

STAFF REPORT

DATE: September 15, 2011

TO: Recreation and Parks Commission

FROM: Ken Hiatt, Community Development and Sustainability Director
Elvia Garcia-Ayala, Community Services Director
Anne Brunette, Property Management Coordinator

SUBJECT: Parks and Facilities Master Plan Update Status Report

Recommendation

1. Review the updated and revised criteria for prioritizing projects. Provide comments and input and approve the criteria for prioritizing projects.
2. Appoint a subcommittee of three Commissioners to work with staff to develop a recommendation for categorizing suggested projects.

Executive Summary

To expedite the completion of the Parks and Facilities Master Plan the city has hired a consultant to assist staff. The consultant has reviewed all of the work completed to date. He is recommending modification to the criteria previously reviewed and approved by the Commission. Staff concurs with his recommendation and is presenting the new criteria in this report. This report will also reiterate the suggested projects for inclusion in the Master Plan. Staff is asking the Commission to appoint a subcommittee of three Commissioners to work with staff in ranking the projects based on the criteria and return to the full Commission with a working draft. In addition and as a way to incorporate the commission's input into the subcommittee's recommendation, Commissioners will be invited to provide their individual categorization of projects based on the criteria. The subcommittee's work will take into account all of the background surveys and data collected. As a reminder the statistically valid survey is the base document representing the desires of the community. The public will have the opportunity to address the Commission before any final recommendation to the Council is made.

Background and Analysis

The current Parks and Facilities Master Plan was adopted in 1998. The majority of components of the current plan that had identified funding sources have been completed prompting the need for an update. The update will result in a 10 year plan and funding strategy that prioritizes parks recreational related capital projects that are needed to maintain existing amenities, respond to community requests for enhanced opportunities, and provide for expanded facilities to accommodate projected population growth. Shown below is a discussion of the completed Parks and Facilities Master Plan Update Tasks:

Environmental Scan

The purpose of the Environmental Scan is to provide an overview of the current planning environment for the City. Developing a clear understanding of the present landscape and future trends provides a foundation to make informed decisions about priorities and resources for the City and for the Davis Parks and Recreation Facilities Master Plan Update. Specifically the Environmental Scan covers: Planning Context, Policy Framework, Demographic Analysis, City Organization, Parkland and Amenity Inventory, Parkland Standards and Guidelines. This task has been completed and reviewed and accepted by the Recreation and Parks Commission. A copy of the full report can be found at http://cityofdavis.org/pgs/masterplan/pdfs/Final_Env_Scan.pdf

Community Needs Assessment

The Community Needs Assessment provides an overview of the interests, desires and stated needs of the community for parks and recreation facilities. Additionally, this section outlines some key parks and recreation trends that will inform priorities and facilities decisions. In combination with the facilities level of service standards, this is a critical element of understanding the community needs and interests for parks and recreation facilities. The public input process for the update has included a city-wide, random sample, statistically-valid telephone survey; and community web survey; a community-wide intercept survey; a youth survey; sports group surveys and interviews; aquatic group surveys and focus group; and a neighborhood workshop. To date over 8,000 people were represented in the preparation of the Master Plan Update. The telephone survey result is the most important of all the background documents in that it is a statistically valid representation of the desires of the residents of Davis. The summary of the telephone survey and results of other public input opportunities can be found at http://cityofdavis.org/pgs/masterplan/pdfs/CNA_draft_4_8_08.pdf. The Recreation and Parks Commission has reviewed and accepted this report.

The key findings of the report are:

FACILITY PRIORITIES: Overall the highest priorities for recreational facilities are:

- Neighborhood parks
- Walking or hiking trails
- Greenbelts
- Open space
- Public swimming pools
- Sports fields

ACTIVITY PRIORITIES: The highest priorities in terms of activities are:

- Biking
- Walking
- Recreational swimming
- Jogging
- Soccer
- Basketball
- Dog Walking
- Tennis

Review of Infill Housing sites

The Commission reviewed the infill housing sites identified in the updated Housing Element. The review identified the projects most likely to be developed during the timeframe of the updated Master Plan and provides recommendations on which sites will provide park land vs. payment of park in-lieu (Quimby) fees.

Table 1:
Projected Number of Housing Units by Project - Land Dedication or In-lieu Fee

Project	Potential # of Units	Quimby Park (Acres)	Neighborhood Greenbelt (Acres)	In-lieu Fee or Land Dedication
2009/10 - 2013/14				
Kennedy Place	10	0.11	0.10	Fee
Grande School Site	41	0.17	0.80	Both
Second Units -	20	0.00	0.00	Fee
Verona, Mace Ranch	96	1.2	0.86	Fee + \$110K for park
Simmons/Chiles Ranch/E. Eighth Street	108	1.41	1.20	Fee
Willowbank Park, Mace Boulevard	29	0.38	0.40	Fee
New Harmony	69	0.90	0.31	Fee
Willowbank 10 (some fees still owed)	31	NA	done	Paid
Haussler	4	0.05	done	Fee
Willowcreek Commons	21	0.28	0.32	Fee
2726 Fifth St.	7	0	0	NA
2014/15-2018/19				
Nugget Fields, Wildhorse	114	1.49	0.90	Fee
Sweet Briar Drive	16	0.21	0.05	Fee
RHD Zone, Oxford Circle	24	0.31	0.10	Fee
Signature Properties	411	5.4	2.8	Fee
Little League Fields, F St	115	1.5	0.55	Fee
Civic Center Fields, B Street	58	0.76	0.36	Fee
Dates uncertain				
DJUSD Headquarters	50	0.66	0.22	Fee
Downtown - if plan/zone increases	-	0.00	0.00	Fee
PG&E Service Center	386	5.06	1.62	Land
Transit Corridor/Anderson Road	23	0.31	0.12	Fee
City/DJUSD Corp. Yard, E. Fifth Street	120	1.57	1.13	Land
Willow Creek Neighborhood Commercial	26	0.34	0.17	Fee
Nishi Property - option w/UCD access only	730	9.56	1.30	Land
Neighborhood Shopping Centers - if plan/zone increases	-	0.00	0.00	Fee
Con Agra - Cannery	610	7.99	5.4	Both
Ott, Cowell Blvd	95	1.24	0.95	Fee
Willow Creek Light Ind	101	1.3	0.75	Fee
Covell Village	950	12.4	7	Both
Fifth Avenue Place and Pole Line	34	0.13	0.22	Fee
Wildhorse Ranch	191	2.50	1.61	Fee
NE Corner Mace/Cowell	4	0.05	0.17	Fee
Seiber, Cowell	18	0.24	0.16	Fee

Total

4,512

57.52

29.47

Parks and Facilities Master Plan Update Uncompleted Tasks

	TASK	LEAD	DATE
1.	Review and approve criteria that will be used to prioritize projects. Appoint a subcommittee.	Recreation and Parks Commission	September
2.	Prioritize projects based on evaluation criteria and available / projected funding.	Recreation and Parks Commission	October
3.	Review Draft Updated Parks and Facilities Master Plan and make recommendation to City Council	Recreation and Parks Commission	Nov./Dec.
4.	Provide Draft Updated Parks and Facilities Master Plan as informational item	Finance and Budget Commission	January
5.	Review Finance and Budget Commission comments and Draft Updated Parks and Facilities Master Plan and make recommendation to City Council	Recreation and Parks Commission	February
6.	Present Updated Parks and Facilities Master Plan to City Council for adoption	Council	February

The focus of this staff report is on step one. The Commission is not being asked if they support or don't support any of the projects suggested by the public. The Commission is being asked to review and approve the revised criteria for prioritizing projects.

Prioritization Criteria Background

Several years ago staff had previously presented a set of criteria, developed by the city's first consultants, for prioritizing projects to the Recreation and Parks Commission. The Commission had significant issues with the criteria due to the lack of strong justification for prioritizing one project over another. Staff returned with criteria that categorize projects on whether they are "Critical", "Needed" (to meet some standard/policy) or "Desirable". The Commission approved the criteria as recommended by staff. In working with the city's new consultant staff has revised the criteria to use more positive terminology. The revised criteria are somewhat similar to what the Commission previously approved. The Commission will have the opportunity to review and revise the corresponding definitions of the criteria to insure that when their recommendations are forwarded to the Council it is clear why some projects are recommended over others. Nothing precludes the Commission from making project recommendations outside of the criteria if there is a compelling reason.

Parks and Recreation Facilities Master Plan Update Revised Categories (criteria) of Capital Improvement Projects

Core Project Definition

Planning and completion of core projects are essential and critical elements of the City of Davis parks and facilities system, and are projects that the City has to build to preserve and protect the community's health, safety, accessibility and environmental sustainability.

Criteria for Core Projects

- State or Federal law or mandate requires completion of the project
- Completion of the project is required by a development agreement or other City contract
- Protects existing City investment in park system infrastructure
- Completion of the project is important to the public's health, safety and accessibility to the City's parks, recreation facilities, greenbelts and open space
- The project is consistent with the top three priorities of the City's residents as expressed in survey efforts
- Significantly improves cost effectiveness of maintenance, reduces water consumption, improves water quality, or improves environmental sustainability

Important Project Definition

Planning and completion of important projects are necessary to adhere to general plan and level of service standards for the City's parks, facilities and open space system. Important projects are desired by the majority of City residents and serve a wide segment of the population throughout the year.

Criteria for Important Projects

- Completion of the project is consistent with general plan and level of service standards for parks, facilities and open space
- Project has a dedicated and defined revenue source for development and/or for maintenance and operation
- Project has a high potential for additional funding from user fees or from community partners to offset the cost of construction and/or ongoing maintenance and operation.
- Project is consistent with the most desired priorities of City residents, as expressed in community surveys

Valued Added Project Definition

Planning and completion of value added projects expands or enhances the City's parks, facilities and open space system. Projects may provide specialized recreation opportunities for City residents for a specific age segment, interest group or an underserved segment of the population.

Criteria for Value Added Projects

- Project may serve a narrower segment of the City's population or a limited time period throughout the year.
- Project may require a subsidy from the City's general fund for ongoing maintenance and operation
- Project may require user fees, partnership agreements, or ongoing assessments to offset the facility maintenance, operation and staffing costs.
- Project is generally desired and supported by City residents, as expressed in citizen survey
- Park or facility resource is not available or is underdeveloped in the City of Davis

Determining what projects should be implemented is perhaps the most difficult part of the update process. The Recreation and Parks commission indicated that the prioritized list should reflect the desires of the public. The most accurate summary of the public desires should be taken from the survey that was prepared for the update. At the beginning of this report staff summarized the Facilities and Activities priorities of the public. Staff is asking the Commission to appoint a subcommittee of three Commissioners to work with staff to develop a working draft of projects in the appropriate categories. The subcommittee will also recommend projects for deletion from the list and recommendations for General Plan amendments as needed to ensure projects are consistent with the General Plan. The subcommittee's recommendation will return to the full Commission at a public meeting to further discuss which categories the projects should be placed in. It is anticipated that the subcommittee work will be a 3-4 hour commitment.

Funding available

There will be just over \$4 million dollars available for park projects from the Parks and Recreation Impact fees. There is the potential for some additional money to come from General Facilities Impact fees, Park in-lieu (Quimby) fees and other existing funding sources depending on the project. More information will come forward on the available funding sources in future staff reports.

Projects suggested by the public

Out of the surveys and public input meetings a list of projects suggested by the public has been generated from input received at public meetings and through surveys conducted over the past three years. Staff compiled the list of projects and is preparing cost estimates for construction as well as maintenance. Not all projects will be included in the Updated Master Plan. The prioritization process and review of available funding will result in the elimination of many projects. The Recreation and Parks Commission will need to match up the projects with criteria for prioritization of projects, available funding and the results of the Community Needs

Assessment. The Commission will have information regarding the cost of the projects and the cost of annual maintenance as they make their recommendations.

Concurrently with this project the city is proceeding with an EIR for a Sports Park. The 1998 Parks and Facilities Master Plan and 2001 General Plan showed a deficit of 100 acres of land to meet level of service standards. The 1998 Parks and Facilities Master Plan compromised on defining how field needs were met by double counting some fields. For example the little league fields in the Mace Ranch Community Park are also counted as soccer fields. Clearly both sports can not be played at the same time and field improvements such as skinned infields were not made. The Parks and Facilities Master Plan will not result in the addition of 100 acres of park land or designated single user fields. The Sports Park provides the opportunity for youth sports groups to construct and maintain their own fields. The Sports Park addresses the need for fields and the City's limited resources for maintenance of fields. The fields proposed in the Sports Park project do not adversely affect the determinations made with adopting the Updated Parks and Facilities Master Plan.

Projects Suggested by the public for inclusion in the Update to the Parks and Facilities Master Plan*

Item	Park Improvements
1	Community Gardens 2-acres
2	Outdoor exercise Park
3	Central Park Sign
4	New Skate park
5	Replace all decking at Northstar Park
6	Add fruit trees, herbs & edibles in parks and greenbelt areas - demonstration only
7	Add a frisbee golf course along Covell greenbelt
8	Add outdoor patio/plaza to Senior Center
9	Convert some irrigated areas to non-irrigated landscape/hardscape in parks and greenbelts
10	Reconstruct Rainbow City
11	Lighted full size basketball court
12	Art Park (sculpture installation no land acquisition)
13	Davis Woodland Bike connector
14	Designate greenbelt areas for agricultural crop rental
15	All-inclusive, universally accessible playground
16	Campground
17	Replace all asphalt paths in parks and greenbelts to concrete
18	Add more tennis courts
19	Renovate/modernize neighborhood and Community Parks approx. \$100,000/neig \$200,000/comm each
20	Expand E St Plaza
21	Natural Adventure play park without land acquisition
22	Greenstreets
23	Greenbelt System enhancement
24	Sports Park
25	Soccer fields
26	Lacrosse fields
27	Softball fields

28	Baseball fields
29	Bocce Ball Court
30	Unstructured turf play areas
31	Greenbelt connector between Depot and Davis Commons
32	Community Educational Farm
33	New Park in Cannery 8 ac
34	New Park in PG&E Service Center 5 ac
35	New Park area in Grande
36	New Park in City/DJUSD Corp Yard 1.6
37	New Park Nishi Property 9.6
38	Uniform park signs similar to Barovetto Park
39	Mace Ranch Community Park habitat area (set aside for future improvements to owl habitat)
40	Land for BMX Track
41	Dog exercise area in north Davis
42	Park maintenance staff list of needed improvements to existing parks including play structure replacement
	Facilities - Buildings
43	Permanent restrooms at Civic Center Park, Walnut north, Walnut south, Sandy Motley, Oak Grove and Putah Creek
44	Replace and update restroom at Community Park
45	Remove existing restroom at Central Park and replace with new at a more central location
46	Community Center at Mace Ranch Park 10,000 sq ft
47	Community Center at Walnut Park 10,000 sq ft
48	New Teen Center
49	Construct a covered reservable picnic area similar to the one in Mace Ranch Park - no location identified
50	Add a restroom in the Wildhorse Ag buffer
51	Renovate/modernize Veterans Memorial Center
52	Add more community meeting spaces at Mace Ranch Park, Slide Hill, Arroyo and Walnut Parks 2000 sq ft w/o public restrooms
53	Outdoor stage
	Aquatic Improvements
54	Splash Park
55	New fountain at Central Park
56	Convert Civic or Community Pool to a 50-meter pool and eliminate the other
57	Pool at Walnut Park

Projects remaining from 1998 Parks and Facilities Master Plan

- 1 – Lighted adult and older youth baseball field at Harper Jr. High
- 1 – Lighted adult softball field at Harper Jr. High
- 1 – Lighted Little League field at Mace Ranch Community Park
- 2 – Youth softball/baseball fields (1 at Walnut Park and 1 at John Barovetto Park)
- 2 – lighted soccer fields at Harper Jr. High
- 1 – Swimming pool at Walnut Park
- 2- in-line hockey rinks (1 at Mace Ranch and 1 at Arroyo Community Parks)

Civic Center Gym expansion

2- Community Center (1 at Mace Ranch and 1 at Walnut Community Parks)

Community Garden Center

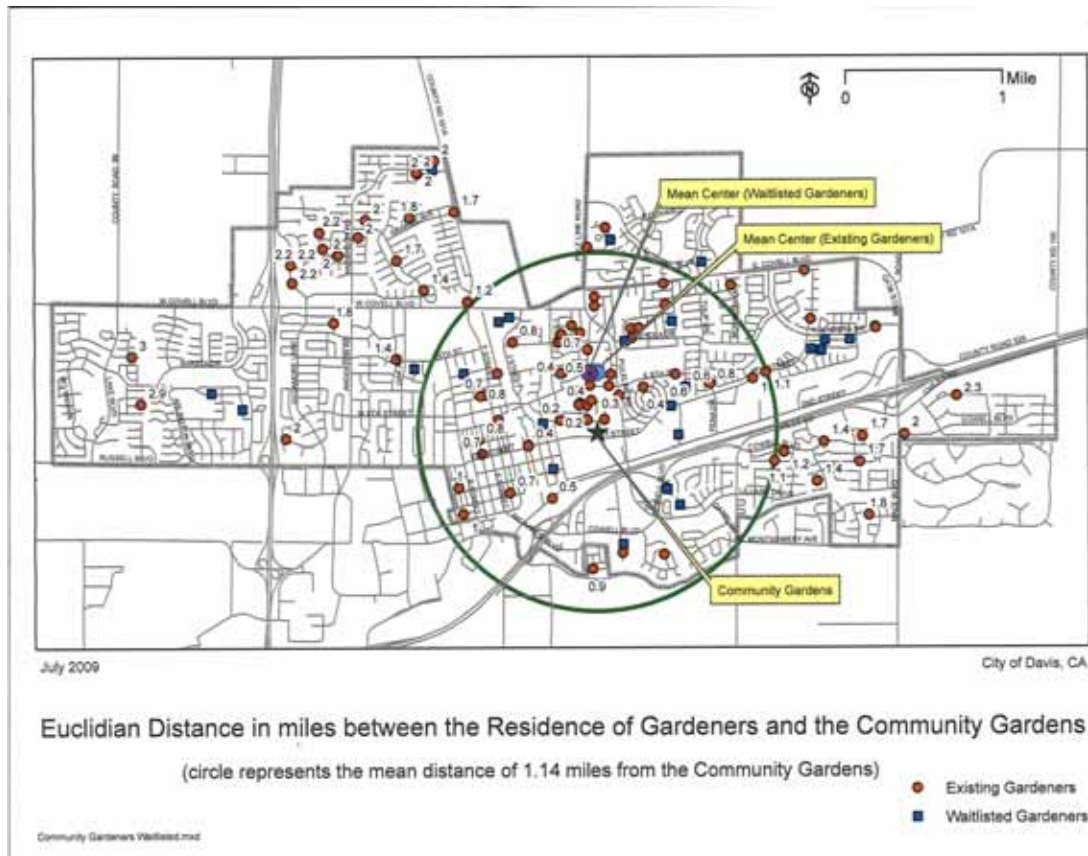
Community Park storage expansion

* Note: Projects are not listed in any particular order of priority or importance.

The following is a narrative description of each of the projects above. Where the public provided details regarding their suggested item it is reflected in the narrative. Where no detail was provided staff made assumptions about how the project would be implemented. The projects are broken down by park projects, Facilities/Buildings and Aquatic improvements listed in no particular order.

Park Improvements

1. Community Gardens 2-acres – Currently the city has one community garden located on 5th Street between PW and DJUSD Corporation yards with 114 plots. There are 25-30 people on the waiting list for plots. During the Master Plan input process citizens identified the desire for organic community gardens and community gardens in south Davis. A new community garden would be a minimum of 2 acres and include clearly delineated plots, water, tool shed, composting area, green waste area and parking. The city recently surveyed the residents on the current Community Garden waiting list to determine if there was a concentration of waitlisters in a particular neighborhood. The map below shows existing and waitlisted gardeners. By providing an additional garden in another part of town the number of interested users would likely change.



2. Outdoor exercise park – An outdoor exercise park looks much like a playground with small pieces of play equipment. Upon closer inspection the equipment are non motorized exercise machines/features similar to equipment found in a gym. There are a wide variety of pieces that can be selected to meet a wide range of workout needs including cardiovascular and muscle stretching/toning. The equipment is typically for users 14 years and older.
3. Replace the sign at the northwest corner of central park. Currently there is a wooden sign that is very worn and unnoticeable. Historically, city staff and user groups have talked about constructing a sign at that corner facing Russell/Fifth and B Streets that also advertises the events at the park and in Downtown. The sign would be a background material to match structures in the park with possibly with an electronic messaging board.
4. New skate park – As part of the surveying and input efforts for the Master Plan the request for a new skate park was made. The request was for a larger more modern skate park at a more visible location. Skate park consultant, Kevin Brown, assisted users in defining the requested project. The existing skate park was built in 1992 when skate parks were a fairly new recreational concept. Compared to modern skate parks the Davis skate park is small, dated and lacking in variety of features. At the same time the Davis skate park has had a long standing history of vandalism by it's users at great maintenance costs to the city. The type of skate park being requested would be similar to the skate

park in San Jose shown in the following link -

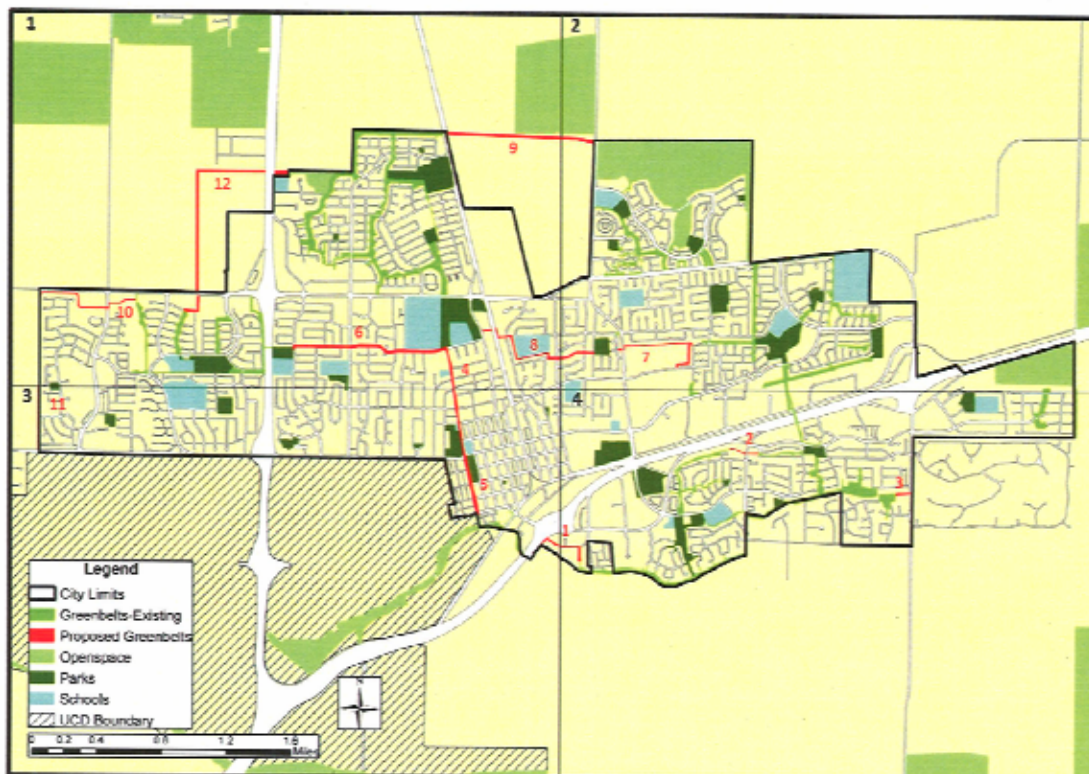
<http://www.sjparcs.org/Skateboard/index.asp> - It should be noted that using BMX bikes in skate parks is part of the new trend in users of these parks and should be taken into consideration.

5. Replace all decking at Northstar Park – Northstar Park includes a large wood observation deck for the pond. The wood is deteriorating and in significant need of replacement.
6. Add fruit trees, herbs & edibles in parks and greenbelt areas – A request was made add fruit trees, herbs & edibles plans in parks and greenbelts to allow the public graze creating a more sustainable environment. To successfully accomplish this project a program would need to be created to address the additional maintenance, vector control measures and oversight. This would be a demonstration project only.
7. Add a frisbee golf course along Covell greenbelt – the city currently has one frisbee golf course at Oxford Park. The project would be a somewhat liner version of a course following the greenbelt system. The course would include 9 or 18 metal hoops with play following similar rules as golf.
8. Add outdoor patio/plaza to Senior Center – the original Senior Center was built with a shuffle board court for senior recreation. With the expansion the shuffle board court was removed. A concrete pad now exist which has very little usefulness. This project would convert the area into either a usable outdoor patio/courtyard or recreation use such as a Bocce Court or outdoor exercise park. The recreational use has the potential to bring intergenerational users together including alternative recreation participants, King High students, seniors and the general public.
9. Convert some irrigated areas to non-irrigated landscape/hardscape in parks and greenbelts – This project involves exploring parks and greenbelts to reduce the irrigated areas to reduce water consumption, use of lawn mowers and city maintenance costs. Conceptual plans were developed showing how Cedar, Chestnut and West Manor Parks could be rehabilitated into more sustainable spaces. The conceptual plans show how unusable turf areas can be converted to drought tolerant landscape areas, small turf area converted to no mow turf, park drainage incorporated into the park design instead of going into the storm drain system and overall modernization of the parks. In addition to parks there is a strong desire to reduce unusable turf areas in the greenbelt system especially in the Covell greenbelt. Prior to making any changes to any specific area public input will be necessary with the neighborhood and users.
10. Reconstruct Rainbow City – This project is for completely rebuilding Rainbow City with new materials in the future. The materials in portions of the structure have significant maintenance problems and issues. Long term the materials for the entire structure will need to be replaced.
11. Basketball Court, lighted full size – This project is a result of issues identified at Hacienda Park. There is a desire to have lighted basketball courts that are available late into the evening. The only other lighted courts are the half courts at Playfields Park which are well used in the evening and late at night. UC Davis Campus Recreation has lighted courts available near the ARC. The proposed location for the lighted basketball courts is Second Street west of the Dave Pelz overcrossing. This location is connected to both south and east Davis by bike paths. The location can offer an on demand lighting all night without impacting any adjacent residences. The site would also provide a recreational amenity for the Industrial Park workers.

12. Art Park (sculpture installation) – An Art Park is a park specifically designed to accommodate sculptures in an outdoor environment. Art Parks are typically designed to either accommodate rotating artist and their sculptures or permanent pieces or some combination. The park is laid out in a manner where landscaping is used to give the illusion of large outdoor rooms displaying sculptures. Some sculptures are interactive and others are only for looking at. The Minneapolis Sculpture Garden was the inspiration for this project and is 11 acres. <http://garden.walkerart.org/index.wac> Larger examples of Art Parks can be found at <http://www.caponiartpark.org/>.
13. Davis Woodland Bike connector – This project is for development of a direct bike and potentially electric vehicle path between central/downtown Davis and Woodland. The project is intended to promote more bike commuter and recreational trips between the two cities.
14. Designate greenbelt areas for agricultural crop rental - This suggestion was for the city to lease out portions of the greenbelt system for agricultural crop rentals. In general Davis greenbelts are an average of 100 feet wide and 35 feet at the narrowest sections which would result in lineal plots. Similar concepts of planting fruit trees in public areas to promote sustainability are suggested from time to time. For either suggestion to be successful a full program would need to be developed to address management, pesticides/fertilizer use, vector control, public access and other related issues.
15. All-inclusive, universally accessible playground – This project is a specially design playground that stimulates sight, sound and imagination for all users. Equipment is designed to meet the needs of users with special physical and mental needs. Examples are swings for wheelchair bound users, high back swings, wheelchair accessible ramps in the play structures, play tables and auditory and touch reactive equipment. The playground allows users with limitations to play side by side with all users. Staff is proceeding with this project primarily using CDBG and RDA funds in Central Park.
16. Campground – the General Plan calls for the city to develop a campground. Chapter 9: Parks and Open Space Goal POS 1.2 Action C – *Work with Yolo County to develop a public campground within the Davis planning area to provide a rustic alternative to hotels and motels for short-term overnight accommodations.* The nearest campground to Davis is the KOA campground in West Sacramento. A small campground would include 5-10 sites, restrooms, electricity and water only. A larger campground would be 25- 50 spaces with restrooms, showers, water, electricity, community buildings and full RV accommodations.
17. Convert all asphalt paths to concrete – Most city greenbelts are paved with asphalt. This project is a request to start converting the paths to concrete to reduce maintenance costs. Asphalt paths need to be overlaid on a regular basis and are susceptible to cracking and lifting from tree roots. The cracking provides places for weeds to grow adding additional maintenance. The lifting has resulted in paths with bumps and cracks that can be 2-4” high. This raises concerns about tripping hazards. In new developments the city conditions the project to require the developer to pave greenbelt paths with concrete. There is no current greenbelt path assessment to provide an idea of the scope of this project. There are 15 miles of greenbelt paths in the city. Greenbelt paths with the associated lighting are maintained by the city transportation fund separate from any park funding for the remainder of the greenbelt area. It would not be appropriate for this project to show up in the Parks and Facilities Master Plan.

18. Add more tennis courts – On person requested more tennis courts in Davis. No location or other details were provided.
19. Renovate/modernize Neighborhood and Community Parks – Most Neighborhood and Community Parks in Davis are over 15 years old. Some parks still contain remnants of old city experiments such as slots in the concrete to park bikes and unused turf and landscape areas. This project calls for renovating and modernizing parks to reduce maintenance costs, update irrigation systems, provide more onsite drainage detention, removing unusable irrigated turf areas and improve the sustainability of the parks. The Master Plan consultants have provided conceptual examples of how Westwood Park, Chestnut Park and K Street Park (Attachment 1) could be updated without significant modifications to the park. The plans are conceptual and any final plans would be subject to neighborhood involvement. The conceptual plans overlap with project #9. This project does not include play structures which are shown under #42.
20. Expand E St Plaza – As part of the city of Davis Redevelopment Plan an additional parking structure will be added to the downtown area between E and F and 3rd and 4th Streets. Concurrent with the project there is the opportunity to expand the E Street Plaza to become a traditional urban plaza. This would provide the opportunity for the city to lease areas to adjacent restaurants to provide outdoor eating spaces and create a gathering place for downtown workers, shoppers and residents. The plaza would be designed to host events which bring more shoppers downtown.
21. Natural Adventure play park – This project is a park that focuses on more natural interactive amenities. This could include creeks with water, large rocks and boulders to climb on, climbing trees, tree houses play structures and tree canopy woodland type setting to explore and play in.
22. Greenstreets – There was no specific project describes with this request. Greenstreet are typically defined in one of two ways. The first promotes streets with wide right-of-ways providing bike paths, walking paths and landscaped areas that can be used for passive recreation. This concept is also referred to as a Complete Street. A successful Greenstreet/Complete Street might include, bike path, bike lanes, shade, trash cans and benches or tables. The city of Davis already requires these types of amenities on certain streets as part of new development. This project would promote the same on new or widened streets. At this point there are no identified streets to accomplish this project. The second definition of Greenstreets is streets which incorporate landscaping, bioswales, and sidewalk in a sustainable design. The concept is to reduce storm water run off, provide aesthetic streetscapes and enhance the importance of pedestrian and bicyclist in the street system. Newer projects are promoting streets that more closely follow this concept. In some cases developers are including deep 4-6' detention basins and asking the city to give park land credit. Parks and General Services have rejected the requests. A street that uses vegetated facilities to manage storm water runoff at its source is referred to as a Green Street. A Green Street is a sustainable storm water strategy that meets regulatory compliance and resource protection goals by using a natural systems approach to manage storm water, reduce flows, improve water quality and enhance watershed health. This project is primarily a transportation project and not appropriate for the Updated Parks and Facilities Master Plan.
23. Greenbelt System enhancement – this is further implementation of the Davis Greenway Plan developed by Mark Francis. This project is a recommendation to expand the Davis

Greenbelt System to complete missing links identified in both the General Plan and Davis Greenway Plan. Specific suggestions are to complete the tunnel under Drummond Avenue (this project is being completed by Public Works), connect the Wildhorse ag buffer to the Northstar drainage channel area, continue the Putah Creek greenbelt, south of the Oakshade development, to follow the old channel continuously to the I-80 undercrossing. Currently the old channel path terminates at Da Vinci Ct and pedestrians and bike riders must follow the roadway system to the I-80 tunnel. The Greenway and General Plan propose grade crossings of Highway 113 near North Davis Farms connecting to the Aspen/Evergreen greenbelt system. Greenbelt System enhancement – As part of the Parks and Facilities Master Plan it is recommended that the greenbelt system be included into the Master Plan. The Master Plan would show the locations of the existing greenbelts and propose new connections. As part of this effort the Open Space Commission in conjunction with the Recreation and Parks Commission and a graduate student hosted a Greenbelt Workshop. Prior to the Workshop the Open Space Commission put together a substantial amount of information regarding the existing condition of greenbelts and recommendations for improvements and missing linkages. The Commission primary focus was how greenbelts can be enhanced to provide access to open space and habitat areas. A summary of the Commission’s finding was presented at the workshop. The public provided recommendations on greenbelt policies in general and suggested linkages.



24. Sports Park – the Sports Park is conceptually a phased 100 acre complex providing various sports groups with the land necessary to develop fields. Anticipated uses could be

youth soccer, baseball, softball, BMX, inline hockey, walking trails and other recreational uses. An EIR is currently being prepared to study three alternative locations. The first is Howat located at the northeast corner of County Roads 32A and 105. The second is the Mace Covell Gateway property located north of Covell Blvd. and east of Wildhorse. The third site is the old city landfill and sewer treatment plant located on Road 102 north of Davis. The Sports Park will provide for current and future needs.

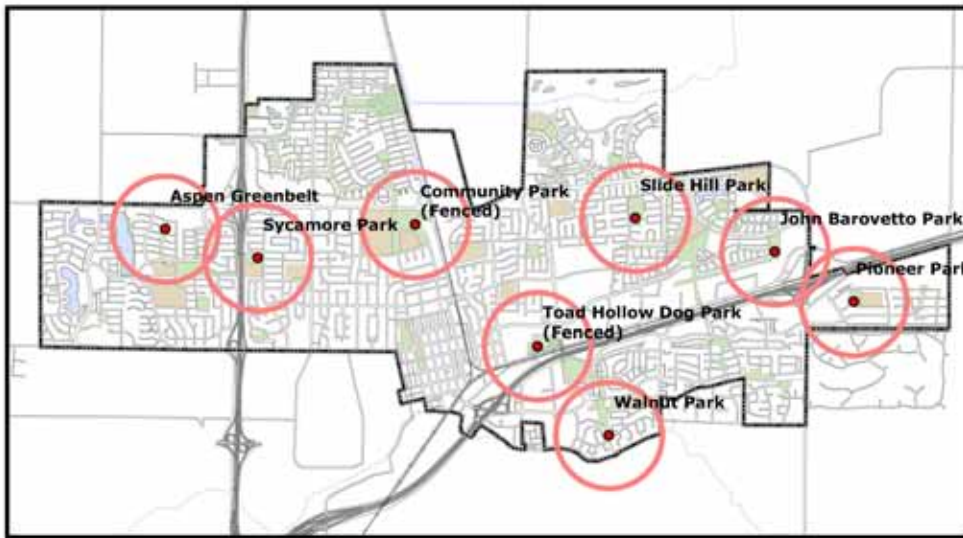
25. Soccer fields – The proposed project is for additional soccer fields. Three fields at Nugget and two fields at Walnut Park could be potentially lost in the near future. Additionally the DYSL fields exist on a short term lease for their original 3 fields. DYSL is currently in the process of adding 5 new fields on a separate lease north of their existing fields to complement the existing 3 fields. For the purposes of the Master Plan soccer fields are only counted in full size units. The user groups may use one full size field as two youth fields. The updated Master Plan will reflect the difference between fields maintained to competitive standards vs. general park standards. The most significant difference between the two is the type and height of the grass. Competitive fields have shorter grass or all weather material. The city does not plant the same type of turf as the non-profit soccer group fields and does not have the special mowers to maintain the shorter turf. Soccer field needs will be met with the implementation of the Sports Park project. All new sports fields are assumed to be located in either the new Sports Park or new Neighborhood Parks.
26. Lacrosse fields – The request is for designated lacrosse fields. Lacrosse is not one of the youth sports groups with financial resources to construct fields in the Sports Park. Therefore, lacrosse relies on use of existing multipurpose fields in city parks. The fields are typically shared by multiple users. All new sports fields are assumed to be located in either the new Sports Park or new Neighborhood Parks.
27. Softball fields – The request is for additional youth softball fields. Youth softball relies on city fields to meet their needs. Many of the fields are sized/designed for adult softball. The Sports Park project includes youth softball fields. The ability for the youth softball organization to fund any improvements and maintenance will be limited due to the smaller number of participants to spread the cost. Short term softball will continue to rely on city fields. All new sports fields are assumed to be located in either the new Sports Park or new Neighborhood Parks.
28. Baseball fields – The request is for additional youth baseball fields. The current fields at the Little League Complex are the primary field used by Davis Little League. The fields do not comply with national standards for size. The Sports Park project includes youth baseball fields. The Sports Park project financing assumes the existing Little League Complex is sold to fund the construction of a new complex. All new sports fields are assumed to be located in either the new Sports Park or new Neighborhood Parks.
29. Bocce Ball Court – The request is for a bocce ball court in central or east Davis. The city currently has one bocce ball court in west Davis. A bocce ball court consists of an area that is approximately 10-13' wide by 60-100' long with side boards of 18" high. The court is surfaced with clay. It is suggested that the outdoor patio area of the Senior Center be an appropriate location for this project under a separate project already identified.
30. Unstructured turf play areas – This request is for a turf area that is unstructured meaning that it is not designated as an athletic field.

31. Greenbelt connector between Depot and Davis Commons – This project is for a bike path and bridge extending from the train station, parallel to the tracks, connecting to Davis Commons and ultimately the Arboretum. The idea is for a bike path linkage across Richards Blvd.
32. Community Educational Farm – This project is a small working farm on the edge of Davis that functions as an educational and recreational resource for the community and region. The project could range in size from 40 to over 100 acres. These types of farm typically include crops, animals and food processing operations. World wide farms have been used as a source of agritourism including lodging and restaurants with ever increasing popularity. For more information on agritourism visit <http://www.sfc.ucdavis.edu/agritourism/> Examples of successful educational farms can be found at: <http://www.fairviewgardens.org/index.html>; <http://www.malabarfarm.org/> and <http://www.thefarmindoorcounty.com/>.
33. New Park in Cannery Project – Depending on the number of units proposed for this site there would be a need for a 5-8 acre neighborhood park. The developer would be required to dedicate the land under the Quimby Act and the city would be responsible for making the park improvements. It should be noted that if the city successfully negotiates a Development Agreement the city could ask the developer to pay for park improvements. Developers can not be forced to enter into a development agreement. Which improvements should be located in the park will be part of the decision making process in adopting the Parks and Facilities Master Plan and locating facilities needed to comply with the adopted level of service by facility. Neighborhood parks typically have uses which serve the immediate neighborhood like soccer practice fields, backstops, picnic tables, play equipment, restrooms and basketball hoops.
34. New Park in PG&E Service Center – The Housing Element Update includes the PG&E Service Center at Fifth and L Streets as an infill housing site. Should the project be approved it should include a 5 acre neighborhood park based on the projected number of housing units. The project site is not served by any other neighborhood or Community Parks. Which improvements should be located in the park will be part of the decision making process in adopting the Parks and Facilities Master Plan and locating facilities needed to comply with the adopted level of service by facility. Neighborhood parks typically have uses which serve the immediate neighborhood like soccer practice fields, backstops, picnic tables, play equipment, restrooms and basketball hoops.
35. New Park area in Grande – As part of the approval of the Grande housing development the City accepted .37 acres of the site at park land and have the financial obligation to improve the land. The improvements will be minimal and consist of a ditch intended to meet the project storm detention requirements. This item is listed as a place holder to set aside the money to make the park improvements.
36. New Park in City/DJUSD Corp Yard – The Housing Element Update includes the City/DJUSD Corp Yard as an infill housing site. The project site is not served by a neighborhood park. The PG&E Service Center infill site is recommended to have a 5 acre neighborhood Park which would provide the service level. However, the opportunity exists to slightly enlarge the N Street Mini Park to provide additional open space in that neighborhood. The park would be increased in size by 1.6 acres. If designed properly the park could serve as the focal point for both the existing and new neighborhood. As a mini park all improvements should have low to no maintenance costs.

37. Nishi Property – The Housing Element Update includes the Nishi Property as an infill housing site. Based on the anticipated number of units for the project there would be a requirement for a 9.6 acre parkland dedication. The city could designate a smaller size and collect an in-lieu fee for the remainder of the requirement. Which improvements should be located in the park will be part of the decision making process in adopting the Parks and Facilities Master Plan and locating facilities needed to comply with the adopted level of service by facility. Neighborhood parks typically have uses which serve the immediate neighborhood like soccer practice fields, backstops, picnic tables, play equipment, restrooms and basketball hoops. This site could be an appropriate location for an Art Park with the coordination and cooperation of the Nelson Gallery. The Nelson Gallery has expressed an interest in a project like this.
38. Uniform park signs – A condition assessment of all city parks indicated a general lack of good signage at most city parks. Historically parks had wooden signs with the name of the park carved and painted in the wood. Some parks had no signs. This project is to adopt a standard for park signs and develop a plan for updating signage to include both the name of the park and address. The address is for both better user access and safety. If an emergency call is made from a cell phone the caller can provide dispatch with the name and address of the park. As a basis staff is using the recently completed John Barovetto Park signage which is constructed of concrete.
39. Mace Ranch Community Park habitat area set aside. With the approval of the Mace Ranch Community Park money was set aside to cover the cost of converting the habitat area to a passive recreation area should the burrowing owls abandon the site. The owls have abandoned the site.
40. Land for BMX Track – a BMX track would be an approximately 20 acre site for BMX riding, practicing and racing. A BMX track complex includes parking dirt track, announcer's booth with PA system and restrooms. The BMX track would be a regional draw in that the closest tracks of this size are in Napa and Roseville. The operator of the Roseville track has offered to construct a track in Davis if the land is provided by the city.
41. Dog park and dog exercise areas. The city of Davis has never had a standard for dog parks or exercise areas. Following completion of the 1998 Parks and Facilities Master Plan the city developed the first dog park at Toad Hollow. The park is very popular and attracts users citywide. This park was one of a list of recommendations from the Ad Hoc Dog Committee's report. Another recommendation was to fence some existing dog exercise areas. In gauging neighborhood support to fence some existing dog exercise area the overall input was not supportive and the concept dropped.

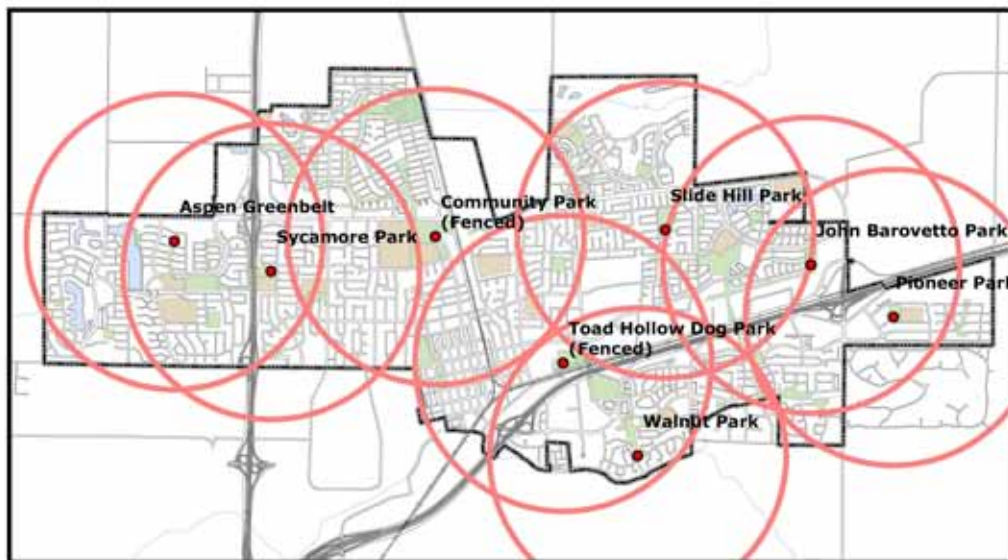
Dog exercise areas typically have been included in Neighborhood and Community Parks as part of the park master planning process with input from the neighborhood on all of the park's assets. They should be discouraged in any greenbelt area as incompatible with the General Plan definition of greenbelts being; "...linear parcels inside of development areas that are undeveloped and landscaped, and which are used for recreation and non-motorized transportation.". The General Plan definition and related Policies and Actions focus on the purpose of greenbelts being for transportation. Adding dog exercise areas to existing city parks is a staff intensive process not likely to generate a preponderance of public support. This item did not come up during the public input portion of the Master Plan. This item was received as part of an action by the Recreation and Parks

Commission following a public discussion regarding dog exercise areas in north Davis. While there is no adopted level of service for dog parks or dog exercise areas, staff has provide the two maps below to show the proximity of dog exercise areas to residences based on a 3/8 mile radius and 1 mile radius. A 3/8 mile radius is an approximate 8-10 minute walk while a 1 mile radius is an approximate 15-20 minute walk. The final adopted Master Plan will include new standards for Dog park/exercise areas.



Dog Exercise Areas
3/8 Mile Radius
City of Davis, CA





Dog Exercise Areas

1 Mile Radius

City of Davis, CA

42. Parks maintenance staff list of needed improvements to existing parks – Parks maintenance staff has submitted a list of needed improvements to parks to improve appearance or maintenance functions such as replacing fencing, replacing ball field lighting etc. Also included in the list is play structure replacement. As part of the city budget reductions all funding to replace play structures was eliminated. If a play structure breaks or become unsafe the unsafe portion of the play structure or the whole structure will be removed and not replaced. This is not to infer that staff does not maintain the structures with minor repairs when parts area available.

Facilities - Buildings

43. Permanent restroom at Civic Center Park, Walnut north, Walnut south, Sandy Motley, Oak Grove and Putah Creek parks – Replace enclosure and port-a-potty with prefab permanent unisex restroom. Council has previously stated a willingness to set aside money for a shared public restroom should a library building be built in Walnut Park. The following parks have no restrooms and no suggestions were made to add restrooms: Arroyo, Cedar, College, Hacienda, N Street, Northstar mini, Oak Grove, Oxford, Robert Arneson, Rosecreek, Sycamore, Toad Hollow, Village, Whaleback, Wildhorse mini, Willowcreek and Woodbridge Parks.
44. Replace restroom at Community Park – The restroom on the top of the hill at Community Park are over 30 years old and undersized for many of the activities that occur in the park. This project would result in construction of a new building

45. Remove existing restroom at Central Park and replace with new possibly at a different location in the park. The existing restrooms at Central Park are in very poor condition, non ADA compliant and not salvageable. The restroom has become a magnet for loitering discouraging other park users from using them. This has in turn increased the use of the restroom at the Hattie Weber Museum which was never designed as a high use public restroom. Staff is currently working on this project with funding from CDBG and RDA.
46. Community Center at Mace Ranch Park – The 1998 Parks and Facilities Master Plan identified a Community Center to supplement the Veterans Memorial Center. The proposed project is a 5,000 square foot community center that functions much the same way as the Veterans Memorial Center (rentals, classes, receptions, etc.) on a much smaller scale. The Master Plan for the Mace Ranch Park shows a conceptual location in the proximity of the Explorit Science Center Mace Ranch Park branch. The existing Explorit Science Center building is owned by the city of Davis and approximately 3000 square feet. Adjacent to the Explorit Science Center is a small trailer which is owned by Explorit. In an MOU between the city and Explorit the city agreed to try and incorporate Explorit into any of the master planning for a community center in this park.
47. Community Center at Walnut Park – the 1998 Parks and Facilities Master Plan identified a Community Center in Walnut Park to supplement the Veterans Memorial Center. The proposed project is a 5,000 square foot community center that functions much the same way as the Veterans Memorial Center (rentals, classes, receptions, etc.) on a much smaller scale. The Master Plan for Walnut Park showed a conceptual layout for a community center off of Lillard Drive just east of the bike tunnel under Lillard Drive. As part of the update to the City/County Pass-Through Agreement the land (1.7 acres) was transferred to the County for a potential second library site in Davis. The land transfer has a reversionary clause transferring it back to the city on October 28, 2012 unless the parties mutually agree to extend the reversionary date. As part of the park improvements to Walnut Park the city constructed turf to allow the area to be used for soccer and park use on an interim basis. Yolo County has no current plans to build a second Library in Davis. It is unknown if the City/County will want to extend the reversionary date in 2012.
48. New Teen Center – In 2009 the City Council voted to
 - a. Develop a Youth Advisory Task Force in conjunction with the Recreation and Parks Commission to provide input on teen programming and recommendations on the development of interim and new facilities for the teen program.
 - b. Dedicate the game room and patio at the Veterans Memorial Center or another appropriate space as an interim facility for the teen program;
 - c. Incorporate into the city’s FY 2009/2010 budget an additional \$42,000 (a portion of the funds currently dedicated to facility maintenance) for use in providing expanded teen programs, facility rentals, and interim center improvements;
 - d. Direct that the building facilities component of the city’s Parks and Facilities Master Plan Update include options for conversion of existing or development of new facility(ies), including a new multi-use facility, designated for hosting teen program activities.
 - e. Initiate transfer of ownership of the Third and B Building to Davis Redevelopment Agency for the purpose of developing a more intensive use of the

building that enhances the park and downtown as a destination and return to the City Council with a purchase and sales agreement; and

- f. Incorporate the revenue from the purchase of Third and B into a special account to supplement Park Impact Fees and Quimby Fees used to implement the city's updated Parks and Facilities Master Plan that incorporate alternative facility(ies) to accommodate teen programming.

Staff from the Community Services Department has been working on the development of a Youth Task Force. The staff has also been working with the Davis Joint Unified School District on potential options for joint collaboration on addressing the needs of youth in the community. Community Services Department staff is working on development of a project description of what form a teen center might take.

49. Construct a covered reservable picnic area similar to the one in Mace Ranch Park - no location identified. The reservable group picnic area in Mace Ranch is very popular providing protection from sun and rain for users. The request is for a similar structure elsewhere in Davis. The city has the following reservable picnic areas: With no trellis or structure: Arroyo Park Picnic Area, Central Park Picnic Area, Chestnut Park Picnic Area, Community Park Shade Arbor Picnic Area, Slide Hill Park Picnic Area. With shade trellis: Oxford Circle Picnic Area, Pioneer Park Picnic Area, West Manor Park Picnic Area, Westwood Park Picnic Area. With solid shade structure/fabric: John Barovetto Park Picnic Area(fabric), Mace Ranch Community Park Picnic Area, Sandy Motley Park Picnic Area, Solar Panels Picnic Area.
50. Add a restroom in the Wildhorse Ag buffer – The Wildhorse Ag buffer is one of the most popular walking trails in the city. It provides an approximate two mile path from Pole Line Road to Covell Blvd. north and east of the Wildhorse development. Due to the remote proximity of the path and the natural condition of the area there are no restroom facilities. The request is for the city to construct a facility approximately half way along the trail.
51. Renovate/modernize Veterans Memorial Center – Veterans Memorial Center was built in 1973. The facility is dated in terms of décor, amenities, furniture and audio visual equipment. There is a live cable feed to the building which could provide for live broadcast. The project would be a modernization of the building to update the look of the interior primarily with color, wall and flooring materials. Furniture would be replaced with more comfortable and attractive furniture. Audio visual equipment would be added to support user needs and avoid the requirement that users provide their own equipment and rely on extension cords. The project would result in more rentals and high user satisfaction.
52. Add more community meeting spaces: Mace Ranch, Slide Hill, Arroyo and Walnut parks. This project was a reduced version of a Community Center. One member of the public requested that there be more small meeting rooms scattered around town to allow citizens opportunities to have meetings and city classes in their own neighborhoods. The project would be similar to the Redwood Park building. The buildings would be modular and approximately 2000 square feet.
53. Outdoor Stage – this project would be a large outdoor stage capable of hosting concerts and live productions.

Aquatic Improvements

54. Splash Park – a Splash Park would be an interactive water play area that could include fountains, squirting and shooting water. Splash parks typically include a non slip surface and surface mounted features squirting/shooting water in multiple directions. There would be no pools or standing water and therefore no need for lifeguards. There was no specific location requested.
55. Rehab fountain at Central Park – The very popular fountain at Central Park is broken and does not comply with current health code and ADA requirements. To keep the fountain operational the city will need to increase the size of the water tank under the fountain and install commercial filtration and sanitization equipment. In essence the entire fountain would need to be replaced. Staff is exploring more cost effective options for this project.
56. Convert Civic or Community Pool to a 50-meter pool – In focus group meetings with the Davis swim groups the request for a 50-meter pool was made. The groups highlighted the diversity of swim groups sharing pool time including Davis Aquatic Masters, Aquadarts, water polo teams, Aqua Stars synchronized swim team, Davis High School and others. In addition to city pools many of the groups rely on pool time at the Schaal swimming complex on the UC Davis campus which is heavily used. The groups are concerned that at some point in the future they will lose access to Schaal. The groups recommended converting either Civic Center Pool or Community Pool to a 50-meter pool and eliminate whichever pool is not expanded. The concept is to create a 50-meter pool with a bulkhead that can be moved around to accommodate multiple users at one time. The elimination of an existing pool allows for the maintenance cost to be transferred to the new larger pool to avoid increases in maintenance costs to the city. Currently there are maintenance issues with both Civic and Community Pool. Civic pool water discharges in the City's storm water system which is likely in violation of federal and state codes. Both pools will need major equipment upgrades in the next five to ten years and money needs to be set aside to fund those improvements.
57. Pool at Walnut Park – the 1998 Parks and Facilities Master Plan called for construction of a pool complex in Walnut Park similar to the one in Arroyo Park. Due to the lack of funding for ongoing maintenance the pool has never been constructed. On 4/15/08 the Council voted to accept the System of Pools report and approved the following:
 - a. General Recommendation: Decline to fund the aquatics complex in South Davis in the 2008/09 budget and allow the Commission and council an opportunity to prioritize funding of community needs that arise out of the Parks and Facilities Master Plan update along with a potential aquatics complex for south Davis.
 - b. Use of Park Impact Fees:
 - i. Explore using a portion of the Park Impact Fees to construct a 24-hour restroom facility and a meeting room in Walnut Community Park.
 - ii. Use appropriate funding sources other than Park Impact Fees, such as Redevelopment Funds, for a Walnut Park Aquatics Facility first, so as not to preclude use of Park Impact fees to meet other high priority needs.
 - c. User Group Needs:
 - i. When and if changes are considered to Civic and Community Pools, direct those changes to meeting the need for lap lane, deep water and other unmet needs of aquatic user groups, which have changing demographics.
 - ii. Continue to support Davis aquatic user group use of Schaal Pool at UCD because 50 meter pool use is a significant need for local user groups.

In the presentation to the Council on 4/15/08 the description of a Walnut Park Aquatics Complex included: Phase one: Large interactive play area (splash pad), Modular restrooms, snack bar and fencing. Phase two: Single pool, permanent restrooms/showers, expanded snack bar and lifeguard facilities.