pecot Park (Bob)
- 27 Peter Gill Memorial Park
- 28 Pinewood Park
- 29 Robert E Browne Park
- 30 Sandalwood Park

- 31 Selwyn Park
- 32 Skate Park
- 33 Sinnott Park (John)
- 34 Starlite Park
- 35 Strickroth Park (Henry)
- 36 Tom Evatt Park
- 37 McCandless Park

### FUTURE PARK

- Tango Park

### PLAZAS

- 1 Cesar Chavez Plaza
- 2 Civic Center Plaza
- 3 Veteren Memorial Plaza
- 4 Jerry Arnold Plaza

### FACILITIES

- 1 Alviso Adobe
- 2 Higuera Adobe
- 3 Milpitas Community Center
- 4 Barbara Lee Senior Center
- 5 Milpitas Sports Center
- 6 Sal Cracolice Recreational Facility

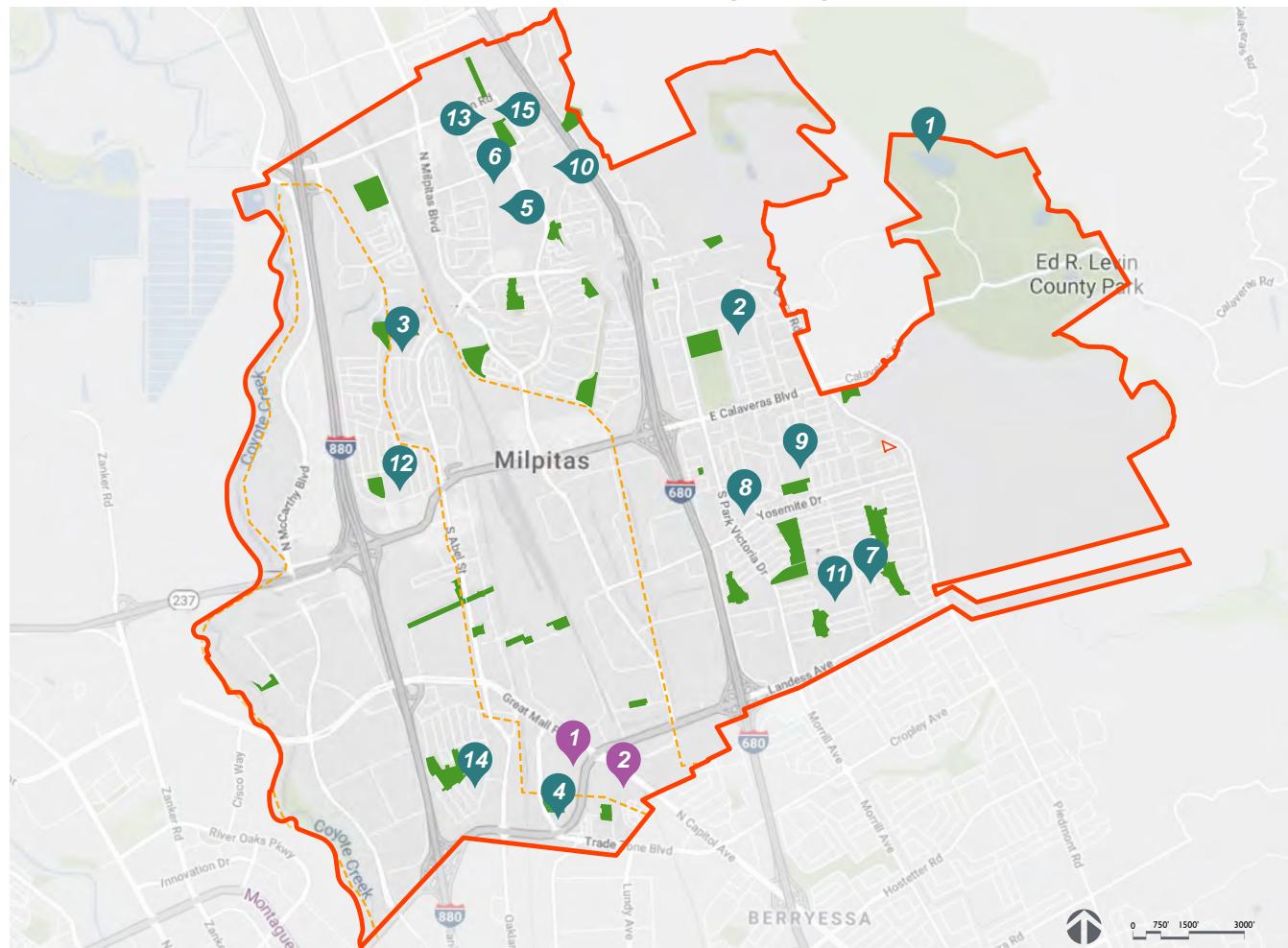
### TRAILS

- 1 Berryessa Creek
- 2 Coyote Creek
- 3 Penitencia Creek

Figure 2-1: Existing City Parks and Facilities

## CHAPTER 2: PLANNING CONTEXT

### MILPITAS JOINT-USE AGREEMENT (JUA) SITES MAP



#### JUA SITES

- 1 Milpitas Dog Park
- 2 Burnett Elementary School
- 3 Curtner Elementary School
- 4 Mattos Elementary School
- 5 Milpitas High School
- 6 Pomeroy Elementary School
- 7 Rancho Middle School
- 8 Randall Elementary School
- 9 Rose Elementary School
- 10 Russell Middle School
- 11 John Sinnott Elementary School
- 12 Spangler Elementary School
- 13 Weller Elementary School
- 14 Zanker Elementary School
- 15 Cesar Chavez Community Garden

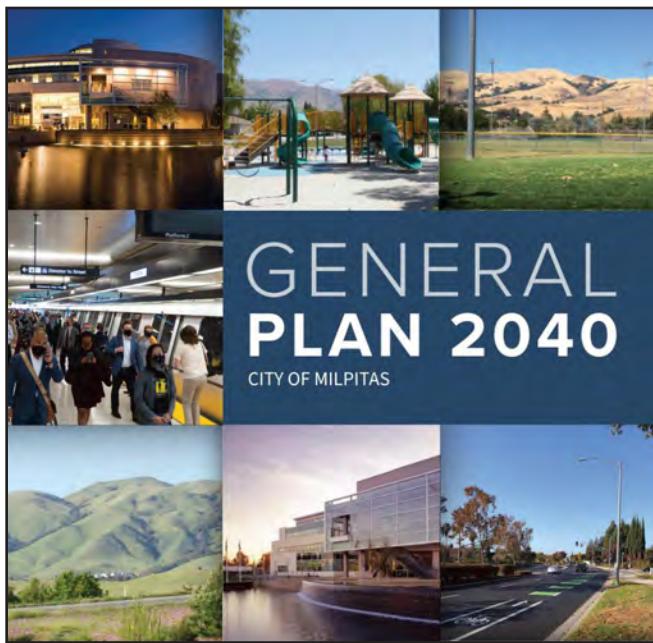
#### PRIVATELY OWNED / PUBLICLY ACCESSIBLE PARKS

- 1 Larry Itliong Park
- 2 Anton Park

Figure 2-2: Existing Joint-Use Agreement Sites

Additionally, Milpitas has experienced a recent surge in residential building activity in recent years, with a considerable increase in residential permit applications, development entitlements, and new construction. In large part, these changes have been brought on by the adoption of two specific plans for areas adjacent to an existing VTA station and the City's planned BART station. The increased development made possible by these specific plans has prompted the conversion of areas once dominated by vacant and underutilized land and aging industrial space into high-density transit-oriented development. Part of this new development includes a strategy and funding to provide additional parkland for the new residents.

Historically, the majority of Milpitas residents lived in single family detached homes served by local neighborhood parks. The 2018 DeNova Report on existing conditions prepared for the General Plan 2040 update, identifies over 8,000 new multi-family homes under construction or pending approvals. The majority of these units are proposed for Milpitas Metro Specific Plan Area (formerly TASP) with another 500 are in the Midtown Specific Plan Area.



The General Plan 2040 is proposing some land use modifications that will require additional park amenities in specific portions of the City, including:

**Milpitas Metro Specific Plan (formerly Transit Area Specific Plan (TASP))** - The 2008 Milpitas Transit Area Plan (TASP) requires 35.83 acres of public parkland. The plan is currently being updated to allow for changes to the densities and boundaries of in some areas, which can potentially impact and change the original parkland required that was previously envisioned.

**Milpitas Gateway / Main Street Specific Plan (formerly Midtown Specific Plan)** – The update to this specific plan may impact park land demand.

**California Circle** – A future specific plan for this transition area may include residential development in a mixed use format, with a priority placed on affordable housing. This plan will need to include a parks and trail system consistent with parkland standards for new facilities.

**Milpitas Town Center** – General Plan 2040's recommended policies to add new multi-family residential and mixed use will require new park land.

**Sunnyhills Commercial Center** - This may include limited amounts of new residential uses, and associated park facility demand.

**Calaveras & North Park Neighborhood Node** - This may include limited amounts of new residential uses, and associated park facility demand.

**Landless Neighborhood Node** - This may include limited amounts of new residential uses, and associated park facility demand.

In addition to the General Plan 2040, the City is currently updating the Trail, Pedestrian and Bicycle Master Plan. This Master Plan will explore options to provide greater opportunities for non-motorized access to parks.

### PLANNING CONTEXT

This Parks and Recreation Master Plan will create a road map for the development of Milpitas parks and recreation programs for the next 20 years. The Master Plan must be compatible with the City's existing plans and coordinated with concurrent planning efforts as described in this section.

### GENERAL PLAN 2040

A stated goal of the General Plan update is to provide a diversified and high quality public park and trail system that provides recreational opportunities for all residents.

Several Action items are listed in the General Plan to close that gap. PROS-1f and PROS-1g call for coordination and cooperation between the City of Milpitas and Santa Clara County Parks, Santa Clara Water District, and the San Francisco Public Utilities Commission to develop and enhance parks, trails, and related infrastructure to maximize available park land for residents' use. PROS 1-4 calls for park land acreage dedication and/or in-lieu fees in areas both within and outside of Specific Plan areas. PROS 1-6 encourages private owners to permit public access to all provided parks, trails and recreation facilities.

The General Plan lists 36 public parks located with Milpitas. The existing parks listed in Figure 2-1 and described more fully in Chapter 5 (Goals and Recommendations), have been updated to reflect current conditions and characteristics, some of which have changed since the adoption of the General Plan. In addition to City parks, Santa Clara County Parks provides Milpitas residents with access to Ed Levin Park. There is also an active Joint-Use Agreement between the City of Milpitas and the Milpitas Unified School District that allows the mutual use of facilities at reduced rental rates.

### Applicable Policies and Tasks in the General Plan 2040:

#### Public Spaces and Public Art

- **Goal CD-9:** Enhance the quality and character of Milpitas' public spaces to provide safe, comfortable, and enjoyable passive and active recreation opportunities for all users.
- **Policy CD 9-1:** Promote vibrant, publicly-accessible spaces that encourage gathering and other active uses. Provide adequate shading through shade structures or trees and incorporate formal and informal seating to encourage both short-term and long-term use of public spaces. Place a variety of uses adjacent to public spaces at sufficient concentrations to encourage the use of the spaces throughout the day and night.
- **Policy CD 9-2:** Provide for community and neighborhood activity centers at appropriate locations that create recreational opportunities, encourage social interaction, and provide a sense of public space and centers for neighborhood gathering.
- **Policy CD 9-3:** Encourage the incorporation of publicly accessible spaces, such as plazas and pocket parks, into new and existing commercial, multi-family, and mixed-use developments to encourage social interaction. The spaces should be appropriately scaled and programmed and complement the characteristics of the district and/or neighborhood and the surrounding development.
- **Policy CD 9-6:** When development is proposed adjacent to existing or planned park chains, include frontage roads along the public park in the development in order to maximize access to park lands, to provide separation between urban land uses and parkland without the use of "back-up" design, and to maximize public exposure and view of park lands for scenic and security purposes. Also, encourage development to provide common open space contiguous to such areas.

### Park and Trail System

- **Goal PROS-1:** Provide a diversified and high quality public park and trail system that provides recreational opportunities for all residents.
- **PROS 1-1:** Provide a park and recreation system that is equitably distributed, safe, accessible, and designed to serve the needs of all residents of the community.
- **PROS 1-2:** Develop and maintain a high-quality system of parks, trails, and recreation facilities to create diverse opportunities for passive and organized recreation.
- **PROS 1-3:** Achieve and maintain a minimum overall citywide ratio of 5 acres of park land for every 1,000 residents outside of the City's adopted Specific Plan Areas. Within adopted Specific Plan Areas, achieve and maintain the parks standard and ratios specified in the Specific Plan, with an emphasis on publicly-accessible spaces and facilities.
- **PROS 1-4:** Parkland acreage dedications and/or equivalent in-lieu fees shall be required for new development in accordance with the following standards:
  1. For areas outside of a Specific Plan, require land dedication or in lieu fees equivalent to the 5 acres/1,000 residents standard, but allow credit for private recreation space for up to 2 acres/1,000 residents for private open space. Private recreation credit will be given at the discretion of the City and pursuant to the criteria specified in the City's Subdivision Regulations (Title XI, Chapter 1, Section 9.08 of the Milpitas Municipal Code).
  2. For areas within a Specific Plan, require land dedication or in-lieu fees equivalent to the parkland standard established in the relevant Specific Plan, allowing credit for private recreation space for up to 1.5 acres/1,000 residents for private recreation space. Private recreation credit will be given at the discretion of the City and pursuant to the criteria specified in the City's Subdivision Regulations (Title XI, Chapter 1, Section 9.08 of the Milpitas Municipal Code).

XI, Chapter 1, Section 9.08 of the Milpitas Municipal Code).

- **PROS 1-5:** Encourage the provision and dedication of parkland within future development projects, rather than the payment of in-lieu fees, in order to ensure that the City maintains an extensive network of neighborhood parks that serve all areas of the community.
- **PROS 1-6:** Encourage private owners to permit public access to all private parks, trails, and recreation facilities to the greatest extent feasible.
- **PROS 1-7:** Design parks to enhance public safety by providing visibility of all areas both to and from the street, adequate lighting, and access for public safety responders.
- **PROS 1-8:** Expand, renovate, and maintain high quality recreation facilities, programs, and services to accommodate existing and future needs; encourage traditional and non-traditional recreation; and support active and passive recreation, wellness, historic assets, cultural arts, environmental education, conservation, accessibility, inclusion, diversity, safety, and new technology that equitably serves the most vulnerable populations of the community.
- **PROS 1-9:** Prioritize funding and City resources to improve the condition, maintenance, and upkeep of existing City parks and recreational facilities.
- **PROS 1-10:** Require publicly-accessible parks and recreational facilities that are owned and operated by homeowner's associations (HOAs) and special assessment districts to be maintained in a safe and aesthetically-pleasing manner.
- **PROS 1-11:** Pursue opportunities for cooperation and partnerships with other agencies to develop and enhance publicly-accessible trails and linear parks along local drainages, creeks, and utility corridors.
- **PROS 1-12:** Encourage and support the expansion of an integrated trail network that connects users to

## CHAPTER 2: PLANNING CONTEXT

neighboring local and regional trail systems and to community amenities such as schools, open space areas, park and recreation facilities, commercial and job centers and residential areas to encourage both recreational and utilitarian travel.

- **PROS 1-13:** Require new development to provide direct pedestrian connections, such as sidewalks, trails, way-finding measures and other rights-of-way and infrastructure improvements to the existing and planned network of parks and trails wherever feasible.
- **PROS 1-14:** Further expand public access to a variety of park and recreational facilities through the pursuit of joint-use agreements with entities and organizations that control existing non-city owned open space lands, such as public and private schools, Santa Clara Valley Water District, Santa Clara County and other public agencies, private entities and businesses and nonprofit groups.
- **PROS 1-15:** Design and maintain park and recreation facilities to minimize water, energy and chemical (e.g., pesticides and fertilizer) use. Incorporate the use of recycled water, native and/or drought-resistant vegetation and ground cover where appropriate. Pursue opportunities for multi-beneficial park developments that incorporate flood control facilities, stormwater management and groundwater recharge areas.
- **PROS 1-16:** Recognize the importance of regional facilities and continue to foster relationships with Santa Clara County, the San Francisco Bay Trail, and neighboring jurisdictions to identify opportunities for additional trail connections.

### Recreational Opportunities

- **Goal PROS-2:** Provide recreational opportunities that meet the needs of all residents, especially the most vulnerable and under-served members of the community.
- **PROS 2-1:** Emphasize and prioritize public outreach and educational programs that inform the community of available parks, trails, and recreation

facilities, programs, and services available in order to increase and enhance community use of these facilities, programs, and services.

- **PROS 2-2:** Emphasize and prioritize public participation and workshops when developing new park facilities, and/or substantially renovating existing parks, trails, and other recreation facilities. Provide diverse outreach resources that enable close collaboration with a variety of members of the community in the design, and programming, of parks and recreation facilities to ensure that these facilities meet community needs.
- **PROS 2-3:** Ensure that the City continues to offer a wide range of programs to serve diverse populations of all ages, abilities, income levels and cultural backgrounds. Develop programs, activities, and facilities that appeal to a broad audience, including but not limited to youth, young adults, seniors and those of varying ethnicities, backgrounds, and abilities.
- **PROS 2-4:** Support recreational activities, events, organized sports leagues, and other programs that serve broad segments of the community.
- **PROS 2-5:** Encourage the development of private/commercial recreation facilities that are open to the public to help meet existing and future recreational demands.
- **PROS 2-6:** Pursue partnerships with organizations to enhance public-private partnerships that support youth and senior recreational programs.
- **PROS 2-7:** Consider Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD) to fund park and recreational facility upgrades. CDBG upgrades should prioritize low and moderate income areas, and under-served areas within the city.

### Open Spaces

- **Goal PROS-3:** Ensure the provision and preservation of diverse and accessible open

spaces throughout the planning area.

- **PROS 3-1:** The General Plan land use designations of Permanent Open Space (POS), Hillside Very Low Density (HVL), and Waterways (WW) shall be considered open space. Additionally, lands designated as Public Facilities which are zoned Parks and Open Space shall also be considered open space as defined by this General Plan.
- **PROS 3-2:** Preserve open space for conservation, as well as active and passive recreation uses. Prohibit any land designated on the General Plan Land Use Map as Parks and Open Space (POS) from being re-designated for any other land use unless the proposed re-designation of that land is first approved by a two-thirds vote of the voters of Milpitas at a general or special municipal election.
- **PROS 3-3:** The construction of any residential, commercial or industrial buildings or structures on any land designated on the General Plan Land Use Map as Parks and Open Space (POS) shall be prohibited, unless the proposed construction is first approved by a two-thirds vote of the voters of Milpitas at a general or special municipal election. Undeveloped land that is designated for urban uses by the General Plan Land Use Map is not considered open space and may be developed consistent with the Land Use Map.
- **PROS 3-4:** Where feasible, integrate open space, drainage and stream corridors with trails and other recreational open space amenities in an environmentally sustainable manner.
- **PROS 3-5:** Recognize and demonstrate through policy and practice that urban open space and hillside open space are essential to maintaining a high quality of life within the Milpitas Planning Area. Future planning decisions shall seek to preserve and maintain open space resources to the greatest extent feasible, as these resources are irretrievable.
- **PROS 3-6:** Support regional and local preservation plans and policies that retain and protect open space within the Milpitas Planning Area.

- **PROS 3-7:** Encourage public and private efforts to preserve open space.
- **PROS 3-8:** Encourage innovative open space and recreational amenities within urban activity centers including green roofs, rooftop parks and gardens, and support public access to these amenities.
- **PROS 3-9:** Encourage clustered development that preserves a sense of openness, particularly in areas adjacent to open spaces and scenic resources.

## OTHER PLANNING EFFORTS

The City has, is currently, or will be undertaking several planning level efforts in conjunction with this Parks and Recreation Master Plan. Coordination between these different efforts is necessary to provide comprehensive and complete planning documents for the City to implement in the coming years.

**Milpitas Metro Specific Plan (formerly Transit Area Specific Plan (TASP))** - The 2008 Milpitas Transit Area Plan (TASP) requires 35.83 acres of public parkland. The plan is currently being updated to allow for changes to the densities and boundaries of in some areas, which can potentially impact and change the original parkland required that was previously envisioned.

**Calaveras Gateway / Main Street Specific Plan (formerly Midtown Specific Plan)** – A future update to this specific plan may impact park land demand.

**California Circle** – A future specific plan for this transition area may include residential development in a mixed use format, with a priority placed on affordable housing. This plan will need to include a parks and trail system consistent with parkland standards for new facilities.

**Trail, Pedestrian and Bicycle Master Plan** – Currently underway, these plans will provide the City with a vision and action plan to make it safer and more convenient to walk, bike, and roll in Milpitas.

## CHAPTER 2: PLANNING CONTEXT

**Milpitas Tree Management Plan** – Developed with a focus on the short and long-term maintenance needs of all inventoried trees within the City limits, this completed report addresses the economic, environmental and social benefits that trees provide to the City of Milpitas.

**Climate Action Plan and Qualified Greenhouse Gas Reduction Strategy** – This plan is designed to streamline environmental review of future development projects in the City of Milpitas consistent with the California Environmental Quality Act (CEQA). This plan identifies a strategy, reduction measures, and implementation strategies the City will use to achieve the state-recommended green house gas emission reduction target. It is currently being updated and scheduled to be adopted in Spring/Winter 2022.

## CEQA DOCUMENTATION

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Initial Study/Negative Declaration was prepared by the City of Milpitas as the Lead Agency. The purpose of the Initial Study/Negative Declaration was to inform decision makers and the general public of the environmental effects of the proposed Milpitas Parks and Recreation Master Plan Update.

Preparation of the Initial Study/Negative Declaration for the Milpitas Parks and Recreation Master Plan Update included early coordination with the project team, project scoping, drafting the Initial Study/Negative Declaration, public circulation of the Initial Study/Negative Declaration, responding to comments received during the public circulation period, and a public hearing to adopt the Negative Declaration.

## FACILITY AND PARK CLASSIFICATIONS

### Existing Parks

Existing parks and recreation facilities are shown in Figure 2-1. It includes approximately 285 acres of developed City parkland and 1,544 acres of Ed Levin Park, part of which is within City limits. Definitions of the General Plan park classifications follow.

### City-Owned Parkland

- **Community Parks:** Community Parks typically contain regulation-size ball fields and courts, space for informal games and activities, picnic and gathering areas, children's play areas, and parking.
- **Neighborhood Parks:** Neighborhood parks are pedestrian oriented parks that serve their immediate neighborhoods. They are primarily designed for non-organized recreation and play. These parks typically contain play equipment, seating, picnic areas, limited sports courts and small gathering spaces. Some neighborhood parks contain informal sports fields that draw from surrounding neighborhoods as well as the immediate area.
- **Special-Use Parks:** The Special-use Parks have a special element such as a historical building, unique views, or unique use like a dog park
- **Urban Parks:** Urban parks are small facilities, generally less than one acre in size, which accommodate the daily recreation or passive needs of nearby residents. They typically can include children's play areas, sitting areas and limited green space but are not large enough to contain sports fields.
- **Linear Parks:** Linear parks are narrow corridors of land that have been developed primarily as a trail system. Linear parks may also include other small

scale facilities such as picnic tables and benches. Milpitas has taken advantage of the Hetch-Hetchy right-of-ways for development of a linear park system.

## Non-City-Owned Parks and Recreation Resources

- **Regional Parks:** Regional parks are generally larger than 100 acres in size and serve the entire city or the region. While regional parks can provide for varying degrees of recreation activity, a portion of the park is generally maintained in a rustic setting for passive recreation use. While a number of regional parks serve Milpitas residents, the Planning Area includes only one such facility, the Ed Levin County Park.
- **Private Recreation Facilities:** Besides parks and recreation facilities, private recreation facilities in the Planning Area include: private fitness clubs, aquatic facilities, indoor sports gyms (badminton, multi-sport), and golf courses. Newly developed residential communities contain private recreational facilities and amenities such as pools, community rooms and playgrounds.
- **Joint-Use Facilities:** City of Milpitas and the Milpitas Unified School District (MUSD) have a long-established history beginning in 1988 of agreed joint mutual use of each agency's open space, including but not limited to, fields, parks, and courts. This type of partnership maximizes available outdoor spaces in benefit of Milpitas residents through the provision of quality outdoor learning, sports, recreation, physical education, and event spaces.
- **Privately Owned and Publicly Accessible Parks:** These parks are built and maintained by private developers but are available for public use. The park design and amenities are discussed and agreed upon by the City and developer during the preliminary project design phase.

## DEMOGRAPHICS

### HOUSEHOLD COMPOSITION

Milpitas has many large households. The City's average household size in 2017 was 3.35 persons per household, higher than both Santa Clara County and the Bay Area. The City's household composition is weighted towards family households with children. However, the construction of new multi-family residential units has resulted in smaller households or households with no children moving into the City in recent years, a trend that is likely to continue.

### AGE DISTRIBUTION

The population in Milpitas has aged in recent years as baby boomers reach retirement. Between 2000 and 2020, the number of residents in Milpitas over the age of 55 more than doubled. However, new multi-family development may result in a greater number of young families as well as senior adults using the Milpitas park system.

### RACE/ETHNICITY

Milpitas has become a racially and ethnically diverse community. Between 2000 – 2020 the ethnic composition of Milpitas changed significantly. The proportion of residents of Asian descent grew to more than 65%, while the percentage of non-Hispanic white residents fell to less than 12%. The City is home to a large community of Filipino and Vietnamese residents. The share of Latino population has also increased.

### RECREATION TRENDS

#### PUBLIC HEALTH AND WELLNESS

General Plan 2040 recognizes “the places where people live, work and play profoundly shape the health of a community.” The Plan also notes that among other factors, accessible park safety provides a framework for a healthy community and the development of spaces by addressing public health and wellness. The General Plan 2040 acknowledges the profound effects of the lack of access to public spaces, and lack of opportunities for recreation and physical activity on community health and well-being.

Planning decisions play a role in determining community members’ behavioral and lifestyle choices that ultimately impact their physical health and mental well-being. The quality, safety, location, and convenience of the pedestrian or bicycle environment may impact a resident’s decision to use them, which in turn influences physical activity levels. Similarly, neighborhood parks and open space provide an avenue for increased physical activity.

COMMUNITY HEALTH AND WELLNESS INDICATORS		
	Santa Clara County Residents	California Residents
Children (ages 5-11) active every day for at least 1 hour	14.9%	23.9%
Teens active every day for at least 1 hour	7.0%	11.5%
Teens who volunteered/did community service in the past year	48.8%	46.0%

Table 2-1: Community Health and Wellness Indicators

Source: General Plan 2040, City of Milpitas

### RECONNECTING WITH NATURE

Country-wide, there is a movement to reconnect with nature and the outdoors. This is a response to the recent COVID pandemic as well as the decreased time people spend outdoors compared to previous generations. The negative physical and mental health impacts are many and well-documented. People of all ages are voicing their concerns about the ill effects of a sedentary lifestyle, screen time, and lack of exploratory, unstructured outdoor activities. Public health organizations and parks and recreation departments are working to reverse these negative impacts.

### LET'S GET CONNECTED

Californians spend more recreation time outside on trail-related activities such as walking, hiking, biking and running than the rest of the country. The desire for these trails to be interconnected to parks and recreation centers is at an all time high.

### ACTIVE AGING POPULATION

Baby boomer and millennial generations are the largest population segments driving outdoor recreation trends. As people live longer and in multi-generational housing, the population we call ‘seniors’ includes multiple generations, that are less interested in typical ‘senior center’ activities. Instead, they are seeking leisure activities for older adults or multi-generational parks and programs that they can enjoy with their younger family members.

### GET ONLINE

With Milpitas’ proximity to San Francisco and Silicon Valley, technology and tech culture have a large impact on the City’s residents and working populations. People want to be able to connect to Wi-Fi in parks or connect to an interactive workout program or have the opportunity to take their work outside.

# RECREATION

Play Milpitas

## CHAPTER 3: RECREATION

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# 3



## OVERVIEW

The following is a summary of the recreation programs and services provided by the Department of Recreation and Community Services. Recreation plays a valuable part in the health and wellness of a community. This chapter takes a deeper dive into the specific recreational programs currently being offered, their fees related to peer agencies, and events and social services offered to the residents and non-residents of Milpitas.

## PROGRAMS

### OVERVIEW

The City of Milpitas, as part of the Parks and Recreation Master Planning effort, is evaluating the structure of recreation fees currently charged by the City to support recreation programming activities. The following section summarizes observations and recommendations related to the fees charged by the City for various recreation programming activities. At the present time, recreation programming is limited by the existing facilities and programming spaces available to the City.

The City of Milpitas Recreation and Community Services Department offers a wide variety of program in the following areas: Senior Services, Youth Programs, Special Events, Performing Arts, General Classes, Aquatics, and Sports & Fitness. In general, it provides a holistic approach to courses and attempts to meet the diverse and unique needs of the City's residents. This review of programs

compared Milpitas to four similar agencies, where population and program offerings were most similar.

## COMPARATIVE ASSESSMENT OF COURSE/PROGRAM FEES

City of Milpitas fees for selected programs and services (generally offered by multiple similar agencies) were compared to those charged by comparative agencies. Figure 3-1 below summarizes the findings of this effort for Fremont and San Jose - the two primary comparables to the City of Milpitas. As shown, the fees charged for the majority of programs are below the average charged by San Jose and Fremont indicating some ability for the City to adjust some select fees and still remain competitive in the public sector market. Detailed tables and graphs for each program and service surveyed are provided in Appendix C and show how the City of Milpitas compares to the entire set of agencies selected: Fremont, Mountain View, Redwood City, and San Jose.

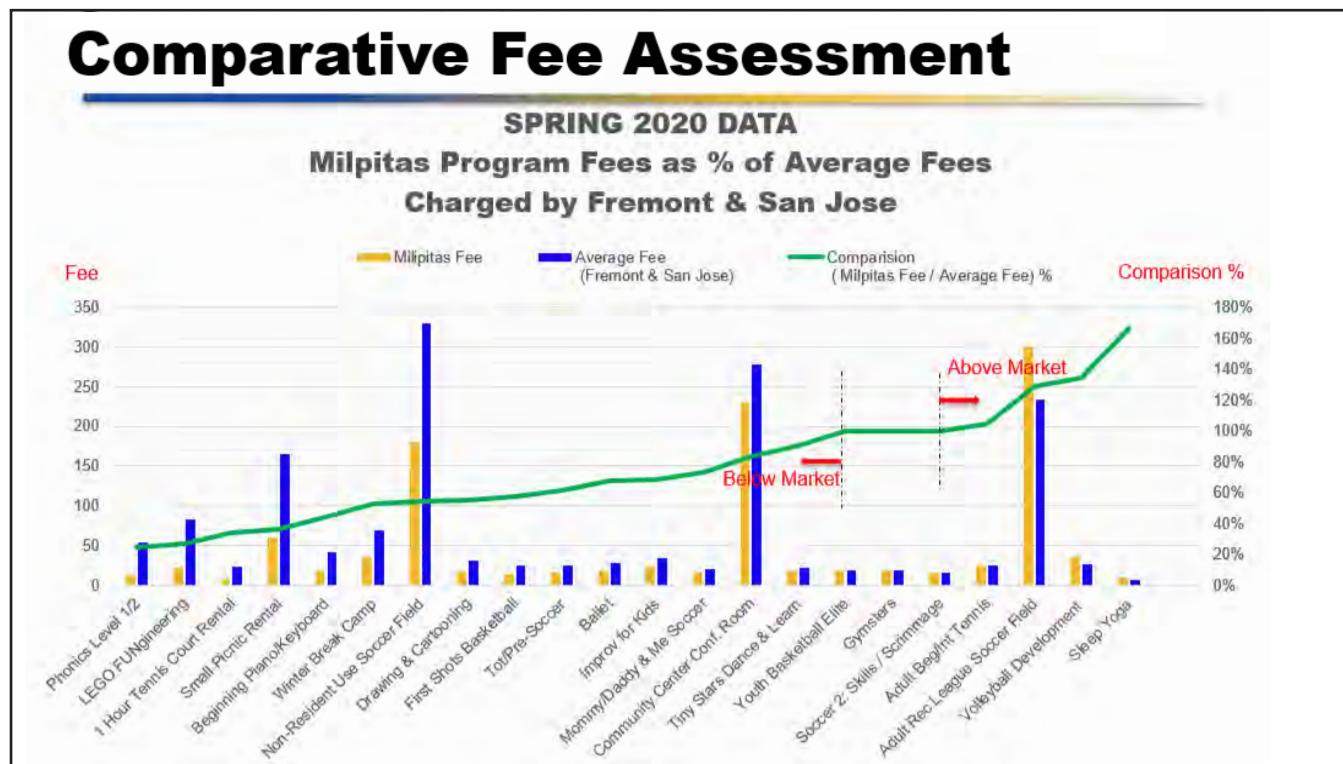


Figure 3-1: Milpitas Program and Rental Fees Compared to Average Fees Charged by Fremont & San Jose

## Local Market Fee Comparison

In addition to comparing fees to other communities, a small sample of programs and services were compared to local providers within the City of Milpitas to conduct a “reasonableness” test against costs for similar programs conducted by the private sector. While it is difficult to develop a completely equitable comparison between the City’s services and those of other providers due to differences in facilities and gym offerings, this information provides at least an approach to gauging whether or not fees are aligning with market conditions.

In general, this analysis supports the conclusion that the City is charging appropriate fees for programs but may have some capacity to increase rental rates for meeting and banquet facilities if desired.

The specific programs and services were identified in consultation with City staff and then outreach conducted to the providers to ascertain the costs they were charging for the similar services. The results are shown in the following table.

BANQUET HALLS AND MEETING ROOMS	
Service Provider	Fee Amount
India Community Center	\$3,500 per day weekdays and \$8,000 per day weekends - includes 10 hours per day with set up, tables, chairs, and linens included. Anything else is extra.
Spring Valley Golf Course	Indoor facility for 165 people. Patio seating for a total of 300 guests. Room rental fee of \$500 which is waived if total cost is over \$7,500. Required minimum \$4,300 in food and beverage, not including service charge of 17% or applicable taxes.
School District	76 person community meeting room at Mattos Elementary School is \$95 per hour or \$1,520 per day.
Summit Pointe Golf Club	150 person inside and 50 outside banquet room/patio. Includes full banquet staff, buffet menu, set up/clean up, tables and chairs, coffee, water, and tea. 4 hour minimum. 15-59 people \$800. 60-119 people \$1,200. 120-200 people \$1,800. \$200 per hour after initial 4. \$100 cleaning fee.
GYM MEMBERSHIP	
Service Provider	Fee Amount
India Community Center	\$10 initiation. \$45/monthly or \$449 annually. Family \$69 monthly or \$699 annually. Student \$29 or \$299. Senior \$15-25 month or \$160-\$249 annually (basic or full access membership difference).
India Community Center	Adult join \$90/Monthly \$73. Senior 90/66. Youth 45/37. Family (max) 165/161.
Fitness 19 Milpitas	Monthly rates from \$10-30 depending on access to features. 1-year commitment required.
Milpitas Star Aquatics	\$40 annual maintenance fee. Gym \$50 sign up and \$20 monthly (first person, \$15 second person and \$10 each third+). Gym and pool membership is \$50 sign up and \$40 monthly. \$30 second person and 3rd+ each \$20 per month. 25 yard heated 7 lane pool for laps. 20 yard heated shallow pool for family swim.
City of Milpitas	Sports Center Unlimited Membership of \$60/monthly or \$480/year with reduced rates for seniors of \$235/year.

Table 3-1: Milpitas Public & Private Recreation Service Providers and Associated Fees

## CHAPTER 3: RECREATION

While services and offerings between these facilities are not entirely consistent, the cost comparison does indicate that the City is in line with the rates being charged by other local service providers.

When considering additional programs or expanded programming, the following local market information may be useful in ensuring that the rates charged by the City are in alignment with fees in the local market.

YOGA	
Service Provider	Fee Amount
Bikram Yoga	1 year / \$1,200
Worlds Yoga	\$25 initiation. Yearly - \$79/mo. 6 months \$89/mp. 3 months \$99/mo. Drop in \$20. Class package 5=\$75. 10=\$130. 20=\$240. 30=\$330.
PROGRAMMING / EVENTS / TUTORING	
Service Provider	Fee Amount
Christ Community Church	\$10 initiation. \$45/monthly or \$449 annually. Family \$69 monthly or \$699 annually. Student \$29 or \$299. Senior \$15-25 month or \$160-\$249 annually (basic or full access membership difference).
Kumon Math	Adult join \$90/Monthly \$73. Senior 90/66. Youth 45/37. Family (max) 165/161.
The Tutoring Center	Monthly rates from \$10-30 depending on access to features. 1-year commitment required.
PEL Learning Center, Inc.	\$40 annual maintenance fee. Gym \$50 sign up and \$20 monthly (first person, \$15 second person and \$10 each third+). Gym and pool membership is \$50 sign up and \$40 monthly. \$30 second person and 3rd+ each \$20 per month. 25 yard heated 7 lane pool for laps. 20 yard heated shallow pool for family swim.
Science Nature Labs at Pump It Up	Sports Center Unlimited Membership of \$60/monthly or \$480/year with reduced rates for seniors of \$235/year.
KidzToPros	Introducing to "Python Programming". Grades 6-8. June 15-19 from 9 am – 3 pm. \$595. Computer programming skills held at Curtner Elementary School.
KidzToPros	Digital Arts Camp. Grades 6-8. June 29 – July 3. 9 am – 3 pm. \$595. Students learn how to use a graphics tablet with a digital pen, transforming their creative ideas with digital effects held at Curtner Elementary School.

Table 3-1 (cont.): Milpitas Public & Private Recreation Service Providers and Associated Fees

## EVALUATION OF PROGRAMS OFFERED

A comprehensive assessment was made of the programs offered by the City of Milpitas' Department of Recreation and Community Services against those offered by comparative municipalities. For the purposes of the fee and program offering assessment, the following communities were utilized as comparatives: Fremont, Mountain View, Redwood City and San Jose.

Table 3-2 on the following pages shows a summary of the most frequently offered classes that other communities provide that are not currently provided by the City of Milpitas. This listing shows only those programs where two or more of the comparable entities provide the class. A detailed listing is provided in Appendix C that shows the entire comparison and highlights classes that only one other entity offered.

This information is useful, as one tool, to evaluate new potential courses or programs that the City of Milpitas should consider in the future.

RECREATION CLASSES (FROM FALL & WINTER 2019 ACTIVITY GUIDE)	Fremont	Mountain View	Redwood City	San Jose
<b>Chess Beginner (ages 5-13)</b>	\$99 1 day/wk 1 hr class, 7 classes	Not Offered	\$231 1 day/wk 1.33 hr class, 9 classes	Not Offered
<b>Chess Advanced (ages 6-8, 9-11)</b>	\$99 1 day/wk 1 hr class, 7 classes	Not Offered		Not Offered
<b>Math Olympiad (ages 6-8, 9-11)</b>	\$449 1 day/wk 2.25 hr class, 9 classes	Not Offered	\$180 1 day/wk 1 hr class 4 classes	Not Offered
<b>Children's Little Theater (ages 4-6)</b>	\$189 1 day/wk 1 hr class, 9 classes	\$170 Res/\$213 NR 1 day/wk .75 hr class 5 classes	\$330 1 day/wk 1.5 hr class 8 classes	Not Offered
<b>Young Rembrandts: FUNdamental Drawing (ages 4-6)</b>	\$129 1 day/wk 1 hr class, 6 classes	Not Offered	Not Offered	\$118 1 day/wk 1 hr class, 6 classes
<b>Adult Ballet (ages 16+)</b>	\$139 1 day/wk 1 hr class, 10 classes	Not Offered	\$199 1 day/wk 1 hr class, 11 classes	Not Offered
<b>Adult Beginning Tap (ages 16+)</b>	\$139 1 day/wk 1 hr class, 10 classes	Not Offered	\$78 1 day/wk 1 hr class, 6 classes	Not Offered
<b>Zumba Dance Fusion (ages 18+)</b>	\$69 1 day/wk .67 hr class 6 classes	Not Offered	\$126 1 day/wk 1 hr class, 10 classes	\$43 Res/\$47 NR 1 day/wk, 1 hr class 6 classes
<b>Beginner Belly Dancing (ages 18+)</b>	Not Offered	\$198 Res/\$248 NR 1 day/wk 1 hr class 12 classes	\$62 1 day/wk 1 hr class, 10 classes	Not Offered
<b>Karate for Kids (ages 7-12)</b>	\$109 1 day/wk .5 hr class 10 classes	\$135 Res/\$169 NR .83 hr class 7 classes	\$98 2 day/wk .92 hr class 7 classes	Not Offered
<b>Tae Kwon Do (ages 5-19)</b>	Not Offered	\$125 Res/\$157 NR 2 days/wk 1.5 hr class 24 classes	\$162 2 day/wk 1 hr class 12 classes	Not Offered
<b>Guitar (ages 6-16)</b>	\$175 1 day/wk .83 hr class 6 classes	\$396 Res/\$496 NR 1 day/wk, .83 hr class 13 classes	Not Offered	\$154 +\$10 material fee 1 day/wk, .75 hr class 6 classes
<b>Adult Guitar (ages 17+)</b>	\$175 1 day/wk .83 hr class 6 classes	\$396 Res/\$496 NR 1 day/wk .83 hr class 12 classes	Not Offered	\$154 +\$10 material fee 1 day/wk .75 hr 7 classes
<b>Ukulele for Fun! (ages 4+)</b>	\$175 1 day/wk .75 hr class 6 classes	Not Offered	\$25 1 day/wk 2 hr class, 1 class	\$154 +\$10 material fee 1 day/wk, .75 hr class 6 classes
<b>Violin Study (ages 4+)</b>	\$175 1 day/wk .83 hr class 6 classes	\$396 Res/\$496 NR 1 day/wk .83 hr class 12 classes	Not Offered	Not Offered
<b>Skateboarding Lessons - Beginning Level (ages 6-12)</b>	\$169 1 day/wk .75 hr class 4 classes	Not Offered	\$131 1 day/wk 1 hr class, 5 classes	\$171 Res/\$175 NR 1 day/wk, 2.5 hr class 6 classes
<b>Skateboarding Lessons - Intermediate Level (ages 6-12)</b>	\$169 1 day/wk .75 hr class 4 classes	Not Offered	\$131 1 day/wk 1 hr class 5 classes	\$171 Res/\$175 NR 1 day/wk, 2.5 hr class 6 classes

Table 3-2: Classes Offered by Peer Communities, but Not Currently Offered by City of Milpitas

## CHAPTER 3: RECREATION

RECREATION CLASSES (FROM FALL & WINTER 2019 ACTIVITY GUIDE)	Fremont	Mountain View	Redwood City	San Jose
<b>Tennis: Red Ball (ages 5-6, 7-8)</b>	\$79 1 day/wk 1 hr class, 5 classes	Not Offered	\$92 1 day/wk .67 hr class, 6 classes	\$125 1 day/wk 1 hr class, 6 classes
<b>Tennis: Orange Ball (ages 9-10)</b>	\$79 1 day/wk 1 hr class, 5 classes	Not Offered	\$92 1 day/wk .67 hr class, 6 classes	\$125 1 day/wk 1 hr class 6 classes
<b>Tennis: Fremont Tennis Academy (ages 11-17)</b>	\$79 1 day/wk 1 hr class, 5 classes	Not Offered	\$92 1 day/wk .67 hr class, 6 classes	Not Offered
<b>Tennis: Adults Beginner (ages 18+)</b>	\$75 1 day/wk 1 hr class, 5 classes	Not Offered	\$92 1 day/wk 1 hr class, 6 classes	Not Offered
<b>Tennis: Adults intermediate (ages 18+)</b>	\$75 1 day/wk 1 hr class, 5 classes	Not Offered	\$92 1 day/wk 1 hr class, 6 classes	Not Offered

Table 3-2 (cont.): Classes Offered by Peer Communities, but Not Currently Offered by City of Milpitas

There are multiple opportunities, based on demand for classes seen in other communities, to explore the addition of new programs within the City of Milpitas' portfolio of classes. Additional opportunities are likely to be identified as part of the larger Parks and Recreation Master Planning process once information becomes available from ongoing community input, and arising from recommended park and facility improvements.

## RECOMMENDED FEE ADJUSTMENTS

Based upon the comparative assessment, it is recommended that fees for the City's recreation programs be adjusted to match the average of the comparable programs unless there is specific information available that warrants maintaining a fee

below market rate. At the present time the project team is not aware of any specific data that would warrant charging a below market rate. The detailed program assessment is included in Appendix C. For programs where market adjustments are not required, the City of Milpitas should consider implementing fee increases to cover cost of living increases to ensure that annual internal cost increases (personnel, contractual, utilities, etc.) do not impact the cost recovery of the Department.

Based upon the market assessment, the following table summarizes the types of market adjustments that are warranted based upon the comparative assessment. Where no change is recommended for market adjustment, the City may still consider a small cost of living adjustment to account for increased operating costs year over year attributable to internal cost increases.

PROGRAM	ADJUSTMENT
Sleep Yoga	Increase from \$10/class to \$14/class
Phonics Level 1/2	Increase from \$13/class to \$25/class
Soccer 2: Skills and Scrimmage	Increase from \$15/class to \$16/class
Drawing & Cartooning	Increase from \$17/class to \$19/class

Table 3-3: Recommended Program and Rental Fee Adjustments

PROGRAM	ADJUSTMENT
Beginning Piano/Keyboard Lessons	Increase from \$18/class to \$30/class
Non-resident use of Soccer Field with Lights for 2 hour rental	Increase from \$180 to \$200
Line Dancing	Increase from \$2/class to \$3/class
Lego FUNGineering	Increase from \$22/class to \$40/class
Improv for Kids	Increase from \$23/class to \$40/class
Resident use of gymnasium for 3 hours - peak hours	Increase from \$h0 to \$400
Winter Break Camp	Increase from \$4/hour to \$9/hour
Small Picnic rental for Residents (<50, Saturday)	Increase from \$60 to \$90
Non-primetime 1 hour Adult Resident Tennis Court Rental	Increase from \$8 to \$15
Mommy/Daddy & Me Soccer Class	No Change
Ballet Level 1	No Change
Youth Basketball Elite	No Change
Tai Chi Fitness 2	No Change
Sports Center Drop in Sports Class	No Change
Tot/Pre Soccer	No Change
Tiny Stars Dance & Learn	No Change
Tap & Ballet Combo Level 1	No Change
Hip Hop & Break Dance	No Change
Gymsters	No Change
Satellites Tennis	No Change
Volleyball Developments Clinic	No Change
Adult Use/Int Tennis	No Change
Adult Use, Artificial Turf (2 hour rental)	No Change
Community Center Conference Room	No Change

Table 3-3 (cont.): Recommended Program and Rental Fee Adjustments

### PROGRAM ASSESSMENT FINDINGS

The assessment showed that of the programs reviewed, 55% warranted no change in fees based solely upon market competitiveness. The remaining 45% had market adjustments recommended with some being very minor but some being significantly below the market rate. At a minimum, a cost of living adjustment should be applied to each program to address internal cost increases year over year.

### COMMUNITY INPUT

As part of the community outreach for the Master Plan, the public was asked to provide input regarding the programs offered through the Community and Recreation Department. Questions were asked regarding the time of classes and programs offered, variety of programs offered and frequency of programs offered. Based on the responses, the top desires of the community in regards to programs are as follows:

#### General

- Offer more weekend classes (Saturday and Sunday)
- Offer more evening classes (after 6pm)
- Offer more lunch time classes (noon-1pm)
- Continue to offer fee-based programs online and offer them at a lesser cost than in-person programs
- Ensure that access to programs and their content is equitable to users of all abilities
- Explore partnering with outside groups to offer inclusive classes and/or assistance for people with different ability levels
- Explore partnering with outside groups to provide additional inclusivity training for instructors in order to meet the needs of all students/participants

#### Online Fee-Based Programs

- Adult fitness, adult enrichment and youth enrichment programs were the most requested.

#### Adults

- Expand adult class offerings: fitness, health and wellness, enrichment, urban farming/gardening, art classes, and dance classes
- Expand the times adults classes are offered (evenings and weekends)

#### Seniors

- Expand senior program offerings: health and wellness, enrichment classes, field trips

#### Teens Ages 13-17 Years

- Provide additional sports programming and enrichment classes
- Offer programming for teens ages 13-17 at more locations throughout the city and at more times

#### Youth Ages 10-12 Years

- Provide additional sports programming and art classes for youth ages 10-12
- Offer programming for youth ages 10-12 at more locations throughout the city and at more times

#### Youth Ages 5-9 Years

- Expand the times youth programs are offered
- Provide additional sports programs, art classes and enrichment classes

#### Youth Ages 18 Mos - 4 Years

- Expand the times youth programs are offered
- Offer additional pre-school and enrichment classes
- Expand the times programs are offered
- Offer classes at a lower cost

## Indoor Sports

- Identified as a high priority for the community
- Dedicated yoga studio, additional ping pong/table tennis, cricket pitch and basketball courts were the most requested

## KEY FINDINGS

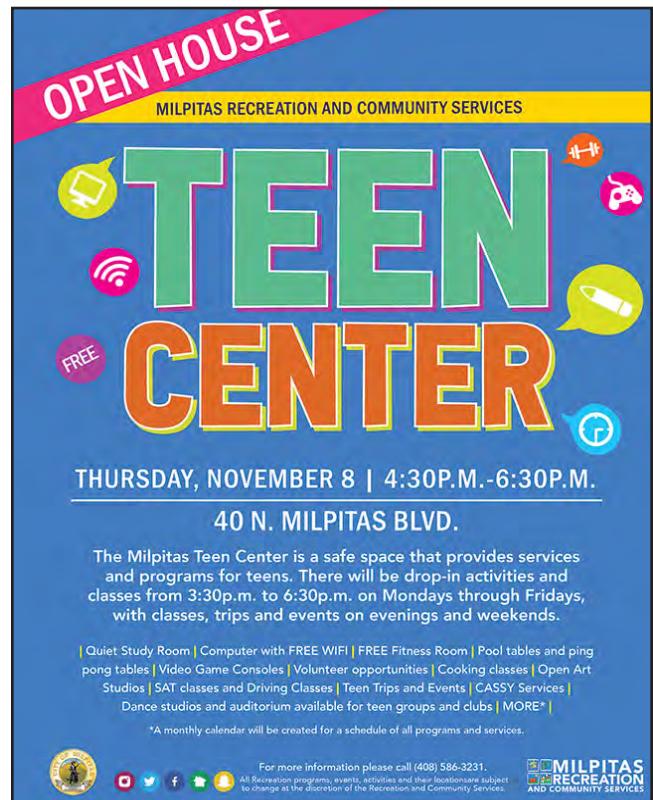
The key findings from the program and fee assessment include:

- Fee adjustments should be made to bring select fees in the City of Milpitas in line with the identified market rates charged by comparable communities
- Where market data is not available, the City should implement at least a cost of living adjustment over current rates to cover internal cost increases (personnel, contractual, utility and other costs) to prevent cost recovery from being impacted by the annual increases.
- Continue to explore the expansion of recreation programs based upon community input and successful programming provided by other comparable communities' recreation departments.
- The City should seek to selectively increase those fees where they are below market the coming year, implement annual escalators for future years, and conduct a more comprehensive fee assessment that links fees to actual costs of providing service in the future.
- Post COVID, there is a desire to continue expanded online program offerings.

## COST RECOVERY

On March 16, 2021 the Milpitas City Council adopted a Resolution approving a Cost Recovery Policy for the Recreation and Community Services Department (Appendix G). The adopted policy provides the following measures:

- Establishment of cost recovery targets for Recreation and Community Service Department programs



- Proposal to structure fees based on total costs instead of only direct costs.
- Recommendation to group programs into three categories with different cost recovery targets
- Recommendation to achieve an average of a 40% total cost recovery for recreation programs and services

# EVENTS

## OVERVIEW

The City of Milpitas Recreation and Community Services Department offers a wide variety of events throughout the year that are open to the public. The City is committed to providing high quality events year round, and understands the importance of events in maintaining civic pride and stewardship.

The community was polled in regards to the type and frequency of events, in the following categories:

- Events that support local businesses (e.g. art walk)
- Family focused events (e.g. pumpkins in the park, family game night)
- Holiday events (e.g. tree lighting)
- Health and wellness events (e.g. bike to work day, 5k run or walk)
- Large city-wide event (e.g. 4th of July fireworks)
- Events that generate revenue for the City (e.g. sponsorships)
- Performances (e.g. community theater, band concert)
- Events that celebrate diversity (e.g. Lunar New Year, LGBTQ+Pride)
- Events for special interest groups (e.g. car shows)

## COMMUNITY INPUT

As part of the community outreach for the Master Plan, the public was asked to provide input regarding the events hosted by the Department of Recreation and Community Services. The focus of the outreach was to identify the event types offered as well as access

to those events. The key priorities from the community include:

- Increase advertisement of City-hosted events. Often residents were not aware of an event or when/where it was being hosted
- Offer smaller events within community or neighborhood parks to foster neighborhood connections
- Provide more transparency regarding accessibility of event for users of all abilities
- Events that support local businesses, family-focused events and holiday events are the highest priority events
- Explore hosting more events that appeal to teens and seniors

## SUMMARY

Events are an important aspect of the Department of Recreation and Community Services. The programs currently being offered, and offered in the past, are well attended and loved by the community. As the City of Milpitas grows in size and diversity, it will be important to explore additional events and ways to serve this new and growing population. Access and accessibility to events will continue to be a priority.



*Photo courtesy of Facebook - Milpitas Recreation & Community Services*

## COMMUNITY SERVICES

### OVERVIEW

The City of Milpitas Recreation and Community Services Department has numerous programs and facilities that serve community members in the following populations:

- All residents
- Special populations (i.e. seniors, teens)
- At risk populations (food insecurity, homeless, mental health)
- All abilities
- All income levels
- English as a second language

### COMMUNITY INPUT

Residents were asked to provide input regarding these services and any unmet needs. Key ideas from the community include:

- Provide signs and other forms of community awareness of inclusion in parks, facilities and at events
- Diversity in play options for all abilities
- Opportunities for teens and seniors to participate in programs together
- Explore expanded hours for the teen center
- Explore an ally support program where children and teens are trained to support those groups that are marginalized
- Collaboration with local Police, Fire and special populations to build trust
- Explore additional training opportunities for



City staff and program teachers so that special populations feel more welcome at events and in classes

- Explore partnerships with private groups that would allow for inclusive design and development within parks

### SUMMARY

Inclusion is the emerging theme from the outreach efforts. The City should explore ways to ensure all populations are and feel welcome at events and in classes, and that any unmet needs are being addressed through community service programs.

## CHAPTER 3: RECREATION

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# NEEDS ASSESSMENT



Play Milpitas

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# 4



## OVERVIEW

The City of Milpitas' Department of Recreation and Community Services oversees planning, implementation and programming Milpitas' 285 acres of park land, recreation facilities, programs and events. With significant input and participation from City staff, an engaged and informed community, Council and commissions, the needs of the community were identified.

The following is a summary of the community engagement efforts, peer community comparisons and needs and deficiencies analysis for this Parks and Recreation Master Plan Update.

## COMMUNITY OUTREACH

### METHODOLOGY

The community engagement efforts were organized into four rounds, each with an overarching goal.

**ROUND 1:** What is the vision for our recreation programs and parks?

**ROUND 2:** Confirm, clarify and prioritize.

**ROUND 3:** What are our priorities?

**ROUND 4:** Master Plan Review.

The initial three rounds of community engagement used a combination of in-person and virtual events and an online survey to gather public input. In March 2020, all in-person events were transitioned to virtual platforms in light of Covid-19. Online surveys were available to supplement the outreach events and gather additional community insights on the existing parks and recreation facilities. All project communication and marketing material were available in English, Spanish, Chinese and Vietnamese. 1,500 unique responses and comments were received via various means of outreach. As the

Master Plan document was developed, the fourth round of outreach sought public comments on the full draft plan. The document was posted to the project website from May to June 2021, and 12 public comments were submitted for review and integration where appropriate, into the final Master Plan Update.

### OUTREACH ADVERTISEMENT

Print and digital methods were used to increase awareness of the Master Plan process and events. The project team also advertised a paid youth internship, successfully recruiting 5 teens. In addition to the project website, online surveys and all outreach events and updates were communicated through the following channels:

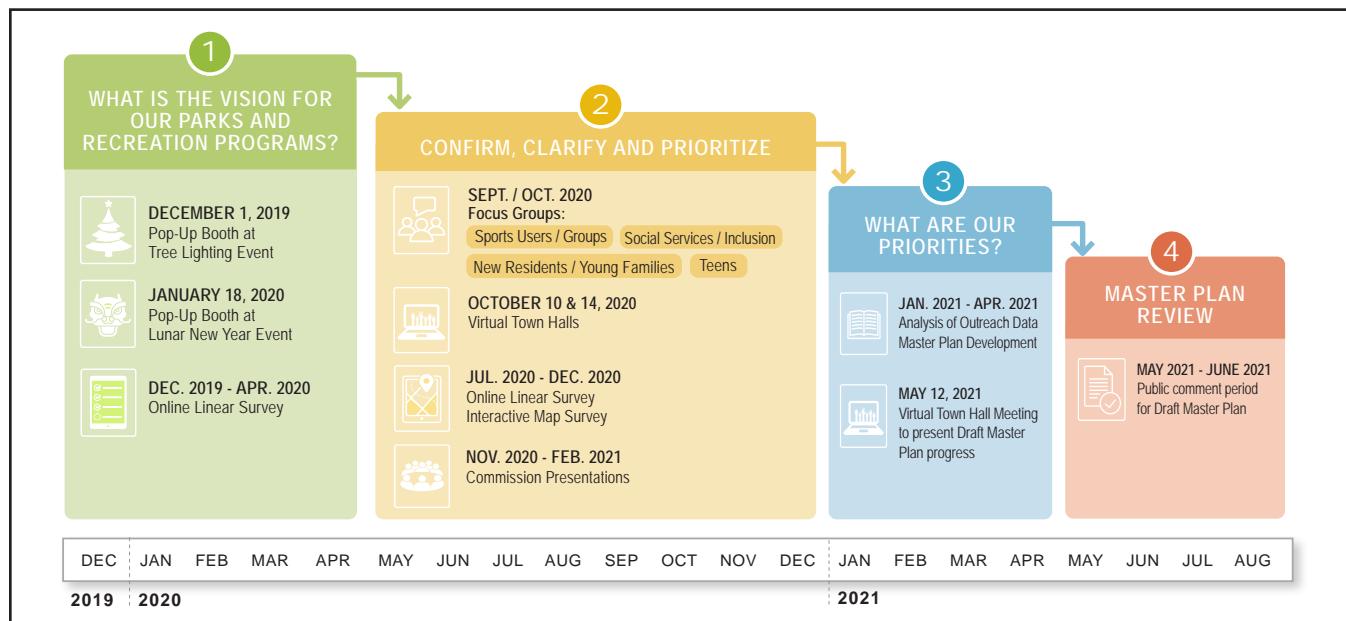


Figure 4-1: Outreach schedule

Milpitas City Council

COUNCIL

## COMMISSIONS

**Arts****Community Advisory****Economic Development & Trade****Energy & Environmental Sustainability****Library & Education Advisory****Parks, Recreation & Cultural Resources****Planning****Public Safety & Emergency Preparedness****Science, Technology & Innovation****Senior Advisory****Veterans****Youth Advisory**

## ROUND 1 ENGAGEMENT

The goal of the first round of engagement was to get a broad sense of the community's vision for their parks and recreation system, including what they liked about the existing amenities and what they want addressed in regards to future park improvements and recreational programming. Input opportunities during the initial round included:

- **Online Survey** - available Dec. 2019 to April 2020
- **Tree Lighting Event Booth** – December 1, 2019
- **Lunar New Year Event Booth** – January 18, 2020

The online survey generated 203 responses. The two in-person events featured interactive dot boards where participants were encouraged to vote for their top preferences and priorities regarding park-specific amenities and future improvements, as well as write comments and suggestions directly onto the boards. Adults and children were given different types of dots so their responses could be tallied separately.



## 2019-2020 Youth Internship

**The Details:**

Work with your local community to plan the future of Parks and Recreation in the City of Milpitas!

- Paid internship that helps shape your City
- Bilingual candidates encouraged for translation services
- Evening and weekend availability required
- Work alongside community engagement professionals

**Duties may include:**

- Surveying users in the parks
- Assisting at community meetings
- Photography for social media

**Submit a Milpitas Parks Plan Application:**

<https://forms.ci.milpitas.ca.gov/forms/view.php?id=21581>

Under "Volunteer Assignment Preference", list: Master Plan Intern



These three events collected input from 700+ unique participants who provided comments and expressed desires that began to develop initial feedback themes, which are illustrated on the following page.

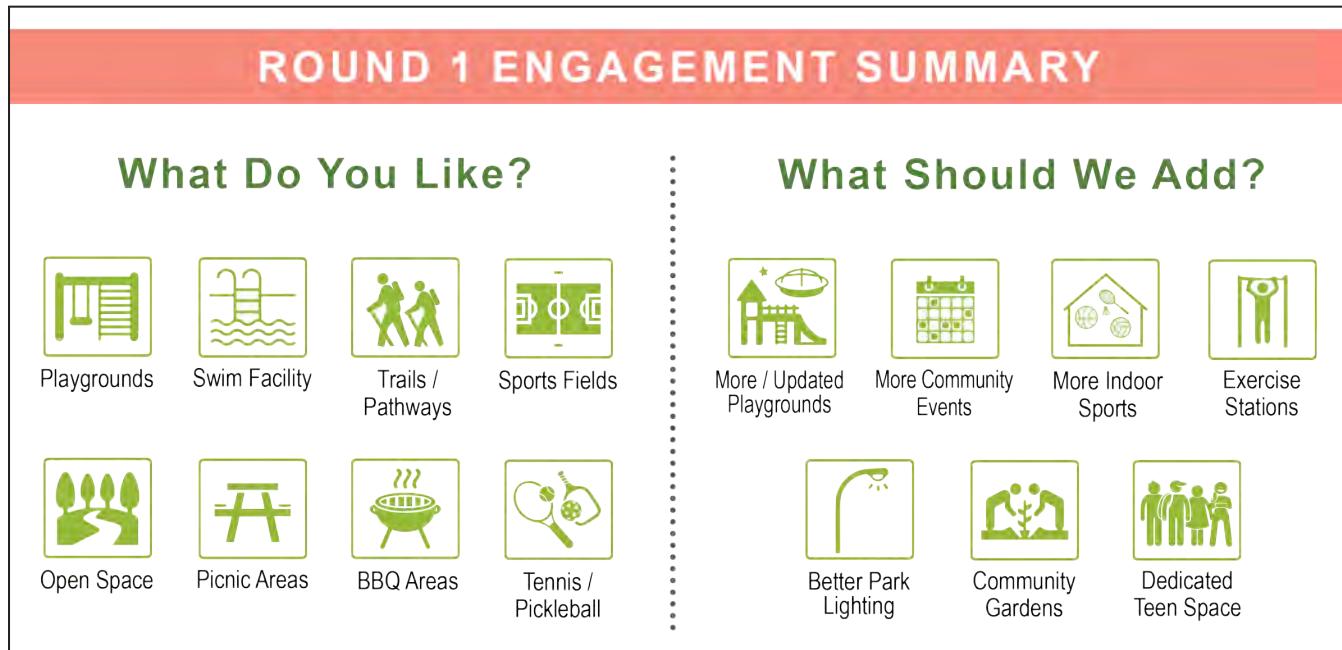
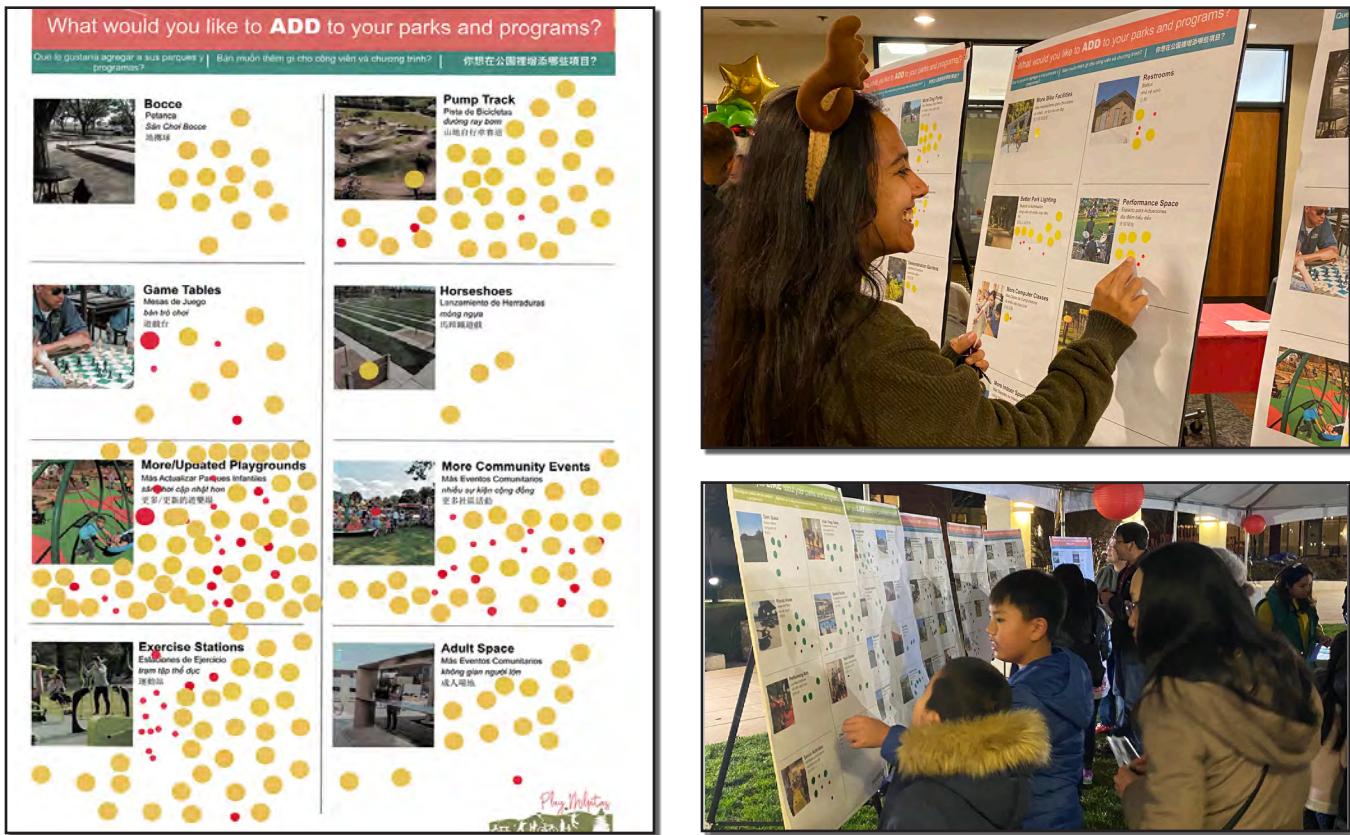


Figure 4-2: Round 1 Community Engagement Summary



## ROUND 2 ENGAGEMENT

The next round of engagement sought to build upon, clarify and prioritize the themes that emerged from the initial round. From July 2020 to January 2021, this round included a mix of virtual workshops and input opportunities:

- **Online Linear Survey & Interactive Map** - available July 2020 - Dec. 2020
- **Focus Groups:**
  - **Sports Users & Groups** – Sept. 24, 2020
  - **Teens** – Sept. 24, 2020
  - **New Residents** – Oct. 1, 2020
  - **Social Services/Inclusion** – Oct. 19, 2020
- **(2) Virtual Town Halls** - Oct. 10 & 14, 2020

## Focus Groups

Each of the four focus groups was comprised of between 10-25 participants. The meetings allowed the project team to educate the community about the Master Plan process and provided a forum for people to ask questions and share opinions about the City's parks and programming. These more intimate venues allowed for organic conversation, community brainstorming and opportunities for park-specific feedback from the groups who know the facilities best. These firsthand insights helped the project team develop a clearer understanding of the barriers that prevent various groups from using and enjoying the parks, as well as learn about the unique needs and desires of groups across a range of age groups, life stages, special needs, and interests. The project team worked with the City to recruit participants for each focus group.

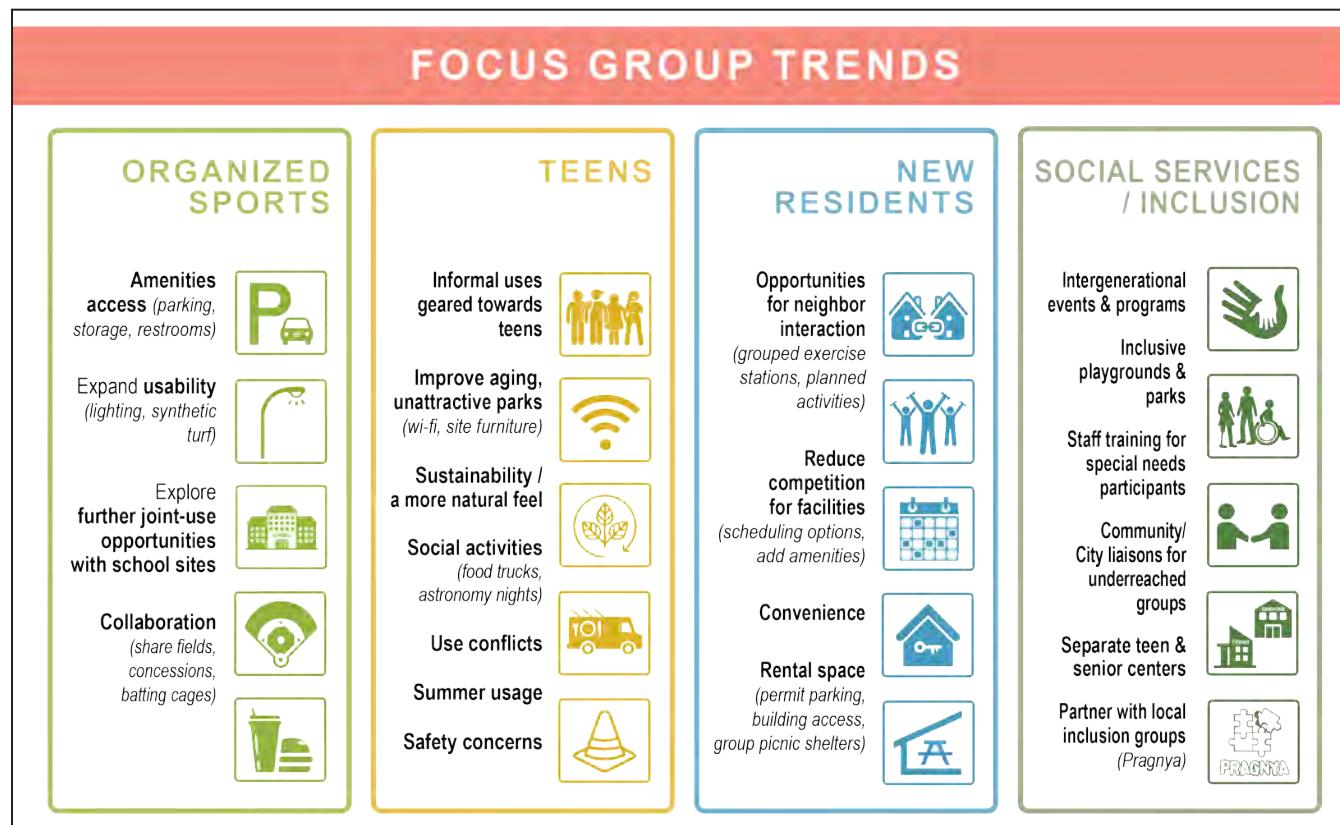


Figure 4-3: Focus Group Trends

## CHAPTER 4: NEEDS ASSESSMENT

### Virtual Town Halls

Two virtual town hall meetings were held on October 10 & 14, 2020 via Zoom webinar. The interactive meetings included a presentation summarizing the efforts to date, polling questions with real time voting, and a Q&A session. A total of 40 community members participated in these meetings. Trends in feedback revealed a growth in and interest in cricket, desires for inclusive playgrounds/amenities in parks, recreational classes offered on evenings and weekends, and connectivity to other parks and trails.

### Online Survey & Interactive Map

An online survey and interactive map were available from July 2020 to December 2020. Community members were able to leave park-specific comments via a Wiki Mapping interface, and included input from 740 unique participants.

### Commission Presentations

To drive more participants to the online survey and interactive map, as well as get the word out about our Master Plan Update, presentations were made at all City Councils and Commissions summarizing the efforts-to-date and encouraging people to get the word out about the opportunity for public comment during Round 4 of outreach. Input was also solicited from council members and commissioners regarding important items they would like the Master Plan Update to include.

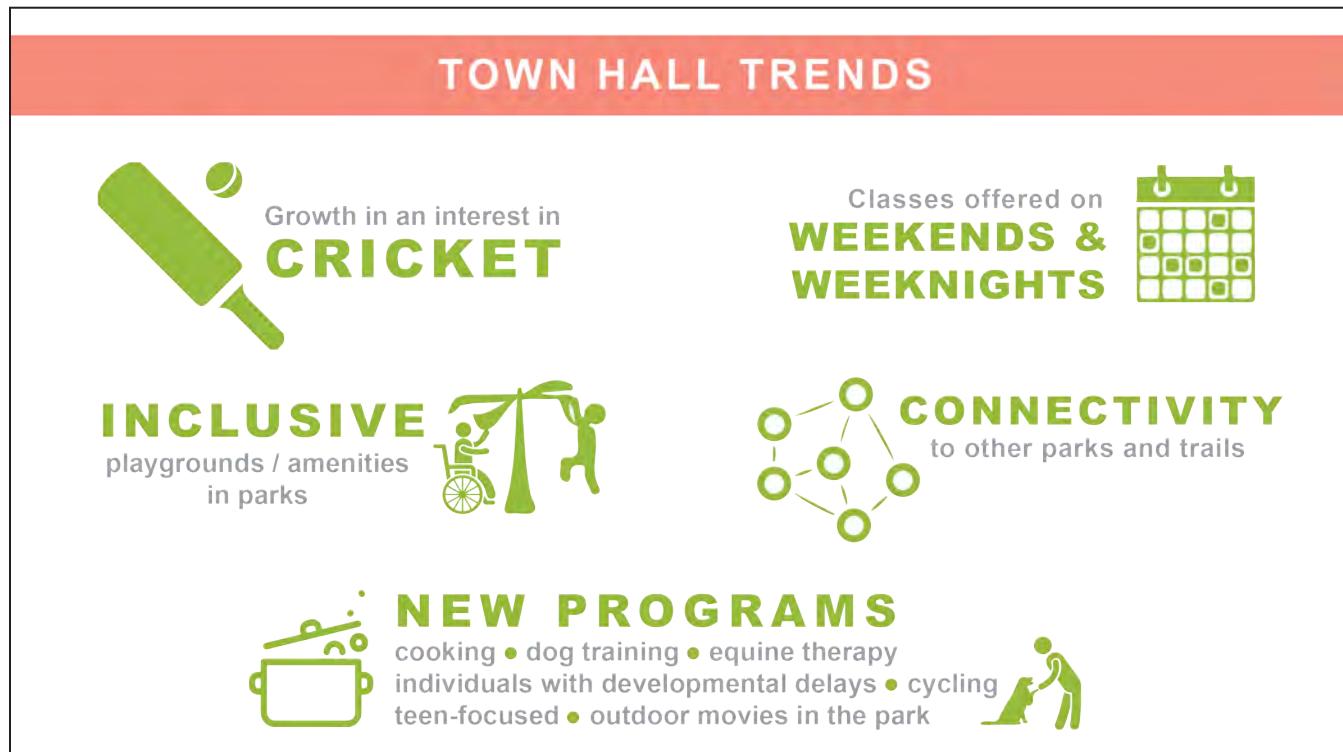
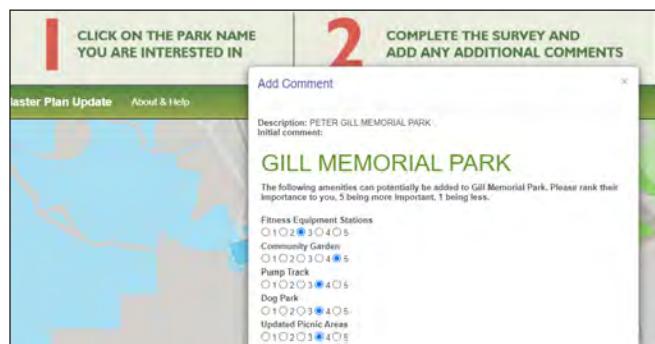


Figure 4-4: Town Hall Trends

## ROUND 3 ENGAGEMENT - COMMUNITY PRIORITIES

Through all public engagement opportunities during the Master Plan process, Milpitas residents indicated they have a high level of satisfaction with the City parks and recreation programs, level of maintenance and community events. Feedback also indicates that people regularly use parks, facilities, and recreation programs, especially those close to their homes. They value the proximity of parks and typically get there by foot or bike. They use parks for relaxing outdoors, playing with kids, and for community events.

While satisfaction with existing services is high, the community has strong interest in further enhancing parks and recreation services. Community priorities that emerged from the public engagement process include:

- **Spaces and Programs for All** - Community members prioritize inclusiveness, so that people of all ages, genders, abilities and recreation interests can find a place in parks, recreation facilities and programs.
- **Access to Nature** - In keeping with national trends, residents would like additional opportunities to connect with nature in City parks.
- **More amenities** - Community members would like more exercise stations, cricket pitches, teen game areas, community gardens, reservable picnic areas and dog parks.
- **Safety** - The community identified a need for enhanced safety through lighting, natural surveillance and safe routes.
- **Community Events** - Residents appreciate the availability of events and activities and would like to continue and expand on these. (Food trucks, outdoor performance space, yoga in park, etc.)

- **Expanded Programming** - Community members would like an expansion in available programs.
- **Aesthetics** - There is an interest in upgrading parks (especially playground and site furnishings) and in integrating local character and identity.
- **Sustainability** - The community values sustainability and would like the park system to demonstrate environmental stewardship and sustainable design and operations.

These priorities were utilized to develop the goals and recommendations for Milpitas' parks and recreation facilities, detailed in the following chapter. Along with an overview of the Draft Master Plan Update, they were presented for public discussion at a Virtual Town Hall Meeting on May 12, 2021, which included 55 registrants.



*Photo courtesy of playgroundprofessionals.com*

### BENCHMARKING PARKS AND FACILITIES

Gates + Associates conducted a comparative analysis of the City of Milpitas' parks and facilities with those of four other comparable cities in the region. The cities were chosen based on similarity in population, income level, size and demographics. Each city's Director of Parks and Recreation, or their assignee, were asked to complete an online questionnaire regarding their parks and facilities. The responses were used to establish a benchmark for the City of Milpitas.

The benchmarking process provides insights into how the City of Milpitas compares to other peer municipalities. The benchmarking data from peer communities regarding parks and facilities can be used to measure how well Milpitas provides these amenities to their community, to establish goals for improvement, and to develop action plans.

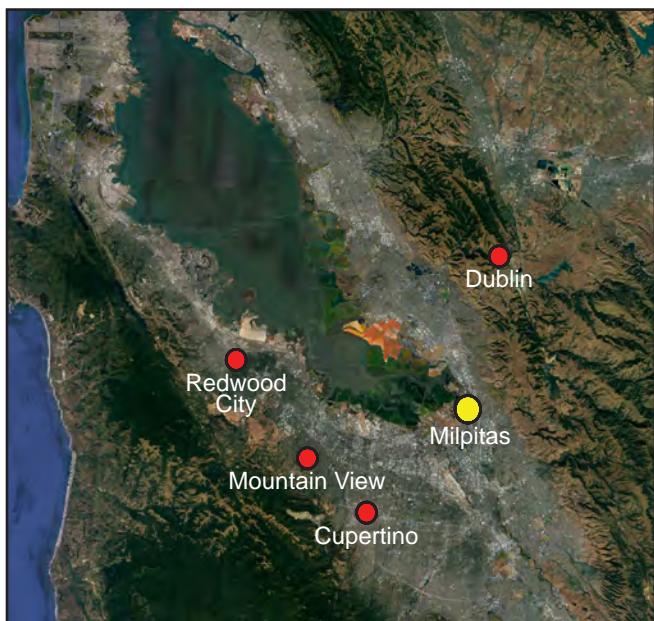


Figure 4-5 Location of Benchmark Cities (MAP)

### BENCHMARK COMMUNITIES

The cities of Cupertino, Dublin, Mountain View and Redwood City were identified as peer communities. These cities have similar characteristics to Milpitas, as shown in Table 4-1. All demographic data is from the US Census 2019 population estimates and the 2019 5-Year Estimates Program unless otherwise stated.

Although their populations are in a similar range, Milpitas and Dublin have been growing at a much higher rate, with population increasing by approximately 41% in Dublin and 26% in Milpitas between April 2010 and July 2019, while the other cities' growth rates have been under 12%. Milpitas is in the mid-range of the peer cities in terms of population density, indicating the importance of planning for and designating future park space as the city continues to grow.

Age ranges in these cities are also similar, with one-fifth to one-quarter of their population under the age of 18, and roughly one-tenth to one-eighth of their population 65 years and older. Providing for the needs of multiple age groups from youth to seniors are important elements of each city's parks and recreation needs.

All of these cities are ethnically and culturally diverse. Milpitas and Cupertino have majority Asian populations, although those groups are comprised of a wide range of ethnicities. In all of the cities, over 45% (67% in Milpitas) speak a language other than English at home. These factors highlight the importance of comprehensive, inclusive outreach to the community to ensure that differing interests and needs are understood and addressed.

The peer communities have similar temperate climates, with average temperatures ranging from 50 to 70 degrees, making parks important and usable amenities throughout the year.

Each of these cities strive to provide a range of opportunities for parks, recreation facilities and programs for their residents, workers and visitors. All partner with their school districts to program and operate sports facilities and/or parks. The priorities, services, and operations of each park and recreation department reflect the values and priorities of the community they serve and the direction established by their elected officials.

As an additional source of comparison in some instances, reference is made to the National Recreation and Park Association (NRPA) 2020 Agency Performance Review. The NRPA report compiles and analyzes information gathered from 1,053 park and recreation agencies across the country. The NRPA figures cited in this chapter pertain only to cities with populations of 50,000 to 99,999 residents.

<b>MILPITAS</b>	Population	84,196
	% Under 18	22.01%
	% 65 and over	12%
	Median household income	\$125,165
	Land area (sq. miles)	13.59
	Population per square mile	4,914
	County	Santa Clara County
<b>CUPERTINO</b>	Population	59,276
	% Under 18	26.30%
	% 65 and over	13.90%
	Median household income	\$163,945
	Land area (sq. miles)	11.26
	Population per square mile	5,180
	County	Santa Clara County
<b>DUBLIN</b>	Population	64,826
	% Under 18	26.10%
	% 65 and over	8.70%
	Median household income	\$144,564
	Land area (sq. miles)	14.91
	Population per square mile	3,088
	County	Alameda County

Table 4-1: Benchmark Communities (cont. On next page)

Sources: California Department of Finance January 1, 2020 Population Estimate; US Census 2019 Population Estimates; US Census 2019 5-Year American Community Survey

## CHAPTER 4: NEEDS ASSESSMENT

<b>MOUNTAIN VIEW</b>	Population	82,739
	% Under 18	19.70%
	% 65 and over	10.80%
	Median household income	\$128,252
	Land area (sq. miles)	12.00
	Population per square mile	6,175
	County	Santa Clara County
<b>REDWOOD CITY</b>	Population	85,925
	% Under 18	22.20%
	% 65 and over	12.40%
	Median household income	\$107,469
	Land area (sq. miles)	19.42
	Population per square mile	3,955
	County	Santa Clara County

Table 4-1 (cont.): Benchmark Communities

Sources: California Department of Finance January 1, 2020 Population Estimate; US Census 2019 Population Estimates; US Census 2019 5-Year American Community Survey

## PARKS AND OPEN SPACE

Table 4-2 below shows the number of active use parks and the acres of developed parkland in each city. For a more representative comparison, the acreage per 1,000 residents is shown and calculated based on the data from the California Department of Finance 2020 Population Estimates. Additionally, the park acreage

which includes sites owned by the respective school districts and subject to joint operating agreements with their cities, is shown. For context, regional open space readily accessible by residents (either within city limits or adjacent to and accessible from the city) is also indicated, whether owned by the city or by a regional entity.

	MILPITAS	CUPERTINO	DUBLIN	MOUNTAIN VIEW	REDWOOD CITY
<b>CITY PARKS</b>					
Number of parks	36	23	27	30	38
Acres developed parkland	187	186	187	118	185
Acres per 1,000 residents	2.2	3.1	2.8	1.4	2.2
Residents per park	2,339	2,577	2,400	2,758	2,261
<b>INCLUDING JUA SITES</b>					
Acres	285	410	230.6	202.8	229.2
Acres per 1,000 residents	3.4	6.9	3.6	2.5	2.7
<b>REGIONAL PARKS / OPEN SPACE</b>					
Acres	1,558	5,962	780	797	467

Table 4-2: Parks and Open Space

Milpitas has the highest number of active use parks. In terms of residents per park, Milpitas has one of the best ratios, at 2,339 residents per park. This number is also considerably better than the median of 2,523 residents per park indicated in the NRPA report. At 2.1 acres per 1,000 residents, Milpitas is in the lower half of the group in terms of developed park acreage, and slightly lower than the average of 2.4 acres per 1,000 residents.

All of the departments work with their school districts to provide additional park and field space, under a variety of joint-use agreements regarding management and operation of district-owned sites. When these school sites are included, Milpitas increases to 3.3 acres per 1,000 residents, comparable to Dublin. Cupertino has a robust program of cooperation with its schools, more than doubling its available acres for sports uses.

Milpitas residents do enjoy access to significantly more regional park open space than any other benchmark city, except Cupertino. Mountain View's regional park / open space is owned and operated by the City rather than an outside entity, and is thus an integral part of their park system.

## FACILITIES

Each of the peer departments operates various community and recreation facilities, as shown in Table 4-3 below.

Milpitas provides facilities that serve a wide segment of community members, from teens to seniors, and a wide range of interests and activities. It provides slightly more facilities per capita than Mountain View or Redwood City, and a wider range of facilities than Dublin or Redwood City, although its square footage per capita is lower than that of the comparable cities.

	MILPITAS		CUPERTINO		DUBLIN		MOUNTAIN VIEW		REDWOOD CITY	
		per 10,000		per 10,000		per 10,000		per 10,000		per 10,000
<b>FACILITIES</b>										
Community Center	1	.12	1	.17	2	.31	1	.12	2	.23
Recreation Center	1	.12	5	.84	4	.62	0	-	5	.58
Senior Center	1	.12	1	.17	1	.15	1	.12	1	.12
Cultural Performing Arts	1	.12	0	-	0	-	1	.12	0	-
Youth/Teen Center	1	.12	1	.17	0	-	1	.12	1	.12
Gymnasium	1	.12	1	.17	0	-	2	.24	1	.12
Indoor Pool	0	-	0	.17	1	.15	0	-	0	-
Outdoor Pool	3	.36	2	.34	1	.15	2	.24	1	.12
Nature/Interpretive Center	0	-	1	.17	0	-	1	.12	0	-
Museum/Historic Sites	2	.24	4	.67	6	.93	2	.24	0	-
<b>FACILITIES TOTALS</b>										
Total S.F.		75,512		68,050		89,034		137,454		115,616
S.F. / 10,000		8,968		11,480		13,734		16,612		13,456
Facilities / 10,000		1.3		2.7		2.3		1.3		1.3

Table 4-3: Facilities

## SPORTS FIELDS

Although they are used by all ages, sports fields are particularly important to the youth in the community. Joint-use agreements with school districts can play an

important role in providing fields for public use during non-school hours. Table 4-4 below focuses on city-owned sports fields.

	MILPITAS		CUPERTINO		DUBLIN		MOUNTAIN VIEW		REDWOOD CITY	
		Residents per field		Residents per field		Residents per field		Residents per field		Residents per field
<b>SPORTS FIELDS</b>										
Football Field	1	84,196	0	-	0	-	2	41,370	0	-
Soccer Field	4	21,049	6	9,879	16	4,052	16	5,171	5	17,185
Diamond Field (Baseball/Softball)	11	7,654	7	8,468	16	4,052	17	4,867	5	17,185
Cricket Pitch	1	84,196	1	59,276	1	64,826	0	-	0	-
<b>SPORTS FIELDS TOTALS</b>										
Total Sports Fields		17		14		33		35		10
Fields Per 10,000		2.0		2.4		5.1		4.2		1.2

Table 4-4: Sports Fields

At a total of 17 sports fields, Milpitas is in the middle of the comparable cities. In terms of per capita ratios, it is in the middle range for provision of diamond fields (1 field per 7,654 residents), but provides fewer soccer fields (1 field per 21,049 residents) than all but Redwood City. It is one of only two cities that have a football field, and one of three that provide a cricket pitch. 14 of Milpitas' sports fields are lighted, allowing for more extensive use. This is higher than the numbers of lighted fields reported by the other cities.

Cupertino, which has fewer city-owned fields than Milpitas, programs and operates an additional 18 sports fields owned by the school district, bringing it in line with Dublin and Mountain View that have 33 and 35 fields respectively. Expanding partnerships with its school districts could bring Milpitas in line with these higher numbers as well.

## SPORTS COURTS

Sports courts create opportunities for active recreation within a relatively small footprint. Table 4-5 below addresses outdoor sports courts, which are found in the parks. All of the comparable cities also have

indoor facilities such as gymnasiums or recreation centers, typically with indoor basketball, volleyball, and pickleball courts.

	MILPITAS	CUPERTINO	DUBLIN	MOUNTAIN VIEW	REDWOOD CITY
	Residents per court				
<b>SPORTS COURTS</b>					
Outdoor Basketball Court	8	10,525	6	9,879	13
Tennis	25	3,368	28	2,117	12
Pickleball	6	14,033	7	8,468	0
Volleyball	1	84,196	0	-	5
Bocce Court	2	42,098	2	29,638	2
Handball Court	2	42,098	0	-	1
				64,826	2
				41,370	2
				41,370	2
					42,963

Table 4-5: Sports Courts

Milpitas is in the mid-range for provision of outdoor basketball courts. With one court per 10,525 residents, Milpitas is close to the mean cited in the NRPA report (1 per 8,557 residents). It is similar to Cupertino and Mountain View, but provides about twice the courts per population as does Redwood City and slightly more than half of what Dublin provides.

Milpitas does better in providing outdoor tennis/pickleball courts, at one court per 3,368 residents. This is significantly more than the NRPA mean figure of one per 6,242, a bit less than Cupertino, but considerably more than Redwood City. The cities are fairly similar in regard to the other types of court sports, although not all have outdoor volleyball and handball courts, and Dublin is an outlier with 5 outdoor volleyball courts.

## CHAPTER 4: NEEDS ASSESSMENT

### PARK FEATURES

The peer departments provided information on the types of special purpose parks (such as skate parks or dog parks) and on the features within their parks (such

as playgrounds, or reservable picnic areas). Tables 4-6 and 4-7 below address some of the distinguishing features.

	MILPITAS		CUPERTINO		DUBLIN		MOUNTAIN VIEW		REDWOOD CITY	
		Residents per area		Residents per area		Residents per area		Residents per area		Residents per area
<b>PLAYGROUNDS &amp; PICNIC AREAS</b>										
Playground	31	2,716	16	3,704	19	3,412	8	10,342	4	21,481
Reservable Group Picnic/BBQ	42	2,005	9	6,586	12	5,402	25	3,310	7	12,275

Table 4-6: Playgrounds & Picnic Areas

	MILPITAS	CUPERTINO	DUBLIN	MOUNTAIN VIEW	REDWOOD CITY
<b>PARK FEATURES</b>					
Splash Pad	0	1	0	1	0
Skate Park	1	0	1	1	1
Dog Park	2	1	2	2	2
Outdoor Amphitheater	0	1	0	2	2
Golf Course	0	1	0	2	2
BMX Track	0	0	0	2	2
Community Garden	1	1	0	1	1

Table 4-7: Park Features

Milpitas provides the most playgrounds for its population, with its 31 playgrounds yielding a ratio of 1 playground per 2,716 residents, considerably better than the NRPA mean of 1 playground per 3,859 residents. Milpitas also offers more reservable group picnic/BBQ areas than any of the comparable communities, with its 42 picnic areas yielding a ratio of 1 per 2,005 residents.

Like all of its peer cities other than Cupertino, Milpitas has a skate park, a popular amenity serving teens.

Similar to its peers, Milpitas also has two dog parks (Cupertino has only one). Some of the functions of special features identified by other departments are met through other facilities in Milpitas. For example, although Milpitas, along with Dublin and Redwood City, lacks a splash pad for water play, it does offer 3 outdoor pools. Although it lacks an outdoor amphitheater, it (along with only Mountain View) has an indoor performing arts center.

## NEEDS AND DEFICIENCIES

The needs assessment has identified a number of needs and deficiencies in the existing park and recreation system. Some of these may be remedied in the near term, and others inform the design and planning of future parks, programs and events.

## AVAILABLE PARKLAND

- New or available parkland is limited or cost prohibitive.

## FUNDING FOR NEW PARKS AND IMPROVEMENTS

- At the time of this document, there are several new parks and needed improvements that are not funded in the CIP budget projections. An adequate funding mechanism is not in place.
- Softball is losing its home at Russell Middle School due to bond improvements on site. A short term and long term plan for their future home base are needed.

## RECREATION PROGRAMS

- Several programs and classes are under-valued or underutilized.
- There is no standard cost recovery program for recreation in place. In March 2021, the City Council adopted a cost recovery policy for the Parks and Community Services Department.

## EMERGING SPORTS

- Cricket has emerged as a popular and desired sport within Milpitas. Currently, there is no regulation sized pitch for local play or hosting tournaments.
- Pickleball players currently play on a converted handball court and on existing tennis courts when

available.

## SPORTS FIELDS

- Football, soccer, baseball, softball and cricket all compete for the use of various fields throughout the City.

## COMMUNITY PARKS

- There is a need for a new community park to meet the recreation needs of the growing population in Milpitas.

## ACCESS

- Provide accessible site amenities, furnishings, play areas and pathways throughout park sites.
- Safe and direct pedestrian and bike access to parks should be improved.
- Many parks, programs and events are not accessible to special populations.

## SAFETY

- Safety concerns deter residents and certain user groups from using some of Milpitas' parks. Lighting, clear site lines and additional programming could mitigate these concerns.
- Address health and safety repairs / maintenance as required for each park site including: removal of hazardous trees, pathway repair to eliminate tripping hazards, and replacement of site amenities that are in poor / critical condition.

## AMENITIES AND EQUIPMENT

- Many of the parks lack amenities such as shade or programmed space.
- Parks lack modern conveniences such as Wi-Fi.

## SERVICE LEVEL STANDARDS AND GAPS

Milpitas provides parks, facilities and amenities that are, in most categories, in the center of the range of what is provided by its peer communities. While its park acreage is about average, it provides more parks per resident than the other communities. While its square footage of facilities is on the lower end, it does provide a wide range of facility types, for youth and teens to seniors, for community gatherings and classes, active recreation, arts and cultural performances, and historic display. Milpitas provides all types of sports fields, including football and cricket, although the number of diamond ballfields and soccer fields could be increased, possibly through expanding partnerships with schools. Its parks have a full complement of features and amenities but lack adequate maintenance.

## PARKS AND OPEN SPACES

Milpitas' population is projected to grow from 84,196 in 2019 to 113,530 by 2040. At its 2019 population size, including public parks, joint-use agreements, and open space areas, Milpitas offers 3.4 acres per 1,000 residents. As discussed in Chapter 2 - Planning Context, the General Plan 2040 states that the City shall endeavor to achieve 5 acres per 1,000 residents in areas outside Specific Plan areas.

## BUILDING FACILITIES

Currently, Milpitas provides less square footage per capita than that of its comparable agencies at 8,968 S.F. / 10,000 people. However, the facilities serve a wide segment of the community, interests and activities. In order to keep up with the increased demand due to population growth, an additional community facility, as

	NRPA Guidelines	Average Standard for Comparable Agencies	Milpitas Facilities	Milpitas Existing Level of Service	Proposed Guideline	FACILITIES NEEDED	
						Current Population (2019) 84,196	Projected Population (2040) 113,530
<b>FACILITY</b>							
Baseball/Softball Fields	1/9,611	1/8,643	11	1/7,600	1/7,500	0	4
Outdoor Basketball Courts	1/8,557	1/11,672	8	1/10,525	1/10,000	0	3
Community Centers	1/42,491	1/52,348	1	1/84,916	1/56,600	1	1
Soccer Fields	1/9,085	1/9,072	4	1/21,049	1/22,600	0	1
Tennis Courts	1/6,242	1/5,540	25	1/3,368	1/4,300	0	1
Outdoor Pickleball Courts	n/a	1/22,341	6	1/14,033	1/11,000	2	4
Cricket Pitches (regulation)	1/59,227	1/62,051	0	n/a	1/56,600	1	2
Playgrounds	1/3,859	1/9,735	31	1/2,716	1/3,100	0	5
Dog Parks	1/58,000	1/42,005	2	1/42,098	1/38,000	0	1
Outdoor Amphitheater	1/57,304	1/45,203	0	n/a	1/99,000	1	1

Table 4-8: Service Level Standards and Gaps

identified in the General Plan 2040, would help close this gap. Service level projections based on adding an additional community facility are:

- At 2019 population: 1.3 Facilities per 10,000 residents.
- At projected 2040 population with an additional community facility: 1.1 facilities per 10,000 residents.

## SPORTS FIELDS

With the current offerings of sports fields, Milpitas is in the middle of the comparable cities but offers a higher number of lighted fields than other cities, allowing for use in the evening hours. In order to meet the growing demands for soccer, baseball, softball and cricket, below are recommendations that the City should consider:

- Convert baseball/softball-only fields to multi-use fields allowing for more flexibility.
- Provide a minimum of (3) new softball fields at Cardoza Parks to meet demand and replace demolished fields at the MUSD site.
- Explore a regulation size, permanent home for cricket at the Milpitas Sports Complex.
- Continue joint-use agreement with MUSD to provide additional play and practice fields.

At the 2019 population, fields per 10,000 residents is



*Photo courtesy of Facebook - Milpitas Cricket Club*



*Photo courtesy of Google - Milpitas North Valley PAL Softball*



*Photo courtesy of Google - brockusa.com*

## CHAPTER 4: NEEDS ASSESSMENT

2.0. At the projected 2040 population, fields per 10,000 residents including additional softball fields and cricket pitch will be 1.8.

### SPORTS COURTS

Milpitas is in the mid-range for comparable agencies for sports courts. The number of basketball courts is close to the mean cited in the NRPA report while outdoor tennis and pickleball courts are higher than the NRPA mean figure. There is high demand for outdoor pickleball courts. An additional (6) courts will ease demand on both dedicated pickleball courts and tennis courts.



### PARK FEATURES

Milpitas exceeds the NRPA mean for number of playgrounds, providing considerably more playgrounds than the average. With a skate park at the Sports Complex, Milpitas is in line with peer cities as far as amenities geared towards teens. Dog parks are on par with peer cities and although Milpitas lacks a splash pad or other water amenity, the Sports Center boasts 3 outdoor pools.

With ample playgrounds already installed for the current population, the City should explore updating playgrounds with all-inclusive designs and continue to plan for new playgrounds and tot lots in new developments to meet the projected population growth.

Dog parks within Milpitas are on par with peer cities, though there is high demand from the community for an additional dog park.

The City should also consider adding an outdoor amphitheater to meet future demands.



# GOALS AND RECOMMENDATIONS

Play Milpitas

## CHAPTER 5: GOALS AND RECOMMENDATIONS

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# 5



## OVERVIEW

In order to develop an integrated parks and recreation system that is tailored to the needs and priorities of the Milpitas community as it grows over time, a more comprehensive set of goals, standards and recommendations for the parks, programs, events, facilities and services must be in place. This chapter establishes goals and standards for quantifiable elements of the parks and recreation system, as well as recommendations for improvements of future parks, facilities, programs and events.

### VISION FRAMEWORK

Create, enhance and sustain a comprehensive, connected system of parks and recreation programs that nurtures and inspires the Milpitas Community. The graphic to the right includes three elements:

**The Department of Recreation and Community Services Mission:** describes the purpose of the department.

**The Parks & Recreation Master Plan Vision:** a statement that embodies the community's desire for the parks and recreation system.

**Eight Park and Recreation Goals:** that provide a strategic framework for achieving the vision.

These eight goals provide a guiding framework for allocation of City resources and investment over the next 20 years.

- 1. Strategically grow and evolve parks and programs** to provide comprehensive recreation opportunities and amenities to meet needs of the diverse existing and future residents.
- 2. Create an inclusive park system** with recreation programs and events that meet the needs of all residents, especially the most vulnerable and under-served members of the community.
- 3. Enhance equitable access** to the parks and recreation system for all Milpitas Residents.
- 4. Provide community health and wellness** by providing places that support social interaction, connections to nature and physical fitness.
- 5. Reflect the cultural diversity** of the Milpitas community through the parks and recreation system.
- 6. Continue to expand partnerships** with other public agencies and private entities to

enhance the City's ability to meet community parks and recreation needs.

- 7. Advance management and stewardship** of an environmentally resilient park system.
- 8. Utilize a diverse palette of funding** resources to support parks and recreation needs.

### MILPITAS PARKS AND RECREATION MASTER PLAN

#### MISSION

The City of Milpitas Recreation and Community Services Department's mission is to enrich our community through exceptional programs and services.

Our vision is a Milpitas where all residents have access to excellent, affordable, innovative and well-run recreation activities, programs, facilities and community services. Our work encourages cultural unity and hometown pride, creates a sense of place, supports economic development, promotes health and wellness, fosters human development, addresses important social service needs and adds fun to the lives of those who

live and work in Milpitas. ←

#### VISION

Create, enhance and sustain a comprehensive, connected system of parks and recreation programs that nurtures and inspires the Milpitas Community. ←

#### GOALS



Strategically  
Grow Park  
and Rec System



Create an  
Inclusive  
Parks System



Enhance  
Equitable  
Access



Provide  
Community Health  
& Wellness



Reflect Milpitas'  
Cultural  
Diversity



Expand  
Partnerships



Advance  
Management &  
Stewardship



Utilize  
Diverse  
Funding



### GOAL 1

**Strategically grow and evolve parks and programs** to provide comprehensive recreation opportunities and amenities to meet needs of the diverse existing and future residents.

#### RECOMMENDATIONS

1.1 Utilize land acreage dedication and in-lieu fee requirements as established in the General Plan 2040 to acquire park land and fund improvements of existing parks to accommodate parks and recreation needs of future residents.

1.2 Where parkland credit is provided for privately owned, developed and maintained parkland, the private park facility must meet the standards established for public park land development and be designed to encourage public access.

1.3 A minimum of 1 acre of parkland average requirement must be developed within Specific Plan areas. Any recreation areas that are not accessible to the public will not be counted towards parkland.

1.4 Explore using park impact fees generated in Specific Plan areas to improve existing parks and facilities throughout the City in order to expand their recreation capacity and range of uses to meet existing and new resident needs.

1.5 Applicants for proposed developments shall meet with Department of Recreation and Community Services early in the design process to identify potential programs for

any proposed new parks and to establish ownership and maintenance responsibilities for proposed parks.

1.6 Where feasible, provide flexible use spaces that can accommodate multiple functions and adapt to future recreation needs.

1.7 Re-purpose low-use and single purpose areas by strategically layering more activities into existing parks to accommodate additional park users.

1.8 Create new urban park and recreation amenities, recognizing the unique needs of residents who live in the higher-density, transit-oriented development areas.

1.9 Proactively explore opportunities to acquire parkland.

1.10 Adopt an approach to park design and programming that values recreation experience over acreage.

1.11 Continue to offer a diverse range of recreation programs and services that respond to the changing needs and demographics of the community.

1.12 Expand technology and Wi-Fi access in parks.



### GOAL 2

**Create an inclusive park system** with recreation programs and events that meet the needs of all residents, especially the most vulnerable and under-served members of the community.

#### RECOMMENDATIONS

2.1 Incorporate principals of inclusive design in any new park construction.

2.2 Explore collaboration with local businesses and organizations with a similar mission to offer programs and trainings to all members of the community.

2.3 Promote park usage by designing safe and welcoming park environments using Crime Prevention Through Environmental Design (CPTED) best practices.

2.4 Continue to offer scholarships and key programs at rates accessible to all members of community.

2.5 Quickly adapt program offerings to meet current recreation trends and community needs.

2.6 Explore additional days and times that programs are

offered - weekends, evening, and lunch time.

2.7 Continue to offer a diverse selection of events, programs and service options to all community members of all abilities.

2.8 Include features to welcome teens in parks, including amenities such as outdoor table tennis and foosball, and areas for teens to gather.

2.8 As appropriate, make paths wide enough that multiple uses can occur without conflict.

2.9 Provide adequate, conveniently located comfort features such as shade and seating.

2.10 Provide a diverse range of reservable gathering spaces (picnic tables and barbecues with shade structures) to accommodate family events.



### GOAL 3

**Enhance equitable access** to parks and recreation system for all Milpitas Residents.

#### RECOMMENDATIONS

- 3.1 Continue to emphasize standards identified in the General Plan 2040 to service a radius of  $\frac{1}{4}$  mile for urban parks and  $\frac{3}{8}$  mile for neighborhood parks.
- 3.2 Create physical connections (multi-use trails, bikeways and paths) that enhance public access to parks.
- 3.3 Monitor the distribution of special interest amenities (dog parks, community gardens, etc.) Throughout the City and strive for parity across its four (4) quadrants so that all areas can accommodate multiple functions and adapt to future recreation needs.
- 3.4 Monitor the condition of park amenities to ensure parity of maintenance and retain the recreation value of amenities.
- 3.5 Enhance selected segments of the trail system with seating areas, group exercise stations, public art and other amenities to develop linear parks.
- 3.6 Provide facilities in parks, such as bike racks, loop paths and wayfinding signage, to encourage non-vehicular access to parks.
- 3.7 Develop a strategic staffing plan for recreational services and the maintenance of the City's parks to ensure health and safety of park system.
- 3.8 Continue to monitor the parks sites and ensure access and accessibility throughout the park system.



### GOAL 4

**Provide community health and wellness** by providing places that support social interaction, connections to nature and physical fitness.

#### RECOMMENDATIONS

- 4.1 Develop and enhance parks to provide opportunities to connect with nature.
- 4.2 Provide climate control features, such as wind breaks and shade structures, to encourage year-round use of parks.
- 4.3 Provide variety of amenities in parks to engage a range of fitness levels.
- 4.4 Design parks to facilitate casual social interaction at a variety of locations.
- 4.5 Respond to evolving Milpitas recreation trends (e.g. pickleball, cricket) to continue to encourage residents to "get outside" in the parks.
- 4.6 Continue to provide well-maintained diamond and rectangular fields.



### GOAL 5

**Reflect the cultural diversity** of the Milpitas community through the park and recreation system.

#### RECOMMENDATIONS

- 5.1 Each park should have a unique theme that draws upon the special attributes of the setting and cultural heritage of neighborhood.
- 5.2 Integrate art in the parks to enhance, identify and interpret local environments.
- 5.3 Consider partnering with community arts and culture organizations, as well as other non-governmental groups to bring arts and culture programming and installations into City parks and recreation programs.
- 5.4 Support collaboration with the business community, service groups, cultural organizations, schools and other groups to use artistic resources and talents within the community in the design of park or recreation program offerings.
- 5.5 As appropriate, provide a range of outdoor performance opportunities within the parks system.
- 5.6 A future destination community park should include a community gathering space where the diverse Milpitas community can engage with each other.
- 5.7 Continue to offer a diverse range of community events.



### GOAL 6

**Continue to expand partnerships** with other public agencies and private entities to enhance the City's ability to meet community park and recreation needs.

#### RECOMMENDATIONS

- 6.1 Continue to use and refine joint-use agreements with the Milpitas Unified School District to maximize use of school recreation and sports facilities including improvement, maintenance and scheduling of fields. Joint-use facilities available to the public should be carefully designed to welcome public use of designated facilities while respecting school functionality and security needs.
- 6.2 Continue to expand collaboration with local organizations and non-profits whose missions will contribute to the range of programs and community social services available to Milpitas residents.
- 6.3 Continue to explore opportunities to work with the Santa Clara County Park Department to expand recreation opportunities at Ed Levin Park.
- 6.4 Applicants for proposed developments should meet with the Recreation and Community Services Department early in the planning process to identify potential programming for new parks proposed as part of these developments and to establish access, ownership and maintenance responsibilities for the proposed parks.



### GOAL 7

**Advance management and stewardship** of an environmentally resilient park system.

#### RECOMMENDATIONS

- 7.1 Utilize ecologically sustainable, best practices tools.
- 7.2 Integrate storm water treatment and management and green infrastructure in overall park design.
- 7.3 Utilize low water use, climate-appropriate vegetation; minimize use of intensive maintenance selections. Where appropriate, incorporate “smart” technology in park facilities including water efficient irrigation management system and renewable energy resources such as electric vehicle charging stations.
- 7.4 Where feasible, encourage stewardship opportunities in the parks and recreation system, focused on creeks and natural systems.
- 7.5 Consider durability, maintenance requirements and impacts on environmental systems when selecting materials and site furnishings.
- 7.6 Design and invest in facilities that are of low maintenance and high quality materials to reduce overall facility maintenance and operation requirements and costs.
- 7.7 Incorporate maintenance considerations early in the planning and design process of all park facilities and establish maintenance service levels for each of the parks.
- 7.8 Implement reduction measures outlined in the Milpitas Climate Action Plan when planning and maintaining parks and facilities.
- 7.9 Implement the planting strategy outlined in the Milpitas Tree Management Plan in accordance with individual park recommendations outlined in this chapter.



### GOAL 8

**Utilize a diverse palette of funding** resources to support parks and recreation needs.

#### RECOMMENDATIONS

- 8.1 Because the impacts of the recreation needs of new residents will be felt throughout the Milpitas parks and recreation system, recommend that park impact fees generated in Specific Plan areas be used to make improvements to existing parks throughout the City to expand their recreation capacity and range of uses to meet current and new resident needs.
- 8.2 Implement cost recovery goals (direct and indirect) for recreation programs.
- 8.3 Strive for overall 40% total cost recovery (direct and indirect costs) for programs, recognizing that some programs can accommodate greater cost recovery targets in order to underwrite other desired program costs.
- 8.4 Continue to maintain and update the diversity of recreation programs to serve the evolving community.
- 8.5 Continue to offer online recreation programs.
- 8.6 Periodically review the guiding fee policy and update fees accordingly in coordination with the citywide master fee schedule.
- 8.7 Leverage developer fees and/or expectations to create high quality public parks and open spaces that meet the needs of Milpitas’ growing residential and working population.
- 8.8 Expand funding through donations, grants and alternative sources.
- 8.9 Explore new funding mechanisms, especially for operations, from major companies that operate in City.
- 8.10 Consider public/private partnerships and vendor agreements that bring additional amenities and opportunities into the parks system.
- 8.11 Leverage and expand partnerships that support stewardship and fundraising efforts for the Milpitas parks and recreation system.

## PARK DESIGN GUIDELINES

The guidelines for efforts to provide a consistent quality of parks through community-specific criteria for each type of amenity, are linked with the recreation value system. (See Appendix C - Recreational Value System)

## PLACEMAKING

- Create a unique identity for each park by incorporating physical, social, cultural and natural features of the site and neighborhood into the design of the park.
- The park should be the shared “living room” of the neighborhood. Ensure that park design relates to adjacent streets, architecture and uses. Where possible, homes or businesses should face onto parks for natural surveillance. Minimize conflict between private backyards and public park uses. Encourage synergistic relationships between adjacent businesses and the park.
- Capitalize on views into and from the park. Frame views of park features from surrounding areas. Preserve vistas of adjacent landmarks and natural features.
- Incorporate special design features that will attract a range of people to the park and make it an inviting destination or neighborhood focal point. This might include gardens, architectural elements, fountain, and other unique park elements. Reuse or renovate existing historic or cultural features where feasible.
- Where appropriate, consider special signage or branding that reflects the historic, cultural or natural character of the community. Provide opportunities for interpretation of unique site features such as wetlands, tree groves, or historic elements.

- Integrate public art into the designs of the park. Art can be a featured piece, or part of the architectural elements of the spaces such as the paving or site furniture. Interactive art features are encouraged.

## COMFORT

Great parks are comfortable for people of all ages, ethnicities and economic backgrounds. People need to feel attracted to the space, understand how to move through it, feel invited to linger, and delighted to come back.

- In parks over half an acre, provide different spaces and experiences that encourage multiple park uses and users through the creation a variety of outdoor rooms. Define spaces within the park with topography, architectural elements or trees to create edges and to establish a transition from space to space.
- Provide a hierarchy of spaces. Parks should have at least one primary space with smaller spaces, pathways and alcoves feeding off it. This hierarchy should orient visitors and encourage them to move through the parks providing multiple experiences, such as places to gather as a group, throw a Frisbee with friends, and/or read a book alone.
- Consider solar exposure and natural ventilation in the placement of park, paths and amenities. These considerations are important in promoting park activities throughout different seasons. As required, provide screening to buffer wind and noise. Provide a balance of shaded and sunny areas. Shade elements should be incorporated into play areas and gathering areas. Water features can promote summer usage of a park.
- Site elements should be located in places that maximize use and support the overall park concept. Specifically:



- 1. Seating and Tables:** Provide a variety of arrangements using comfortable and durable materials that are accessible to all ages and abilities. Permanent seating should be located at the edge of spaces and along connecting pathways. Conveniently locate seating for casual spectators and active participants.
- 2. Trash and Recycle Bins:** Place in strategic locations with convenient access for collection and maintenance.
- 3. Bike Racks:** Locate near play areas and other destinations in the parks. Design bike racks to be attractive, playful and functional.
- 4. Drinking Fountains:** Provide drinking fountains near areas of physical activity that are accessible to all, such as playgrounds, multi-use courts, trailheads, and exercise equipment. Design drinking fountains to be attractive, playful and functional, with bottle fillers and dog bowls.
- 5. Restrooms:** Provide public restrooms in community parks and selected tier 2 neighborhood parks where the community cannot rely on surrounding uses to provide service.
- 6. Kiosks:** Provide a place for neighbors to learn about park activities and connect with neighbors.
- 7. Wi-Fi:** Wherever possible, provide Wi-Fi access in park.

## SAFETY

- Apply principles of Crime Prevention Through Environmental Design (CPTED) including providing open lines of sight throughout parks. Encourage natural surveillance by strategic placement of trees, shrubs and furniture.
- Provide adequate lighting for evening events. Provide adequate light levels to support pedestrian safety and security at central spaces and pathways at night. Light levels and the direction of lighting should maximize safety yet minimize night sky light pollution and spillover into the surrounding neighborhood.
- Along walkways and more isolated park areas, use trees with high canopies and low shrub species to maximize sight lines and minimize places to hide. Maintain landscape so that there is permanent visibility across open spaces.

## PROGRAMMING FLEXIBILITY

- Spaces should be designed to be flexible to accommodate multiple types of programs and events.
- Consider how events such as food trucks, games, movies, music, art, etc. can be accommodated over different times of the year. Consider appropriate infrastructure for these events (power outlets, storage, temporary parking).
- Community parks should provide areas for large-scale events such as performances and farmers' markets. Where possible, allow space for cafes, or street vendors.
- Consider outlets for seasonal lighting for events and in conjunction with reservable group picnic areas.
- Where appropriate, consider opportunities for temporary street closures to provide additional space for activities and events. Design public

spaces to host different activities throughout the course of the day, week, or year.

### CONNECTIONS

Successful public spaces are connected to their surrounding neighborhoods and easily accessible to all – including children, seniors and individuals with disabilities. Connections should prioritize the pedestrian/bicycle experience of arrival and departure, the navigation of the space, and the selection of different destinations.

- Integrate parks with the surrounding network of sidewalks, streets, trails and bike routes, and provide multiple entries to park. Design access points with distinguishing features so all visitors can be greeted and welcomed through a “front door” to the park/public space.
- Promote equitable access to all portions of the park.
- On selected paths, provide ample width to accommodate multi-users – joggers, baby strollers, dog walkers. Add mileage markers on various loop paths. Integrate universal access into site design.
- Work with local residents to provide adequate parking for park visitors without impacting residents. Avoid resident long term car parking in the park or along park street frontage. Consider permit parking for reservable park facilities.

### ENVIRONMENTAL STEWARDSHIP

Incorporate and/or create settings that bring nature into the design of the park. To the extent possible, limit use of lawn to active areas and emphasize plant selection that provides seasonal interest and habitat value.

- Bio-swales, rain gardens, conservation landscapes and porous pavers should be incorporated into park design as a solution that balances both recreation space and habitat restoration/conservation.

- Where possible, use recycled or recyclable materials and/or materials with low environmental impacts.
- Work with the community and schools to develop early advocacy programs and activities to encourage nature appreciation, education, and environmental stewardship.

### MAINTENANCE

- Design the spaces to allow efficient access for operations and maintenance. Consider maintenance needs from the beginning of the park design process and provide appropriate routes for maintenance vehicles.
- Based on life cycle, systematically replace aging equipment (site furnishings, play equipment, etc.) to maintain a high quality park environment.
- Plan for tree succession, proactively planting new trees to replace aging and declining trees.
- Utilize reclaimed water sources for irrigation wherever possible.



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### EXISTING SITE ASSESSMENT MILPITAS PARKS AND FACILITIES

pg.	PARKS	RESOURCE TYPE	PARK SPACE (ACRE)
72	Sunnyhills Albert Augustine Jr. Memorial Park	NP	6.20
80	Alviso Adobe Park	SP	2.26
86	Augustus Rathbone Park	UP	0.73
90	Ben Rodgers Park	NP	8.66
98	Bob McGuire Park	NP	3.00
102	Calaveras Ridge Park	SP	1.80
108	Calle Oriente Park	UP	0.35
114	Cardoza Park (Tom)	CP	10.15
126	Cerano Park	NP	1.00
134	Creighton Park (Frederick)	NP	5.00
138	Dixon Landing Park	CP	11.40
146	Foothill Park	NP	3.98
152	Hall Memorial Park	CP	9.91
160	Hidden Lake Park	NP	6.57
166	Hillcrest Park	NP	5.08
172	John McDermott Park	UP	0.94
178	Jose Higuera Adobe Park	SP	4.80
182	McCandless Park (under construction)	CP	4.00
186	Milpitas Dog Park (Joint Use SCCP)	SP	1.57
190	Milpitas Sports Center Complex	CP	24.4
198	Murphy Park	NP	8.30
206	Oliver W. Jones Memorial Park	NP	4.93
214	O'Toole Elms Park (John)	NP	1.63
220	Parc Metro Central	UP	0.58
226	Parc Metro East	UP	2.06
234	Parc Metro West	UP	0.98
242	Pecot Park (Bob)	LP	3.00
248	Peter Gill Memorial Park	CP	8.16
256	Pinewood Park	NP	9.88
262	Robert E. Browne Park	NP	4.93
270	Sandalwood Park	NP	3.88
278	Selwyn Park	UP	0.23
284	Sinnott Park (John)	NP	4.67
292	Skate Park	SP	1.23
294	Starlite Park	NP	3.44
302	Strickroth Park (Henry)	NP	4.87
310	Tom Evatt Park	NP	4.42

pg.	FACILITIES	RESOURCE TYPE
322	Alviso Adobe	Historic/Museum Tour Site
323	Jose Higuera Adobe	Historic Site
324	Milpitas Community Center	Community Center
325	Barbara Lee Senior Center	Community Center Resource
326	Milpitas Sports Center Complex	Sports Center
327	Sal Cracolice Recreation Facility	Recreation Facility

FUTURE PARKS	RESOURCE TYPE	PARK SPACE (ACRE)
Tango Park	NP	3.8

PLAZAS	PLAZA SPACE (SF)
Jerry Arnold Plaza	0.48
Veterans Memorial Plaza	0.25
Cesar Chavez Plaza	0.24
Civil Center Plaza	0.62

JOINT USE AGREEMENT OPEN SPACE SITE	SIZE (ACRES)	PARTNER AGENCY
Milpitas Dog Park*		County
Burnett Elementary School	7.61	MUSD
Curtner Elementary School	6.52	MUSD
Mattos Elementary School	6.7	MUSD
Milpitas High School	18.37	MUSD
Pomeroy Elementary School	3.71	MUSD
Rancho Middle School	16.79	MUSD
Randall Middle School	5.99	MUSD
Rose Elementary School	5.1	MUSD
Russell Middle School	11.59	MUSD
John Sinnott Elementary School	4.06	MUSD
Spangler Elementary School	3.55	MUSD
Weller Elementary School	4.05	MUSD
Zanker Elementary School	2.21	MUSD
Cesar Chavez Community Garden*	1.2	MUSD

\*City is responsible for maintenance

PRIVATELY OWNED / PUBLICLY ACCESSIBLE	PARK SPACE (ACRE)
Larry Itliong Park	0.72
Anton Park	1.89

## RESOURCE TYPE:

### NEIGHBORHOOD PARK

Neighborhood parks are pedestrian-oriented parks that serve their immediate neighborhoods. They are primarily designed for non-organized recreation and play. These parks typically contain play equipment, seating, picnic areas, limited sports courts and small gathering spaces. Some neighborhood parks contain informal sports fields that draw from surrounding neighborhoods as well as the immediate area.

### COMMUNITY PARK (CP):

Community parks are destinations for the greater Milpitas area. These parkstypically contain regulation-size ball fields and courts, space for informal games and activities, picnic and gathering areas, children's play areas, and parking.

### URBAN PARK (UP):

Urban parks are small facilities, generally less than one acre in size, which accommodate the daily recreation or passive needs of nearby residents. They typically can include children's play areas, sitting areas and limited green space but are not large enough to contain sports fields.

### LINEAR PARK (LP):

Linear parks are narrow corridors of land that have been developed primarily as a trail system. Linear parks may also include other small scale facilities such as picnic tables and benches. Milpitas has taken advantage of the Hetch-Hetchy right-of-ways for development of a linear park system.

### SPECIAL USE PARK (SP):

The Special Use Parks include a park with a special element such as a historical building, unique views, or unique use like a dog park.

## ASSESSMENT LEGEND

All existing park amenities, sports facilities, and site infrastructure are classified as being in Good, Fair, or Poor Condition.



### Good Condition

Features and facilities are functioning as intended with minimal wear or damage. No immediate action beyond preventative maintenance is required.



### Fair Condition

Features and facilities are showing some signs of wear or damage. Function and service is minimally impacted, and preventative maintenance is recommended.



### Poor Condition

Features and facilities are damaged or worn to the point where basic functionality or user safety is compromised. Immediate replacement is recommended.

## ASSESSMENT METHODOLOGY

The City of Milpitas currently has 285 acres of parks and open space available to the public. This chapter catalogues and evaluates all existing parks and facilities to provide a roadmap for the future.

A detailed inventory was conducted to evaluate current conditions, amenities, recreational uses, accessibility and overall park health. It explores each park's relationship to the surrounding community and its connectivity to nearby parks.

### RECOMMENDED IMPROVEMENTS

#### STANDARD AMENITY DEFINITIONS

Standard additions, updates, and improvements to parks are listed below. Individual park's recommendations may vary from these standards based on specific site conditions.

**REMOVE AND REPLACE PLAY AREAS:** Replace existing play equipment with structures that provide accessible ground level play elements and integrated shade structures. Replace sand surfacing with poured in place surfacing and engineered wood fiber. Replace all fencing with 42" black vinyl coated chain link.

**UPDATE PICNIC AREAS:** Replace all picnic tables with accessible tables. Barbecues to be replaced with current Milpitas standard. Provide accessible path of travel to picnic areas. Pave picnic areas with decomposed granite or concrete and provide trash/recycle and ash receptacles. Add shade structures where existing tree canopies do not provide shade.

**COMMUNITY EVENT SPACE:** Paved plaza areas with perimeter seating and overhead shade structures, to be used for performances, farmers markets, holiday celebrations, etc. Lawn space for overflow seating to be provided. Unless adequate parking is already provided on site, additional parking will need to be added to accommodate increased capacity.

**COMMUNITY GARDEN:** Fenced community garden with raised wood planters, irrigation and fiber surfacing.

**SYNTHETIC TURF FIELD:** Synthetic turf field, striping for full size soccer field and at least two U10 fields, lighting, bleachers and perimeter fencing.

**MULTI-USE SYNTHETIC TURF FIELD:** Synthetic turf field, striping for full size soccer field, two or more softball infields, backstops, shaded dugouts, lighting,

bleachers and perimeter fencing.

**FENCED DOG PLAY AREA:** Fenced dog area with separate small and large dog spaces, fenced entry area, dog stations and benches.

**HANGOUT SPACE:** Paved (concrete or asphalt) seating area with overhead shade structure, concrete ping pong/game tables and seating with integrated power/charging stations.

**UPDATED PARKING LOT:** Resurfaced and restriped parking lot, meeting all current accessibility codes including all ramps, striping, slope requirements and signage.

**NEW PARKING LOT:** New parking lot with accessible spaces, accessible pedestrian access and all associated signage.

**NEW CONCRETE PATH:** 9' Wide, 4" Concrete over 6" Class II aggregate base.

**NEW ASPHALT PATH:** 9' Wide, 3.5" Asphalt over 4" Class II aggregate base.

**NEW DG PATH:** 9' Wide, 3" stabilized decomposed granite path with headers over 6" Class II aggregate base.

**BENCHES:** Replace all existing benches with current Milpitas standard, placed on concrete pads to ensure accessibility.

**FITNESS STATIONS:** Single or grouped fitness stations placed on poured in place safety surfacing. Provide adequate fall zones and regulatory signage.

**REFURBISH RESTROOM BUILDING:** Refurbish existing restroom building based on site specific conditions and the Facility Condition Assessment.<sup>1</sup>

**NEW RESTROOM BUILDING:** New restroom building to include installation and connection of utility systems (water, sewer and electrical). Provide accessible path of travel to all public entrances of restroom building.

1. See Appendix D: Facility Condition Assessment

### INCREASE LANDSCAPE MAINTENANCE:

General Landscape maintenance operations are as follows:

Weed and prune landscaped areas, clear dead or dying vegetation. Prune trees where necessary. Replace dead or dying plants with drought-tolerant California natives. Mulch landscaped areas. Clear, edge and aerate all lawn areas. Update irrigation system and replace controller as needed.

See individual park recommendations for frequency of specific maintenance treatments.

**REPLANT:** Replant area with California Native drought tolerant planting. Adjust or repair irrigation as needed. Mulch with 3" layer of recycled wood mulch per Milpitas City standards.

**DRAINAGE IMPROVEMENTS:** Regrade areas that regularly hold standing water to ensure proper drainage. Pave high traffic decomposed granite or gravel areas where feasible to eliminate erosion and rutting due to standing water. Address overwatering concerns at lawn areas that regularly have excess water and muddy areas.

Where new parking lots, pathways, plazas or any new hardscape areas are proposed, ensure proper drainage and grading.

**RIGHT-OF-WAY IMPROVEMENTS:** Replace adjacent sidewalk and curb ramps as needed to provide accessible access for the public.

**PEDESTRIAN LIGHTING:** Pedestrian pole lighting for evening safety and security.

**IRRIGATION SYSTEM IMPROVEMENTS:** Maintain/repair existing irrigation system and replace any outdated irrigation controllers and/or equipment as needed.

**REPLACE SITE FURNISHINGS:** Replace existing signage, dog stations, benches, tables, etc. as needed.

**NEW BASKETBALL COURTS:** New asphalt courts with striping, basketball hoops, player benches, fencing and lighting dependent on neighborhood and site requirements.

**NEW BASKETBALL COURTS:** New asphalt courts with striping, basketball hoops, player benches, fencing and lighting dependent on neighborhood and site requirements.

**NEW TENNIS / PICKLEBALL COURTS:** New asphalt courts with acrylic overlay and striping, nets, player benches, fencing and lighting dependent on neighborhood and site requirements.

### IMPROVEMENTS COSTS

Table 5-1: Park Improvement Cost Summary, located on the following page, provides an overview of the total short term and long term improvement costs for each park, as well as the anticipated future additional maintenance costs for each park after the improvements are implemented.

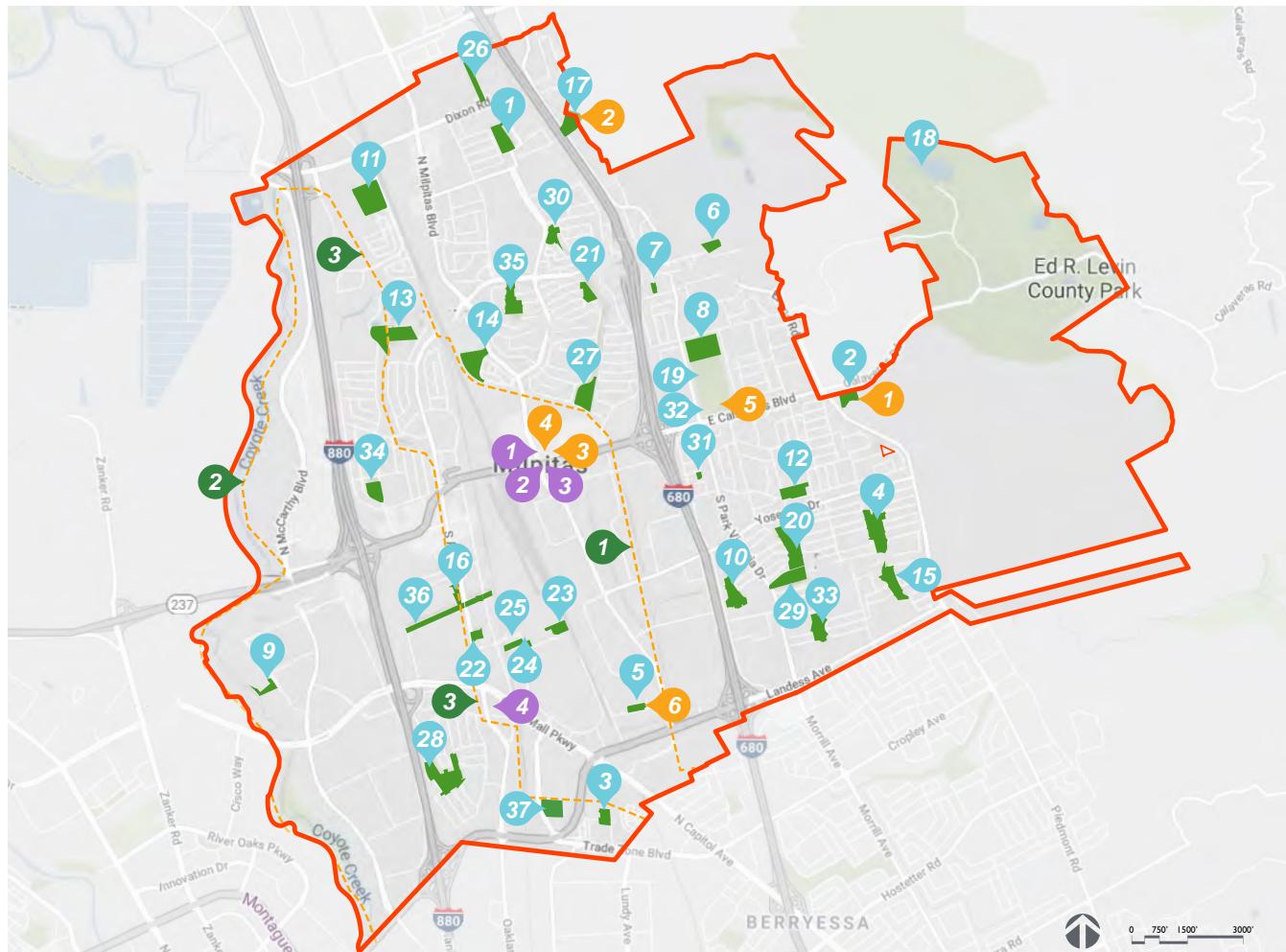


## CHAPTER 5: GOALS AND RECOMMENDATIONS

Park	Short Term Repairs	Long Term Improvements	Total Cost	Additional Annual Maintenance
Sunnyhills Albert Augustine Jr. Memorial Park	\$647,000.00	\$5,531,000.00	\$6,178,000.00	\$2,300.00
Alviso Adobe	\$82,000.00	\$0.00	\$82,000.00	\$0.00
Augustus Rathbone	\$9,000.00	\$0.00	\$9,000.00	\$0.00
Ben Rogers Park	\$103,000.00	\$4,498,000.00	\$4,601,000.00	\$7,500.00
Bob McGuire Park	\$84,000.00	\$0.00	\$84,000.00	\$0.00
Calaveras Ridge	\$0.00	\$1,691,000.00	\$1,691,000.00	\$17,600.00
Calle Oriente Mini Park	\$325,000.00	\$75,000.00	\$400,000.00	\$0.00
Cardoza Park (3 Field)	\$340,000.00	\$9,539,000.00	\$9,879,000.00	\$23,900.00
Cardoza Park (4 Field)	\$340,000.00	\$9,832,000.00	\$10,172,000.00	\$23,900.00
Cerano Park	\$224,000.00	\$110,000.00	\$334,000.00	\$900.00
Creighton Park	\$0.00	\$0.00	\$0.00	\$0.00
Dixon Landing	\$379,600.00	\$3,689,219.00	\$4,068,819.00	\$2,200.00
Foothill Park	\$199,000.00	\$2,708,000.00	\$2,907,000.00	\$0.00
Hall Memorial Park	\$445,000.00	\$4,601,000.00	\$5,046,000.00	\$0.00
Hidden Lake Park	\$110,000.00	\$1,940,000.00	\$2,050,000.00	\$7,500.00
Hillcrest Park	\$134,000.00	\$2,639,000.00	\$2,773,000.00	\$7,500.00
John McDermott	\$126,000.00	\$447,000.00	\$573,000.00	\$1,400.00
Jose Huigera Adobe Park	\$129,000.00	\$0.00	\$129,000.00	\$0.00
McCandless Park	\$0.00	\$0.00	\$0.00	\$77,200.00
Milpitas Dog Park	\$39,000.00	\$0.00	\$39,000.00	\$0.00
Milpitas Sports Center	\$700,000.00	\$2,767,000.00	\$3,467,000.00	\$0.00
Murphy Park	\$301,000.00	\$4,858,000.00	\$5,159,000.00	\$2,900.00
Oliver Jones Memorial	\$37,000.00	\$1,993,000.00	\$2,030,000.00	\$0.00
O'toole Elms	\$87,000.00	\$0.00	\$87,000.00	\$0.00
Parc Metro Central	\$30,000.00	\$583,000.00	\$613,000.00	\$0.00
Parc Metro East	\$205,000.00	\$578,000.00	\$783,000.00	\$0.00
Parc Metro West	\$238,000.00	\$954,000.00	\$1,192,000.00	\$0.00
Pecot Park	\$55,000.00	\$569,000.00	\$624,000.00	\$0.00
Peter Gill	\$479,000.00	\$3,451,000.00	\$3,930,000.00	\$1,400.00
Pinewood Park	\$436,000.00	\$0.00	\$436,000.00	\$0.00
Robert E Browne	\$195,000.00	\$3,689,000.00	\$3,884,000.00	\$7,500.00
Sandalwood Park	\$56,000.00	\$2,402,000.00	\$2,458,000.00	\$7,700.00
Selwyn Park	\$128,000.00	\$1,028,000.00	\$1,156,000.00	\$0.00
Sinnott	\$375,000.00	\$5,667,000.00	\$6,042,000.00	\$2,200.00
Skate Park	\$0.00	\$0.00	\$0.00	\$0.00
Starlite Park	\$412,000.00	\$4,055,000.00	\$4,467,000.00	\$6,000.00
Strickroth	\$145,000.00	\$5,107,000.00	\$5,252,000.00	\$13,600.00
Tom Evatt Park	\$431,000.00	\$0.00	\$431,000.00	\$0.00
<b>TOTALS</b>	<b>\$8,025,600.00</b>	<b>\$85,001,219.00</b>	<b>\$93,026,819.00</b>	<b>\$213,200.00</b>

Table 5-1: Park Improvement Cost Summary

## MILPITAS PARKS AND FACILITIES MAP



### PARKS

- 1 Sunnyhills Albert Augustine Jr. Memorial Park
- 2 Alviso Adobe Park
- 3 Augustus Rathbone Park
- 4 Ben Rodgers Park
- 5 Bob McGuire Park
- 6 Calaveras Ridge Open Space
- 7 Calle Oriente Mini-Park
- 8 Cardoza Park (Tom)
- 9 Cerano Park
- 10 Creighton Park (Frederick)
- 11 Dixon Landing Park
- 12 Foothill Park
- 13 Hall Memorial Park
- 14 Hidden Lake Park
- 15 Hillcrest Park

- 16 John McDermott Park
- 17 Jose Higuera Adobe Park
- 18 Milpitas Dog Park
- 19 Milpitas Sports Center
- 20 Murphy Park
- 21 Oliver W. Jones Memorial Park
- 22 O'Toole Elms Park (John)
- 23 Parc Metro East
- 24 Parc Metro Middle
- 25 Parc Metro West
- 26 Pecot Park (Bob)
- 27 Peter Gill Memorial Park
- 28 Pinewood Park
- 29 Robert E Browne Park
- 30 Sandalwood Park

- 31 Selwyn Park
- 32 Skate Park
- 33 Sinnott Park (John)
- 34 Starlite Park
- 35 Strickroth Park (Henry)
- 36 Tom Evatt Park
- 37 McCandless Park

### FUTURE PARK

- Tango Park

### PLAZAS

- 1 Cesar Chavez Plaza
- 2 Civic Center Plaza
- 3 Veteren Memorial Plaza
- 4 Jerry Arnold Plaza

### FACILITIES

- 1 Alviso Adobe
- 2 Higuera Adobe
- 3 Milpitas Community Center
- 4 Barbara Lee Senior Center
- 5 Milpitas Sports Center
- 6 Sal Cracolice Recreational Facility

### TRAILS

- 1 Berryessa Creek
- 2 Coyote Creek
- 3 Penitencia Creek

Figure 2-1: Existing City Parks and Facilities



### SUNNYHILLS ALBERT AUGUSTINE JR. MEMORIAL PARK

*Conway St. and Coelho St.*

**Type:** Neighborhood Park

**Size:** 6.2 acres

**Construction Date:** 1963

**Latest Renovation:** 2002 (Playground)

#### PARK OVERVIEW

Sunnyhills Albert Augustine Jr. Memorial Park is a large neighborhood park surrounded by residential neighborhoods to the east and west, and the Joseph Weller Elementary School and Milpitas Community Garden to the north.



The park contains a public sundial art piece at the entrance on Coelho Street, a restroom, pedestrian lighting, various type of walking pathways, passive lawn areas and two playgrounds which were renovated in 2002. The site is in need of a renovation due to lack of ADA compliant amenities, the aging furnishings and infrastructure, eroding decomposed granite pathway, and sparse landscaping.

The west side of the site consists of a linear walking trail and planting areas running through the City and County of San Francisco Hetch Hetchy pipeline property that connects to the Elementary School and Community Garden. Any renovations in this area require a permit from the SFPUC.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

- 1** **Amenities:** Two wood benches in poor condition are provided at picnic areas, and three composite benches in fair condition at the perimeter trail. All wood picnic tables and barbeques are in poor condition. One bike rack is in good condition. One dog station is in poor condition.

- 2** **Park Signage:** Entry sign is in good condition.



#### Accessibility

- 1** **Pathways:** Concrete pathways at the entrance of the park and an asphalt trail running through the Hetch Hetchy easement are in good condition. The decomposed granite path on the north side of the park has major drainage issues and pooling. The decomposed granite is up to 4" lower than adjacent paving at transitions to adjacent paths.

- 2** **Furnishings:** No accessible picnic tables or benches are provided. Most picnic tables and benches are in non ADA-accessible locations.

- 3** **Play Areas:** Limited accessible elements are provided. Poured in place surfacing at the larger play area is separating from adjacent concrete paving, creating a 1-2" vertical lip and horizontal gap in some areas. Sand surfacing at the smaller play area is low, creating 6"+ drops from adjacent poured in place surfacing.



## Landscaping & Maintenance

**1** **Landscape Planting:** The landscape planting within the park is sparse and requires maintenance. Perimeter landscape planting areas and planting areas within the Hetch Hetchy easement are bare of vegetation. Wisteria vines on restroom trellis are unmanaged and overgrown.



**2** **Trees:** Trees are in fair condition



**3** **Fencing:** Chain link fencing at play areas is in need of repair.

**4** **Turf:** Turf is in good condition with some minor gopher issues.

**5** **Irrigation:** This park is on the central irrigation system using reclaimed water.

**6** **Restroom:** Restroom is in fair condition. The drinking fountain and floor drain are non-operational. Minor ADA issues are present.<sup>1</sup>

**7** **Lighting:** Pedestrian lighting is operational and in good condition.

1. See Appendix D: Facility Condition Assessment

### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Replace north entry sign with Milpitas standard.
- Playground equipment and surface repairs: Replace existing sand surfacing with poured in place surfacing and engineered wood fiber. Replace all fencing with 42" black vinyl coated chain link. Replace equipment per the Milpitas Playground rehabilitation project.<sup>2</sup>
- Replace all picnic tables and barbeque's with current Milpitas standard, provide ADA accessible models and ash receptacles.
- Replace all benches with current Milpitas standard, place on concrete pads to ensure accessibility.
- Replace dog waste station
- Refurbish Restroom: Refurbish and conduct ADA study per Facility Condition Assessment.<sup>1</sup> Prune vines on attached trellis structure.
- Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary, remove all dead or dying vegetation. Replace dead or dying plants with drought-tolerant California natives. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement

- Replace decomposed granite walking path with 9' wide concrete path. Ensure proper drainage.
- Community Event Space: Community plaza area with perimeter seating and overhead shade structure.
- Remove and Replace Play Areas: Replace existing play equipment with structures that provide accessible ground level play elements and integrated shade structures. Replace poured in place surfacing and engineered wood fiber. Replace all fencing with 42" black vinyl coated chain link.
- Add 20-car parking lot along Coelho St.
- Add 6 fitness stations along loop path.
- Pave picnic areas with concrete, add shade structures where existing tree canopies do not provide shade.
- Dog Areas: Add a fenced dog area with separate small and large dog spaces, fenced entry area, dog stations and benches.
- Right-of-Way Improvement: Install ADA curb ramps at park entrances, accessibility signage, driveway approaches with bollards, crosswalk striping, and sidewalk, curb and gutter repairs as needed.

1. See Appendix D: Facility Condition Assessment

2. See Appendix F: Milpitas Playground Rehabilitation Project

## SUNNYHILLS ALBERT AUGUSTINE JR. MEMORIAL PARK PROPOSED IMPROVEMENT SITE PLAN

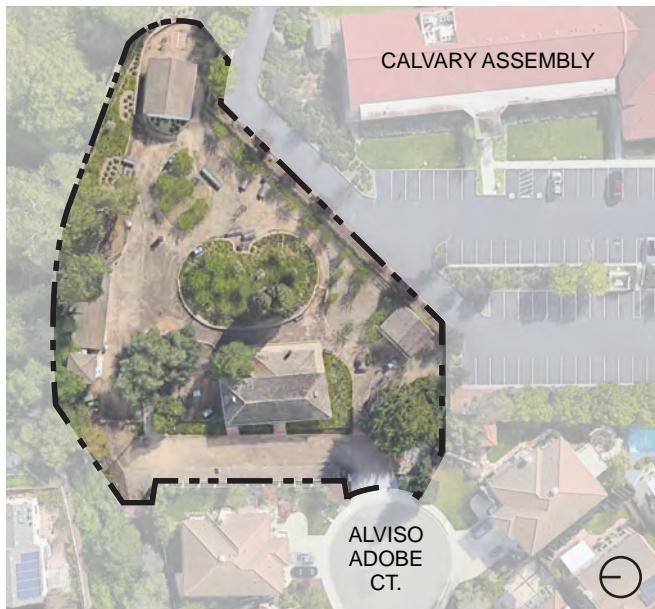


## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Entry Sign (City Standard)	2 EA	\$5,000.00	\$10,000
2 BBQ & Ash Receptacle	7 EA	\$5,000.00	\$35,000
3 Bench	5 EA	\$3,000.00	\$15,000
4 Dog Waste Station	1 EA	\$1,500.00	\$1,500
5 Picnic Table	9 EA	\$4,000.00	\$36,000
6 Refurbish Restroom (Refer to Facility Condition Assessment)	1 LS	\$109,000.00	\$109,000
7 Repair fencing at playground area	1 LS	\$5,000.00	\$5,000
8 Playground Equipment & Surface Repairs	1 LS	\$286,112.00	\$286,112
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$497,612</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$149,284</b>
		<b>Short Term Repairs &amp; Upgrades TOTAL</b>	<b>\$ 647,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	70,000 SF	\$5.00	\$350,000
2 Pave Walking Path (9' Wide, 4" Concrete over 6" CL II AB)	14,000 SF	\$16.00	\$224,000
3 Event Space (4" Concrete over 6" CL II AB)	7,500 SF	\$16.00	\$120,000
4 Parking Lot (3.5" AC over 14.5" CL II AB)	8,500 SF	\$12.50	\$106,250
5 Drainage	1 LS	\$125,000.00	\$125,000
6 Replace Pedestrian Lighting	1 LS	\$150,000.00	\$150,000
7 Site furnishing	1 LS	\$100,000.00	\$100,000
8 Large Shade Structure	1 LS	\$200,000.00	\$200,000
9 Right of Way Improvement	1 LS	\$50,000.00	\$50,000
10 Dog Park (.25 acre) (Includes 42" HT Chain Link Fencing)	1 LS	\$150,000.00	\$150,000
11 Fitness Stations (Including Surfacing & Curb)	6 EA	\$10,000.00	\$60,000
12 Play Structure	9,000 SF	\$70.00	\$630,000
13 Play surface - Pour In Placed	9,000 SF	\$30.00	\$270,000
14 Landscape and irrigation	6.2 Acres	\$75,000.00	\$465,000
15 Pave Pincinc Areas (Concrete)	10,000 SF	\$16.00	\$160,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$3,160,250</b>
<b>Mobilization - 15%</b>			<b>\$474,038</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$948,075</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$948,075</b>
		<b>Long Term Park Improvements TOTAL</b>	<b>\$ 5,531,000.00</b>
		<b>IMPROVEMENTS TOTAL</b>	<b>\$ 6,178,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
1 Parking lot cleaning (Weekly)	8500 SF	\$0.12	\$ 1,100.00
2 Dog park (Twice Weekly)	10,000 SF	\$0.12	\$ 1,200.00
		<b>Annual Maintenance TOTAL</b>	<b>\$ 2,300.00</b>

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### ALVISO ADOBE PARK

2087 Alviso Adobe Ct.

**Type:** Special Purpose

**Size:** 2.26 acres

**Construction Date:** ~1837

#### Renovations:

- Phase 1: Adobe Building Replacement - 1999
- Phase 2: Park Drainage Improvements - 2009
- Phase 3: Adobe Building Renovation - 2010
- Phase 4: Park Construction & Out-Building Restoration – 2013
- Phase 5: Adobe Museum - 2022

### SITE OVERVIEW

Alviso Adobe Park is a special purpose park containing several historic buildings (water tower, carriage shed and fruit drying shed) and artifacts from the historic Alviso Adobe ranch. The park is built around the José María Alviso home. Constructed in 1837, it was perhaps the longest continually inhabited adobe home in California until the City of Milpitas acquired it in 1996. The City is in the final phase to restore the interior of the adobe buildings and open it to the public as educational museum in 2022.

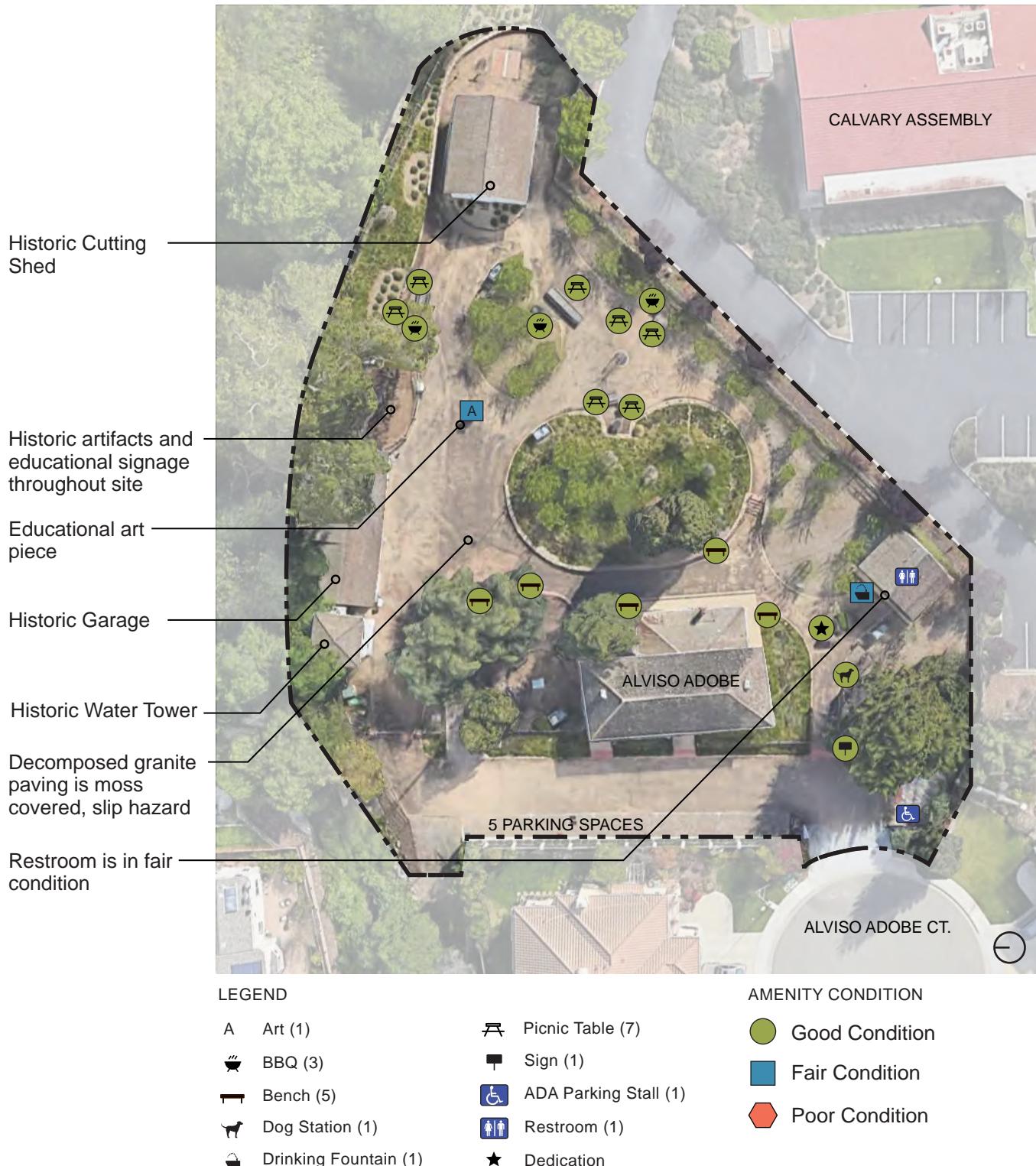


The park is accessed at the end of Alviso Adobe Court with a dedicated parking lot with handicapped spaces. Well-maintained decomposed granite paths connect to the site from the parking lot. The north end of the site features several small picnic areas with accessible tables. Distributed through the planting areas are historic artifacts from the days of the Adobe's habitation, with interpretive educational signage. An educational art piece is located at the center of the park and there is a public restroom and drinking fountain at the entrance.



Currently there are no major improvements proposed for this park, only small repair and maintenance work is required specified in the Proposed Improvements section.

## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

- 1** **Amenities:** Wood picnic tables and one ADA table are provided, all in good condition. All barbecue's are in good condition. Wood benches are in good condition. Two dog stations with waste receptacles are in fair condition. One water fountain at the restroom is in good condition.
- 2** **Park Signage:** Entry sign is not Milpitas standard but is consistent with the character of the park. Two park rules signs and nine interpretive signs are in good condition.



#### Accessibility

- 1** **Pathways:** All paths within site are compacted decomposed granite. Paving is smooth and uniform with minor areas of deterioration. Moss growing in shaded areas poses a slip hazard. Running slopes exceed 5% by small margins at stairs and ramps.
- 2** **Furnishings:** One ADA-accessible picnic table is provided. All benches are compliant with current code.
- 3** **Parking:** Parking surface is a combination of vehicular pavers as well as GraniteCrete resin pavement, replaced in 2020. Six standard spaces and one ADA stall are provided.



## Landscaping & Maintenance

- 1** **Landscape Planting:** Planting areas are lush although largely unmaintained. Grasses and weeds are prevalent.
- 2** **Trees:** Trees are in good condition. Olives adjacent to Alviso Adobe drop excessive fruit on paved areas.
- 2** **Fencing:** Site fences and walls are in good condition.
- 3** **Irrigation:** This park is on the City's centralized irrigation system, using potable water.
- 4** **Restroom:** Restroom is in fair condition. See Facility Condition Assessment for further information.<sup>1</sup>



1. See Appendix D: Facility Condition Assessment, pg 579

## CHAPTER 5: GOALS AND RECOMMENDATIONS

## PROPOSED IMPROVEMENTS

Currently there are no major improvements recommended for this park, only short term repair and maintenance work is required.

- Clear pathways of moss.
  - Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary. Replace dead or dying plants with drought-tolerant California natives. Mulch landscape areas annually. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Ensure that pathways are clear of moss annually or as needed.
  - Refurbish Restroom: Refurbish and conduct ADA study per Facility Condition Assessment.<sup>1</sup>

## PROPOSED IMPROVEMENTS COST

Item	Quantity		Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>				
1 Repair ADA Parking access (DG to permeable paver transition)	1	LS	\$5,000	\$5,000
2 Refurbish Restroom (Refer to Facility Condition Assessment)	1	LS	\$58,000	\$58,000
<b>SUBTOTAL Short Term Park Improvements</b>				<b>\$63,000</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>				<b>\$18,900</b>
<b>Short Term Repairs &amp; Upgrades TOTAL</b>				<b>\$ 82,000.00</b>
<b>B. Long Term Park Improvements</b>				
No major improvement is proposed				
<b>IMPROVEMENTS TOTAL</b>				<b>\$ 82,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>				

#### *1. See Appendix D: Facility Condition Assessment*

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## AUGUSTUS RATHBONE PARK

*Expedition Ln. and Jubilee Dr.*

**Type:** Urban Park

**Size:** .73 acres

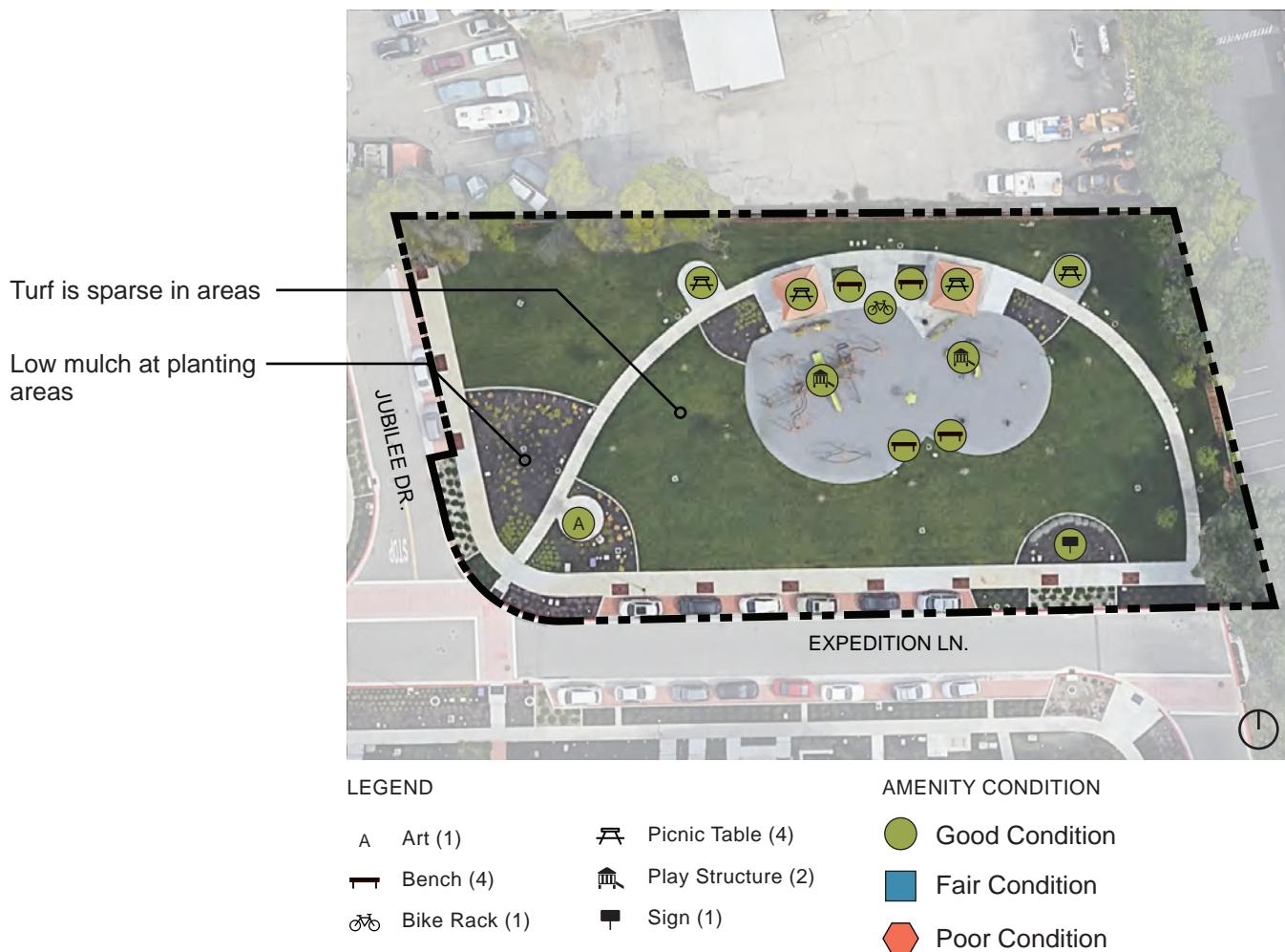
**Construction Date:** 2017

### PARK OVERVIEW

Augustus Rathbone Park is a modern, compact neighborhood park. It is well-maintained, featuring modern ADA compliant play equipment and amenities. The entrance of the park features a large art piece entitled "Watching You" and ornamental planting areas. Shaded picnic areas with accessible seating sit adjacent to a well-maintained playground and open lawn.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

- 1 **Amenities:** All site amenities are in good condition
- 2 **Play Equipment:** Play equipment and poured in place surfacing are in good condition.



#### Accessibility

- 1 **Pathways:** All concrete pathways are in good condition with no cracking or heaving. All slopes and ramps are ADA compliant.
- 2 **Furnishings:** ADA accessible benches and tables are provided.



#### Landscaping & Maintenance

- 1 **Landscape Planting:** Landscape planting is in overall good condition. Mulch in planted areas is low.
- 2 **Turf:** Turf is in good condition with some sparse areas.
- 3 **Irrigation:** This park is on the City's centralized irrigation system using reclaimed water.



## PROPOSED IMPROVEMENTS

Currently there are no major improvements recommended for this park, only ongoing maintenance work is required.



### BEN RODGERS PARK

*Grand Teton Dr. off Sequoia Dr.*

**Type:** Neighborhood Park

**Size:** 8.66 acres

**Construction Date:** 1970 - North Section  
1989 - South Section

**Latest Renovation:** 2020 (Playground)

### PARK OVERVIEW

Ben Rodgers Park is a large community park intended for passive recreation with multiple access points to the surrounding neighborhood. There are several picnic areas, open lawns and a play area. The north and south sections of the park were constructed at different times and feature different furnishings, pathway and lighting styles. The park needs renovation due to lack of ADA compliant furnishings in the north section, aging amenities and eroding decomposed granite and gravel pathways. There is a lack of contiguous pedestrian lighting between the north and south sections.

The north side of the park is primarily an open field used as a baseball pitch, one small chainlink backstop is provided. The entrance has a picnic area with several picnic tables and barbeques. The play area was renovated in 2020 with ADA accessible equipment and poured in place surfacing. This side of the site is accessed by gravel and decomposed granite paths in poor condition. Significant ponding and drainage issues were noted during the site visit.

The south side of the site consists of well-maintained asphalt paths connecting several picnic and seating areas. Modern pedestrian lighting is provided in this side of the park.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

- 1** **Amenities:** All existing wood picnic tables and benches are in poor condition. One concrete drinking fountain is in poor condition. One dog station missing a waste receptacle is in poor condition. One bike rack is in good condition.



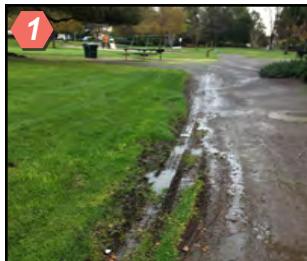
- 2** **Play Equipment:** Play equipment, poured in place and fiber surfacing was updated in 2020 and is in good condition.



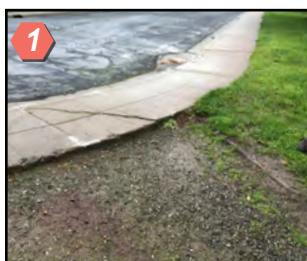
- 3** **Signage:** Two entry signs are in good condition, however the sign along Everglades Drive is missing the park hours attachment. Of two park rules signs, one along Skyline Dr. is faded.

#### Accessibility

- 1** **Pathways:** Gravel pathways on the north side of the park are significantly impacted. Slopes exceed 5% at many areas. Uneven surfaces, abrupt dips, and ruts from maintenance vehicles collect water during rain events. Asphalt paths on the south side of the site are in good condition and are ADA compliant.



- 2** **Furnishings:** No ADA accessible benches, drinking fountains or tables are provided. All furnishings on the north side of the site are located on non-accessible paths of travel.



- 3** **Play Equipment:** Accessible play elements and paths of travel are provided



## Landscaping & Maintenance

- 1 **Landscape Planting:** Landscape planting is in good condition with some sparse areas of planting.
- 2 **Turf:** Turf is in good condition with some gopher issues.
- 3 **Trees:** Trees are in good condition overall. Magnolia trees along Seacliff Drive drop excessive fruit onto sidewalk.
- 4 **Irrigation:** This site is on the City's centralized irrigation system using potable water.
- 5 **Lighting:** Lighting is in overall good condition. The north side of the site has older fixtures than the south side of the site, however it is functional and provides adequate evening lighting



### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Repair entry sign.
- Replace all park rules signs.
- Replace bike rack.
- Picnic Areas: Replace all picnic tables and barbecues with current Milpitas standard, provide ADA accessible models. Provide ash receptacles.
- Replace all benches with current Milpitas standard, placed on concrete pads to ensure accessibility.
- Landscape Maintenance: Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement

- Update Picnic Areas: Pave picnic areas with concrete. Provide one trash/recycle receptacle per picnic area and one ash receptacle for every two barbeques or at least one per picnic area. Add shade structures where existing tree canopies do not provide shade.
- Add group picnic area adjacent to play area. Provide ADA accessible tables, trash/recycle receptacles, group barbeques, prep tables, ash receptacles and shade structures. Pave with concrete.
- Add restroom adjacent to picnic area and baseball and soccer field.
- Replace backstop at baseball field, add two player benches.
- Pave gravel trails at north of site with 9' wide asphalt paths
- Replace pedestrian lighting on both north and south areas of the park, standardize fixtures.
- Right-of-Way Improvement: Installation of ADA curb ramps at all public entrances, accessibility signage, and sidewalk, curb and gutter repairs, and sidewalk expansion as necessary.

## BEN RODGERS PARK

### PROPOSED IMPROVEMENT SITE PLAN



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Repair Entry Sign	1 EA	\$1,000.00	\$1,000
2 Bike Rack	1 EA	\$2,500.00	\$2,500
3 BBQ & Ash Receptacle	6 EA	\$5,000.00	\$30,000
4 Bench	4 EA	\$3,000.00	\$12,000
5 Picnic Table	8 EA	\$4,000.00	\$32,000
6 Replace Park Rules Sign	1 EA	\$1,000.00	\$1,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$78,500</b>
Soft Costs (Administration, Inspection) - 30%			\$23,550
		<b>Short Term Repairs &amp; Upgrades TOTAL</b>	<b>\$ 103,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	30,000 SF	\$5.00	\$150,000
2 Drainage	1 LS	\$150,000.00	\$150,000
3 Pave walking path (9' Wide, 3.5" AC over 14.5" CL II AB)	40,000 SF	\$12.50	\$500,000
4 Pedestrian Lighting Replacement	1 LS	\$150,000.00	\$150,000
5 Site Furnishing	1 LS	\$150,000.00	\$175,000
6 Right of Way Improvement	1 LS	\$125,000.00	\$125,000
7 Prefabricated Restroom (Single Stall)	1 LS	\$200,000.00	\$200,000
8 Utilities for New Restroom (Water, Sewer, Electric)	1 LS	\$100,000.00	\$100,000
9 Backstop (10' Wide)	1 EA	\$75,000.00	\$75,000
10 Landscape and irrigation	7 Acres	\$75,000.00	\$525,000
11 Pave Picnic Areas	10,000 SF	\$16.00	\$160,000
12 Large Shade Structure	2 EA	\$130,000.00	\$260,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$2,570,000</b>
Mobilization - 15%			\$385,500
Design & Construction Contingency - 30%			\$771,000
Soft Costs (Design, Administration, Inspection, Permitting) - 30%			\$771,000
		<b>Long Term Park Improvements TOTAL</b>	<b>\$ 4,498,000.00</b>
		<b>IMPROVEMENTS TOTAL</b>	<b>\$ 4,600,000.00</b>
<b>C. Annual Maintenance Cost</b>			
1 Restroom service - Cleaning and Restocking (Daily)	1 LS	\$7,500.00	\$ 7,500.00
		<b>Annual Maintenance TOTAL</b>	<b>\$ 7,500.00</b>

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## BOB MCGUIRE PARK

791 Garden St.

**Type:** Neighborhood Park

**Size:** 3.00 acres

**Construction Date:** 2015

### PARK OVERVIEW

Bob McGuire Park is the namesake of the first director of Parks and Recreation for the City of Milpitas. This park was included with the construction of the surrounding multi unit housing developments.

This park serves a variety of users with four tennis courts, two playgrounds, a covered amphitheater and access to the Sal Cracolice Recreation Facility. The park has a dedicated parking lot with handicapped spaces, and ample street parking.

This park is in good condition with modern, ADA accessible amenities and well-maintained planting areas.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

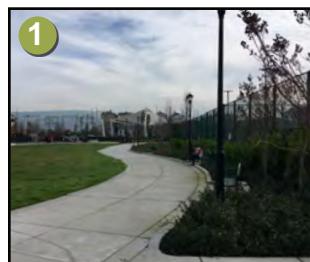
#### Site Furnishings

- 1 **Amenities:** Two metal picnic tables and two ADA accessible tables are provided, in good condition. There are four double barbeques in good condition. Six metal park benches are in good condition. Two ornamental bike racks and two standard bike racks are in good condition. One drinking fountain is provided at the Sal Cracolice Recreation Facility.
- 2 **Play Equipment:** One 2-5 play area and one 5-12 play area are provided. Equipment is modern, set on poured in place safety surfacing.



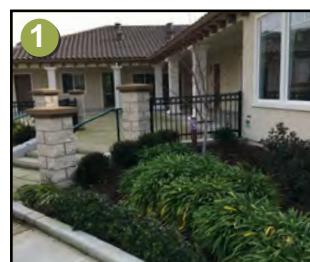
#### Accessibility

- 1 **Pathways:** All concrete pathways, ramps and stairs are ADA-accessible.
- 2 **Furnishings:** Two ADA-accessible tables are provided. All park benches meet current code.
- 3 **Play Equipment:** Play equipment meets current safety compliance and ADA requirements.



#### Landscaping & Maintenance

- 1 **Landscape Planting:** Landscape planting is in good condition. Maintenance costs are high due to diverse plant palette.
- 2 **Turf:** Turf is in good condition.
- 3 **Sports Courts:** Tennis courts are in good condition
- 4 **Trees:** Trees are in overall good condition. Some young trees are failing.
- 5 **Irrigation:** This park is on the City's centralized irrigation system using reclaimed water.



## PROPOSED IMPROVEMENTS

No improvements are proposed at the time of this document.



### CALAVERAS RIDGE PARK

*Calaveras Ridge Dr.*

**Type:** Special Use Park

**Size:** 1.80 acres

**Construction Date:** NA

### PARK OVERVIEW

Calaveras Ridge Park is a largely undeveloped lot overlooking Milpitas and the surrounding Bay Area, located at the Country Club Estates. The area was in the 2009 Parks and Recreation Master Plan as a stargazing lookout with picnic tables, barbecues, public art and a loop walking path. Those amenities were never installed and the park now consists of a small parking lot and a grassy slope with views over the Bay.

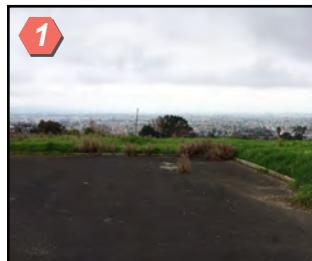


## EXISTING SITE ASSESSMENT



### Landscape and Maintenance

- ① **Parking Lot:** Parking lot is in poor condition with weeds growing through the asphalt.
- ② **Landscaping:** Park is entirely unmaintained.



### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- No short term repairs and upgrades are recommended

#### Long Term Improvement

- Add 9' decomposed granite path.
- Add pedestrian level lighting that will not interfere with stargazing.
- Add decomposed granite overlook with picnic tables and educational astronomy signage.
- Add benches along pathway. Place on decomposed granite pads to ensure accessibility.
- Add telescopes at overlook for observing the planets and the moon.
- Add public art at entrance.
- Slurry seal and stripe parking lot to designate ADA accessible space.
- Add drought tolerant native planting at entrance area and associated irrigation.
- Hydroseed site with native wildflower meadow mix.

## CALAVERAS RIDGE PARK PROPOSED IMPROVEMENT PLAN



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal	
<b>A. Short Term Repairs &amp; Upgrades</b>				
No short term repairs & upgrades proposed				
<b>B. Long Term Park Improvements</b>				
1 Demolition & Grading	40,000	SF	\$5.00	\$200,000
2 Drainage	1	LS	\$100,000.00	\$100,000
3 Resurface & Restripe Existing Parking Lot	8,500	SF	\$4.50	\$38,250
4 Decomposed Granite Paving (3" DG over 6" CL II AB)	8,250	SF	\$10.00	\$82,500
5 6' HT Chainlink Fence	600	LF	\$150.00	\$90,000
6 Pedestrian Lighting	1	LS	\$150,000.00	\$150,000
7 Site Furnishing	1	LS	\$100,000.00	\$100,000
8 Public Art	1	LS	\$100,000.00	\$100,000
9 Entry Sign	1	EA	\$5,000.00	\$5,000
10 Landscaping & Irrigation	1.80	SF	\$100,000.00	\$100,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$965,750</b>	
<b>Mobilization - 15%</b>			<b>\$144,863</b>	
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$289,725</b>	
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$289,725</b>	
<b>Long Term Park Improvements TOTAL</b>			<b>\$ 1,691,000.00</b>	
<b>C. Additional Features Annual Maintenance Cost</b>				
1 Weed control (Twice Annually and As Needed)	500	SF	\$0.01	\$5
2 Mechanical weed control (As Needed)	500	SF	\$0.05	\$25
3 Pruning Plants (Twice Annually and As Needed)	500	SF	\$0.02	\$10
4 Empty trash cans (Twice Weekly and As Needed)	78408	SF	\$0.04	\$3,136
5 Remove trash & misc. debris from landscape (2X Weekly)	500	SF	\$0.01	\$5
6 Inspect, adjust and repair irrigation system (Weekly)	500	SF	\$0.04	\$20
7 Restroom service - Cleaning and Restocking (Daily)	1	LS	\$7,500.00	\$7,500
8 Parking lot cleaning (Weekly)	8500	SF	\$0.12	\$1,020
9 Herbicide application (Seasonally)	500	SF	\$0.01	\$5
10 Clean and repair drinking fountains (As Needed)	1	LS	\$5,000.00	\$5,000
11 General Park Maintenance (As Needed)	78408	SF	\$0.01	\$784
<b>Annual Maintenance TOTAL</b>			<b>\$ 17,600.00</b>	

## CHAPTER 5: GOALS AND RECOMMENDATIONS

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## CHAPTER 5: GOALS AND RECOMMENDATIONS



## CALLE ORIENTE PARK

*Calle Oriente St. off N. Park Victoria Dr.*

**Type:** Urban Park

**Size:** 0.35 acres

**Construction Date:** 1978

**Latest Renovation:** 2021 (Playground Surfacing)

### PARK OVERVIEW

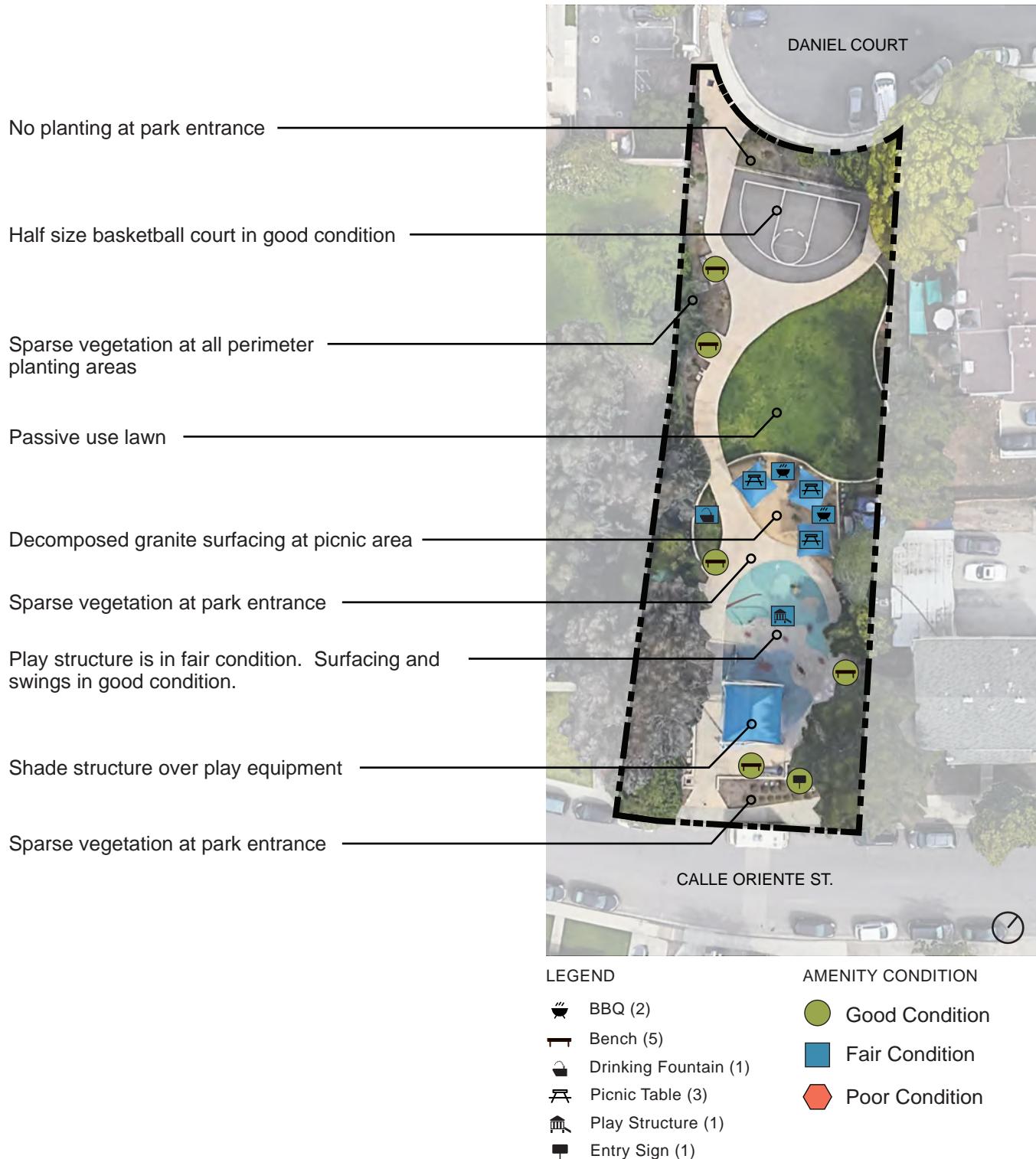
This pocket park connects Daniel Ct. and Calle Oriente St. The park is well designed, featuring modern amenities and play areas.

The north end has a half sized basketball court and a small lawn area. The south end of the site has a shaded picnic area and shaded play area. The picnic area has good views for supervision into the play area and offers accessible seating. The play area poured in place surfacing was replaced in 2021. Concrete pathways throughout the site are accessible and up to current code. ADA paths of travel and accessible benches and tables are provided.

Landscape planting throughout the site is sparse and need replanting. Public Works has identified the irrigation system as unreliable.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

**1** **Amenities:** Two composite picnic tables and one ADA accessible table are provided, all in fair condition. Two barbecues are in fair condition. One drinking fountain is provided in fair condition. Shade sails over the picnic area are in fair condition, however the sail material is fading.

**1** Five composite benches are in good condition.

**2** **Play Equipment:** The play area equipment is in good condition, poured in place surfacing and swingset were repaired in 2021.



#### Accessibility

**1** **Pathways:** All concrete pathways, ramps and stairs are ADA accessible. Decomposed granite at picnic area is separating from adjacent paving.



**2** **Furnishings:** One ADA accessible table is provided. All benches meet current code.

**3** **Play Equipment:** ADA accessible play elements are provided.

## Landscaping & Maintenance

**1** **Landscape Planting:** Planting areas are mostly bare. Existing planting needs maintenance and pruning.



**2** **Turf:** Turf is in good condition.



**3** **Trees:** Trees are in good condition and provide adequate shade.

**4** **Irrigation:** This park is on the City's centralized irrigation system, however the irrigation system is not reliable.

**5** **Lighting:** Lighting is modern and is functional.

## CHAPTER 5: GOALS AND RECOMMENDATIONS

### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Replace shade sail fabric on picnic area shade structures.
- Landscape and Irrigation: Replant all landscaped areas with drought-tolerant California native planting, mulch with 3" layer of recycled wood mulch per Milpitas City standards. Repair irrigation system. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge turf areas weekly.

#### Long Term Improvement

No long term improvements or additions are proposed at the time of this document.

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Replace Shade Sail Fabric	3 EA	\$10,000	\$30,000
2 Landscaping & Irrigation	11,000 SF	\$20	\$220,000
SUBTOTAL Short Term Park Improvements			\$250,000
Soft Costs (Administration, Inspection) - 30%			\$75,000
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 325,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Pedestrian Lighting Replacement	1 LS	\$75,000	\$75,000
SUBTOTAL Long Term Park Improvements			\$75,000
Mobilization - 15%			\$11,250
Design & Construction Contingency - 30%			\$22,500
Soft Costs (Design, Administration, Inspection, Permitting) - 30%			\$22,500
<b>Long Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 132,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			<b>\$ 457,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			

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### CARDOZA PARK (TOM)

*Kennedy Dr. at N. Park Victoria Dr.*

**Type:** Community Park

**Size:** 10.15 acres

**Construction Date:** 1973

**Latest Renovations:**

- 2009 (Play areas, picnic areas, restroom and parking lot south of baseball field)
- 2020 (Play area)

### PARK OVERVIEW

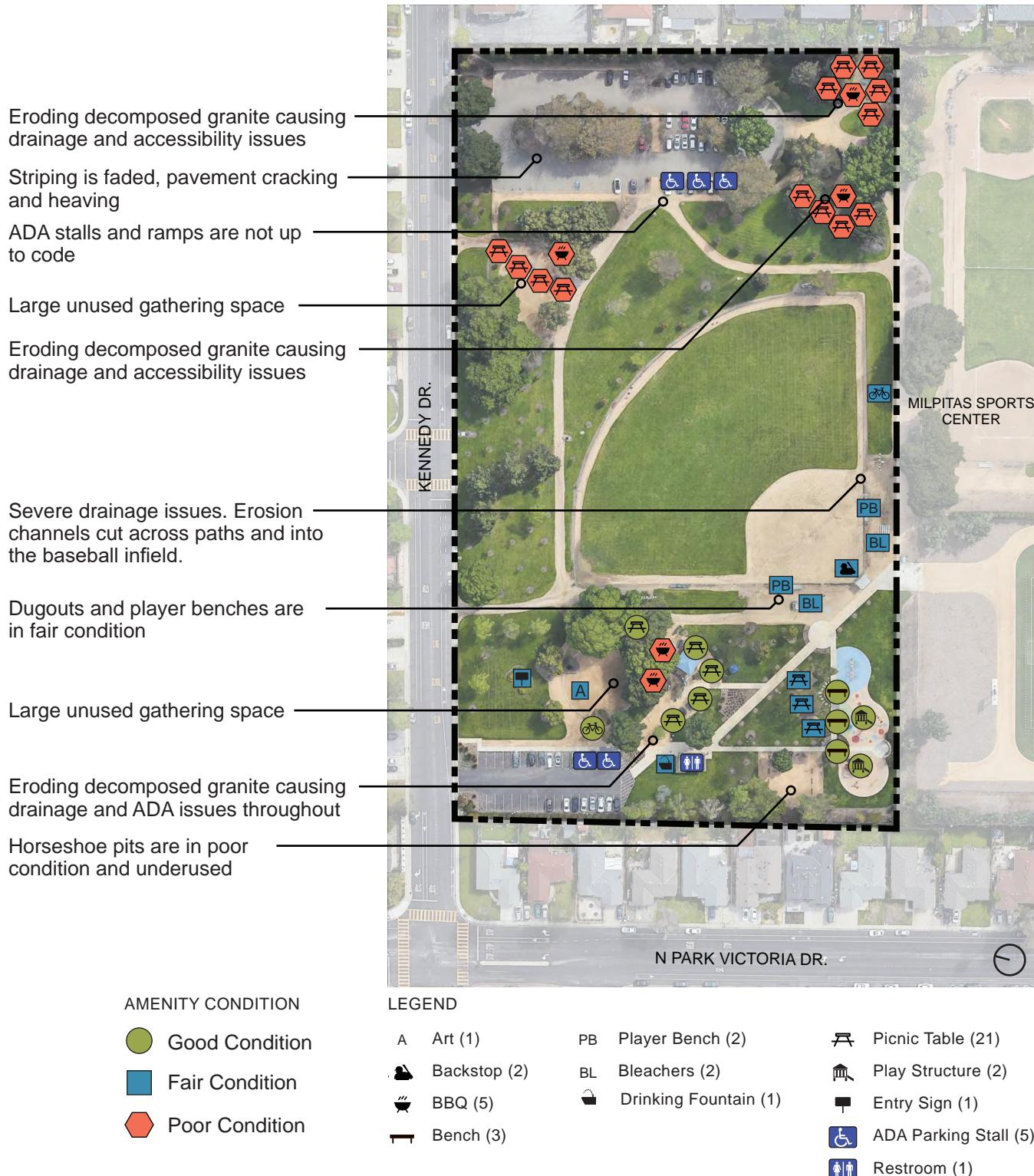
Cardoza Park is a large community park adjacent to the Milpitas Sports Center, and centered around a full size lit softball/baseball field. The park's west end was renovated in 2009 with new playgrounds and picnic areas.

The western portion contains two modern play structures with shaded supervision areas. The play areas were updated in 2020 with new playground surfacing and play structure equipment. Adjacent to the playgrounds are several small picnic areas with shade sails. The picnic areas are accessed by a 33-car parking lot with ADA accessible spaces. A large open space features "Kicker Kid," a public art program piece.

The site's east side contains three picnic areas with aging tables and barbeques and a large unused gathering space. Steep slopes and eroding decomposed granite make this area largely ADA inaccessible. This area is slated to be renovated as part of the Milpitas Sports Center Master Plan. The City Council directed staff in February 2021 to create Capital Improvement Project for the construction of new softball fields. The Master Plan shows a feasibility study of 3-field and 4-field option for the City's consideration. The funding for the future improvements remains to be determined.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

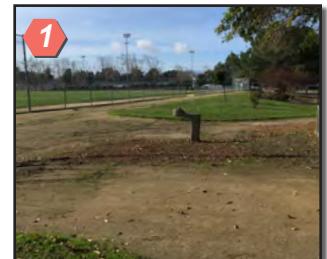
#### Site Furnishings

- 1** **Amenities:** Eight metal tables and two barbeques in the newly renovated west portion of the park are in fair to good condition. Seven metal benches are in good condition. Shade structures over picnic tables and benches are in good condition. One bike rack is in good condition.
- 1** Four metal tables in the eastern side of the site are in poor condition. Ten wood picnic tables and four barbeques are in poor condition. Drinking fountains throughout the site were replaced in 2020 and are in good condition.
- 2** **Play Areas:** Play areas were renovated in 2020. Play equipment is in good condition, set on poured in place surfacing.
- 1** **Signage:** Park entry, informative and regulatory signage is in good condition.



#### Accessibility

- 1** **Pathways:** The majority of pathways on the site consist of unstabilized decomposed granite. Significant drainage issues and heavy traffic from maintenance vehicles cause extensive rutting and uneven walking surfaces. Slopes exceed 5% at pathways to the Milpitas Sports Center.
- 2** **Furnishings:** No ADA-accessible tables are provided. ADA benches are provided only in the western portion of the park.



## Accessibility

- 1** **Play Equipment:** Play equipment meets current safety compliance and ADA requirements. Some lifting at safety surfacing poses a trip hazard.
- 2** **Parking Lots:** The west parking lot provides 2 ADA-accessible parking spaces and a ramp. The east parking lot has striping for 3 ADA spots, however the striping is faded and the ramps provided are not compliant.



## Baseball Field

- 1** **Fencing and Dugouts:** Fencing and signage is in fair to good condition. The player benches are in fair condition and the dugouts lack shade.
- 2** **Infield & Outfield:** The infield has extensive runoff channels cutting through the infield mix. Outfield turf is in good condition.



## Landscaping & Maintenance

- 1** **Landscape Planting:** Entry planting areas are in good condition
- 1** Majority of planting areas are sparsely planted and require maintenance. Mulch is low in all areas, and nonexistent in the non-renovated east portion of the park.
- 2** **Trees:** Trees are in good condition.
- 1** **Turf:** Turf is in good condition throughout the park.
- 1** **Irrigation:** This park is on the City's centralized irrigation system using potable water.
- 1** **Restroom:** Restroom is in fair condition. See Facility Condition Assessment for further information.<sup>1</sup>



1. See Appendix D: Facility Condition Assessment

### PROPOSED SITE IMPROVEMENTS - THREE FIELDS

#### Short Term Improvement

- Replace all existing picnic tables and barbeques in the east portion of the site, provide ADA accessible models.
- Refurbish Restroom: Refurbish and conduct ADA study per Facility Condition Assessment.<sup>1</sup>
- Parking Lot Repairs & ADA Stall Improvements: Resurface and restripe east parking lot. Ensure compliance with current accessibility codes.
- Repair decomposed granite pathways.
- Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary, remove all dead or dying vegetation. Replace dead or dying plants with drought-tolerant California natives. Mulch landscape areas annually. Continue weed control, pruning and fertilization quarterly or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement - Phase 1

##### *Field Improvements*

- Softball Fields: Three new softball fields sized per plan. Each field shall include backstops, shaded dugouts and bleachers, lighting and perimeter fencing. One double sided and one single scoreboard to be provided.
- Add decomposed granite path to provide access to softball field.
- Add storage container.

#### Long Term Improvement - Phase 2

##### *Picnic Area & Parking Lot Improvements*

- Add Picnic Areas: Concrete picnic areas with ADA accessible tables and one trash/recycle and ash receptacle per picnic area.
- Community Event Space: Community plaza area with perimeter seatwalls, concrete paving and a large shade structure to be used for city events, farmers markets, food trucks, etc.
- Repave all decomposed granite paths to 9'. Address grading and drainage issues at interface with Milpitas Sports Center.
- Ensure ADA access at all slopes to Milpitas Sports Center Complex property, and add ramps where necessary.
- Resurface and restripe east parking lot. Ensure compliance with current accessibility codes.
- Add entrance sign at east parking lot

1. See Appendix D: Facility Condition Assessment

## CARDOZA PARK (TOM)

## PROPOSED IMPROVEMENTS SITE PLAN - THREE FIELDS

New picnic areas

Resurface and restripe parking lot,  
ensure compliance with current  
accessibility codes

Storage container

Update picnic area

New entry sign

New scoreboards

Repave all decomposed granite paths to  
9' wide. Address grading and drainage  
issues at interface with Milpitas Sports  
Center

Landscaping/lawn

Refurbish restroom

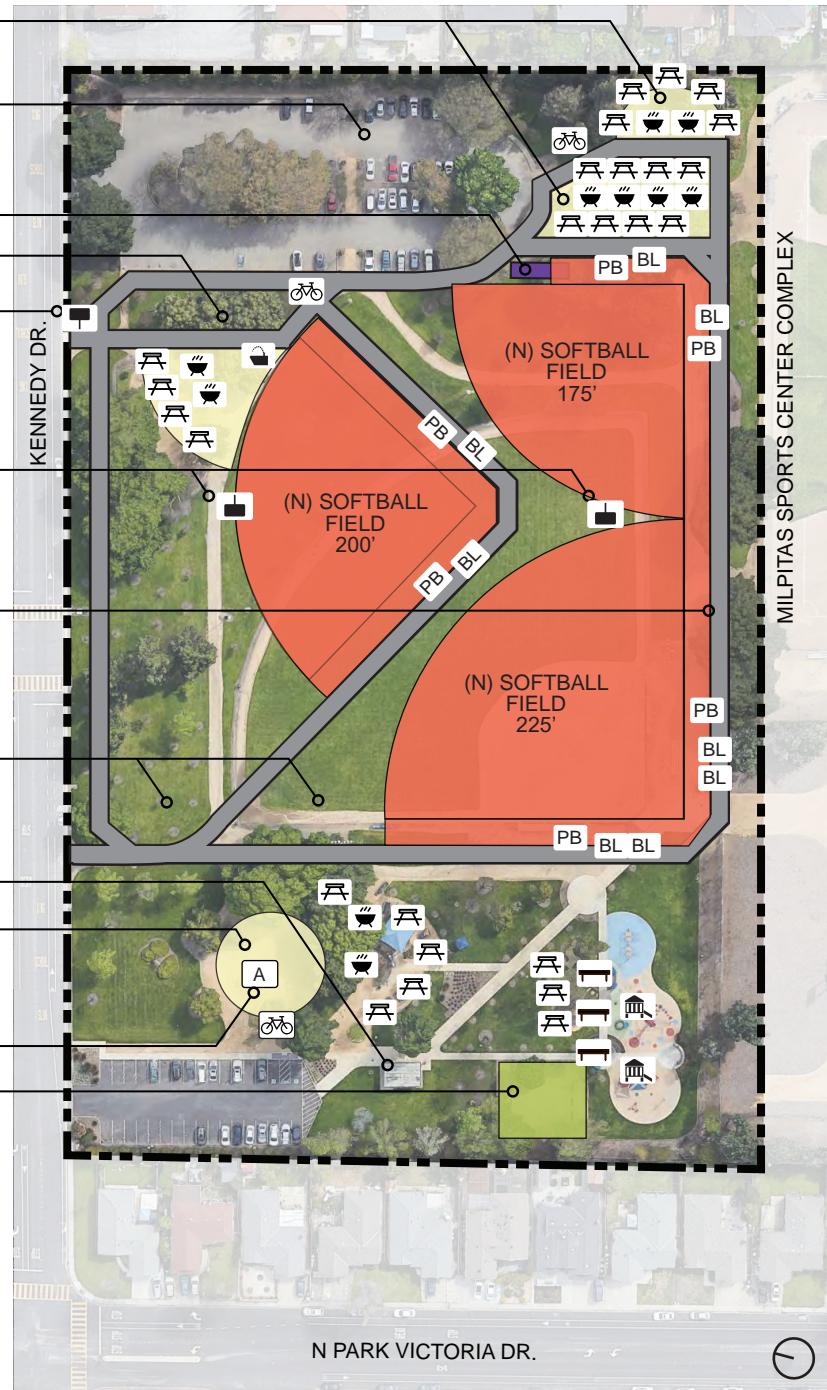
Community event space  
with large shade structure

Art to remain

Replace horseshoes with lawn area

## LEGEND

	Picnic Table (25)		Bleachers (8)
	BBQ (10)		Player Bench (6)
	Bike Rack (3)		Drinking Fountain (1)
	Scoreboard (2)		Bench (3)
	Art (1)		Entry Sign (1)
	Play Structure (2)		Storage Container(1)



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 BBQ & Ash Receptacle	5 EA	\$5,000.00	\$25,000
2 Picnic Table	17 EA	\$4,000.00	\$68,000
3 Refurbish Restroom (Refer to Facility Condition Assessment)	1 LS	\$68,000.00	\$68,000
4 Park side Decomposed Granite Pathway Repairs (Allowance)	1 LS	\$50,000.00	\$50,000
5 Parking Lot Repairs & ADA Stall Improvements (allowance)	1 LS	\$50,000.00	\$50,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$261,000</b>
Soft Costs (Administration, Inspection) - 30%			<b>\$78,300</b>
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 340,000.00</b>
<b>B. Long Term Park Improvements</b>			
<b>Phase 1 - 3 Field Option</b>			
1 Demolition & Grading	160,000 SF	\$4.00	\$640,000
2 Drainage	160,000 SF	\$1.50	\$240,000
3 Baseball Field Lawn	130,000 SF	\$2.50	\$325,000
4 Baseball Field Irrigation	130,000 SF	\$3.00	\$390,000
5 Infield	20,000 SF	\$6.00	\$120,000
6 Pave walking path (9' Wide, 3.5" AC over 14.5" CL II AB)	40,000 SF	\$12.50	\$500,000
7 Dugout	6 EA	\$35,000.00	\$210,000
8 Scoreboard	2 EA	\$35,000.00	\$70,000
9 Backstop with Hood	3 EA	\$150,000.00	\$450,000
10 Field Lighting	1 LS	\$750,000.00	\$750,000
11 Bleachers	8 EA	\$24,000.00	\$192,000
12 Player Bench	6 EA	\$5,000.00	\$30,000
13 Entry Sign	1 EA	\$5,000.00	\$5,000
14 8' Tall Chain Link Fence	2000 LF	\$120.00	\$240,000
15 Storage Container	1 EA	\$30,000.00	\$30,000
<b>SUBTOTAL Phase 1 - 3 Field Option</b>			<b>\$4,192,000</b>
<b>Mobilization - 10%</b>			<b>\$419,200</b>
<b>Design &amp; Construction Contingency - 20%</b>			<b>\$838,400</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 25%</b>			<b>\$1,048,000</b>
<b>Phase 1 - 3 Field Option Total</b>			<b>\$ 6,498,000.00</b>

## IMPROVEMENTS COST (CONT.)

Phase 2 -Picnic Area and Parking Lot Improvements				
1	Demolition & Grading	80,000	SF	\$5.00
2	Drainage	1	SF	\$100,000.00
3	Pave Picnic Areas (Concrete)	15,000	SF	\$16.00
4	Resurface & Restripe Existing Parking Lot	35,000	SF	\$4.50
5	Pedestrian Decomposed Granite Pathway (4" DG over 4" CL II AB)	20,000	SF	\$5.00
6	Site Furnishing	1	LS	\$200,000.00
7	Event Space (4" Concrete over 6" CL II AB)	5,000	SF	\$16.00
8	Seatwalls	200	LF	\$250.00
9	Large Shade Structure	2	EA	\$130,000.00
10	Landscaping & Irrigation	2	Acres	\$75,000.00
<b>SUBTOTAL Phase 2- Picnic Area and Parking Lot Improvements</b>				<b>\$1,737,500</b>
<b>Mobilization - 15%</b>				<b>\$260,625</b>
<b>Design &amp; Construction Contingency - 30%</b>				<b>\$521,250</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>				<b>\$521,250</b>
<b>Phase 2 -Picnic Area and Parking Lot Improvements Total</b>				<b>\$ 3,041,000.00</b>
<b>IMPROVEMENTS TOTAL</b>				<b>\$ 9,878,000.00</b>

C. Additional Features Annual Maintenance Cost				
1	Athletic field maintenance (Daily/Weekly)	95450	SF	\$0.25
				<b>Annual Maintenance TOTAL \$ 23,900.00</b>

### PROPOSED SITE IMPROVEMENTS - FOUR FIELDS

#### Short Term Improvement

- Replace all existing picnic tables and barbeques in the east portion of the site, provide ADA accessible models.
- Refurbish Restroom: Refurbish and conduct ADA study per Facility Condition Assessment.<sup>1</sup>
- Parking Lot Repairs & ADA Stall Improvements: Resurface and restripe east parking lot. Ensure compliance with current accessibility codes.
- Repair decomposed granite pathways.
- Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary, remove all dead or dying vegetation. Replace dead or dying plants with drought-tolerant California natives. Mulch landscape areas annually. Continue weed control, pruning and fertilization quarterly or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement - Phase 1

##### *Field Improvements*

- Softball Fields: Four new softball fields sized per plan. Each field shall include backstops, shaded dugouts and bleachers, lighting and perimeter fencing. One scoreboard per field.
- Add decomposed granite path to provide access to softball field.
- Add storage container.

#### Long Term Improvement - Phase 2

##### *Picnic Area & Parking Lot Improvements*

- Add Picnic Areas: Concrete picnic areas with ADA accessible tables and one trash/recycle and ash receptacle per picnic area.
- Community Event Space: Community plaza area with perimeter seatwalls, concrete paving and a large shade structure to be used for city events, farmers markets, food trucks, etc.
- Repave all decomposed granite paths to 9'. Address grading and drainage issues at interface with Milpitas Sports Center.
- Ensure ADA access at all slopes to Milpitas Sports Center Complex property, and add ramps where necessary.
- Resurface and restripe east parking lot. Ensure compliance with current accessibility codes.

1. See Appendix D: Facility Condition Assessment

## CARDOZA PARK (TOM)

## PROPOSED SITE IMPROVEMENTS PLAN - FOUR FIELDS

New picnic areas

Resurface and restripe parking lot,  
ensure compliance with current  
accessibility codes

New entry sign

Turf

Storage container

Pave all decomposed granite paths with  
9' concrete pathways. Address grading  
and drainage issues at interface with  
Milpitas Sports Center

Refurbish restroom

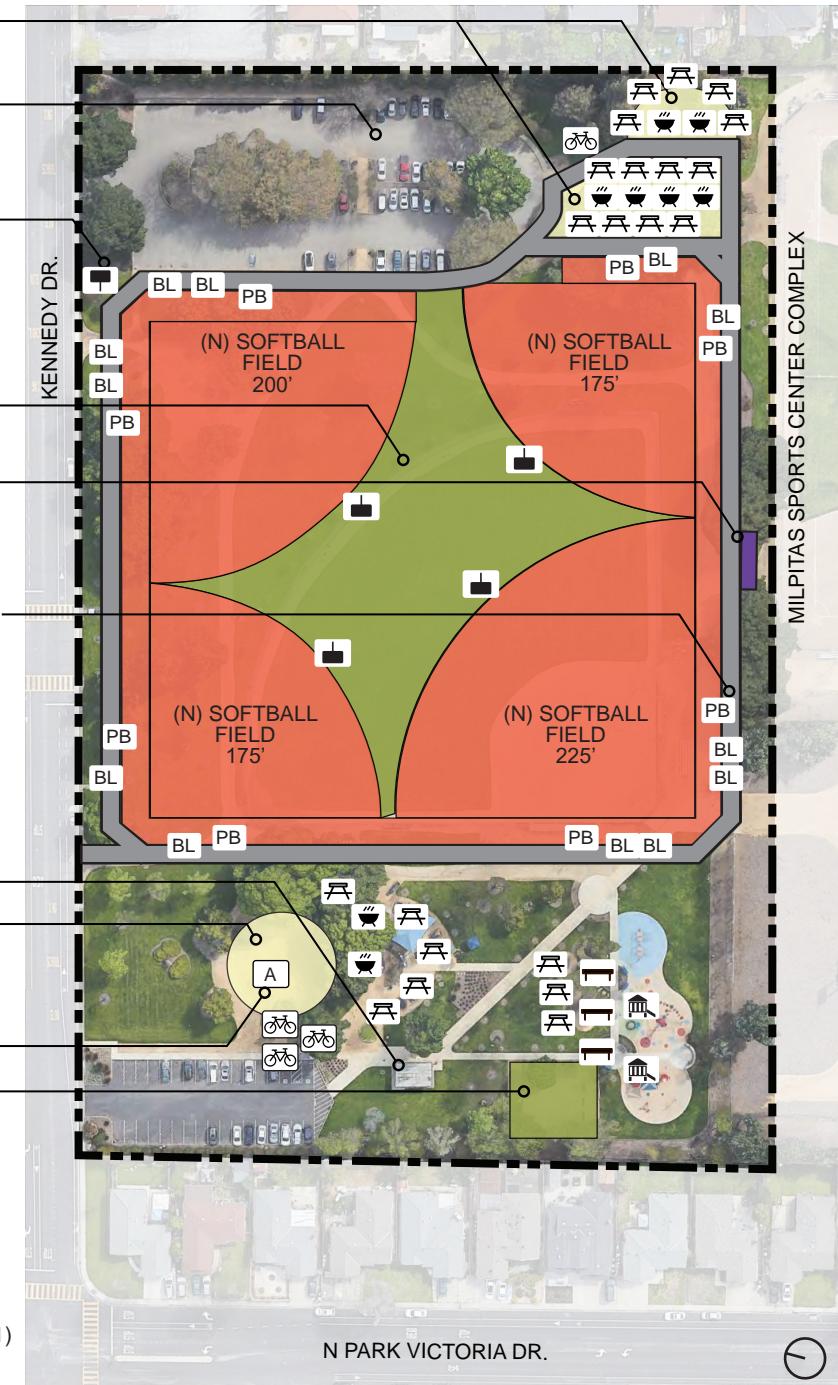
Community event space  
with large shade structure

Art to remain

Replace horseshoes with lawn area

## LEGEND

	Picnic Table (21)		Bleachers (12)
	BBQ (8)		Player Bench (8)
	Bike Rack (3)		Bench (3)
	Scoreboard (4)		Entry Sign (1)
	Art (1)		Storage Container(1)
	Play Structure (2)		



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

	Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>				
1	BBQ & Ash Receptacle	5	EA	\$5,000.00
2	Picnic Table	17	EA	\$4,000.00
3	Refurbish Restroom (Refer to Facility Condition Assessment)	1	LS	\$68,000.00
4	Park Decomposed Granite Pathway Repairs (Allowance)	1	LS	\$50,000.00
5	Parking Lot Repairs & ADA Stall Improvements (allowance)	1	LS	\$50,000.00
	<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$261,000</b>
	Soft Costs (Administration, Inspection) - 30%			\$78,300
	<b>Short Term Repairs &amp; Upgrades TOTAL</b>		<b>\$ 340,000.00</b>	
<b>B. Long Term Park Improvements</b>				
	<b>Phase 1 - 4 Field Option</b>			
1	Demolition & Grading	200,000	SF	\$4.00
2	Drainage	200,000	SF	\$1.50
3	Baseball Field Lawn	170,000	SF	\$2.50
4	Baseball Field Irrigation	170,000	SF	\$3.00
5	Infield	30,000	SF	\$6.00
6	Vehicular Decomposed Granite (4" DG over 6" CL II AB)	20,000	SF	\$8.00
7	Dugout	8	EA	\$35,000.00
8	Scoreboard	4	EA	\$35,000.00
9	Backstop with Hood	4	EA	\$150,000.00
10	Field Lighting	1	LS	\$750,000.00
11	Bleachers	12	EA	\$24,000.00
12	Player Bench	6	EA	\$5,000.00
13	8' Tall Chain Link Fence	2800	LF	\$120.00
14	Entry Sign	1	EA	\$5,000.00
15	Storage Container	1	EA	\$30,000.00
	<b>SUBTOTAL Phase 1 - 3 Field Option</b>			<b>\$4,834,000</b>
	Mobilization - 10%			\$483,400
	Design & Construction Contingency - 20%			\$966,800
	Soft Costs (Design, Administration, Inspection, Permitting) - 25%			\$1,208,500
	<b>Phase 1 - 4 Field Option Total</b>		<b>\$ 7,493,000.00</b>	

## IMPROVEMENTS COST (CONT.)

Phase 2 -Picnic Area and Parking Lot Improvements					
1	Demolition & Grading	60,000	SF	\$5.00	\$300,000
2	Drainage	1	LS	\$70,000.00	\$70,000
1	Pave Picnic Areas (Concrete)	9,000	SF	\$16.00	\$144,000
2	Resurface & Restripe Existing Parking Lot	35,000	SF	\$4.50	\$157,500
3	Pedestrian Decomposed Granite Pathway (4" DG over 4" CL II AB)	15,000	SF	\$5.00	\$75,000
7	Event Space (4" Concrete over 6" CL II AB)	5,000	SF	\$16.00	\$80,000
8	Seatwalls	200	LF	\$250.00	\$50,000
9	Large Shade Structure	2	EA	\$130,000.00	\$260,000
3	Site Furnishing	1	LS	\$125,000.00	\$125,000
4	Landscaping & Irrigation	1	Acres	\$75,000.00	\$75,000
SUBTOTAL Phase 2- Picnic Area and Parking Lot Improvements					\$1,336,500
Mobilization - 15%					\$200,475
Design & Construction Contingency - 30%					\$400,950
Soft Costs (Design, Administration, Inspection, Permitting) - 30%					\$400,950
Phase 2 -Picnic Area and Parking Lot Improvements Total				\$	2,339,000.00
IMPROVEMENTS TOTAL				\$	10,171,000.00
C. Additional Features Annual Maintenance Cost					
1	Athletic field maintenance (Daily/Weekly)	95450	SF	\$0.25	\$ 23,900.00
Annual Maintenance TOTAL				\$	23,900.00

## CHAPTER 5: GOALS AND RECOMMENDATIONS



### CERANO PARK

*Murphy Ranch Rd.*

**Type:** Neighborhood Park

**Size:** 1.00 acres

**Construction Date:** 2013

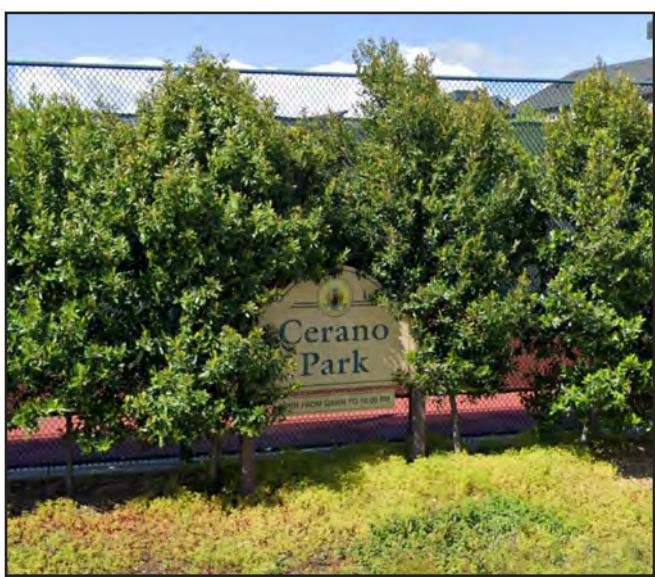
### PARK OVERVIEW

Cerano Park is a small neighborhood park located adjacent to the Cerano residential development and multiple tech campuses. The park is primarily used by nearby residents as and by tech workers during lunch breaks.

The park has one tennis court, a half sized basketball court, playground, shaded picnic area with wood pergola and a restroom. The open lawn space is used as an informal volleyball pitch and is showing serious extensive bare spots as a result. A play area with modern equipment and accessible play elements area provided for ages 5-12.

The park provides one ADA accessible parking stall, accessible ramps, accessible paths of travel and pedestrian and tennis court lighting.

The east portion of the site is within the City and County of San Francisco Hetch Hetchy pipeline property. Any renovations in this portion of the park require a permit from the SFPUC.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

**1** **Amenities:** Two stone barbeques are in poor condition. The particular model installed is not user friendly and difficult to maintain.

**1** Four stone picnic tables are provided, two ADA accessible and two standard. They are in good condition with some graffiti damage. Eight composite benches are provided along the perimeter path and play area in good condition. One bike rack is provided at the entrance in good condition.

**2** **Structures:** Picnic area concrete and wood trellis are in fair condition. Climbing vines need trimming. Some graffiti damage at the base of the columns.

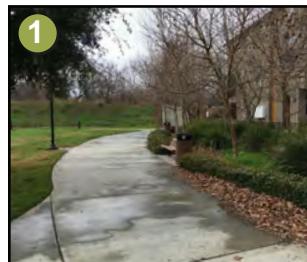


#### Accessibility

**1** **Pathways:** All concrete pathways, ramps and stairs are ADA-accessible.

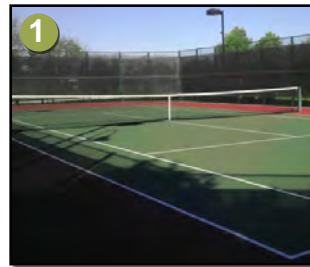
**2** **Furnishings:** ADA-accessible furnishings are provided.

**3** **Play Equipment:** Play equipment meets current safety compliance and ADA requirements, minor worn areas on poured in place surfacing.



## Sports Courts

- 1 **Tennis Courts:** Tennis courts are in good condition. Surfacing and striping is clear, fencing and windscreen is in good condition. Court lighting is provided.
- 2 **Basketball Court:** Basketball court is in good condition. Surfacing and striping is clear. The backboard and hoop are in good condition.



## Landscaping & Maintenance

- 1 **Landscape Planting:** Landscape planting is in good condition, however pathways are covered in fallen leaves and plant trimmings. Regular clearing is required.
- 2 **Turf:** Turf is in poor condition due to daily pick up volleyball games. The existing turf is not designed for sports and is showing extensive bare spots.
- 3 **Trees:** Trees are well-maintained throughout the park.
- Irrigation:** This park is on the City's centralized irrigation system using reclaimed water.
- Lighting:** Pedestrian lighting is provided and is in good condition.
- Restroom:** Restroom is in fair condition. See Facility Condition Assessment for further information.<sup>1</sup>



1. See Appendix D: Facility Condition Assessment

## CHAPTER 5: GOALS AND RECOMMENDATIONS

### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Update Play Areas: Replace poured in place surfacing, replace net climber and double slide at age 2-5 play structure with new equipment from Kompan.<sup>1</sup>
- Remove and replace existing barbeques with group barbeques similar to Pinewood Park.
- Clean graffiti from trellis columns and stone tables.
- Landscape Maintenance: Prune vines at trellis. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.
- Reseed lawn where necessary.
- Restroom and Snack Shack: Refurbish and conduct ADA study per Facility Condition Assessment.<sup>2</sup>

#### Long Term Improvement

- Add sand volleyball court and net.

1. See Appendix F: Milpitas Playground Rehabilitation Project

2. See Appendix D: Facility Condition Assessment

## CERANO PARK PROPOSED IMPROVEMENTS SITE PLAN



## CHAPTER 5: GOALS AND RECOMMENDATIONS

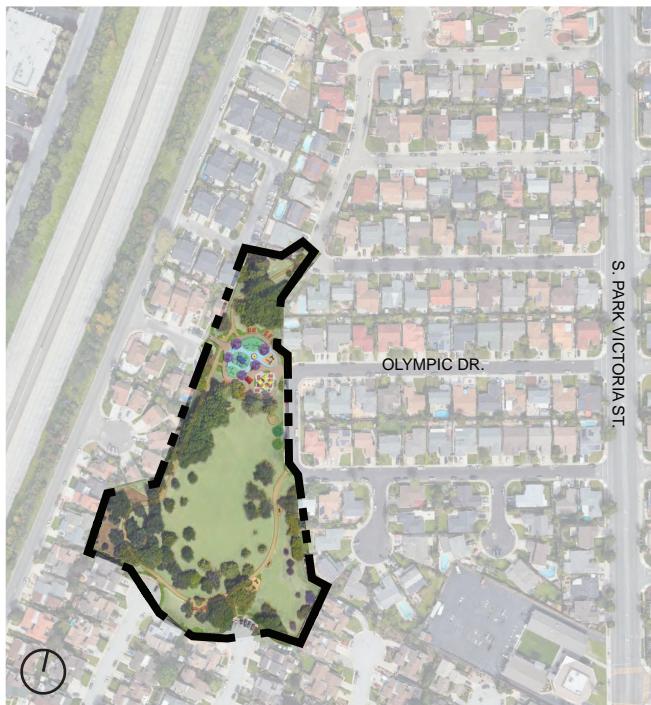
### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Reseed Lawn	8,500	SF \$ 2.15	\$ 18,275.00
2 Replace Concrete BBQ	2	EA \$ 5,000.00	\$ 10,000.00
3 Graffiti Removal	1	LS \$ 5,000.00	\$ 5,000.00
4 Refurbish Restroom (Refer to Facility Condition Assessment)	1	LS \$ 63,000.00	\$ 63,000.00
5 Playground Equipment & Surface Repairs	1	LS \$75,889.00	\$ 75,889.00
<b>SUBTOTAL Short Term Park Improvements</b>			\$ 172,164.00
Soft Costs (Administration, Inspection) - 30%			\$ 51,649.20
		<b>Short Term Repairs &amp; Upgrades TOTAL</b>	\$ 224,000.00
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	2,500	SF \$ 5.00	\$ 12,500.00
2 Sand Volleyball Court	1	LS \$ 50,000.00	\$ 50,000.00
<b>SUBTOTAL Long Term Park Improvements</b>			\$ 62,500.00
Mobilization - 15%			\$ 9,375.00
Design & Construction Contingency - 30%			\$ 18,750.00
Soft Costs (Design, Administration, Inspection, Permitting) - 30%			\$ 18,750.00
		<b>Long Term Park Improvements TOTAL</b>	\$ 110,000.00
		<b>IMPROVEMENTS TOTAL</b>	\$ 334,000.00
<b>C. Additional Features Annual Maintenance Cost</b>			
1 Sports Courts Cleaning (Weekly)	6700	SF \$ 0.12	\$ 900.00
		<b>Annual Maintenance TOTAL</b>	\$ 900.00

## CHAPTER 5: GOALS AND RECOMMENDATIONS

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## CHAPTER 5: GOALS AND RECOMMENDATIONS



### CREIGHTON PARK (FREDERICK)

*Olympic Dr. west of S. Park Victoria St.*

**Type:** Neighborhood Park

**Size:** 5.00 acres

**Construction Date:** 1968 - North / 1981 - South

**Latest Renovation:** 2020

### PARK OVERVIEW

Creighton Park is a medium sized neighborhood park recently renovated in 2020. Renovations added new DG and concrete pathways accessing fitness stations, playground areas, shaded group picnic areas, small and large dog play areas and a unisex restroom.

Accessibility improvements include accessible benches and picnic tables, improved site access, and entry points with ADA curb ramps and driveways.

No improvements are needed at the time of this document.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Furnishings

- 1 Amenities:** Concrete picnic tables, benches and BBQ's are all in good condition. New drinking fountains, trash receptacles, bike racks and all other furnishing are in good condition.
- 2 Play Area:** Play equipment, surfacing and signage are all in good condition.
- 3 Workout Equipment:** Fitness stations are all in good condition.
- 4 Shade Structures:** Shade structures at picnic area are in good condition



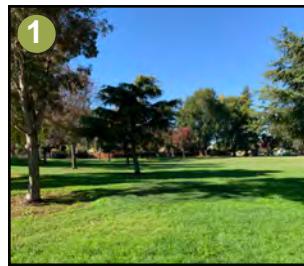
#### Accessibility

- 1 Pathways:** All concrete pathways are ADA-accessible. Decomposed granite paths are accessible and well-maintained.
- 2 Furnishings:** Accessible tables and benches are provided.
- 3 Play Equipment:** Play equipment meets current safety compliance and ADA requirements. Accessible equipment is provided.



## Landscape Maintenance

- 1 **Lawn:** Lawn areas are in good condition.
- 2 **Site Planting:** Site planting is well-maintained. All planting areas are mulched and weed free. New trees are properly staked, and existing trees are well pruned.
- 3 **Fencing:** Site fencing is in good condition throughout the park.
- 4 **Irrigation:** The park is on the City's central irrigation system using potable water.
- 5 **Restroom:** Restroom is in good condition
- 6 **Lighting:** Pedestrian lighting is in good condition



## CHAPTER 5: GOALS AND RECOMMENDATIONS



### DIXON LANDING PARK

*Milmont Dr. off Dixon Landing Rd.*

**Type:** Community Park

**Size:** 11.40 acres

**Construction Date:** 1989

**Latest Renovation:** 2020 (Play Areas)

### PARK OVERVIEW

Dixon Landing Park is bounded by residential development on three sides and railroad tracks on the east. This sports park has two small baseball fields, a full size baseball field, a cricket pitch, three tennis courts and a basketball court. A concessions and restroom facility separate the sports facilities from group picnic areas and a playground. An 84-spot parking lot with accessible spaces and an overhead shade structure provide a strong entry point to the park.

The sports fields are all in good condition. Shaded bleachers give clear views into the fields. Infield surfacing and outfield turf are in excellent condition. No accessible bleachers are provided.

The play area was renovated in 2020 and the safety surfacing was replaced; the poured in place surfacing was replaced in kind and the sand surfacing was replaced with engineered wood fiber. Adjacent to the play area are dispersed picnic tables and barbeques, no ADA-accessible tables are provided.



## EXISTING SITE ASSESSMENT



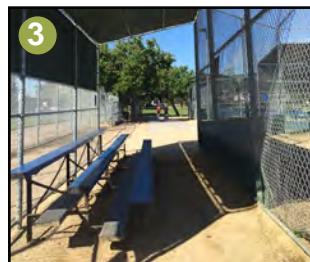
### EXISTING SITE ASSESSMENT

#### Furnishings

**1** **Amenities:** Furnishing are in poor to good condition. Wood picnic tables are in fair condition, with fading paint but otherwise sound. The barbeques provided at the picnic area are in poor condition. Metal benches at the play area are in good condition. Drinking fountains were replaced in 2020 and are in good condition.



**2** **Play Structure:** Play structures are in good condition, installed in 2003. The safety surfacing and wood fiber surfacing were replaced in 2020.



**3** **Sports Fields:** Shaded bleachers are in good condition. Player benches at dugouts are in fair condition, however no shade is provided.

#### Accessibility

**1** **Pathways:** All concrete pathways, ramps and stairs are ADA-accessible. Decomposed granite paths are eroding in some places but are overall accessible.



**2** **Furnishings:** Benches are ADA-accessible. No accessible tables are provided. There are no ADA-accessible bleachers at sports fields.



**3** **Play Equipment:** Poured in place surfacing and engineered wood fiber was replaced in 2020, improving accessibility, however, few accessible ground level elements are provided.

## Sports Facilities

- 1 **Baseball Fields:** Baseball fields are in overall good condition. Backstops and fencing are in good condition with minimal wear. Infield is in good condition with minor erosion areas. Outfield turf is in excellent condition.
- 2 **Tennis Courts:** Tennis courts are in good condition with minimal wear to the play surface. Fencing and lighting are in good condition.
- 3 **Basketball Court:** The basketball court is in fair condition. Striping is somewhat faded and portions of fencing are broken.



## LANDSCAPING & MAINTENANCE

- **Landscape Planting:** Landscape planting is in good condition. There is minimal planting throughout the site.
- **Turf:** Turf is in excellent condition.
- **Trees:** Perimeter trees and picnic area trees are in good condition. Trees at sports fields are older and leaning, posing a safety hazard.
- **Irrigation:** This site is on the City's centralized irrigation system using potable water.
- **Restroom/Snack Shack:** Restroom/Snack Shack is in fair condition.<sup>1</sup>
- **Lighting:** Pedestrian and Sports Court lighting is operational and in good condition.

1. See Appendix D: Facility Condition Assessment

### PROPOSED IMPROVEMENTS

Dixon Landing Park will be the interim home for PAL softball until field upgrades at Cardoza Park are completed.

#### Short Term Improvement

- Remove hazardous trees at baseball fields.
- Replace drinking fountain
- Restroom and Snack Shack: Refurbish and conduct ADA study per Facility Condition Assessment.<sup>1</sup>
- Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary, remove all dead or dying vegetation. Replace dead or dying plants with drought-tolerant California natives. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement

- Update fields for multi-use play: Re-skin infields, remove turf and pitcher's mound at infield. Replace shade fabric at dugouts where necessary.
- Formalize cricket pitch: Reskin cricket pitch and add striping. Adjust location to maximize outfield area.
- Update picnic areas: Replace all picnic tables and barbecues with current Milpitas standard. Pave picnic areas with concrete. Provide three trash/recycle receptacles and three ash receptacles. Add shade structures where existing tree canopies do not provide shade.
- Add benches and companion seating at play areas.
- Adjust fenceline at main softball field to 265'.
- Add 40-space parking lot along Milmont St.
- Add evergreen screening trees along the western edge to buffer noise and light from the nearby residences
- Right-of-Way Improvement: Install ADA curb ramps at park entrances, accessibility signage, crosswalk striping, and sidewalk, curb and gutter repairs as needed.

1. See Appendix D: Facility Condition Assessment

## DIXON LANDING PARK

### PROPOSED IMPROVEMENTS SITE PLAN



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Remove Hazardous Trees	1	LS \$25,000.00	\$25,000
2 Drink Fountain	1	EA \$10,000.00	\$10,000
3 Refurbish Restroom (Refer to Facility Condition Assessment)	1	LS \$257,000	\$257,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$292,000</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$87,600</b>
		<b>Short Term Repairs &amp; Upgrades TOTAL</b>	<b>\$ 380,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	50,000	SF \$5.00	\$250,000
2 Parking Lot (3.5" AC over 14.5" CL II AB)	18,000	SF \$12.50	\$225,000
3 Drainage	1	LS \$140,000.00	\$140,000
4 Formalize Cricket Pitch	1	LS \$250,000.00	\$250,000
5 Update Fields for Multi-use (Softball + baseball)	4	EA \$175,000.00	\$700,000
6 48" HT Chain Link Fence	265	LF \$125.00	\$33,125
7 Pave Pincinc Areas (Concrete)	10,000	SF \$16.00	\$160,000
8 Site Furnishing	1	LS \$150,000.00	\$150,000
9 Landscape and Irrigation	2	Acres \$75,000.00	\$150,000
10 Right of Way Improvement	1	LS \$50,000	\$50,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$2,108,125</b>
<b>Mobilization - 15%</b>			<b>\$316,219</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$632,438</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$632,438</b>
		<b>Long Term Park Improvements TOTAL</b>	<b>\$ 3,690,000.00</b>
		<b>IMPROVEMENTS TOTAL</b>	<b>\$ 4,069,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
1 Parking lot cleaning (Weekly)	18000	SF \$0.12	\$ 2,200.00
		<b>Annual Maintenance TOTAL</b>	<b>\$ 2,200.00</b>

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## FOOTHILL PARK

*Roswell Dr. at Roswell Ct.*

**Type:** Neighborhood Park

**Size:** 3.98 acres

**Construction Date:** 1967

**Latest Renovation:** 2020 (Play Area)

### PARK OVERVIEW

Foothill Park is a passive use community park adjacent to Alexander Rose Elementary School. It is surrounded on three sides by residences with many connection points to the neighborhood.

The main entry is located on the western side of the park with a large unpaved picnic area and play area. There is no entry element or sense of arrival at the entrance. A large unpaved picnic area provides non-ADA-accessible tables and barbeques. The play area was renovated in 2020, the 5-12 and 2-5 play structure equipment was replaced, sand surfacing was replaced with wood fiber and poured in place surfacing was added. The asphalt access road was slurry sealed.

The east side of the park consists of a large passive use field and a grove of redwoods with a small, intimate seating area. A restroom is provided, in fair condition.

The park requires significant renovation due to lack of ADA-accessible seating, aging infrastructure and erosion issues at the decomposed granite paths. Pedestrian lighting is provided, however it was non operational at the time of this document.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

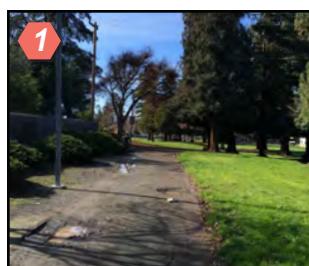
#### Furnishings

- 1** **Amenities:** Five wood picnic tables and two barbeques are in poor condition. Two wood benches at the play area are in poor condition. One bike rack is in poor condition. One dog station without a trash receptacle is provided at Lomar Way, in poor condition.
- 2** **Play Areas:** Play equipment and safety surfacing were replaced in 2020 and are in good condition.



#### Accessibility

- 1** **Pathways:** The site has primarily gravel pathways with one area of asphalt around the play area. There are significant drainage and erosion issues throughout the path system, exacerbated by maintenance vehicle access.
- 2** **Furnishings:** No ADA-accessible furnishings are provided.
- 3** **Play Equipment:** Accessible equipment and poured in place surfacing is provided.



#### Landscaping & Maintenance

- 1** **Landscape Planting:** Planting areas are bare throughout the park.
- 2** **Turf:** Turf is in good condition. There is some damage from maintenance vehicles near paths.
- 3** **Trees:** The park's trees are well-maintained.
- 4** **Irrigation:** This park is on the City's centralized irrigation system, it uses reclaimed water.
- 5** **Restroom:** Restroom is in fair condition, see Facility Condition Assessment for further information.<sup>1</sup>

#### Landscaping & Maintenance

- 6** **Lighting:** The pedestrian lighting was non-operational at the time of the site inspection.

<sup>1</sup>. See Appendix D: Facility Condition Assessment

### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Replace all existing picnic tables and barbecues with current Milpitas standard, provide ADA accessible models. Add ash receptacles at picnic area.
- Replace all benches with current Milpitas standard, placed on concrete pads to ensure accessibility.
- Add dog waste station
- Refurbish Restroom Building: Refurbish and conduct ADA study per Facility Condition Assessment.<sup>1</sup>
- Mulch bare planting areas. Weed, prune and fertilize all planted areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement

- Pave existing picnic area with concrete, add ADA accessible drinking fountain and trash receptacle.
- New picnic area: New concrete picnic area with shade structure. Provide one trash/recycle receptacle and one ash receptacle.
- Pave central area between picnic and playground to be used as community event space. Add shade structure.
- Replace gravel path with 9' wide concrete path. Address drainage issues at path.
- Pedestrian lighting replacement.
- Landscape Replant bare landscape areas with drought tolerant California natives, repair or replace irrigation system as necessary. Replace irrigation controller.
- Right-of-Way Improvement: Install ADA curb ramps at park entrances, accessibility signage, driveway approaches with bollards, crosswalk striping, and sidewalk, curb and gutter repairs as needed.

1. See Appendix D: Facility Condition Assessment

## FOOTHILL PARK PROPOSED SITE IMPROVEMENTS PLAN



## IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 BBQ & Ash Receptacle	2 EA	\$5,000.00	\$10,000
2 Bench	2 EA	\$3,000.00	\$6,000
3 Picnic Table	5 EA	\$4,000.00	\$20,000
4 Dog Waste Station	1 EA	\$1,500.00	\$1,500
5 Refurbish Restroom (Refer to Facility Condition Assessment)	1 LS	\$115,000	\$115,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$152,500</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$45,750</b>
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 199,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	30,000 SF	\$5.00	\$150,000
2 Pave Walking Path (9' Wide, 4" Concrete over 6" CL II AB)	14,500 SF	\$16.00	\$232,000
3 Drainage	1 LS	\$100,000.00	\$100,000
4 Pedestrian Lighting Replacement	1 LS	\$150,000.00	\$150,000
5 Large Shade Structure	2 EA	\$130,000.00	\$260,000
6 Irrigation and Landscape	4 Acre	\$75,000.00	\$300,000
7 Site Furnishing	1 LS	\$200,000.00	\$200,000
8 Right-of-Way Concrete Improvement	1 LS	\$75,000.00	\$75,000
9 Pave Pincinc Areas (Concrete)	5,000 SF	\$16.00	\$80,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$1,547,000</b>
<b>Mobilization - 15%</b>			<b>\$232,050</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$464,100</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$464,100</b>
<b>Long Term Park Improvements TOTAL</b>			<b>\$ 2,708,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			<b>\$ 2,906,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
No additional features are proposed for this site			

## CHAPTER 5: GOALS AND RECOMMENDATIONS



### HALL MEMORIAL PARK

*La Honda Dr. and Coyote St.*

**Type:** Community Park

**Size:** 9.91 acres

**Construction Date:** 1979

**Latest Renovation:** 2007 (Pathway Improvements)

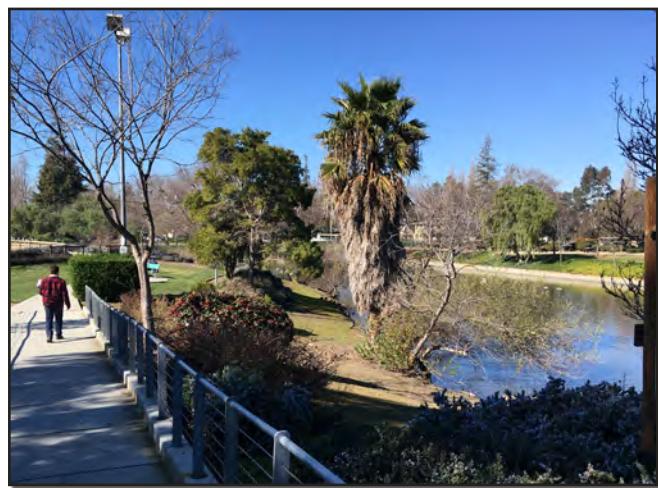
### PARK OVERVIEW

Hall Memorial Park is divided into two distinct sections separated by the Lower Penitencia Creek Channel.

The eastern side of the site contains two playgrounds installed in 2004, four tennis courts with a backboard, picnic areas, and a restroom. A soccer field shared with the Curtner Elementary School as part of a Joint Use Agreement (JUA) is popular for tournaments. All furnishings and infrastructure are aging and need renovation. Pedestrian and tennis court and soccer field lighting is provided. The parking lot provides approximately 20 spaces, however there is no striping and no ADA parking spaces or ramp.

The west side of the site is accessed via pedestrian bridge over the Lower Penitencia Creek Channel or from N. Abbott Ave. The main pathway accessing this side of the site was updated in 2007 with new paving and amenities. This area is an open space park consisting of two drainage lagoons ringed by trails. Picnic tables, benches and a deck over the southern lagoon provide opportunities for viewing wildlife. This area attracts migratory birds and has potential for enhancements that will create a rich wildlife environment.

The park is largely ADA non-compliant due to poor gravel pathways, no accessible parking, and no ADA accessible benches or tables provided.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

- ① **Amenities:** All tables and benches in the eastern section of the park are in poor condition. Tables and benches in the western section are newer composite furnishings in poor to fair condition.

- ② **Playgrounds:** The playground equipment is aging but well-maintained. Safety surfacing is in good condition and provides access to equipment and sand play areas. The two playgrounds are well designed and provide a strong sense of entry into the park



#### Accessibility

- ① **Pathways:** The east side of the site consists of gravel pathways that are not ADA-accessible.

- ① **Pathways:** The central pathway between lagoons on the west side of the site is concrete and accessible



- ② **Furnishings:** No ADA-accessible furnishings are provided on the east side of the site, only two ADA accessible tables are located in the west side of the site

- ③ **Play Equipment:** Play equipment is accessible via safety surfacing, however there are limited accessible paths of travel to the play areas.

- ④ **Parking:** There are no designated ADA spaces or accessible ramps. Sand used for emergency flood control sandbags is stored at the rear of the parking lot.

- ⑤ **Pedestrian Bridge:** Structural analysis of the two pedestrian bridges is needed to identify any repairs or replacement for ADA accessibility or structural work.



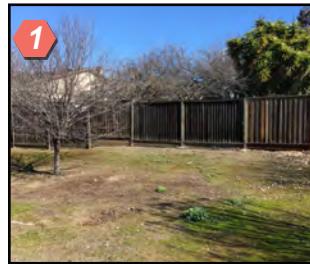
## Sports Facilities

- 1** **Soccer Field:** The soccer field is in poor condition. Turf is bare in many areas due to heavy use.
- 2** **Tennis Courts:** The tennis courts need resurfacing and repainting. The windscreens netting is in poor condition and missing in areas. The wooden ball wall needs replacement.



## Landscaping & Maintenance

- 1** **Landscape Planting:** There is minimal planting on the east side of the site, and planters and planting areas are largely bare. The west side of the site has areas of California natives that are moderately maintained. The slopes of the drainage lagoons are stabilized by non-native iceplant.



- 2** **Fencing:** Chain link fencing at play areas is broken and inconsistent. On the west side of the park a 9' chain link perimeter fence runs along N. Abbott Ave. A 4' pedestrian gate and 12' sliding vehicular gate provide access to the park. This chain link fencing does not provide a clear entry point for visitors.



- 3** **Turf:** Due to heavy use and a lack of maintenance, turf is in poor condition throughout the site.

- Trees:** Trees are well-maintained throughout the park.

- Irrigation:** This site is on the City's centralized irrigation system using potable water.

- Restroom:** Restroom is in fair condition, see Facility Condition Assessment for further information.<sup>1</sup>

<sup>1</sup> See Appendix D: Facility Condition Assessment

## CHAPTER 5: GOALS AND RECOMMENDATIONS

### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Replace all benches with current Milpitas standard, place on concrete pads to ensure accessibility.
- Replace all picnic tables and barbecues with current Milpitas standard, provide ADA accessible models. Provide ash receptacles.
- Replace existing wood observation deck, add interpretive signage and ensure ADA accessibility from adjacent paths.
- Resurface tennis courts and replace windscreen fabric.
- Refurbish Restroom Building: Interior floor refinish and repaint. Fix electrical issues and conduct ADA study per Facility Condition Assessment.<sup>1</sup>
- Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary, remove all dead or dying vegetation. Replace dead or dying plants with drought-tolerant California natives. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement

- Expand east picnic area: Replace all picnic tables and barbecues with current Milpitas standard and pave picnic areas with concrete. Provide eight picnic tables (at least two accessible), four barbeques, two trash/recycle receptacles and two ash receptacles.
- Update parking lot: Grind and overlay, bring parking lot up to current accessibility codes.
- Replace play structure and sand surfacing with new equipment, poured in place surfacing and engineered wood fiber. Replace chain link fencing at playgrounds with 42" high black vinyl-coated chain link fencing.
- Replace bleachers, goals and player benches at soccer field
- Replace ball-wall.
- Replace east entry sign with City of Milpitas standard.
- Paint pickleball court lines on existing tennis courts.
- Replace gravel paths with 9' wide concrete path. Ensure proper drainage.
- Repave asphalt paths adjacent to tennis courts with concrete paths.
- Add shade structures over benches at lagoon.
- Replace pedestrian lighting.
- Add additional wood observation deck with interpretive signage at north lagoon.

1. See Appendix D: Facility Condition Assessment

## PROPOSED IMPROVEMENTS (CONT.)

### Long Term Improvement (Cont.)

- Replant entry areas with California Native drought tolerant planting. Adjust or repair irrigation as needed. Mulch with 3" layer of recycled wood mulch per Milpitas City standards.
- Replant banks of the lagoon with California Native drought tolerant planting. Plant with the intention of bank stabilization and erosion control. Repair/replace irrigation system as needed.
- Reseed turf area by lagoon.
- Right-of-Way Improvement: Including but not limited to: installation of ADA curb ramps, accessibility signage, driveway approaches with bollards, crosswalk striping, sidewalk and curb and gutter repairs, sidewalk expansion, etc.

## HALL MEMORIAL PARK PROPOSED SITE IMPROVEMENTS PLAN

Expand picnic area

- Picnic tables (8)
- Barbecues (4)
- Trash/recycle (2)
- Ash receptacle (2)

Replant entry planter

Replace entry sign

Replace chain link fence

New 9' concrete paths

Replant entry planter

Replace play structures

Update parking lot

Resurface courts

Refurbish restroom

Replace ball-wall

Reseed lawn

Add shade structures  
over benches

Add observation deck w/  
interpretive signage

Replace observation deck,  
add interpretive signage

Replant banks of lagoon



### LEGEND

	Picnic Table (13)		Bench (10)
	BBQ (7)		Dog Station (1)
	Bike Rack (2)		Drinking Fountain (2)
	Play Structure (1)		Interpretive Signage (6)
	Entry Sign (2)		Restroom (1)

## IMPROVEMENTS COST

	Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>				
1	BBQ & Ash Receptacle	1	EA	\$5,000.00
2	Bench	7	EA	\$3,000.00
3	Picnic Table	5	EA	\$4,000.00
4	Tennis Court - Reseal & Restripe	4	EA	\$6,500.00
5	Reseed Lawn	25,000	SF	\$2.15
6	Repair Tennis Court Fencing	1	LS	50,000
7	Replacement fo Observation Deck	1	LS	100,000
8	Refurbish Restroom (Refer to Facility Condition Assessment)	1	LS	66,000
	<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$341,750</b>
	<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$102,525</b>
	<b>Short Term Repairs &amp; Upgrades TOTAL</b>		<b>\$</b>	<b>445,000.00</b>
<b>B. Long Term Park Improvements</b>				
1	Demolition & Grading	80,000	SF	\$5.00
2	Pave walking path (9' Wide, 4" Concrete over 6" CL II AB)	14,000	SF	\$16.00
3	Resurface & Restripe Existing Parking Lot	7,500	SF	\$4.50
4	Drainage	1	LS	\$125,000.00
5	Pedestrian Lighting Replacement	1	LS	\$200,000.00
6	Pickleball Court Striping @ Tennis Courts	1	LS	\$50,000.00
7	Landscape and irrigation	3.00	Acre	\$75,000.00
8	Righth of Way Improvement	1.00	LS	\$50,000.00
9	Replacement of playground equipment	2	EA	\$300,000.00
10	Pave Picnic Area	5,000		\$16.00
11	Bleachers	8	EA	\$24,000.00
12	Soccer Goal	2	EA	\$12,000.00
13	Player Bench	8	EA	\$5,000.00
14	42" H Chain Link fence	200	LF	\$125.00
15	Ball Wall 18'	1	EA	\$25,000.00
16	Site furnishing	1	LS	\$150,000.00
17	Replace Entry Sign	1	EA	\$5,000.00
18	Interpretive Signage	6	EA	\$5,000.00
19	New Observation Deck	1	EA	\$100,000.00
20	Shade Sails	2	EA	\$25,000.00
	<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$2,628,750</b>
	<b>Mobilization - 15%</b>			<b>\$394,313</b>
	<b>Design &amp; Construction Contingency - 30%</b>			<b>\$788,625</b>
	<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$788,625</b>
	<b>Long Term Park Improvements TOTAL</b>		<b>\$</b>	<b>4,601,000.00</b>
	<b>IMPROVEMENTS TOTAL</b>		<b>\$</b>	<b>5,045,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>				
	No additional features are proposed for this site			



### HIDDEN LAKE PARK

*N Milpitas Blvd. off Escuela Pkwy.*

**Type:** Neighborhood Park

**Size:** 6.57 acres

**Construction Date:** 1984

**Latest Renovation:** 1987

### PARK OVERVIEW

Hidden Lake Park is based around a large stormwater retention basin encircled by a perimeter asphalt path connecting to the Berryessa Creek Trail. This manmade lake captures stormwater from the surrounding area before slowly releasing it into Berryessa Creek. Picnic areas and seating are spaced around the perimeter path, offering views over the lagoon to the Milpitas hills. The boat dock was removed in 2021.

The lake attracts turtles, ducks and other water fowl. It is very popular with the surrounding communities, and is highly used as a walking and running loop. Strategic enhancements could be made to increase the user experience of this park such as improving access points, overlooks and picnic areas.

The park currently requires minor renovation due to lack of ADA complaint amenities, and aging site furnishings. The parking lot and asphalt loop path were repaved in 2021 and are in good condition.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

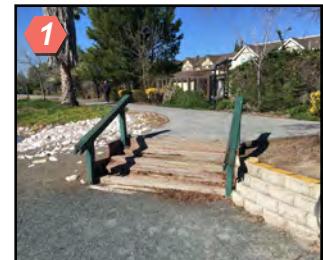
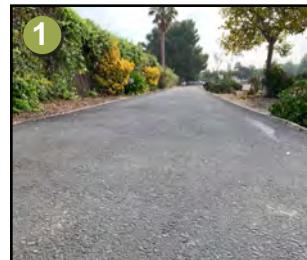
#### Site Furnishings

- 1 **Amenities:** Picnic tables, barbecue and benches are in poor condition.
- 1 Shade structure is provided at the north corner of the site, in fair condition.



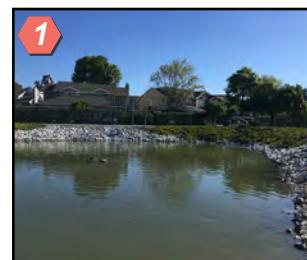
#### Accessibility

- 1 **Pathways:** Asphalt paths are in good condition, cracks repaired and slurry sealed in 2021.
- 1 Stairs to the overlook are not up to current code.
- 2 **Furnishings:** No ADA-accessible tables or benches are provided.
- 3 **Parking:** Parking lot is in good condition. Repaved in 2021 with ADA accessible stalls and ramps.



#### Landscaping & Maintenance

- 1 **Landscape Planting:** Most original planting is gone, there is no mulch in planting areas. Iceplant covers the banks of the lagoon.
- 2 **Fencing:** Ornamental metal fencing is in poor condition, rusted and covered in bird droppings.
- 3 **Trees:** Newly planted trees are in good condition. Mature trees on site may pose safety risks in the future.
- 4 **Irrigation:** This site is on the City's centralized irrigation system using potable water.



### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Replace all picnic tables and barbecues with current Milpitas standard, provide ADA accessible models. Provide ash receptacles.
- Replace all benches with current Milpitas standard.
- Replace stairs at overlook, bring up to current code.
- Repaint ornamental metal fence.
- Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary, remove all dead or dying vegetation. Replace dead or dying plants with drought-tolerant California natives. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.
- Conduct tree survey to identify potentially hazardous trees.

#### Long Term Improvement

- Update picnic areas: Pave picnic area, provide one trash/recycle and one ash receptacle at entrance picnic area.
- Add restroom at entrance of park.
- Add benches, interpretive signage and wooden shade trellis at overlook.
- Add interactive exhibits and educational signage providing information on local ecology and storm water management.
- Add fitness stations along path.
- Add pedestrian lighting along path.
- Add distance markers for joggers.
- Add trees at southeast picnic area
- Replant planting areas at entrance to park.

## HIDDEN LAKE PARK PROPOSED SITE PLAN

Replant entrance  
planting areas



### LEGEND

 Picnic Table (9)	 Bench (3)
 BBQ (2)	 Interpretive Signage (5)
 Restroom (1)	 Tree (3)
	 Fitness Station (6)

## IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 BBQ & Ash Receptacle	1 EA	\$5,000.00	\$5,000
2 Bench	1 EA	\$3,000.00	\$3,000
3 Picnic Table	9 EA	\$4,000.00	\$36,000
4 Repaint Ornamental Metal Fence	1 LS	\$5,000.00	\$5,000
5 Replace Overlook Stairs	1 LS	\$25,000.00	\$25,000
6 Tree survey	1 LS	\$5,000.00	\$5,000
7 Landscape Maintenance	1 LS	\$5,000.00	\$5,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$84,000</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$25,200</b>
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 110,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Pedestrian Lighting	1 LS	\$250,000.00	\$250,000
2 Prefabricated Restroom (Single Stall)	1 LS	\$200,000.00	\$200,000
3 Utilities for New Restroom (Water, Sewer, Electrical)	1 LS	\$100,000.00	\$100,000
4 Interpretive Signage	5 EA	\$10,000.00	\$50,000
5 Site Furnishing	1 LS	\$75,000.00	\$75,000
6 Small Shade Structure	2 LS	\$75,000.00	\$150,000
7 Landscape and irrigation	1 LS	\$150,000.00	\$150,000
8 Fitness Stations	6 EA	\$10,000.00	\$60,000
9 Pave Picnic Area (Concrete)	4,500 SF	\$16.00	\$72,000
10 New Trees	3 EA	\$450.00	\$1,350
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$1,108,350</b>
<b>Mobilization - 15%</b>			<b>\$166,253</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$332,505</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$332,505</b>
<b>Long Term Park Improvements TOTAL</b>			<b>\$ 1,940,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			<b>\$ 2,049,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
1 Restroom service - Cleaning and Restocking (Daily)	1 LS	\$7,500.00	\$7,500
<b>Annual Maintenance TOTAL</b>			<b>\$7,500</b>



### HILLCREST PARK

*Fieldcrest Dr. off Crescent Terrace*

**Type:** Neighborhood Park

**Size:** 5.08 acres

**Construction Date:** 1989

**Latest Renovation:** 2020 (Playground)

### PARK OVERVIEW

Hillcrest Park is a mid-size park located in a quiet neighborhood. This park is intended for passive recreation with a large looped asphalt walking path and large open lawns, lit with pedestrian lighting. The main entrances at the center of the park meet at a small play area and group picnic area. The play area was renovated in 2020 with new play equipment and the sand surfacing was replaced with engineered wood fiber.

The north and south ends of the site have two picnic tables and barbeques each, however no ADA accessible tables or benches are provided. An art piece is located adjacent to the central picnic area. Overall, this park is in good condition with needs of a new restroom, updated site furnishing and accessibility improvement.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

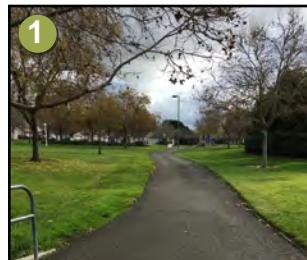
#### Site Furnishings

- 1 **Amenities:** Nine picnic tables and barbeques are in poor condition.
- 2 **Play Area:** Play equipment and poured in place safety surfacing replaced in 2020, are in good condition.



#### Accessibility

- 1 **Pathways:** Asphalt pathways are in good condition.
- 2 **Furnishings:** No ADA-accessible tables or benches are provided. All furnishings are set on decomposed granite paths detached from the path of travel.
- 3 **Play Areas:** Accessible poured in place surfacing and equipment is provided.



#### Landscaping & Maintenance

- 1 **Landscape Planting:** Landscape planting is simple and well-maintained.
- 2 **Turf:** Turf is well-maintained, free of bare spots or gopher holes.
- 2 **Trees:** Trees are well-maintained.
- 3 **Irrigation:** This site is on the City's centralized irrigation system using potable water.
- 3 **Lighting:** Pedestrian lighting is provided, in good condition.
- 3 **Signage:** Park entry sign is missing hours panel



### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Replace all picnic tables and barbecues with current Milpitas standard, provide ADA accessible models. Provide ash receptacles.
- Replace bench to the east of the play area, protect in place south benches
- Replace missing park hours sign
- Replace drinking fountain
- Landscape Maintenance: Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement

- Pave picnic areas with concrete, add trash/recycle receptacles. Add shade structures where existing tree canopies do not provide shade.
- Add additional benches along the walking path
- Replace pedestrian lighting
- Add eight fitness stations along main walking path loop.
- Add chess/checkers picnic game tables at central picnic areas.
- Hangout space: Add concrete seating area with overhead shade structure, concrete ping pong tables and seating with integrated power/charging stations.
- Add restroom.
- Add dog stations
- Replace landscape planting, repair and replace irrigation as needed, replace irrigation controller.
- Right-of-Way Improvements: Install ADA curb ramps with bollards at all entries of the park.
- Slurry seal asphalt walking path.

## HILLCREST PARK PROPOSED IMPROVEMENT SITE PLAN



## IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 BBQ & Ash Receptacle	5 EA	\$5,000.00	\$25,000
2 Picnic Table	7 EA	\$4,000.00	\$28,000
3 Repair Decomposed Granite Picnic Areas	5,000 SF	\$10.00	\$50,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$103,000</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$30,900</b>
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 134,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	20,000 SF	\$5.00	\$100,000
2 Fitness Stations (Including Surfacing & Curb)	8 EA	\$10,000.00	\$80,000
3 Prefabricated Restroom (Single Stall)	1 LS	\$200,000.00	\$200,000
4 Utilities for New Restroom (Water, Sewer, Electrical)	1 LS	\$100,000.00	\$100,000
5 Drainage	1 LS	\$50,000.00	\$50,000
6 Hangout Space - Concrete Paving (4" Concrete over 6" CL II AB)	2,500 SF	\$16.00	\$40,000
7 Pave Picnic Area Concrete (4" Concrete over 6" CL II AB)	2,000 SF	\$16.00	\$32,000
8 Slurry Seal Asphalt Path	22,275 SF	\$2.50	\$55,688
9 Pedestrian Lighting Replacement	1 LS	\$150,000.00	\$150,000
10 Site Furnishing	1 LS	\$200,000.00	\$200,000
11 Landscape and Irrigation	4 Arces	\$75,000.00	\$300,000
12 Right of Way Improvement	1 LS	\$100,000.00	\$100,000
13 Small Shade Structure	2 EA	\$50,000.00	\$100,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$1,507,688</b>
<b>Mobilization - 15%</b>			<b>\$226,153</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$452,306</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$452,306</b>
<b>Long Term Park Improvements TOTAL</b>			<b>\$ 2,639,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			<b>\$ 2,773,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
1 Restroom service - Cleaning and Restocking (Daily)	1 LS	\$7,500.00	\$7,500
<b>Annual Maintenance TOTAL</b>			<b>\$7,500</b>



### JOHN McDERMOTT PARK

*Alvarez Common*

**Type:** Urban Park

**Size:** .94 acres

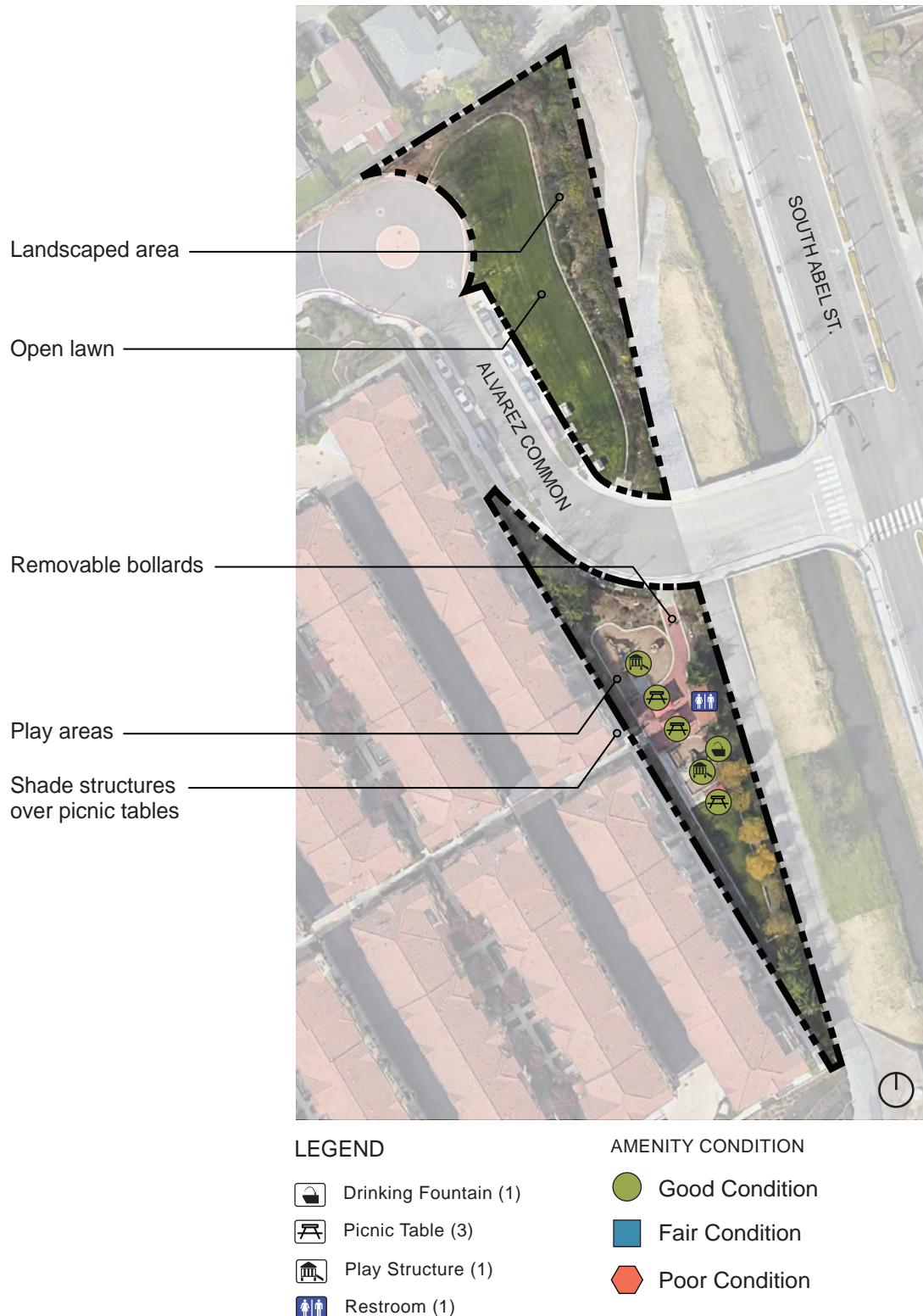
**Construction Date:** 2007

### PARK OVERVIEW

John McDermott Park was constructed in 2007 as part of the Terra Serana development. This small park primarily serves local residents of the immediate neighborhood. It features a an informal lawn area, children's play areas offering a 2-5 year old and 5-12 year old play structures, shaded picnic tables and a restroom. No ADA-accessible structures or tables are provided currently. Accessible models need to be added to provide for all users.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

- 1 **Amenities:** Three metal tables are in good condition. One drinking fountain is in fair condition.
- 2 **Structures:** Picnic area shade sails are in good condition



#### Accessibility

- 1 **Pathways:** All paved areas are up to current code.
- 2 **Furnishings:** No ADA-accessible tables or benches are provided.
- 3 **Play Areas:** No accessible play equipment is provided. Fiber surfacing is low.



#### Landscaping & Maintenance

- 1 **Landscape Planting:** Landscape planting is simple and well-maintained.
- 2 **Turf:** Turf is well-maintained, free of bare spots or gopher holes.
- 3 **Accessibility:** Removable bollards at the entrance to the park are difficult to remove for maintenance vehicle access.
- 4 **Trees:** Trees are well-maintained.
- 5 **Irrigation:** This site is on the City's centralized irrigation system using recycled water.
- 6 **Restroom:** Restroom is in good condition.<sup>1</sup>



1. See Appendix D: Facility Condition Assessment

## PROPOSED IMPROVEMENTS

### Short Term Improvement

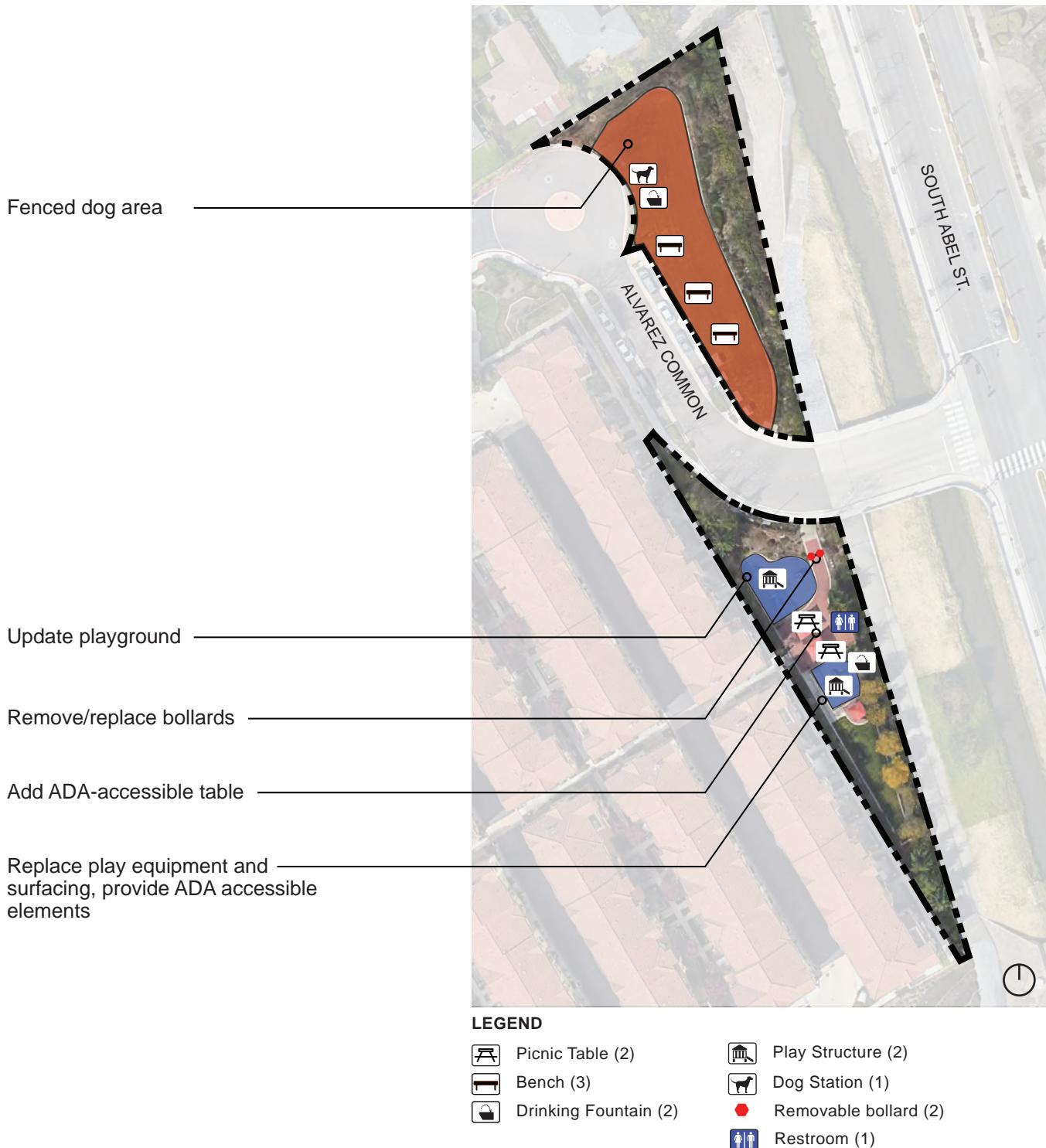
- Update play areas: Replace play slide in kind, replace safety surfacing and engineered wood fiber.<sup>1</sup>
- Replace one existing picnic table with an ADA accessible model.
- Remove bollards at entry and replace with Milpitas City standards.
- Landscape Maintenance: Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

### Long Term Improvement

- Add fenced, off-leash dog area with fenced dog entry area, signage, drinking fountain with pet bowl and a dog station. Repair surrounding planting and irrigation as needed.
- Landscape and Irrigation: Replant all landscape areas with drought tolerant California natives and mulch with 3" of landscape mulch. Repair and replace irrigation system as needed, replace irrigation controllers.

1. See Appendix F: Milpitas Playground Rehabilitation Project

**JOHN MCDERMOTT PARK  
PROPOSED SITE IMPROVEMENTS PLAN**



## IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Accessible Picnic Table	1 EA	\$4,000.00	\$4,000
2 Replace Bollard with City Standard	2 EA	\$2,000.00	\$4,000
3 Refurbish Restroom (Refer to Facility Condition Assessment)	1 LS	\$48,000.00	\$48,000
4 Playground Equipment & Surface Repairs	1 LS	\$40,205.00	\$40,205
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$96,205</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$28,862</b>
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 126,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition and Grading	11,000 LS	\$5.00	\$55,000
2 Drainage	1 LS	\$25,000.00	\$25,000
3 Dog Park (.25 acre) (Includes 42" HT Chain Link Fencing)	1 LS	\$100,000.00	\$100,000
4 Landscape and Irrigation	1 LS	\$50,000.00	\$50,000
5 Site Furnishing	1 LS	\$25,000.00	\$25,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$255,000</b>
<b>Mobilization - 15%</b>			<b>\$38,250</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$76,500</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$76,500</b>
<b>Long Term Park Improvements TOTAL</b>			<b>\$ 447,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			<b>\$ 572,000.00</b>
<b>C. Annual Maintenance Cost</b>			
1 Dog park (Twice Weekly)	10,890 SF	\$0.12	\$ 1,400.00
<b>Annual Maintenance TOTAL</b>			<b>\$ 1,400.00</b>



### JOSE HIGUERA ADOBE PARK

*Wessex Pl., off N. Park Victoria Dr.*

**Type:** Special Use Park

**Size:** 4.80 acres

**Construction Date:** 1980

**Latest Renovation:** 2017

### PARK OVERVIEW

This neighborhood park is built around the historic Jose Higuera Adobe building, originally constructed in the 1830's. The building seen today is a facade built in 1960 to preserve the ruins of the old Adobe. Historical exhibits are displayed in the building and around the park for visitors to learn about the history of the site. The Adobe and adjoining picnic area can be rented for private events and parties.

Jose Higuera Adobe Park is separate from the Adobe building. Newly renovated in 2017, the park includes picnic areas along the edge of Calera Creek, group barbeques and picnic areas, and a play area at the west end of the park. The renovation work included upgrading the group picnic area to the east of the Adobe building. New stone tables, barbeques and shade structures create an inviting outdoor gathering space.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Furnishings

- 1 All site furnishings are in good condition.



#### Accessibility

- 1 **Pathways:** All pathways, ramps and stairs are up to current code.
- 2 **Furnishings:** ADA-accessible tables and benches are provided.
- 3 **Parking:** Two ADA parking stalls and accessible ramps are provided.



#### Landscaping & Maintenance

- 1 **Landscape Planting:** Planting is well-maintained with adequate levels of mulch.
- 2 **Fencing:** All ornamental and wood fencing is well-maintained.
- 3 **Erosion:** Decomposed granite paths are in good condition, however erosion will be an issue if maintenance is not regular.
- 4 **Trees:** Newly planted trees are in good condition. Mature trees on site may pose safety risks in the future.
- 5 **Irrigation:** This site is on the City's centralized irrigation system using potable water.



## PROPOSED IMPROVEMENTS

### Short Term Improvement

- Add 4' chainlink fence and gates at reservable picnic areas
- Landscape Maintenance: Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

### Long Term Improvement

- No long term improvements are recommended at the time of this document.

## PROPOSED IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 4' HT Chainlink Fence	130	LF \$150.00	\$19,500
2 Refurbish Restroom (Refer to Facility Condition Assessment)	1	LS \$79,000.00	\$79,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$98,500</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$29,550</b>
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 129,000.00</b>
<b>B. Long Term Park Improvements</b>			
No long term park improvements proposed			

## CHAPTER 5: GOALS AND RECOMMENDATIONS



### PARK CONCEPT RENDERS



## MCCANDLESS PARK

McCandless Dr. off Montague Expy.

**Type:** Community Park

**Size:** 4.00 acres

**Construction Date:** 2022

### PARK OVERVIEW

At the time of this document, McCandless Park is a proposed 4-acre public park adjacent to the newly constructed Mabel Mattos Elementary School.

The park will include lit sports fields, play areas, a butterfly garden, a community garden, fitness stations, shaded picnic areas, and a barn play area. Joint Use areas between the City and the Milpitas Unified School District include the sports field, play areas, and butterfly garden. Parking is shared between the MUSD and City under that Joint Use Agreement. All park areas will be lit with pedestrian lighting.

McCandless Park will also include a new pedestrian bridge over the East Penitencia Creek Channel and a potable water well required to meet the increase in water demands due to growth in the TASP and Midtown areas. There is a 50' PG&E Gas pipeline easement along the northern property line, restricting development in that area.

The two all-inclusive play areas are to be funded by a joint grant awarded to the City of Milpitas and the MUSD by the County of Santa Clara's All-Inclusive Playground Grant program. These playgrounds will serve people of all ages and abilities.

## PROPOSED CONCEPT PLAN



## PROPOSED IMPROVEMENTS

This park is currently under development per the above plan. No improvements are proposed at the time of this document.

## CHAPTER 5: GOALS AND RECOMMENDATIONS

### ADDITIONAL FEATURES ANNUAL MAINTENANCE COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
No short term repairs and upgrades proposed			
<b>B. Long Term Park Improvements</b>			
No long term park improvements proposed			
<b>C. Additional Features Annual Maintenance Cost</b>			
1 Mowing and edging (Weekly)	60000 SF	\$0.04	\$2,400
2 Weed control (Twice Annually and As Needed)	100000 SF	\$0.01	\$1,000
3 Mechanical weed control (As Needed)	40000 SF	\$0.05	\$2,000
4 Pruning Plants (Twice Annually and As Needed)	40000 SF	\$0.02	\$800
5 Fertilizing and Aeration (Two to Four Times Annually)	60000 SF	\$0.04	\$2,400
6 Empty trash cans (Twice Weekly and As Needed)	205365 SF	\$0.04	\$8,215
7 Remove trash & misc. debris from landscape (2X Weekly)	40000 SF	\$0.01	\$400
8 Inspect, adjust and repair irrigation system (Weekly)	100000 SF	\$0.04	\$4,000
9 Restroom service - Cleaning and Restocking (Daily)	1 LS	\$7,500.00	\$7,500
10 Playground inspection reports (Monthly)	2 EA	\$6,500.00	\$13,000
11 Playground inspection (Monthly)	2 EA	\$4,500.00	\$9,000
12 Parking lot cleaning (Weekly)	19500 SF	\$0.12	\$2,340
13 Athletic field maintenance (Daily/Weekly)	60000 SF	\$0.25	\$15,000
14 Herbicide application (Seasonally)	100000 SF	\$0.01	\$1,000
15 Clean and repair drinking fountains (As Needed)	1 LS	\$5,000.00	\$5,000
16 General Park Maintenance (As Needed)	205365 SF	\$0.01	\$2,054
17 Dog park (Twice Weekly)	8,500 SF	\$0.12	\$1,020
<b>Annual Maintenance TOTAL</b>			<b>\$ 77,200.00</b>

## CHAPTER 5: GOALS AND RECOMMENDATIONS

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### MILPITAS DOG PARK

*Ed Levin County Park*

**Type:** Special Use Park

**Size:** 1.57 acres

**Construction Date:** 2004

### PARK OVERVIEW

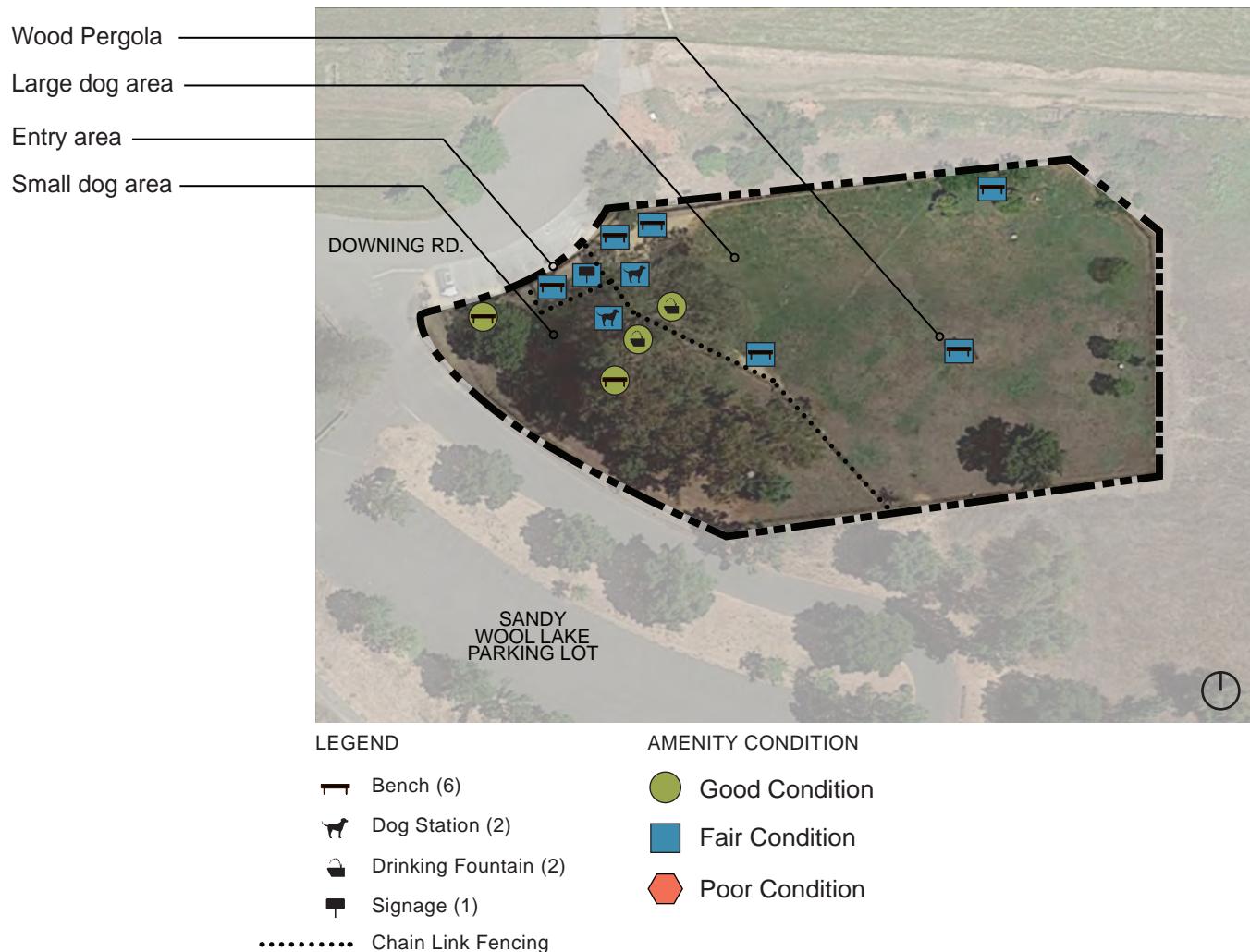
The Milpitas Dog Park is an off-leash dog exercise area situated at Ed Levin County Park. This park is part of a joint use agreement with the Santa Clara County Parks Department. The City maintains the park itself, while the County maintains the parking lot.



The dog park is divided into a large dog area, a small dog area and a fenced in entrance area. The park has six benches within the dog areas, two water fountains with dog bowls, three dog bag dispensers, and a wood shade structure in the large dog area. The dog exercise areas consist of turf and boundary fencing. No dog exercise equipment is provided.



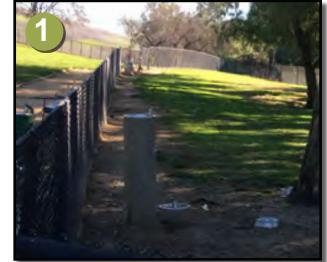
## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

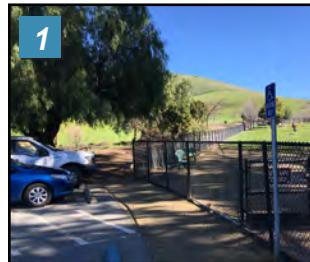
#### Site Furnishings

- 1 **Amenities:** Benches are older models in fair condition, benches along the fences are in the path of travel of the dog run. Signage, dog stations and benches are older models in fair condition.
- 1 Water fountains with dog bowls are in good condition.



#### Accessibility

- 1 **Parking:** Accessible parking spots are provided, however cross-slopes exceed code.
- Red hexagon **Paths:** This site is not accessible. All slopes and cross-slopes exceed code. Site location is not conducive to renovating for ADA access.



#### Landscaping & Maintenance

- Green circle **Turf:** Turf is in fair condition. Maintenance is user led with shovels and equipment located on site.
- Green circle **Fencing:** Chain link fencing is in good condition. Snake fencing along the bottom of chain link needs continued maintenance and patching.
- Green circle **Irrigation:** This site is not on the City's centralized irrigation system.

## PROPOSED IMPROVEMENTS

### Short Term Improvement

- Replace all park entry, informational and rules signage at entry. Ensure rules signage is updated to the current ordinance at time of replacement.
- Update ADA Parking stall: Ensure ADA stall meets all ADA codes as is feasible given site slope constraints. Ensure striping is clear and dimensioned correctly, ensure all applicable signage is provided and is legible.

### Long Term Improvement

- No long term improvements are recommended at the time of this document.

## IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Replace Park Signage	1	LS	\$10,000
2 Update ADA parking stall	1	LS	\$20,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$30,000</b>
Soft Costs (Administration, Inspection) - 30%			\$9,000
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$39,000</b>
<b>B. Long Term Park Improvements</b>			
No long term park improvements proposed			
<b>C. Additional Features Annual Maintenance Cost</b>			
No additional features are proposed for this site			



## MILPITAS SPORTS CENTER COMPLEX

1325 E. Calaveras Blvd.

**Type:** Community Park

**Size:** 24.4 acres

**Construction Date:** -----

**Latest Renovation:** 2020 (Restroom & Snack Shack)

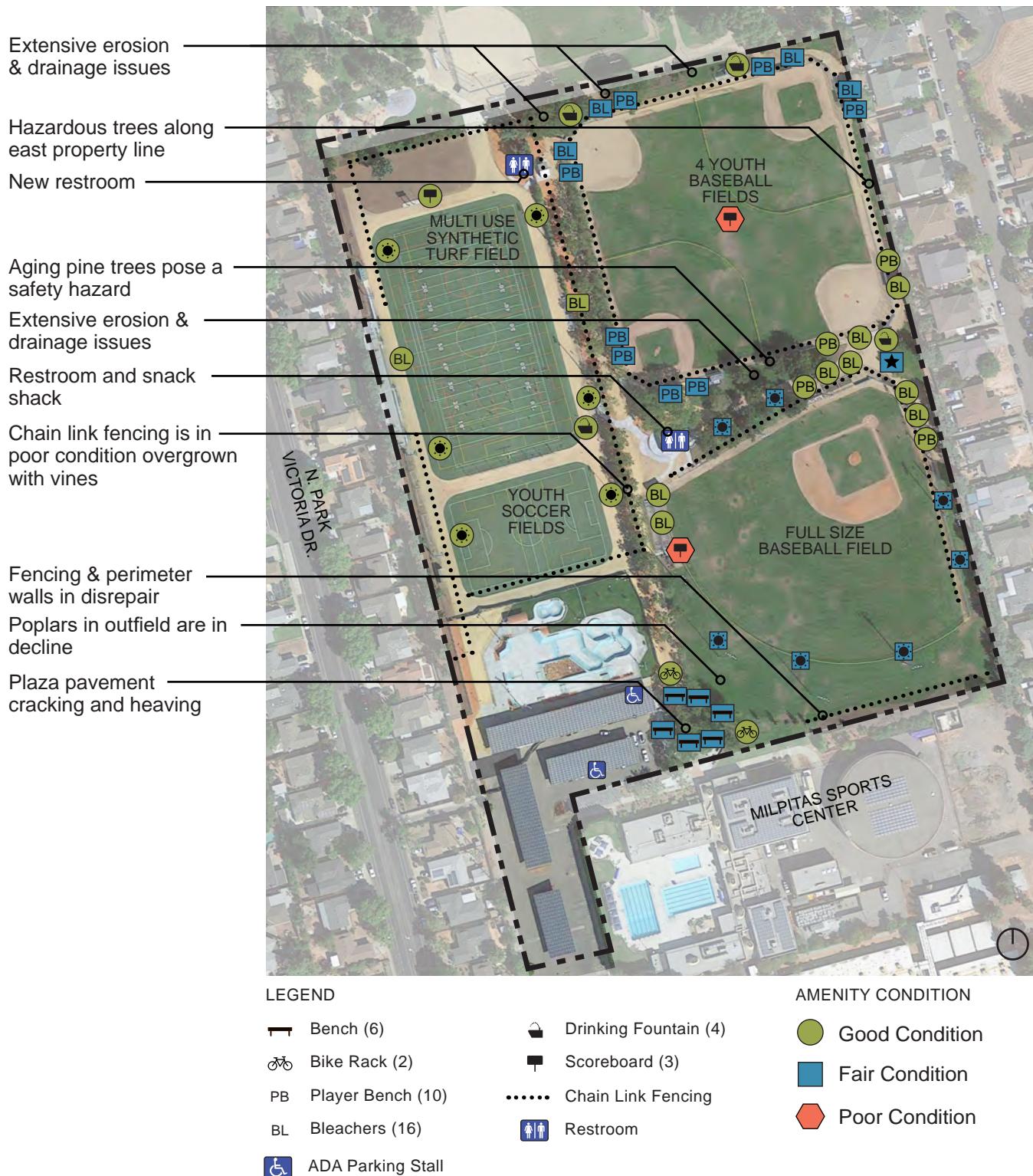
### PARK OVERVIEW

The Milpitas Sports Center Complex includes one full size baseball field, four practice fields, practice soccer field, full-size soccer/football field that was built in 2015 and a new Milpitas skate park constructed in 2020. All fields are lighted for evening use and include dugouts, bleachers, and electronic scoreboards. A two-stall restroom building, located at the north end of football field, and a new concession building with restrooms, located between the baseball fields, were constructed in 2020.

The Sports Center Complex is located adjacent to the Milpitas Sports Center and Cardoza Park. Parking is shared with the Sports Center.



## EXISTING SITE ASSESSMENT



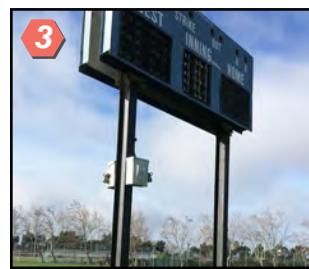
### EXISTING SITE ASSESSMENT

#### Site Furnishings

**1 Accessibility:** Site furnishings including water fountains, benches and bleachers are not ADA compliant, and are located in non-accessible areas.



**2 Benches & Bleachers:** Benches and bleachers are in fair condition. Many have faded or peeling paint, mild rusting and faded wood.



**3 Scoreboards:** With the exception of the scoreboard at the new multi-use synthetic turf fields, all scoreboards are aging and showing considerable wear.

#### Accessibility

**1 Pathways:** The majority of pathways on the site consist of unstabilized decomposed granite. Significant drainage issues and heavy traffic from maintenance vehicles cause extensive rutting and uneven walking surfaces. Plaza paving at the Sports Center entrance is cracked and heaving.



**2 Slopes:** Running slopes exceed 5% at multiple locations and cross-slopes greater than 2% are present at many areas. In heavily sloped areas runoff has created deep erosion channels.

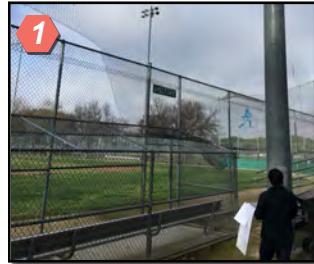


**3 Stairs:** Accessible stairs installed in 2020.



## Sports Fields

- 1 **Dugouts:** Dugout player benches are outdated but in fair condition. Dugouts lack shade screening.
- 2 **Backstops and Fencing:** Backstops and fencing are generally in good condition. Gaps in fencing are minimal and the backstops are intact and painted.

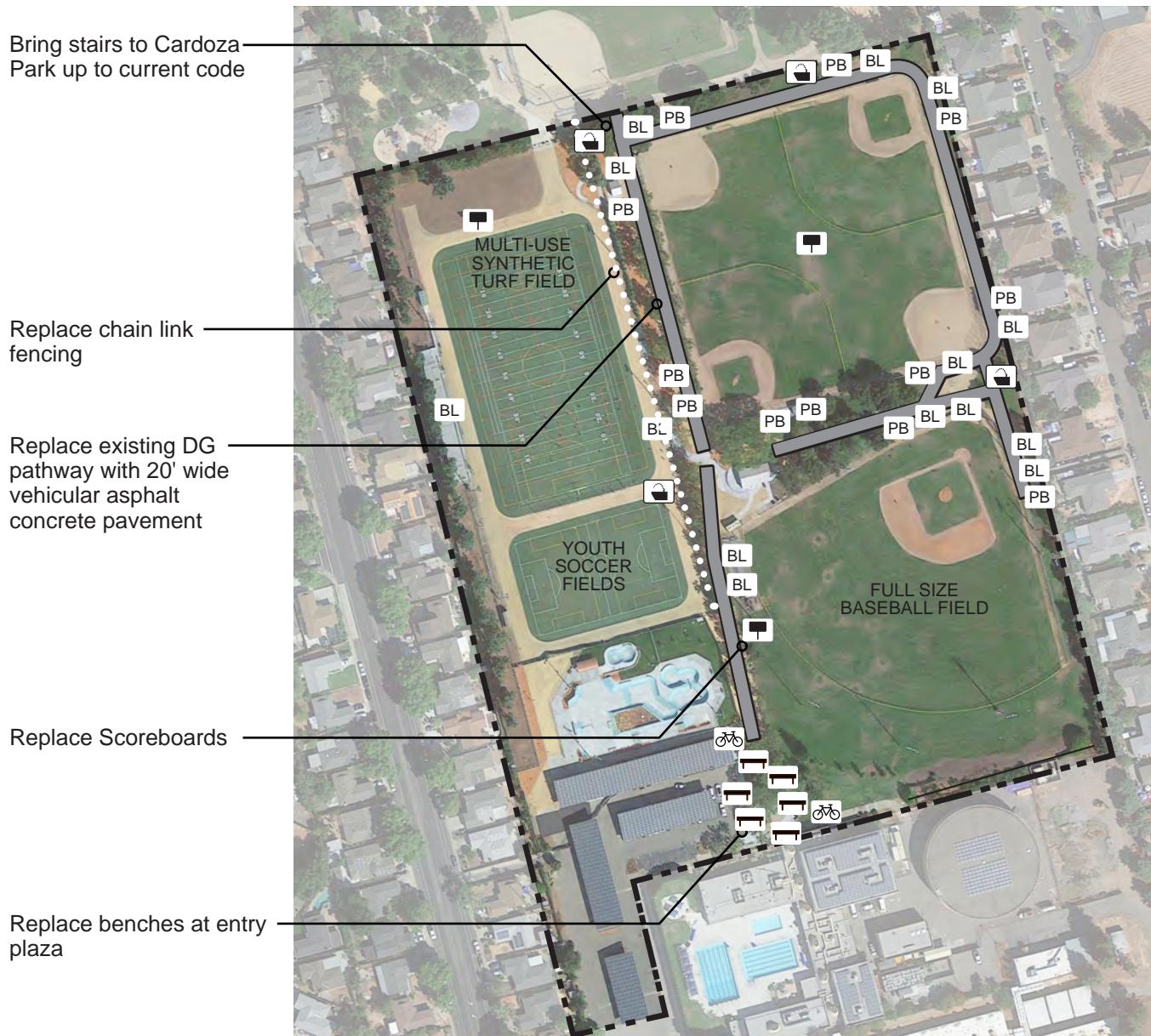


## Landscape & Maintenance

- 1 **Landscape Planting:** Landscape planting is almost non-existent within the sports fields complex proper. Perimeter planting is unmaintained along fence-lines.
- 2 **Trees:** Poplar trees at the south field are in decline. Pine trees at the sports fields are also aging.
- 3 **Fencing & Walls:** Numerous portions of perimeter chain link fencing are in disrepair. Perimeter walls are overgrown with ivy and covered with graffiti. Interior fencing along sports fields is in good condition.
- 4 **Turf:** Turf is in fair condition with some gopher issues. Sports field turf is well-maintained.
- 5 **Irrigation:** This site is on the City's centralized irrigation system using potable water.



## MILPITAS SPORTS CENTER COMPLEX SITE PLAN



### LEGEND

	Bench (6)		Drinking Fountain (4)		ADA Parking Stall
	Bike Rack (2)		Scoreboard (3)		Restroom
	Player Bench (10)	..... Chain Link Fencing			
	Bleachers (16)				

### SITE IMPROVEMENTS

#### Short Term Improvement

- Replace access stairs to Cardoza Park with ADA accessible stairs and ramp as needed.
- Remove and replace all hazardous trees along eastern residential property line.
- Repair perimeter fencing and walls.

#### Long Term Improvement

- Replace existing DG pathway with 20' wide vehicular asphalt concrete pavement.
- Address drainage issues by installing new storm drain system
- Refurbish player benches. Repaint and remove rust, replace boards where necessary.
- Replace benches at entry plaza
- Replace aging bleachers.
- Replace all site furnishing
- Replace chainlink fencing between Multi-Use Synthetic and Baseball Fields
- Replace all scoreboards.
- Landscape maintenance and improvements: Replant all landscape areas with drought tolerant California natives and mulch with 3" of landscape mulch. Repair and replace irrigation system as needed, replace irrigation controllers.

*A comprehensive site improvement plan will be part of a future Sports Center Master Plan done by others.*

## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Replace Concrete Stairs at Cardoza Park	1	LS	\$50,000.00
2 Remove and replacement of hazardous trees along eastern property line	1	LS	\$150,000.00
3 Perimeter Fencing & Wall repairs	2	LS	\$100,000.00
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$400,000</b>
<b>Mobilization - 15%</b>			<b>\$60,000</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$120,000</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$120,000</b>
<b>Short Term Park Improvements TOTAL</b>			<b>\$700,000</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	48,000	SF	\$4.00
2 Vehicular Asphalt pathway (20' Wide, 4" Asphalt over 8" CL II AB)	48,000	SF	\$12.50
3 Drainage Improvement	1	LS	\$200,000.00
4 Player Bench	9	EA	\$2,000.00
5 Site Furnishings	1	LS	\$150,000.00
6 Bleachers	4	EA	\$24,000.00
7 Shade Fabric at Dugout	1	LS	\$25,000.00
8 Landscape maintenance and improvements	1	LS	\$125,000.00
9 Fence Replacement Between Multi-Use Fields and Baseball Fields	700	LF	\$100.00
10 Replace Scoreboard	3	EA	\$35,000.00
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$1,581,000</b>
<b>Mobilization - 15%</b>			<b>\$237,150</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$474,300</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$474,300</b>
<b>Long Term Park Improvements TOTAL</b>			<b>\$ 2,767,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			<b>\$ 3,467,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
No additional features are proposed for this site			

## CHAPTER 5: GOALS AND RECOMMENDATIONS

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### MURPHY PARK

*Yellowstone Ave. off S. Park Victoria Dr.*

**Type:** Neighborhood Park

**Size:** 8.30 acres

**Construction Date:** 1969

**Latest Renovation:** 2017/2018 (Asphalt paths and parking lot resurface)

### PARK OVERVIEW

Murphy Park is a large neighborhood park sharing its northern border with Merryhill Elementary School, part of the Milpitas Unified School District. The park is surrounded on all sides by residential neighborhoods and is accessed via cul-de-sacs and an 18 spot parking lot, resurfaced in 2018.

It has several well-designed nodes including picnic and play areas. The play area and picnic areas have a defined sense of enclosure through the use of mature trees and landscape berms. The park currently hosts events, and open areas provide the opportunity for an outdoor community event space/amphitheater.

The north side of the site is an open turf field used for soccer and other active recreation, this field is shared with the MUSD as part of a joint use agreement. There is a popular asphalt bike trail running along the eastern edge of the park that connects to the school and to several other parks. The bike trail integrates into the park circulation system, all asphalt paths were resurfaced in 2017. Fitness stations are provided at regular intervals along the trail.

This park requires renovation due to a lack of ADA accessible amenities, outdated play areas, aging furnishings and infrastructure, drainage issues and landscaping. Possibilities for redesign include adding community event spaces and new picnic areas.

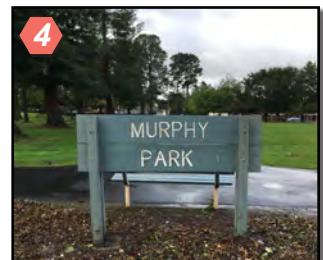
## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Furnishings

- 1** **Amenities:** All standard benches and picnic tables are in poor condition. Two memorial benches are in good condition.
- 2** **Play Areas:** Play equipment is in fair condition, however it is not up to current accessibility or safety codes. Sand surfacing is spilling onto surrounding pathways.
- 3** **Workout Stations:** Seven workout stations circle the park along the perimeter trail and connect to the workout station course in Robert E. Browne Park. All workout stations are outdated wood and metal equipment. Most are rotting, rusted and non-operational.
- 4** **Signage:** Non-standard entry sign is in poor condition..



#### Accessibility

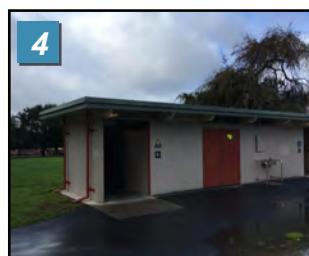
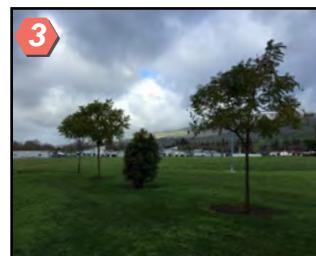
- 1** **Pathways:** Asphalt pathways are in good condition. All slopes conform to current code.
- 2** **Furnishings:** No ADA-accessible furnishings are provided. All picnic tables are set outside of accessible paths of travel.
- 3** **Play Area:** Play equipment has some accessible elements, however the sand surfacing is not accessible.
- 4** **Parking:** The site has a small surface parking lot with standard parking stalls, however, there are no accessible stalls. A ramp is provided to the adjacent pathways, but is not up to code.



## EXISTING SITE ASSESSMENT

### Landscaping & Maintenance

- ① **Landscape Planting:** Landscape planting is minimal. Original planting is mostly gone and has been replaced with ivy.
- ② **Drainage:** There are significant drainage issues at the restroom. Water is ponding at low points of the path and surrounding planting areas. There is some ponding at the ADA ramp in the parking lot. The soccer field is at a low point and collects water.
- ③ **Trees:** Trees at the north lawn area are crowded and are of varying species. Many mature trees on site pose potential safety hazards.
- ④ **Restroom:** Restroom is in fair condition. See Facility Condition Assessment for further information.<sup>1</sup>
- **Irrigation:** This site is on the City's centralized irrigation system using potable water.
- **Lighting:** Pedestrian lightings are non-City standard.



1. See Appendix D: Facility Condition Assessment

### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Update picnic areas: Replace all picnic tables and barbeques with current Milpitas standard, and provide two ash receptacles.
- Replace all existing benches other than memorial benches with current Milpitas standard, place on concrete pads to ensure accessibility.
- Replace all workout equipment, place on poured in place pads.
- Replace dog waste station at turf field.
- Replace existing entry sign with current Milpitas standard sign.
- Repave asphalt at restroom to address drainage issues.
- Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary, remove all dead or dying vegetation. Replace dead or dying plants with drought-tolerant California natives. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.
- Refurbish Restroom: Refurbish and conduct ADA study per Facility Condition Assessment.<sup>1</sup>

#### Long Term Improvement

- Pave picnic areas with decomposed granite paving and provide two trash/recycle receptacles.
- Community event space: Paved plaza area with perimeter seating and overhead shade structure. Use adjacent lawn as overflow seating and event space.
- Remove and replace play area: Replace structures and provide accessible ground level play elements. Replace sand surfacing with poured in place surfacing and engineered wood fiber. Include integrated shade structures.
- Update and expand parking lot: Resurface and re-stripe existing lot, bring parking lot up to current accessibility codes. Expand lot to the north, add an additional 18 stalls and tie into new pathways.
- Add additional picnic area adjacent to expanded parking lot with ADA accessible tables barbeques, ash receptacles and new circulation to tie into existing park paths.
- Replace lighting with Milpitas standard.
- Replace park entry sign.
- Improve drainage and irrigation at soccer field, replace turf as necessary.
- Landscape and Irrigation: Replant all landscape areas with drought tolerant California natives and mulch with 3" of landscape mulch. Repair and replace irrigation system as needed, replace irrigation controllers.
- Right-of-Way Improvement: Including but not limited to: installation of ADA curb ramps, accessibility signage, driveway approaches with bollards, crosswalk striping, sidewalk and curb and gutter repairs, sidewalk expansion, etc.

1. See Appendix D: Facility Condition Assessment

## MURPHY PARK

### PROPOSED IMPROVEMENTS SITE PLAN



#### LEGEND

	Picnic Table (11)		Dog Station (1)		Play Structure (1)
	BBQ (4)		Bike Rack (2)		Entry Sign (1)
	Bench (7)		Fitness Station (7)		Restroom
	Art (1)				

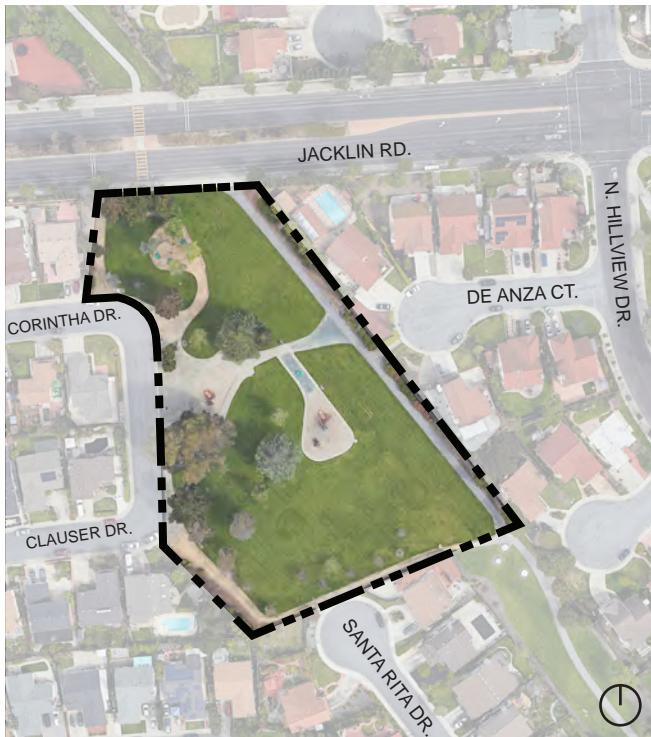
## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 BBQ & Ash Receptacle	3 EA	\$5,000.00	\$15,000
2 Bench	9 EA	\$3,000.00	\$27,000
3 Picnic Table	6 EA	\$4,000.00	\$24,000
4 Dog Waste Station	1 EA	\$1,500.00	\$1,500
5 Entry Sign (City Standard)	1 EA	\$5,000.00	\$5,000
6 Repair drainage and AC issue near restroom	1 LS	\$35,000.00	\$35,000
7 Fitness Stations (Including Surfacing & Curb)	6 EA	\$10,000.00	\$60,000
8 Refurbish Restroom (Refer to Facility Condition Assessment)	1 LS	\$64,000.00	\$64,000
<b>SUBTOTAL Short Term Park Improvements</b>			
<b>Soft Costs (Administration, Inspection) - 30%</b>			
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			
			<b>\$ 301,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	65,000 SF	\$5.00	\$325,000
2 Drainage at turf field	1 LS	\$100,000.00	\$100,000
3 Parking Lot (3.5" AC over 14.5" CL II AB)	5,000 SF	\$12.50	\$62,500
4 Pedestrian path (9' Wide, 4" Concrete over 6" CL II AB)	3,000 SF	\$16.00	\$48,000
5 Pedestrian Lighting Replacement	1 LS	\$200,000.00	\$200,000
6 Event Space (4" Concrete over 6" CL II AB)	15,000 SF	\$16.00	\$240,000
7 Large Shade Structure	1 LS	\$130,000.00	\$130,000
8 All Abilities Playground	10,000 SF	\$70.00	\$700,000
9 Site Furnishing	1 LS	\$150,000.00	\$150,000
10 Irrigation and Landscape	4.0 Acres	\$75,000.00	\$300,000
11 Right-of-Way Improvement	1.0 LS	\$100,000.00	\$100,000
12 Rubberized Safety Surfacing	10,000 SF	\$30.00	\$300,000
13 Pave Picnic Areas (Decomposed Granite)	12,000 SF	\$10.00	\$120,000
<b>SUBTOTAL Long Term Park Improvements</b>			
<b>Mobilization - 15%</b>			
<b>Design &amp; Construction Contingency - 30%</b>			
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			
<b>Long Term Park Improvements TOTAL</b>			
			<b>\$ 4,858,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			
			<b>\$ 5,159,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
1 Parking lot cleaning (Weekly)	24000 SF	\$0.12	\$ 2,900.00
<b>Annual Maintenance TOTAL</b>			
			<b>\$ 2,900.00</b>

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## CHAPTER 5: GOALS AND RECOMMENDATIONS



## OLIVER W. JONES MEMORIAL PARK

*Jacklin Rd. off N. Hillview Dr.*

**Type:** Neighborhood Park

**Size:** 4.93 acres

**Construction Date:** 1973

**Latest Renovation:** 2020 (Play Area)

### PARK OVERVIEW

Oliver W. Jones Memorial Park is a medium-sized passive use neighborhood park. A greenbelt and linear park pathway connects to Sandalwood Park to the north and Peter Gill Memorial Park to the south. The park is flanked on all sides by residential neighborhoods.

The park consists primarily of open lawn areas and walking paths. There are two play areas, one for ages 2-5 and one for 5-12. Both play areas were renovated in 2020, that includes the replacement of sand surfacing with engineered wood fiber and repair of certain play structure components to address immediate needs and safety concerns.

The park requires major renovation due to lack of restroom and ADA compliant amenities, aging furnishings, infrastructure, non-City standard pedestrian lighting that is operational, drainage and erosion issues. No restroom is provided.

The east side of the site is within the City and County of San Francisco Hetch Hetchy pipeline property. Any renovations in this park require a permit from the SFPUC.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

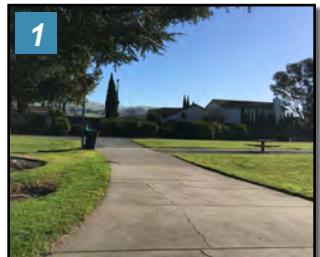
#### Site Furnishings

- ① **Amenities:** Four picnic tables, two barbeques and three benches are in poor condition. The bike rack and drinking fountain are in good condition.
- ② **Play Area:** Play equipment, poured in place safety surfacing and fiber surfacing replaced in 2020, are in good condition.
- ③ **Signage:** Park signage is in good condition.



#### Accessibility

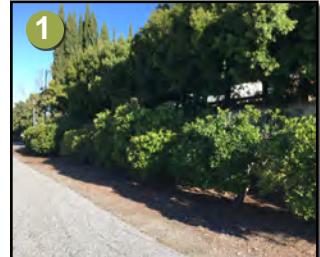
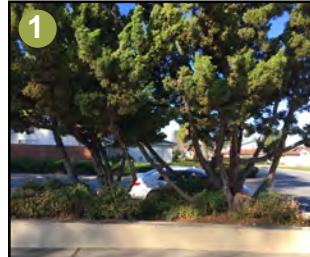
- ① **Pathways:** The gravel paths throughout the site are in poor condition with drainage issues and not in compliance with current code.
- ② **Play Area:** Accessible surfacing and equipment is provided.
- ③ **Furnishings:** No ADA-compliant furnishings are provided.



## EXISTING SITE ASSESSMENT

### Landscaping & Maintenance

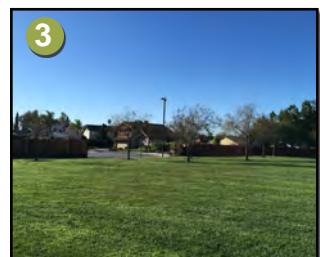
**1** **Landscape Planting:** Landscape planting is in good condition. Planters are well-maintained and shrubs are pruned well. No original mulch remains.



**2** **Trees:** Trees are well-maintained.



**3** **Turf:** Turf is well-maintained.



**4** **Irrigation:** This site is on the City's centralized irrigation system using recycled water.

**5** **Lighting:** Park lighting is in fair condition.

### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Update picnic areas: Replace all picnic tables and barbeques with current Milpitas standard, and provide two ash receptacles.
- Replace all existing benches with current Milpitas standard, place on concrete pads to ensure accessibility.
- Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary, remove all dead or dying vegetation. Replace dead or dying plants with drought-tolerant California natives. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement

- Add picnic area: Replace all picnic tables and barbeques with current Milpitas standard, and provide trash/recycle and ash receptacles. Add overhead shade structures and pave picnic areas with concrete.
- Add a single stall restroom
- Add Hangout Space: Concrete seating area with overhead shade structure, concrete ping pong tables and seating with integrated power/charging stations.
- Add bouldering wall: Prefabricated bouldering wall with safety surfacing and safety/regulatory signage.
- Pave all gravel and decomposed granite paths with concrete.
- Replace pedestrian lighting.
- Landscape and Irrigation: Replant all landscape areas with drought tolerant California natives and mulch with 3" of landscape mulch. Repair and replace irrigation system as needed.
- Right-of-Way Improvement: Install ADA curb ramp at east side of park.

## OLIVER W. JONES MEMORIAL PARK PROPOSED IMPROVEMENTS SITE PLAN



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 BBQ & Ash Receptacle	2 EA	\$5,000.00	\$10,000
2 Bench	2 EA	\$3,000.00	\$6,000
3 Picnic Table	3 EA	\$4,000.00	\$12,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$28,000</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$8,400</b>
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 37,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	15,000 SF	\$5.00	\$75,000
2 Drainage	1 LS	\$35,000.00	\$35,000
3 Pave Walking Path (9' Wide, 4" Concrete over 6" AB)	7,500 SF	\$16.00	\$120,000
4 Pedestrian Lighting Replacement	1 LS	\$100,000.00	\$100,000
5 New Picnic Area (Concrete)	3,500 SF	\$16.00	\$56,000
6 Restroom (single Stall)	1 LS	\$200,000.00	\$200,000
7 Utilities ( water, sewer and electrical)	1 LS	\$100,000.00	\$100,000
8 Site Furnishing	1 LS	\$75,000.00	\$75,000
9 Landscape and Irrigation	2.50 Acres	\$75,000.00	\$187,500
10 Right-of-Way Improvement	1 LS	\$50,000.00	\$50,000
11 Bouldering Wall	1 EA	\$50,000.00	\$50,000
12 Teen Hangout Space (Concrete)	2,500 SF	\$16.00	\$40,000
13 Small Shade Structure	1 EA	\$50,000.00	\$50,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$1,138,500</b>
<b>Mobilization - 15%</b>			<b>\$170,775</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$341,550</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$341,550</b>
<b>Long Term Park Improvements TOTAL</b>			<b>\$ 1,993,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			<b>\$ 2,029,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
No additional features are proposed for this site			

## CHAPTER 5: GOALS AND RECOMMENDATIONS

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## CHAPTER 5: GOALS AND RECOMMENDATIONS



### O'TOOLE ELMS PARK (JOHN)

*Between South Abel and South Main St.*

**Type:** Neighborhood Park

**Size:** 1.63 acres

**Construction Date:** 2007

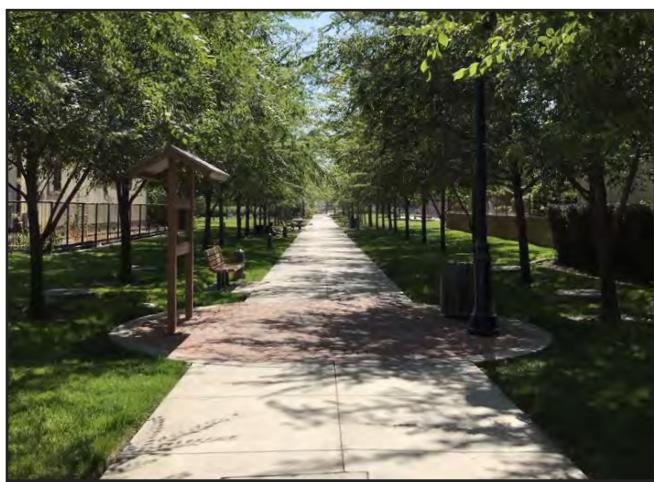
**Latest Renovation:** 2009

### PARK OVERVIEW

O'Toole Elms Park is a well-designed neighborhood park adjacent to the Milpitas Fire Department, located off South Abel St. and multi-family residential. The park is designed along a tree-lined central walking path. The west side contains play areas for 2-5 and 5-12 age groups, a central picnic area, and a kiosk and information booth. There is pedestrian lighting in good condition. No restroom is provided

The central walking path connects South Abel St. and South Main St. Picnic tables and benches provide seating along the path shaded by a corridor of mature trees. A secondary path provides a connection to adjacent residential housing.

The City does not have a joint use agreement for the adjacent parking lot.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

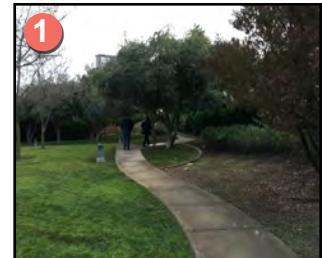
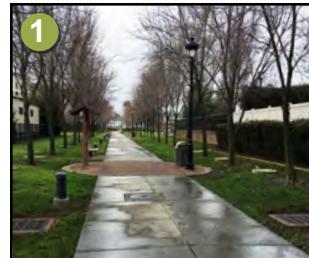
#### Site Furnishings

- 1 **Amenities:** All benches and picnic tables are in good condition.
- 2 **Play Areas:** Play equipment is in good condition, however it does not meet current accessibility or safety codes. Poured in place surfacing is in fair condition.
- 3 **Signage:** Message kiosks are in poor condition.



#### Accessibility

- 1 **Pathways:** Main concrete pathways are in good condition.
- 2 **Concrete path connection to residential neighborhoods:** is cracked and buckling. Pedestrian pavers throughout park are settling and buckling.
- 2 **Play Area:** Play equipment has minimal accessible elements. The poured in place play surfacing is accessible and in fair condition.
- 6 **Parking:** The adjacent parking lot has no accessible stalls, ramp or path of travel. The City currently has no joint use agreement with the parking lot, and it is not a part of the park.
- 6 **Furnishings:** ADA benches and tables are provided.



## EXISTING SITE ASSESSMENT

### Landscaping & Maintenance

**1** **Landscape Planting:** Landscape planting is in fair condition. The original planting is gone in some areas, but the remaining planting is pruned fairly well. No original mulch remains in planting areas.



**2** **Trees:** Trees are well-pruned.



**3** **Irrigation:** This site is on the City's centralized irrigation system using recycled water.



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Playground equipment and surface repairs: Replace poured in place surfacing.<sup>1</sup>
- Replace message kiosks.
- Replace pedestrian pavers with paver patterned stamped concrete.
- Landscape Maintenance: Mulch Landscape Areas. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement

No long term improvements are recommended at the time of this document.

1. See Appendix F: Milpitas Playground Rehabilitation Project

## IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Replace Message Kiosk	2	EA	\$7,500.00
2 Replace Pedestrian Pavers w/ Stamped Concrete	2,000	SF	\$20.00
3 Playground Equipment & Surface Repairs	1	LS	\$11,858.00
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$66,858</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$20,057</b>
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 87,000.00</b>
<b>B. Long Term Park Improvements</b>			
No long term park improvements proposed			
<b>C. Additional Features Annual Maintenance Cost</b>			
No additional features are proposed for this site			



### PARC METRO CENTRAL

*Metropolitan Dr. and Comet Dr.*

**Type:** Urban Park

**Size:** .58 acres

**Construction Date:** 2003

### PARK OVERVIEW

Parc Metro Central was constructed in 2003 along with Parc Metro East and West as part of the residential development included in the Midtown Redevelopment area known as Parc Metro. This park is located adjacent to the parc Community Center and Pool.

This is a passive use park with a large open lawn area, sitting areas, and two play areas for ages 2-5 and 5-12. There are no accessible furnishings provided, and no ADA access into the play areas. There is existing pedestrian lighting that is in good condition.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

- 1** **Benches:** Eight benches are non Milpitas standard wood park benches with metal frames. These higher quality benches are only used at the three Parc Metro sites and the Milpitas Sports Center. They are in fair condition.



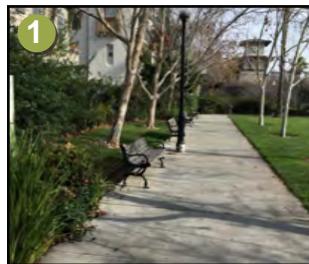
- 2** **Drinking Fountains:** The drinking fountains are in poor condition and overgrown with vegetation.



- 3** **Fencing:** The ornamental metal fencing along Comet Drive is in poor condition, with peeling paint and rust spots.

#### Accessibility

- 1** **Pathways:** Concrete pathways are in good condition with some cracking.

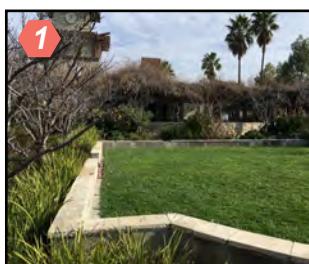


- 2** **Play Area:** Play equipment is inaccessible and in disrepair. Sand surfacing is low.

- 3** **Furnishings:** No ADA accessible furnishings are provided.

#### Landscaping & Maintenance

- 1** **Landscape Planting:** Landscape planting is well trimmed and maintained in some areas and very overgrown in others. Maintenance practices are inconsistent throughout the park.



- 2** **Trees:** Trees are well-maintained.

- 1** **Turf:** Turf is well-maintained with some drainage issues in low areas.

- 2** **Irrigation:** This site is on the City's centralized irrigation system using recycled water.

### PROPOSED IMPROVEMENTS

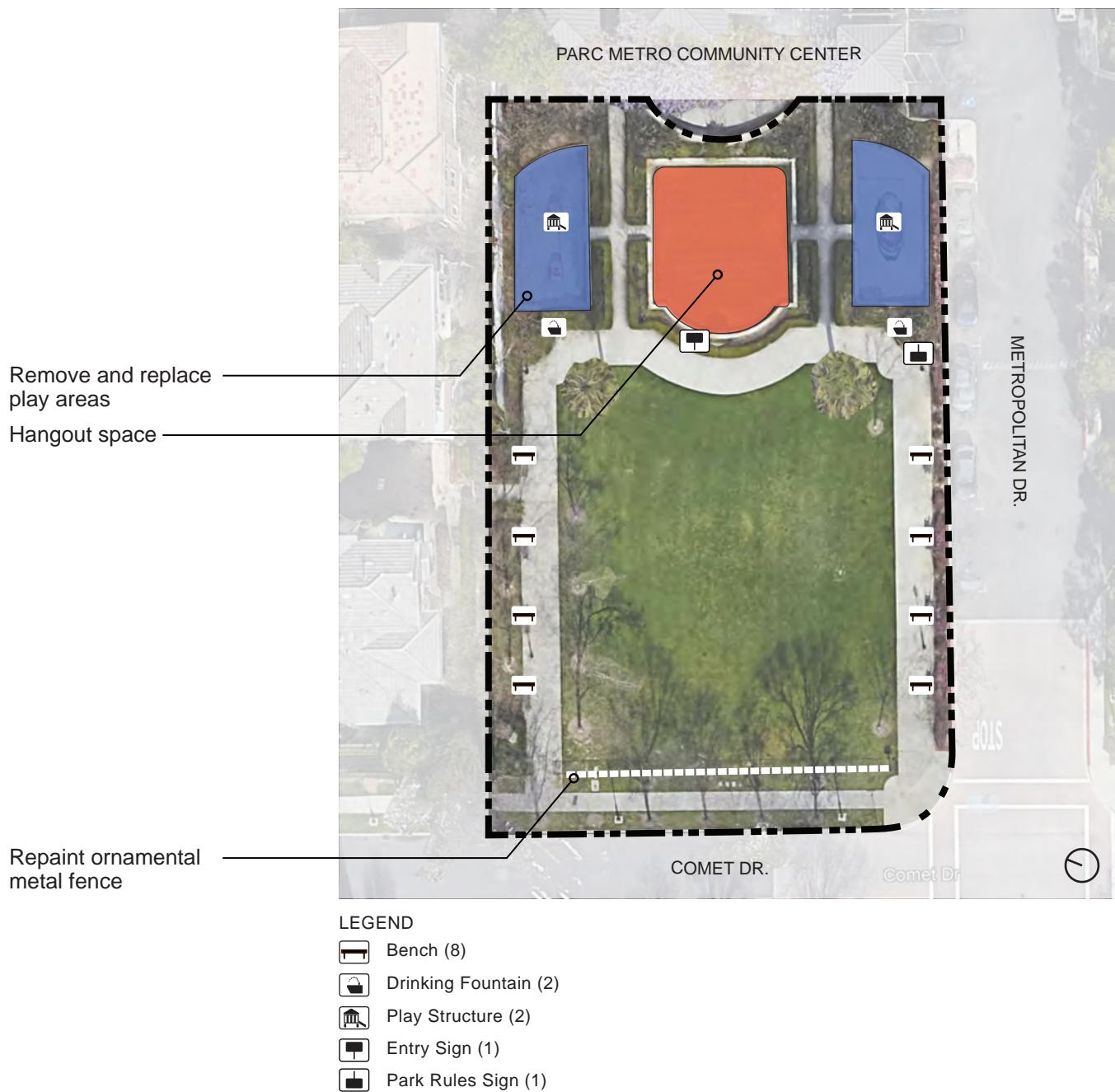
#### Short Term Improvement

- Replace both drinking fountains with current Milpitas standard.
- Repaint ornamental metal fencing.
- Landscape Maintenance: Weed and prune all overgrown landscaped areas, remove all dead or dying vegetation and ensure planting does not encroach on pathways. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement

- Hangout space: Concrete seating area with overhead shade structure, concrete ping pong tables and seating with integrated power/charging stations.
- Replace all benches with current Milpitas standard.
- Remove and replace Play Areas: Replace structures and provide accessible ground level play elements. Replace sand surfacing with poured in place surfacing. Include integrated shade structures.
- Landscape and Irrigation: Replant all landscape areas with drought tolerant California natives and mulch with 3" of landscape mulch. Repair and replace irrigation system as needed. Replace irrigation controller

## PROPOSED IMPROVEMENTS SITE PLAN



## IMPROVEMENTS COST

	Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>				
1	Drinking Fountain	2	EA	\$10,000
2	Paint Ornamental Metal Fence	1	LS	\$2,500
	<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$22,500</b>
	<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$6,750</b>
	<b>Short Term Repairs &amp; Upgrades TOTAL</b>		<b>\$</b>	<b>30,000.00</b>
<b>B. Long Term Park Improvements</b>				
1	Demolition & Grading	3,200	SF	\$5.00
2	Teen Hangout Space (Concrete)	1,600	SF	\$16.00
3	Small Shade Structure	1	EA	\$50,000.00
4	Site furnishing at hangout space	1	LS	\$20,000.00
5	Bench	8	EA	\$3,000
6	Landscape and irrigation	0.50	Acres	\$75,000.00
7	Play Structures	1,600	SF	\$70.00
8	Rubberized Safety Surfacing	1,600	SF	\$30.00
	<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$333,100</b>
	<b>Mobilization - 15%</b>			<b>\$49,965</b>
	<b>Design &amp; Construction Contingency - 30%</b>			<b>\$99,930</b>
	<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$99,930</b>
	<b>Long Term Park Improvements TOTAL</b>		<b>\$</b>	<b>583,000.00</b>
	<b>IMPROVEMENTS TOTAL</b>		<b>\$</b>	<b>613,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>				



### PARC METRO EAST

*E. Curtis Ave.*

**Type:** Urban Park

**Size:** 2.06 acres

**Construction Date:** 2003

### PARK OVERVIEW

Parc Metro East was constructed in 2007 along with Parc Metro Central and West as part of the residential development included in the Midtown Redevelopment area known as Parc Metro. These parks feature a formal design style unique within the Milpitas parks system.

This park is located at the end of a cul-de-sac flanked by the UPRR Corporation yard, railroad tracks, and residential housing. The park is designed around a passive use lawn and perimeter walking trail. The entrance of the park features a large wooden pergola over seating, a small play area, and a modern restroom. Pedestrian lighting is provided in good condition.

The rear of the park has a small picnic area adjacent to the Curtis Well Site. This area of the park is secluded and suffers extensive vandalism and litter. It lacks a meaningful connection to the rest of the park.



## EXISTING SITE ASSESSMENT

Secluded picnic area. Extensive vandalism and litter.

Curtis Well Site

Picnic nooks

Passive use lawn

Concrete lifting and buckling throughout pathway

Play area in very poor condition



### LEGEND

- Bench (8)
- Bike Rack (1)
- Picnic Table (6)
- Play Structure (1)

- Entry Sign (1)
- Park Rules Sign (1)
- Restroom (1)

### AMENITY CONDITION

- Good Condition
- Fair Condition
- Poor Condition

### EXISTING SITE ASSESSMENT

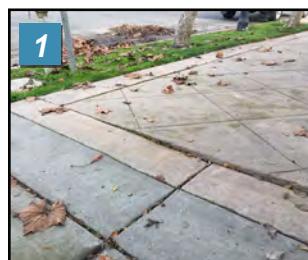
#### Furnishings

- 1** **Amenities:** Most picnic tables and benches are in fair condition and need only a coat of fresh paint.
- 1** Picnic tables and barbeques at the rear of the park are in poor condition.
- 2** **Play Areas:** Play equipment is in very poor condition. Safety surfacing and sand is overgrown with grass and weeds.
- 3** **Signage:** Park signage is in good condition.



#### Accessibility

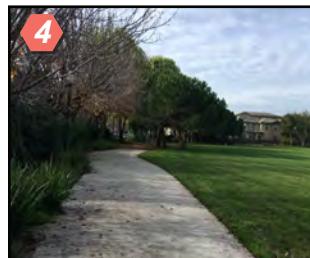
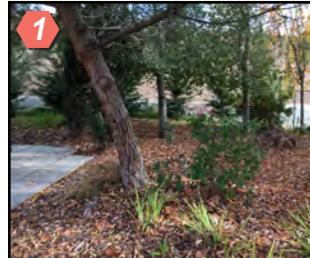
- 1** **Pathways:** Concrete pathways are mostly accessible with lifting and buckling at a few areas. Main paths of travel are minimally impeded.
- 2** **Play Area:** Play equipment is inaccessible and in disrepair. Sand surfacing is low.
- 3** **Furnishings:** ADA picnic tables are provided, however, they are in poor condition, and no accessible benches are provided.



## EXISTING SITE ASSESSMENT

### Landscaping & Maintenance

- 1** **Landscape Planting:** Landscape planting is in poor condition. Raised planters are overgrown with weeds. Planting areas are either sparsely planted or heavily overgrown.
- 2** **Pergola:** Wood pergola is in good condition, however it is overgrown with trumpet vine which requires regular pruning.
- 3** **Turf:** Turf is lush and in fair condition. There are significant drainage issues adjacent to paths, exacerbated by maintenance vehicles.
- 4** **Trees:** Trees along the perimeter of the park are crowded. Some aging trees pose safety risks.
- Restroom:** Restroom is in fair condition. See Facility Condition Assessment for further information.<sup>1</sup>
- Irrigation:** This site is on the City's centralized irrigation system using recycled water.



1. See Appendix D: Facility Condition Assessment

### PROPOSED SITE IMPROVEMENTS

#### Short Term Improvement

- Replace all picnic tables and barbeques, provide ADA accessible models. Provide ash receptacles.
- Replace all benches with current Milpitas standard.
- Spot repair concrete path: Grind areas that pose trip hazards.
- Repair drainage issues at lawn.
- Refurbish Restroom: Refurbish and conduct ADA study per Facility Condition Assessment.<sup>1</sup>
- Landscape Maintenance: Weed and prune all overgrown landscaped areas, remove all dead or dying vegetation and ensure planting does not encroach on pathways. Prune vines on pergola annually. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.
- Conduct tree survey to identify hazardous trees.

#### Long Term Improvement

- Remove and Replace Play Areas: Replace structures and provide accessible ground level play elements. Replace sand surfacing with poured in place surfacing. Include integrated shade structures.
- Landscape and Irrigation: Replant planting areas with California Native drought tolerant planting and mulch with 3" layer of recycled wood mulch per Milpitas City standards. Adjust or repair irrigation as needed. Replace irrigation controller.

1. See Appendix D: Facility Condition Assessment

## PROPOSED IMPROVEMENTS SITE PLAN



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 BBQ & Ash Receptacle	3 EA	\$5,000.00	\$15,000
2 Bench	4 EA	\$3,000.00	\$12,000
3 Picnic Table	3 EA	\$4,000.00	\$12,000
4 Spot Repair Concrete Pathway	1,000 SF	\$16.00	\$16,000
5 Repair Drainage Issue at Lawn	1 LS	\$25,000.00	\$25,000
6 Refurbish Restroom (Refer to Facility Condition Assessment)	1 LS	\$72,000.00	\$72,000
7 Tree Survey	1 LS	\$5,000.00	\$5,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$157,000</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$47,100</b>
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 205,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Site Furnishing	1 LS	\$50,000.00	\$50,000
2 Right of Way Improvement	1 LS	\$10,000.00	\$10,000
3 Irrigation and Landscape	2.00 Acres	\$75,000.00	\$150,000
4 Play Structure	800 SF	\$100.00	\$80,000
5 Rubberized Safety Surfacing	800 SF	\$50.00	\$40,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$330,000</b>
<b>Mobilization - 15%</b>			<b>\$49,500</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$99,000</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$99,000</b>
<b>Long Term Park Improvements TOTAL</b>			<b>\$ 578,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			<b>\$ 782,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
No additional features are proposed for this site			

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## PARC METRO WEST

*E. Curtis Ave. & Comet Dr.*

**Type:** Urban Park

**Size:** .98 acres

**Construction Date:** 2003

### PARK OVERVIEW

Parc Metro West was constructed in 2007 along with Parc Metro Central and East as part of the residential development included in the Midtown Redevelopment area known as Parc Metro. These parks feature a formal design style unique within the Milpitas parks system.

This passive use park is located across the street from Parc Metro Central. Three arbors, two trellises and formal pathways and planting give this park a strong design character. Benches are provided under the arbors and chess tables run along the rear pathway. No accessible furnishings are provided. Three open lawn spaces sit between formal raised planters. There is a large play area with play equipment for ages 2-5 and 5-12, it is in poor condition with sand surfacing. There is no ADA access into the play area.

This park is well-designed, however lack of maintenance, extremely overgrown vegetation, and drainage issues hinder use. The lack of any accessible furnishings or play elements necessitates replacement of all amenities on site. Pedestrian lighting is provided in good condition.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Furnishings

**1** **Amenities:** All benches, tables, and drinking fountains are in poor condition. Paint is peeling on most furnishings, and furnishings in the shade are covered in moss.



**2** **Play Areas:** Play equipment is in very poor condition. Safety surfacing and sand is overgrown with grass and weeds.



**3** **Signage:** Park signage is in good condition with the exception of the park rules signage.

#### Accessibility

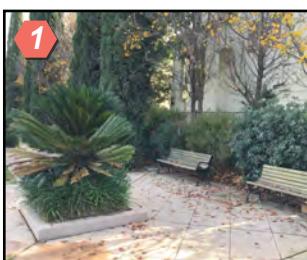
**1** **Pathways:** Concrete pathways are accessible.

**2** **Play Area:** Play equipment offers minimal accessible elements. Sand surfacing is not ADA accessible.

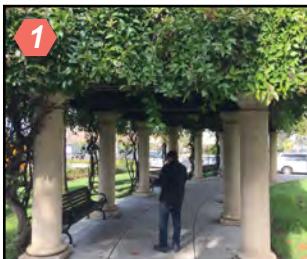
**3** **Furnishings:** No ADA accessible furnishings are provided.

#### Landscaping & Maintenance

**1** **Landscape Planting:** Landscape planting is in poor condition. Raised planters are overgrown and crowded with plants. Planting areas along walkways are not pruned and spill onto paths. The arbors are overgrown with vines.



**2** **Turf:** Turf areas have severe drainage issues exacerbated by maintenance vehicles. It is difficult for mowers to get between posts of arbors.



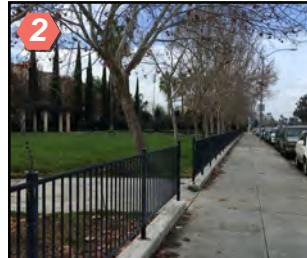
## EXISTING SITE ASSESSMENT

### Landscaping & Maintenance

**1** **Trees:** Landscape trees are crowded in planters. Palm trees are difficult to maintain and drop excessive palm fronds.



**2** **Fencing:** Perimeter ornamental metal fence has peeling paint and rust spots.



**3** **Irrigation:** This site is on the City's centralized irrigation system using recycled water.

### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Replace all picnic tables, provide ADA accessible models.
- Replace all benches with current Milpitas standard.
- Replace drinking fountains
- Replace bike rack
- Replace park rules signs
- Repair drainage issues at lawn
- Repaint ornamental metal fencing.
- Play Areas: Repair defunct or broken play equipment.
- Landscape Maintenance: Weed and prune all overgrown landscaped areas, remove all dead or dying vegetation and ensure planting does not encroach on pathways. Prune vines on pergola annually. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement

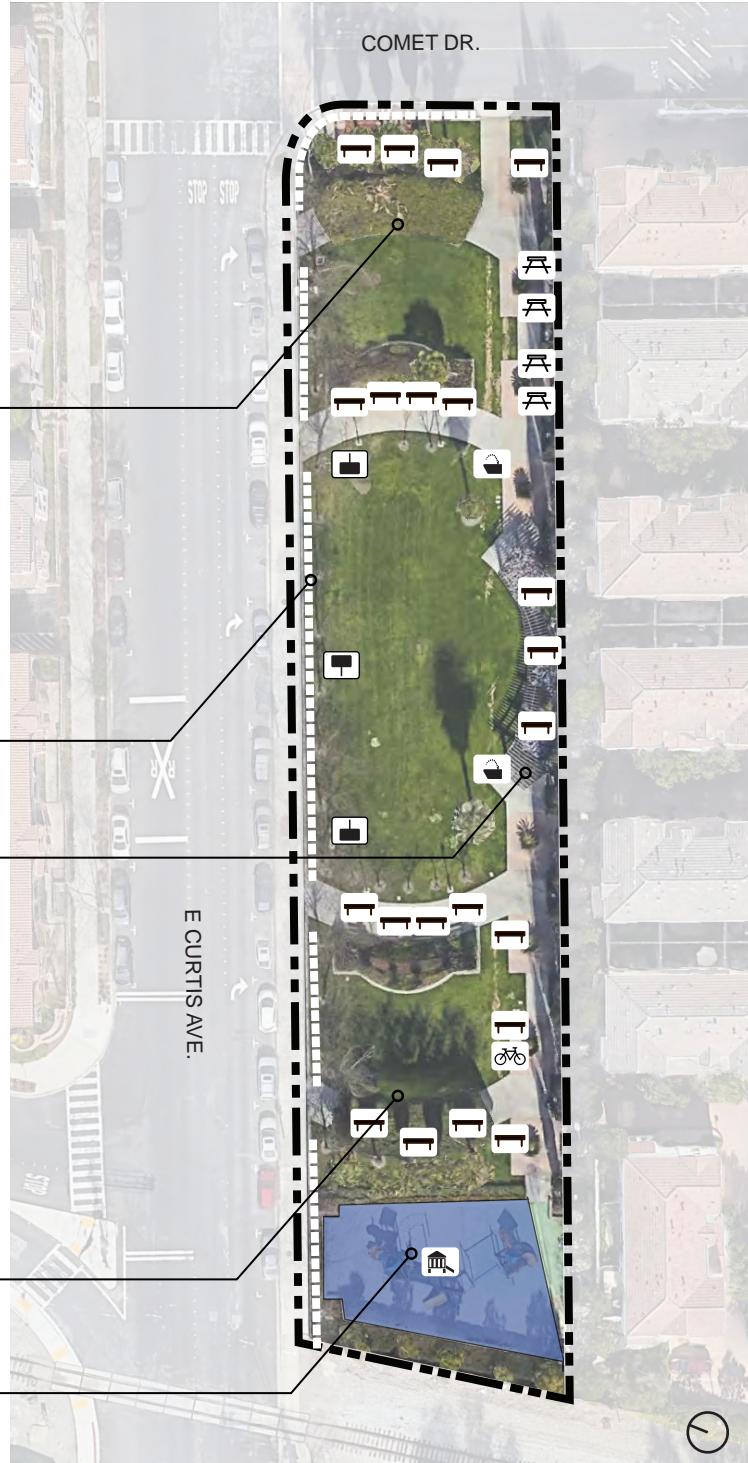
- Remove and Replace Play Areas: Replace structures and provide accessible ground level play elements. Replace sand surfacing with poured in place surfacing. Include integrated shade structures.
- Landscape and Irrigation: Replant planting areas with California Native drought tolerant planting and mulch with 3" layer of recycled wood mulch per Milpitas City standards. Adjust or repair irrigation as needed. Replace irrigation controller.

## PROPOSED SITE IMPROVEMENTS PLAN

## LEGEND

 Bench (21)	 Play Structure (1)
 Bike Rack (1)	 Picnic Table (4)
 Drinking Fountain (2)	 Entry Sign (1)
	 Park Rules Sign (2)

Prune vines



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Drinking Fountain	2 EA	\$10,000.00	\$20,000
2 Bench	21 EA	\$3,000.00	\$63,000
3 Picnic Table	4 EA	\$4,000.00	\$16,000
4 Repaint Ornamental Metal Fence	1 LS	\$5,000.00	\$5,000
5 Park rules sinages repair	1 LS	\$1,000.00	\$1,000
6 Repair Drainage Issues at Lawn	1 EA	\$25,000.00	\$25,000
7 Repair defunct Playground Equipment	1 EA	\$50,000.00	\$50,000
8 Bike Rack	1 EA	\$2,500.00	\$2,500
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$182,500</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$54,750</b>
		<b>Short Term Repairs &amp; Upgrades TOTAL</b>	<b>\$ 238,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	4,000 SF	\$5.00	\$20,000
2 Site Furnishing	1 LS	\$15,000.00	\$15,000
3 Right of Way Imrpovement	1 LS	\$10,000.00	\$10,000
4 Irrigation and Landscape	1.00 Acres	\$100,000.00	\$100,000
5 Play Structure	4,000 SF	\$70.00	\$280,000
6 Rubberized Safety Surfacing	4,000 SF	\$30.00	\$120,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$545,000</b>
<b>Mobilization - 15%</b>			<b>\$81,750</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$163,500</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$163,500</b>
		<b>Long Term Park Improvements TOTAL</b>	<b>\$ 954,000.00</b>
		<b>IMPROVEMENTS TOTAL</b>	<b>\$ 1,191,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
No additional features are proposed for this site			

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### PECOT PARK (BOB)

*Dixon Rd. and Conway St.*

**Type:** Linear Park

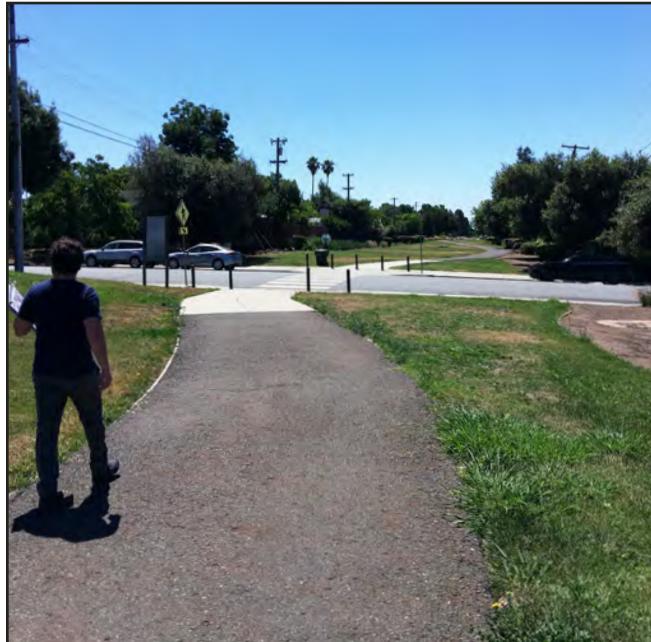
**Size:** 3.00 acres

**Construction Date:** 1997

### PARK OVERVIEW

Pecot Park is a linear park located directly north of Joseph Weller Elementary School. The park consists of a linear asphalt walking path, turf, and landscaping along the edges of the park. The south end has gravel parking lot meant for the San Francisco Public Utilities Commission, however it is used by residents. With the exception of one bench along the path there are no amenities provided.

The entirety of the park lies within the City and County of San Francisco Hetch Hetchy pipeline property. Any renovations in this park require a permit from the SFPUC.



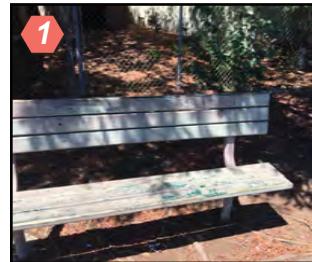
## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

- 1 **Amenities:** One bench is provided along the walking path in poor condition.



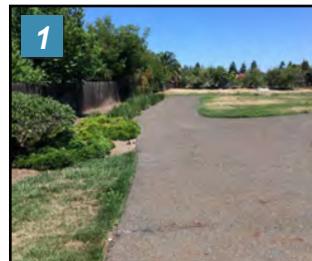
#### Accessibility

- 1 **Pathways:** The site consists of a single asphalt pathway traveling north/south. The trail has some cracking and heaving along the edges, but the main path of travel complies with current codes.
- 2 **Furnishings:** No ADA-accessible furnishings are provided.



#### Landscaping & Maintenance

- 1 **Landscape Planting:** Perimeter landscape planting is in fair condition. All areas need mulch replenished.
- 2 **Turf:** Turf is in fair to poor condition throughout the site. Weeds and bare patches are prevalent.
- 3 **Trees:** Trees are well-maintained throughout the park.
- 4 **Irrigation:** This site is on the City's centralized irrigation system using potable water.



### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Replace existing bench with Milpitas standard.
- Slurry seal asphalt path
- Reseed turf areas where necessary
- Landscape Maintenance: Weed and prune all overgrown landscaped areas, remove all dead or dying vegetation and ensure planting does not encroach on pathways. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement

- Add benches and trash/recycling receptacles along path.
- Landscape and Irrigation: Replant planting areas with California Native drought tolerant planting and mulch with 3" layer of recycled wood mulch per Milpitas City standards. Adjust or repair irrigation as needed. Replace irrigation controller.
- Right-of-Way improvement: ADA curb ramps to be removed and replaced to current City standards on Dixon Road and Manfred St. Restripe crosswalks and install bollards to current city standards.

## CHAPTER 5: GOALS AND RECOMMENDATIONS

### PROPOSED IMPROVEMENTS SITE PLAN



## IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Asphalt Path (Resurface)	7,500 SF	\$4.50	\$33,750
2 Bench	1 EA	\$3,000.00	\$3,000
3 Reseed Lawn	1 LS	\$5,000.00	\$5,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$41,750</b>
Soft Costs (Administration, Inspection) - 30%			\$12,525
			<b>Short Term Repairs &amp; Upgrades TOTAL</b> \$ 55,000.00
<b>B. Long Term Park Improvements</b>			
1 Site Furnishing	1 LS	\$50,000.00	\$50,000
2 Landscape and Irrigation Upgrade	3 Acres	\$75,000.00	\$225,000
3 Right of Way Improvement	1 LS	\$50,000.00	\$50,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$325,000</b>
Mobilization - 15%			\$48,750
Design & Construction Contingency - 30%			\$97,500
Soft Costs (Design, Administration, Inspection, Permitting) - 30%			\$97,500
			<b>Long Term Park Improvements TOTAL</b> \$ 569,000.00
			<b>IMPROVEMENTS TOTAL</b> \$ 624,000.00
<b>C. Additional Features Annual Maintenance Cost</b>			
No additional features are proposed for this site			

## CHAPTER 5: GOALS AND RECOMMENDATIONS



### PETER GILL MEMORIAL PARK

*Santa Rita Dr. and Paseo Refugio Rd.*

**Type:** Community Park

**Size:** 8.16 acres

**Construction Date:** 1978

**Latest Renovation:** 1987

### PARK OVERVIEW

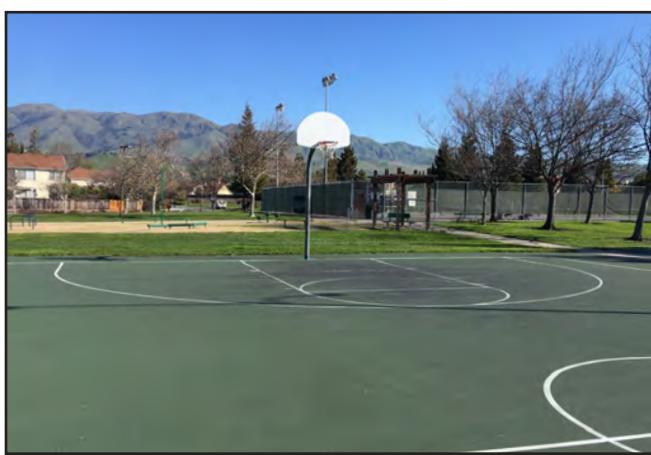
Peter Gill Memorial Park is located at the south end of a green belt connecting to Oliver Jones Memorial Park. The south end of the park terminates at the Berryessa Creek Trail. The park is surrounded on both sides by residential neighborhood, access is provided via pedestrian connections and a parking lot.



This is a large park primarily intended for active recreation and large gatherings. It provides a full size baseball field, three tennis courts, a basketball court, a handball court, workout equipment and a restroom. Two shaded group picnic areas and a third uncovered picnic area provide spaces for large gatherings. Two play areas provide play equipment for all ages. Pedestrian, tennis court and sports field lighting is provided in good condition.

The park requires renovation due to a lack of ADA complaint amenities and play area, aging furnishings and infrastructure, non-ADA concrete pathways, and sparse landscaping.

The eastern portion of the park lies within the City and County of San Francisco Hetch Hetchy pipeline property. Any renovations in this area require a permit from the SFPUC.



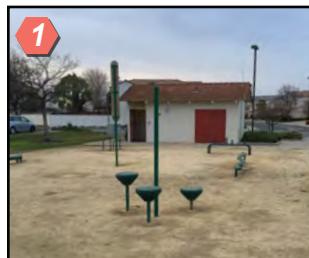
## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

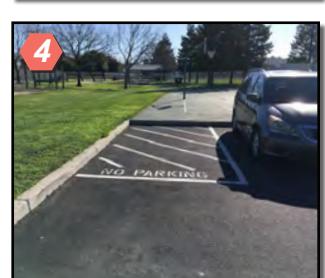
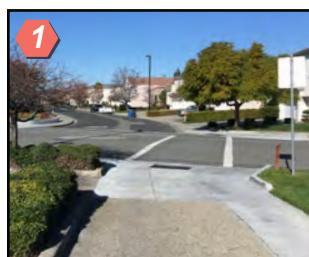
#### Site Furnishings

- ① **Amenities:** All tables, benches, bike racks and workout stations are outdated and in poor condition.
- ② **Playgrounds:** All playground equipment is in poor condition. Many play elements are broken, and all are rusted with peeling and chipped paint.



#### Accessibility

- ① **Pathways:** The site consists of concrete pathways throughout. At the transitions to the surrounding sidewalk, slopes and cross-slopes do not meet accessibility requirements. The eastern shaded picnic area has no accessible access to surrounding hardscape, only concrete pavers set in grass. The southern group picnic area consists of concrete islands with no connection to surrounding paths.
- ② **Furnishings:** No ADA-accessible furnishings are provided.
- ③ **Play Equipment:** No accessible play equipment is provided. Sand surfacing is low and there are no accessible ramps into play areas.
- ④ **Parking:** ADA striping and spaces are provided, however there is no accessible ramp to adjacent paving areas.



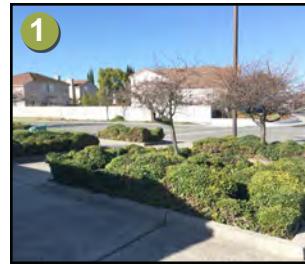
## Sports Facilities

- 1** **Baseball Field:** The baseball infield, outfield and perimeter fencing are in good condition. The backstop needs replacement boards and the fencing is bowed outwards.
- 1** The player benches and bleachers are in poor to fair condition.
- 2** **Tennis Courts:** The tennis courts are in fair condition. Surfacing is slightly cracked and fading, and the windscreens are missing from significant portions of the fencing.
- 3** **Basketball Court:** The basketball court is in good condition. The basketball court is located directly at the edge of the parking lot with no fence, posing a safety risk.
- 4** **Handball Court:** The handball court is in good condition. Surfacing is lifting slightly from the adjacent paving.



## Landscaping & Maintenance

- 1** **Landscape Planting:** There is minimal landscape planting on site, what exists is in good condition.
- 2** **Fencing:** Fencing at play areas is in poor condition. Chain link fencing and gates at the northern play area are broken. Wood rail fencing at the southern play area is weathering and missing rails.
- 3** **Turf:** Turf is in good condition, with some damage from maintenance vehicles at the edges of paths.
- 4** **Trees:** Trees are well-maintained throughout the park.
- 5** **Irrigation:** This site is on the City's centralized irrigation system using reclaimed water.
- 6** **Restroom:** Restroom is in fair condition, see Facility Condition Assessment for further information.<sup>1</sup>



<sup>1</sup> See Appendix D: Facility Condition Assessment

### PROPOSED IMPROVEMENTS

#### Short Term Improvement

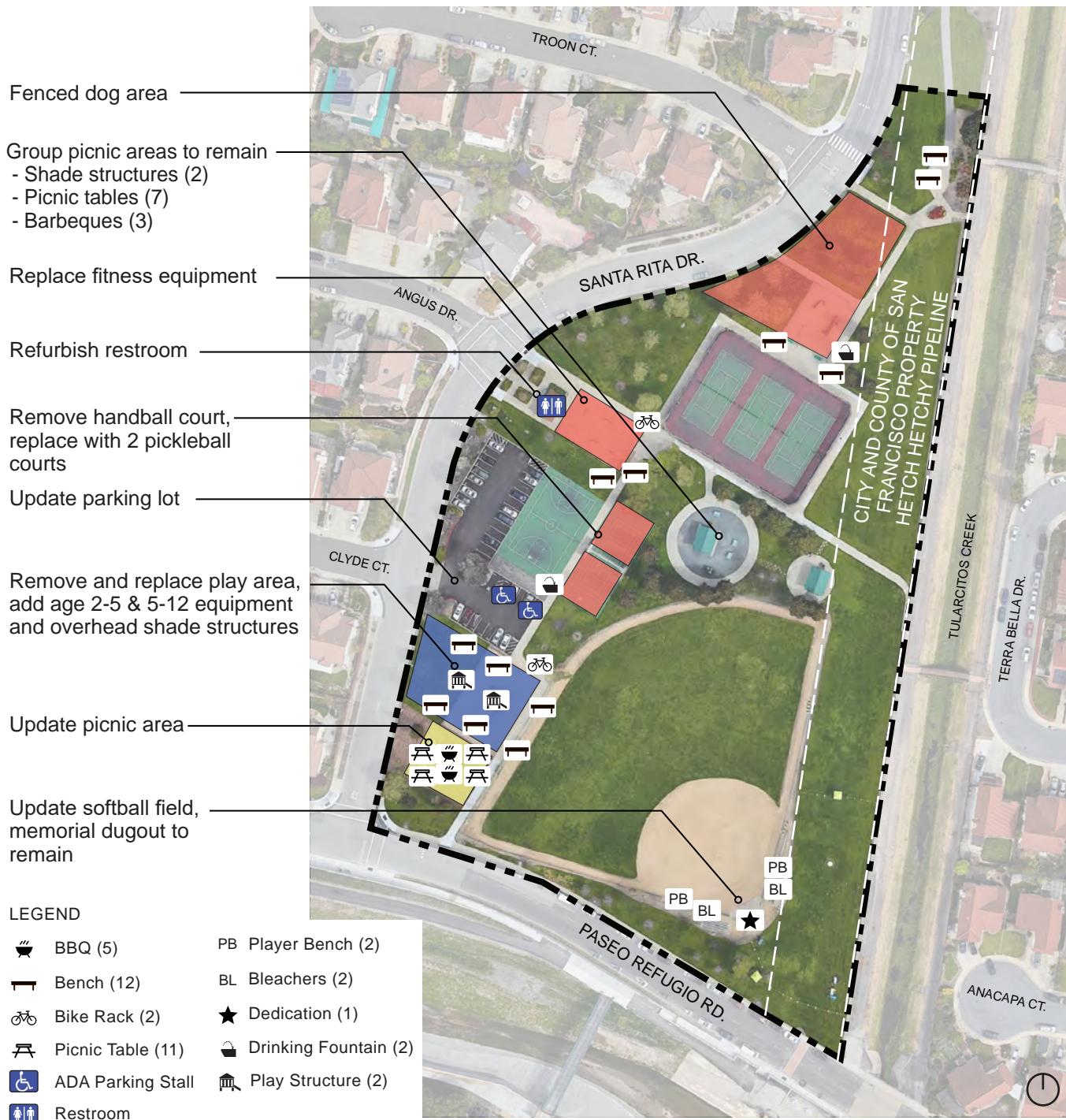
- Replace existing benches with Milpitas standard.
- Replace all existing picnic tables and barbeques with current Milpitas standard, provide ADA compliant models. Provide ash receptacles.
- Replace bike rack
- Resurface handball court
- Repair signage
- Play Areas: Replace chainlink fencing at north play area, repair existing equipment at both north and south play areas.
- Update parking lot: Add accessible ramp from parking lot to adjacent sidewalk.
- Many paths do not meet accessibility requirements. Assess and regrade where feasible.
- Refurbish Restroom: Refurbish and conduct ADA study per Facility Condition Assessment.<sup>1</sup>
- Landscape Maintenance: Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvement

- Update softball field. Repair backstop, dugouts, lighting, fencing and bleachers.
- Remove and Replace Play Areas: Remove north play area and expand southern area. Replace structures with both age 2-5 and 5-12 equipment and provide accessible ground level play elements. Replace sand surfacing with poured in place surfacing and engineered wood fiber. Replace fencing where necessary. Include integrated shade structures.
- Dog area: Add fenced off-leash dog area with fibar surfacing, small and large dog areas, and a fenced in entrance area. This will require a permit from the SFPUC to build on the Hetch Hetchy pipeline property.
- Update picnic area: Replace picnic tables and barbeques with current Milpitas standard. Provide two trash/recycle and two ash receptacles. Pave picnic areas with concrete and add overhead shade structure.
- Replace fitness equipment: Add new fitness court with poured in place surfacing.
- Right-of-Way Improvement: Install ADA curb ramps to current Milpitas standards. Include crosswalk striping, sidewalk and curb and gutter repairs and sidewalk expansion as needed.
- Landscape and Irrigation: with California Native drought tolerant planting, mulch with 3" layer of recycled wood mulch per Milpitas City standards. Adjust or repair irrigation as needed. Replace irrigation controller

1. See Appendix D: Facility Condition Assessment

**PROPOSED IMPROVEMENTS SITE PLAN**



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 BBQ & Ash Receptacle	2 EA	\$5,000.00	\$10,000
2 Bench	8 EA	\$3,000.00	\$24,000
3 Picnic Table	4 EA	\$4,000.00	\$16,000
4 Bike Rack	1 EA	\$2,000.00	\$2,000
5 Resurface Handball Court	1 EA	\$7,500.00	\$7,500
6 Parking Lot Accessible Curb Ramp	1 EA	\$10,000.00	\$10,000
7 Repair Play Equipment	1 LS	\$50,000.00	\$50,000
8 42" HT Chainlink Fence	220 LF	\$125.00	\$27,500
9 Repair Signage	1 LS	\$2,000.00	\$2,000
10 Refurbish Restroom (Refer to Facility Condition Assessment)	1 LS	\$119,000.00	\$119,000
11 Regarde Concrete Pathway	1 LS	\$100,000.00	\$100,000
<b>SUBTOTAL Short Term Park Improvements</b>			
Soft Costs (Administration, Inspection) - 30%			
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			
			<b>\$ 479,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	25,000 SF	\$5.00	\$125,000
2 Drainage	1 LS	\$75,000.00	\$75,000
3 Fitness Stations (Including Surfacing & Curb)	10 EA	\$10,000.00	\$100,000
4 Play Structures	8,500 SF	\$70.00	\$595,000
5 Rubberized Safety Surfacing	8,500 SF	\$30.00	\$255,000
6 Right of Way Improvement	1 LS	\$50,000.00	\$50,000
7 Site Furnishing	1 LS	\$100,000.00	\$100,000
8 Landscape and irrigation	4.00 Acres	\$75,000.00	\$300,000
9 Dog Park 0.25 acre ( including 42" HT chain link fencing)	1 LS	\$150,000.00	\$150,000
10 Softball Backstop & Dugout	1 LS	\$100,000.00	\$100,000
11 Pave Picnic Area (4" Concrete over 6" CL II AB)	4,500 SF	\$16.00	\$72,000
12 Small Shade Structure	1 LS	\$50,000.00	\$50,000
<b>SUBTOTAL Long Term Park Improvements</b>			
Mobilization - 15%			
Design & Construction Contingency - 30%			
Soft Costs (Design, Administration, Inspection, Permitting) - 30%			
<b>Long Term Park Improvements TOTAL</b>			
			<b>\$ 3,451,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			
			<b>\$ 3,930,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
1 Dog park (Twice Weekly)	10,890 SF	\$0.12	\$ 1,400.00
<b>Annual Maintenance TOTAL</b>			
			<b>\$ 1,400.00</b>

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### PINEWOOD PARK

*Lonetree Ct. and Starlite Dr.*

**Type:** Neighborhood Park

**Size:** 9.88 acres

**Construction Date:** 1966

**Latest Renovation:** 2019 (Tennis Courts)

2004 (Playgrounds)

2005 (Sports Court)

2015 (Picnic Areas and ADA improvements)

2019 (Tennis Court Resurfacing)

### PARK OVERVIEW

Pinewood Park is a large neighborhood park offering both passive and active recreation opportunities. It is adjacent to the Pearl Zanker Elementary School and flanked by residential neighborhoods.

The west side of the park has two large playgrounds, installed in 2004. They provide play elements for all ages and benches for parent supervision. A lighted basketball court and four tennis courts were rebuilt in 2005. Dog bags with waste receptacles are located at intervals along the asphalt paths around the sports courts which were renovated in 2019. A large turf lawn in the center of the park provides passive recreation used for pickup soccer and frisbee. A public restroom is provided at the entrance of the park.

The eastern half of the site has a small play area, a pump station and well, and an open gathering space. Two group picnic areas containing concrete picnic tables, food prep tables, group barbeques and large shade structures were installed in 2015. These picnic areas were installed along with parkwide ADA improvements, upgrades to play areas, and new pedestrian lighting.

The park consists of public art pieces, modern amenities, play equipment and lighting. Overall, the park is currently in compliance with ADA requirements.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

- 1** **Amenities:** Eight metal park benches are provided at playgrounds, in good condition. Twenty six concrete picnic tables, three barbeques, and three concrete prep tables are provided at group picnic areas. They are in good condition, with some fading and stains. One drinking fountain is provided at the restroom in fair condition, and one at the sports courts in poor condition. Two dog bag dispensers are provided at sports courts, in fair condition. Three bike racks are in good condition.
- 2** **Play Areas:** There are three all-age play areas. Two in the western portion of the park have multiple structures on poured in place and fiber surfacing. The play area on the east side has a single low structure on poured in place surfacing. All are in good condition.
- 3** **Signage:** Park signage is in good condition.



#### Accessibility

- 1** **Pathways:** All concrete and asphalt pathways are accessible. There are minor gaps between expansion joints at the play areas.
- 2** **Play Area:** Play equipment offers some accessible elements. Poured in place safety surfacing provides access to swingsets and play equipment.
- 3** **Furnishings:** One ADA-accessible table is provided in each group picnic area. Park benches are compliant with current code.
- 4** **Parking:** Two ADA-accessible parking spots and ramp are provided on Lonetree Ct.

## EXISTING SITE ASSESSMENT

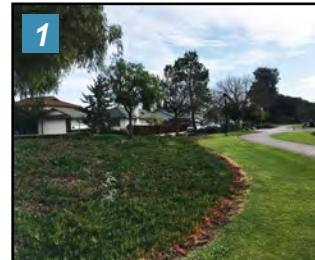
### Sports Courts

- 1 **Tennis Courts:** Four lighted tennis courts are in good condition, resurfaced in 2019. No player benches provided.
- 2 **Basketball Court:** One lighted basketball court in good condition, rebuilt in 2005, no player benches provided. Hoop and net needs replacement.



### Landscaping & Maintenance

- 1 **Landscape Planting:** Landscape planting is in fair condition. Original planting, where it remains, is well-maintained, if sparse. Mulch is spread through most planting areas. Iceplant has colonized large planted areas and provides a low maintenance groundcover. There is a large area bare of planting at the entrance to the park.
- 2 **Turf:** Turf is in fair condition, with some worn areas due to heavy use.
- 3 **Trees:** Most park trees are in good condition, however several aging eucalyptus trees pose a hazard.
- Restroom:** Restroom is in fair condition. See Facility Condition Assessment for further information.<sup>1</sup>
- Irrigation:** This site is on the City's centralized irrigation system using potable water.



1. See Appendix D: Facility Condition Assessment

## CHAPTER 5: GOALS AND RECOMMENDATIONS

### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Playground equipment and surface repairs: Replace existing poured in place surfacing and engineered wood fiber with new. Replace the existing age 5-12 play structures.<sup>1</sup>
- Replace basketball backboards hoops and nets
- Conduct tree survey to identify hazardous eucalyptus trees.
- Landscape Maintenance: Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.
- Refurbish Restroom: Refurbish per Facility Condition Assessment.<sup>2</sup>

#### Long Term Improvement

No long term improvements are proposed at the time of this document.

1. See Appendix F: Milpitas Playground Rehabilitation Project

2. See Appendix D: Facility Condition Assessment

## PROPOSED IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Refurbish Restroom (Refer to Facility Condition Assessment)	1	LS \$123,000.00	\$123,000
2 Replace Basketball Hoops & Nets	1	LS \$10,000.00	\$10,000
3 Playground Equipment & Surface Repairs	1	LS \$197,109.00	\$197,109
4 Tree Survey	1	LS \$5,000.00	\$5,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$335,109</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$100,533</b>
		<b>Short Term Repairs &amp; Upgrades TOTAL</b>	<b>\$ 436,000.00</b>
<b>B. Long Term Park Improvements</b>			
No major improvement is proposed			
<b>C. Additional Features Annual Maintenance Cost</b>			
No additional features are proposed for this site			



### ROBERT E. BROWNE PARK

*Yellowstone Ave. at S. Park Victoria Dr.*

**Type:** Neighborhood Park

**Size:** 4.93 acres

**Construction Date:** 1965

**Latest Renovation:** 2019 (Tennis Courts Surfacing)

### PARK OVERVIEW

Robert E. Browne Park is centrally located between Rancho Milpitas Middle School, John Sinnott Elementary School, Murphy Park and Sinnott Park, with a popular biking trail connecting the sites.

Four lit tennis courts rebuilt in 2004 form the center of this park, with small seating areas and a large passive use lawn to the west. A walking trail with workout stations runs around the perimeter of the park and connects to the biking trail. There is no pedestrian lighting or restroom.

Multiple diffuse pedestrian connections and a lack of a central entry point create poor connection to surrounding parks. Poor circulation and lack of amenities within the site leaves the passive use lawn underutilized. The park requires renovation due to a lack of ADA compliant amenities, aging furnishings and infrastructure, eroding asphalt pathways lack of lighting.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

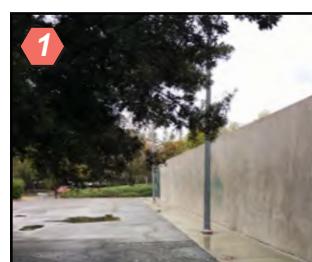
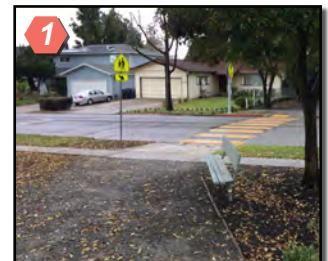
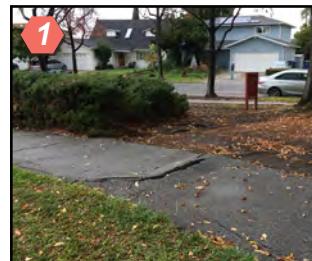
#### Site Furnishings

- 1** **Amenities:** Nine benches at the tennis courts are in poor condition. The frames are collapsing and boards are missing. One bench at the connection to Murphy Park and one bench at S. Park Victoria Drive are likewise in poor condition. Two picnic tables at the connection to Murphy Park are in poor condition. Five workout stations along the perimeter trail are in poor condition and pose safety risks.
- 2** **Signage:** One park entry sign at S. Park Victoria Drive is in good condition. One park rules sign south of Murphy Park is in good condition. Neither sign is at a main entry point, and serve no purpose at their current locations.



#### Accessibility

- 1** **Pathways:** Gravel paths at the entrance are not up to code. Asphalt and concrete paths throughout the site are cracking and heaving from tree roots. Running slopes exceed 5% in many areas and cross-slopes exceed 2%. Uneven surface is causing ponding at ball wall and around tennis courts.
- 1** **Furnishings:** No ADA-accessible furnishings are provided.



## EXISTING SITE ASSESSMENT

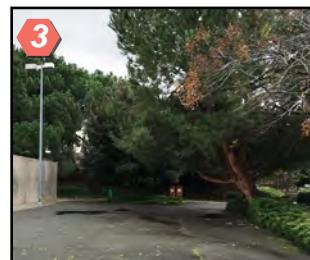
### Tennis Courts

- 1 **Surfacing:** Renovated in 2020, court surfacing is in good condition. There are minimal cracks and court markings are clear.
- 1 **Fencing:** Fencing is in fair condition, however the windscreens fabric is ripped or missing in most areas.
- 1 **Lighting:** Lighting is functional and in good condition



### Landscaping & Maintenance

- 1 **Landscape Planting:** Most areas are bare of planting, and there is no landscape mulch. The juniper and ivy that remain are well-trimmed.
- 2 **Turf:** Turf is in good condition.
- 3 **Trees:** Aging trees pose a safety hazard. Tree limbs hang over and in walkways.
- 6 **Graffiti:** Graffiti is a prevalent issue throughout the park.
- 6 **Lighting:** Tennis courts are lit, there is no pedestrian lighting throughout the rest of the park
- 1 **Irrigation:** This site is on the City's centralized irrigation system using potable water.



### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Replace all benches with current Milpitas standard, placed on concrete pads to ensure accessibility.
- Replace drinking fountain.
- Replace picnic table.
- Replace bike rack.
- Replace fitness stations.
- Repair signage.
- Repair tennis court fencing and netting.
- Conduct tree study to identify hazardous trees.
- Spot repair asphalt path where it is cracking and heaving.
- Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary, remove all dead or dying vegetation. Replace dead or dying plants with drought-tolerant California natives. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly. Remove graffiti throughout the park.

#### Long Term Improvement

- Replace all asphalt paths with concrete.
- Add pedestrian lighting at walking paths.
- Add single stall restroom.
- Add additional benches and fitness stations along path.
- Add picnic area: Add concrete picnic area with Milpitas standard tables, barbeques, trash/recycle receptacles and ash receptacles. Provide overhead shade structure.
- Add two full size basketball courts with lighting
- Entrance node: Add small entrance plaza with seating, bike racks and wayfinding signage directing visitors to the nearby Murphy and Sinnott parks.
- Right-of-Way improvements: Redesign west entrance to the park for accessibility. Provide ADA-accessible curb ramp, stairs, and landscaped areas. Re-stripe crosswalk to Murphy Park and add wayfinding signage and bollards. This work includes sidewalk and curb and gutter repairs and sidewalk expansion as needed.
- Landscape and Irrigation with California Native drought tolerant planting, mulch with 3" layer of recycled wood mulch per Milpitas City standards. Adjust or repair irrigation as needed. Replace irrigation controller.

**PROPOSED IMPROVEMENTS SITE PLAN**



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Drinking Fountain	1 EA	\$10,000.00	\$10,000
2 Bench	11 EA	\$3,000.00	\$33,000
3 Picnic Table	2 EA	\$4,000.00	\$8,000
4 Bike Rack	1 EA	\$2,000.00	\$2,000
5 Tennis Court fencing Repair	1 LS	\$10,000.00	\$10,000
6 Repair Signage	1 LS	\$2,000.00	\$2,000
7 Fitness Stations (Including Surfacing & Curb)	3 EA	\$10,000.00	\$30,000
8 Asphalt Path, Spot Repair	1 LS	\$50,000.00	\$50,000
9 Hazardous Tree Study	1 LS	\$5,000.00	\$5,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$ 150,000.00</b>
Soft Costs (Administration, Inspection) - 30%			\$ 45,000.00
		<b>Short Term Repairs &amp; Upgrades TOTAL</b>	<b>\$ 195,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	35,000 SF	\$5.00	\$175,000
2 Drainage	1 LS	\$100,000.00	\$100,000
3 Pedestrian path (9" Wide, 4" Concrete over 6" CL II AB)	20,000 SF	\$16.00	\$320,000
4 Pedestrian Lighting	1 LS	\$150,000.00	\$150,000
5 Picnic Area Paving (4" Concrete over 6" CL II AB)	2,500 SF	\$16.00	\$40,000
6 Small Shade Structure	1 EA	\$50,000.00	\$100,000
7 Restroom Installation (Single stall)	1 EA	\$200,000.00	\$200,000
8 Utilities (Water, Sewer, Electrical)	1 LS	\$100,000.00	\$100,000
9 Site Furnishing	1 LS	\$50,000.00	\$50,000
10 Landscape and Irrigation	4 Acres	\$75,000.00	\$262,500
11 Right of Way Improvement inc. Stairs and Ramp to Tennis Courts	1 LS	\$250,000.00	\$250,000
12 Basketball Courts w/ Lighting	2 LS	\$180,000.00	\$360,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$2,107,500</b>
Mobilization - 15%			\$316,125
Design & Construction Contingency - 30%			\$632,250
Soft Costs (Design, Administration, Inspection, Permitting) - 30%			\$632,250
		<b>Long Term Park Improvements TOTAL</b>	<b>\$ 3,689,000.00</b>
		<b>IMPROVEMENTS TOTAL</b>	<b>\$ 3,884,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
1 Restroom service - Cleaning and Restocking (Daily)	1 LS	\$7,500.00	\$ 7,500.00
2 Basketball Court Maintenance	7700 SF	\$0.12	\$ 1,000.00
		<b>Annual Maintenance TOTAL</b>	<b>\$ 8,500.00</b>

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### CURRENT SITE



## SANDALWOOD PARK

*Escuela Pkwy. and Russell Ln.*

**Type:** Neighborhood Park

**Size:** 3.88 acres

**Construction Date:** 1977

### PARK OVERVIEW

Sandalwood Park is a large, primarily turf park with a variety of mature trees, outdated play equipment, picnic areas, horseshoe pits and seating. Currently the park requires renovation due to a lack of ADA compliant furnishings and play equipment, aging amenities and infrastructure and eroding pathways. The City hired Gates + Associates in 2019 to redesign the park.

The proposed renovation is to install an all-inclusive playground area and fitness stations, large picnic area with shade structures, new restroom, previous concrete pathways, convert the existing horseshoes pit into a basketball court, update small picnic areas, and add pedestrian lighting.

The central portion of the park lies within the City and County of San Francisco Hetch Hetchy pipeline property. Any renovations in this area require a permit from the SFPUC.



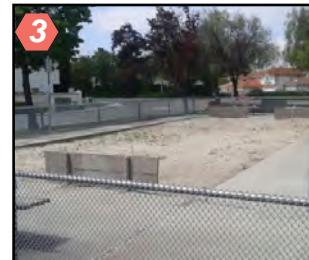
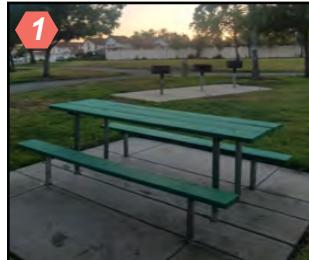
## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

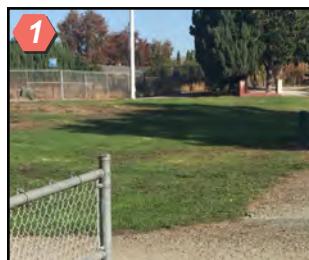
#### Site Furnishings

- 1** **Amenities:** All existing picnic tables and benches are in poor condition. Two concrete drinking fountains are in poor condition. One bike rack is in fair condition.
- 2** **Play Equipment:** Play equipment is in fair condition, however it is outdated and does not meet current safety codes. Sand surfacing is low.
- 3** **Horseshoe pits:** Horseshoe pits are in poor condition. Backstops are failings and sand surfacing is low.
- 4** **Signage:** Entry sign is in good condition.



#### Accessibility

- 1** **Pathways:** Gravel pathways are in fair condition, however there are 2"+ transitions to surrounding hardscape areas. There are no accessible paths of travel to picnic tables or barbeques.
- 2** **Furnishings:** No ADA accessible benches, drinking fountains or tables are provided.
- 3** **Play Equipment:** No accessible play elements are provided, sand surfacing has no ramp to surrounding paving.



## Landscaping & Maintenance

- 1 **Landscape Planting:** Landscape planting is sparse, however planting that remains is well maintained and planting areas are kept weed free.
- 2 **Turf:** Turf is in good condition with minor gopher issues.
- 3 **Trees:** Trees are in good condition.
- 4 **Lighting:** Lighting was not operating at the time of the site visit.
- 5 **Irrigation:** The irrigation system uses recycled water and is in good condition.



### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Replace all benches with current Milpitas standard, placed on concrete pads to ensure accessibility.
- Replace drinking fountains
- Replace picnic tables
- Replace bike racks
- Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary, remove all dead or dying vegetation. Replace dead or dying plants with drought-tolerant California natives. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly. Remove graffiti throughout the park.

#### Long Term Improvements

The proposed improvement plans include an all-inclusive playground area and fitness stations, large picnic area with shade structures, new restroom, asphalt pathways, converting the existing horseshoes pit into a basketball court, updating small picnic areas, and adding pedestrian lighting.

## PROPOSED IMPROVEMENTS SITE PLAN



*Image courtesy of Gates + Associates Landscape Architecture*

## CHAPTER 5: GOALS AND RECOMMENDATIONS

### PROPOSED IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Bench	4 EA	\$3,000.00	\$12,000
2 Picnic table	3 EA	\$4,000.00	\$12,000
3 BBQ & Ash Receptacle	3 EA	\$5,000.00	\$15,000
4 Drinking Fountains	2 EA	\$10,000.00	\$20,000
5 Trees removal and landscape maintenance	1 LS	\$10,000.00	\$10,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$69,000</b>
Soft Costs (Administration, Inspection) - 30%			\$20,700
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 90,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 100% PS&E Estimate 1	1 LS	\$1,700,000.00	\$ 1,710,000.00
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$ 1,710,000.00</b>
Construction Contingency - 15%			\$256,000
Soft Costs (Design, Administration, Inspection, Permitting) - 15%			\$256,000
<b>Long Term Park Improvements TOTAL</b>			<b>\$ 2,222,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			<b>\$ 2,312,000.00</b>
<b>C. Annual Maintenance Cost</b>			
1 Restroom service - Cleaning and Restocking (Daily)	1 LS	\$7,500.00	\$ 7,500.00
2 Sports Courts Cleaning (Weekly)	1000 SF	\$0.12	\$ 200.00
<b>Annual Maintenance TOTAL</b>			<b>\$ 7,700.00</b>

1. Refer to 100% PS&E Estimate by Gates + Associates. See appendix X-XX

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### SELWYN PARK

*Selwyn Dr. and Dempsey St.*

**Type:** Urban Park

**Size:** 0.23 acres

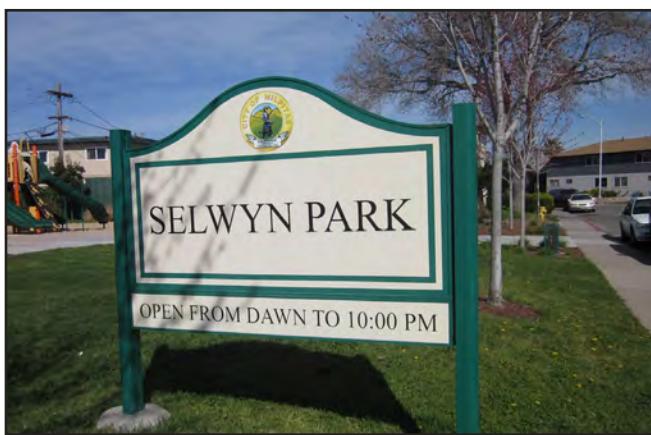
**Construction Date:** 1968

**Latest Renovation:** 2003

### PARK OVERVIEW

Selwyn Park is a small urban park tucked into a residential neighborhood. It offers a small picnic area, playground, and a half size basketball court.

This park was renovated in 2003 with modern furnishings and playground, however it has since fallen into disrepair. Most site furnishings and play equipment are damaged, and graffiti is a persistent problem. Despite lack of maintenance, it remains very popular with the local community and sees high use.



## EXISTING SITE ASSESSMENT

Sand from play area fills perimeter planting areas

Play surfacing separating from concrete walk. 1" gap

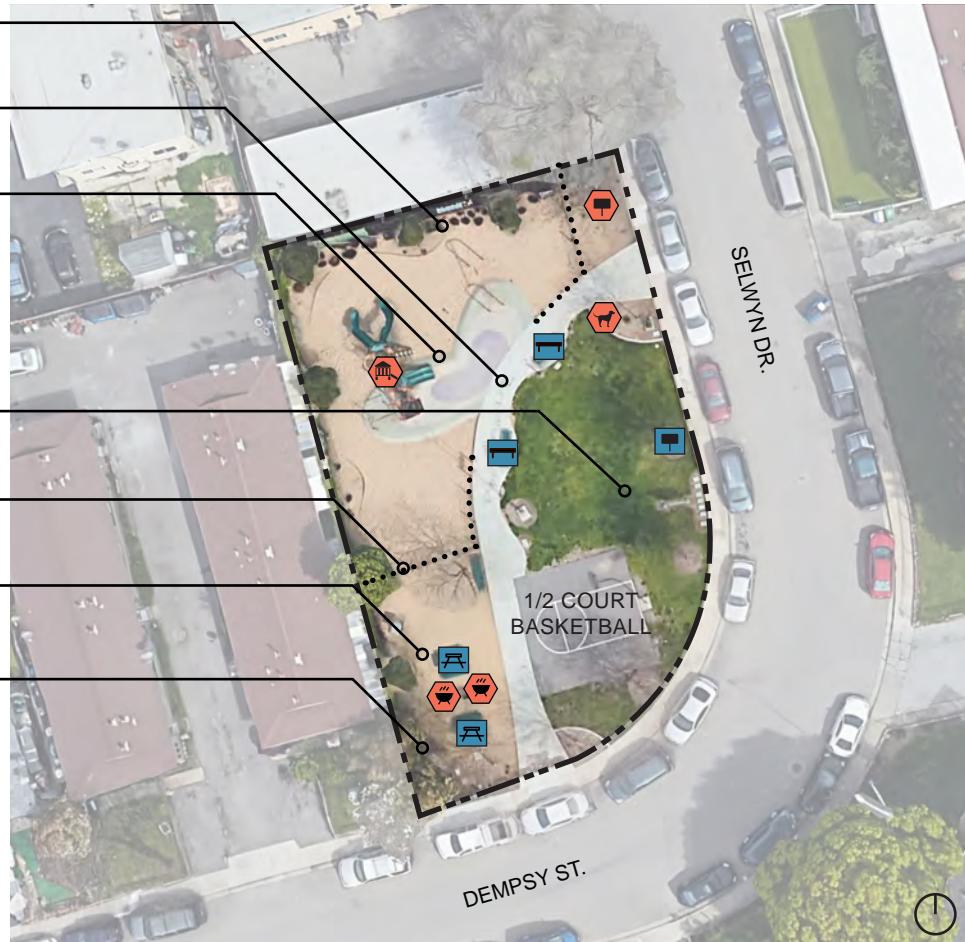
Sand at play structure is low. 8"-12" drop from play surfacing

Patchy turf

Fencing missing panels throughout park

Sand from play area filling group picnic areas

No ADA access to picnic area



## LEGEND

- \_BBQ (2)
- Bench (2)
- Picnic Table (2)

- ↑ Play Structure (1)
- Entry Sign (1)
- .... Ornamental Metal Fence

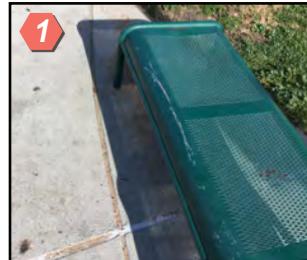
## AMENITY CONDITION

- Good Condition
- Fair Condition
- ◆ Poor Condition

### EXISTING SITE ASSESSMENT

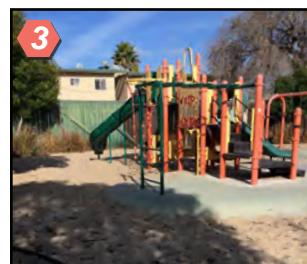
#### Site Furnishings

- ① **Amenities:** Two metal benches have scratched paint and damaged seating. Two metal tables and two barbecues are in poor condition.



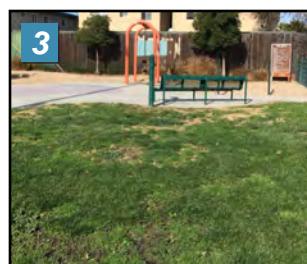
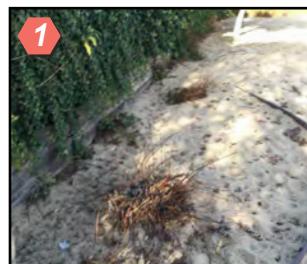
#### Site Accessibility

- ① **Paths:** Concrete paths are in good condition.
- ② **Picnic Area:** Decomposed granite at picnic area is failing. No ADA picnic tables are provided.
- ③ **Play Area:** At the time of this document sand at the play area is low creating 8-12" transitions from poured in place surfacing. Repair to the play structure, poured in place surfacing and wood fiber should be conducted and scheduled in order to comply with ADA requirements.



#### Landscape & Maintenance

- ① **Planting Areas:** Planting areas are filled with sand blown in from play areas.
- ② **Fencing:** Fencing throughout the park is missing panels and rusted through.
- ③ **Turf:** Turf is in fair condition with some bare spots.
- ④ **Irrigation:** Irrigation system in need of repair.



## SELWYN PARK PROPOSED SITE PLAN



### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Update picnic area: Replace picnic tables and barbeques with current Milpitas standard, provide ADA accessible models. Provide ash receptacles.
- Playground equipment and surface repairs: Repair damaged portions of poured in place surfacing, replace existing sand surfacing with engineered wood fiber. Update play equipment per Milpitas Playground Rehabilitation Project.<sup>1</sup>
- Replace fencing with Milpitas standard ornamental metal fencing.
- Replace park rules sign.
- Replace dog station.

#### Long Term Improvements

- Pave picnic areas with concrete and add overhead shade structure.
- Remove and replace play area: Replace structures and provide accessible ground level play elements. Replace poured in place surfacing and engineered wood fiber. Include integrated shade structures.
- Replace all benches with current Milpitas standard. Provide companion seating.
- Replace Landscape and Irrigation: Replant and mulch landscaped areas with drought tolerant California native planting. Adjust irrigation system as needed. Weed, prune, replenish mulch and fertilize quarterly or as needed. Replace irrigation system and controller.

1. See Appendix F: Milpitas Playground Rehabilitation Project

## IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Repair 42" Height Wire Mesh Fence	1 LS	\$20,000.00	\$20,000
2 BBQ & Ash Receptacle	2 EA	\$5,000.00	\$10,000
3 Accessible Picnic Table	2 EA	\$4,000.00	\$8,000
4 Dog Waste Station	1 EA	\$1,500.00	\$1,500
5 Play Rule Sign Replacement	1 LS	\$2,000.00	\$2,000
6 Playground Equipment & Surface Repairs	1 LS	\$56,492.00	\$56,492
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$97,992</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$29,398</b>
		<b>Short Term Repairs &amp; Upgrades TOTAL</b>	<b>\$ 128,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	6,000 SF	\$5.00	\$30,000
2 Replace Landscaping & Irrigation	1.00 LS	\$100,000.00	\$100,000
3 Play Structure	3,600 SF	\$70.00	\$252,000
4 Rubberized Safety Surfacing	3,600 SF	\$30	\$108,000
5 Right of Way Improvement	1 LS	\$50,000.00	\$50,000
6 Site Furnishing	1 LS	\$25,000.00	\$25,000
7 Pave Pincinc Areas (Concrete)	1,400 SF	\$16.00	\$22,400
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$587,400</b>
<b>Mobilization - 15%</b>			<b>\$88,110</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$176,220</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$176,220</b>
		<b>Long Term Park Improvements TOTAL</b>	<b>\$ 1,028,000.00</b>
		<b>IMPROVEMENTS TOTAL</b>	<b>\$ 1,156,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
No additional features are proposed for this site			

## CHAPTER 5: GOALS AND RECOMMENDATIONS



### SINNOTT PARK (JOHN)

*Clear Lake Ave. and Tahoe Dr.*

**Type:** Neighborhood Park

**Size:** 4.67 acres

**Construction Date:** 1970

### PARK OVERVIEW

Sinnott Park is adjacent to John Sinnott Elementary School and provides passive recreation for the surrounding neighborhood.

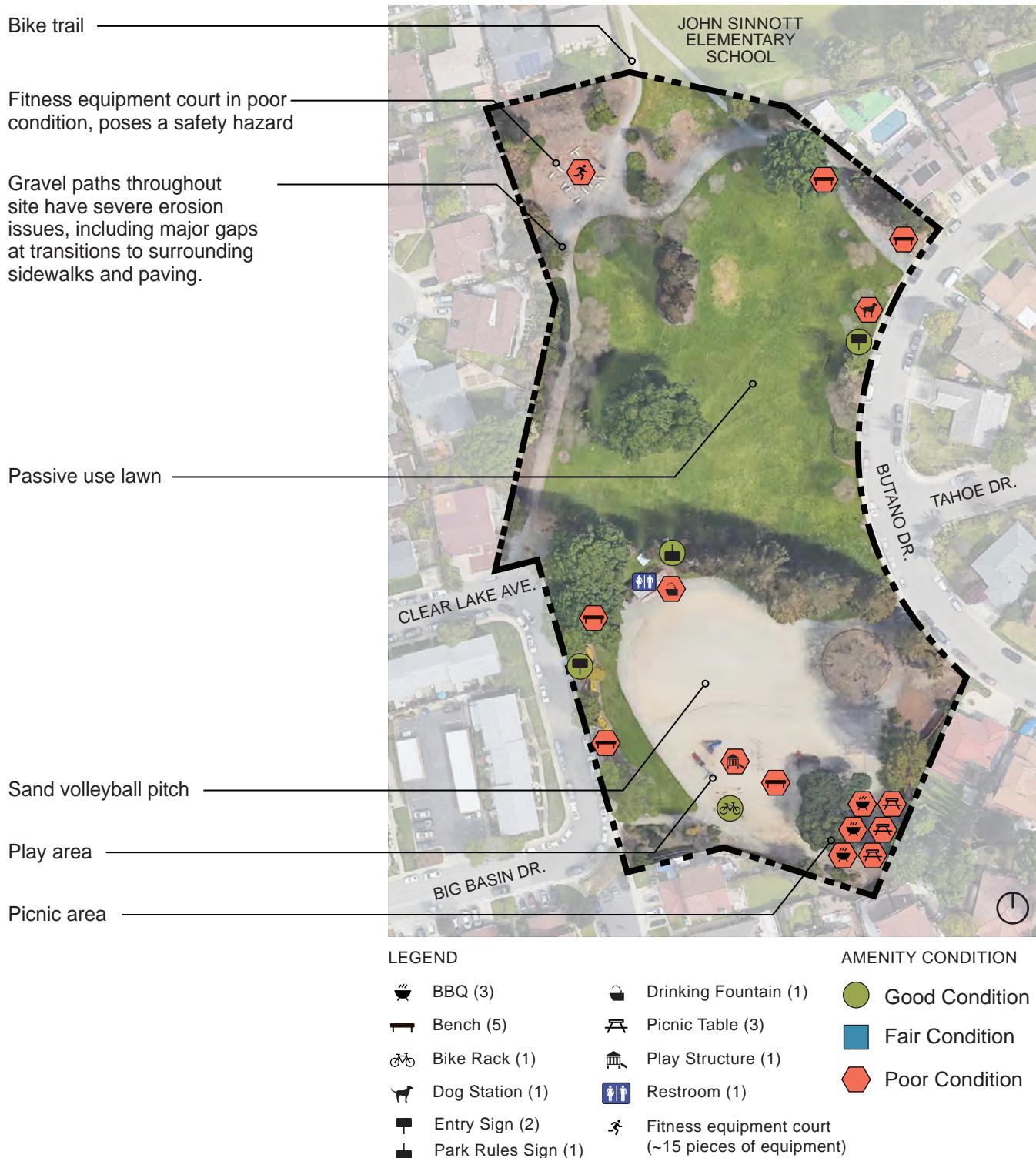
The southern end of the park is the active core with a restroom, play area, picnic area, restroom and a sand volleyball pitch.

The northern side of the site consists of a passive use lawn and a fitness court that is in disrepair. The fitness court has connectivity to John Sinnott Elementary School and Robert E. Browne Park to the north.

The park requires renovation due to a lack of ADA compliant amenities and play area, the aging furnishings and infrastructure, eroding pathways, hazardous fitness equipment and sparse planting. No pedestrian lighting is provided.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

① **Amenities:** Three wood picnic tables and three barbeques are provided at the south end of the site, all are in poor condition. Five wood benches are provided, in poor condition. One dog station is provided at the east end of the site with no waste receptacle. There is a drinking fountain attached to the restroom, in poor condition.



② **Workout Equipment:** There is a fitness court at the north end of the site adjacent to John Sinnott Elementary School. Approximately 15 pieces of equipment are provided, all are in very poor condition and some pose safety hazards.

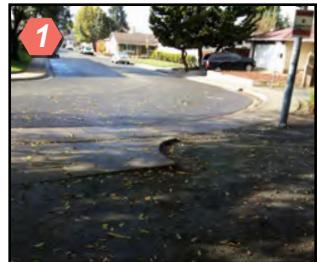


③ **Play Area:** The swing set was replaced in 2021, playground refurbishment is underway at the time of this document and projected to be completed in winter of 2021.

④ **Signage:** Two entry signs and one park rules sign are in good condition.

#### Accessibility

① **Pathways:** The majority of paths are gravel or decomposed granite in very poor condition. Paths exceed allowable slopes in many places, and there are drops of up to 4" from adjacent paving. Paths are not level and there is extensive drainage and ponding throughout. Asphalt pathways are in good condition.



② **Furnishings:** No ADA-accessible furnishings are provided.



③ **Play Areas:** Swing set was replaced in 2021, playground refurbishment is underway at the time of this document and projected to be completed in winter of 2021.

## EXISTING SITE ASSESSMENT

### Landscaping & Maintenance

- 1 **Landscape Planting:** Most areas are bare of planting, there is no landscape mulch. Remaining planting is not maintained.
- 2 **Turf:** Turf is in good condition, with some drainage issues at pathways.
- 3 **Trees:** Aging deciduous trees pose a safety hazard. Redwoods are in good condition.
- 4 **Lighting:** The park lacks adequate security lighting.
- 5 **Irrigation:** This site is on the City's centralized irrigation system using potable water.
- 6 **Restroom:** Restroom is in fair condition. See Facility Condition Assessment for further information.<sup>1</sup>



1. See Appendix D: Facility Condition Assessment

### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Replace fitness equipment: Add new fitness court with poured in place surfacing. Replace all benches with Milpitas standard, placed on concrete pads to ensure accessibility. Provide companion seating.
- Replace picnic tables and barbeques with current Milpitas standard, provide ADA models, provide ash receptacles.
- Replace benches.
- Replace bike rack.
- Replace park rules sign.
- Replace dog waste station.
- Repair swingset.
- Spot repair gravel paths at transitions to hardscape to remove ADA access impediments. Repair localized drainage issues.
- Conduct tree survey by certified arborist to identify and remove hazardous trees.
- Refurbish Restroom: Refurbish and conduct ADA study per Facility Condition Assessment.<sup>1</sup>
- Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary, remove all dead or dying vegetation. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvements

- Add community garden: Fenced community garden with raised wood planters, irrigation and fiber surfacing.
- Add pickleball courts: Add three full size pickleball courts with fencing, surfacing, benches and nets.
- Remove and replace play area: Replace structures and provide accessible ground level play elements. Replace sand surfacing with poured in place surfacing and engineered wood fiber. Replace fencing where necessary. Include integrated shade structures.
- Pave picnic area, add trash/recycle receptacles and provide shade structure
- Replace all gravel paths with 9' wide concrete paths. Reroute and improve drainage as necessary.
- Add wayfinding signage at north entrance.
- Add pedestrian lighting.
- Right-of-Way Improvement: Installation of ADA curb ramps and bollards at entrances. Sidewalk and curb and gutter repairs and sidewalk expansion as necessary to accommodate improvements

1. See Appendix D: Facility Condition Assessment

## PROPOSED IMPROVEMENTS SITE PLAN



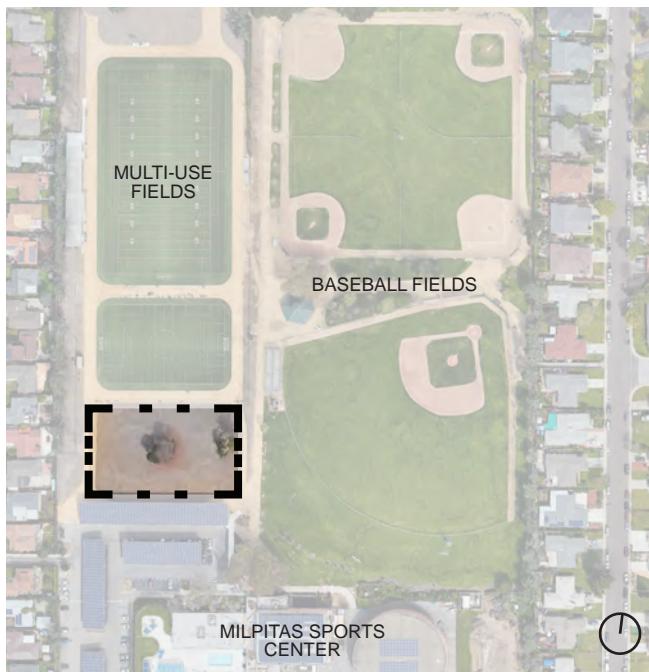
## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 BBQ & Ash Receptacle	3 EA	\$5,000.00	\$15,000
2 Bench	5 EA	\$3,000.00	\$15,000
3 Picnic Table	3 EA	\$4,000.00	\$12,000
4 Bike Rack	1 EA	\$2,500.00	\$2,500
5 Dog Waste Station	1 EA	\$1,500.00	\$1,500
6 Fitness Stations (Including Surfacing & Curb)	10 EA	\$10,000.00	\$100,000
7 Park Rule Sign Replacement	1 LS	\$2,000.00	\$2,000
8 Swing Repair	1 LS	\$10,000.00	\$10,000
9 Refurbish Restroom (Refer to Facility Condition Assessment)	1 LS	\$130,000.00	\$130,000
<b>SUBTOTAL Short Term Park Improvements</b>			
Soft Costs (Administration, Inspection) - 30%			
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			
			<b>\$ 375,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	80,000 SF	\$5.00	\$400,000
2 Pave Walking Path (9' Wide, 4" Concrete over 6" CL II AB)	20,000 SF	\$16.00	\$320,000
3 Pedestrian Lighting	1 LS	\$150,000.00	\$150,000
4 Large Shade Structure	1 LS	\$130,000.00	\$130,000
5 Community Garden (1/8 Acre)	1 LS	\$150,000.00	\$150,000
6 Play Structure	10,000 SF	\$70.00	\$700,000
7 Rubber Safety Surfacing	10,000 SF	\$30.00	\$300,000
8 Pave Pincinc Areas (Concrete)	3,000 SF	\$16.00	\$48,000
9 Right of Way Improvement	1 LS	\$100,000.00	\$100,000
10 Site Furnishing	1 LS	\$150,000.00	\$150,000
11 Concrete Pickleball Courts with Acrylic Surfacing	12,000 SF	\$20.00	\$240,000
12 Pickleball Standards	6 EA	\$3,500.00	\$21,000
13 8' HT Chainlink Fence w/ Windscreen	450 LF	\$175.00	\$78,750
14 Drainage system	1 LS	\$150,000.00	\$150,000
15 Landscaping & Irrigation	4.0 Acres	\$75,000.00	\$300,000
<b>SUBTOTAL Long Term Park Improvements</b>			
Mobilization - 15%			
Design & Construction Contingency - 30%			
Soft Costs (Design, Administration, Inspection, Permitting) - 30%			
<b>Long Term Park Improvements TOTAL</b>			
			<b>\$ 5,667,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			
			<b>\$ 6,041,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
1 Sports Courts Cleaning (Weekly)	18000 SF	\$0.12	\$ 2,200.00
<b>Annual Maintenance TOTAL</b>			
			<b>\$ 2,200.00</b>

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## CHAPTER 5: GOALS AND RECOMMENDATIONS



### SKATEPARK

*Milpitas Sports Center Complex*

**Type:** Special Use Park

**Size:** 1.23 acres

**Construction Date:** 2020

### PARK OVERVIEW

The Milpitas Skatepark is located in the Milpitas Sports Center Complex, south of the multi-use fields.

This completely ADA-accessible all-wheel facility is designed for users of all ages and levels of experience. The park includes observation areas, a group event area, art features and a fully skateable landscaped areas.



*Image courtesy of Verde Design Landscape Architecture*

## RECOMMENDED IMPROVEMENTS

No improvements are recommended at the time of this document.



### STARLITE PARK

*N. Abbott Ave. and Rudyard Dr.*

**Type:** Neighborhood Park

**Size:** 3.44 acres

**Construction Date:** 1963

### PARK OVERVIEW

Starlite Park, located across the street from Anthony Spangler Elementary School, provides passive recreation amenities for the surrounding neighborhood.

The park is divided into two main areas with a play area and public restroom on the north side, and a group picnic area to the south. The center of the park features a large passive use lawn and an underutilized horseshoe pit. A public art piece is showcased at the northeast entrance.

All amenities, play structures, paths and facilities at this site are aging and in poor condition, and no ADA-accessible amenities are provided. The play structures are outdated and do not meet current safety codes. Aging eucalyptus trees pose a significant safety hazard. Pedestrian lighting is provided and in fair condition. A full renovation is recommended for this park.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

- 1** **Amenities:** Six wood picnic tables and four barbeques are provided; all are in poor condition. All wood benches are in poor condition. There is a drinking fountain attached to the restroom, in poor condition. The art piece is in fair condition with some vandalism damage.
- 2** **Play Area:** The play structure is in poor condition and poses a safety hazard. Outdated design presents fall hazards. Immediate replacement is recommended.
- 3** **Signage:** Park entry sign and park rules sign are in good condition.



#### Accessibility

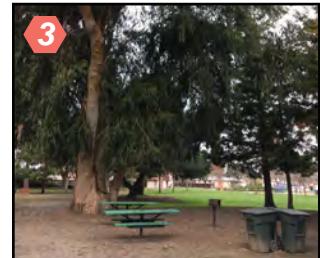
- 1** **Pathways:** All gravel paths are in poor condition. Paths exceed accessible slopes in many places, uneven surfaces cause drainage issues throughout the park.
- 2** **Furnishings:** No ADA-accessible furnishings are provided.
- 3** **Play Areas:** No accessible equipment is provided. Sand surfacing is not accessible,. There is no ramp into the play area.



## EXISTING SITE ASSESSMENT

### Landscaping & Maintenance

- ① **Landscape Planting:** Most areas are bare of planting, and there is no landscape mulch. Raised planters are empty.
- ② **Turf:** Turf is in good condition.
- ③ **Trees:** All trees need extensive pruning. Aging eucalyptus trees over the picnic area pose an immediate safety hazard.
- ④ **Lighting:** The park lacks adequate security lighting.
- ⑤ **Irrigation:** This site is on the City's centralized irrigation system using potable water.
- ⑥ **Restroom:** Restroom is in fair condition. See Facility Condition Assessment for further information.<sup>1</sup>



1. See Appendix D: Facility Condition Assessment

### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Remove and replace play area: Replace structures and provide accessible ground level play elements. Replace sand surfacing with poured in place surfacing and engineered wood fiber. Replace fencing where necessary. Include integrated shade structures.
- Replace picnic tables and barbeques with current Milpitas standard, provide ADA models, provide ash receptacles.
- Replace benches, place on concrete pads to ensure accessibility.
- Replace bike rack.
- Repair park rules sign.
- Repair Art piece from vandalism.
- Conduct tree survey by certified arborist to identify and remove hazardous trees.
- Refurbish Restroom: Refurbish and conduct ADA study per Facility Condition Assessment.<sup>1</sup>
- Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary, remove all dead or dying vegetation. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvements

- Add pump track: Add compacted soil pump track with beginner and advanced tracks, bike racks, bike stations, seating and perimeter fencing. Add safety and regulatory signage.
- Update picnic area: Pave picnic areas with concrete and add overhead shade structure where trees do not provide shade. Provide trash recycle and ash receptacles.
- Remove horseshoe pits and replace with small picnic area.
- Replace all gravel paths with 9' wide concrete paths
- Replace pedestrian lighting
- Landscape and Irrigation: with California Native drought tolerant planting, mulch with 3" layer of recycled wood mulch per Milpitas City standards. Adjust or repair irrigation as needed. Replace irrigation controller.
- Right-of-Way Improvement: Install ADA curb ramps at all park entrances, provide bollards. Restripe crosswalk striping, expand sidewalk and repair curb and gutter as needed.

1. See Appendix D: Facility Condition Assessment

## PROPOSED IMPROVEMENTS SITE PLAN



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 BBQ & Ash Receptacle	4 EA	\$5,000.00	\$20,000
2 Bench	9 EA	\$3,000.00	\$27,000
3 Picnic Table	6 EA	\$4,000.00	\$24,000
4 Bike Rack	1 EA	\$2,500.00	\$2,500
5 Repair signage	1 LS	\$2,000.00	\$2,000
6 Repair Art Piece from Vandalism	1 LS	\$10,000.00	\$10,000
7 Refurbish Restroom (Refer to Facility Condition Assessment)	1 LS	\$131,000.00	\$131,000
8 Conduct Tree Survey & Maintenance Allowance	1 LS	\$100,000.00	\$100,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$316,500</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$94,950</b>
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 412,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	65,000 SF	\$5.00	\$325,000
2 Drainage	1 LS	\$125,000.00	\$125,000
3 Pave Walking Path (9' Wide, 4" Concrete over 6" CL II AB)	12,000 SF	\$16.00	\$192,000
4 Pedestrian Lighting Replacement	1 LS	\$150,000.00	\$150,000
5 Site Furnishing	1 LS	\$150,000.00	\$150,000
6 Landscape and Irrigation	3 Acres	\$75,000.00	\$225,000
7 Right of Way Improvement	1 LS	\$100,000.00	\$100,000
8 Pave Pincinc Areas (Concrete)	10,000 SF	\$16.00	\$160,000
9 Play Structure	6,000 SF	\$70.00	\$420,000
10 Rubberized Safety Surfacing	6,000 SF	\$30.00	\$180,000
11 Large Shade Structure	1 LS	\$130,000.00	\$130,000
12 Pump Track	1 LS	\$150,000.00	\$150,000
13 Drinking Fountain	1 EA	\$10,000.00	\$10,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$2,317,000</b>
<b>Mobilization - 15%</b>			<b>\$347,550</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$695,100</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$695,100</b>
<b>Long Term Park Improvements TOTAL</b>			<b>\$ 4,055,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			<b>\$ 4,467,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
1 Pump track maintenance	65000 SF	\$0.15	\$ 9,800.00
<b>Annual Maintenance TOTAL</b>			<b>\$ 9,800.00</b>

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## STRICKROTH PARK (HENRY)

*Martil Way and Gemma Dr.*

**Type:** Neighborhood Park

**Size:** 4.87

**Construction Date:** 1974

### PARK OVERVIEW

Stickroth Park is a large neighborhood park providing a variety of passive and active use facilities. It includes a small picnic area at the north end, two playgrounds for ages 2-5 and 5-12, and a large turf field used for baseball and soccer games. The park is lit by dual street lighting, however no pedestrian lighting is provided at the interior of the park. No restroom is provided. The park requires renovation due to a lack of ADA-accessible amenities, play elements, benches, lighting and restrooms.



## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

#### Site Furnishings

**1** **Amenities:** Two picnic tables, two barbecues, one bike rack and a drinking fountain are provided. All site furnishings are in poor condition.



**2** **Play Area:** The main play structures are in poor condition. The hillside tunnel is in poor condition, posing safety hazards. With no safety handrails or poured in place surfacing below, the bridge above the tunnel presents a fall hazard. The interior of the tunnel is heavily rusted.



**3** **Signage:** Park entry sign and two park rules signs are in poor condition.



#### Accessibility

**1** **Pathways:** Asphalt paths are in fair condition. Slopes are compliant with current code. The decomposed granite picnic area is not accessible.



**2** **Play Areas:** No accessible equipment is provided. Sand surfacing is not accessible, and there is no ramp into the play area.

**3** **Furnishings:** No ADA-accessible furnishings are provided.

## EXISTING SITE ASSESSMENT

### Landscaping & Maintenance

- 1 **Landscape Planting:** Most areas are bare of planting, and there is no landscape mulch. Tree planters at the sidewalk are empty.
- 2 **Turf:** Turf is in good condition.
- 3 **Trees:** All trees need extensive pruning. Aging pine trees pose an immediate safety hazard.
- 4 **Lighting:** The park lacks adequate security lighting.
- 5 **Irrigation:** This site is on the City's centralized irrigation system using reclaimed water.



### PROPOSED IMPROVEMENTS

#### Short Term Improvement

- Replace picnic tables and barbeques with current Milpitas standard, provide ADA models, provide ash receptacles.
- Refurbish hill tunnel play feature: Add safety surfacing and safety railings at bridge. Repaint tunnel interior and remove all rust and jagged edges.
- Replace bike rack.
- Repair park rules sign.
- Replace dog waste station
- Replace drinking fountain
- Replace ornamental metal fencing at play area
- Conduct tree survey by certified arborist to identify pruning and removal of hazardous trees.
- Landscape Maintenance: Weed and prune all landscaped areas and prune trees where necessary, remove all dead or dying vegetation. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvements

- Add cricket pitch: Add cricket pitch infield and close infield striping.
- Add parking lot with at least 20 car capacity, accessed off Corinthia Dr.
- Remove and replace play area: Replace structures and provide accessible ground level play elements. Replace sand surfacing with poured in place surfacing and engineered wood fiber. Replace fencing at north play area with Milpitas standard ornamental metal fencing. Include integrated shade structures.
- Update picnic area: Pave picnic areas with concrete and add overhead shade structure where existing tree canopies do not provide shade. Provide trash/recycle and ash receptacles.
- Replace all asphalt and decomposed granite paths with 9' wide concrete paths.
- Regrade and improve drainage where necessary.
- Add pedestrian lighting.
- Add single stall restroom
- Add benches, place on concrete pads.
- Replace baseball backstop.
- Landscape and Irrigation: with California Native drought tolerant planting, mulch with 3" layer of recycled wood mulch per Milpitas City standards. Adjust or repair irrigation as needed. Replace irrigation controller.
- Right-of-Way Improvement: Install ADA curb ramps at all park entrances, provide bollards. Restripe crosswalk striping, expand sidewalk and repair curb and gutter as needed.

**PROPOSED IMPROVEMENTS SITE PLAN**



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Drinking Fountain	1 EA	\$10,000.00	\$10,000
2 Dog Waste Station	1 EA	\$1,500.00	\$1,500
3 BBQ & Ash Receptacle	2 EA	\$5,000.00	\$10,000
4 Picnic Table	2 EA	\$4,000.00	\$8,000
5 Signage Repair	1 LS	\$2,000.00	\$2,000
6 Metal Fencing Repair	1 LS	\$5,000.00	\$5,000
7 Refurbish Hill Tunnel	1 LS	\$50,000.00	\$50,000
8 Conduct tree survey and maintenance (allowance)	1 LS	\$25,000.00	\$25,000
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$111,500</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$33,450</b>
<b>Short Term Repairs &amp; Upgrades TOTAL</b>			<b>\$ 145,000.00</b>
<b>B. Long Term Park Improvements</b>			
1 Demolition & Grading	40,000 SF	\$5.00	\$200,000
2 Parking Lot (3.5" AC over 14.5" CL II AB)	8,500 SF	\$12.50	\$106,250
3 Pave Walking Path (9' Wide, 4" Concrete over 6" CL II AB)	12,600 SF	\$16.00	\$201,600
4 Drainage	1 LS	\$125,000.00	\$125,000
5 Pedestrian Lighting	1 LS	\$150,000.00	\$150,000
6 Cricket Pitch (Full Striping - Sod Lawn)	1 LS	\$200,000.00	\$200,000
7 Prefabricated Restroom (Single Stall)	1 LS	\$200,000.00	\$200,000
8 Utilities for New Restroom (Water, Sewer, Electrical)	1 LS	\$100,000.00	\$100,000
9 Entry Sign (City Standard)	3 EA	\$5,000.00	\$15,000
10 Play Structure	8,000 LS	\$70.00	\$560,000
11 Rubber Safety Surfacing	8,000 SF	\$30.00	\$240,000
12 Pave Pincinc Areas (Concrete)	5,000 SF	\$16.00	\$80,000
13 Backstop (10' Wide)	1 EA	\$75,000.00	\$75,000
14 Site Furnishing	1 LS	\$150,000.00	\$150,000
15 Landscape and Irrigation	5 Acres	\$75,000.00	\$365,250
16 Right of Way Improvement	1 LS	\$150,000.00	\$150,000
<b>SUBTOTAL Long Term Park Improvements</b>			<b>\$2,918,100</b>
<b>Mobilization - 15%</b>			<b>\$437,715</b>
<b>Design &amp; Construction Contingency - 30%</b>			<b>\$875,430</b>
<b>Soft Costs (Design, Administration, Inspection, Permitting) - 30%</b>			<b>\$875,430</b>
<b>Long Term Park Improvements TOTAL</b>			<b>\$ 5,107,000.00</b>
<b>IMPROVEMENTS TOTAL</b>			<b>\$ 5,252,000.00</b>
<b>C. Additional Features Annual Maintenance Cost</b>			
Parking lot cleaning (Weekly)	8500 SF	\$0.12	\$ 1,100.00
Athletic field maintenance (Daily/Weekly)	50000 SF	\$0.25	\$ 12,500.00
<b>Annual Maintenance TOTAL</b>			<b>\$ 13,600.00</b>

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### TOM EVATT PARK

*South Abel St. and Machado Ave.*

**Type:** Neighborhood Park

**Size:** 4.42

**Construction Date:** 2007

### PARK OVERVIEW

Tom Evatt Park was constructed in 2007 as part of the Midtown Redevelopment area. It extends from Hammond Way on the east end to Thompson Court on the west, and crosses South Abel St. and South Main St. It is adjacent to John McDermott Park. There are an 8-stall parking lot with one ADA accessible stall on Thompson Ct. and an approximately 12' high sound wall along Machado Ave.

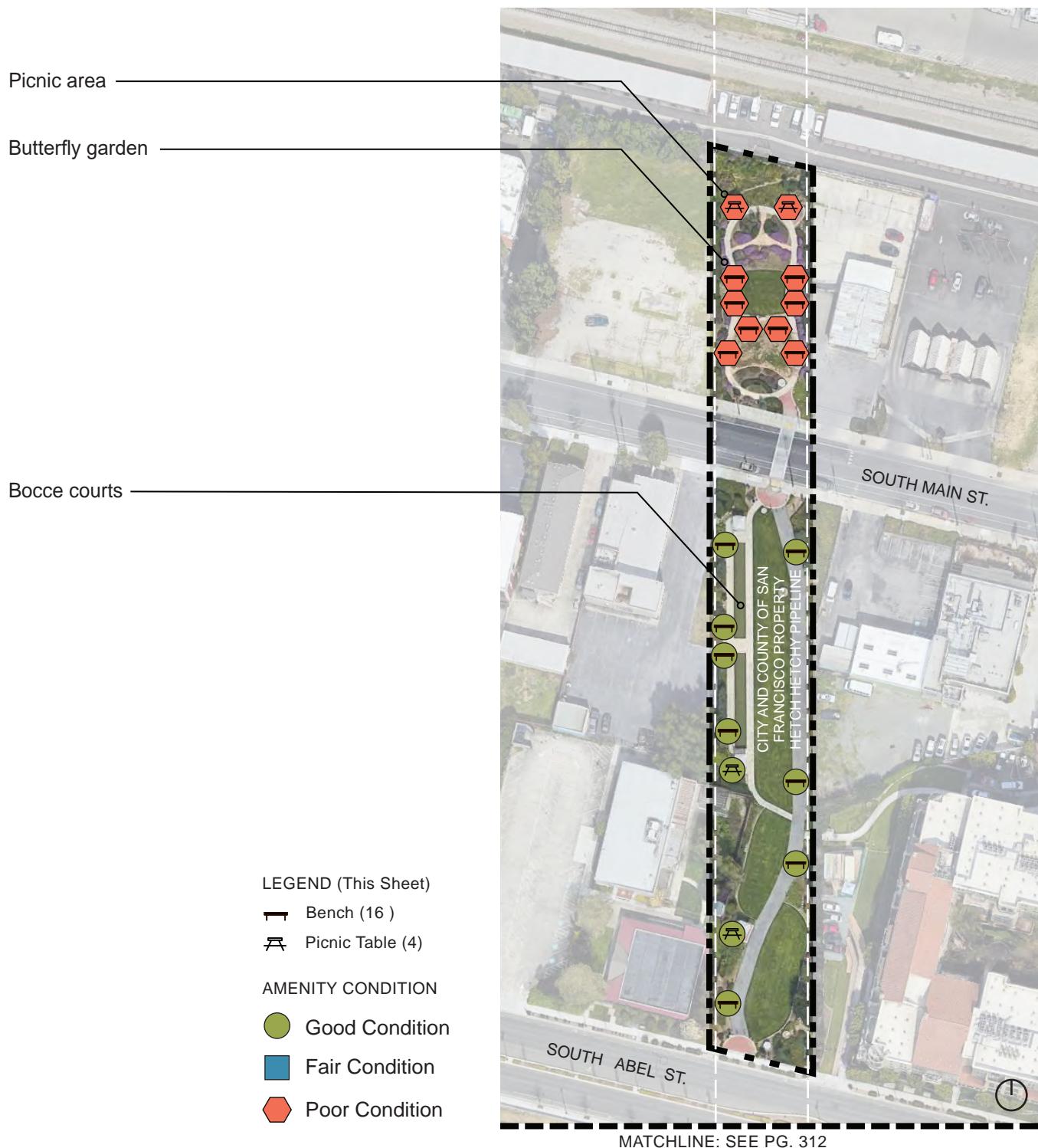
The east end of the park contains the activity center, with two tennis courts, two half basketball courts, a playground and a picnic area. A greenbelt and walking trail connects to picnic areas along South Abel Street. The central portion of the park between South Abel Street and South Main Street has two underutilized bocce courts and seating. The eastern portion of the site across from South Main Street is a butterfly garden with seating and picnic areas.

The butterfly garden is overgrown with planting and site furnishings are in poor condition. The central and western portions of the site are relatively new and in good condition.

The entirety of the park lies within the City and County of San Francisco Hetch Hetchy pipeline property. Any renovations in this area require a permit from the SFPUC.



## EXISTING SITE ASSESSMENT



## CHAPTER 5: GOALS AND RECOMMENDATIONS

## EXISTING SITE ASSESSMENT

MATCHLINE: SEE PG. 311

## Picnic area

## Passive use lawn

**LEGEND (This Sheet)**

-  Bench (5)
  -  Picnic Table (3)
  -  BBQ (2)

## AMENITY CONDITION

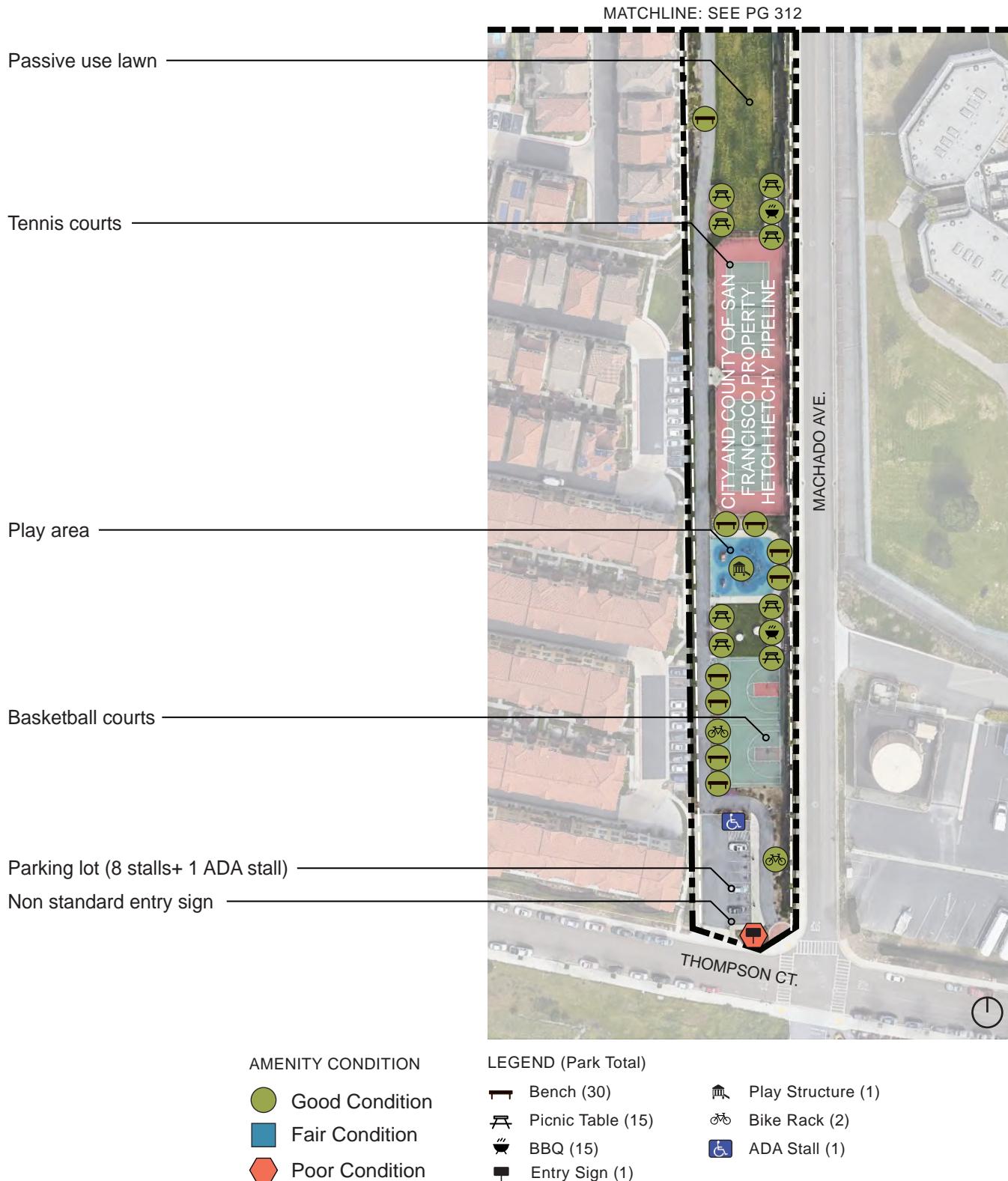
-  Good Condition
  -  Fair Condition
  -  Poor Condition

MATCHLINE: SEE PG. 313

SOUTHABEL ST.

MACHADO AVE.

## EXISTING SITE ASSESSMENT



### EXISTING SITE ASSESSMENT

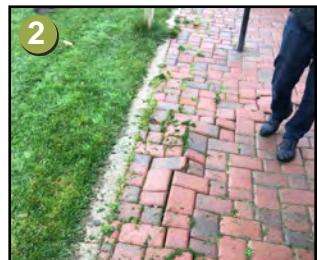
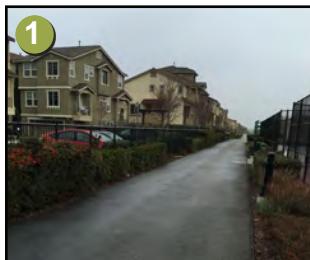
#### Site Furnishings

- 1 **Amenities:** Sixteen picnic tables, eleven with shade structures, four barbecues, two drinking fountains and thirty benches are provided throughout the park. All site amenities are in good condition with the exception of the butterfly garden at the east end of the park.
- 2 **Play Area:** The play equipment is in good condition. There are minor issues with the rubberized grips on climbing elements.
- 3 **Signage:** Park signage is adequate and in good condition.



#### Accessibility

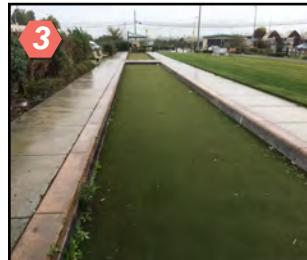
- 1 **Pathways:** Asphalt paths are in good condition. Slopes are compliant with current code. The pavers at all picnic areas are heaving and settling, creating uneven surfaces.
- 2 **Play Areas:** Accessible play equipment is provided.
- 3 **Furnishings:** Accessible tables, benches and drinking fountains are provided.



## EXISTING SITE ASSESSMENT

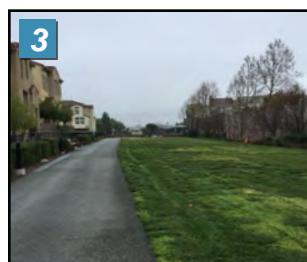
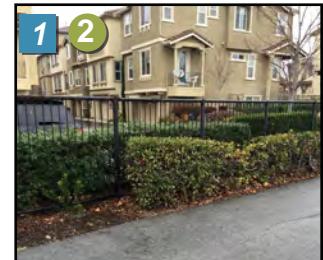
### Sports Facilities

- 1 **Tennis Courts:** Two tennis courts are provided at the west end of the park. Both are in good condition.
- 2 **Basketball Courts:** Two half basketball courts are provided at the west end of the park. Both are in good condition.
- 3 **Bocce Courts:** Two bocce courts are provided between South Abel Street and South Main Street. Both are in poor condition and underutilized.



### Landscaping & Maintenance

- 1 **Planting:** The butterfly garden east of South Main Street is heavily overgrown, weeds are prevalent and planting is encroaching on pathways
- 1 Site planting is in fair condition between Thompson Court and South Main Street.
- 2 **Fencing:** Ornamental metal fencing delineates public and private property. All fencing is in good condition.
- 3 **Turf:** The park is primarily a linear turf lawn with asphalt paths providing access. The turf is in fair condition. Some areas directly south of South Main Street are patched with multiple different types of grass.
- Irrigation:** This site is on the City's centralized irrigation system using potable water.



### PROPOSED IMPROVEMENTS

#### Short Term Improvement

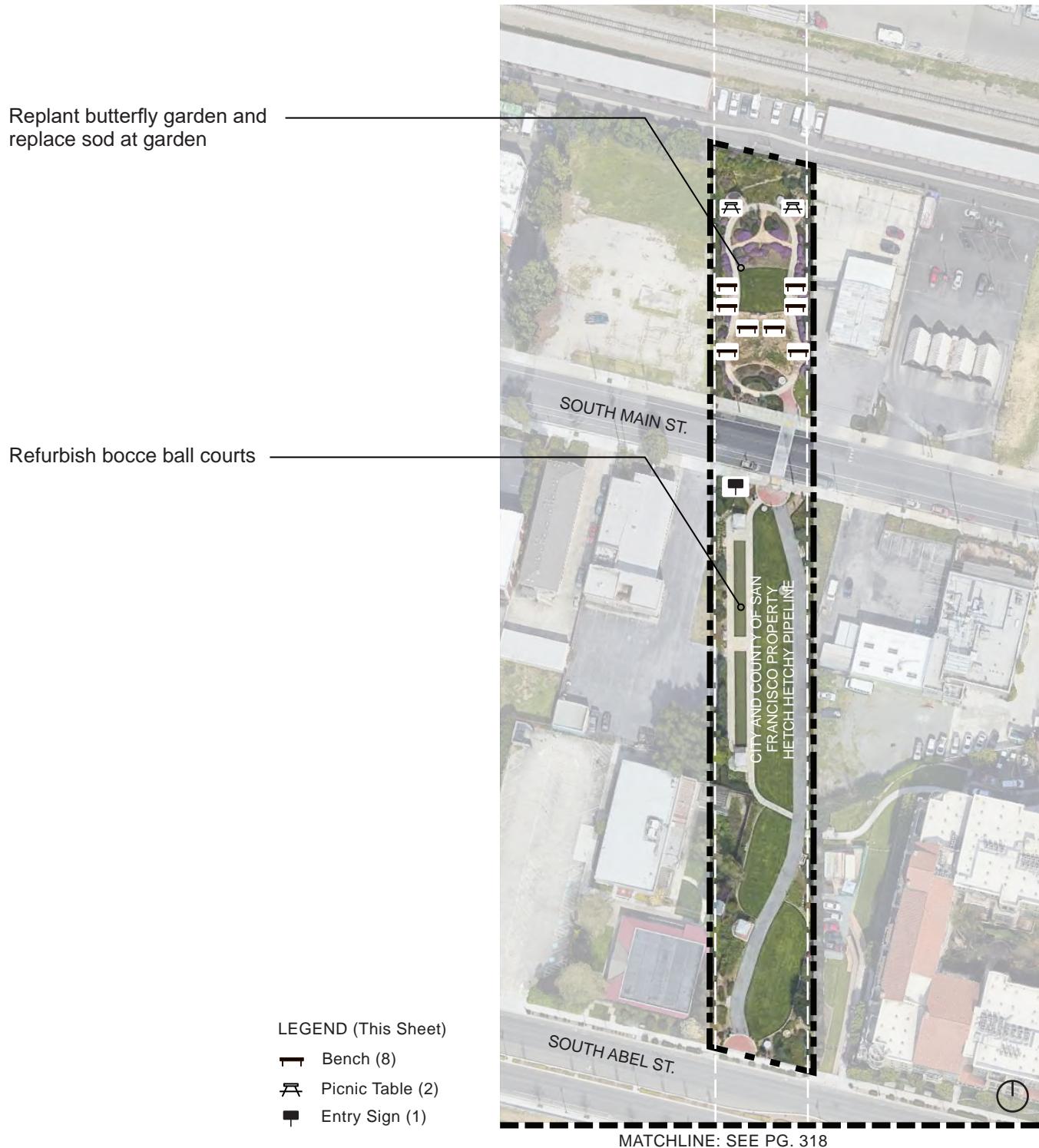
- Update Playground: Replace safety surfacing. Remove the Diagonal Saucer Rope Climber and Rocking Seat equipment per the Milpitas Playground rehabilitation project.<sup>1</sup>
- Replant: Replant Butterfly Garden with California Native butterfly planting such as Buckwheat, Yarrow, Mimulus, and Milkweed. Mulch with 3" layer of recycled wood mulch per Milpitas City standards. Adjust or repair irrigation as needed.
- Replace all sod at Butterfly Garden
- Replace all benches and picnic tables at butterfly garden with Milpitas standard.
- Refurbish bocce ball courts: Remove weeds from artificial turf surfacing, replace where necessary. Replace court sidewalls.
- Replace all pedestrian pavers with color patterned stamped concrete.
- Replace entry signs with Milpitas Standard
- Remove graffiti throughout site.
- Landscape Maintenance: Weed and prune all overgrown landscaped areas, remove all dead or dying vegetation and ensure planting does not encroach on pathways. Weed, prune and fertilize all landscaped areas quarterly, mulch annually or as needed. Mow and edge all lawn areas weekly.

#### Long Term Improvements

- No long term improvements proposed at the time of this document.

1. See Appendix F: Milpitas Playground Rehabilitation Project

## PROPOSED IMPROVEMENTS SITE PLAN



**PROPOSED IMPROVEMENTS  
SITE PLAN (CONT.)**

Replace pavers with color  
patterned stamped concrete

MATCHLINE: SEE PG. 317



**PROPOSED IMPROVEMENTS  
SITE PLAN (CONT.)**

Replace pavers with color patterned stamped concrete

Update playground

Replace pavers with color patterned stamped concrete



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### IMPROVEMENTS COST

Item	Quantity	Unit Cost	Subtotal
<b>A. Short Term Repairs &amp; Upgrades</b>			
1 Replace Pincinc Area Pavers w/ Stamp Concrete	2,000 SF	\$16.00	\$32,000
2 Bench	8 EA	\$3,000.00	\$24,000
3 Picnic Table	2 EA	\$4,000.00	\$8,000
4 Replanting at butterfly garden	17,000 SF	\$7.00	\$119,000
5 Repair Bocce Court	2 EA	\$12,500.00	\$25,000
6 Demolition	1 LS	\$25,000.00	\$25,000
7 Street Name Sgn replacement	2 EA	\$5,000.00	\$10,000
8 Playground Equipement & Surface Repairs	1 LS	\$88,295.00	\$88,295
<b>SUBTOTAL Short Term Park Improvements</b>			<b>\$331,295</b>
<b>Soft Costs (Administration, Inspection) - 30%</b>			<b>\$99,389</b>
		<b>Short Term Repairs &amp; Upgrades TOTAL</b>	<b>\$ 431,000.00</b>
<b>B. Long Term Park Improvements</b>			
No long Term Park Improvements Proposed			
<b>C. Additional Features Annual Maintenance Cost</b>			

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## CHAPTER 5: GOALS AND RECOMMENDATIONS

### ALVISO ADOBE

2087 Alviso Adobe Ct.

**Type:** Historic Building

**Size:** 2,200 SF

**Construction Date:** 1835

**Latest Renovation:** 2021

**Parking:** 2 ADA parking stalls

5 standard stalls

### OVERVIEW

The Alviso Adobe was built in 1835 by Jose Maria de Jesus Alviso. The site was originally used for cattle ranching and crops. Since its construction the Adobe and surrounding buildings have gone through extensive changes. In 1853 the second story was added, and in 1922 the property was acquired by the Cuciz family who planted orchards, built a water tank house, a barn, carriage shed, and many other improvements. The City of Milpitas acquired the property in 1996 and many of these historic artifacts have been preserved or reconstructed on site for the public to see.

Today, tours of the Alviso Adobe are provided, showcasing the original adobe walls from 1830, framing, doors and windows from 1853 and a mostly intact 1920's kitchen. The surrounding park contains the outbuildings and artifacts from the Adobe's history.

### PROGRAMS:

- Guided tours

### FACILITIES:

Facility	Description
----------	-------------

*Historic Building*      *Historic Adobe open for guided tours*

*Restroom*      *Detached restroom*



## JOSE HIGUERA ADOBE

Wessex Pl.

**Type:** Historic Building

**Size:** 3,000 SF

**Construction Date:** ~1828 -

**Latest Renovation:** 2003

**Parking:** 2 ADA parking stalls  
19 standard stalls

### OVERVIEW

Jose Higuera Adobe was built around 1828 by Josè Higuera after being granted the land by Pablo Vincente de Sola, the last Spanish governor of California. The fig, pepper and olive trees surrounding the Adobe are historic, planted by Josè Higuera in the 1830s. The building on site now is a facade built in the 1960's to protect the ruins of the old adobe.

The dark redwood building, now home to the Higuera Adobe Park caretaker, dates from the 1850s. This downstairs was used as a saloon and some say the structure was a gambling hall and some still refer to it as the "Casino." The timbers are the original unpainted, old growth redwood. It is one of the oldest wooden residences in the state. Since the City took ownership of the building, it has not been opened to the public. Repairs to the structure's roof have been made to preserve the building approximately 10 to 15 years ago. There have been past discussion to restore and renovate the building for public tours or other purposes.

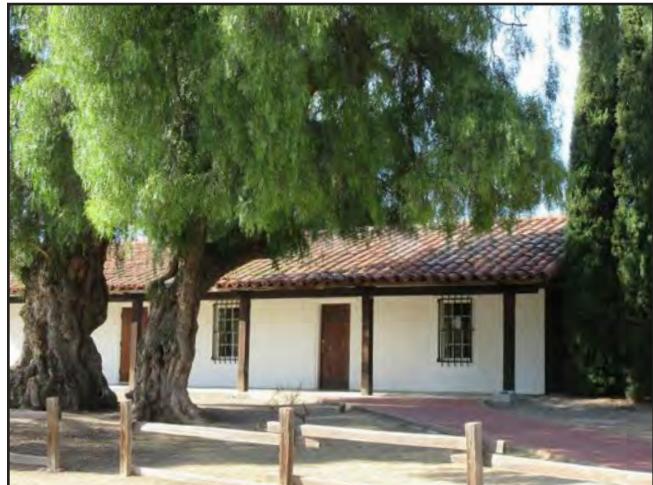
The City acquired the property in the 1970's and added a kitchen and indoor restrooms. Following the Loma Prieta earthquake extensive reconstruction was needed. In 1993 the City built public restrooms adjoining the kitchen. Today there are historic exhibits that can be visited by the public.

### PROGRAMS:

- Facility rentals
- Summer camps

### FACILITIES:

Facility	Description
Auditorium	<i>The main building can be rented for gatherings of up to 50 people</i>
Picnic Area	<i>The shaded picnic area behind the Adobe can be rented</i>
Kitchen	<i>Used for events</i>
Restroom	<i>Indoor restroom</i>



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### MILPITAS COMMUNITY CENTER

1325 E. Calaveras Blvd.

**Type:** Community Center

**Size:** 24,000 SF

**Construction Date:** 2010

**Parking:** 3 ADA parking stalls

116 standard stalls

### OVERVIEW

The Milpitas Community Center serves as the Milpitas Recreation and Community Services Department's headquarters and the site of many of our classes and programs including Pre-K, youth enrichment, Milpitas Community Theatre, Phantom Art Gallery and special events. Built in 1982, the Community Center's amenities include a large auditorium with a raised stage and adjacent kitchen, a dance studio, meeting room, and classrooms. The auditorium and classrooms are available for rent to hold family events, club activities and other community events. The Community Center shares its beautiful park-like grounds with City Hall and the Barbara Lee Senior Center. Outdoor amenities include a pond surrounded by a walking path, Veteran and Cesar Chavez Plaza and a small amphitheater.

### PROGRAMS:

- Pre-K learning
- Teen education programs
- Art workshops
- Music classes
- Dance classes
- Martial arts classes
- Yoga classes
- Theatre productions
- Summer camps
- Cultural events

### FACILITIES:

Facility	Description
Auditorium	300-person capacity auditorium with stage
Dance studio	20-person capacity dance studio
Conference room	40-person capacity conference room
Civic Center Plaza	Shaded lawn area and amphitheater
Kitchen	Kitchen accessible to caterers during private and public events



## BARBARA LEE SENIOR CENTER

40 N. Milpitas Blvd.

**Type:** Senior Center

**Size:** 22,000 SF

**Construction Date:** 2009

**Parking:** 8 ADA parking stalls  
98 standard stalls

### OVERVIEW

The Barbara Lee Senior Center provides programs and classes for seniors in Milpitas as well as hosting a teen center for the City's youth.

The facility has a main community room/auditorium, a game room, classrooms, an art room, an exercise room and a fitness center. There is also a coffee and snack bar lounge area.

The original structure was a library constructed in 1983. The library was moved to the current location on Main Street, and the original building was renovated and improved for a new Senior Center.

### SENIOR PROGRAMS:

- Case management services
- Yoga classes
- Lunch program
- Art classes
- Legal and financial assistance
- Music classes
- Senior outings
- Arts and crafts
- Dance classes
- Bingo
- Book club

### TEEN CENTER PROGRAMS:

- Dance classes
- Game rooms
- Fitness classes
- Movie days
- Cooking workshops
- Outdoor outings
- Service projects
- Mental health services
- Homework center
- Video game tournaments

### FACILITIES:

Facility	Description
<i>Auditorium</i>	<i>399-person capacity multi-purpose auditorium</i>
<i>Classrooms (3)</i>	<i>102-person capacity total</i>
<i>Game room</i>	<i>30-person capacity pool and ping pong room</i>
<i>Snack bar</i>	<i>Small lounge area with coffee and snacks for sale</i>
<i>Kitchen</i>	<i>Kitchen for lunch program and private events</i>



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### MILPITAS SPORTS CENTER COMPLEX

1325 E. Calaveras Blvd.

**Type:** Sports Center

**Size:** 39,700 SF

**Construction Date:** 1999

**Latest Renovation:** 2015

**Parking:** 9 ADA parking stalls  
187 standard stalls

### OVERVIEW

The Milpitas Sports Center contains a 33-piece fitness center, three pools, two dance/aerobic studios, locker rooms and a snack area.

The Sports Center offers fitness classes, personal trainers and organized adult sports leagues.

### PROGRAMS:

- Parent/Child basketball classes
- Youth basketball clinics and scrimmages
- Futsol
- Dance classes
- Martial arts classes
- Yoga classes
- Leadership academy
- Lifeguard training
- Adult swim classes

### FACILITIES:

Facility	Description
• Gym	600-person capacity basketball gym with bleachers
• Fitness center	34-person capacity fitness center with cardio machines, weight training machines, and freeweights
• Dance studios (2)	Two 40-person capacity dance rooms with sound systems and equipment storage
• Training pool	Shallow 20-person capacity pool

### FACILITIES:

Facility	Description
• 25 yard pool	160-person capacity lap pool
• 25 meter pool	180-person capacity lap pool
• Snack area	Snack and lounge area
• Locker rooms	Locker rooms for gym, dance and fitness facilities
• Pool lockers	Locker rooms for pool users
• Multi-purpose room	Used for yoga, dance, teen programs



## SAL CRACOLICE RECREATION FACILITY

791 Garden Street

**Type:** Recreation Facility

**Size:** 6,442 SF

**Construction Date:** 2016

**Parking:** 3 ADA parking stalls

20 standard stalls

## OVERVIEW

The Sal Cracolice Recreation Facility opened in May 2016. The building is located at Bob McGuire Park in the new urban Metro Plan area. Bob McGuire Park has two play grounds, picnic tables, outdoor amphitheater, and tennis courts. The building, picnic area, and amphitheater are separate facilities. The building has 4 available rooms to rent, the auditorium, conference room, and 2 classrooms; the outdoor amphitheater is also available to rent.

## FACILITIES:

Facility	Description
----------	-------------

- Auditorium      *80-person capacity*
- Conference Room      *45-person capacity*
- Classroom      *20-person capacity*
- Art Room      *15-person capacity*
- Outdoor Amphitheater      *100-person capacity*



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### VETERAN MEMORIAL PLAZA

*Located between Milpitas City Hall and Community Center*

**Size:** 0.25 acres

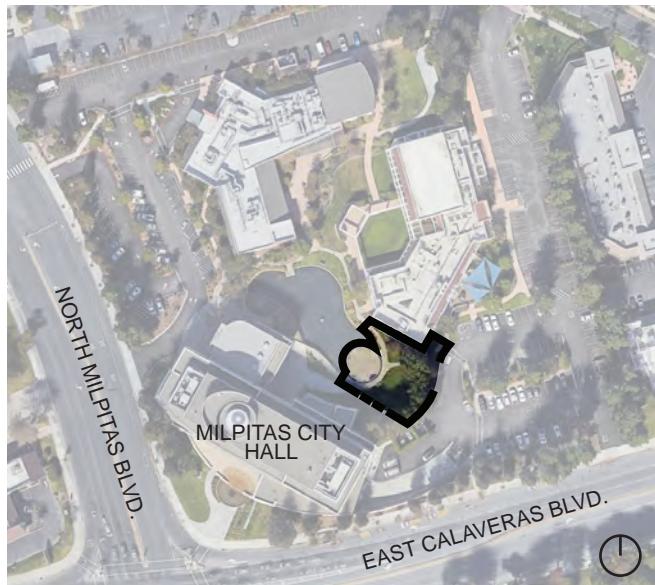
#### OVERVIEW

Veterans Plaza is located between Milpitas City Hall and Community Center. Veterans Plaza was constructed in 2003 and is dedicated to remember and honor those who served in the U.S. Armed Forces. Veterans Plaza includes flags, monuments and public art dedicated to military casualties and veterans. It is primarily used for ceremonies, patriotic and memorial events.

The Plaza consists of 7 concrete monuments surrounded by well-maintained landscaping and several site furnishings including, 4 flag poles, 3 benches, 1 drinking fountain, 1 park sign, pedestrian lightings and trash receptacle, which are all in good condition.

#### RECOMMENDED MAINTENANCE SCHEDULE

The plaza is in good condition. On-going scheduled maintenance of the landscaping is recommended.



## CESAR CHAVEZ PLAZA

*Located between Milpitas Senior Center and Community Center*

**Size:** 0.24 acres

### OVERVIEW

Cesar Chavez Plaza is located between Milpitas Senior Center and Community Center. Cesar Chavez Plaza is the former Veterans Plaza, renamed in 2017 to honor labor leader and human rights activist Cesar Chavez. The Plaza is primarily used for ceremonies such as cultural flag raisings and performance events.

The Plaza consists of an open space lawn and concrete area surrounded by well-maintained landscaping and site furnishings including, dedication plaques, three flag poles, three benches, pedestrian lightings, public art, and trash receptacle which are all in good conditions.

### RECOMMENDED MAINTENANCE SCHEDULE

The plaza is in good condition. On-going scheduled maintenance of the landscaping is recommended.



## CHAPTER 5: GOALS AND RECOMMENDATIONS

### CIVIC CENTER

*Located between Milpitas City Hall, Senior Center, and Community Center*

**Size:** 0.62 acres

### OVERVIEW

Civic Center is located between Milpitas City Hall, Senior Center and Community Center. Civic Center consist of a central pond, surrounded by a walking path and landscaping, and a small concrete performance area with lawn for seating. It is flanked by Veterans and Cesar Chavez Plazas. The Plaza is primarily used, in conjunction with the surrounding plazas and buildings, for larger special events, including an annual Tree Lighting event and Lunar New Year event.

The park consists looped walking path and landscaping that are well maintained

### RECOMMENDED MAINTENANCE SCHEDULE

The plaza is in good condition. On-going scheduled maintenance of the landscaping is recommended.



## JERRY ARNOLD PLAZA

Located at corner of Great Mall Parkway and A. Able Street

**Size:** 0.48 acres

**Construction Date:** 2013

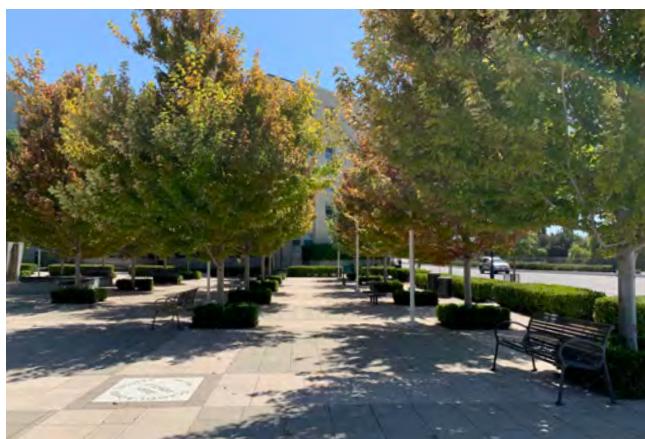
### OVERVIEW

Jerry Arnold Plaza is City-owned plaza, but maintained by the Lyon Milpitas, LLC. The plaza was design and constructed in 2013 by Lyon Milpitas, LLC as part of the agreement between the City and the Developer.

The Plaza consists of a water feature located in the center, 16 benches, 2 picnic tables, 1 drinking fountain, 11 park lighting and several trash receptacles. Majority of the site furnishing are in good to fair condition that require very minimum maintenance or repair. There are dozens of healthy mature trees located planted throughout the plaza that provides ample of shade for plaza visitors.

### RECOMMENDED MAINTENANCE SCHEDULE

The plaza is in good condition, but a few park lightings require some repair. On-going scheduled maintenance of the landscaping is recommended.



## CHAPTER 5: GOALS AND RECOMMENDATIONS

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# IMPLEMENTATION



Play Milpitas

## CHAPTER 6: IMPLEMENTATION

# 6



## OVERVIEW

This Master Plan is intended as a living document. With a 20-year time horizon, changes in circumstances, opportunities, resources and demand will evolve. This chapter provides criteria for evaluating project opportunities in order to prioritize use of resources. It also discusses various funding mechanisms that may be pursued to implement the recommended projects, and includes a table of estimated costs for improvements as of the time of this report.

### IMPLEMENTATION

In order to provide a range of opportunities and increase the level of services for the City's park system, the following implementation strategies are recommended:

- Explore new funding sources to improve and maintain the City's park infrastructure
- Routinely rebuild and replace existing park facilities in need of repair
- Provide programming and community events to encourage more residents to visit City parks and public spaces
- Improve connections between parks through an integrated network of streets, sidewalks, and trails
- Work with other agencies such as the County, Milpitas Unified School District, City of San Jose and City of Fremont to provide new shared park and recreation opportunities such as expansion of the pedestrian trail system
- Expand the park system with privately owned and publicly accessible recreation areas through the development process

For all six implementation strategies, the Recreation and Community Services Department will seek opportunities to collaborate with partners and alternate providers to improve service levels for parks.

The COVID-19 pandemic has severely impacted anticipated City revenues and staff is forecasting a \$25 million shortfall over the next three fiscal years. To help offset these revenue losses, staff reviewed existing and proposal capital projects to ensure that funding be prioritized for essential and safety-oriented projects, and funding was reduced or eliminated for projects that could be delayed. The 2020-25 Capital Improvement Program (CIP) includes these cost savings in the amount of \$5.67 million for fiscal year 2020-21, helping to offset the

anticipated revenue losses to the General Fund.

### ACTIVE PROJECTS

Active projects are those that have already begun construction. Milpitas is regularly implementing enhancements. These projects require continued investment in staff time, consulting fees or CIP funds until completed. Active projects include:

- McCandless Park (CIP 5102)
- Citywide Park Rehabilitation (CP 3424)
- Minor Sports Courts Rehabilitation (CP 5113)
- Sports Fields Turf Rehabilitation Program (CP 5108)
- Alviso Adobe Renovation (CP 5055)
- Lower Penitencia Creek Pedestrian Bridge (CP 2005)
- Metro Linear Trails (CP 2012)
- Trade Zone/Montague Park - North (CP 2013)

### PENDING PROJECTS

Projects in the 'Pending' category are ready to move forward but require a funding source. For example, a pending project may be a park site with an approved master plan that is awaiting funding for the next design phase, or a project that has completed the design phase and awaiting CIP funding for construction. Currently pending is:

- Sandalwood Park Renovations (CP 5110)
- Milpitas Sport Center Master Plan Update (CP 5114)

## FUTURE PROJECTS

These are projects that have not yet been started. They are awaiting a funding source to begin. New projects will likely be proposed during the lifespan of this document and will need to be added to this list.

- Cardoza Park Softball Fields Improvement
- Trade Zone / Montague Park - Central (CP 2023)
- Metro Subdistrict Park
- Metro Community Facility Building

## PRIORITIZATION CRITERIA

Within the overall park system, prioritization of individual projects is critical to achieving the vision of ensuring that Milpitas has an accessible, equitable and sustainable system of parks and open spaces that maximizes the recreational opportunities available to all of the City's residents, workers and visitors.

Over the course of this Master Plan, Milpitas will determine which projects to move into the "Active" category. The criteria in this section will guide City Staff and elected officials in their decision making process, and will help to determine which projects make the best use of available resources.

The criteria below will help Milpitas determine how to prioritize resources when projects are considered to be moved from either the Future or Pending category to the Active category:

- **Funding availability:** Projects or initiatives for which Milpitas has identified capital and operating funding sources should be moved to active status as capacity allows. An additional consideration is whether the costs are one-time or recurring.

Multiple benefit projects or initiatives, those that advance the goals, projects, and directions of other City plans, often have more sources for funding.

- **Reduces operating costs or generates revenue:** Projects or initiatives that can create additional revenue, improve maintenance or operations efficiencies, and conserve water or reduce water usage should be given high priority to move forward.
- **Time-limited opportunity:** Opportunities arise, and often come with a time constraint, such as a property coming up for sale, a new residential or commercial development, or a project being completed by another department or agency. Time-limited opportunities should be leveraged.
- **Partnership potential:** Partnerships are an important aspect of Milpitas' approach to parks and recreation services. Those projects or initiatives with one or more partners who will help with implementation and/or ongoing operation should take precedence.
- **Quick win:** Some projects can be quickly implemented, demonstrating results to the community. Providing quick wins keeps staff and the community motivated and invested while longer term and more complicated projects are underway.



Photo courtesy of Facebook - Milpitas Recreation & Community Services

### PRIORITY MATRIX

Within the overall park system, prioritization of individual projects is critical to achieving the vision and ensuring that Milpitas has an accessible, equitable and sustainable system of parks and open spaces that maximizes the recreational opportunities available to all of the City's residents, workers and visitors.

The Park and Recreation Master Plan Update establishes a Prioritization Matrix to guide City staff and elected officials in their decision making process and help determine which projects make the best use of available resources. The following criteria will help determine how to prioritize resources when funding is available.

The Matrix provides park by park prioritization based on current park health and safety, code compliance, amenities, and community needs and priority. The following is an explanation of the criteria and the scoring system used to determine the park priority. Parks that have the most points would be considered as highest priority to investment City resources.

- 1. User Groups Served:** Park features, site amenities and programming are used to determine the user groups that each park serves. The more diverse age groups the park serves, the higher the park is weighted in this category. There are four age-groups being categorized which are Children (2-12), Teens (13-19), Adults (18-55) and Seniors (55+). For each age-group the park serves, one point will be assigned. The maximum points for these criteria are four points.
- 2. Capacity:** This criteria is based on numbers of people a park can serve at a given time, park size, amenities provided and access. The greater capacity the park serves, the higher the park is weighted in this category. One point will be given for the capacity of less than 50, two points for the capacity between 50 and 200, and three points for the capacity greater than 200 people.

- 3. Condition:** This health and safety criteria is based on the existing site assessment of the park in the Goals and Recommendations section of the Master Plan. The overall condition of the park will be classified into four categories: good, fair, poor and critical. Park in critical condition will receive 10 priority points, poor condition will receive 6 points, fair condition will receive 2 points, and good condition will receive zero points. Parks in poor to critical condition indicates the existing infrastructure is aging or outdate and needs immediate upgrades and/or renovation.
- 4. Accessibility:** This code complain criteria evaluates the accessibility of the park in three categories as follows. Parks receiving a greater number of points is less likely to be in complaint with ADA standards.
  - Pathways:** Zero priority points will be assigned if all pathways are accessible; one point will be given if 50% of the pathways are accessible; and two points will be given if the site has no accessible paths of travel.
  - Site Furnishings:** If the site provides adequate ADA accessible site furnishings such as benches and tables suitable for the park user capacity, zero points will be given. If the park provides 50% of the required amount of accessible furnishing by ADA standards, one point will be given. Two points will be given if the park provides no accessible furnishings.
  - Play Equipment:** If the site provides adequate ADA accessible play equipment, surfacing, and path of travel to the play equipment, no point will be given. Two points will be assigned if nothing is in compliance. One point will be given for having either accessible play equipment or accessible path of travel to the play areas.
- 5. Community Wide Asset:** A community wide asset park is a park that serves and provides services to all Milpitas residents, not just the residents living in the neighborhood. Each park that meets this criteria will get one point. Milpitas Sports Center

and Dixon Landing Park are the two examples of the parks that fall into this category because of the amenities and programs it offers to community.

**6. Community Priority:** Community priority is calculated based on the number of responses or comments on a given park during the community outreach phase of the Master Planning process. Each park will be categorized as low, medium or high priority and will get one, two or four points respectively.

**7. Latest Improvement:** Parks that have never been renovated will receive more points than the one that have been recently updated/renovated. New parks or parks with major renovation in the past 15 years will get zero point. One point will be assigned if there are some maintenance improvement happens in the last 15 years. Parks without any maintenance or improvement in the last 15 years will be given two points.

**8. Recommended Improvement Time Frame:** Based on community priority, park and facility condition, ages and its latest improvement timeline, a long-term improvement with a complete design and renovation for each park is recommended and categorized into three target time frames:

- **1-5 years:** Parks recommended to be improved within this time frame are parks that are in disrepair, no longer provide the same level of service as originally designed or have not had any major improvements in the last 20+ years. These parks do not provide ADA accessible path, play equipment or path of travel, and do not have enough ADA compliance amenities to serve the community. Four priority points will be assigned for parks in this category.
- **6-20 years:** Parks recommended to be improved within this time frame are parks that have been improved or renovated within the last 20 years but are still in need of upgrades due to aging infrastructure or outdated site furnishing. These parks generally serve their purposes, but require

preventative maintenance. They provide some ADA accessible amenities and paths of travel. Two priority points will be assigned for parks in this category.

- **20+ years:** Parks recommended to be improved within this time frame are parks that have major renovations within the last 10 years and do not require any renovations. These parks provide modern accessible amenities, paths of travel and a high level of service to their communities. One priority point will be assigned for parks in this category.

## PRIORITY MATRIX

FACILITY / ELEMENT	PARK SIZE	PRIORITY	USER GROUP(S) SERVED				CAPACITY			CONDITION			
			CHILDREN 2-12	TEENS 13-19	ADULTS 18-55	SENIORS 55+	< 50	50-200	>200	Good	Fair	Poor	Critical
			1	1	1	1	1	2	3	0	2	6	10
Sandalwood Park (N)	3.88	31	1	1	1	0	0	2	0	0	0	0	10
Sinnott (N)	4.67	31	1	1	1	1	0	2	0	0	0	0	10
Strickroth (N)	4.87	31	1	1	1	1	0	2	0	0	0	0	10
Starlite Park (N)	3.44	30	1	1	1	1	0	2	0	0	0	0	10
Murphy Park (N)	8.30	25	1	1	1	1	0	2	0	0	0	6	0
Sunnyhills Albert Augustine Jr. Park (N)	6.20	25	1	1	1	1	0	2	0	0	0	6	0
Robert E Browne (N)	4.93	24	0	1	1	1	0	2	0	0	0	6	0
Foothill (N)	3.98	24	1	1	1	0	0	2	0	0	0	6	0
Ben Rogers Park (N)	8.66	24	1	1	1	0	0	2	0	0	0	6	0
Parc Metro West (U)	0.98	22	1	1	1	1	0	2	0	0	0	6	0
Hidden Lake Park (N)	6.57	22	0	1	1	1	0	2	0	0	0	6	0
Oliver Jones Memorial (N)	4.93	22	1	1	1	1	1	0	0	0	0	6	0
Peter Gill (N)	8.16	21	1	1	1	1	0	2	0	0	2	0	0
Milpitas Sports Center (C)	18.47	20	1	1	1	1	0	0	3	0	2	0	0
Hall memorial Park (N)	9.91	19	1	1	1	0	0	2	0	0	2	0	0
Cardoza Park (C)	10.15	17	1	1	1	1	0	0	3	0	2	0	0
Parc Metro East (U)	2.06	17	1	1	1	1	0	2	0	0	2	0	0
Hillcrest Park (N)	5.08	17	1	1	1	1	0	2	0	0	2	0	0
Dixon Landing (C)	11.40	16	1	1	1	0	0	0	3	0	2	0	0
Parc Metro Central (U)	0.58	15	1	1	1	1	1	0	0	0	2	0	0
Milpitas Dog Park (S)	1.57	14	0	1	1	1	1	0	0	0	2	0	0
Pinewood Park (U)	9.88	13	1	1	1	1	0	0	3	0	2	0	0
Selwyn Park (U)	0.23	13	1	1	1	0	1	0	0	0	2	0	0
Calaveras Ridge (S)	1.80	12	0	1	1	1	1	0	0	0	0	0	0
John McDermott (U)	0.94	12	1	0	1	1	1	0	0	0	2	0	0
Tom Evatt (N)	4.42	11	1	1	1	1	0	2	0	0	2	0	0
Cerano Park (N)	1.00	11	1	1	1	1	0	2	0	0	2	0	0
McCandless Park	4.00	11	1	1	1	1	0	0	3	1	0	0	0
Pecot Park (L)	3.00	11	0	0	1	1	1	0	0	0	2	0	0
Jose Higuera Adobe Park (S)	4.80	10	1	1	1	1	0	2	0	1	0	0	0
Alviso Adobe (S)	2.26	10	1	1	1	1	0	2	0	1	0	0	0
Bob McGuire Park (N)	3.00	10	1	1	1	1	0	2	0	1	0	0	0
Otoole Elms (U)	1.63	9	1	1	1	1	1	0	0	0	2	0	0
Calle Oriente Mini Park (U)	0.35	9	1	1	1	0	1	0	0	0	2	0	0
Creighton Park (N)	5.00	9	1	1	1	1	0	2	0	1	0	0	0
Skate Park (S)	1.23	9	1	1	1	0	0	2	0	1	0	0	0
Augustus Rathbone (N)	0.73	6	1	1	0	0	1	0	0	1	0	0	0

## CHAPTER 6: IMPLEMENTATION

ACCESSIBILITY			COMMUNITY-WIDE ASSET	COMMUNITY PRIORITY			LATEST IMPROVEMENT				RECOMMENDED IMPROVEMENT TIMEFRAME		
PATH	FURN	PLAY		Low	Med.	High	Major Renovation/New Park last 15 years	Maintenance Improvement last 15 years	Maintenance Improvement last 15-30 years	Maintenance Improvement beyond 30 years	1-5 Years	6-20 Years	20+ Years
0-2	0-2	v	1	1	2	4	0	1	2	4	4	2	1
2	2	2	0	0	2	0	0	0	0	4	4	0	0
2	2	1	0	0	0	4	0	0	2	0	4	0	0
1	2	2	0	0	0	4	0	0	2	0	4	0	0
2	2	2	0	0	2	0	0	0	2	0	4	0	0
0	2	1	1	0	0	4	0	1	0	0	4	0	0
1	2	1	0	0	0	4	0	1	0	0	4	0	0
1	2	0	1	0	0	4	0	1	0	0	4	0	0
2	2	0	0	0	0	4	0	1	0	0	4	0	0
2	2	0	0	0	0	4	0	0	1	0	4	0	0
0	2	2	0	0	2	0	0	0	0	0	4	0	0
1	2	0	1	0	2	0	0	1	0	0	4	0	0
2	2	0	0	0	2	0	0	1	0	0	4	0	0
1	2	2	1	0	0	4	0	1	0	0	0	2	0
1	2	0	1	0	0	4	0	1	0	0	0	2	0
1	2	1	1	0	0	4	0	0	1	0	0	0	2
1	2	0	1	0	2	0	0	0	0	0	0	2	0
1	2	2	0	0	2	0	0	0	0	0	0	2	0
0	2	0	0	0	0	4	0	1	0	0	0	2	0
0	2	0	1	0	2	0	0	1	0	0	0	2	0
0	2	2	0	0	2	0	0	0	0	0	0	2	0
1	2	0	1	1	0	0	0	0	2	0	0	0	1
0	0	1	1	1	0	0	0	0	0	0	0	0	1
0	2	1	0	1	0	0	0	1	0	0	0	2	0
2	2	0	0	0	2	0	0	0	0	0	0	2	0
0	2	1	0	1	0	0	0	0	0	0	0	2	0
0	0	0	0	1	0	0	0	0	0	0	0	2	0
0	1	0	0	1	0	0	0	0	0	0	0	0	1
0	0	0	1	1	0	0	0	0	0	0	0	0	1
1	0	0	0	1	0	0	0	0	2	0	0	2	0
0	0	0	1	1	0	0	0	0	0	0	0	0	1
0	0	0	1	1	0	0	0	0	0	0	0	0	1
0	0	0	0	1	0	0	0	0	0	0	0	0	1
0	1	0	0	1	0	0	0	0	0	0	0	0	1
0	0	0	0	1	0	0	0	0	0	0	0	0	1
0	0	0	1	1	0	0	0	0	0	0	0	0	1
0	0	0	0	1	0	0	0	0	0	0	0	0	1
0	0	0	0	0	1	0	0	0	0	0	0	0	1

### FUNDING STRATEGIES

The Master Plan Update identifies numerous park improvements to address current deficiencies and unmet needs of the community and it includes the associated costs to implement these improvements.

Over the last 5 years, the Capital Improvement Program has funded an average of \$6M in park repair and improvement projects with 60% of the funding from Metro Specific Plan fees (formerly TASP) for projects within the defined Metro Specific area. Only \$2.5M in funding came from the General Fund for parks outside the Metro Specific area. This level of funding is not enough and the finance gap between the cost of the desired level of annual maintenance and improvement versus available funding will continue to grow as park infrastructure ages and the burden of safety mandates increases. While the City continually pursues grants and other funding sources, there is a need to establish a secure, predictable funding stream to allow park improvement projects to proceed in a cost effective and timely manner.

In addition to addressing existing park and recreation needs, the projected growth of the City will require additional parkland and recreation facilities to meet the needs of future residents. Currently this need is addressed by requiring new development to provide parks for their communities funded through impact fees. However, with the cost and shortage of available land in Milpitas, this has been a challenge to implement and will compound existing deficiencies. In order to secure funding to meet future Milpitas park and recreation needs, the City should consider:

- Review of the current Development Impact Fee structure to confirm it reflects the true cost to acquire park land and to develop and expand park and community center facilities to meet the needs of future residents. The City's current development

fees are lower than other Santa Clara communities. Some cities have park impact fees for an office, rental, individual and institutional uses. The City may wish to explore similar fee structures.

- Review of the current development Park-in-Lieu fee to confirm the fee calculations are based on current appraised land values in Milpitas and institute a process to update the fee on an annual basis.
- Explore a potential nexus study to broaden use of existing Development Impact Fees to add amenities and enhance capacity of existing parks throughout City to meet the needs of new residents in the Metro Specific Plan Area.
- Explore benefits and costs as well as potential support for development of special assessment districts (Community Facilities Districts or Enhanced Infrastructure Financing Districts) or a bond measure to fund park improvements and maintenance. An assessment or bond measure could help address funding for much needed improvements to existing community buildings as well.

### REVENUE POTENTIAL

#### The Quimby Act

The Quimby Act permits the City to require the dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for parks or recreation purposes as a condition to the approval of a tentative or parcel map. Requirements of the Quimby Act apply only to the acquisition of new parkland and do not apply to the physical development of new park facilities or associated operations and maintenance costs. The Quimby Act seeks to preserve open space needed to develop parkland and recreational facilities; however, the actual development of parks and other recreational facilities is subject to discretionary approval and is evaluated on a case-by-

case basis with new residential development. The City has adopted park fees as allowed by the Quimby Act.

## **FUNDING SOURCES**

### **Milpitas Development Impact Fee Program**

Development impact fees are charged as a condition of development to defray all or a portion of the cost of public facilities and improvements including park improvements. The revenues are used to pay for the City's future construction of facilities, or to reimburse the City for facilities constructed by the City with funds advanced by the City from other sources.

### **General Fund and Potential Tax Measures**

In Milpitas, property taxes including in-lieu payments and sales taxes account for approximately 60 percent of total General Fund revenues. The remaining 40 percent is accounted for by transient occupancy tax, licenses and permits, charges for service, franchise tax, and "other" sources licenses. At the City's discretion, the General Fund can be used for park improvements as part of Capital Improvement Projects (CIP Program). Capital improvements may include the cost of all acquisition, construction, expansion, or rehabilitation of facilities. In 2018 - 2019 in Milpitas park improvements account for 24% of the total CIP budget. However, by 2020 – 2021 the portion of CIP budget allocated for park improvements is projected to drop to 15% and by 2022 – 2023 to less than 3% of total CIP budget.

The City of Milpitas should explore the potential for a park bond or tax assessment that can be assessed to households within the City in order to fund future park improvements.

### **Private Sector Collaboration**

The City should expand and enhance partnerships with local businesses non-profits, sports clubs and others

to assist with sharing maintenance efforts, or sharing facilities such as sports fields and courts. Further, the City should continue to foster positive relationships with large commercial businesses in the City. The top three employers in Milpitas are Cisco Systems, KLA-Tencor and SanDisk, which are responsible for approximately 6,000 employees working in Milpitas. These partnerships can provide the opportunity to share costs for maintenance, the development of new facilities, as well as support effective shared use agreements.

### **Midtown Park Fund & TASP Impact Funds**

As part of the Specific Plan process a strategy was developed to access impact fees on new development to develop new and rehabilitate existing park lands to accommodate additional use from new residents.

Based on its 2020 – 2025 CIP Programs, the City hopes to invest \$59 million on existing park improvements. The Sports Field Turf renovations will be funded through the Midtown Park Fund. The Community Wellness and Open Space project and the new trade zone / Montague Park will be funded with TASP impact fees.

However, almost \$47 million in projects do not have an identified funding source.

### **Measure F**

Measure F authorizes an additional sales tax of 0.25% for eight years and will generate an estimated \$6.5 million per year for the City's General Fund, increasing the total sales tax rate in Milpitas from 9% to 9.25%. Additional funds will be used to maintain the City's finances and services, including: police and fire, emergency responses, and natural disaster preparation; youth, senior, and recreation services; repairing park equipment and maintaining parks and recreation centers; and attracting and retaining local businesses.

### Measure T

Measure T removes the 'sunset' on Measure Q's funding by keeping the existing \$24 annual parcel tax in place with no end date. Measure Q was the Open Space, Wildlife Habitat, Clean Water and Increased Public Access Funding Measure. Since passing, Measure Q has brought in roughly \$7.9 million each year for the Santa Clara Valley Open Space Authority, and the Authority has been able to double the amount of preserved land in the jurisdiction and make much of that land available for residents to explore and enjoy.

The action plan (Table 6-1) presents each action, indicates the goal or goals it implements, and identifies a time frame for implementation. The time frames are: completed within one to three years, completed within three to five years, initiated five years or more from this document, or ongoing.

The action plan is intended to be updated over the life of the PRMP and this version is a snapshot in time.

### Park Improvement Fund

The Park Improvement Fund was established to account for the construction and maintenance of city parks. Financing is provided by a special parks improvement fee imposed on developments.

### Community Facility District Fund

The Community Improvement Fund was established to account for special taxes collected within the district to provide park maintenance and street landscape maintenance services and public safety.

### Cost Recovery

In 2020, the City engaged a third party to provide an assessment of City recreation programs, fees, and existing cost recovery percentages compared with other Bay Area municipalities. The comparative agencies

included the cities of Fremont, Mountain View, Redwood City and San Jose. It was determined that even though Milpitas recreation services, programs and fees are generally in alignment with these other agencies, the assessment recommended the City update its policy on cost recovery targets. The resolution was passed and adopted on May 16, 2021 by City Council. A copy of the signed resolution can be found in the appendix.

### General Obligation Bond

General Obligation bonds may be issued by cities, counties, and certain other local government entities to finance park improvement projects. Debt service for these bonds is provided by an earmarked property tax above the 1% general property tax mandated by Proposition 13. These overrides typically appear on the annual tax bill as 'voted indebtedness.' General Obligation bonds require a  $\frac{2}{3}$  majority vote by registered voters.

### Government Grants

The City has the opportunity to apply for a variety of grants to help fund programs and capital improvements. Grants would most likely be for activities or efforts that consider environmental improvements and access to parks, and that enhance services to underrepresented communities. Projects that provide multiple benefits can increase the possibility of successful grant applications.

California voters approved the Parks and Water Bond Act of 2018 (Proposition 68), which allocates \$185 million in funding for local jurisdiction park improvements (part of a larger \$4 billion allocation). Funds will be allocated on a per capita basis and emphasize providing parks for neighborhoods that lack access to parks and nature. Funding applications began to be available in 2019.

The federal Land and Water Conservation Fund, administered by California State Parks' Office of Grants and Local Services (OGALS), provides funding for the acquisition or development of land to create new

outdoor recreation opportunities for the health and wellness of Californians. The next competitive cycle will likely occur in 2020.

Information on current grant opportunities, including program guidelines, online application review, and additional resources is available at: <http://resources.ca.gov/grants/>

Other grants are available through agencies and foundations. Examples include:

- AARP Community Challenge Grant Program funds “quick-action” projects for immediate improvements that benefit residents of all ages. One focus area is on projects that create vibrant public places that improve open spaces, parks and access to other amenities.
- Build it with KaBOOM! pairs one of their dedicated funding partners with a community partner (the City), who then come together to plan and build a brand new playground.
- Through the 10-Minute Walk Planning Grant and Technical Assistance the National Recreation and Park Association, with support from the JPB Foundation, works alongside the Trust for Public Land and the Urban Land Institute to support planning efforts that help cities increase access to high-quality parks within a 10-minute walk.
- The U.S. Soccer Foundation offers grants to support irrigation, lighting, and artificial turf costs for field space that will be used for soccer a majority of the time.

A strong grant-writing and grants management program is critical to identifying, compiling applications, and securing grant funding.



*Photo courtesy of Kaboom.org*



## PROJECT MAINTENANCE SCHEDULE

Maintenance is the preservation and protection of the City's recreation system. A continuous effort is needed to accomplish the safe and proper condition required for public use.

It is the responsibility of the Parks Maintenance Division, under the direction of Public Works, to ensure the cleanliness and address matters of public health and safety in all park and recreation facilities. This includes sanitation, correcting defects, and the timely repair of site elements and facilities within the City park boundaries. The maintenance is vital to protect the park users from harm as well as protect the City's asset and help reduce City liability.

The table on the following pages provides an itemized list of maintenance tasks with the recommended frequency of action, estimated costs, and estimated life expectancy of the park elements. Note: all costs include 40% contingencies and soft costs.

Athletic Fields, Turf, and Planting Areas	Maintenance Tasks & Scheduling							
	Frequency (years)					Unit	Unit Cost	Life Expectancy (years)
	1	5	10	15	20+			
Turf Renovation - Top Dressing, Overseeding	X					SF	\$0.50	Ongoing Maintenance
Turf Replacement				X		SF	\$3.00	15
Irrigation System Repair	X					SF	\$2.25	Ongoing Maintenance
Irrigation System Replacement				X		SF	\$5.00	15
Field Lighting Relamping		X				EA	\$3,000.00	3
Field Lighting Fixture Replacement - Energy Efficient					X	EA	\$15,000.00	25
Field Lighting Pole Replacement					X	EA	\$100,000.00	50
Field Lighting - Replace Conductors And Conduits					X	LF	\$15.00	25
Synthetic Turf Removal And Replacement			X			SF	\$15.00	10
Infield Mix Replenishment	X					SF	\$1.50	Ongoing Maintenance
Fencing Repair	X					LF	\$35.00	Ongoing Maintenance
Fencing Replacement					X	LF	\$125.00	25
Dugout Repair	X					SF	\$20.00	Ongoing Maintenance
Dugout Replacement					X	EA	\$45,000.00	50
Backstop Repair	X					EA	\$1,500.00	Ongoing Maintenance
Backstop Replacement					X	EA	\$40,000.00	25
Bleacher Replacement					X	EA	\$20,000.00	25
PA Replacement					X	EA	\$7,500.00	25
Scoreboard Replacement					X	EA	\$40,000.00	25
Soccer Goal Replacement					X	EA	\$15,000.00	20

Table 6-2: Project Maintenance Schedule

Roads and Parking	Frequency (years)					Unit	Unit Cost	Life Expectancy (years)
	1	5	10	15	20+			
Asphalt Paving Overlay - 2 Inches			X			SF	\$4.50	10
Asphalt Paving Replacement					X	SF	\$7.50	20
Concrete Curb and Gutter Replacement					X	LF	\$65.00	50
Signage Replacement			X			EA	\$1,500.00	10
Use Areas (Dog Park, Community Gardens)	Frequency (years)					Unit	Unit Cost	Life Expectancy (years)
	1	5	10	15	20+			
Fencing Replacement					X	LF	\$75.00	20
Bench Replacement					X	EA	\$3,500.00	20
Table Replacement					X	EA	\$4,500.00	20
Trash Receptacle Replacement					X	EA	\$2,500.00	20
Water System Repair	X					LS	\$1,000.00	Ongoing Maintenance
Sink Replacement					X	EA	\$10,000.00	25
Potable Water System Replacement					X	LS	\$25,000.00	25
Amenities	Frequency (years)					Unit	Unit Cost	Life Expectancy (years)
	1	5	10	15	20+			
Shade Structure - Wood Or Metal - Repair Finish		X				EA	\$2,000.00	Ongoing Maintenance
Shade Structure - Wood Or Metal - Replace					X	SF	\$115.00	35
Small BBQ Replacement and Ash Receptacle					X	EA	\$1,500.00	20
Large BBQ & Ash Receptacle					X	EA	\$5,000.00	20
Bench Repair / Refinish		X				EA	\$500.00	Ongoing Maintenance
Bench Replacement					X	EA	\$3,000.00	20
Bicycle Rack Replacement					X	EA	\$25,000.00	20
Dog Waste Bag Dispenser Replacement			X			EA	\$1,500.00	10
Drinking Fountain Replacement					X	EA	\$12,500.00	20
Entrance Signage Replacement					X	EA	\$5,000.00	20
Fencing - Ornamental Metal - Grind and Repaint	X					LF	\$25.00	Ongoing Maintenance
Fitness Equipment Repair/Refinish			X			EA	\$500.00	Ongoing Maintenance
Fitness Equipment Replacement					X	EA	\$12,000.00	35
Game Table Repair / Refinish		X				EA	\$750.00	Ongoing Maintenance
Game Table Replacement					X	EA	\$2,000.00	20
Picnic Table Repair / Refinish		X				EA	\$750.00	Ongoing Maintenance
Picnic Table Replacement					X	EA	\$4,500.00	20
Interpretive Signage Replacement					X	EA	\$3,500.00	20
Shade Sail, Replace Fabrics			X			SF	\$45.00	10
Shade Sail Structure Replacement					X	LS	\$35,000.00	20
Message Kiosk Replace					X	LS	\$20,000.00	20
Pathways	Frequency (years)					Unit	Unit Cost	Life Expectancy (years)
	1	5	10	15	20+			
Decomposed Granite Paths - Replenish / Fine Grade	X					SF	\$1.25	Ongoing Maintenance
Decomposed Granite Paths - Excavate / Replace				X		SF	\$12.50	15
Asphalt Paving Repair		X				SF	\$2.50	Ongoing Maintenance
Asphalt Paving Overlay			X			SF	\$4.50	10
Asphalt Paving Replacement					X	SF	\$7.50	20
Concrete Paving Repair - Replace Damaged Areas		X				SF	\$30.00	Ongoing Maintenance
Concrete Paving Replacement					X	SF	\$20.00	50
Concrete Seatwall Replacement					X	LF	\$350.00	50
Concrete Mow Band Replacement					X	LF	\$45.00	50
Header Board Replacement					X	LF	\$12.00	15

(LF = Linear Foot, SF = Square Foot, LS = Lump Sum, EA = Each)

Table 6-2: Project Maintenance Schedule

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Decomposed Granite Paths - Replenish / Fine Grade	X				SF	\$1.25	Ongoing Maintenance
Decomposed Granite Paths - Excavate / Replace			X		SF	\$12.50	15
Asphalt Paving Repair		X			SF	\$2.50	Ongoing Maintenance
Asphalt Paving Overlay			X		SF	\$4.50	10
Asphalt Paving Replacement				X	SF	\$7.50	20
Concrete Paving Repair - Replace Damaged Areas		X			SF	\$30.00	Ongoing Maintenance
Concrete Paving Replacement				X	SF	\$20.00	50
Concrete Seatwall Replacement				X	LF	\$350.00	50
Concrete Mow Band Replacement				X	LF	\$45.00	50
Header Board Replacement				X	LF	\$12.00	15

(LF = Linear Foot, SF = Square Foot, LS = Lump Sum, EA = Each)

Children's Play Areas	Frequency (years)					Unit	Unit Cost	Life Expectancy (years)
	1	5	10	15	20+			
Equipment Repair	X					N/A	Varies	Ongoing Maintenance
Equipment Replacement					X	SF	\$80.00	Ongoing Maintenance
Wood fiber Surfacing Replenishment	X					SF	\$5.50	1
Sand Replenishment	X					SF	\$3.00	1
Resilient Surfacing Replacement				X		SF	\$24.00	15
Courts	Frequency (years)					Unit	Unit Cost	Life Expectancy (years)
	1	5	10	15	20+			
Volleyball Court - Sand Replacement	X					SF	\$0.75	Ongoing Maintenance
Tennis Court - Repair/ Restripe		X				SF	\$5.50	5
Tennis Court Slipsheet					X	EA	\$75,000.00	20
Tennis Court Replacement					X	EA	\$150,000.00	20
Basketball Court Overlay			X			SF	\$4.00	10
Basketball Court Replacement				X		EA	\$7.50	20
Bocce Court - Replenish Surface	X					SF	\$0.75	Ongoing Maintenance
Bocce Court Replacement				X		EA	\$7,500.00	15
Court Lighting - Relamping		X				EA	\$1,500.00	5
Court Lighting - Fixture Replacement - Energy Efficient					X	EA	\$15,000.00	20
Hoops, Nets & Miscellaneous Court Amenities			X			LF	\$10.00	10
Water Features	Frequency (years)					Unit	Unit Cost	Life Expectancy (years)
	1	5	10	15	20+			
Fountain - Aerator Repair	X					LS	\$45,000.00	Ongoing Maintenance

Table 6-2: Project Maintenance Schedule

## CHAPTER 6: IMPLEMENTATION

Fountain - Aerator Replacement					X	EA	\$50,000.00	35
Observation Deck Repair	X					SF	\$200.00	Ongoing Maintenance
Observation Deck Replacement					X	SF	\$200.00	25

(LF = Linear Foot, SF = Square Foot, LS = Lump Sum, EA = Each)

Planting and Irrigation	Frequency (years)					Unit	Unit Cost	Life Expectancy (years)
	1	5	10	15	20+			
Turf - Topdressing And Overseeding	X					SF	\$0.50	Ongoing Maintenance
Turf - Remove And Replace Sod				X		SF	\$2.25	15
Shrubs - Replace Woody/Overgrown Shrubs		X				SF	\$3.00	Ongoing Maintenance
Ornamental Grass - Replace Dead Clumps			X			EA	\$15.00	10
Groundcover - Replace Woody/Overgrown Areas				X		SF	\$3.00	10
Mulch - Replenish				X		SF	\$3.00	10
Tree Pruning		X				EA	\$1,500.00	Ongoing Maintenance
Tree Removal		X				EA	\$1,500.00	Ongoing Maintenance
Tree - 15 Gallon Replacement			X			EA	\$225.00	Ongoing Maintenance
Creek Restoration Planting Maintenance	X					SF	\$0.25	Ongoing Maintenance
Non-Irrigated Erosion Control Mowing	X					SF	\$0.10	Ongoing Maintenance
Concrete Mow Band Replacement					X	LF	\$45.00	50
Header Board Replacement				X		LF	\$12.00	15
Irrigation System Repair	X					SF	\$2.25	Ongoing Maintenance
Irrigation System Replacement - Small Turf Or Planting Area					X	SF	\$5.00	25
Irrigation System Replacement - Large Turf Or Planting Area					X	SF	\$4.00	25

(LF = Linear Foot, SF = Square Foot, LS = Lump Sum, EA = Each)

Table 6-2: Project Maintenance Schedule

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