

**OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

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|---|--|--|---------------------|
| (1) DEPARTMENT General Services Agency | (2) MEETING DATE 1/28/2014 | (3) CONTACT/PHONE Elizabeth Kavanaugh 805/781-4089 | |
| (4) SUBJECT Request to: 1) approve the creation of capital project 'Expand San Miguel Community Park', authorize a budget adjustment in the amount of \$500,000 from Parks Public Facilities Fees, and adopt a resolution authorizing the General Services Agency Director to submit and sign grant documents under the Land and Water Conservation Fund grant program for an additional \$500,000; and 2) approve the creation of capital project 'L Street Improvements to Expand San Miguel Park' and authorize a budget adjustment in the amount of \$350,000 from FC 305 Parks Project Reserves, and \$156,675 from a Housing Related Parks Program Grant. District 1. | | | |
| (5) RECOMMENDED ACTION It is recommended that the Board: <ul style="list-style-type: none"> (1) Approve the creation of a capital project: 'Expand San Miguel Community Park'. (2) Authorize a budget adjustment in the amount of \$500,000 from Park Public Facilities Fees to FC 230 Capital Projects for the Expand San Miguel Community Park project by 4/5 vote. (3) Adopt the resolution authorizing the submittal of a grant application under the Land and Water Conservation Fund Grant Program in the amount of \$500,000 to expand San Miguel Community Park, and authorizing the General Services Agency Director to submit and sign grant documents under the Land and Water Conservation Fund grant program. (4) Approve the creation of a capital project: 'L Street Improvements to Expand San Miguel Community Park'. (5) Authorize a budget adjustment in the amount of \$350,000 from FC 305 Parks Projects Reserves and \$156,675 from Housing Related Parks Program Grant to FC 230 Capital Projects for the L Street Improvements to Expand San Miguel Community Park project by 4/5 vote. | | | |
| (6) FUNDING SOURCE(S) Parks Public Facilities Fees Land and Water Conservation Fund Grant Park Reserves Housing Related Parks Program Grant | (7) CURRENT YEAR FINANCIAL IMPACT \$1,506,675 | (8) ANNUAL FINANCIAL IMPACT \$0.00 | (9) BUDGETED? No |
| (10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input type="checkbox"/> Board Business (Time Est. ___) | | | |
| (11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A | | | |
| (12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A | | (13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: 1314085 <input checked="" type="checkbox"/> 4/5 Vote Required <input type="checkbox"/> N/A | |
| (14) LOCATION MAP Attached | (15) BUSINESS IMPACT STATEMENT? No | (16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>3/20/2012</u> | |
| (17) ADMINISTRATIVE OFFICE REVIEW Emily Jackson | | | |
| (18) SUPERVISOR DISTRICT(S) District 1 - | | | |

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency / Elizabeth Kavanaugh 805/781-4089

DATE: 1/28/2014

SUBJECT: Request to: 1) approve the creation of capital project 'Expand San Miguel Community Park', authorize a budget adjustment in the amount of \$500,000 from Parks Public Facilities Fees, and adopt a resolution authorizing the General Services Agency Director to submit and sign grant documents under the Land and Water Conservation Fund grant program for an additional \$500,000; and 2) approve the creation of capital project 'L Street Improvements to Expand San Miguel Park' and authorize a budget adjustment in the amount of \$350,000 from FC 305 Parks Project Reserves, and \$156,675 from a Housing Related Parks Program Grant. District 1.

RECOMMENDATION

It is recommended that the Board:

- (1) Approve the creation of a capital project: 'Expand San Miguel Community Park'.
- (2) Authorize a budget adjustment in the amount of \$500,000 from Park Public Facilities Fees to FC 230 Capital Projects for the Expand San Miguel Community Park project by 4/5 vote.
- (3) Adopt the resolution authorizing the submittal of a grant application under the Land and Water Conservation Fund Grant Program in the amount of \$500,000 to expand San Miguel Community Park, and authorizing the General Services Agency Director to submit and sign grant documents under the Land and Water Conservation Fund grant program.
- (4) Approve the creation of a capital project: 'L Street Improvements to Expand San Miguel Community Park'.
- (5) Authorize a budget adjustment in the amount of \$350,000 from FC 305 Parks Projects Reserves and \$156,675 from Housing Related Parks Program Grant to FC 230 Capital Projects for the L Street Improvements to Expand San Miguel Community Park project by 4/5 vote.

DISCUSSION

Community surveys and public meetings in San Miguel have identified additional sports fields as the community's highest priority for recreational assets. These surveys were conducted in conjunction with the San Miguel Specific Plan in 2011. The community also preferred to have a new park that could focus on sports fields. However, costs for land are not available and additional operating costs for additional park lands were also difficult to locate. As a result, staff has focused efforts with the community to expand the current San Miguel Community Park (Park) to accommodate youth sports fields. The Parks and Recreation Commission have supported this effort.

The Park is the only public play field and park in the 2,336 resident community of San Miguel and includes a small turf playfield, pool, playground, restrooms, and picnic areas. It is a small park that is bisected by one block of K Street. The existing park play field is not large enough to accommodate youth soccer or Little League fields to serve the community. Children participating in organized youth sports must be transported from San Miguel to Paso Robles. Therefore, very few children of San Miguel take part in organized youth sports.

The existing configuration of the Park creates unsafe conditions for park visitors. As children move from the playground or restrooms on the west side of K Street to the small turf playfield on the east side of K Street, they must cross K Street between parked cars. This creates unsafe conditions for the children. Consistent with conversations and surveys of the San Miguel Community, staff has focused on projects that could expand the Park and include youth sports fields. To accomplish this, it is necessary to complete two capital projects- one to expand the Park, and a second to make street improvements to L Street, as a result of the necessary closure of K Street.

Project 1, Expand San Miguel Community Park

There is no room to expand the Park as the surrounding parcels are already developed. Enlarging the Park requires the removal of one block of K Street that bisects the Park. This project will remove one block of K Street, located between 12th and 13th Streets, remove some trees and install turf and water efficient irrigation to create a multi-use sports field area. Other improvements include: the addition of trees in new areas, a multi-use path through the park, a parking lot, and angular parking around the perimeter of the park on 12th and 13th Streets

According to GSA-Architectural Services, based on conceptual plans, expansion of the San Miguel Community Park project is currently estimated to cost a maximum of \$1,000,000 including consultant work and a 10% contingency. This amount may vary as staff and Landscape Architect consultants work with the community to develop final construction plans and documents and adjust amenities per community input. This project will be funded with a combination of Park Public Facilities Fees (PPFF), and funding from a potential Land and Water Conservation Fund (LWCF) grant. The LWCF grant requires a dollar-for-dollar match and allows for a funding request range; therefore, the requested PPFF and the grant application funding request reflect the estimated maximum amount needed to complete the project. Should the grant award be less than the requested \$500,000; GSA-County Parks would provide options for Board action(s) that would include downsizing the project to meet a smaller budget and/or requesting that the Board authorize additional PPFF funds to complete the project as planned. For example, if the LWCF grant award is \$450,000 GSA-County Parks would provide options including designating what amenities could be installed at later date(s) or would request for additional \$50,000 of PPFF funding. If no LWCF grant amount is awarded, GSA-County Parks would return to the Board to request an additional \$500,000 of PPFF funding to complete the entire project.

Project 2, L Street Improvements to Expand San Miguel Community Park

Closing the block of K Street within the existing Park requires off-site improvements along one block of L Street, between 13th and 14th Streets. This narrow section of L Street must be widened to accommodate additional traffic created by closing one block of K Street that bisects the Park. The off-site improvements on L Street, between 13th and 14th Streets, are not eligible for Park Public Facility Fees or the Land and Water Conservation Fund grant funding. However, on March 20, 2012 the Board of Supervisors accepted \$156,675 from the Housing Related Park Programs grants to be used to help expand San Miguel Community Park. This funding is acceptable for use in improving L Street. An additional \$350,000 is available in Park Project Reserves from funding returned to the County when the Wild Cherry Canyon property purchase failed. This funding is also acceptable for use in improving L Street so that the Park may be expanded.

Operations Impacts

Expansion of San Miguel Park would not require additional operating funds as the costs to mow an additional one-half acre of turf will be offset by savings from the new water wise irrigation system that will require fewer repair work hours and use less water. While some residents are concerned about parking availability, the consensus of the community has been to expand San Miguel Community Park through closure of the one-block section of K Street. Closing K Street eliminates 69 parking spaces. Adding the angled spaces adjacent to the park will provide 54 parking spaces and the new parking lot will provide approximately 17 spaces. In total the new parking spaces (71 spaces) should adequately address the loss of K Street parking (69 spaces) for this small park.

Next Steps

With approval of recommended actions, staff will proceed with the L Street improvement project which must be completed prior to closing K Street. Concurrently, staff will apply for the LWCF grant (due on February 3, 2014) and with PPFF funding, hire a Landscape Architect consultant to initiate additional community meetings and prepare final construction documents. Staff will receive notice of LWCF grant funding in September 2014. If grant funds are awarded, staff will return to the Board to a budget adjustment request to accept the funds and move them into the Expand San Miguel Park project.

If funds received are adequate for the park expansion project, staff will proceed with the bidding and construction processes in timely manner. Should the grant distribution be less than anticipated, staff would develop options for Board actions that would include downsizing the project to meet available funds and/or requesting additional PPFF funding (up to the full amount requested through the LWCF grant \$500,000). Public Works staff would perform the steps necessary to abandon the block of K Street.

OTHER AGENCY INVOLVEMENT/IMPACT

The Parks and Recreation Commission support the actions requested to expand San Miguel Community Park. County Public Works supports the removal of one block of K Street with the conditions that the improvements along L Street and a bicycle pathway through the park be provided. Upon Board approval, and the improvement of L Street, Public Works will process the Road Abandonment request for one block of K Street.

FINANCIAL CONSIDERATIONS

As estimated by GSA-Architectural Services, Expand San Miguel Park (Project 1) is estimated to cost \$1,000,000. These cost estimates are based upon conceptual plans developed with discussions in the community. Costs are broken down into the estimated cost of construction, professional services, such as Landscape Architects and Irrigation Design specialists and an industry standard 10% contingency to account for any unforeseen events that would change the estimated cost. Because this site is close to Mission San Miguel, additional funds are planned in professional services for engineering and environmental mitigation that will include archeological reports and observers during all phases of construction. All remaining funding upon completion would be returned to the Park Public Facility Fee fund. Total project costs for Project 1 are outlined in Table 1 below.

Table #1 Project 1 – Expand San Miguel Community Park

| Category | Estimated Costs |
|-----------------------|------------------------|
| Construction | \$650,450 |
| Professional Services | \$259,105 |
| Administration | 25,400 |
| Contingency 10% | \$65,045 |
| Total | \$1,000,000 |

As estimated by County Public Works Department, L Street Improvements (Project 2) have been estimated at a cost of \$506,675. Costs are broken down into the estimated cost of construction, professional services (survey, right of way, engineering and environmental mitigation), administration and a 15% contingency for any unforeseen events that would change the estimated cost. This site is also in close proximity to Mission San Miguel and additional professional services for environmental mitigation, such as archeological observers have been included for all phases of construction. All remaining funding upon completion would be returned to the Park Project Reserves. Total project costs for Project 2 are outline in Table 2 below.

Table #2 Project 2 - L Street Improvements

| Category | Estimated Costs |
|-----------------------|------------------------|
| Construction | \$275,388 |
| Professional Services | \$158,172 |
| Administration | 16,523 |
| Contingency 15% | 56,592 |
| Total | \$506,675 |

Total costs of both projects to expand San Miguel Park are \$1,506,675. The sources of project funding include: Parks Public Facilities Fees (PPFF), Land and Water Conservation Fund Grant request, Park Project Reserves (PPR), and the Housing Related Parks Program Grant. The ending balances after funding both projects will be \$2,361,233 for PPFF and \$845,587 PPR. Total project funding for both Project 1 and 2 are outlined in Table 3 and 4 below.

Table #3 Project 1 - Expand San Miguel Community Park Funding Sources

| | |
|----------------------|--------------------|
| LWCF Grant Request | \$500,000 |
| PPFF Funding Request | \$500,000 |
| Total | \$1,000,000 |

Table #4 Project 2 - L Street Improvements Funding Sources

| | |
|---------------------|------------------|
| HRPP Grant Funds | \$156,675 |
| PPR Funding Request | \$350,000 |
| Total | \$506,675 |

Operating Costs Impacts

There are no anticipated negative impacts to operating costs. The additional costs to mow the one-half acre of turf that replaces K Street will be offset by reductions in costs to repair and maintain the outdated irrigation system, while improving water conservation and decreasing water costs with the addition of a water smart irrigation system.

RESULTS

Completing the proposed multi-use sports fields, multi-use pathway, and parking at San Miguel Community Park, and off-site improvements to L Street will enable expansion of the park and provide the first ever full size youth athletic fields for the community allowing more youth to participate in active organized recreation. Improving L Street will also result in a wider roadway that will be safer for all vehicular, bicycle and pedestrian use. Completing these projects supports the

County goals of providing a safe, healthy and livable community.

ATTACHMENTS

1. Vicinity Map
2. Site Plan- Existing San Miguel Community Park
3. Site Plan- Proposed San Miguel Community Park
4. Proposed L Street Improvements
5. Resolution