

CITY OF MILPITAS PARKS & RECREATION MASTER PLAN



Milpitas Parks & Recreation Services Mission:
*Enrich our community through exceptional
programs and services*



MILPITAS PARKS & RECREATION MASTER PLAN

City of Milpitas
455 E. Calaveras Boulevard
Milpitas, CA 95035



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EXECUTIVE SUMMARY

PURPOSE OF THE PLAN

The City of Milpitas is committed to providing high-quality Parks and Recreation facilities that fulfill the current goals of our community, while accommodating future growth. To that end, the City of Milpitas initiated the Parks and Recreation Master Plan in the summer of 2007. The resulting Master Plan outlines an implementation process that is based on community feedback, a thorough assessment of current needs, and forecasts for future growth.

PROTECTION AND UPKEEP OF ASSETS

The Parks and Recreation facilities and infrastructure represent over half a billion dollars of public investments. These park and recreation facilities are heavily used and enjoyed by the community and must be properly maintained, refurbished and replaced on a planned schedule. The City parks also need to be properly maintained to continue to comply with all State and Federal safety mandates in providing accessible and safe public facilities. The Implementation Section of this Parks Master Plan indicates a minimum of \$16.3 million that will be required for ADA and Safety Compliance improvements and another \$97.2 million will be required to implement the renovation improvements contemplated with this Master Plan.

PUBLIC PARTICIPATION

The City provided numerous opportunities for the community to participate

City of Milpitas

Parks and Trails



in during the planning process of the Parks and Recreation Master Plan. Such opportunities included public outreach meetings with the Parks and Recreation Cultural Resources Commission (PRCRC), and City Council meetings. The City accepted written comments through web site outreach and a telephone survey. For more information about public participation and the telephone survey see Section 1.3, Needs Assessment Methodology.

EXISTING RESOURCES

The City of Milpitas contains approximately 185 acres of developed city parkland. In addition, the City is continuing to plan for parks and facilities that will provide a variety of activities to enhance the lives of all ages and races of the community.

The Milpitas park system contains 33 parks, several miles of trails, five community service buildings, a dog park, and a sports complex with swimming pools and indoor gymnasium. In addition, the Milpitas Unified School District allows mutual use of recreation facilities, such as ball fields, pools, and other sports fields. All these facilities total approximately 200 acres and with the 2010 household population estimated to be 65,800, the City is achieving the standard of three acres of public parkland for each 1,000 residents. The household population rather than the City population is used for this purpose because it is a more accurate representation of people using parks within the City.

COMMUNITY NEEDS

The City of Milpitas is a growing diverse and well established city. The Association of Bay Area Governments estimates that Milpitas' household population will grow to 94,800 by the year 2030, a 45% increase over the next 20 years. The largest projected age group for Milpitas in the future will be the 20-44 age range. The next largest age group is the 65 and older range, then the 45-64 age range.

The diversity in ages within the City of Milpitas indicates that the Parks and Recreation Services Department is challenged with the task of providing park constituency in a culturally sensitive manner. The large diversity within the City also challenges the Parks and Recreation Services Department to create a sense of unity or social community among this diverse population.



Selwyn Park



The City of Milpitas understands its community and will broaden its services to citizens by enhancing the quality of life for residents, and most importantly creating bonds that are necessary for building a community. See Section 1.3 for more information on Milpitas residents.

PARKS MASTER PLAN VISION

The vision of the Parks and Recreation Master Plan is to:

- Ensure Milpitas Parks and Recreation legacy for future generations.
- Provide a wide variety of high quality Park and Recreation services and opportunities for all residents.
- Preserve, protect, and restore natural resources to provide “nature in the city.”
- Create an interconnected regional and local system of parks, trails, and path ways.
- Develop and maintain parks, recreation facilities and programs that promote social interaction and a healthy community.
- Address deficiencies in safety and accessibility.

GOALS: ACHIEVING THE VISION

Section 2 of this Parks Master Plan outlines the goals that will help achieve the vision Milpitas set for the Parks and Recreation Master Plan. Some of the goals are universal, for example new playground equipment that is safe and easily accessible. Other goals include creating destination play areas

and creating unique improvements within a few key parks. The goals are based on an in depth inspection of each park, staff recommendations, and the community's demand for the Parks and Recreation Services as identified within the Community Needs portion of the Master plan in Section 1.3.

PARKS AND RECREATION FACILITIES

Section 3 of this Master Plan explains the different Park and Recreation classifications, the locations of each park, and the specifics on each park within the City. Each park and recreation facility is broken down into its own section within the chapter. The details on each facility include the existing setting, the needs of the surrounding community for that park or recreation facility, and the recommendations for future implementation.

TRAILS

The Milpitas Trails Master Plan was approved in June of 1997. The redevelopment of trails within Milpitas is not within the scope of this Parks Master Plan. The Trails Master Plan contains goals for each trail and is summarized in Section 4 of this Parks Master Plan. For more information on the design guidelines, trail financing, and trail implementation, refer to the Trails Master Plan (Appendix D).

MAINTENANCE

Park maintenance is the preservation and protection of the City's Parks. This necessitates a continuous effort to accomplish the safe and proper condition that is required for public use. It is the responsibility of the Maintenance

Division, under the direction of the Parks and Recreation Services Director to ensure the cleanliness and to address the public's health and safety in all park properties. For more information on the maintenance of parks refer to Section 5.

IMPLEMENTATION

A key purpose of this Parks Master Plan is to compare the cost requirements of the desired improvements with the existing financial and land resources necessary for implementation of the community's vision. The planning process identified a wide range of needs and possible improvements for new and improved parks and recreation facilities. Section 6 of this Parks Master Plan presents funding recommendations for implementation of the needs and proposal improvements.

Section 1

INTRODUCTION

1.1 REGIONAL SETTING

Milpitas is located in Santa Clara County, California. It is situated with San Jose to its west and south and Fremont to its north. The City extends past the eastern portion of Highway 237 and up into the foothills. With the Alameda County border directly to the north, Milpitas sits in the extreme northeast section of the South Bay. The majority of the City's population is generally located between Interstate freeways 680 and 880, which run roughly north/south through the City.

1.2 HISTORY

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 Master Plan.

Development came to Milpitas later than other Bay Area communities. The City was incorporated in 1954, and most of the residential development occurred in the 1960's and 1970's. As late as the 1950's, the City was a rural area with a population under 1,000 residences. Most of the City's parks were therefore created in a relatively compressed time period and constructed as part of subdivision developments. As a result, many of the parks are similar in design, appearance, and range of amenities offered.

Most parks are 30 to 40 years old, and suffer from declining infrastructure. Many park elements and systems are in need of replacement. Because Mil-

City of Milpitas

Regional Setting

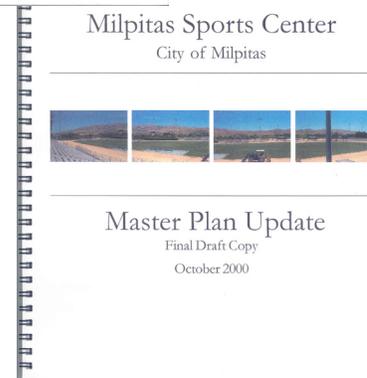
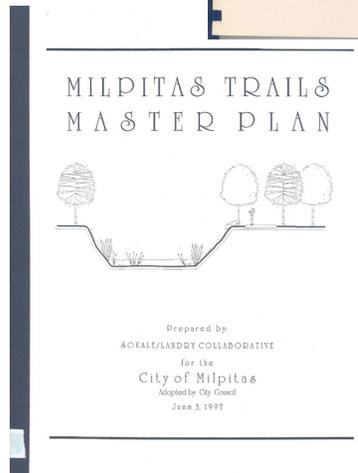
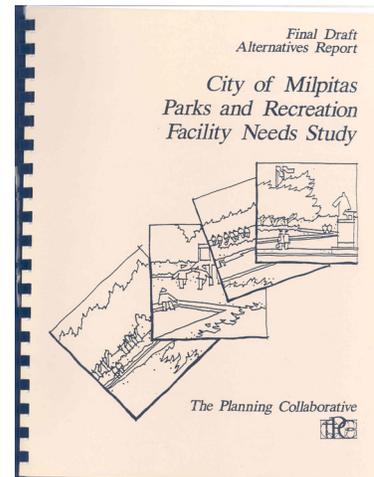


Milpitas is an established community with limited supply of land available for acquisition, the land that is available is relatively expensive. Therefore the strategy of maximizing the utility of existing resources is a fundamental component of this plan.

Several related planning documents have influenced this Parks Master Plan. These documents were consulted and referenced as background material during the preparation of this Parks Master Plan.

The City of Milpitas conducted a Parks and Recreation Facility Needs Study in 1992 (Appendix C). The study is the precursor to this Parks Master Plan and guided the development and operation of the City's park system since its preparation. This Parks Master Plan will now take precedence over the 1992 plan.

The City's Trails Master Plan was adopted by the City Council in 1997 (Appendix D). An update is currently in preparation. The plan describes existing trail corridors, proposed new trail alignment, and includes a priority matrix for individual trail development and improvement projects.



PARKS MASTER PLAN

Milpitas Sports Center Master Plan was prepared in 2000, and describes a precise design for upgrading the Milpitas Sports Center. The plan is included in the appendix of this document (Appendix E).

Other documents that were reviewed and influenced this Master Plan include:

General Plan: The City's current General Plan was adopted in 2005. The Open Space and Environmental Conservation Element contain information and policies related to parks and recreation. The element references the standards and goals contained in the Parks and Recreation Facility Needs Study.

Milpitas Transit Area Specific Plan: This specific area plan is an urban land use and design plan for the City's Transit Area, located to the south and east of the Great Mall. The plan defines a land use framework which includes 30 acres of new trails, parks, and open space. It was adopted by the City Council in June, 2008.

Milpitas Midtown Specific Plan: This specific area plan is an urban land use and design plan for the City's Midtown Area, a 100-acre area that generally extends along the Main Street Corridor in south east Milpitas. The Plan defines a land use framework, which includes proposed parks and open space. It was recently updated by the City Council in 2008. Residential development in this area has begun to be implemented and over 6 acres of new parks have been constructed.

1.3 NEEDS ASSESSMENT METHODOLOGY

An assessment of deficiencies and demand is a key component in developing the proper mix of services to be provided. Cities provide public services to serve residents' needs, or "demand". If demand is underestimated, facilities will deteriorate through overuse. Conversely, if demand is overestimated, the physical facilities will represent under-used resources.

A comprehensive range of techniques was employed to determine community needs:

- Public involvement workshops
- Inventory of existing park and recreation facilities
- A statistically valid public opinion survey
- Review of current programming and participation
- Analysis of demographic trends
- Analysis of available recreation trends survey
- Review of General Plan standards
- Review of National Park and Recreation Society standards
- Parks and Recreation, and Services workshop
- Written comment sheets from the public/residents
- Interactive web site for community input

- Professional judgment

PUBLIC PARTICIPATION

Opportunities for public participation have been provided at key points in the planning process. As stated in the Executive Summary, the public was given multiple opportunities to voice their opinions through: a telephone survey, web site outreach, and public outreach meetings.



SURVEY OF PUBLIC OPINION

In January of 2008, the Strategy Research Institute conducted a telephone survey of 201 Milpitas residents to gather their opinions about the recreation facilities and activities in the City. The following is a summary of the key findings of that survey, (The response percentages have a margin of error of +/- 5.5% to 7.0 %.). The full survey report is on file with the Department of Parks and Recreation.

Milpitas Parks & Recreation Services Survey

ABOUT THE SURVEY

Recreation Services would like your input as we try and plan for future programs, services and special events. All information is confidential and this information will be utilized to better provide recreational opportunities that best meet you and your family's needs.

ABOUT YOU

<p>1. Are you a Milpitas resident? <input type="radio"/> Yes <input type="radio"/> No</p> <p>2. What is your gender? <input type="radio"/> Male <input type="radio"/> Female</p> <p>3. What is your age group? <input type="radio"/> 18-24 <input type="radio"/> 25-34 <input type="radio"/> 35-44 <input type="radio"/> 45-54 <input type="radio"/> 55-64 <input type="radio"/> 65-74 <input type="radio"/> 75 and older</p> <p>4. Are there children in your household? If so, what ages and genders. <input type="radio"/> Yes <input type="radio"/> No Age: <input type="text"/> Gender: <input type="radio"/> M <input type="radio"/> F Age: <input type="text"/> Gender: <input type="radio"/> M <input type="radio"/> F Age: <input type="text"/> Gender: <input type="radio"/> M <input type="radio"/> F Age: <input type="text"/> Gender: <input type="radio"/> M <input type="radio"/> F Age: <input type="text"/> Gender: <input type="radio"/> M <input type="radio"/> F</p> <p>5. Are there other adults living in your household? If so, what ages and genders. <input type="radio"/> Yes <input type="radio"/> No Age: <input type="text"/> Gender: <input type="radio"/> M <input type="radio"/> F Age: <input type="text"/> Gender: <input type="radio"/> M <input type="radio"/> F Age: <input type="text"/> Gender: <input type="radio"/> M <input type="radio"/> F Age: <input type="text"/> Gender: <input type="radio"/> M <input type="radio"/> F</p>	<p>9. What hobbies do you and your family enjoy? <input type="text"/></p> <p>10. Do you or your family members currently participate in Recreation Services programs? <input type="radio"/> Yes <input type="radio"/> No If so, which programs: Youth <input type="checkbox"/> Dance <input type="checkbox"/> Sports <input type="checkbox"/> Special Interest <input type="checkbox"/> Rainbow Theatre <input type="checkbox"/> Preschool <input type="checkbox"/> Teen Center Programs Adults <input type="checkbox"/> Dance <input type="checkbox"/> Sports <input type="checkbox"/> Sports Leagues <input type="checkbox"/> Special Interest <input type="checkbox"/> Sports Center <input type="checkbox"/> Senior Center Programs If yes, why? <input type="checkbox"/> Quality Programs <input type="checkbox"/> Inexpensive <input type="checkbox"/> Convenient Location <input type="checkbox"/> Unique Program Offerings Other: <input type="text"/></p>
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*Take the Recreation Service Online Survey today!
<http://www.ci.milpitas.ca.gov/government/recreation>*

Attitudes about City-Owned Parks and Recreation Facilities:

- A large majority of respondents (83%) indicated that their parks and recreation facilities are “valuable public resources and, as such, make a major contribution to the quality of life . . .”
- A similar majority (82%) believe that “public parks and recreation facilities help maintain a healthy lifestyle”.

Use and Satisfaction of Current Recreation Activities and Facilities:

- When asked to identify their frequent recreational, health & wellness, or leisure activities from a list of those activities, a majority (64%) cited walking/running/jogging. The next popular activities by a quarter or more of respondents were: relaxing (40%), picnicking (40%), playing on a playground (32%), biking (27%), hiking (27%), and nature appreciation (26%).
- 75% of respondents participate in their cited activities once or more a week. Of these, 18% participate once a week, 20% participate twice a week, 13% participate three times a week, and 24% participate more than three times a week.
- Of the recreation facilities “often” or “sometimes used” by respondents, most used the grounds for picnics (57%), while next popular facilities were playgrounds (49%), basketball (24%), tennis (23%), soccer (19%), baseball (14%), softball (10%), flag football (9%), cricket (3%) and lacrosse (2%).
- Over 75% of respondents were satisfied with the facility for all these activities except for cricket. A majority of those who played cricket (62%) were dissatisfied with the facility for this activity.

Desired Recreation Activities and Facilities

- 23% of respondents desire other recreational activities such

as: swimming (40%), trails (36%), fitness (12%), and horseback riding (12%).

- A majority of respondents (74%) do not desire other recreational activities that are not offered by the City.
- 34% of respondents desire “recreation facilities, programs, or other features” to be “added to the City’s community or neighborhood parks that are constructed in future years.” The most often cited was “open turf areas for informal play” by 61% of this group. The next six facilities most often cited were: basketball courts (9%), volleyball courts (9%), tennis courts (7%), lacrosse (7%), picnic areas (7%) and additional trails (7%).
- A majority (62%) do not desire “recreation facilities, programs, or other features” to be “added to the City’s community or neighborhood parks that are constructed in future years.”

Overall Satisfaction with Parks and Recreation Facilities

- 73% of respondents assigned a grade of A (22%) or B (51%) to their experience of overall security and public safety at the City parks.
- 79% of respondents assigned a grade of A (32%) or B (47%) to the overall physical condition of the City parks.
- 81% of respondents assigned a grade of A (31%) or B (50%) to the maintenance of the City’s park and recreation facilities.

Barriers to Usage

- Unawareness of the availability of park and recreation facilities was a minor or major barrier to usage for 39%, but not at all for a majority (60%).
- Distance of the park from one’s home was a minor or major

barrier to usage for 36%, but not at all for a majority (63%).

- The belief that the parks are not clean was a minor or major barrier to usage for 36%, but not at all for a majority (61%).
- The lack of transportation to the park was a minor or major barrier to usage for 21%, but not at all for a majority (76%).
- Language (e.g., signage different from native language) was a minor or major barrier to usage for 15%, but not at all for a majority (83%).
- 29% listed a variety of other major and minor barriers that can be found in the questionnaire answers of the original survey report.

A majority of the respondents rated different park improvements by high and medium priority, see chart below.

Parks and Recreation Improvements	High Priority	Medium Priority	Total
Acquire and preserve more open space	69%	23%	92%
Acquire undeveloped parklands	60%	28%	88%
Renovate and enhance existing park and recreation facilities	41%	46%	87%
Partner with local School District to upgrade sports fields at school sites	54%	32%	86%
Construct more restrooms	41%	39%	80%
Improve disabled access	43%	37%	80%
Build additional playgrounds and tot lots	33%	44%	77%
Develop additional trails to enhance connectivity throughout the community	39%	38%	77%
Construct a large community park	28%	46%	74%
Construct more picnic areas	26%	47%	73%
Build new sports complex for baseball, softball, soccer & other outdoor sports	26%	40%	66%
Build additional outdoor basketball courts	25%	37%	62%
Construct a historical museum	20%	41%	61%
Construct a skate park	18%	36%	54%

Support for Funding Mechanisms and Threshold of “Willingness to Pay”

- A majority (56%) indicated that they are “willing to support a tax or assessment for making improvements to the City’s parks and recreation facilities that the respondent thinks are needed.” The Strategy Research Institute estimated that 48% would likely support the tax if it were within their threshold of willingness to pay.
- A majority (60%) would be willing to pay at least \$25 a year in additional taxes or assessments. Some would pay more as indicated by those who chose these ranges:
 - \$25 to \$49; 12%
 - \$50 to \$99; 23%
 - \$100 to \$150; 20%
 - More than \$150; 5%

Information Seeking Vehicles

- The top five “most preferred” sources of information of City sponsored recreation activities and programs are the City’s website (44%), the Milpitas Post (43%), direct mail (25%), e-mail (20%), and the activity guide (18%).

Demographics of Respondents

- More women (52%) responded than men (48%).
- Almost half were Caucasian (42%) and approximately half were either Asian (33%) or Hispanic (12%).

- 52% were 45 or older while 47% were aged 18 to 44.
- 58% have a college or graduate degree and 39% have a high school diploma or some college.
- A large majority (82%) own their home and a small minority (17%) rent their home. About a third has lived in Milpitas at least 10 years (34%), 25 years (34%), and over 25 years (31%).
- A majority (60%) do not have children at home under the age of 18. Slightly more than a third (39%) has at least one child at home under the age of 18.
- Regarding political ideology, 37% identified themselves as “moderate,” 30% identified themselves as “conservative,” and 25% identified themselves as “liberal.”

Community Workshop #1

A community workshop session was held as part of the regularly-scheduled Parks, Recreation, and Cultural Resources Commission meeting on November 5, 2007. The purpose of the workshop was to introduce the Parks Master Plan project to the community, identify issues to be addressed in the process, and solicit public opinions on desired changes and improvements to the City’s parks and recreational facilities. The workshop was attended by approximately 20 residents.

DEMOGRAPHIC TRENDS

Demographics are an effective instrument for making conclusions about park operations, park facilities, park programs, and park planning. Recreation interest and park usage varies based on differences in age, income, education,

race, and ethnicity. To assist in the development of the City's Parks Master Plan, the Sports Management Group analyzed current and projected demographic information for the City of Milpitas. The Association of Bay Area Governments (ABAG), a regional planning agency that provides information on population, employment, and land use projections for cities within the Bay Area, provided the following demographic information.

The household population in 2010 is estimated to be 62,840. By 2030, this number is projected to increase by 45 % to 94,000. The most significant increase, 341%, will be in those aged 65 and older. There will also be a significant increase, 71%, in those aged 45-64. Although there will be significant increases in the aforementioned groups, the aged 20-44 cohort will still comprise the largest percentage, 30%, of the total population. The 0-19 cohort represents 23% of the population.

The diversity in ages within the City of Milpitas indicates that the City must be prepared to provide services and facilities for everyone, from infants to seniors.

Race and Ethnicity

The U.S. Census Bureau classifies race and ethnicity based on the Office of Management Board's (OMB) definition listed in the Statistical Policy Directive Number 15. This directive classifies Race based on four categories:

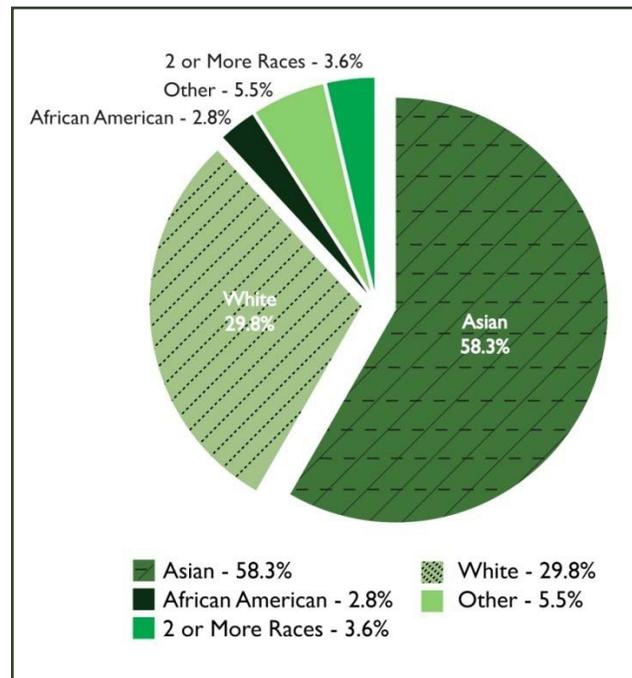
- American Indian or Alaskan Native, Asian or Pacific Islander, Black, and White.

We have reported race based on these four categories as provided by Demo-

graphics. Now, with the addition of an “Other” and “Two Races” category for those that do not fit into the pre-defined list. The total of all Race breakdowns should total 100% of the population.

Ethnicity as defined by the OMB consists of two categories: Hispanic origin and Not of Hispanic origin. Ethnicity is generally only reported for Hispanic origin, as the balance of the population is assumed to be Not of Hispanic origin.

In 2007, the breakdown of race in the City of Milpitas consisted of: 58.3% Asians, 29.8% Whites or Caucasians, 2.8% Blacks or African Americans, 5.5% Other, and 3.6% two or more races. In addition, the ethnic mix comprised of 17.4% Hispanic or Latino in origin.



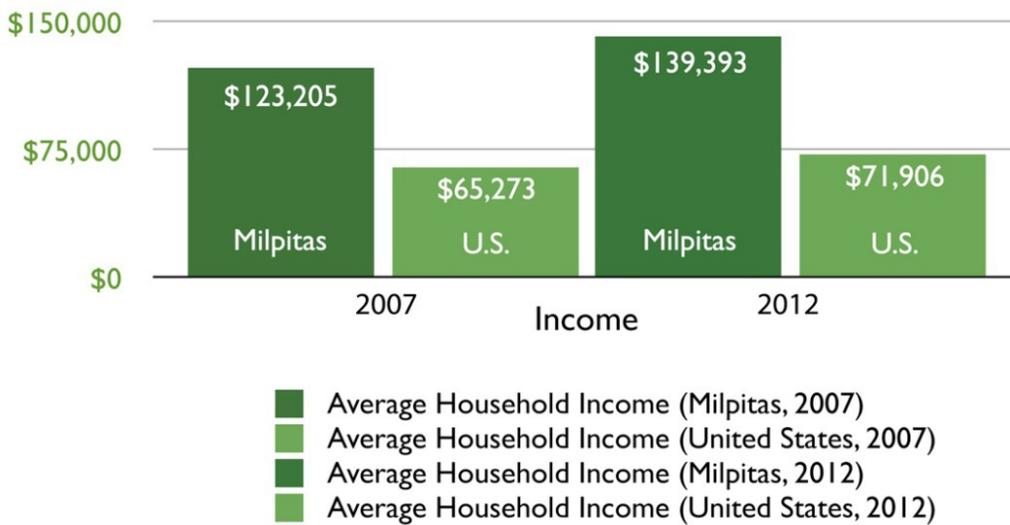
According to the California Department of Finance’s forecast for the year 2035, the number of Whites in the Bay Area will decrease by 18%, the number of Asians and Pacific Islanders will increase by 4%, while all other races are estimated to remain the same. It is also projected that the Hispanic/Latino population will increase 13% by the year 2035.

Although it seems as though the Asian population represents the majority of the Milpitas population, the term “Asian” refers to people having origins

in any of the Far East, Southeast Asia, or the Indian subcontinent. Thus, “Asian” is not a homogenous group, but a heterogeneous group with different recreational motivations, needs, and preferences.

The City of Milpitas Parks and Recreation Department is challenged with the task of providing parks and recreational services to a very diverse constituency in a culturally sensitive manner. Further, since the City is so diverse, the Parks and Recreation Department has the additional challenge of creating a sense of unity or social community among these diverse racial and ethnic groups. By addressing the cultural interests of the diverse population the City will broaden its service to citizens, enhance the quality of life for residents, and most importantly create bonds that are necessary for building community.

Income



According to the United States Census, the average household income in Milpitas for 2007 was estimated to be \$123,205. This is nearly twice the average household income for the United States. Additionally, the average household income in Milpitas is expected to increase 13.1% over the next five years. This demographic alone, as well as when coupled with other demographic characteristics, further impacts the operations of the Parks and Recreation Department. According to a report co-published by American Sports and Data, Inc. and the International Health, Racquet and Sports club Association, there is an increase in recreation participation for communities with a per capita income above \$25,000 per year and for households with an income above \$75,000 per year.ⁱ Asian Americans with “higher education (attended graduate or professional school), higher incomes (\$50,000 or more), and U.S. citizenship” were significantly more likely to visit natural areas than their counterparts.ⁱⁱ For the City of Milpitas these statistics indicate increased usage of parks and recreation services. Moreover, while the average household income for the City is relatively high, the range of income is also high and geographically based. Milpitas has stratification of incomes, educational levels and occupations in different areas of the City. New park developments and park improvements should be based on the general City demographics and the specific demographics of an area within the City.

Community Profile

The City of Milpitas is a growing and diverse, yet well established City. The City has a low crime rate, good schools, a diverse cultural base, great shopping and a reputation of having excellent parks and the South Bay’s best

recreational programs. Geographically, the City has an interesting urban layout being divided into four sections by Interstates 680 and 880. This makes the City easily accessible and attractive for the majority of people who live and work in different cities.

TRENDS ANALYSIS

State and national social, economic, environmental and recreational trends have an impact on the demand and the delivery of Parks and Recreation Services in the City of Milpitas. The most significant trends for the City are the aging population, a growing community of significant diversity, the rising obesity rate of the population, and the increasing importance of environmental stewardship, urban planning and economic conditions that have placed many demands on the City.

Health and Wellness

For years, parks and recreation agencies have been aware of the valuable role they play in fighting the obesity epidemic by providing active recreational activities and programs. Now parks and recreation agencies are focusing their efforts on encouraging the public to make a connection between parks and recreation and health, thereby utilizing the services they offer. Some of these efforts have included



Example of Parks with fitness trails



More types of fitness trails

maximizing activities, community outreach, marketing, and ensuring that the facilities are accessible by public transportation and/or trail systems.

Aging Population

The aging of the population is having a tremendous impact at all levels of government and enterprise, and in many different ways. The City of Milpitas is expected to experience a 370% increase in the 65 and over population and a 71% increase in the 45-64 population. A substantial portion of this population is the “baby boomer generation” (a birth spike from 1946-1964). As studies show, this generation is unlike any other generation before it.

Boomers are expected to live longer than previous generations, to age in place, to have an increased desire to take better care of their health, and to be more active in recreation.

Boomers will continue to work beyond retirement age and have an interest in performing meaningful volunteerism, and many are part of the sandwich generation raising a child and providing assistance to parents.

Given the rate of growth and the special needs and interests of this population, traditional concepts for the City’s Parks and Recreation Department are being adapted to better serve this generation. A recent study indicates that older adults seem to prefer moderate activity and intellectual pursuits as a part of their leisure activities.^{vi}



Further, exercise walking has become the most popular recreation activity for Americans over age 45.^{vii}

Parks and Recreation can address this population through its long term planning, allowing for multi-generational (“family”) places and social activities, providing safe trails for exercising and walking, accommodating increased park use and hours of operation, and adding cultural or informational elements and art to park spaces.

Multicultural Communities

Diversity in the United States is continuing to rise and populations of racially and ethnically diverse people are growing. Newcomers to the United States are creating racial and ethnic subcultures. For example, early immigrants who have assimilated over the years to the predominant culture are not identical to new immigrants from the same area. Thus, the trend in Parks and Recreation is to identify the community make-up, recognize cultural differences and address local community needs in a culturally competent way.



Research has shown differences in the recreational preferences of various races and ethnicities. A study examining outdoor recreation among Blacks, Whites, Hispanics and Asians revealed the following: each of the groups places a high level of importance on outdoor recreation with Asians giving it

the highest rating: Asians have a high rate of participation in picnicking, tennis and observing nature, while Hispanics have a high rate of participation in soccer, basketball and picnicking, with picnicking being an all-day activity.

When considering the importance of various attributes of a park, Asians valued safety, appearance, convenient location and parking. Research has also



examined differences among four Asian American cultural groups revealing that cultural differences within Asian American groups played an important role in park users' preferences, type of visits, and perceptions of benefits in park visitation.

All groups however shared a propensity towards the use of ethnic media or materials in their native language. This indicates that in addition to providing culturally appropriate services for these communities, the outreach, marketing and signage must also be presented in the target community's native tongue.

Community Design

Cities throughout the state and the nation are working to address the issue of social alienation and physical inactivity through community design. As inactivity and social isolation increase, so does the incidence of obesity, heart disease, diabetes, depression, and mental illness.^{ix} Until recently, the relationship between community design and public health was relatively unresearched and not a discussion point within parks and recreation.

The first proactive solutions related to public health and community design are constructing sidewalks, transit facilities, recreation facilities, and greenways closer to people's home.^x However, Project for Public Spaces (PPS) believes that to be successful in forging the connection between community design and public health strategies, there is a greater need to focus on creating social and public spaces that are available by many modes of transportation, including walking, bicycling and driving.

Research has shown that thriving public spaces give residents a strong sense of community and facilitate social bonds that make neighborhoods safer and healthier. Thus, the trend for Parks and Recreation is toward making parks usable and vibrant social meeting places. PPS has researched what attributes most social places share. A good place provides a range of things to do ("uses and activities"); is easy to access and connected to the surrounding community; is safe, clean, attractive ("comfort and image"); most importantly, is a place to meet other people ("sociability").^{xi}

The design of the park itself also has an impact on sociability. The trend is toward triangulation in park design or creating mini-destinations within a

park by arranging elements in such a way that they contribute more to the park than they would in isolation. (A bench by itself will be used far less than say a bench that is placed near a trash receptacle and a map kiosk.)

Not only are park departments concerned with making parks social meeting places they are also responding to the demands of the rising generation and extended families by making parks multi-generational family destinations. No longer is a mother dropping her child off at the ball field. Today, a mother will join her child with perhaps a grandparent to enjoy recreational time while her child is nearby. This trend reiterates the need for parks to combine active and passive uses and provide for a variety of activities within close proximity of each other.

For established cities like Milpitas, creating new parks to serve as a gathering place is often a challenge due to a lack of open land for park development. Cities are turning to what was traditionally considered “unusable” land (i.e. overlooked land, sloped terrain, areas of urban blight) to create new parks. This reclamation of land for park development is both environmentally and economically beneficial. The City of Milpitas is proactively addressing community design through the revitalization of the Midtown and Transit Area. This revitalization plan builds neighborhoods by planning for parks, plazas and a network of pedestrian and bicycle trails. Thus, Parks and Recreation in the City of Milpitas has an opportunity not only for new park development, but also for well-planned development that considers demographics, community design, environmental design and the best practices.

Environmental Design

Parks and Recreation agencies have a long history of stewardship of the environment and the concept of environmental design has revolutionized the construction of parks and recreation facilities. The trend is toward environmental sensitivity in design by reclaiming land, preserving open space, acknowledging environmental principles (i.e. grass does not grow under trees, native plants are lower maintenance), recycling water, conserving resources and using environmentally friendly “green” materials.

Green components and materials can be included in almost any park or facility. Further, these components are not only environmentally responsible, they are economically beneficial. At the onset, green materials’ components and designs may seem financially prohibitive; yet green materials have a significant impact on the cost to operate and maintain facilities and generally the long run. Typically, green facility operators report savings over 30% in the areas of energy, water use and waste cost.^{xii} Green parks minimize the ecological costs of construction and ongoing use, as well as enhance the environment and wildlife habitat.^{xiii}

Green design considers a number of factors including:

- Sustainable sites
- Water efficiency
- Energy and atmosphere
- Materials and resources

- Indoor environmental quality

Innovation and design process includes:

- Integrating on site storm water management
- Using native plants in landscaping
- Using noninvasive environmentally appropriate plants
- Using recycled and renewable resources
- Using local materials
- Locating the site proximate to alternative transportation

1.4 SUMMARY OF DEMAND

The Needs Assessment has identified the following range of improvements and additions to the City's physical parks:

- Acquisition of undeveloped land for new parks and open space
- Renovate and enhance existing parks
- Upgrades of existing playgrounds/additional playgrounds
- Additional athletic field space
- Additional outdoor sport courts
- A central park space for community gatherings

- Improved disabled access
- Dog park
- Additional trails

These needs are further described in the remainder of this section.

Acquisition of Undeveloped Land for New Parks

Acquiring land for future parks and open space was the number one priority as expressed by the survey respondents, with 92% rating it as a high or medium priority for long term spending. The wisdom of this view certainly cannot be denied, as the supply of available land will only decrease, and the cost will only increase. The challenges for Milpitas, as well as for most other built-out Bay Area communities, are finding available land and then securing funding for its purchase. The City should monitor developments in real estate conditions through the life of this Parks Master Plan. While acquiring additional open space was a priority of the survey respondents, the need for regional open space resources is being met by state, county, federal and special district agencies.

Improvement and Enhancement of Existing Parks

The City's park system was largely developed in the 1960's and 1970's as part of the subdivision development process. This resulted in a good distribution of neighborhood-serving parks located in close proximity to most residents. See page 1.4-26 for a map showing Urban and Neighborhood parks that serve Milpitas. While the City has done an exemplary job of maintain-

ing and improving the parks over the past several decades, many parks are beginning to show their age as the condition of the park infrastructure declines. Additionally, in some cases the original park design used materials and technologies that require excessive resources to maintain.

Typical issues in the parks include:

- Lack of variety of experiences available
- Lack of variety from one park to another
- Eroding gravel pathways
- Insufficient wheelchair access and disabled parking
- Aging site furniture, including benches, tables, and BBQ's
- Aging playground equipment
- Tree replacement and augmentation
- Need for shade structures/shade trees
- Lack of security lighting
- Not all parks have restrooms

Each of the City's existing parks have been inventoried and analyzed for desired improvements. Specific actions for each individual park are included in Section 3 of this Parks Master Plan.

City of Milpitas

Radius Service of Existing Parks



Upgrade Existing Playgrounds and Construct Additional Playgrounds

The City is committed to a regular program of playground equipment replacement and upgrades as the existing facilities deteriorate with age. As the play areas are upgraded, they are brought into conformance with the Americans with Disabilities Act (ADA) and the Consumer Product Safety Commission regulations (CPSC).

A playground safety and accessibility analysis of 20 City playgrounds was conducted as part of the master plan process (See Appendix A). The analysis revealed numerous non-conforming playgrounds. The issues most frequently cited included barriers to access due to sand surfacing, lack of ramps, and inaccessible equipment. Safety issues included hazards associated with individual components on the climbing structures, swings, and other equipment.

From a design sense, many playgrounds have a dated appearance. They are typically rather simple areas that feature a climbing structure and swings, but that do not offer a high level of interest, challenge, or excitement for the children who use them. As a result, children will become disinterested in repeated visits. The setting also can be somewhat one dimensional, a typical arrangement being a pathway ringing the play area, with a few benches looking in. Playground rehabilitation will provide an opportunity to reconfigure the entire play area and its setting, creating a compelling gathering and activity space for children and adults alike.

Athletic Fields

Eighty-six percent of survey respondents were in favor of upgrading and

adding sports fields to the City's inventory. The City is currently satisfying the demand for baseball/softball fields, but falls short on soccer/multi-use fields. As the population increases, additional fields will be needed, particularly soccer/multi-use fields in response to changing demographics. The survey also revealed a low amount of demand for non-traditional field sports such as lacrosse and cricket, sports that can be played on multiple use fields along with soccer. Given the lack of available new land for field construction, it is especially important the City improve and maximize its existing resources to accommodate additional hours of play.

Court Sports

While Milpitas residents express a high level of satisfaction with the availability and quality of sport courts, the City's supply falls short of the national standards. A need for additional tennis, basketball, and volleyball courts should be taken into consideration.

Large Community Gathering Space/Central Park

One of the most important benefits of parks and recreation is the way in which it can help create community by providing opportunities for socialization and interaction. Parks are places where families and friends gather to relax, talk, play, learn new things, and get away from the stress of daily life.

The public has identified a desire for a "central park" with unique amenities not found in the City's other typical parks. This park would accommodate larger community gatherings and add diversity to the City's offerings of recreational experiences. The challenges for implementing this concept, as is

the case with adding new sports fields, are locating suitable land and identifying funding.

Improved Disabled Access

Provision of accessible public facilities is both a goal and a requirement. Any new improvements to existing parks are required by the Americans with Disabilities Act (ADA) and California building codes to be accessible for disabled people. With parks, typical facilities requiring accessibility improvements include restrooms, play areas, walkways, and automobile parking. Access improvements are a high priority of this Parks Master Plan.

Dog Park

The City operates a single dog park at Ed Levin Park. While this satisfies some of the demand, it is not uncommon for a city the size of Milpitas to have more than one dog park. Residents have offered the opinion that a more centrally-located dog park would be desirable. An additional Dog Park would not only be in closer proximity to the population, it will become increasingly important with the addition of thousands of new residents in high-density developments. Many of these residents will be dog owners, but will lack the traditional back yard space for their pets.

Additional Trails

Seventy-seven percent of survey respondents rated additional trails as a high or medium priority. Milpitas is fortunate to have many miles of developed trails that are in constant use for walking, running, bicycle riding, and dog

walking. The existence of corridors such as the Hetch Hetchy and creek corridors is an asset to the City. Therefore, the City has capitalized upon them for trail construction. The City has plans for many additional trail miles to be added over the coming years, which are defined in the City's Trails Master Plan prepared in 1997. Because trail planning is outside the scope of this Parks Master Plan, the reader is referred to the Trails Master Plan for further information. The City is currently preparing a Trails Master Plan Update.

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Section 2

GOALS FOR ACHIEVING THE VISION

Most of the goals below are universal; for example, new equipment that is safe and easily accessible is a goal for all parks within the City. A few of the goals listed are for one or two parks that may have a unique specific improvement, such as a dog park or a new Sports Court. These are things that should not be added to every park, but should be utilized as a tool to make one or two parks unique to other parks within Milpitas. Section 3 outlines specific improvements and additions to the City of Milpitas parks system. The Action Plan is based directly on the community's input, the estimated population growth for the year 2030, which creates community demand for parks and recreation services, and the goals and vision that the City of Milpitas Parks and Recreation Services Department has for its community.

2.1 GOALS

2.1-A, DESTINATION PLAY AREAS

This Parks Master Plan recommends creation of “destination play areas” in all City parks. As the name suggests, the “destination play areas” would be the largest, most elaborate in the City, each having unique features that would establish a theme for each park and help distinguish one park from another.



Sculptures of different animals around the park would be a great example for “Animals of the World” theme.

PARKS MASTER PLAN

2.1-B REPLACING AGING EQUIPMENT

Improving existing playgrounds in all parks in Milpitas is a high priority recommendation of the Parks Master Plan. Most of the park play areas will need equipment replacement at some point in the 15 - 20 year planning horizon. This will replace equipment that has reached its useful lifespan, that may have become hazardous, or that is not in compliance with the ADA standards and play safety codes.



Starlight Park

2.1-C PLAYGROUND SAFETY AND ACCESSIBILITY

Milpitas parks and trails are carefully inspected and updated to make sure they are safe for all. A Playground Safety Inspection was prepared as part of the planning process for this Parks Master Plan. All play areas were inspected, and the results of the study were incorporated into the Action Plan recommendations.



Foothill Park

2.1-D IMPROVED DISABLED ACCESS

Ensuring accommodation for physically disabled users is a high priority and a goal for all parks within the City. Modifications and improvements to children’s play areas, picnic areas, site furniture, public buildings, pathways and parking are shown in the Site Plan for each park in Section 3 of this Parks Master Plan.



2.1-E WATER PLAY AREAS

The Parks Master Plan recommends water play areas (“spray grounds”) be introduced in a few of the parks throughout Milpitas to increase the diversity of experiences available and to respond to community preferences.



2.1-F SPORTS

This Parks Master Plan makes recommendations for the number and type of sports facilities needed to serve the Milpitas community. It concludes



Dixon Baseball Field



Gill Memorial Park

that while the supply of baseball/softball fields is adequate to meet current and future demand, additional soccer multi-use fields, basketball courts, volleyball courts, and tennis courts are a high priority of the survey respondents.

2.1-G COMMUNITY GATHERING SPACE/CENTRAL PARK

One of the needs identified within the Needs Assessment of this Parks Master Plan is a large community gathering space or “central park” that would host special events, large gatherings, and other activities where the community could come together. This Parks Master Plan recommends Cardoza Park as Milpitas’ new Central Park.

2.1-H OFF-LEASH DOG FACILITY

The demand for dog exercise areas will increase as the population increases. The trend toward high-



density residential development will further increase this need. People who live in townhouses, apartments, condominiums, and lofts have few opportunities to provide their pets the exercise and socialization they need to remain healthy and happy. To satisfy this demand, the Master Plan recommends one new off-leash dog exercise areas located at Gill Memorial Park. Milpitas also will continue the Shared Agreement with the County to utilize the Milpitas Dog Park located within Ed Levin Park.

2.1-I SWIMMING POOLS

The City currently has two outdoor swimming pools, each located at the Milpitas Sports Center. To serve the anticipated population level, one or two additional pools are recommended. Consideration should be given to construction of an “aquatics complex” to provide for both recreational and competition swimming.



Ed Levin County Park



City of Milpitas Sports Center



City of Milpitas Community Center

2.1-J RECREATION BUILDINGS

City Staff reported a shortage of space available for operation of the many recreation programs and services provided by the department. This Parks Master Plan recommends construction of three new neighborhood recreation centers, one in each in the northern, central, and southern portions of the City. These would be relatively small sized buildings that would have one main space for classes and events.

2.1-K PUBLIC ART

Milpitas would like to incorporate a piece of public art at every park. A public art piece is something that can really tie in with the park destination theme and add a unique touch to each park.



Murphy Park

2.1-L MAINTENANCE CONSIDERATIONS

The design of new park improvements should include measures that will reduce the amount of time and materials necessary for their maintenance. The use of durable materials, incorporation of labor saving design details, proper selection of plant materials for lower maintenance requirements, and

state-of-the-art irrigation controls are some of the ways these measures can be implemented.

2.1-M TRAILS

The City implemented several miles of pedestrian and bicycle trails on flood control levees and on the Hetch Hetchy corridor. The City's Trails Master Plan was prepared to guide the development of the trail system. It defines the trail locations, recommends priorities for phased development, and outlines potential funding sources. See Appendix D. for the Trail Master Plan.

2.2 LANDSCAPED ASSET MANAGEMENT

The City has recently completed an inventory and evaluation of the park trees along and created a comprehensive tree policy (See Appendix B). The City is also currently converting 15 parks to a new centralized irrigation system to reduce water used and maintenance costs. These are both good long term management tools that will help reduce the City expenses and liability risk.

2.3 RECOMMENDATIONS FOR EXISTING PARKS

A wide variety of site-specific recommendations for each park site are found in Section 3.3. Utilize the table on page 3.3-21 to help direct you to the park of your interest.

Section 3

PARK & RECREATION FACILITIES

The City of Milpitas park system contains 33 parks, and several miles of trails, five community service buildings, and one dog park. In addition, the Milpitas Unified School District allows mutual use of recreation facilities, such as ball fields, pools, and other sports fields.

SECTION 3.1 ACTION PLAN

This Section outlines specific actions for improving and adding to the City of Milpitas' Parks System. The Action Plan is based on the community's demand for Parks and Recreation Services as identified in the Needs Assessment.

Park Acreage Goals

The City's goal has historically been 5 acres of parks and open space for every 1,000 residents or about 218 square feet per person. This goal has been met by a combination of private open spaces and City parkland. The General Plan and Subdivision Ordinance set the minimum level of City parkland at 3 acres per 1,000. The City is currently meeting this standard with 200 acres of public parkland and a 2010 estimated household population of 65,800.

In 2002 the service levels were modified with the adoption of the Midtown Specific Plan, and affirmed in 2008 with the adoption of the Transit Area Specific Plan. At that time, the City recognized that scarcity of vacant land was a constraint to providing traditional suburban parks in urban infill locations. The service level goal for parks and opens spaces was reduced to

City of Milpitas

Parks and Trails



3.5 acres per 1,000 residents with a minimum level of city parkland set at 2 acres per 1,000. Both specific plans place an emphasis on the completion of the City's trail system to promote pedestrian and bicycle access to existing parks in addition to creating new public parks.

The City has historically not included the 560 acres of Ed Levin County Park located within the City limits towards its overall park acreage goals. This significant regional park is over 1,500 acres in size and provides unique equestrian and hiking trails and a golf course that is easily accessible to Milpitas residents. The City also operates a 1.57 acre dog park within the park just north of Sandy Wool Lake. When the 560 acres of Ed Levin Park is combined with the 200 acres of existing city parkland, the resulting parks and open space service level is 11.6 acres per 1,000 residents.

Service Radius

The primary service areas for different types of parks are established in the General Plan:

- Neighborhood & Community Parks – 3/8 mile
- Urban Parks (less than 3 acres) – 1/4 mile
- Special Use Parks – Citywide

As shown in the map on page 3.1-5, Milpitas has been successful in distributing parks to ensure these service area goals are met. Proximity of new high density neighborhoods to parks and open space is a key component to the livability of these newer developments. The size of the parks become less important as the ability to easily walk to parks with quality improve-

ments and interconnected trails. In many new neighborhoods urban parks or plazas become the front yard of the neighborhood if there are improvements worth enjoying and the parks are within a comfortable walking distance.

The City should continue to maintain these service radius area and consider adopting General Plan polices that emphasize the importance for proximity of parks to residential neighborhoods.

Land Acquisition

The City currently provides 3 acres of developed parkland for every 1,000 residents. Bay Area cities experienced rapid growth in the post-WWII years, at which time, the park and school systems were created. As the communities became fully built out, the amount of parkland became locked in. Today, little undeveloped land remains, and the land that is available tends to be priced for “higher and better” economic uses, such as housing and retail. The Transit Area Specific plan provides a solid park acquisition strategy to create over 30 acres of new public parks and trails. Park locations, sizes, and uses are identified in the plan and the Transit Area Impact Fee will provide the necessary funding for acquisition and improvement costs.

Future Population

As the City’s population increases, acquisition of additional acreage will be necessary to serve new residents. Equally important is the proximity of parks and trails to future residents, enabling access to the City’s existing park system. The primary population growth will occur within the Transit Area, generally located between Great Mall Parkway and the southern City

City of Milpitas

Radius Service of Existing Parks



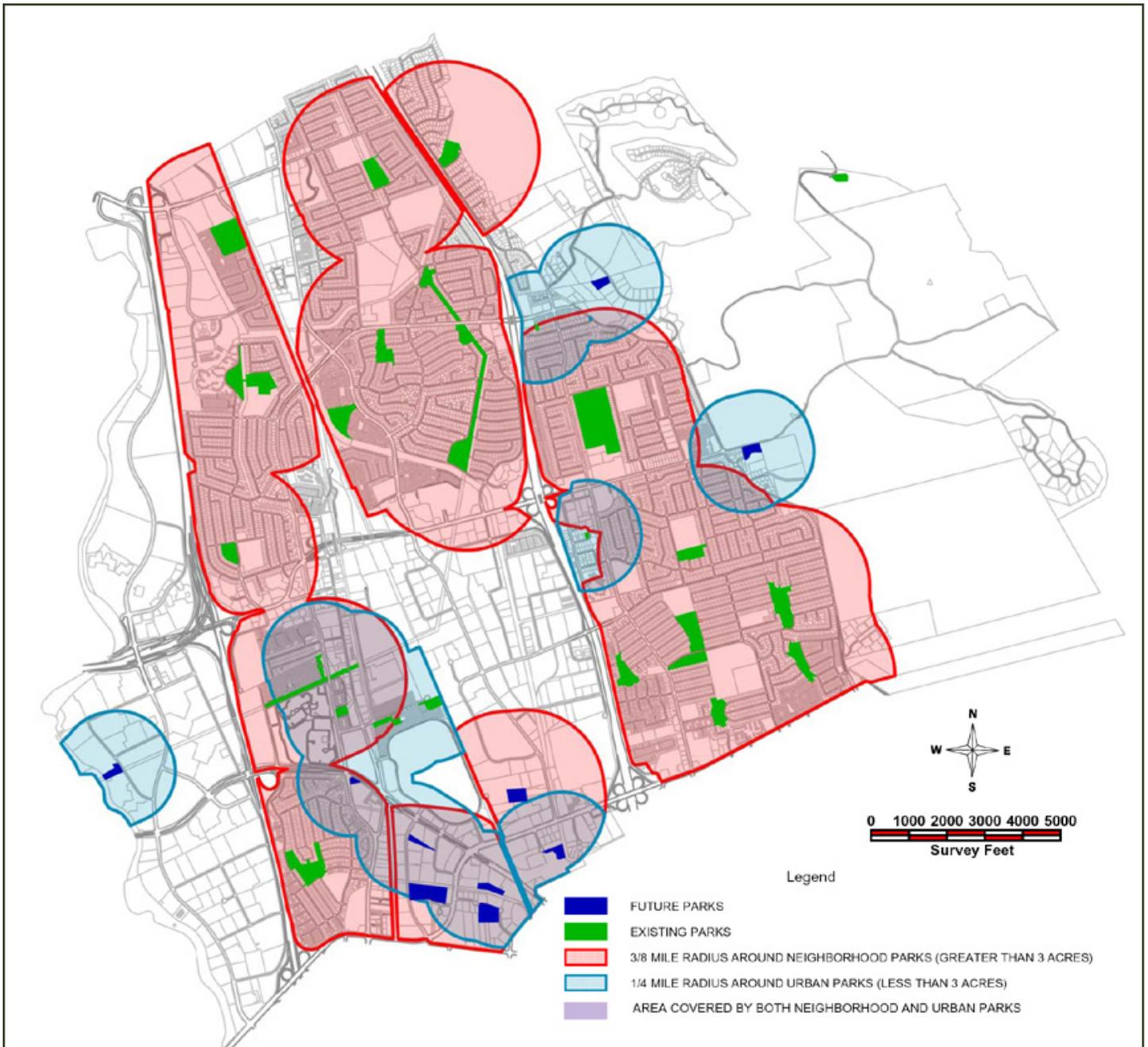
limits. The Plan assumes that 7,100 new housing units will be built over the next 30 years. The Association of Bay Area Governments (ABAG) projects that Milpitas' citywide household population will grow by 29,000 people over the next 20 years from 65,800 in 2010 to 94,800 in 2030. The population growth in the Transit Area represents about half of ABAG's estimated growth to 2030. Over 30 acres of new parks and trails are planned in the Transit Area and their locations have been specifically designated to ensure each neighborhood is serviced by a park within comfortable walking distance (See the Map on page 3.1-7). The remaining growth projected by ABAG outside of the Transit Area can be adequately serviced with parks and open space by continued adherence to the adopted service areas and acreage goals. One of the General Plan's Guiding Principles (4.a-G-3) is to cooperate with other agencies, such as the County and the Milpitas Unified School District (MUSD), to provide recreational opportunities to residents. As Milpitas' population continues to grow, the City could consider working with MUSD to increase the amount of school fields and playgrounds covered by joint use agreements.

Play Area Improvements

Improving the playgrounds in the existing parks is a high priority recommendation of this Parks Master Plan. Not only are playground upgrades important to the community, they lend themselves to incremental implementation as funding allows and are thus achievable initiatives. In addition, new playgrounds will be incorporated into new neighborhood parks.

City of Milpitas

Radius Service of Existing & Future Parks



Playground Safety and Accessibility

The Americans with Disabilities Act (ADA) is federal legislation enacted to protect the rights of disabled people in employment, public accommodations, telecommunications, and state and local government services. Title 24 of the California State Building Code requires conformance with the ADA for all public buildings, parks, and outdoor spaces. The Consumer Product Safety Commission (CPSC) and American Society for Testing of Materials (ASTM) have established safety guidelines for public playgrounds. A comprehensive survey of the City's existing facilities for compliance with the ASTM and CPSC is outside the scope of this document. However, it is clear that many existing parks will require improvements to play structures, picnic areas, drinking fountains, parking areas, and other features to achieve compliance with the ADA. The Maintenance section for the individual parks, describes the improvements required to bring the existing facilities into compliance with Federal Law.

Playground Safety and Accessibility Study

A Playground Safety Inspection was prepared as part of the planning process for this Parks Master Plan. Twenty play areas were inspected by David Spease, NPSI Certified Playground Safety Inspector (*See Appendix A*). The results of this study were incorporated into the Maintenance portion of each park. The playground safety and accessibility revealed a significant degree of non-conformance with current safety and accessibility standards.

Playground Renovation Design

The basic and most cost-effective solution to correcting deficiencies of existing play areas is simple removal of non-conforming equipment and surfacing, and installation of new components in the existing play equipment “container” without any further modifications. It is recommended however, that the necessity for upgrading the City’s playgrounds be viewed as an opportunity for creating a better park experience for all users. An improved spatial design will incorporate the totality of the surrounding supporting spaces in addition to the play area itself. What currently may be a narrow path with benches running along the play area perimeter can become a more pleasant and rich setting for parents, children, and other park users with holistic improvements, such as seating, walkways, plaza space, low walls, trees and other plantings, arbors and trellises, shade structures, improved accessibility, and other amenities. This type of setting is one that encourages social interaction and provides a satisfying park experience.

New Playground Design

Most of the playgrounds in Milpitas have similar post-and-platform climbing structures and swing sets. The playground renovation process is an excellent opportunity to introduce new and exciting designs into the community. A wide variety of modern climbing structures and other play elements are available. Water spray parks are becoming more popular, especially in hot climates, such as in Milpitas. New playgrounds offer the opportunity to create themed areas. They may also provide educational experiences for children. As neighborhood parks are upgraded, local neighborhood residents

should participate in selecting equipment and other play features.

Specific Recommendations

Specific recommendations for upgrading existing playgrounds are presented within each park section. See the Milpitas Parks table on page 3.3-21 to help locate more information on the park of your interest.

Additional Athletic Field Space

Additional soccer multi-use fields would ease the current demand. Maximizing the use of existing resources is also an important component of providing active recreation fields. Improvement of existing fields, including drainage, turf renovation, or installation of synthetic turf, would increase the number of playable hours per field, thereby satisfying increased demand. As new development occurs, athletic fields should be incorporated into the new parks.

Options for increasing the number of sports fields include:

1. Acquiring land and constructing a sports complex.

Although the cost of building a new sports complex would be high, it is possible although not probable that the public would be willing to fund it through some sort of bond or tax measure. Private investment are other possibilities or some sort of public/private partnership, such as Field of Dreams. Under these scenarios, the City would need to be willing to forgo the potential tax revenue that would accrue from keeping the land in private ownership. One advantage to a dedicated sports complex would be a reduction in the amount of active sports fields needed in the neighbor-

hood parks, thus lessening impacts on neighborhoods and facilitating the construction of other unique neighborhood serving amenities in the neighborhood parks. Another advantage would be the ability to attract tournaments, which would generate revenue for the City and local businesses.

2. Add night lighting and synthetic turf fields.

Lighting existing fields and converting some of them to synthetic turf would increase the capacity of the system by permitting more games to be played per year, and would have a similar effect to building new fields. Synthetic turf provides a consistent surface that is engineered to absorb player impact, and also has the advantage of increasing player safety and the overall quality of play. Night lighting and synthetic turf fields is a Site Plan recommendation for many of the parks throughout Milpitas. You can find the proposed Site Plan for each park with the table presented on page 3.3-21 of this Section.

Additional Outdoor Sport Courts

Additional sports courts should be added to existing parks to meet the current demand. Such sports include basketball, tennis, racket ball etc. As new development occurs, sports courts should be incorporated into the new parks as a result, the Parks Master Plan includes new sport courts within some City parks.

Community Gathering Space/Central Park

Every effort should be made to create a new park or transform an existing

park into a “Central Park” that facilitates special events, large gatherings, and other activities where the community can come together. As stated previously, Cardoza Park has been selected to act as the City’s “Central Park.” To see more on the Site Plan for Cardoza Park, refer to the table presented on page 3.3-19. In addition to a large gathering space, other unique recreational features should be added to the City’s system. These amenities might include such things as a small scale steam train, a flagship play area, a rose garden, a covered sitting area, a butterfly garden, a botanic garden, a water spray park, a decorative or interactive fountain, an amphitheater or any of a number of engaging facilities.

Given the difficulty associated with acquisition of new land for development of a central park, it is recommended that Cardoza Park be remodeled for this purpose. Cardoza Park is centrally located and is adjacent to the Sports Center, which also serves the entire community.

Improved Disabled Access

All city parks should receive improvements for access by disabled persons. In most cases relatively minor improvements are all that is necessary for bringing the City’s system into compliance. These include installation of accessible parking spaces, minor improvements to restroom hardware, and correction of a few pathways that exceed allowable slope. The playground safety study indicates that almost all of the existing play area’s will require upgrading for access compliance.

Dog Park

The City's Dog Park at Ed Levin Park is an excellent facility that satisfies some of the demand for off-leash dog exercise. Although the facility receives a great deal of use, residents also report a desire for additional facilities located closer to residential areas that would not require an entrance fee.

The demand for dog exercise areas will increase as the population increases. The trend toward high-density residential development will further increase this need as such development typically does not include private yard space.

It is recommended the City add off-leash dog exercise areas within existing parks. Gill Park has sufficient space for a dog park and has been chosen to incorporate a new dog park. This would provide one new dog park that is located closer to the residence of Milpitas.

In addition, the City should work with developers to include a dog park in new high-density residential developments to serve new residents. Another option is to locate a suitable parcel for purchase or to utilize an existing City-owned property. The relatively small size requirement for a dog park would make it easier to find a suitable parcel than for, say, a sports complex or central park.

Skate Park

The demographic analysis shows that the 5 to 19 year old age group is projected to remain steady at approximately 15,000 over the next 15 years.

Skate parks are highly desired by the youth, and are also valued by adults who find they provide a positive outlet for young persons' energies.

Trails

The City is currently updating its Trails Master Plan. This plan will define proposed new trails and provide a strategy for implementation.

SECTION 3.2 PARK DESIGN GUIDELINES

Parks and Recreation provide numerous benefits to the social, economic, and physical well being of the community. The design of new parks and improvements to existing parks should take advantage of the opportunity to create vibrant social spaces that provide a wide range of recreational experiences and create diverse, interesting and satisfying places for the community to recreate. As the City moves forward with improving the existing parks and as new development adds new parks, the following principles should be considered:

- Create a variety of experiences within each park;
- Each park should have a unique identity;
- Parks design should help to decrease maintenance requirements;
- Improvements should rectify deficiencies in accessibility;
- Incorporate diverse features such as rose gardens, fountains, public art, model boat basins, or other unique park elements;
- Incorporate shade structures and shade trees to the maximum extent compatible with the function of various use areas;

- Replace aging playground equipment;
- Replace mature and declining trees;
- Utilize reclaimed water sources for irrigation wherever possible;
- Create mini destinations within each park to provide a sequence of experience and add interest;
- Buffer adjacent residences with tree and/or shrubs, without creating hiding places. Utilize thorny plant materials along residential fence lines;
- All neighborhood parks should have restrooms;
- Add interest in the landscape planting with flowering trees and shrubs, and a variety of low and mid-story plants in addition to the tree canopy;
- Utilize drought resistant and low maintenance plants. Provide perimeter pathways with mileage markers for exercise walking;
- Create smaller intimate spaces in addition to the larger recreational areas;
- Ensure that park design meets Crime Prevention through Environmental Design principles. Surveillance and site lines should be maintained;
- All parks should have age separated playgrounds to serve ages 2-5 and 5-12; and
- Play areas should be supported by shaded sitting areas that provide a comfortable setting for socialization, rather than minimal perimeter pathways with bench seating ringing the play area.

SECTION 3.3 EXISTING PARK CLASSIFICATIONS

A park classification system is the basis for park planning within the community. It defines the types of parks the system consists of, describes what facilities each type will contain, its service area radius, and population ratio. A well-rounded park system includes active parks, passive parks, open space areas, trails, community facilities such as community centers and swimming pools, and other special use parks and facilities that serve a unique need.

The Milpitas park system includes all of these categories. In general, the system is characterized predominately by mid-sized, neighborhood parks that serve the entire community as well as the local neighborhood. Larger community parks are minimally provided. The system has developed a full range of special use facilities to the point where the community's needs are well served by the existing and planned Milpitas Community Center, Milpitas Senior Center, Milpitas Sports Center, Milpitas Teen Center, and the Milpitas Library. The City also operates a swimming pool and gymnasium located at the Milpitas Sports Center. The classifications of parks include Community Parks, Neighborhood Parks, Urban Parks, Linear Parks, Special-use Parks, and School Facilities. The park classification definitions are from the City's General Plan and are listed on the following page:

Community Parks: Community parks typically contain regulation-size ball fields and courts, space for informal games and activities, picnic and gathering areas, children play areas and parking.

Neighborhood Parks: Neighborhood parks in the City are typi-

cal walk-to parks that serve the immediate neighborhood, providing open space for informal play.

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 the development of a linear park system.

Special-use Parks: 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.

School Facilities: The Milpitas Unified School District allows mutual use of recreation facilities, such as ball fields, pools, and other sports fields.

See the list below for types of parks located within Milpitas. To locate more information on any particular park, utilize the chart on page 3.3-21 of this section. Each park has its own section featuring specific details such as park acreage, park analysis and existing features, maintenance and possible improvements with the site plan for achieving the vision and goals for that park.

PARK CLASSIFICATIONS

COMMUNITY PARKS

- Cardoza Park
- Dixon Landing Park
- Milpitas Sports Center

NEIGHBORHOOD PARKS

- Albert Augustine Jr. Memorial Park
- Ben Rogers Park
- Creighton Park
- Foothill Park
- Gill Memorial Park
- Hall Memorial Park
- Hidden Lake Park
- Hillcrest Park
- Murphy Park
- Oliver Jones Memorial Park
- Pinewood Park
- Sandalwood Park

- Sinnott Park
- Starlite Park
- Strickroth Park
- Tom Evatt Park
- Yellowstone Park / Robert E. Browne

URBAN PARKS

- Calle Oriente Park
- John McDermott Park
- O’Toole Elms Park
- Parc Metro West
- Parc Metro Middle
- Parc Metro East
- Selwyn Park

LINEAR PARKS

- Hetch Hetchy Linear Parkway

SPECIAL-USE PARKS

- Alviso Adobe
- Calaveras Ridge
- Higuera Adobe Park (includes the Historic Higuera Adobe)

PARKS MASTER PLAN

- Milpitas Dog Park at Ed Levin Park
- Veterans Memorial Park

SCHOOL FACILITIES

- Milpitas High School, tennis courts
- Rancho Field
- Russell Field

Milpitas Parks

<i>Park Name</i>	<i>Pg.#</i>	<i>Park Name</i>	<i>Pg.#</i>	<i>Park Name</i>	<i>Pg.#</i>
Albert Augustine	3.3-23	Milpitas Dog Park;	3.3-119	Veteran's Memorial	3.3-191
Alviso Adobe	3.3-29	Ed Levin		Yellowstone /	3.3-195
Ben Rodgers	3.3-35	Milpitas Sports Center	3.3-121	Robert E. Browne	
Calaveras Ridge	3.3-43	Murphy	3.3-127	School Facilities	
Calle Oriente	3.3-49	Oliver Jones Memorial	3.3-135	Milpitas High	3.3-201
Cardoza	3.3-53	O'Toole Elms	3.3-141	Rancho Field	3.3-203
Creighton	3.3-61	Parc Metro East	3.3-145	Russell Field	3.3-205
Dixon Landing	3.3-67	Parc Metro Middle	3.3-147	Future Parks	
Foothill	3.3-73	Parc Metro West	3.3-149	Map of planned future parks within the City.	3.3-207
Gill Memorial	3.3-79	Pinewood	3.3-151		
Hall Memorial	3.3-85	Sandalwood	3.3-159		
Hetch Hetchy	3.3-93	Selwyn	3.3-165		
Hidden Lake	3.3-97	Sinnott	3.3-167		
Higuera Adobe	3.3-103	Starlite	3.3-175		
Hillcrest	3.3-111	Strickroth	3.3-181		
John McDermitt	3.3-117	Tom Evatt	3.3-187		

Use the above chart to help you locate the park of your interest.

Albert Augustine Jr. Memorial Park

Type	Neighborhood Park
Location	Conway Street and Coelho Street
Size	6.20 acres



Analysis

Augustine Memorial Park is a good size neighborhood park that provides passive recreational opportunities to the northern portion of the City. Its linear configuration is broken up in the middle with a children’s play



area and adjacent restroom, which creates the central park activity core. The play area was recently renovated and meets current standards. On either side of the core are open turf areas suitable for casual play and passive use. Active sports use is not accommodated in this park. A nice grove of trees on the west side of the park is in danger due to the decline of the pines.

Large areas on the park perimeter are bare and lack irrigation systems. The residential edge on the east has only intermittent landscape screening. A public art piece creates a focal point at the entrance on Coelho Street. The Hetch Hetchy linear park traverses the length of the park’s western edge. It includes a pedestrian path which is part of the City’s linear park system. The paving in this area is in need of repair and the bare landscape areas are in need of planting and irrigation refurbishment.

Existing Amenities

The park has one restroom, three benches and six family picnic tables with four group area picnic tables and nine BBQ’s. The park also includes a bicycle rack, dog waste bag dispenser,



The Sundial

and an informal turf area. Public Art, presented by Dan Snyder in 2002, is displayed at the southern end of the park facing Coelho Street.

Maintenance

This section describes long and short-term maintenance needs, and presents recommendations to improve ongoing park operations and control costs. The first portion of the table on page 3.3-27 identifies the parks status of compliance with state accessibility regulations. The table further defines the actions and estimated costs needed to bring the existing play ground equipment and existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc., dated January 2008. The full report is included in the appendix.

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in the compliance table would be superseded.

Albert Augustine Jr. Park

Site Plan



LEGEND			
	Improve Neighborhood Entrance		Add amenities such as bocce and/or horseshoes
	Add Recreation Building		Add Multi-Generational Fitness Equipment
	Replace DG paving with concrete		New Turf and Irrigation
	Upgrade Picnic Areas		Add Shade Structure
	Add Benches and shade trees		Add Accessible Parking

ALBERT AUGUSTINE JR. MEMORIAL PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X	Accessible parking spaces needed	
Access within the site	X			
Play Areas		X		
Picnic Areas		X	Need Path of Travel	
Restrooms	X			
<i>UPGRADE FOR COMPLIANCE</i>				
Component	Quantity	Unit	Unit Cost	Total Cost
Asphalt path, remove and replace, 10 ft. width	300	LF	\$75	\$22,500
Concrete path, 10 ft. width	1,900	LF	\$200	\$380,000
Replace security lighting luminaries	9	EA	\$5,000	\$45,000
Accessible parking space, on-street	1	LS	\$22,000	\$22,000
Renovate turf and irrigation	150,000	LS	\$2.75	\$412,500
Renovate planting and irrigation	50,000	SF	\$4.00	\$200,000
Design	1	LS	\$150,000	\$150,000
Administration/Inspection	1	LS	\$118,000	\$118,000
Contingency	1	LS	\$150,000	\$150,000
Total				\$1,500,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

Possible Improvements

Destination Play Areas, as discussed in previous chapters, will create a theme for the park, providing the children and adults with a visual to connect with the type of park. By creating a theme for the park, it will help aid the users to identify this park from all other parks within Milpitas. The recommended theme for this park would be Dinosaurs or Animals of the World. These types of displays not only add character to the park, but can also act as play areas for the children.



Site Design Proposal

After taking a closer look at Albert Augustine Park, it was noted to make improvements on the neighborhood entrance, the walkways, and picnic area. New amenities, such as a recreation building, benches with shade trees, bocce and/or horseshoes area, multi-generational fitness equipment, public art, and possibly a new shade structure, are proposed as part of the new design.

A key purpose of the Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community’s vision. The table below presents anticipated capital development costs and Section 6 explains funding recommendations to implement the proposed future upgrades.

ALBERT AUGUSTINE JR. MEMORIAL PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Children’s Play Areas	\$150,00
Courts and Games	\$90,000
Demolition	\$90,000
Earthwork and Drainage	\$90,000
Parking	\$25,000
Pathways, Paving, and Walls	\$455,000
Picnic Areas	\$200,000
Planting and Irrigation	\$800,000
Site Furniture	\$125,000
Structures and Utilities	\$1,275,000
Design	\$700,000
Administration/Inspection	\$500,000
Contingency	\$500,000
Total	\$5,000,000

Alviso Adobe Park

Type	Special-use Park
Location	Alviso Adobe Court
Size	2.26



Analysis

The Alviso Adobe Park has one of the two oldest buildings in Milpitas located on its eastern end. Prior to the City acquiring the Alviso Adobe, it was the oldest continuously occupied adobe house in California dating from the 1830's, also referred to as the Mexican period. The property also includes a water tower, carriage shed and a fruit drying shed. It is currently undergoing restoration and seismic retrofitting.

Existing Amenities

At this time, the park is closed. As mentioned in the previous paragraph, this park includes a historical building referred to as the Alviso Adobe. The site also includes a historic water tower, with carriage shed and an old fruit drying shed and sulfur bunker.

Site Design Proposal

The City intends to restore the buildings and open the adobe to the public as an educational museum with historic items, trees, buildings, and documents that date back to the early days of settlement. There are four different site access proposals for this park and at the time of writing this Master Plan, there has not been a decision on which proposal to implement. See the four different Site Plan proposals of the following pages and refer to the Alviso Adobe Renovation Plan Project Number 5055 for more details. The Alviso Adobe Renovation Plan can be found at the Milpitas City Hall.



SHARED PARKING

ALVISO ADOBE RENOVATION (# 5055)



ALVISO ADOBE RENOVATION (# 5055)

NO BRIDGE



TWO - WAY BRIDGE

ALVISO ADOBE RENOVATION (# 5055)

Ben Rodgers Park

Type	Neighborhood Park
Location	Grant Tenton at Sequoia
Size	8.66 acres



Analysis



Ben Rodgers Park provides a mix of passive open space and a field for active recreation. The park is organized in two portions that are divided by a planted berm. The two portions were constructed at different times and have a different character. The southern portion has a

lighted, asphalt perimeter pathway surrounding an open lawn area with individual picnic tables and barbeques. The picnic areas are separated from the pathway by turf and are therefore not accessible. The northern portion contains a large open lawn used for baseball games and free play. It has limited gravel pathways leading into the park from adjacent streets, and has no pathway lighting.

These pathways are eroding, which increases the maintenance requirements.

The northern part also contains two picnic areas with two tables each. These areas are paved in the same gravel material as the path, which tends to wash away.



The center of the park, just to the north of the planted berm, features a children's play area that creates a focal point use area. The equipment is in-



tended for ages 5-12. The area has a sand surface which does not provide an accessible path of travel to the equipment. The sand washes out of the area due to the gradient from one end to the

other.

Many shade trees have been recently planted along the pathways. The park is well buffered from adjacent houses with trees. The park lacks a restroom.

Existing Amenities

The park includes six barbeques, five benches, one bicycle rack, two dog waste bag dispensers, one drinking fountain; two informal turf areas, eight picnic tables and one school play area.

Maintenance

This section describes long and short term-maintenance needs, and presents recommendations to improve ongoing park operations and control costs. The table on the following page identifies the parks status of compliance with State and Federal accessibility regulations. The table further defines the actions and estimated costs needed to bring the existing play ground area and equipment, plus existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc., dated January 2008. The full report is included in the appendix.

BEN RODGERS PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X	Accessible parking spaces needed	
Access within the site	X		Gravel Paths	
Play Areas		X		
Picnic Areas	X			
Component	Quantity	Unit	Unit Cost	Total Cost
Replace bucket swing seats with belt swing seats	2	EA	\$200	\$400
Replace swing hangers	1	LS	\$100	\$100
Remove, stockpile, and re-distribute sand	6,000	SF	\$0.35	\$2,100
Install poured-in-place surfacing	2,000	SF	\$40	\$80,000
Install required signage	1	LS	\$500	\$500
Remove and replace climbing structure, 5-12 year old	1	LS	\$50,000	\$50,000
Concrete path, 10 ft. width	1,800	LF	\$157	\$282,600
DG paving extension to access existing picnic tables	400	SF	\$7	\$2,800
New security lighting	17	EA	\$18,000	\$306,000
Replace security lighting luminaries	8	EA	5,000	\$40,000
Accessible parking space, on-street	1	LS	\$25,500	\$25,500
Design	1	LS	\$130,000	\$130,000
Administration/Inspection	1	LS	\$110,000	\$110,000
Contingency	1	LS	\$170,000	\$170,000
Total				\$1,200,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

Possible Improvements

Destination Play Areas will create a theme for the park, providing the children and adults with a visual to connect with the type of park. By creating a theme for the park, it will help aid the users to depict this park from all other parks within Milpitas. The theme chosen for this park is families of the world. These types of displays add artwork and history to the park that all ages can enjoy.

Site Design Proposal

The central park core should be redesigned to create a more vibrant activity and social area. The playground should be relocated southerly to a position just north of the planted berm to take advantage of the shade and dense of enclosure provided by the over-story vegetation. The design of the core area should create a series of spaces that support the play area and function for sitting, picnicking and other passive activities. See list of possible improvements below:

- Replace the playground area.
- Add a restroom within the park core area.
- The park is a large enough to include a group picnic area within the core of the park that could accommodate 30 to 50 people seated at tables.
- Shade structures should be provided.
- Add perimeter pathways on the east and west side of the northern portion to complete the park pathway system and provide connections from the southern to northern areas.

Ben Rodgers Park

Site Plan



LEGENED	
	Add perimeter pathway and replace DG paving with Concrete
	Create Central Park Core
	Renovate Play Area
	Upgrade Picnic Areas
	Add Water Play Feature
	Restrooms
	Add Lighting to Northern Half of Park
	Add Accessible Parking
	Add Accessible Picnic Tables
	Add Fitness Equipment
	Public Art
	Add Shade Structure
	Improve Landscaping

- Security lighting should be provided where not currently existing.
- Replace decomposed granite pathways and picnic area surfacing with concrete.
- Install on-street accessible parking spaces on Grand Teton.
- Provide additional amenities such as smaller sitting areas, public art installations, or other features that would create more variety and interest.
- Add fitness equipment at the northern end of the park.
- Tie the northern and southern portions together with common design elements, including lighting, site furniture, and landscaping.

A key purpose of the Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community's vision. The table on the following page presents anticipated capital development costs and Section 6 of the Parks Master Plan discusses further details for funding recommendations.

PARKS MASTER PLAN

BEN RODGERS PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Children's Play Areas	\$1,040,000
Demolition	\$90,000
Earthwork and Drainage	\$80,000
Lighting and Electric	\$215,000
Parking	\$45,000
Pathways, Paving, and Walls	\$700,000
Picnic Areas	\$135,000
Planting and Irrigation	\$450,000
Public Art	\$35,000
Signage	\$30,000
Site furniture	\$135,000
Special Feature	\$225,000
Structures and Utilities	\$475,000
Design	\$550,000
Administration/Inspection	\$500,000
Contingency	\$545,000
Total	\$5,250,000

Calaveras Ridge Park

Type	Special-use Park
Location	Calaveras Ridge south of Country Club
Size	1.8 acres



Analysis

Calaveras Ridge is an undeveloped City-owned property located in the Country Club Estates area, overlooking the City to the west. It consists of a grassy west-facing slope, above which is a small parking area. Because the park lacks in amenities, the park is underutilized. However the park has a lot of potential and the views are amazing.

Existing Amenities

There are some large trees at the northwest end of an approximate two acre open field with a parking lot.

Maintenance

This section describes long and short-term maintenance needs and presents recommendations to improve on-going park operations and control costs. The table on the following page identifies the parks status of compliance with State and Federal accessibility regulations. The table further defines the actions and estimated costs needed to bring the area, into compliance with current accessibility regulations.

CALAVERAS RIDGE PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X	Accessible parking spaces needed	
Access within the site		X	Currently no paths	
Play Areas		X	None on site	
Picnic Areas		X	None on site	
Component	Quantity	Unit	Unit Cost	Total Cost
Concrete path, 10 ft. width	830	LF	\$160	\$132,800
Accessible parking space, on-street	1	LS	\$22,000	\$22,000
Renovate turf and irrigation	150,000	LS	\$2.75	\$412,500
Renovate planting and irrigation	50,000	SF	\$4.00	\$200,000
Site grading and drainage	200,000	SF	\$4.00	\$800,000
Design	1	LS	\$225,000	\$225,000
Administration/Inspection	1	LS	\$187,700	\$187,700
Contingency	1	LS	\$220,000	\$220,000
			Total	\$2,200,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

The Site Plan recommends a comprehensive remodeling of this park. In this case, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

Possible Improvements

The most appropriate theme for this park would be one that creates a relaxing atmosphere where residents can sit and enjoy the views of the City during the day and night. A “Stargazers Park” or a “Labyrinth/Meditation Garden” would work really well for this site. The City will continue to work closely with the Home Owners Association on the future improvements.

Site Design

The City should mitigate potential impacts of development on adjacent residence in order to save the views from the park. Low activity level amenities should be included such as:

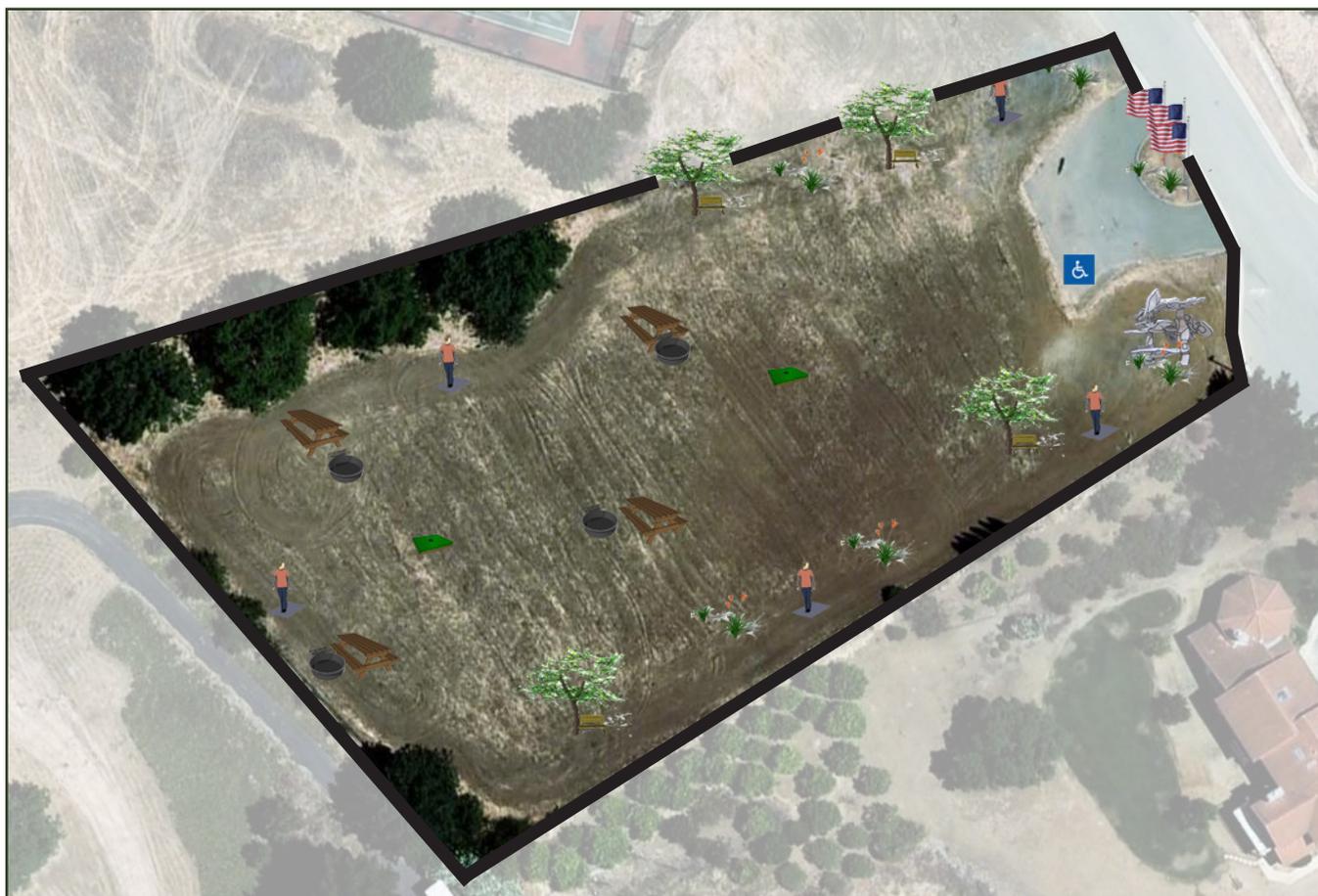


- Scenic viewing and stargazing area with BBQ/fire pits
- Picnic tables, benches with shade trees, and pathways
- New turf and irrigation system
- Improve Landscaping
- Sister Cities flagpoles/monument
- Public Art

A key purpose of the Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community's vision. The table on page 3.3-48 presents anticipated capital development costs and Section 6 of this Master Plan discusses further details for funding recommendations.

Calaveras Ridge Park

Site Plan



LEGENED	
	Picnic Tables
	Benches with Shade Trees
	Pathways
	New Turf and Irrigation System
	Improve Landscaping
	Scenic Viewing and Stargazing area with BBQ/Fireplace
	Sister Cities Flagpoles or monument
	Public Art
	Add Handicap accessible parking

CALAVERAS RIDGE PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Pathways	\$140,000
Picnic Areas	\$135,000
Planting and Irrigation	\$450,000
Site Furniture	\$135,000
Public Art	\$35,000
Design	\$150,000
Administration/Inspection	\$125,000
Contingency	\$130,000
Total	\$1,300,000

Calle Oriente Park

Type	Urban Park
Location	Calle Oriente off N. Park Victoria
Size	0.35 acres



Analysis

Calle Oriente Park provides a playground, picnic tables, benches, and basketball court for the use of nearby residents. This park connects the Daniel Court residents and the Calle Oriente Street residents. The park is almost entirely paved in asphalt which is not the ideal condition. The old play area does not meet the current safety and accessibility requirements. The park includes a small handball wall which receives little use.

Existing Amenities

The park includes a basketball court, five picnic tables, one play structure for ages 2-5, and four shade structures; one over the play structure and three over the picnic tables.

Possible Improvements

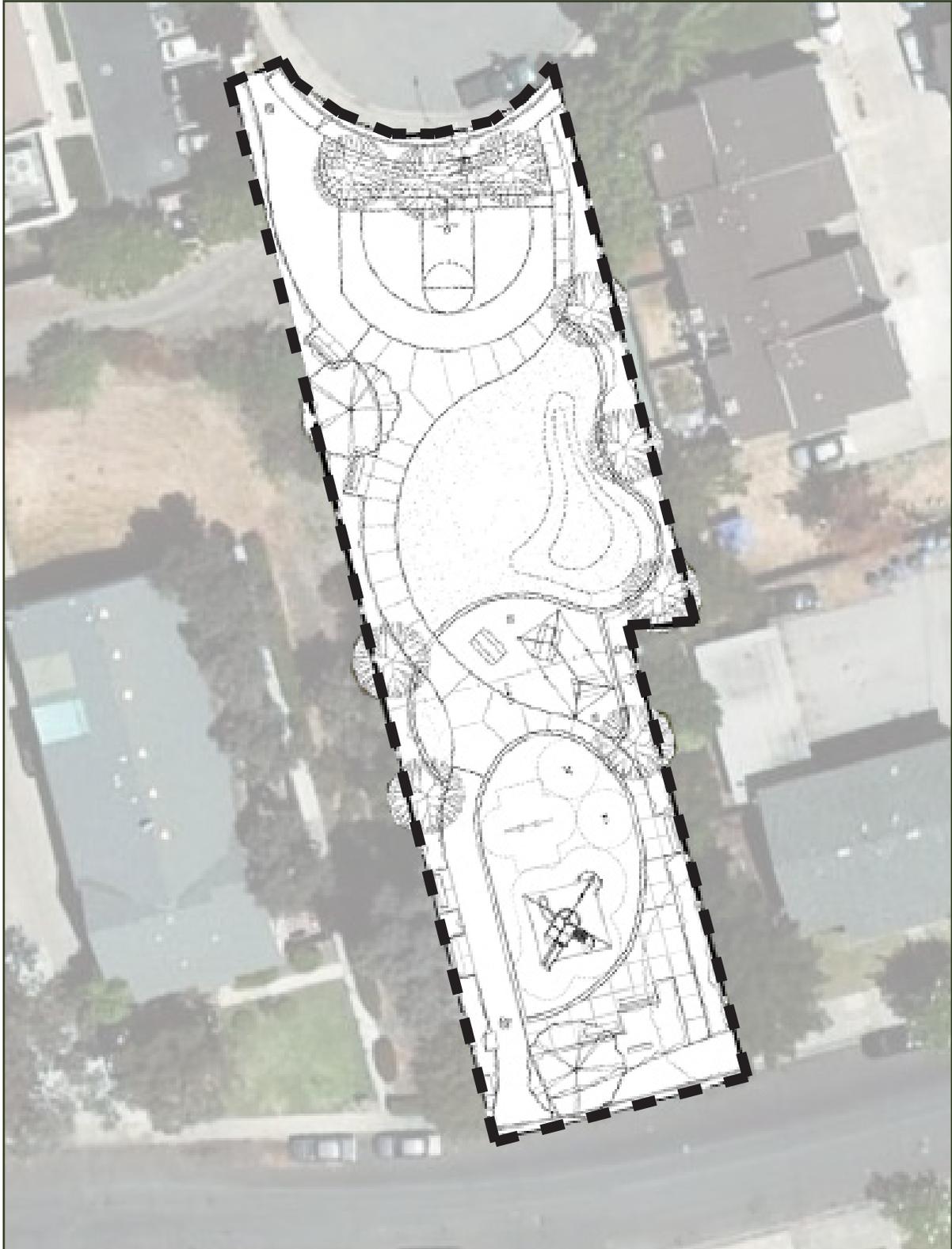
The City has prepared a new site plan for this park to be constructed in the fall of 2009. The park is to be completely renovated and provide new and improved amenities that both neighborhoods will enjoy. The redesign of this park will incorporate a “Ocean and Jungle” theme.

Site Design

As mentioned previously, Calle Oriente Park will be completely reconstructed in 2009. It will include a play area for 2-5 year-olds with an Ocean /Jungle theme and a shade structure over the play equipment, a basketball half court, informal turf, sitting areas, new tree and shrub plantings, and a picnic area with three tables covered by a shade structure. The new design meets all ADA standards. In order to meet the goals of the Parks Master Plan, the park must include a public art piece that will be incorporated at a later date.

Calle Oriente Park

Site Plan



Cardoza Park

Type	Community Park
Location	Kennedy Dr. at N. Park Victoria
Size	10.15 acres



Analysis

Cardoza Park is a centrally located park of significant size adjacent to the Milpitas Sports Center. In conjunction with the Sports Center, Cardoza Park has the potential to function as a large community or “Central” park in which active sports facilities are provided at the Sport Center, and passive recreational facilities and community gathering spaces are provided in Cardoza Park.

The park is dominated by a lighted softball field in the center, surrounded group picnic areas, an amphitheater, horseshoe pits, and two play areas. Two parking lots are provided on either side of the park. A restroom is located at the western end. Many of these facilities are in need of replacement or upgrading due to their deteriorating physical condition and accessibility issues.

Existing

The park consists of one amphitheater, eight barbecues, five benches, one bicycle rack, one drinking fountain, two 50 to 110 person group picnic areas, three horseshoe pits, about 20 picnic tables, two separate playground areas, one softball field and one restroom.

Maintenance

This section describes long and short-term maintenance needs, and presents recommendations to improve on-going park operations and control costs. The table on page 3.3-55 identifies the park’s compliance with State and Federal accessibility regulations. The table further defines the actions and

estimated costs needed to bring the existing play ground area and equipment plus existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

CARDOZA PARK IMPROVEMENTS				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X	Accessible parking spaces needed	
Access within the site	X		Gravel Paths	
Play Areas		X		
Picnic Areas	X		Need accessible tables	
Restrooms	X			
<i>UPGRADE FOR COMPLIANCE</i>				
Component	Quantity	Unit	Unit Cost	Total Cost
Remove, stockpile, and re-distribute sand for play area	4,000	SF	\$0.35	\$1,400
Install poured-in-place surfacing	2,000	SF	\$40	\$80,000
Install required signage	1	LS	\$500	\$500
Remove, replace and add climbing structures	3	LS	\$50,000	\$150,000
Concrete path, 10 ft. width	2,000	LF	\$195	\$390,000
Replace security lighting luminaries	7	EA	\$5,000	\$35,000
Accessible off-street parking space	6	EA	\$1,500	\$9,000
Accessible picnic tables	3	EA	\$3,500	\$10,500
Design	1	LS	\$100,000	\$100,000
Administration/Inspection	1	LS	\$90,000	\$98,600
Contingency	1	LS	\$95,000	\$125,000
			Total	\$1,000,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

CARDOZA PARK RENOVATION PLAN



VERSION 4.4
 NORTH
 SCALE 1" = 30'
 0' 15' 30' 45'

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded.

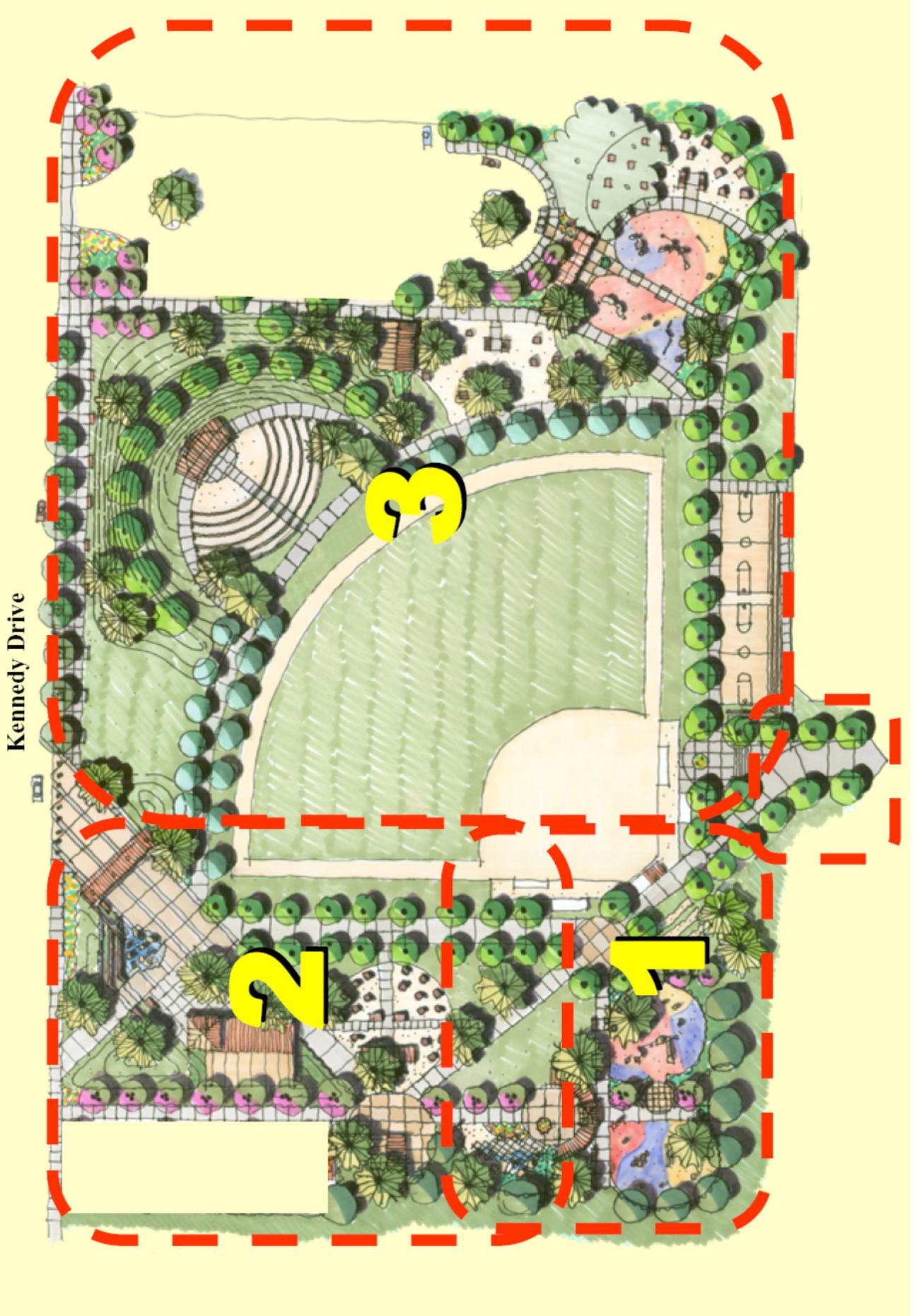
Possible Improvements

This park offers large picnic areas that are heavily used by the residence currently, so the renovation and expansion of these areas are important. The existing amphitheater should be removed and relocate to an area that will accommodate at least 200 people. This would allow the park to function as the location for the Milpitas Summer Concert Series, and would create a great seating area for the Stay and Play summer program. The City presented a new site plan (shown on page 3.3-56) to the City Council on August 18, 2009. The park proposal is to renovate the existing areas around the baseball field and provide new amenities to make this park the City's Central Park.

Site Design

The project includes new children's play areas and Spray Park, new basketball courts, a stage with backdrop structure and depressed amphitheater, and an additional restroom. The project will be completed in three phases, see the phasing plan on page 3.3-58. The City Council approved the site design at the meeting of August 18, 2009.

RENOVATION PLAN – CONSTRUCTION PHASING



CARDOZA PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Children's Play Areas	\$1,425,000
Amphitheater	\$925,000
Demolition	\$325,000
Earthwork and Drainage	\$425,000
Lighting and Electric	\$215,000
Parking	\$45,000
Pathways, Paving, and Walls	\$715,000
Picnic Areas	\$855,000
Planting and Irrigation	\$1,340,000
Public Art	\$55,000
Signage	\$15,000
Site Furniture	\$155,000
Special Feature	\$235,000
Structures and Utilities	\$1,595,000
Design	\$975,000
Administration/Inspection	\$700,000
Contingency	\$1,000,000
Total	\$11,000,000

Creighton Park

Type	Neighborhood Park
Location	Olympic west of S. Park Victoria
Size	5 acres



Analysis

Creighton Park provides passive recreational opportunities to the surrounding neighborhood. It has a children's play area and picnic facilities in the northern portion of the park. The play area is in need of



complete replacement. Renovation will provide an opportunity to create an integrated play/sitting/passive use area to anchor the northern end of the park. The park lacks a restroom.

South of the playground, the park consists of an open turf area suitable for casual play and passive use, surrounded by a perimeter pathway with individual picnic tables. Active sports use is not accommodated in this park.

Large areas on the park perimeter are bare and lack irrigation systems. The residential edge on the west has only intermittent landscape screening. The southeastern corner of the park is underutilized as it consists of a lawn with trees and shrubs around it, but no sitting areas or other facilities.

Existing Amenities

The park currently has five barbecues, five benches, a bicycle rack, one dog waste bag dispenser, ten picnic tables, two play structures and one tot lot.

Maintenance

This section describes long and short-term maintenance needs, and presents

recommendations to improve on-going park operations and control costs. The table below identifies the park's status of compliance with State and Federal accessibility regulations. The table further defines the actions and estimated costs needed to bring the existing play ground area and equipment plus existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

CREIGHTON PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X	Accessible parking spaces needed	
Access within the site	X			
Play Areas		X		
Picnic Areas	X			
Component	Quantity	Unit	Unit Cost	Total Cost
Concrete path, 10 ft. width	1,500	LF	\$200	\$300,000
Replace security lighting	13	EA	\$10,000	\$130,000
Accessible parking space, on-street	1	LS	\$22,000	\$22,000
Remove, stockpile, and re-distribute sand	8,000	SF	\$0.35	\$2,800
Install poured-in-place surfacing	3,000	SF	\$35	\$105,000
Install required signage	1	LS	\$500	\$500
Remove and replace climbing structure	1	LS	\$50,000	\$50,000
Design	1	LS	\$100,000	\$100,000
Administration/Inspection	1	LS	\$90,000	\$89,700
Contingency	1	LS	\$85,000	\$100,000
			Total	\$900,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

Possible Improvements

The City has envisioned a theme for each park, creating a visual connection to the park. By creating a theme for the park, it will help aid the users of the park to depict this park from all other parks within Milpitas. The theme chosen for this park is “Science.”

Site Design Proposal

The City would like to create a park core integrated with seating and passive play areas. Also to keep in theme with the park, the playground equipment and public art should help identify the park as the Science park.

- Renovate the play area to create a park core with integrated sitting and passive use areas.
- Install a restroom at the park core.
- Upgrade picnic areas.
- Replace decomposed granite pathways and picnic area by paving with concrete.
- Add screening trees and shrubs as needed on the residential edges.
- Improve neighborhood entries with park signage and planting.

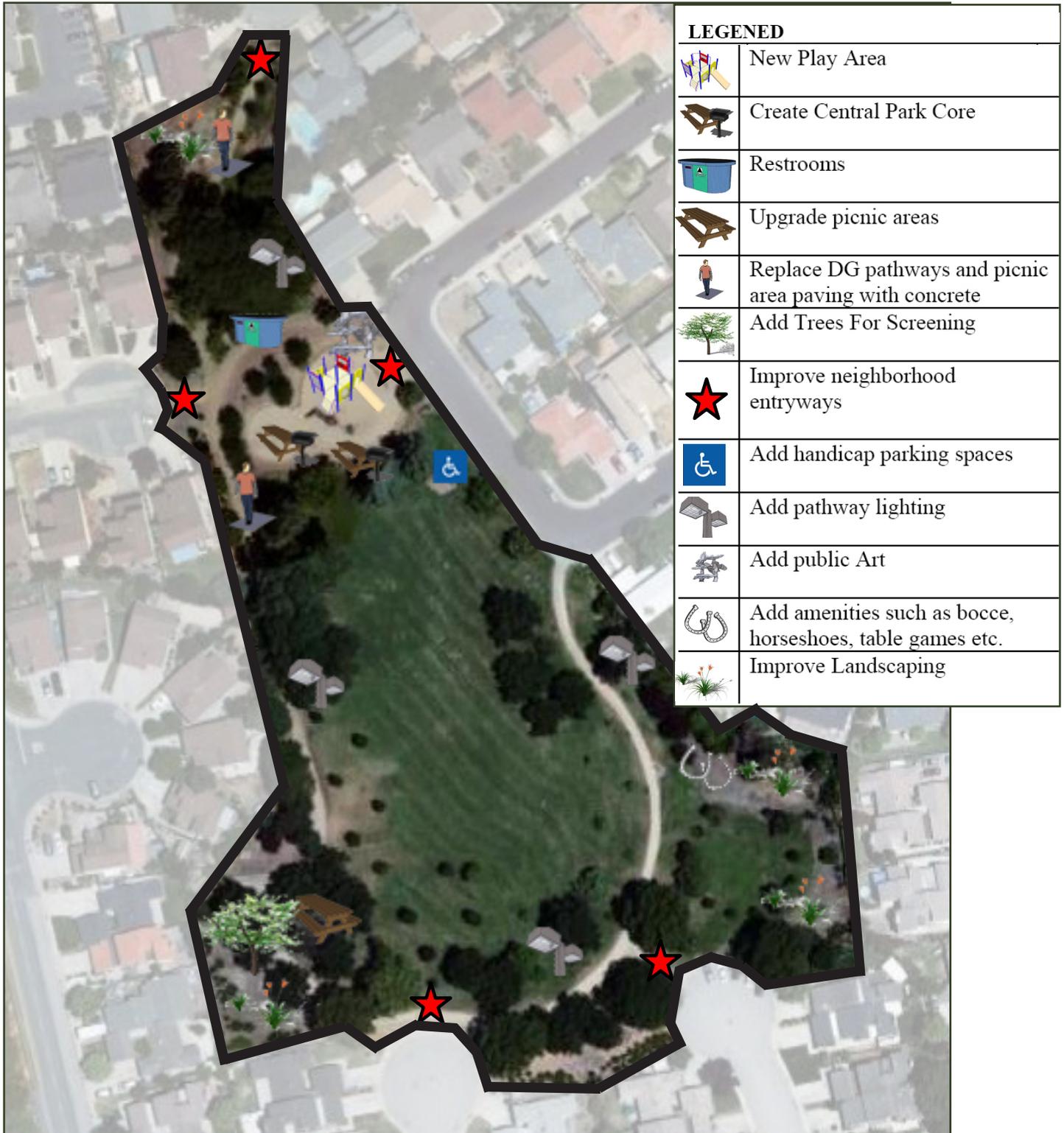
- Add accessible on–street parking space.
- Add pathway lighting.
- Add public art.
- Add amenities such as bocce ball or seated game tables like checkers and chess.

A key purpose of the Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community’s vision. The table below presents anticipated capital development costs.

CREIGHTON PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Children’s Play Areas	\$805,000
Courts and Games	\$135,000
Demolition	\$250,000
Earthwork and Drainage	\$275,000
Lighting & Electric	\$225,000
Parking	\$25,000
Pathways, Paving, and Walls	\$265,000
Picnic Areas	\$150,000
Planting and Irrigation	\$800,000
Public Art / Special feature	\$55,000
Signage	\$25,000
Site Furniture	\$65,000
Structures and Utilities	\$525,000
Design	\$700,000
Administration/Inspection	\$600,000
Contingency	\$600,000
Total	\$5,500,000

Creighton Park

Site Plan



Dixon Landing Park

Type	Community Park
Location	Dixon Landing at Milmont
Size	11.4 acres



Analysis

Dixon Landing Park is a large park intended mostly for active recreation. It includes baseball and soccer fields along with tennis and basketball courts. There is a nice children's play area that is surrounded by picnic tables. The park is in very good overall condition.



Existing Amenities

The park provides for many sports. There are three little league baseball fields, one senior league baseball field, eight bleachers (two for each baseball field), a concession stand, one basketball court, one Soccer field, three tennis courts, and one volleyball court. The park also has a group picnic area surrounding two playgrounds; one for age range 5-12 and one for age range 2-5. There are four barbecues, five benches, three bicycle racks, three drinking fountains, two dog waste bag dispensers, a pump station building, and one restroom.

Maintenance

This section describes long and short-term maintenance needs, and presents recommendations to improve on-going park operations and control costs. The table on the following page identifies the parks status of compliance with State and Federal accessibility regulations. The table further defines the actions and estimated costs needed to bring the existing playground area and equipment plus existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that

was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

DIXON LANDING PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X	Need two spaces	
Access within the site	X			
Play Areas	X			
Picnic Areas		X	Need accessible tables	
Restrooms	X			
Component	Quantity	Unit	Unit Cost	Total Cost
Accessible parking space, modify existing off-street spaces; add walkway	1	LS	\$20,000	\$20,000
Accessible picnic tables	3	EA	\$3,500	\$10,500
Administration/Inspection	1	LS	\$5,500	\$5,500
Contingency	1	LS	\$64,000	\$64,000
			Total	\$100,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

Possible Improvements

To help identify this park from all the other parks within Milpitas, it was assigned a theme. The theme for this park is a “Sports Park.” Sports related public art would help create an identifying visual for people who use this park.

Site Design

- Add lighting to the major baseball field. Consider adding lighting to some or all of the other baseball fields. State-of-the-art lighting systems with precise glare control would be required so as to not impact nearby residences.
- Correct the two existing disabled accessible parking spaces by providing standard aisles and ramps. The space may need to be relocated and a new walkway constructed. Add two accessible spaces for a total of four, which is required by the ADA for a parking lot containing 76 to 100 spaces.
- Provide disabled accessible picnic tables.
- Expand the play area.
- Add evergreen screening trees along the western edge to buffer noise and light from the nearby residences.

A key purpose of the Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community's vision. The table on page 3.3-72 of this chapter presents anticipated capital development costs.

Dixon Landing Park

Site Plan



LEGENED

	Public Art		Add Handicap Parking Spaces
	Add Lighting to Hardball Field		Add Handicap Accessible Picnic Tables
	Expand Play Area		Add Evergreen Buffer Trees

PARKS MASTER PLAN

DIXON LANDING PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Lighting for athletic fields	\$450,000
Children's play areas	\$700,000
Demolition	\$100,000
Earthwork and Drainage	\$75,000
Parking	\$50,000
Picnic Areas	\$40,000
Planting and Irrigation	\$60,000
Public Art	\$55,000
Design	\$190,000
Administration/Inspection	\$180,000
Contingency	\$200,000
Total	\$2,100,000

Foothill Park

Type	Neighborhood Park
Location	Roswell Drive at Roswell Court
Size	3.98 acres



Analysis

Foothill Park, located adjacent to Alexander Rose Elementary School, provides passive recreation opportunities to the surrounding neighborhood. Its linear configuration is broken up at the western end with children's play area, large picnic area, and adjacent restroom,



which together create the park activity core. The play area was recently renovated and appears to meet current standards. On either side of the core are open turf areas suitable for casual play and passive use. Active sports use is not accommodated in this park. A newly planted grove of redwood trees creates an intimate small seating area, providing the park with some variety.

Existing Amenities

The park includes three barbecues, two benches, one bicycle rack, one dog waste bag dispenser, one drinking fountain, an informal turf area, a school age (5-12) play ground area, and one restroom.

Maintenance

This section describes long and short term maintenance needs and presents recommendations to improve ongoing park operations and control costs. The table on the following page defines what is or is not currently in compliance with accessibility regulations. The table further defines the actions and estimated costs needed to bring the existing

FOOTHILL PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X		
Access within the site	X			
Play Areas		X		
Restrooms	X			
<i>UPGRADE FOR COMPLIANCE</i>				
Component	Quantity	Unit	Unit Cost	Total Cost
Concrete path, 10 ft. width	1,600	LF	\$175	\$280,000
Replace security lighting luminaries	6	EA	\$5,000	\$30,000
Accessible parking space, on-street	4,000	SF	\$0.50	\$2,000
Accessible picnic tables	1	EA	\$22,000	\$22,000
Design	1	LS	\$80,000	\$80,000
Administration/Inspection	1	LS	\$61,000	\$61,000
Contingency	1	LS	\$75,000	\$75,000
			Total	\$550,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

play ground equipment and existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

Foothill Park

Site Plan



LEGEND			
	Improve Picnic Area		Replace DG Paving with Concrete
	Add Tree Buffer		Add Accessible Parking Space
	Add Park Entry Signage at Cul-de-sac Entrance		
	Add Special Feature		Add Public Art
	Additional Seating Around Play Area		

Possible Improvements

This park should have the theme of “Education and/or Learning.” We can introduce this theme through public art and the style of play area equipment for children.

Site Design

By taking a closer look at this park, we assessed some changes to better the park.

- Provide additional benches at play area.
- Replace decomposed granite paving at pathways and picnic area with concrete.
- Upgrade picnic area.
- Improve neighborhood entrance with park signage.
- Add screening trees where needed along residential edge.
- Add one accessible on-street parking space.
- Renovate perimeter landscaping.
- Replace entire irrigation system.
- Add special feature.
- Add public art.

PARKS MASTER PLAN

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community’s vision. The table below presents anticipated capital development costs and Section 6, titled Implementation, explains funding recommendations for the implementation of future upgrades to the parks.

FOOTHILL PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Children’s Play Areas	\$75,000
Demolition	\$100,000
Earthwork and Drainage	\$70,000
Parking	\$25,000
Pathways, Paving, and Walls	\$325,000
Picnic Areas	\$135,000
Planting and Irrigation	\$615,000
Public Art	\$55,000
Signage	\$15,000
Site Furniture	\$35,000
Structures and Utilities	\$225,000
Design	\$300,000
Administration/Inspection	\$275,000
Contingency	\$250,000
Total	\$2,500,000

Gill Memorial Park

Type	Neighborhood Park
Location	Olympic Drive
Size	8.16 acres



Analysis

Gill Park is a large park intended for active recreation. It accommodates many sports such as baseball, tennis, basketball, and handball. The tennis, basketball, and handball courts were rebuilt in 2005 and are in very good condition. The handball wall court receives little use other than for tennis practice; however it is not of a sufficient size for that use. The park also includes two large group picnic areas and individual picnic tables. The group picnic areas have large shade structures, which enhance their usability. The park also includes two play areas for children. It was noted when visiting this site that the basketball courts are located immediately on the edge of the parking lot, which creates conflicts between players and moving or parked vehicles.



Existing Amenities

As mentioned in the analysis, this park has many sports facilities. They include one baseball field, one basketball court, a handball wall, three tennis courts and one volleyball court. The park also has two large group picnic areas with eleven picnic tables, six barbecues and two shade structures. There are two play structures, one restroom, and trash receptacles. There are eleven benches throughout the park, two bicycle racks, two small bleachers for the baseball field with a scorers booth and electronic score board.

Maintenance

This section describes long and short term maintenance needs and presents recommendations to improve ongoing park operations and control costs. The table below defines what is or is not currently in compliance with accessibility regulations. The table further defines the actions and estimated costs needed to bring the existing play ground equipment and existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

GILL MEMORIAL PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking	X			
Access within the site	X			
Play Areas		X		
Picnic Areas	X			
Restrooms	X			
Component	Quantity	Unit	Unit Cost	Total Cost
Remove, stockpile, and re-distribute sand in play area	5,000	SF	0.35	\$1,750
Install poured-in-place surfacing	3,000	SF	\$20	\$60,000
Install required signage	1	EA	\$5,000	\$5,000
Remove and replace climbing structures	1	EA	\$75,000	\$75,000
Reduce swing height (or remove and replace)	1	EA	\$20,000	\$20,000
Remove track ride decks	1	EA	\$10,000	\$10,000
Accessible picnic tables	3	EA	\$3,500	\$10,500
Design	1	LS	\$75,000	\$75,000
Administration/Inspection	1	LS	\$50,000	\$50,000
Contingency	1	LS	42,750	\$42,750
			Total	\$350,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

Gill Memorial Park

Site Plan



The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

Possible Improvements

This park's theme should be "Active Lifestyle" or "Healthy living." This park has also been chosen to include a new off-leash dog exercise area on the northern end of the site. Due to the central location within the City, this site is ideal for a new off-leash dog area in that it contains a large amount of space for a dog run and the site would not abut any residential properties.

Site Design

In order to capture the theme of the park, it is important to take the idea of an active lifestyle or healthy living and incorporate it into the children's play areas, the public artwork, and any special features. When looking closer the park would benefit from:

- Combining the two play areas into one large play area located at the southern end of the park to create a play destination for children of all ages.
- Locate an off-leash dog exercise area.
- Remove the underutilized handball court and move the basketball court easterly so that it is further away from the parking lot.
- Create a sitting area with trees to serve as a buffer between the court and parking lot.

PARKS MASTER PLAN

- Add picnic tables to the group areas to increase their capacity.
- Add lighting to the baseball field.
- Eliminate the short connecting pathways that terminate at the street in locations that do not have crosswalks.
- Implement the reclaimed water system for irrigation.
- Add multi-purpose pathways.
- Add sidewalk along Santa Rita Drive.

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community's vision. The table below presents anticipated capital development costs and Section 6, explains recommendations for the implementation of future upgrades to the parks.

GILL MEMORIAL PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Lighting for athletic fields	\$450,000
Children's play areas	\$700,000
Demolition	\$65,000
Earthwork and Drainage	\$75,000
Parking	\$50,000
Picnic Areas	\$40,000
Planting and Irrigation	\$20,000
Public Art	\$55,000
Design	\$275,000
Administration/Inspection	\$250,000
Contingency	\$220,000
Total	\$2,200,000

Hall Memorial Park

Type	Neighborhood Park
Location	La Honda and Coyote
Size	9.91 acres



Analysis

Hall Memorial Park provides a diverse range of neighborhood park amenities, passive areas, and active sports fields like the lighted soccer field. The main part of the park has four lighted tennis courts which



were rebuilt in 2005, two children's play areas, and individual picnic tables. The park also features a drainage lagoon located across the creek to the west of the main park. This area includes picnic tables, benches and provides an opportunity for viewing wildlife. The lagoon has the potential for enhancements that would create a richer natural environment. The lagoon banks are eroding in some places and lack a variety of native plantings.

Existing Amenities

The park includes eleven benches throughout the park, one bicycle rack, two barbecues, one drinking fountain, interpretive signage, five picnic tables, and restroom facilities. The sports facilities include one soccer field with bleachers, four tennis courts with lighting, and a tennis backboard. There are two play structures on site that were installed in 2004. The park also has the lagoon and informal turf area.

A structural analysis of the pedestrian bridge is needed to identify any repairs or replacement for ADA accessibility or structural work.

Maintenance

This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs. The table below defines what is or is not currently in compliance with accessibility regulations. The table further defines the actions and estimated costs needed to bring the existing play ground equipment and existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

HALL MEMORIAL PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking	X			
Access within the site	X			
Play Areas	X			
Picnic Areas	X			
Restrooms	X			
Component	Quantity	Unit	Unit Cost	Total Cost
Concrete pathway, 6 ft. wide	70	LF	\$140	\$9,800
Concrete path, 10 ft. wide	500	LF	\$200	\$100,000
Add Security lights	6	EA	\$15,000	\$90,000
Accessible picnic tables	3	EA	\$3,500	\$10,500
Design	1	LS	\$65,000	\$65,000
Administration/Inspection	1	LS	\$39,700	\$39,700
Pedestrian Bridge Improvements	1	LS	\$200,000	\$200,000
Contingency	1	LS	\$85,000	\$85,000
			Total	\$600,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by future upgrades.

Possible Improvements

This park should take advantage of the lagoon and the ability to admire the wildlife. Knowing this, the park theme chosen is “Urban wildlife.”

Site Design

An opportunity exists to increase the public benefit of the lagoon by improving it as a nature appreciation area. Wildlife habitat should be improved by re-grading the steep side slopes and planting native wetland and upland vegetation. Public access and observation opportunities should be increased with the addition of shoreline paths, improving access to the existing observation deck, and creating an additional observation deck serving the northern lagoon area. The picnic and lawn area on the north side could be enhanced as a group gathering area for interpretive talks and other educational activities. Interpretive exhibits would also provide additional education value. The proximity of the lagoon to the nearby public school increases its value for environmental education. Any lagoon modifications must not decrease storm water capacity. The park design should include the following actions:

- Add shaded waiting area with bench seating next to the tennis courts.
- Replace decomposed granite pathways with concrete.

- Add security lighting.
- Add accessible picnic tables to the area on the east side of the park.
- Replace park benches.
- Add synthetic turf at existing soccer field.
- Upgrade picnic area and add accessible picnic tables.
- Add accessible pathway to observation deck.
- Add shoreline pathways.
- Add observation deck to the northern portion of the lagoon.
- Add public artwork.

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community's vision. The table on page 3.3-91 presents anticipated capital development costs and Section 6, explains the funding recommendations for the implementation of future upgrades to the parks.

Hall Memorial Park

Site Plan



LEGEND			
	Add shaded bench seating		Public Art
	Add Lighting		Replace DG with Concrete
	Replace Park Benches		Add Accessible Picnic Tables
	Upgrade Picnic Area		Add Synthetic Turf to soccer field
	Add shoreline pathways		Add accessible pathway to observation deck
	Add Observation Deck		

HALL MEMORIAL PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Athletic Fields	\$1,525,000
Demolition	\$85,000
Earthwork and Drainage	\$65,000
Lighting and Electric	\$200,000
Pathways, Paving and Walls	\$275,000
Picnic Areas	\$125,000
Planting and Irrigation	\$130,000
Public Art	\$55,000
Site Furniture	\$ 40,000
Design	\$400,000
Administration/Inspection	\$250,000
Contingency	\$250,000
Total	\$3,400,000

Hetch Hetchy

Type	Linear Parkway
Location	Runs from northeast through the City to southwest
Size	7.45 acres



Analysis

The City of Milpitas has taken advantage of the Hetch Hetchy corridor to create a linear park system that links parks, schools, churches, shopping, and residential areas. The corridor is a right-of-way owned by the San Francisco Public Utilities Commission that is used for potable water distribution. The corridor width averages 80 feet. Improvements include a continuous paved multi-use pathway, turf, shrubs, and occasional bench seating areas. The section between Washington Drive and Escuela Parkway consists of turf median islands without a pathway. This section is a “trail gap” that interrupts the linear park trail system. The section from Escuela Parkway to Kevenaire Drive has only four foot wide path which is substandard for multi use.

Existing Amenities

The linear parkway includes four benches, one dog waste bag dispenser, and is considered a continuous informal turf area.

Site Design proposal

- Improve movement and landscaping as described under Augustine Park.
- Install a new 12 foot wide, asphalt multi-use pathway within the median islands located between Washington Drive and Escuela Parkway, to close the gap in the linear park trail system. Consider elimination of two of the four vehicular median crossings to improve safety by reducing the number of street crossing for pedestrians and bicyclists. Conduct a traffic study to determine any impacts to vehicular traffic.

- Increase the pathway width to 12 feet on the section between Escuela Parkway and Kevenair Drive.
- Repave the connecting trails along the southern portion of the linear park with concrete.
- Add shade structures at seating areas.
- Add benches and tables.
- Renovate the landscaping in the section between Coelho and Washington.
- Public Art should be added near a street entrance to the linear parkway.

HETCH HETCHY LINEAR PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Demolition	\$125,000
Pathways, Paving, and Walls	\$400,000
Picnic Areas	\$80,000
Planting and Irrigation	\$175,000
Public Art	\$35,000
Site furniture	\$85,000
Design	\$160,000
Administration/Inspection	\$90,000
Contingency	\$150,000
Total	\$ 1,300,000

Hidden Lake Park

Type	Neighborhood Park
Location	N. Milpitas Blvd. off Escuela Parkway
Size	6.57 acres



Analysis

Hidden Lake park features a large drainage lagoon encircled by a walking path with sitting and picnic areas located at intervals along the pathway.

The park receives a high amount of use by the surrounding neighborhood;

primarily for walking and running on the pathway. Strategic improvements would make this park even more attractive, without compromising the flood control function of the lagoon. These enhancements include improving the public access points, pier, and picnic and sitting areas.



Existing Amenities

The park includes two picnic areas with a total of nine picnic tables between them and two barbecues. The park also has a small informal turf area and one bench.

Maintenance

This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs.

The table on the following page defines what is or is not currently in compliance with accessibility regulations. The table further defines the actions and estimated costs needed to bring the and existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety

Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

HIDDEN LAKE PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X		
Access within the site		X		
Component	Quantity	Unit	Unit Cost	Total Cost
Concrete path, 6 ft. width	70	LF	\$150	\$10,500
security lighting	25	EA	\$20,000	\$500,000
Accessible parking space with ramp in existing parking lot	1	LS	\$10,000	\$10,000
Design	1	LS	\$100,000	\$100,000
Administration/Inspection	1	LS	\$89,500	\$89,500
Contingency	1	LS	\$90,000	\$90,000
				\$800,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

The Site Plan recommends a comprehensive remodeling of this park. In this case, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

Possible Improvements

Because the park has such a large lagoon, the theme for this park should be “Water Oriented.” This can be achieved by utilizing the lagoon and adding a special feature and public art work such as a light fountain or lighted sculpture.

Site Design

The pathway should be enhanced by adding shade and possible distance markers for those who enjoy running and walking around the lagoon. The picnic areas should also be upgraded along with fishing access at the northern end of the park.

- Add security lighting along the pathway to facilitate winter use during after school and after work hours.
- Renovate the public access area on the north side of the lagoon.
- Provide improved paving for access to the shoreline for fishing and other activities. Replace the fishing pier.
- Renovate picnic areas with new tables and add shade structures.
- Add shade trees along pathway.
- Add one accessible parking space to the parking lot.
- Improve entrance landscaping.
- Add distance markers to the pathway.
- Add fitness equipment cluster to the turf area adjacent to the parking lot. This would provide equipment for strengthening and stretching to compliment the walking/jogging path use.
- Add interpretive exhibits providing information on natural history and storm water management.
- Add decorative fountains or sculptures with lights.

Hidden Lake Park

Site Plan



LEGENDED	
	Add Security Lighting
	Renovate Fishing Access Path
	Renovate Picnic Areas
	Add Trees to Shade Walkway
	Renovate Pier for Fishing Access
	Add Accessible Parking Space
	Improve Entrance Landscaping
	Add Distance Markers
	Add Special Feature Like Decorative Lighted Fountains
	Add Pubic Art
	Add Shade Structures
	Add Exercise and Stretching equipment

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PARKS MASTER PLAN

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community's vision. The table shown below presents anticipated capital development costs and Section 6, explains recommendations for the implementation of future upgrades to the parks.

HIDDEN LAKE PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Demolition	\$75,000
Lighting and Electric	\$475,000
Parking	\$10,000
Pathways, Paving, and Walls	\$50,000
Picnic Areas	\$80,000
Planting and Irrigation	\$35,000
Site Furniture	\$125,000
Structures and Utilities	\$135,000
Design	\$150,000
Administration/Inspection	\$125,000
Contingency	\$140,000
Total	\$1,400,000

Higuera Adobe Park

Type	Special-use Park
Location	Wessex, off N. Park Victoria
Size	4.8 acres



Analysis

Higuera Adobe Park is the home of the Higuera Adobe, constructed in the 1830's by Jose Higuera, and one of the two oldest buildings in the City of Milpitas. The building has undergone a series of modifications over the years. A wooden second floor was added in the 1860's and later removed. In the 1960's the eroded adobe walls were encapsulated in a brick shell. The structure was donated to the City in the 1970's by Marion Weller. The City added a kitchen, indoor restrooms, and public restrooms accessible from outside. The building is rented for Scout meetings, birthday celebrations, wedding receptions, and other events, and it has historical exhibits inside the building.



The park contains remnants of the historic landscape. Around the central compound, prickly pear cactus was planted to form a hedge. Part of this original hedge may be seen today by looking east from the adobe. The pepper, fig, and olive trees surrounding the present park are historic, believed to have been planted by Higuera in the 1830's. A creek, Arroyo Calera, runs along the western edge of the park. A double row of olive trees lie above the east creek bank. This tree row likely lined the side of the road originally leading to the adobe.

The site was also important in pre-settlement times. The construction labor for the adobe was likely provided by the local Muwekma Ohlone Indians

living near Mission San José. A few hundred feet to the southeast stood an ancient temescal, or sweat house, used by the local tribes in ceremonies.

Higuera Adobe Park is an important link to the City's history. Strategic improvements could help it provide a more informative look into the past by restoring the landscape, modifying the grounds around the adobe to reflect the historic use, restoring the natural habitat along the creek, and creating outdoor spaces for interpretive and educational programs. The park is an ideal setting for school children's field trips, as it provides both a historic resource and ample space and facilities for assembly, lunch, and play.

Existing Amenities

Recreational amenities include a large open lawn used for soccer practice, a group picnic area on the north side of the adobe, individual picnic areas along the edge of the creek, and a children's play area at the south end of the park. There are three group picnic areas that have seven barbecues and 20 picnic tables shared between them. There is one playground structure with three adjacent benches. The site includes two bicycle racks, two drinking fountains, two flag poles, and the Higuera Adobe Building.

Maintenance

This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs. The table on the following page defines what is or is not currently in compliance with State and Federal accessibility regulations. The table further defines

PARKS MASTER PLAN

the actions and estimated costs needed to bring the existing play ground equipment and existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

HIGUERA ADOBE PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X		
Access within the site		X		
Play Areas		X		
Picnic Areas		X		
Restrooms	X			
Component	Quantity	Unit	Unit Cost	Total Cost
Unit paver walkway, 10 ft. width	800	LF	\$100	\$80,000
Accessible picnic tables	3	EA	\$3,500	\$10,500
Security lighting	14	EA	\$15,000	\$210,000
Parking lot lighting	2	EA	\$20,000	\$40,000
Accessible parking space, re-stripe and sign existing lot	1	LS	\$1,000	\$1,000
Remove, stockpile, and re-distribute sand for play area	2,000	SF	\$0.35	\$700
Install poured-in-place surfacing for play area	1,000	SF	\$50	\$50,000
Install required signage for play area	1	LS	\$500	\$500
Remove and replace climbing structure	1	LS	\$50,000	\$50,000
Design	1	LS	\$85,000	\$85,000
Contingency	1	LS	\$72,300	\$72,300
Administration/Inspection	1	LS	\$100,000	\$100,000
			Total	\$700,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by future upgrades.

Possible Improvements

This site is a historical site and should provide informational billboards that outline the history of the site.

Site Design

A renovation master plan to enhance the park as a historic recreational resource and address the following opportunities:

- Research the site's history to be used as a foundation for planning and design proposals. Include both pre-settlement and post-settlement history.
- Reinforce the site's history through historic landscape renovation and use of historic materials in the design of new facilities.
- Create an outdoor gathering space for educational and interpretive programs.
- Improve the area immediately in front of the building to better reflect the historic character and provide space for outdoor functions, taking advantage of the large pepper shade trees.
- Restore habitat along the creek by re-grading the creek banks, eradicating invasive plant species, and planting native riparian vegetation. Provide controlled public access to the

Higuera Adobe Park

Site Plan



LEGENED			
	Improve outdoor assembly Space		Renovate Caretaker's House
	Upgrade Group Picnic Area		Renovate Playground area
	Add Shade Structure		Drainage Improvements
	Creek Restoration and Public Access Improvements		Add Shade Trees
	Add Parking Lot and Pathway Lighting		Replace Gravel Pathways with Cobblestone Pavers
	Implement Flood Control Improvements		Improve and Landscape Parking Lot Area and Main Entry to Adobe
	Add Handicap Accessible Picnic tables		Add Public Art

creek environment as an educational and recreational amenity.

- Add outdoor educational and interpretive exhibits to compliment the indoor exhibits.
- Incorporate historic theme into the design of a new playground.
- Replace modern features such as the metal flagpole with elements more in keeping with the site's history.
- Renovate the caretaker's house as a historic element.

Short term improvements should include the following:

- Upgrade the group picnic area on the north side of the building with new tables and barbeques, improved gravel paving, drainage, and shade trees.
- Add accessible picnic tables.
- Add one accessible parking space in the parking lot.
- Upgrade creekside picnic areas with new furniture, improved drainage and gravel paving.
- Improve drainage of turf area and eliminate ponding of water at the south end play area.
- Add shade trees and increase height of berm in southeast corner along Wessex Place to buffer adjacent residences.
- Replace play area with historic themed playground and setting.
- Improve park entrance with landscaping, signage, and entrance pathway.

PARKS MASTER PLAN

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community’s vision. The table below presents anticipated capital development costs and Section 6, Implementation goes into funding recommendations for the implementation of Future Upgrades to the parks

HIGUERA ADOBE PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Children’s Play Areas	\$975,00
Demolition	\$175,000
Earthwork and Drainage	\$275,000
Lighting and Electric	\$175,000
Parking	\$75,000
Pathways, Paving, and Walls	\$250,000
Picnic Areas	\$350,000
Planting and Irrigation	\$225,000
Public Art	\$55,000
Site Furniture	\$35,000
Signage	\$50,000
Design	\$350,000
Administration/Inspection	\$300,000
Contingency	\$360,000
Total	\$3,650,000

Hillcrest Park

Type	Neighborhood Park
Location	Fieldcrest Drive
Size	5.08 acres



Analysis

Hillcrest Park provides passive open space for the surrounding neighborhood. The long linear shape is divided in the middle by the central activity area featuring a children’s play area. The play area is large and has a number of activity elements; however, the play area does not meet current safety and accessibility standards. The equipment is intended for ages 5 – 12. The area has a fiber surface, which does not provide a disabled accessible path of travel to the equipment. The park has a lighted, asphalt perimeter pathway that surrounds the open lawn areas. Also surrounding the open lawn areas are individual picnic tables and barbeques. The picnic areas are separated from the pathway by turf and are therefore not accessible to disabled individuals. Many shade trees have been recently planted along the pathways. The park lacks a restroom.



Existing Amenities

The park includes nine picnic tables with nine barbecues, one bench one drinking fountain, one bicycle rack, one dog waste bag dispenser, and a tot lot. The park has a “Hand in Hand Around The Park” public art feature that was presented to the Hillcrest Neighborhood Spring of 2004.



Maintenance

This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs. The table below defines what is or is not currently in compliance with State and Federal accessibility regulations. The table further defines the actions and estimated costs needed to bring the existing play ground equipment and existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

HILLCREST PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X		
Access within the site	X			
Play Areas		X		
Picnic Areas		X		
Component	Quantity	Unit	Unit Cost	Total Cost
Accessible Picnic tables	4	EA	\$5,000	\$20,000
Replace security lighting luminaries	24	EA	\$5,000	\$120,000
Accessible parking space, on-street	1	LS	\$22,000	\$22,000
Install concrete access ramp to play area	1	LS	\$10,000	\$10,000
Install required signage	1	LS	\$3,000	\$3,000
Remove and replace climbing structure	1	LS	\$50,000	50,000
Design	1	LS	\$50,000	\$50,000
Administration/Inspection	1	LS	\$50,000	\$50,000
Contingency	1	LS	\$75,000	\$75,000
				\$400,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

Hillcrest Park

Site Plan



The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by future upgrades.

Possible Improvements

This park should incorporate new play structures, and special features that emphasize “Early Childhood” as the theme of this park.

Site Design

- The central park core should be redesigned to create a more vibrant activity and social area. The design of the core area should create a series of shaded spaces that support the play area and function for sitting, picnicking, playground supervision, and other passive activities. The play area should also incorporate shade structures over the equipment.
- A restroom should be added to the park, located within the park core area.
- Repair asphalt pathways and picnic area surfacing with concrete.
- Install on-street accessible parking spaces on Moulton Drive and Cuesta Drive.
- Reconstruct walkway from Cuesta Drive to reduce its slope to an accessible condition.
- Increase the variety of experiences within the park by adding amenities such as smaller sitting areas, public art installations, or other features that would create more variety and interest.

PARKS MASTER PLAN

Add small scale game areas to provide increased recreational value.

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community's vision. The table below presents anticipated capital development costs and Section 6, explains funding recommendations for the implementation of future upgrades to the parks.

HILLCREST PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Children's Play Areas	\$900,000
Demolition	\$350,000
Earthwork and Drainage	\$75,000
Lighting and Electric	\$30,000
Parking	\$50,000
Pathways, Paving, and Walls	\$100,000
Picnic Areas	\$175,000
Planting and Irrigation	\$220,000
Signage	\$30,000
Site Furniture	\$105,000
Special Feature	\$450,000
Structures and Utilities	\$440,000
Design	\$375,000
Administration/Inspection	\$300,000
Contingency	\$400,000
Total	\$4,000,000

John McDermott Park

Type	Urban Park
Location	Abel Street
Size	0.94 acres



Analysis

John McDermott Park was constructed in 2007 as part of the new residential development in the Midtown Redevelopment area known as Terra Serena. It features a children's play area, sitting areas, walking paths, and informal turf.



Existing Amenities

The park includes six benches, one bicycle rack, and two play structures; one for children between the ages of 2-5 and the other for 5-12 year olds.

Possible Improvements

This park is new and in compliance with all ADA Standards. The park could include public artwork that would tie in with the existing feel of the park and neighborhood

Site Plan

The only recommendation for this park is to include public art.

Milpitas Dog Park

Type	Special-use Park
Location	Ed Levin County park
Size	1.57 acres



Analysis

The City operates an off-leash dog exercise area with Ed Levin County Park. The area is fenced, with double gates, water sources, benches in a shaded sitting area, and trees. The surface is turf.



Existing Amenities

The park has six benches with one shade structure, two sources for water and two separate large and small dog turf areas with fencing and gates. The property also contains three dog waste dispensers. The park rules sign was created in 2001 by Robert Mowat and Associates.



Possible Improvements

There are no plans for improvement at this time.

Milpitas Sports Center

Type	Community Park
Location	1325 E. Calaveras Blvd.
Size	20.33 acres

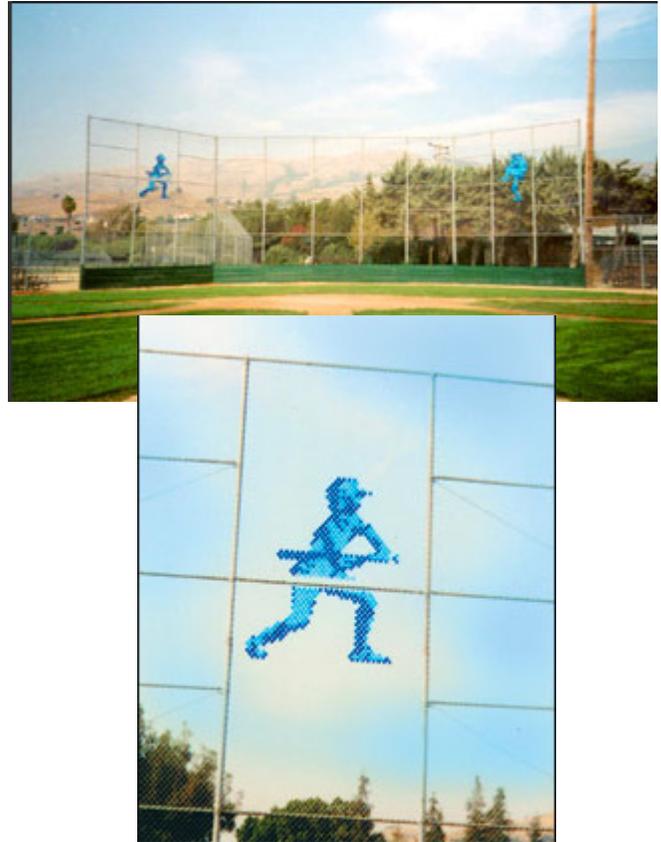


Analysis

The Milpitas Sports Center is located adjacent to the Sports and Teen Center Building off of Calaveras Boulevard. The Center has many sports fields that are utilized by the community.

Existing Amenities

This park currently has a total of five baseball fields with two bleachers per field. Four of the fields are used for little league and the other one is a lighted field with two warm-up batting cages utilized by adults. The park has one football field with two grandstands, and a lighted track that surrounds the football field. There is one gymnasium, one restroom with concession building, a recreation building, known as the Milpitas Sports Center, a soccer field (*part of the senior baseball field*), and four swimming pools. This park includes public artwork, although not an official “Art in Your Park” project, the delightful depiction of baseball players on the fence backstop of the baseball field was the first piece of artwork the Milpitas Alliance for the Arts provided in a Milpitas park.



Maintenance

This section describes long and short term maintenance needs, and presents rec-

ommendations to improve ongoing park operations and control costs. The table below, defines what is or is not currently in compliance with State and Federal accessibility regulations. The table further defines the actions and estimated costs needed to bring the existing park components, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

MILPITAS SPORTS CENTER				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking	X			
Access within the site	X			
Restrooms	X			
Component	Quantity	Unit	Unit Cost	Total Cost
Concrete path, 10 ft. width	2,700	LF	\$195	\$526,500
Replace security lighting luminaries	9	EA	\$45,000	\$45,000
Design	1	LS	\$85,000	\$85,000
Administration/Inspection	1	LS	\$63,500	\$63,500
Contingency	1	LS	\$80,000	\$80,000
			Total	\$800,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

The Site Plan recommends a comprehensive remodeling of this park. In this case, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

Milpitas Sports Center

Site Plan



Possible Improvements

The City prepared a Sports Master Plan Update for the Sports Center in 2000. The plan recommends adding six tennis courts, additional parking, a corporation yard, a ball field plaza, and improvements to the field drainage and supporting facilities.

The Sports Master Plan update also recommends improvements to Cardoza Park, including new basketball courts, volleyball courts, and parking. The Parks Master Plan recommends revisiting the plan for Cardoza Park to improve it as the City's Central Park. See the Cardoza Park discussion for more detail.

Site Plan

Implementing the Parks Master Plan recommendations for the Sports Center property includes a new tennis center, expanded parking, picnic plaza, indoor swimming pool, corporation yard, and sports field and other general site improvements. Some other recommendations include:

- Replace decomposed granite with concrete .
- Add public art.
- Implement the recommendations for Cardoza Park discussed within the Parks Master Plan
- Tie together Cardoza Park and the Sports Center by creating transitional spaces, using common materials, and making better connections to create a single, cohesive park.

PARKS MASTER PLAN

A key purpose of the Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community’s vision. The table below presents anticipated capital development costs and Section 6, explains the funding recommendations for the implementation of future upgrades to the parks.

MILPITAS SPORTS CENTER	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Athletic Fields	\$2,000,000
Demolition	\$100,000
Earthwork & Drainage	\$500,000
Parking	\$280,000
Pathways, Paving, and Walls	\$745,000
Planting and Irrigation	\$600,000
Public Art	\$60,000
Signage	\$90,000
Swimming Pool - Indoor	\$4,000,000
Structures and Utilities	\$525,000
Design	\$2,000,000
Administration/Inspection	\$1,200,000
Contingency	\$1,500,000
Total	\$15,000,000

Murphy Park

Type	Neighborhood Park
Location	Yellowstone Ave. and South Park Victoria Dr.
Size	8.3 acres



Analysis



Murphy Park is a large park intended to serve the entire community. It features a large athletic field used for soccer. A large group picnic area and a large children's play area occupy the southern half of the park. A small lawn between the play and picnic area is used for music

concerts with a portable stage brought in for events. Many shade trees were recently planted. An off-street parking lot provides 18 spaces. Turf berming in the southern half of the park provides aesthetic topographic relief and spatial definition.

The southern half of the park provides an opportunity to create a more cohesive park core with citywide significance. Ample space and the historic use of this area for small scale community events lends this setting to the creation of a destination for group picnics, community gatherings, and water play for children with the addition of certain amenities.

The northern half of the park should continue to serve for active recreation. Turf drainage and irrigation improvements are needed, along with additional shade trees along the margins of the park.

Existing Facilities

The park includes one group picnic area with ten picnic tables and four

barbecues. There are eight benches and two play areas, one for the ages between 2-5 years and the other for 5-12 years of age. One restroom is located in the middle of the park and public art is located on the south entrance of the park near the parking lot.

Maintenance



This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs. The table on the following page defines what is or is not currently in compliance with accessibility regulations. The table further defines the actions and estimated costs needed to bring the existing play ground equipment and existing park components, such as picnic areas, pathways and parking, into compliance with current State and Federal accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

MURPHY PARK IMPROVEMENTS				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking	X			
Access within the site	X			
Play Areas		X		
Picnic Areas		X		
Restrooms	X			
Component	Quantity	Unit	Unit Cost	Total Cost
Accessible Picnic Tables	3	EA	\$3,500	\$10,500
Replace security lighting luminaries	7	EA	\$5,000	\$35,000
Accessible parking space with ramp in existing parking lot	1	LS	\$10,000	\$10,000
Turf overseeding	250,000	SF	\$0.35	\$87,500
Renovate, stockpile, and redistribute sand for play area	4,000	SF	\$0.35	\$1,400
Install poured-in-play surfacing for play area	12,000	SF	\$30	\$360,000
Install required signage in play area	1	LS	\$600	\$600
Remove and replace climbing structure	1	LS	\$50,000	\$50,000
Design	1	LS	\$100,000	\$100,000
Administration/Inspection	1	LS	\$90,000	\$90,000
Contingency	1	LS	\$155,000	\$155,000
				\$900,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

Possible Improvements

The theme for this park should be something that involves festivities such as “Festivals of the World” demonstrating different ethnic cultures.

Murphy Park

Site Plan



LEGENED	
	Create Community Gathering Place
	Add Small Scale Recreational Facilities
	Create Water Spray Park
	Add Play Structure
	Add Shade Structure
	Upgrade Play Area and Structure
	Add Accessible Parking
	Replace DG with Concrete
	Improve Turf and Irrigation
	Improve Drainage
	Add Shade Trees and benches
	Add accessible picnic tables
	Existing Soccer Field

Site Plan

Suggested improvements include the following:

- Redesign the southern half of the park to serve as a diverse community gathering place for group picnics, community gatherings, concerts, plays, and other events.
- Provide additional small-scale recreational amenities such as horseshoes, bocce, and volleyball courts.
- Create a “flagship” children’s play area as part of the southern portion redesign. Incorporate a theme and unique play experiences such as a water spray park. Incorporate shade structures.
- Replace any non-paved pathways with asphalt pathways.
- Improve turf, drainage, and irrigation.
- Plant evergreen screening trees along west side of park to buffer winds.
- Add disabled accessible parking space in existing parking lot.
- Add disabled accessible picnic tables.
- Upgrade existing play area and structure.

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community’s vision. The table on the following page presents anticipated capital development costs and Section 6, further explains funding recommendations for the implementation of future upgrades to the parks.

MURPHY PARK IMPROVEMENTS	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Children's Play Areas	\$1,330,000
Demolition	\$125,000
Earthwork and Drainage	\$25,000
Parking	\$25,000
Pathways, Paving, and Walls	\$130,000
Picnic Areas	\$200,000
Planting and Irrigation	\$225,000
Site Furniture	\$65,000
Design	\$300,000
Administration/Inspection	\$275,000
Contingency	\$600,000
Total	\$3,300,000

Oliver Jones Memorial Park

Type	Neighborhood Park
Location	Jacklin Drive at Hillview Drive
Size	4.93 acres



Analysis

Oliver Jones Memorial Park is a mid-sized park providing passive recreational amenities for the local neighborhood. It has two children's play areas, a picnic area, and open turf for free play. The play areas provide equipment for ages 2-5 and 5-12. The picnic tables are in good condition. Many shade trees have been recently planted in the southern end of the park. The park lacks a restroom. Some topographic relief has been provided at the elevated picnic area. However, the pathway leading to it exceeds the allowable slope for accessibility. The eastern portion of the park occurs on the Hetch Hetchy right-of-way which includes the linear park pathway.



Existing Amenities

This park has four picnic tables with two barbecues and two children play structures. There are four benches and one bicycle rack, two dog waste bag dispensers, one drinking fountain, and lighted pathways.

Maintenance

This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs. The table on the following page defines what is or is not currently in compliance with accessibility regulations. The table further defines the actions and estimated costs needed to bring the existing play ground equipment and existing

park components, such as picnic areas, pathways and parking, into compliance with current State and Federal accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

OLIVER JONES MEMORIAL PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X		
Access within the site	X			
Play Areas		X		
Picnic Areas		X		
Component	Quantity	Unit	Unit Cost	Total Cost
Re-grade and reconstruct path	1	LS	\$10,000	\$10,000
Concrete path, 10 ft. width	1,600	LF	\$200	\$320,000
Replace security lighting luminaries	4	EA	\$5,000	\$20,000
Accessible parking space, on-street	1	LS	\$22,000	\$22,000
Remove, stockpile, and re-distribute sand for play area	1,500	SF	\$0.35	\$525
Install poured-in-place surfacing	500	SF	\$55	\$27,500
Install required signage	1	LS	\$500	\$500
Remove and replace climbing structure	1	LS	\$50,000	\$50,000
Design	1	LS	\$90,000	\$90,000
Administration/Inspection	1	LS	\$769,475	\$69,475
Contingency	1	LS	\$90,000	\$90,000
			Total	\$700,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

Oliver Jones Memorial Park

Site Plan



LEGEND			
	Renovate Play Area		Add Accessible Parking Space
	Replace DG paving with Concrete		Add Shrub and Landscape Buffer
	Upgrade Picnic Area		Add entry Signage
	Reduce Pathway Slope for Accessibility		Add Public Art
	Add Shade Trees		Implement reclaimed water system for irrigation

Possible Improvements

This park would be ideal to have a “Space Exploration” type of theme. This theme can be expressed through the public art work and through the new children’s equipment suggested in the Site Plan.

Site Plan

This park should include the following upgrades:

- Replace decomposed granite paving with concrete.
- Upgrade the picnic area with shade trees and new paving.
- Renovate both play areas to add diversity to the age range they serve.
- Add evergreen screening trees at Jacklin Road to provide a buffer between the street and the park.
- Add one on-street accessible parking space.
- Provide shrub buffer at eastern residential edge.
- Add park signage at neighborhood entry.
- Implement reclaimed water system for irrigation.
- Add Public Artwork.

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community’s vision.

OLIVER JONES MEMORIAL PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Children’s Play Areas	\$800,000
Demolition	\$150,000
Earthwork and Drainage	\$35,000
Parking	\$25,000
Pathways, Paving, and Walls	\$355,000
Picnic Areas	\$135,000
Planting and Irrigation	\$220,000
Public Art	\$55,000
Signage	\$25,000
Site Furniture	\$50,000
Design	\$225,000
Administration/Inspection	\$175,000
Contingency	\$250,000
Total	\$2,500,000

The table above presents anticipated capital development costs. Section 6 of this Parks Master Plan explains funding recommendations for the implementation of future upgrades to the parks.

O'Toole Elms Park

Type	Urban Park
Location	Between Abel and Main Street
Size	1.63 acres



Analysis

The O’Toole Elm Park Site Plan was approved in 2005 as part of the new residential development in the Midtown redevelopment area known as the Luna at Terra Serena project. This park was constructed in 2007 and is designed to match the adjacent residence and as a connector between S. Abel and S. Main Street.



Existing Amenities

The park has six benches with one drinking fountain, concrete pathways with lighting, an informal turf area with six picnic tables and two play areas. One that serves ages 2-5 years and the other serves 5-12 year olds.

Possible Improvements

Since this park is such a new park, there are not many suggestions besides including public art.

Site Plan

Please see the approved site plan on the next page.

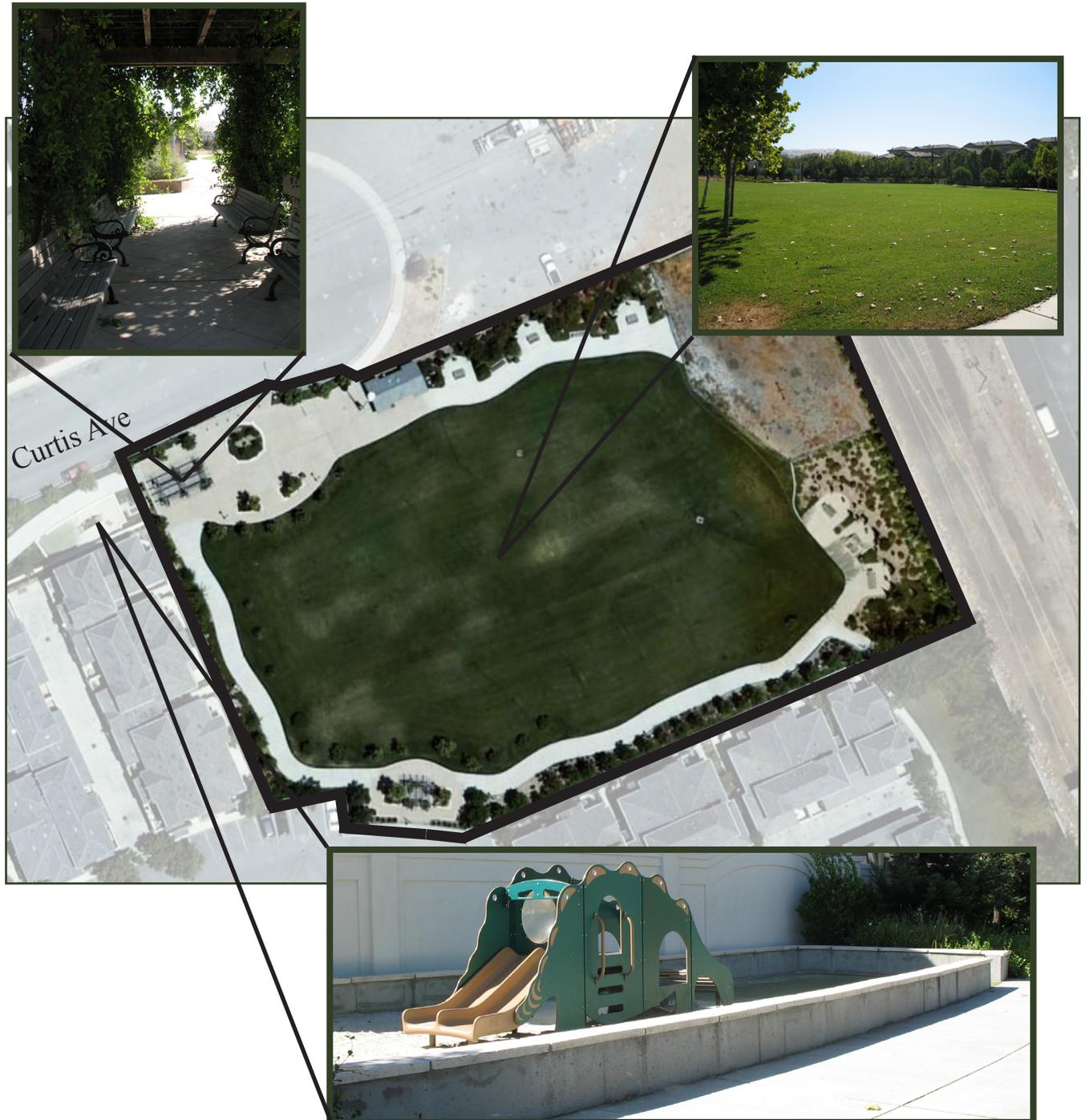
O'Toole Elms Park

Site Plan



Parc Metro East

Type	Urban Park
Location	Curtis Ave
Size	2.06 acres



Analysis

The Parc Metro East was planned along with Parc Metro Middle and Parc Metro West. These parks were constructed in 2007 as part of the new residential development in the Midtown Redevelopment Area known as Parc Metro. These three parks feature formal design styles and provide passive sitting areas, small turf areas, and children’s play areas. This park in particular has an open turf area that allows for free play.



Existing Amenities

The park includes three arbors, five benches, one bicycle rack, one dog waste dispenser, four drinking fountains, four game tables, one large informal turf area, and two play structures serving children between the ages of 2-5 and 5-12 years.

Possible Improvements

Because the park is new, there are not many improvements suggested for this park besides adding public art work and a handicap accessible parking space.

Site Plan

- Add public art.
- Add handicap accessible parking space.

Parc Metro Middle

Type	Urban Park
Location	Curtis Ave
Size	0.58 acres



Analysis

The Parc Metro Middle was planned along with Parc Metro East and Parc Metro West. These parks were constructed in 2007 as part of the new residential development in the Midtown Redevelopment Area known as Parc Metro. These three parks feature formal design styles and provide passive sitting areas, small turf areas, and children's play areas. This park in particular has one large open turf area and one smaller open turf area with two children's play structures. This park is next to the Parc Metro Community Center and pool.

Existing Amenities

The park includes eight benches, four drinking fountains, one group picnic area, an informal turf area, concrete pathways with lighting, two play structures serving the ages of 2-5 and 5-12 years, a swimming pool, and community recreation building.

Possible Improvements

Because the park is new, there are not many improvements suggested for this park besides adding public art work.

Site Plan

- Add public art.

Parc Metro West

Type	Urban Park
Location	Curtis Ave
Size	0.98 acres



Analysis

The Parc Metro West was planned along with Parc Metro East and Parc Metro Middle. These parks were constructed in 2007 as part of the new residential development in the Midtown Redevelopment Area known as Parc Metro. These three parks feature formal design styles and provide passive sitting areas, small turf areas, and children's play areas. This park in particular has three open turf areas with one play structure.



Existing Amenities

This park has three Arbors, two trellises, six barbecues, six benches, one bicycle rack, concrete pathways with lighting, six picnic tables, one play structure serving 2-5 year olds, and one restroom.

Possible Improvements

Because the park is new, there are not many improvements suggested for this park besides adding public art work and an accessible parking space.

Site Plan

- Add public art.
- Add handicap accessible parking space.

Pinewood Park

Type	Neighborhood Park
Location	Greentree Way
Size	9.88 acres



Analysis

Pinewood Park is a large park that provides a variety of features serving the southwestern portion of Milpitas. The western half of the park has been improved in recent years. The tennis and basketball courts were rebuilt in 2005, and two new play areas were installed in 2004. The turf in the western half is in good condition. The eastern half, in contrast, is in poor condition. The large group picnic area that occupies a large portion of the park no longer has sufficient tables and other facilities to function for its intended use. Shade is lacking, and the gravel paving is visually unappealing and hard to maintain. The linear park strip in the northeastern portion of the park has deteriorated. The paving is uplifting and cracked and the landscaping and irrigation systems are worn. The perimeter landscaping throughout the park is in need of refurbishment as is the park entrance on Greenwood Way. Many perimeter areas are bare, and the pine trees are declining.



Existing Amenities

This park has one lighted basketball court, four lighted tennis courts, and one tennis backboard. There are two group picnic areas with four picnic tables, two barbecues, seven benches, two bicycle racks, two dog waste bag dispensers, two drinking fountains, one



large informal turf area, and a restroom. The pathways at this park are asphalt and lighted. There are three children play structures, two tot lots, and one serving the ages of 5-12 years of age. This park includes an “Art in Your Park” piece that was Produced by Bill Gould titled “Green Tree.” Learn more about Milpitas Artwork at www.Milpitasarts.com

Maintenance

This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs. The table on page 3.3-154 defines what is or is not currently in compliance with accessibility regulations. This table further defines the actions and estimated costs needed to bring the existing play ground equipment and existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

PINEWOOD PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking	X			
Access within the site	X			
Play Areas		X	Greenwood Way play area is non-conforming	
Picnic Areas	X			
Restrooms	X			
Component	Quantity	Unit	Unit Cost	Total Cost
Overlay asphalt paths, 10 ft. width	4,000	LF	\$30	\$120,000
Replace security lighting luminaries	12	EA	\$5,000	\$60,000
Accessible parking space, on-street	1	LS	\$22,000	\$22,000
Remove, stockpile, and re-distribute sand	2,000	SF	\$0.35	\$700
Install poured-in-place surfacing	1,000	SF	\$50	\$50,000
Install required signage	1	LS	\$500	\$500
Remove and replace climbing structure	1	LS	\$35,000	\$35,000
Design	1	LS	\$90,000	\$90,000
Administration/Inspection	1	LS	\$71,000	\$71,000
Contingency	1	LS	\$50,000	\$50,000
			Total	\$500,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

Possible Improvements

Because this park has large pine trees, the theme chosen for this park is “Forest Animals” or possibly “Agriculture / Farming” theme.

Pinewood Park

Site Plan



LEGEND			
	Add Amenity Area with Horseshoes, Bocce, Volleyball etc.		Resurface asphalt pathways
	Replace irrigation system		Add entrance signage
	Add Recreation Building		Add Handicap Accessible Parking Space
	Improve/Add landscaping		Add Public Art
	Renovate play area		Add Tree buffer
	Add Special Feature		Add Spray Water Park

The City is working with the Art in the Park artist to design the public artwork for this park and expect the art to be completed in 2010.

Site Plan

The upgrades, changes, and additions to this park include:

- Incorporate additional variety of amenities such as volley ball, horseshoes, bocce, or other features.
- Replace the irrigation system in its entirety.
- Add a small recreation building for classes and rental programs.
- Renovate the northeastern linear park strip with improved landscape and irrigation.
- Remove the children's play area and replace it with a spray park or other amenity.
- Resurface asphalt pathways.
- Improve park entrances with landscaping and park signage.
- Add handicap accessible parking space on Greenwood Way.
- Add Public Art.

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community's vision. The table on the following page presents anticipated capital development costs and Section 6, explains funding recommendations for the implementation of

future upgrades to the parks.

PINEWOOD PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Children's Play Areas	\$450,00
Courts and Games	\$105,000
Demolition	\$255,000
Earthwork and Drainage	\$535,000
Lighting and Electric	\$200,000
Parking	\$75,000
Pathways, Paving, and Walls	\$685,000
Picnic Areas	\$1,190,000
Planting and Irrigation	\$1,170,000
Public Art	\$55,000
Signage	\$45,000
Site Furniture	\$155,000
Special Feature	\$225,000
Structures and Utilities	\$1,355,000
Design	\$850,000
Administration/Inspection	\$750,000
Contingency	\$900,000
Total	\$9,000,000

Sandalwood Park

Type	Neighborhood Park
Location	Escuela Parkway and Russell Lane
Size	3.88 acres



Analysis

Sandalwood Park is a small neighborhood park providing passive, neighborhood-oriented recreation for nearby residents. It includes a portion of the Hetch Hetchy Right-of-way.



There is one children's play area intended for the ages of 2-12.

Existing Amenities

This park currently contains eight benches with two barbecues, and two drinking fountains. There is one large informal turf area for free play, two horseshoe pits, and one play structure.

Maintenance

This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs.

When looking at the table on the following page, you will see it defines what is or is not currently in compliance with accessibility regulations. This table further defines the actions and estimated costs needed to bring the existing play ground equipment and existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

SANDALWOOD PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X		
Access within the site		X		
Play Areas		X		
Picnic Areas		X		
Component	Quantity	Unit	Unit Cost	Total Cost
Concrete path, 10 ft. width	1,350	LF	\$200	\$270,000
Add security lighting	12	EA	\$15,000	\$180,000
Accessible parking space, on-street	1	LS	\$22,000	\$22,000
Remove, stockpile, and re-distribute sand	6,000	SF	\$0.35	\$2,100
Install poured-in-place surfacing	2,000	SF	\$40	\$80,000
Replace bucket seats	2	EA	\$200	\$400
Replace swing hanger bolts, slide pole bolts, and beam-to-support post bolts	8	EA	\$100	\$800
Install required signage	1	LS	\$500	\$500
Remove and replace climbing structure	1	LS	\$75,000	\$75,000
Design	1	LS	\$100,000	\$98,000
Administrative/Inspection	1	LS	\$90,000	\$81,200
Contingency	1	LS	\$90,000	\$90,000
			Total	\$900,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

Possible Improvements

This park is a great space for both parent and children activities. This park should have the theme of “Play for All.”

Sandalwood Park

Site Plan



Site Plan

This park should include the following changes:

- Add perimeter pathway in the Hetch Hetchy portion of the park to connect the linear park northerly to Russell Lane.
- Replace decomposed granite paving with concrete.
- Add screening shrubs along eastern residential edge.
- Install one accessible parking space on street.
- Improve neighborhood entrances with planting, seating, and other features.
- Playground renovation/replacement.
- Remove horseshoe area and add water park features.
- Add benches with shade.
- Add public art.
- Add handicapped accessible tables to picnic area.
- Implement reclaimed water system for irrigation.

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community's vision. The table on the following page presents anticipated capital development costs and Section 6, explains funding recommendations for the implementation of future upgrades to the parks.

PARKS MASTER PLAN

SANDALWOOD PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Children's Play Areas	\$815,000
Courts and Games	\$50,000
Demolition	\$125,000
Earthwork and Drainage	\$60,000
Lighting and Electric	\$175,000
Parking	\$50,000
Pathways, Paving, and Walls	\$630,000
Picnic Areas	\$210,000
Planting and Irrigation	\$175,000
Public Art	\$55,000
Signage	\$20,000
Site Furniture	\$135,000
Design	\$350,000
Administration/Inspection	\$300,000
Contingency	\$350,000
Total	\$3,500,000

Selwyn Park

Type	Urban Park
Location	Selwyn Drive
Size	0.23 acres



Analysis

Selwyn is a small park that serves the needs of the nearby residents for passive recreation. It was constructed in 2004 and is in very good condition. It includes children's play area, small picnic area, basketball half court, and turf with trees. The play area appears to meet current safety and accessibility standards.



Existing Amenities

As mentioned in the previous paragraph, this park has one half basketball court, two picnic tables with two barbecues, three benches, one informal turf area and two play structures.

Possible Improvements

Because this park is new and in good condition, there are no recommendations at this time.

Sinnott Park

Type	Neighborhood Park
Location	Tahoe Drive and Butano Drive
Size	4.67 acres



Analysis

Sinnott Park is adjacent to John Sinnott Elementary School and serves the surrounding neighborhood with passive recreational amenities. The park is nicely



organized with an activity area at the south end and a small activity area at the north end, which create “destination” spaces at either end of the park. The northern destination is a small exercise equipment area that is situated close to the school and can be used for physical education classes. It is in need of refurbishment. The activity core on the south end of the park includes a restroom, two children’s play areas for ages 2-5, and a very large sand area with no apparent use. The play area is not up to code and not ADA-complaint. The activity core should be redesigned to create a vibrant setting with more variety, shade and recreation value, incorporating a renovated play area, a small group picnic area, smaller turf areas, and space for games such as volleyball.

Existing Amenities

This park has three picnic tables with three barbecues, five benches, one bicycle rack, one drinking fountain, two horseshoe pits, one informal turf area, one volleyball court and one restroom. The park also includes two children’s play structures.

Maintenance

This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs. The table on page 3.3-170 defines what is or is not currently in compliance with State and Federal accessibility regulations. This table further defines the actions and estimated costs needed to bring the existing play ground equipment and existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by future upgrades.

SINNOTT PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X		
Access within the site	X			
Play Areas		X		
Picnic Areas		X		
Restrooms	X			
Component				
Quantity	Unit	Unit Cost	Total Cost	
Concrete path, 10 ft. width	700	LF	\$200	\$140,000
Add Security lights	12	EA	\$15,000	\$180,000
Accessible parking apace, on-street	1	LS	\$22,000	\$22,000
Renovate turf and irrigation	10,000	LS	\$2.75	\$27,500
Renovate planting and irrigation	15,000	SF	\$4.00	\$60,000
Remove, stockpile, and re-distribute sand for play area	6,000	SF	\$0.35	\$2,100
Install poured-in-place surfacing	2,000	SF	\$40	\$80,000
Install required signage	1	LS	\$500	\$500
Remove and replace climbing structure	1	LS	\$45,000	\$45,000
Design	1	LS	\$85,000	\$85,000
Administration/Inspection	1	LS	\$77,900	\$77,900
Contingency	1	LS	\$80,000	\$80,000
			Total	\$800,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

Possible Improvement

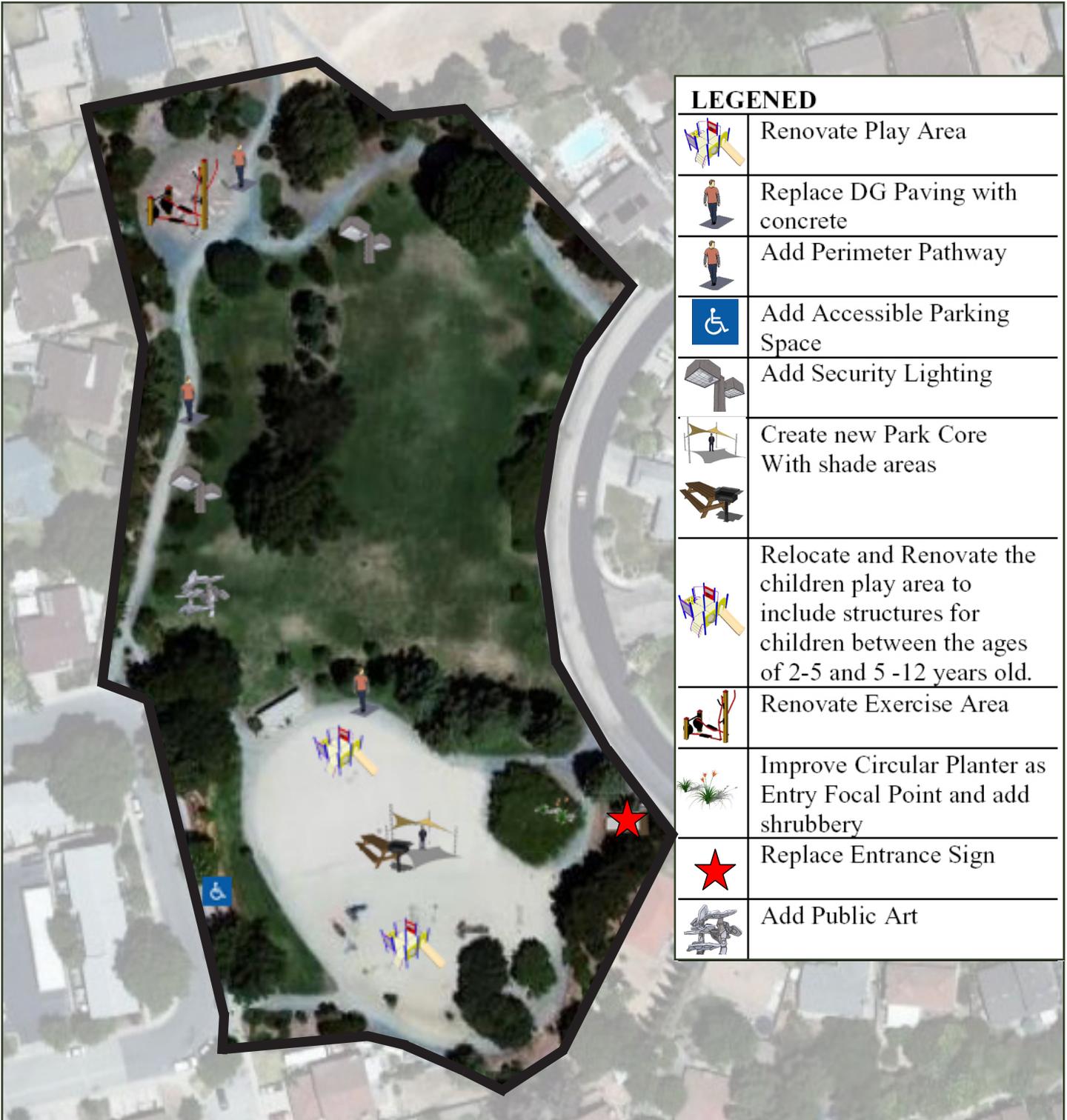
This park should have a “Astronomy” theme that can be expressed through its public artwork and the different amenities throughout the park.

Site Plan

The southern park core area should be redesigned as described above, with a new play area, expand shade structures, picnic area, space for games, and

Sinnot Park

Site Plan



LEGENED	
	Renovate Play Area
	Replace DG Paving with concrete
	Add Perimeter Pathway
	Add Accessible Parking Space
	Add Security Lighting
	Create new Park Core With shade areas
	Relocate and Renovate the children play area to include structures for children between the ages of 2-5 and 5 -12 years old.
	Renovate Exercise Area
	Improve Circular Planter as Entry Focal Point and add shrubbery
	Replace Entrance Sign
	Add Public Art

PARKS MASTER PLAN

other amenities including:

- Provide shade for picnic and play areas.
- Replace decomposed granite paths with concrete.
- Add security lighting.
- Renovate exercise area with new equipment.
- Provide benches.
- Improve Butano Drive entrance, taking advantage of large existing focal point tree, and replace entrance sign.
- Add Public Art.
- Add handicap parking space.
- Keep the large open grass area for free play.

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community's vision. The table on the following page presents anticipated capital development costs and Section 6, further explains funding recommendations for the implementation of future upgrades to the parks.

SINNOTT PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Children's Play Area	\$825,000
Courts and Games	\$50,000
Demolition	\$125,000
Earthwork & Drainage	\$60,000
Lighting & Electric	\$175,000
Parking	\$50,000
Pathways, Paving, & Walls	\$630,000
Picnic Areas	\$210,000
Planting & Irrigations	\$185,000
Public Art	\$55,000
Signage	\$25,000
Site Furniture	\$135,000
Design	\$350,000
Administration/Inspection	\$300,000
Contingency	\$320,000
Total	\$3,500,000

Starlite Park

Type	Neighborhood Park
Location	Rudyard Drive and North Abbott Ave
Size	3.44 acres



Analysis

Starlite Park, located across the street from Anthony Spangler Elementary School, provides neighborhood-serving passive recreational amenities. It features an activity core in the northern part of the park with a children play area for ages 5-12, picnic area, and shade structure. The remainder of the park includes an open lawn area for freeplay, with a pathway extending along the western park edge.

Existing Amenities

This park has six picnic tables with three barbecues, 12 benches, one bicycle rack, one dog waste dispenser, one drinking fountain, and one bathroom. This park has two horseshoe pits, one informal turf area, one volleyball court, and one play structure. This park also includes an “Art in the Park” project, the “Starscape Bench” by Oakland mosaic artist, Laurel True, which was unveiled in July 2006.



Maintenance

This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs. The table on the following page defines what is or is not currently in compliance with accessibility regulations. This table further defines the actions and estimated costs needed to bring the existing play ground equipment and

existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

STARLITE PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X		
Access within the site		X		
Play Areas		X		
Picnic Areas		X		
Restrooms		X		
Component	Quantity	Unit	Unit Cost	Total Cost
Concrete path, 10 ft. width	1,100	LF	\$200	\$220,000
Add security lights	12	EA	\$15,000	\$180,000
Accessible parking space, on-street	1	LS	\$22,000	\$22,000
Renovate planting and irrigation	35,000	SF	\$4	\$140,000
Remove, stockpile and re-distribute sand for play area	6,000	SF	\$0.35	\$2,100
Install poured-in-place surfacing	2,000	SF	\$40	\$80,000
Install required signage	1	LS	\$500	\$500
Remove and replace climbing structure	1	LS	\$70,000	\$70,000
Design	1	LS	\$100,000	\$100,000
Administration/Inspection	1	LS	\$85,000	\$85,000
Contingency	1	LS	\$100,000	\$100,000
			Total	\$1,000,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

Starlite Park

Site Plan



LEGENED			
	Renovate Play Area		Add Accessible Parking Space
	Renovate Horseshoes Court		Renovate Picnic Area creating a new park core
	Replace DG with Concrete Paving		Improve Park Entrance
	Improve curbside appeal with landscaping		Add Basketball Courts
	Add Water Spray Park		Add Shade Structure
	Add Security Lighting		

Possible Improvements

A “Universe” theme for this park would not only create a connection between the character and name of the park, but would be consistent with the existing public art work featured at the northern end of the park facing Abbott Ave. This would transform this park into a destination for the kids.

Site Plan

This park should include the following:

- Improve park entrance at the corner of Rudyard Drive and North Abbott Avenue.
- Complete the perimeter path system along North Abbott Avenue to create a walking loop.
- Redesign park core area with a new play area, picnic area, space for games, and other amenities. Provide shade for picnic and play areas.
- Add a water play area.
- Add basketball courts.
- Replace decomposed granite paving at pathways and picnic area with concrete.
- Upgrade picnic area.
- Add security lighting.
- Install on-street handicapped accessible parking space.
- Add landscaping to improve curbside appeal.

PARKS MASTER PLAN

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community's vision. The table below presents anticipated capital development costs and Section 6 explains funding recommendations for the implementation of future upgrades to the parks.

STARLITE PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Children's Play Areas	\$1,050,000
Courts and Games	\$80,000
Demolition	\$165,000
Earthwork and Drainage	\$85,000
Lighting and Electric	\$265,000
Parking	\$25,000
Pathways, Paving, and Walls	\$450,000
Picnic Areas	\$75,000
Planting and Irrigation	\$240,000
Site Furniture	\$40,000
Structures and Utilities	\$400,000
Design	\$375,000
Administration/Inspection	\$350,000
Contingency	\$400,000
Total	\$4,000,000

Strickroth Park

Type	Neighborhood Park
Location	Martil Way and Gemma Drive
Size	4.87 acres



Analysis

Strickroth Park has a variety of passive recreational facilities for neighborhood use, and also features a large open turf area that receives active sports use. It includes a small picnic area, informal turf areas, and separate children's play areas for ages 2-5 and 5-12, neither of which meet current accessibility and safety standards. The park lacks restrooms and benches.



Existing Amenities

The park includes one backstop for baseball or softball and two play structures; one structure for the ages between 2 and 5, the other for the ages 5 through 12. There is a large informal turf area and a drinking fountain, a bicycle rack, a picnic area with two barbecues and trash receptacles.

Maintenance

This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs. The table on the following page defines what is or is not currently in compliance with accessibility regulations. The table further defines the actions and estimated costs needed to bring the existing play ground equipment and existing park components, such as picnic

STRICKROTH PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X		
Access within the site		X		
Play Areas		X		
Picnic Areas		X		
Component	Quantity	Unit	Unit Cost	Total Cost
Concrete path, 10 ft. width	1,200	LF	\$200	\$240,000
Add security lights	18	EA	\$15,000	\$270,000
Accessible parking space, on-street	1	LS	\$22,000	\$22,000
Turf overseeding	100,000	SF	\$0.35	\$35,000
Remove, stockpile and re-distribute sand for play areas	8,000	SF	\$0.35	\$2,800
Install poured-in-place surfacing	3,000	SF	\$35	\$105,000
Install required signage	2	LS	\$500	\$1,000
Remove and replace climbing structure	2	LS	\$75,000	\$150,000
Design	1	LS	\$125,000	\$130,000
Administration/Inspection	1	LS	\$110,000	\$109,000
Contingency	1	LS	\$115,000	\$135,000
			Total	\$1,200,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix. The Site Plan recommends a comprehensive remodeling of this park. In this case, playgrounds and play areas, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by these future upgrades.

Possible Improvements

This park should have a “Trains, Planes and Automobiles” theme that can be expressed through public artwork and with different amenities throughout the park such as themed play structures.

Site Plan

- Renovate children’s play areas.
- Renovate picnic area. Add handicapped accessible picnic tables. Provide additional picnic table elsewhere in the park.
- Incorporate tunnel play feature into play area.
- Replace decomposed granite pathways with concrete. Complete the perimeter pathway system.
- Add security lighting.
- Add benches.
- Add park signage at neighborhood entrances.
- Add restrooms.
- Provide additional variety by adding volleyball courts, a spray park, or other small scale game spaces.
- Improve turf drainage and irrigation.
- Add shade trees and shrubs to buffer adjacent residences.

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community’s vision. The table

Strickroth Park

Site Plan



LEGENED	
	Add Accessible Parking Spaces
	Renovate Picnic Area
	Renovate Play areas <i>(incorporate tunnel feature into play area)</i>
	Add Neighborhood Entry Signage
	Add Soccer Field
	Renovate Turf and Irrigation
	Add Perimeter Pathways
	Add Restrooms
	Add small scale game
	Add Security Lighting
	Add Benches Along Pathway

PARKS MASTER PLAN

below presents anticipated capital development costs and Section 6 explains funding recommendations for the implementation of future upgrades to the parks.

STRICKROTH PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Athletic Fields	\$150,000
Children's Play Areas	\$1,010,000
Courts and Games	\$135,000
Demolition	\$100,000
Earthwork and Drainage	\$145,000
Lighting and Electric	\$315,000
Parking	\$50,000
Pathways, Paving, and Walls	\$300,000
Picnic Areas	\$135,000
Planting and Irrigation	\$200,000
Public Art	\$55,000
Signage	\$30,000
Site Furniture	\$75,000
Structures and Utilities	\$450,000
Design	\$450,000
Administration/Inspection	\$400,000
Contingency	\$450,000
Total	\$4,450,000

Tom Evatt Park

Type	Neighborhood Park
Location	Hetch Hetchy corridor between Hammond Way and Tompson Court
Size	4.42 acres



Analysis

Tom Evatt Park was constructed in 2007 as part of the new residential development in the Midtown redevelopment area. The park is located within the Hetch Hetchy Corridor. It extends from Hammond Way on the east end to Thompson Court on the west, and crosses Abel and South Main Street.

Existing Amenities

The park provides two tennis courts, two basketball half courts, two children’s play areas, nine off street parking spaces, covered picnic areas, bocce courts, and a walking path.

Maintenance

This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs. The table below defines what is or is not currently in compliance with accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

TOM EVATT PARK			
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>			
ADA Conformance	Conforming	Non-Conforming	Notes
Parking	X		
Access within the site	X		
Play Areas	X		
Picnic Areas	X		

Possible Improvements

Because the park is new and in conformance with all ADA requirements, there are no recommended improvements at this time.

Veterans Memorial Park

Type	Special-use Park
Location	Calaveras Blvd.
Size	1.57 acres

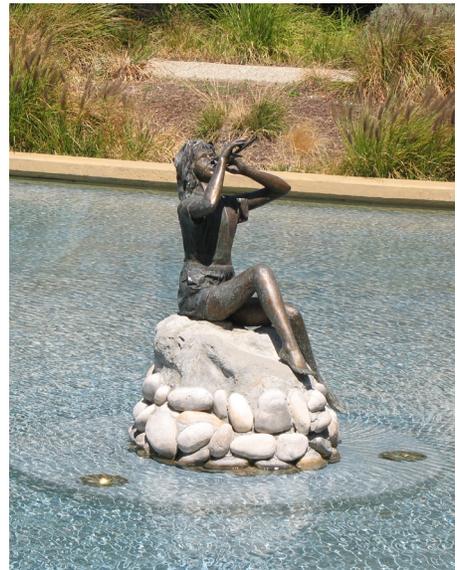


Analysis

Veterans Memorial is a portion of the Civic Center grounds.

Existing Amenities

It features a casual turf area, 41 benches, a pond, and the Milpitas Veterans Memorial with flag poles and monuments (see previous page). This Park also includes two pieces of public art. There is the Flute Player that was created by Carla Moss and placed in the pond in 1996; and there is the “Cartwheels” piece also by Carla Moss located on the corner of the intersection on North Milpitas Blvd and Calaveras.



Maintenance

This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs. The

table below defines what is or is not currently in compliance with accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

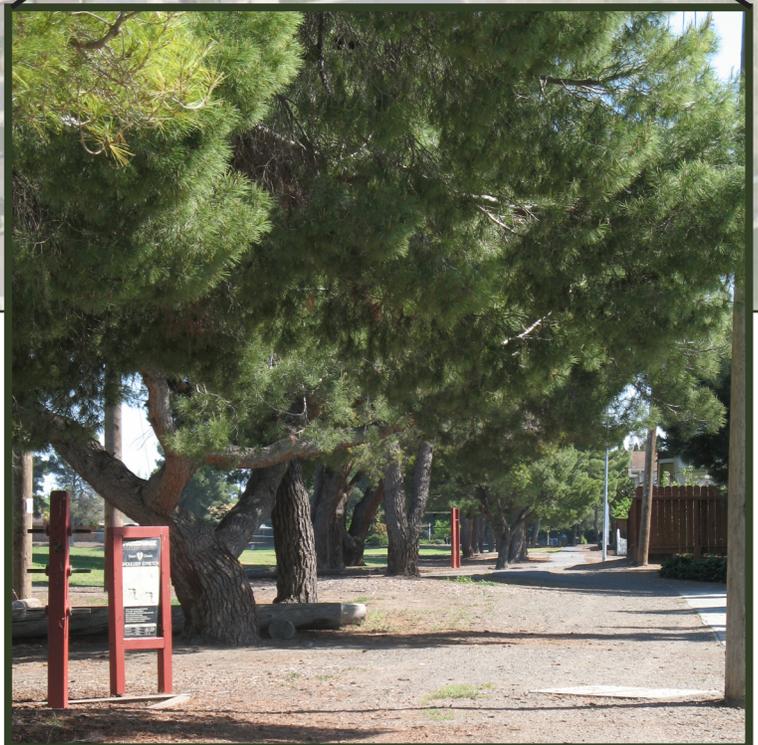
VETERANS MEMORIAL PARK			
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>			
ADA Conformance	Conforming	Non-Conforming	Notes
Parking	X		
Access within the site	X		

Possible Improvements

Because the park is new and in conformance with all ADA requirements, there are no recommended improvements at this time.

Yellowstone / Robert E. Browne Park

Type	Neighborhood Park
Location	Yellowstone Ave.
Size	4.93 acres



Analysis

Yellowstone / Robert E. Browne Park, located across the street from Murphy Park, features four tennis courts and a linear informal turf area. The park compliments the facilities located at Murphy Park, but lacks variety, both visually and in its recreational offerings. The tennis courts were rebuilt in 2005 and are still in excellent condition. Overall the park is in very good condition and little repair is needed.



Existing Amenities

The park has 13 benches that surround the perimeter pathway, one bicycle rack, one drinking fountain, one picnic table, four lighted tennis courts, and one tennis backboard.

Maintenance

This section describes long and short term maintenance needs, and presents recommendations to improve ongoing park operations and control costs.

The table on the following page defines what is or is not currently in compliance with accessibility (ADA) regulations. The table further defines the actions and estimated costs needed to bring the existing play ground equipment and existing park components, such as picnic areas, pathways and parking, into compliance with current accessibility regulations. These recommendations are based on the Playground Safety Inspection report that was prepared by Safeplay by Design, Inc. dated January 2008. The full report is included in the appendix.

YELLOWSTONE / ROBERT E. BROWN PARK				
<i>SAFETY, ACCESSIBILITY & MAINTENANCE</i>				
ADA Conformance	Conforming	Non-Conforming	Notes	
Parking		X		
Access within the site	X			
Picnic Areas		X		
Component	Quantity	Unit	Unit Cost	Total Cost
Accessible parking space, on-street	1	LS	\$22,000	\$22,000
Install poured-in-place surfacing	1,000	SF	\$50	\$50,000
Remove and replace fitness equipment	1	EA	\$75,000	\$75,000
Design	1	LS	\$50,000	\$50,000
Administration/Inspection	1	LS	\$50,000	\$50,000
Contingency	1	LS	\$53,000	\$53,000
			Total	\$300,000

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

The Site Plan recommends a comprehensive remodeling of this park. In this case, accessibility, safety, and maintenance issues would be corrected as part of the reconstruction, and the recommendations made in this table would be superseded by the future upgrades.

Possible Improvements

An appropriate theme for this park would be “Courts and Sports.”

Site Plan

- Add basketball courts on the west side of the tennis courts.
- Add bleachers at tennis courts.
- Improve picnic areas with new tables and barbeques.

PARKS MASTER PLAN

- Renovate exercise stations.
- Replace decomposed granite paving with asphalt or concrete.
- Add benches.
- Add trees along street.
- Add flowering accent trees for interest.
- Add pathway lighting.
- Add two tennis courts, one concrete practice wall, and a waiting area with seating and shade.

A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community's vision. The table on page 3.3-195 presents anticipated capital development costs and Section 6 explains funding recommendations for the implementation of future upgrades to the parks.

Yellowstone / Robert E. Browne Park

Site Plan



LEGENED			
	Reconstruct Pathway South to Sinnott Park		Add Bleachers
	Improve Picnic Area and Benches		Renovate Fitness Equipment
	Add Basketball Court		Add 2 Tennis Courts
	Expand Practice Area, Add Concrete Practice Walls		Create Plaza/Waiting Area with Shade, Benches and Tables
	Add Pathway Lighting		

YELLOWSTONE / ROBERT E. BROWN PARK	
<i>FUTURE UPGRADES</i>	
Component	Estimated Cost
Courts and Games	\$650,000
Demolition	\$100,000
Earthwork and Drainage	\$100,000
Lighting and Electric	\$315,000
Parking	\$25,000
Pathways, Paving, and Walls	\$130,000
Picnic Areas	\$25,000
Planting and Irrigation	\$145,000
Public Art	\$55,000
Signage	\$10,000
Site Furniture	\$25,000
Design	\$220,000
Administration/Inspection	\$200,000
Contingency	\$250,000
Total	\$2,250,000

Milpitas High School Pool & Tennis Courts

Type	School Facility
Location	1285 Escuela Parkway
Size	1.71 acres



Analysis

The swimming pools and tennis courts at Milpitas High School are open to the public on a limited basis, operating under a joint use agreement with the Milpitas Unified School District. See the previous page for location of tennis courts and swimming pools outlined in red dashed lines.

Existing Amenities

There are two swimming pools, one for diving and the other for laps, and eight tennis courts available.

Possible Improvements

There are no plans for improvement at this time.

Site Plan

Continue current shared use agreements.

Rancho Milpitas Junior High School Joint Use Field

Type	School Facility
Location	Yellowstone Avenue
Size	17.63 acres



Analysis

The Softball field at Rancho Milpitas Junior High School is used for City programs under a joint use agreement with the Milpitas Unified School District. The school grounds also contain two additional field spaces suitable for soccer or other multi-use sports. A cricket pitch is installed at the perimeter of the softball field.

Existing Amenities

Rancho Milpitas Junior High School allows the City to utilize the lighted baseball field that has two bleachers and two drinking fountains. The agreement also includes the use of the cricket pitch, a restroom building, and three practice backstop walls.

Possible Improvements

The City should work with the School District to expand the Shared Use agreements of this facility to include the two multi-use fields.

Site Plan

Suggested improvements would include renovating the turf and irrigation, and improve the pathway along the western edge of the school grounds to connect to Sinnott Park.

Russell Junior High School Joint Use Field

Type	School Facility
Location	Curtner Drive
Size	7.86 acres



Analysis

The softball fields at Russell Junior High School are used for City Programs under a joint use agreement with the Milpitas Unified School District. This is the home of the Bobby Sox League.

Existing Amenities

The agreement between the School District and the City includes the use of the four baseball fields that have two bleachers per field and a score keeper's booth along with a concession stand and restrooms. There is one multipurpose field and two drinking fountains.

Possible Improvements

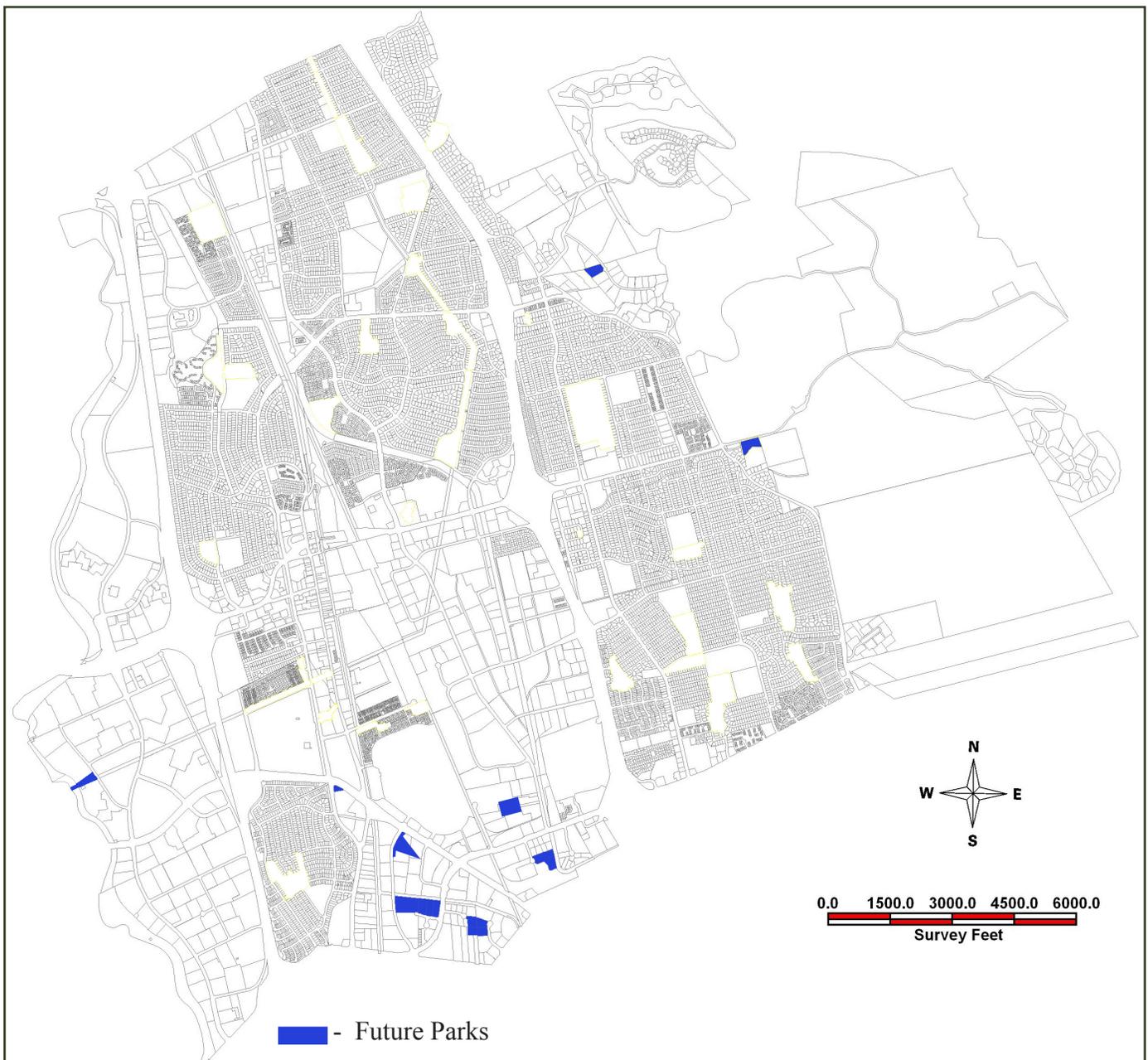
There are no suggested improvements at this time besides possibly working with the school district to install synthetic turf and lighting for the baseball and multipurpose field.

Site Plan

- Renovate turf and irrigation.
- Install synthetic turf and lighting at the baseball/multi-purpose fields.

Future Parks

Type	Neighborhood Parks
Location	Within the Transit Area Specific Plan and Approved Fairfield Project
Size	30+ acres



Future Parks

New public parks are required for the new residents to provide them with active and passive recreation opportunities as well as crucial community gathering space. Based on the expected amount of residential development within the Transit Area Specific Plan and the City's prevailing park space standards, about 30-40 acres of parkland are proposed in the Specific Plan Area. The approved Fairfield residential project is proposing about an acre of parkland for the new development.

Section 4

TRAILS

The Milpitas Trails Master Plan was approved in June of 1997 and states that the goals of the Trails Master Plan were derived from the Trails Task Force. These goals apply both to the development of the Trails Master Plan and the Implementation of the Trails.

Trails Master Plan Goals

- Identify potential trail routes for commuter and recreational use, which integrate with and provide benefit to the creek corridors, schools, businesses, parks and local citizens.
- Provide staging areas and use existing facilities for such staging areas whenever possible.
- Maximize linkages to other trail and bikeway systems to provide alternative transportation routes for pedestrians, bicyclists and joggers.
- Respect the property rights of adjacent landowners and be good neighbors.
- Preserve and restore the natural environment of the creek corridors.
- Coordinate, cooperate and involve all stakeholders along the trail corridors including schools, parks, businesses, agencies, trail users, citizens and adjacent neighbors to maximize public involvement, support and ownership of the trails.
- Provide alternative transportation routes.
- Establish the character and usage for the trails.

- Provide solutions that maximize the technical, recreational, aesthetic and land use potential for the trail network. Prepare a long range development plan for the trail network, consistent with the regional trail concept that considers both active and passive recreation.

For further information on Design Guidelines, Trail Financing, and Trail Implementation refer to the Milpitas Trails Master Plan. Below is a chart that will guide you to the main trails that run throughout the City of Milpitas.

Milpitas Trails

<i>Trail Name</i>	<i>Pg.#</i>
Berryessa Creek	4-3
Coyote Creek	4-4
Penitencia Creek	4-5

Berryessa Creek

Type	City Trail
Location	Runs from northwest through the City to southwest
Size	2.4 Miles (<i>Existing</i>)



Coyote Creek

Type	Regional Trail
Location	Runs north to south along the west City limits
Size	1.94 Miles (<i>Existing</i>)



Penitencia Creek

Type	City Trail
Location	Runs from north to south through the City
Size	1.07 Miles (<i>Existing</i>)



Section 5

MAINTENANCE

Park maintenance is the preservation and protection of the City's Parks. This task necessitates a continuous effort to accomplish the safe and proper condition required for public use.

It is the responsibility of the Parks Maintenance Division under the direction of the Parks and Recreation Services Director to ensure the cleanliness and address the public's health and safety in all park properties. This includes sanitation, correcting defects and the timely repair of the many elements and facilities within the park boundaries.

This endeavor shields park users from harm and enhances the public's experience and wellbeing while utilizing the park system. The maintenance is also vital to protect the City's asset and help to reduce City liability.

The table on the next page provides an itemized list of maintenance tasks with the recommended frequency of action, estimated costs, and estimated life expectancy of park elements. Note: Costs include 40% contingencies and soft costs.

PARKS MASTER PLAN

MAINTENANCE TASKS & SCHEDULING								
Component	Frequency (years)					Unit	Unit Cost	Life Expectancy (years)
	1	5	10	15	20+			
Athletic Fields, Turf, and Planting Areas								
Turf Renovation – topdressing,overseeding	X					SF	\$0.25	NA
Turf Replacement			X			SF	\$1.00	15
Irrigation System Repair	X					SF	\$1.50	NA
Irrigation System Replacement				X		SF	\$2.50	15
Field Lighting Relamping		X				EA	\$1,000	3
Field Lighting Fixture Replacement – Energy Efficient					X	EA	\$10,000	25
Field Lighting Pole Replacement					X	EA	\$50,000	50
Field Lighting – Replace Conductors and Conduits					X	LF	\$8.00	25
Synthetic Turf Removal and Replacement			X			EA	\$425,000	10
Infield Mix Replenishment	X					SF	\$0.25	NA
Fencing Repair	X					LF	\$15	NA
Fencing Replacement					X	LF	\$30	25
Backstop Repair	X					EA	\$1,000	NA
Backstop Replacement					X	EA	\$25,000	25
Bleacher Replacement					X	EA	\$12,000	25
PA Replacement					X	EA	\$5,000	25
Scoreboard Replacement					X	EA	25,000	25
Roads and Parking								
	1	5	10	15	20+	Unit	Unit Cost	Life Expectancy
Ashphalt Paving Overlay – 2 inches			X			SF	\$2.50	10
Ashphalt Paving Replacement					X	SF	\$4.50	20
Concrete Curb and Gutter Replacement					X	LF	\$40	50
Signage Replacement			X			ES	\$1,000	10
Use Areas								
	1	5	10	15	20+	Unit	Unit Cost	Life Expectancy
Dog Park – Fencing Replacement					X	LF	\$30	15
Dog Park – Bench/Table/Trash Receptacle					X	EA	\$2,500	20
Dog Park – Water System Repair	X					LS	\$500	NA
Dog Park – Potable Water System Replacement					X	LS	\$10,000	25
Special Feature						LS	Unknown*	NA
Core Area						LS	Unknown*	NA

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

MAINTENANCE TASKS & SCHEDULING								
Component	Frequency (years)					Unit	Unit Cost	Life Expectancy (years)
	1	5	10	15	20+			
Amenities	1	5	10	15	20+	Unit	Unit Cost	Life Expectancy
Arbor – Wood or Metal – Repair/Refinish		X				EA	\$2,000	NA
Arbor – Wood or Metal – Replace					X	SF	\$115	35
BBQ Replacement				X		EA	\$600	20
Large BBQ Pit Replacement				X		EA	\$2,500	20
Bench Repair/Refinish		X				EA	\$500	NA
Bench Replacement					X	EA	\$2,500	20
Bicycle Rack – Replacement					X	EA	\$2000	20
Distance Markers – Replace					X	EA	\$500	20
Dog waste Bag Dispenser – Replace			X			EA	\$350	10
Drinking Fountain – Replace		X				EA	NA	NA
Drinking Fountain – Replace					X	EA	\$5,000	20
Entrance Signage – Replace					X	EA	\$5,000	20
Entrance Signage – Replace					X	EA	\$1,500	20
Fencing – Ornamental Metal – Inspect, grind, and repaint as necessary	X					LF	\$15	NA
Fitness Equipment Repair/Refinish			X			LF	\$100	35
Fitness Equipment Replacement					X	EA	\$5,000	20
Game Table, Picnic Table Repair / Refiish		X				EA	\$500	NA
Game Table, Picnic Table Replacement				X		EA	\$2,500	20
Interpretive Signage Replacement				X		EA	\$2,500	20
Shade Structure, Fabric Type – Replace Fabric			X			SF	\$10	10
Shade Sturcture, Fabric Type – Replace Structure					X	SF	\$30	20
Pathways	1	5	10	15	20+	Unit	Unit Cost	Life Expectancy
Decomposed Granite Paths/Picnic Areas – Replenish and fine grade	X					SF	\$0.50	NA
Decomposed Granite Paths/Picnic Areas – Excavate and replace				X		SF	\$4.50	15
Ashphalt Paving Repair		X				SF	\$0.50	NA
Ashphalt Paving Overlay			X			SF	\$2.50	10
Asphalt Paving Replacement					X	SF	\$4.50	20
Concrete Paving Repair – Replace damaged areas		X				SF	\$12	NA
Concrete Paving Replacement					X	SF	\$12	50

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

PARKS MASTER PLAN

MAINTENANCE TASKS & SCHEDULING								
Component	Frequency (years)					Unit	Unit Cost	Life Expectancy (years)
	1	5	10	15	20+			
Lighting	1	5	10	15	20+	Unit	Unit Cost	Life Expectancy
Pathway / Area Lighting – Relamping		X				EA	\$1,000	5
Pathway / Area Lighting – Fixture Replacement – Energy Efficient					X	EA	\$2,000	20
Pathway / Area Lighting Pole Replacement					X	EA	\$8,000	50
Pathway / Area Lighting – Replace Conductors and Conduits					X	LF	\$8	50
Parking Lot Lighting – Relamping						EA	\$1,000	5
Parking Lot Lighting – Fixture Replacement – Energy Efficient					X	EA	\$12,000	20
Parking Lot Lighting – Replace Conductors and Conduits					X	LF	\$8	50
Children’s Play Areas	1	5	10	15	20+	Unit	Unit Cost	Life Expectancy
Equipment Repair	X					LS	NA	NA
Equipment Replacement – 2-5 years				X		LS	\$75,000	15
Equipment Replacement – 5-12 years				X		LS	\$125,000	15
Wood Chip Surfacing Replenishment	X					SF	\$4.00	1
Sand Replenishment	X					SF	\$2.00	1
Resilient Surfacing Replacement				X		SF	\$22	15
Water Spray Feature Repair		X				LS	NA	NA
Water Spray Feature Replacement					X	EA	\$5,000	25
Courts	1	5	10	15	20+	Unit	Unit Cost	Life Expectancy
Volleyball Court – Sand Replenishment	X					SF	\$0.50	NA
Tennis Court Color Coat/Striping Replacement		X				SF	#3.50	5
Tennis Court Slipsheet					X	EA	\$50,000	20
Tennis Court Replacement					X	EA	\$100,000	20
Basketball Court Overlay			X			SF	\$2.50	10
Basketball Court Replacement					X	EA	\$5	20
Bocce/Horseshoes Court – Replenish Surface	X					SF	\$0.50	NA
Bocce/Hourseshoes Court Replacement				X		EA	\$5,000	15
Court Lighting – Relamping		X				EA	\$1,000	5
Court Lighting – Fixture Replacement – Energy Efficient					X	EA	\$10,000	20
Water Features	1	5	10	15	20+	Unit	Unit Cost	Life Expectancy
Fountain / Aerator Repair	X					LS	\$3,000	NA
Fountain / Aerator Replacement					X	EA	\$35,000	35
Fishing Pier Repair	X					SF	\$150	NA
Fishing Pier Replacement					X	SF	\$150	25

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

MAINTENANCE TASKS & SCHEDULING								
Component	Frequency (years)					Unit	Unit Cost	Life Expectancy (years)
	1	5	10	15	20+			
Planting and Irrigation	1	5	10	15	20+	Unit	Unit Cost	Life Expectancy
Turf – Topdressing and Overseeding	X					SF	\$0.35	NA
Turf – Remove and Replace – Sod				X		SF	\$1.50	15
Shrubs – Replace shrubs that have become overly woody/overgrown		X				SF	\$2	NA
Ornamental Grasses – Replace dead clumps			X			EA	\$10	10
Groundcover – Replace woody/overgrown areas			X			SF	\$2	10
Mulch Replace			X			SF	\$2	10
Tree Pruning		X				EA	\$1,000	NA
Tree Removal		X				EA	\$1,000	NA
Tree – 15 Gallon Replacement		X				EA	\$150	NA
Creek Restoration Planting Maintenance	X					AC	\$500	NA
Non-Irrigation Erosion Control Mowing	X					AC	\$350	NA
Concrete Mowband Replacement					X	LF	\$25	50
Headerboard Replacement				X		LF	\$8	15
Irrigation System Repair	X					SF	\$0.50	NA
Irrigation System Replacement – Small Turf or Planting Area					X	SF	\$2	25
Irrigation System Replacement – Large Turf Area					X	SF	\$1.50	25

(LF = Linear Feet; SF = Square Feet; LS = Lump Sum; EA = Each)

Section 6

IMPLEMENTATION

This section presents funding recommendations for implementation of the projects defined in the Action Plan. The planning process identified a wide range of needs and wishes for new and improved parks and recreation facilities. Each park has its own section with recommendations and identified costs that go along with those recommendations. Refer to Section 3 page 19. A key purpose of this Parks Master Plan is to compare the cost and size requirements of the desired improvements with existing financial and land resources necessary for implementation of the community's vision.

SECTION 6.1 FUNDING STRATEGIES

The Parks and Recreation Service Department seeks to create a more stable and sustainable financial framework through short and long-term actions. Economic conditions at the time of writing this Parks Master Plan are very challenging. This plan is a long range planning document that anticipates changing economic conditions over time, with at least one up and down cycle likely over the next 15 years.

The primary strategies recommended for increasing the likelihood of successful plan implementation are outlined below. Detailed information on the full range of relevant funding mechanisms is provided later in this section.

Strategy 1: Private Sector Fund-raising/Park and Recreation Foundation

In Response to decreasing government funding, many public park and recreation agencies have been successful in developing

private sector revenue sources. A non-profit Park and Recreation Foundation was created in September 2007 to promote greater participation in park and recreation endeavors and a foundation scholarship program was also established to assist in funding for participants within all Milpitas recreation programs, as well as to pursue grants to help preserve cultural resources.

Strategy 2: Increased Fees and Charges

A cost-recovery analysis of the City's program offerings should be conducted. The City should contract with a specialist to conduct this study. Existing fees and charges should be analyzed and any desired adjustments made. Sensitivity to the customer's ability to pay, the relative need for the program or service, and other factors will need to be carefully considered.

Strategy 3: Governmental Grants

Governmental grants have historically provided a source of capital for municipal park and recreation agencies. These include voter-approved bonding measures at the state level, federal grants, and others. The most recent state bonds have nearly reached the end of their cycles, limiting the potential from those sources. However, Californians have historically been supportive of parks and recreation measures. It would seem likely that new bond measures may be implemented in the next economic cycle. The Department should develop grant-writing and grant management

skills or reallocate existing staff to increase its effectiveness in identifying, applying for, and securing grant funding. An ongoing and effective program will require the assignment of specific staff to these tasks.

Strategy 4: Leveraging Resources

Many grant sources have matching requirements. Leveraging resources generated through private fund-raising or other sources will increase grant revenues that would otherwise be unavailable. Other examples of resources leveraging include School District/City partnerships, public/private partnerships, and volunteerism.

Strategy 5: City-School District Cooperation

The City and School District have established a successful Shared Use agreement for uses of facilities. The availability of public school grounds is of special importance in Milpitas due to the limited amount of park acreage available in the public park system. Maintaining and maximizing opportunities available under the shared use agreement is a key component of this implementation plan.

Strategy 6: Voter Initiatives

Higher-cost projects may require voter-approved or landowner-approved initiative, such as a bond or tax assessment. Although the current economic conditions would not seem to bode well for

voter-approved financing, this is the time to begin establishing the groundwork by developing a strategy, selecting a preferred mechanism, and beginning the planning process.

SECTION 6.2 FUNDING SOURCES

Like most municipalities in California, the City of Milpitas is experiencing fiscal pressure due to limits on property taxes (Proposition 13), state revenue grabs (ERAF), cyclical swings in the state and local economies, state and federal cutbacks in local grant programs, and the continuing structural imbalance in the state budget that threatens to further reduce local revenues in the future.

The ability of local governments in California to finance public improvements has been increasingly circumscribed over the last three decades. In June 1978, the voters of California amended the state constitution to limit the ability of local governments to impose property taxes. That amendment, commonly known as Proposition 13, added Article XIII A to the state constitution, which limits the maximum ad valorem tax on real property to 1% of the assessed value of that property. Proposition 13 also limited annual assessed value increases to 2% or the inflation rate, whichever is smaller, until a property is sold.

Since the passage of Proposition 13, more than a dozen other statewide propositions have been passed that restrict how local revenues can be raised or spent. While many tax measures were passed during the late 1980's and early 1990's, Proposition 218, passed in 1996, had the most widespread impact since Proposition 13. This measure adds Articles XIII C and XIII D to

the state constitution, which:

- Limits authority of local governments to impose taxes and property related assessments, fees and charges, requires that a majority of voters approve increases in general taxes and reiterates that two-thirds must approve a special tax;
- Requires that assessments fees, and charges that are imposed as a condition of land ownership must be submitted to property owners for approval or rejection, after notice and public hearing;
- Limits the amount of an assessment on a property to the “special benefit” that is conferred on the property; and
- Limits fees to the cost of providing the service and establishes that such fees may not be imposed for general governmental services that are generally available to the public.

No single financing source will provide all of the resources required to implement the Parks Master Plan. Financing will require a blend of sources and techniques. The following section describes the potential major sources of financing.

Private Sector Assistance

The Milpitas Parks and Recreation Department faces an increase in demand for services and, at the same time, the prospect of dwindling funding for those services. Many municipalities have responded to similar situations by instituting a number of mechanisms for fund raising through private individuals, businesses, and organizations. These agencies are aware that there is a significant amount of private sector monies available to agencies that

provide quality of life opportunities such as hospitals, universities, and parks and recreation. These monies are available in millions of dollars from philanthropic foundations and private individual gifts.

Because nearly all grants and gifts offered are not available to entities that are politically supported and run, the Milpitas Parks and Recreation Foundation can partner with the agency to raise funds. In addition, most people will not willingly contribute financing to local government without a clear understanding of how the money will be spent. The Parks and Recreation Foundation can play an important role to the agency's outreach and messaging efforts that clearly explain the intended, or in some cases dedicated, use of the funds. Other elements to be considered in a City / Foundation partnership are:

- Working in conjunction with the Parks and Recreation Services Department to be eligible for grants for which government agencies are not eligible. The Program is the key vehicle for acceptance of endowments and gifts for park facility development and program activities, and provides a means to invest and manage gifts given for park and recreation purposes.
- Creation of a Memorandum of Understanding (MOU) between the City and Parks and Recreation Foundation. The MOU ensures the efforts of the Foundation are solely to support Milpitas Parks and Recreation and proper controls are in place to ensure Foundation actions meet City values, mission and guidelines.

Other forms of private sector assistance could include corporate sponsorships that involve short-term naming rights. Sponsorships for community projects, programs, and facilities have become culturally accepted and widely practiced and typically include the following elements:

- Approval by City Council of a Legacy Naming and Corporate Naming policy to use for the solicitation of donations from individuals and foundations.
- The use of Presentation Sponsorships would allow the City to retain a historical or otherwise significant name of a property while allowing a company or organization to provide name recognition associated with the venue (e.g., Green Acres Park, presented by XYZ Company).
- The use of a Corporate Program Sponsorship strategy would include a marketing plan clarifying the benefit derived from each level of giving and providing a specific marketing plan to approach potential sponsors.
- Establishment of Exclusive Vendor/Official Sponsor contracts would help maximize revenue.
- Installation of a “Wall of Fame,” Donor Recognition Plaza, or other facility would allow for recognition of individuals who have contributed greatly to the growth and development of the City as well as many who have given personal time and sacrificed for the betterment of the community.

Beyond these elements, there are significant opportunities for park and recreation funding from private foundations. Private foundation grants have been an important element in the financing of municipal recreation center development and other park facilities in the Bay Area and elsewhere in California. An effective financing program for the improvements identified in the Master Plan should include a component directed toward this sector. It should be noted that effectively competing for private foundation grants is a specialized and time-consuming undertaking. A successful foundation fund raising program will require the dedication of talented staff from either the public or

consultant sectors.

Public and Private Partnerships

Partnership arrangements with private organizations, including organizations of user communities, sports leagues and even some vendors, can generate resources to install facility improvements and upgrades and should be considered. Partnerships between public agencies, such as the School District and the City, can extend the availability and use of community space. In several California municipalities, cities successfully have partnered with private firms such as Field of Dreams to construct and operate sports fields.

Cost Recovery Program/User Fees

As general fund revenues have lagged behind costs in many municipalities, interest has increased in setting user fees and charges for park and recreation facilities and programs at a level to cover at least the ongoing operations and maintenance costs for these facilities and programs, or at least at a level to close the funding gap for active use activities. The City of Milpitas is recognized as having relatively low user fees for recreation services as compared with other Bay Area communities. It is recommended that an analysis of the current fee structure be included in all formal City analysis of cost recovery fees in the future.

State and Federal Grants

Both the state and federal governments have historically provided substantial grant resources to municipal governments for park and recreation improve-

ments. While the availability and requirements of state and federal grants change over time, the City should be prepared to respond to and pursue such opportunities when they arise. State and federal grants typically require a significant local matching share.

In 2000, California voters approved Proposition 12, which included funds for local assistance grants for parks and recreation. In 2002, California voters passed Proposition 40, which also included funds for local park and recreation assistance. Both of these programs are now completed. In 2006, California voters approved Proposition 84, which will include some local assistance funds. Federal grant sources that have been used in some communities to support park and recreation land acquisition and improvements have historically included the following:

- Land and Water Conservation Fund (LWCF)
- Community Development Block Grants (CDBG)

While these programs still exist and should be explored as part of the City's implementation of the Parks Master Plan, current levels of support for these programs are under budgetary pressure and competition among applicants is strong.

Volunteerism

Volunteers can provide a significant level of support for municipal park and recreation systems. Volunteers are able to contribute to needs of the parks, such as ongoing operation and maintenance, clean-up efforts, trail maintenance and improvements, vegetation restoration, tree planting, play area

installation and other areas. Volunteers may also contribute to public outreach and development efforts on behalf of the City. Volunteers are becoming a strong constituency that increases awareness and community support for parks and recreation. Management and supervision by City parks staff is a prerequisite for success.

General Revenues

General revenues are revenues that the City receives to be used for any valid municipal purpose. General revenues flow into the City's General Fund. In turn, the General Fund covers the cost of most on-going municipal services, such as parks and recreation, public safety, public works, and general government. The largest municipal general revenue sources are sales taxes and property taxes. Charges for services typically are also general revenues. During good economic times an increased contribution to park and recreation improvements from the General Fund might be possible.

Voter Approved Taxes and Assessments

The following paragraphs describe four mechanisms that could be used to help finance the park and recreation improvements described in the Parks Master Plan. Each of these requires some form of voter or landowner approval. These four mechanisms –Special Benefit Assessments, Landscaping and Lighting District, General Obligation Bond and Special Tax – are presented as alternative methods of providing a citywide financing base.

Special Benefit Assessment

Special Benefit assessments can be levied on real property by municipalities, counties and special districts to acquire, construct, operate, and maintain public improvements which convey an identifiable special benefit to the defined properties. Prior to issuing bonds, the City Council would conduct a set of proceedings to establish the scope and cost of the improvements to be financed, identify the land parcels that are benefited, determine a fair and equitable allocation of the costs to the benefited parcels, and conduct a landowner approval process.

Proposition 218 establishes a strict requirement for formal landowner approval before such assessments can be put in place. Each landowner would vote in proportion to the amount of any assessment that would be levied on his or her property. The assessment must be approved by a simple majority of the weighted ballots cast. Under Proposition 218, public properties are treated the same as private properties in a benefit assessment.

The established area of benefit is often termed an “assessment district.” An assessment district is not a separate legal entity, and has no separate governing board or authority to act independently of the local agency that established it.

Landscaping and Lighting Maintenance Districts (LLMD)

An LLMD is one type of special benefit assessment. The Land-

scaping and Lighting Act of 1972 (and amended in 1984) provides authority for local governments (cities, counties and certain special districts) to raise funds for developing, maintaining and servicing public landscaping and lighting facilities. Public landscaping and lighting can include parks and open space acquisition and improvements such as; landscaping, street lighting, sidewalks, curbs and gutters. The revenue to pay for these facilities comes from special assessments levied against the benefited properties. The establishment of the assessment is subject to the requirements of Proposition 218, and the assessment is collected as a separate item on the annual property tax bill.

Milpitas maintains LLMDs for the primary purpose of maintaining streetscape improvements along North McCarthy Boulevard and Sinclair Frontage Road. The City is currently using Community Facilities Districts (discuss below) to help fund maintenance of new parks.

General Obligation Bond

General Obligation (GO) bonds may be issued by cities, counties and certain other local government entities to finance park improvement projects. Debt service for GO bonds is provided by an earmarked property tax above the 1% general property tax mandated by Proposition 13 (often called a “property tax override”). These overrides typically appear on the annual tax bill as “voted indebtedness.” GO bonds require a 2/3 majority vote by registered voters.

Special Taxes on Property

Mello-Roos Special Tax:

The Mello-Roos Community Facilities Act permits various local governments to establish a Community Facilities District (CFD) to finance new facilities and/or to pay for operations and maintenance through the levying of a special tax. The Act (as well as Proposition 218 discussed earlier) requires a two-thirds vote for approving the special tax. Milpitas has established two CFDs, 2005-1 and 2008-1. CFD 2005-1 levies a special tax (\$339 per unit per year in fiscal year 2008/2009) on new residential development to fund parks and streetscape maintenance and is applied citywide except for the Transit Area. CFD 2008-1 levies a special tax (\$510 per unit per year in fiscal year 2008/2009) on new residential development in the Transit Area to fund a wider range of city services including parks maintenance.

Parcel Tax:

Cities, as well as counties, school districts and other districts, can adopt a “special tax” with the approval at an election of at least 2/3 of those voting on the measure. The parcel tax is a special tax that traces its origin to Proposition 13, which as discussed earlier, primarily limited taxes on property values. The parcel tax is a tax on real estate parcels and not their value and is authorized under the Proposition 13 provision that allows special taxes to be adopted by the 2/3 majority.

Special Sales Tax:

Under some circumstances, a special sales tax can be imposed with voter approval and its revenues earmarked for special purposes. The imposition of such a tax typically requires special state legislation as well as a 2/3 approval by the electorate.

Redevelopment Tax Increment

A California city or county can establish a redevelopment agency to undertake the revitalization of an area that it finds to be “blighted.” The City of Milpitas has a redevelopment agency in force. The redevelopment agency can incur indebtedness to finance improvements needed to accomplish the goals of its redevelopment plan. The property tax base in the redevelopment area is “frozen,” and increments in property taxes after the tax base is frozen go into the redevelopment fund to be used for the financing of improvements. Voter approval is not required for tax increment financing. Such financing can be used only for facilities to support the needs of redevelopment; including park and recreation improvements that are set forth in redevelopment plans.

Development Related Financing

In response to the fiscal changes that began with Proposition 13 described earlier, California cities generally turned to various forms of development related financing to provide the public improvements – such as streets, sewers, water systems and parks – that were required to serve new development. The two most common techniques used by cities to provide park improve-

ments are Quimby Act dedications and fees and the Development Impact Fees. These techniques require a clear relationship, or nexus, between the new development and necessary public services.

Quimby Act Dedications and Fees

Section 6647 of the Government Code (known as the Quimby Act) grants cities and counties authority to require the dedication of park land – or the payment of a fee in-lieu thereof – by a new residential subdivision. The dedication or payment shall not exceed a proportionate amount necessary to provide 3 acres of public park area per 1,000 residents. Milpitas' park dedication requirements (Milpitas Municipal Code Section XI-1-9) establish an overall park and open space requirement of 5 acres per 1,000 residents, 2 acres of which can be private open space and 3 acres must be public parkland. The overall park and open space requirement in the Midtown and Transit Areas is 3.5 acres per 1,000, 1.5 acres of which can be private open space and 2 acres must be public parkland. The City can accept the payment of fees in-lieu of land dedication, which are calculated by the amount of public park land required, pursuant to the ratios above, multiplied by the fair market value of an acre of land in the City. In 2009, the in-lieu fee has averaged \$15,000 per unit when no land is dedicated for public parks. The park dedication fee for the Transit Area has been included in the Transit Area Development Impact Fee discussed below.

Development Impact Fees (DIF's)

Development Impact Fees are fees paid by a developer at or near the time of development for various public improvements that are required to serve the new development. Such fees are required as conditions of approval of a proposed development pursuant to the City's police powers over land use.

Section 66000, *[et seq]* of the California Government Code establishes a demanding set of requirements for development impact fees. This section of the Government Code (enacted as AB1600) requires an agency that establishes, increases or imposes a development impact fee as a condition of development approval to do the following:

- Identify the purpose of the fee.
- Identify the uses of the fee.
- Establish a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
- Determine whether there is a reasonable relationship between the need for the public improvement and the development project on which the fee is imposed.

The City has established a development impact fee to fund the \$198 million in public infrastructure and parks needed to service the new residential development planned for the Transit Area. The 30 acres of new parks and trails are estimated to cost \$81.7 million (2008 dollars) and will be built and funded as new development occurs.

SECTION 6.3 FUNDING SOURCE APPLICABILITY

This table presents recommended funding sources for each major type of park improvement projects.

RECOMMEND FUNDING SOURCES								
Funding Sources		Improvement Categories						
		Operation and Maintenance	Improvements to Serve New Development	New Sports Fields and Courts	Existing Community Parks	Existing Neighborhood Parks	Trails	New Community Facilities
1	General Fund	X		X	X	X	X	X
2	Cost Recovery Program	X						
3	Landscape and Lighting Maintenance District	X						
	Community Facilities District	X						
4	Quimby Act Fees		X	X			X	X
5	Development Impact Fees		X				X	X
6	Individual and Business Donations			X	X	X	X	X
7	Private Foundation Grants			X	X	X	X	X
8	State and Federal Grants			X		X	X	X
9	Sales Tax Override (Special Tax)			X	X	X	X	X
10	Special Benefit Assessment			X				X
11	General Obligation Bond			X				X

SECTION 6.4 LAND ACQUISITION

Acquisition of additional land would be necessary for implementation of new recreation facilities, such as a sports complex. Additional park space and open space acreage is also highly desired by the community. The City should monitor real estate conditions on an on-going basis in order to identify potential acquisitions.

SECTION 6.5 FUTURE PROJECT IMPLEMENTATION PROCESS

Precise planning and design will be required for implementation of the projects outlined within the Parks Master Plan. The planning and design process will vary based on the unique requirements of each improvement project, but will typically follow a similar general sequence of activities. Not all projects will require all of these steps.

- Begin with the Parks Master Plan as a basis for further, more precise design;
- Secure project funding for planning, design, construction, and maintenance;
- Prepare plan, schematic, or preliminary design as appropriate for the individual project;
- Prepare environmental documentation (if required);
- Prepare construction documents required for the public bid process, including drawings, specifications, and cost estimates;
- Implement construction through the City's construction procedures; and

- Operate and maintain the project.

Many improvement projects will require professional design and planning services. The entire planning sequence will be open to public review. The preliminary design phase will involve public participation to help determine overall direction and specific details. Compliance with the California Environmental Act (CEQA) may be required. Approval by the Parks, Recreation, and Cultural Services Commission, the City Council, and possibly the Planning Commission and School Board will be required for many of these projects. Public review and comment will be an integral part of these meetings.

Monitoring Process

This document is a flexible planning tool intended to be periodically reviewed and evaluated in light of changing conditions, and modified as appropriate. The Parks Master Plan should be updated at approximately five-year intervals. The update process should include an assessment of progress, with any adjustments made in response to changing priorities, preferences, trends, construction costs, and availability of new funding sources. A close watch on changing costs and funding sources is essential.